HISTORIC CONSERVATION BOARD AGENDA

II CENTENNIAL PLAZA – 5TH FLOOR,
PUBLIC CONFERENCE ROOM, 805 CENTRAL AVE
Monday, March 21, 2016 – 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF

1. 331 EAST 13TH STREET — Certificate Of Appropriateness For Rehabilitation And Zoning Variance For Parking In Over The Rhine Historic District

   Owner: Nassau Ave Investments Applicant: Platte Architecture and Design

2. 407 EAST 13TH STREET (aka 1218 Broadway) — Certificate Of Appropriateness For Rehabilitation And Zoning Variance For Parking In Over-The-Rhine Historic District

   Owner: Lincoln Stargate Limited Partnership Applicant: Platte Architecture and Design

3. 412 EAST 12TH STREET (aka 408-414 E 12th St) — Certificate Of Appropriateness For Rehabilitation And Zoning Variance For Parking In Over-The-Rhine Historic District

   Owner: Lincoln Stargate Limited Partnership Applicant: Platte Architecture and Design

4. 309 VINE STREET — Certificate Of Appropriateness For Rehabilitation In Union Central Life Annex Historic District

   Owner: VG 309 Vine, LLC Applicant: BKV Group

CERTIFICATES OF APPROPRIATENESS

5. 719 AND 721 MAIN STREET — Certificate Of Appropriateness For Demolition In Main Street Historic District

   Owner: Elka Real Estate Company, LTD. Applicant: Tom Rowe of Terrex, LLC

6. 1301 WESTERN AVE — Certificate Of Appropriateness For Rehabilitation And Restoration

   Owner: Union Terminal, LLC Applicant: GBBN Architects

OTHER BUSINESS

ADJOURN

city of CINCINNATI
PLANNING & BUILDINGS

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

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

APPLICATION
BUILDING ADDRESS: 331 E 13th St

DISTRICT NAME: Over the Rhine
(if applicable)

OWNER NAME: Nassau Avenue Investments
ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-0048
EMAIL: JChamlee@modelgroup.net

CONTRACTOR NAME: Model Construction
ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-4556
EMAIL: BKeppler@modelgroup.net

ARCHITECT NAME: Platte Architecture + Design - Luke Field PHONE NO: 513-871-1850
ADDRESS: 202 West Elder St - Cinti, OH - 45202
EMAIL: Luke@plattedesign.com

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
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

Project is the renovation of an existing single story industrial/retail building on 13th St. The project is to receive Historic Tax Credits. Work to include the removal of some non-historic brick infill, and replacement with new aluminum storefront. Existing historic masonry cornice and misc. ornamentation will remain and will be repaired (see plans/elevations). Rooftop mechanical equipment will be removed. Building will be re-roofed with a black EPDM roof (b Syntec). Future redevelopment to be submitted under a separate permit once a tenant has bee identified.

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)

Please see drawing set for additional information. Original SHPO pt 2 applications are also available (PLEASE NOTE: some deviations from the original Pt. 2's will be present - we will be submitting pt 2 Amendments at a later date).

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.

city of CINCINNATI

FOR OFFICE USE ONLY
Case No. _____

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 331 East 13th Street
AUDITOR'S PARCEL ID(S) 075-0001-0025-00
BASE ZONING CLASSIFICATION CN-P
ZONING OVERLAY (if applicable) OTR Histroic District

2. APPLICANT
NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 202 West Elder Street, 4th Floor; Cincinnati, OH 45202
EMAIL luke@plattedesign.com
TELEPHONE (513) 871-1850 x1007 RELATIONSHIP TO OWNER project architect

3. OWNER
NAME NASSAU AVENUE INVESTMENTS LLC CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 2170 Gilbert Ave #100; Cincinnati, OH 45206
EMAIL
TELEPHONE (513) 559-0048

4. NATURE OF RELIEF REQUESTED (select all that apply)
■ Variance □ Use Variance □ Special Exception □ Conditional Use □ Use Permit
□ Expansion or Substitution of Nonconforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

Seeking a parking variance. Please see attached letter.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Luke Field Signature _____ Date 2/8/16

8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS. Submit three copies of the following documentation. If you fail to complete the application and provide all information requested, your application may be denied.

☐	The written statement required in Section 6 above.
☐	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, area, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☐	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information depicting fully the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☐	All other documents or information you intend to introduce at the hearing on this application.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: $500-use variances; $300-all other relief.

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

REMEMBER: YOU MUST PAY THE REQUIRED FEE AT THE TIME YOU SUBMIT YOUR APPLICATION. ($500-USE VARIANCES; $300-ALL OTHER RELIEF)

INSTRUCTIONS FOR APPLICATIONS REQUESTING A CONDITIONAL USE APPROVAL

Applicants requesting a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a conditional use approval:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the conditional use is specifically listed in the applicable zoning district use regulations;

   b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**

   c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood.

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

Parcel ID	Address	Index Order	Tax Year
075-0001-0025-00	331 E THIRTEENTH ST	Parcel Number	2015 Payable 2016

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
01900 - PENDLETON

Land Use
370 - SMALL SHOP

Owner Name and Address
NASSAU AVENUE INVESTMENTS LLC
2170 GILBERT AVE
CINCINNATI OH 45206
(call 946-4015 if incorrect)

Mailing Name and Address
NASSAU AVENUE INVESTMENTS LLC
2170 GILBERT AVE
CINCINNATI OH 45206
(call 946-4800 if incorrect)

Assessed Value
37,350

Effective Tax Rate
87.643979

Total Tax
$3,273.50

Property Description
331 E 13TH ST 67.83x90 LOT 33-34-35 WOODWARD H S SUB PAR 25-26-27-28 CON TIF ABATEMENT

Appraisal/Sales Summary

Year Built	1923
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	1/7/2015
Last Sale Amount	$365,000
Conveyance Number	79714
Deed Type	QU - Quit Claim Deed (Conv)
Deed Number	334702
# of Parcels Sold	1
Acreage	0.140
Front Footage	0.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	37,780
CAUV Value	0
Market Improvment Value	68,940
Market Total Value	106,720
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$1,636.75
Tax as % of Total Value	0.000%

Notes

1) 7-14-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Images

Image Photo 10/20/2014



View Full-Size

Related Names

BROADWAY SQUARE PHASE II

PERMIT SET

331 E 13TH BROADWAY
CINCINNATI, OH 45202

ARCHITECT

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

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 Madison Rd.
Cincinnati, OH 45206
(513) 396-8900

CIVIL ENGINEER

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

MEP&S ENGINEER

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES: ALL TRADES

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

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

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

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

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

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

GENERAL CONDITIONS

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

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

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

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

DEFINITIONS:

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

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

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

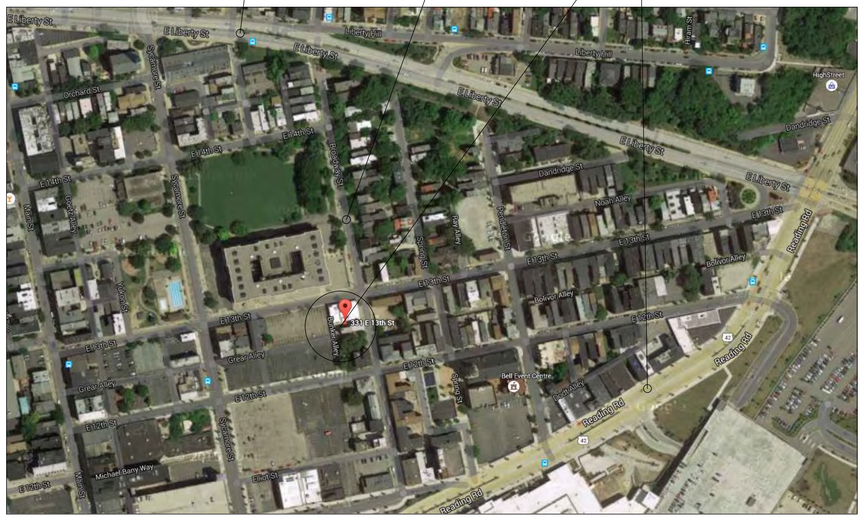
"PROJECT": THE PROJECT IS THE TOTAL CONSTRUCTION OF WHICH THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS MAY BE THE WHOLE OR A PART.

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

DRAWINGS PREPARED BY OTHERS:

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

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



PROJECT DESCRIPTION

PROJECT IS THE OVERRALL RENOVATION OF AN EXISTING AUTOMOTIVE COMMERCIAL SPACE INTO A WHITE BOX SINGLE COMMERCIAL SPACE. WORK TO INCLUDE SELECT DEMOLITION OF NON HISTORIC EXTERIOR INFILL, INTERIOR NON BEARING PARTITIONS, AND ANY REMAINING NON STRUCTURAL, NON HISTORIC WINDOWS, DOORS, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS NOT COMPLETED IN PHASE I DEMOLITION (PREVIOUSLY APPROVED DEMOLITION APPLICATION).

NEW WORK TO INCLUDE A NEW ENTRY VESTIBULE, AND NEW WHITE BOX COMMERCIAL SPACE FINISHES. TENANT FINISHES TO BE SUBMITTED AT A LATER DATE. WORK TO ALSO INCLUDE NEW ELECTRICAL AND PLUMBING SYSTEMS, ALL OF WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

1 / A0.0 AERIAL IMAGE
NOT TO SCALE

ABBREVIATIONS

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



Sheet List

SHEET NUMBER	SHEET TITLE
A0.00	COVER
A0.01	EGRESS DIAGRAMS
A0.02	CODE REVIEW
A0.03	CODE REVIEW
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.00	DEMO BASEMENT PLAN
A1.01	DEMO FIRST FLOOR PLAN
A1.02	DEMO ROOF PLAN
A1.10	NEW CONSTRUCTION BASEMENT PLAN
A1.11	NEW CONSTRUCTION FIRST FLOOR PLAN
A1.12	NEW CONSTRUCTION ROOF PLAN
A1.20	NEW CONSTRUCTION BASEMENT RCP
A1.21	NEW CONSTRUCTION FIRST FLOOR RCP
A2.01	DEMO NORTH ELEVATION
A2.02	DEMO EAST ELEVATION
A2.03	DEMO SOUTH ELEVATION
A2.04	DEMO WEST ELEVATION
A2.11	NEW CONSTRUCTION NORTH ELEVATION
A2.12	NEW CONSTRUCTION EAST ELEVATION
A2.13	NEW CONSTRUCTION SOUTH ELEVATION
A2.14	NEW CONSTRUCTION WEST ELEVATION
A3.10	WALL SECTION
A5.00	EXTERIOR DETAILS
A6.00	ASSEMBLIES
A6.01	ASSEMBLIES
A6.10	WINDOW TYPES
A6.11	DETAILS
A6.12	DOOR TYPES
A6.13	DETAILS

M1.0	MECH BASEMENT FLOOR PLAN
M1.1	MECH FIRST FLOOR PLAN - SOUTH
M1.2	MECH FIRST FLOOR PLAN - NORTH
S1	STRUCTURAL GENERAL NOTES
S110	STRUCTURAL

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

STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

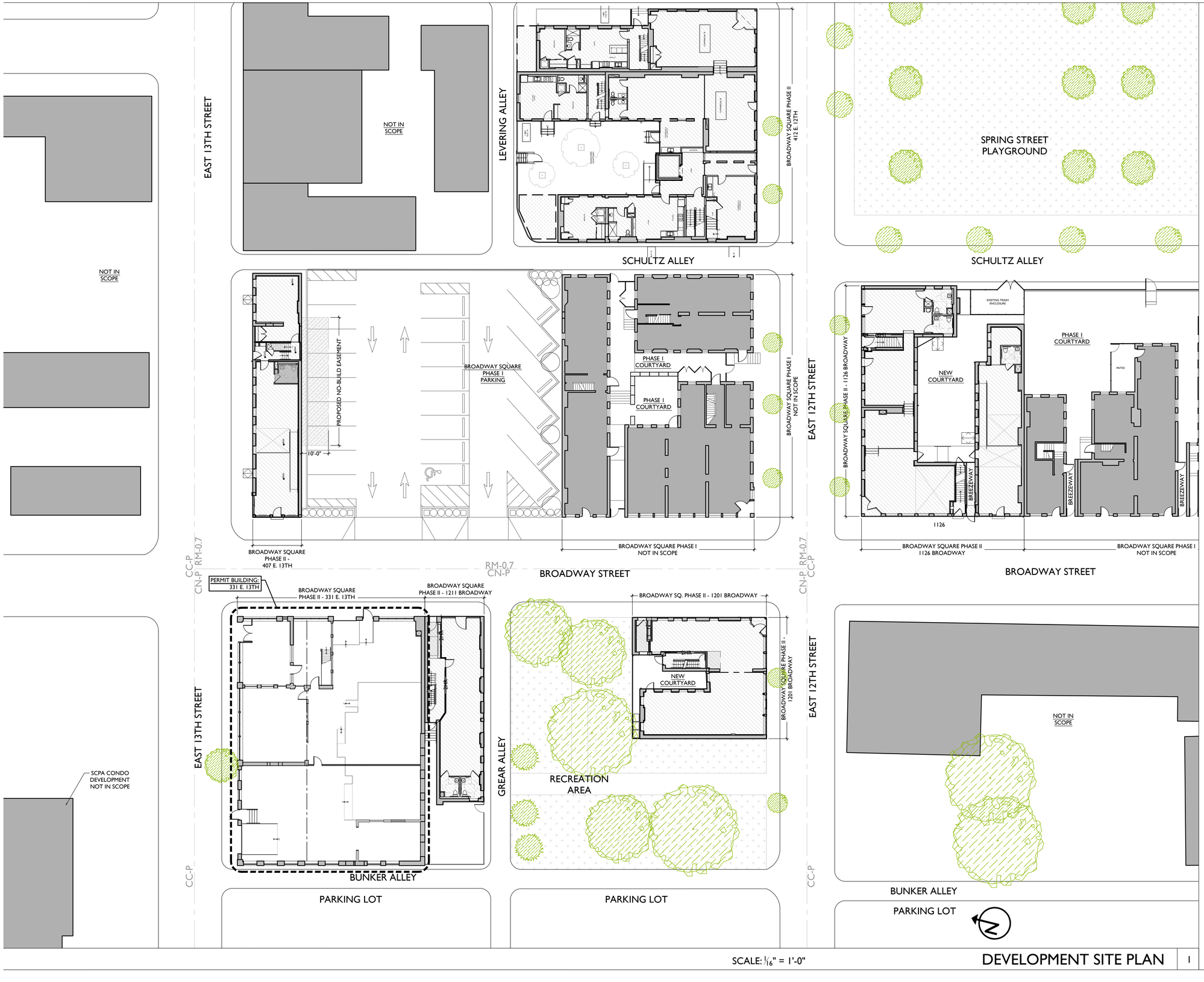
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A0.00



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

DEVELOPMENT SITE PLAN

1

DEVELOPMENT SITE PLAN GENERAL NOTES

A. THIS PERMIT IS PART OF A LARGER DEVELOPMENT CONSISTING OF 6 BUILDINGS. SITE IMPROVEMENTS WILL BE COORDINATED ACROSS THE PROJECT.
B. ADA ACCESS TO ALL BUILDINGS IS PROVIDED THROUGH DOORS AT GRADE, SLOPED ENTRIES AND/OR INTERIOR RAMPS.
C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

DEVELOPMENT SITE PLAN GRAPHIC KEY

- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- PROPOSED EASEMENT
- PERMIT BUILDING
- EXISTING TREE
- RM-0.7 / CN-P — ZONING DESIGNATION

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

REGISTERED ARCHITECT
KURT J. PLATTE 10833
STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.17

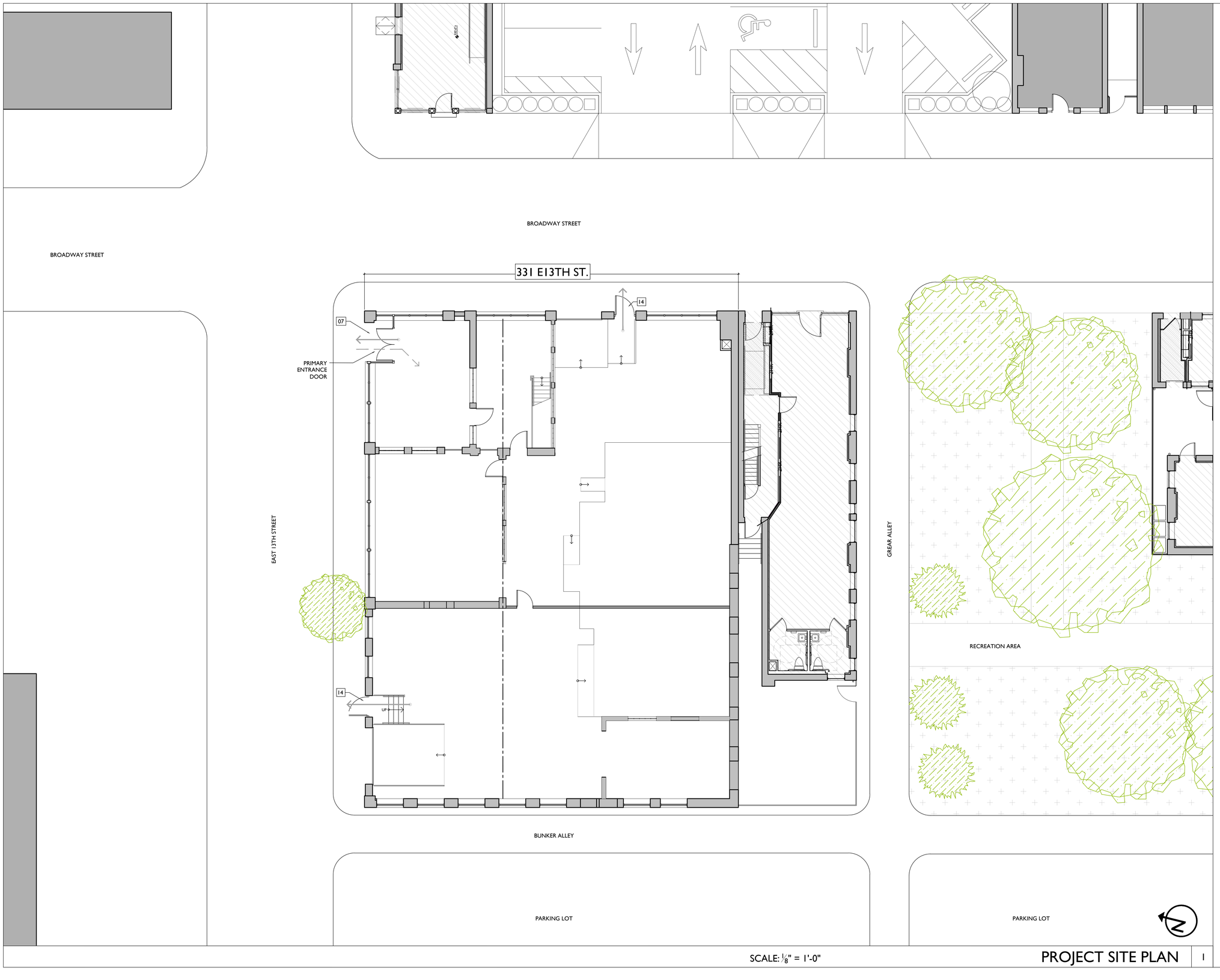
Progress Dates
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Design Team:
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Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A0.10



PROJECT SITE PLAN
[#] KEYED NOTES

1. GARBAGE LOCATION
2. NEW FENCE W/ GATE. SEE SITE DETAILS.
3. NEW ADA RAMP W/ HANDRAILS
4. NEW BREEZEWAY GATE
5. MAILBOX LOCATION
6. NEW SIDEWALK HATCH PER DOTE SPECS. SEE NEW WORK PLANS.
7. ADA ACCESSIBLE ENTRY
8. INTERCOM PANEL
9. NEW SITE STAIRS 36" AFF W/ HANDRAILS.
10. NEW CONC. SLAB IN COURTYARD. SEE CIVIL PLANS FOR GRADING
11. NOT USED
12. PROPOSED TREE IN PLANTING BED
13. NEW LOCATION OF AC UNITS. PROVIDE ENCLOSURE
14. EGRESS DOORS

PROJECT SITE PLAN
GENERAL NOTES

A. THIS PERMIT IS PART OF A LARGER DEVELOPMENT CONSISTING OF 6 BUILDINGS. SITE IMPROVEMENTS WILL BE COORDINATED ACROSS THE PROJECT.
B. ADA ACCESS TO ALL BUILDINGS IS PROVIDED THROUGH DOORS AT GRADE, SLOPED ENTRIES AND/OR INTERIOR RAMPS.
C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

PROJECT SITE PLAN GRAPHIC KEY

- [#] KEYNOTE
- EGRESS PATH
- ADA ENTRY
- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- EXISTING TREE

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

PROJECT SITE PLAN | 1

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REGISTERED ARCHITECT
KURT J. PLATTE 10833
STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.17

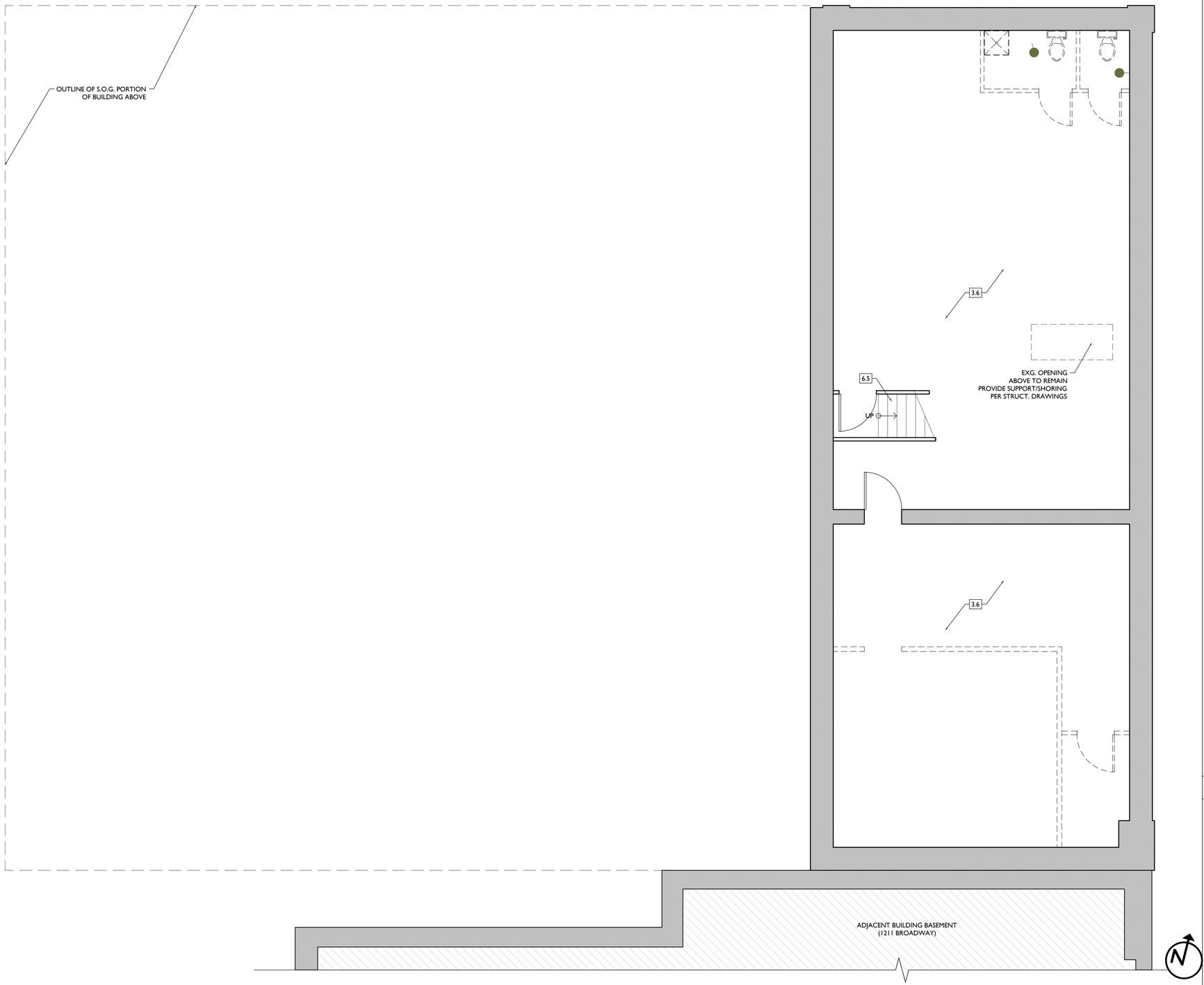
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A0.11



SCALE: ¼" = 1'-0"

DEMO - BASEMENT FLOOR PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS [#] KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME. & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

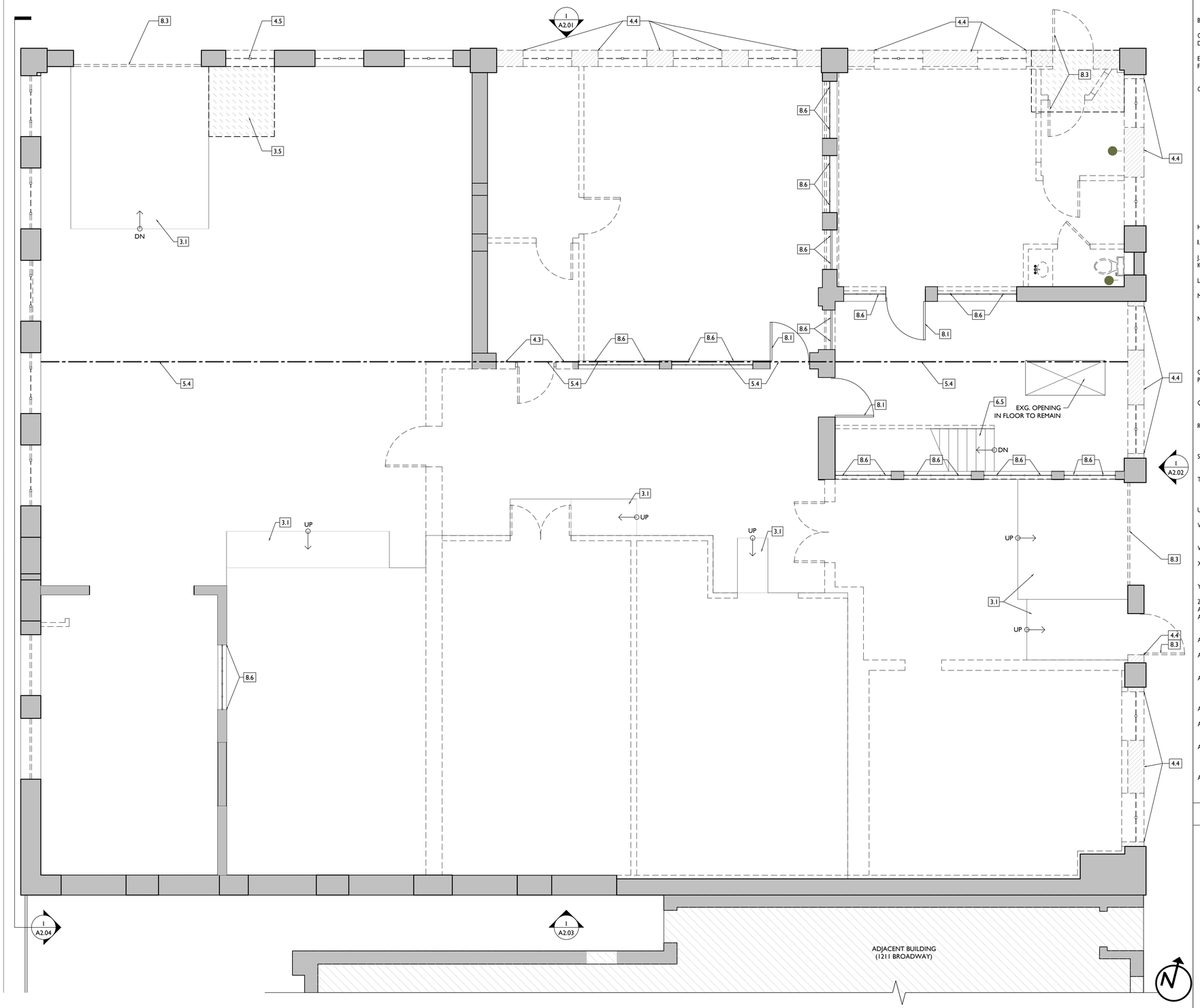
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A1.00



SCALE: ¼" = 1'-0"

DEMO - FIRST FLOOR PLAN | 1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPOINPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METAL/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

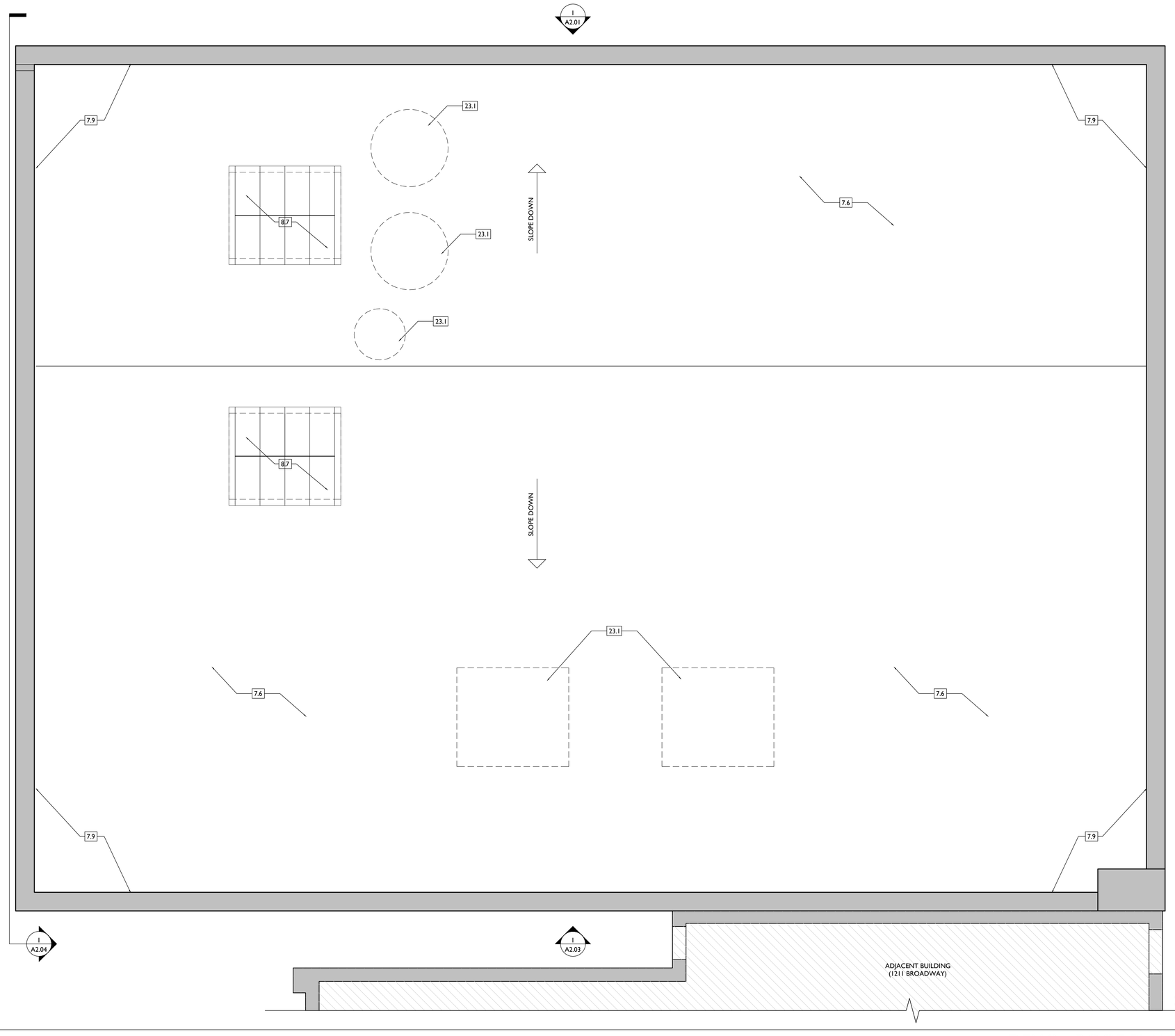
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Design Team:
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PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A1.01



SCALE: ¼" = 1'-0"

DEMO - ROOF PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL.
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS [#] KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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EXP DATE 12.31.17

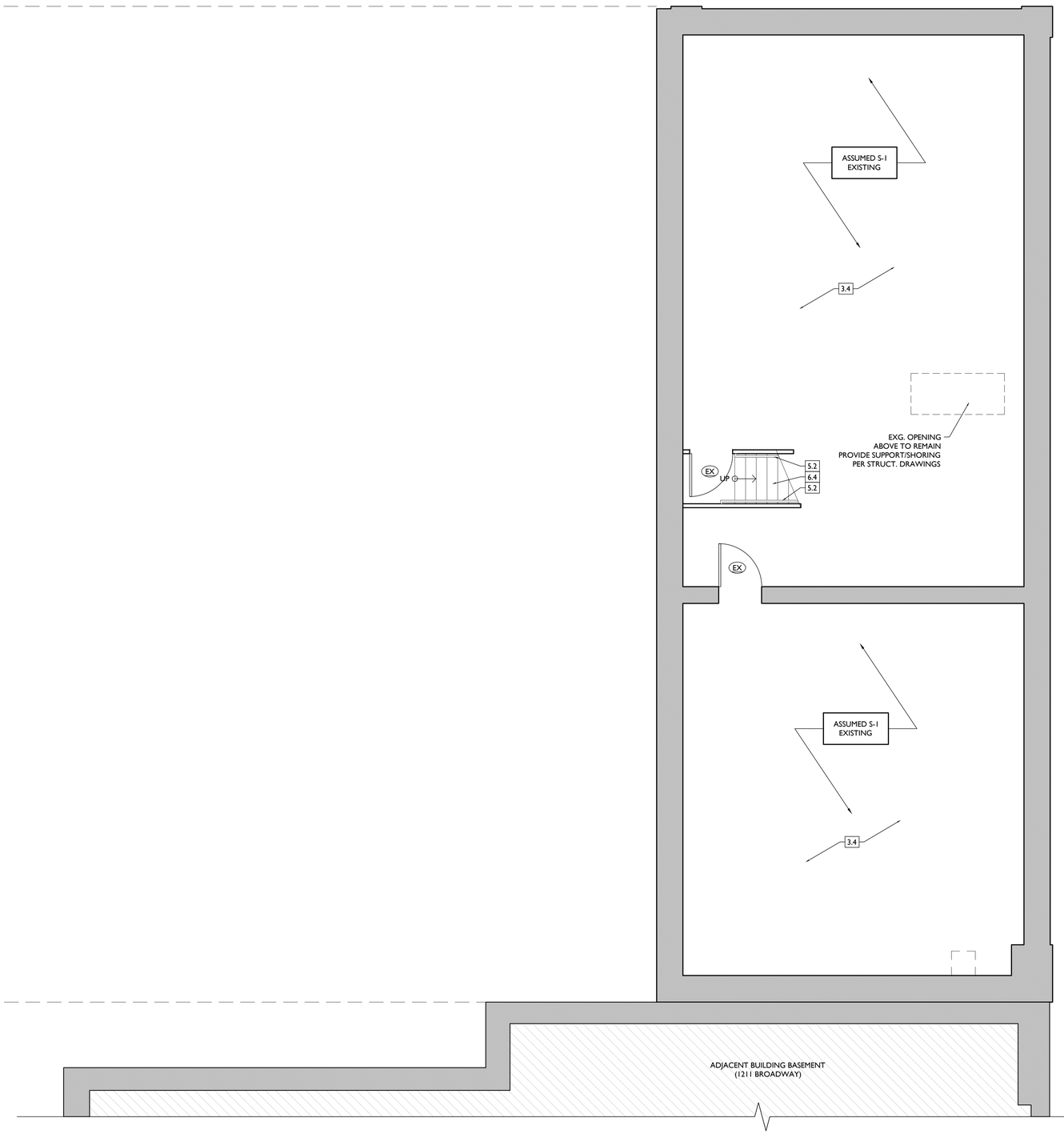
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Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

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RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A1.02



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

NEW CONSTRUCTION BASEMENT PLAN

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NOT USED.

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. NOT USED.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NOT USED

7.9. NOT USED

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE

8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED

9. FINISHES

10. SPECIALTIES

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

14. CONVEYING EQUIPMENT

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC. AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DURELEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00

4 — KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

1HR — 1-HR FIRE RATING

2HR — 2-HR FIRE RATING

NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.

NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00

10 — DOOR DESIGNATION; SEE SHEET A6.12

12 — WINDOW DESIGNATION; SEE SHEET A6.11

S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12

FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

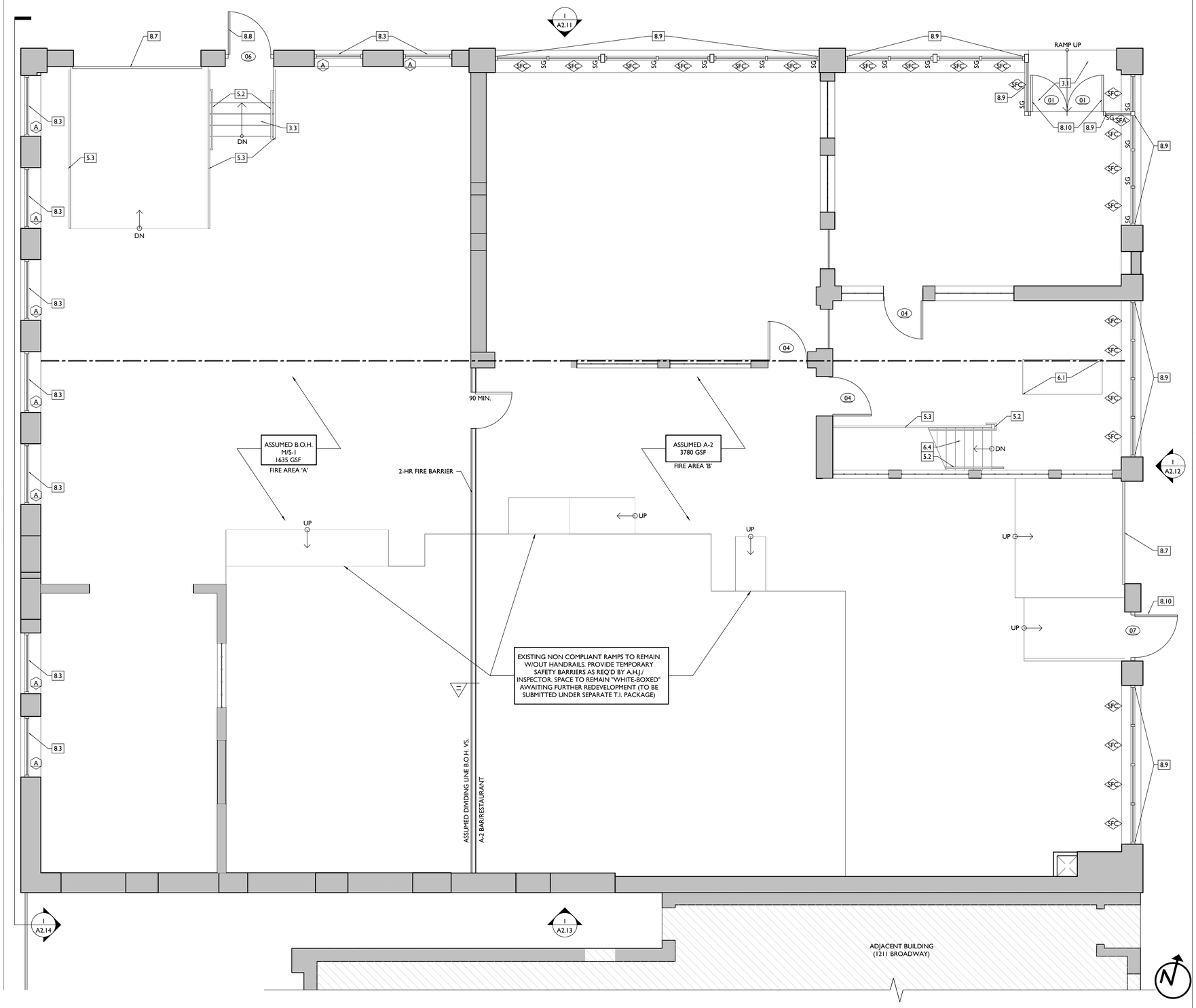
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A1.10



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION FIRST FLOOR PLAN

I

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
4. MASONRY
4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.
4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NOT USED
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NOT USED.
6.4. REPAIR AND RETAIN EXG. STAIR.
6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. NOT USED.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NOT USED
7.9. NOT USED
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE.
8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED
9. FINISHES
10. SPECIALTIES
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
14. CONVEYING EQUIPMENT
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

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GENERAL NOTES

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B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
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M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
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NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE: SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.11
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
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EXP DATE 12.31.17

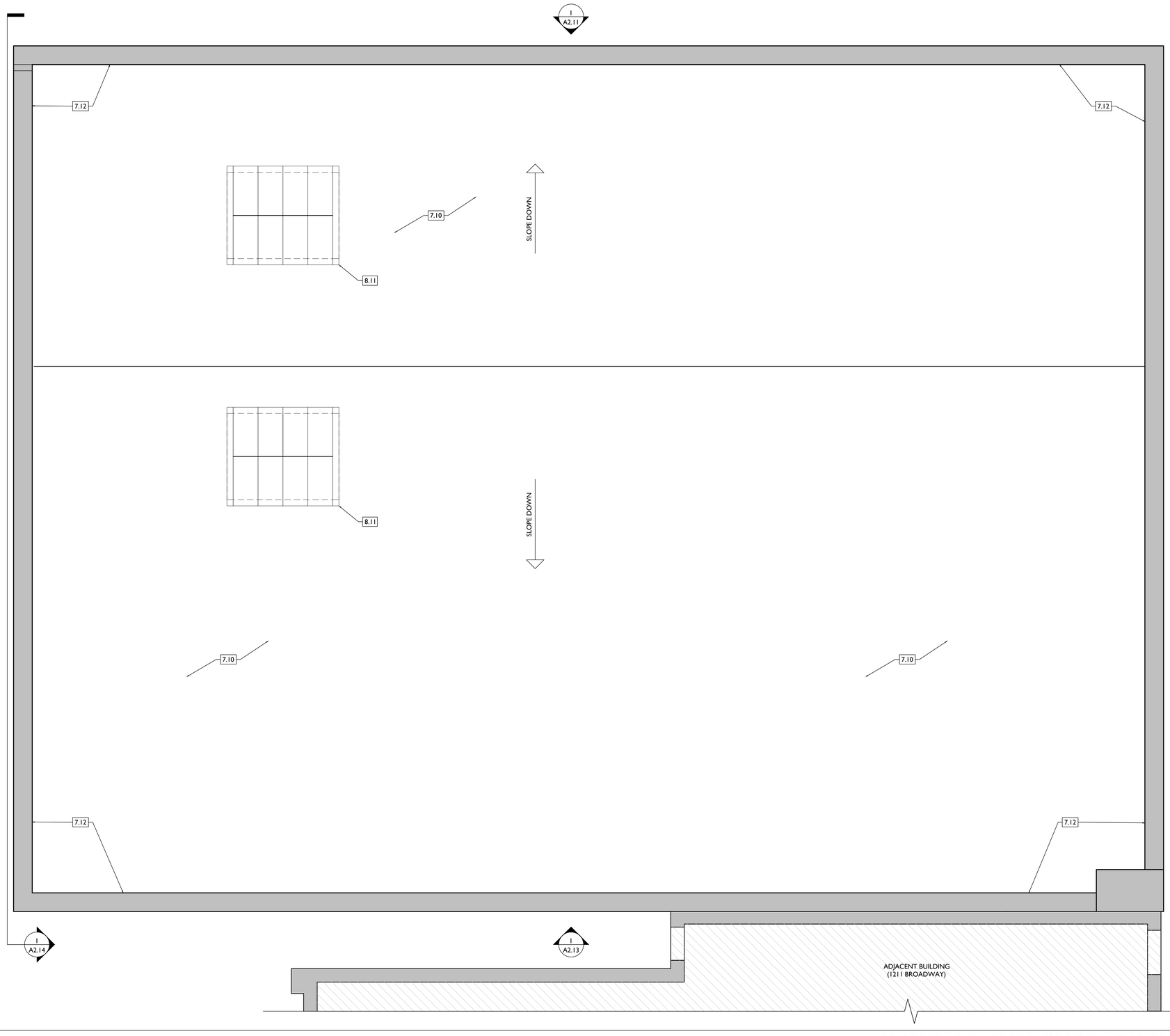
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Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

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2.23.2016

A1.11



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

NEW CONSTRUCTION ROOF PLAN | 1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NOT USED.

6.4. REPAIR AND RETAIN EXG. STAIR.

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6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

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7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. NOT USED.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NOT USED

7.9. NOT USED

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE

8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED

9. FINISHES

10. SPECIALTIES

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

14. CONVEYING EQUIPMENT

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

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GENERAL NOTES

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B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC. AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS "FEATURE") SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE: SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.11
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO
KURT J. PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

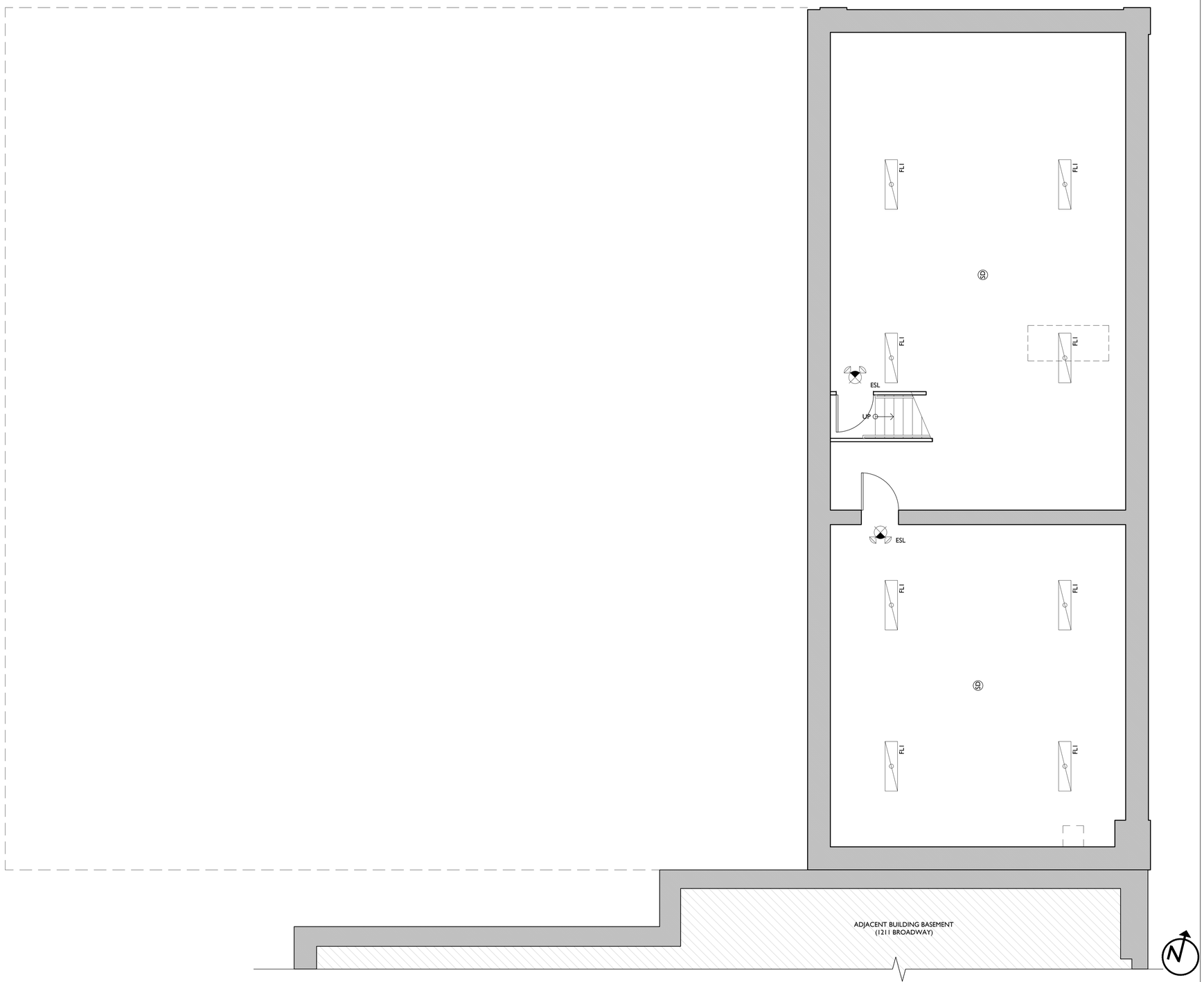
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

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CINCINNATI, OH 45202

2.23.2016

A1.12



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

NEW CONSTRUCTION BASEMENT RCP | 1

REFLECTED CEILING PLANS GENERAL NOTES

A. SEE ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND OUTLET LOCATIONS.
B. ALL FIXTURES ARE TO BE ALIGNED AND CENTERED IN THE SPACE OR OVER CASEWORK AND SHOWER PANS, U.N.O.
C. ALL CEILING HEIGHTS ARE ±. VERIFY EXG. CONDITIONS AND COORDINATE FLOOR CEILING ASSEMBLIES AND BULKHEAD CONSTRUCTION WITH TYPICAL DETAILS ON SHT_
D. FIRE RATED FLOOR ASSEMBLIES SHALL NOT BE PENETRATED BY DUCTS OR LIGHTS, TYP. U.O.N. BULKHEADS AND DROPPED CEILINGS SHALL BE BUILT UNDER CONTINUOUS FIRE RATED ASSEMBLIES
E. ALL KITCHEN BULKHEADS SHALL BE FLUSH WITH LOWER 24" DEEP CABINETS, TYP. U.O.N.
F. R2. RECESSED CAN LIGHT FOR SHOWER/BATHTUB, SHALL BE THE ONLY LIGHT FIXTURE USED OVER SHOWER/BATHTUBS.

REFLECTED CEILING PLAN GRAPHIC KEY

- SC: SC- SURFACE CAN LIGHT
- SM2: SM2- SURFACE MOUNTED LIGHT FOR SHARED SPACE (ALWAYS ON)
- SM3: SM3- SURFACE MOUNTED LIGHT FOR SHOWER/TUB (WATERPROOF)
- SM4: SM4- 2'X2' SURFACE MOUNTED LIGHT FOR COMMERCIAL SPACE
- R1: R1- RECESSED CAN LIGHT
- R2: R2- RECESSED CAN LIGHT FOR SHOWER/BATHTUB (WATERPROOF)
- SD: SD- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- F1: F1- CEILING FAN W/ LIGHT
- F2: F-2 CEILING FAN W/ LIGHT (BEDROOM)
- VA: VA- VANITY LIGHT
- P: P- PENDANT LIGHTS FOR KITCHEN
- D: D- DINING ROOM LIGHT
- FL1: FL1- FLUORESCENT LIGHT (SURFACE MOUNT)
- FL2: FL2- FLUORESCENT LIGHT (SUSPENDED LINEAR)
- FL3: FL3 - FLUORESCENT LIGHT FOR UTILITY CLOSET
- TL: TL- TRACK LIGHTING
- UC: UNDER CABINET LIGHTING
- VL: VL-BATHROOM VENTILATION FAN W/LIGHT
- V: V-BATHROOM VENTILATION FAN
- WC: WATER CURTAIN SPRINKLER
- DE: DE-DECORATIVE EXTERIOR LIGHT FIXTURE
- EL: EL-EMERGENCY EGRESS LIGHT W/ BATTERY BACKUP
- ESL: ESL-EXIT SIGN & EMERGENCY EGRESS LIGHT WITH BATTERY BACKUP
- ES: ES-EXIT SIGN W/ BATTERY BACKUP
- NL: DENOTES NIGHT LIGHT
- CH: 8'-0": DENOTES CLG HT ABOVE F.F. ± (V.I.F., COORD. W/ MECH & LIGHTING)
- DENOTES AREA OF GYP BD SOFFIT SEE TYP DETAILS ON ____
- RH#: REMOTE HEAD

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KURT PLATTE 10833
EXP DATE 12.31.17

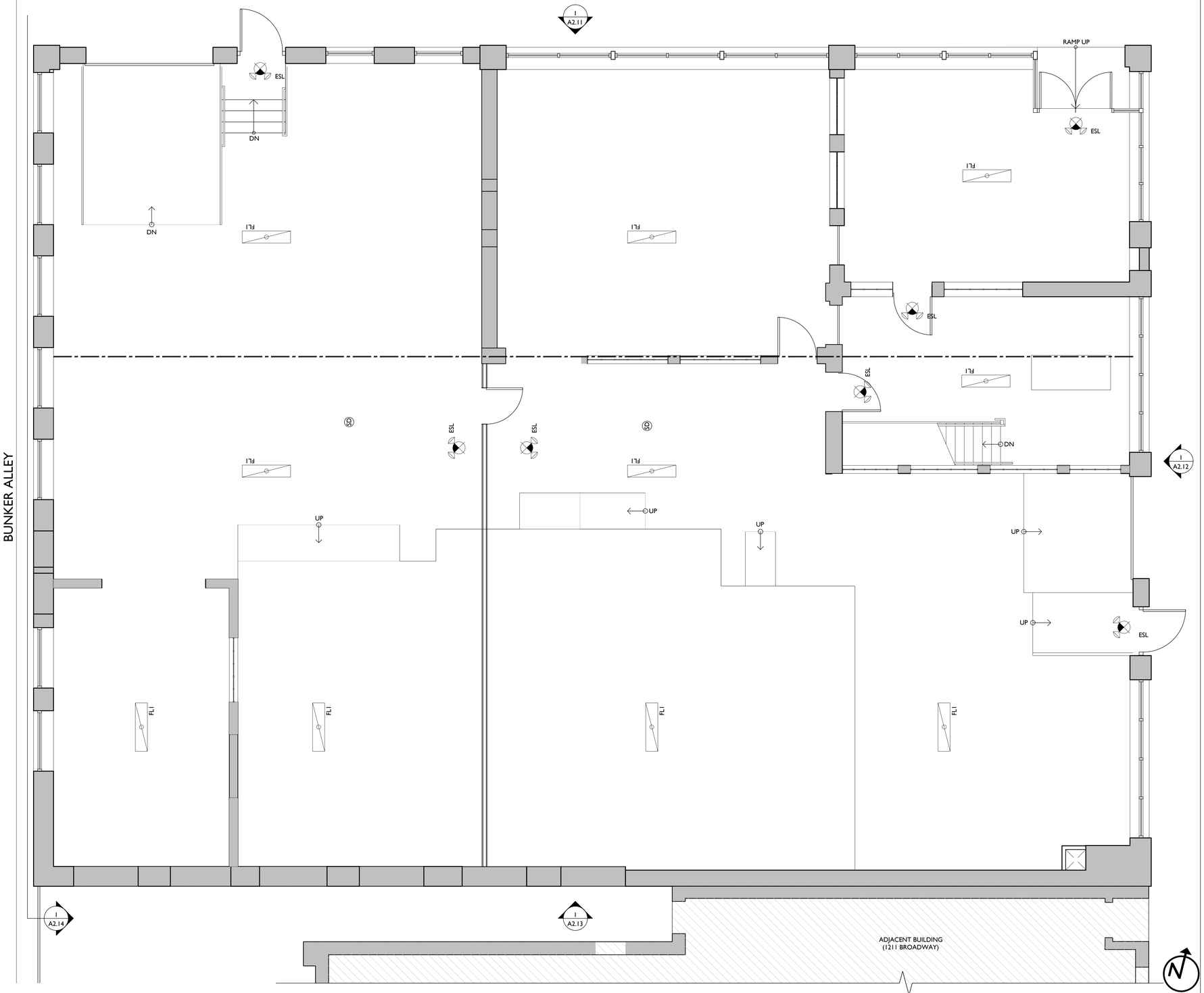
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A1.20



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

NEW CONSTRUCTION FIRST FLOOR RCP | 1

REFLECTED CEILING PLANS GENERAL NOTES

A. SEE ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND OUTLET LOCATIONS.
B. ALL FIXTURES ARE TO BE ALIGNED AND CENTERED IN THE SPACE OR OVER CASEWORK AND SHOWER PANS, U.N.O.
C. ALL CEILING HEIGHTS ARE ±. VERIFY EXG. CONDITIONS AND COORDINATE FLOOR CEILING ASSEMBLIES AND BULKHEAD CONSTRUCTION WITH TYPICAL DETAILS ON SHT_
D. FIRE RATED FLOOR ASSEMBLIES SHALL NOT BE PENETRATED BY DUCTS OR LIGHTS, TYP. U.O.N. BULKHEADS AND DROPPED CEILINGS SHALL BE BUILT UNDER CONTINUOUS FIRE RATED ASSEMBLIES
E. ALL KITCHEN BULKHEADS SHALL BE FLUSH WITH LOWER 24" DEEP CABINETS, TYP. U.O.N.
F. R2: RECESSED CAN LIGHT FOR SHOWER/BATHTUB, SHALL BE THE ONLY LIGHT FIXTURE USED OVER SHOWER/BATHTUBS.

REFLECTED CEILING PLAN GRAPHIC KEY

- SC- SURFACE CAN LIGHT
- SM2- SURFACE MOUNTED LIGHT FOR SHARED SPACE (ALWAYS ON)
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- UNDER CABINET LIGHTING
- VL-BATHROOM VENTILATION FAN W/LIGHT
- V-BATHROOM VENTILATION FAN
- WC WATER CURTAIN SPRINKLER
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- ESL-EXIT SIGN & EMERGENCY EGRESS LIGHT WITH BATTERY BACKUP
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- CH: 8'-0" DENOTES CLG HT ABOVE F.F. ± (V.I.F., COORD. W/ MECH & LIGHTING)
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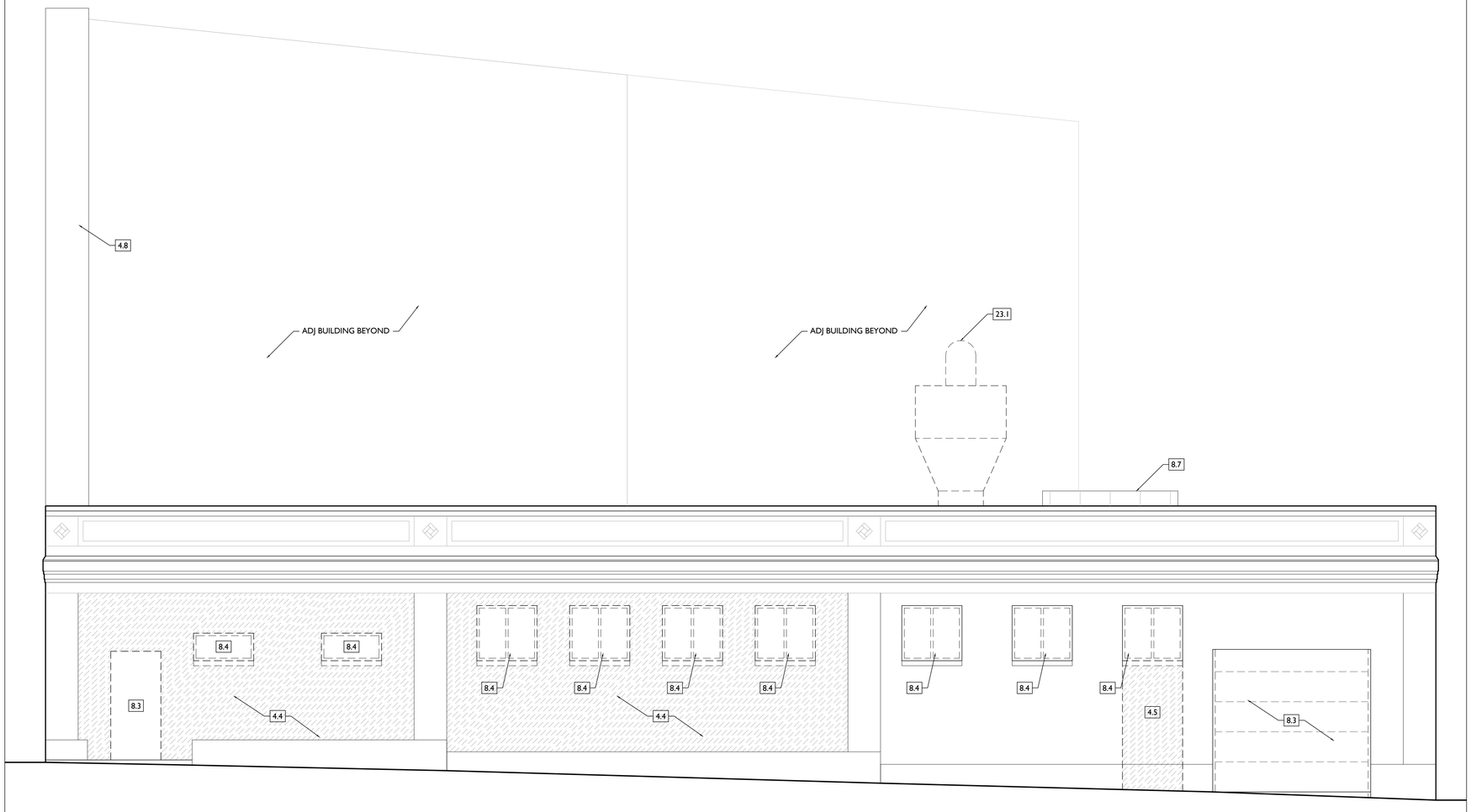
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A1.21



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

DEMO NORTH ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE PARGED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME. & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

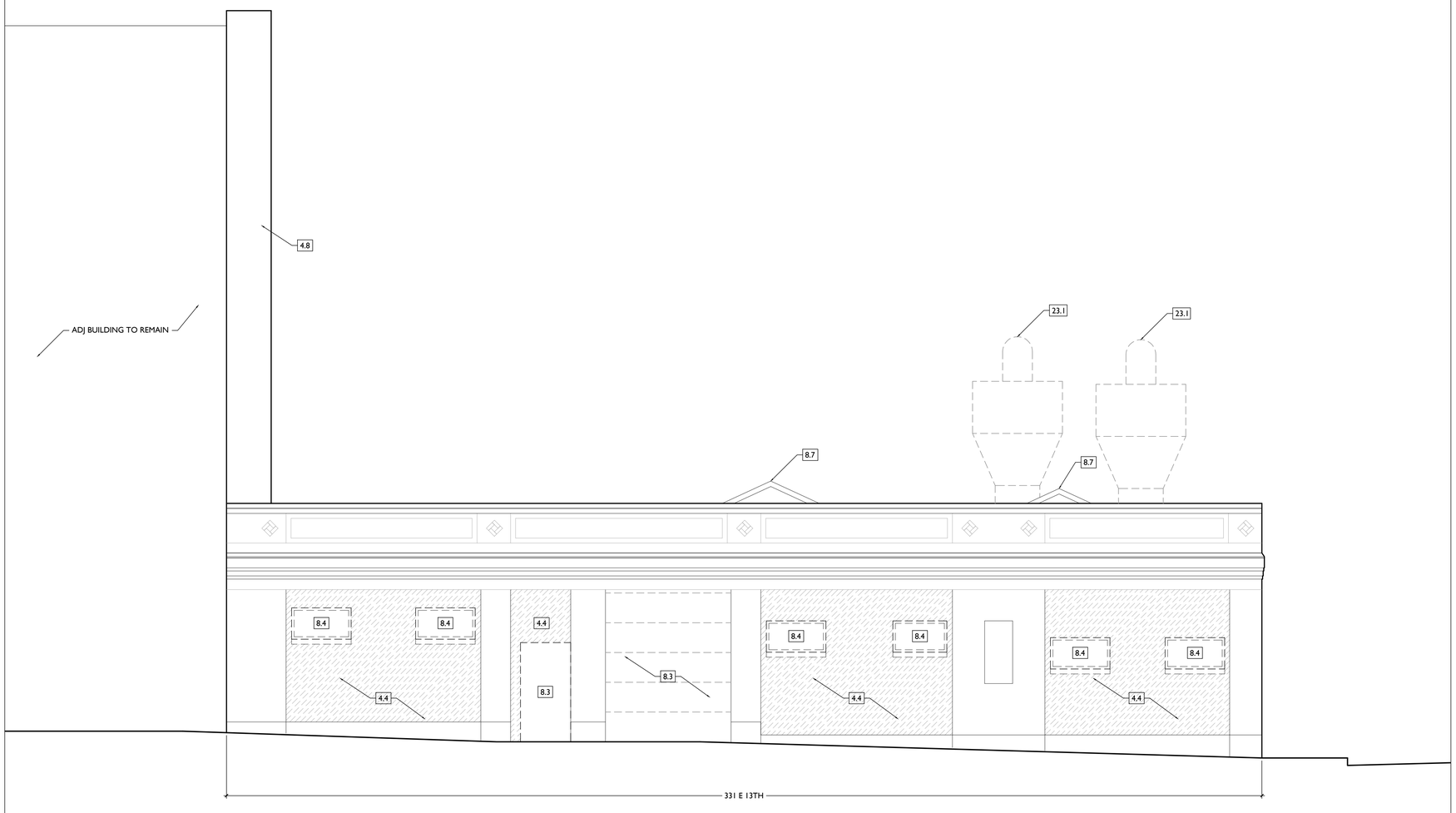
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.01



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

DEMO EAST ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE PARGED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- [#] KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS [#] KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR REINSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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

KURT PLATTE 10833
EXP DATE 12.31.17

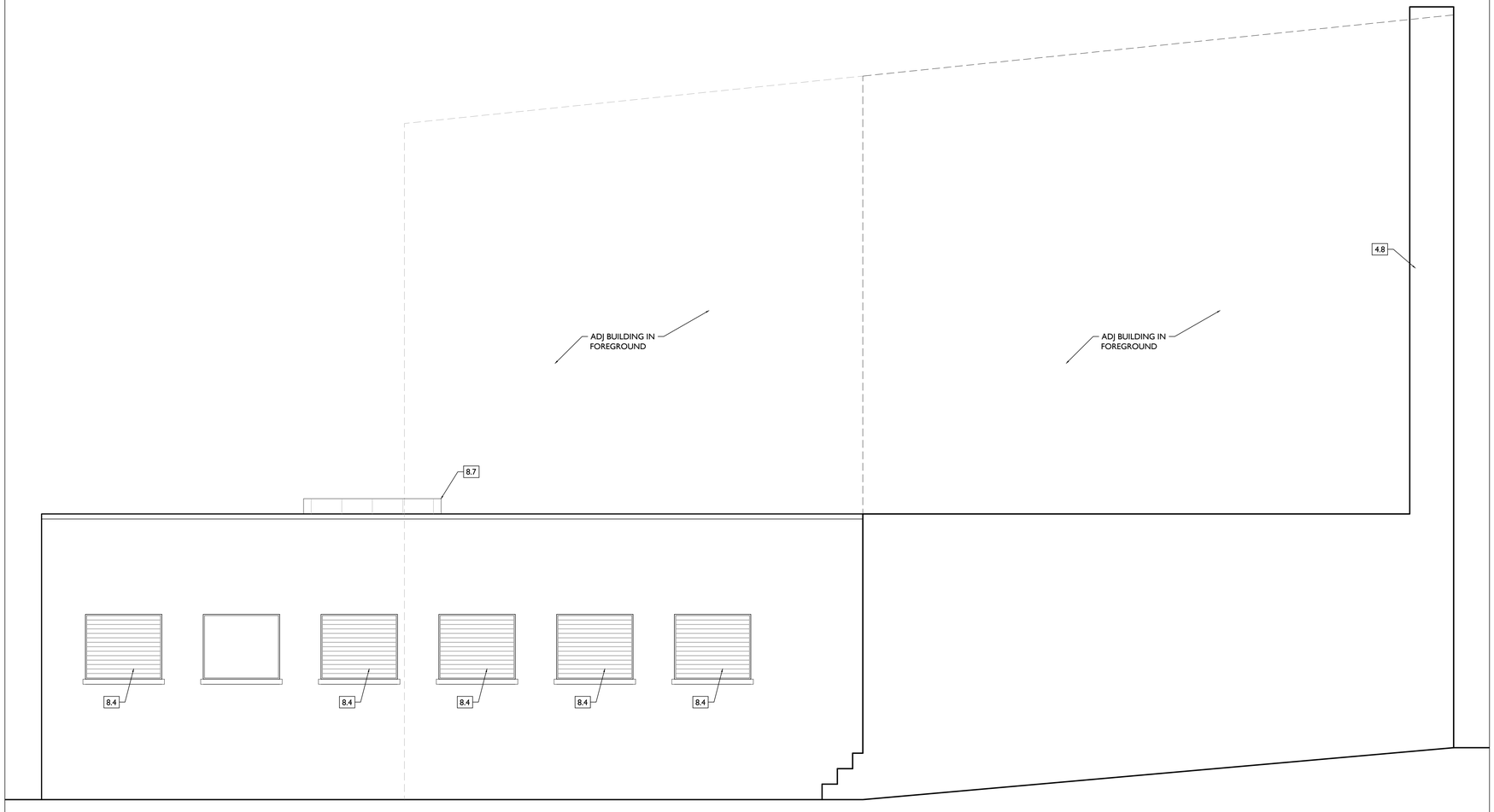
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.02



SCALE: ¼" = 1'-0"

DEMO SOUTH ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

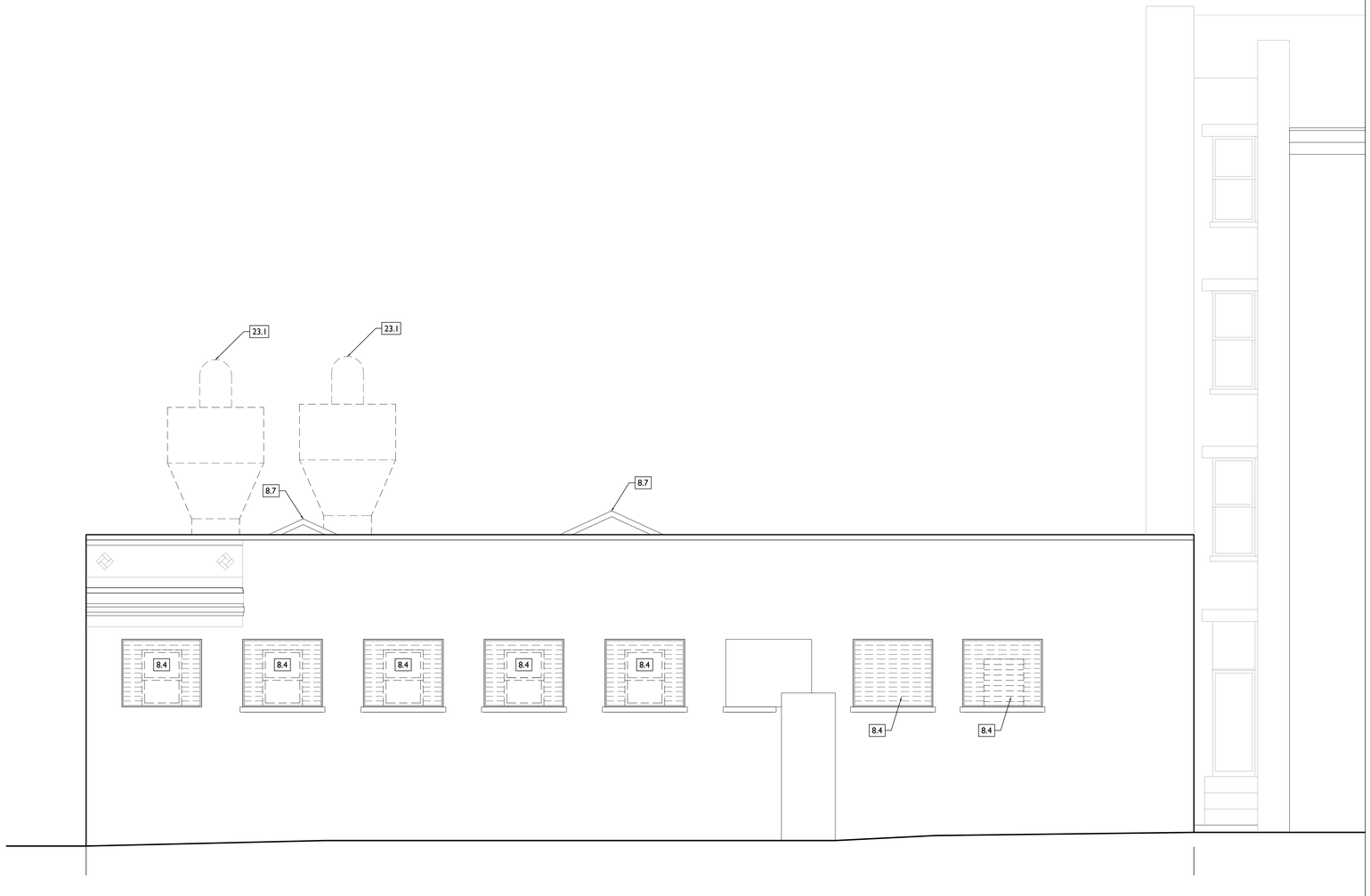
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.03



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

DEMO WEST ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXG. NON-HISTORIC INTERIOR DOORS & FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) U.N.O.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXG. NON-HISTORIC EXTERIOR DOORS & FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXG. ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. VERIFY LOCATION AND CONDITION OF DOWNSPOUTS AND TIE-INS. IF BLOCKED OR DETERIORATED, CLEAR & REPAIR AS REQUIRED.
Y. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Z. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
AA. REPAIR/RETAIN ALL EXG. FIRE ESCAPES, U.N.O.
AB. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AC. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AD. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AE. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE PARGED EDGES.
AF. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AG. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AH. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AI. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

1. GENERAL
2. EXISTING CONDITIONS/ SITE (ASSESSMENT, DEMOLITION, REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS)
3. CONCRETE
3.1- EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW STEPS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR STEP DESIGN AND NEW GRADE ELEVATIONS.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
4. MASONRY
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS & PROVIDE SHORING AS REQ'D.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY & CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK FIREPLACE PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
5. METALS/STEEL
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3 - EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4 - EXG. STEEL BEAM ABOVE TO REMAIN.
6. WOODS/PLASTICS
6.1- NEW OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6 REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
7. THERMAL/MOISTURE
7.1- EXG. DOWNSPOUT TO REMAIN- REPAIR DOWNSPOUT, BOOT & STORM SEWER TIE-IN AS REQ'D.
7.2- REMOVE EXG. DOWNSPOUT.
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- REMOVE EXG. ROOF ACCESS. INFILL OPENING WITH NEW ROOF FRAMING. SEE STRUCTURAL DWGS.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPENING.
7.9- EXG. PARAPET TO REMAIN. REPAIR CAPS AS REQ'D.
8. DOORS AND WINDOWS
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. REPLACEMENT WINDOW & EXG. WOOD FRAME. & BRICKMOLD.
8.5- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING WOOD FRAME & BRICKMOLD.
8.6- EXG. HISTORIC WINDOW TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
8.7- EXG. HISTORIC SKYLIGHT TO REMAIN. UNCOVER, REPAIR, & RESTORE AS REQUIRED.
9. FINISHES
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQ'D.
9.2- NOT USED.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
10. SPECIALTIES
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
22. PLUMBING
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. HVAC
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
26. ELECTRICAL
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

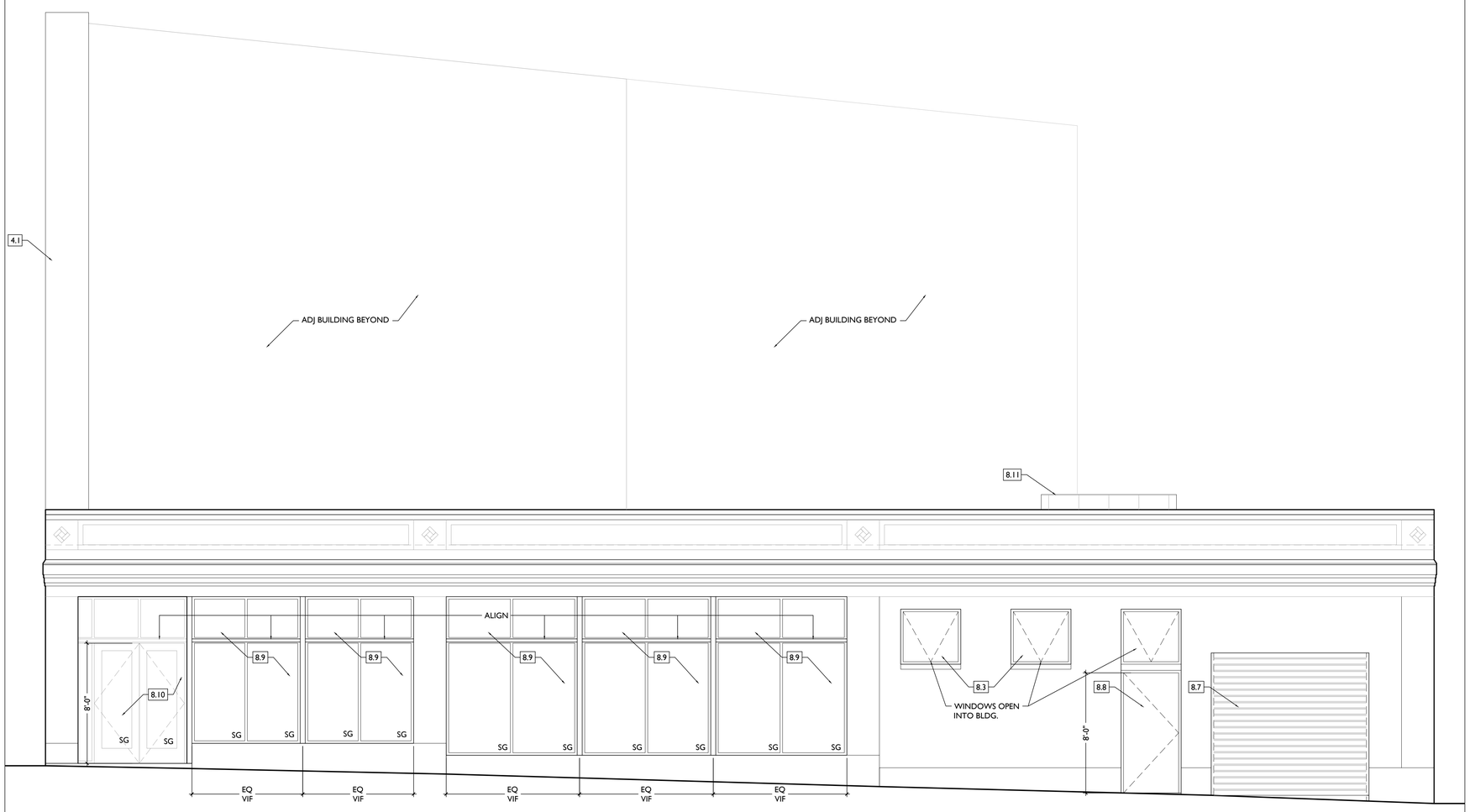
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.04



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION NORTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
4. MASONRY
4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.
4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NOT USED
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NOT USED.
6.4. REPAIR AND RETAIN EXG. STAIR.
6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. NOT USED.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NOT USED
7.9. NOT USED
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE
8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED
9. FINISHES
10. SPECIALTIES
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
14. CONVEYING EQUIPMENT
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 3-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
EXISTING EXTERIOR/BEARING WALL
EXISTING INTERIOR WALL
NEW PARTITION WALL
1HR — 1-HR FIRE RATING
2HR — 2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.11
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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KURT PLATTE 10833
EXP DATE 12.31.17

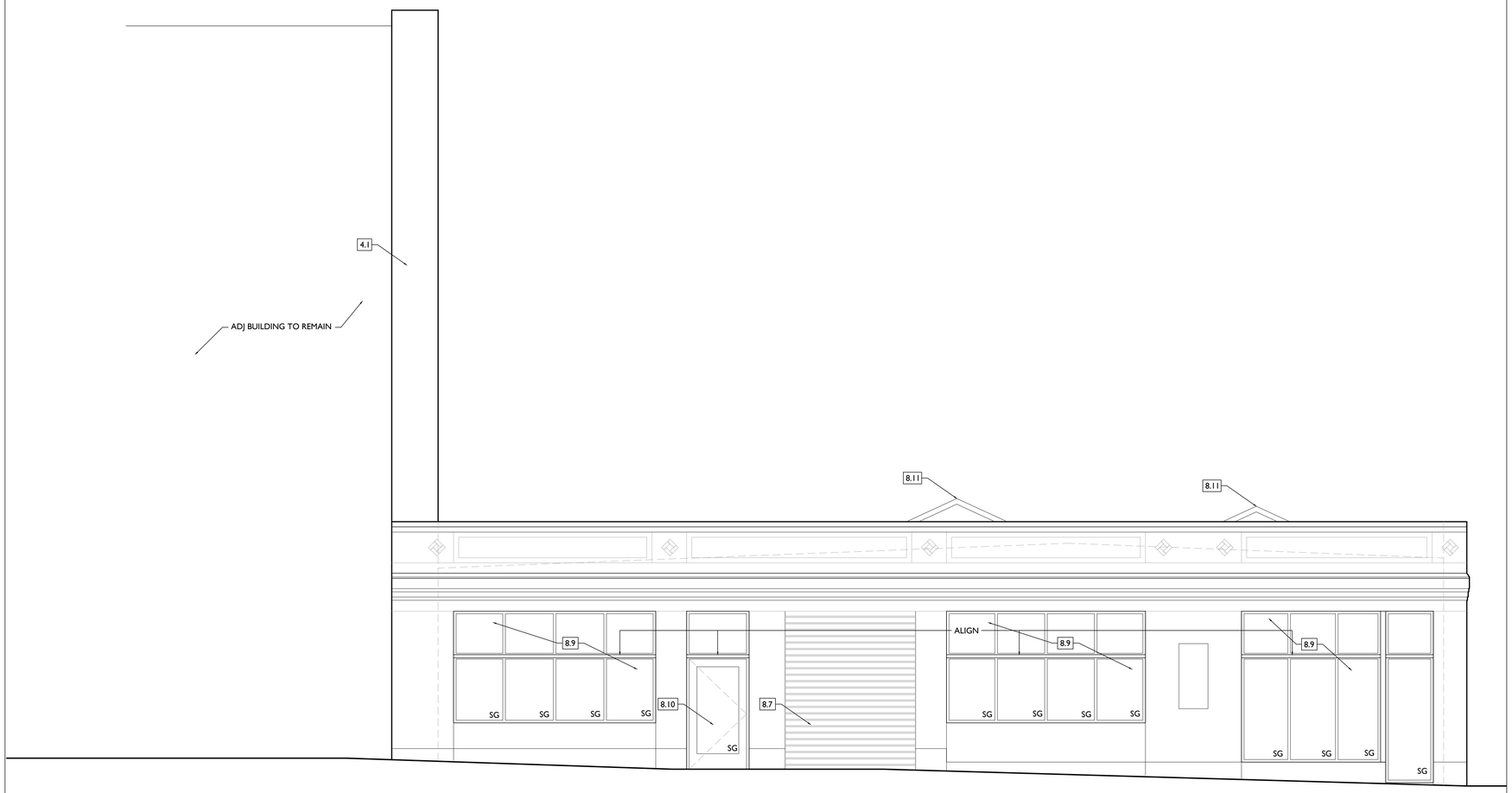
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.11



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION EAST ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
4. MASONRY
4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.
4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER. OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NOT USED
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NOT USED.
6.4. REPAIR AND RETAIN EXG. STAIR.
6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. NOT USED.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NOT USED
7.9. NOT USED
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE.
8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED
9. FINISHES
10. SPECIALTIES
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
14. CONVEYING EQUIPMENT
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 [illegible]" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
EXISTING EXTERIOR/BEARING WALL
EXISTING INTERIOR WALL
NEW PARTITION WALL
1HR — 1-HR FIRE RATING
2HR — 2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
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10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.11
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
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KURT PLATTE 10833
EXP DATE 12.31.17

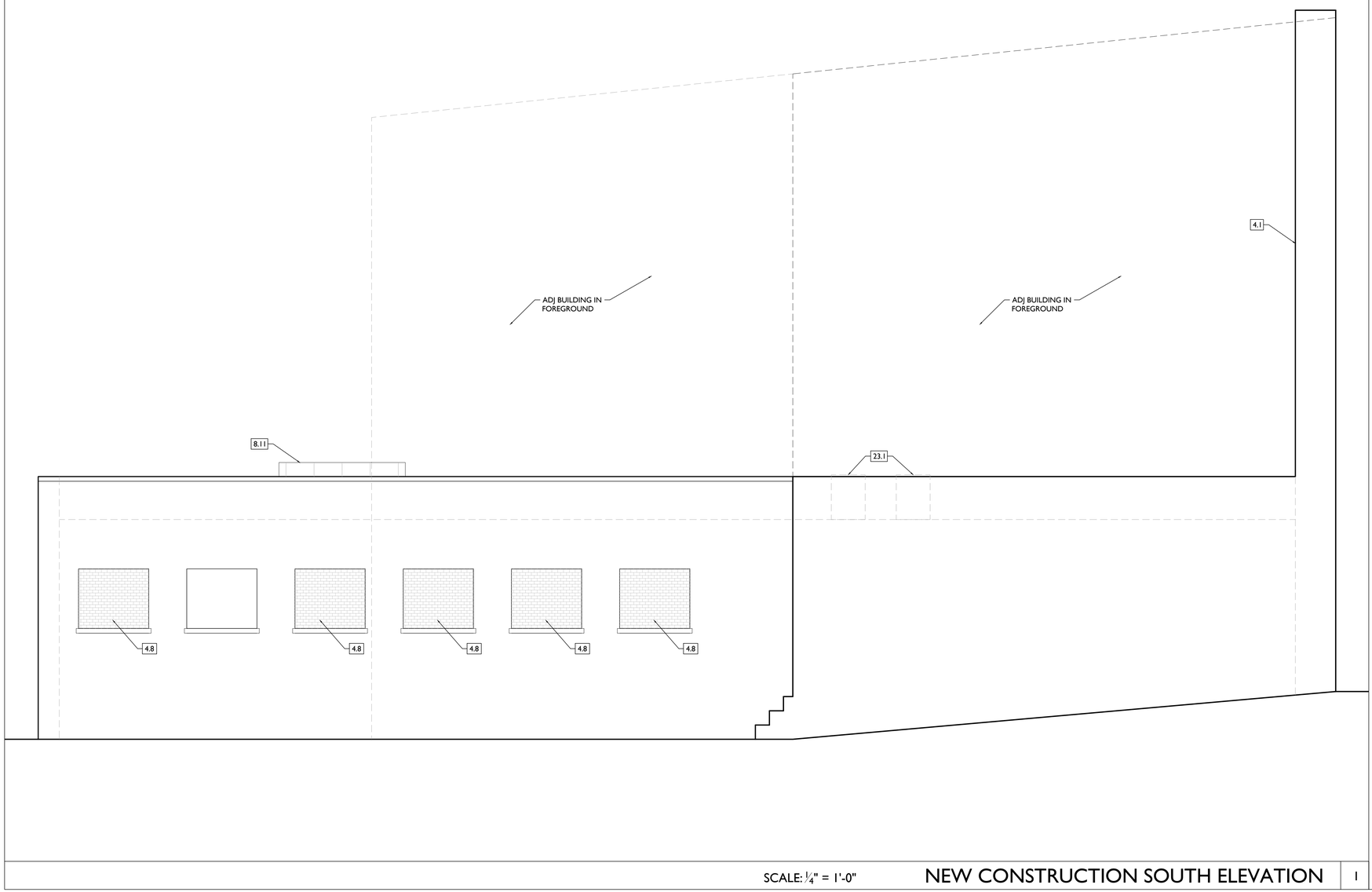
Progress Dates
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Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
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2.23.2016

A2.12



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION SOUTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
4. MASONRY
4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.
4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NOT USED
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NOT USED.
6.4. REPAIR AND RETAIN EXG. STAIR.
6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"
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6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. NOT USED.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NOT USED
7.9. NOT USED
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE
8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED
9. FINISHES
10. SPECIALTIES
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
14. CONVEYING EQUIPMENT
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 3-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
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N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
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S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.
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NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
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EXISTING INTERIOR WALL
NEW PARTITION WALL
1HR — 1-HR FIRE RATING
2HR — 2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.11
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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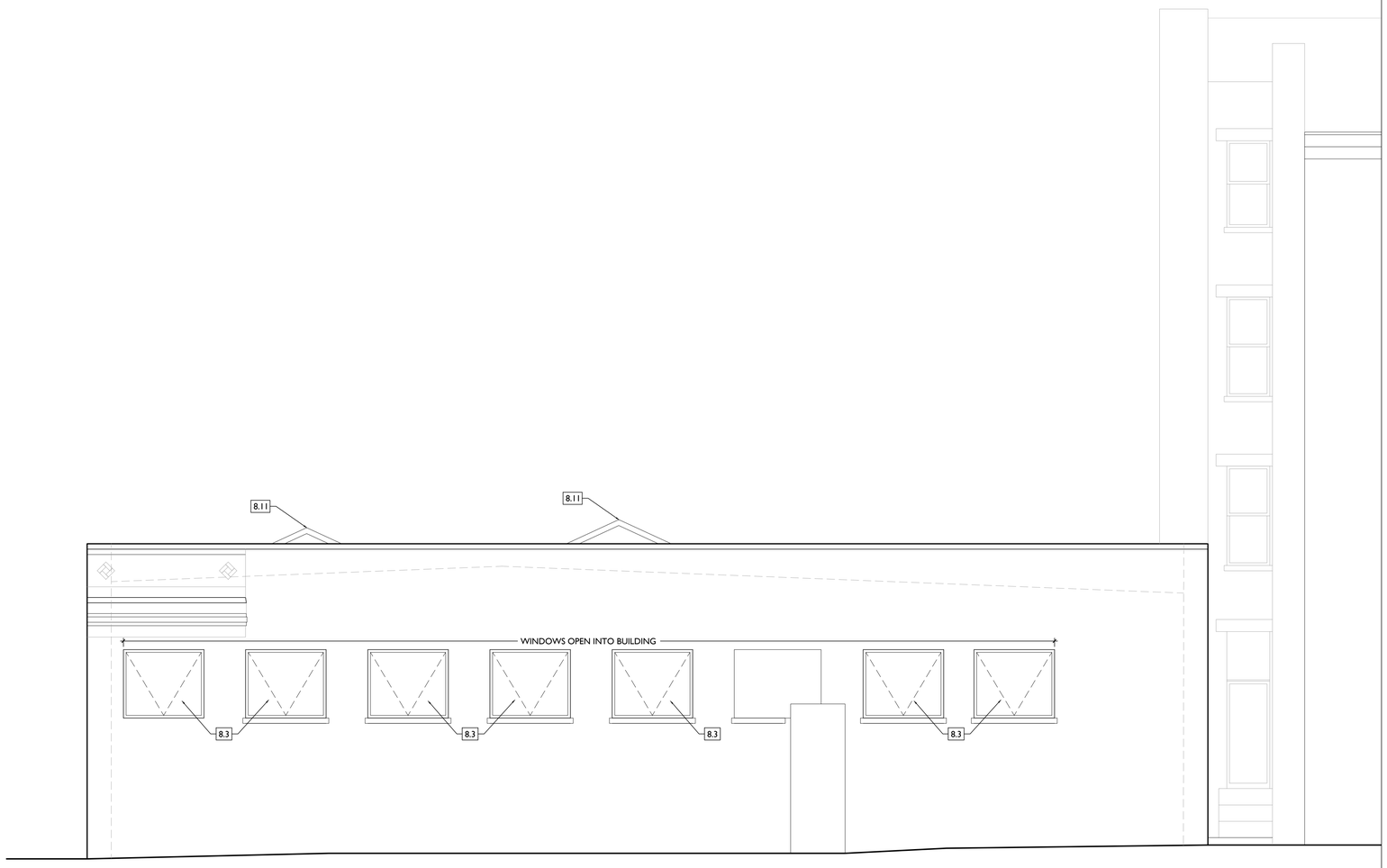
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LMM, TS, LF, MKS
Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.13



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION WEST ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
4. MASONRY
4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.
4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
4.8 INFILL EXISTING OPENING. MASONRY TO MATCH EXISTING BRICK.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NOT USED
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NOT USED.
6.4. REPAIR AND RETAIN EXG. STAIR.
6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7", MIN TREAD DEPTH:11"
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR-OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. NOT USED.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NOT USED
7.9. NOT USED
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING OVER R-21 RIGID INSULATION. INSTALL PER MFR'S REQUIREMENTS AND DETAILS. INSTALL OVER RIGID FOAM R38 MIN.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. INSTALL ROOFING W/ TERMINATION BAR AND COUNTERFLASHING.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.7. NEW REPLACEMENT ROLL-UP GARAGE DOOR IN EXG. OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND PLANS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW RECESSED ALUMINUM STOREFRONT DOOR AND SIDELIGHT. SEE SCHEDULE.
8.11. EXG. SKYLIGHT TO REMAIN AND BE REPAIRED
9. FINISHES
10. SPECIALTIES
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
14. CONVEYING EQUIPMENT
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 3-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1 PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
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KURT PLATTE 10833
EXP DATE 12.31.17

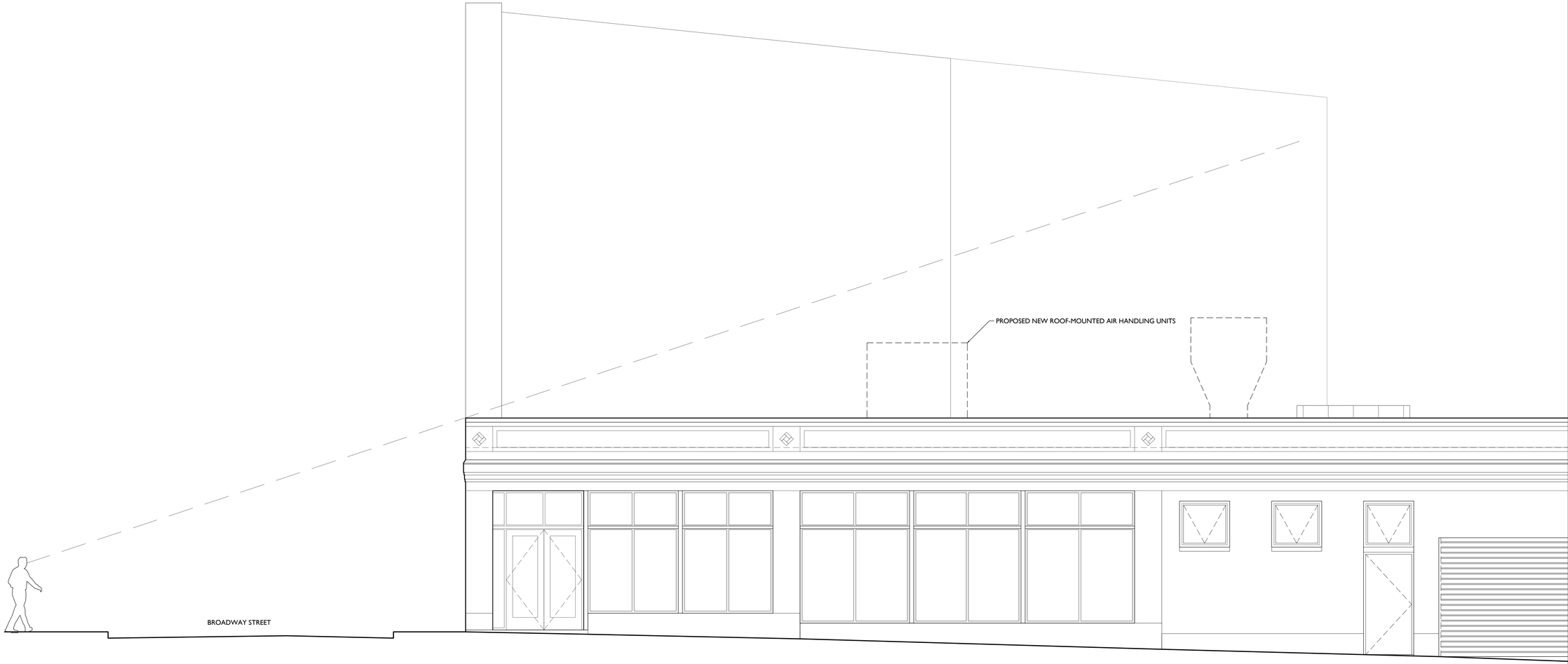
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
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Drawn by:
LM, MKS, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
331 E 13TH ST.
CINCINNATI, OH 45202

2.23.2016

A2.14



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

SIGHT LINE STUDY | 1

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KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates

Design Team:

Drawn by:

PROPOSED PROJECT:

A3.11



General features and benefits

Solidly constructed for reliable performance

- 16, 20, or 24-gauge steel door panels result in a solidly constructed door for years of dependable service
- Standard steel doors available in sizes up to 32’2” (9804 mm) in width and 24’1” (7341 mm) in height
- Insulated steel doors available in up to 32’2” (9804 mm) in width and 24’1” (7341 mm) in height
- Heavy-duty track and hardware are fabricated of high-quality galvanized steel and engineered for precise, trouble-free performance
- Flexible PVC bottom weatherseal with retainer lessens conductivity of heat and cold, minimizes air and water penetration and accommodates irregular floor conditions
- Option of insulated steel doors provides enhanced thermal efficiency and R-values* of 7.35 (1.29 K m²/W)
- Baked-on, polyester paint finish eliminates field painting and provides long-lasting protection against the elements
- Superior panel strength and well-engineered track design meets wind load requirements and codes

Specialized options for customized solutions

- Full-section or individual-panel glazing satisfies requirements for external light and visitor identification
- Higher-cycle springs in optional 25k, 50k, 75k or 100k-cycles promote long-life in high-usage applications
- Optional steel strutting provides reinforcement for structural integrity on wider doors
- Other options include: electric and chain hoist operation, aluminum sash sections with choice of DSB, acrylic, polycarbonate, tempered, or wire glazing, as well as movable center posts, 3” (76 mm) track, jamb seals

Cover image:

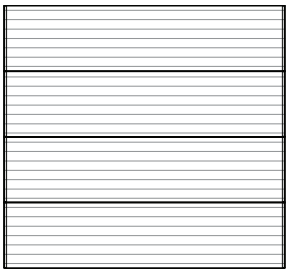
Model 416, Flush panel, White paint finish

Image above:

Model 432, Ribbed panel, custom paint finish, Aluminum Sash Section with DSB glazing

* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door curtain R-value for our insulated doors.

Panel options



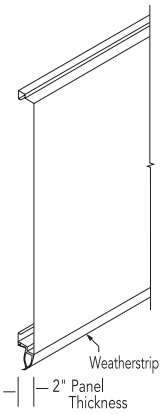
Ribbed panel

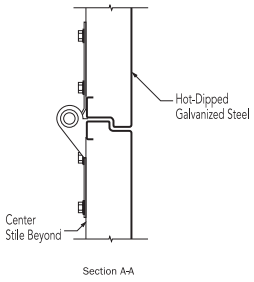


Flush panel

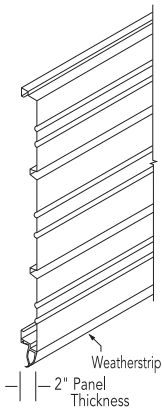
Steel door panel detail

Model 416



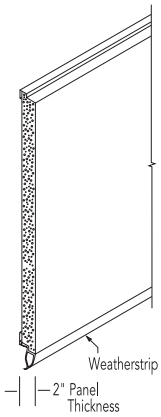


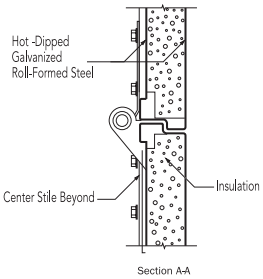
Models 420/424/430



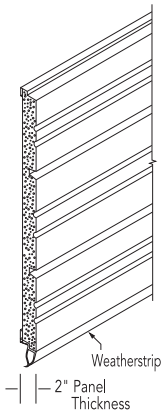
Insulated steel door panel detail

Model 418





Models 422/426/432



Glazing options



Aluminum Sash Section with DSB glazing



Insulated DSB (24" w by 7" h), available for models 418, 422, 426 and 432

Color options

All models:

White

Available only on 424, 426, 430, 432:

Industrial Brown

Actual colors may vary slightly from these shown due to fluctuations in the printing process.
Ask your Overhead Door Distributor for color samples.

city of CINCINNATI PLANNING & BUILDINGS

APPLICATION

HCB HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

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

APPLICATION
BUILDING ADDRESS: 407 E 13th St

DISTRICT NAME: Over the Rhine
(if applicable)

OWNER NAME: Lincoln Stargate Limited Partnership
ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-0048
EMAIL: JChamlee@modelgroup.net

CONTRACTOR NAME: Model Construction
ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-4556
EMAIL: BKeppler@modelgroup.net

ARCHITECT NAME: Platte Architecture + Design - Luke Field PHONE NO: 513-871-1850
ADDRESS: 202 West Elder St - Cinti, OH - 45202
EMAIL: Luke@plattedesign.com

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
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

Project is the renovation of an existing mixed-use building on Broadway St. Project is to receive Historic Tax Credits. Work to include the replacement of all windows with new windows (Trim Line DR-300 Aluminum-clad wood windows on all facades). Non-historic brick infill at storefronts will be removed, and replaced with new aluminum storefront with a new painted wood base (colors TBD). Missing historic cast-iron storefront/columns to be replaced with replica pieces. Existing historic cornice and misc. ornamentation will remain and will be repaired and repainted (see plans/elevations). Fire escapes to be retained (repaired and repainted). Existing iron fence to be retained (repaired and repainted). Building will be re-roo with 15-yr shingle roof (color TBD). Rooftop mechanical units will be provided as indicated or plans/elevations.

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)

Please see drawing set for additional information. Original SHPO pt 2 applications are also available (PLEASE NOTE: some deviations from the original Pt. 2's will be present - we will be submitting pt 2 Amendments at a later date).

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.

city of CINCINNATI

FOR OFFICE USE ONLY
Case No. _____

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 407 East 13th Street
AUDITOR'S PARCEL ID(S) 075-0003-0001-00
BASE ZONING CLASSIFICATION RM-0.7
ZONING OVERLAY (if applicable) OTR Historic District

2. APPLICANT
NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 202 West Elder Street, 4th Floor; Cincinnati, OH 45202
EMAIL luke@plattedesign.com
TELEPHONE (513) 871-1850 x1007 RELATIONSHIP TO OWNER project architect

3. OWNER
NAME LINCOLN STARGATE LIMITED PARTNERSHIP CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 2170 Gilbert Ave #100; Cincinnati, OH 45206
EMAIL
TELEPHONE (513) 559-0048

4. NATURE OF RELIEF REQUESTED (select all that apply)
■ Variance □ Use Variance □ Special Exception □ Conditional Use □ Use Permit
□ Expansion or Substitution of Nonconforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

Seeking a parking variance. Please see attached letter.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Luke Field Signature _____ Date 2/8/16

8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS. Submit three copies of the following documentation. If you fail to complete the application and provide all information requested, your application may be denied.

☑	The written statement required in Section 6 above.
☑	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, area, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☑	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information depicting fully the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☑	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	All other documents or information you intend to introduce at the hearing on this application.
☑	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☑	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: $500-use variances; $300-all other relief.

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

REMEMBER: YOU MUST PAY THE REQUIRED FEE AT THE TIME YOU SUBMIT YOUR APPLICATION. ($500-USE VARIANCES; $300-ALL OTHER RELIEF)

INSTRUCTIONS FOR APPLICATIONS REQUESTING A CONDITIONAL USE APPROVAL

Applicants requesting a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a conditional use approval:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the conditional use is specifically listed in the applicable zoning district use regulations;

   b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**

   c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood.

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

Parcel ID	Address	Index Order	Tax Year
075-0003-0001-00	1218 BROADWAY	Parcel Number	2015 Payable 2016

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

Property Information

Tax District	001 - CINTI CORP-CINTI CSD
School District	CINCINNATI CSD

Images/Sketches



Appraisal Area 01900 - PENDLETON	**Land Use** 469 - LIHTC COMM
Owner Name and Address LINCOLN STARGATE LIMITED PARTNERSHIP 2170 GILBERT AVE #100 CINCINNATI OH 45206 (call 946-4015 if incorrect)	**Mailing Name and Address** MODEL GROUP (FORMERLY MODEL MANAGEMENT) 2170 GILBERT AV STE #100 CINCINNATI OH 45206 (call 946-4800 if incorrect)
Assessed Value 7,720	**Effective Tax Rate** 87.643979
Total Tax $701.28	

Property Description
1218 BROADWAY ST 18 X 90.40 LOT 9 FERNEDINGS SUB C L NO 6 TIF ABATEMENT

Appraisal/Sales Summary	
Year Built	1865
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	6/22/2011
Last Sale Amount	$798,177
Conveyance Number	22450
Deed Type	WD - Warranty Deed (Conv)
Deed Number	237453
# of Parcels Sold	4
Acreage	0.044
Front Footage	126.00

Tax/Credit/Value Summary	
Board of Revision	YES(15)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,060
CAUV Value	0
Market Improvment Value	1,000
Market Total Value	22,060
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$362.97
Tax as % of Total Value	0.000%

Notes

1) 9/29/15 BOR 14-802590 decrease to 22,060 1) 7-14-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Images

Image Photo 10/20/2014



View Full-Size

BROADWAY SQUARE PHASE II

PERMIT SET

407 E. 13TH STREET
CINCINNATI, OH 45202

ARCHITECT

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

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON RD.
CINCINNATI, OH 45206
(513) 396-8900

CIVIL ENGINEER

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

MEP&S ENGINEER

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES: ALL TRADES

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

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

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

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

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

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

GENERAL CONDITIONS

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

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

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

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

DEFINITIONS:

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

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

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

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

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

DRAWINGS PREPARED BY OTHERS:

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

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



PROJECT DESCRIPTION

PROJECT IS THE OVERALL RENOVATION OF AN EXISTING 6 UNIT, 3 STORY RESIDENTIAL BUILDING INTO A SEPARATED MIX-USED OCCUPANCIES, INCLUDING 2 EFFICIENCY, AND TWO 1 BEDROOM APARTMENTS,WITH ONE TURN KEY COMMERCIAL UNIT WITH SEPARATE OFFICE SPACE. WORK TO INCLUDE ANY REMAINING NON-STRUCTURAL INTERIOR DEMOLITION NOT YET COMPLETED (PERMIT PREVIOUSLY APPROVED FOR PHASE I NON-STRUCTURAL DEMOLITION) AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. WORK TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, OF WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS

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

N

1 / A0.0 AERIAL IMAGE

NOT TO SCALE



Sheet List

SHEET NUMBER	SHEET TITLE
A0.00	COVER SHEET
A0.01	EGRESS DIAGRAMS
A0.02	CODE REVIEW
A0.03	CODE REVIEW
A0.04	CODE REVIEW
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.01	DEMO BASEMENT & FIRST FLOOR PLANS
A1.02	DEMO SECOND & THIRD FLOOR PLANS
A1.03	DEMO ATTIC FLOOR & ROOF PLAN
A1.11	NEW CONSTRUCTION BASEMENT & FIRST FLOOR PLANS
A1.12	NEW CONSTRUCTION SECOND & THIRD FLOOR PLANS
A1.13	NEW CONSTRUCTION ATTIC AND ROOF PLANS
A1.20	NEW CONSTRUCTION BASEMENT & FIRST FLOOR RCP
A1.21	NEW CONSTRUCTION SECOND & THIRD FLOOR RCP
A2.01	DEMO NORTH ELEVATION
A2.03	DEMO SOUTH ELEVATION
A2.02	DEMO WEST_EAST ELEVATION
A2.11	NEW CONSTRUCTION NORTH ELEVATION
A2.12	NEW CONSTRUCTION SOUTH ELEVATION
A2.13	NEW CONSTRUCTION WEST-EAST ELEVATION
A3.10	WALL SECTION
A4.00	RESTROOM INTERIOR ELEVATIONS
A5.00	MISC DETAILS
A6.00	ASSEMBLIES
A6.01	ASSEMBLIES
A6.10	WINDOW TYPES
A6.11	WINDOW DETAILS
A6.12	DOOR TYPES
A6.13	DOOR & STOREFRONT DETAILS
M1.0	MECH BASEMENT & FIRST FLOOR PLAN
M1.1	MECH SECOND & THIRD FLOOR PLAN
M1.2	MECH ROOF PLAN
M2.0	MECH SCHEDULES & SPECS
S001	STRUCTURAL GENERAL NOTES
S101	STRUCTURAL PLANS
S320	STRUCTURAL SECTIONS

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

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A0.00



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

DEVELOPMENT SITE PLAN | 1

DEVELOPMENT SITE PLAN GENERAL NOTES

A. THIS PERMIT IS PART OF A LARGER DEVELOPMENT CONSISTING OF 6 BUILDINGS. SITE IMPROVEMENTS WILL BE COORDINATED ACROSS THE PROJECT.
B. ADA ACCESS TO ALL BUILDINGS IS PROVIDED THROUGH DOORS AT GRADE, SLOPED ENTRIES AND/OR INTERIOR RAMPS.
C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

DEVELOPMENT SITE PLAN GRAPHIC KEY

- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- PROPOSED EASEMENT
- PERMIT BUILDING
- EXISTING TREE
- RM-0.7 / CN-P — ZONING DESIGNATION

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

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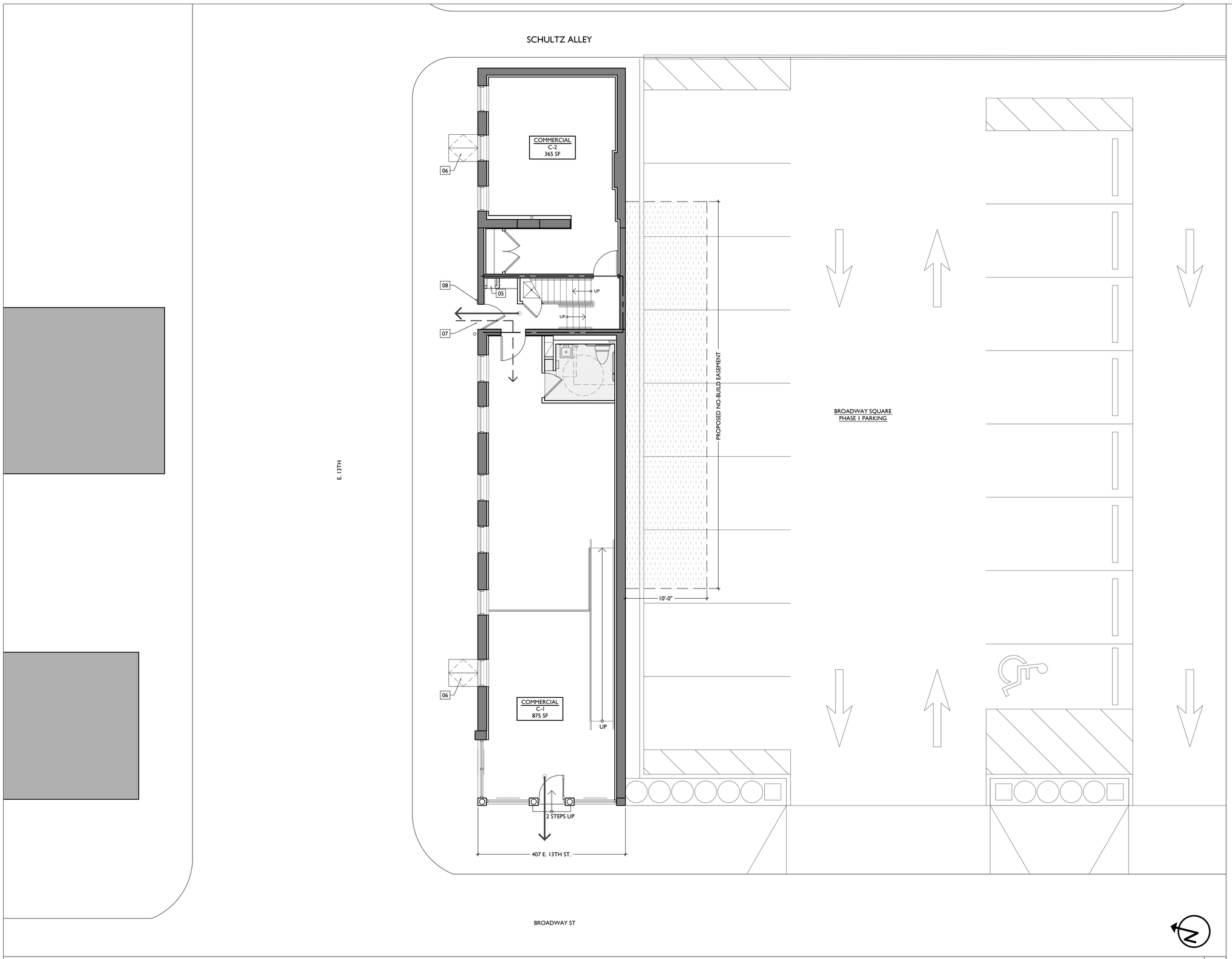
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR: BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A0.10



SCALE: $\frac{3}{16}$" = 1'-0"

PROJECT SITE PLAN

1

PROJECT SITE PLAN
KEYED NOTES

1. GARBAGE LOCATION
2. NEW FENCE W/ GATE. SEE SITE DETAILS.
3. NEW ADA RAMP W/ HANDRAILS
4. NEW BREEZEWAY GATE
5. MAILBOX LOCATION
6. NEW SIDEWALK HATCH PER DOTE SPECS. SEE NEW WORK PLANS.
7. ADA ACCESSIBLE ENTRY
8. INTERCOM PANEL
9. NEW SITE STAIRS 36" AFF W/ HANDRAILS.
10. NEW CONC. SLAB IN COURTYARD. SEE CIVIL PLANS FOR GRADING
11. NOT USED
12. PROPOSED TREE IN PLANTING BED
13. NEW LOCATION OF AC UNITS. PROVIDE ENCLOSURE.
14. EGRESS DOORS

PROJECT SITE PLAN GENERAL NOTES

A. THIS PERMIT IS PART OF A LARGER DEVELOPMENT CONSISTING OF 6 BUILDINGS. SITE IMPROVEMENTS WILL BE COORDINATED ACROSS THE PROJECT.
B. ADA ACCESS TO ALL BUILDINGS IS PROVIDED THROUGH DOORS AT GRADE, SLOPED ENTRIES AND/OR INTERIOR RAMPS.
C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

PROJECT SITE PLAN GRAPHIC KEY

- KEYNOTE
- EGRESS PATH
- ADA ENTRY
- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- EXISTING TREE

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STATE OF OHIO
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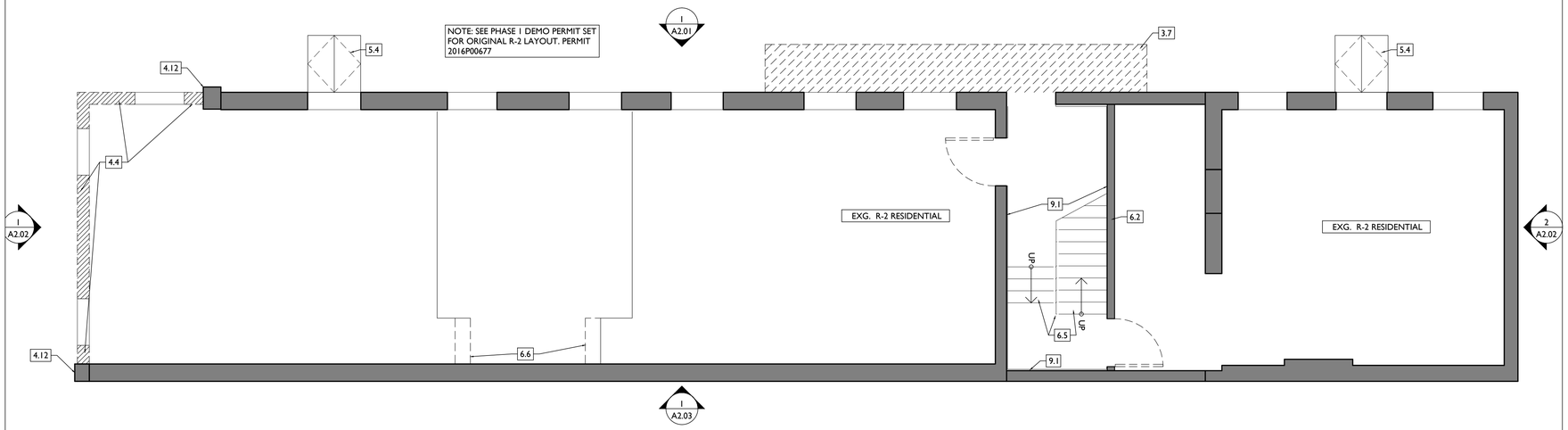
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
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CINCINNATI, OH 45202

2.23.2016

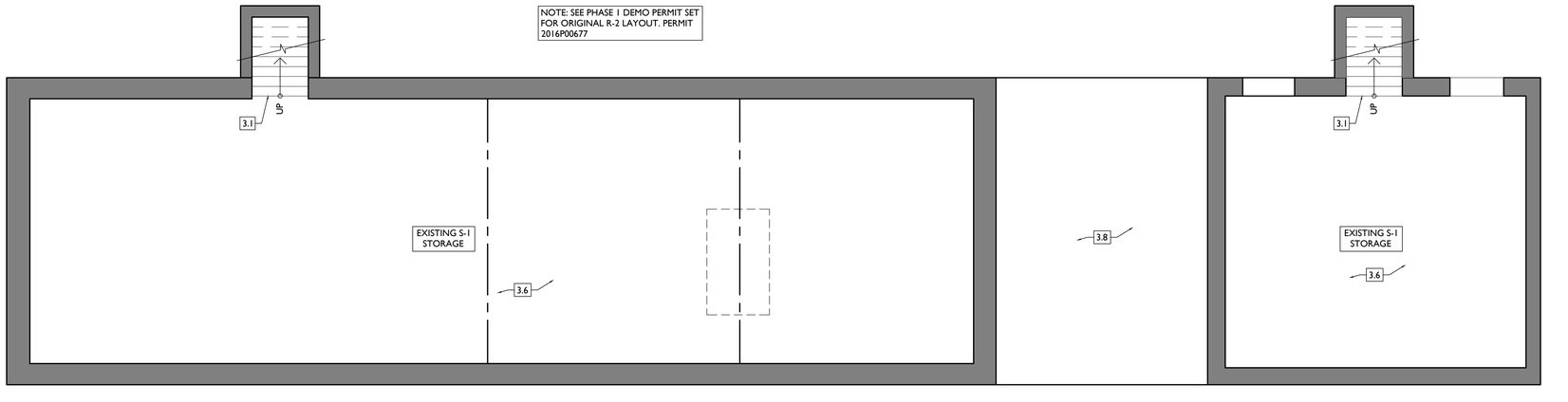
A0.11



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

DEMO - FIRST FLOOR PLAN

2



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

DEMO - BASEMENT FLOOR PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

PHASE II DEMO. MAJORITY OF BASIC DEMOLITION TO HAVE BEEN COMPLETED IN PHASE I

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

3. CONCRETE
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2-NOT USED
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
   3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
   4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- NOT USED
   4.6- NOT USED
   4.7- NOT USED
   4.8- NOT USED
   4.9- NOT USED
   4.10- NOT USED
   4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
   5.1- NOT USED
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- NOT USED
   5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
   6.1- NOT USED
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- NOT USED
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
   7.1- NOT USED
   7.2- REMOVE EXG. DOWNSPOUT.
   7.3- NOT USED
   7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- NOT USED
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
   8.1- NOT USED
   8.2- NOT USED
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME
   8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
   8.5- NOT USED
   8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
   22.1- NOT USED

23. HVAC
   23.1- NOT USED
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

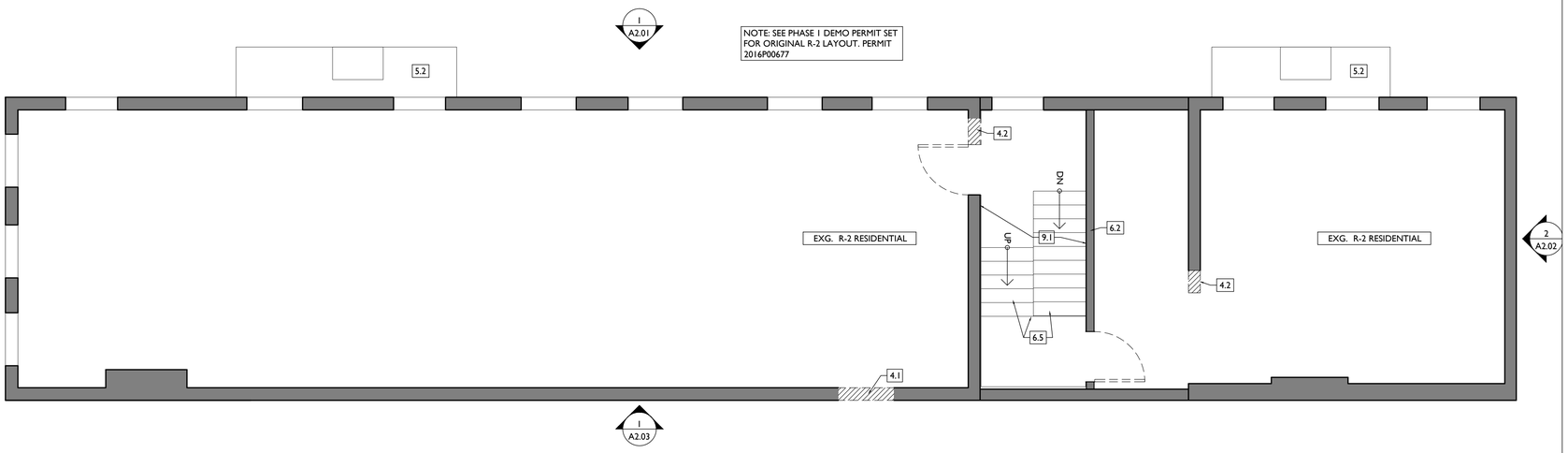
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

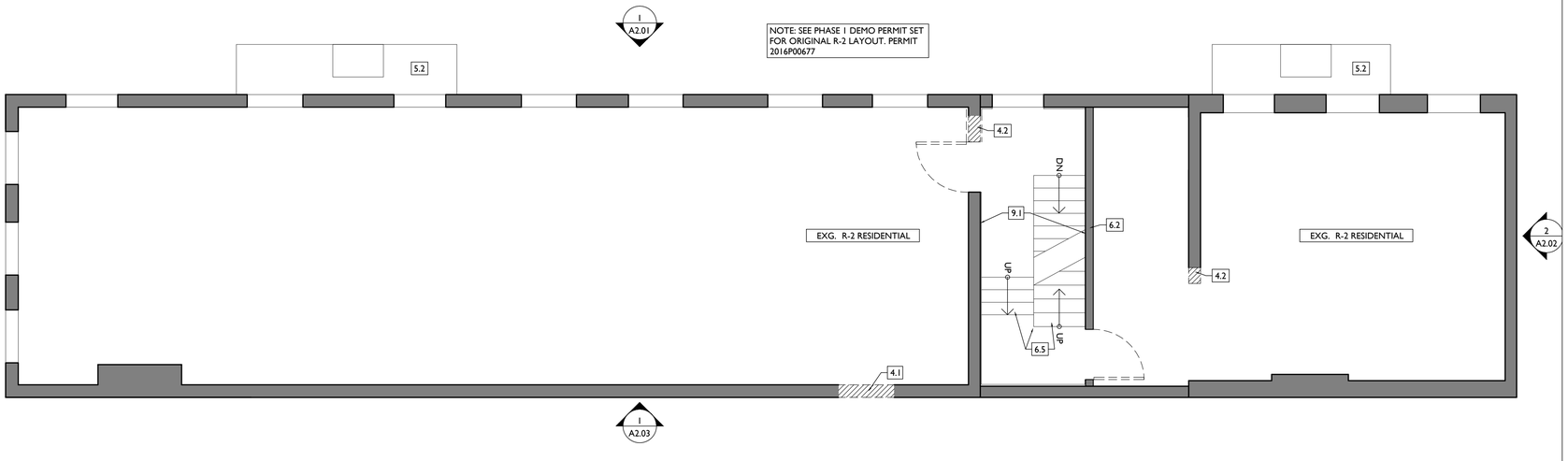
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SCALE: 1/4" = 1'-0"

DEMO - THIRD FLOOR PLAN

2



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

DEMO - SECOND FLOOR PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

PHASE 11 DEMO. MAJORITY OF BASIC DEMOLITION TO HAVE BEEN COMPLETED IN PHASE I

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

3. CONCRETE
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2-NOT USED
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
   3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
   4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- NOT USED
   4.6- NOT USED
   4.7- NOT USED
   4.8- NOT USED
   4.9- NOT USED
   4.10- NOT USED
   4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
   5.1- NOT USED
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- NOT USED
   5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
   6.1- NOT USED
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- NOT USED
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
   7.1- NOT USED
   7.2- REMOVE EXG. DOWNSPOUT.
   7.3- NOT USED
   7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- NOT USED
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
   8.1- NOT USED
   8.2- NOT USED
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
   8.5- NOT USED
   8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
   22.1- NOT USED

23. HVAC
   23.1- NOT USED
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
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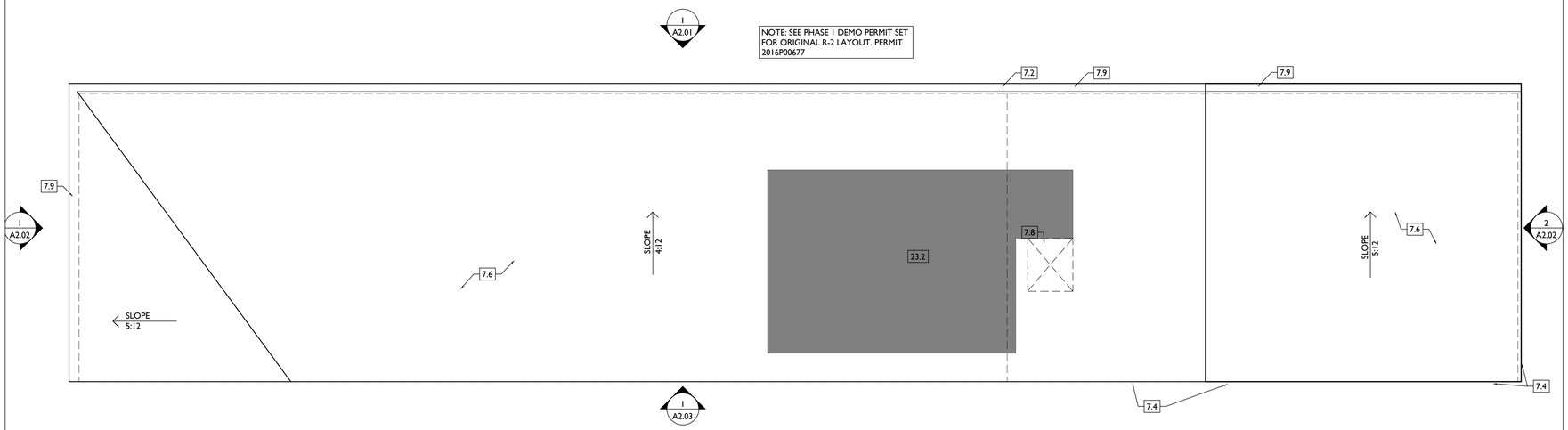
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

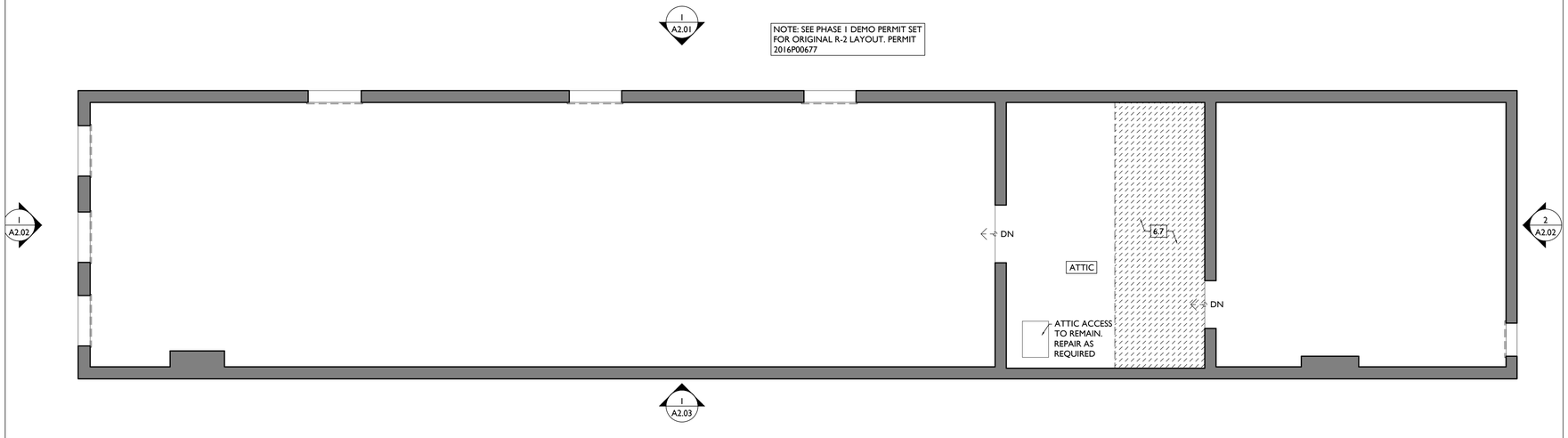
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SCALE: 1/4" = 1'-0"

DEMO - ROOF PLAN

2



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

DEMO - ATTIC FLOOR PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

PHASE II DEMO. MAJORITY OF BASIC DEMOLITION TO HAVE BEEN COMPLETED IN PHASE I

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

3. CONCRETE
  3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
  3.2-NOT USED
  3.3- EXG. CONCRETE WALKWAY TO REMAIN.
  3.4- REMOVE EXG. CONCRETE WALKWAY.
  3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
  3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
  3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
  3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
  4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
  4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
  4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
  4.5- NOT USED
  4.6- NOT USED
  4.7- NOT USED
  4.8- NOT USED
  4.9- NOT USED
  4.10- NOT USED
  4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
  5.1- NOT USED
  5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
  5.3- NOT USED
  5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
  6.1- NOT USED
  6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
  6.3- NOT USED
  6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
  6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
  6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
  6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
  7.1- NOT USED
  7.2- REMOVE EXG. DOWNSPOUT.
  7.3- NOT USED
  7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
  7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
  7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
  7.7- NOT USED
  7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
  7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
  8.1- NOT USED
  8.2- NOT USED
  8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
  8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
  8.5- NOT USED
  8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
  9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
  22.1- NOT USED

23. HVAC
  23.1- NOT USED
  23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

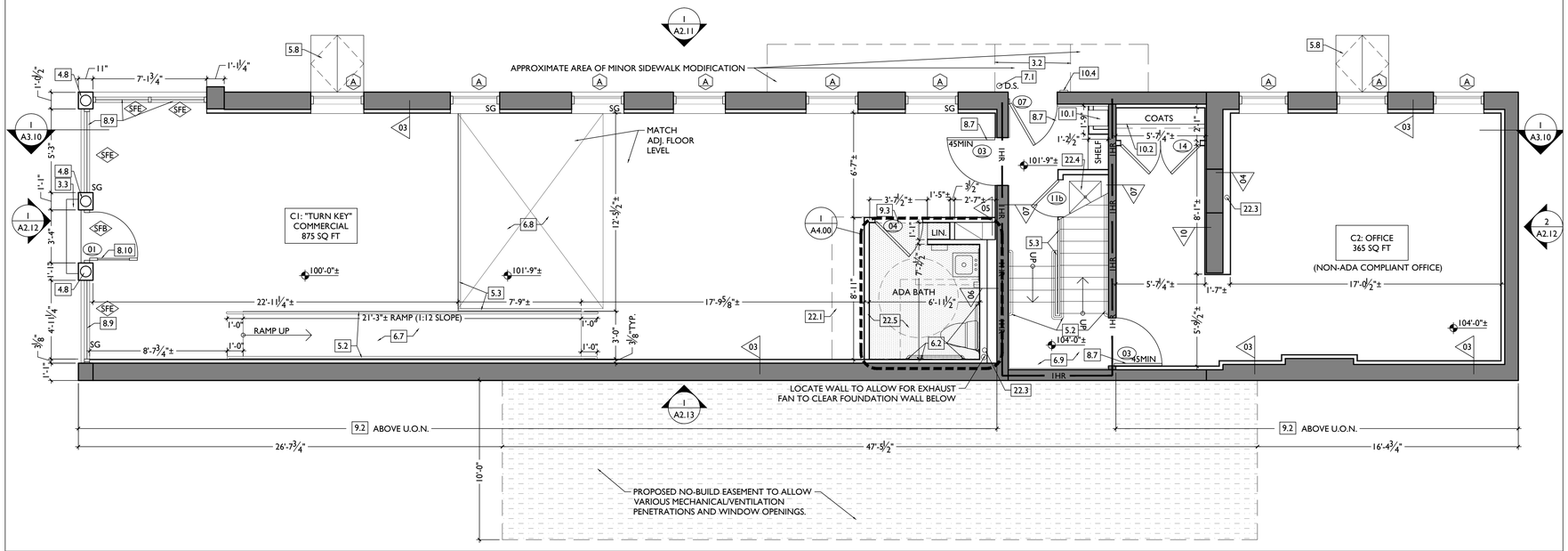
Revisions

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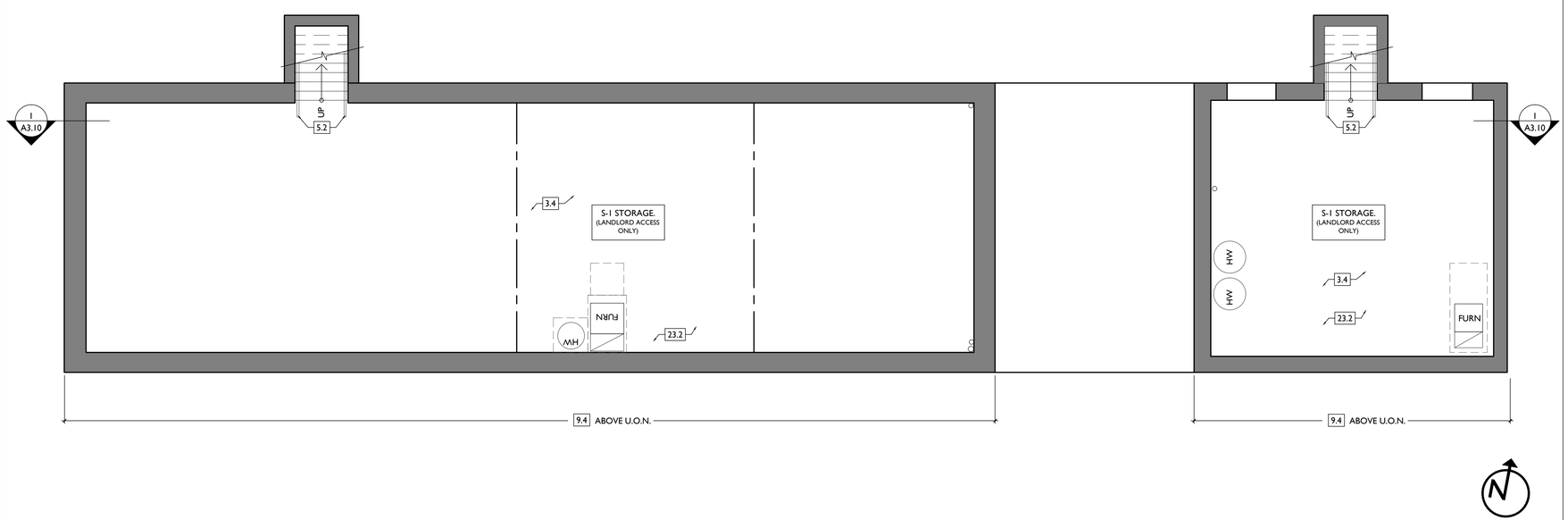
PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A1.03



SCALE: ¼" = 1'-0" **NEW CONSTRUCTION - FIRST FLOOR PLAN** 2



SCALE: ¼" = 1'-0" **NEW CONSTRUCTION - BASEMENT FLOOR PLAN** 1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR. SEE CIVIL DRAWINGS FOR ELEVATIONS/GRADING.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 NEW FAUX-HISTORIC FIBERGLASS COLUMNS TO MATCH HISTORIC, WRAPPING STRUCTURAL STEEL MEMBER- SEE STRUCT. DWGS AND DETAILS.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL. SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

5.8 NEW H20 HATCH

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8¼"; MIN TREAD DEPTH: 9"

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7"; MIN TREAD DEPTH:11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR. WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NOT USED.

7.13. ICE AND WATER SHEILD

7.14. REPAIR AND REPAINT EXG. RAKE TRIM

7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW FIXED SINGLE PANE ATTIC WINDOW. SEE SCHEDULE

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. LINE OF SOFFIT ABOVE - SEE RCPS AND A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

9.4. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N.- SEE ASSEMBLY TYPE D ON SHEET A6.00

9.5. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N- SEE ASSEMBLY TYPE E ON SHEET A6.00

10. SPECIALTIES

10.1. PROVIDE NEW LOCKABLE SURFACE MT. MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.3. NOT USED

10.4. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DURELX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- PARTITION TYPE; SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- DOOR DESIGNATION; SEE SHEET A6.12
- WINDOW DESIGNATION; SEE SHEET A6.10
- STOREFRONT DESIGNATION; SEE SHEET A6.12
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

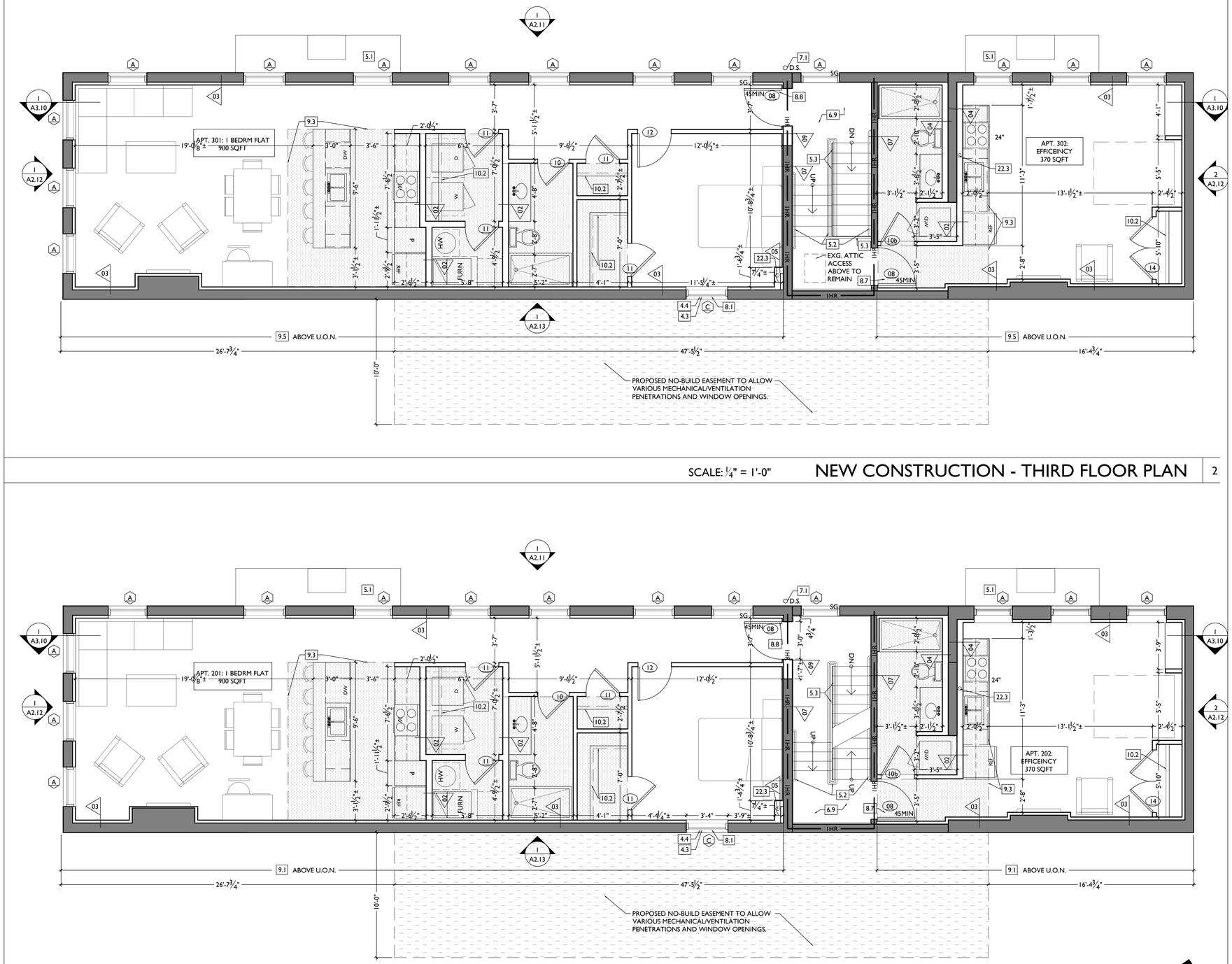
Revisions

Design Team:
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PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A1.11



SCALE: ¼" = 1'-0" NEW CONSTRUCTION - THIRD FLOOR PLAN 2

SCALE: ¼" = 1'-0" NEW CONSTRUCTION - SECOND FLOOR PLAN 1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR. SEE CIVIL DRAWINGS FOR ELEVATIONS/GRADING.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 NEW FAUX-HISTORIC FIBERGLASS COLUMNS TO MATCH HISTORIC, WRAPPING STRUCTURAL STEEL MEMBER- SEE STRUCT. DWGS AND DETAILS.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. D'TLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

5.8 NEW H20 HATCH

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8¼"; MIN TREAD DEPTH: 9"

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7"; MIN TREAD DEPTH: 11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR. WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NOT USED

7.13. ICE AND WATER SHIELD

7.14. REPAIR AND REPAINT EXG. RAKE TRIM

7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW FIXED SINGLE PANE ATTIC WINDOW. SEE SCHEDULE

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. LINE OF SOFFIT ABOVE - SEE RCPS AND A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

9.4. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N.- SEE ASSEMBLY TYPE D ON SHEET A6.00

9.5. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N- SEE ASSEMBLY TYPE E ON SHEET A6.00

10. SPECIALTIES

10.1. PROVIDE NEW LOCKABLE SURFACE MT. MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.3. NOT USED

10.4. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. *ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.*

V. *ALL EXTERIOR STEEL TO BE DURELX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).*

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

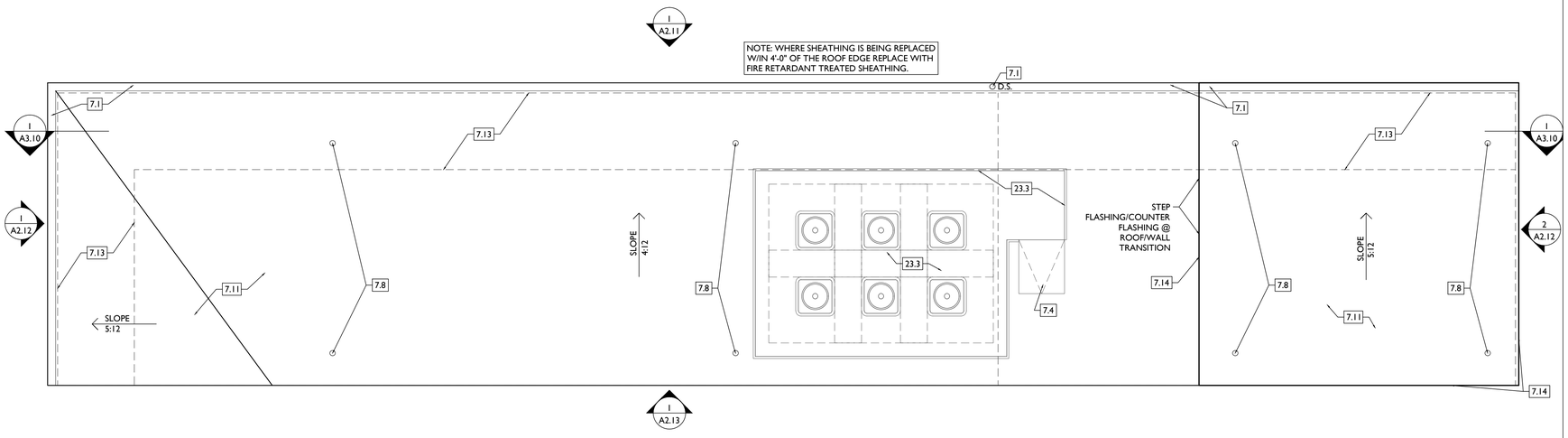
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

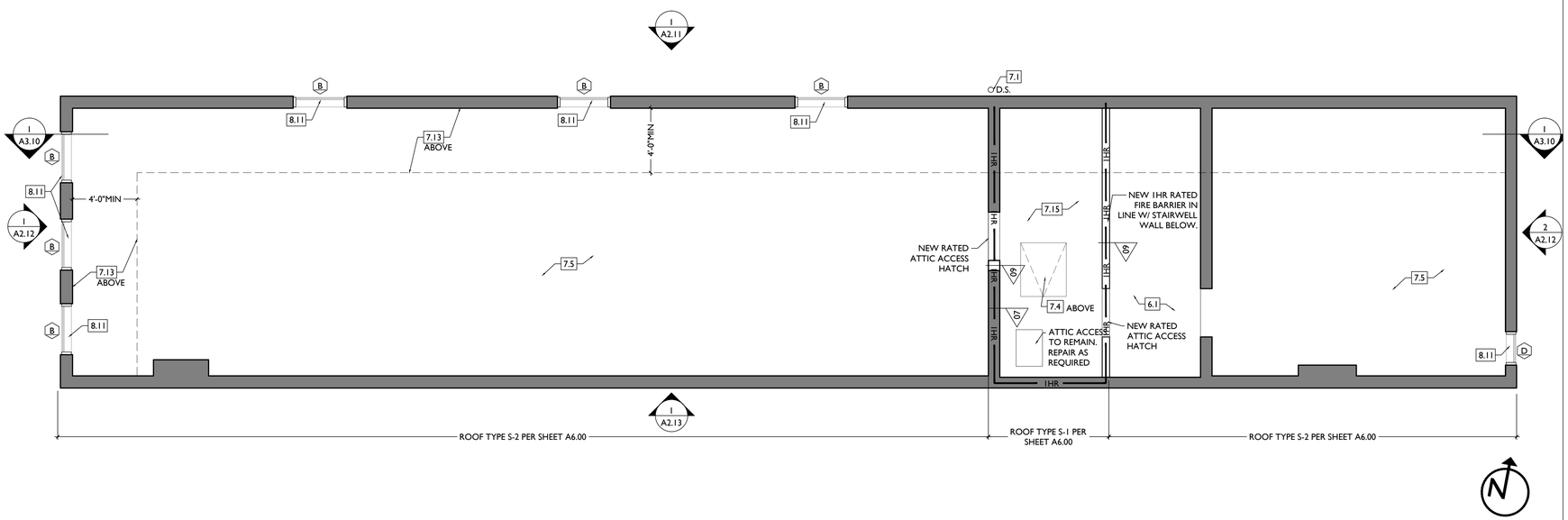
A1.12



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

NEW CONSTRUCTION - ROOF PLAN

2



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

NEW CONSTRUCTION - ATTIC FLOOR PLAN

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR. SEE CIVIL DRAWINGS FOR ELEVATIONS/GRADING.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 NEW FAUX-HISTORIC FIBERGLASS COLUMNS TO MATCH HISTORIC, WRAPPING STRUCTURAL STEEL MEMBER- SEE STRUCT. DWGS AND DETAILS.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1 1/2" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

5.8 NEW H20 HATCH

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8 1/4"; MIN TREAD DEPTH: 9"

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7"; MIN TREAD DEPTH: 11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR. WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NOT USED.

7.13. ICE AND WATER SHEILD

7.14. REPAIR AND REPAINT EXG. RAKE TRIM

7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW FIXED SINGLE PANE ATTIC WINDOW. SEE SCHEDULE

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. LINE OF SOFFIT ABOVE - SEE RCPS AND A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

9.4. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N.- SEE ASSEMBLY TYPE D ON SHEET A6.00

9.5. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N- SEE ASSEMBLY TYPE E ON SHEET A6.00

10. SPECIALTIES

10.1. PROVIDE NEW LOCKABLE SURFACE MT. MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX. REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.3. NOT USED

10.4. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 1/4" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DURELX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- PARTITION TYPE; SEE SHEET A6.00
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- DOOR DESIGNATION; SEE SHEET A6.12
- WINDOW DESIGNATION; SEE SHEET A6.10
- STOREFRONT DESIGNATION; SEE SHEET A6.12
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A1.13



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

DEMO NORTH ELEVATION | 1

EXISTING & DEMO PLANS GENERAL NOTES

PHASE II DEMO. MAJORITY OF BASIC DEMOLITION TO HAVE BEEN COMPLETED IN PHASE I

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JORTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- [#] KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS [#] KEYED NOTES

3. CONCRETE
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2-NOT USED
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
   3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
   4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- NOT USED
   4.6- NOT USED
   4.7- NOT USED
   4.8- NOT USED
   4.9- NOT USED
   4.10- NOT USED
   4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
   5.1- NOT USED
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- NOT USED
   5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
   6.1- NOT USED
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- NOT USED
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
   7.1- NOT USED
   7.2- REMOVE EXG. DOWNSPOUT.
   7.3- NOT USED
   7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- NOT USED
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
   8.1- NOT USED
   8.2- NOT USED
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
   8.5- NOT USED
   8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
   22.1- NOT USED

23. HVAC
   23.1- NOT USED
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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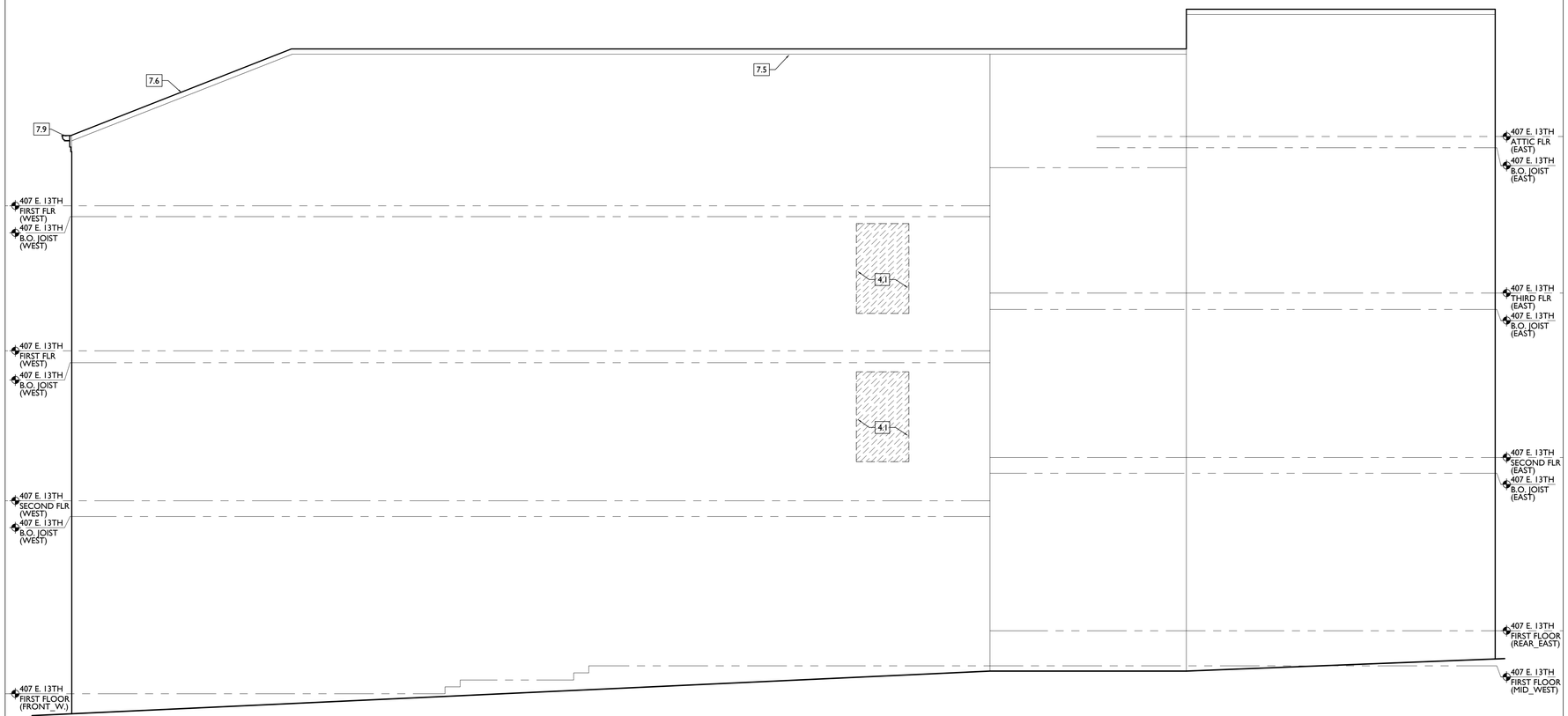
Revisions

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DEMO SOUTH ELEVATION | 1

EXISTING & DEMO PLANS GENERAL NOTES

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  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
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J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
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T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

3. CONCRETE
  3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
  3.2-NOT USED
  3.3- EXG. CONCRETE WALKWAY TO REMAIN.
  3.4- REMOVE EXG. CONCRETE WALKWAY.
  3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
  3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
  3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
  3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
  4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
  4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
  4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
  4.5- NOT USED
  4.6- NOT USED
  4.7- NOT USED
  4.8- NOT USED
  4.9- NOT USED
  4.10- NOT USED
  4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
  5.1- NOT USED
  5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
  5.3- NOT USED
  5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
  6.1- NOT USED
  6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
  6.3- NOT USED
  6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
  6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
  6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
  6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
  7.1- NOT USED
  7.2- REMOVE EXG. DOWNSPOUT.
  7.3- NOT USED
  7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
  7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
  7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
  7.7- NOT USED
  7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
  7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
  8.1- NOT USED
  8.2- NOT USED
  8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
  8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
  8.5- NOT USED
  8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
  9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
  22.1- NOT USED

23. HVAC
  23.1- NOT USED
  23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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02.19.2016 - FOR PERMIT

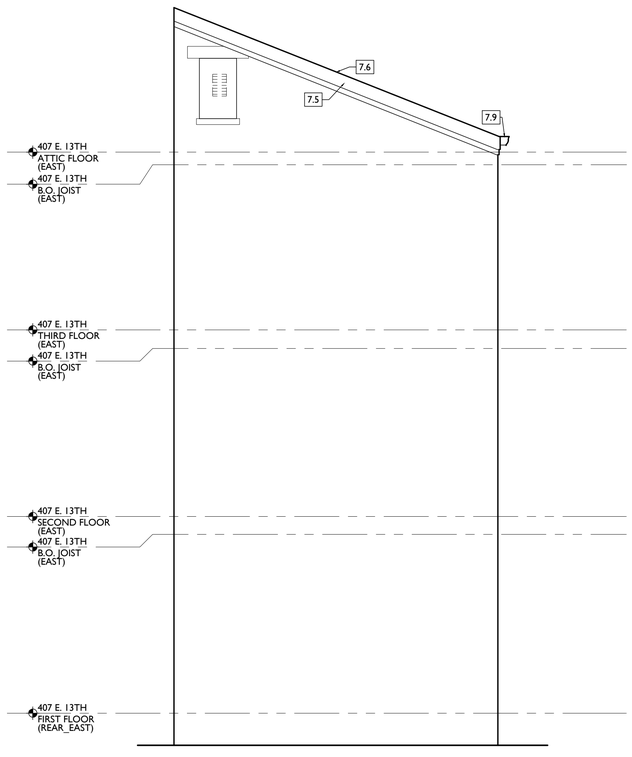
Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
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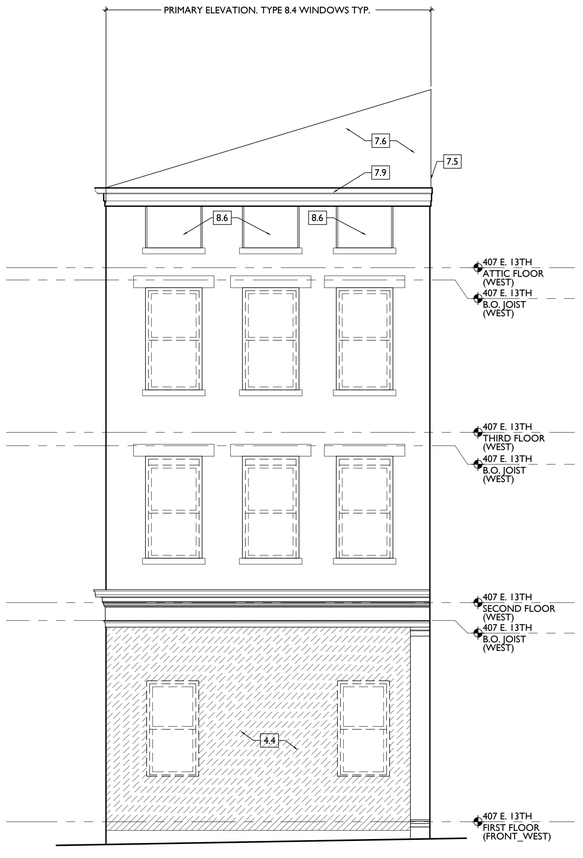
PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A2.03



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



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

EXISTING & DEMO PLANS GENERAL NOTES

PHASE 11 DEMO. MAJORITY OF BASIC DEMOLITION TO HAVE BEEN COMPLETED IN PHASE I

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING WALL (TO REMAIN)
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAM TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

3. CONCRETE
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2-NOT USED
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- REMOVE EXG. CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW ADA ACCESS. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR NEW GRADE ELEVATIONS.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
   3.8- EXG. SLAB ON GRADE (ASSUMED) TO REMAIN.

4. MASONRY
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. ALIGN SILL & LINTEL W/ HISTORIC WINDOWS. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- ENLARGE EXG. OPG IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMENSIONS.
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
   4.4- REMOVE EXG. NON-HISTORIC LOAD BEARING INFILL BETWEEN HISTORIC STOREFRONT FRAMES. SEE STRUCTURAL DWGS. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- NOT USED
   4.6- NOT USED
   4.7- NOT USED
   4.8- NOT USED
   4.9- NOT USED
   4.10- NOT USED
   4.12- HISTORIC STOREFRONT PIER TO REMAIN.

5. METALS/STEEL
   5.1- NOT USED
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- NOT USED
   5.4- REMOVE EXG. BASEMENT ACCESS AND PREP FOR NEW ACCESS HATCH.

6. WOODS/PLASTICS
   6.1- NOT USED
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- NOT USED
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. NON-HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- REMOVE PORTION OF EXG. FLOOR AND FLOOR FRAMING. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR DETAILS AND ELEVATION OF NEW FLOOR.

7. THERMAL/MOISTURE
   7.1- NOT USED
   7.2- REMOVE EXG. DOWNSPOUT.
   7.3- NOT USED
   7.4- EXG. RAKE TRIM TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- NOT USED
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. GUTTERS. SEE NEW CONSTRUCTION PLANS FOR DETAILS.

8. DOORS AND WINDOWS
   8.1- NOT USED
   8.2- NOT USED
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. REPLACEMENT WINDOW AND EXG. WOOD FRAME & BRICKMOLD.
   8.5- NOT USED
   8.6- EXG. PANEL TO BE REMOVED.

9. FINISHES
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.

22. PLUMBING
   22.1- NOT USED

23. HVAC
   23.1- NOT USED
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A2.02

PRIMARY ELEVATION. TYPE 8.3 WINDOWS U.O.N.



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION NORTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR. SEE CIVIL DRAWINGS FOR ELEVATIONS/GRADING.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 NEW FAUX-HISTORIC FIBERGLASS COLUMNS TO MATCH HISTORIC, WRAPPING STRUCTURAL STEEL MEMBER- SEE STRUCT. DWGS AND DETAILS.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1 ½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL. SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

5.8 NEW H20 HATCH

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8 ¼"; MIN TREAD DEPTH: 9"

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7"; MIN TREAD DEPTH: 11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR. WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NOT USED

7.13. ICE AND WATER SHIELD

7.14. REPAIR AND REPAINT EXG. RAKE TRIM

7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW FIXED SINGLE PANE ATTIC WINDOW. SEE SCHEDULE

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. LINE OF SOFFIT ABOVE - SEE RCPS AND A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

9.4. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N.- SEE ASSEMBLY TYPE D ON SHEET A6.00

9.5. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N- SEE ASSEMBLY TYPE E ON SHEET A6.00

10. SPECIALTIES

10.1. PROVIDE NEW LOCKABLE SURFACE MT. MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.3. NOT USED

10.4. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

P. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. *ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.*

V. *ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).*

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

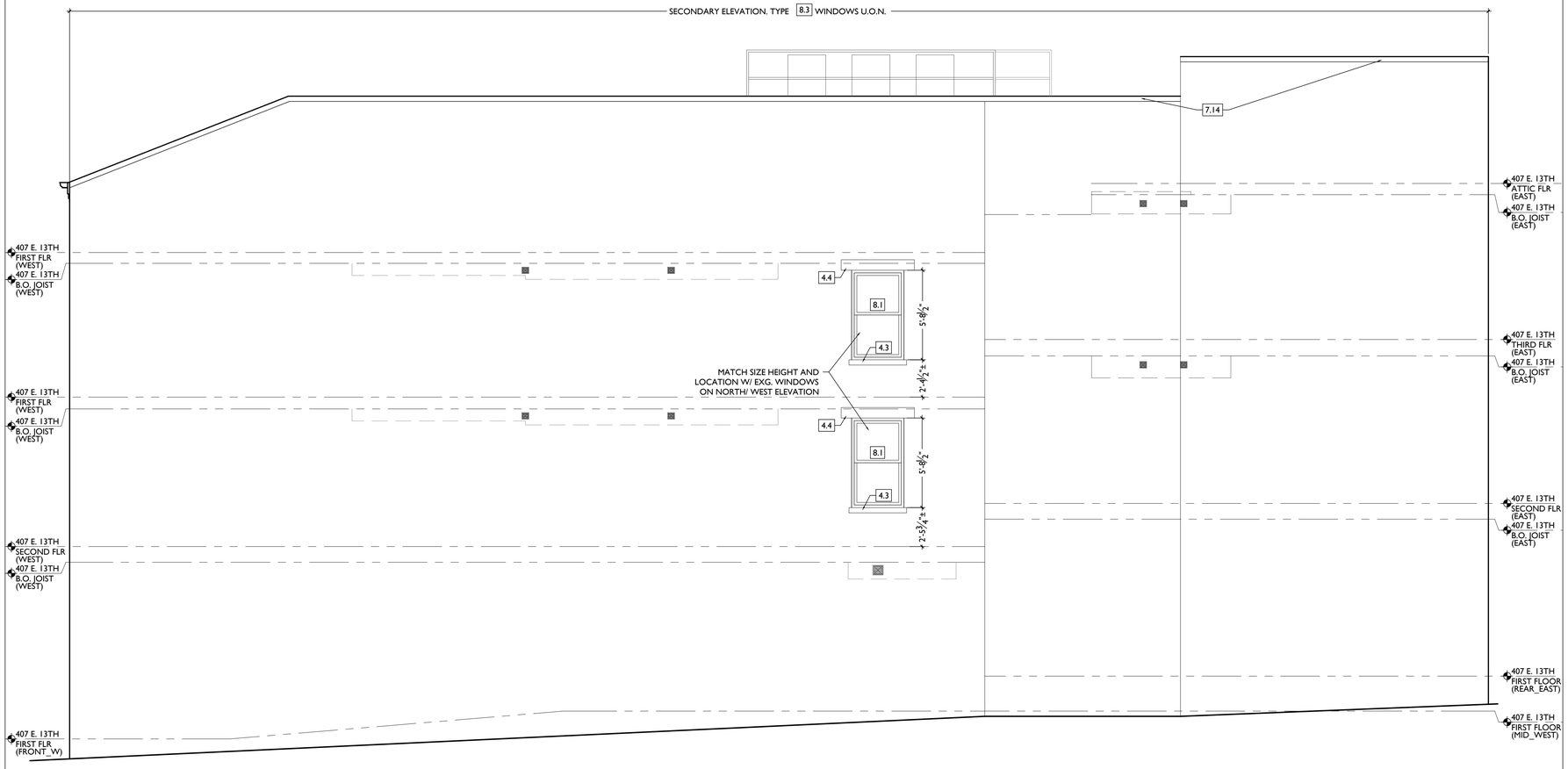
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A2.11



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION SOUTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR. SEE CIVIL DRAWINGS FOR ELEVATIONS/GRADING.

3.3. NEW CONCRETE STEP(S) @ ENTRY DOOR.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

4. MASONRY

4.1. EXG. CHIMNEY. REPAIR/REPOINT MASONRY. PROVIDE CAP.

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

4.8 NEW FAUX-HISTORIC FIBERGLASS COLUMNS TO MATCH HISTORIC, WRAPPING STRUCTURAL STEEL MEMBER- SEE STRUCT. DWGS AND DETAILS.

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5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL. SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

5.8 NEW H20 HATCH

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8¼"; MIN TREAD DEPTH: 9"

6.4. REPAIR AND RETAIN EXG. STAIR.

6.5. NEW WOOD COMMERCIAL STAIRS. WOOD FINISH TO MATCH FLOORING. MAX RISE: 7"; MIN TREAD DEPTH: 11"

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJACENT FLOORING.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR. WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. EXG. DOWNSPOUT. REPAIR AS REQUIRED.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NOT USED

7.13. ICE AND WATER SHIELD

7.14. REPAIR AND REPAINT EXG. RAKE TRIM

7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

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8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

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8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW FIXED SINGLE PANE ATTIC WINDOW. SEE SCHEDULE

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. LINE OF SOFFIT ABOVE - SEE RCPS AND A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

9.4. NON RATED FLR-CLG ASSEMBLY ABOVE U.O.N.- SEE ASSEMBLY TYPE D ON SHEET A6.00

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10. SPECIALTIES

10.1. PROVIDE NEW LOCKABLE SURFACE MT. MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.3. NOT USED

10.4. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED ⊟ FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ⅄" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NEW ROOFTOP MECHANICAL EQUIPMENT; SEE HVAC DWGS.

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
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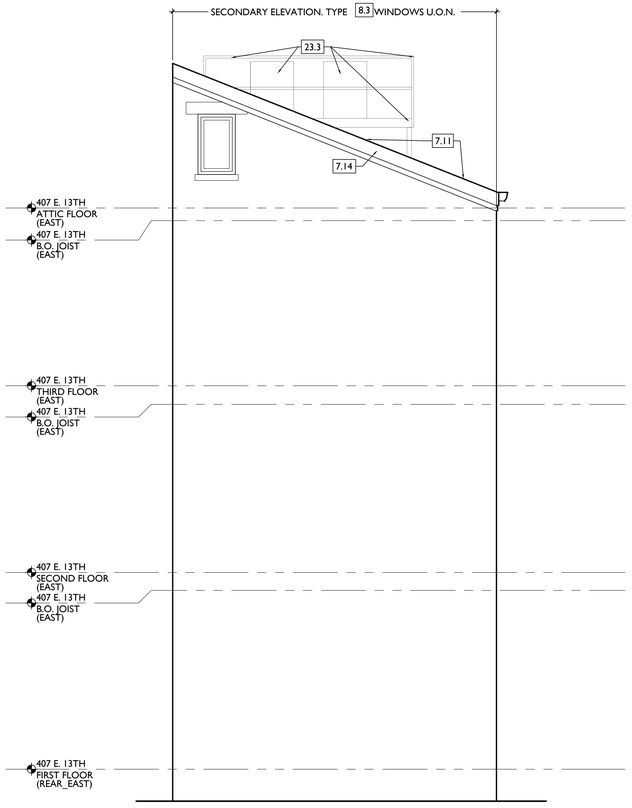
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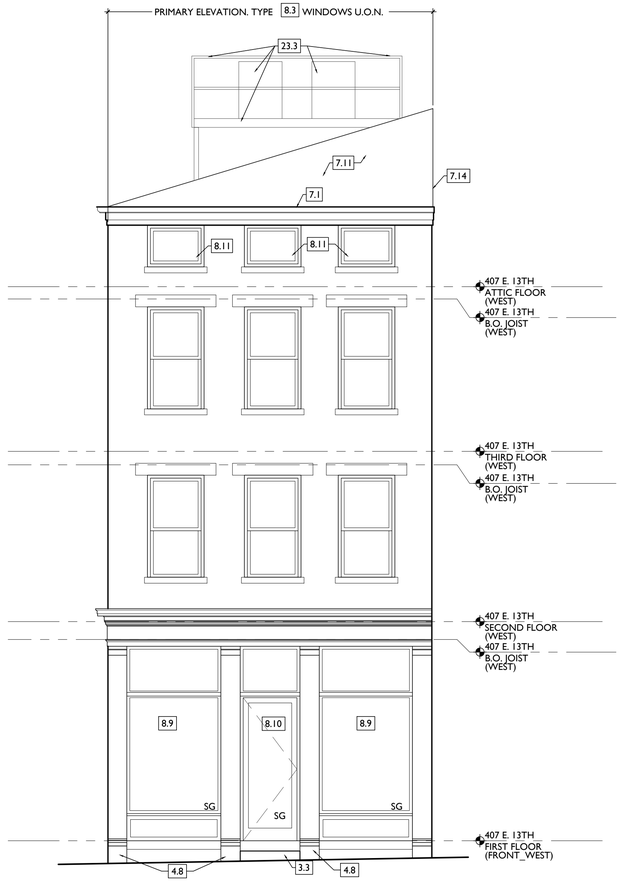
2.23.2016

A2.12



SCALE: ¼" = 1'-0"

EAST ELEVATION | 2



SCALE: ¼" = 1'-0"

WEST ELEVATION | 1

NEW WORK PLANS
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4.2. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DO NOT PARGE.

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5.3. NEW STEEL GUARDRAIL. SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED

5.5. NOT USED

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 NOT USED

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7.15. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC ROOF ABOVE AND WALLS. SEE SECTION.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

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8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

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9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE -SEE ASSEMBLY TYPE A ON SHEET A6.00

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10.2. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

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21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

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22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

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23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

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C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

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E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFT STOPPING IN FLOORS AND ATTICS PER OBC.

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW ATYPICAL FIRE-RATED CLG ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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

STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, ESB, LMM, TS, LF, MKS
Drawn by:
ESB, LMM, MKS, SDB

PROPOSED PROJECT:
RENOVATIONS FOR:
BROADWAY SQ. PHASE II
407 E. 13TH STREET
CINCINNATI, OH 45202

2.23.2016

A2.13



SCALE: $\frac{3}{8}$" = 1'-0"

SIGHT LINE STUDY | 1

PLATTE
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STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates

Design Team:

Drawn by:

PROPOSED PROJECT:

A3.11

city of CINCINNATI PLANNING & BUILDINGS

APPLICATION

HCB HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

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

APPLICATION BUILDING ADDRESS: 412 E 12th St

DISTRICT NAME: Over the Rhine
(if applicable)

OWNER NAME: Lincoln Stargate Limited Partnership

ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-0048

EMAIL: JChamlee@modelgroup.net

CONTRACTOR NAME: Model Construction

ADDRESS: 2170 Gilbert Ave - Suite 100 PHONE NO: 513-559-4556

EMAIL: BKeppler@modelgroup.net

ARCHITECT NAME: Platte Architecture + Design - Luke Field PHONE NO: 513-871-1850

ADDRESS: 202 West Elder St - Cinti, OH - 45202

EMAIL: Luke@plattedesign.com

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
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

Project is the renovation of an existing mixed-use building on E 12th St. Project is to receive Historic Tax Credits. Work to include the replacement of all windows with new windows (Trim Line DR-300 Aluminum-clad wood windows on all facades). Non-historic brick infill at storefronts will be removed, and replaced with new aluminum storefront with a new painted wood base (colors TBD). Corner entrance to be restored. Existing historic corni and misc. ornamentation will remain and will be repaired and repainted (see plans/elevations). Fire escapes to be retained (repaired and repainted). Existing iron fence to be retained (repair and repainted). Building will be re-roofed with a black EPDM roof (by Syntec). Rooftop mechanical units will be provided as indicated on plans/elevations.

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)

Please see drawing set for additional information. Original SHPO pt 2 applications are also available (PLEASE NOTE: some deviations from the original Pt. 2's will be present - we will be submitting pt 2 Amendments at a later date).

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.

city of CINCINNATI

FOR OFFICE USE ONLY
Case No. _____

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 412 East 12th Street
AUDITOR'S PARCEL ID(S) 075-0003-0013-00
BASE ZONING CLASSIFICATION RM-0.7
ZONING OVERLAY (if applicable) OTR Historic District

2. APPLICANT
NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 202 West Elder Street, 4th Floor; Cincinnati, OH 45202
EMAIL luke@plattedesign.com
TELEPHONE (513) 871-1650 x1007 RELATIONSHIP TO OWNER project architect

3. OWNER
NAME LINCOLN STARGATE LIMITED PARTNERSHIP CONTACT PERSON (if legal entity) Luke Field, Architect
ADDRESS 2170 Gilbert Ave #100; Cincinnati, OH 45206
EMAIL
TELEPHONE (513) 559-0048

4. NATURE OF RELIEF REQUESTED (select all that apply)
■ Variance □ Use Variance □ Special Exception ■ Conditional Use □ Use Permit
□ Expansion or Substitution of Nonconforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

Seeking conditional use for proposed office space due to size. Seeking variance to allow office use on the 2nd floor. Seeking variance for parking requirements. Please see attached letter.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Luke Field Signature _____ Date 2/8/16

8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS. Submit three copies of the following documentation. If you fail to complete the application and provide all information requested, your application may be denied.

☑	The written statement required in Section 6 above.
☑	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, area, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☑	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information depicting fully the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☑	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	All other documents or information you intend to introduce at the hearing on this application.
☑	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☑	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: $500-use variances; $300-all other relief.

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

REMEMBER: YOU MUST PAY THE REQUIRED FEE AT THE TIME YOU SUBMIT YOUR APPLICATION. ($500-USE VARIANCES; $300-ALL OTHER RELIEF)

INSTRUCTIONS FOR APPLICATIONS REQUESTING A CONDITIONAL USE APPROVAL

Applicants requesting a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a conditional use approval:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the conditional use is specifically listed in the applicable zoning district use regulations;

   b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**

   c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood.

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

Parcel ID	Address	Index Order	Tax Year
075-0003-0013-00	408 E TWELFTH ST	Parcel Number	2015 Payable 2016

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

Property Information

Tax District 001 - CINTI CORP-CINTI CSD **School District** CINCINNATI CSD	**Images/Sketches** 
Appraisal Area 01900 - PENDLETON	**Land Use** 469 - LIHTC COMM
Owner Name and Address LINCOLN STARGATE LIMITED PARTNERSHIP 2170 GILBERT AVE #100 CINCINNATI OH 45206 (call 946-4015 if incorrect)	**Mailing Name and Address** MODEL GROUP (FORMERLY MODEL MANAGEMENT) 2170 GILBERT AV STE #100 CINCINNATI OH 45206 (call 946-4800 if incorrect)
Assessed Value 12,600	**Effective Tax Rate** 87.643979
	Total Tax $1,171.84

Property Description
E 12TH ST 86.36x88.50 IR LOT 32-33-34-35 J FERNEDI NGS SUB OF OLD LOT 6 PAR 13-14-15-16 CON-TIF ABATEMENT

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	6/22/2011
Last Sale Amount	$798,177
Conveyance Number	22450
Deed Type	WD - Warranty Deed (Conv)
Deed Number	237453
# of Parcels Sold	4
Acreage	0.177
Front Footage	345.00

Tax/Credit/Value Summary

Board of Revision	**YES(15)**
Rental Registration	**Yes**
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	26,830
CAUV Value	0
Market Improvment Value	9,170
Market Total Value	36,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$619.68
Tax as % of Total Value	0.000%

Notes

10 9/29/15 BOR 14-802591 decrease to 36,000 1) 7-14-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

Images

Image Photo 10/20/2014



BROADWAY SQUARE PHASE II

PERMIT SET

412 E. 12TH STREET
CINCINNATI, OH 45202

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES: ALL TRADES

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

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

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

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

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

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

GENERAL CONDITIONS

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

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

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

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

DEFINITIONS:

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

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

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

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

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

DRAWINGS PREPARED BY OTHERS:

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

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

ARCHITECT

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

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON RD.
CINCINNATI, OH 45206
(513) 396-8900

CIVIL ENGINEER

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

MEP&S ENGINEER

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



N

1 A0.0 AERIAL IMAGE
NOT TO SCALE



PROJECT DESCRIPTION

PROJECT IS THE OVERALL RENOVATION OF AN EXISTING 12 UNIT, 4 STORY RESIDENTIAL BUILDING, AND AN EXISTING 6 UNIT, 4 STORY RESIDENTIAL BUILDING INTO ONE SEPARATED MIX-USED OCCUPANCIES, INCLUDING 12 NEW APARTMENTS, 2 COMMERCIAL SPACES, AND A NEW 4 STORY ELEVATOR AND CORRIDOR ADDITION. WORK TO INCLUDE ANY REMAINING NON-STRUCTURAL INTERIOR DEMOLITION NOT YET COMPLETED (PERMIT PREVIOUSLY APPROVED FOR PHASE I NON-STRUCTURAL DEMOLITION) AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK TO INCLUDE 4 STORY CIRCULATION ADDITION, INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. WORK TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS

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

Sheet List

SHEET NUMBER	SHEET TITLE
A0.00	COVER SHEET
A0.01	EGRESS DIAGRAMS
A0.02	CODE REVIEW
A0.03	CODE REVIEW
A0.04	CODE REVIEW
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.01	DEMO BASEMENT FLOOR PLAN
A1.02	DEMO FIRST FLOOR PLANS
A1.03	DEMO SECOND FLOOR PLANS
A1.04	DEMO THIRD FLOOR PLANS
A1.05	DEMO FOURTH FLOOR PLAN
A1.06	DEMO ROOF PLAN
A1.11	NEW CONSTRUCTION BASEMENT FLOOR PLAN
A1.12	NEW CONSTRUCTION FIRST FLOOR PLAN
A1.13	NEW CONSTRUCTION SECOND FLOOR PLAN
A1.14	NEW CONSTRUCTION THIRD FLOOR PLAN
A1.15	NEW CONSTRUCTION FOURTH FLOOR PLAN
A1.16	NEW CONSTRUCTION ROOF PLAN
A1.21	NEW CONSTRUCTION BASEMENT RCP
A1.22	NEW CONSTRUCTION FIRST FLOOR RCP
A1.23	NEW CONSTRUCTION SECOND FLOOR RCP
A1.24	NEW CONSTRUCTION THIRD FLOOR RCP
A1.25	NEW CONSTRUCTION FOURTH FLOOR RCP
A2.01	DEMO SOUTH ELEVATION
A2.02	DEMO EAST ELEVATION
A2.03	DEMO NORTH ELEVATION
A2.04	DEMO WEST ELEVATION
A2.05	DEMO COURTYARD WEST ELEVATION
A2.06	DEMO COURTYARD EAST ELEVATION

A2.11	NEW CONSTRUCTION SOUTH ELEVATION
A2.12	NEW CONSTRUCTION EAST ELEVATION
A2.13	NEW CONSTRUCTION NORTH ELEVATION
A2.14	NEW CONSTRUCTION WEST ELEVATION
A2.15	NEW CONSTRUCTION COURTYARD WEST ELEVATION
A2.16	NEW CONSTRUCTION COURTYARD EAST ELEVATION
A3.00	NEW CONSTRUCTION BUILDING SECTION
A3.01	NEW CONSTRUCTION BUILDING SECTION
A3.02	NEW CONSTRUCTION SECTION LOOKING EAST - SITE LINE STUDY
A4.00	RESTROOMS INTERIOR ELEVATIONS
A5.00	MISC DETAILS
A6.00	ASSEMBLIES
A6.01	ASSEMBLIES
A6.10	WINDOW TYPES
A6.11	DETAILS
A6.12	DOOR TYPES
A6.13	DOOR & STOREFRONT DETAILS
M1.0	MECH BASEMENT FLOOR PLAN
M1.1	MECH FIRST FLOOR PLAN
M1.2	MECH SECOND FLOOR PLAN
M1.3	MECH THIRD FLOOR PLAN
M1.4	MECH FOURTH FLOOR PLAN
M1.5	MECH ROOF PLAN
M2.0	MECH DETAIL PLAN
M2.1	MECH DETAIL PLAN
S001	STRUCTURAL
S110	STRUCTURAL
S120	STRUCTURAL
S130	STRUCTURAL
S310	STRUCTURAL
S320	STRUCTURAL

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

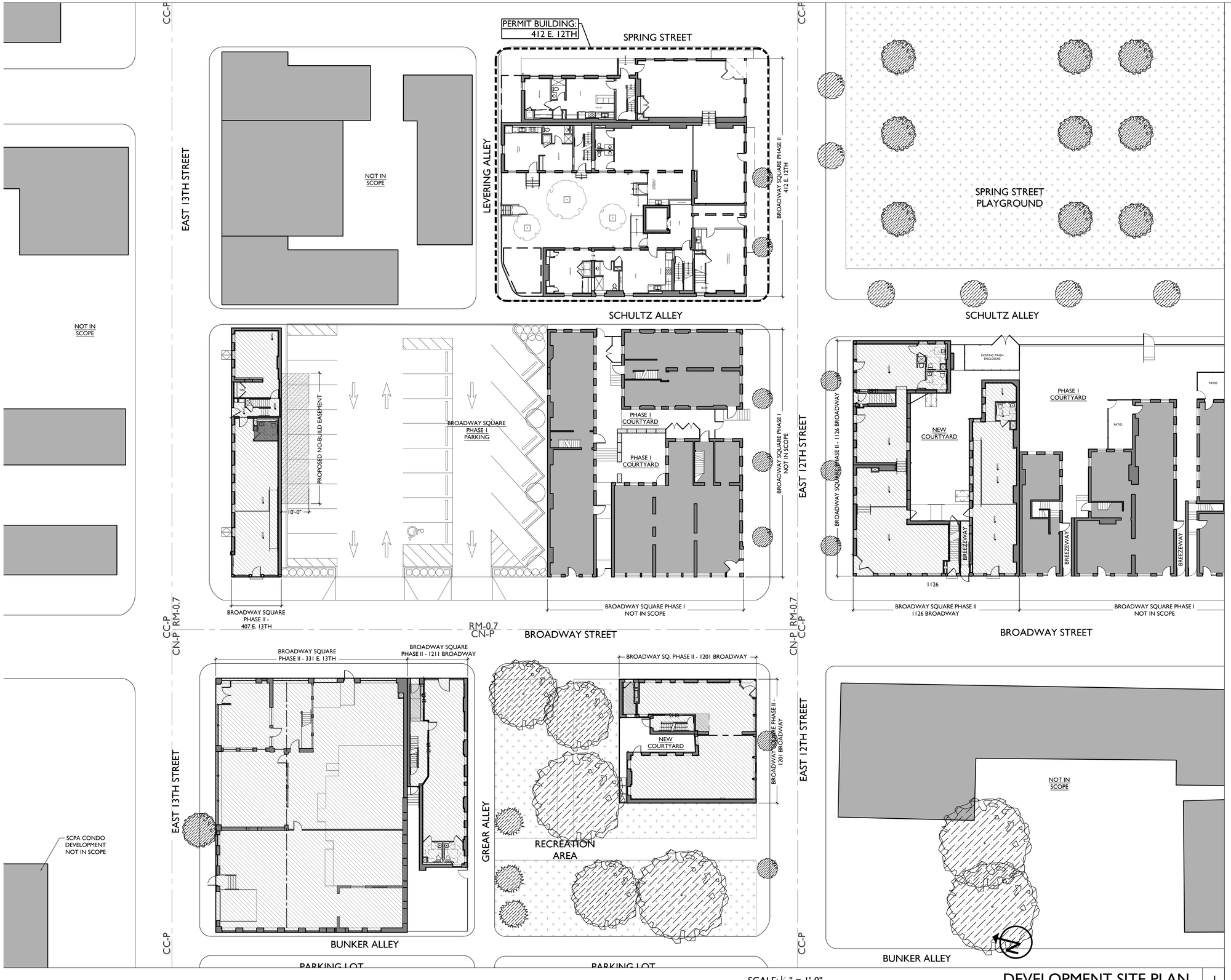
Progress Dates
02.19.2016 - FOR PERMIT

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A0.00



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

DEVELOPMENT SITE PLAN

1

DEVELOPMENT SITE PLAN GENERAL NOTES

A. THIS PERMIT IS PART OF A LARGER DEVELOPMENT CONSISTING OF 6 BUILDINGS. SITE IMPROVEMENTS WILL BE COORDINATED ACROSS THE PROJECT.
B. ADA ACCESS TO ALL BUILDINGS IS PROVIDED THROUGH DOORS AT GRADE, SLOPED ENTRIES AND/OR INTERIOR RAMPS.
C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

DEVELOPMENT SITE PLAN GRAPHIC KEY

- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- PROPOSED EASEMENT
- PERMIT BUILDING
- EXISTING TREE
- RM-0.7 / CN-P — ZONING DESIGNATION

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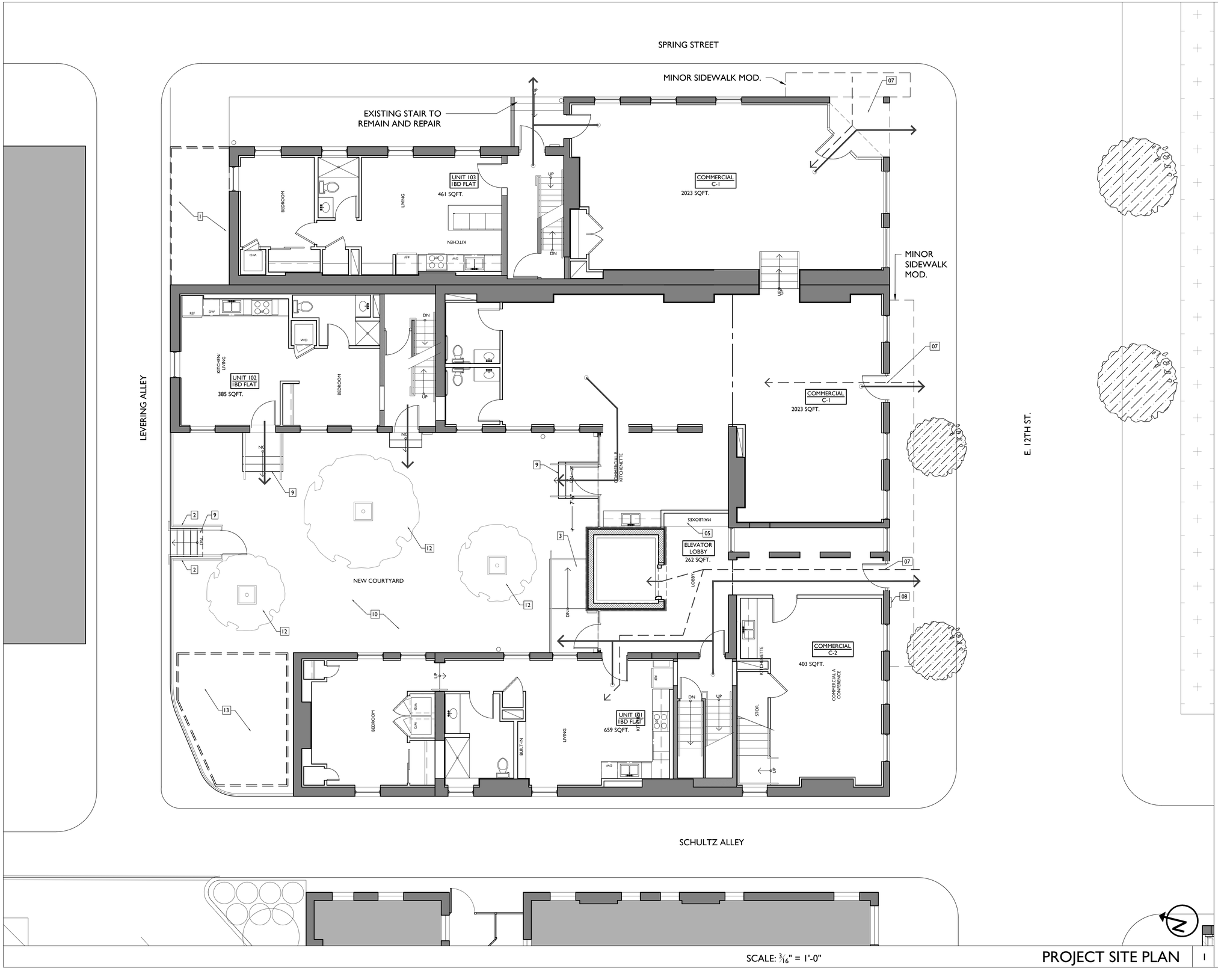
Revisions
1

Design Team:
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Drawn by:
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PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR: BROADWAY SQ. PHASE II
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CINCINNATI, OH 45202

2.24.2016

A0.10



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

PROJECT SITE PLAN | 1

PROJECT SITE PLAN
KEYED NOTES

1. GARBAGE LOCATION
2. NEW FENCE W/ GATE. SEE SITE DETAILS.
3. NEW ADA RAMP W/ HANDRAILS
4. NEW BREEZEWAY GATE
5. MAILBOX LOCATION
6. NEW SIDEWALK HATCH PER DOTE SPECS. SEE NEW WORK PLANS.
7. ADA ACCESSIBLE ENTRY
8. INTERCOM PANEL
9. NEW SITE STAIRS 36" AFF W/ HANDRAILS.
10. NEW CONC. SLAB IN COURTYARD. SEE CIVIL PLANS FOR GRADING
11. NOT USED
12. PROPOSED TREE IN PLANTING BED
13. NEW LOCATION OF AC UNITS. PROVIDE ENCLOSURE.
14. EGRESS DOORS

PROJECT SITE PLAN
GENERAL NOTES

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C. DUE TO THE INFEASIBILITY OF ONSITE PARKING, VARIANCES FOR OFF SITE PARKING ACCESS HAVE BEEN APPLIED FOR.

PROJECT SITE PLAN GRAPHIC KEY

- # KEYNOTE
- EGRESS PATH
- ADA ENTRY
- PUBLIC PARK
- ADJACENT BUILDINGS (NOT PART OF BROADWAY PHASE II)
- BROADWAY SQ. PHASE II BUILDINGS (NOT PART OF THIS PERMIT SET)
- EXISTING TREE

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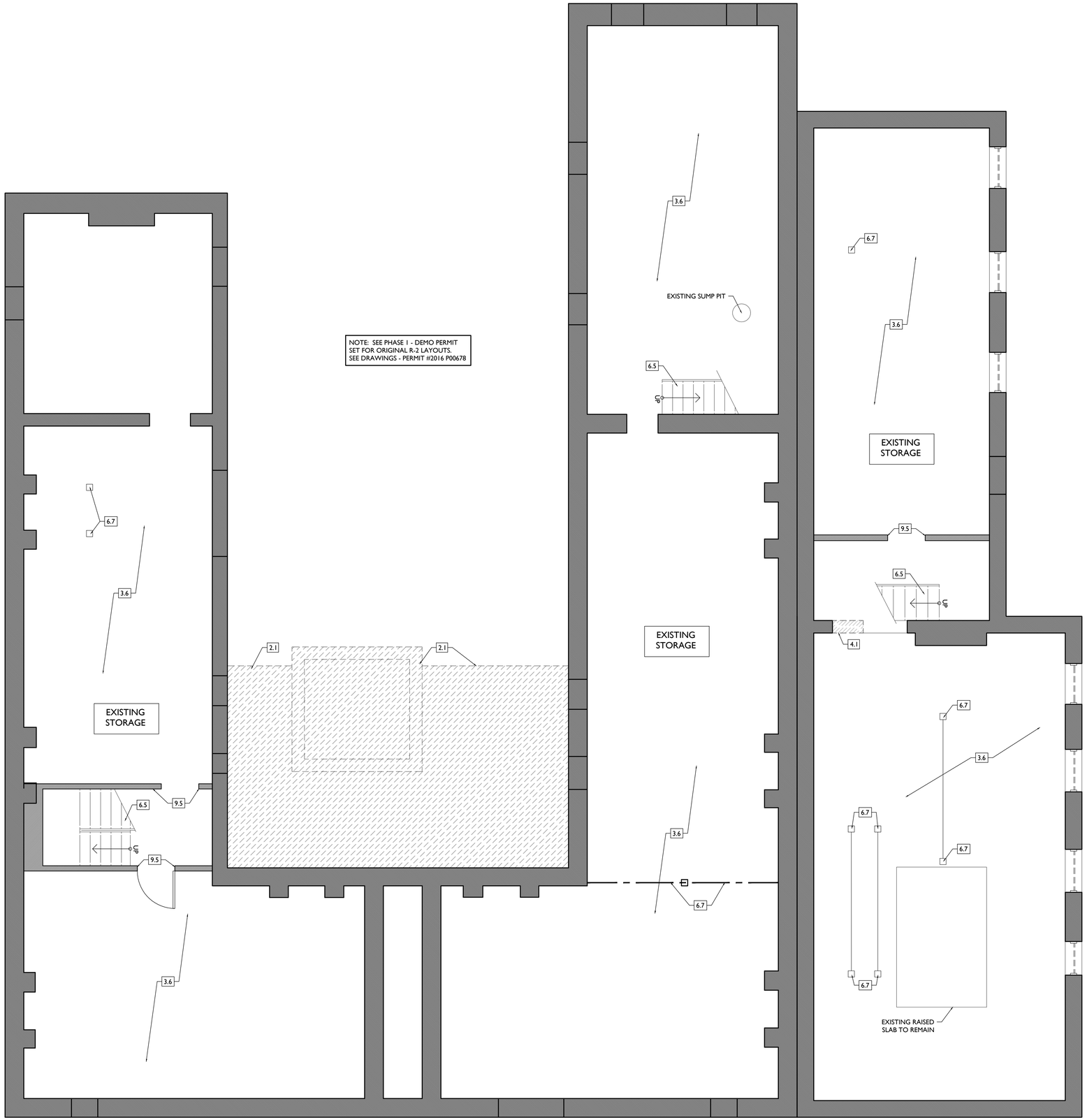
Revisions

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2.24.2016

A0.11



DEMO BASEMENT FLOOR PLAN

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

1

N

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

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CINCINNATI, OH 45202

2.24.2016

A1.01



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

1 DEMO FIRST FLOOR PLANS

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
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D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
- REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
- REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
- REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
- REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
- REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.

H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN; REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.02



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

DEMO SECOND FLOOR PLANS

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

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- # KEYNOTE
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- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN; REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.03



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

DEMO THIRD FLOOR PLANS

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

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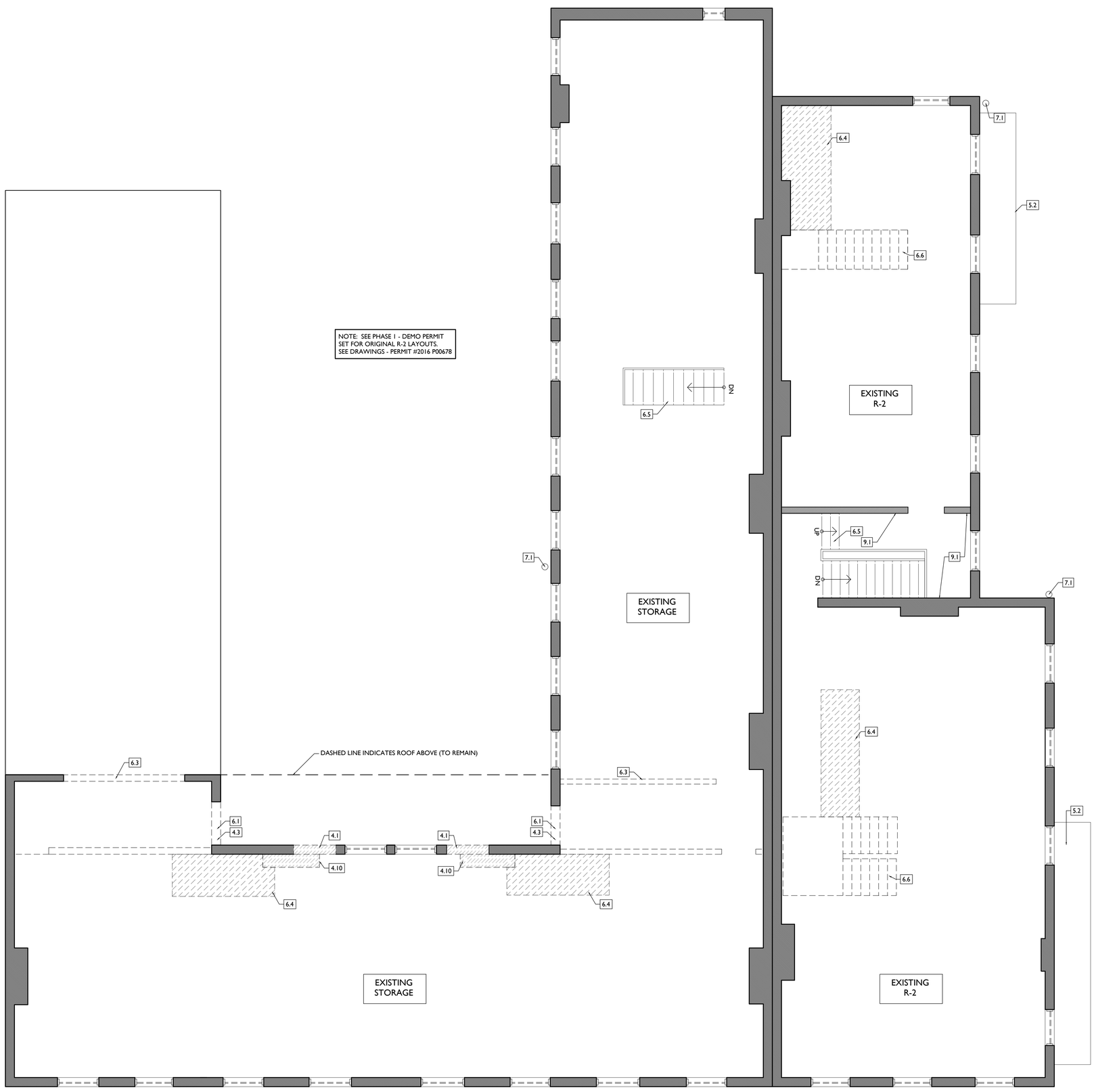
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.04



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

DEMO FOURTH FLOOR PLAN

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP, BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

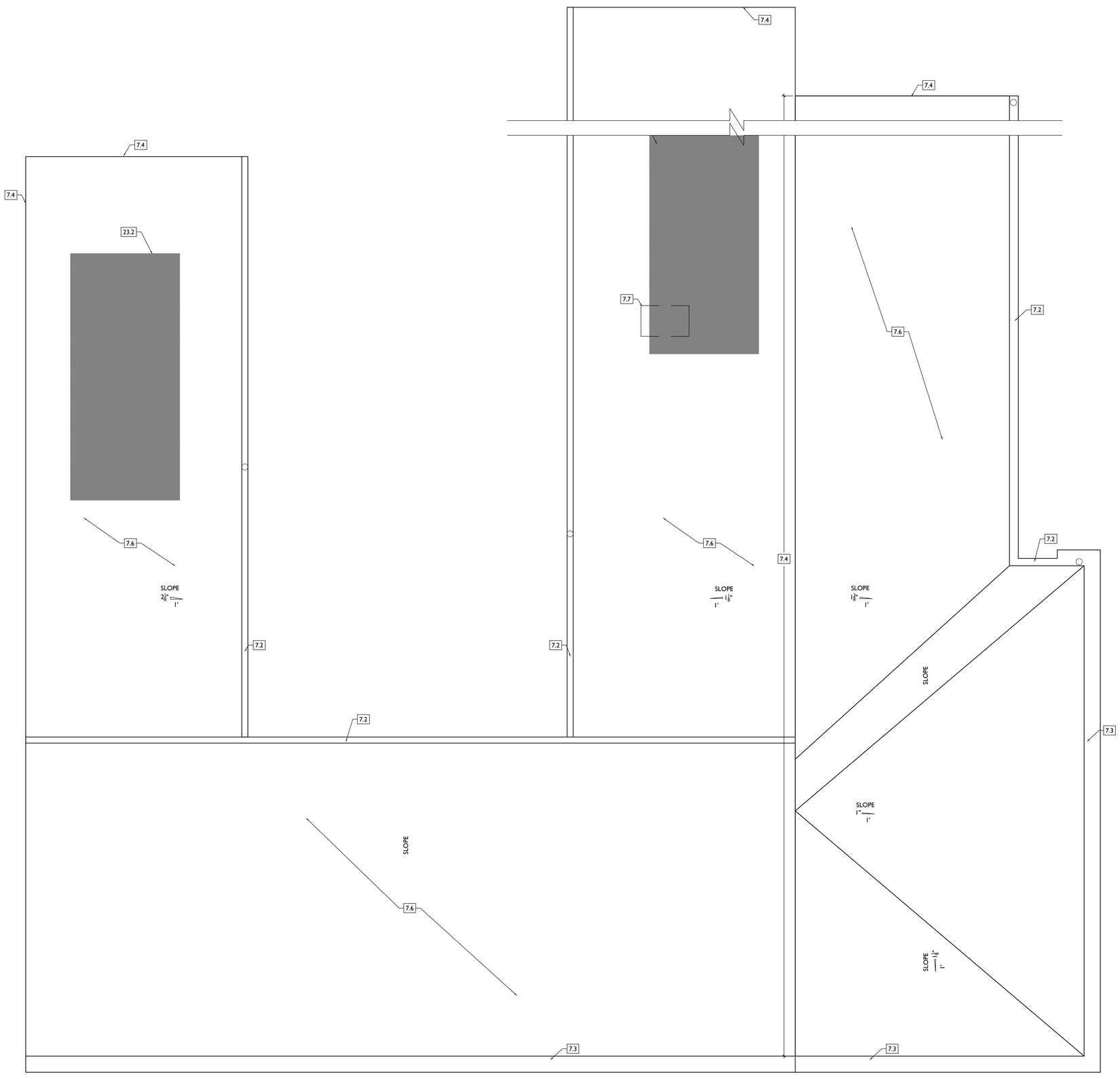
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.05



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

1 DEMO ROOF PLAN

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
   2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
   2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
   2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2- REMOVE EXG. CONCRETE STEPS.
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- EXISTING RETAINING WALL TO REMAIN.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
   4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
   4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
   4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
   4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
   4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
   4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
   4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
   5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
   5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
   5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
   5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
   6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
   6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
   7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
   7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
   7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
   7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
   8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
   8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. ENTRY GATE.
   8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
   8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
   9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
   9.3- REMOVE EXG. DRYWALL AND FURRING.
   9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
   9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
    10.1- REMOVE EXG. CASEWORK.
    10.2- REMOVE EXG. KITCHEN APPLIANCES.
    10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
    22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
    23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
    23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
    23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
    26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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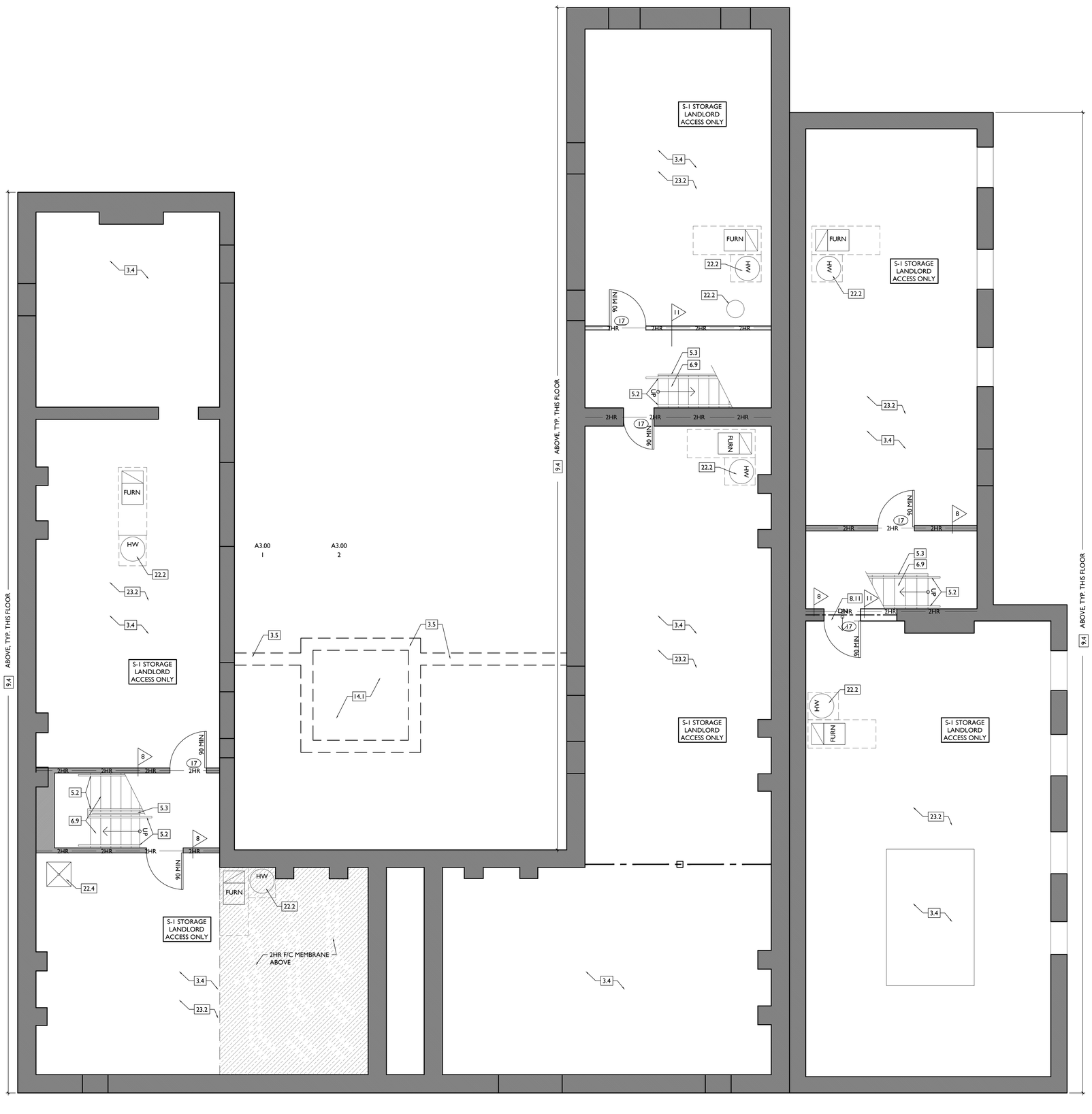
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.06



NEW CONSTRUCTION BASEMENT FLOOR PLAN — SCALE: 1/4" = 1'-0"

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 [3]/[4]"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12. NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCP'S & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 [1]"-0 PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

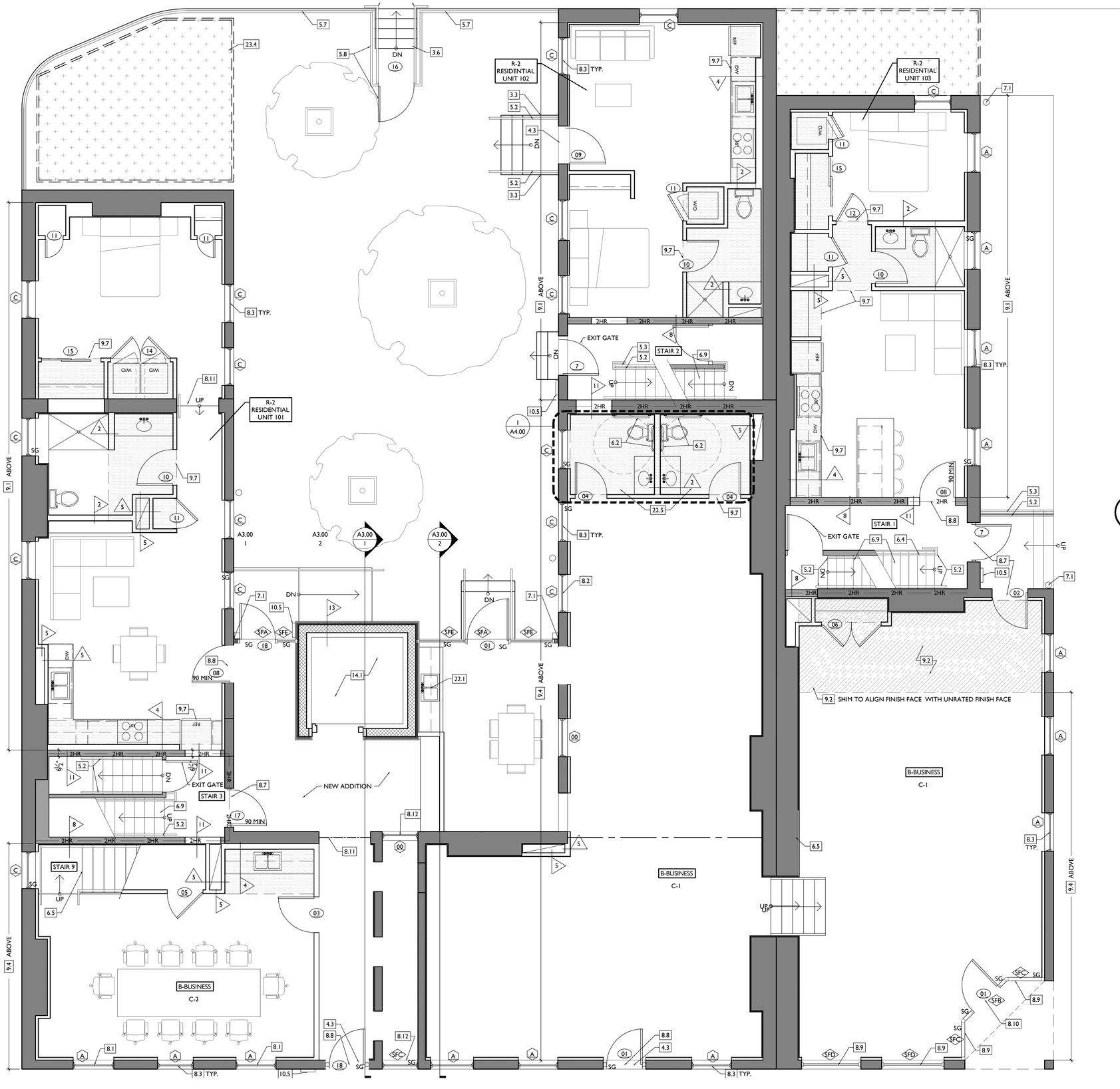
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.11



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION FIRST FLOOR PLAN

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 $\frac{1}{2}$"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCP'S & A6.01 (ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT, COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 1"-0 PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DURAFLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:

BROADWAY SQ. PHASE II

412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.12



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

1 NEW CONSTRUCTION SECOND FLOOR PLAN

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 ¼"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCP'S & A6.01 (ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 1" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DURLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

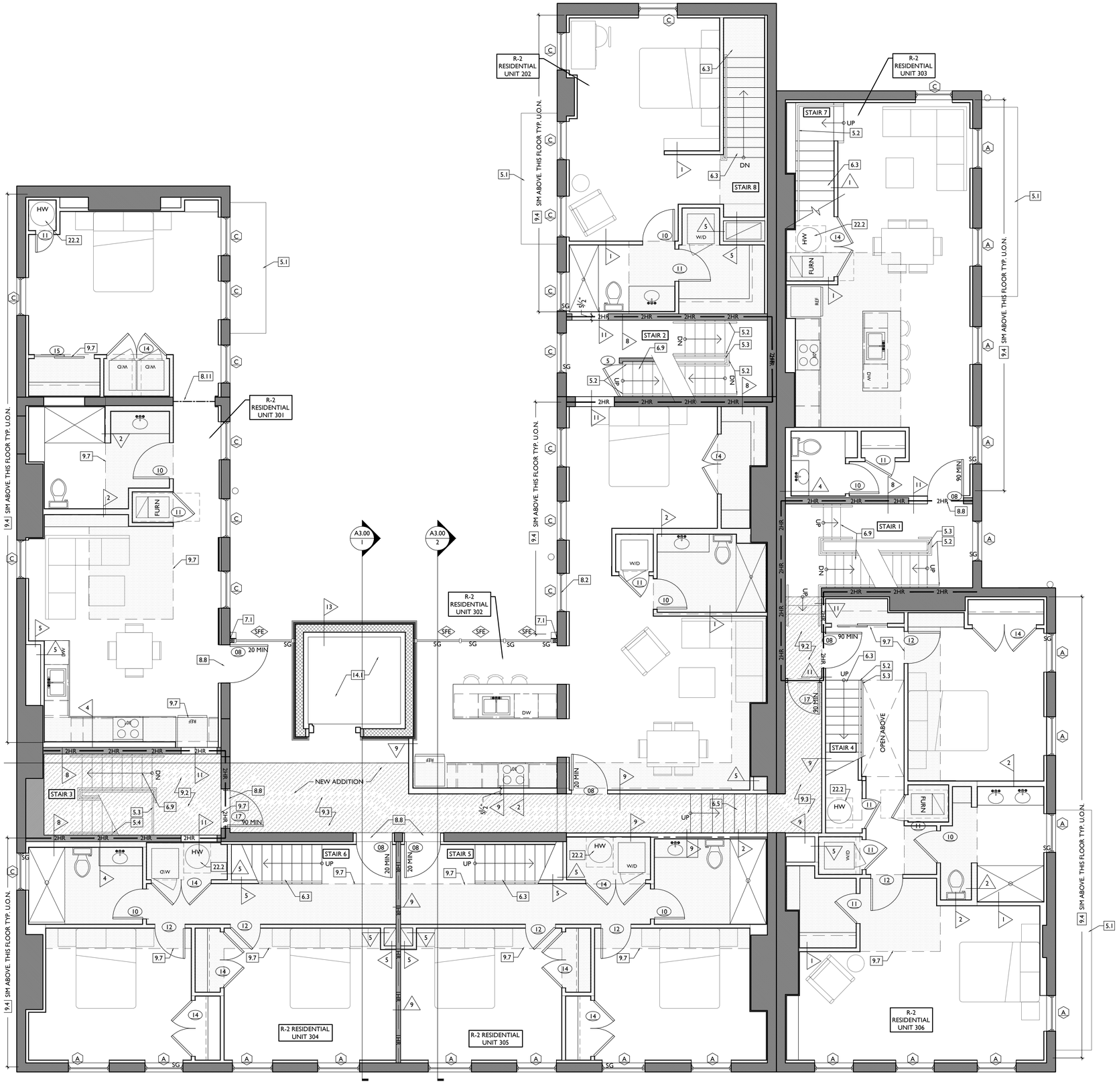
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.13



NEW CONSTRUCTION THIRD FLOOR PLAN

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

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 $\frac{3}{4}$"; MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCP'S & A6.01(ASSEMBLY CONTINUITY DETAIL.) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 $\frac{1}{2}$" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

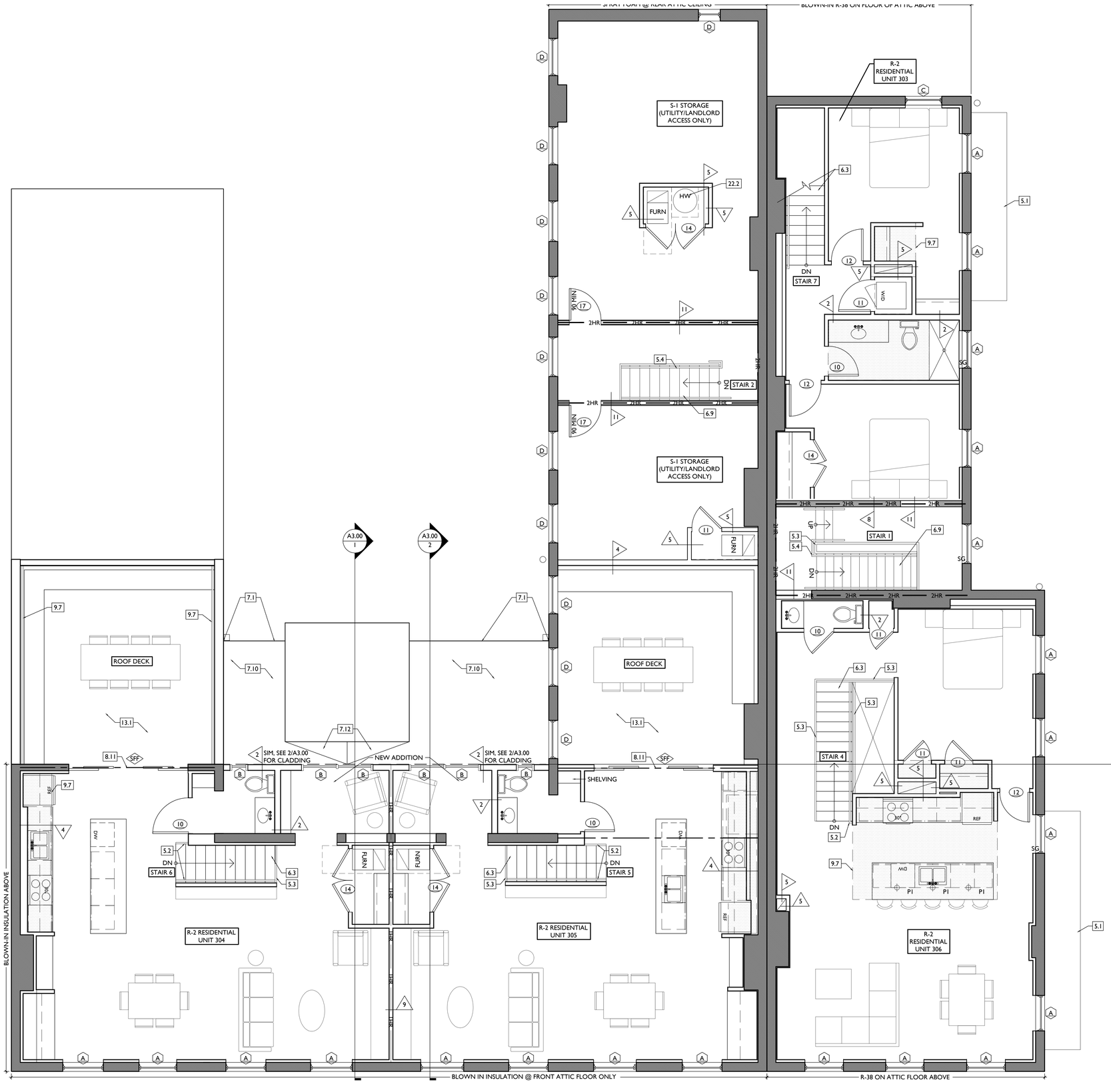
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR: BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.14



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

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 $\frac{1}{2}$"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCPS & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 $\frac{1}{2}$"-0 PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS. AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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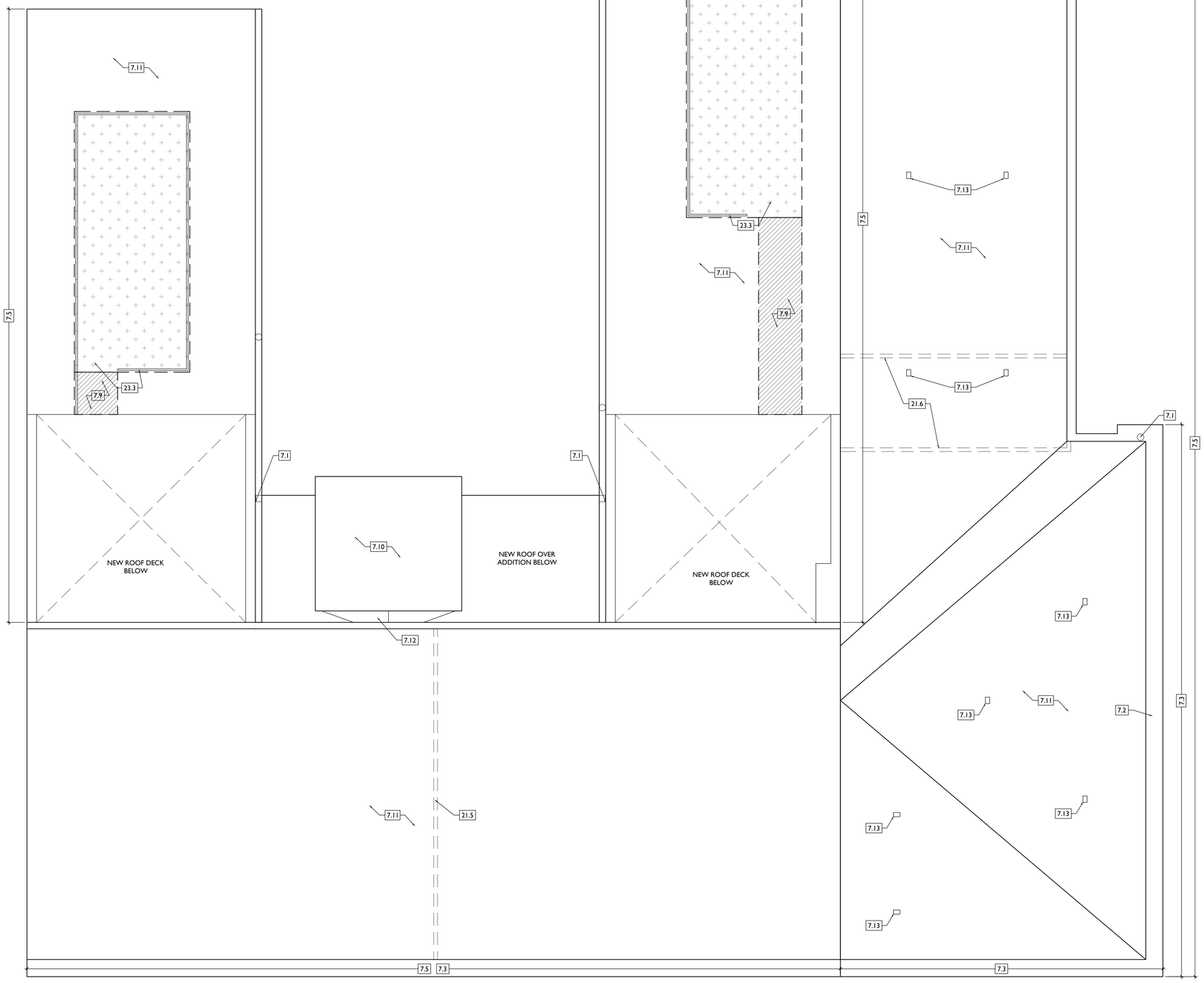
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.15



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

1 NEW CONSTRUCTION ROOF PLAN

NEW WORK PLANS # KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 [3]/[4]"; MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCPS & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 1" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS GENERAL NOTES

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

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING / 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A1.16



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

DEMO SOUTH ELEVATION | 1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
   2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
   2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
   2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2- REMOVE EXG. CONCRETE STEPS.
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- EXISTING RETAINING WALL TO REMAIN.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
   4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
   4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
   4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
   4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
   4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
   4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
   4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
   5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
   5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
   5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
   5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
   6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
   6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
   7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
   7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
   7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
   7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
   8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
   8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. ENTRY GATE.
   8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
   8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
   9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
   9.3- REMOVE EXG. DRYWALL AND FURRING.
   9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
   9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
   10.1- REMOVE EXG. CASEWORK.
   10.2- REMOVE EXG. KITCHEN APPLIANCES.
   10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
   22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
   23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
   23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
   26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.01



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

DEMO EAST ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

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C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
   - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.02



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

DEMO NORTH ELEVATION | 1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
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   - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
   - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
   - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
   - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
   - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
   - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
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Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
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DEMOLITION GRAPHIC KEY

- # KEYNOTE
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- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
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- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
   2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
   2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
   2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
   3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
   3.2- REMOVE EXG. CONCRETE STEPS.
   3.3- EXG. CONCRETE WALKWAY TO REMAIN.
   3.4- REMOVE EXG. CONCRETE WALKWAY.
   3.5- EXISTING RETAINING WALL TO REMAIN.
   3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
   3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
   4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
   4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
   4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
   4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
   4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
   4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
   4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
   4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
   4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
   4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
   4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
   5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
   5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
   5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
   5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
   5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
   5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
   6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
   6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
   6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
   6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
   6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
   6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
   6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
   6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
   7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
   7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
   7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
   7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
   7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
   7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
   7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
   7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
   7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
   8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
   8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
   8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
   8.4- REMOVE EXG. ENTRY GATE.
   8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
   8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
   9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
   9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
   9.3- REMOVE EXG. DRYWALL AND FURRING.
   9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
   9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
   10.1- REMOVE EXG. CASEWORK.
   10.2- REMOVE EXG. KITCHEN APPLIANCES.
   10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
   22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
   23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
   23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
   23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
   26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

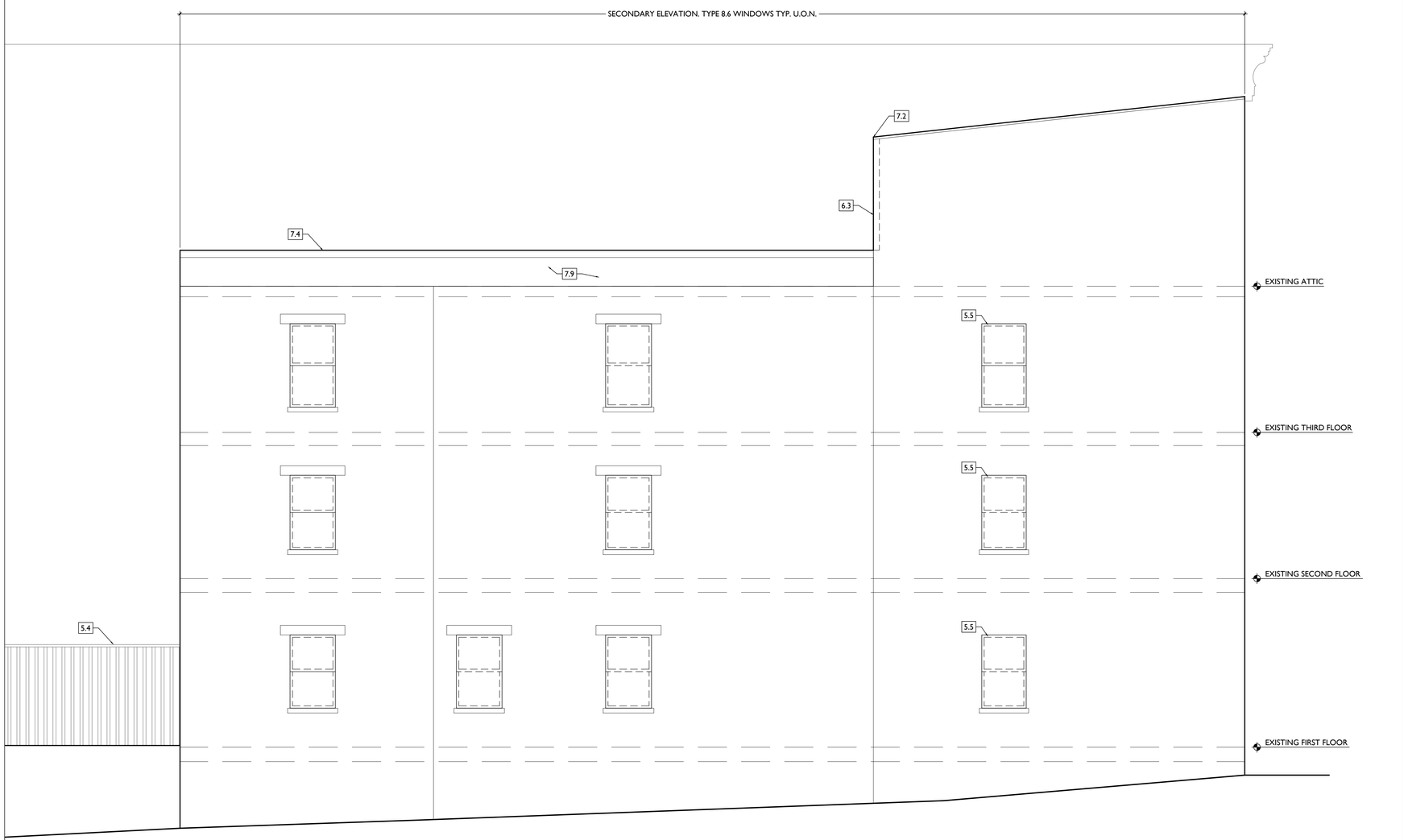
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.03



SCALE: ¼" = 1'-0"

DEMO WEST ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS . EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
  2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
  2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
  2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
  3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
  3.2- REMOVE EXG. CONCRETE STEPS.
  3.3- EXG. CONCRETE WALKWAY TO REMAIN.
  3.4- REMOVE EXG. CONCRETE WALKWAY.
  3.5- EXISTING RETAINING WALL TO REMAIN.
  3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
  3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
  4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
  4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
  4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
  4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
  4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
  4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
  4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
  4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
  4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
  4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
  4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
  5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
  5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
  5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
  5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
  5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
  5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
  6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
  6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
  6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
  6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
  6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
  6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
  6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
  6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
  7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
  7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
  7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
  7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
  7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
  7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
  7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
  7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
  7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
  8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
  8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
  8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
  8.4- REMOVE EXG. ENTRY GATE.
  8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
  8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
  9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
  9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
  9.3- REMOVE EXG. DRYWALL AND FURRING.
  9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
  9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
  10.1- REMOVE EXG. CASEWORK.
  10.2- REMOVE EXG. KITCHEN APPLIANCES.
  10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
  22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
  23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
  23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
  23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
  26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.04



SCALE: ¼" = 1'-0"

DEMO COURTYARD WEST ELEVATION | 1

EXISTING & DEMO PLANS GENERAL NOTES

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D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- # KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.05



SCALE: ¼" = 1'-0"

DEMO COURTYARD EAST ELEVATION

1

EXISTING & DEMO PLANS GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
C. REMOVE ALL EXISTING NON-HISTORIC INTERIOR DOORS AND FRAMES.
D. RETAIN/ REPAIR ALL EXISTING HISTORIC INTERIOR DOORS, FRAMES, AND TRIM, UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
F. REMOVE ALL INTERIOR NON-HISTORIC, NON-BEARING FRAMED & DRYWALLED WALLS INDICATED IN THESE DRAWINGS. EXG. HISTORIC WALLS ARE TO REMAIN (SHADED GREY) UNLESS NOTED OTHERWISE.
G. FOLLOW THESE GUIDELINES ON THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS NOTED OTHERWISE:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS.
  - REMOVE ALL PLASTER & LATH ON INT. FACE OF EXT. WALLS. CAREFULLY REMOVE & RETAIN HISTORIC WOOD WINDOW AND DOOR TRIM FOR LATER REINSTALLATION OVER NEW FURRING AND DRYWALL
  - REMOVE ALL PLASTER & LATH AT EXG. INT. MASONRY WALLS
  - REMOVE ALL PLASTER & LATH ON ROOM SIDES OF EXG. INT. STAIRWELL WALLS ; EXISTING PLASTER AND TRIM TO REMAIN ON STAIRWELL SIDE OF WALLS
  - REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN/ REPAIR PLASTER AT HISTORIC INT. WALLS, WHERE INDICATED TO REMAIN.
  - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQUIRED.
H. REMOVE ALL NON-HISTORIC INTERIOR FURRING & DRYWALL @ EXTERIOR MASONRY WALLS.
I. REMOVE ALL EXG. PLASTER AND/OR DRYWALL BACK TO FACE OF FRAMING AT FRAMED WALLS THAT ARE TO REMAIN.
J. REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
K. REMOVE ALL DRYWALL CEILINGS AND FURRING BACK TO FACE OF WOOD FLOOR JOISTS.
L. REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
M. REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING MODIFICATIONS.
N. REMOVE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS AND FRAMES. REMOVE EXISTING HISTORIC WOOD WINDOW FRAMES ON PRIMARY BUILDING ELEVATIONS TO EXPOSE FULL MASONRY OPENING. RETAIN EXISTING HISTORIC WOOD WINDOW FRAMES ON SECONDARY BUILDING ELEVATIONS. COORDINATE WITH WINDOW TYPES (SEE ELEVS) AND HISTORIC NARRATIVES.
O. REMOVE ALL EXISTING NON-HISTORIC EXTERIOR DOORS AND FRAMES.
P. RETAIN/ REPAIR EXISTING HISTORIC/COMMON STAIRCASES. REMOVE ALL NON-HISTORIC STAIRCASES WITHIN TOWN-HOUSE APARTMENTS, AS INDICATED ON DWGS.
Q. REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS, IF APPLICABLE. REPAIR/RETAIN ORIGINAL HISTORIC WOOD BANISTERS, AS MARKED IN PLANS.
R. REMOVE ALL EXISTING MECHANICAL SYSTEMS, INCLUDING BOILERS, FURNACES, CONDENSERS, FANS, DUCTWORK, VENTS, WIRING, CONTROLS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
S. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
T. REMOVE ALL EXISTING PLUMBING SYSTEMS, INCLUDING FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. REMOVE ALL BACK TO SERVICE. COORDINATE WITH MEPF DRAWINGS.
U. PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED, IF APPLICABLE.
V. ALL EXISTING HISTORIC MASONRY TO REMAIN UNLESS NOTED OTHERWISE. PROTECT DURING DEMOLITION. SALVAGE DEMOLISHED BRICK FOR POTENTIAL REUSE.
W. REMOVE ALL EXISTING SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
X. REMOVE ALL DETERIORATED, NON-HISTORIC GUTTERS AND DOWNSPOUTS.
Y. RETAIN/ REPAIR EXISTING HISTORIC BOX GUTTERS.
Y. REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS NOTED OTHERWISE.
Z. CLEAN AND REPOINT ALL STONE FOUNDATION WALLS. PROVIDE FURTHER REPAIR AS REQ'D - SEE STRUCTURAL DWGS. DO NOT PARGE.
AA. TUCKPOINT EXISTING MASONRY WHERE REQUIRED. MATCH EXISTING MORTAR COLOR AND COMPOSITION.
AB. REPAIR/ REPLACE ALL AREAS OF DAMAGED MASONRY. NEW MASONRY AND MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION.
AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
AD. RETAIN ALL INTERIOR HISTORIC TRIM, WHERE IT EXISTS. VERIFY LOCATIONS IN FIELD, TYP.
AE. WHERE HISTORIC TRIM EXISTS AT EXTERIOR WALLS, CAREFULLY REMOVE AND RETAIN FOR REINSTALLATION OVER NEW WALL SYSTEM. VERIFY TRIM LOCATIONS IN FIELD, TYP.
AF. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
AG. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMOLITION GRAPHIC KEY

- #: KEYNOTE
- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING (NON LOAD BEARING) WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

EXISTING & DEMO PLANS # KEYED NOTES

2. **EXISTING CONDITIONS/ SITE**
2.1- EXCAVATE FOR NEW FOUNDATION AT PROPOSED ELEVATOR SHAFT AND ADDITION. SEE NEW WORK PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
2.2- EXCAVATE FOR NEW SITE STAIRS AT LOCATION OF FORMER STEPS.
2.3- REMOVE PORTION OF EXISTING FENCE.
3. **CONCRETE**
3.1- EXG. CONCRETE STEPS TO REMAIN- REPAIR AS REQUIRED.
3.2- REMOVE EXG. CONCRETE STEPS.
3.3- EXG. CONCRETE WALKWAY TO REMAIN.
3.4- REMOVE EXG. CONCRETE WALKWAY.
3.5- EXISTING RETAINING WALL TO REMAIN.
3.6- EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE AND WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.7- AREA OF MINOR SIDEWALK MODIFICATION TO ACCOMMODATE NEW ACCESSIBLE BUILDING ENTRANCE.
4. **MASONRY**
4.1-NEW OPG. IN EXG. MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS & ELEVS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2- NEW OPG. IN EXG. MASONRY WALL. OPENING TO BE CONCEALED INTERIOR WALL WITHIN NEW ADDITION. WHERE MASONRY IS TO BE EXPOSED, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED (ALL EXPOSED SURFACES TO BE FIRED).
4.3- REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL. - REPAIR/REPLACE AS REQ'D. SEE STRUCTURAL PLANS.
4.4- REMOVE EXG. NON-HISTORIC INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5- LOWER SILL OF EXG. WINDOW OPG. TO CREATE NEW DOOR/PASSAGE OPG. PROVIDE NEW CAST-STONE SILL AT EXTERIOR DOORS. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFORMATION.
4.6- EXG. HISTORIC BRICK PIERS TO REMAIN AND TO BE RECONSTRUCTED- SEE STRUCTURAL.
4.7- REMOVE NON-HISTORIC BRICK INFILL BELOW WINDOW.
4.8- REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.9- REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.10- REMOVE EXG. BRICK CHIMNEY PROJECTION FLUSH WITH ADJACENT WALL. PATCH EXG. WALL TO STABILIZE REMAINING MASONRY.
4.11- EXG. BRICK INFILL AT HISTORIC OPG. TO REMAIN.
5. **METALS/STEEL**
5.1- EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE WHERE DAMAGED.
5.2- EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED. REPAIR MASONRY AROUND BRACKETS.
5.3- EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. VERIFY ALL STEEL IS REMOVED FROM BRICK WALLS, AND REPAIR MASONRY AROUND ANCHOR POINTS.
5.4- EXISTING WROUGHT IRON FENCE TO REMAIN.
5.5- REPAIR AND REPAINT EXISTING STEEL LINTEL
5.6- REMOVE EXG. NON HISTORIC METAL GUARDRAILS.
6. **WOODS/PLASTICS**
6.1- NEW/EXPANDED OPG. IN WOOD-FRAMED WALL. SEE STRUCTURAL DRAWINGS FOR HEADER SIZING. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. VERIFY BEARING OR NON-BEARING WALL PRIOR TO DEMOLITION, AND PROVIDE SHORING WHERE REQUIRED.
6.2- EXG. WOOD-FRAMED BEARING WALL TO REMAIN.
6.3- REMOVE EXG. WOOD-FRAMED BEARING WALL. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS AND COLUMNS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG. PROVIDE SHORING WHERE REQUIRED.
6.4- REMOVE EXG. FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND CONFIGURATION.
6.5- EXG. HISTORIC STAIR TO REMAIN- REPAIR AS REQUIRED. REMOVE NON-HISTORIC RAILS. TAKE CARE TO PRESERVE ALL HISTORIC ELEMENTS, PER PART 2 TAX CREDIT APPLICATION.
6.6- REMOVE EXG. NON-HISTORIC STAIR IN ITS ENTIRETY. FLOOR TO BE INFILLED ACCORDINGLY AT STAIR OPENING. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
6.7- EXISTING SHORING TO BE REPAIRED/REPLACED UPON COMPLETION OF JOIST REPLACEMENT. SEE STRUCTURAL DWGS.
6.8- REMOVE EXISTING WOOD RAFTERS AND SHEATHING FOR NEW ROOF DECK. SEE NEW WORK PLANS FOR DETAILS.
7. **THERMAL/MOISTURE**
7.1- REMOVE EXG. DOWNSPOUT. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED
7.2- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER
7.3- EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQUIRED.
7.4- EXG. RAKE TRIM/GUTTER BD. TO REMAIN. REPAIR AS REQUIRED.
7.5- REMOVE EXG. RAKE TRIM. SEE NEW CONSTRUCTION ELEVATIONS FOR NEW TRIM.
7.6- REMOVE EXG. ROOFING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR TYPE OF NEW ROOFING.
7.7- EXG. ROOF HATCH LOCATION TO BE INFILLED.
7.8- REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE OF OPG.
7.9- REMOVE AND REPLACE EXG. FASCIA BOARD.
8. **DOORS AND WINDOWS**
8.1- EXG. HISTORIC DOOR, FRAME, AND TRIM TO REMAIN. REPAIR AS REQUIRED.
8.2- REMOVE EXG. HISTORIC DOOR, FRAME, AND TRIM. SALVAGE DOOR AND TRIM FOR RE-INSTALLATION.
8.3- REMOVE EXG. NON-HISTORIC DOOR AND FRAME.
8.4- REMOVE EXG. ENTRY GATE.
8.5- REMOVE EXG. REPLACEMENT WINDOW & BRICKMOLD & WOOD FRAME.
8.6- REMOVE EXG. REPLACEMENT WINDOW. RETAIN EXISTING BRICKMOLD AND WOOD FRAME.
9. **FINISHES**
9.1- EXG. PLASTER FINISH TO REMAIN. REPAIR AS REQUIRED.
9.2- REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.
9.3- REMOVE EXG. DRYWALL AND FURRING.
9.4- REMOVE EXG. DRYWALL AND STUD FRAMING.
9.5- EXG. STUD WALL TO REMAIN. REMOVE FINISHES.
10. **SPECIALTIES**
10.1- REMOVE EXG. CASEWORK.
10.2- REMOVE EXG. KITCHEN APPLIANCES.
10.3- EXISTING HISTORIC LOWERED ENTRY AND TIN CEILING ABOVE TO BE RESTORED- REPAIR AS REQUIRED. CONTACT ARCHITECT AFTER DEMO.
22. **PLUMBING**
22.1- REMOVE EXG. PLUMBING EQUIPMENT.
23. **HVAC**
23.1- REMOVE EXG. MECHANICAL EQUIPMENT.
23.2- SOLID HATCH INDICATES AREA OF ROOF TO RECEIVE NEW AC UNITS. REINFORCE ROOF PER STRUCTURAL PLANS.
23.3- NEW OPENING ABOVE IN MASONRY WALL FOR HVAC DUCTWORK - COORD. W/ MEP PLANS.
26. **ELECTRICAL**
26.1- REMOVE EXG. ELECTRICAL EQUIPMENT.

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.06



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

NEW CONSTRUCTION SOUTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8 1/2"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCP'S & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 1"-0 PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR / 2HR — 1-HR FIRE RATING; 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.11



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

NEW CONSTRUCTION EAST ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

3. CONCRETE

3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.

3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.

3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.

3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.

3.5. NEW FOUNDATION WALL- DETAILS ON A3.00

4. MASONRY

4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D

4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.

4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.4 PROVIDE NEW CAST STONE LINTEL.

4.5 REPLACE DAMAGED/ MISSING BRICK.

4.6 TUCKPOINT EXISTING BRICK AND STONE.

4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)

5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- WIN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING

5.4. NOT USED.

5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.

5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.

5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.

5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8 1/2"; MIN TREAD DEPTH: 9"

6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.

6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.

6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.

6.7 NOT USED.

6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.

6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.

7. THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.

7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.

7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.

7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.

7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.

7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.

7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS

7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.

7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.

7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.

7.12. NEW CRICKET AT NEW CONSTRUCTION.

7.13. PROVIDE ROOF VENTS.

8. OPENINGS

8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.

8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.

8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.

8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE

8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.

8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.

8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.

9. FINISHES

9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00

9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00

9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00

9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00

9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00

9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00

9.7. SOFFIT ABOVE - SEE RCPS & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.

10. SPECIALTIES

10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.

10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.

10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. EQUIPMENT

12. FURNISHINGS

13. SPECIAL CONSTRUCTION

13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.

14. CONVEYING EQUIPMENT

14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.

21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.

21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 1" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK.

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. EXISTING SUMP PIT TO BE CAPPED.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1 NOT USED

23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 10 PER SHEET A6.00, UNLESS NOTED OTHERWISE.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE 1PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTUREMOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC. AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON SHEET A7.00

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON SHEET A7.00.

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.12



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

NEW CONSTRUCTION NORTH ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 1/2"; MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN IST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCP'S & A6.01 (ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 1" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

- 2 — PARTITION TYPE; SEE SHEET A6.00
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1HR — 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
- NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
- 10 — DOOR DESIGNATION; SEE SHEET A6.12
- 12 — WINDOW DESIGNATION; SEE SHEET A6.10
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00).

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR: BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.13



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION WEST ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 [5/8]; MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR- OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCPS & A6.01 (ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 [1/4]"-0 PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
EXISTING EXTERIOR/BEARING WALL
EXISTING INTERIOR WALL
NEW PARTITION WALL
1HR — 1-HR FIRE RATING
2HR — 2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.10
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.14



SCALE: ¼" = 1'-0"

NEW CONSTRUCTION COURTYARD WEST ELEVATION

1

NEW WORK PLANS
KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX RISE: 8 ¼"; MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCPS & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 1" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS
GENERAL NOTES

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

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
EXISTING EXTERIOR/BEARING WALL
EXISTING INTERIOR WALL
NEW PARTITION WALL
1-HR FIRE RATING
2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.10
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

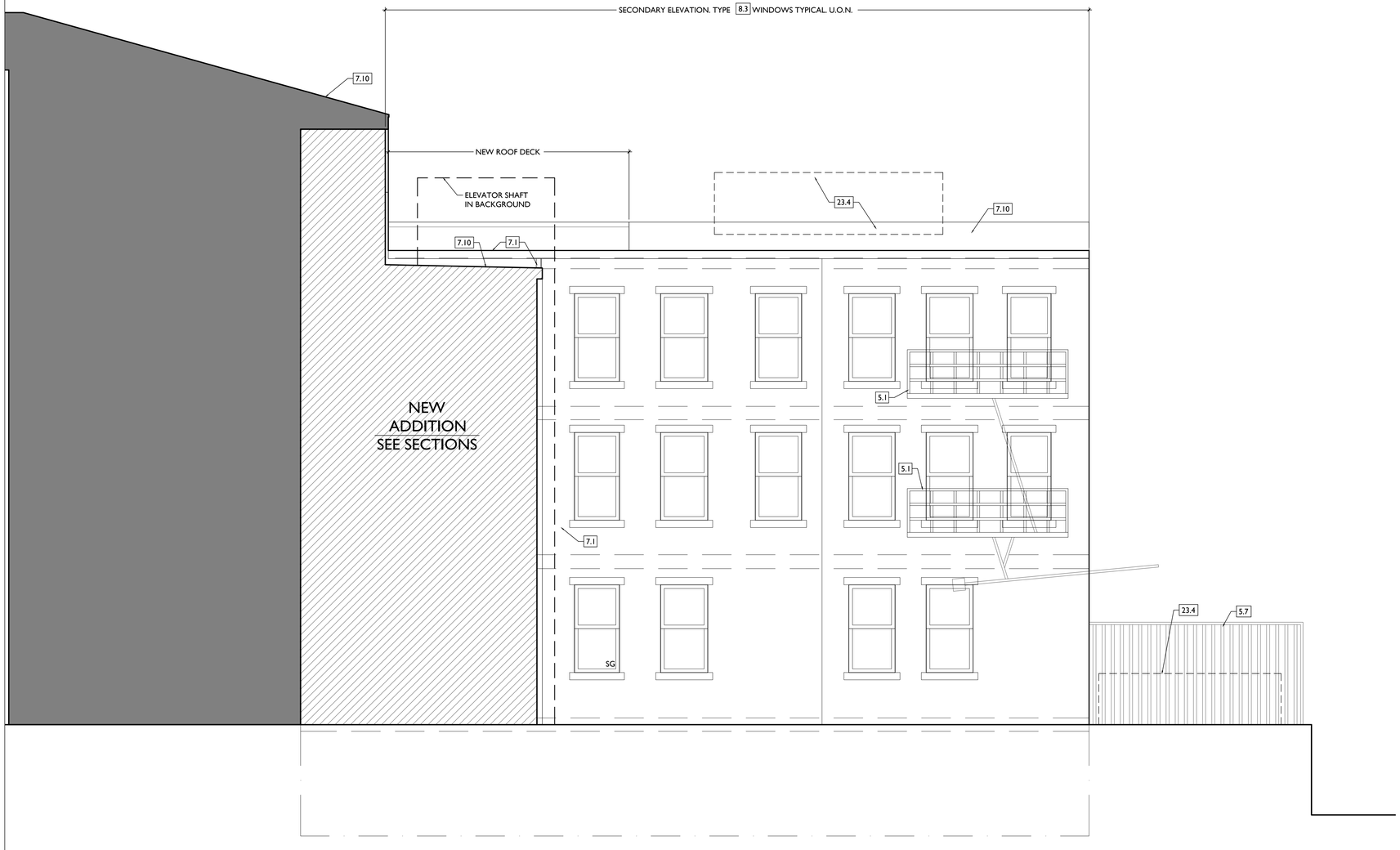
Revisions
1

Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.15



SCALE: 1/4" = 1'-0" NEW CONSTRUCTION COURTYARD EAST ELEVATION 1

NEW WORK PLANS # KEYED NOTES

1. GENERAL
2. EXG. CONDITIONS
3. CONCRETE
3.1. NEW CONCRETE RAMP ON GRADE - MAX SLOPE 1:12 - SEE ELEVATIONS.
3.2. NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
3.3. NEW CONCRETE STEP(S). SEE DETAIL 7/A5.00.
3.4. VERIFY SLAB & FLOOR DRAINS TO REMAIN. REPAIR/PROVIDE AS REQUIRED.
3.5. NEW FOUNDATION WALL- DETAILS ON A3.00
4. MASONRY
4.1. RESTORED MASONRY PIER. REPOINT MASONRY AS REQ'D
4.2. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DO NOT PARGE.
4.3 PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.4 PROVIDE NEW CAST STONE LINTEL.
4.5 REPLACE DAMAGED/ MISSING BRICK.
4.6 TUCKPOINT EXISTING BRICK AND STONE.
4.7 REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.
5. METALS
5.1. REPAIR AND RETAIN EXG. FIRE ESCAPE. (TYP. UNO)
5.2. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR AT COMMON STAIRCASES. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.3. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
- W/IN DWELLING UNITS-36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS-42" A.F.F. AND STAIR NOSING
5.4. NOT USED.
5.5. NEW CONCRETE STEPS - SEE CIVIL DWGS. FOR DETAILS.
5.6 NEW STRUCTURAL MEMBER ABOVE - SEE STRUCTURAL DRAWINGS.
5.7 EXISTING SITE FENCE - REPAIR AND REPAINT.
5.8 NEW METAL FENCE AND GATE TO MATCH EXISTING.
6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.2. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.
6.3. NEW WOOD TOWNHOUSE STAIR. WOOD FINISH TO MATCH FLOORING. MAX. RISE: 8 [3]/[4]". MIN TREAD DEPTH: 9"
6.4. REPAIR & REPAINT EXISTING HISTORIC RAIL BETWEEN 1ST/2ND FLOORS.
6.5. NEW WOOD COMMERCIAL STAIRS. SEE DETAIL DRAWINGS.
6.6 EXTEND EXISTING ATTIC STAIRS - MATCH RISE AND RUN.
6.7 NOT USED.
6.8 NEW WOOD FLOOR FRAMING AND FLOOR; OVERFRAME EXISTING FLOOR. SEE STRUCTURAL DRAWINGS.
6.9 REPAIR EXISTING WOOD STAIRS AND LANDINGS IN STAIRWELL. MAINTAIN EXISTING CONFIGURATION.
7. THERMAL AND MOISTURE PROTECTION
7.1. PROVIDE NEW ALUMINUM GUTTER AND DOWNSPOUT. TIE INTO EXG. STORM SYSTEM. OVERFLOW SCUPPER TO BE INSTALLED @ RAIN LEADER.
7.2. EXG. BOX GUTTER. REPAIR FRAMING AS REQUIRED. RELINE W/EPDM ROOFING (15 YR WARRANTY). ENSURE PROPER SLOPE TO DOWNSPOUTS. ADD NEW CAP/DRIP EDGE OVER FRONT EDGE. SAND, CLEAN AND PREP FACE/TRIM FOR REPAINTING.
7.3. REPAIR EXISTING CORNICE AND BRACKETS - REPAINT.
7.4. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE OBC REQUIREMENTS.
7.5. PROVIDE R-38 MIN BLOWN-IN INSULATION ON ATTIC FLOOR.
7.6. PROVIDE LOUVERED VENT IN WINDOW SASH. SEE EXTERIOR ELEVATIONS.
7.7. PROVIDE/REPAIR ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.8. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP DETAILS
7.9. PROVIDE 3' WALKING MATS AROUND HVAC UNITS AND ROOF HATCH.
7.10. NEW FULLY ADHERED 15-YEAR 'CLASS-C' EPDM ROOFING. INSTALL PER MFR'S REQUIREMENTS AND DETAILS.
7.11. NEW ASPHALT SHINGLE ROOF. INSTALL PER MAFR'S REQUIREMENTS AND DETAILS.
7.12. NEW CRICKET AT NEW CONSTRUCTION.
7.13. PROVIDE ROOF VENTS.
8. OPENINGS
8.1. NEW WINDOW IN NEW OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.2. NEW WINDOW IN RESTORED ORIG. OPG. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.3. NEW REPLACEMENT WINDOW IN EXG. OPG. SEE SCHEDULE AND PLANS FOR WINDOW TYPE.
8.4. NEW WINDOW IN MODIFIED OPENING. SEE SCHEDULE AND ELEVATIONS FOR WINDOW TYPE.
8.5. NEW DOOR IN NEW OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.6. NEW DOOR IN RESTORED ORIGINAL OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.7. NEW REPLACEMENT DOOR IN EXG. OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.8. NEW DOOR IN MODIFIED EXG. WINDOW/DOOR OPG. SEE SCHEDULE AND ELEVATIONS FOR DOOR TYPE.
8.9. NEW ALUMINUM STOREFRONT WINDOW SYSTEM. DTLS. SEE SCHEDULE
8.10. NEW ALUMINUM STOREFRONT DOOR. SEE SCHEDULE.
8.11. NEW LINTEL ABOVE NEW OPENING. SEE STRUCTURAL DRAWINGS.
8.12 NEW FIXED WINDOW IN ORIG. BREEZEWAY OPENING.
9. FINISHES
9.1. 1HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE A ON SHEET A6.00
9.2. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE B ON SHEET A6.00
9.3. 1HR FIRE-RATED MEMBRANE FLR-CLG ASSEMBLY ABOVE (SHADED)-SEE ASSEMBLY TYPE C ON SHEET A6.00
9.4. UNRATED FLR-CLG ASSEMBLY ABOVE U.N.O.- SEE ASSEMBLY D ON SHEET A6.00
9.5. UNRATED FLR-CLG ASSEMBLY ABOVE (SHADED)- SEE ASSEMBLY E ON SHEET A6.00
9.6. 2HR FIRE-RATED FLR-CLG ASSEMBLY ABOVE (SHADED) - SEE ASSEMBLY TYPE F ON SHEET A6.00
9.7. SOFFIT ABOVE - SEE RCPS & A6.01(ASSEMBLY CONTINUITY DETAIL) FOR HEIGHT AND ADDITIONAL INFO.
10. SPECIALTIES
10.2. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.3. PROVIDE 12" DEEP CLOSET SHELF AND CLOTHES ROD @ 66" AFF.
10.4. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS.
10.5. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
11. EQUIPMENT
12. FURNISHINGS
13. SPECIAL CONSTRUCTION
13.1 DECK TO BE INSTALLED ON RUBBER SLEEPERS ON EPDM MEMBRANE ON STRUCTURALLY SLOPED DECK ON EXISTING ATTIC FLOOR FRAMING.
14. CONVEYING EQUIPMENT
14.1. NEW CMU ELEVATOR TOWER. PROVIDE PIT, SUMP AND LADDER AT BASEMENT LEVEL. PROVIDE HOIST-BEAM PER ELEVATOR MANUFACTURER & STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADD. INFO. CONFIRM SHAFT SIZE WITH SELECTED ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. B.O.D.: SCHINDLER 3500 MRL ELEVATOR.
21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO STANDPIPE SO IT DOES NOT INTERFERE WITH EGRESS CIRCULATION.
21.3 PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4 PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.5 PROVIDE SMOKE PARTITION IN ATTIC @ LINE BETWEEN RESIDENTIAL UNITS. PROVIDE ACCESS PANELS.
21.6 BRING FIRE BARRIERS IN ATTIC ABOVE ABOVE STAIRWELL WALLS TO B.O.D. PROVIDE RATED ACCESS PANELS TO ATTIC SPACES.
22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 [1]/[2]" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. EXISTING SUMP PIT TO BE CAPPED.
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED
23.2 PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.3 NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL PER NEW WORK PLANS- SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.4 NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.5 PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
25. INTEGRATED AUTOMATION
26. ELECTRICAL

NEW WORK PLANS GENERAL NOTES

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

NEW WORK GRAPHIC KEY

2 — PARTITION TYPE; SEE SHEET A6.00
4 — KEYNOTE
EXISTING EXTERIOR/BEARING WALL
EXISTING INTERIOR WALL
NEW PARTITION WALL
1-HR FIRE RATING
2-HR FIRE RATING
NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE 3/A6.01 FOR ADDITIONAL SOFFIT FRAMING INFO.
NEW FIRE-RATED CEILING ABOVE. SEE KEY NOTES AND ASSEMBLIES ON SHEET A6.00
10 — DOOR DESIGNATION; SEE SHEET A6.12
12 — WINDOW DESIGNATION; SEE SHEET A6.10
S12 — STOREFRONT DESIGNATION; SEE SHEET A6.12
FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET A6.00)

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

KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.17

Progress Dates
02.19.2016 - FOR PERMIT

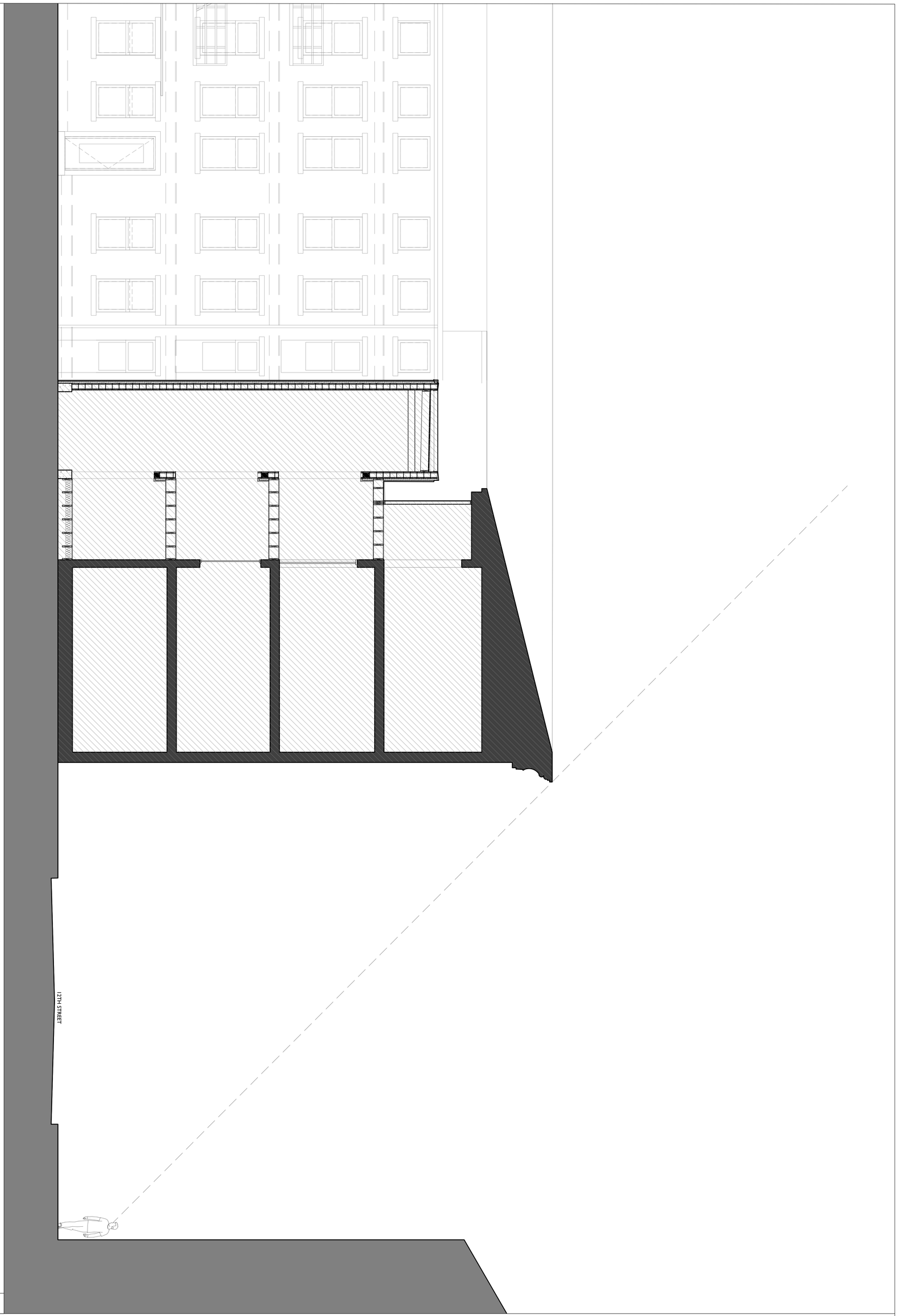
Revisions
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Design Team:
JP, LF, EB, LM, TS, LF, MKS
Drawn by:
LF, MKS, TS, LMM, SDB, EB

PROPOSED PROJECT:
RENOVATIONS AND ADDITIONS FOR:
BROADWAY SQ. PHASE II
412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

A2.16



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

NEW CONSTRUCTION SECTION LOOKING EAST - SITE LINE STUDY

1

PROPOSED PROJECT:

RENOVATIONS AND ADDITIONS FOR:

BROADWAY SQ. PHASE II

412 E. 12TH STREET
CINCINNATI, OH 45202

2.24.2016

Design Team:
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KURT PLATTE (10833)
EXP DATE 12.31.17

STATE OF OHIO
KURT J. PLATTE 10833
REGISTERED ARCHITECT

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SWITZERLAND Single-family house, Küsnacht ARCH Rossetti + Wyss Architekten AG, Zürich PHOTO Jürg Zimmermann, Zürich



ITALY Single-family house, Schenna ARCH Höller & Klotzner Architekten, Meran PHOTO Jürg Zimmermann, Zürich [Switzerland]



CARAT
XPRESSIV
REFLEX
SANDBLASTED

FAÇADE

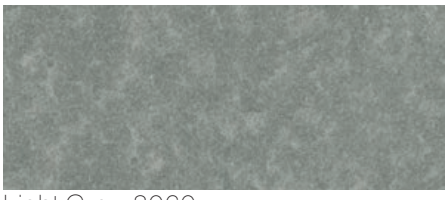
CARAT R-COLOR

ROOF

XPRESSIV

XPRESSIV

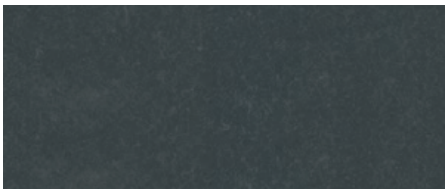
With its very vivid texture, Swisspearl® XPRESSIV was designed to give an unique touch to the façades.



Light Grey 8060



Red 8230



Dark Grey 8220 also available HR coated



Brown 8270



Green 8050 on a grey base sheet



Yellow 8080 on a grey base sheet



Blue 8040 on a grey base sheet

White 8090 on a grey base sheet

190, 350 and 500 Standard Entrances

Single Source
Packages
Generate Versatile
First Impressions



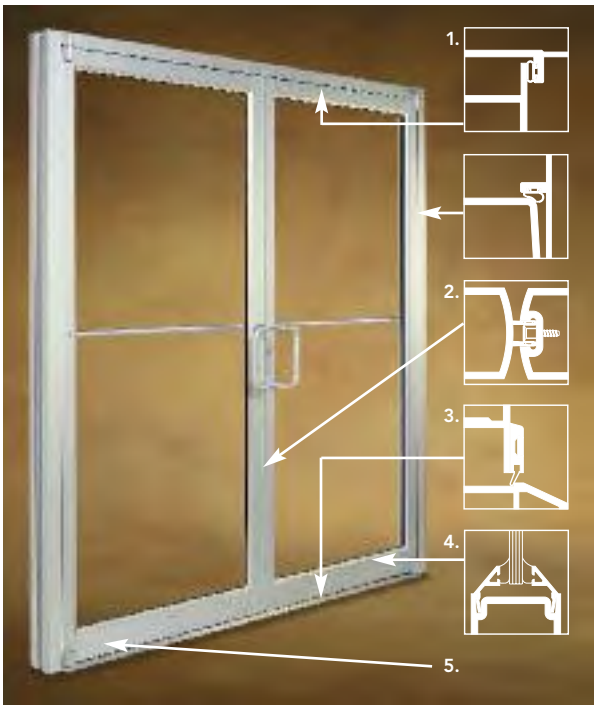
Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.

KAWNEER
AN ALCOA COMPANY



1. **Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.**
2. **Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.**
3. **Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.**
4. **Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.**
5. **Available in all finishes offered by Kawneer.**

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

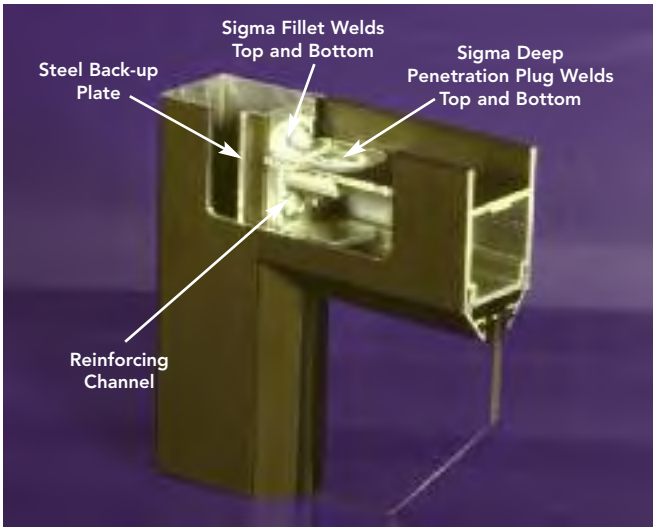
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

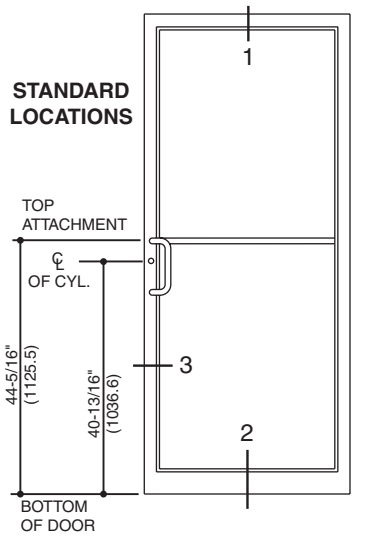
kawneer.com
770 . 449 . 5555

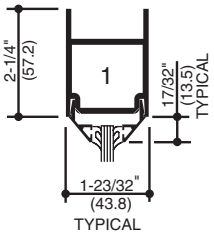
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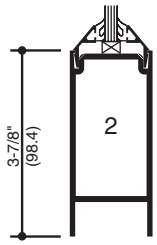
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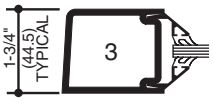
SCALE 3" = 1' 0"

190 NARROW STILE

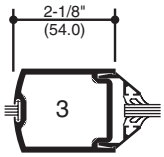






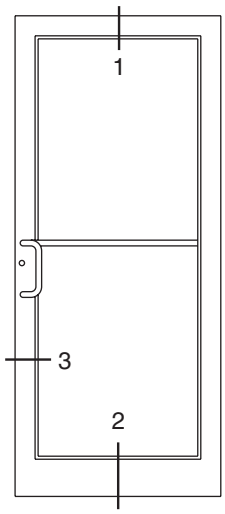


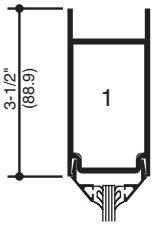
SINGLE ACTING

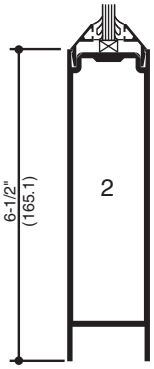


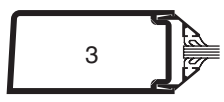
DOUBLE ACTING

350 MEDIUM STILE

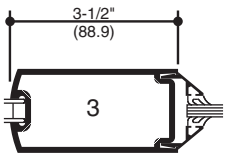






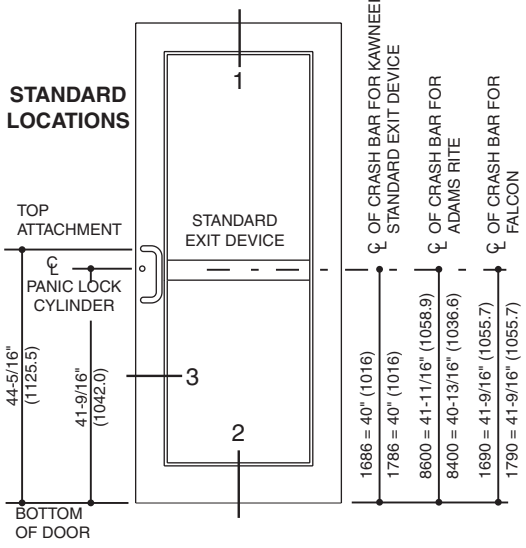


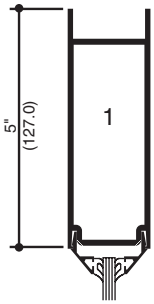
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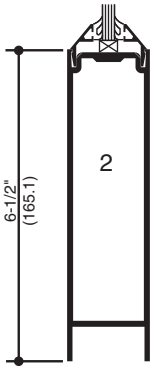


DOUBLE ACTING

500 WIDE STILE

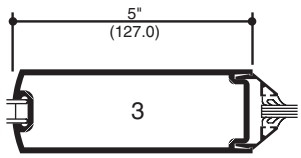








SINGLE ACTING



DOUBLE ACTING

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

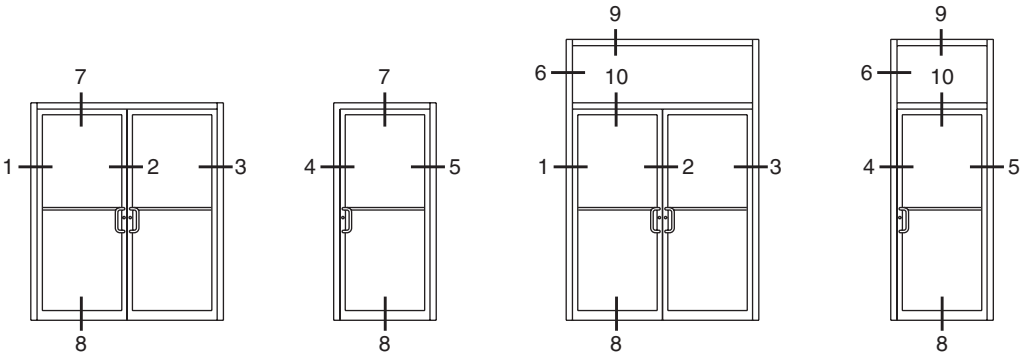
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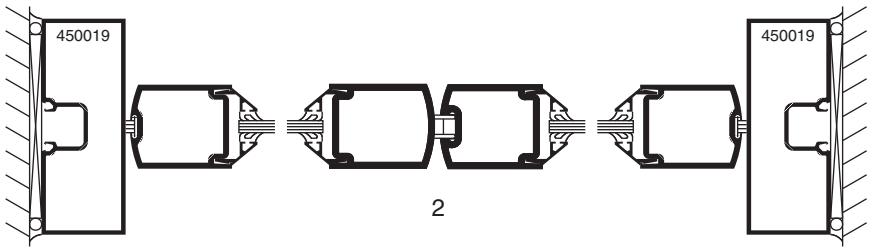
SCALE 3" = 1' 0"

NOTE:

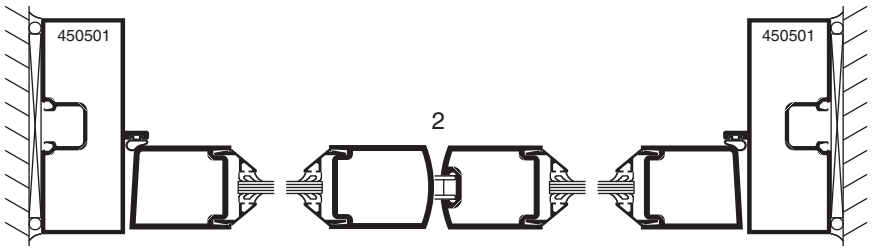
1. SERIES 190 NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350 DOORS AND WIDE STILE 500 DOORS ALSO MAY BE USED.

2. TRIFAB^{TM} VG 450 CENTER, 1-3/4" X 4-1/2" (44.5 X 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED. REFER TO THE CATALOG INDEX FOR THE APPROPRIATE DETAIL SECTION.

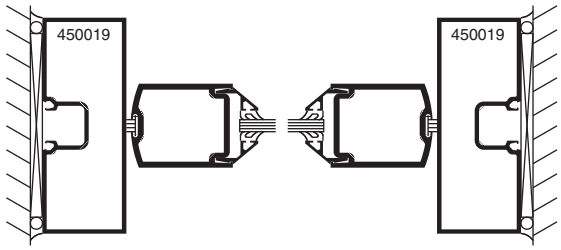




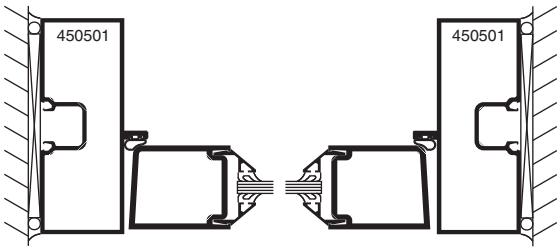
PAIR OF DOUBLE ACTING DOORS



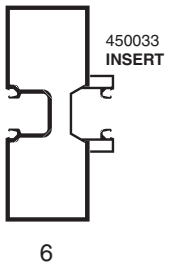
PAIR OF SINGLE ACTING DOORS



DOUBLE ACTING DOOR



SINGLE ACTING DOOR



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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Trifab® VG (VersaGlaze®)

Trifab® VG 450, 451 & 451T (Thermal) Framing Systems & Trifab® 451UT (Ultra Thermal) Framing System

Design + Performance
Versatility with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze®) is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab® VG family's newest addition, Trifab® 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock® Thermal Break.

Aesthetics

Trifab® VG framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab® VG 450 has 1-3/4" sightlines, while Trifab® VG 451/451T and Trifab® 451UT have 2" sightlines.

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With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® VG can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

Trifab® VG 450, 451 and 451T framing systems offer four fabrication choices to suit your project (Trifab® 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical mullions for Trifab® VG 450, 451 and 451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Finishes

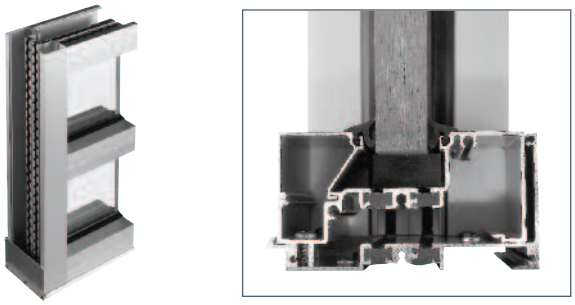
Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

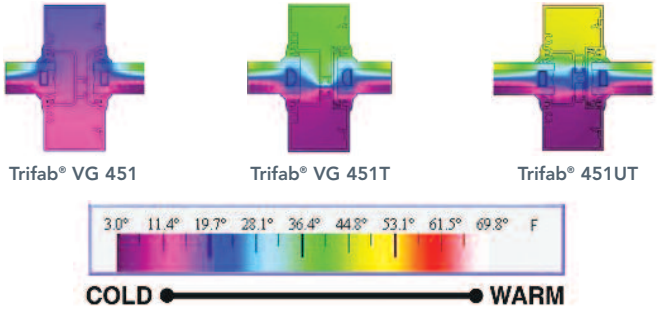
Kawneer's Isolock® Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab® VG 451T. For even greater thermal performance, a "dual" Isolock® Thermal Break is used on Trifab® 451UT.



Trifab® 451UT uses a "dual" Isolock® Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

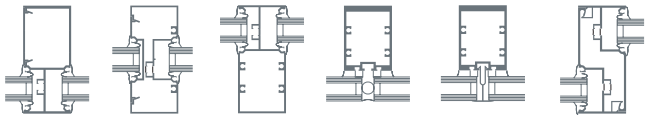
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab® VG 450, 451 and 451T glazing options
(note: Trifab® 451UT available as center set glass plane only).



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

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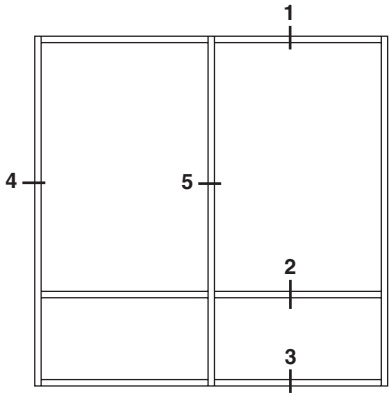
TRIFAB® 451UT

FEBRUARY, 2012

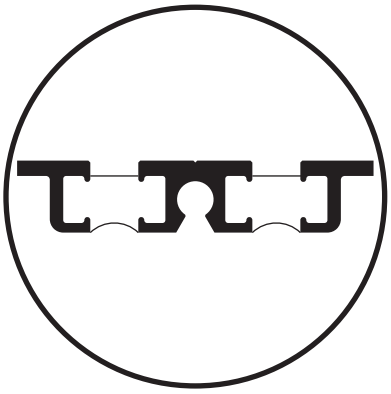
BASIC FRAMING DETAILS (CENTER - Outside Glazed)

EC 97911-37

SCALE 3" = 1'-0"

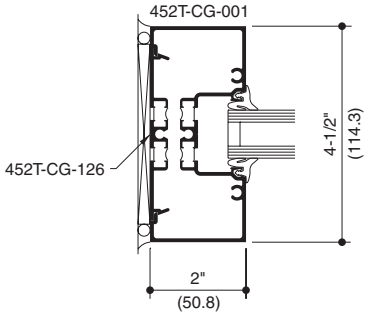


ELEVATION IS NUMBER KEYED TO DETAILS

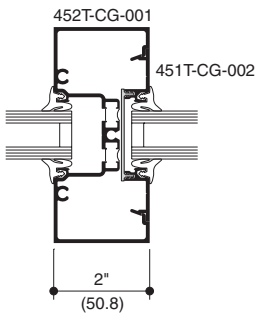


DUAL ISOLOCK THERMAL BREAK

SCREW SPLINE

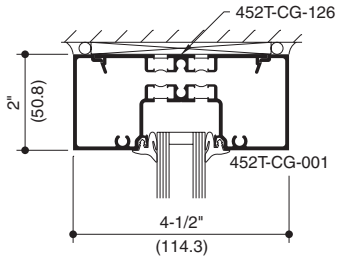


4
JAMB

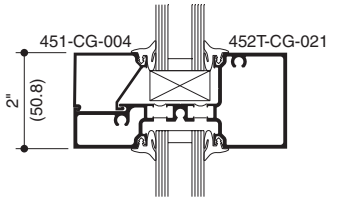


5
VERTICAL

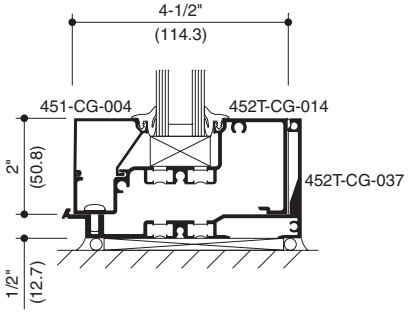
1
HEAD



2
HORIZONTAL



3
SILL



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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7225 Non-Thermal / 8225TL IsoLock® Windows

Windows that Open Design Possibilities



Lawrence Berkeley National Laboratory – Molecular Foundry, Berkeley, CA
Architect: SmithGroup, San Francisco, CA
Glazing Contractor: Royal Glass Co., Inc., Sacramento, CA

Kawneer's 7225 and 8225TL Windows combine design flexibility and high performance. This is fenestration for today. Windows that offer engineering and superior aesthetics — true lasting value combined with the elements of design excellence.

These windows address all-important issues of form, function and performance. Architects, building owners and occupants alike will find their new window expectations fulfilled in the 7225 and 8225TL for behind these windows stands the Kawneer tradition as the leader in architectural aluminum window systems.

Aesthetics

The choices offered by these windows translate into design flexibility: the thermal 8225TL and the non-thermal 7225 come in a variety of operable and fixed versions. These are windows for every building application and for every design possibility.

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Cast white bronze locking hardware lends superior strength and an attractive appearance to 7225 and 8225TL Windows. Because details count, panning systems and muntins are a basic part of the product offering, as well as dual glazing and venetian blinds. They blend into the individual needs of new office, school and hospital architecture, as well as a range of retrofit options.

Performance

The 7225 and 8225TL pressure-equalized ventilators feature mitred, clipped, sealed and staked corner joinery that securely support even the largest recommended window size, while the screw and spline jointed frames are secured with two stainless steel fasteners in extruded screw ports to ensure strong, watertight joints. Standard factory silicone glazing also assures that only the highest-quality glazing methods, procedures and materials are used.

The 8225TL provides superior thermal performance, which stems from Kawneer's IsoLock® thermal break with a 3/8" (9.5) separation that effectively separates the interior of the window from the exterior in both frame and vent members. The IsoLock® difference is a lanced design that creates a positive interlock between the polyurethane and aluminum components of a pour-and-debridge thermal break. With IsoLock®, the two materials act as a single composite element, thus protecting from any possibility of shrinkage of the polyurethane from frame members.

7225 and 8225TL Windows feature a vent and frame design that retards air infiltration and provides water resistance under the most severe weather conditions. For added performance, 7225 and 8225TL fixed over project-out windows are large and small missile impact tested, and they meet or exceed AAMA/WDMA/CSA 101/I.S. 2/A440 performance standards.

Class & Grades

	7225 and 8225TL
Fixed	F-HC100 / F-AW100
Project-In	AP-HC90 / AP-AW90
Project-Out	AP-HC90 / AP-AW90
Inswing Casement	C-HC90 / C-AW90
Outswing Casement	C-HC90 / C-AW90

Kawneer 7225 and 8225TL Windows:
- For design flexibility and performance
- For the advantage of Kawneer single-source responsibility
- For value that lasts well into the future
- For fully engineered and tested designs

Note: Numbers in parentheses ( ) are millimeters unless otherwise noted.





North Schuylkill Elementary School, Ashland, PA
Architect: EI Associates, Harrisburg, PA
Glazing Contractor: Empire Paint & Glass, Pottsville, PA



Pennsylvania State University – Dickinson School of Law, Lewis Katz Building, University Park, PA
Architect: Polshek Partnership Architects, LLP, New York, NY
Glazing Contractor: D-M Products, Inc., Bethel Park, PA

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

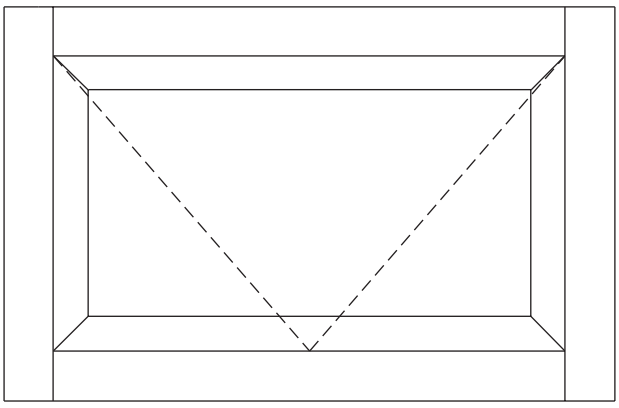
kawneer.com
kawneergreen.com
770 . 449 . 5555

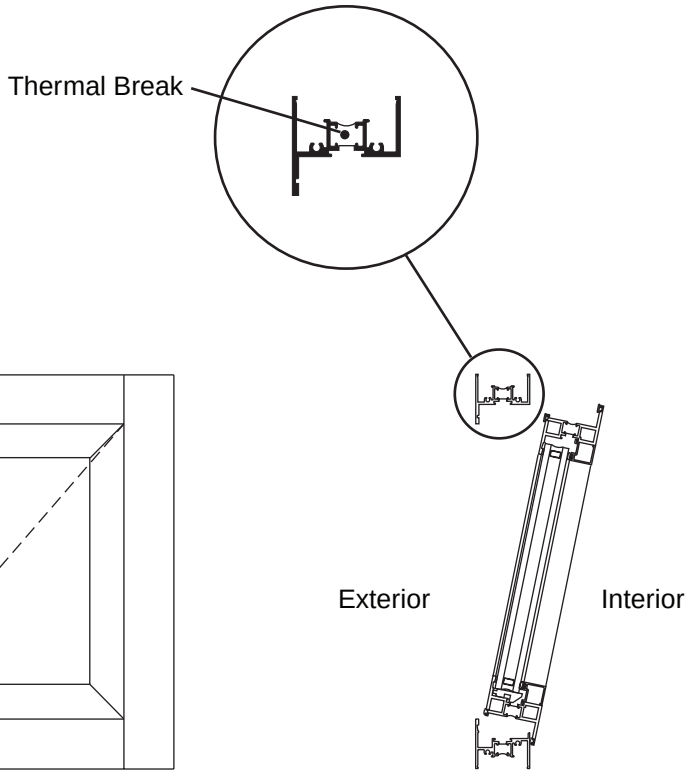
KAWNEER
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© Kawneer Company, Inc. 2012 LITHO IN U.S.A. Form No. 12-2155

Features

- Architectural Grade Window
- IsoLock™ Thermal Break
- Mitered, Clipped and Staked Vent Corner Joinery
- Screw and Spline Frame Corner Joinery
- Factory Silicone Glazed
- Interior Applied Glazing Bead with Bulb Gasket
- Architectural Anodized Finishes and Applied Coatings
- Two Year Manufacturer's Warranty
- Compatible with Storefront and Curtain Wall Systems





Project-in Window

For specific product applications,
Consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

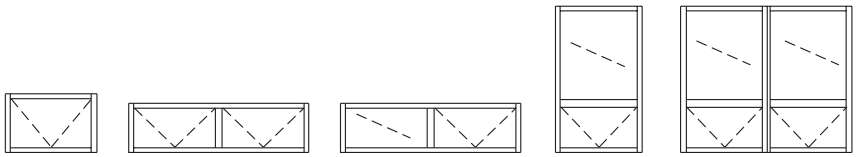
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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8225TL Thermal Windows

JUNE, 2015

PROJECT-IN WINDOW

EC 97911-075

CLASS and GRADE	Architectual Grade AP-HC90 / AP-AW90 / AP-PG90-AP
TESTING STANDARD	AAMA / WDMA / CSA 101 / I.S. 2 / A440 (NAFS)
FRAME DEPTH	2-1/4" Overall Frame Depth
TYPICAL WALL THICKNESS	.090 and .125 Nominal
TYPICAL MAXIMUM SIZE	60" x 48"
TYPICAL MINIMUM SIZE	17" x 17"
TYPICAL CONFIGURATIONS	
STANDARD INFILL OPTIONS	1/4" and 1"
STANDARD HARDWARE	Stainless Steel 4-Bar Hinges Cast White Bronze Cam Locks
OPTIONAL HARDWARE	Access Control Locks Limit Stop Pole and Pole Ring
OTHER OPTIONS	Unequal Leg Frames Exterior and/or Interior Applied Muntins Insect Screens Perimeters and Sills Exterior Pannings and Interior Trims Structural Mullions Vertically or Horizontally Stacked Access Panels and Blinds Silicone Field Glazing upon Request

PERFORMANCE	Air Infiltration Cfm/ft^2	Water Resistance PSF	Design Load PSF	Thermal Transmittance "U" Value	Condensation Resistance CRF	Sound Transmittance STC
	.10 @ 6.24 psf	15	90	.62	56	n/a

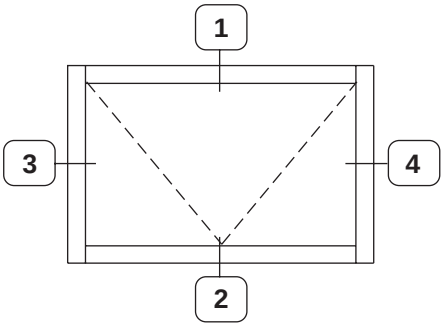
Note: Thermal values are based upon 1" clear insulating glass.

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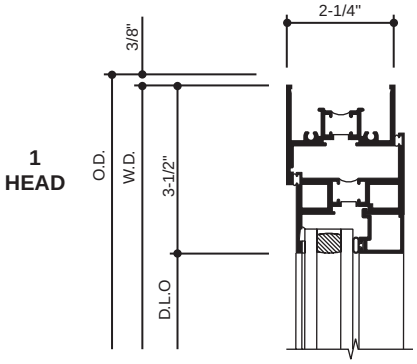
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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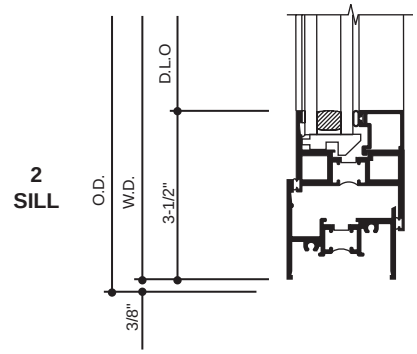
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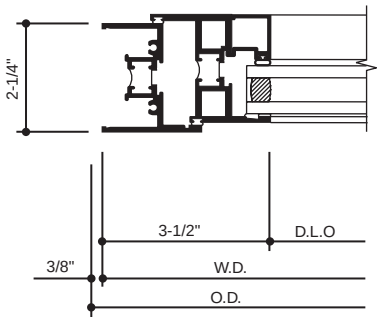
TYPICAL ELEVATION
Log onto www.kawneer.com for other configurations



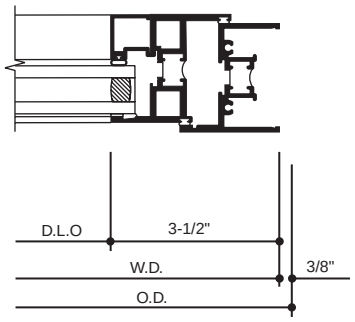
1
HEAD



2
SILL



3
JAMB



4
JAMB

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

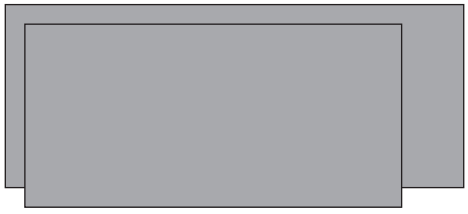
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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Swisspearl® LARGO

Freedom of design without limits

The large-format LARGO Swisspearl® panels give façades what they need: a face, individuality, character, texture, color and, very importantly, a highly effective protective layer. LARGO allows an immense range of possibilities for the design of façades, with an extensive selection of surface textures, various types of joints and fastenings, and panel formats that can be freely selected within the maximum useable size. For visible creativity and to meet the highest aesthetic requirements, in proven Swisspearl® quality.

Useable, finished panel sizes, after all four panel edges have been trimmed off





LARGO

Panel size	Thickness	Subframe Metal	Subframe Wood	CARAT	XPRESSIV	REFLEX	SANDBLASTED
3040×1220 mm	12 mm	■	■	●	●	●	
2500×1220 mm	12 mm	■	■	●	●	●	
3040×1220 mm	8 mm	■	■	●	●	●	
2500×1220 mm	8 mm	■	■	●	●	●	
3040×920 mm	8 mm	■	■	●			
2500×920 mm	8 mm	■	■	●			

Panels with 920 mm width are only available in CARAT colors Agate, Black Opal, Coral, Crystal, Sapphire and Topaz and require a minimum order quantity of 500 panels.



SANDBLASTED

2900×1100 mm	8 mm	■	■				●
2400×1100 mm	8 mm	■	■				●

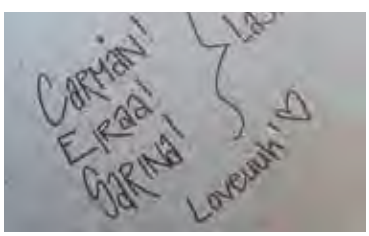
Competence, Excellence and Innovation

Long term experience

For almost 40 years, Swisspearl®'s Research & Development teams have continuously expanded their unique expertise regarding cement composite material technology, coloration and application of whole systems. These significant technological advances are the backbone of the Swiss quality. Swisspearl® is the only manufacturer which masters the highly demanding production processes for integrally colored cement composite panels offered in such a wide color variety.

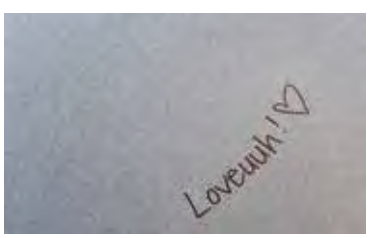
Unique with long time proven quality

Swisspearl® cement composite panels are manufactured with low energy and high environment consciousness. Thus the products are 100% environmentally friendly. Additionally, they are mainly made of local mineral raw materials.The proprietary processes pioneered by Swisspearl® with special surface finish, sealed edges and back coating ensure optimal behaviour and durability of the panels. Furthermore, Swiss construction authorities testify to over forty years as standard life expectancy. Millions of panels installed throughout the world prove the outstanding, reliable long term quality of the cement composite panels and coating.



Swisspearl® HR Coating

The special HR surface treatment offers an increased scratch resistance and a higher UV resistance. Furthermore, most graffiti can be removed several times using acetone.



General information

Product warranty

The products are manufactured to highest standards and under permanent quality control programs by third party testing facilities as well as by the factory's own laboratories.

In case that any delivered product should not reach its specified performance there will be a 10 year warranty covering the functional quality of panels and accessories. The warranty is granted on condition that the Design and Installation Manual has been fully complied with.

Properties of the material

The printed colors may differ from the original shade of the color. To see the exact color, and when matching up colors on adjacent parts of a building, one must use the original panel samples.

The natural ingredients used in the cement composite panels will to some extent determine the unique character of the material. The intensity and color tone may vary slightly depending on the production batch.

More details can be found at www.swisspearl.com.

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

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

APPLICATION
BUILDING ADDRESS: 309 Vine Street Cincinnati Ohio 45202

DISTRICT NAME: _____
(if applicable)

OWNER NAME: VG 309 Vine LLC

ADDRESS: 188 Randolph, Suite 202, Chicago Illinois 60601 PHONE NO: 312-335-2650/312-335-2675

EMAIL: ayule@villagegreen.com

CONTRACTOR NAME: Brinkmann Constructors

ADDRESS: 16650 Chesterfield Grove Road, Chesterfield, MO 63005 PHONE NO: 636.537.9700

EMAIL: KWhite@askbrinkmann.com

ARCHITECT NAME: BKV Group PHONE NO: 312-279-0463

ADDRESS: 343 South Dearborn Street, Suite 203, Chicago IL 60604

EMAIL: jbarbaccia@bkvgroup.com

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)

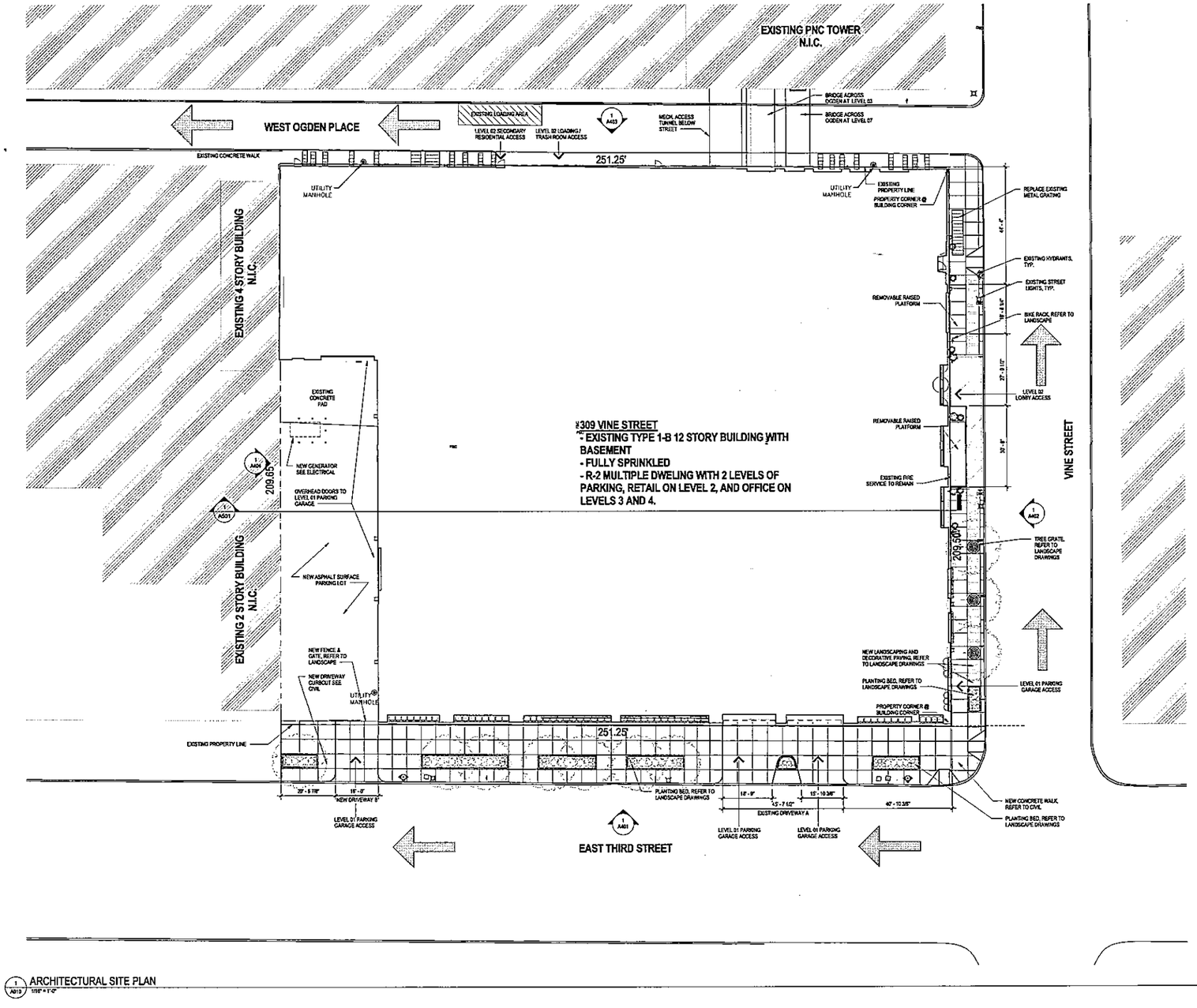
HCB USE ONLY
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☒ REHABILITATION
- ☐ OTHER_____

Interior renovation of an existing Type 1-B, 11 story, fully sprinklered building. Its a conversion from Business to mix use, Business, Mercantile, and Residential with existing parking on 1st and basement floors.

Items to review:
Exterior signage, exterior lighting, steel platforms on the public right of way, 2nd floor window sill planters, sidewalk planters,

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)

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.



1 ARCHITECTURAL SITE PLAN
A010 1/16" = 1'-0"

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Group
Inc.

343 South Dearborn Street
Fisher Building, Suite 203
Chicago, IL 60604
Telephone: 312.279.0470
www.bkvgroup.com
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CONSULTANTS

PROJECT TITLE

THIRD & VINE
CITY
APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	06/24/2015	Scope Bid Updates
	06/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid

STATE OF OHIO
JACK BOARMAN
ARC.1416166
REGISTERED ARCHITECT
EXPIRES 12/31/17

CERTIFICATION

Jack Boarman
- ARC.1416166 - 09/18/15 -
License Number Date

DATE	09-18-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979-01

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

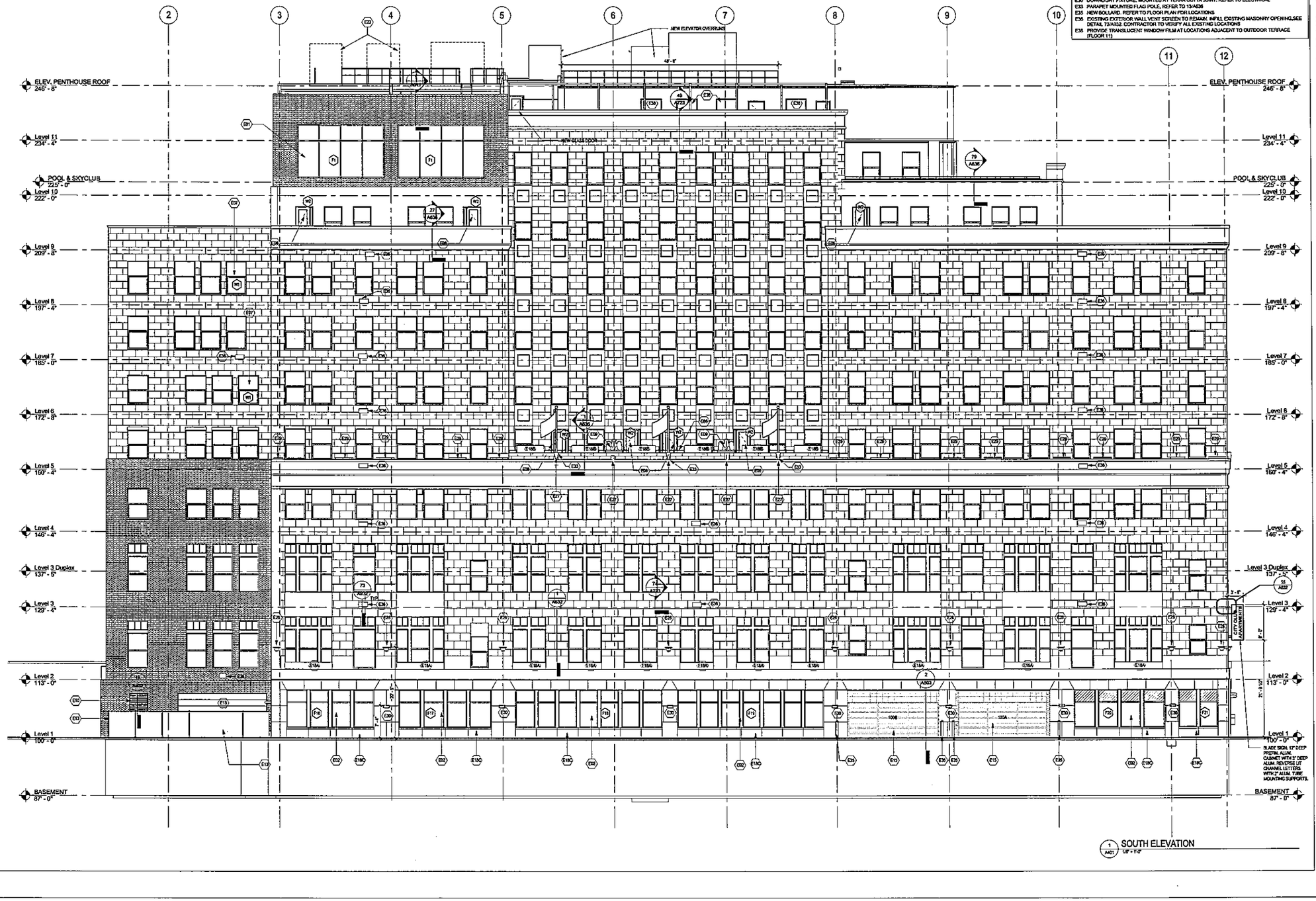
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ELEVATION GENERAL NOTES

1. SEE WINDOW SCOPE OF WORK ON SHEET 922.
2. REFER TO FACADE REPAIR DRAWINGS FOR ADDITIONAL EXTERIOR SCOPE INFORMATION.
3. ALL EXTERIOR LIGHTING TO BE ATTACHED AT MASONRY MORTAR JOINTS
4. PROVIDE PENETRATING SEALER FOR ALL EXPOSED BRICK ON FACADE, TYP. REFER TO A601 EXTERIOR CONSTRUCTION DETAILS.
5. REFER TO SHEET A621 FOR EXTERIOR WINDOW AND STOREFRONT TYPES.
6. REFER TO X029 DRAWING SERIES (SME) FOR EXTERIOR WORK SCOPE.

EXTERIOR ELEVATION KEYNOTES

E01	NEW STOREFRONT SYSTEM. SEE A900 SHEET SERIES
E02	NEW STOREFRONT SYSTEM AT EXISTING OPENING. SEE A900 SHEET SERIES
E06	GUARDRAILS, REFER TO PLAN FOR TYPE
E07	WINDOWS AT PREVIOUS LOUVER LOCATIONS
E08	TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
E09	EXISTING FIGURINES TO REMAIN
E10	NEW LOUVER IN EXISTING OPENING, REFER TO MECHANICAL
E13	FENCE & GATE, REFER TO LANDSCAPE DRAWINGS
E15	REPLACE OVERHEAD DOORS
E15A	PLANTER BOXES, REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 25/A932 FOR WINDOW MOUNTING DETAIL.
E15B	PLANTER BOXES, REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 1/A636 FOR MOUNTING DETAIL.
E15C	INTEGRAL PLANTER, REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS. REFER TO DETAIL 31/A933.
E20	MECHANICAL EQUIPMENT
E26	CIRCULAR UPLIGHT FIXTURE, MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
E27	MONOPOINT LIGHT FOR NEW FLAG POLES AND EXISTING SCULPTURE ELEMENTS. REFER TO ELECTRICAL
E29	LINEAR UPLIGHT FIXTURE, TYP. REFER TO ELECTRICAL
E30	DOWNLIGHT FIXTURE, MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
E33	PARAPET MOUNTED FLAG POLE, REFER TO 13/A636
E35	NEW BOLLARD. REFER TO FLOOR PLAN FOR LOCATIONS
E36	EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENING,SEE DETAIL 73/A032. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS
E38	PROVIDE TRANSLUCENT WINDOW FILM AT LOCATIONS ADJACENT TO OUTDOOR TERRACE (FLOOR 11)



1 SOUTH ELEVATION
A401 1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE

THIRD & VINE CITY APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	03/23/2015	Concept Design Package
	05/22/2015	Scope Bid
	06/24/2015	Scope Bid Updates
	08/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
2	10/07/2015	Addendum #2
5	11/18/2015	Issued for Client Review. Reference Only

STATE OF OHIO
JACK BOARMAN
APC.1418194
REGISTERED ARCHITECT

CERTIFICATION

Jack Boarman

License Number — Date

DATE	11-23-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A401

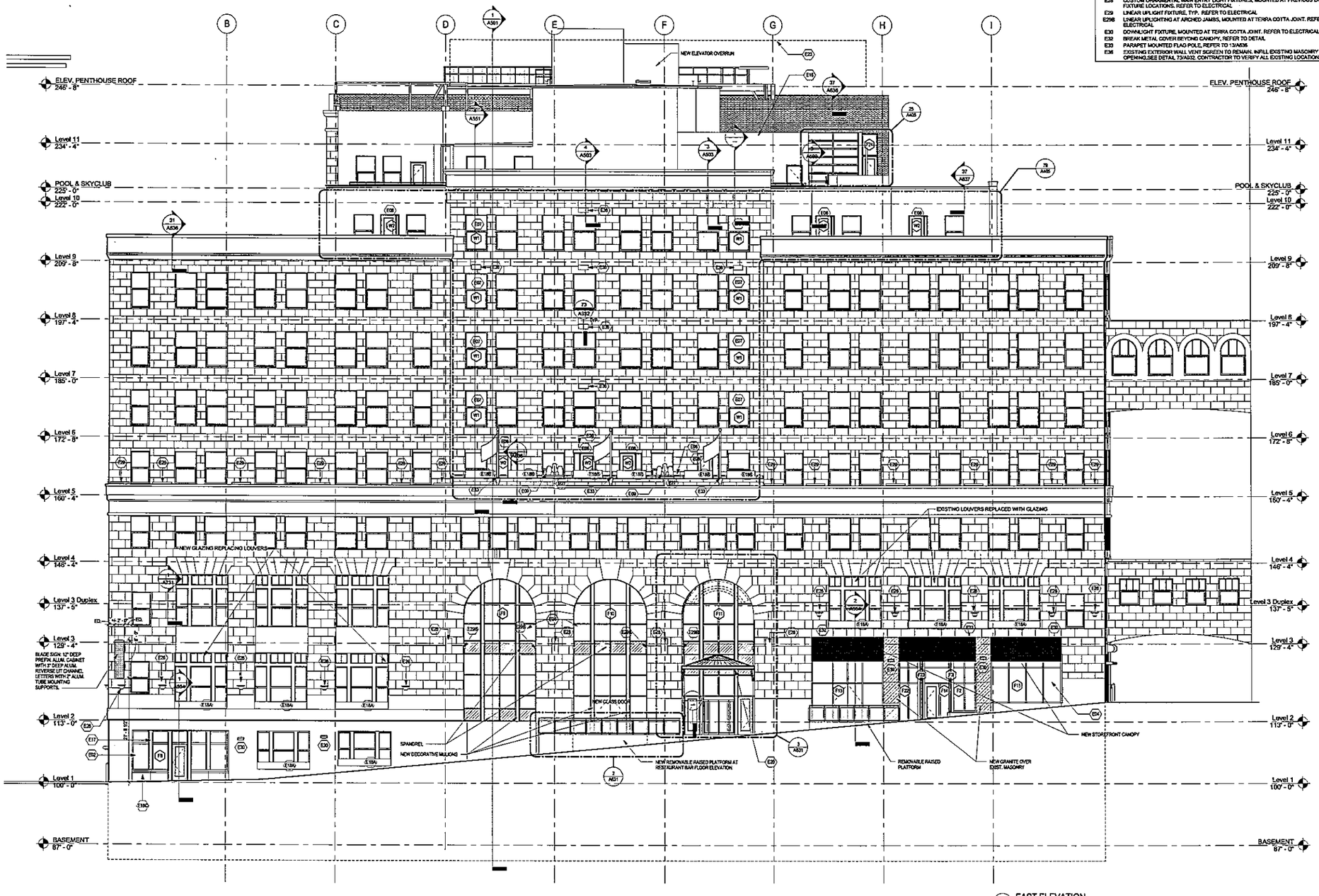
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ELEVATION GENERAL NOTES

1. SEE WINDOW SCOPE OF WORK ON SHEET 022.
2. REFER TO FACADE REPAIR DRAWINGS FOR ADDITIONAL EXTERIOR SCOPE INFORMATION.
3. ALL EXTERIOR LIGHTING TO BE ATTACHED AT MASONRY MORTAR JOINTS.
4. PROVIDE PENETRATING SEALER FOR ALL EXPOSED BRICK ON FACADE, TYP. REFER TO A001 EXTERIOR CONSTRUCTION DETAILS.
5. REFER TO SHEET A021 FOR EXTERIOR WINDOW AND STOREFRONT TYPES.
6. REFER TO X000 DRAWING SERIES (SIM) FOR EXTERIOR WORK SCOPE.

EXTERIOR ELEVATION KEYNOTES

E02	NEW STOREFRONT SYSTEM AT EXISTING OPENING. SEE A900 SHEET SERIES
E04	NEW STOREFRONT, REFER TO DETAILS
E06	GUARDRAILS, REFER TO PLAN FOR TYPE
E07	WINDOWS AT PREVIOUS LOUVER LOCATIONS
E08	TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
E09	EXISTING FIGURINES TO REMAIN
E16	EXTENT OF RESTAURANT ADDITION
E17	DECORATIVE MULLIONS AT NEW STOREFRONT
E18A	PLANTER BOXES, REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 25/A932 FOR WINDOW MOUNTING DETAIL.
E18B	PLANTER BOXES, REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 1/A936 FOR MOUNTING DETAIL.
E18C	INTEGRAL PLANTER, REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS. REFER TO DETAIL 31/A933.
E20	NEW ENTRY CANOPY, REFER TO DETAILS
E23	MECHANICAL EQUIPMENT
E26	CIRCULAR UPLIGHT FIXTURE, MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
E27	MONOPOINT LIGHT FOR NEW FLAG POLES AND EXISTING SCULPTURE ELEMENTS. REFER TO ELECTRICAL
E28	CUSTOM ORNAMENTAL MAIN ENTRY LIGHT FIXTURES, MOUNTED AT PREVIOUS LIGHT FIXTURE LOCATIONS. REFER TO ELECTRICAL
E29	LINEAR UPLIGHT FIXTURE, TYP. REFER TO ELECTRICAL
E29B	LINEAR UPLIGHTING AT ARCHED JAMBS, MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
E30	DOWNLIGHT FIXTURE, MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
E32	BREAK METAL COVER BEYOND CANOPY, REFER TO DETAIL
E33	PARAPET MOUNTED FLAG POLE, REFER TO 13/A936
E36	EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENING.SEE DETAIL 73/A932. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS



1 A402 EAST ELEVATION
1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE

THIRD & VINE CITY APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	02/23/2015	Concept Design Package
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	08/21/2015	Permit Progress Set
	09/16/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
2	10/07/2015	Addendum #2

STATE OF OHIO · JACK BOARMAN · REGISTERED ARCHITECT · #RC.1416154

CERTIFICATION

Jack Boarman

License Number — Date

DATE	11-23-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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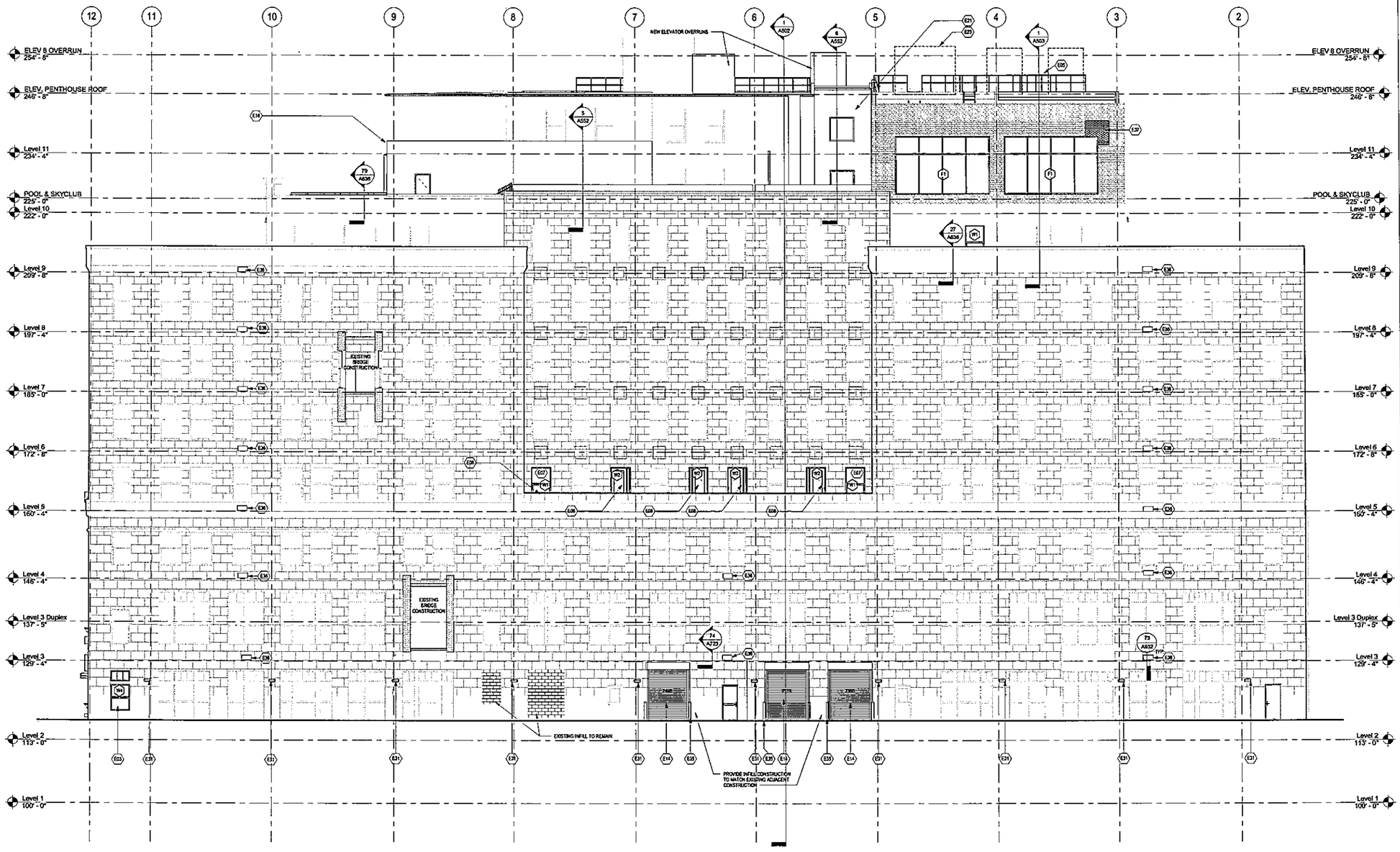
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ELEVATION GENERAL NOTES

1. EXISTING WINDOWS TO REMAIN AND TO BE REGLAZED, SCRAPED & PAINTED. REFER TO SHEET A822 FOR EXISTING WINDOW REPAIR NOTES, DIAGRAMS AND SCOPE.
2. REFER TO FACADE REPAIR DRAWINGS FOR ADDITIONAL EXTERIOR SCOPE INFORMATION.
3. ALL EXTERIOR LIGHTING TO BE ATTACHED AT MASONRY MORTAR JOINTS
4. PROVIDE PENETRATING SEALER FOR ALL EXPOSED BRICK ON FACADE, TYP. REFER TO A951 EXTERIOR CONSTRUCTION DETAILS.
5. REFER TO SHEET A821 FOR WINDOW AND STOREFRONT TYPES.
6. REFER TO X000 DRAWING SERIES (SME) FOR EXTERIOR WORK SCOPE.

EXTERIOR ELEVATION KEYNOTES

E03	NEW WINDOW, REFER TO DETAILS
E05	GUARDRAILS AT ROOFTOP EQUIPMENT, REFER TO PLAN.
E06	GUARDRAILS, REFER TO PLAN FOR TYPE
E07	WINDOWS AT PREVIOUS LOUVER LOCATIONS
E08	TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
E14	NEW OVERHEAD DOORS
E16	EXTENT OF RESTAURANT ADDITION
E21	NEW WALL TO ENCLOSE CORRIDOR
E23	MECHANICAL EQUIPMENT
E31	WALL PACK LIGHTS, MOUNTED AT MASONRY/TERRA COTTA JOINT. REFER TO ELECTRICAL
E35	NEW BOLLARD. REFER TO FLOOR PLAN FOR LOCATIONS
E36	EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENINGS,SEE DETAIL 7/A932. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS
E37	EXISTING OPENINGS TO BE INFILLED WITH SALVAGED MATERIAL FROM NEW OPENINGS. TOOTH IN FULL BRICKS AT JAMBS.



1 NORTH ELEVATION
A403 1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE

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STATE OF OHIO
JACK BOARMAN
ARC.1416166
REGISTERED ARCHITECT
EXPIRES 12/31/17

CERTIFICATION

Jack Boarman
ARC.1416166 — 09/18/15
License Number — Date

DATE	09-18-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1 15701

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A403

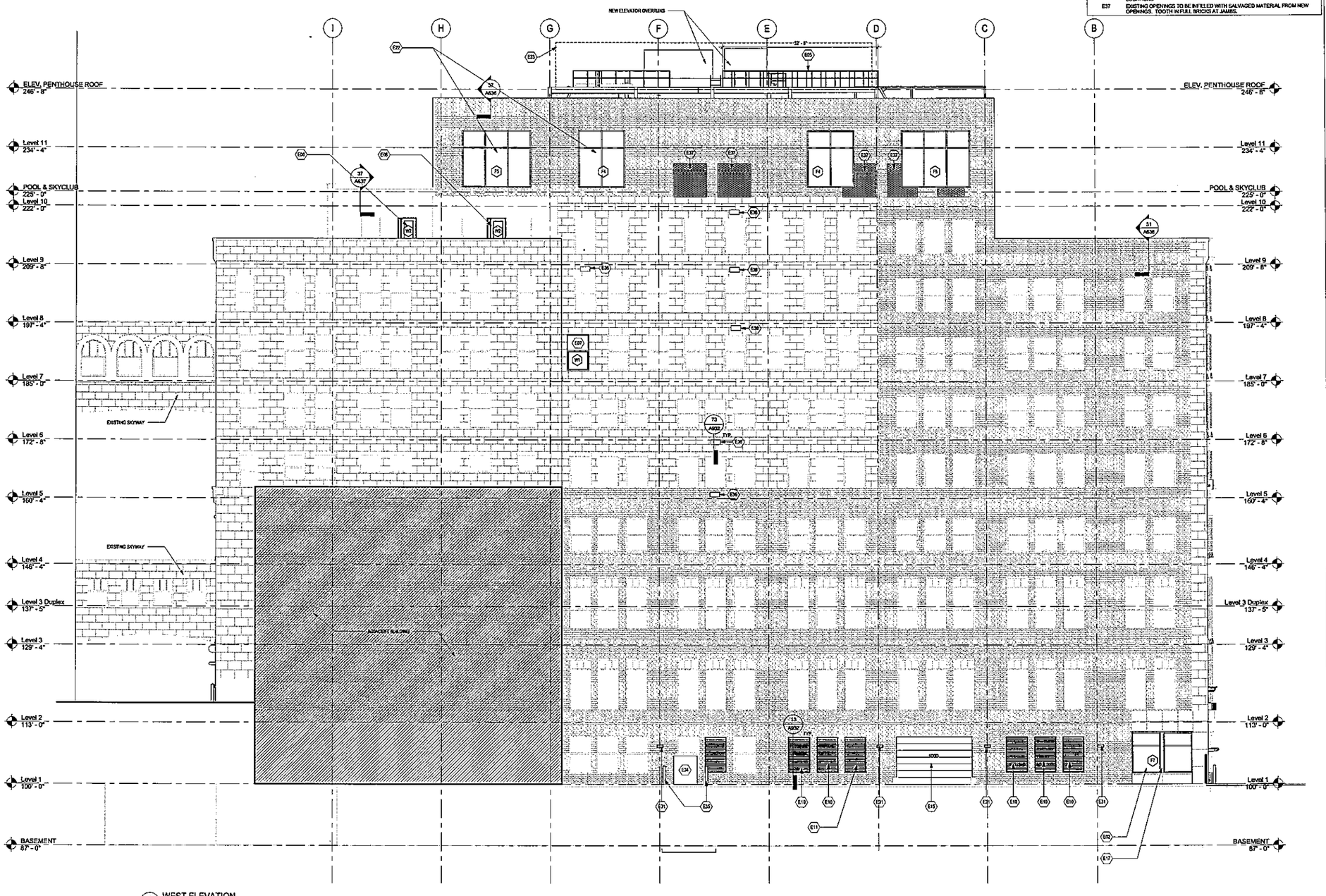
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ELEVATION GENERAL NOTES

1. EXISTING WINDOWS TO REMAIN AND TO BE REGLAZED, SCRAPED & PAINTED. REFER TO SHEET A602 FOR EXISTING WINDOW REPAIR NOTES, DIAGRAMS AND SCOPE.
2. REFER TO FACADE REPAIR DRAWINGS FOR ADDITIONAL EXTERIOR SCOPE INFORMATION.
3. ALL EXTERIOR LIGHTING TO BE ATTACHED AT MASONRY MORTAR JOINTS
4. PROVIDE PENETRATING SEALER FOR ALL EXPOSED BRICK ON FACADE, TYP. REFER TO A601 EXTERIOR CONSTRUCTION DETAILS.
5. REFER TO SHEET A321 FOR WINDOW AND STOREFRONT TYPES.
6. REFER TO 3000 DRAWING SERIES (SME) FOR EXTERIOR WORK SCOPE.

EXTERIOR ELEVATION KEYNOTES

E02	NEW STOREFRONT SYSTEM AT EXISTING OPENING. SEE A900 SHEET SERIES
E05	GUARDRAILS AT ROOFTOP EQUIPMENT, REFER TO PLAN.
E07	WINDOWS AT PREVIOUS LOUVER LOCATIONS
E06	TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
E10	NEW LOUVER IN EXISTING OPENING, REFER TO MECHANICAL
E11	REPLACE EXISTING LOUVER
E15	REPLACE OVERHEAD DOORS
E17	DECORATIVE MOLDING AT NEW STOREFRONT
E22	NEW OPENING IN EXISTING WALL
E23	MECHANICAL EQUIPMENT
E31	WALL PACK LIGHTS, MOUNTED AT MASONRY/TERRA COTTA JOINT. REFER TO ELECTRICAL
E34	GENERATOR, SEE ELECTRICAL
E35	NEW BOLLARD. REFER TO FLOOR PLAN FOR LOCATIONS
E36	EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENING,SEE DETAIL 7/A602. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS
E37	EXISTING OPENINGS TO BE INFILLED WITH SALVAGED MATERIAL FROM NEW OPENINGS. TOOTH IN FULL BRICKS AT JAMBS.



1 A404 WEST ELEVATION 1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE

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KEY PLAN

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STATE OF OHIO
JACK BOARMAN
ARC.1416166
REGISTERED ARCHITECT
EXPIRES 12/31/17

CERTIFICATION

Jack Boarman
ARC.1416166 — 09/18/15
License Number — Date

DATE	09-18-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

EXTERIOR ELEVATIONS

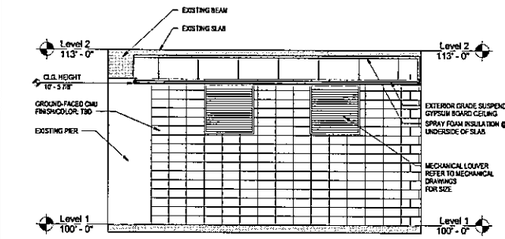
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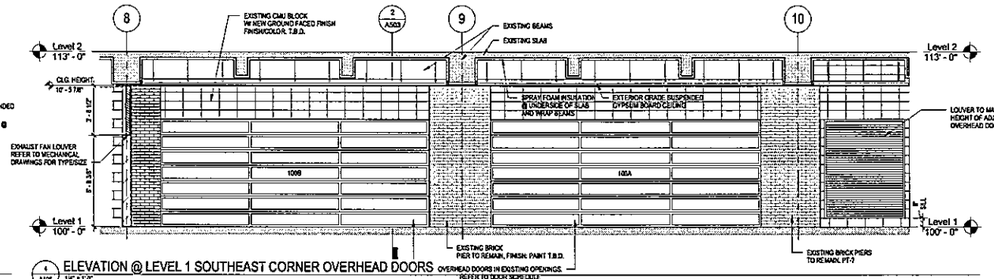
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EXTERIOR ELEVATION KEYNOTES

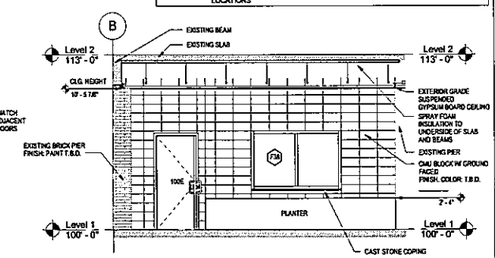
E07	WINDOWS AT PREVIOUS LOUVER LOCATIONS
E08	TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
E25	ROOF PAVERS ON PEDESTALS, TYP.
E36	EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENING,SEE DETAIL 7/3/A832. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS



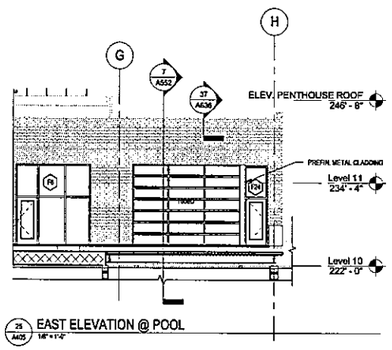
1 A405 ELEVATION @ LEVEL 1 SOUTHEAST CORNER LOUVERS 1/4" = 1'-0"



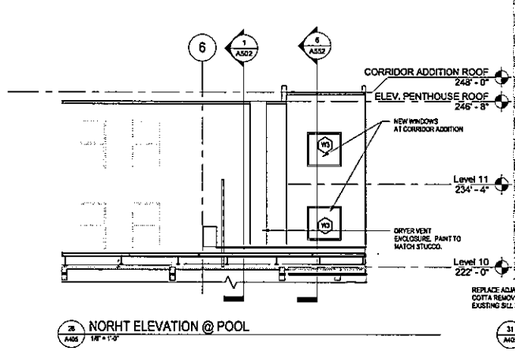
1 A405 ELEVATION @ LEVEL 1 SOUTHEAST CORNER OVERHEAD DOORS 1/4" = 1'-0"
OVERHEAD DOORS IN EXISTING OPENINGS. REFER TO DOOR SCHEDULE



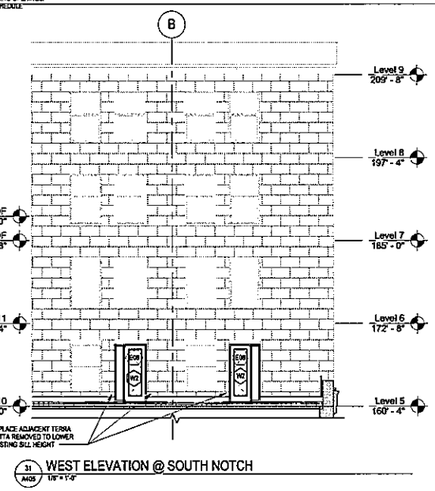
19 A405 Elevation 3 - a 1/4" = 1'-0"



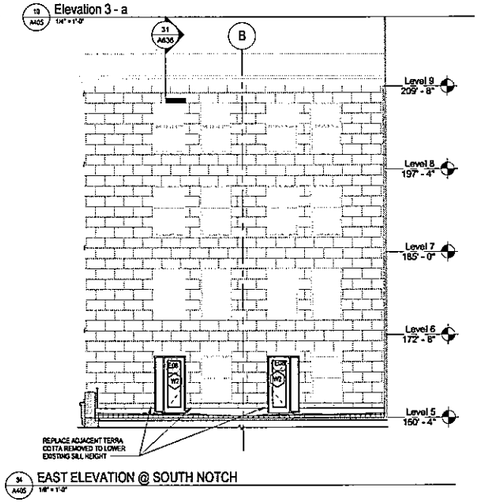
25 A405 EAST ELEVATION @ POOL 1/8" = 1'-0"



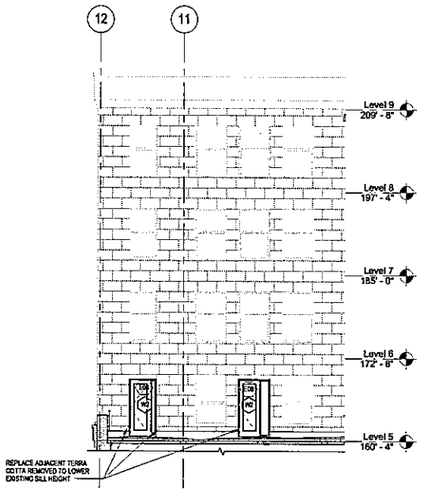
26 A405 NORHT ELEVATION @ POOL 1/8" = 1'-0"



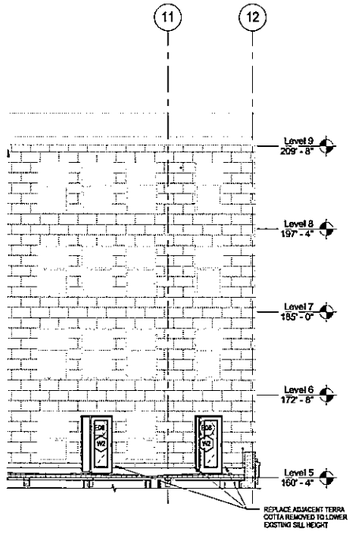
31 A405 WEST ELEVATION @ SOUTH NOTCH 1/8" = 1'-0"



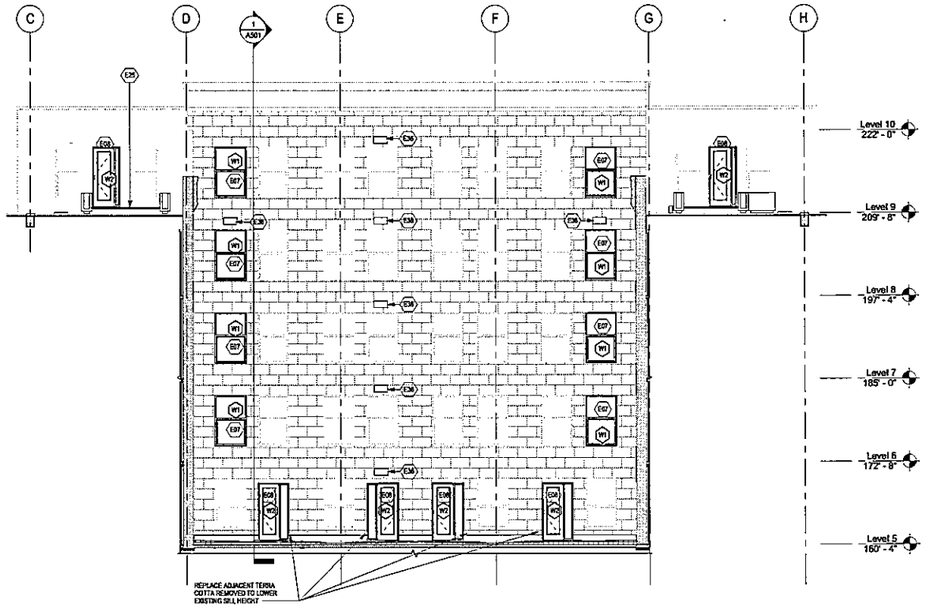
34 A405 EAST ELEVATION @ SOUTH NOTCH 1/4" = 1'-0"



29 A405 SOUTH ELEVATION @ EAST NOTCH 1/8" = 1'-0"



77 A405 NORTH ELEVATION @ EAST NOTCH 1/8" = 1'-0"



78 A405 EAST ELEVATION @ EAST NOTCH 1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE

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STATE OF OHIO
JACK BOARMAN
ARC.1416166
REGISTERED ARCHITECT
EXPIRES 12/31/17

CERTIFICATION

Jack Boarman
- ARC.1416166 09/18/15 -
License Number Date

DATE	09-18-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

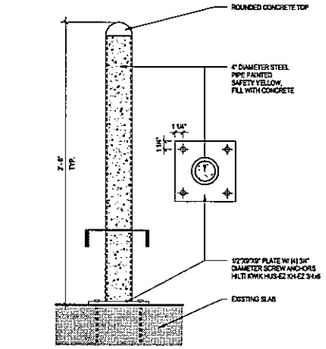
EXTERIOR ELEVATIONS

SHEET NUMBER

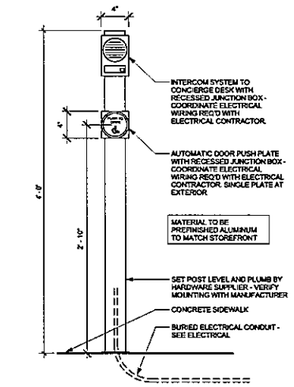
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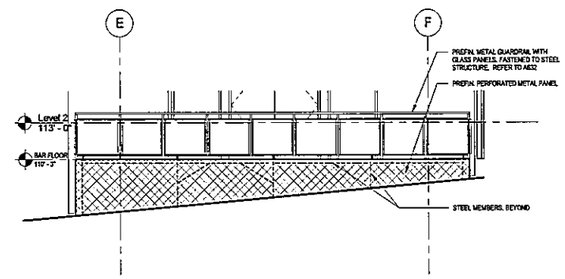
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9/15/2015 11:57:27 AM



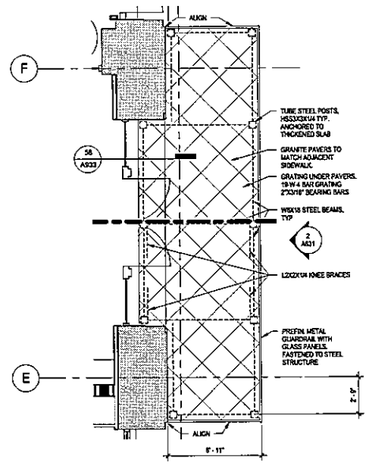
25 / A631 TYPICAL EXTERIOR BOLLARD DETAIL
1 1/2" = 1'-0"



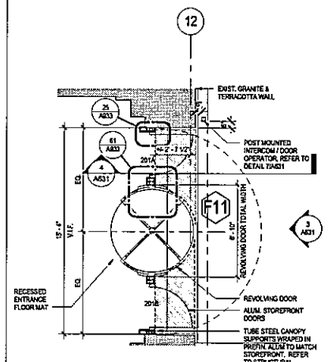
7 / A631 ACCESSIBLE DOOR OPERATOR / INTERCOM PODIUM
1 1/2" = 1'-0"



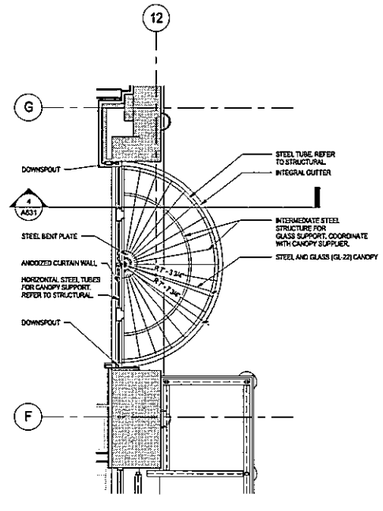
2 / A631 RESTAURANT RAISED PLATFORM ELEVATION
1/4" = 1'-0"



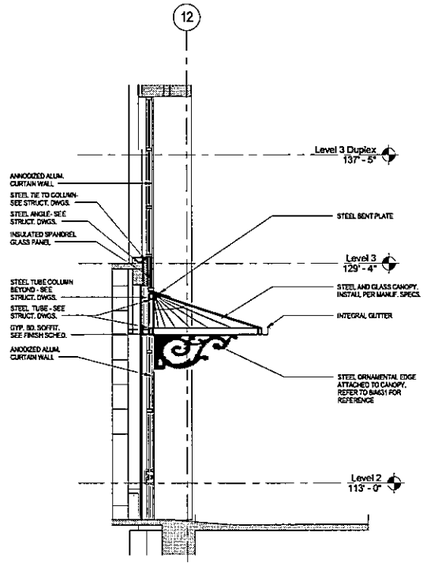
1 / A631 RAISED PLATFORM @ RESTAURANT
1/4" = 1'-0"



5 / A631 ENLARGED ENTRY PLAN
1/4" = 1'-0"



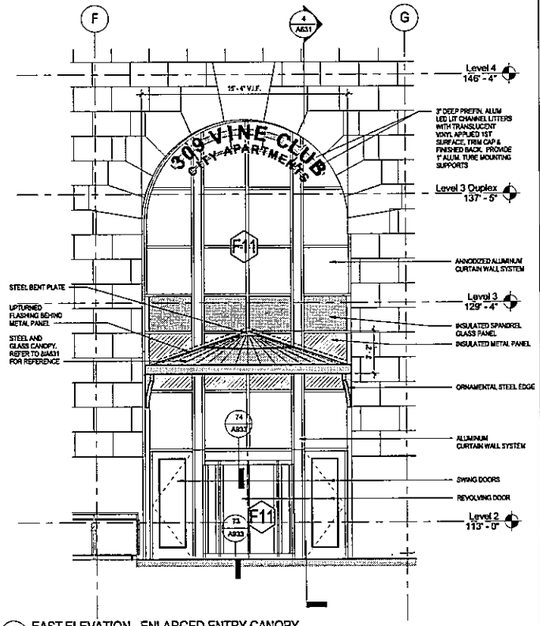
6 / A631 CANOPY ROOF PLAN @ LEVEL 3
1/4" = 1'-0"



4 / A631 SECTION THRU CANOPY
1/4" = 1'-0"



9 / A631 EAST ENTRY CANOPY RENDERING
1 1/2" = 1'-0"
FOR REFERENCE ONLY



3 / A631 EAST ELEVATION - ENLARGED ENTRY CANOPY
1/4" = 1'-0"

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ISSUE #	DATE	DESCRIPTION
	05/22/2015	Scope Bid
	06/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
2	10/07/2015	Addendum #2
3	11/19/2015	Issued for Client Review. Reference Only

PROJECT TITLE

THIRD & VINE CITY APARTMENTS

KEY PLAN

STATE OF OHIO · JACK BOARMAN · ARC.1416196 · REGISTERED ARCHITECT

CERTIFICATION

Jack Boarman

License Number — Date

DATE	11-23-2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979-01

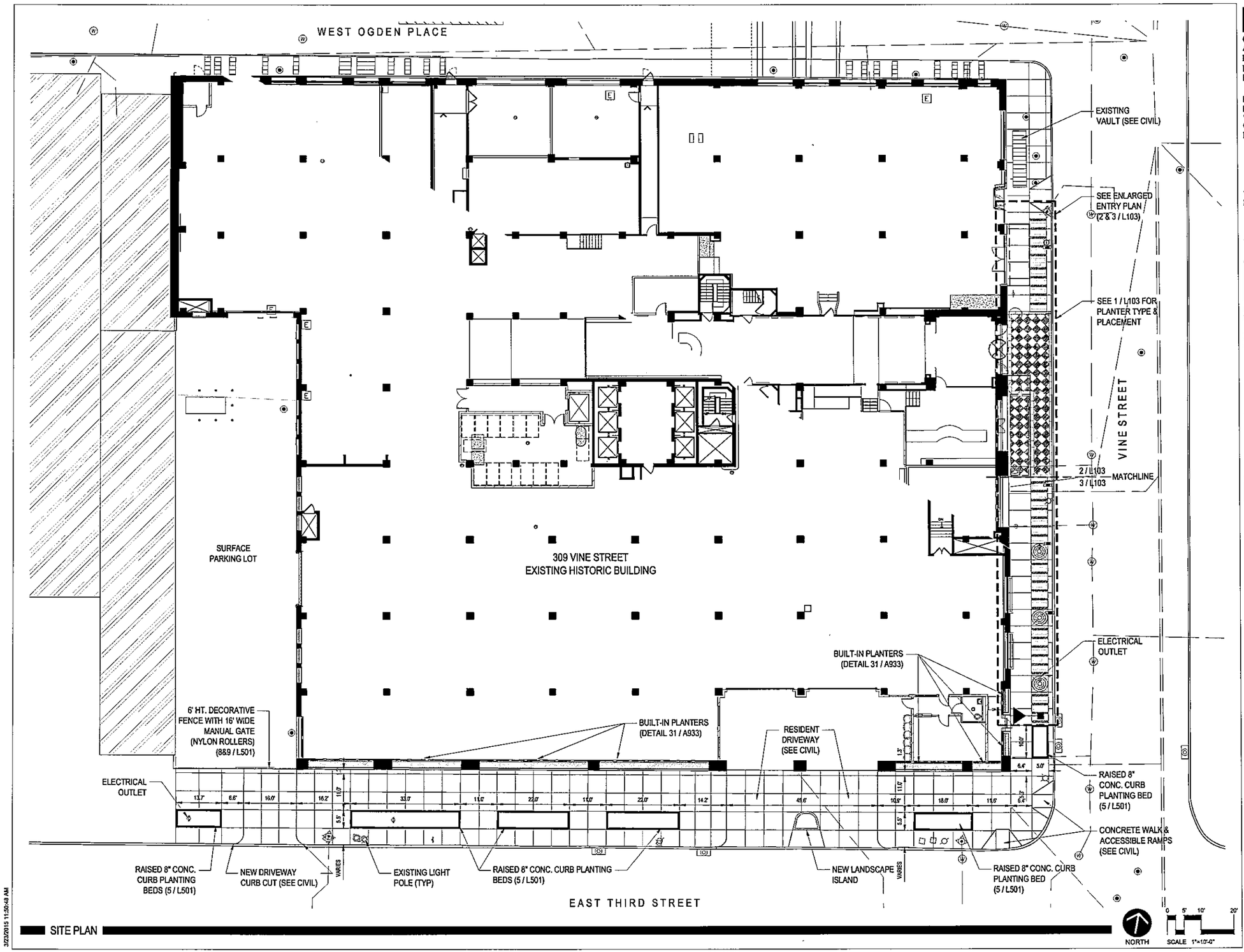
SHEET TITLE

EXTERIOR DETAILS

SHEET NUMBER

A631

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SITE PLAN

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Minneapolis, MN 55401
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PROJECT TITLE

THIRD & VINE CITY APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	02/23/2015	Concept Design Package
	05/22/2015	Scope Bid Set
	09/16/2015	Issued for Permit & Bid

STATE OF OHIO JESSE SYMYKOWICZ 1301356 REGISTERED LANDSCAPE ARCHITECT

CERTIFICATION

Jesse Symykowicz
1301356 — 09-16-15
License Number — Date

DATE	09-16-2015
DRAWN BY	MR
CHECKED BY	JS
COMMISSION NUMBER	1979.01

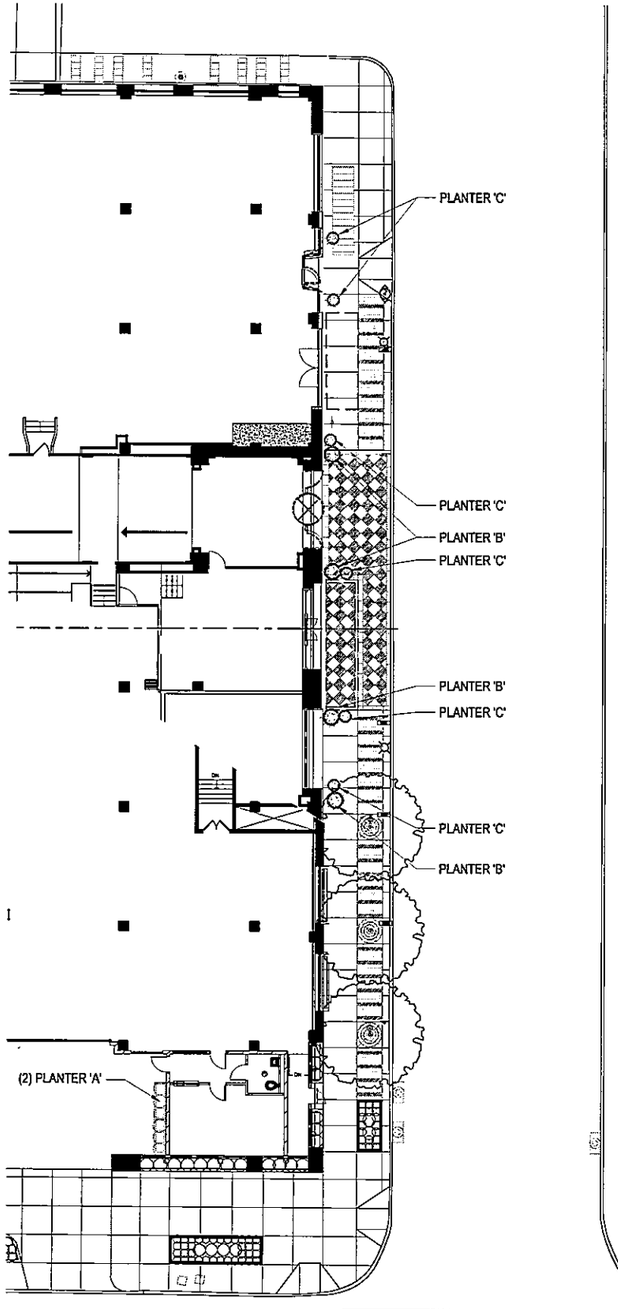
SHEET TITLE

SITE PLAN

SHEET NUMBER

L100

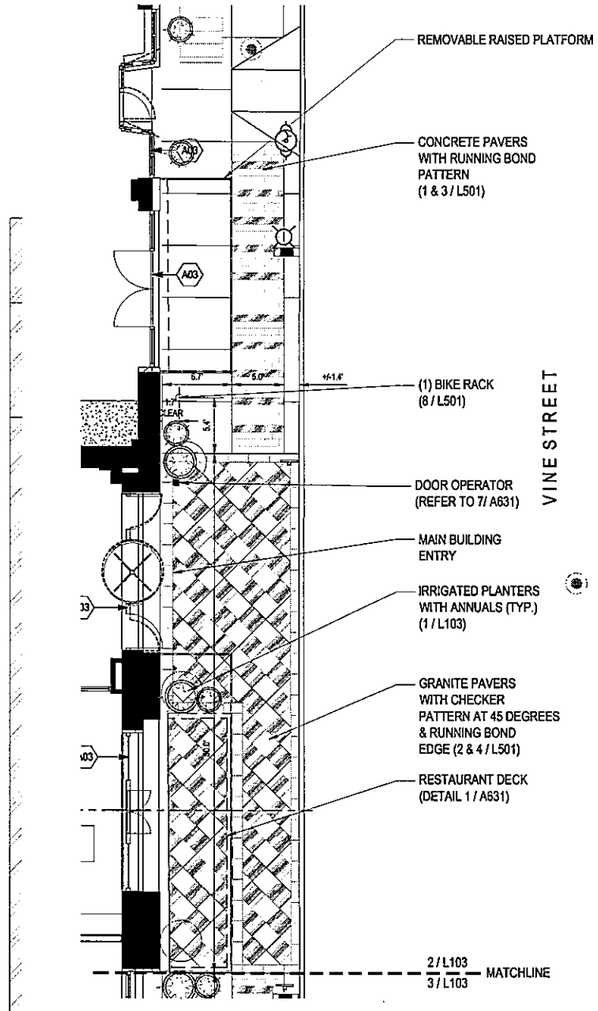
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PLANTERS TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. ALL PLANTERS TO INCLUDE PLANTINGS AND AND PLANTING SOIL. PLANTERS TO RECEIVE IRRIGATION.

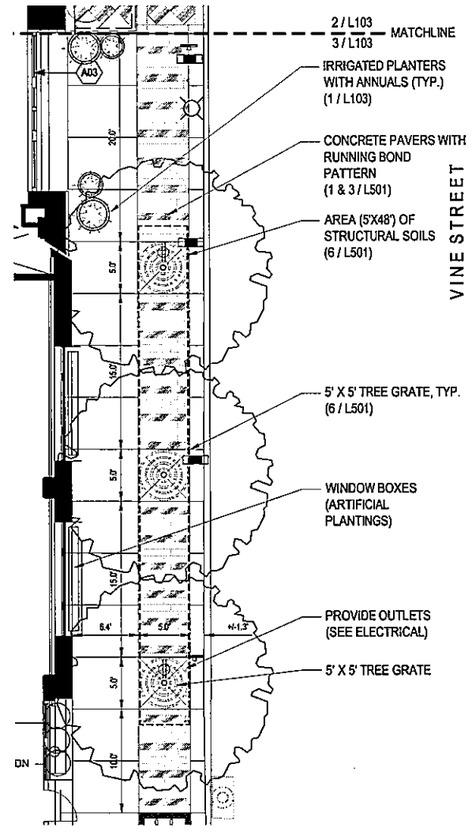
1 / L103 PLANTER PLAN 1"=10'-0"

NORTH SCALE 1"=10'-0" (0, 10', 20')



2 / L103 ENLARGED PLAN AT EAST SIDE-NORTH 1"=5'-0"

NORTH SCALE 1"=5'-0" (0, 5', 10')



3 / L103 ENLARGED PLAN AT EAST SIDE-SOUTH 1"=5'-0"

NORTH SCALE 1"=5'-0" (0, 5', 10')

PLANTER SCHEDULE

A	2	PLANTER AT GARAGE ENTRANCE	TOURNESOL - WILSHIRE (WCR-721824) - 'SHARK' COLOR	PROVIDE FIRST SEASON ANNUALS
B	3	PLANTER AT ENTRANCE	TOURNESOL - AQUARIAN (QCS-4824) - 'CARAMEL' COLOR	PROVIDE FIRST SEASON ANNUALS
C	5	PLANTER AT ENTRANCE	TOURNESOL - AQUARIAN (QCS-3000) - 'SANDBOX' COLOR	PROVIDE FIRST SEASON ANNUALS
D1	11	PLANTER AT WINDOW SILL	TOURNESOL - WILSHIRE (WR-1201012) - 'ROYALTY' COLOR	(ARTIFICIAL PLANTINGS)
D2	6	PLANTER AT WINDOW SILL	TOURNESOL - WILSHIRE (WR-721012) - 'ROYALTY' COLOR	(ARTIFICIAL PLANTINGS)
D3	2	PLANTER AT WINDOW SILL	TOURNESOL - WILSHIRE (WR-721212) - 'ROYALTY' COLOR	PROVIDE FIRST SEASON ANNUALS
D4	12	PLANTER AT WINDOW SILL	TOURNESOL - WILSHIRE (WR-721218) - 'ROYALTY' COLOR	(ARTIFICIAL PLANTINGS)
E	23	PLANTER AT 5TH LEVEL (8' LONG)	TOURNESOL - WILSHIRE (WR-721836) - 'CARAMEL' COLOR	(REFER TO L105 FOR PLANTINGS)
E	39	PLANTER AT 5TH LEVEL (8' LONG)	TOURNESOL - WILSHIRE (WR-961836) - 'CARAMEL' COLOR	(REFER TO L105 FOR PLANTINGS)
E	9	PLANTER AT 5TH LEVEL (10' LONG)	TOURNESOL - WILSHIRE (WR-1201836) - 'CARAMEL' COLOR	(REFER TO L105 FOR PLANTINGS)
F	6	PLANTER AT 9TH LEVEL (4' LONG)	TOURNESOL - WILSHIRE (WR-481824) - 'CARAMEL' COLOR	(REFER TO L106 FOR PLANTINGS)
F	11	PLANTER AT 9TH LEVEL (6' LONG)	TOURNESOL - WILSHIRE (WR-721824) - 'CARAMEL' COLOR	(REFER TO L106 FOR PLANTINGS)
F	25	PLANTER AT 9TH LEVEL (8' LONG)	TOURNESOL - WILSHIRE (WR-961824) - 'CARAMEL' COLOR	(REFER TO L106 FOR PLANTINGS)
F	34	PLANTER AT 9TH LEVEL (10' LONG)	TOURNESOL - WILSHIRE (WR-1201824) - 'CARAMEL' COLOR	(REFER TO L106 FOR PLANTINGS)
G	1	PLANTER AT 10TH LEVEL (3' LONG)	TOURNESOL - WILSHIRE (WR-362424) - 'CARAMEL' & 'WHITE'	(REFER TO L201 FOR PLANTINGS)
G	27	PLANTER AT 10TH LEVEL (4' LONG)	TOURNESOL - WILSHIRE (WR-482424) - 'CARAMEL' & 'WHITE'	(REFER TO L201 FOR PLANTINGS)
G	9	PLANTER AT 10TH LEVEL (5' LONG)	TOURNESOL - WILSHIRE (WR-602424) - 'CARAMEL' & 'WHITE'	(REFER TO L201 FOR PLANTINGS)
H	1	PLANTER AT 10TH RESTAURANT (2')	TOURNESOL - WILSHIRE (WR-241836) - 'CARAMEL' COLOR	(REFER TO L107 FOR PLANTINGS)
H	1	PLANTER AT 10TH RESTAURANT (4')	TOURNESOL - WILSHIRE (WR-481836) - 'CARAMEL' COLOR	(REFER TO L107 FOR PLANTINGS)
H	1	PLANTER AT 10TH RESTAURANT (6')	TOURNESOL - WILSHIRE (WR-721836) - 'CARAMEL' COLOR	(REFER TO L107 FOR PLANTINGS)
H	9	PLANTER AT 10TH RESTAURANT (8')	TOURNESOL - WILSHIRE (WR-961836) - 'CARAMEL' COLOR	(REFER TO L107 FOR PLANTINGS)
J	2	PLANTER AT 10TH LEVEL (3' LONG)	TOURNESOL - WILSHIRE (WR-361836) - 'CARAMEL'	(REFER TO L201 FOR PLANTINGS)
J	6	PLANTER AT 10TH LEVEL (4' LONG)	TOURNESOL - WILSHIRE (WR-481836) - 'CARAMEL'	(REFER TO L201 FOR PLANTINGS)
J	4	PLANTER AT 10TH LEVEL (5' LONG)	TOURNESOL - WILSHIRE (WR-601836) - 'CARAMEL'	(REFER TO L201 FOR PLANTINGS)
K	2	PLANTER AT 11TH LEVEL (4' SQ.)	TOURNESOL - WILSHIRE (WR-4800) - 'CARAMEL'	WWW.COMMERCIALSILK.COM (LARGE ARTIFICIAL TREES / 10' LEMON TREE)
L	3	PLANTER AT 11TH LEVEL (4' LONG)	TOURNESOL - WILSHIRE (WR-482424) - 'CARAMEL'	(REFER TO L301 FOR PLANTINGS)
L	6	PLANTER AT 11TH LEVEL (5' LONG)	TOURNESOL - WILSHIRE (WR-602424) - 'CARAMEL'	(REFER TO L301 FOR PLANTINGS)

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PROJECT TITLE
THIRD & VINE CITY APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	02/23/2015	Concept Design Package
	05/22/2015	Scope Bid Set
	09/15/2015	Issued for Permit & Bid

STATE OF OHIO JESSE SYNYSHYNWICZ 15013 REGISTERED LANDSCAPE ARCHITECT

CERTIFICATION

Jesse Synyshynwicz
15013A
License Number

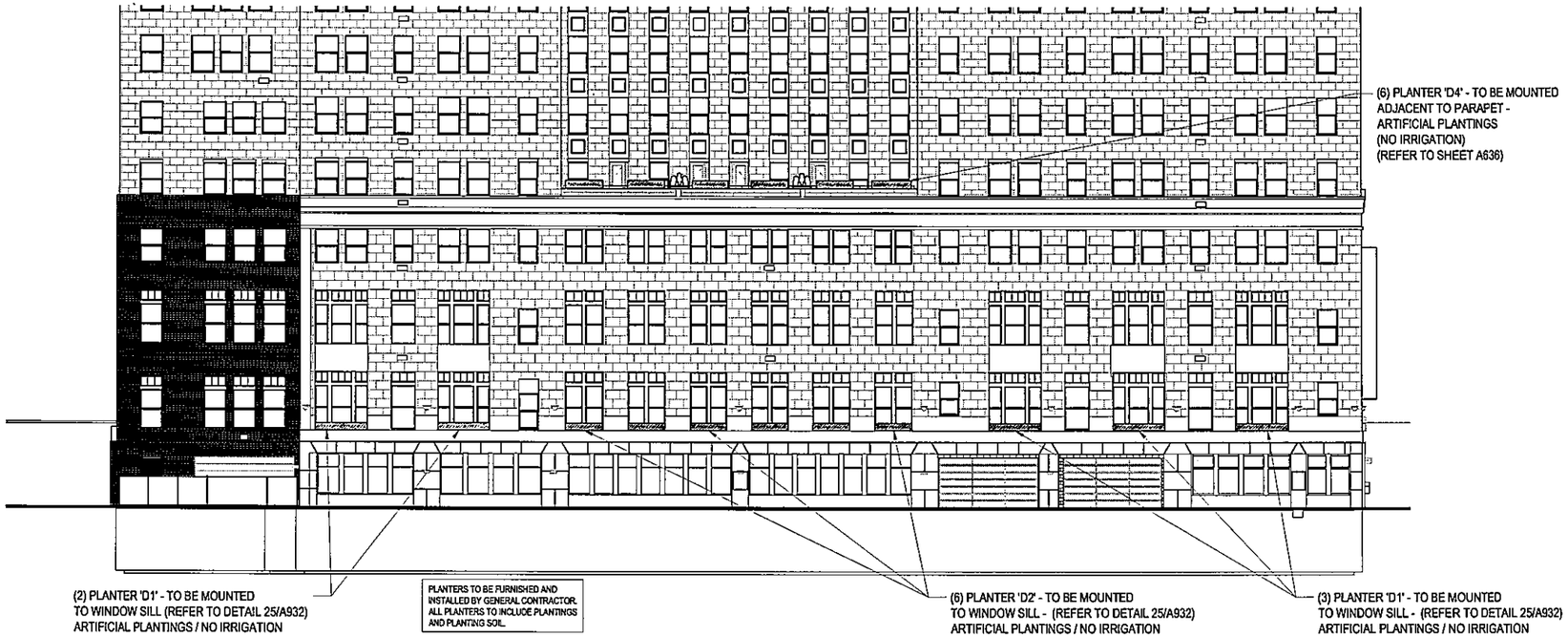
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Date

DATE	09-15-2015
DRAWN BY	MR
CHECKED BY	JS
COMMISSION NUMBER	1979.01

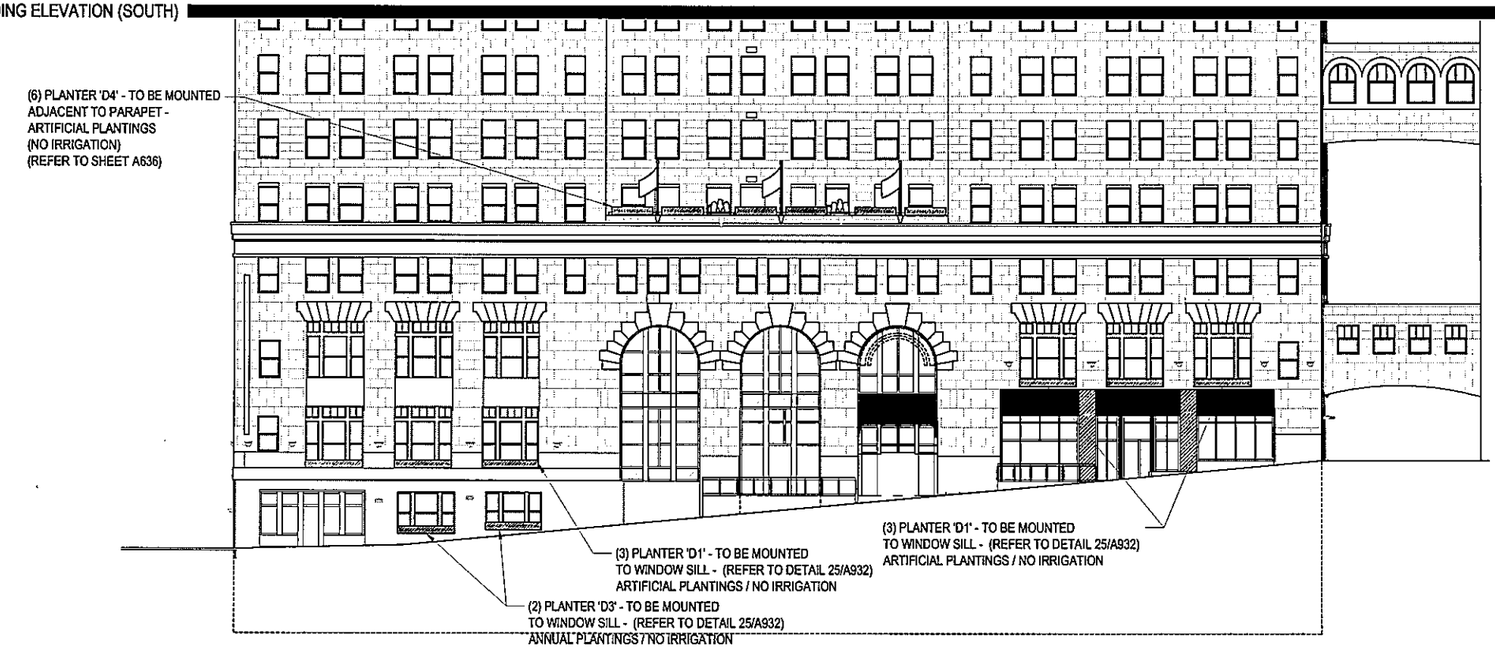
SHEET TITLE
ENLARGED PLAN & DETAILS

SHEET NUMBER
L103

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BUILDING ELEVATION (SOUTH)



BUILDING ELEVATION (EAST)

0 5' 10' 20'

SCALE 1"=10'-0"

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PROJECT TITLE

THIRD & VINE
CITY
APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	02/23/2015	Concept Design Package
	05/20/2015	Scope Bid Set
	08/18/2015	Issued for Permit & Bid

STATE OF OHIO
JESSE SYMYKOWICZ
1501356
REGISTERED
LANDSCAPE ARCHITECT

CERTIFICATION

Jesse Symykowicz
1501356 09-18-15
License Number Date

DATE	08-18-2015
DRAWN BY	MR
CHECKED BY	JS
COMMISSION NUMBER	19790.01

SHEET TITLE

EXTERIOR
BUILDING
PLANTERS

SHEET NUMBER

L104

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Terrex
DEVELOPMENT & CONSTRUCTION

8TH & MAIN STREET PROJECT – DEMOLITION SUPPORT DOCUMENT

Background:
Applicant has made applicant to the Cincinnati Historic Review Board for the demolition of the building located at the corner of 8th and Main Streets in Cincinnati. We believe that justification for demolition can be based on the economic hardship/economic reasonableness associated with the property. We believe that the following information meets the test requirements for such economic hardship.

1. Current level of economic return:
    a. Amount paid for the property
    Applicant is under contract for $860,500.

    b. Date of purchase
    Applicant is under its due diligence period under its purchase contract. Closing would occur in approximately April of 2016.

    c. Party from whom purchased
    Applicant is under contract with ELKA Real Estate Co., Ltd, the current owner of the building.

    d. Relationship between the owner of record, the applicant, and person from whom property was purchased:
    Contractual.

    e. Annual gross and net income from the property for the previous three years:
        i. 2014
            1. Income $76,068
            2. Expense $75,672
            3. NOI $396
        ii. 2013
            1. Income $60,537
            2. Expense $39,900
            3. NOI $20,637
        iii. 2012
            1. Income $66,344
            2. Expense $50,699
            3. NOI $15,645

    f. Itemized operating and maintenance expenses for the previous three years:
    SEE ATTACHED EXHIBIT "F"

    g. Depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
    SEE ATTACHED EXHBIT "F"

    h. Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years:

NONE - Based on the title information obtained by Applicant, there does not appear to be a mortgage on the building/property.

i. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations:
SEE ATTACHED EXHIBIT "G"

j. All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property: NONE

k. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other:
The property is currently owned by a limited liability company.

l. Any state or federal income tax returns relating to the property for the last two years.
SEE ATTACHED EXHIBIT "F"

2. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
   a. Any real estate broker or firm engaged to sell or lease the property:
   The property has been listed by NAI Bergman since 2014.

   b. Reasonableness of price or rent sought by the applicant:
   The price sought appears to be reasonable should the City of Cincinnati permit the demolition of the building. If not, the building has negligible value to present ownership.

   c. Any advertisements placed for the sale or rent of the property.
   The property has been marketed via signage on the adjacent two story annex structure, has been marketed online and has been marketed through the broker's relationships and word of mouth.

3. Feasibility of alternative uses for the property that could earn a reasonable economic return:
   a. Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation.
   SEE ATTACHED EXHIBIT "A"

   b. Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness.
   SEE ATTACHED EXHIBIT "B"

   c. Estimated market value of the property:
      i. (a) in its current condition
      The property as an income producing asset would be valued using a cap rate against NOI. This valuation based on 2014 operating figures is as follows:
      $76,068 - $75,672 = $396/9.5% = **$4,168**

Please see attached Exhibit "F" for tax return information, which also provides income and expense for the property.

ii. (b) after completion of the proposed alteration or demolition = $32.3M
The following shows the forecasted sales price breakdown for the building following demolition and construction of a new condominium tower on the site:

Sales Price /Ft.	Unit Price	Gross Proceeds
496	783,518	7,835,180
480	717,955	3,589,776
472	438,854	2,194,268
479	551,073	2,755,363
493	616,609	6,166,094
513	917,556	4,587,782
513	922,682	4,613,412
0	0	0
495.00	**705,375**	**31,741,875**
Retail Proceeds		615,000
Total Gross Proceeds		**32,356,875**

iii. (c) after renovation of the existing property for continued use

1. Continued Use – As Is
The property is currently occupied by Donato's Pizza on the first floor. Their rent is currently $5,503.38 for approximately 3,700 sq. ft. or $17.84/ft annually. This lease has been in place since 1994 and has grown to this rental value through escalations. If it were vacated at the end of the lease in July of 2017, then the likely rent would be more likely to be in the range of $12 to $15/ft (we use $13.50 NNN rent for our analysis) in the current market for retail in a building of this age/condition. At $13.50/ft the building would command annual rent in the amount of $49,950 minus landlord operating expenses of $12,000 for portions that are illegal to occupy or $37,950 NOI. With a 9.5% cap rate that is $399,473 in net asset value for the building.

2. Continued Use – Multifamily Conversion
Applicant conducted an extensive study for converting the building into multifamily apartments and maintaining retail on the first floor. The total project cost of this conversion was estimated at $5,463,245 with a hard construction cost in the amount of $4,006,050. SEE ATTACHED EXHIBIT B.

The value of the property following this work was estimated to be $2,583,865. This generated a **deficit**, before return on equity, in the amount of $2,879,380. A summary of the pro forma is attached hereto as **Exhibit "C".**

3. Continued Use – Office Conversion

In addition to the multifamily conversion, the applicant also reviewed the property for a conversion into office space. The estimated cost to convert the building into office space was approximately $5,692,307 and the resulting NOI from the project was forecasted to be approximately $202,029. This NOI results in a developed value in the amount of $1,836,627 using an 11% capitalization rate, which appears appropriate given the niche nature of the asset. This generated a **deficit** in value between cost and end valuation, before a return on equity, in the amount of $3,855,679. A summary of the pro forma is attached hereto as **Exhibit "D".**

4. Continued Use – Storage Conversion
   In addition to the multifamily and office conversions, the applicant also reviewed the property for a conversion into storage space. The pro forma forecasted that the property could create approximately $115,000 in NOI following the conversion. Given the low NOI, the team did not pursue this course of action much further because the NOI barely, if at all, supported the value of the asset purchase excluding cost of renovation and return on equity. A summary of the pro forma is attached hereto as **Exhibit "E".**

4. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.
   Applicant is working to examine the building in its present state. While the building has challenges based on its age and maintenance. The Applicant believes the challenges with the current structure are primarily with suitability for continued use, including:
   a. Fire separation issues – None of the floors has any fire separation nor is there any relative to egress.
   b. Egress issues - no fire rated egress currently, nor a second means. Two new stair towers would need to be constructed to allow for proper access/egress;
   c. Structural issues – The building is a masonry envelope with heavy timber/wood framing in the interior. This is no longer acceptable under current building code and to update the property to comply with current codes is not practical nor feasible.
   d. Floor to Floor Heights – many of the floors have only 8' ceilings. These are low by today's residential and office standards and will be further challenged if fire separation and fire suppression were installed. The ceiling heights can't support modern systems and allow for people to use the space.
   e. Seismic Shoring – The building does not meet modern seismic requirements and substantial steel infrastructure would have to be installed to address this issue.

5. Knowledge of landmark designation or potential designation at time of acquisition.
   The current owners purchased the property in 1952 and were not aware of any designations at that time. The Applicant is aware that the building sits in a historic district and is working to understand whether its intended use will be permitted.

6. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs:
   Applicant looked at both state and federal historic tax credits as a potential source of funding for the project. These programs did not appear to provide sufficient capital to overcome the deficits generated between the cost of renovation and the income those renovations would provide via a

multifamily, office or storage asset. In all cases the deficits were in excess of approximately $3,000,000 and tax credits could provide, at most, approximately $2,000,000 in capital for the project.

Exhibit A
Engineer & Architect Reports

Exhibit B
Cost Estimate – Rehabilitation

Terrex
DEVELOPMENT & CONSTRUCTION

8TH & MAIN
721 Main Street, Cincinnati, Ohio

Building Area: 34,400 GSF

	DESCRIPTION		TOTALS
0160	DESIGN & ENGINEERING SERVICES	$	190,000
0180	GENERAL REQUIRMENTS	$	291,600
0240	DEMOLITION	$	170,700
0310	FOUNDATIONS	$	23,400
0360	ELEVATED SLAB MODIFICATIONS	$	24,100
0390	MISC CONCRETE	$	27,950
0410	MASONRY RESTORATION	$	185,300
0430	MASONRY	$	149,600
0530	METALS	$	178,050
0610	ROUGH CARPENTRY & SHEATHING	$	186,950
0630	FINISH CARPENTRY	$	135,900
0650	CABINETRY & TOPS	$	122,150
0720	THERMAL INSULATION	$	65,400
0740	EXTERIOR FINISH SYSTEM	$	32,400
0750	ROOFING	$	174,700
0780	FIRE & SMOKE PROTECTION	$	25,400
0810	DOORS, FRAMES & HARDWARE	$	34,500
0850	ENTRANCES & STOREFRONTS	$	13,600
0860	GLASS & GLAZING	$	118,800
0910	GYPSUM BOARD ASSEMBLIES	$	162,000
0930	ACOUSTIC CEILINGS	$	5,400
0950	CERAMIC TILE	$	13,900
0970	HARD SURFACE FLOORING	$	77,100
0980	PAINTING / WALL FINISHES	$	228,700
1020	DIRECTORIES & SIGNAGE	$	14,600
1030	RESTROOM ACCESSORIES	$	10,300
1050	STORAGE SPECIALTIES	$	23,250
1070	AWNINGS & CANOPIES	$	10,800
1090	FIRE PROTECTION SPECIALTIES	$	6,200
1140	AUDIO VISUAL EQUIPMENT	$	10,800
1180	RESIDENTIAL APPLIANCES	$	70,100
1170	ATHLETIC EQUIPMENT	$	21,600
1230	WINDOW TREATMENTS	$	6,250
1250	FURNITURE - COMMON AREAS	$	17,800
1410	ELEVATOR UPGRADES	$	96,000
2110	FIRE SUPPRESSION SYSTEMS	$	112,400
2210	PLUMBING SYSTEMS	$	278,400
2310	HVAC SYSTEMS	$	270,250
2610	ELECTRIC SYSTEMS	$	324,500
2710	COMMUNICATION SYSTEMS	$	19,800
2730	SECURITY ACCESS & VIDEO	$	20,500
3120	SITE IMPROVEMENTS	$	54,900
	TOTAL	$	4,006,050

$116.95

Exhibit C

Pro Forma – Multifamily

Terrex DEVELOPMENT & CONSTRUCTION

Kay Furniture - Apartments

Summary Report

Unit Summary:

Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	$1,000	$1.49	$12,000
A - 2 Bdrm	1	4.8%	850	$1,250	$1.47	$15,000
A - Studio	1	4.8%	540	$800	$1.48	$9,600
A - Studio	1	4.8%	518	$767	$1.48	$9,209
T- A	5	23.8%	986	$1,500	$1.52	$90,000
T- B	5	23.8%	924	$1,400	$1.52	$84,000
T- C	5	23.8%	777	$1,200	$1.54	$72,000
Donato's	1	4.8%	3,300	$3,713	$1.13	$44,550
A - Retail	1	4.8%	2,750	$2,292	$0.83	$27,500
Weighted Aver	21		1,050.62	1,443.88	1.47	$363,859
Total Square Footage			22,063			

Project Budget:

Land	$860,500
Hard Costs	$4,227,353
Soft Costs	$375,393
Total	**$5,463,245**

Sources:

Loan	$4,097,434
Equity	$1,365,811
Total	**$5,463,245**

Permanent Loan:

DCR			$2,007,419
	Ratio	1.20	
	Amort	25	Years
	Int. Rate	7.00%	
LTV			$1,937,899
	LTV Ratio	75%	
	Cap Rate	8.00%	
Maximum Loan			**$1,937,899**
	Surplus/(Deficit)		($2,159,535)

Proforma Operating Forecast:

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	83,096	321,306	326,928	332,650	338,471
Expense	95,549	111,525	114,577	117,702	119,762
NOI	-12,453	209,781	212,351	214,948	218,709
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	59,305	236,193	246,462	2,325,827	166,292
Cashflow	**-74,908**	**-38,412**	**-46,111**	**-2,122,879**	**40,417**

Investment Returns:

IRR - 5 Year	#NUM!
IRR - 10 Year	#NUM!
Cash on Cash	-24.39%
Return on Cost	3.62%

Terrex
DEVELOPMENT & CONSTRUCTION

Kay Furniture - Apartments

Project Budget Breakdown

Category	Amount	Per Unit	PSF
Land	**$860,500**	**$40,976**	**$39.00**
Hard Costs			
Carpentry, Mech, Masonry, Roc	$4,006,050	$190,764	$181.57
Landscaping	$5,000	$238	$0.23
Variable/Misc.	$15,000	$714	$0.68
Total Hard Costs	**$4,026,050**	**$191,717**	**$182.48**
Construction Fees			
General Conditions	$0	$0	$0.00
Builder's Profit & Overhead	$0	$0	$0.00
Total Construction Fees	**$0**	**$0**	**$0.00**
Construction contingency	**$201,303**	**$9,586**	**$9.12**
Total Hard Costs & Fees	**$5,087,853**	**$242,279**	**$230.61**
Finance & Legal			
Construction loan fees	**$21,000**	$1,000	$0.95
Mini Perm loan fees	**$0**	$0	$0.00
Permanent loan fees	**$0**	$0	$0.00
Construction interest	**$75,000**	$3,571	$3.40
Appraisal	**$7,500**	$357	$0.34
Market study	**$7,500**	$357	$0.34
Legal-finance	**$10,000**	$476	$0.45
Insurance	**$0**	$0	$0.00
Total Finance & Legal	**$121,000**	**$5,762**	**$5.48**
Other Soft Costs			
Debt service reserve	**$0**	$0	$0.00
Operating deficit reserve	**$0**	$0	$0.00
Marketing/lease-up/misc.	**$0**	$0	$0.00
Developer Fee	$254,393	$12,114	$11.53
Equity Fee	$0	$0	$0.00
Total Soft Costs	**$254,393**	**$12,114**	**$11.53**
TOTAL PROJECT COST	$5,463,245	$260,155	$247.62

-$286,833 - 1/3 land cost

Terrex
DEVELOPMENT & CONSTRUCTION

Kay Furniture - Apartments

Pro Forma Operating Statement

Year	1	2	3	4	5	6	7	8	9	10
Average Occupancy	25.00%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%
Occupied Units	18	20	20	20	20	20	20	20	20	20
Income										
Gross Potential Rent	369,317	374,857	381,417	388,091	394,883	401,793	408,825	415,979	423,259	430,666
Vacancies	(276,988)	(17,850)	(18,163)	(18,481)	(18,804)	(19,133)	(19,468)	(19,809)	(20,155)	(20,508)
Loss to Lease	(9,233)	(35,701)	(36,325)	(36,961)	(37,608)	(38,266)	(38,936)	(39,617)	(40,310)	(41,016)
Concessions	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total Income	**83,096**	**321,306**	**326,928**	**332,650**	**338,471**	**344,394**	**350,421**	**356,554**	**362,793**	**369,142**
Operating Expenses										
Advertising/Marketing	4,263	3,029	3,082	3,136	3,191	3,247	3,303	3,361	3,420	3,480
Administrative	3,197	3,245	3,302	3,360	3,419	3,478	3,539	3,601	3,664	3,728
Building/Services	2,639	2,679	2,725	2,773	2,822	2,871	2,921	2,972	3,024	3,077
Grounds	2,132	2,163	2,201	2,240	2,279	2,319	2,360	2,401	2,443	2,486
Maintenance	15,986	16,226	16,510	16,799	17,093	17,392	17,696	18,006	18,321	18,642
Management Fees	4,986	19,278	19,616	19,959	20,308	20,664	21,025	21,393	21,768	22,149
Payroll	0	0	0	0	0	0	0	0	0	0
Turnover	533	2,163	3,302	4,480	4,558	4,638	4,719	4,802	4,886	4,971
Utilities	13,855	14,063	14,309	14,559	14,814	15,073	15,337	15,605	15,878	16,156
Subtotal Controllable	47,590	62,847	65,047	67,305	68,483	69,682	70,901	72,142	73,404	74,689
Per Unit	2,266	2,993	3,097	3,205	3,261	3,318	3,376	3,435	3,495	3,557
Real Estate Taxes	37,301	37,861	38,523	39,197	39,883	40,581	41,292	42,014	42,749	43,498
Insurance	10,658	10,817	11,007	11,199	11,395	11,595	11,798	12,004	12,214	12,428
Subtotal Uncontrollable	47,959	48,678	49,530	50,397	51,279	52,176	53,089	54,018	54,964	55,925
Per Unit	2,284	2,318	2,359	2,400	2,442	2,485	2,528	2,572	2,617	2,663
Total Expenses	**95,549**	**111,525**	**114,577**	**117,702**	**119,762**	**121,858**	**123,990**	**126,160**	**128,368**	**130,614**
Per Unit	4,550	5,311	5,456	5,605	5,703	5,803	5,904	6,008	6,113	6,220
Net Operating Income	**-12,453**	**209,781**	**212,351**	**214,948**	**218,709**	**222,537**	**226,431**	**230,394**	**234,425**	**238,528**
Operating Margin	*-15.0%*	*65.3%*	*65.0%*	*64.6%*	*64.6%*	*64.6%*	*64.6%*	*64.6%*	*64.6%*	*64.6%*
Capital Reserves	3,150	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
NOI After Reserves	**-15,603**	**197,781**	**200,351**	**202,948**	**206,709**	**210,537**	**214,431**	**218,394**	**222,425**	**226,528**
Operating Reserve Funding	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Debt Service:										
Construction Loan										
Interest	59,305	236,193	246,462							
Mini Perm Loan				0	0					
Interest				0	0					
Principle				0	0					
Mini Perm Payment				0	0					
Permanent Loan				1,937,899	1,907,260	1,874,476	1,839,397	1,801,863	1,761,701	1,718,728
Interest				135,653	133,508	131,213	128,758	126,130	123,319	120,311
Principle				30,639	32,784	35,079	37,534	40,162	42,973	45,981
Perm Loan Payment				166,292	166,292	166,292	166,292	166,292	166,292	166,292
Total Debt Service	**59,305**	**236,193**	**246,462**	**2,325,827**	**166,292**	**166,292**	**166,292**	**166,292**	**166,292**	**166,292**
DCR			*0.81*	*0.09*	*1.24*	*1.27*	*1.29*	*1.31*	*1.34*	*1.36*
Cashflow After Debt Service	**-74,908**	**-38,412**	**-46,111**	**-2,122,879**	**40,417**	**44,245**	**48,139**	**52,101**	**56,133**	**60,236**

Exhibit D
Pro Forma – Office

Terrex
DEVELOPMENT & CONSTRUCTION

Kay Furniture - Office/Retail

Project Budget Breakdown

		28,188
Category	**Amount**	**PSF**
Land	**$860,500**	**$30.53**
Hard Costs		
Site Work	$250,000	$8.87
Structured Parking	$0	$0.00
Core & Shell	$2,750,000	$97.56
Tenant Improvements	$1,127,520	$40.00
Variable/Misc.	$0	$0.00
Total Hard Costs	**$4,127,520**	**$146.43**
Total Land, Hard Costs & Fees	**$4,988,020**	**$176.96**
Finance & Legal		
Construction Loan Fees	$95,000	$3.37
TIF Closing Fees	$0	$0.00
Permanent Loan Fees	$19,886	$0.71
Construction Interest	$250,000	$8.87
Const. Loan Ext. Fee #1	$0	$0.00
Developer Fee	$249,401	$8.85
Mezzanine Loan - Interest	$0	$0.00
Appraisal	$7,500	$0.27
Market study	$7,500	$0.27
Legal-Finance	$20,000	$0.71
Legal-Development	$15,000	$0.53
Legal-TIF	$0	$0.00
R/E Taxes - Const Period	$25,000	$0.89
Insurance	$15,000	$0.53
Total Finance & Legal	**$704,287**	**$24.99**
TOTAL PROJECT COST	**$5,692,307**	**$201.94**

Office Breakdown:							
Tenant/Space	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
Donato's	1	15.7%	4,435	$4,065	$11.00	$48,785
Retail B	1	10.4%	2,923	$2,679	$11.00	$32,153
Office 2B	1	14.2%	3,990	$2,660	$8.00	$31,920
Office 2A	1	11.9%	3,368	$2,526	$9.00	$30,312
Office 3A	1	11.9%	3,368	$2,526	$9.00	$30,312
Office 4A	1	11.9%	3,368	$2,245	$8.00	$26,944
Office 5A	1	11.9%	3,368	$2,245	$8.00	$26,944
Office 6A	1	11.9%	3,368	$1,965	$7.00	$23,576
	0	0.0%	0	$0	$0.00	$0
Weighted Averages	8		3,523.50	2,614.02	8.88	$250,946
Total Square Footage			28,188			

Terrex
DEVELOPMENT & CONSTRUCTION

Kay Furniture - Office/Retail

Pro Forma Operating Statement

Year	1	2	3	4	5	6	7	8	9	10	11
Average Occupancy	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.0
Inflation Factor	1.000	1.020	1.040	1.06	1.08	1.10	1.13	1.15	1.17	1.20	1.22
Income											
Base Rental Income											
Gross Potential Rent	250,946	255,965	261,084	266,306	271,632	277,065	282,606	288,258	294,023	299,904	30
Vacancy	(37,642)	(38,395)	(39,163)	(39,946)	(40,745)	(41,560)	(42,391)	(43,239)	(44,103)	(44,986)	
Other	0	0	0	0	0	0	0	0	0	0	
Total Rent Earned	213,304	217,570	221,922	226,360	230,887	235,505	240,215	245,019	249,920	254,918	30
Other Income											
Op Exp Reimbursement	233,935	238,614	243,386	248,254	253,219	258,283	263,449	268,718	274,092	279,574	28
Non-Recurring Exp Reimb	0	1	2	3	4	5	6	7	8	9	
Mgmt Fee Reimbursement	7,466	7,615	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922	1
Total Other Income	241,401	246,230	251,156	256,180	261,304	266,531	271,863	277,301	282,848	288,505	29
TOTAL INCOME	454,705	463,800	473,077	482,540	492,191	502,036	512,078	522,320	532,767	543,424	60
Per Sq Ft	16.13	16.45	16.78	17.12	17.46	17.81	18.17	18.53	18.90	19.28	
Operating Expenses											
Administrative	0	0	0	0	0	0	0	0	0	0	
Janitorial	37,490	38,240	39,005	39,785	40,580	41,392	42,220	43,064	43,926	44,804	4
Grounds	0	0	0	0	0	0	0	0	0	0	
Maintenance	48,201	49,166	50,149	51,152	52,175	53,218	54,283	55,368	56,476	57,605	5
Management Fees	7,466	7,615	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922	1
Tenant Improvement	0	0	0	0	0	0	0	0	0	0	
Utilities	45,101	46,003	46,923	47,861	48,819	49,795	50,791	51,807	52,843	53,900	5
Subtotal Controllable	138,258	141,023	143,844	146,720	149,655	152,648	155,701	158,815	161,991	165,231	17
Per Sq Ft	4.90	5.00	5.10	5.21	5.31	5.42	5.52	5.63	5.75	5.86	
Real Estate Taxes	99,760	101,756	103,791	105,867	107,984	110,144	112,346	114,593	116,885	119,223	12
Insurance & Other	3,383	3,450	3,519	3,590	3,661	3,735	3,809	3,885	3,963	4,042	
Subtotal Uncontrollable	103,143	105,206	107,310	109,456	111,645	113,878	116,156	118,479	120,848	123,265	12
Per Sq Ft	3.66	3.73	3.81	3.88	3.96	4.04	4.12	4.20	4.29	4.37	
TOTAL EXPENSES	241,401	246,229	251,154	256,177	261,300	266,526	271,857	277,294	282,840	288,496	29
Per Sq Ft	8.56	8.74	8.91	9.09	9.27	9.46	9.64	9.84	10.03	10.23	
Net Operating Income	213,304	217,571	221,924	226,363	230,891	235,510	240,221	245,026	249,928	254,927	30
Operating Margin	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	
Capital Reserves	11,275	11,501	11,731	11,965	12,205	12,449	12,698	12,952	13,211	13,475	1
NOI After Reserves	202,029	206,070	210,193	214,398	218,687	223,061	227,523	232,075	236,717	241,452	29

Exhibit E
Pro Forma – Storage

Terrex DEVELOPMENT & CONSTRUCTION

Donato's Condos - Phase II

Storage Pro Forma Cash Flow

Storage Leaseable Square Footage

	Square Footage	Utilization Factor	Leaseable	Rate	Gross Rent per Mth	Rate/Yr	Gross Rent per Yr
Tower - Basement	3,200	40%	1,280	0.90	$1,152	10.80	$13,824
Tower - Floor 1	3,200	0%	0	1.30	$0	15.60	$0
Tower - Floor 2	3,200	60%	1,920	1.30	$2,496	15.60	$29,952
Annex - Basement	4,000	60%	2,400	1.20	$2,880	14.40	$34,560
Annex - Floor 1	2,400	60%	1,440	1.50	$2,160	18.00	$25,920
Annex - Floor 2	4,000	60%	2,400	1.30	$3,120	15.60	$37,440
TOTAL	20,000	47.2%	9,440		$11,808		$141,696

Rent Income

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Donato's Pizza	60,000	30,000	46,000	46,920	47,858	48,816	49,792	50,788	51,803	52,840
Storage	141,696	144,530	147,421	150,369	153,376	156,444	159,573	162,764	166,019	169,340
TOTAL	201,696	174,530	193,421	197,289	201,235	205,259	209,365	213,552	217,823	222,179

Operating Expenses

Utilities	25,200	25,704	26,218	26,742	27,277	27,823	28,379	28,947	29,526	30,116
Maintenance	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Real Estate Taxes	37,378	38,125	38,888	39,666	40,459	41,268	42,094	42,935	43,794	44,670
Tenant Contributions	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
TOTAL	57,578	59,029	60,510	62,020	63,561	65,132	66,734	68,369	70,037	71,737

Net Operating Income	**144,118**	**115,500**	**132,910**	**135,269**	**137,674**	**140,128**	**142,630**	**145,183**	**147,786**	**150,442**

Exhibit F
Owner Tax Returns & Operating Statements

Exhibit G
Real Estate Tax Information

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 · (513)946-4000 · dusty.rhodes@fuse.net

Online Property Access

Parcel ID	Address	Index Order	Tax Year
079-0001-0029-00	719 MAIN ST	Parcel Number	2015 Payable 2016

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2012	6/7/2013	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	11/17/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	9/5/2011	800,790	381,840	1,182,630	0	120 Reappraisal, Update or Annual Equalization
2010	1/7/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	942,100	393,000	1,335,100	0	50 Changes to/from Exempt Property
2007	10/11/2007	942,100	393,000	1,335,100	0	110 Miscellaneous
2005	9/19/2005	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2003	7/14/2004	1,025,000	278,000	1,303,000	0	50 Changes to/from Exempt Property
2003	5/1/2003	1,025,000	278,000	1,303,000	0	30 New Construction - Full Value
2002	10/8/2002	1,025,000	130,500	1,155,500	0	120 Reappraisal, Update or Annual Equalization
2002	6/11/2002	942,100	119,900	1,062,000	0	30 New Construction - Full Value
1999	11/6/1999	942,100	21,300	963,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	492,300	184,100	676,400	0	110 Miscellaneous

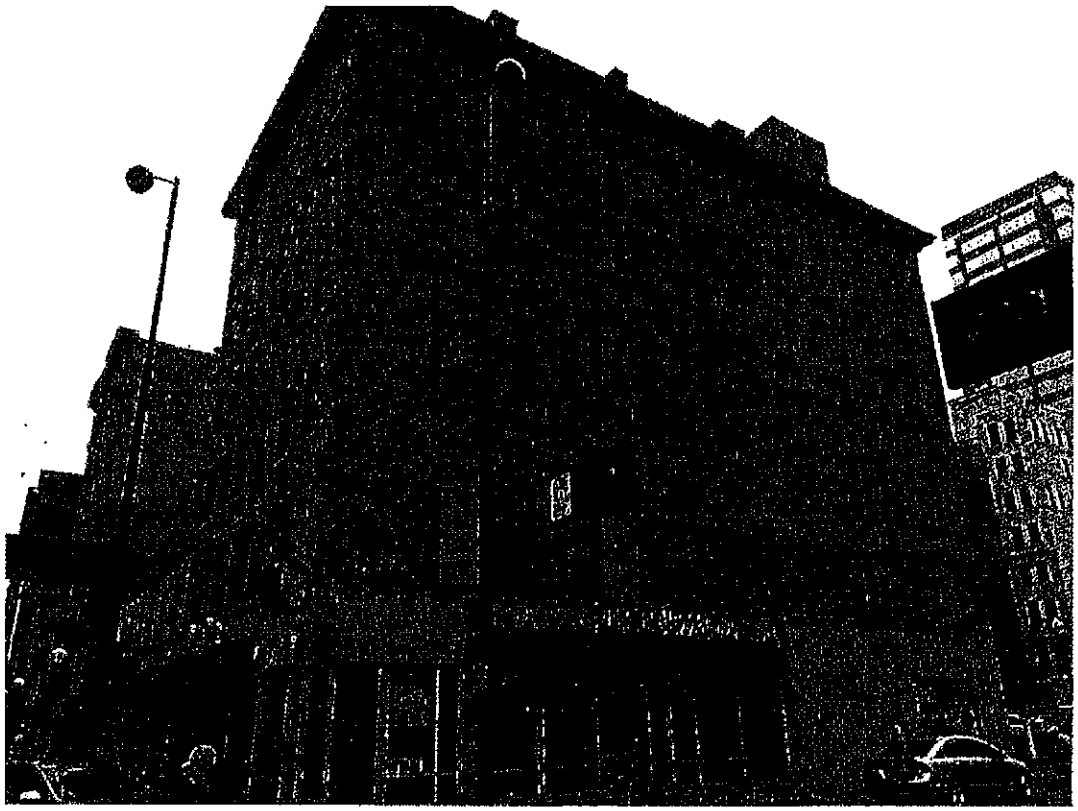
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Data updated: 2016/02/04

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RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

Preliminary Building Assessment

Project Name: 719 Main
Project Address: 719 Main Street Cincinnati, Ohio 45202



Owner:
Penklor
Ryan Dean
1329 E Kemper Rd
Suite 4212
Cincinnati, Ohio 45246
513 280 8163

Architect:
RDA Group Architects
Greg Snyder
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

Summary

Process
A site visit was conducted on August 22, 2014. All observations are limited to what could be observed visually. No testing or invasive demolition was performed for this report.

Address
719 Main Street Cincinnati, Ohio 45202

General Description
Project consists of a six-story building constructed in 1875, with a two-story addition constructed in 1989. The six-story portion is approximately 40' x 75' with a gross floor plate of approximately 3,000 SF. The two-story portion is approximately 50' x 75' with a gross floor plate of approximately 3,750 SF. The building has one commercial tenant, a Donoto's Pizza, on the first floor. The remainder of the building is vacant. The building is located at the intersection of Main Street and 8th Street in the central business district of Cincinnati. Adjacent buildings are of similar age and are typically commercial or vacant. There is a small parking area located on the west and south perimeters of the property.

General Physical Condition
The general physical condition of the site, building, and commercial spaces is fair.

Purpose and Scope

Purpose
A site visit was conducted on August 22, 2014 to perform a cursory review of 719 Main Street, including the building's exterior envelope, site, and representative upper floors. All observations are limited to what could be observed visually. No testing or invasive demolition was performed for this report. The purpose of the physical inspection was to confirm the condition of the commercial building and to determine the viability of a change of use to mixed use residential and commercial. The report resulting from this investigation indicates the opinion of the provider of the overall physical condition and seeks to identify any deficiencies, deferred maintenance, or building code violations.

Scope

For this report the following areas were observed:

1. Site and grounds
    a. Parking
2. Building Exterior
    a. Masonry, windows, fire escapes
3. Interiors
    a. Upper floors only, wood floor structure
4. Building Systems
    a. Elevators, electrical, fire suppression

RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

Existing Conditions

General Description

Project consists of a six story building on a corner lot situated perpendicular to Main street. The building is rectangular shaped and oriented along the east-west axis. At present the building has two floors of commercial space and 4 floors of storage. There is a full basement. The building has a common drive and parking, located to the west and south side of the building.

Structural System

The original building is a six-story structure with a basement. Construction type is IIIB [2 hour rated bearing exterior walls, with non-rated structural frame, interior walls, and roof]. The first floor finish floor is at grade. The foundation is stone. No issues were noted. Exterior walls are load bearing masonry. The exterior face of the brick has been painted. No major failures or deficiencies were noted. The interior faces are exposed brick or plaster direct over brick. Windows are wood and are missing glazing in many instances. The floor assembly is 2x wood joists spanning north-south bearing on the exterior wall and a central wood beam bearing on steel/ wood columns spanning east-west. Interior partition walls are wood frame with painted gypsum board. Ceilings are bead board. Floors are carpet over wood subfloor. The building utilizes rafter roof framing with a low slope roof system. Roof is deteriorated and water infiltration was observed on the sixth floor. The two story section is CMU/EIFS exterior with a full basement. Construction type is IIB [Non-combustible, non-rated exterior walls, interior walls, and roof]. It's structure consists of steel bar joists spanning east-west. Partitions appear to be metal stud with 5/8" gypsum board.

Life Safety

- Sprinklers/Standpipes: Fire suppression and standpipes are present on all floors. The system appears to have been maintained until relatively recently.
- Fire Alarms: Floors one and two appear to meet requirements for alarms.
- Egress Signage/Lighting: Floors one and two appear to meet requirements for egress lighting and signage. The upper floors have inadequate emergency lighting and egress signage.
- Egress stairs: There is one set of stairs in the six story building. Stairs are wood and in poor condition. Stairs are stacked and exited and re-entered at each floor. The interior stair at the two-story section appears to be in a rated enclosure, while the second stair is located on the exterior and is covered by a roof.

Fire Separation

In the six story section, there appear to be no floor to floor separations. There is also no fire rated enclosure at the egress stairs. The two story section appears to have all required separations at the egress stairs.

Circulation

The entry lobby is off the south parking area and connects to the elevator lobby via a winding interior corridor. The six story section is an open floor plan accessed by a passenger elevator in working order on the south and an inoperable freight elevator on the north. The two story section consists of a double loaded corridor with commercial space each side.

Accessibility

Building is currently not accessible under current code requirements. It would be possible to provide accessibility to the new residential areas on the upper floors via the south entry with hardware upgrades at doors and the elevator.

RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

Building Code Issues for conversion to residential units [Original Building]

Zoning

The building is located in a DD (downtown development) zoning district. The building is also located in a historic overlay district. Any exterior improvements will be subject to review by the historic review board. The main item of concern will be the replacement of the existing deteriorated windows with the appropriate replacements. Additional parking is not required for the conversation of an existing building in a DD zoning district.

Change of Use

The proposed project will require a change of use as part of the zoning/building permit submittal. The original building is a six-story structure is a IIIB Construction type. It's Use is currently classified as mixed- use commercial / storage. The proposed use is mixed use commercial / residential. Any change of use is required to comply with the current building code. The Ohio Building Code limits residential use R-2 with construction type IIIB to 4 stories. There are two possible paths to code compliance for this change of use to occur. Request a variance to allow six stories of R-2 use in the existing building, or utilize chapter 34 of the OBC to show alternative code compliance. A meeting with the City of Cincinnati to review acceptable code compliance strategies is recommended as a next step to determine the viability of the proposed project. It is anticipated that the upgrades to the building to provide additional egress and fire separation combined with the fire suppression system would be adequate to be successful with either approach.

Life Safety

Fire suppression and standpipes are required on all floors. The system will need to be reviewed by licensed contractors/engineers to determine its viability and adaptability for continued use.

The entire building will likely be required to have a full fire alarm system installed. All new egress signage and lighting will be required. The existing fire escape location is redundant to the existing stairs and as such does not contribute as a viable second means of egress. As such, a second stair is needed. This will need to be located to the east of the existing elevators, remote from the existing stairs.

Fire Separation

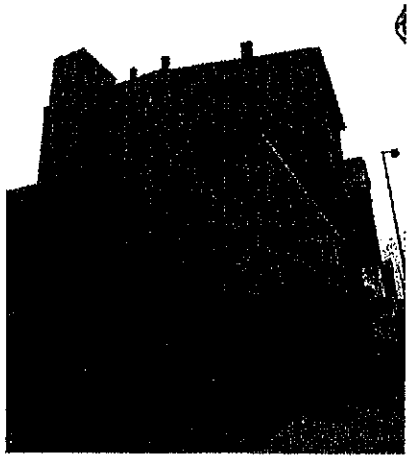
The change to residential use will require 1 hour rated floor fire separation. A concrete / gypcrete topping is recommended, as are 5/8" gypsum board ceilings. All units will be required to have 1 hour rated separations between. New construction should be non-combustible metal stud with 5/8" gypsum board. Corridors and fire stairs will also require fire rated assemblies, including doors and frames.

Building Systems

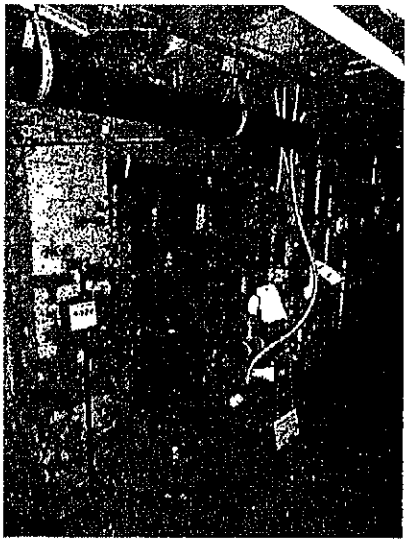
Building systems were not reviewed in depth. It is anticipated that all electrical mains and load centers will be replaced to meet current NEC requirements. All lighting will need updated to meet the new layout. All new wring and devices will be required. Residential units will require interconnected smoke detectors in each sleeping room and outside the sleeping rooms, as well as a carbon monoxide detector. All new HVAC systems will be required. Should parking be added to the basement of the two story structure, a ventilation system will be required. New plumbing systems, including hot and cold water supply and sanitary lines, will be required throughout. It may be possible to reuse the existing water and sewer mains into the building, but this will require further evaluation.

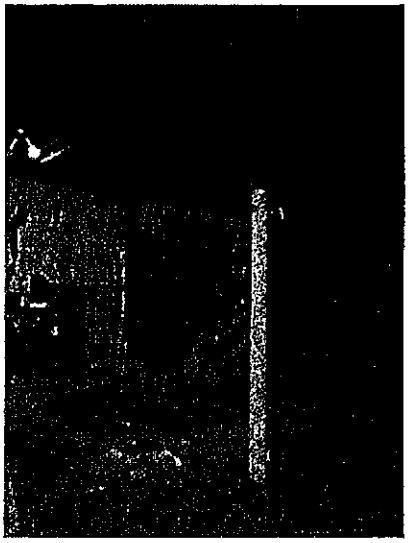
RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440

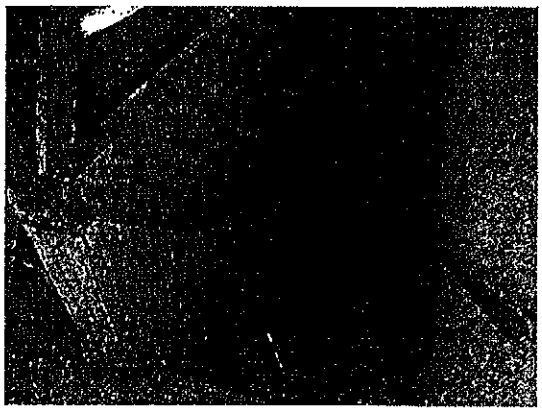
Representative Photos

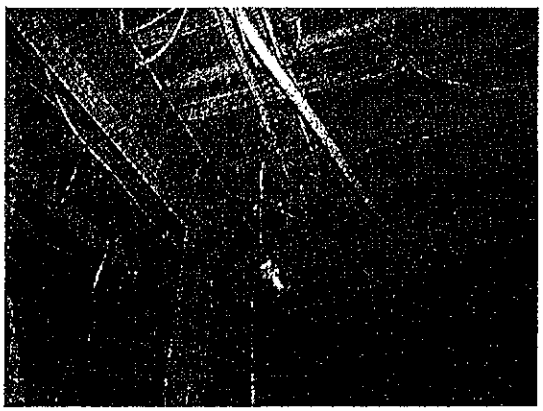












Tom Rowe

From: Matt Packer
Sent: Friday, February 5, 2016 8:15 AM
To: Tom Rowe
Subject: FW: 8th & Main update
Attachments: 8th & Main Task List.pdf

MATTHEW PACKER, LEED AP
Principal

Terrex
DEVELOPMENT & CONSTRUCTION

Terrex Development & Construction
3200 Madison Road, Suite 28
Cincinnati, OH 45209

Email: mpacker@TerrexLLC.com
Direct: 513.200.4760

www.TerrexLLC.com

From: Greg Riley [mailto:greg.riley@schaefer-inc.com]
Sent: Tuesday, February 24, 2015 5:38 PM
To: Matt Packer <mpacker@terrexllc.com>
Subject: 8th & Main update

Hi Matt,

Hopefully the info from our in-house architect made sense and you are getting closer to arriving at some direction in regards to that issue. I am still confident we can get there if we can avoid adding too much mass to the old structure and any current code compliance mandate. In the interim, I hope to address everything I owe you at this time via this e-mail:

1. Scope and fee estimate. I attached an excel sheet which lists various scope items I believe I will likely need for this project. If there are items on this list that you believe are not necessary or items that are missing, please let me know. These sorts of projects are quite difficult to predict, but right now I have this ball-parked between $40-$50k.
2. I ran some calcs and concluded that it will likely be a challenge to add gypcrete to the 1800's building and not exceed the allowable 5% mass addition (which then triggers current code provisions). I'll hold off on further calcs until you have a better handle from your architects as to how things may proceed on this project. For your reference, I used the following data:
   Mass to add: 3 psf gyp ceiling, 2 psf OSB, 13-20 psf gypcrete (assuming 2")
   Mass that is removed: 7 psf plaster+lath ceiling, 5 psf for (2)-layers of flooring
3. It may be possible to support the east stair via the older structure. I have a couple of schemes I'm kicking around and believe we can get there.

Let me know if you have any questions on the above and what you believe next steps are. I imagine it would involve getting all on the same page regarding the previous assessment that current code compliance is a requirement across the board, but I'll let you steer that ship.

Thanks,
Greg

Greg Riley, PE, SE
Vice President - Operations

schaefer
10411 Medallion Drive, suite 121
Cincinnati, Ohio 45241
p: 800.542.3302
d: 513.699.2577
c: 513.709.1635

greg.riley@
schaefer-inc.com

Confidentiality Note: For information pertaining to Schaefer's email confidentiality, monitoring policy and usage restrictions, please visit schaefer-inc.com.

P1514.04 - 8th & Main Renovation		
Phase	Task	Notes
Due Dilgence		
	Site visit	
	Code research	
	Coord w/ client, arch	
	Feasibility calcs for code triggers	
	Proposal/Misc PM	
DD/CD		
	(4)-meetings estimate	
	Coord w/ arch, client, and AHJ	
	Code trigger review/confirmation	
	New gutters/parapet	Replacement
	Exterior façade repair	Standard details/specifications/(1) site visit. No quantities
	(1)-new duct penetration	
	(1)-existing stair infill	
	(1)-freight elevator infill	
	(2)-new stairs	
		Wall framing
		Roof penetration
		Floor penetration
		Foundation
		Lateral
	Settlement W wall	Underpin? Damaged joist.
	Wall anchorage to joists	
	Misc. joist to beam connection	Header beams, trim beams, etc.
	Joist repair/replacment	No obvious issues, but assume some found
	Missing innner wythe	
	Lintels w/o full width bearing	
	Misc. drawing management	
CA phase		
	New stair shops (walls + stairs)	
	Questions/RFI's	
	Site visits (4)	
Allowances		
	Unknown conditions	Misc. sketches for damaged area repair, etc.
	Re-roof	No known structural scope
	Ceiling demo/replacement.	No known structural scope - demo plaster, install gypboard
	Flooring replacement	No known structural scope - demo existing, install new
	New sprinkler system	No known structural scope - old = new in weight?

Form **8825** (Rev. December 2010)

Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ See instructions on page 2.
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-1188

Name: ELKA REAL ESTATE COMPANY, LTD, LLC

Employer identification number: 31 1423559

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see page 2 for list	Fair Rental Days	Personal Use Days
A	RENTAL PROPERTY - MAIN STREET CINCINNATI, OH 45202	4		
B				
C				
D				

Rental Real Estate Income		Properties A	B	C	D
2 Gross rents	2	76,068.			
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5	8,877.			
6 Commissions	6				
7 Insurance	7	10,896.			
8 Legal and other professional fees	8	8,320.			
9 Interest	9				
10 Repairs	10				
11 Taxes	11	37,552.			
12 Utilities	12	5,185.			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	4,392.			
15 Other (list) ▶ STMT 7	15	450.			
16 Total expenses for each property. Add lines 3 through 15	16	75,672.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	396.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	76,068.	
b Total expenses. Add total expenses from line 16, columns A through H	18b	(75,672.)	
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19		
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a		

b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:

(1) Name — (2) Employer identification number

21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:
- Form 1065 or 1120S: Schedule K, line 2, or
- Form 1065-B: Part I, line 4

21 — 396.

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

		Properties			
		E	F	G	H
Rental Real Estate Income					
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				
16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (Loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property:
1 - Single Family Residence
2 - Multi-Family Residence
3 - Vacation or Short-Term Rental
4 - Commercial
5 - Land
6 - Royalties
7 - Self-Rental
8 - Other (include description with the code on Form 8825 or on a separate statement)

Form **8825** (Rev. December 2010)
Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ See instructions on page 2.
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-1186

Name: ELKA REAL ESTATE COMPANY, LTD., LLC

Employer identification number: 31 1423559

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see page 2 for list	Fair Rental Days	Personal Use Days
A	[redacted]	4		
B	RENTAL PROPERTY - MAIN STREET CINCINNATI, OH 45202	4		
C				
D				

Rental Real Estate Income		Properties A	B	C	D
2 Gross rents	2	0.	60,537.		
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7		3,636.		
8 Legal and other professional fees	8		8,229.		
9 Interest	9				
10 Repairs	10	[redacted]	5,242.		
11 Taxes	11	[redacted]	13,528.		
12 Utilities	12		3,327.		
13 Wages and salaries	13				
14 Depreciation (see instructions)	14		5,460.		
15 Other (list) ▶ SEE STATEMENT 8	15		478.		
16 Total expenses for each property. Add lines 3 through 15	16	[redacted]	39,900.		
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	[redacted]	20,637.		

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	[redacted]
b Total expenses. Add total expenses from line 16, columns A through H	18b	([redacted])
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	

b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:

(1) Name — (2) Employer identification number

21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:
- Form 1065 or 1120S: Schedule K, line 2, or
- Form 1065-B: Part I, line 4

21 [redacted]

Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

		Properties			
		E	F	G	H
Rental Real Estate Income					
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				
16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (Loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property:
1 - Single Family Residence
2 - Multi-Family Residence
3 - Vacation or Short-Term Rental
4 - Commercial
5 - Land
6 - Royalties
7 - Self-Rental
8 - Other (include description with the code on Form 8825 or on a separate statement)

Form **8825** (Rev. December 2010)
Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ See instructions on page 2.
▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-1186

Name: ELKA REAL ESTATE COMPANY, LTD, LLC

Employer identification number: 31 1423559

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see page 2 for list	Fair Rental Days	Personal Use Days
A	[redacted]			
B	[redacted]	4		
	RENTAL PROPERTY - MAIN STREET CINCINNATI, OH 45202	4		
C				
D				

Rental Real Estate Income		Properties A	B	C	D
2 Gross rents	2	0.	66,344.		
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7	[redacted]	5,658.		
8 Legal and other professional fees	8		8,274.		
9 Interest	9				
10 Repairs	10		5,986.		
11 Taxes	11	[redacted]	16,356.		
12 Utilities	12		6,190.		
13 Wages and salaries	13				
14 Depreciation (see instructions)	14		7,623.		
15 Other (list) ▶ SEE STATEMENT 7	15		612.		
16 Total expenses for each property. Add lines 3 through 15	16	[redacted]	50,699.		
17 Income or (Loss) from each property. Subtract line 16 from line 2	17	[redacted]	15,645.		

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	[redacted]	
b Total expenses. Add total expenses from line 16, columns A through H	18b	[redacted]	
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19		
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a		
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:			
(1) Name	(2) Employer identification number		
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2, or • Form 1065-B: Part I, line 4	21	[redacted]	

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

Rental Real Estate Income		Properties E	F	G	H
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				
16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (Loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property
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2 - Multi-Family Residence
3 - Vacation or Short-Term Rental
4 - Commercial
5 - Land
6 - Royalties
7 - Self-Rental
8 - Other (include description with the code on Form 8825 or on a separate statement)



719 MAIN
EXISTING SITE

2/5/2016

JOHNSENHAUSERARCHITECTS

719 Main Street

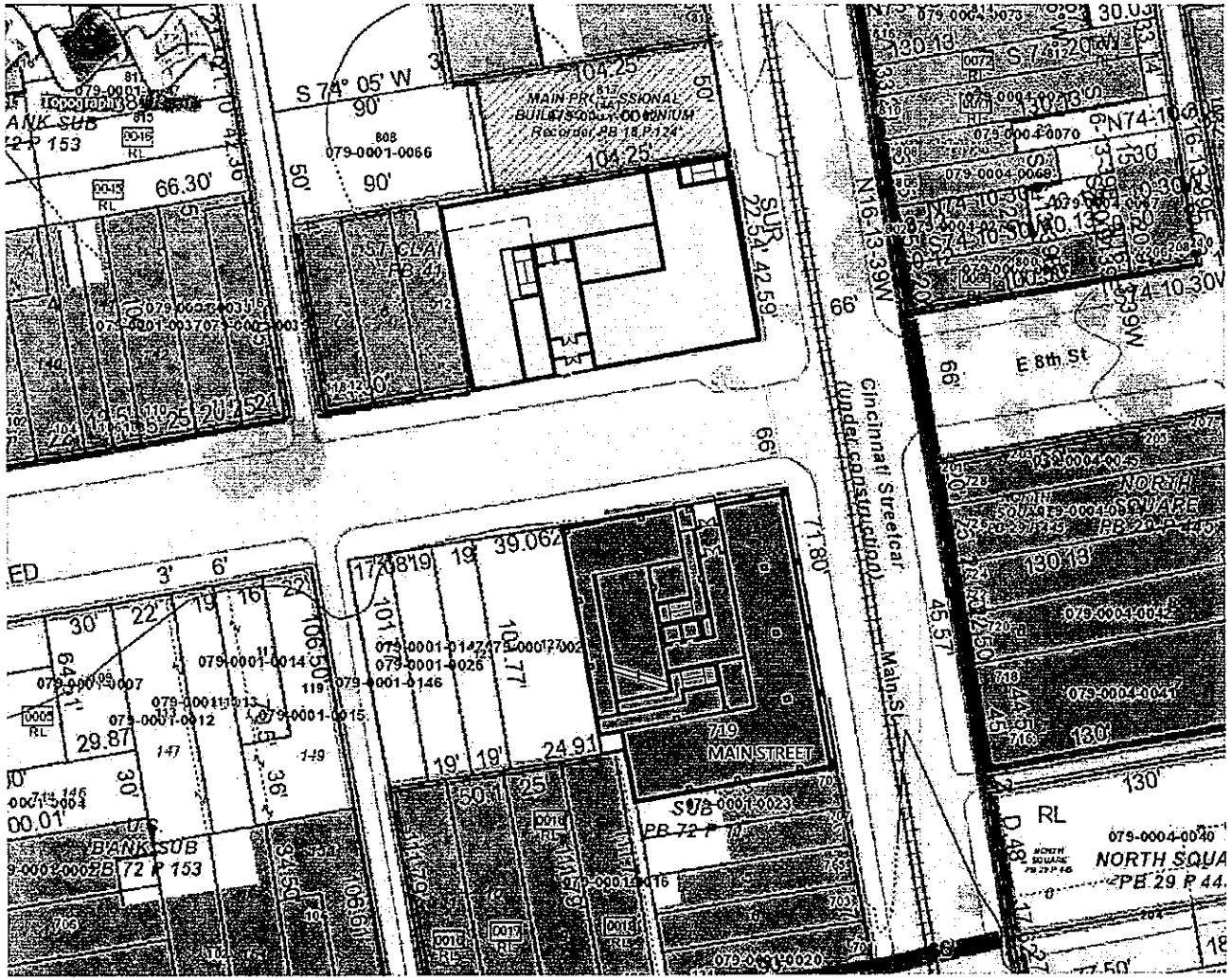
The building site on the south-west corner of the Eighth Street and Main Street intersection is part of the Main Street Historic District, characterized by its collection of cast iron storefronts. The dominantly vertical facades consist of more visual void than solid mass, and the buildings typically have ample floor-to-floor heights.

The proposed building will be designed with similar emphasis on verticality, and it will relate to the historic streetscape with contemporary architecture compatible with the architectural characteristics of the district rather than false historic expression. In particular, the new building will include tall glass storefronts along the street, an articulated façade composed of projections and recesses of residential spaces, and a strong vertical emphasis at the corner.

The project will also make the Main Street district stronger by increasing its economic feasibility and visual energy level by means of an owner-occupied building with high quality architecture.

The proposed building includes a street level storefront for commercial uses and a residential lobby at the street level, two parking levels at the second and third floors, and eight to nine residential floors above. The total unit count is approximately 30-34 units, with a typical floor plate of four residential condominium units at approximately 1,800-1,900 square feet in size, and upper levels of three units per floor plate at 2,400-2,700 square feet in size.

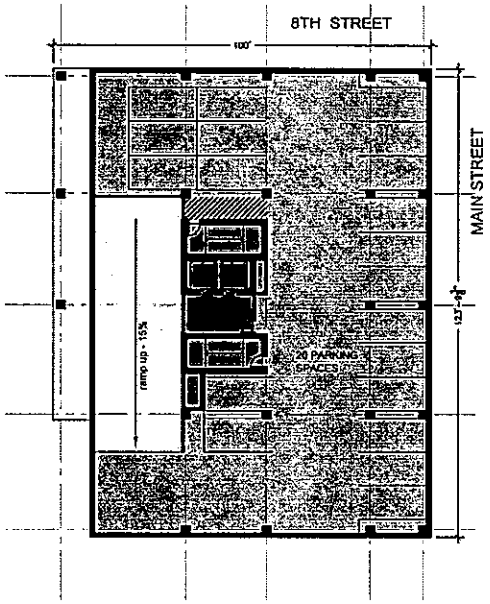
The parking and service entrances are proposed along 8th Street to avoid interrupting the pedestrian-oriented character of Main Street.



719 MAIN STREET
PRELIMINARY CONCEPT
PROPOSED SITE PLAN

2/5/2016

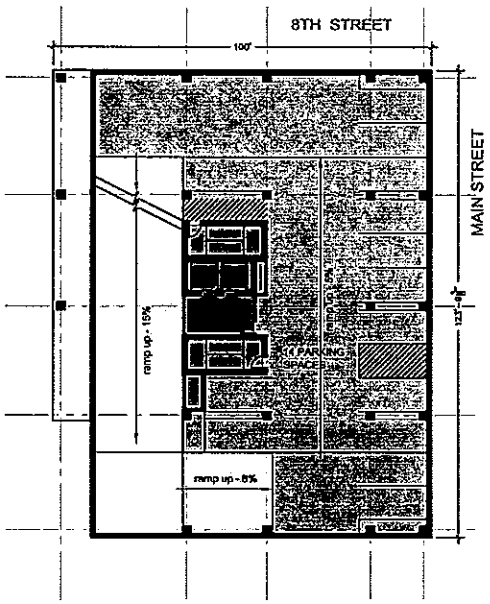
JOHNSENHAUSERARCHITECTS



NORTH

11,150 GSF

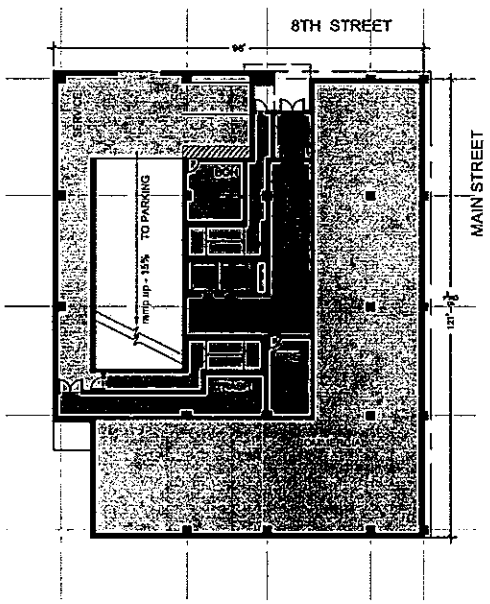
3RD FLOOR



NORTH

11,150 GSF

2ND FLOOR



NORTH

11,700 GSF

1ST FLOOR

719 MAIN STREET

PRELIMINARY CONCEPT BUILDING PLANS

SCALE 1/32" = 1'-0"
2/5/2016

JOHNSENHAUSERARCHITECTS

glaserworks

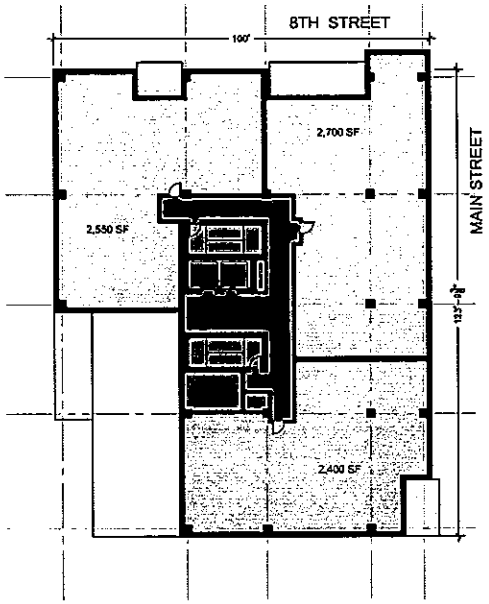
PROJECT SUMMARY

24 UNITS OF 1,800 - 1,950 SF
6 UNITS OF 2,400 - 2,700 SF

30 RESIDENTIAL UNITS TOTAL

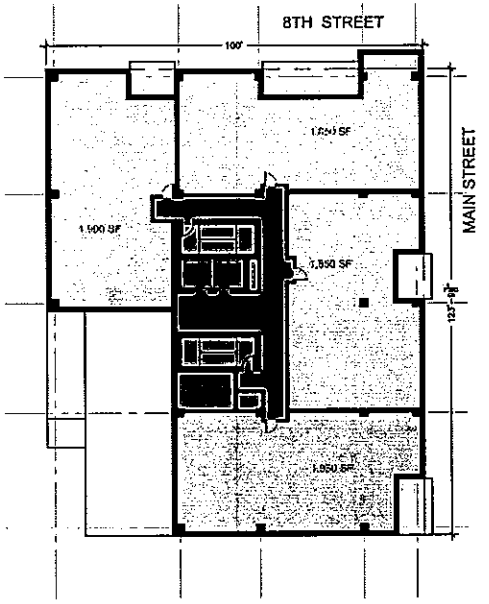
34 RESIDENTIAL + 2 VISITOR PARKING SPACES

5,100 SF COMMERCIAL



NORTH

10,000 GSF
RESIDENTIAL FLOORS 10-11
PENTHOUSE



NORTH

10,000 GSF
RESIDENTIAL FLOORS 4-9

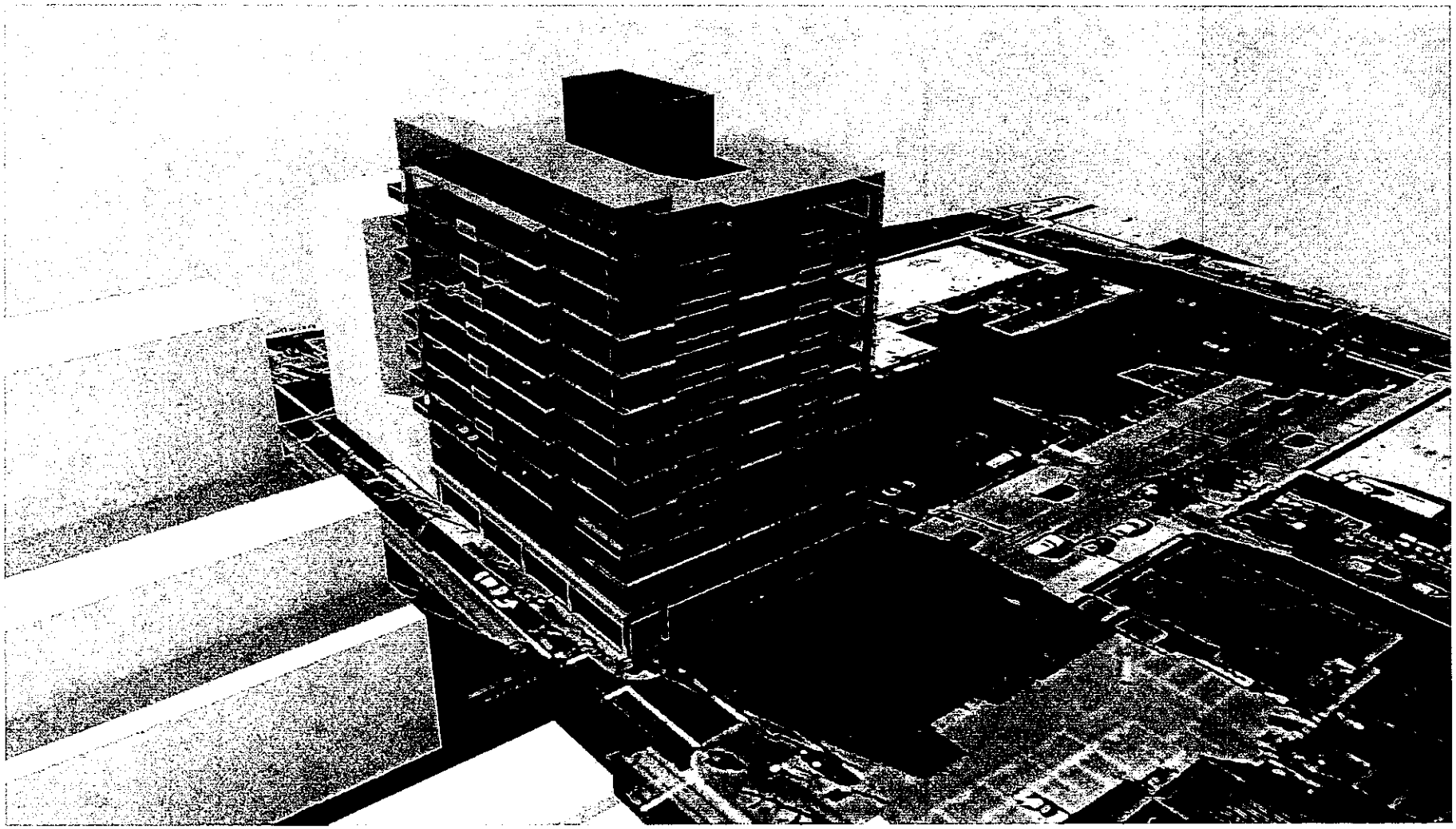
719 MAIN STREET
PRELIMINARY CONCEPT BUILDING PLANS

SCALE 1/32" = 1'-0"
2/5/2016

JOHNSENHAUSERARCHITECTS

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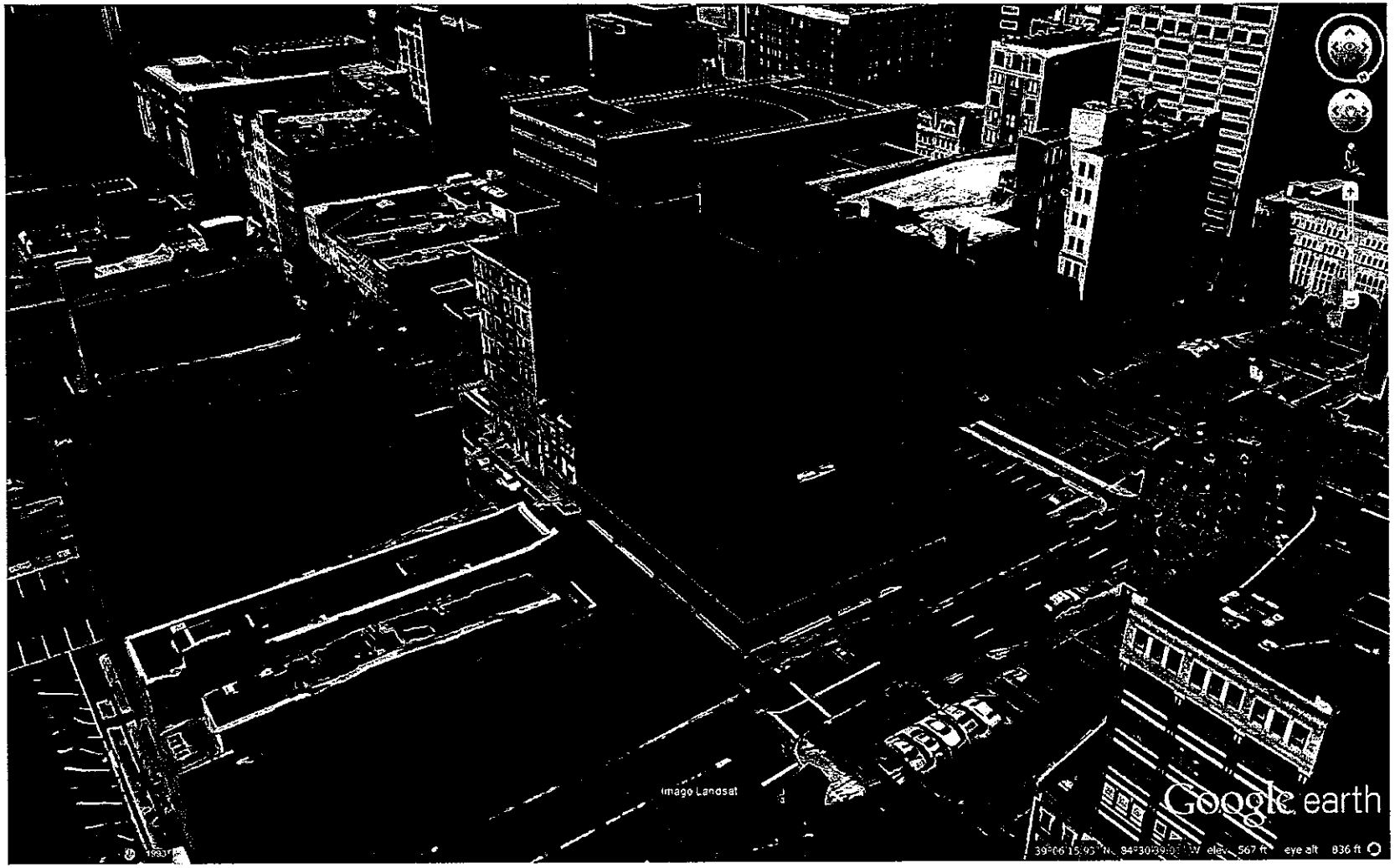


719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/5/2016

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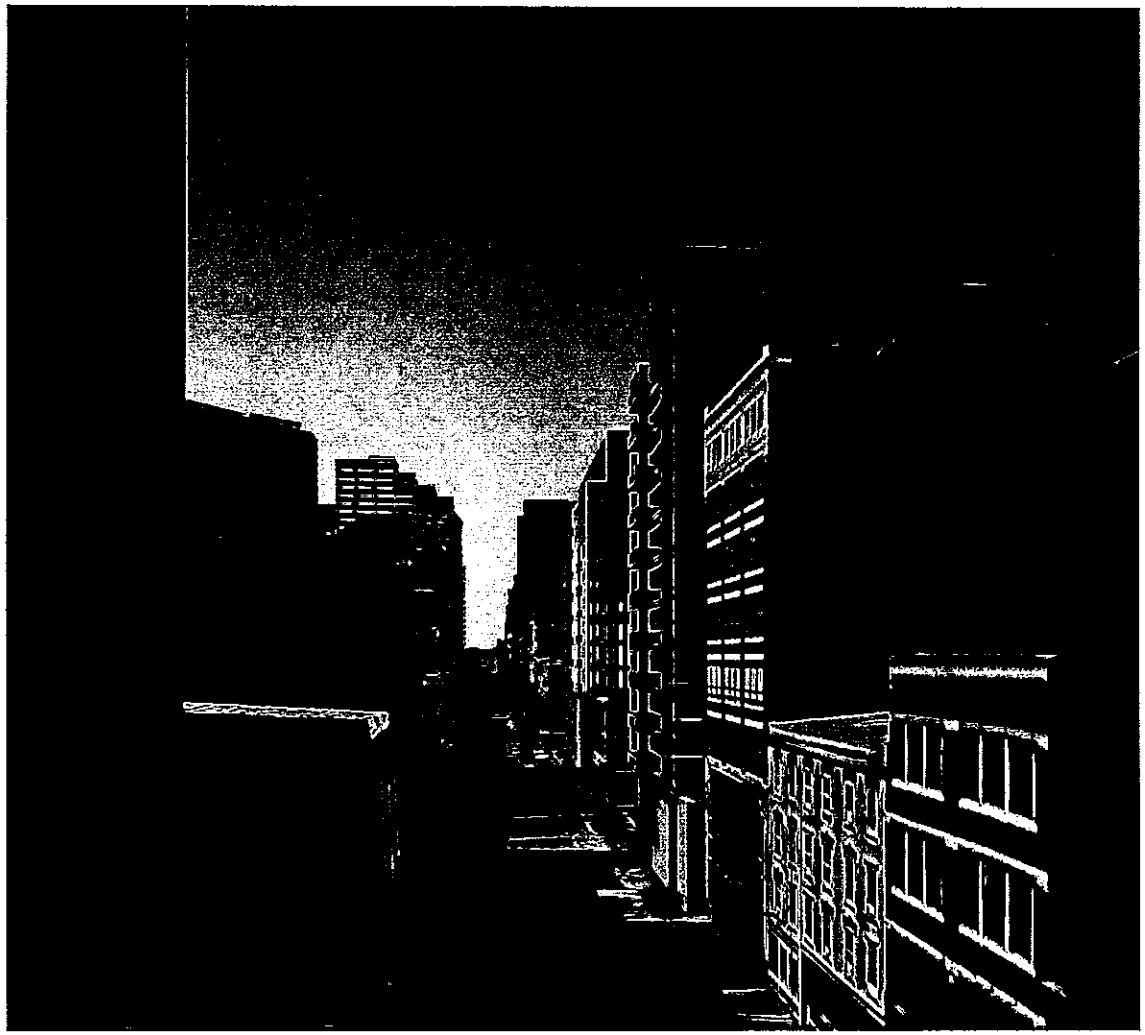
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719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/5/2016

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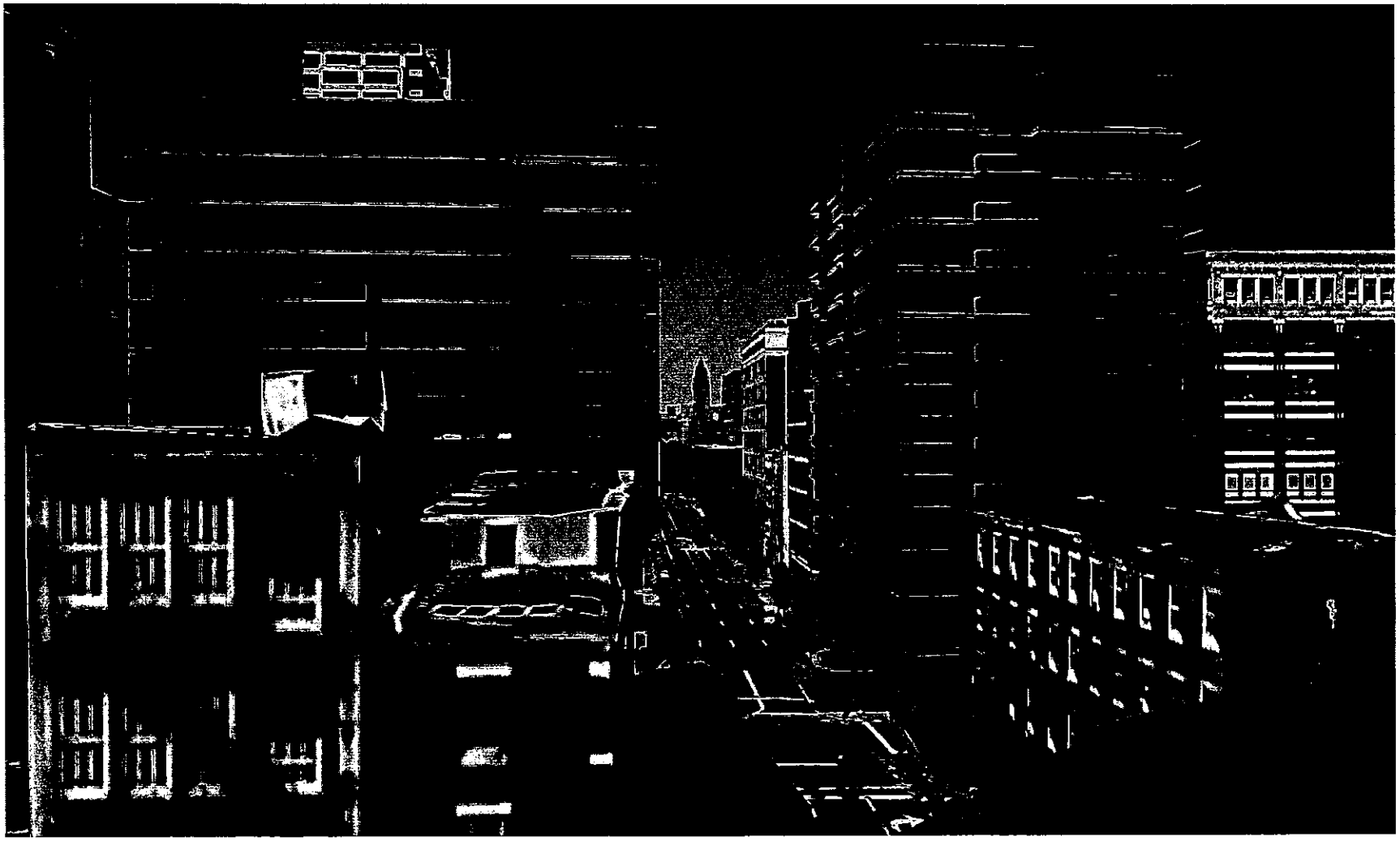


719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

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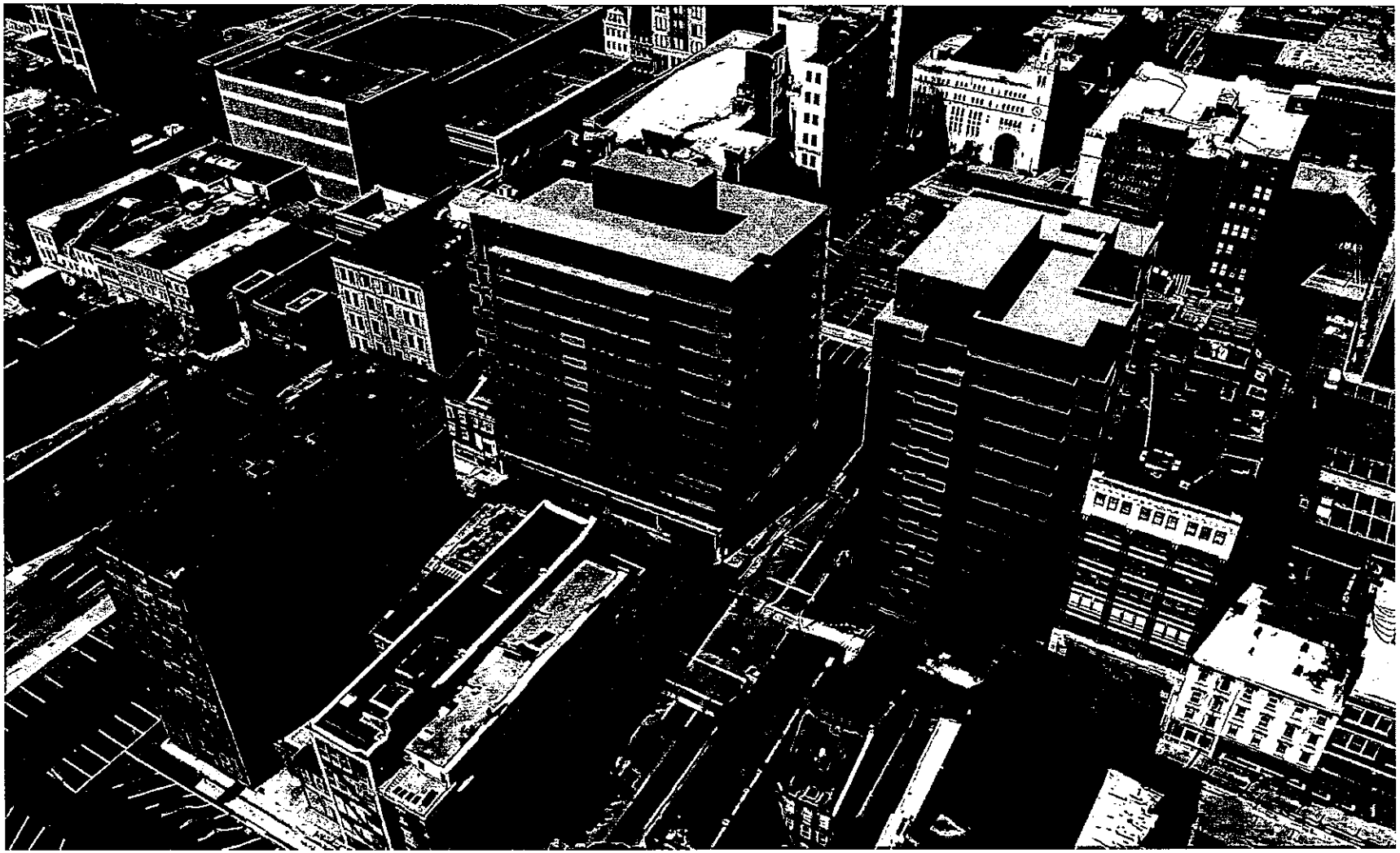


719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/5/2016

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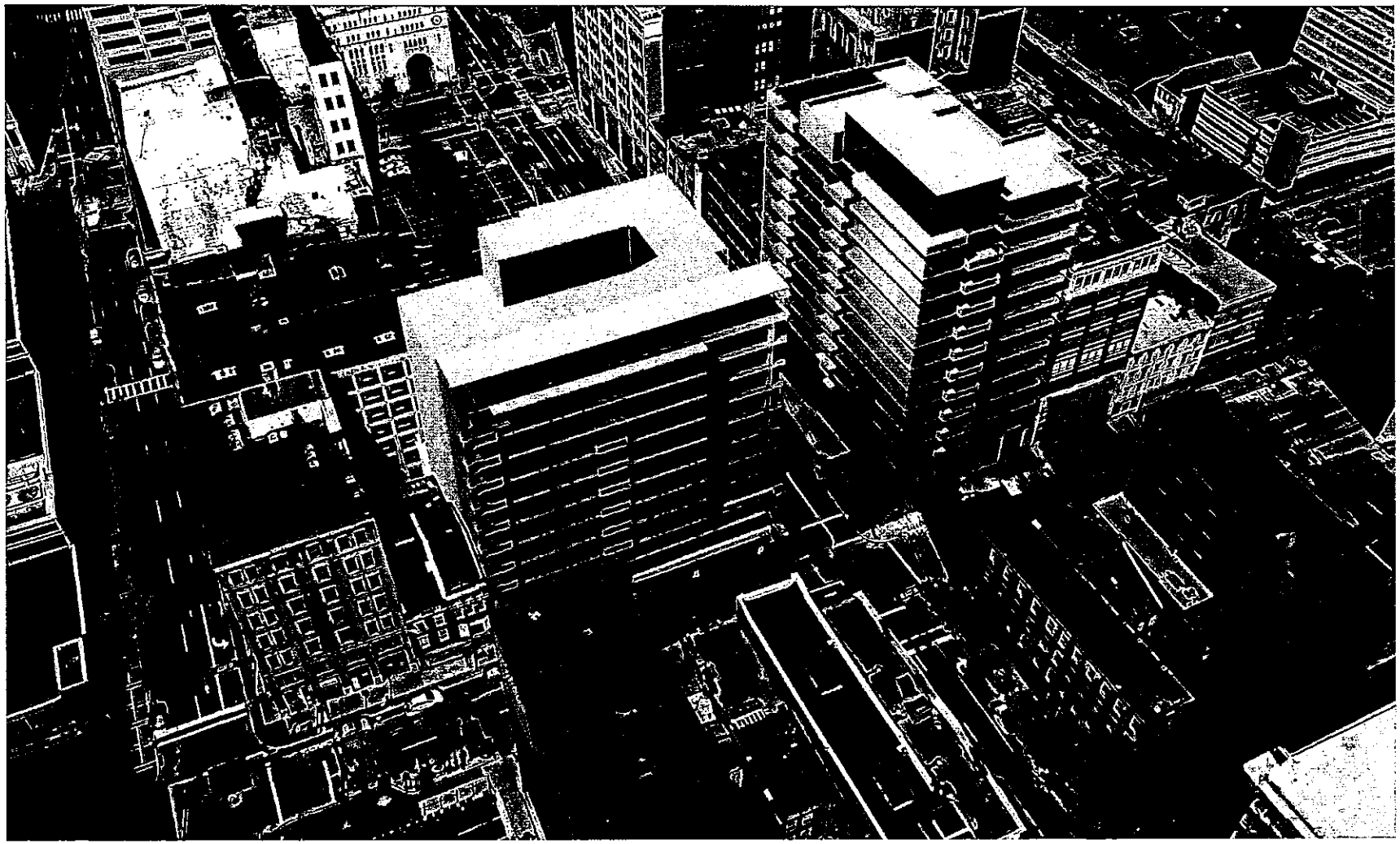


719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/5/2016

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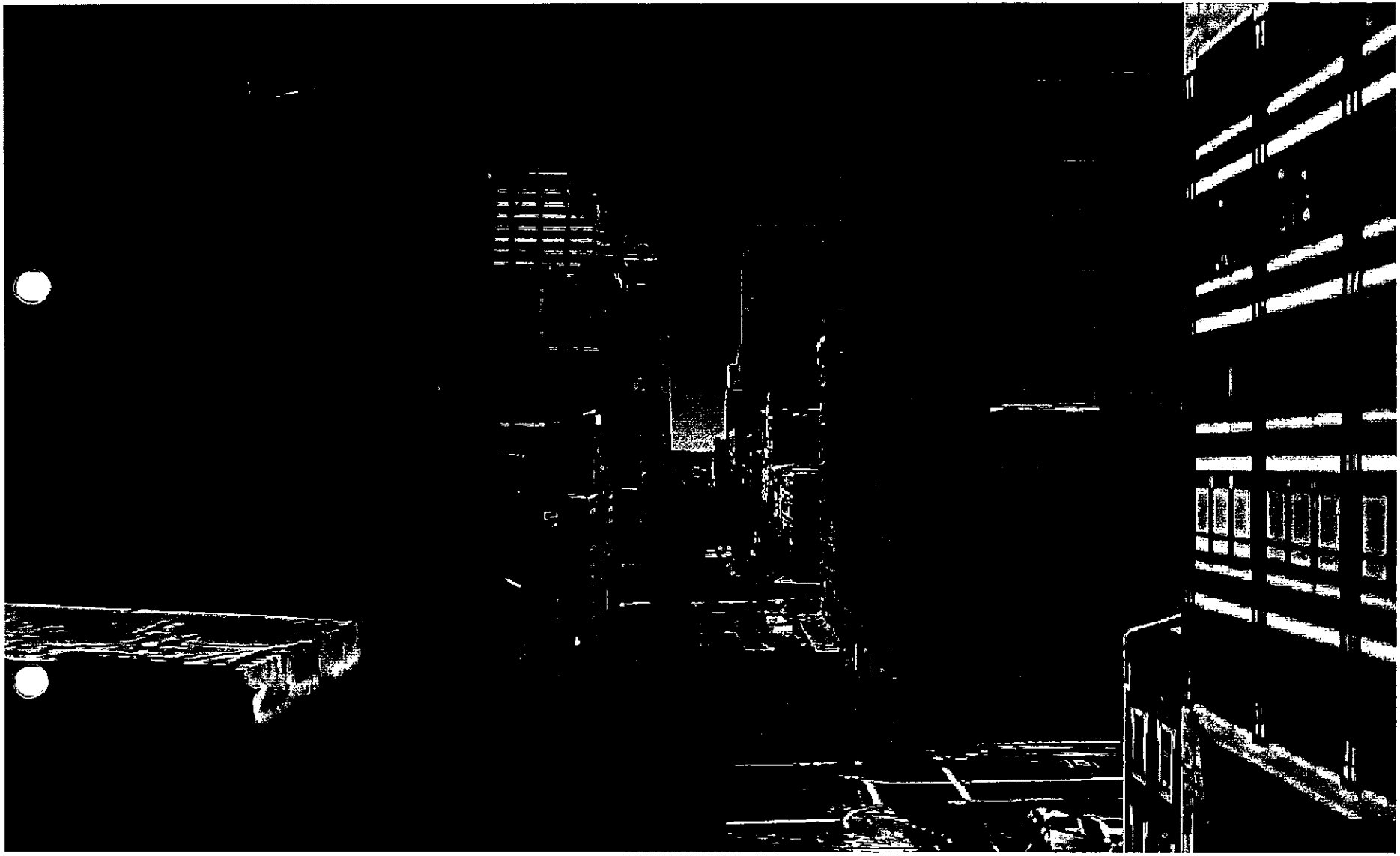


719 MAIN STREET
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/5/2016

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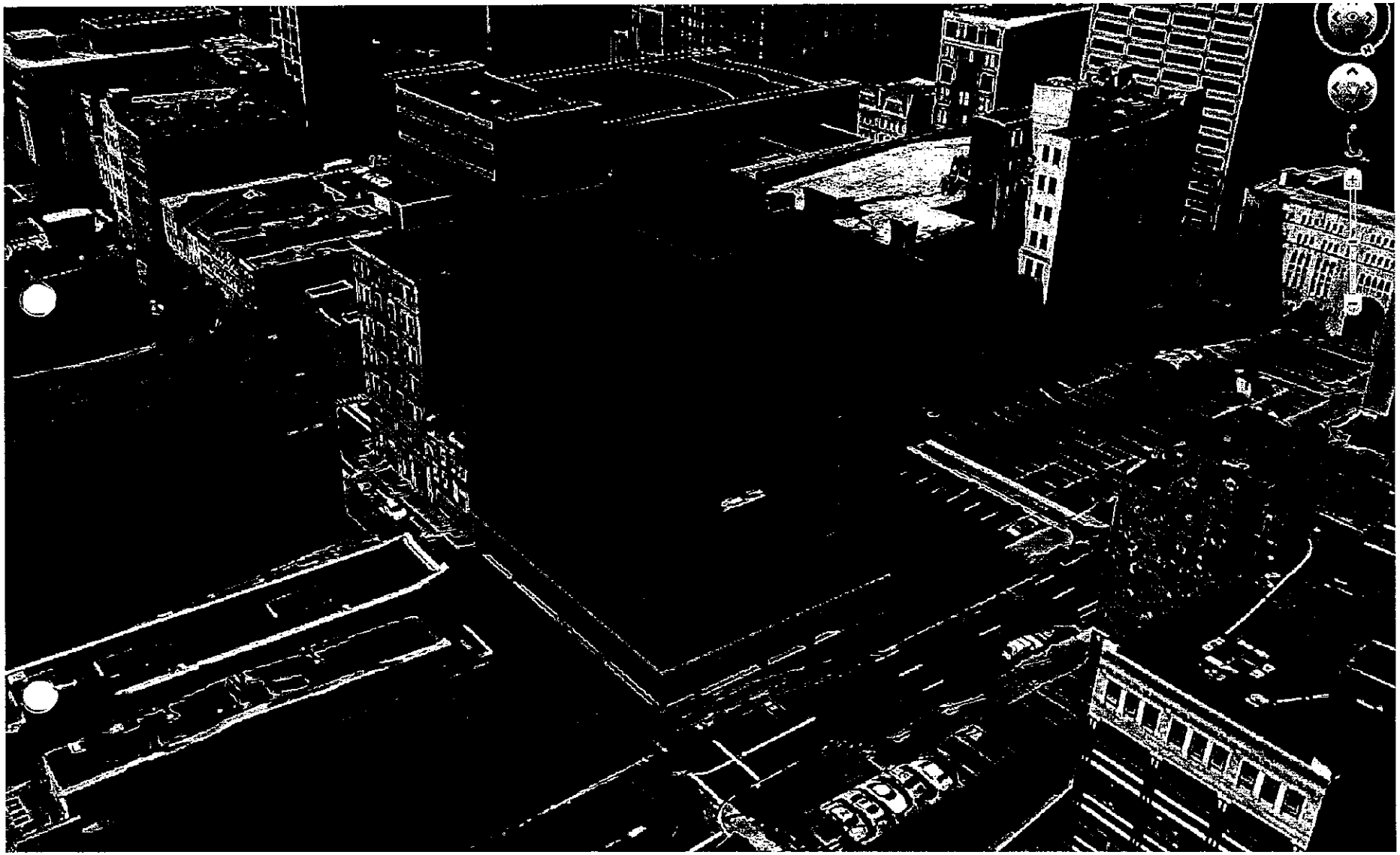


8TH AND MAIN
PRELIMINARY CONCEPT - PERSPECTIVE VIEW

2/2/2016

JOHNSENHAUSERARCHITECTS

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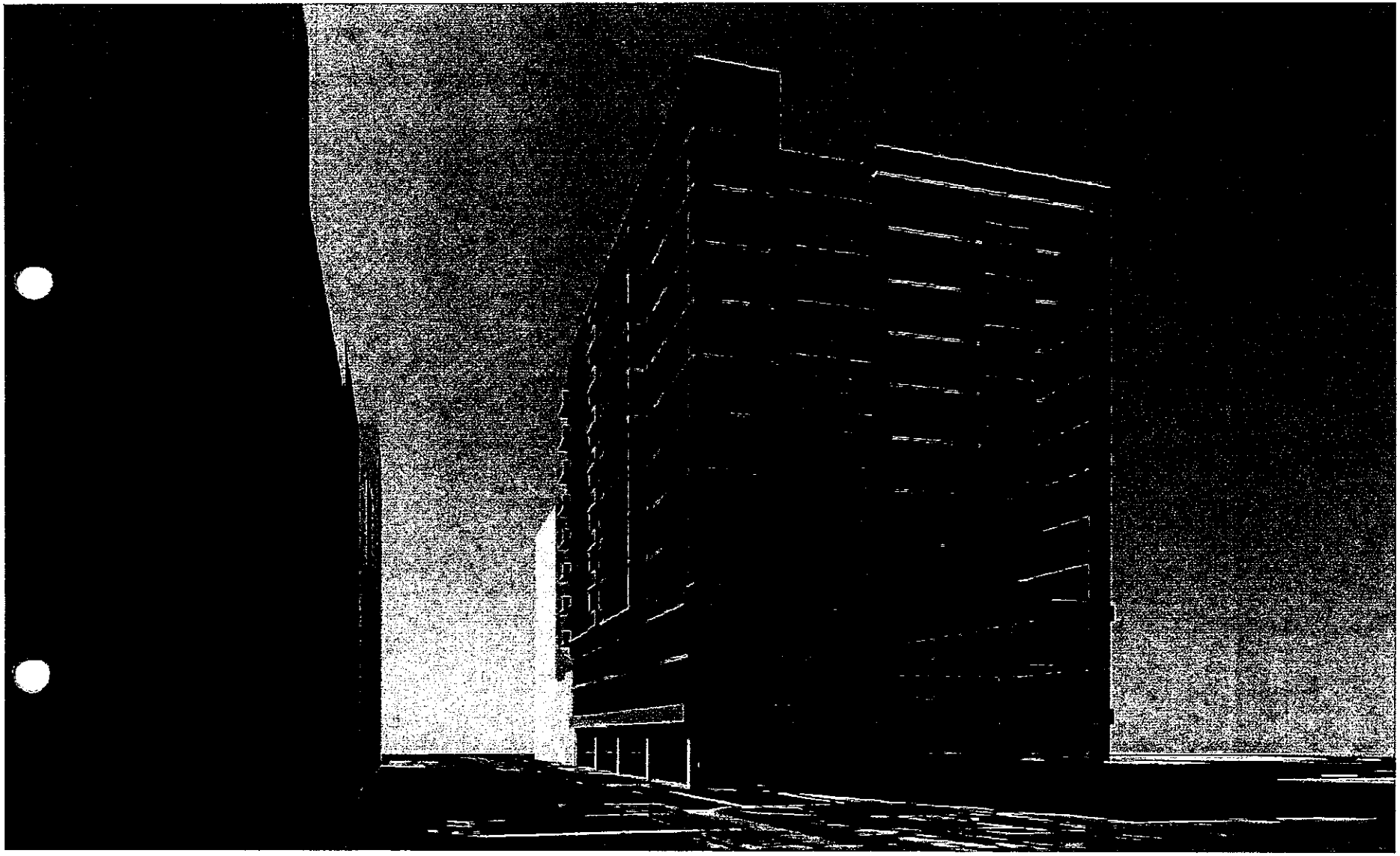


8TH AND MAIN
PRELIMINARY CONCEPT - PERSPECTIVE VIEW

2/2/2016

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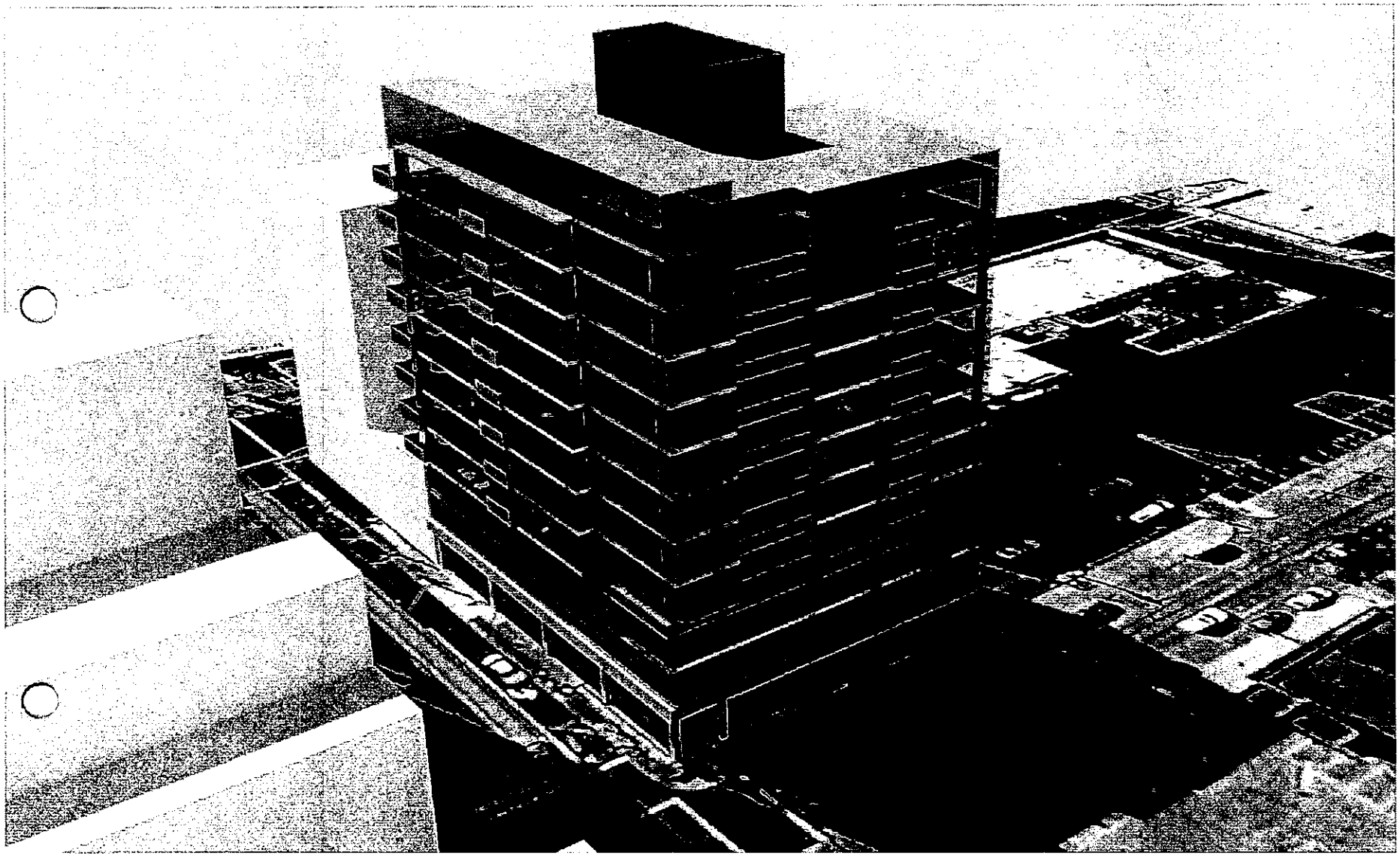
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8TH AND MAIN
PRELIMINARY CONCEPT - PERSPECTIVE VIEW

2/2/2016

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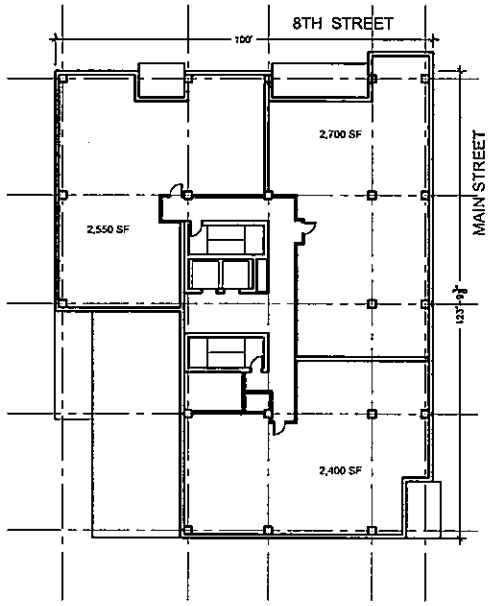


8TH AND MAIN
PRELIMINARY CONCEPT - PERSPECTIVE VIEW

2/2/2016

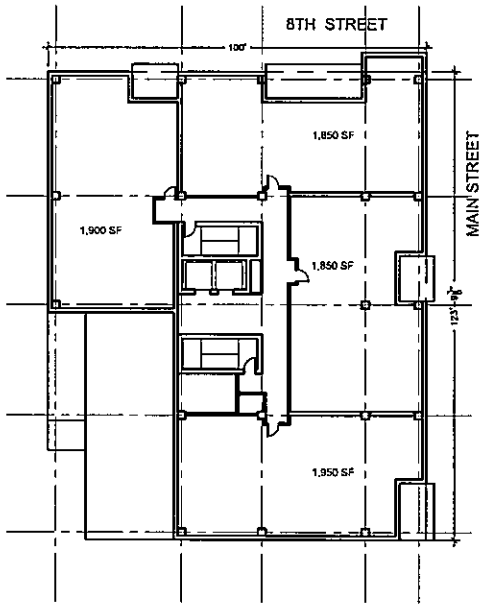
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NORTH

10,000 GSF
RESIDENTIAL FLOOR -
PENTHOUSE



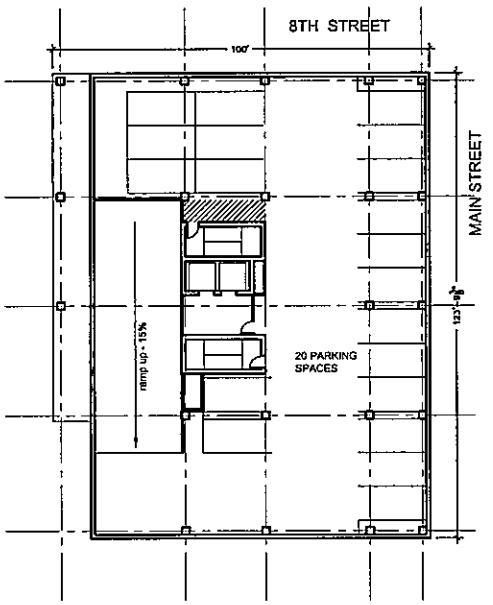
NORTH

10,000 GSF
RESIDENTIAL FLOOR

8TH AND MAIN
PRELIMINARY CONCEPT BUILDING PLANS
SCALE 1/32" = 1'-0"
2/2/2016

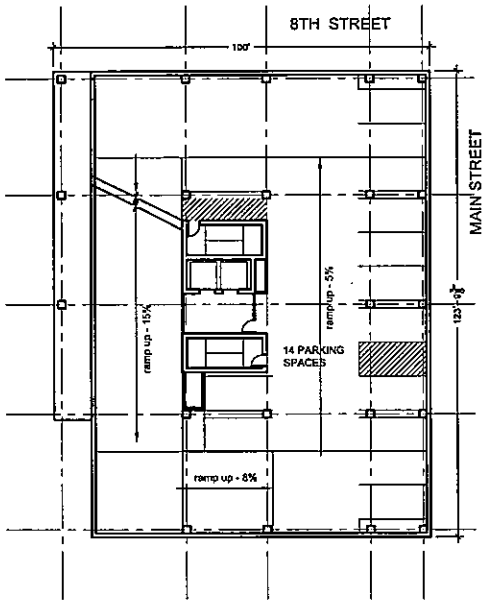
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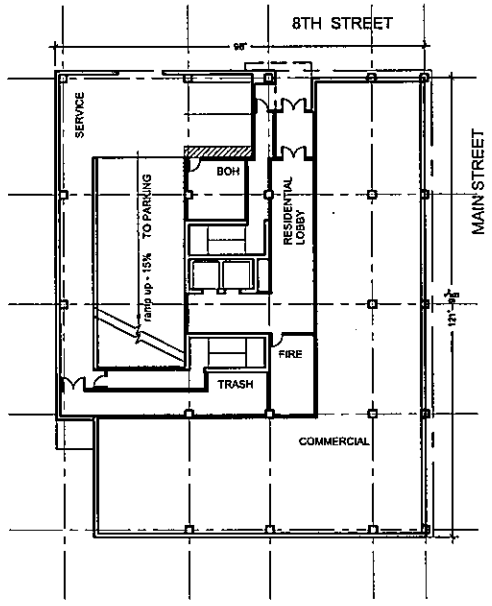
NORTH

11,150 GSF
3RD FLOOR



NORTH

11,150 GSF
2ND FLOOR



NORTH

11,700 GSF
1ST FLOOR

8TH AND MAIN
PRELIMINARY CONCEPT BUILDING PLANS
SCALE 1/32" = 1'-0"
2/2/2016

JOHNSENHAUSERARCHITECTS

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GREIWE
DEVELOPMENT

Tues 10am
Tour of 721 Main St.

February 2, 2016

Ms. Beth Johnson
Urban Conservator
Historic Conservation Board
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Beth,

Tom Rowe of Terrex and I look forward to meeting you on Thursday and welcoming you back to Cincinnati. We are partnering on a new development in the CBD that will bring 60+ condominiums on the market over the next four-five years.

There has not been any significant "for sale" product built in the CBD since 2003 when my company renovated the Polk building into the 110 unit Park Place at Lytle. We think there is enough built up demand and regional interest in our revitalized downtown to be successful with this product type. The two development sites we selected along the streetcar route will give the residents access to all the great amenities of downtown living.

We have two sites under contract. Phase I is the northwest corner of Eighth and Main and Phase II is the southwest corner of Eighth and Main. The Phase I site is a parking lot and we have attached the design concept, massing study and urban context and will seek input from you and your staff before we proceed to Design Development.

Phase II requires demolishing a building and we have submitted all the required materials. We are requesting a Conditional Approval for Demolition at the HCB meeting on March 21. A final Demolition Permit will be requested at the time we apply for a Building Permit. The reason for this two-step process is simple. We do not want to close on the building until we have a decision from the Board.

Our goal is to complement the Historic District with two signature buildings adjacent to each other on Eighth and Main. We appreciate your input and guidance.

Sincerely,

Richard J. Greiwe
Principal

RG/jb
Attachments

9355 Holly Hill Cincinnati, OH 45243 P 513-831-2020 F 513-831-7144 rgreiwe@greiwedevelopment.com

719-721 Main Street Demolition Justification

The property at 719-721 Main Street has seen better days. Built in 1875 as a warehouse, it has housed a distributor, J. Cooper Rubber Company and several furniture companies, including Tennenbaum Brothers Furniture from 1937 to approximately 1957. Then Kay Furniture Company, owned by the Kaplan family, ceased operations in 1987. Since Kay Furniture went out of business they looked for alternative uses and started leasing the ground floor of 721 Main Street to Donato's Pizza in 1994. The upper floors of the building have been vacant since the furniture store closed in 1987. The two-story annex building at 719 Main Street remains vacant.

The current income for the Donato's lease barely covers the real estate taxes and the cost to operate the building. The current owner has no interest in maintaining or improving the building. The owner, his siblings and children want to sell the property to get out from under a depreciating asset.

Cindy Metz of NAI Bergman has had multiple parties tour the property over the last two years. The property has been under contract by developers on three occasions with substantial due diligence completed. These other developers completed predevelopment evaluations and they came to the same conclusion as our team.

The building does not cash flow for apartments or office use. To demonstrate this, we have attached the Terrex construction budget to renovate the building to meet the new seismic regulations required by the Zoning Department, two new fire-rated stairwells, new elevator, and additional improvements to the building to make it a viable residential or commercial development. In addition, the finished ceiling height of 8 ft. and the location of the columns make the rehab for residential use impossible. The product cannot compete against the high 9-10 ft. ceilings and open floor plans being offered today downtown. (See attached proforma).

Terrex contacted Greiwe Development to explore a condominium project at this site. After an extensive review of the neighborhoods in the CBD, Greiwe and Terrex agreed that this part of downtown would be the most suitable for home ownership. The neighborhood currently has the highest concentration of residential units at 690 with the potential for another 600 units. It has the closest proximity to Class A office and to Backstage/Fountain Square for entertainment and dining. And we have identified several development sites located between

the streetcar north to south lines, which connect the neighborhood to all the best amenities in downtown from the riverfront to Findlay Market. (See attached map).

Greiwe/Terrex and its equity partners, North American Properties and Sibcy Cline, would like to jumpstart home ownership in the CBD with an investment of $50 million on this site and an adjacent surface parking lot on the northwest corner of Eighth and Main. The plan is to construct two 14-level luxury condominiums mid-rise buildings on the adjacent corners.

This high impact project would benefit downtown and the Main Street Historic District in several ways:

- establish the area as the downtown residential neighborhood with a wide spectrum of rental and for sale product
- stimulate additional residential development on surface parking lots and existing buildings
- generate more interest in the rehabilitation of historic buildings along Main Street from Fifth to Ninth for neighborhood service businesses
- leverage the street car investment

The question we pose to the Historic Conservation Board and staff is will the Main Street Historic District benefit more from this signature residential development or without it?

In order to make a substantial investment in the neighborhood, demolition of 719 -721 Main Street is required. Phase I sales on the northwest parking lot site will be very difficult with a rundown property across the street. Phase I and Phase II will be designed to create a pair of landmark buildings in the Historic District.

A conditional approval for demolition is requested at the March 21 Board meeting. We need this assurance before we purchase the building. A demolition permit will be requested at the time we apply for a building permit. Your input on the final design and material of these buildings will be solicited at key points throughout the process to meet your guidelines and expectations.

Terrex
DEVELOPMENT & CONSTRUCTION

Kay Furniture - Apartments

Summary Report

Unit Summary:

Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	$1,150	$1.72	$13,800
A - 2 Bdrm	1	4.8%	850	$1,400	$1.65	$16,800
A - Studio	1	4.8%	540	$900	$1.67	$10,800
A - Studio	1	4.8%	518	$863	$1.67	$10,360
T- A	5	23.8%	986	$1,775	$1.80	$106,500
T- B	5	23.8%	924	$1,600	$1.73	$96,000
T- C	5	23.8%	777	$1,375	$1.77	$82,500
Donato's	1	4.8%	3,300	$5,500	$1.67	$66,000
A - Retail	1	4.8%	2,750	$2,292	$0.83	$27,500
Weighted Aver.	21		1,050.62	1,707.38	1.70	$430,260
Total Square Footage			22,063			

Project Budget:

Land	$860,500
Hard Costs	$4,206,353
Soft Costs	$374,343
Total	**$5,441,195**

Sources:

Loan	$4,080,896
Equity	$1,360,299
Total	**$5,441,195**

Permanent Loan:

DCR			$2,571,277
	Ratio	1.20	
	Amort	25	Years
	Int. Rate	7.00%	
LTV			$2,482,230
	LTV Ratio	75%	
	Cap Rate	8.00%	
Maximum Loan			**$2,482,230**
	Surplus/(Deficit)		($1,598,667)

Proforma Operating Forecast:

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	98,261	379,941	386,590	393,355	400,239
Expense	96,459	115,043	118,157	121,344	123,468
NOI	1,802	264,898	268,433	272,011	276,771
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	59,066	235,240	245,467	1,811,668	213,001
Cashflow	**-60,414**	**17,659**	**10,966**	**-1,551,657**	**51,770**

Investment Returns:

IRR - 5 Year	-47.83%
IRR - 10 Year	#NUM!
Cash on Cash	-12.97%
Return on Cost	4.65%

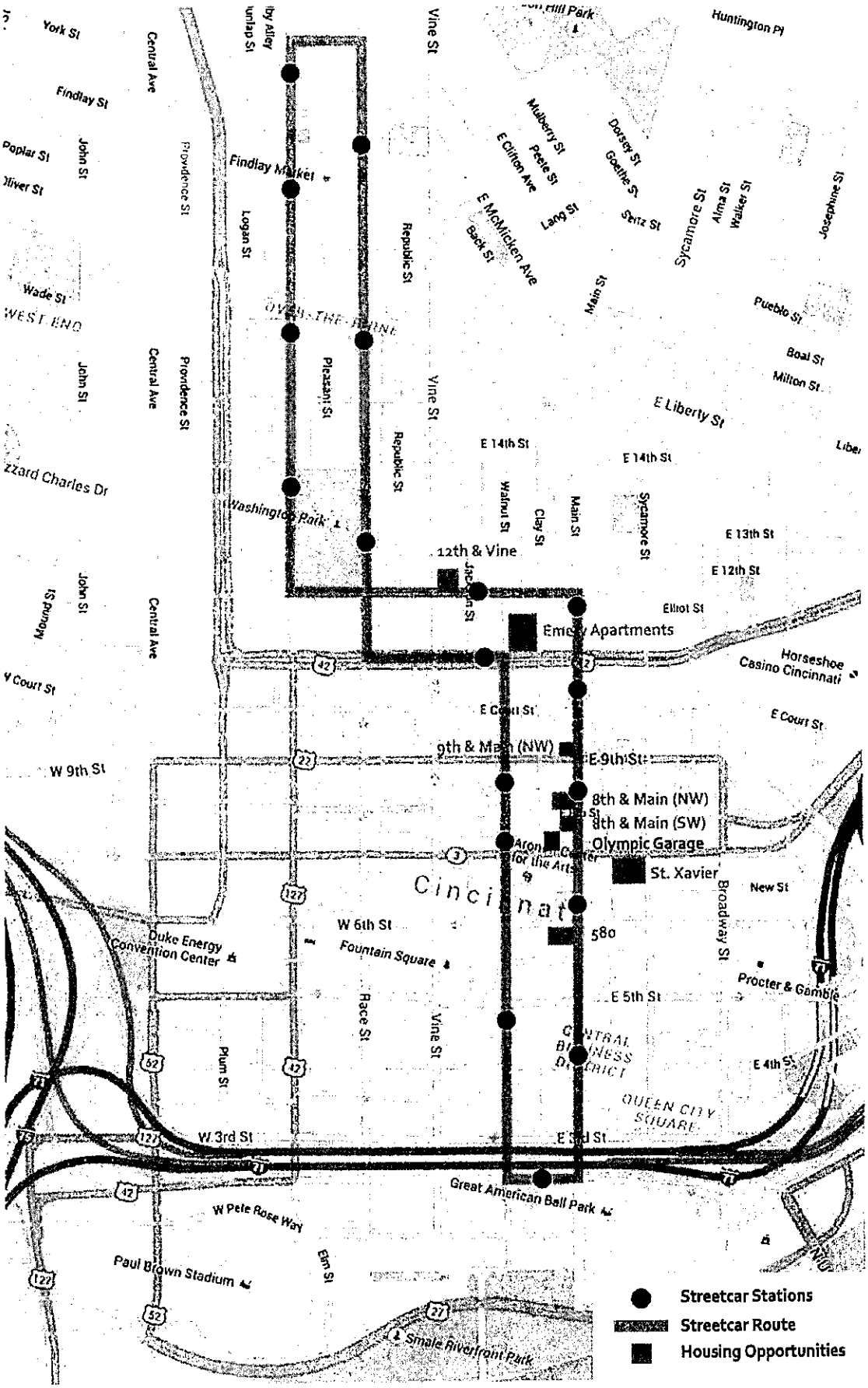
Terrex
DEVELOPMENT & CONSTRUCTION

8TH & MAIN

721 Main Street, Cincinnati, Ohio

Building Area: 34,400 GSF

	DESCRIPTION	TOTALS	NOTES
0160	DESIGN & ENGINEERING SERVICES	$ 190,000	
0180	GENERAL REQUIRMENTS	$ 291,600	
0240	DEMOLITION	$ 170,700	
0310	FOUNDATIONS	$ 23,400	
0360	ELEVATED SLAB MODIFICATIONS	$ 24,100	
0390	MISC CONCRETE	$ 27,950	
0410	MASONRY RESTORATION	$ 185,300	
0430	MASONRY	$ 149,600	
0530	METALS	$ 178,050	
0610	ROUGH CARPENTRY & SHEATHING	$ 186,950	
0630	FINISH CARPENTRY	$ 195,900	
0650	CABINETRY & TOPS	$ 122,150	
0720	THERMAL INSULATION	$ 65,400	
0740	EXTERIOR FINISH SYSTEM	$ 32,400	
0750	ROOFING	$ 174,700	
0780	FIRE & SMOKE PROTECTION	$ 25,400	
0810	DOORS, FRAMES & HARDWARE	$ 34,500	
0850	ENTRANCES & STOREFRONTS	$ 113,600	
0860	GLASS & GLAZING	$ 118,800	
0910	GYPSUM BOARD ASSEMBLIES	$ 162,000	
0930	ACOUSTIC CEILINGS	$ 5,400	
0950	CERAMIC TILE	$ 13,900	
0970	HARD SURFACE FLOORING	$ 77,100	
0980	PAINTING / WALL FINISHES	$ 228,700	
1020	DIRECTORIES & SIGNAGE	$ 14,600	
1030	RESTROOM ACCESSORIES	$ 10,300	
1050	STORAGE SPECIALTIES	$ 23,250	
1070	AWNINGS & CANOPIES	$ 10,800	
1090	FIRE PROTECTION SPECIALTIES	$ 6,200	
1140	AUDIO VISUAL EQUIPMENT	$ 10,800	
1160	RESIDENTIAL APPLIANCES	$ 70,100	
1170	ATHLETIC EQUIPMENT	$ 21,600	
1230	WINDOW TREATMENTS	$ 6,250	
1250	FURNITURE - COMMON AREAS	$ 17,800	
1410	ELEVATOR UPGRADES	$ 96,000	
2110	FIRE SUPPRESSION SYSTEMS	$ 112,400	
2210	PLUMBING SYSTEMS	$ 278,400	
2310	HVAC SYSTEMS	$ 270,250	
2610	ELECTRIC SYSTEMS	$ 324,500	
2710	COMMUNICATION SYSTEMS	$ 19,800	
2730	SECURITY ACCESS & VIDEO	$ 20,500	
3120	SITE IMPROVEMENTS	$ 54,900	
	TOTAL	$ 4,006,050	


York St
Findlay St
Poplar St
John St
Central Ave
Providence St
Dunlap St
Alley
Findlay Market
Logan St
Republic St
Vine St
Mulberry St
Peete St
E Clifton Ave
Dorsey St
Goethe St
Lang St
Seitz St
Sycamore St
Alma St
Walker St
Josephine St
Huntington Pl
E McMicken Ave
Back St
Main St
Pueblo St
Boal St
Milton St
E Liberty St
Wade St
WEST END
OVER-THE-RHINE
Pleasant St
Washington Park
E 14th St
Walnut St
Clay St
E 13th St
E 12th St
12th & Vine
Elliot St
Mound St
Court St
Emery Apartments
Horseshoe Casino Cincinnati
E Court St
W 9th St
9th & Main (NW)
E 9th St
8th & Main (NW)
8th & Main (SW)
Olympic Garage
St. Xavier
New St
Broadway St
Cincinnati
W 6th St
Fountain Square
580
Duke Energy Convention Center
Procter & Gamble
E 5th St
Race St
Plum St
CENTRAL BUSINESS DISTRICT
E 4th St
QUEEN CITY SQUARE
W 3rd St
E 3rd St
Great American Ball Park
W Pete Rose Way
Elm St
Paul Brown Stadium
Smale Riverfront Park
Streetcar Stations
Streetcar Route
Housing Opportunities

Documentation for Demolition of Historic Properties

1. Property Purchase Information
   The Property at 721 N. Main Street is under a contract to purchase between the owner, ELKA Real Estate Co., Ltd, and Terrex, LLC, the proposed purchaser. If Terrex continues to closing, the closing would occur in April of 2016.

2. Property Condition
   The current condition of the property is as follows:
   a. Six Story Corner Building
      At the corner of the Property, there is currently a six story structure that was built in approximately 1875. The structure itself is brick exterior with timber framing on the interior.

      The structure was prior to 1952 by Tennenbaum Bros. Furniture. In 1952 Kay Furniture started operating on the premises and occupied all six floors. Kay Furniture operated from approximately 1952 to the early 1987. The windows of the building were boarded up in the late 1950s. The structure is currently occupied on the first floor by Donato's Pizza, which started operations on the premises in 1994. The remaining floors of the structure are vacant and have been since 1987.

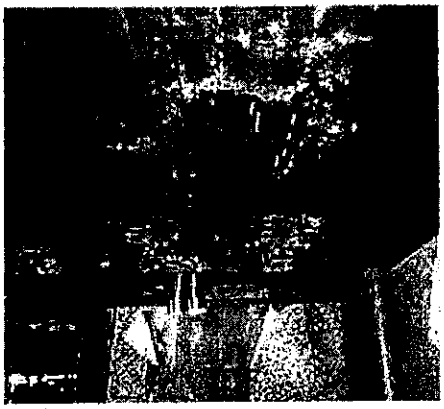
      Condition Summary - Primary Issues:
      i. Structural Issues
         The building has experienced settling and has significant structural challenges. There has been temporary shoring installed in the basement to address sagging areas in the structure. The western terminus of the main structural beam that runs through the basement of the building has rotted and has begun to crush.

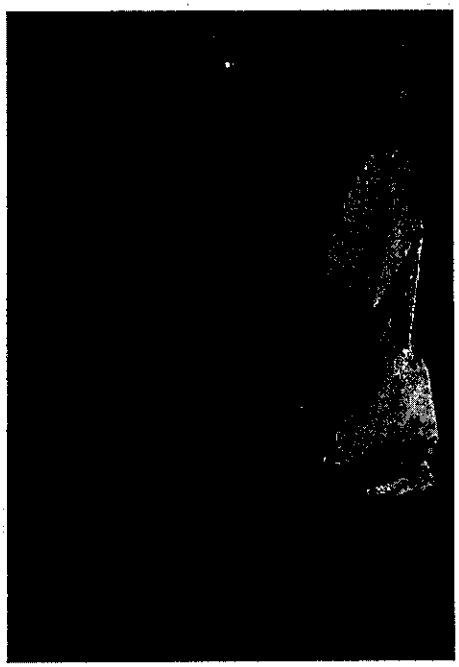


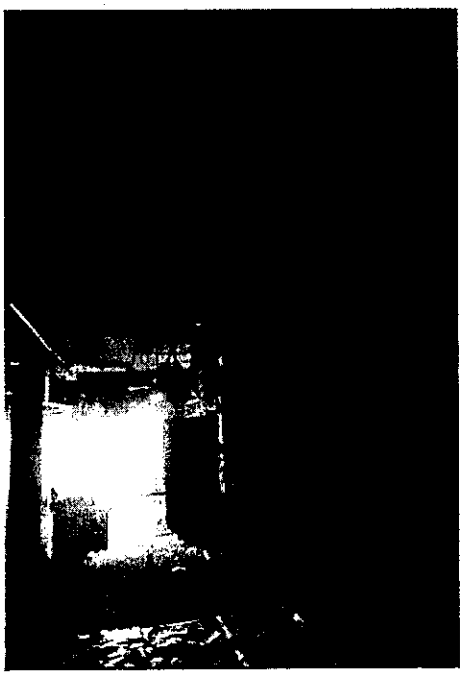


ii. Roof & Water Damage

In addition to primary structural challenges, the roof has been permitted to leak water into the building in at least two places for a significant amount of time. This has caused structural failures in these areas in at least three of the top stories. The images show where the water has come through the ceiling from the floor above



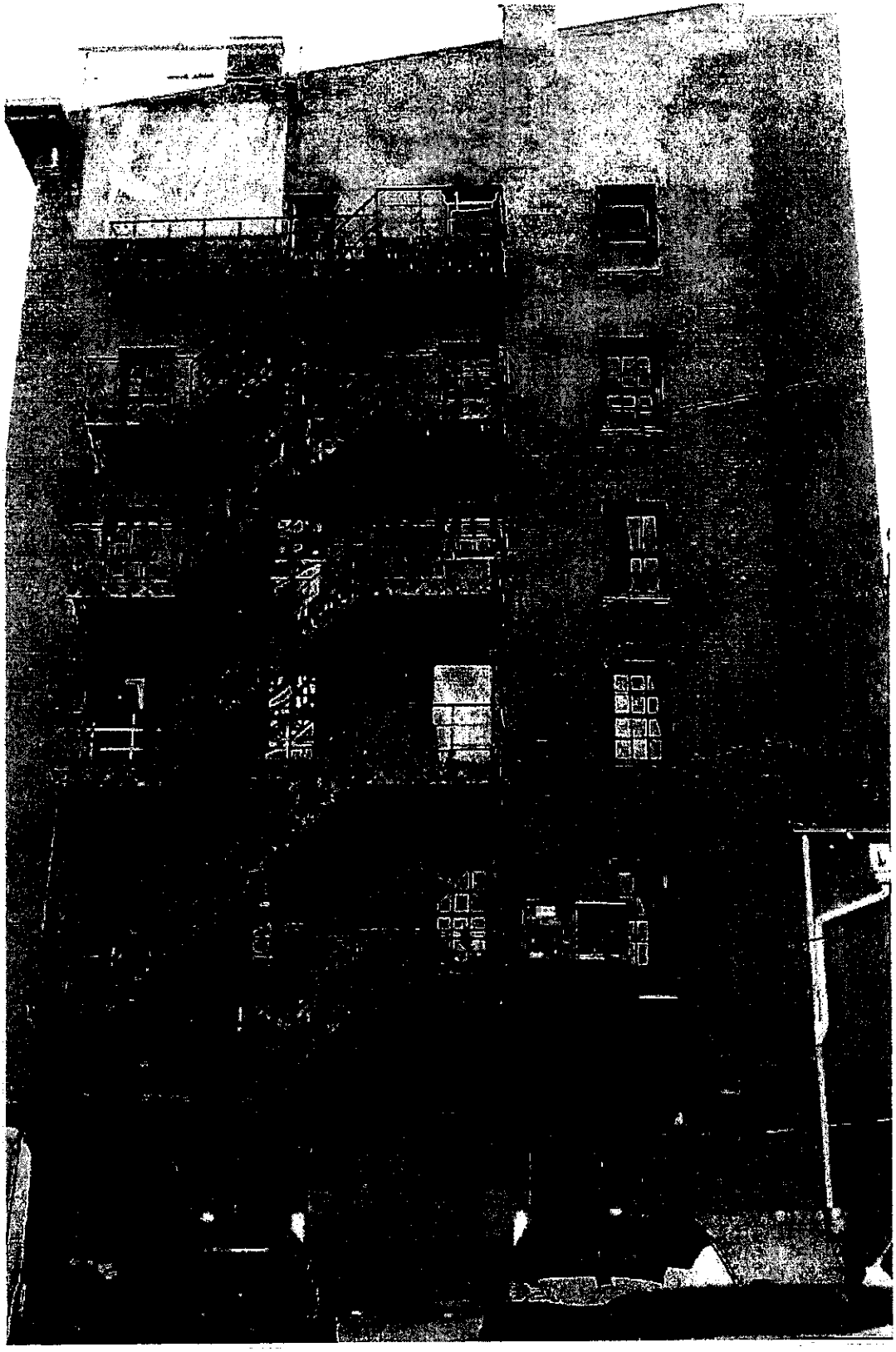




The cost to repair the roof was estimated at $165,000, which did not include the repairs to the structural damage in the floors below.

iii. Exterior Masonry

The exterior brick structure also shows signs of settlement and/or failure in several areas, including the western wall. These failures indicate significant structural issues as well as substantial expense to appropriately address and remedy.



The cost to repair the exterior masonry of the building was estimated at $170,000.

iv. Windows

The windows have deteriorated and have either been boarded up or replaced with vinyl replacements. Several of the windows have fallen from the structure and landed on the sidewalk below on 8th Street. Of those remaining, all are in a state of repair that would not permit rehabilitation.



v. Access

The building is accessed via a staircase in the rear (western end). This stairwell is not up to current code. It is not enclosed in a fire rated assembly and, consequently, cannot be used as it is currently constructed as a means of egress. Additionally, the second means of egress is a fire escape that is mounted on the western end of the building off the stairwell. Based on due diligence, even if the primary stairs were capable of being a means of egress, the fire escape does not provide a "second means" of egress as required under the current building code. Consequently, when Terrex investigated the renovation of the building, it determined that two new stair towers would need to be built along its southern wall to provide two means of egress.

The cost to build two new stair towers was estimated to be $275,000.

b. Two Story Annex

The Property also has a two story plus basement building immediately to the South. This structure is more modern and was built with CMU, steel bar joists and cement floors. This portion of the Property was built in the 1960s and is in reasonably good repair, but has no historical value.

3. Value of Improvements – N/A

4. Assessed Value = $313,000 with a market value of $894,280

5. Real Estate Taxes

Robert A. Goering
Hamilton County Treasurer

HAMILTON COUNTY REAL ESTATE TAX BILL: FIRST HALF 2015

BOOK PLAT PARCEL	PROPERTY OWNER	PROPERTY DESCRIPTION
079-0001-0029-00	ELKA REAL ESTATE CO LTD	SWC EIGHTH & MAIN ST 94.21 X 100 IRRPT LOT 1 LORINGS SUB & LAND ADJPARS 29-30-150 CONS TIF ABATEMENT
TAXING DISTRICT/CLASS		
001 COM		

MARKET VALUE		ASSESSED VALUE (35% OF MARKET)	FULL TAX RATE (mills)	REDUCTION FACTOR	EFFECTIVE TAX RATE (mills)	NON-BUSINESS CREDIT ROLLBACK FACTOR
LAND:	800,790	280,280				
BUILDING:	93,490	32,720	103.13	0.150161	87.643979	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR
TOTAL:	894,280	313,000				

CALCULATIONS	
GROSS REAL ESTATE TAX	32,279.70
- REDUCTION FACTOR AMOUNT	4,847.14
- NON-BUSINESS CREDIT	
- OWNER OCCUPANCY CREDIT	
- HOMESTEAD	
HALF YEAR REAL TAXES	13,716.28
+ CURRENT ASSESSMENT	0.00
+ DELQ ASSESSMENT	
+ DELQ REAL ESTATE	
HALF YEAR AMOUNT DUE	0.00
FULL YEAR AMOUNT	15,185.95
AMOUNT DUE BY 02/01/16	0.00

TAX DISTRIBUTION: FIRST HALF 2015	
School District	8,923.74
Township	
City/Village	1,893.65
Joint Vocational School	
County General Fund	353.73
Public Library	156.50
Family Service/Treatment	53.21
Hlth/Hospital Care-Indigent	425.95
Mental Health Levy	364.49
Developmental Disabilites	646.34
Park District	161.19
Crime Information Center	47.39
Children Services	422.08
Senior Services	197.67
Zoological Park	70.34

LAST DAY TO PAY WITHOUT A PENALTY
Feb 1, 2016

* YOUR CANCELLED CHECK IS YOUR RECEIPT
* NORMAL OFFICE HOURS 8:00 A.M. TO 4:00 P.M. MON-FRI
* EXTENDED HOURS 7:30 A.M. TO 5:30 P.M. ON DUE DATES

(Please detach this portion and return with your payment)

Robert A. Goering, Hamilton County Treasurer
REAL ESTATE TAX BILL: FIRST HALF 2015

PROPERTY OWNER	BOOK PLAT PARCEL	AMOUNT DUE BY: Feb 1, 2016
ELKA REAL ESTATE CO LTD	079-0001-0029-00	**$0.00**
☐ Change of address? See reverse side.	FULL YEAR PAYOFF $15,185.95	Make checks payable to: Robert A. Goering, Treasurer ☐ Pay with NOVUS card? See reverse side.

ELKA REAL ESTATE CO
2121 ALPINE PL, UNIT 903
CINCINNATI, OH 45206

HAMILTON COUNTY TREASURER
PO BOX 740857
CINCINNATI, OH 45274-0857

a.

6. Annual Debt Service – N/A – Unknown

7. Appraisals – N/A – Unknown

8. Property Sale

Cindy Metz, real estate sales professional for NAI Bergman has been working with the owners to market and sell the property for several years. Upon inquiry, Ms. Metz stated,

> *"I have listed the property for sale since June, 2014. It has been under contract 3 times and through extensive due diligence periods. The uses were multi-family apartments/condos. The cost of rehab-ing the property for that use is cost-prohibitive and may be a real challenge to accomplish due to today's building requirements for residential use."*

9. Adaptive Reuse Opportunities

Terrex initially looked at the building to renovate it and adapt it to either multifamily residential or office. Based on rents available in the market, Terrex quickly determined that multifamily apartments would be the only option for renovating the building that would provide an opportunity to generate a potential return on capital. Terrex went through a substantial due diligence process and worked with structural engineers and an architect to develop an executable plan to renovate the building. These plans were the basis of the construction cost estimates and financial modeling completed, which yielded a grossly insufficient return on capital. Consequently, Terrex concluded that the only viable means of generating a return on the real estate would be to demolish the building and began exploring ideas for redeveloping the site.

10. Insurance Costs – Unknown

11. Return on Investment

The building in its current state is not capable of generating a return on capital as only first story can be occupied due to access/egress issues with the existing stair system in the building. Based on one story of retail, the building can't generate a return on capital.

As indicated in Item 9 above, Terrex conducted an extensive study relative to the economic viability of renovating the building as a multifamily apartment building. A pro forma summary of the financial model completed when evaluating this opportunity appears below. It shows that based on aggressive rental rate and operating assumptions the building can only support approximately $2.85M of total cost, including acquisition. Based on a construction cost estimate completed by Terrex Construction, LLC, the total project was forecasted to be $5.45M, $2.6M more than the property can support.

12. Structural Reports
No formal reports were undertaken as the project quickly showed that a renovation of the structure was not financially feasible.

13. Annual Gross Income
Current total rent for the building is approximately $66,000 per year. This is based on an above market lease with Donato's whose lease expires in June of 2017. Following this lease maturity, the future opportunity to lease the premises in its current condition is not strong.

14. Occupancy at Time of Purchase & Income – N/A (Property has not been purchased yet)

15. Operating Expenses – Approximately $12,000 annually

16. Annual Cashflow
The building currently generates approximately $66,000 annually in gross income. The owner has approximately $12,000 in operating expenses for an approximate NOI in the amount of $54,000 before debt service. Terrex is not party to the underlying financial structure and, therefore, cannot forecast current annual cashflow.

17. Statement of Return on Investment
See Item 11 above.

18. Anticipated Income
Should demolition be permitted to proceed, the applicant is planning to develop a new condominium building on the cleared site. Based on current cost estimates and sales prices, the following is a summary of the financial returns expected from the project.

Terrex
DEVELOPMENT & CONSTRUCTION

Donato's Condos - Phase II

Condominium Unit Breakdown & Sales Summary

Unit Summary & Proceeds

Plan No.	Unit Sq. Ft.	Units/Level	Levels	Unit Count	Total Sq. Ft.	Sales Price /Ft.	Unit Price	Gross Proceeds
A	1,580	1	10	10	15,800	451	712,975	7,129,750
B	1,495	1	5	5	7,475	437	653,315	3,266,575
C	930	1	5	5	4,650	429	399,342	1,996,710
D	1,150	1	5	5	5,750	436	501,458	2,507,288
E	1,250	1	10	10	12,500	449	561,094	5,610,938
F	1,790	1	5	5	8,950	466	834,946	4,174,728
G	1,800	1	5	5	9,000	466	839,610	4,198,050
	0	0	0	0	0	0	0	0
TOTAL				45	64,125	450.43	641,868	28,884,038
				Ave/Unit	*1,425*			

Lobby	1	1	1	1,100	1.2%
Gym	1	1	1	1,100	1.2%
Circulation	1	11	1	24,750	26.0%
Retail	1	1	1	4,100	4.3%
					0.0%
TOTAL NON-SALEABLE				31,050	32.6%
PROJECT TOTAL				95,175	*$280.86*

Retail Proceeds	615,000	*$150*
Total Gross Proceeds	**29,499,038**	
Project Cost	26,730,619	*$357*
Gross Profit	**2,768,419**	*9.58%*
Commissions	$1,474,952	
Net Profit	**$1,293,467**	

Sales Forecast

Year 1	2017	0	Construction Start
Year 2	2018	30	Completion June
Year 3	2019	15	Sales
Year 4	2020	0	Sales completed
Year 5	2021	0	Sales completed
Year 6	2022	0	Sales completed
TOTAL		45	
Commissions		5.00%	

Capitalization

Equity	$4,009,593	15.0%
Debt - Bank	$18,711,433	70.0%
Debt - Mezz	$4,009,593	15.0%
TOTAL	$26,730,619	100.0%

Equity Return

IRR	18.20%
CoC	32.26%

Sales Price/Floor

Flr	Plan No. A	B	C	D	E	F	G
1							
2	675,450	639,113	375,488	491,625	534,375		
3	682,955	639,113	375,488	491,625	540,313		
4	690,460	653,315	406,410	502,550	546,250		
5	697,965	667,518	415,245	508,013	552,188		
6	705,470	667,518	424,080	513,475	558,125		
7	712,975				564,063	807,738	812,250
8	720,480				570,000	816,240	820,800
9	727,985				575,938	833,245	837,900
10	750,500				581,875	850,250	855,000
11	765,510				587,813	867,255	872,100
12							
Ave.	*712,975*	*653,315*	*399,342*	*501,458*	*561,094*	*834,946*	*839,610*

Project Cost

Land	$860,500
Hard Cost	$22,487,364
Soft Cost	$3,382,755
TOTAL	$26,730,619

Sales Price / Floor / Ft.

Floo	Plan No. A	B	C	D	E	F	G
1							
2	428	428	404	428	428		
3	432	428	404	428	432		
4	437	437	437	437	437		
5	442	447	447	442	442		
6	447	447	456	447	447		
7	451				451	451	451
8	456				456	456	456
9	461				461	466	466
10	475				466	475	475
11	485				470	485	485
12							
	$451	$437	$429	$436	$449	$466	$466

Terrex DEVELOPMENT & CONSTRUCTION

GREIWE DEVELOPMENT GROUP

STRICTLY CONFIDENTIAL

DESIGN DISTRICT'S EIGHTH & MAIN CONDOMINIUM PROJECTS

PROJECT PRESENTATION

NOVEMBER 23, 2015

1. Introduction

Greiwe Development and Terrex (together, "Developer") are jointly working to develop two condominium towers each containing approximately 45 condominium units for a total of 90 condominium units. One tower will be located on the southwest corner of 8th Street and Main Street ("Donato's Site") and the other being on the Northwest corner of the same intersection ("Deskey Site"). The Developer is initially pursuing the development of the Deskey Site on the Northwest corner and sees this as Phase I of a two phase development.

These projects would be the first "for sale" product built in the urban core of Cincinnati since the downturn. The Developer believes there is sufficient demand to allow for several condominium projects to be developed in the urban core in the near term. The large influx of multifamily rental product to the urban core and its apparent success indicates a desire of Cincinnatians to reclaim the downtown core as their home. However, many will only do so if they are able to own their own property in the market as it provides a level of predictability and stability that rental product cannot provide.

2. Market

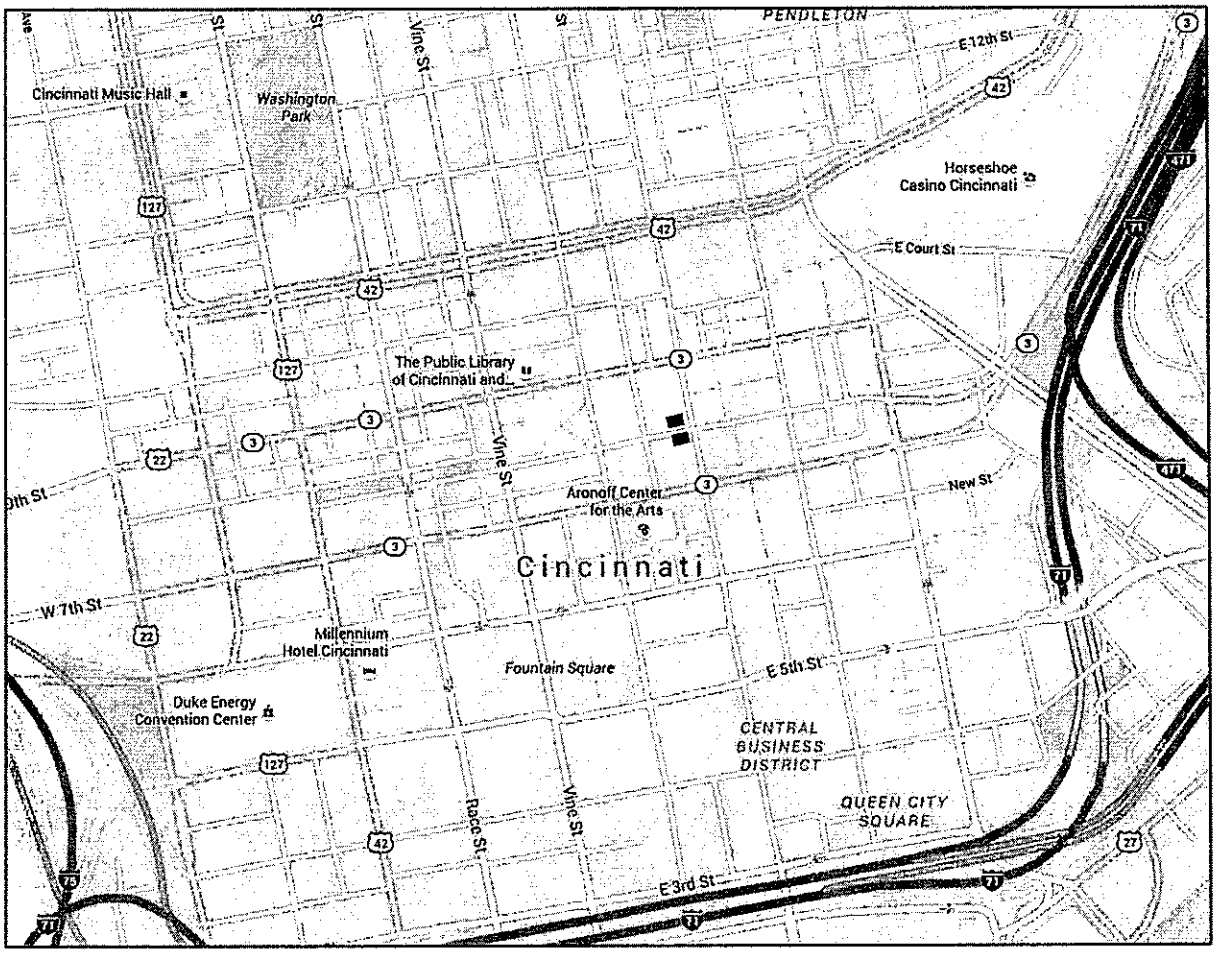
The Developer has worked with Dinn Focused Marketing to quantify the size of the market and the "psychographics" of likely buyers. Based on initial research it appears a robust market exists for this product type downtown. The primary market for these condominiums will be:

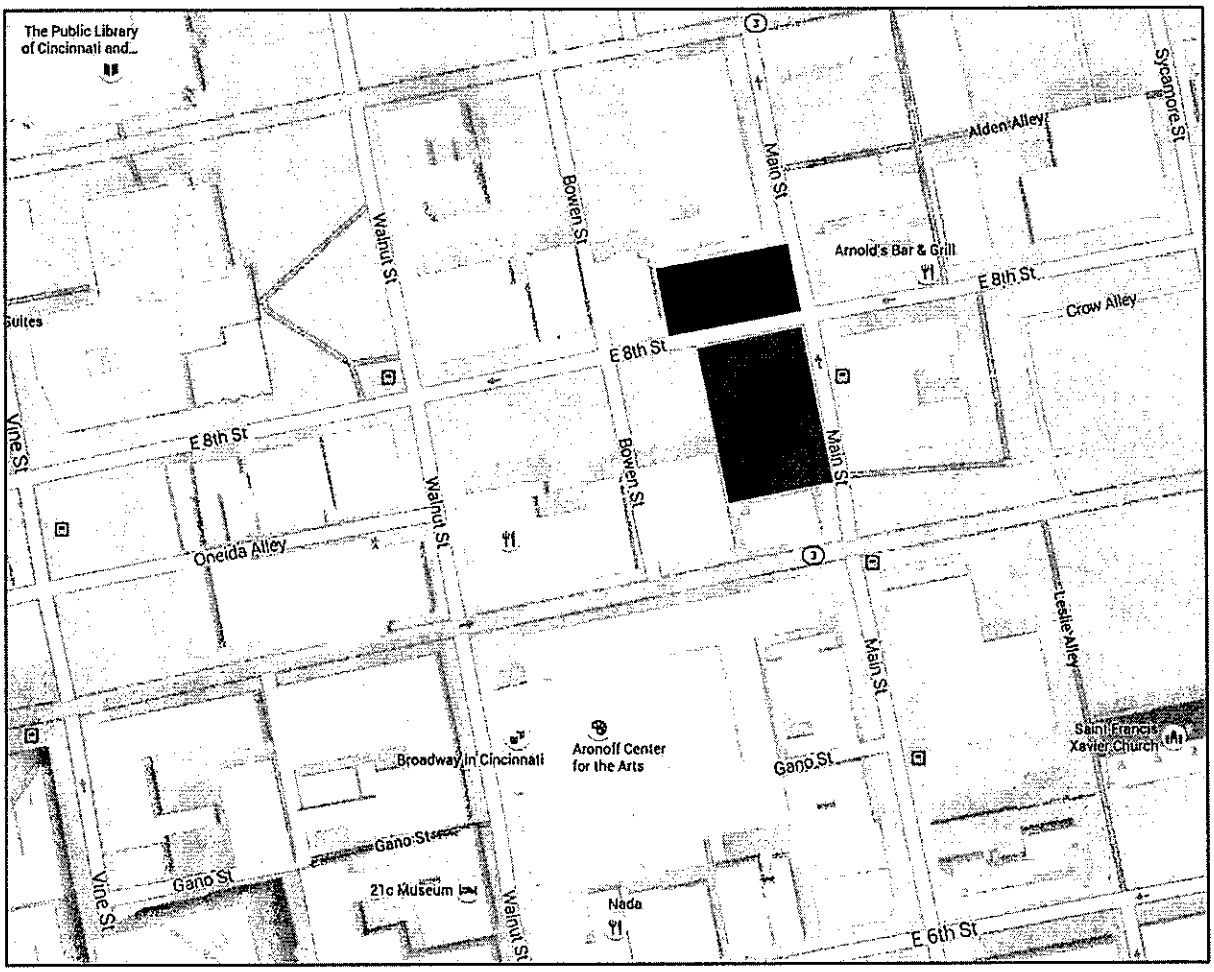
- Young professionals who want to make a commitment to living in the urban core.
- Empty nesters looking for an active, low maintenance lifestyle in the urban core.

Both of these market segments are growing rapidly and are the two largest segments of the United States population. Providing a product that targets both of these segments will provide the project with a large potential market for the condominium units.

3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.terrexllc.com

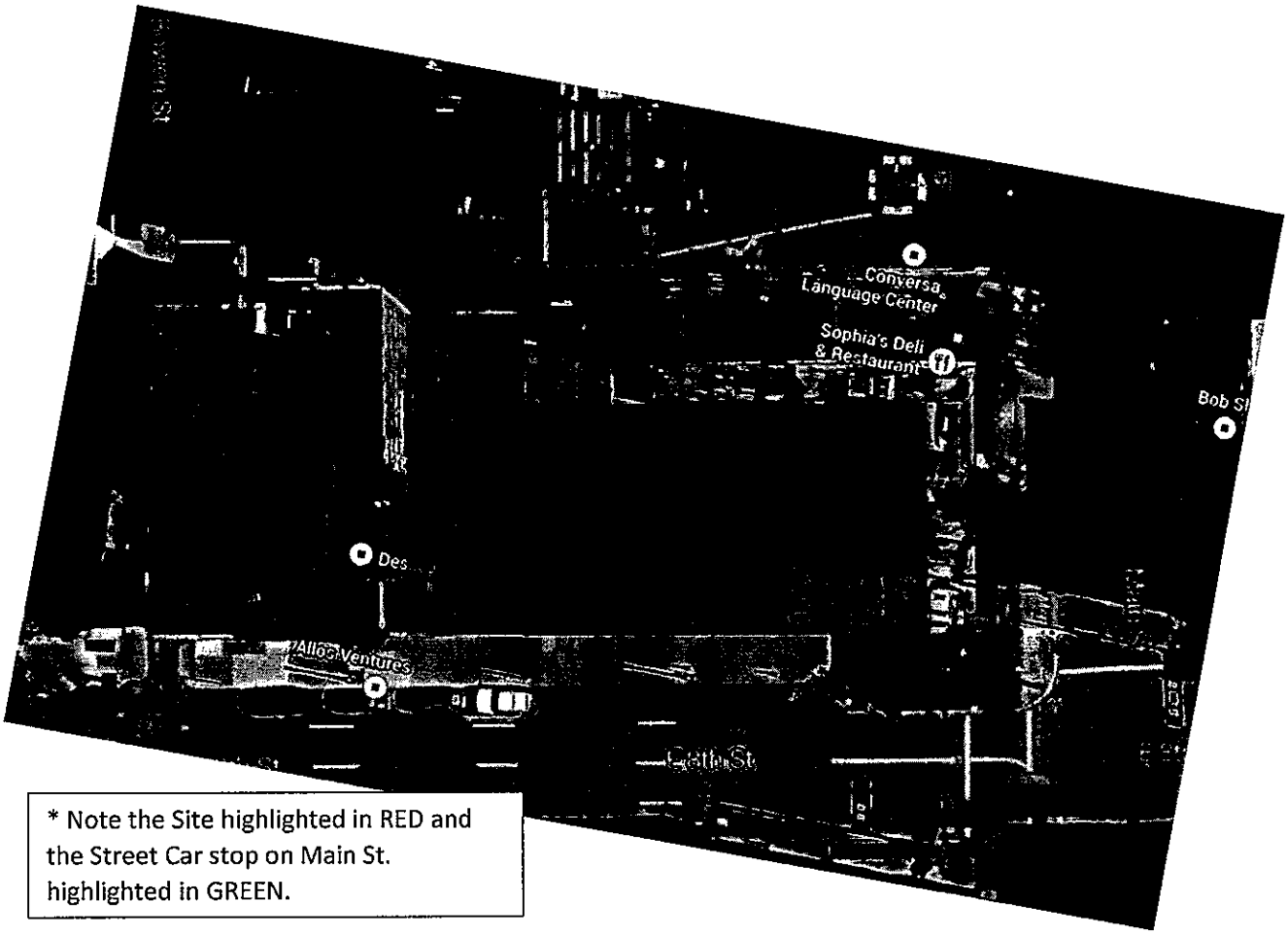
3. **Targeted Sites:**
    a. **General Vicinity Map**
    Deskey – Phase I
    Donato's – Phase II




The Public Library of Cincinnati and...
Walnut St
Bowen St
Main St
Alden Alley
Sycamore St
Arnold's Bar & Grill
E 8th St
Crow Alley
Suites
Vine St
E 8th St
Oneida Alley
Walnut St
Bowen St
Main St
Leslie Alley
Broadway in Cincinnati
Aronoff Center for the Arts
Gano St
Saint Francis Xavier Church
Gano St
Gano St
Vine St
21c Museum
Walnut St
Nada
E 6th St

b. Northwest Site (Deskey – Phase I):

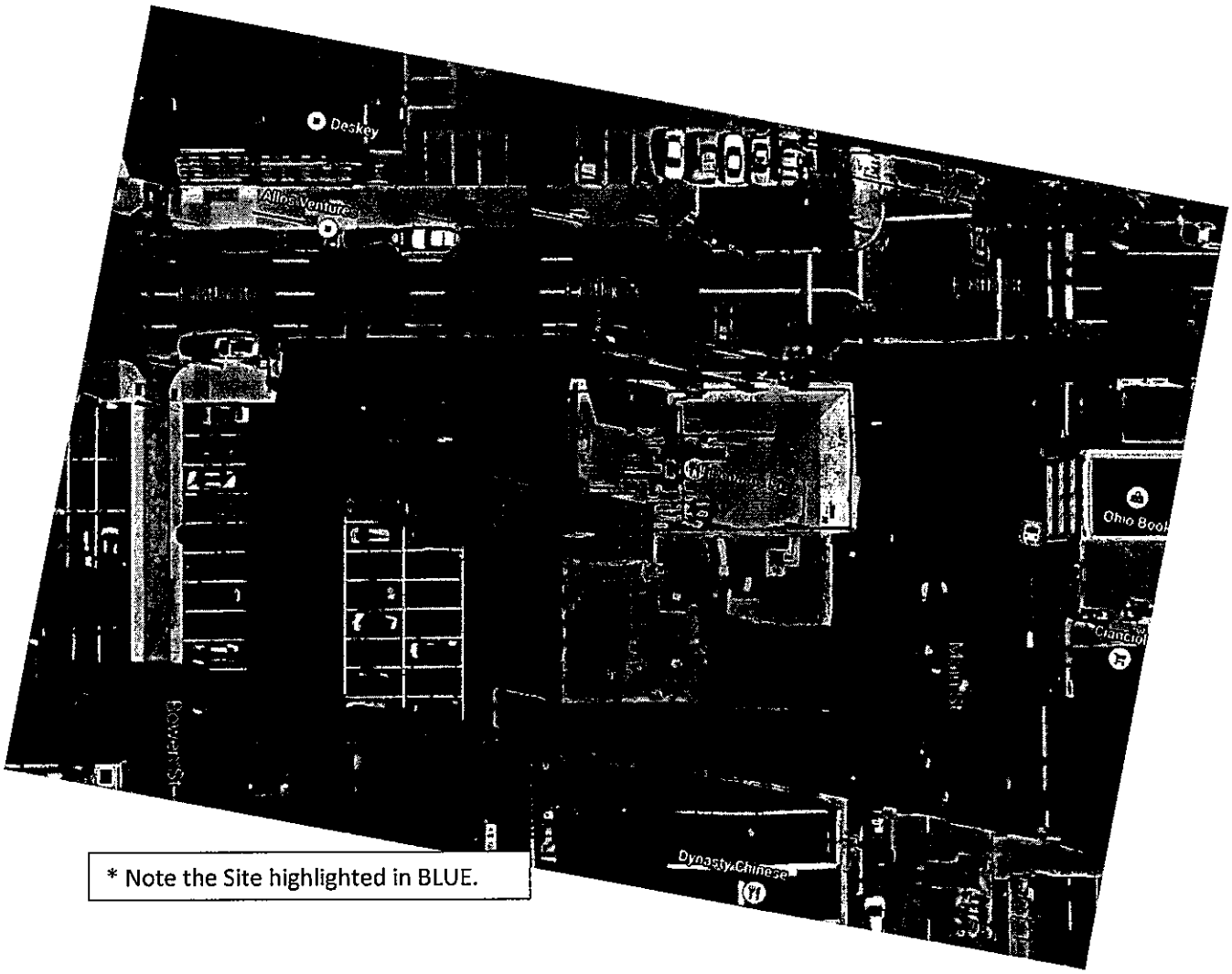




* Note the Site highlighted in RED and the Street Car stop on Main St. highlighted in GREEN.

c. **South Site (Donato's Site – Phase II):**

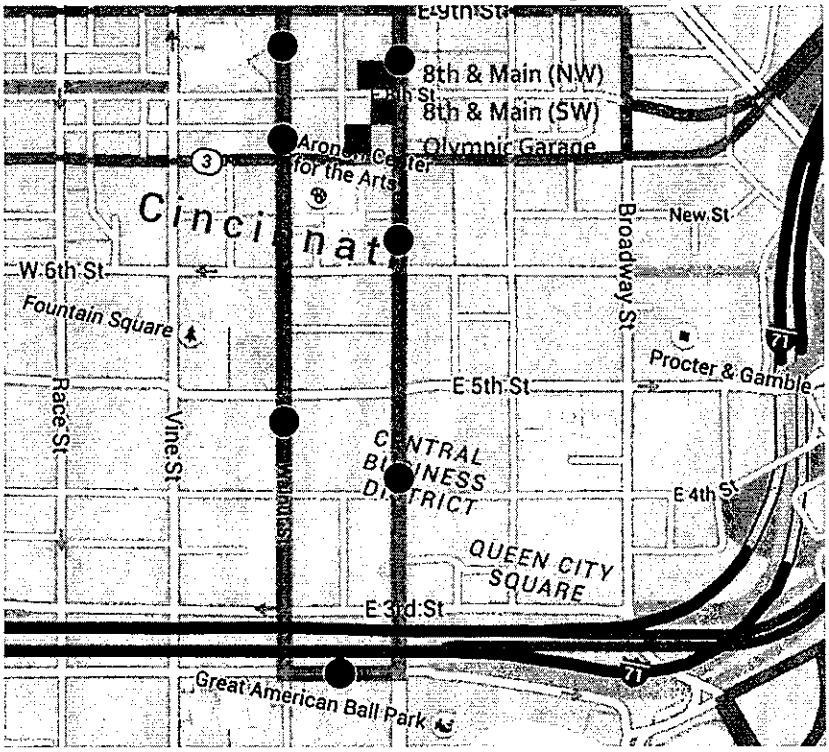




* Note the Site highlighted in BLUE.

85

4. **Project Concept – Walkable Urban Community**
   The Developer has intentionally positioned this project along Cincinnati's new streetcar line. The northerly direction is accessed directly in front of the project and is within a block of the southerly route on Walnut Street to the west. The following is a map of the streetcar route:



5. **Concept Plans:**
   a. **Deskey Site – Phase I (North)**
      i. General Description
      The North Tower will consist of first floor retail and common area with ten stories of condominiums on levels 2 to 11.
         1. Condominium Tower
            Ten (10) stories (Levels 2-11) of condominiums yielding 45 Units.

         2. Parking
            a. Short Term – Convenience Parking
               Short term convenience parking will be provided to the building with approximately 6 dedicated parking spaces for use by owners to drop off groceries and to satisfy other short term parking needs.
            b. Long Term
               The owner's long term parking arrangements are being provided via an agreement with the Olympic Garage, which is adjacent to the site and is entered from 7th Street. Olympic Garage has agreed to

provide our owners with a "right to lease" monthly spaces from them.

3. Retail
   Roughly 2,920 square feet of retail (Level 1) will be located on the bottom floor of the building fronting Eighth Street and Main Street.

4. Common Area
   The common area (Level 1) will consist of a small exercise facility and common space as appropriate. Generally, 2,920 square feet would be dedicated to this use.

b. Donato's Site – Phase II (South)

i. General Description
   The project would consist of an 11 story combined condominium tower and retail space. The breakdown is as follows:

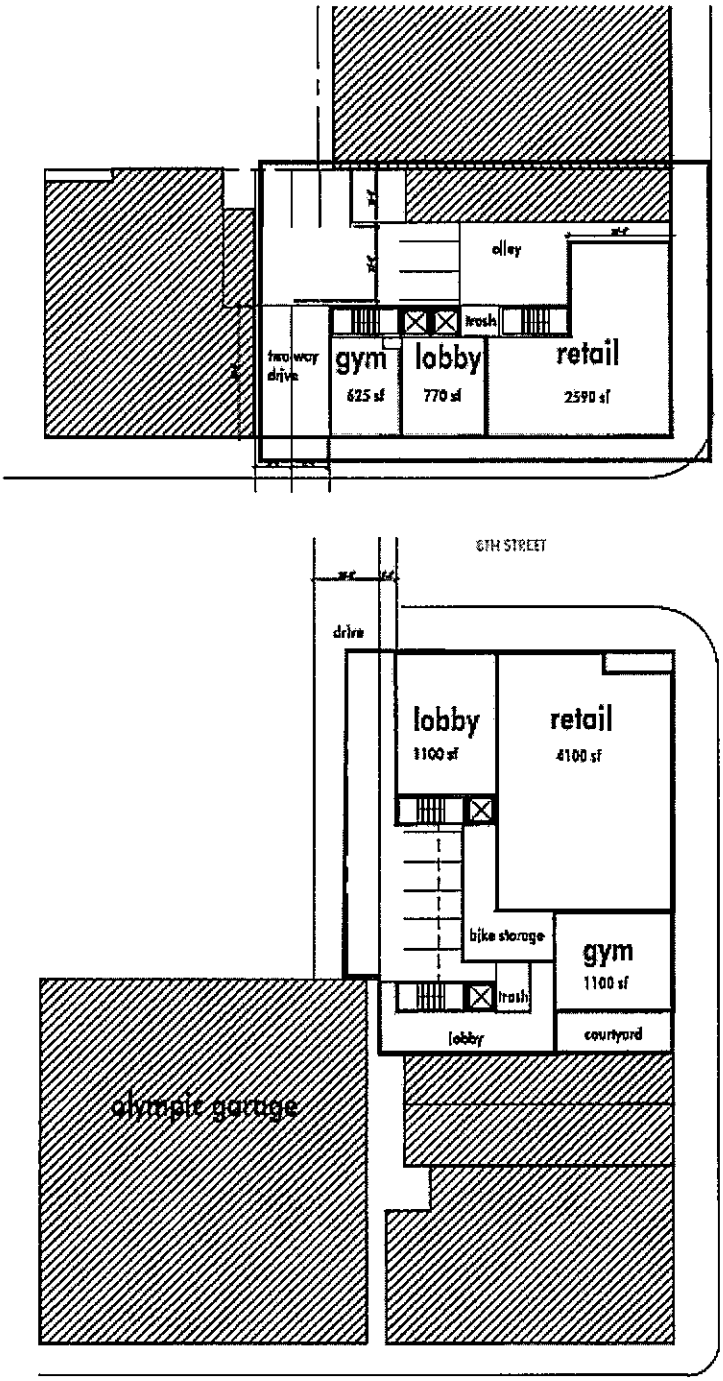
1. Condominium Tower
   Ten (10) stories (Levels 2-11) of condominiums yielding approximately 45 condominium units.

2. Parking
   a. Short Term – Convenience Parking
      Short term convenience parking will be provided to the building with approximately 6 dedicated parking spaces for use by owners to drop off groceries and to satisfy other short term parking needs.
   b. Long Term
      The owner's long term parking arrangements are being provided via an agreement with the Olympic Garage, which is adjacent to the site and is entered from 7th Street. Olympic Garage has agreed to provide our owners with a "right to lease" monthly spaces from them.

3. Retail
   4,100 square feet of retail (Level 1) on the Main Street & Eighth Street frontage.

4. Common Area
   The common area (Level 1) will consist of a small exercise facility, lobby, bike storage and common space as appropriate.

c. Rough Drawings (Phase I in RED, Phase II in BLUE)

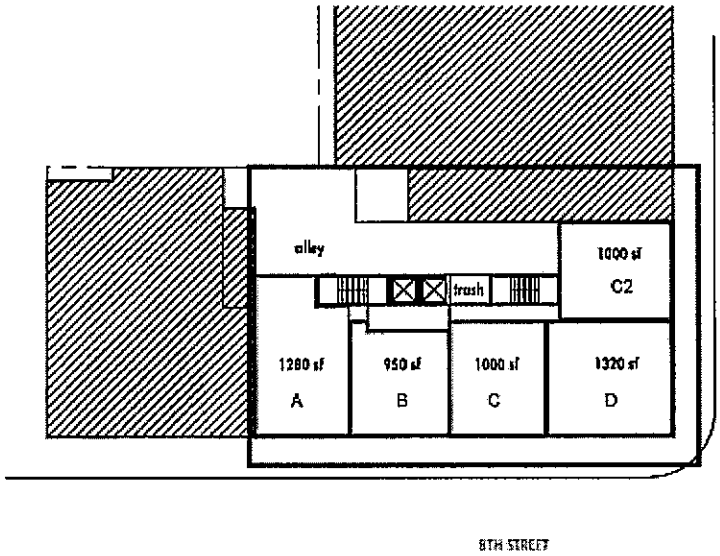


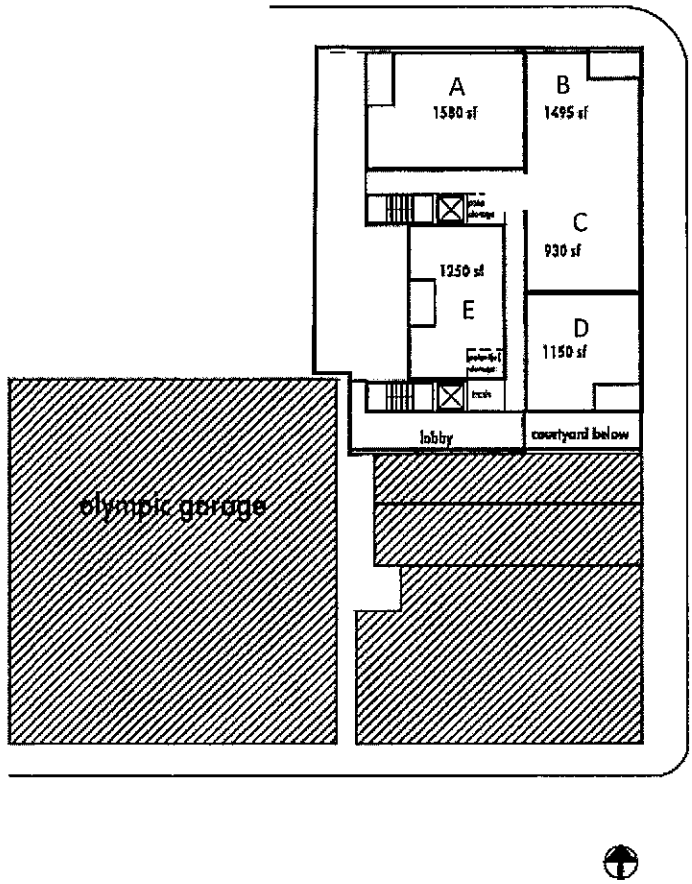
8TH & MAIN | LEVEL 1 PARKING OPTION 2

Greiwe Development

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GBBN architects



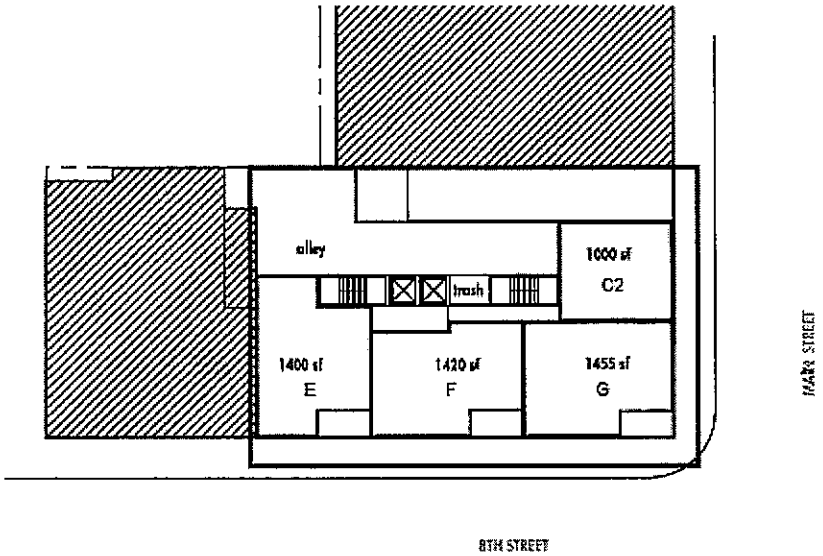


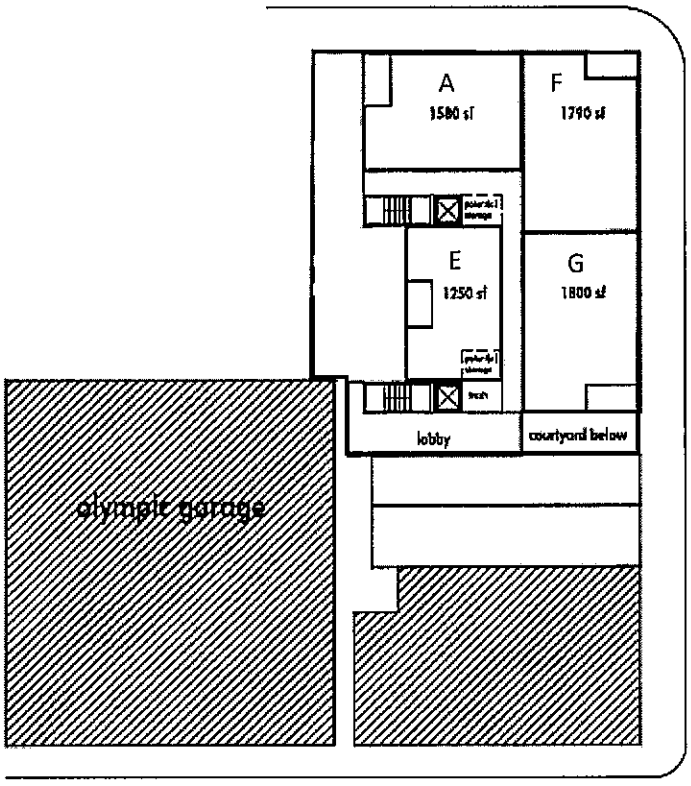
8TH & MAIN | LEVELS 2-6

Greiwe Development

Page 2
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GBBN architects





8TH & MAIN | LEVELS 7-11

Greiwe Development

6. Preliminary Project Budget & Pro Forma (Deskey Site – Phase I)

TOTAL PROJECT:

Category	Amount	Per Unit	PSF	
Land	**$0**	**$0**	**$0.00**	
Hard Costs				
Demo	$0	$0	$0.00	
Site Work / Site Prep	$462,000	$10,267	$6.22	
Deep Foundations	$308,000	$6,844	$4.15	
Foundations / SOG	$462,000	$10,267	$6.22	
Super Structure	$2,702,000	$60,044	$36.37	
Balconies	$99,000	$2,200	$1.33	
Framing/Sheathing/Insul	$718,450	$15,966	$9.67	
Moisture Barrier	$79,274	$1,762	$1.07	
Precast / Other	$1,415,128	$31,447	$19.05	
Glass / Windows	$1,238,237	$27,516	$16.67	
Roofing System & Trim	$129,600	$2,880	$1.74	
MEPs	$2,310,000	$51,333	$31.09	
Core & Shell Finishes	$1,305,498	$29,011	$17.57	
Hoisting	$750,000	$16,667	$10.10	
Unit Finishes	$3,518,125	$78,181	$47.36	$65.00
Retail TI	$0	$0	$0.00	
Total Hard Costs	**$15,497,312**	**$344,385**	**$208.61**	
Construction Fees				
General Conditions	$774,866	$17,219	$10.43	5.00%
Builder's Profit & Overhead	$929,839	$20,663	$12.52	6.00%
Total Construction Fees	**$1,704,704**	**$37,882**	**$22.95**	
Other Costs				
Builders Risk Insurance	$55,790	$1,240	$0.75	
Insurance	$142,575	$3,168	$1.92	
CAT	$43,392	$964	$0.58	
Total Other Costs	**$241,758**	**$5,372**	**$3.25**	
Total Hard Costs & Fees	**$17,443,774**	**$387,639**	**$234.81**	
Finance & Legal				
Construction Loan Fees	$100,000	$2,222	$1.35	
Construction Interest	$850,000	$18,889	$11.44	
Appraisal	$7,500	$167	$0.10	
Market study	$7,500	$167	$0.10	
Legal-Finance	$15,000	$333	$0.20	
Legal-Development	$15,000	$333	$0.20	
Legal-Organization	$7,500	$167	$0.10	
Total Finance & Legal	**$1,002,500**	**$22,278**	**$13.49**	
Other Soft Costs				
Building Permits	$50,000	$1,111	$0.67	
Tap Fees	$65,000	$1,444	$0.87	
Architectural Design	$360,000	$8,000	$4.85	
HOA Fees - Sales Period	$93,450	$2,077	$1.26	
Real estate taxes	$500,000	$11,111	$6.73	
OCIP Insurance	$251,681	$5,593	$3.39	
Owner Contingency	$523,313	$11,629	$7.04	3.00%
Operating Reserve	$150,000	$3,333	$2.02	
Marketing/lease-up/misc.	$150,000	$3,333	$2.02	
Developer Fee	$697,751	$15,506	$9.39	4.00%
Equity Fee	$0	$0	$0.00	
Total Soft Costs	**$2,366,195**	**$52,582**	**$31.85**	
TOTAL PROJECT COST	**$20,812,470**	**$462,499**	**$280.16**	

7. Preliminary Project Budget & Pro Forma (Donato's Site – Phase II)

TOTAL PROJECT:

Category	Amount	Per Unit	PSF	
Land	**$860,500**	**$19,122**	**$9.04**	
Hard Costs				
Demo	$450,000	$10,000	$4.73	
Site Work / Site Prep	$571,050	$12,690	$6.00	
Deep Foundations	$380,700	$8,460	$4.00	
Foundations / SOG	$571,050	$12,690	$6.00	
Super Structure	$3,331,125	$74,025	$35.00	
Balconies	$99,000	$2,200	$1.04	
Framing/Sheathing/Insul	$887,983	$19,733	$9.33	
Moisture Barrier	$98,030	$2,178	$1.03	
Precast / Other	$1,749,317	$38,874	$18.38	
Glass / Windows	$1,530,414	$34,009	$16.08	
Roofing System & Trim	$159,894	$3,553	$1.68	
MEPs	$2,855,250	$63,450	$30.00	
Core & Shell Finishes	$1,414,301	$31,429	$14.86	
Hoisting	$750,000	$16,667	$7.88	
Unit Finishes	$5,130,000	$114,000	$80.00	
Retail TI	$0	$0	$0.00	
Total Hard Costs	**$19,978,113**	**$443,958**	**$209.91**	
Construction Fees				
General Conditions	$998,906	$22,198	$10.50	5.00%
Builder's Profit & Overhead	$1,198,687	$26,637	$12.59	6.00%
Total Construction Fees	**$2,197,592**	**$48,835**	**$23.09**	
Other Costs				
Builders Risk Insurance	$71,921	$1,598	$0.76	
Insurance	$183,799	$4,084	$1.93	
CAT	$55,939	$1,243	$0.59	
Total Other Costs	**$311,659**	**$6,926**	**$3.27**	
Total Hard Costs & Fees	**$22,487,364**	**$499,719**	**$236.27**	
Finance & Legal				
Construction Loan Fees	$110,000	$2,444	$1.16	
Construction Interest	$990,000	$22,000	$10.40	
Appraisal	$7,500	$167	$0.08	
Market study	$7,500	$167	$0.08	
Legal-Finance	$15,000	$333	$0.16	
Legal-Development	$15,000	$333	$0.16	
Legal-Organization	$5,000	$111	$0.05	
Total Finance & Legal	**$1,150,000**	**$25,556**	**$12.08**	
Other Soft Costs				
Building Permits	$50,000	$1,111	$0.53	
Tap Fees	$65,000	$1,444	$0.68	
Architectural Design	$300,000	$6,667	$3.15	
Contingency - Owner	$674,621	$14,992	$7.09	3.00%
HOA Fees - Sales Period	$110,000	$2,444	$1.16	
Real estate taxes	$600,000	$13,333	$6.30	
OCIP Insurance	$317,419	$7,054	$3.34	
Operating Reserve	$150,000	$3,333	$1.58	
Marketing	$150,000	$3,333	$1.58	
Developer Fee	$933,915	$20,754	$9.81	4.00%
Equity Fee	$0	$0	$0.00	
Total Soft Costs	**$2,261,333**	**$50,252**	**$23.76**	
TOTAL PROJECT COST	**$26,759,197**	**$594,649**	**$281.16**	



8TH AND MAIN
EXISTING SITE

2/4/2016

NORTH

JOHNSENHAUSERARCHITECTS

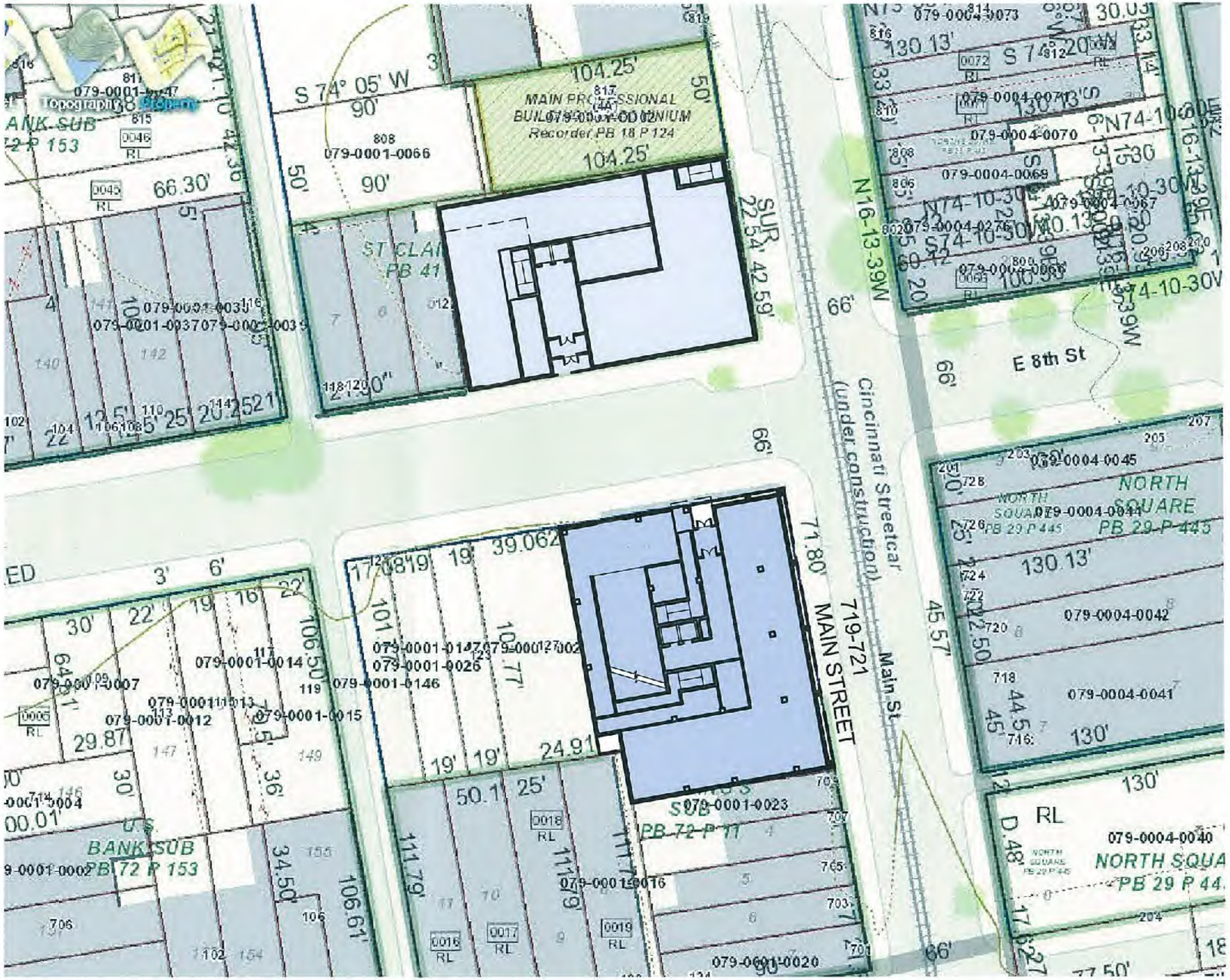
glaserworks

719-721 Main Street

The building site on the south-west corner of the Eighth Street and Main Street intersection is part of the Main Street Historic District, characterized by its collection of cast iron storefronts. The dominantly vertical facades consist of more visual void than solid mass, and the buildings typically have ample floor-to-floor heights. The proposed building will be designed with similar emphasis on verticality, and it will relate to the historic streetscape with contemporary architecture compatible with the architectural characteristics of the district rather than false historic expression. In particular, the new building will include tall glass storefronts along the street, an articulated façade composed of projections and recesses of residential spaces, and a strong vertical emphasis at the corner.

The project will also make the Main Street district stronger by increasing its economic feasibility and visual energy level by means of an owner-occupied building with high quality architecture.

The proposed building includes a street level storefront for commercial uses and a residential lobby at the street level, two parking levels at the second and third floors, and eight to nine residential floors above. The total unit count is approximately 30-34 units, with a typical floor plate of four residential condominium units at approximately 1,800-1,900 square feet in size, and upper levels of three units per floor plate at 2,400-2,700 square feet in size. The parking and service entrances are proposed along 8th Street to avoid interrupting the pedestrian-oriented character of Main Street.



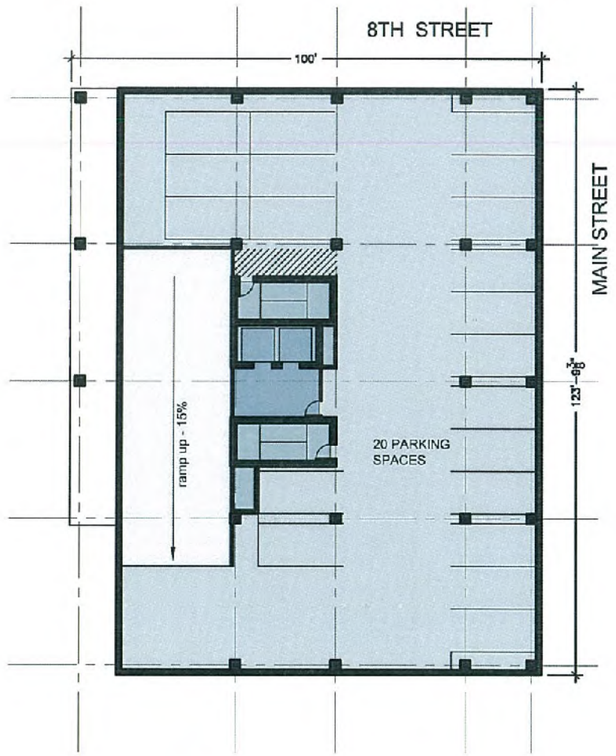
8TH AND MAIN
CONCEPT SITE PLAN

SCALE 1" = 50'-0"
2/4/2016

NORTH

JOHNSENHAUSERARCHITECTS

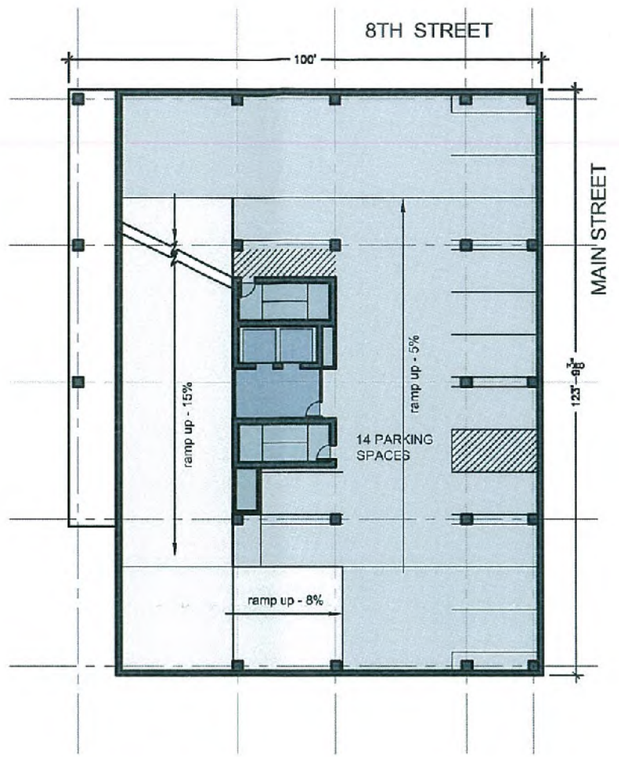
glaserworks



NORTH

11,150 GSF

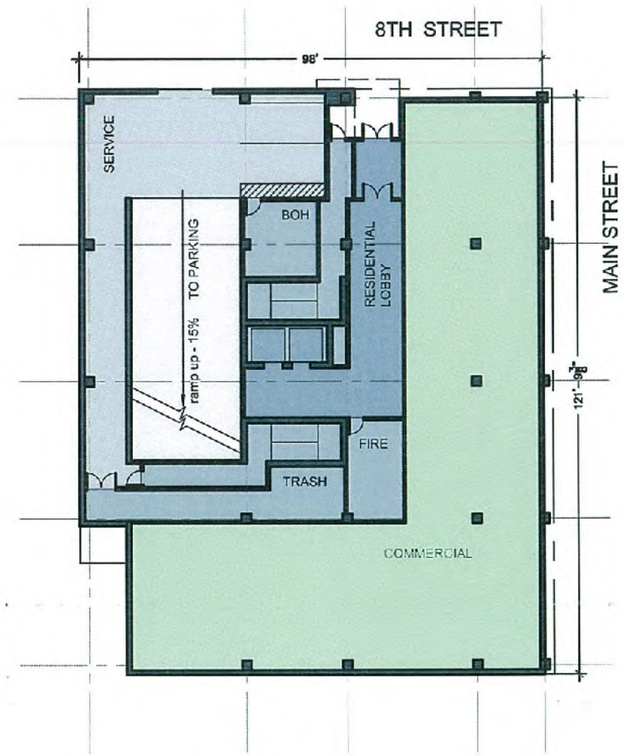
3RD FLOOR



NORTH

11,150 GSF

2ND FLOOR



NORTH

11,700 GSF

1ST FLOOR

8TH AND MAIN

PRELIMINARY CONCEPT BUILDING PLANS

SCALE 1/32" = 1'-0"

2/3/2016

JOHNSENHAUSERARCHITECTS

glaserworks

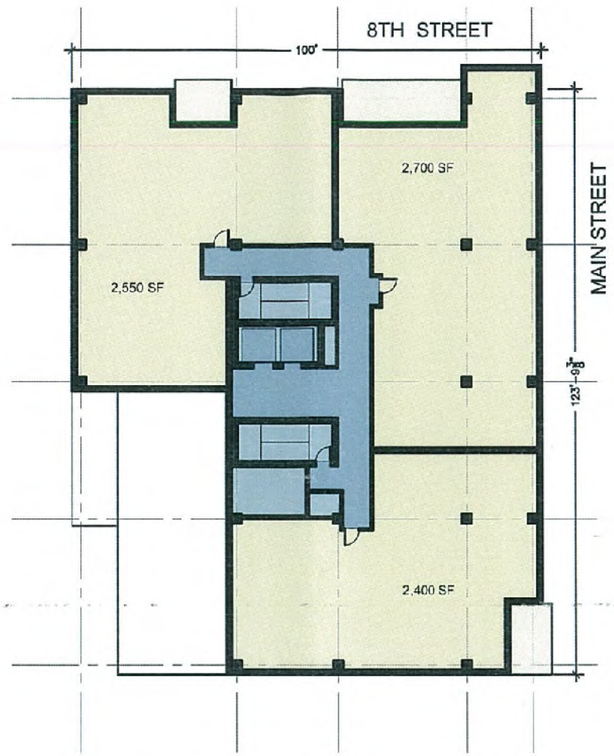
PROJECT SUMMARY

24 UNITS OF 1,800 - 1,950 SF
6 UNITS OF 2,400 - 2,700 SF

30 RESIDENTIAL UNITS TOTAL

34 RESIDENTIAL + 2 VISITOR PARKING SPACES

5,100 SF COMMERCIAL



10,000 GSF
RESIDENTIAL FLOORS 10-11
PENTHOUSE



10,000 GSF
RESIDENTIAL FLOORS 4-9

8TH AND MAIN
PRELIMINARY CONCEPT BUILDING PLANS
SCALE 1/32" = 1'-0"

2/3/2016

JOHNSENHAUSERARCHITECTS

glaserworks



8TH AND MAIN
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/4/2016

JOHNSENHAUSERARCHITECTS

glaserworks



8TH AND MAIN
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/4/2016

JOHNSENHAUSERARCHITECTS

glaserworks



8TH AND MAIN
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/4/2016

JOHNSENHAUSERARCHITECTS

glaserworks



8TH AND MAIN
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/4/2016

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108

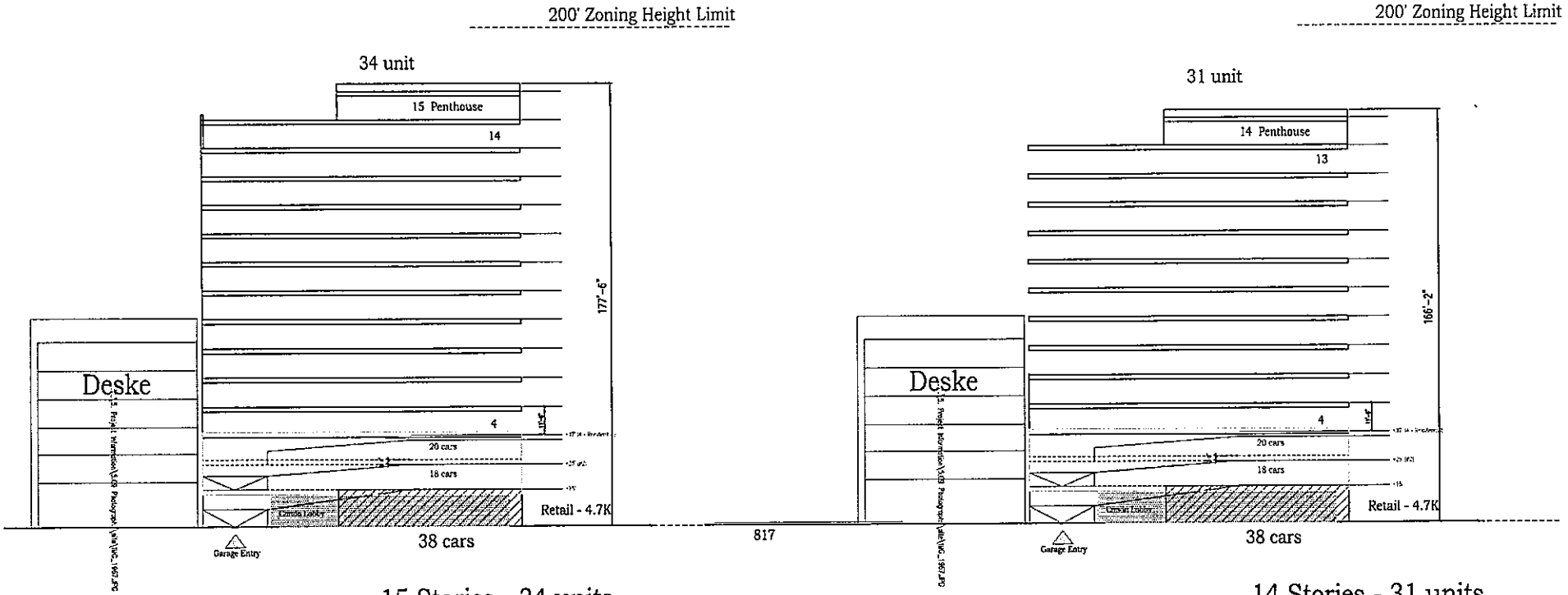


8TH AND MAIN
PRELIMINARY CONCEPT
PERSPECTIVE VIEW

2/4/2016

JOHNSENHAUSERARCHITECTS

glaserworks



15 Stories - 34 units
104343sf (F.A.R. sf)

* 93636sf (allowable F.A.R. sf)
19000sf (unused F.A.R. Deske site)
93636sf + 19000 =112636 F.A.R. sf

14 Stories - 31 units
96189 sf (F.A.R. sf)
93636sf (allowable F.A.R. sf)

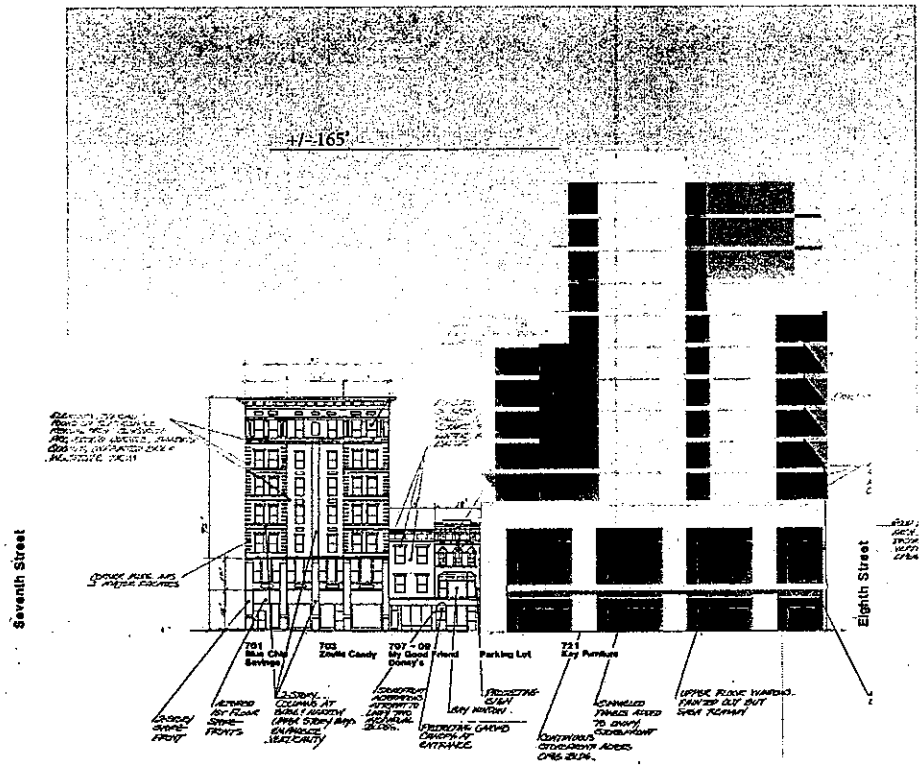
GBBN
2.25.16

North Main Height / F.A.R Study

Unit mix:
Floors 5-9: 4 residential units / floor = 20 units
Floors 10-14; 2 residential units / floor = 10 units.
Total 30 units

FAR:
lot area 12,107 sf
FAR 9 = 108,963 sf
residential bonus 25% x 10,101 sf = 2,525 sf
Total allowable area 111,488 sf
parking levels excluded

Proposed building area:
Street level 10,912 sf
5 levels of 10,101 sf
5 levels of 7,754 sf
Total proposed building area 100,187 sf

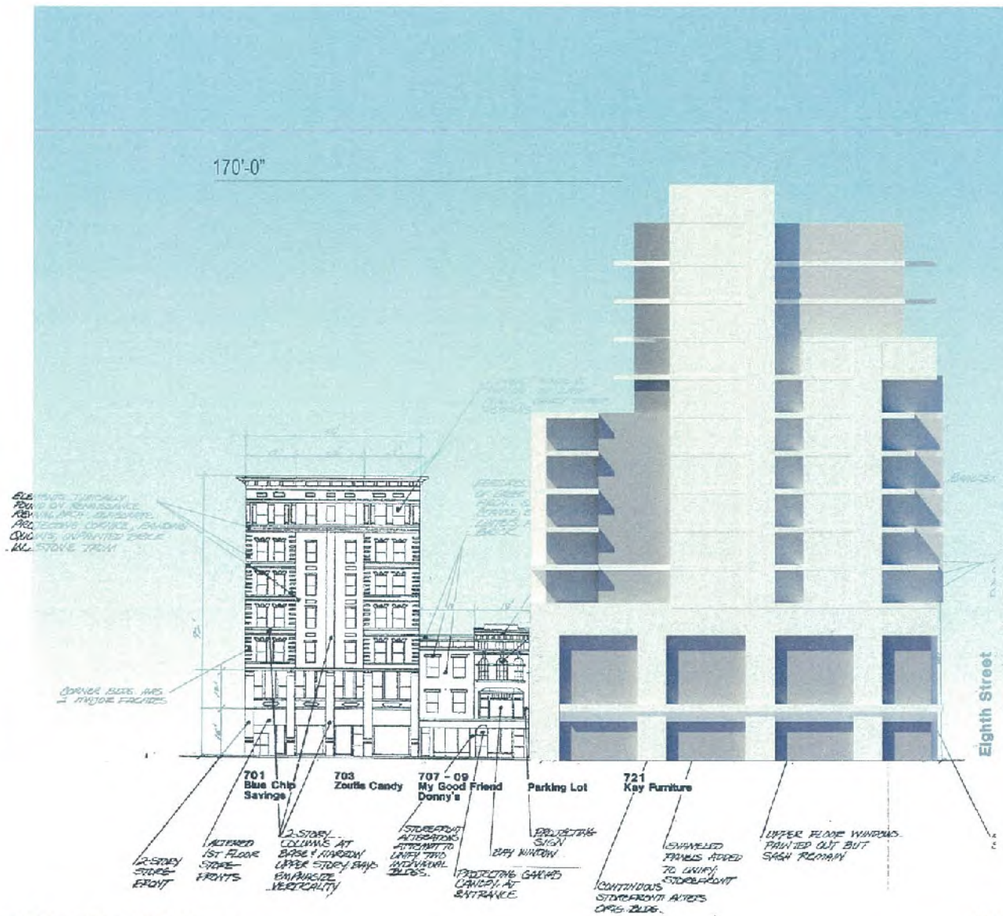


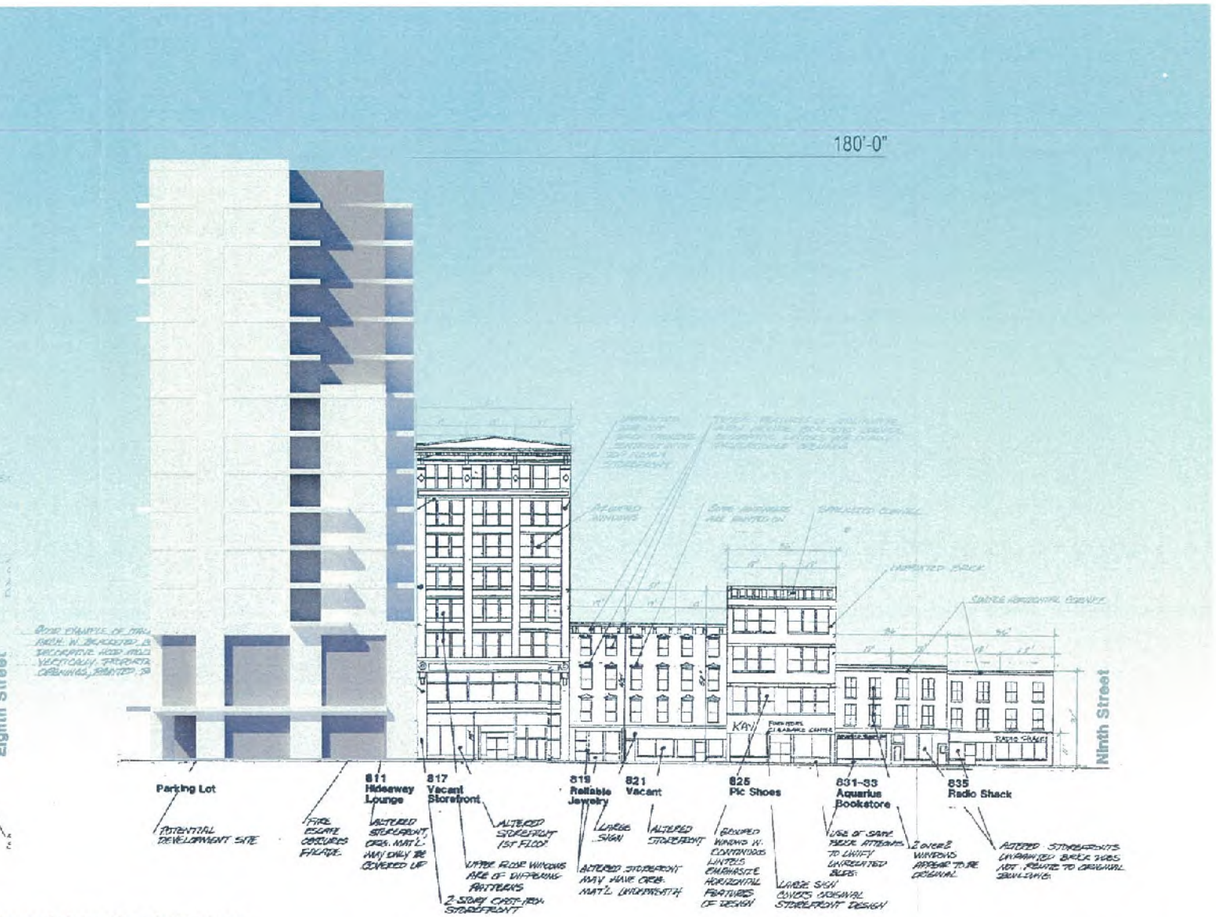
719 MAIN STREET
MAIN STREET ELEVATION, FAR CALCULATION

2/26/2016

JOHNSENHAUSERARCHITECTS

glazerworks





General Notes/Special Features

- Like many on Main Street, this block has larger buildings on the corners and smaller buildings between.
- In the 1890's, the Kay Furniture building (721 Main) was the home of Richard Hooley's Sons, manufacturers of harnesses, saddles, collars and other leather products. In 1905, the building housed the Alter & Jordan company, designers, builders and distributors of ladies' fine footwear.
- The two smaller buildings (707 & 709) may have once been identical. Their height, proportion and contiguous storefronts physically link the buildings. The facade at 707 (My Good Friend Donny's) may be an example of updating a structure by changing its facade. The design and details of the newer facade are typical of turn-of the-century Colonial Revival design, while the other facade is more typical of 1860's Greek Revival.
- The one-story addition at Kay Furniture and the small parking lot to the south break the rhythm of the street. While new infill at the lot and above the one-story addition would be desirable, it is unlikely that this could occur in the near future. A low wall and trees at the parking lot could help bridge the gap in the block-face.

General Notes/Special Features

- This is a typical Main Street block with variety of building size ranging from 3 stories to 8 stories.
- The building at 817 dominates the block in terms of size. It is typical of large scale buildings along the street and includes a two story base and decorative upper-most floor.
- Windows on this block are handled in two ways within single openings punched in the wall or in groups set between piers.
- The corner lot offers potential development site. New construction could anchor corner as well as help fill void in the middle of the district. Larger infill building should draw from other large buildings in the area for sense of detail, proportion and other architectural characteristics.
- A small group of materials (brick, cast-iron, stone, tin and wood) are used in various combinations to create a wide range of details and architectural styles.
- Despite the architectural variety, all buildings share common design features - storefront, masonry upper floors and cornices.

The notes on this sheet are intended as a guide to changes which will help meet the district image of a historic, lively, pedestrian-oriented shopping area which is architecturally distinctive. Owners in historic districts do not have to make any changes at all, but may find these notes helpful when contemplating rehabilitation or new construction.

Note that the dimensions on these drawings are approximate and the buildings have been somewhat simplified for the purpose of illustration. Buildings were measured and drawn in the spring of 1984.

719 MAIN STREET & 120 EAST 8TH STREET
MAIN STREET ELEVATION

2/25/2016

JOHNSENHAUSERARCHITECTS

glaserworks

GBBN architects

W2



719 MAIN STREET & 120 EAST 8TH STREET
PERSPECTIVE VIEW

2/25/2016

JOHNSENHAUSERARCHITECTS

glaserworks

GBBN architects



719 MAIN STREET & 120 EAST 8TH STREET
PERSPECTIVE VIEW

2/25/2016

JOHNSENHAUSERARCHITECTS glaserworks GBBN architects

H4



719 MAIN STREET & 120 EAST 8TH STREET
PERSPECTIVE VIEW

2/25/2016



719 MAIN STREET & 120 EAST 8TH STREET
PERSPECTIVE VIEW

2/25/2016

From: Shad, Matthew
Sent: Tuesday, March 08, 2016 12:20 PM
To: Maynes, Kasandra
Cc: Johnson, Beth
Subject: FW: 719 Main, Downtown

Please submit to the file for hearing.

From: Millvalley@aol.com [mailto:Millvalley@aol.com]
Sent: Monday, March 07, 2016 9:36 AM
To: Johnson, Beth
Subject: 719 Main, Downtown

Dear Ms. Johnson,

Re: SW corner of Eighth and Main, CBD

Since I began my real estate career in 1972, I have been involved in many renovation projects, perhaps three dozen or so, ranging in size from a few thousand square feet up to 250,000 SF.

In addition, as a member of the City Planning Commission and often representing the Commission on the Zoning Board of Appeals, I've carefully weighed the arguments of developers and preservationists who appear before the CPC and ZBA. Almost every case is unique, and each must be decided on the available facts.

I also have special knowledge of the building at 719 Main because I have lived across the street from it since 1979 in a building which is 116 years old. I value historic preservation highly in my business and in my private life.

I've long wanted to redevelop 719 Main as office space to serve companies outgrowing smaller buildings in the CBD and OTR. The six-story building where Donato's is principally located was key to the plan because that's where most of the space is. The two-story building to the south does not contribute to the street in terms of scale or appearance. It has been vacant for many years even though it is serviceable and supplied with parking.

On July 24, 2013, I wrote the owner of 719 Main to express my interest in redeveloping the property, and the owner's broker soon contacted me to discuss my interest. I signed a confidentiality agreement on August 22, 2013 and later received financial information on the property.

On or about October 30, 2013, I toured 719 Main with an architect. We measured the principal building elements including the floor plates, ceiling and sill heights and column spacings. We confirmed the locations and adequacy of stairs and elevator shafts. We photographed the building from top to bottom.

After our inspection, I called the broker and told her I was no longer interested in buying the building.

There is really no other way to say this: 719 Main should be demolished. The reason is not its condition, which in fact is very poor. The problem is, the "bones" of 719 Main make its restoration impossible – not just uneconomic, but impossible.

The building at 719 Main has fatal flaws that prevent its redevelopment for commercial office space and probably for any other profitable use. On four of its six floors, the raw floor-to-ceiling heights measured from the unfinished floors to the bottoms of the joists above range from 8' 2" to 9' 11." The building is so irregular that my summary notes to the architect following our tour included the sentence, "QUESTION: have you ever seen a building with this kind of floor-to-floor variation?"

In order to be competitive, new or renovated commercial office space must offer ceiling heights of at least nine feet measured from the finished floor to the finished ceiling. HVAC ductwork, sprinkler mains, electrical conduit, lights, and a ceiling grid together require a vertical space above the ceiling line of at least 18" where mechanical and electrical elements cross each other. So that effectively lowers the usable room cavities for four of the six floors to 6' 8" to 8' 5." Cincinnati's very competitive office market would view these ceiling heights as unacceptable.

Even if you exposed the ductwork and other mechanical and electrical elements, the ceilings would still seem way too low. Many people could probably reach up and touch the ducts, pipes and conduit on some of the floors.

In addition, the columns in the east/west direction are spaced only 9' 6" on center. The narrowest column spacing I've ever worked with was 12' 0", and it proved to be a burden, complicating our ability to offer the wide-open spaces most office users prefer these days. This column spacing is also a fatal flaw for adapting 719 Main for office use.

So what should happen to 719 Main and the non-contributing two-story building to its south?

Both should be demolished for new construction. The Main Street Historic District between Sixth Street and Court Street needs new investment. One of the first such districts created in the 1980's, our neighborhood has experienced little investment as a result. New construction will elevate its profile, bring new residents and customers to the neighborhood, and establish prices that make quality historic restoration of the historic buildings on Main Street easier to finance.

Looking at this situation from 30,000 feet, we desperately need to repopulate our city. Downtown living is growing in popularity, and we need to use downtown's limited land strategically to accommodate this demand. The best way to do this is by focusing on the corners of blocks where it is possible to offer more windows to prospective residents. Mid-block buildings are typically limited to street-facing windows and perhaps windows facing the rear. This configuration is fine for lofts, but a lot of people don't want to live in lofts. Hence the need for new construction where it is most feasible, which is generally only on the corners.

This is why the developer's plan for the SW corner of Eighth and Main is the highest and best possible use of the land and why demolition of 719 Main and its satellite building should be permitted by Cincinnati's Historic Conservation Board.

John Schneider
203 East Eighth
Cincinnati

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

APPLICATION
BUILDING ADDRESS: Cincinnati Museum Center, 1301 Western Ave, Cincinnati, OH 45203

DISTRICT NAME: _____
(if applicable)

OWNER NAME: Union Terminal, LLC
George Vincent, Chair & Secretary of the Board
ADDRESS: 255 E. 5th Street. Cincinnati. OH 45202
PHONE NO: 513-977-8367

EMAIL: george.vincent@dinsmore.com

CONTRACTOR NAME: Turner Construction
ADDRESS: 250 W. Court St. Suite 300, Cinti, OH 45202
PHONE NO: 513-721-4224

EMAIL: ragrace@tcco.com (Robert Grace)

ARCHITECT NAME: GBBN Architects
ADDRESS: 332 East 8th Street, Cinti, OH 45202
PHONE NO: 513-241-8700

EMAIL: skenat@gbbn.com (Steve Kenat)

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

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
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

This project will include restoration of the exterior envelope including cleaning, repair and replacement of brick and stone masonry, structural repair, and new roofing. The majority of windows will be restored while windows will be provided new only where necessary and will replicate historic windows in material and detail to the greatest extent possible. The exterior approach plaza and fountain (which is also a roof over interior space) will be removed, waterproofed and restored. Select historic rooms on the interior will be restored, and various spaces adjacent to the rotunda and within the museum gallery areas will be reconfigured to improve the visitor experience. The majority of mechanical, electrical, plumbing, and fire-protection systems will be replaced or upgraded. Protection enclosures are proposed for the Dalton Ave. storefront and exterior stairs at Kenner and Hopkins streets.

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)

Union Terminal is on the National Register of Historic Places and is a National Historic Landmark. As part of this project (Cincinnati Union Terminal Restoration and Renovation) the team is applying for historic tax credits and will be submitting an official Part II Application to the Ohio SHPO and the National Park Service by February 29th, 2016. This Part II Application will describe in detail the history of the building, the existing conditions, and the proposed work for the project. We propose to forward a copy of the Part II Application to the Historic Conservation Board as a later attachment to this Certificate of Appropriateness.
Please also see the attached National Register of Historic Places Inventory - Nomination Form. In addition, please also find in a separate PDF summary slides of the overall project scope and excerpts from the Exterior Schematic Design drawings indicating the exterior scope.

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.

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

REGISTERED NATIONAL HISTORIC LANDMARKS

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Cincinnati Union Terminal
AND/OR COMMON

2 LOCATION

STREET & NUMBER
1301 Western Avenue
__NOT FOR PUBLICATION
CITY, TOWN
Cincinnati
__ VICINITY OF
CONGRESSIONAL DISTRICT
2nd

STATE	CODE	COUNTY	CODE
Ohio	039	Hamilton	061

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	XX OCCUPIED	__AGRICULTURE	__MUSEUM
XX BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	XX YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	XX TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Honorable James Luken, Mayor of Cincinnati
STREET & NUMBER

CITY, TOWN
Cincinnati
__ VICINITY OF
STATE
Ohio

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Hamilton County Courthouse
STREET & NUMBER
1000 Main Street
CITY, TOWN
Cincinnati
STATE
Ohio

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
National Register of Historic Places
DATE
October 31, 1972
XX FEDERAL __STATE __COUNTY __LOCAL
DEPOSITORY FOR SURVEY RECORDS
OAHP/National Park Service
CITY, TOWN
Washington
STATE
D.C.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	X ART	X ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	X TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1933 BUILDER/ARCHITECT Fellheimer and Wagner

STATEMENT OF SIGNIFICANCE

One of the very best railroad terminals in the world, the Cincinnati building is the only one of its kind. In 1933 there was no grander terminal than the one in Cincinnati. It served seven unified railroad branches and it covered 287 acres. Its 180 foot diameter, 100 foot-high dome, and a 401 foot-long, 20 foot high concourse were decorated with mosaic murals of the history and industry of Cincinnati and the story of transportation. Every detail was specially designed. Ada Louise Huxtable wrote that the terminal was pure Art Deco, that marriage of art and industry out of Paris of the 1920's, sometimes called "modernistic" or "beautility" by those who championed it. The roster of materials included the curious, fashionable taste mix of the day; aluminum, neon, marble, carved linoleum and exotic woods. The architects were Fellheimer and Wagner, and the artists were Winold Reiss and Pierre Bourdelle. Carroll Meeks called the station their master piece, marvelling at the complexity of its circulation patterns.

The history of the design concept is detailed in a catalogue on the terminal:

"The central question that comes to mind when one is confronted with the Cincinnati Union Terminal is: why did the builders and designers decide that this building should be strikingly modern? It is evident from original plans that, while the scheme of the building was much the same as that eventually built, the architects first developed a conservative design for the Terminal. For example, conventional benches were to be arranged in long rows in the waiting room, according to train station custom, and the side walls were to be divided by a series of hugh Gothic arches. However, in late 1931 or early 1932, well after the construction of the building was begun, the drawings changed until the final plan for the existing station emerged. It may well have been Paul Philippe Cret (1876-1945) who played a decisive role in this dramatic leap from a Neo-Classic to an Art Deco style. Paul Cret was employed by the Union Terminal Company as aesthetic advisor to the firm of Fellheimer and Wagner for the design of the Union Terminal. The style of several of the projects he designed at the time the Terminal plans were being changed is so close to that of the Cincinnati building that it seems likely that Cret's influence was decisive.

Paul Cret was connected with the firm of Fellheimer and Wagner, with the engineering staff responsible for the building of Union Terminal and with the City of Cincinnati. Steward Wagner of Fellheimer and Wagner, was a friend of Cret's, "especially in the educational program of the Beaux-Arts Institute of Design--both were teaching, and they met regularly at the 'Judgements', held in New York, and were sympatico.

Of the members of the engineering staff for the Terminal Edgar Tyler had been a student of Cret's at the University of Pennsylvania. Tyler designed the auxiliary buildings of the new station and was the liaison between Fellheimer and Wagner in New York and the engineering staff actually doing the construction.

It is also interesting to note that Paul Cret knew Winold Reiss, the artist who designed the Terminal's mosaics, as early as 1930. Cret may have been the person who recommended Reiss to the Union Terminal Company since Reiss was known to be a designer in "the modern style." Thus, Cret had the respect of those who worked most closely on the plans of the new Terminal and any suggestions he had concerning these plans would at the least have been received with serious consideration.

For the most part, Paul Cret worked in a Neo-Classic idiom and was committed to the academic Beaux-Arts program of pillars and porticos applied to his buildings. For example, as late at 1931, Cret designed the Folger Shakespeare Library in Washington, D.C. However, just after this date there appears in Cret's work a design for the Chrysler Exhibit and Exhibition for the Century of Progress in 1933 (Plate 2). This design is in a pure, modern Art Deco style which has no precedents in any of Cret's earlier work; it was given an honorable mention in the Chrysler competition. Cret's proposed plan for the Chrysler Exhibition Building is remarkable in its similarities to the plan of Union Terminal. The Terminal plan has been reversed, with the main entrance and facade at the end of the long rectangular building. However, the elements are much the same, with a rectangular building joined to the circular one. The facades of Cret's proposed Chrysler Building and the Terminal also have similarities, although their proportions are different. The emphasis of both is upon flat, rectilinear wall surfaces, using the step motif which was very common in the Art Deco style and which had its source in Aztec pyramids.

Considerations of expense were also part of the decision to give up the Neo-Classic design of the building. To build the Terminal with a modern scheme of decoration was evidently much cheaper than to build it in the Neo-Classic style. As the building of the Terminal coincided with the Depression, saving a significant amount of money would have been important and would have been a strong reason for changing to the less expensive Art Deco Style. In a speech given before the Rotary Club describing the architects' intentions, Col. Waite mentioned as a reason for the new design its relative cheapness and gave some interesting insights into the evolution of the interior design of the Terminal:

"We tried to build something new, fresh and joyous. At first we planned a classical design with its pillars, cornices, pilasters and pedestals. It would have been cold and costly. It would have cost many times what the present terminal cost.

"We finally decided on this plain type of structure and brightened it with color along lines of modern decoration and art.

"First, we tried out a decorative scheme in low colors--tried it out on a model of the station--but the effect was depressing. We decided that the Terminal which leads into all parts of the world, should be as bright and gay as the flowers and birds of the open country. And when we tried the bright colors the effect was joyous and stimulating."

Although a modern decor was less expensive, the aesthetics of the interior were still an important consideration, as can be seen from Colonel Waite's remarks and from the care that was taken to design each minute detail of the building.

It seems very clear that it was Paul Cret, in his role as aesthetic consultant to the Terminal architects, who became the guiding spirit behind the modern aspect of the Terminal. Although he did not actually specify that the ceiling should be indirectly lit, that the furniture should be arranged in semi-circles between the gates or that the floor patterns should be a guide to the traffic flow, he advocated an Art Deco solution as opposed to any other."[1]

---

[1]Carter, Denny, Art Deco and the Cincinnati Terminal, Art History Department, University of Cincinnati, Cincinnati, Ohio, 1973.

GPO 892 455

The great plaza leading up to the building is also Paul Cret who had so influenced Philadelphians with his grand boulevard.

The Cincinnati Terminal is empty today and although several campaigns have been started to save it, the future is uncertain.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
XX GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Carroll Meeks wrote in The Railroad Station:

"This station was a badly needed replacement for a clutch of decrepit stations scattered about in the lower parts of the city subject to flooding. Far out from the urban center, an ample site was secured on which to build as ideal a station as could be conceived. The tracks were made to swing past at the rear, and an enormous elevated plaza was raised in front. The conception was that of a half funnel laid on the ground, the wide mouth gathering in the streams of travelers and the narrow end ejecting them onto the platforms. Circulation was the fundamental consideration. From the plaza, passengers enter the semicircular encourse at grade level. Three curving ramps lead down to the lower level, where buses or taxis deposit departing passengers and pick up arriving ones, then loop around and continue back up the ramp to the plaza. This remains today the most elaborate provision for vehicular traffic in any modern station. Back of the concourse a combined waiting room and train concourse 450 feet long stretches out over eight platforms and is connected to them by ramps and stairs, so that passengers have to go from the tracks up to the concourse and then down again to the vehicle ramps. Though simple enough in theory, this up-over-and-down journey must be rather arduous in practice; nothing can be made too simple for the hurried traveler.

Inside this Cincinnati station the era of sumptuous stations had left its traces. The prosperity and optimism of the years before the great Wall Street crash had stimulated a revival of mural decoration, and Winold Reiss was commissioned to decorate the interior in mosaics. Externally, the station is an example of the carton style. The entrance is a great arch 200 feet in diameter--the unchallenged giant of station portals. The plaster vault behind is hung from six arched trusses of which the largest weighs 380 tons. This ponderousness characterizes all the detail and led a German writer to observe smugly that from an architectural standpoint this station was inferior to German ones."[1]

Gale Brooks in his National Register form described it as follows:

"The total cost of the terminal facilities, including ground, and the readjustment of railroad facilities, was $41,000,000, with the station building accounting for $7,000,000 of that total. Over five and a half million cubic yards of fill were used to prepare the site for this facility and massive

---

[1]Meeks, Carroll, The Railroad Station, an Architectural History, Yale University Press, New Haven, pages 157-158.

urban planning was required to readjust city movement systems due to the construction of the hugh railroad facilities which originally covered over 280 acres.

This is a monumental concrete and steel facility located at the western terminus of Lincoln Park Drive. The distinguishing element of the Terminal is a round arch semi-spherical dome, and this is flanked by low stepped wings which are curved to accommodate the street vehicle system. These wings serve to guide movement on the curving lanes of Lincoln Park Drive up to the canopied entrance under the vertical windows of the arch. On either side of the arch are massive buttresses which are decorated with stone carvings. The linear axis of Lincoln Park Drive extends through the center entrance vestibule, the main concourse, the checking lobby, and terminates at the end of the train concourse and waiting room. A large cascading fountain fronts the main entrance and front elevation of the semi-spherical dome. This dome over the main concourse has a span of 180 feet and a clear height of 106 feet. The train concourse is 450 feet long and 80 feet wide, and the eight station platforms under it are each 1600 feet long. The curving lines of the primary architectural element and its related circulation systems are reinforced on the interior with circular pathways in the terrazzo floors, a semi-circular information booth, curved seating arrangements, counters, and circular tables.

The interior of the rotunda is enhanced by two mosiac murals over 100 feet in length which flank the entrance to the main concourse and rise to a height of about 25 feet. They depict the founding and development of Cincinnati and the development of transportation. Above the entrances to the restrooms, located in the area between the rotunda and concourse are mosaics which show the Mayor, City Manager, architects and planners involved in the construction of the Terminal. In the concourse there are 14 mosaics murals approximately 25' x 25' which depict 14 industries which the artist Winold Reiss found representative of area industry. There also is a mosaic mural map showing the U.S. and the world in time-zone divisions on the rear west wall. Throughout the entire interior there is extensive use of marble and chrome. There are lacquered linoleum sculptures in the theatre, restaurant and restrooms. The president's office and the restrooms contain inlaid wood panels. The luncheonette, dining room and private dining rooms are decorated with painted murals on the walls and ceilings. The dining room ceiling mural shows an early map of the city flanked by four modes of transportation. There is also a tea room in the rotunda decorated with Rookwood pottery tiles on the walls and booths. There are also a variety of shops and a bank. When it was built

it was designed to accommodate 17,000 people and 216 trains daily."[2]

---

[2]Broohs, Gale, National Register nomination.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Cincinnati Union Terminal

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DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 9 PAGE 1

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	16	712910	4313160
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

For Parcel 1 and Parcel 3, see attached copy of Legal Boundary Description.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ms. Carolyn Pitts

ORGANIZATION — DATE

Historic Sites Survey Division - NPS — 2/21/77

STREET & NUMBER — TELEPHONE

1100 L Street NW.

CITY OR TOWN — STATE

Washington — D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

EXISTING

Existing Retail	Existing Retail Entry	Existing Elevator	Existing Entry	Existing Entry	Existing Entry	Existing Public Safety	Existing Escalators	Existing Newsreel Theater



EXISTING

Proposed Alcove	Proposed Public Safety	Existing Elevator	Existing Entry	Existing Entry	Existing Entry	Proposed Elevator	Existing Escalators	Existing Newsreel Theater

PROPOSED



PROPOSED

New transom only, spandrel glass	New full storefront, one door	New full storefront except existing elevator door, all spandrel	No change to storefront	No change to storefront	No change to storefront	New full storefront except proposed elevator door, all spandrel	New transom only, vision glass	No change to storefront

Cincinnati Union Terminal Renovation & Restoration

P-25: Feature 13 - Rotunda
East Elevation Rendering

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

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GBBN architects

EXISTING

Existing Organ Pipes | Existing Organ Pipes | Existing Office | Existing Retail | Existing Retail Entry | Existing Retail | Existing Retail | Existing MNHS Entry



Existing Organ Pipes | Existing Organ Pipes | Proposed Cafe | Proposed Cafe Entry | Existing Retail Entry | Existing Retail | Existing Retail | Existing MNHS Entry

EXISTING

PROPOSED



No change to storefront | No change to storefront | No change to storefront | No change to frameless glass entry | No change to frameless glass entry | No change to storefront | No change to storefront | No change to storefront

PROPOSED

P-26: Feature 13 - Rotunda North Elevation Rendering

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2016.02.29

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EXISTING

Existing CHM Entry | Existing Foodservice | Existing Foodservice | Existing Foodservice | Existing Entry | Existing Foodservice | Existing Organ Pipes | Existing Organ Pipes



Existing CHM Entry | Proposed Gallery Entry | Proposed Gallery | Proposed Gallery | Existing Entry | Existing Foodservice | Existing Organ Pipes | Existing Organ Pipes

EXISTING

PROPOSED



PROPOSED

No change to storefront | No change to storefront | No change to storefront | No change to storefront | No change to storefront | No change to storefront | No change to storefront | No change to storefront

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P-27: Feature 13 - Rotunda South Elevation Rendering

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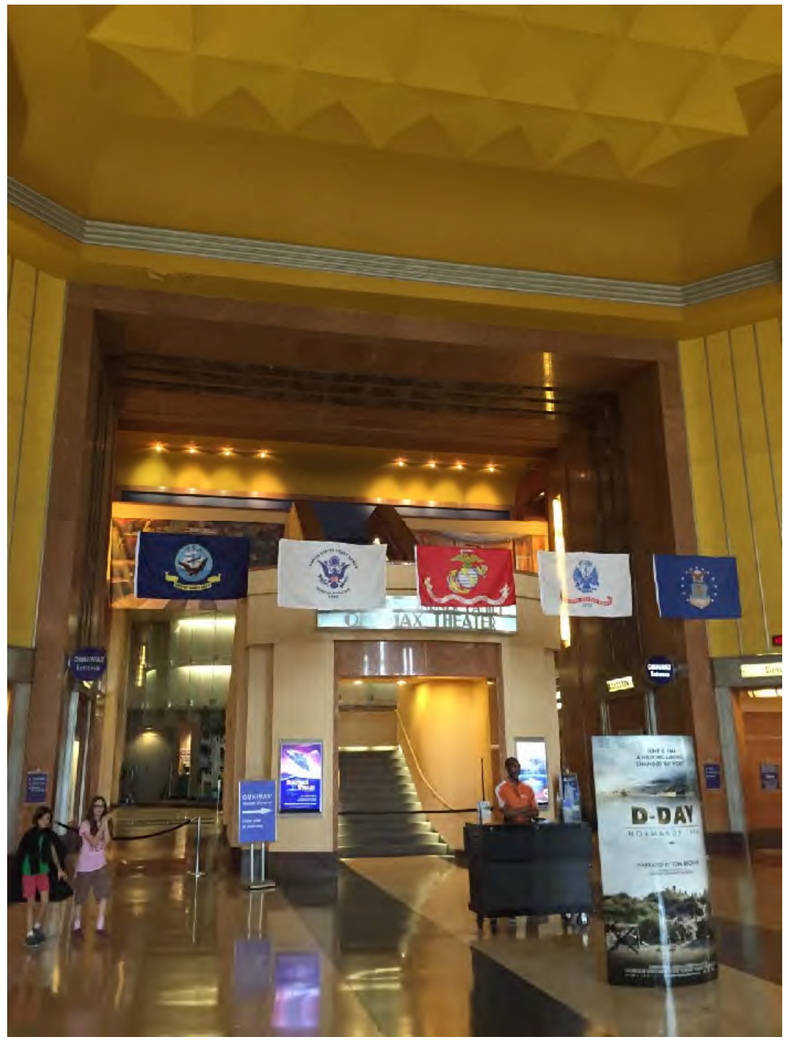
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1930s photo of the Checking Lobby, looking northwest.



Current view looking northwest.



Current view looking north.

Existing Elevator Lobby	Existing Theater Entry	Existing Vending	Existing Theater Entry	Existing Corridor Entry	Existing Special Needs Vestibule

EXISTING



EXISTING

Existing Elevator Lobby	Proposed Theater Lobby	Proposed Theater Lobby	Proposed Theater Lobby	Existing Corridor Entry	Proposed Cash Room Vestibule

PROPOSED



PROPOSED

No change	No change to transom	No change to storefront	No change to transom	No change	No change

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P-29: Feature 14 - Checking Lobby North Elevation Rendering

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Existing Elevator Lobby | Existing Lockers | Existing Display Case | Existing Vending | Existing Display Case | Existing Elevator Lobby

EXISTING



EXISTING

Existing Elevator Lobby | Proposed Family Restrooms | Existing Display Case | Proposed Lockers | Existing Display Case | Existing Elevator Lobby

PROPOSED



PROPOSED

No change to transom | No change to transom | No change to storefront | No change to transom | No change to storefront | No change

P-30: Feature 14 - Checking Lobby South Elevation Rendering

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Existng Display Case

Existing Elevator Lobby

Existing Rotunda Entry

Existing Display Case

Existing Display Case

Existing Newsreel Entry

EXISTING



EXISTING

Existing Display Case

Existing Elevator Lobby

Existing Rotunda Entry

Existing Display Case

Existing Display Case

Existing Newsreel Entry

PROPOSED



PROPOSED

No change to storefront

No change, except new opening to gallery at non-historic rear wall

No change to storefront

No change to storefront

No change to storefront

No change to storefront

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P-43: Feature 25 - Vehicle Ramps
South Vehicle Ramp Rendering

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Existng
Ice Cream
Parlor

Existing
Ice Cream
Parlor

Existing
Display
Case

Existing
Rotunda
Entry

Existing
Elevator
Lobby

Existing
Display
Case

EXISTING



EXISTING

Existing
Ice Cream
Parlor

Existing
Ice Cream
Parlor

Existing
Display
Case

Existing
Rotunda
Entry

Proposed
Retail Entry

Proposed
Retail Entry

PROPOSED



PROPOSED

No change
to storefront

No change to
storefront

No change
to storefront

No change
to storefront

No change, except remove
existing non-historic elevator,
ramp and low wall

No change, except remove
glass from middle lite and
remove display case wall
behind storefront

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Renovation & Restoration

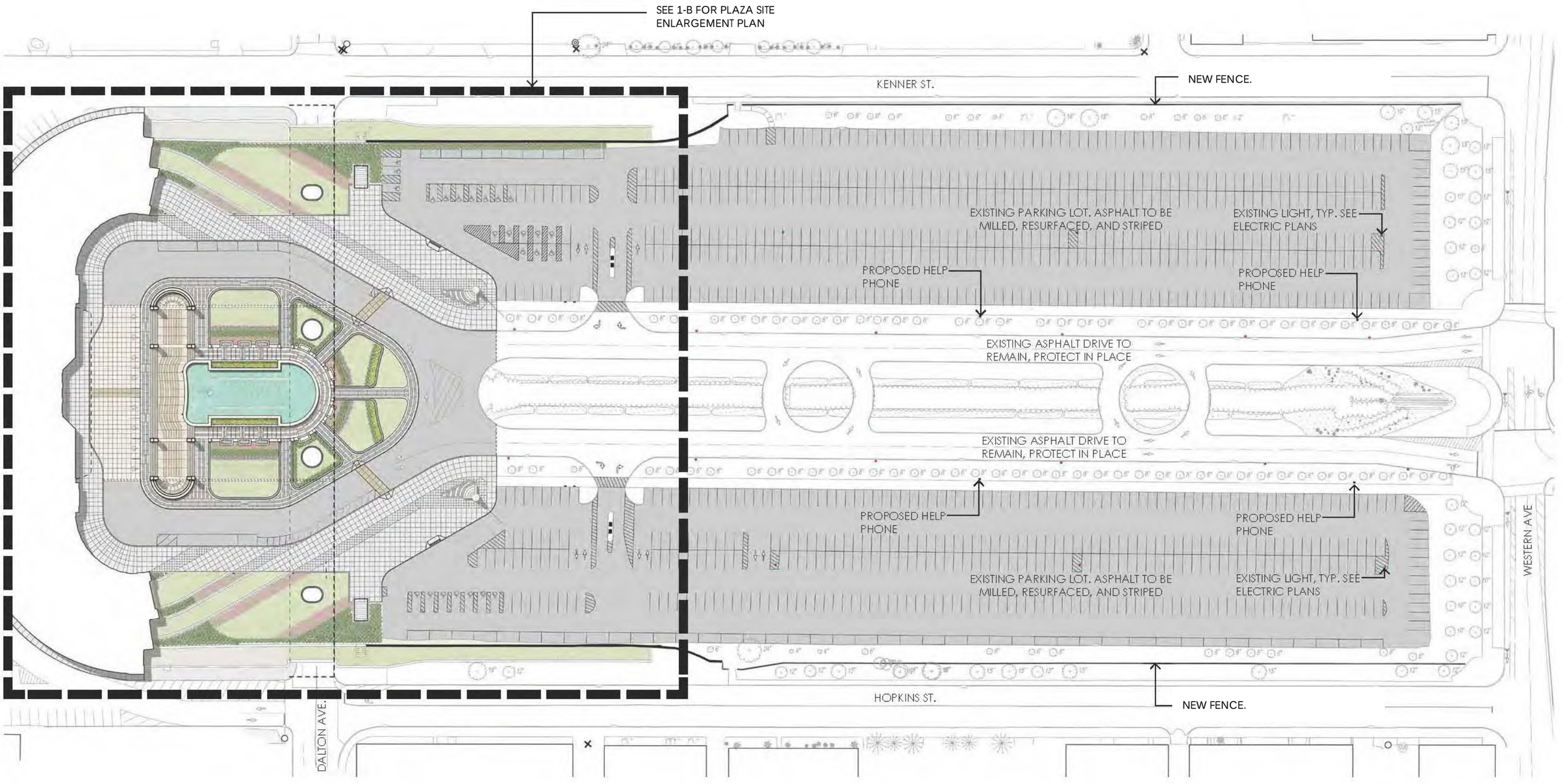
P-44: Feature 25 - Vehicle Ramps
North Vehicle Ramp Rendering

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*NOTE: EXISTING LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE

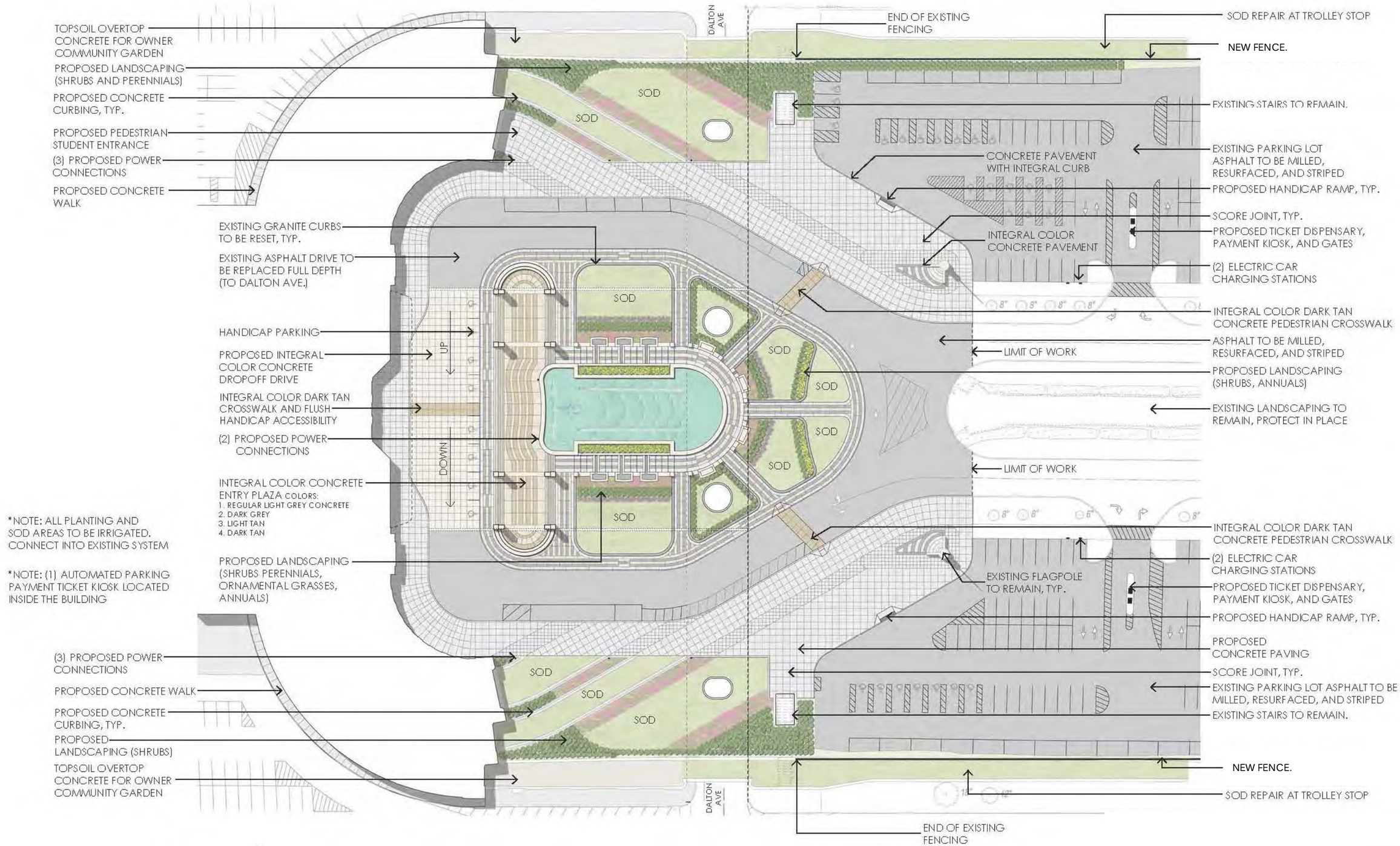
Cincinnati Union Terminal Renovation & Restoration

Site Plan 1-A
Overall Site Plan
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Site Plan 1-B
Plaza Site Plan

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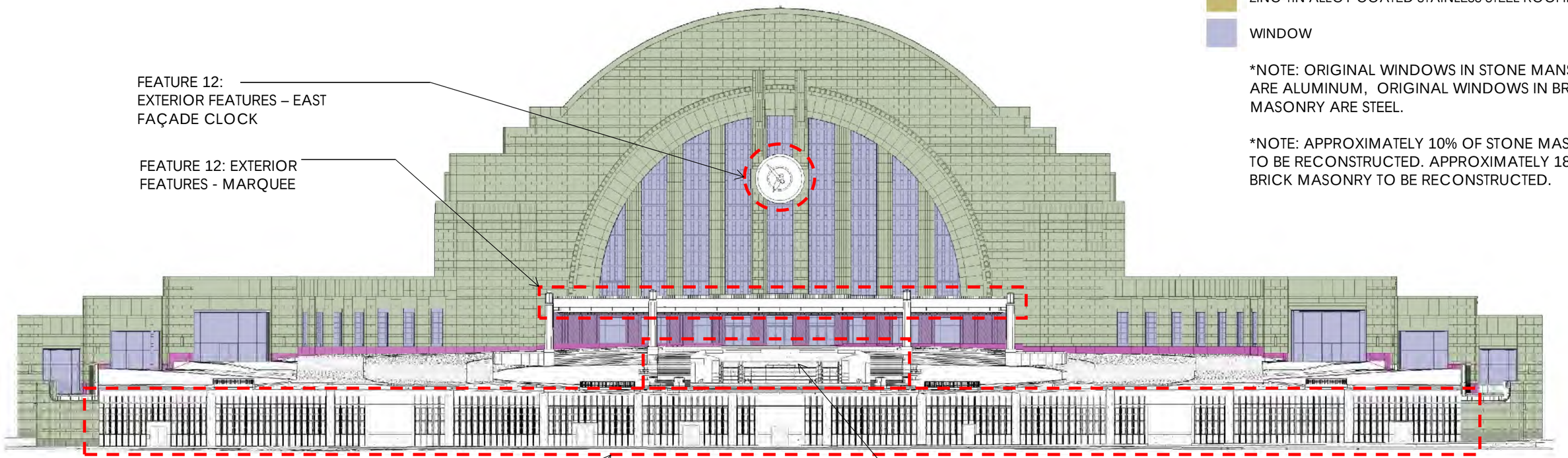
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MATERIAL KEY

- LIMESTONE
- MARBLE
- BRICK
- GRANITE
- CONCRETE
- HISTORIC ALUMINUM ROOFING
- ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
- WINDOW

*NOTE: ORIGINAL WINDOWS IN STONE MANSONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.



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Exterior Material Key Elevation 2-A
East Elevation

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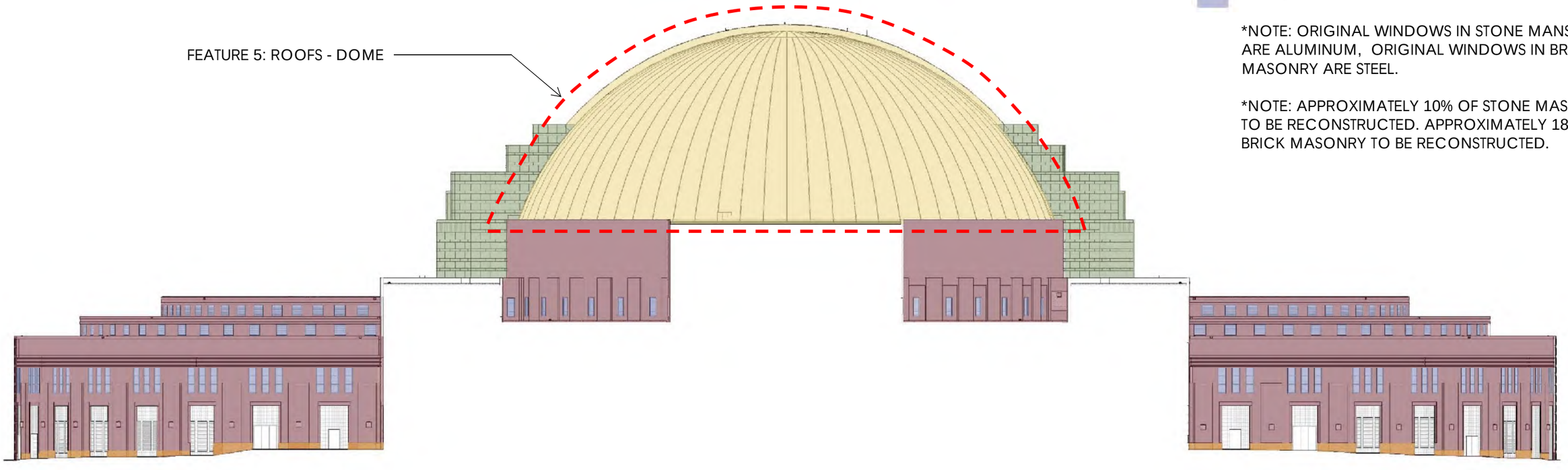
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Exterior Material Key Elevation 2-B
Section Looking East

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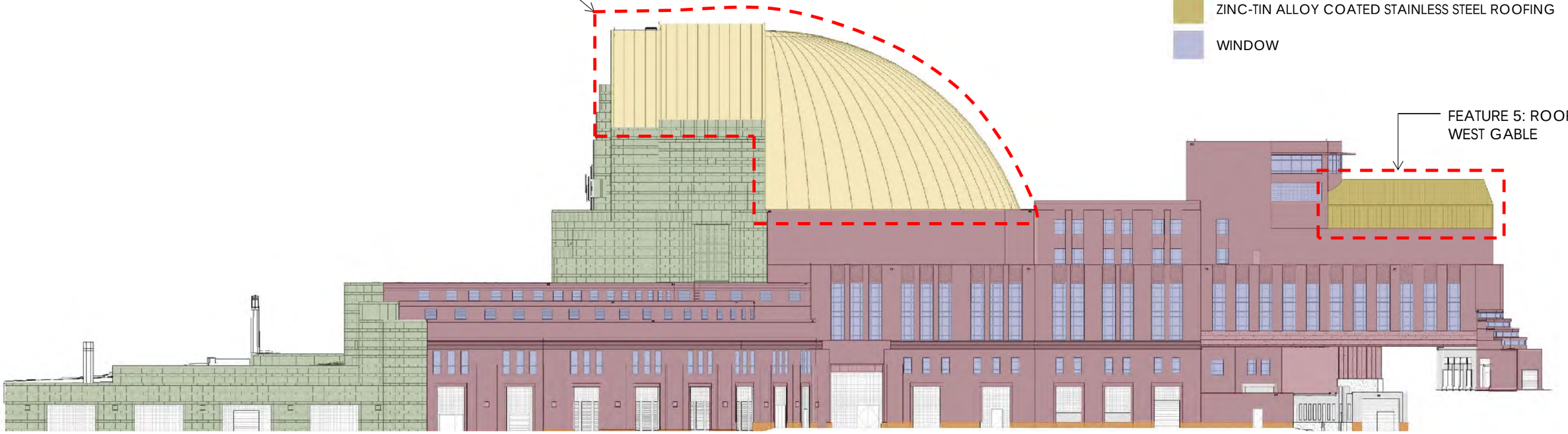
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MATERIAL KEY

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- MARBLE
- BRICK
- GRANITE
- CONCRETE
- HISTORIC ALUMINUM ROOFING
- ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
- WINDOW

FEATURE 5: ROOFS - DOME

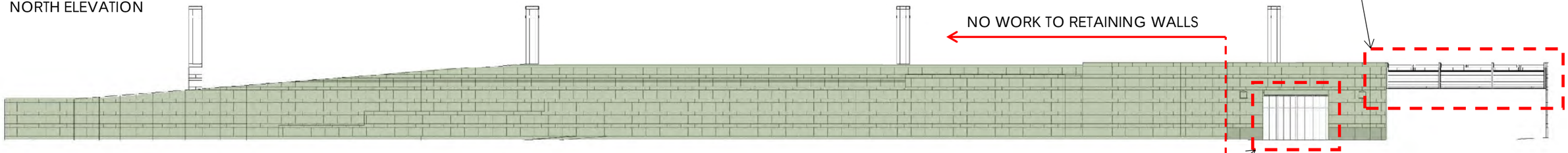
FEATURE 5: ROOFS – WEST GABLE



NORTH ELEVATION

FEATURE 11: DALTON AVENUE UNDERPASS

NO WORK TO RETAINING WALLS



NORTH ELEVATION SITE WALL

HOPKINS STREET STAIR: NO WORK

Cincinnati Union Terminal Renovation & Restoration

Exterior Material Key Elevation 2-C
North Elevation

Cincinnati Union Terminal Restoration & Renovation

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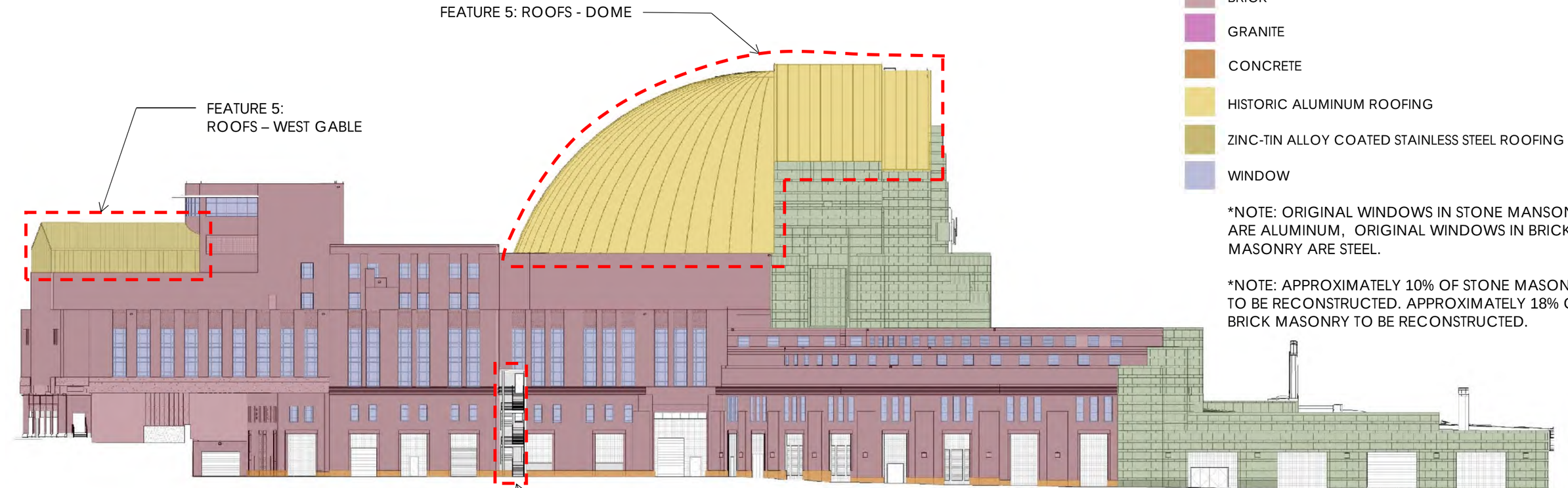
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MATERIAL KEY

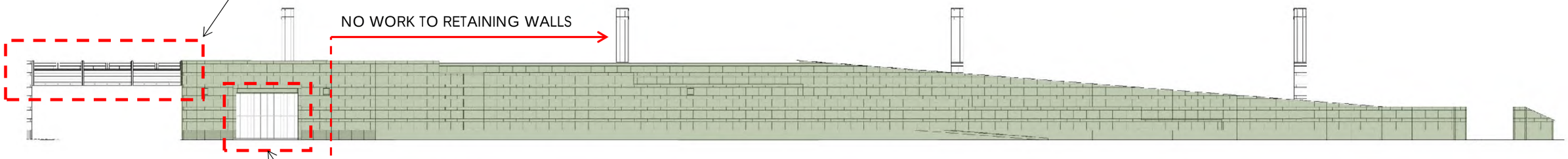
- LIMESTONE
- MARBLE
- BRICK
- GRANITE
- CONCRETE
- HISTORIC ALUMINUM ROOFING
- ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
- WINDOW

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SOUTH ELEVATION



SOUTH ELEVATION SITE WALL

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Exterior Material Key Elevation 2-D
South Elevation

Cincinnati Union Terminal Restoration & Renovation

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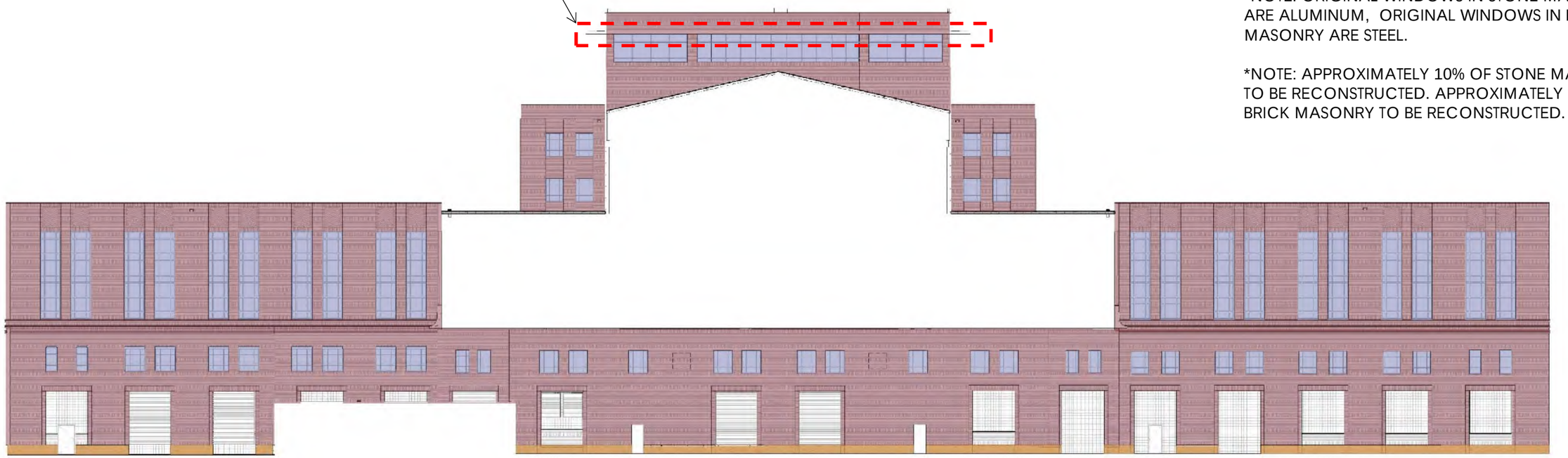
MATERIAL KEY

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- BRICK
- GRANITE
- CONCRETE
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FEATURE 5: ROOFS – TOWER A CANOPY



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Exterior Material Key Elevation 2-E Section Looking East

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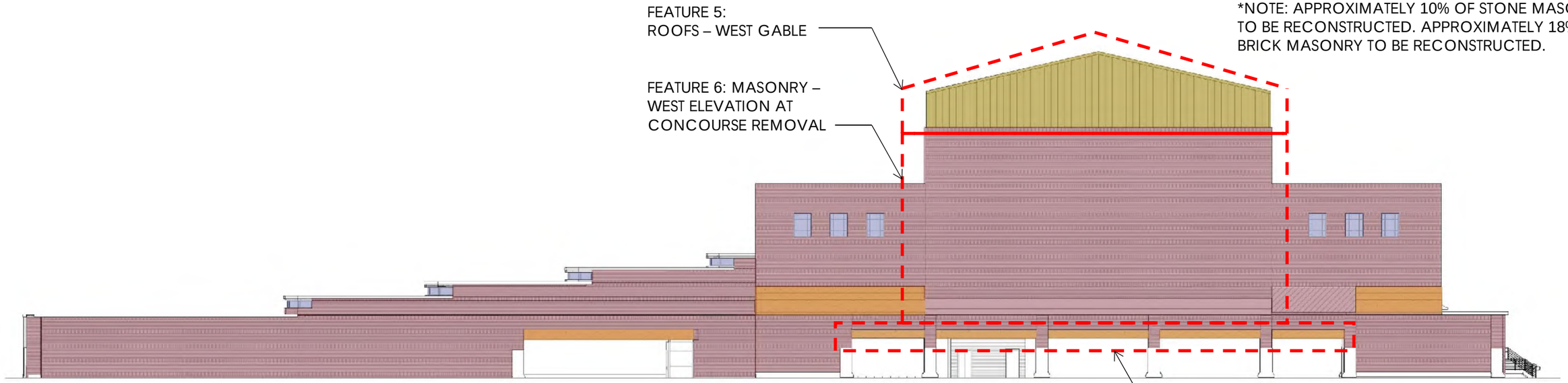
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MATERIAL KEY

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Renovation & Restoration

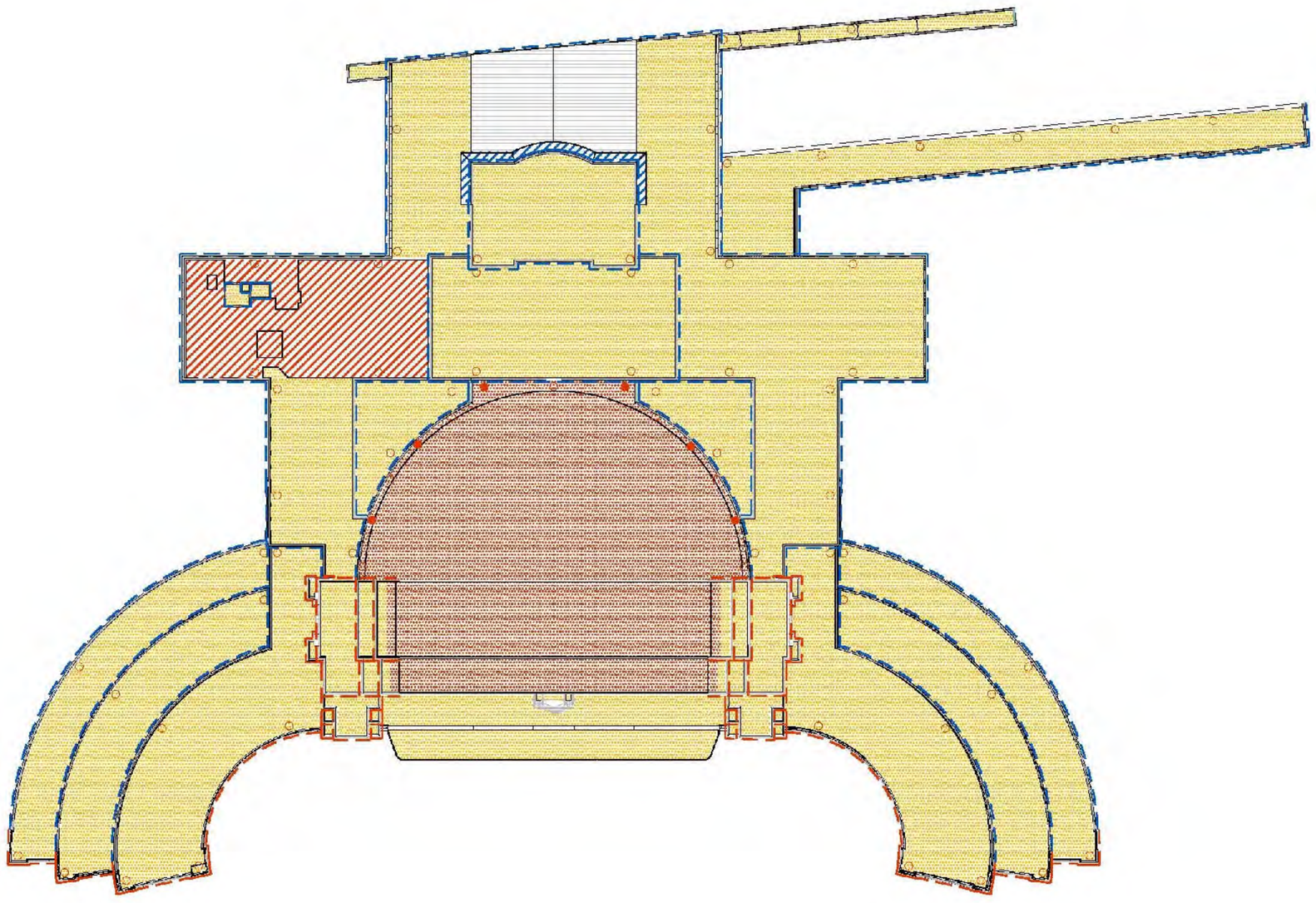
Exterior Material Key Elevation 2-F
West Elevation

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ROOF SCOPE KEY:

- FLAT ROOFS TO BE REPLACED
- DOME TO BE REPAIRED
- WEST GABLE TO REMAIN
- TOWER A CANOPY TO BE RESTORED
- ROOF DRAINS TO BE REPLACED
- TILE PARAPET CAP TO BE REPLACED
- STONE MASONRY CAP TO BE RESTORED
- GREEN ROOFING TO REMAIN

N

0 100 200

Cincinnati Union Terminal Renovation & Restoration

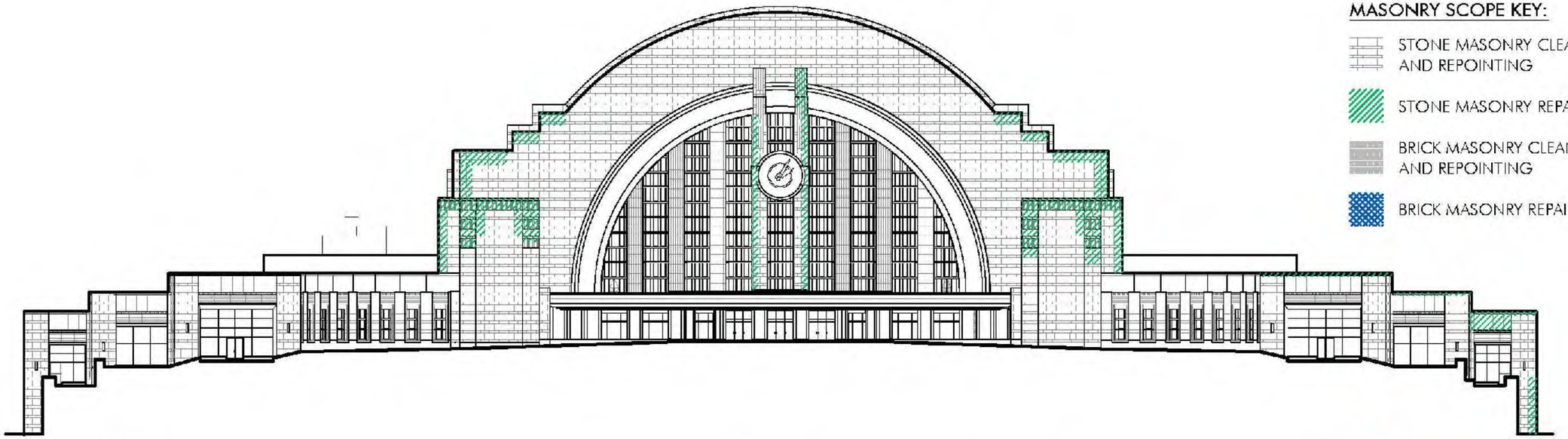
Exterior Scope Drawing 3-A
Roof Scope

Cincinnati Union Terminal Restoration & Renovation

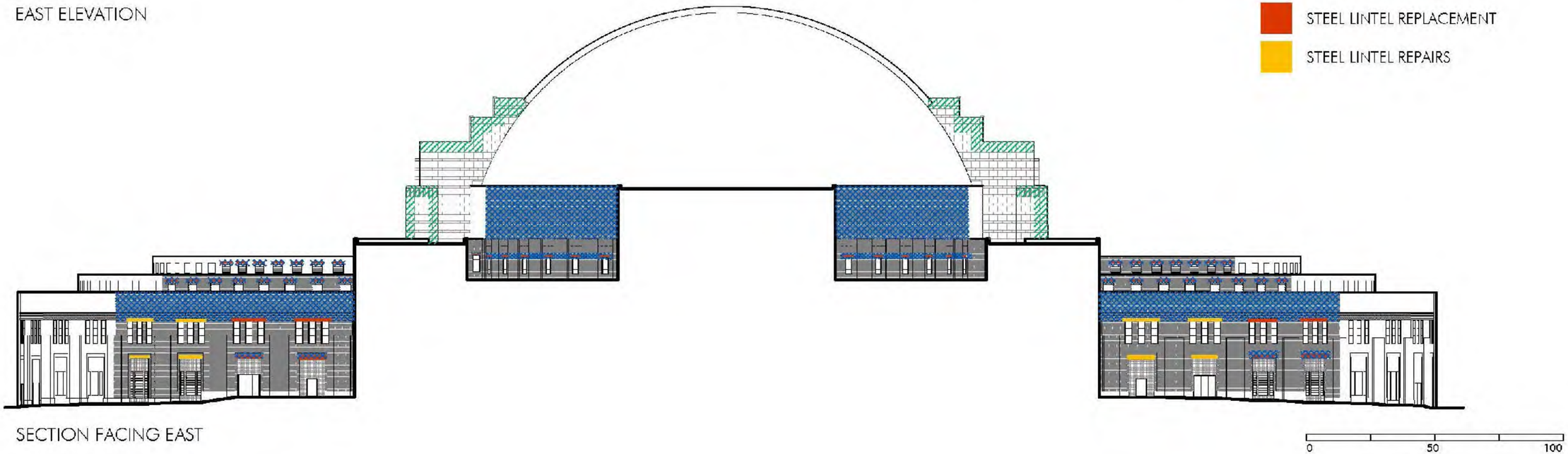
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EAST ELEVATION



SECTION FACING EAST

MASONRY SCOPE KEY:

- STONE MASONRY CLEANING AND REPOINTING
- STONE MASONRY REPAIR/ REBUILD
- BRICK MASONRY CLEANING AND REPOINTING
- BRICK MASONRY REPAIR/ REBUILD
- STEEL LINTEL REPLACEMENT
- STEEL LINTEL REPAIRS

0 50 100

Exterior Scope Drawing 3-B
Masonry Scope

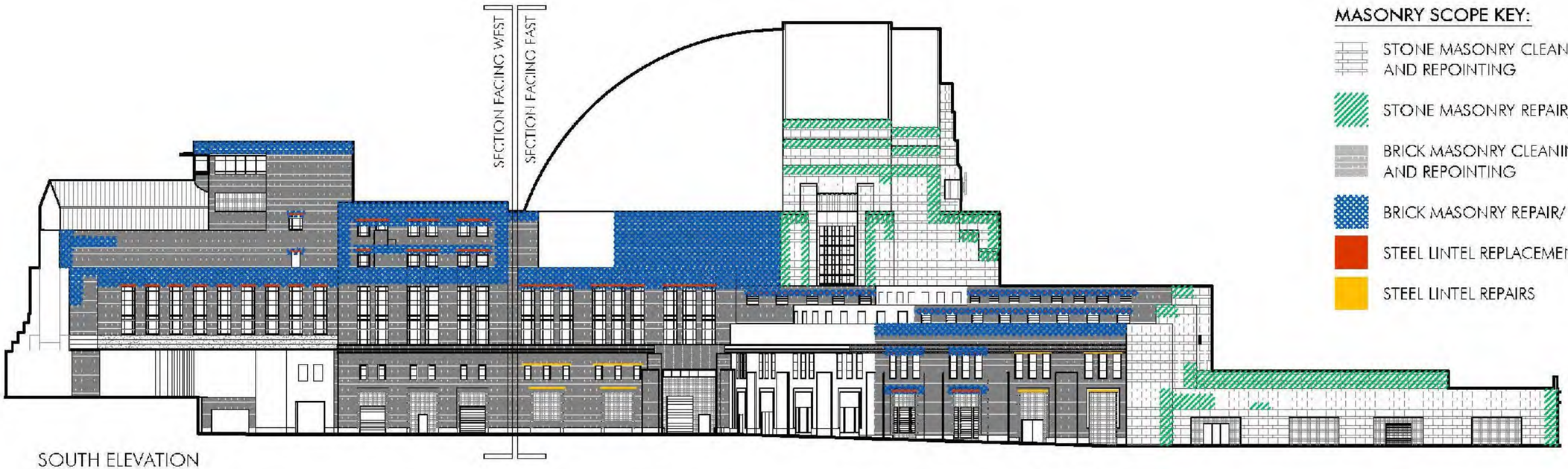
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

Cincinnati Union Terminal Renovation & Restoration

John G. Waite Associates Architects PLLC

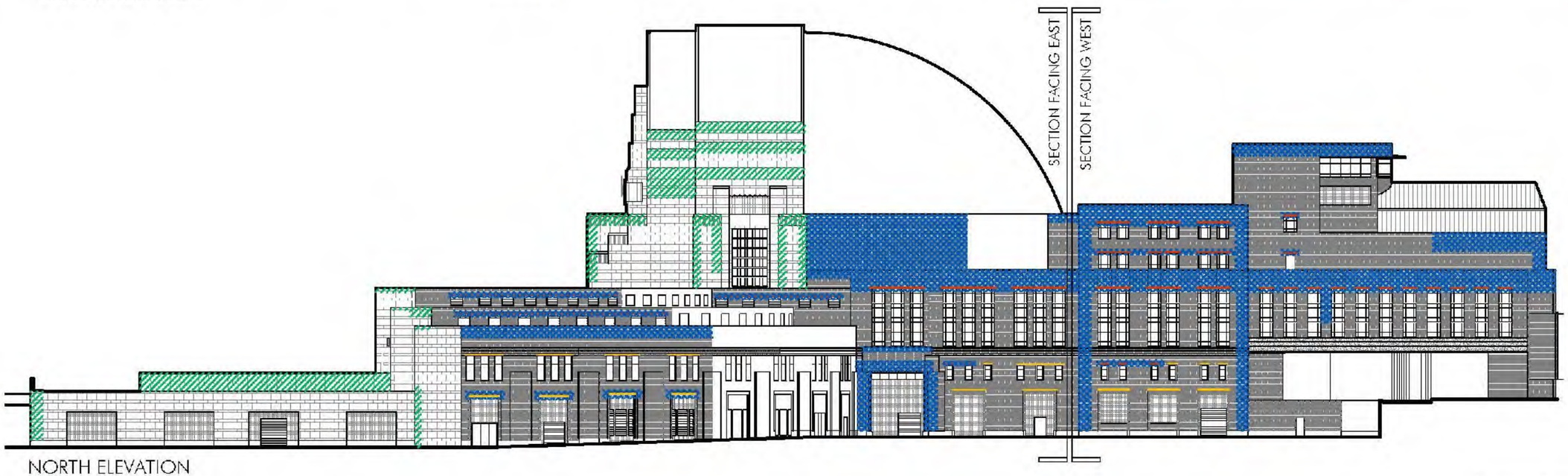
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SOUTH ELEVATION

MASONRY SCOPE KEY:

- STONE MASONRY CLEANING AND REPOINTING
- STONE MASONRY REPAIR/ REBUILD
- BRICK MASONRY CLEANING AND REPOINTING
- BRICK MASONRY REPAIR/ REBUILD
- STEEL LINTEL REPLACEMENT
- STEEL LINTEL REPAIRS



NORTH ELEVATION

0 50 100

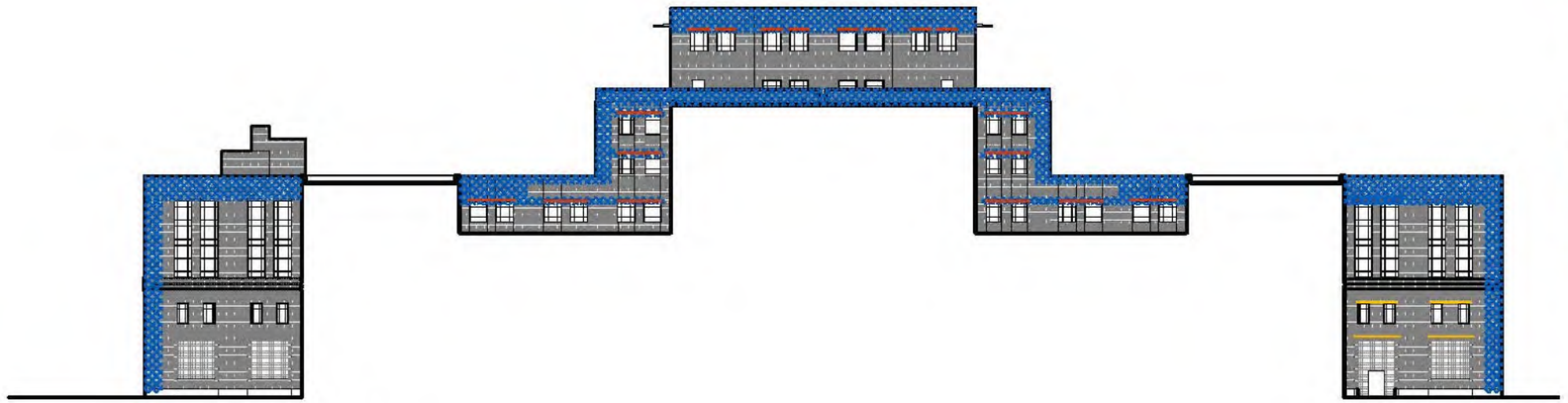
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Exterior Scope Drawing 3-C
Masonry Scope
Cincinnati Union Terminal Restoration & Renovation

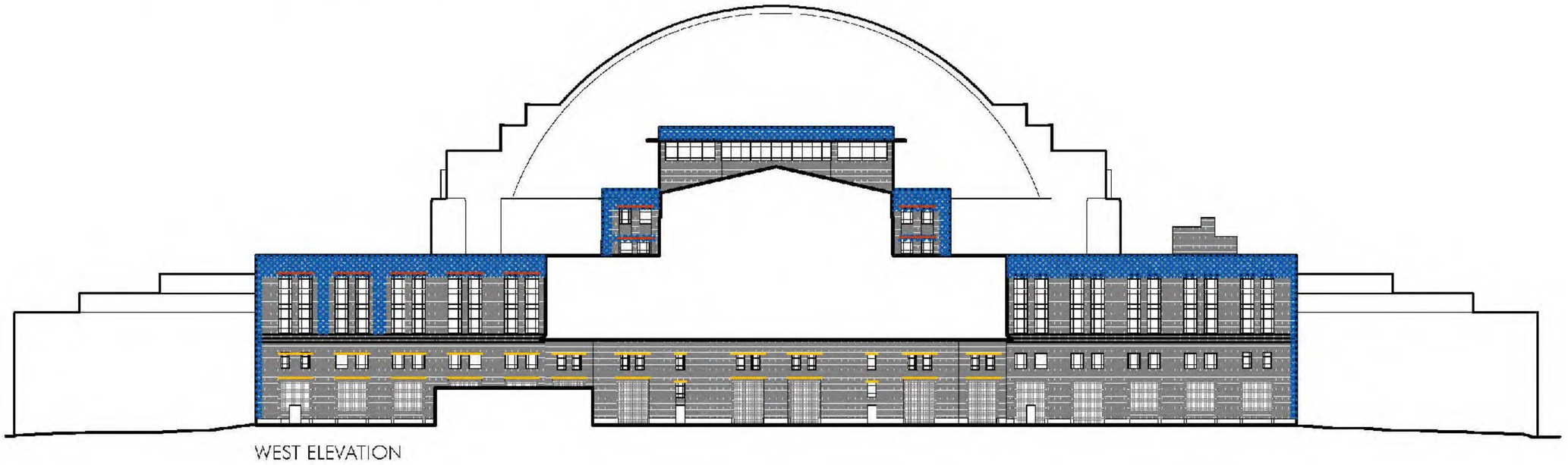
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2016.02.29

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SECTION FACING WEST



WEST ELEVATION

MASONRY SCOPE KEY:

- STONE MASONRY CLEANING AND REPOINTING
- STONE MASONRY REPAIR/ REBUILD
- BRICK MASONRY CLEANING AND REPOINTING
- BRICK MASONRY REPAIR/ REBUILD
- STEEL LINTEL REPLACEMENT
- STEEL LINTEL REPAIRS

0 50 100

Exterior Scope Drawing 3-D
Masonry Scope

Cincinnati Union Terminal Restoration & Renovation

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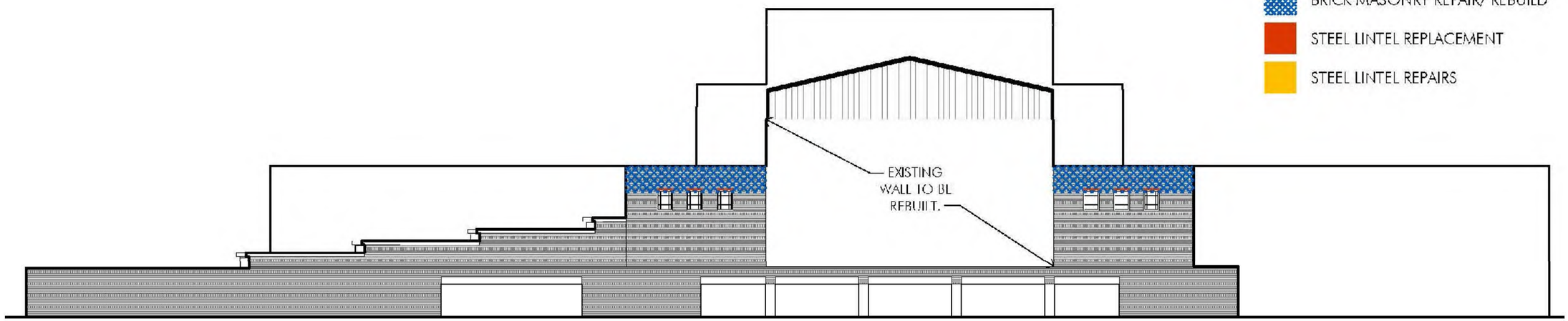
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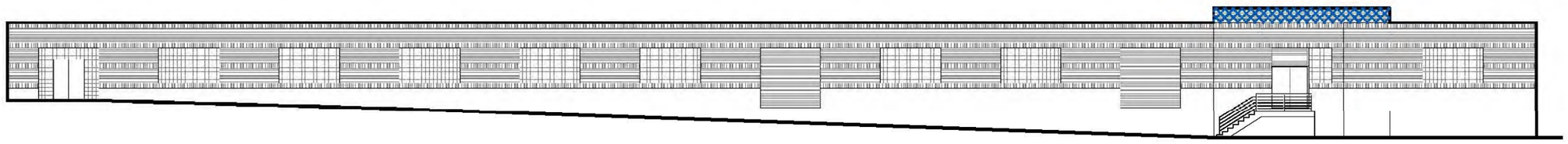
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MASONRY SCOPE KEY:

- STONE MASONRY CLEANING AND REPOINTING
- STONE MASONRY REPAIR/ REBUILD
- BRICK MASONRY CLEANING AND REPOINTING
- BRICK MASONRY REPAIR/ REBUILD
- STEEL LINTEL REPLACEMENT
- STEEL LINTEL REPAIRS



WEST PLATFORM ELEVATION



EAST TRUCKWAY ELEVATION (MAINTENANCE SHOPS)

0 50 100

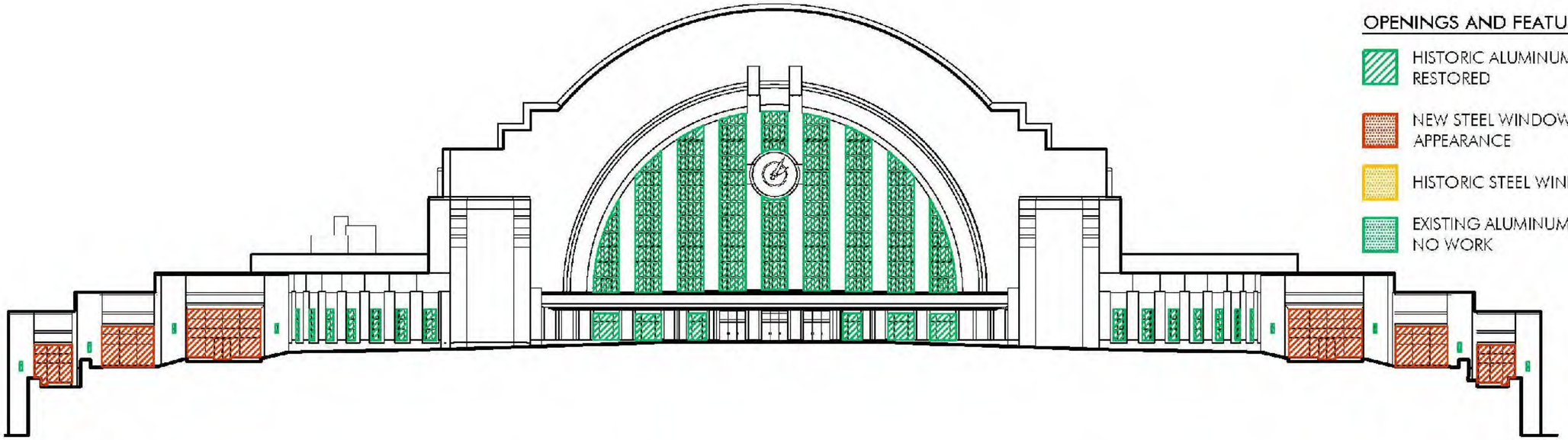
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Exterior Scope Drawing 3-E
Masonry Scope
Cincinnati Union Terminal Restoration & Renovation

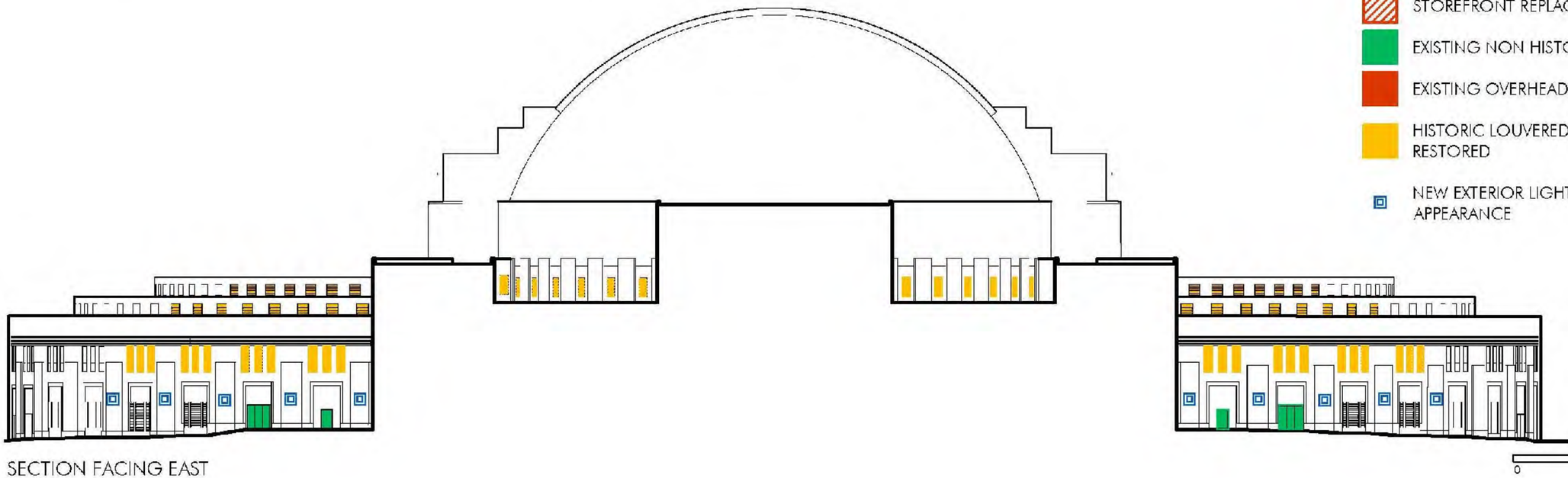
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EAST ELEVATION



SECTION FACING EAST

0 50 100

OPENINGS AND FEATURES SCOPE KEY:

- HISTORIC ALUMINUM WINDOWS TO BE RESTORED
- NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
- HISTORIC STEEL WINDOWS TO BE RESTORED
- EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK
- EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
- STOREFRONT REPLACEMENT AT RAMP PORTALS
- EXISTING NON HISTORIC DOORS TO REMAIN
- EXISTING OVERHEAD DOORS TO BE REPLACED
- HISTORIC LOUVERED OPENINGS TO BE RESTORED
- NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE

Cincinnati Union Terminal Renovation & Restoration

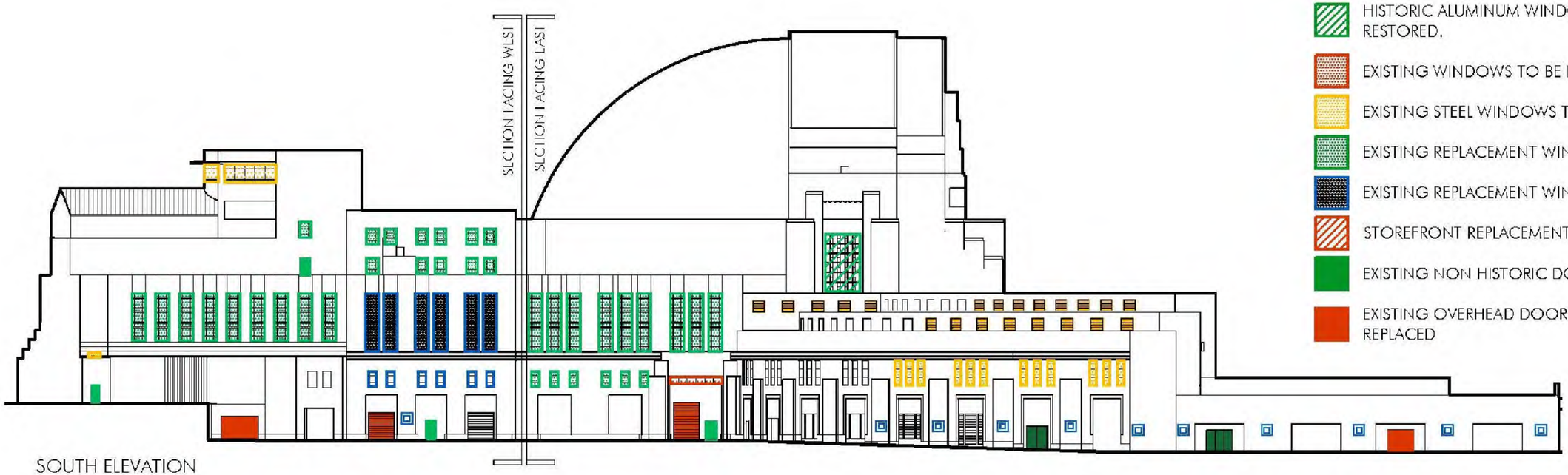
Exterior Scope Drawing 3-F
Openings and Features Scope

Cincinnati Union Terminal Restoration & Renovation

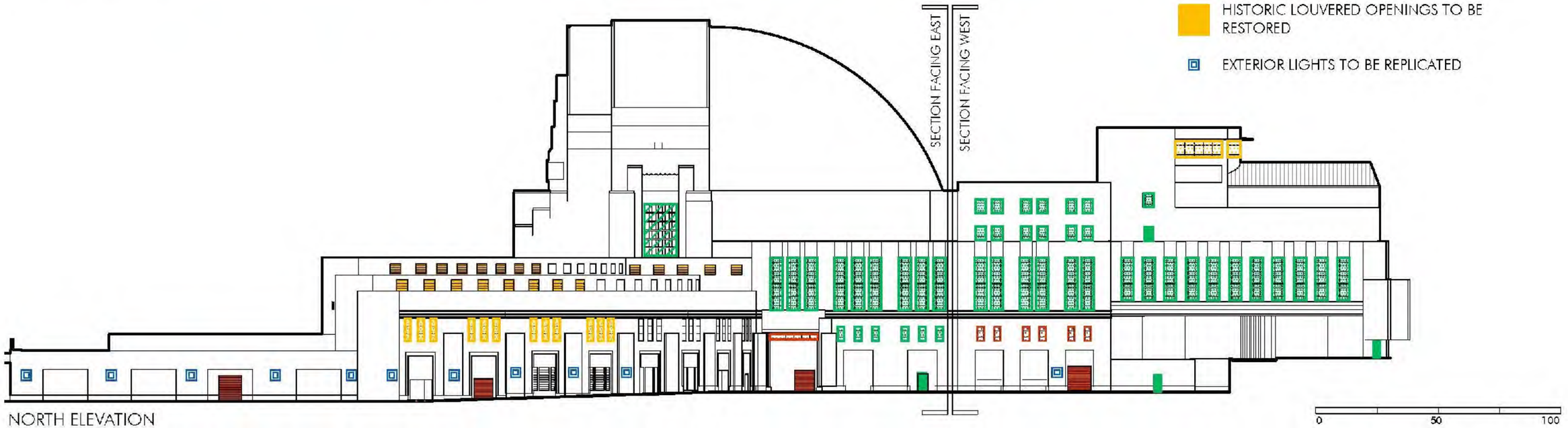
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2016.02.29

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SOUTH ELEVATION



NORTH ELEVATION

OPENINGS AND FEATURES SCOPE KEY:

- HISTORIC ALUMINUM WINDOWS TO BE RESTORED.
- EXISTING WINDOWS TO BE REPLACED
- EXISTING STEEL WINDOWS TO BE RESTORED
- EXISTING REPLACEMENT WINDOWS TO BE REPAIRED
- EXISTING REPLACEMENT WINDOWS TO REMAIN
- STOREFRONT REPLACEMENT AT RAMP PORTALS
- EXISTING NON HISTORIC DOORS TO REMAIN
- EXISTING OVERHEAD DOORS TO BE REPLACED
- HISTORIC LOUVERED OPENINGS TO BE RESTORED
- EXTERIOR LIGHTS TO BE REPLICATED

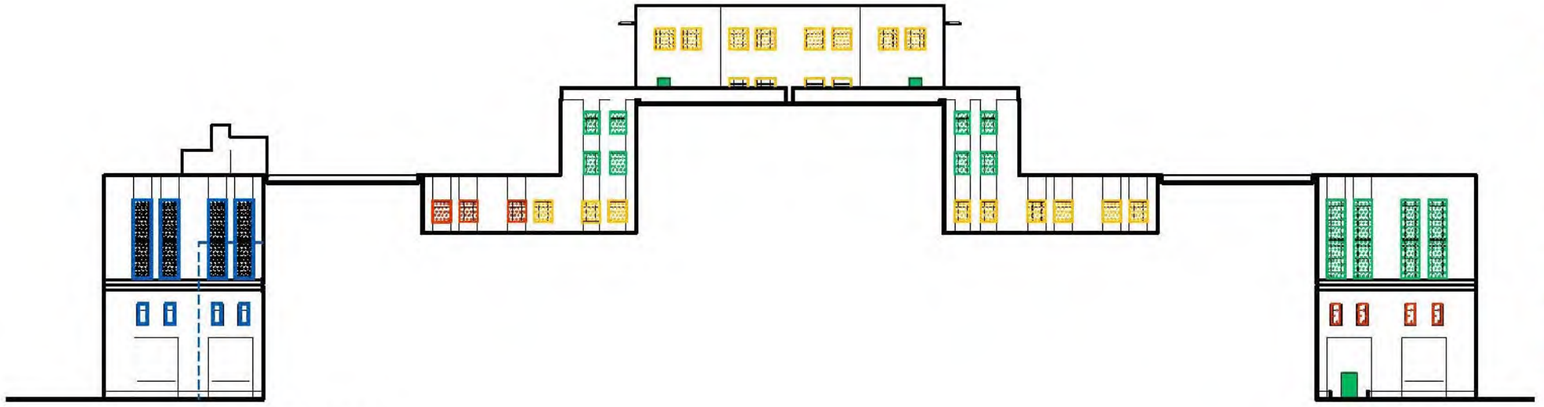
Cincinnati Union Terminal Renovation & Restoration

Exterior Scope Drawing 3-G
Openings and Features Scope
Cincinnati Union Terminal Restoration & Renovation

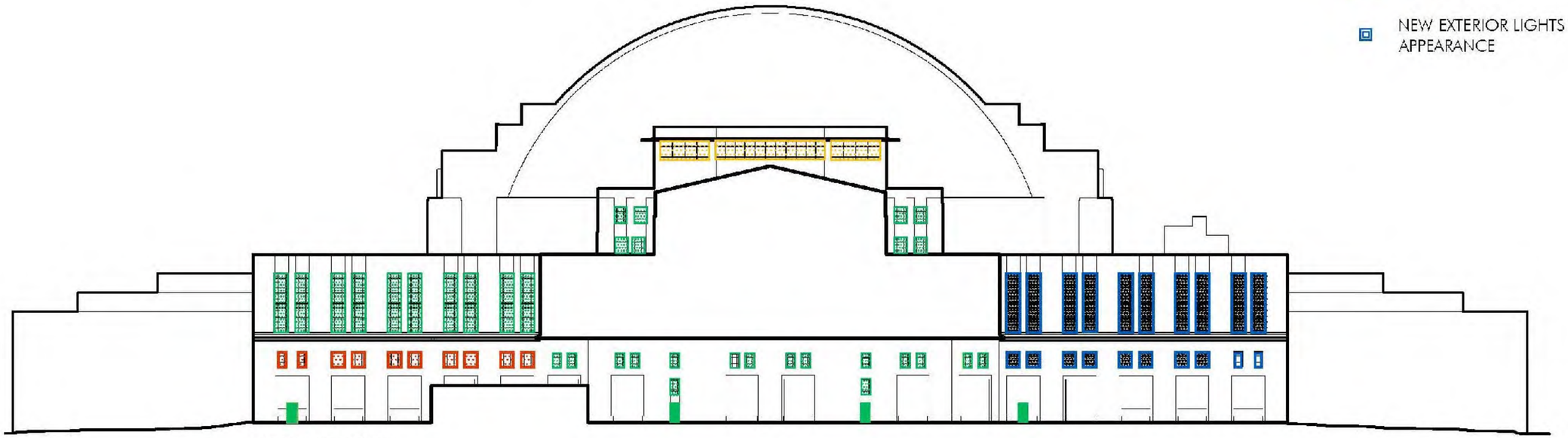
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2016.02.29

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SECTION FACING WEST



WEST ELEVATION

OPENINGS AND FEATURES SCOPE KEY:

- HISTORIC ALUMINUM WINDOWS TO BE RESTORED
- NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
- HISTORIC STEEL WINDOWS TO BE RESTORED
- EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK
- EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
- STOREFRONT REPLACEMENT AT RAMP PORTALS
- EXISTING NON HISTORIC DOORS TO REMAIN
- EXISTING OVERHEAD DOORS TO BE REPLACED
- HISTORIC LOUVERED OPENINGS TO BE RESTORED
- NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE

0 50 100

Cincinnati Union Terminal Renovation & Restoration

Exterior Scope Drawing 3-H
Openings and Features

Cincinnati Union Terminal Restoration & Renovation

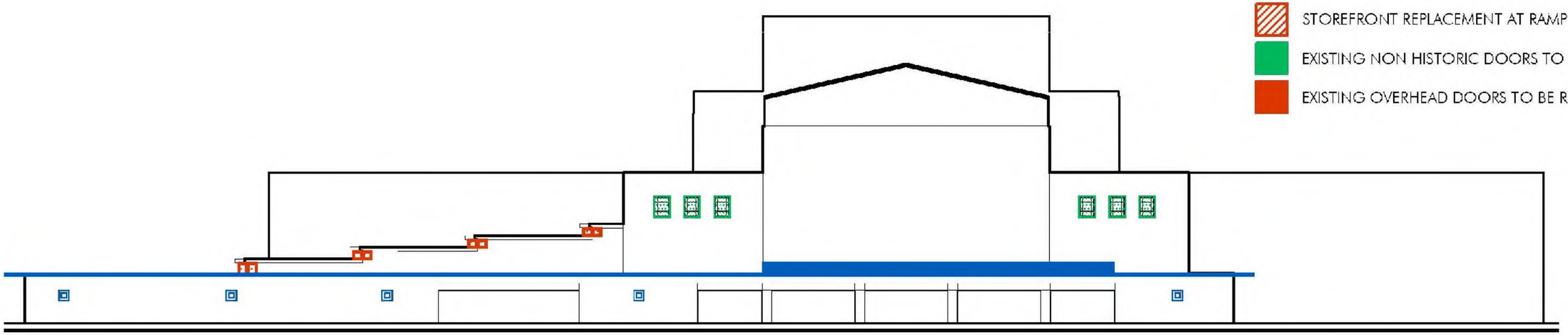
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OPENINGS AND FEATURES SCOPE KEY:

- HISTORIC ALUMINUM WINDOWS TO BE RESTORED
- NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
- HISTORIC STEEL WINDOWS TO BE RESTORED
- EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK
- EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
- STOREFRONT REPLACEMENT AT RAMP PORTALS
- EXISTING NON HISTORIC DOORS TO REMAIN
- EXISTING OVERHEAD DOORS TO BE REPLACED



WEST PLATFORM ELEVATION

- HISTORIC LOUVERED OPENINGS TO BE RESTORED
- NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE



EAST TRUCKWAY ELEVATION (MAINTENANCE SHOPS)

0 50 100

Cincinnati Union Terminal Renovation & Restoration

Exterior Scope Drawing 3-I
Openings and Features Scope

Cincinnati Union Terminal Restoration & Renovation

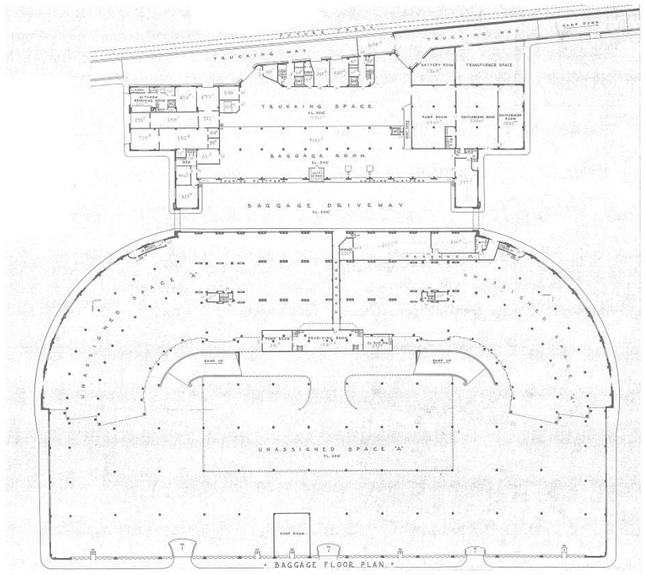
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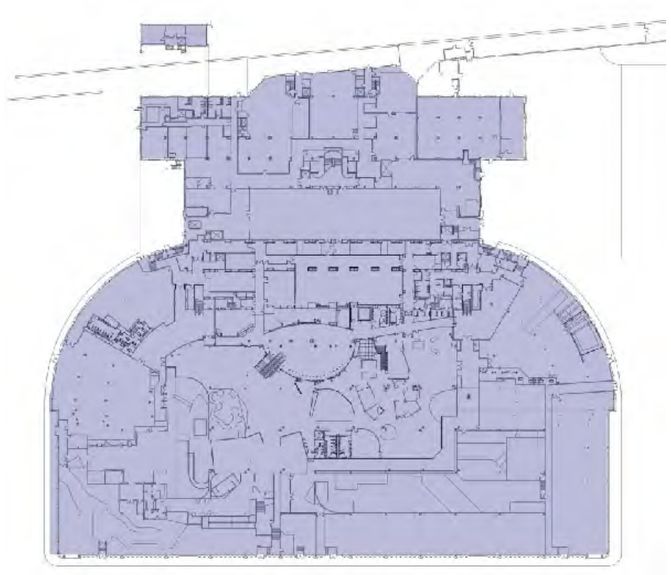
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FLOOR PLAN KEY

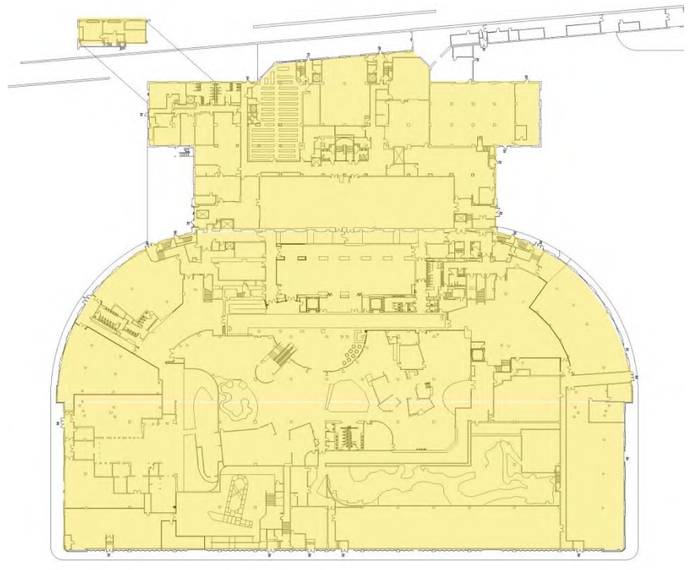
- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-A Lower Level

Cincinnati Union Terminal Restoration & Renovation

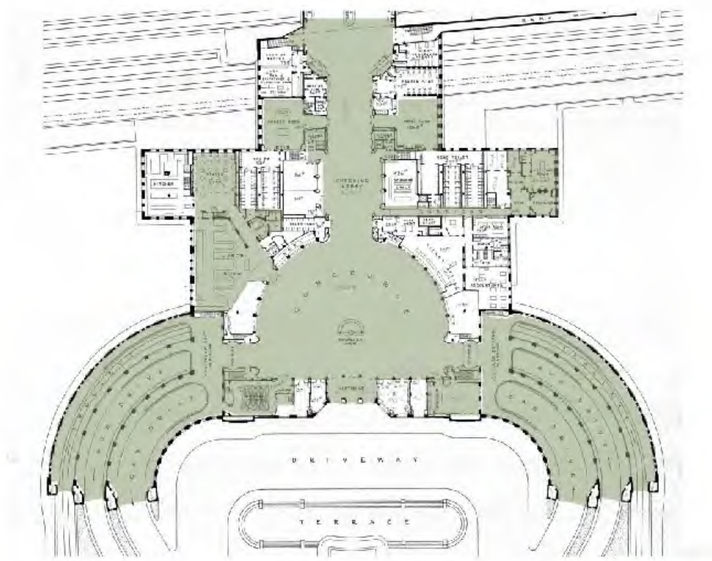
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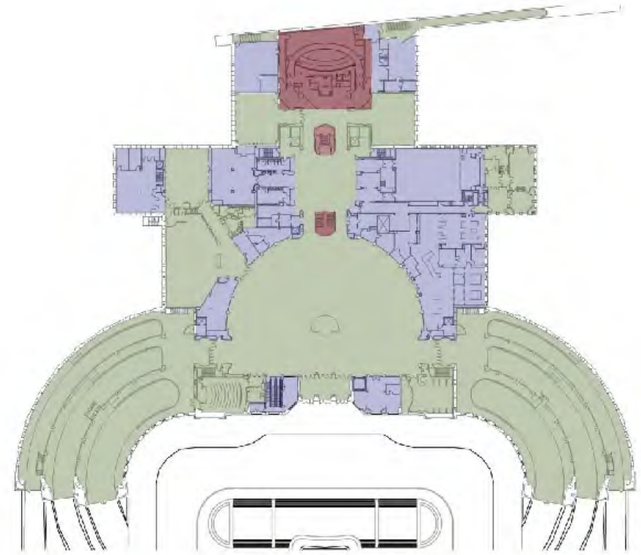
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FLOOR PLAN KEY

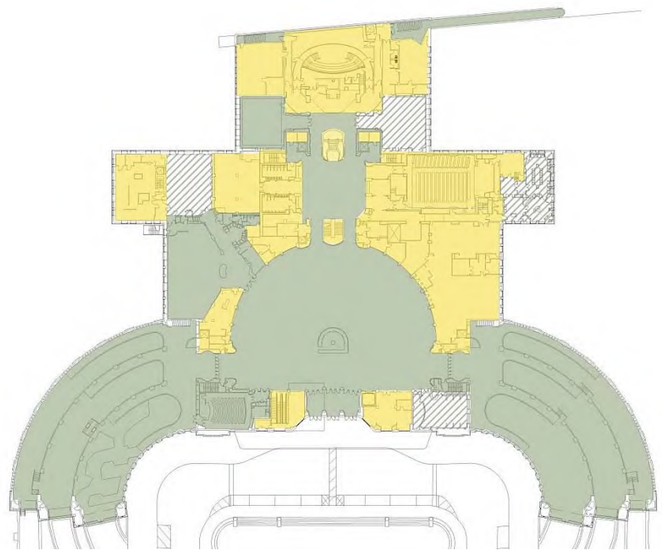
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- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-B
Concourse Level

Cincinnati Union Terminal Restoration & Renovation

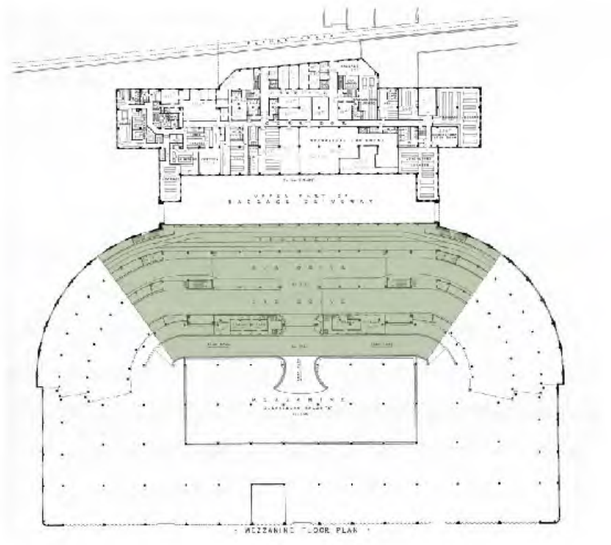
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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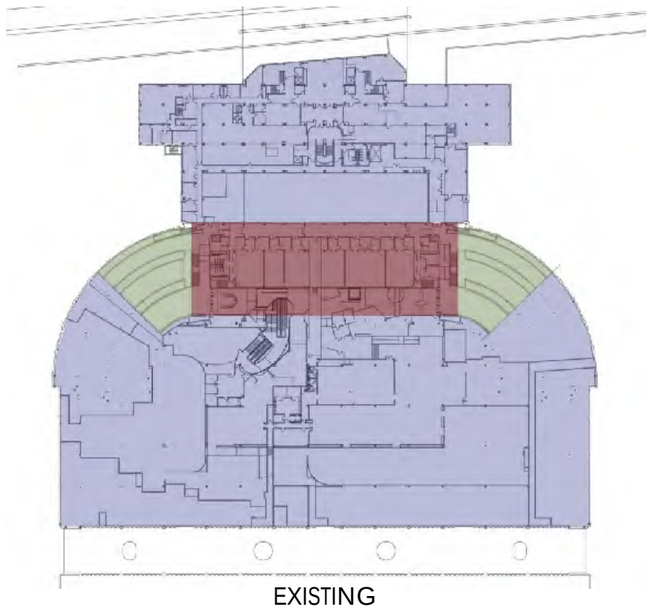
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FLOOR PLAN KEY

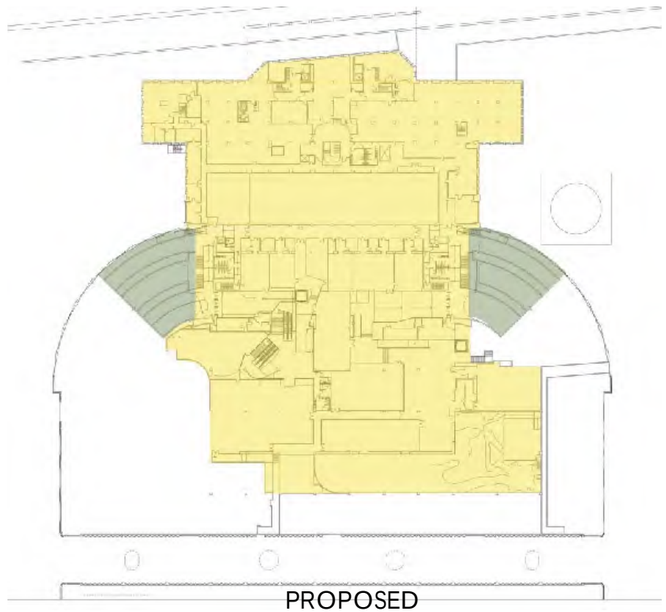
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- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Interior Preservation Zone Plan 4-C
Mezzanine Level

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2
Application
2016.02.29

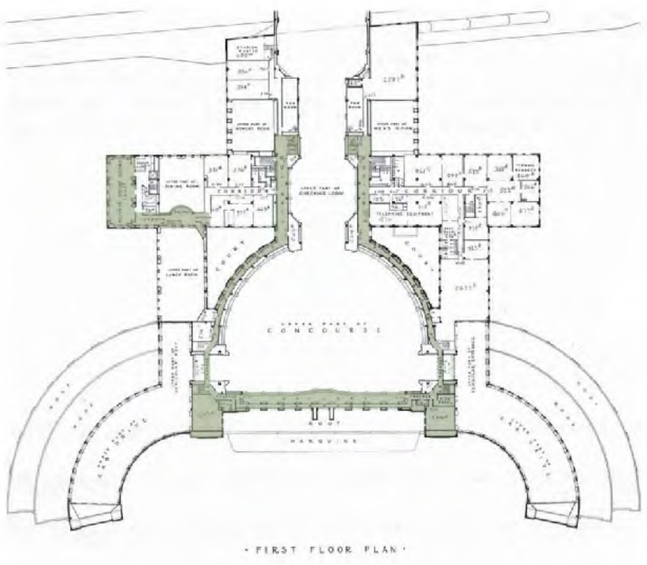
Cincinnati Union Terminal
Renovation & Restoration

John G. Waite Associates PLLC Architects

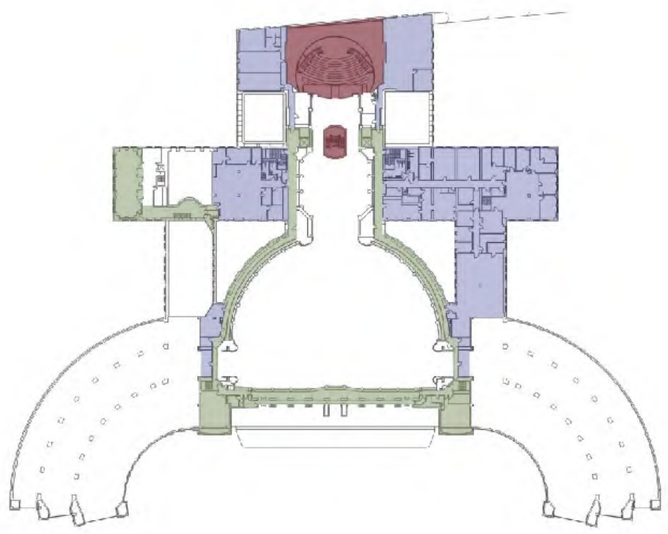
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FLOOR PLAN KEY

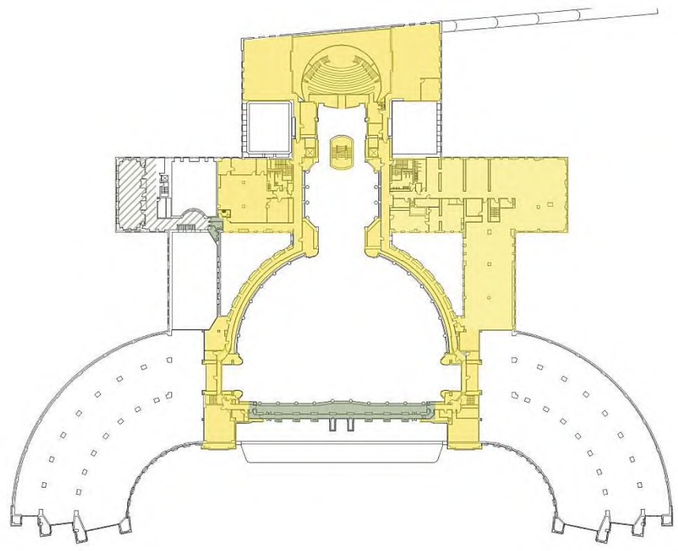
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- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-D
First Floor

Cincinnati Union Terminal Restoration & Renovation

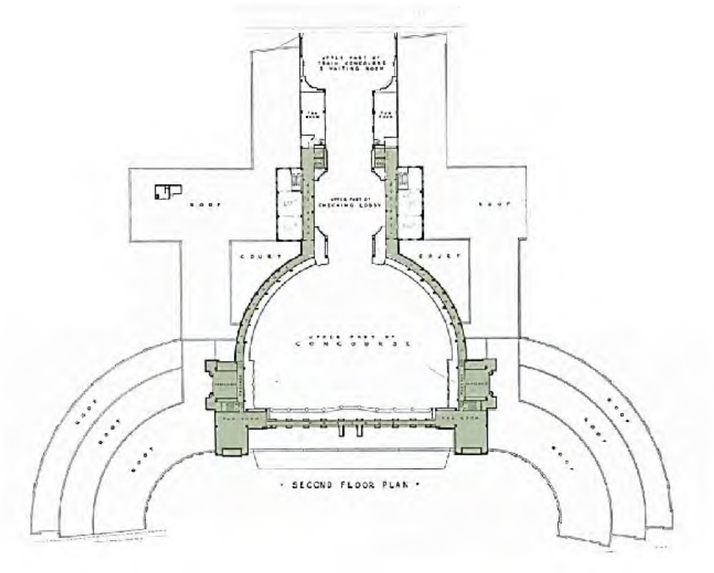
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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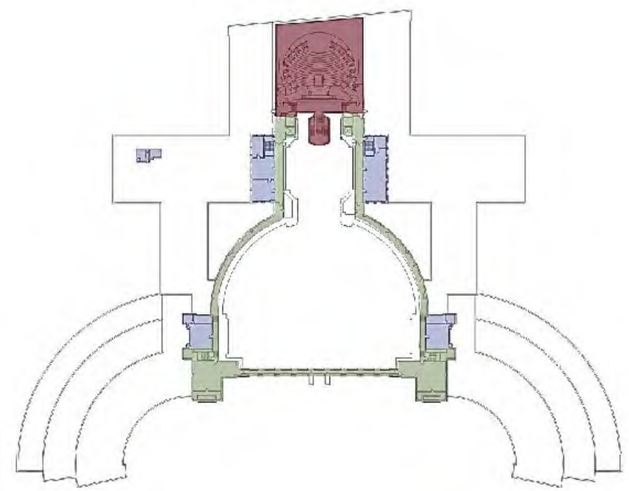
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FLOOR PLAN KEY

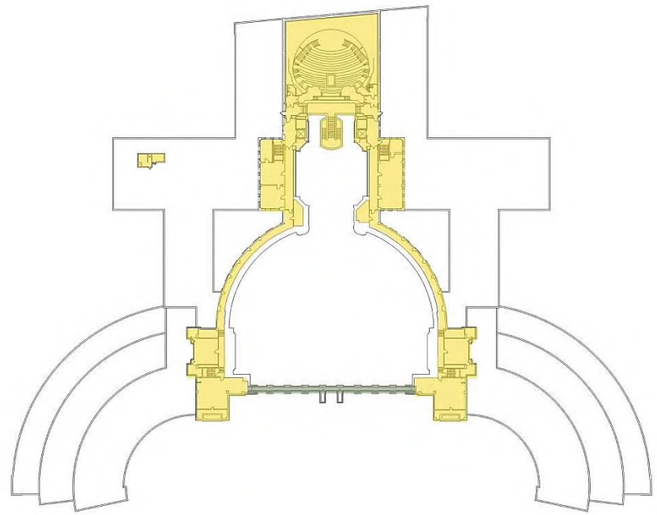
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- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-E
Second Floor

Cincinnati Union Terminal Restoration & Renovation

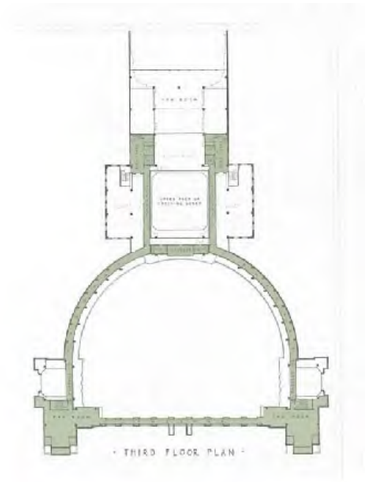
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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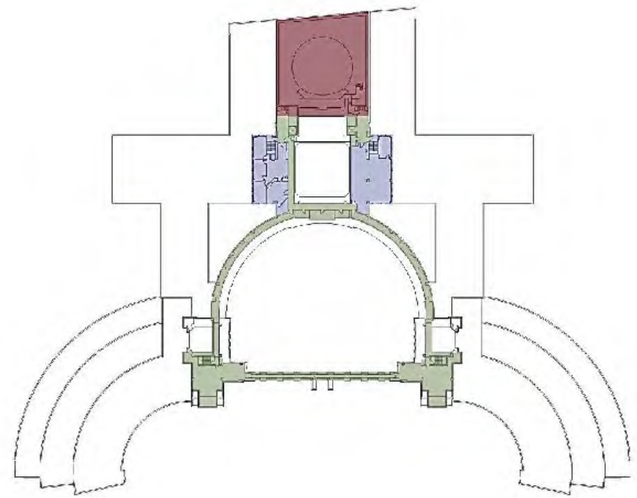
GBBN architects

FLOOR PLAN KEY

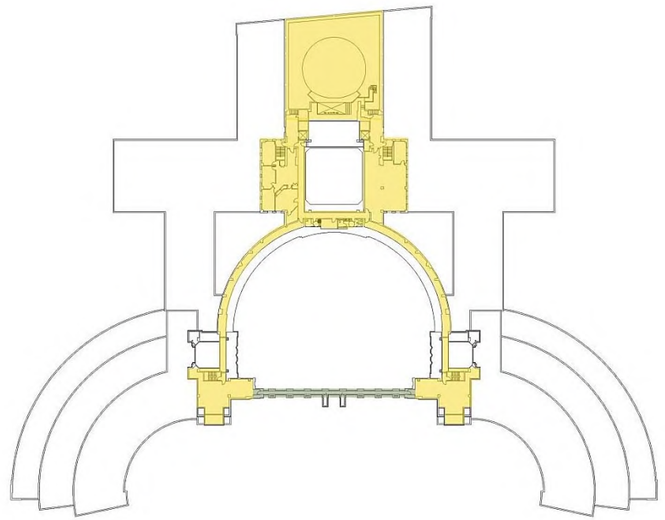
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- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-F
Third Floor

Cincinnati Union Terminal Restoration & Renovation

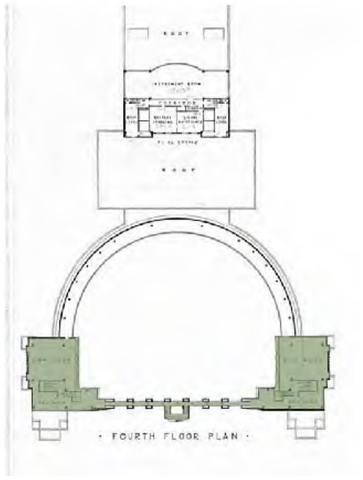
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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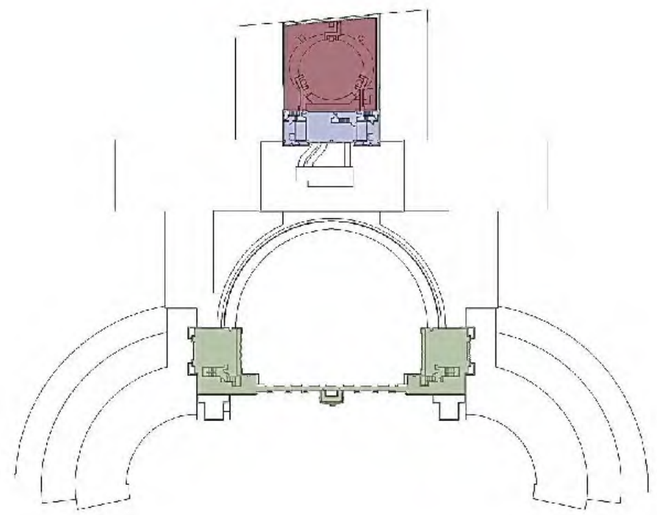
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FLOOR PLAN KEY

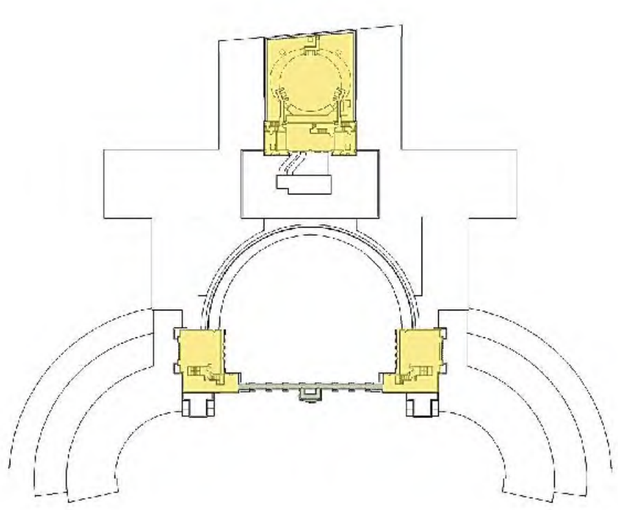
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- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

Interior Preservation Zone Plan 4-G
Fourth Floor

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

John G. Waite Associates PLLC Architects

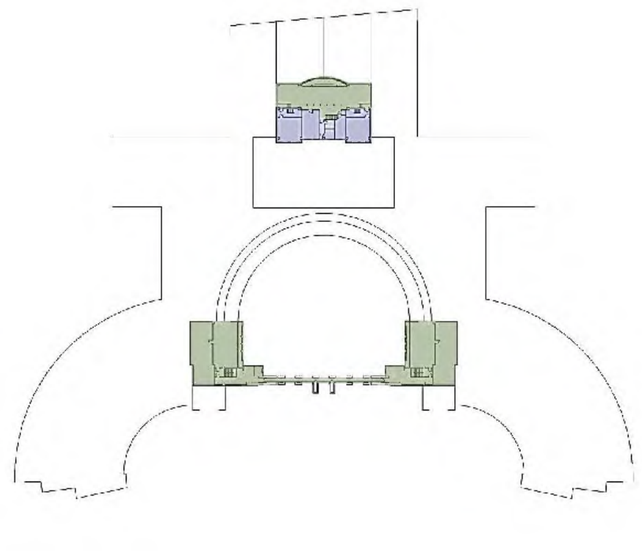
GBBN architects

FLOOR PLAN KEY

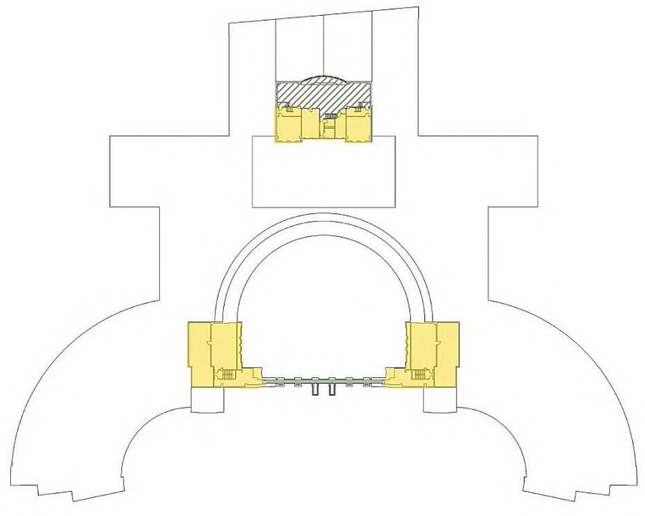
- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUS ALTERATIONS (HISTORIC SPACES)
- PREVIOUS ALTERATIONS
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



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EXISTING



PROPOSED

Cincinnati Union Terminal Renovation & Restoration

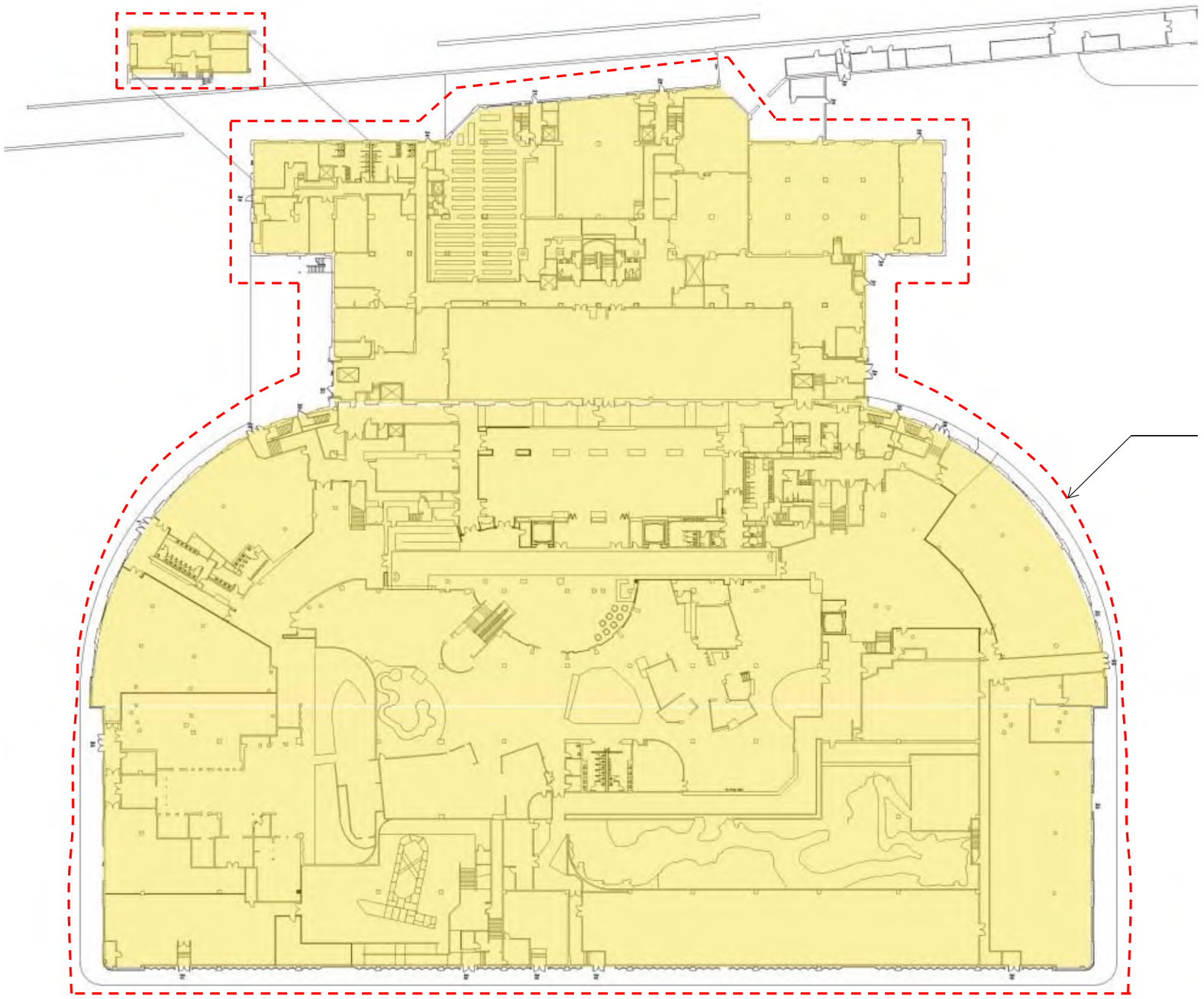
Interior Preservation Zone Plan 4-H
Fifth Floor/Tower A

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Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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ZONE KEY

SIGNIFICANT HISTORIC/PRESERVATION SPACES

PREVIOUSLY PRESERVED (HISTORIC SPACES)

REHABILITATION SPACES

FEATURE 29:
LOWER LEVEL REHABILITATION SPACES

Interior Key Plan 5- A
Lower Level

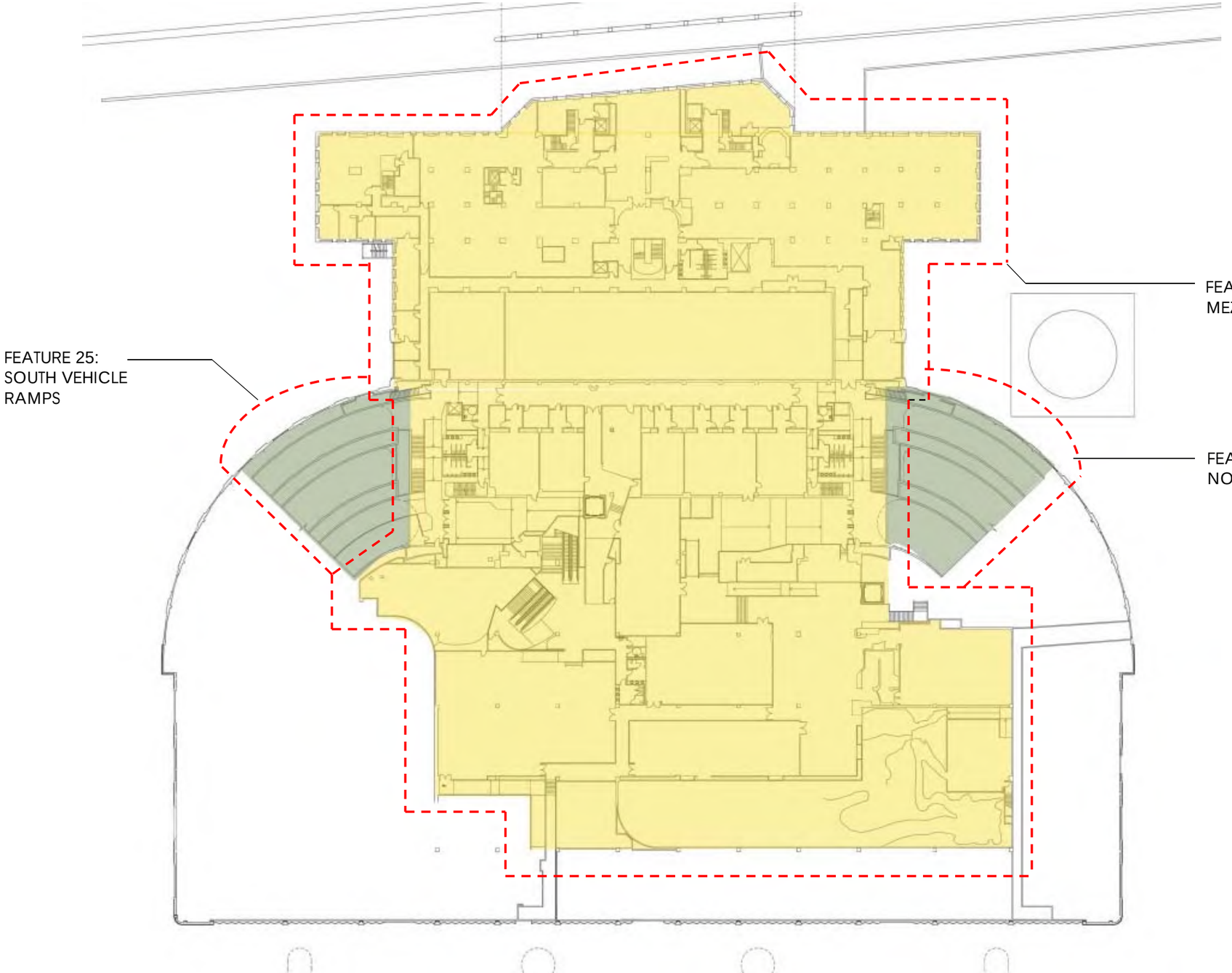
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Interior Key Plan 5-B
Mezzanine Level

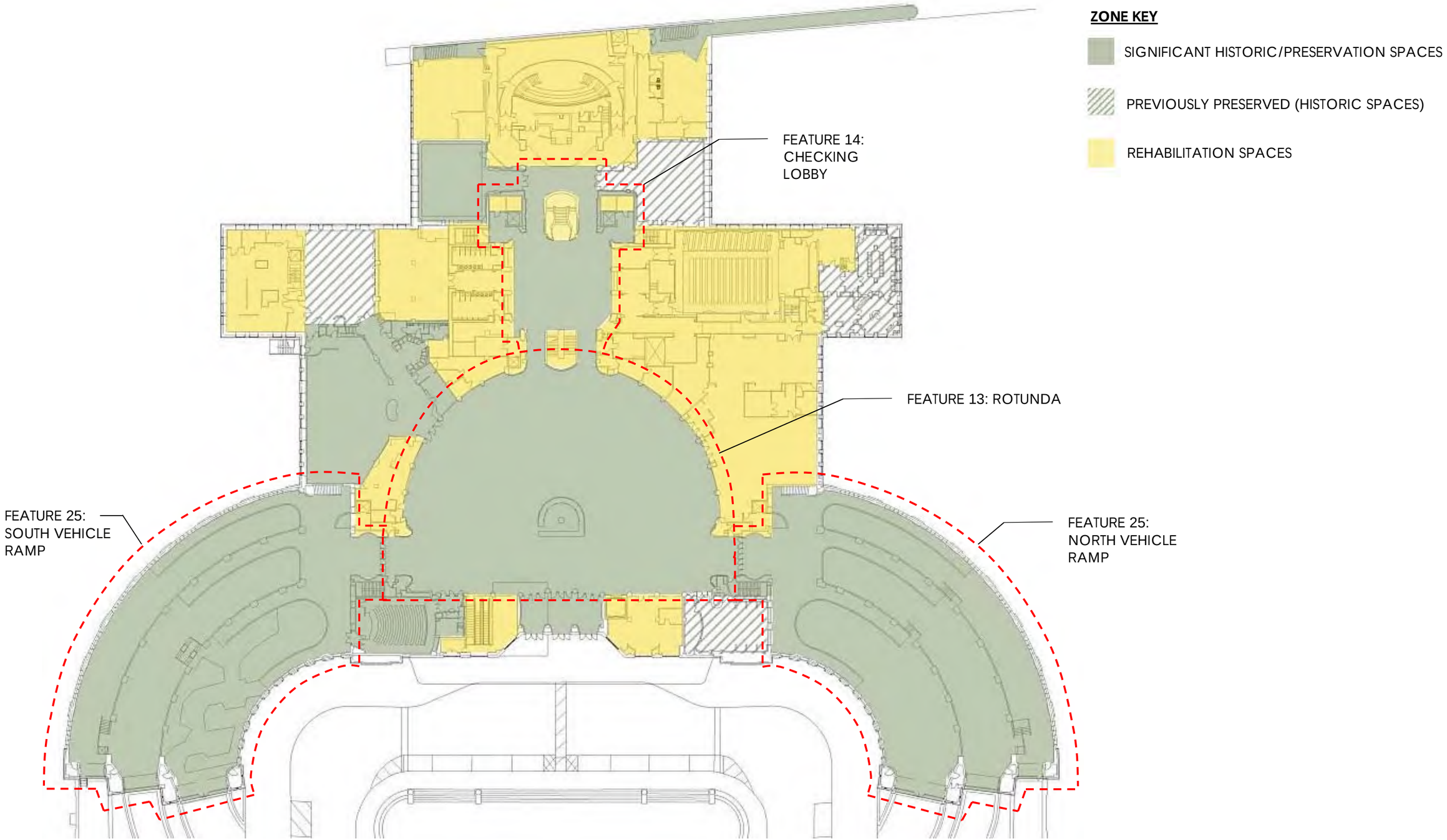
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Interior Key Plan 5-C
Concourse Level

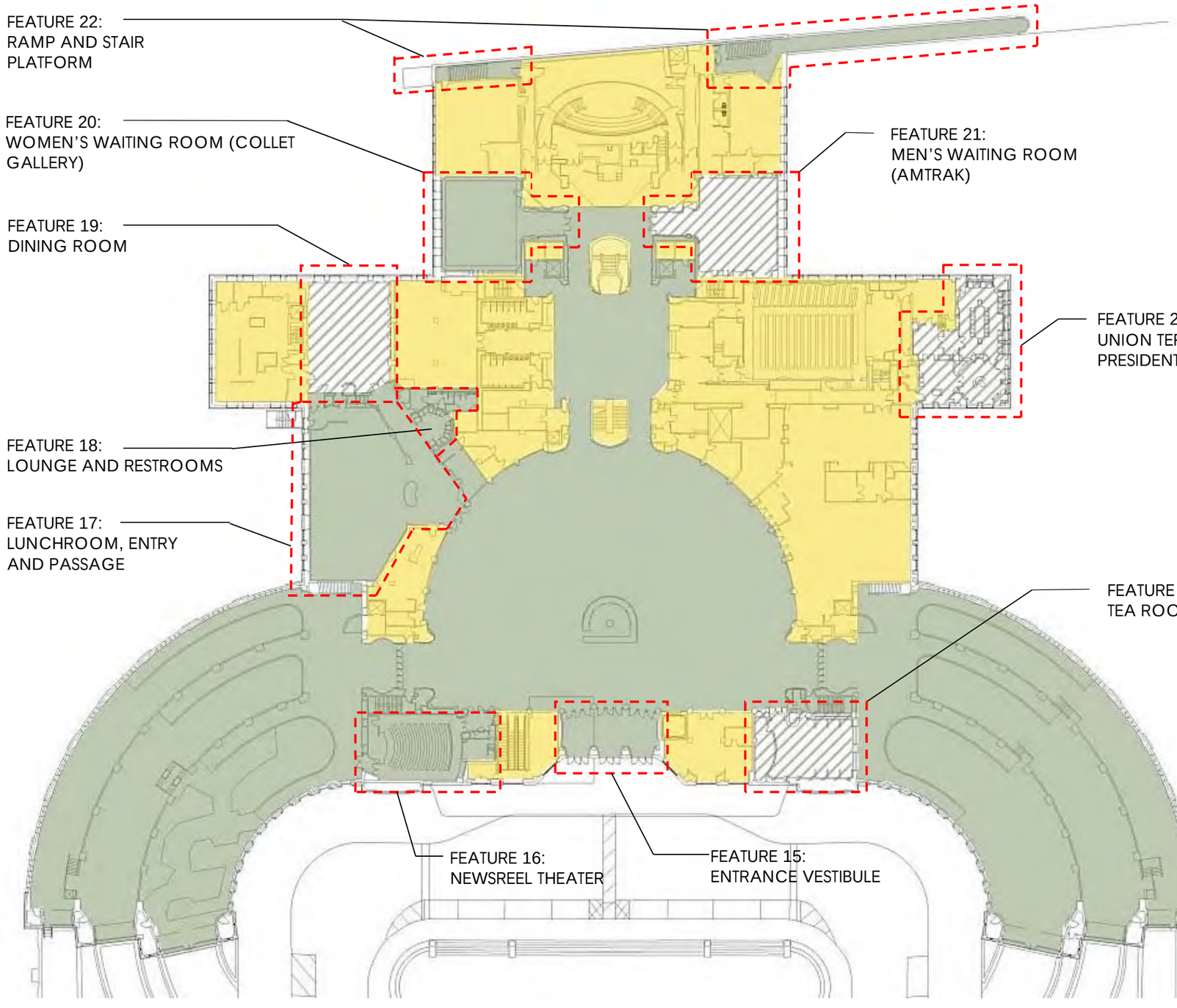
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Interior Key Plan 5-D
Concourse Level

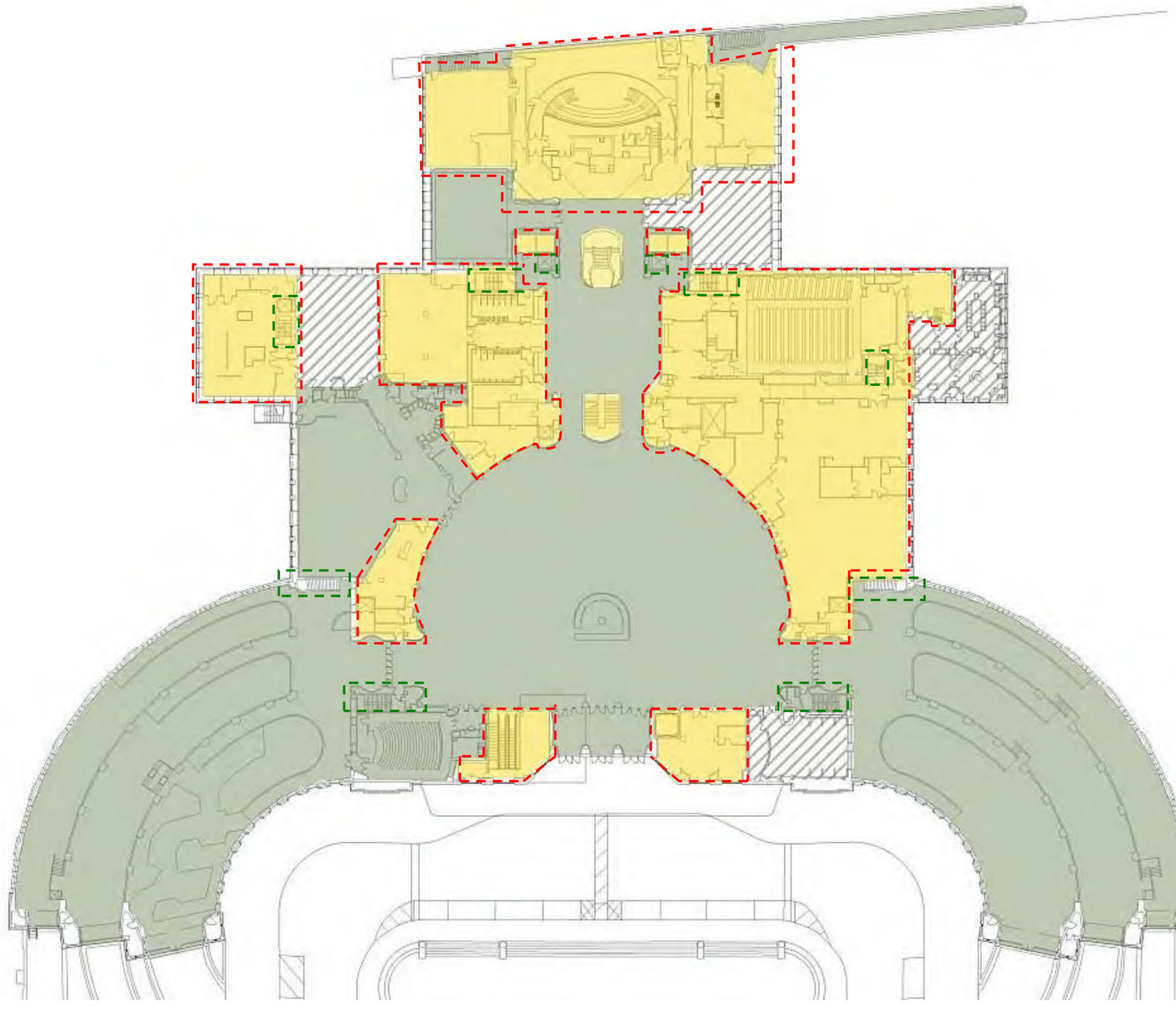
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ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES

CONCOURSE REHABILITATION PLAN KEY

- FEATURE 26: ORIGINAL STAIRS AND ELEVATORS
- FEATURE 30: CONCOURSE REHABILITATION SPACES

Interior Key Plan 5-E
Concourse Level

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ZONE KEY

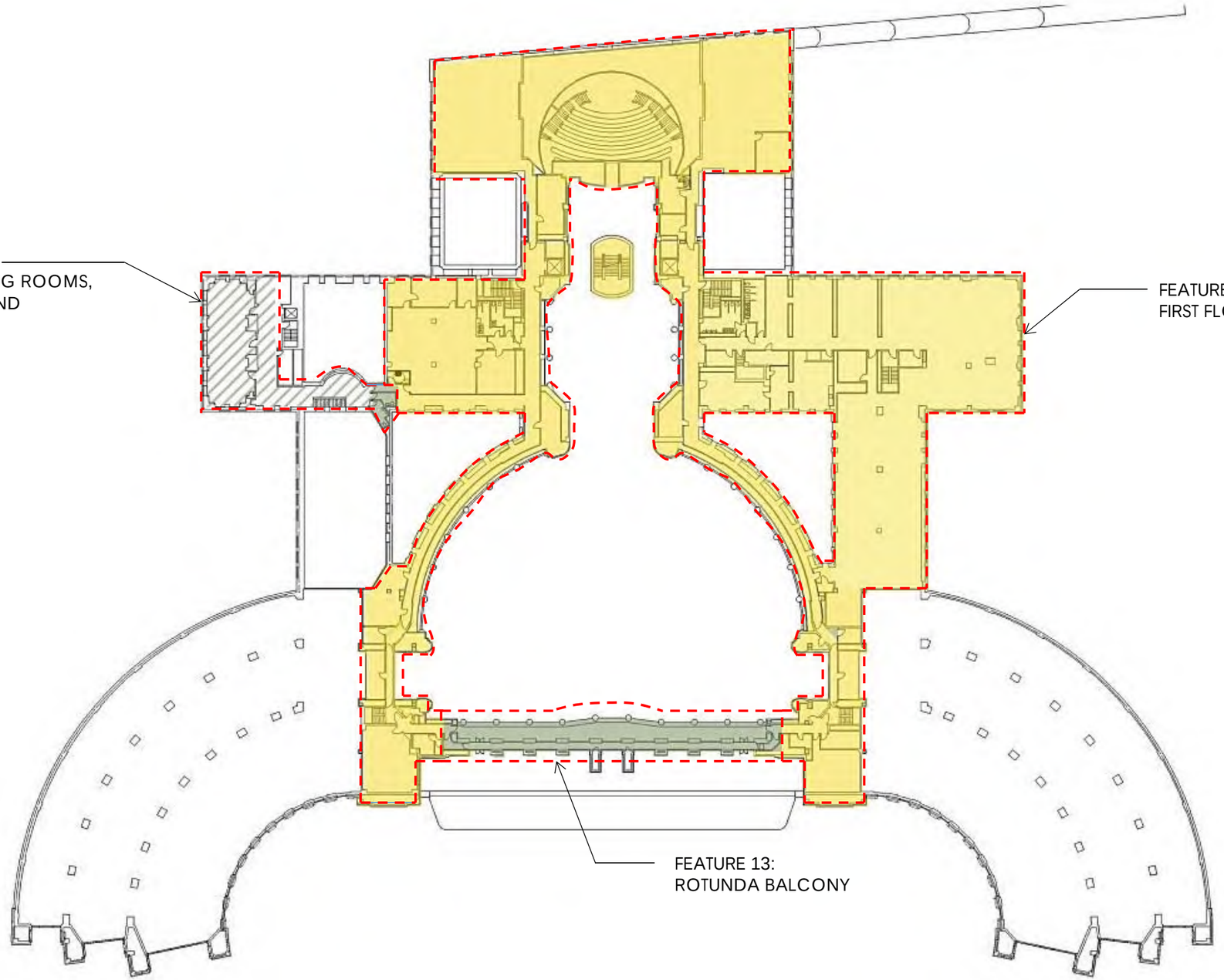
SIGNIFICANT HISTORIC/PRESERVATION SPACES

PREVIOUSLY PRESERVED (HISTORIC SPACES)

REHABILITATION SPACES

FEATURE 27:
PRIVATE DINING ROOMS,
HALLWAYS, AND
RESTROOMS

FEATURE 31:
FIRST FLOOR REHABILITATION SPACES



FEATURE 13:
ROTUNDA BALCONY

Interior Key Plan 5-F
First Floor

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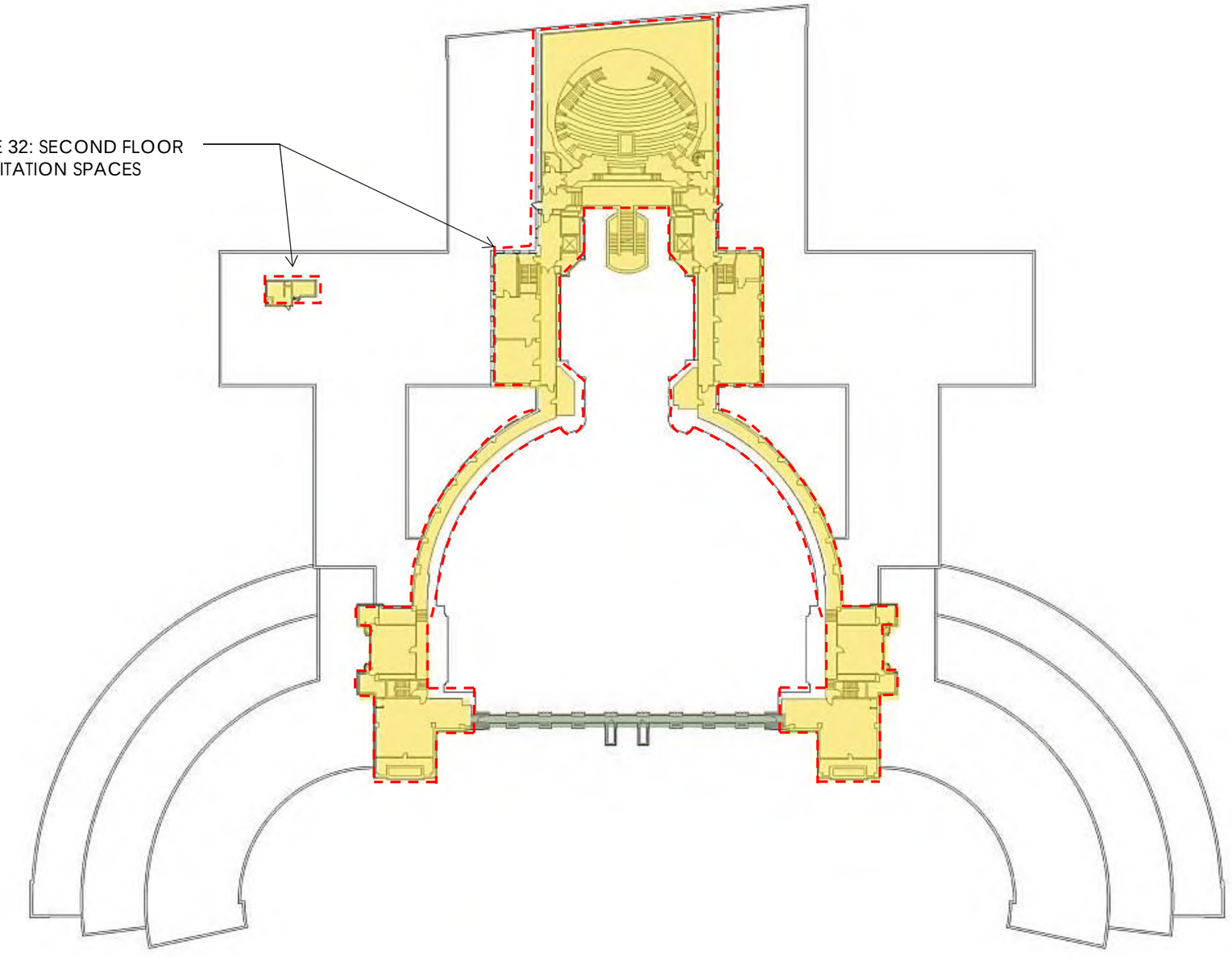
ZONE KEY

SIGNIFICANT HISTORIC/PRESERVATION SPACES

PREVIOUSLY PRESERVED (HISTORIC SPACES)

REHABILITATION SPACES

FEATURE 32: SECOND FLOOR
REHABILITATION SPACES



Interior Key Plan 5-G
Second Floor

Cincinnati Union Terminal Restoration & Renovation

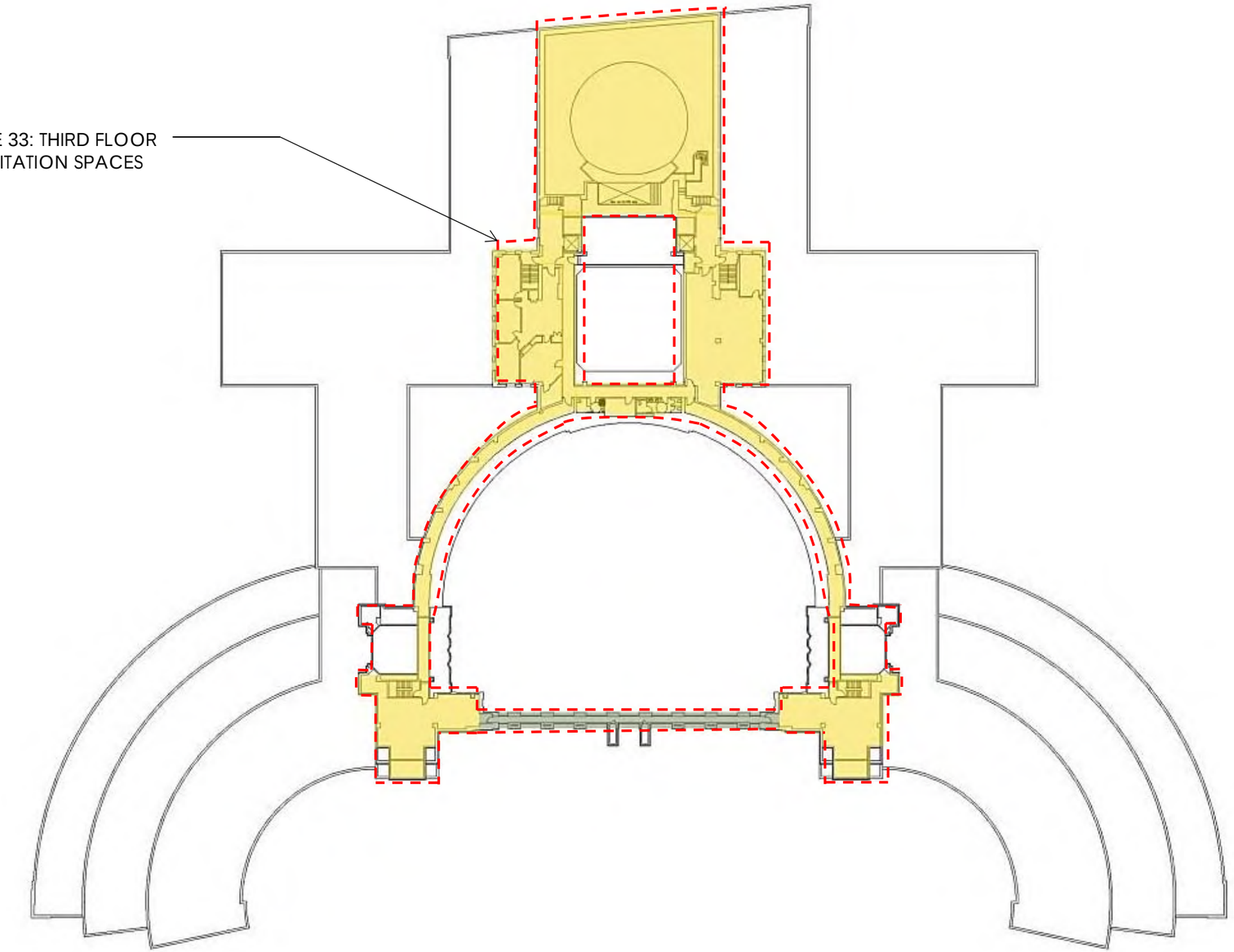
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FEATURE 33: THIRD FLOOR
REHABILITATION SPACES



ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES

Interior Key Plan 5-H
Third Floor

Cincinnati Union Terminal Restoration & Renovation

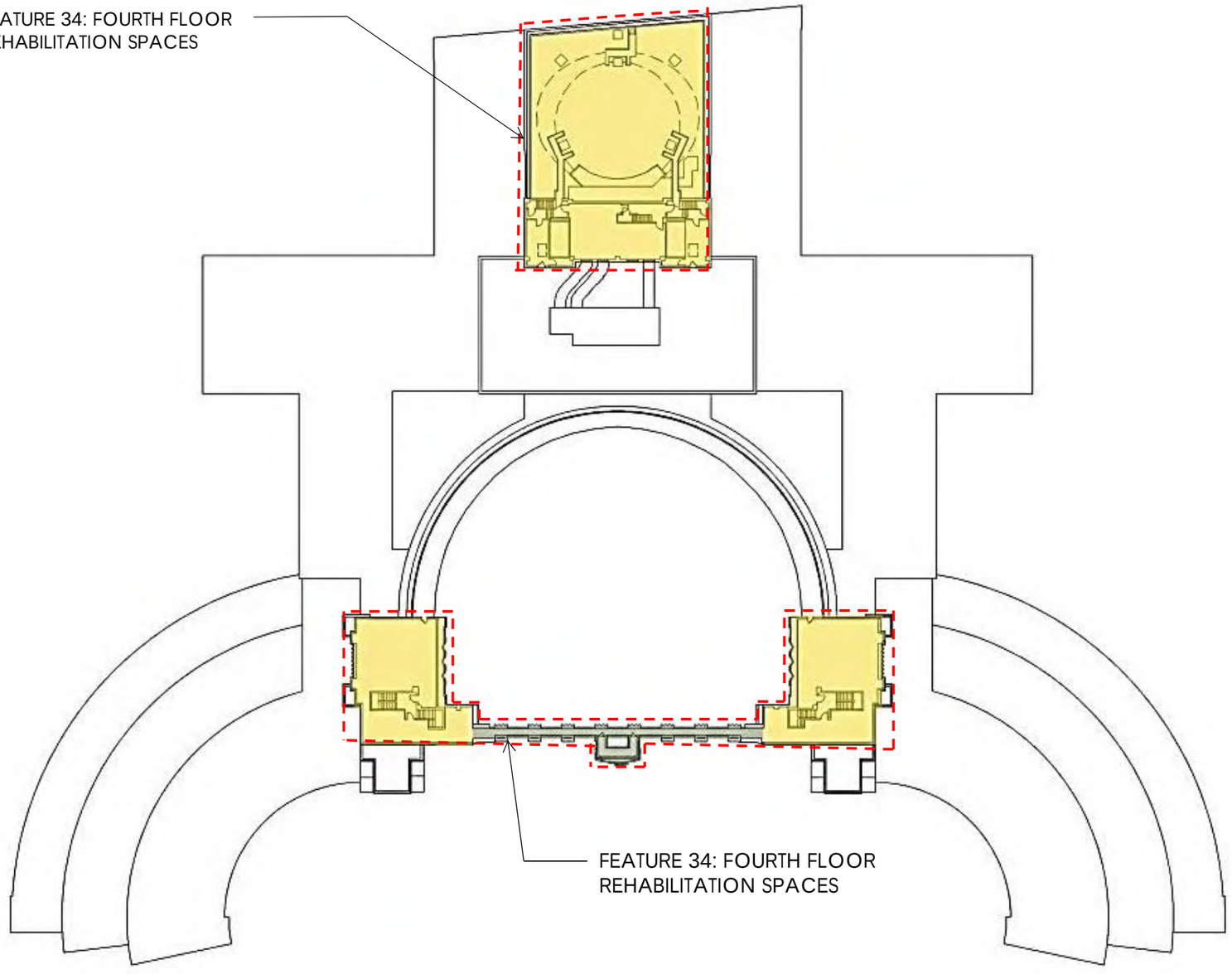
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FEATURE 34: FOURTH FLOOR
REHABILITATION SPACES



FEATURE 34: FOURTH FLOOR
REHABILITATION SPACES

ZONE KEY

SIGNIFICANT HISTORIC/PRESERVATION SPACES

PREVIOUSLY PRESERVED (HISTORIC SPACES)

REHABILITATION SPACES

Interior Key Plan 5-I
Fourth Floor

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

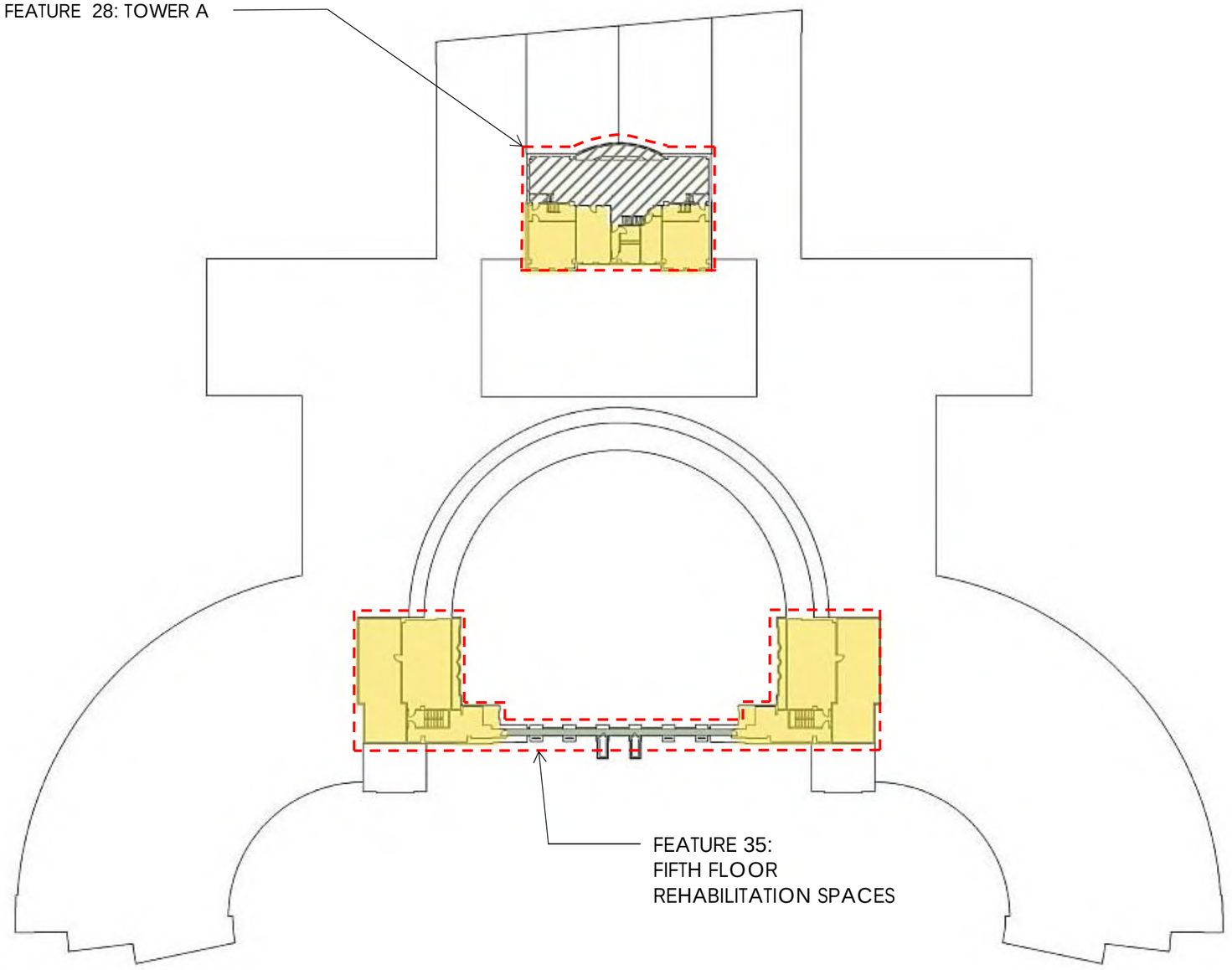
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ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES



Interior Key Plan 5-J
Fifth Floor/Tower A

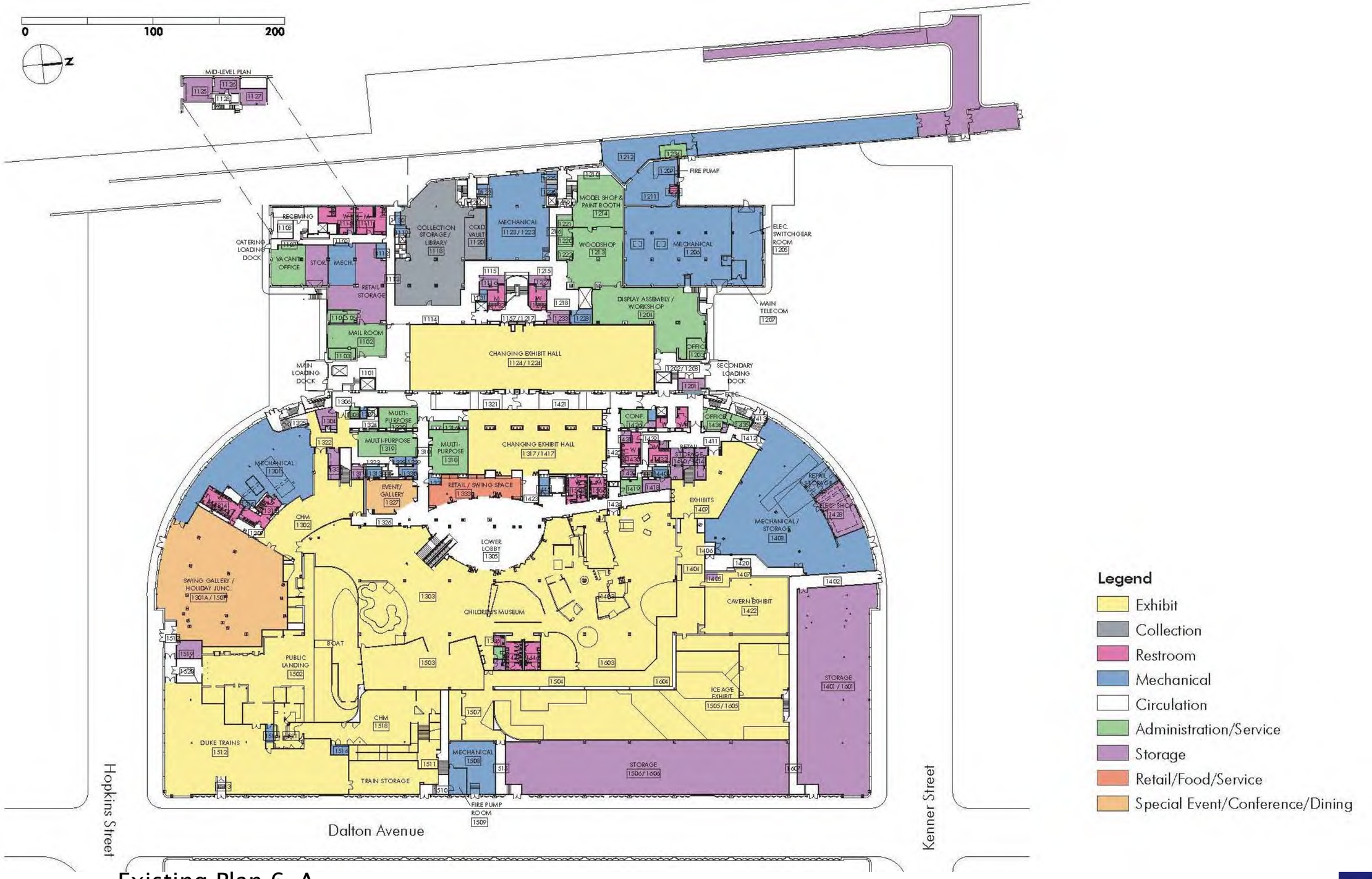
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Existing Plan 6-A
Lower Level

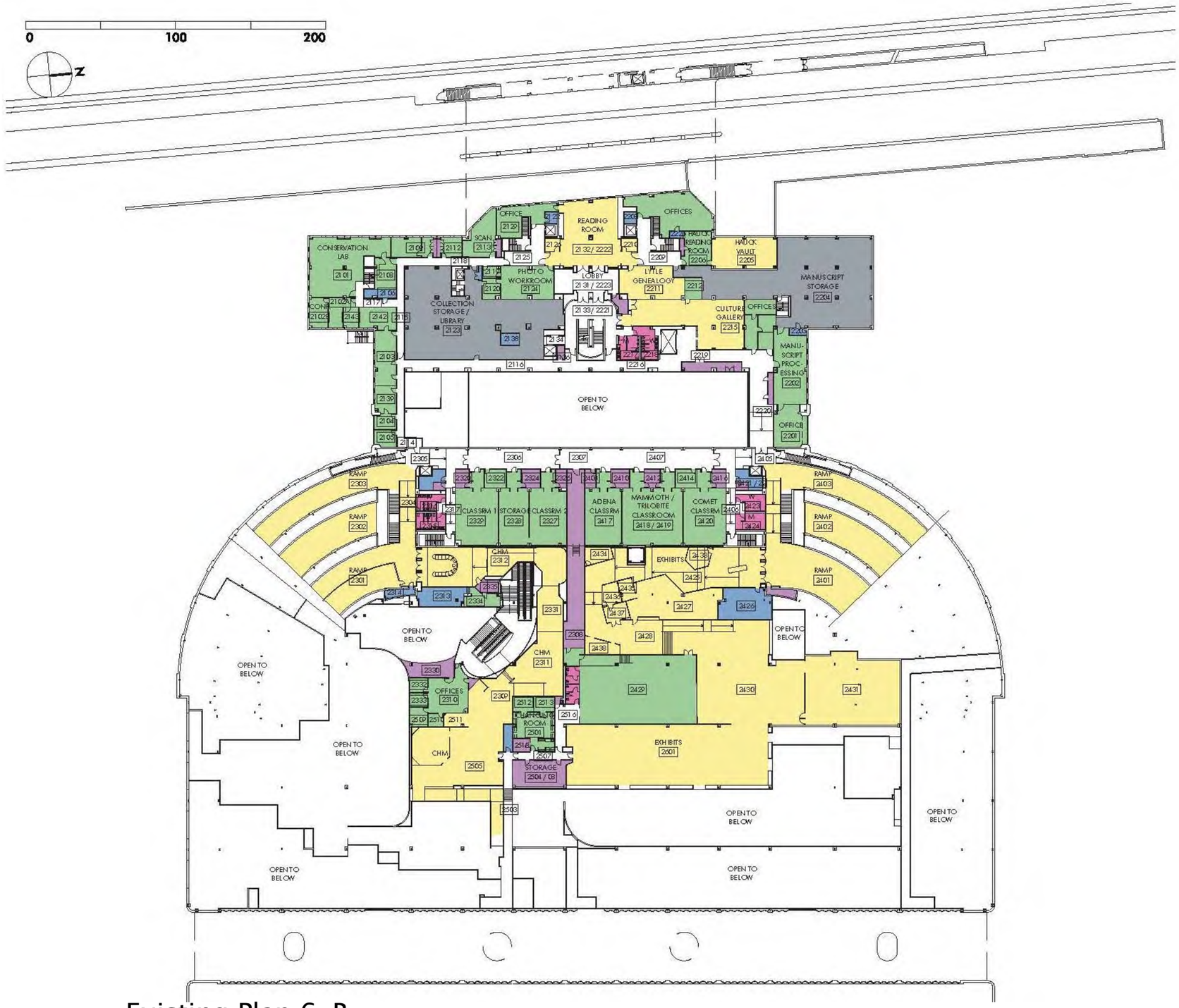
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Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining

Existing Plan 6-B
Mezzanine

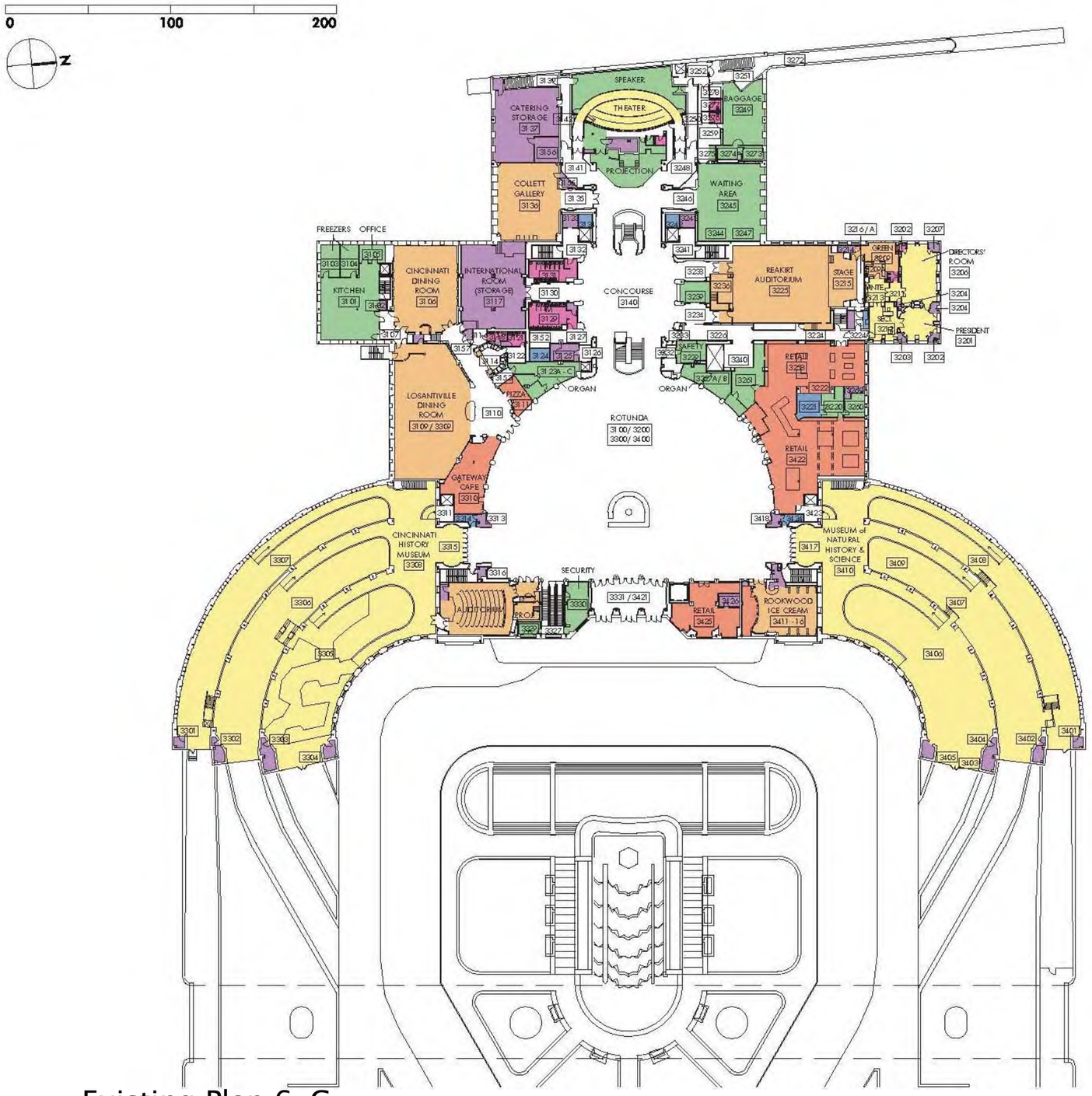
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Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining

Existing Plan 6-C
Concourse Level

Cincinnati Union Terminal Restoration & Renovation

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Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining

Cincinnati Union Terminal Renovation & Restoration

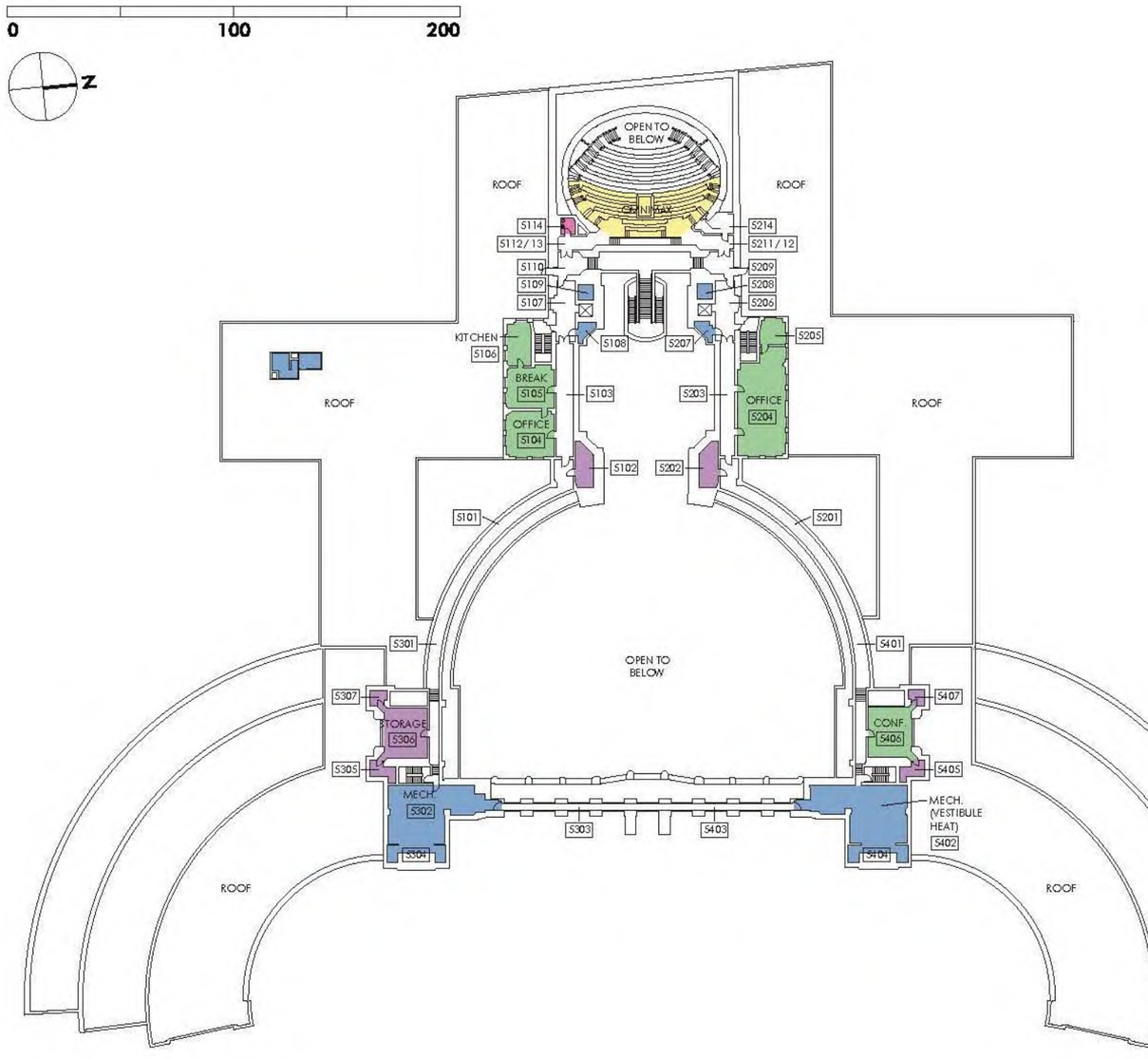
Existing Plan 6-D
First Floor

Cincinnati Union Terminal Restoration & Renovation

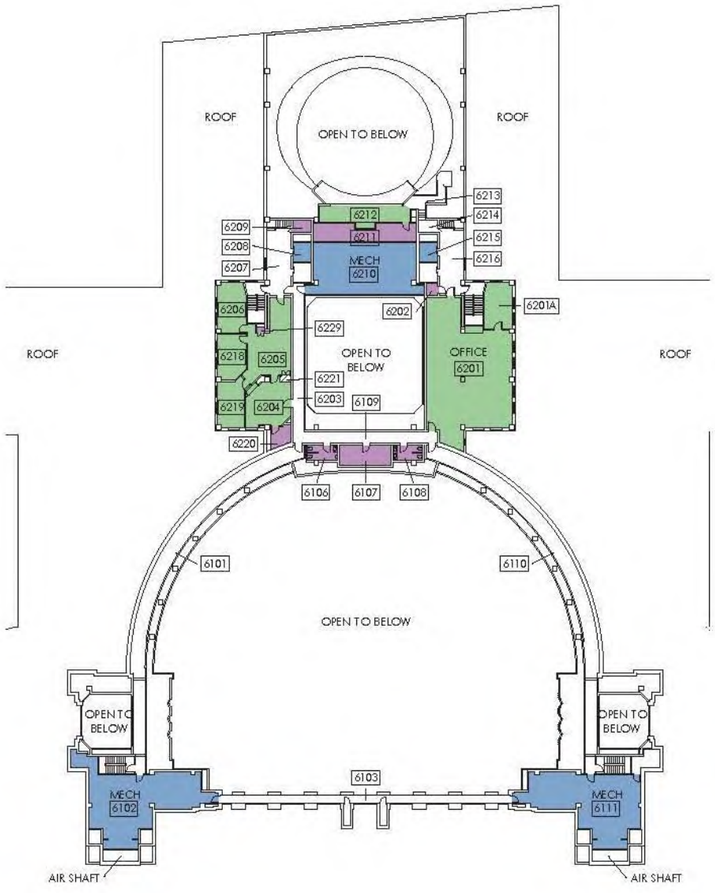
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05 Second Floor



06 Third Floor

Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining

Existing Plan 6-E
Second Floor, Third Floor

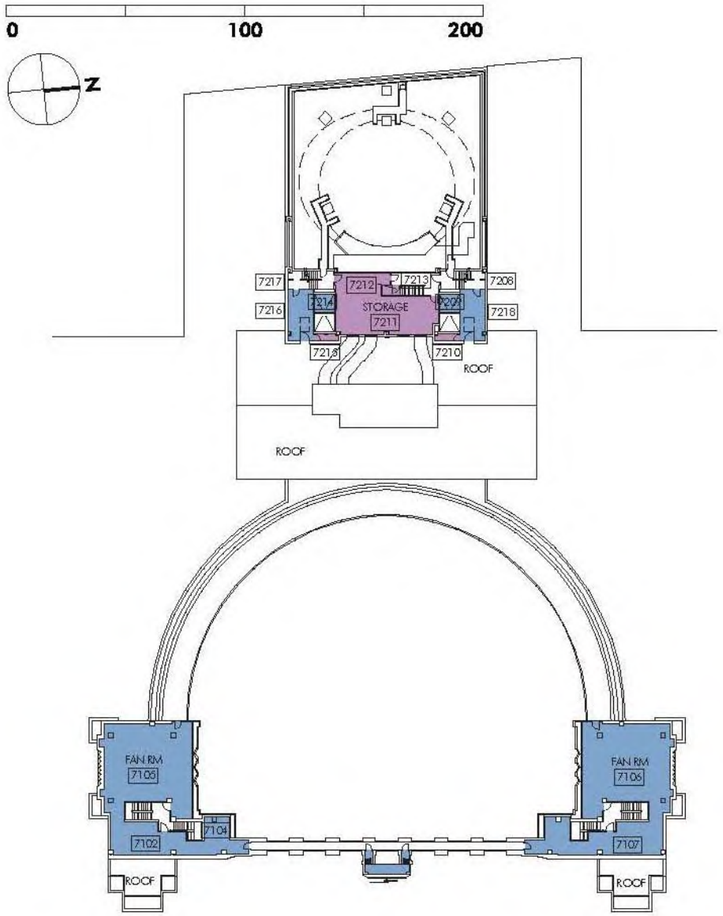
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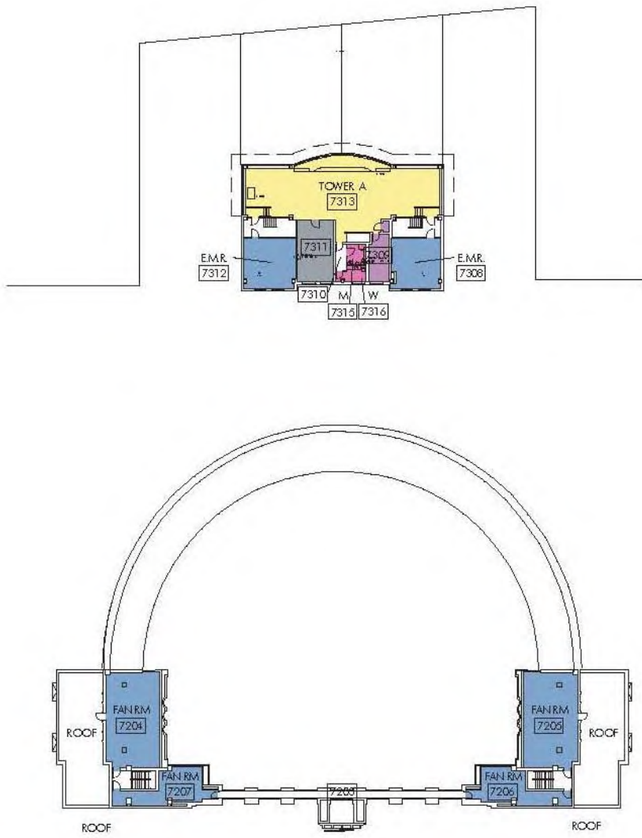
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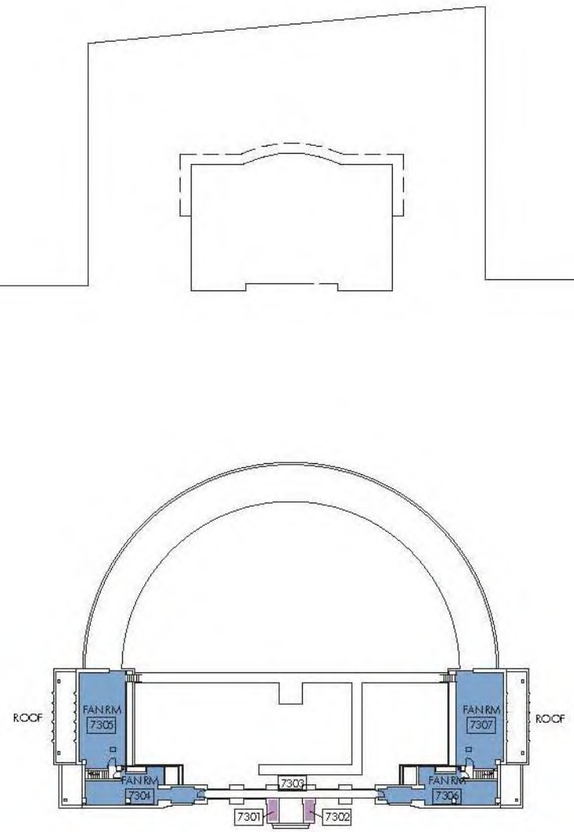
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07 Fourth Floor



08 Fifth Floor



09 Sixth Floor

Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining

Existing Plan 6-F
Fourth Floor, Fifth Floor, Sixth Floor

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