

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH201901219
APPLICANT: City Studios Architecture
OWNER: OTR Holdings Inc
ADDRESS: **1604 Pleasant**
PARCELS: 094-0008-0037
ZONING: RM 1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: July 6, 2019
HEARING DATE: August 5, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1405-07 – Numerical Variance** of 1 unit for a 6-residential-unit building. The building had an existing 5 units.

Existing Conditions

The subject property is situated mid-block on Pleasant Street next to 2 vacant lots that have a proposed new infill mixed use building. It is a 3-story Italianate brick building that is currently vacant but last had 2 units per floor, for a total of 6 dwelling units.

Proposed Conditions

The applicant is proposing to renovate the building into 6 dwelling units with 2 units on each floor. The exterior of the building will be rehabilitated. The building is using historic tax credits and the exterior rehabilitation will conform to the Secretary of the Interior's Standards for Historic Rehabilitation.



Figure 1. Location of 1604 Pleasant St. Image from CAGIS.

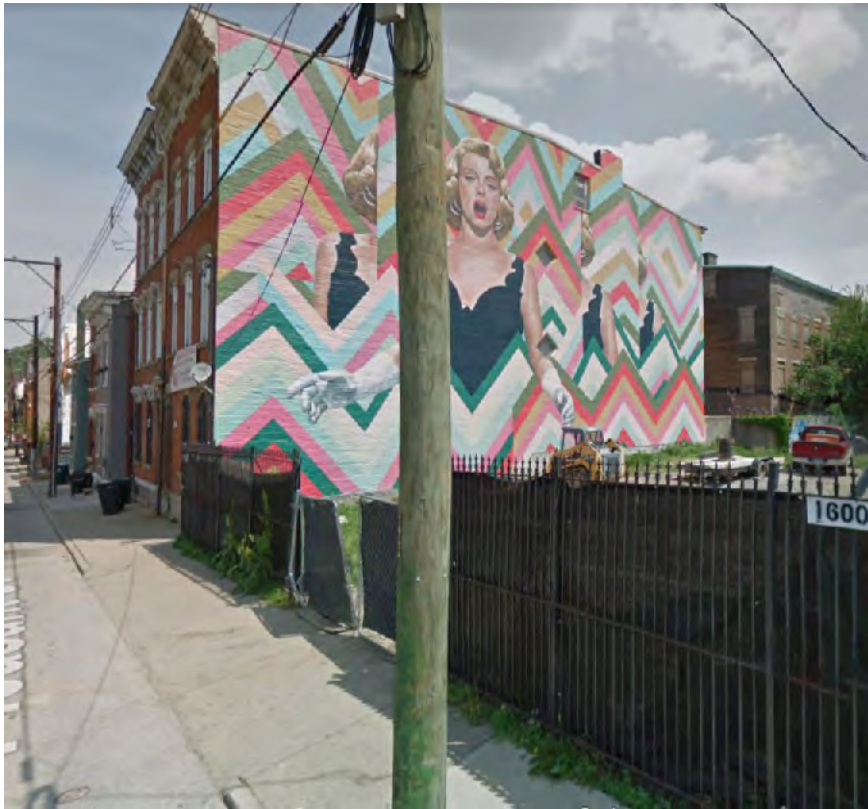


Figure 2. Street view of 1604 Pleasant St. Image from Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM 1.2
Variance Request:	Section 1405	Density
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The project is part of a larger OTR Mixed Income housing project called Willkommen. There are 4 new infill projects and 16 existing building rehabilitations. This will create approximately 185 total housing units within the neighborhood and will be a mix of market rate and affordable housing units with approximately 40% of the units consider affordable (50 of the units will be at 60% or less of the Area Medium income of the MSA and 26 of the units will be 80% or less of Area Median Income of the MSA). Of the units proposed, 95 are within existing structures and 90 are in new structures.

Within the 16 buildings that are being rehabilitated, there is not an overall net increase. The applicants have provided a spreadsheet showing the historic, existing and proposed dwelling unit counts in each of the 16 rehabilitation projects. The applicants have increased the dwelling unit count in some structures and decreased it in others to create a net increase of 0. This is a significant factor in this evaluation, as the overall impact to any building may be notable but the overall impact to the neighborhood is the same number of overall units in 16 rehabilitated buildings. Additionally, the chart illustrates that the original historic configuration of the dwellings was 113. Thus, though a modest increase from existing condition, dwelling density is reduced from original density at initial construction. Historic configurations have been confirmed by Staff.

	Address	Site Area	Existing Residential Units	Existing Density	Proposed Residential Units	Proposed Density	Historic Configuration Residential Units	Historic Configuration Density
A	211 Woodward	2742	4	1/685	7	1/392	8	1/343
B	215 Woodward	1300	2	1/650	5	1/260	6	1/217
C	1600 Race	2966	7	1/424	6	1/494	7	1/424
D	1601 Race	3739	11	1/340	12	1/312	13	1/288
E	1606 Race	3095	7	1/442	5	1/619	7	1/442
F	1611 Race	2517	7	1/360	4	1/629	7	1/360
H	1623 Race	3000	7	1/429	7	1/429	7	1/429
I	124-128 W Liberty	2583	6	1/431	5	1/517	5	1/517
J	1510 Moore	1800	5	1/360	6	1/300	6	1/300
K	1512 Moore	1800	8	1/225	8	1/225	8	1/225
L	1445 Walnut	1692	3	1/564	2	1/846	4	1/423
M	1447 Walnut	1909	4	1/477	2	1/954	4	1/477
N	18 E 15th / 1501 Moore	2719	7	1/388	7	1/388	10	1/272
O	20 E 15th	2756	6	1/459	8	1/345	9	1/306
Q	1604 Pleasant	1700	5	1/340	6	1/283	6	1/283
R	1606 Pleasant	1700	6	1/283	5	1/340	6	1/283
		38018	95	1/400	95	1/400	113	1/334

red = increase density
green = decrease density
black = no change

Figure 3: Chart of the 16 rehabilitation and the unit counts for those units.

At this particular structure, the applicants are requesting a total density of the last known verifiable number of dwelling units in the structure, plus an additional 1 dwelling units, to make the units more appropriately sized for 1 bedroom units. The current configuration has 2 dwelling units per floor each at between on the first and second floor and the 3rd floor is combined into one unit. The building is a typical multi-family with a side entrance and a unit on the front and rear and a staircase up the middle splitting the building. The historic configuration is 6 units and the request is to return to the historic configuration.

Properties in the RM 1.2 are residential in nature and are to only have 1 unit per 1,200 square feet of lot area. The property in question is 1700 sf. which would only permit 1 dwelling unit. The building is over 3100 sf. which would require a project that is compatible with the base zoning to create 1 dwelling that is 3100 sf.

Standards for Variances per Section 1435-05-4

- (a) *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

The building is being rehabilitated and is using Historic Tax Credits. The use of the tax credits guarantees that the building will be appropriately rehabilitated both on the interior and exterior following the Secretary of the Interiors Standards. The Historic Tax Credits require that an historic interior configuration is kept, including the location of stairs, hallways and often doors. The historic interior configuration is one element that is driving the unit count and configuration. The other major element is making sure the unit count, income mix, and unit type mix are appropriate across all 21 project sites.

- (b) *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a*

determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

A denial of the density variance would not result in the deprivation of all economically viable use. The building could be rehabilitated into the grandfathered 5 dwelling units or could be developed with even less units, with larger areas and higher prices. However, the unit count as proposed is needed for the required mix for the financing package that include low-income housing tax credits. The applicant has provided information on the economics of the overall project, bearing out this determination.

General Standards; Public Interest

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

- a. **Zoning.** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*

The underlying zoning is RM 1.2. The proposal does not conform to the underlying zoning allowances for density.

- b. **Guidelines.** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

- c. **Plans.** *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*

A stated goal of the 2002 Over-the-Rhine Comprehensive Plan is “Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.” The project as a whole is providing a diverse range of housing options, both in size, configuration and availability to different economic levels.

- d. **Traffic.** *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*

The building is a residential use building within a residential district. While parking is no longer required in Over-the-Rhine due to the Urban Parking Overlay District, the property would have been given a 50% reduction on required parking per the zoning code section 1425-23 (d) which allows residential uses in an RM district to have 50% reduction on required parking if it is located within 600 feet of a streetcar stop and if it means that fewer

than 3 spaces are required , than no spaces would need to be provided. As the property is only proposing an increase of 1 unit over the last known density the project would therefore not have been required to park the project.

- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

The proposed density is at 283 sf. of land area per unit. This is similar in density with other recently approved projects within the RM 1.2 zoning district in Over-the-Rhine within existing buildings:

- 1505 Republic St: 210 sf. lot area/unit
- 1513 Republic St: 148 sf. Lot area/unit
- 1515 Republic St: 148 sf. lot area/unit

All of these are in historic buildings in the RM 1.2 zoning district is Over-the-Rhine and have been approved since 2017.

The property is large enough that all trash for the units will be able to be accommodated onsite and not within adjoining alleys.

- i. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed project is creating more housing opportunities in the urban core providing more density and patrons of local businesses.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.
There will be temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
The rehabilitation of the building will increase the property value of the property.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner of the property will have a benefit to redeveloping the property and creating an income stream.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and a city as a whole.*

Certificate of Appropriateness Review:

All exterior changes on the property will be required to obtain a Certificate of Appropriateness. The COA will be issued in conjunction with the Building Permit as all proposed changes, including windows and doors, are able to be approved at a staff level.

Other Considerations:

Prehearing Results: A prehearing was held on July 17, 2019.

Comments Provided to Staff: NA

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1405-07 –**APPROVE – Numerical Variance** of 1 unit to allow a 6-residential-unit building at 283 sf. Lot area/dwelling unit, in excess of the grandfathered density/legal non-conformity of 5 units and the base zoning requirements per plans for 1604 Pleasant St submitted by City Studios Architecture dated 8.31.2018.

B. FINDING: The Board makes this determination that per Section 1435-05-4:

1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The property is part of a larger project with 16 properties and 95 dwelling units and there is not a net increase from the existing unit count over the building.
3. The density variance supports the economic viability of a collective project with 40% affordable dwelling units as established with credible evidence of the applicant.
4. The density will not materially alter the demand for parking or the ability to manage utilities and services, including trash for the projects.

July 22, 2019

Beth Johnson
City of Cincinnati Buildings and Inspections
805 Central Ave Suite 500
Cincinnati, OH 45202

Ms. Johnson,

I am submitting this letter to make a case for a requested density variance at the following properties, all of which are owned or leased by subsidiary entities of 3CDC and/or the Model Group:

Address	Owner
211 Woodward	OTR Reinvestment Holdings II
215 Woodward	OTR Reinvestment Holdings II
1601 Race	City of Cincinnati; see attached lease
1604 Pleasant	OTR Holdings
1510 Moore	OTR Holdings
20 E 15 th	OTR Holdings

These properties are included in a larger project called Willkommen, which will cost approximately \$50 million and create approximately 185 new housing units. The project is spread across 18 existing buildings and 4 new infill structures. Willkommen will feature a mix of market rate and affordable housing units, with the goal to create approximately 40% of the units at affordable rates, and 25,000 square feet of commercial space. 3CDC and Model Group are partnering as co-developers on Willkommen. 3CDC will own/manage the commercial space, and Model Group will own/manage the residential units. The development team is working to assemble a finance package which will include State Historic Tax Credits, Federal New Market Tax Credits, State New Market Tax Credits, and Low-Income Housing Tax Credits.

This petition for Zoning Relief would provide a Density Variance allowing the properties to accommodate a higher density of residential units than the Zoning Code currently permits. The variance is essential to the overall project both financially and conceptually. Financially, Willkommen already faces a funding gap that will worsen should rent income decrease. Conceptually, the project is seeking to improve affordability in the Over-the-Rhine and maintain its historic character. Specific to affordability, fewer units overall will also mean fewer affordable units, hindering the goal of expansion of affordability in the neighborhood. Specific to historic character, this density variance would help bring these buildings more in line with their historic densities and maintain the dense neighborhood fabric. Additionally, Willkommen is anticipating the use of Historic Tax Credits (HTCs) in order to finance the project, which significantly constrain unit layouts as the project's required to maintain original walls, stairs, and openings. Working within this framework, the team arrived at the 95 units being proposed across all renovated buildings. While we are increasing the unit count in the seven buildings with requested variances, we are also decreasing the number of units in other buildings, which results in no increase in density project wide. Additionally, the 95 unit total is still less than the total number of units historically, which was 113. These historic 113 units or 95 existing units never conformed with the current zoning code in RM 1.2 (1,200 SF/unit) or CC-P (500 SF/unit).

In addition to the reasons above, below is our rationale for this variance request in response to the specific requirements of the petition:

Public Interest

The project and request will rehabilitate and preserve currently vacant buildings and provide new housing units to a historic neighborhood intended for dense urban residential and mixed-use development. This goal conforms with the local zoning, city and neighborhood plans, and neighborhood history. Redeveloping and reactivating these buildings will diminish blight and improve the value and feasibility of redevelopment of other properties in the neighborhood. The project will create both temporary construction jobs and full-time positions that will support the neighborhood and city's economy.

Nonconformity

At the time the buildings were purchased by their current owners, which are subsidiaries of 3CDC and the Model Group, the existing unit configurations were already in place. Thus, the request for a density variance is not meant to remediate unapproved action taken by the current owners.

Special Circumstances

As previously described, Willkommen is seeking historic tax credits (HTCs) to fund a portion of the project. HTCs involve requirements related to preserving the historic fabric of the buildings including walls, stairs, and openings, which ultimately dictates the layouts units can have. In designing the buildings within these requirements, we arrived at the 44 units proposed. While this doesn't comply with the current density standards, these unit layouts are in line with the historic densities and neighborhood character. More important to this special circumstance provision, the project would not be possible without HTCs, and, therefore, the density variance.

For the reasons outlined above, I believe this density variance is acceptable and will facilitate a project that will contribute significantly to the Over-the-Rhine neighborhood. If you have additional questions, please reach out.

Sincerely,



Lann Field
Vice President
3CDC

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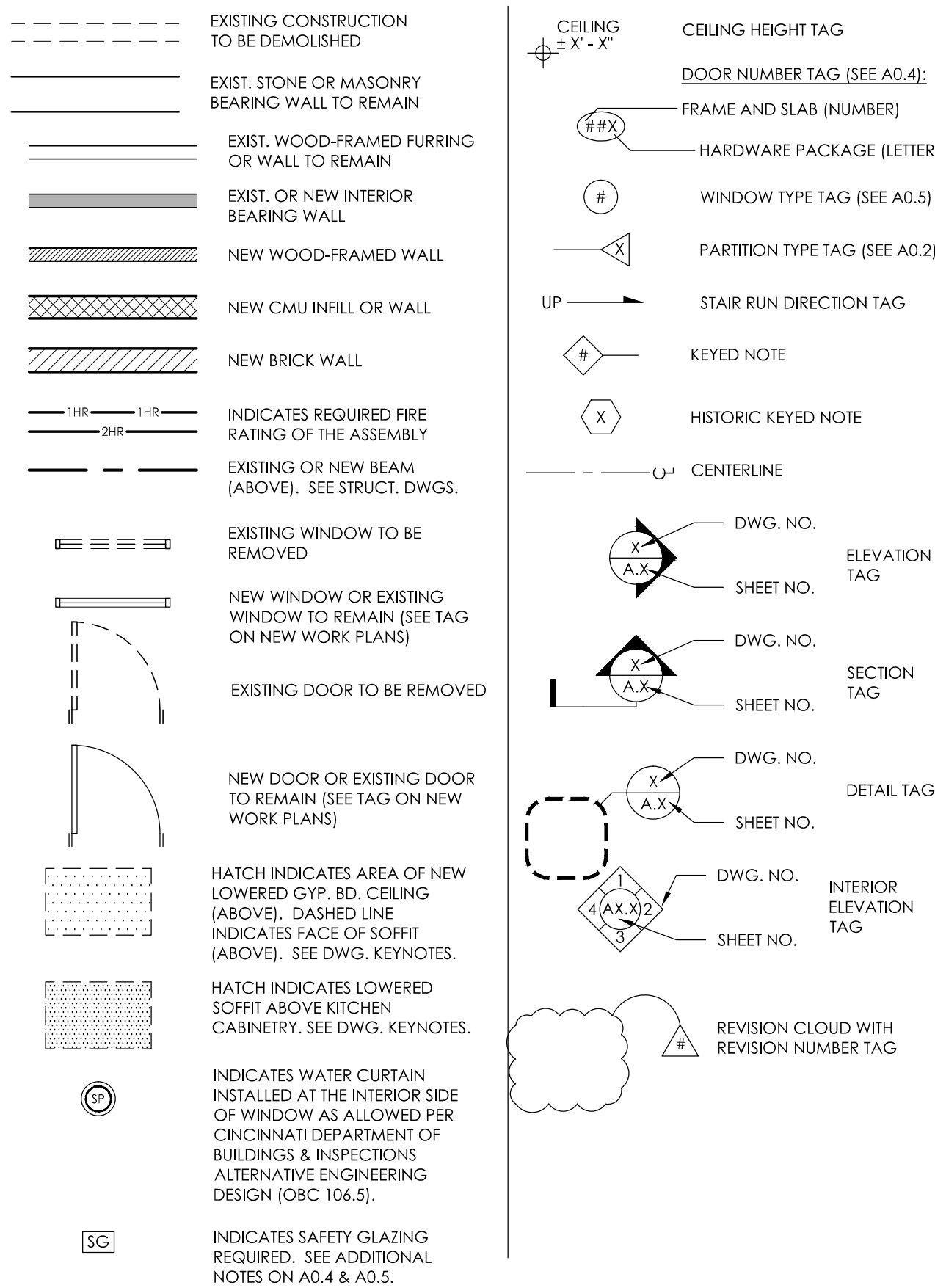
OTR MIXED INCOME - 1604 PLEASANT

PROJECT INFORMATION / CODE NOTES

- PROJECT LOCATION:** 1604 PLEASANT STREET CINCINNATI, OH 45202
- DESCRIPTION:** THIS PROJECT IS THE RENOVATION OF AN EXISTING MIXED-USE (3) STORY + ATTIC RESIDENTIAL BUILDING CONTAINING (6) APARTMENTS.

NEW WORK TO INCLUDE SITE IMPROVEMENTS, SELECTIVE INTERIOR DEMOLITION, MASONRY REPAIR WORK, NEW WINDOWS, NEW EXTERIOR DOORS, NEW INTERIOR DOORS, NEW PARTITIONS, NEW KITCHENS, NEW BATHROOMS, AND ALL NEW FINISHES. REPAIR/REBUILD EXISTING EXTERIOR EGRESS FIRE ESCAPE. NEW WORK ALSO INCLUDES HVAC, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION. THE ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION WORK WILL BE SUBMITTED UNDER SEPARATE PERMITS.
- GOVERNING CODE:** 2017 OBC (OHIO BUILDING CODE)
- ZONING DESIGNATION:** RM1.2 RESIDENTIAL MULTI-FAMILY OVER-THE-RHINE HISTORIC DISTRICT - PROJECT WILL APPLY FOR STATE AND FEDERAL TAX CREDITS.

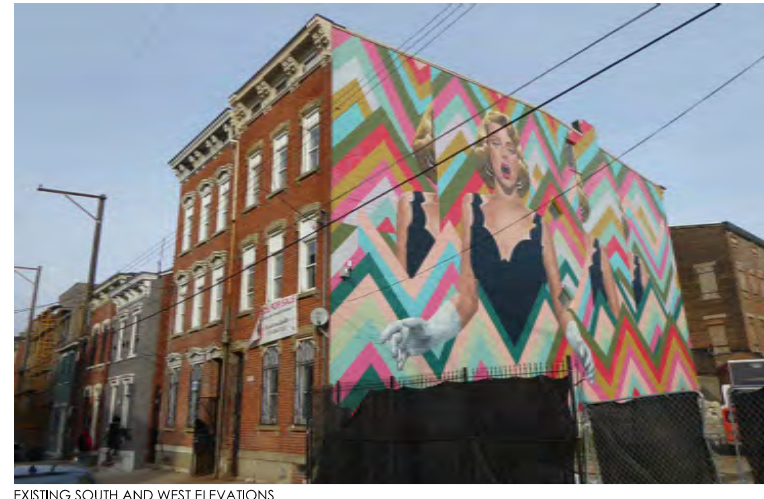
GRAPHIC SYMBOLS LEGEND



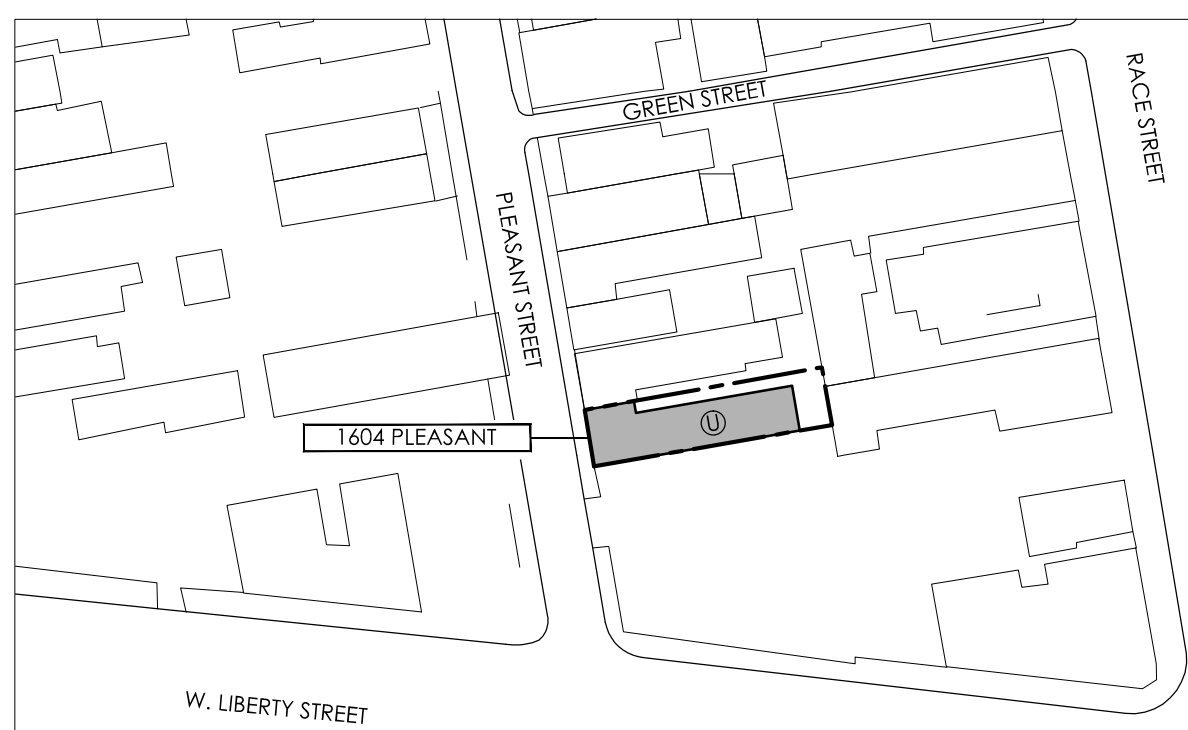
ABBREVIATIONS LEGEND

ADJ.	ADJUSTABLE	LB	POUND
A.F.F.	ABOVE FINISHED FLOOR	LF	LINEAR FEET
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINUTE
AVG.	AVERAGE	MIN.	MINIMUM
B/	BOTTOM OF	M.O.	MASONRY OPENING
BD.	BOARD	M.R.	MOISTURE RESISTANT
BM.	BEAM	MW.	MICROWAVE
BLDG.	BUILDING	N	NORTH
BLKG.	BLOCKING	NO.	NUMBER
BSMT.	BASEMENT	NO/M.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLOS.	CLOSET	O.D.	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPG.	OPENING
COL.	COLUMN	OZ.	OUNCE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PTD.	PAINTED
CPT.	CARPET	PSF	POUNDS PER SQUARE FOOT
CSMT.	CASEMENT	PSI	POUNDS PER SQUARE INCH
C.F.	CUBIC FEET	PT.	PRESSURE TREATED
D	DEEP OR DEPTH	R	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	REF.	REFLECTED CEILING PLAN
DEM/O	DEMOLISH OR DEMOLITION	REF.	REFRIGERATOR
D.H.	DOUBLE HUNG	REQ'D.	REQUIRED
DR.	DOOR	REV.	REVISION OR REVISION
DW.	DESHWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING	RM.	ROOM
EA.	EACH	SECT.	SECTION
ELEC.	ELECTRIC OR ELECTRICAL	S	WRITTEN SPECIFICATIONS
ELEV.	ELEVATION	SF	SQUARE FEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
F.E.	FIRE EXTINGUISHER	SSTL.	STAINLESS STEEL
FDN.	FOUNDATION	SQ.	SQUARE
FIN.	FINISH(ED)	T	TREAD
FLG.	FLOORING	T/	TOP OF
FLR.	FLOOR	T.B.D.	TO BE DETERMINED
FRMG.	FRAMING	TELE	TELEPHONE
FT	FOOT OR FEET	T.M.E.	TO MATCH EXISTING
FIG.	FOOTING	TYP.	TYPICAL
GA	GAUGE	TV	TELEVISION
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
G.C.	GENERAL CONTRACTOR	VERI.	VERTICAL
GYP.	GYPSPUM	V.I.F.	VERIFY IN FIELD
H	HIGH OR HEIGHT	W	WEST, WIDE OR WIDTH
HR	HOUR	W/	WITH
HDWD.	HARDWOOD	W/D	WASHER & DRYER
HM	HOLLOW METAL	WD.	WOOD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WDW.	WINDOW
HORIZ.	HORIZONTAL	WH	WATER HEATER
I.D.	INSIDE DIAMETER	W.P.	WATERPROOF(ING)
IN	INCH(ES)	X	BY
INSUL.	INSULATION OR INSULATED	YD	YARD
	LONG OR LENGTH		

REFERENCE PHOTOS



SITE PLAN



LOCATION PLAN



DRAWING INDEX

- A0.1** TITLE SHEET, INDEX, LEGENDS & PROJECT INFO
- A2.0** BASEMENT DEMOLITION PLAN
- A2.1** FIRST FLOOR DEMOLITION PLAN
- A2.2** SECOND FLOOR DEMOLITION PLAN
- A2.3** THIRD FLOOR DEMOLITION PLAN
- A2.4** ATTIC FLOOR DEMOLITION PLAN
- A3.0** BASEMENT NEW WORK PLAN
- A3.1** FIRST FLOOR NEW WORK PLAN
- A3.2** SECOND FLOOR NEW WORK PLAN
- A3.3** THIRD FLOOR NEW WORK PLAN
- A3.4** ATTIC NEW WORK PLAN

GENERAL PROJECT NOTES

- THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
- THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
- THE G.C. IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE G.C. IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
- THE G.C. IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJ. TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE G.C. SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
- IT IS UP TO THE G.C. TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER. OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- THE G.C. IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- THE G.C. SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
- THE G.C. IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

STRUCTURAL ENGINEERS

800.542.3302
schaefer-inc.com

schaefer

**ENGINEERED
BUILDING
SYSTEMS INC.**

515 Monmouth Street
Newport, KY 41017
859-261-0585

OTR Mixed Income
1604 Pleasant St.
Cincinnati, OH 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
02.20.2019

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE SHEET, INDEX, LEGEND
& PROJECT INFO

A0.1

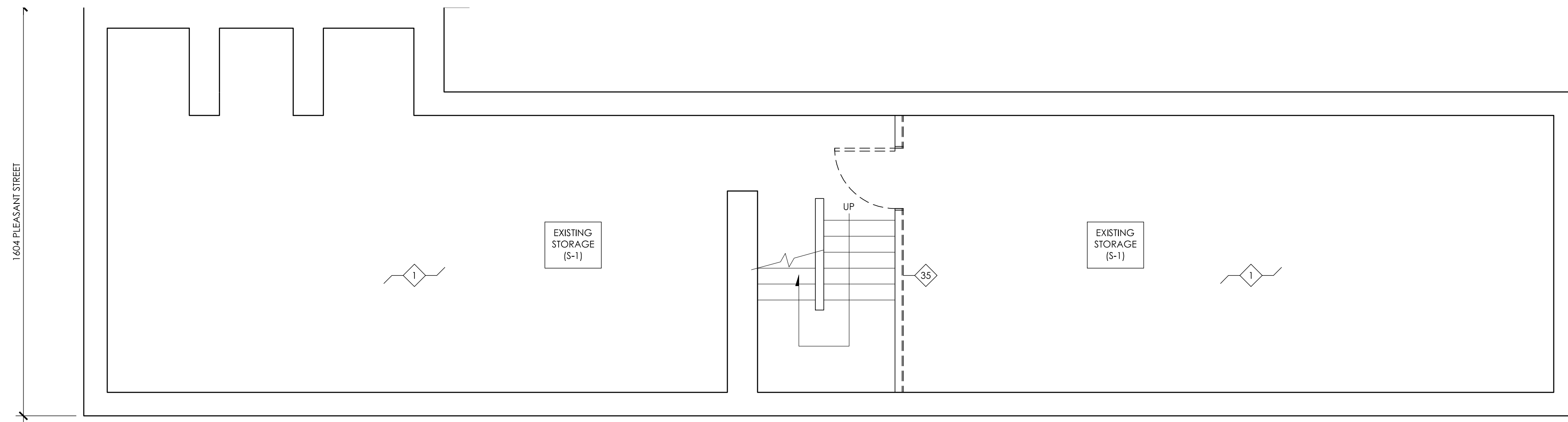
HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- A. EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- B. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- C. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- D. REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- E. EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
- F. SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- G. EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- H. EXISTING HISTORIC DOOR TO BE REMOVED.
- I. EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- J. EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- K. EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- L. EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- M. SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- N. EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- O. EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- P. EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- Q. REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- R. EXISTING HISTORIC MANTEL TO BE REMOVED.
- S. HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- T. NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- U. HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- V. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- W. HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- X. NOT USED
- Y. NOT USED
- Z. NOT USED



1 BASEMENT DEMOLITION PLAN

A2.0 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

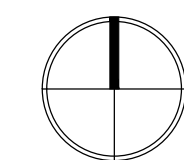
DEMO PLAN KEYED NOTES**

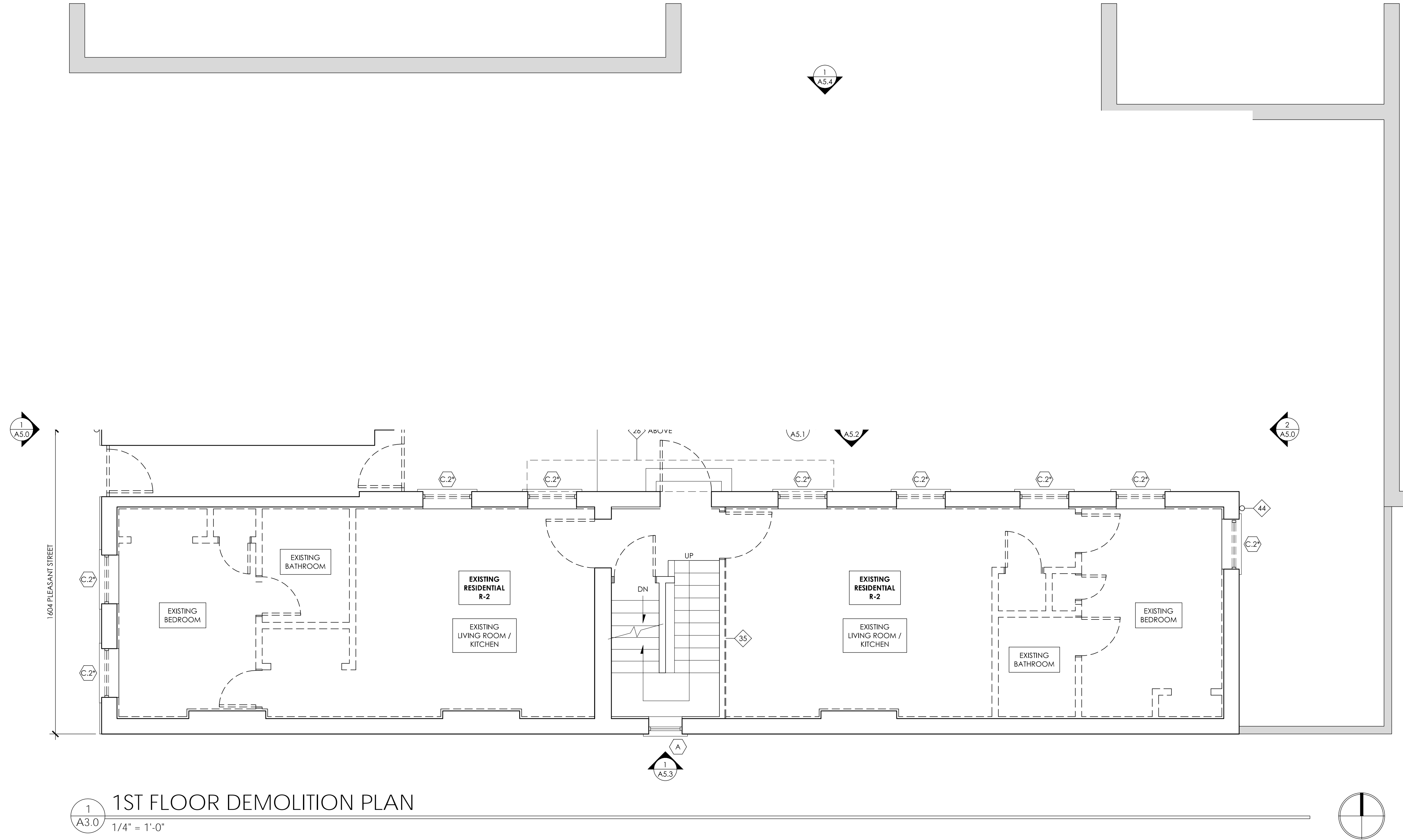
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
- EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
- APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
- REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
- EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NOT USED.
- REMOVE EXISTING STONE STEP(S).
- REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
- EXISTING CONCRETE PAVING TO REMAIN.
- REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
- REMOVE EXISTING CAST IRON OR PVC BOOT, PREP. FOR REPLACEMENT.
- NOT USED.
- REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
- EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
- NOT USED.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
- CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

- REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
- REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
- MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
- PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
- REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
- NOT USED.
- NOT USED.
- REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
- EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

- NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
- REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
- REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- NOT USED.
- NOT USED.
- EXISTING FLOOR OPENING. PREP FOR INFILL WITH NEW FRAMING.
- EXISTING POST AND BEAMS TO BE REMOVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
- EXISTING INFILLED WINDOW OPENING. REMOVE PLYWOOD AT INTERIOR AND INSPECT INFILL. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF FRAMED INFILL, REMOVE AND PREP FOR INFILL WITH NEW MASONRY.





1 1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN. U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

DEMO PLAN KEYED NOTES**

- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
NOTES # 50+ ARE BUILDING SPECIFIC
1. EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 2. EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 3. EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
 4. APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
 5. REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
 6. EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
 7. EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 8. EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 9. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
 10. NOT USED.
 11. REMOVE EXISTING STONE STEP(S).
 12. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
 13. EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

14. REMOVE EXISTING SECURITY GATE.
15. REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
16. REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
17. EXISTING CONCRETE PAVING TO REMAIN.
18. REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
19. REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
20. NOT USED.
21. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
22. EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
23. CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
24. REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
25. NOT USED.
26. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
27. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

28. REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
29. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
30. REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
31. REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
32. MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
33. NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
34. PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
35. REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
36. NOT USED.
37. NOT USED.
38. REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
39. EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

40. NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
41. EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
42. EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
43. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
44. REMOVE EXISTING DOWNSPOUT.
45. REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
46. REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
47. REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
48. INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
49. NOT USED.
50. NOT USED.
51. EXISTING FLOOR OPENING. PREP FOR INFILL WITH NEW FRAMING.
52. EXISTING POST AND BEAMS TO BE REMOVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
53. EXISTING INFILLED WINDOW OPENING. REMOVE PLYWOOD AT INTERIOR AND INSPECT INFILL. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF FRAMED INFILL, REMOVE AND PREP FOR INFILL WITH NEW MASONRY.

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC
- A. EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
 - B. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - C. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - D. REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
 - E. EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - F. SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - G. EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - H. EXISTING HISTORIC DOOR TO BE REMOVED.
 - I. EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - J. EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - K. EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - L. EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - M. SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - N. EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - O. EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
 - P. EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
 - Q. REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
 - R. EXISTING HISTORIC MANTEL TO BE REMOVED.
 - S. HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
 - T. NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
 - U. HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
 - V. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
 - W. HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
 - X. NOT USED
 - Y. NOT USED
 - Z. NOT USED

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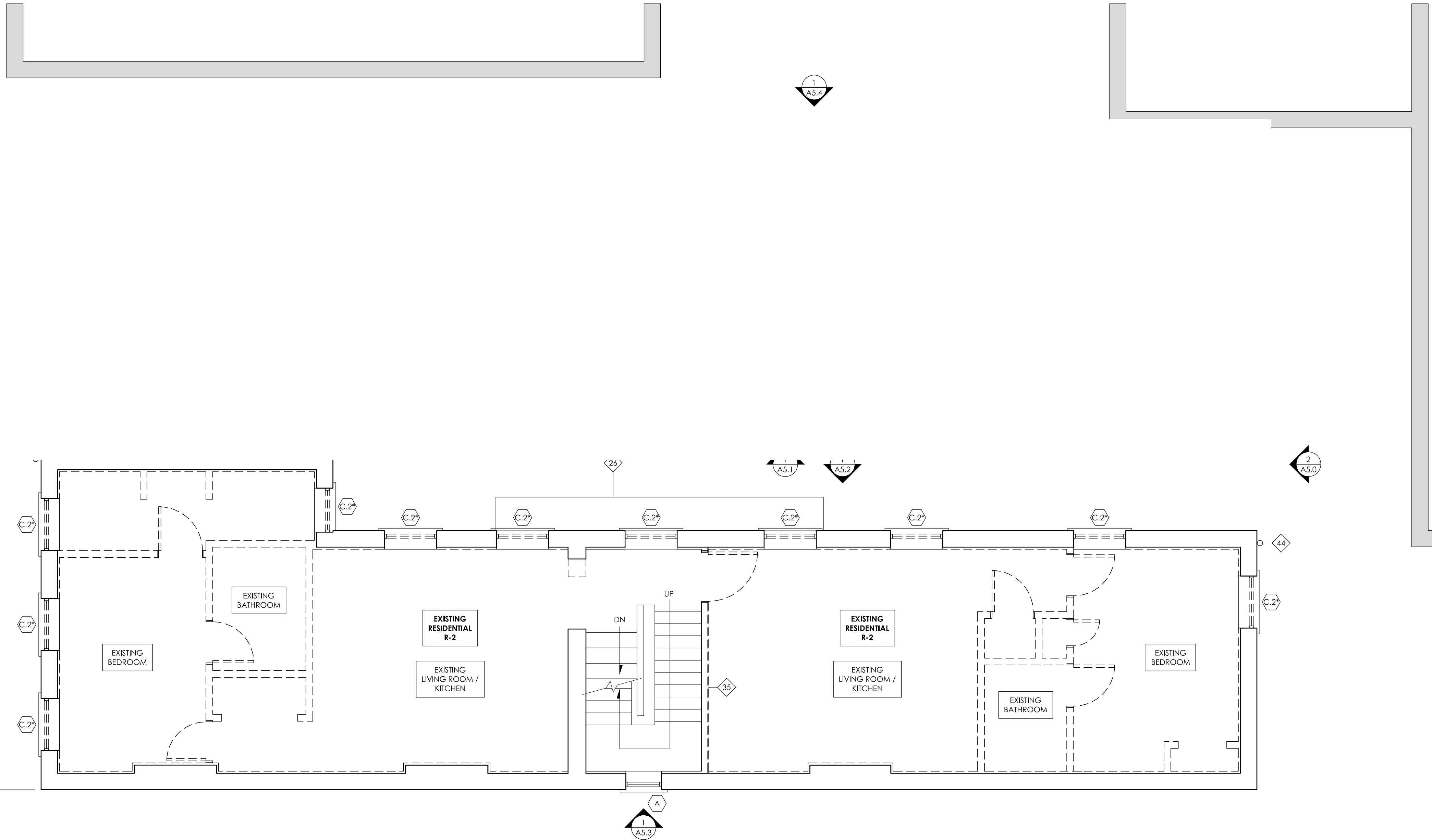


DATE: HISTORIC SUBMISSION
02.20.2019

PRELIMINARY
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1ST FLOOR
DEMOLITION PLAN

A2.1



1 SECOND FLOOR DEMOLITION PLAN
 A2.2 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN. U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

DEMO PLAN KEYED NOTES**

- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
 NOTES # 50+ ARE BUILDING SPECIFIC
1. EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 2. EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 3. EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
 4. APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
 5. REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
 6. EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
 7. EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 8. EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 9. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
 10. NOT USED.
 11. REMOVE EXISTING STONE STEP(S).
 12. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
 13. EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

14. REMOVE EXISTING SECURITY GATE.
15. REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
16. REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
17. EXISTING CONCRETE PAVING TO REMAIN.
18. REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
19. REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
20. NOT USED.
21. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
22. EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
23. CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
24. REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
25. NOT USED.
26. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
27. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

28. REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
29. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
30. REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
31. REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
32. MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
33. NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
34. PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
35. REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
36. NOT USED.
37. NOT USED.
38. REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
39. EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

40. NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
41. EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
42. EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
43. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
44. REMOVE EXISTING DOWNSPOUT.
45. REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
46. REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
47. REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
48. INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
49. NOT USED.
50. NOT USED.
51. EXISTING FLOOR OPENING. PREP FOR INFILL WITH NEW FRAMING.
52. EXISTING POST AND BEAMS TO BE REMOVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
53. EXISTING INFILLED WINDOW OPENING. REMOVE PLYWOOD AT INTERIOR AND INSPECT INFILL. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF FRAMED INFILL, REMOVE AND PREP FOR INFILL WITH NEW MASONRY.

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
 NOTES # AA+ ARE BUILDING SPECIFIC
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 - B. REMOVE AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - C. REMOVE AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
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 - E. EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - F. SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - G. EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - H. EXISTING HISTORIC DOOR TO BE REMOVED.
 - I. EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - J. EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - K. EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - L. EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - M. SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - N. EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - O. EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
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 - V. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
 - W. HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
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2ND FLOOR DEMOLITION PLAN

A2.2

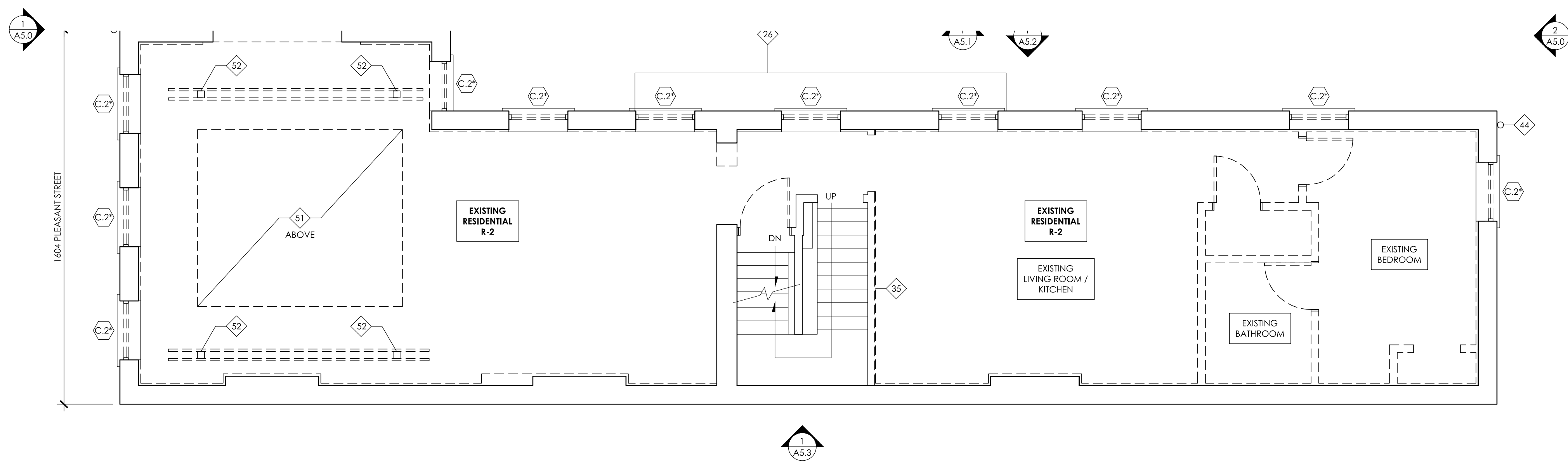
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- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED



1 THIRD FLOOR DEMOLITION PLAN

A2.3 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

(X) DEMO PLAN KEYED NOTES**

- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
NOTES # 50+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 - EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
 - APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
 - REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
 - EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
 - EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
 - NOT USED.
 - REMOVE EXISTING STONE STEP(S).
 - REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
 - EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
- EXISTING CONCRETE PAVING TO REMAIN.
- REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- NOT USED.
- REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
- EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
- NOT USED.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT, G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
- CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

- REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
- REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
- MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
- PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
- REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
- NOT USED.
- NOT USED.
- REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
- EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

- NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
- REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
- REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- NOT USED.
- NOT USED.
- EXISTING FLOOR OPENING. PREP FOR INFILL WITH NEW FRAMING.
- EXISTING POST AND BEAMS TO BE REMOVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
- EXISTING INFILLED WINDOW OPENING. REMOVE PLYWOOD AT INTERIOR AND INSPECT INFILL. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF FRAMED INFILL, REMOVE AND PREP FOR INFILL WITH NEW MASONRY.

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- A. EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- B. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- C. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- D. REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- E. EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
- F. SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- G. EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- H. EXISTING HISTORIC DOOR TO BE REMOVED.
- I. EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- J. EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- K. EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- L. EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- M. SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- N. EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- O. EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- P. EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- Q. REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- R. EXISTING HISTORIC MANTEL TO BE REMOVED.
- S. HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- T. NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- U. HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILT TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- V. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- W. HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- X. NOT USED
- Y. NOT USED
- Z. NOT USED

OTR Mixed Income
1604 Pleasant St.
Cincinnati, OH 45202

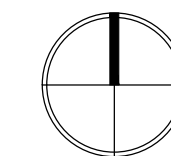
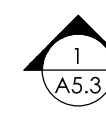
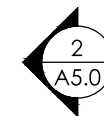
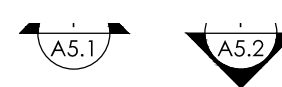
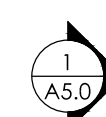


DATE: HISTORIC
SUBMISSION
02.20.2019

PRELIMINARY
NOT FOR CONSTRUCTION

4TH FLOOR
DEMOLITION PLAN

A2.4



FOURTH FLOOR DEMOLITION PLAN

1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINETS AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

DEMO PLAN KEYED NOTES**

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
- EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
- APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
- REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
- EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NOT USED.
- REMOVE EXISTING STONE STEP(S).
- REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
- EXISTING CONCRETE PAVING TO REMAIN.
- REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- NOT USED.
- REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
- EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
- NOT USED.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
- CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

- REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
- REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
- MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
- PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
- REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
- NOT USED.
- NOT USED.
- REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
- EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

- NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
- REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
- REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- NOT USED.
- NOT USED.
- EXISTING FLOOR OPENING. PREP FOR INFILL WITH NEW FRAMING.
- EXISTING POST AND BEAMS TO BE REMOVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
- EXISTING INFILLED WINDOW OPENING. REMOVE PLYWOOD AT INTERIOR AND INSPECT INFILL. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF FRAMED INFILL, REMOVE AND PREP FOR INFILL WITH NEW MASONRY.

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
- SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- EXISTING HISTORIC DOOR TO BE REMOVED.
- EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD (WHERE WALLS) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED

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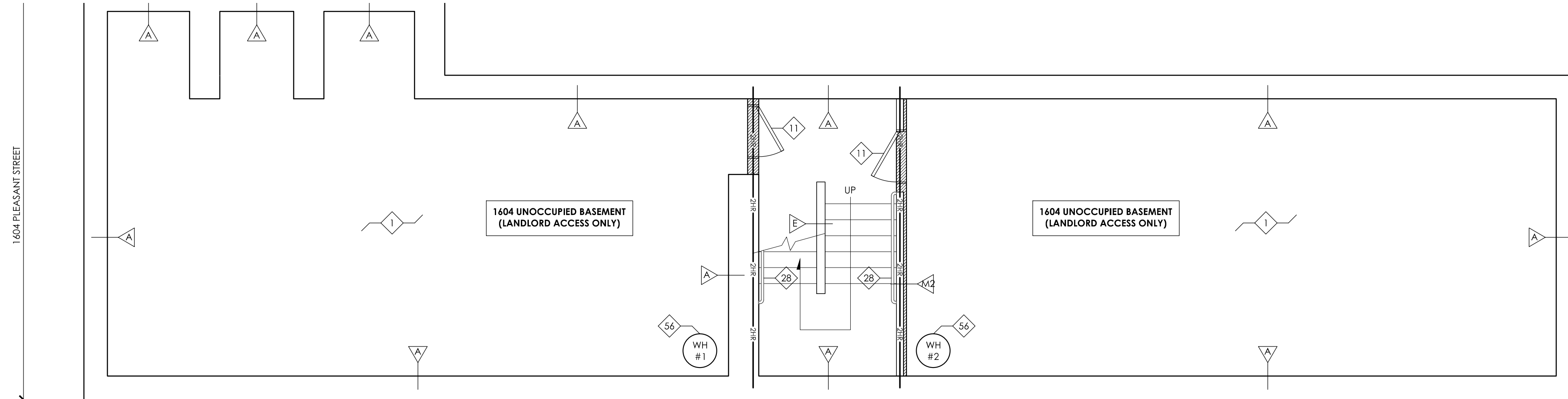
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DATE: HISTORIC
SUBMISSION
02.20.2019

PRELIMINARY
NOT FOR CONSTRUCTION

BASEMENT
NEW WORK PLAN

A3.0



1 BASEMENT NEW WORK PLAN

A3.0 1/4" = 1'-0"

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR. TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

(X) NEW PLAN KEYED NOTES**

** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- NEW 4" CONC. SLAB ON GRADE W/6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
- NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
- INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
- NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
- EXISTING WOOD COLUMN TO REMAIN.
- EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
- PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
- INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETE STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12 U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7" TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS, WASHER AND DRYER BY TENANT (EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION).
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 13" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- PROVIDE WATER HEATER IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT - COORDINATE WITH MECH. AND PLUMBING DWGS.
- CLOSET FOR WATER HEATER. COORDINATE WITH MECH. AND PLUMBING DWGS.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- NEW 12" DEEP PANTRY CABINET. PROVIDE FINISHED EDGE AT SINK SIDE OF CABINET. PROVIDE 13" DEEP BULKHEAD ABOVE.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" x 2" POSTS AND RAILS AND PAINTED 1/2" BALUSTERS AT 4" O.C.
- EXISTING INFILLED WINDOW OPENING. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF EXISTING INFILL IS FRAMED, REMOVE. INFILL SIMILAR TO WALL TYPE D (2" SETBACK NOT REQUIRED). PARGE EXTERIOR FACE TO MATCH ADJACENT SURFACE.

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOUND & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOUND TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOUND (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOUND. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOUND (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- EXISTING HISTORIC DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- EXISTING HISTORIC DOOR TO BE REMOVED.
- EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4g FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED

OTR Mixed Income
1604 Pleasant St.
Cincinnati, OH 45202

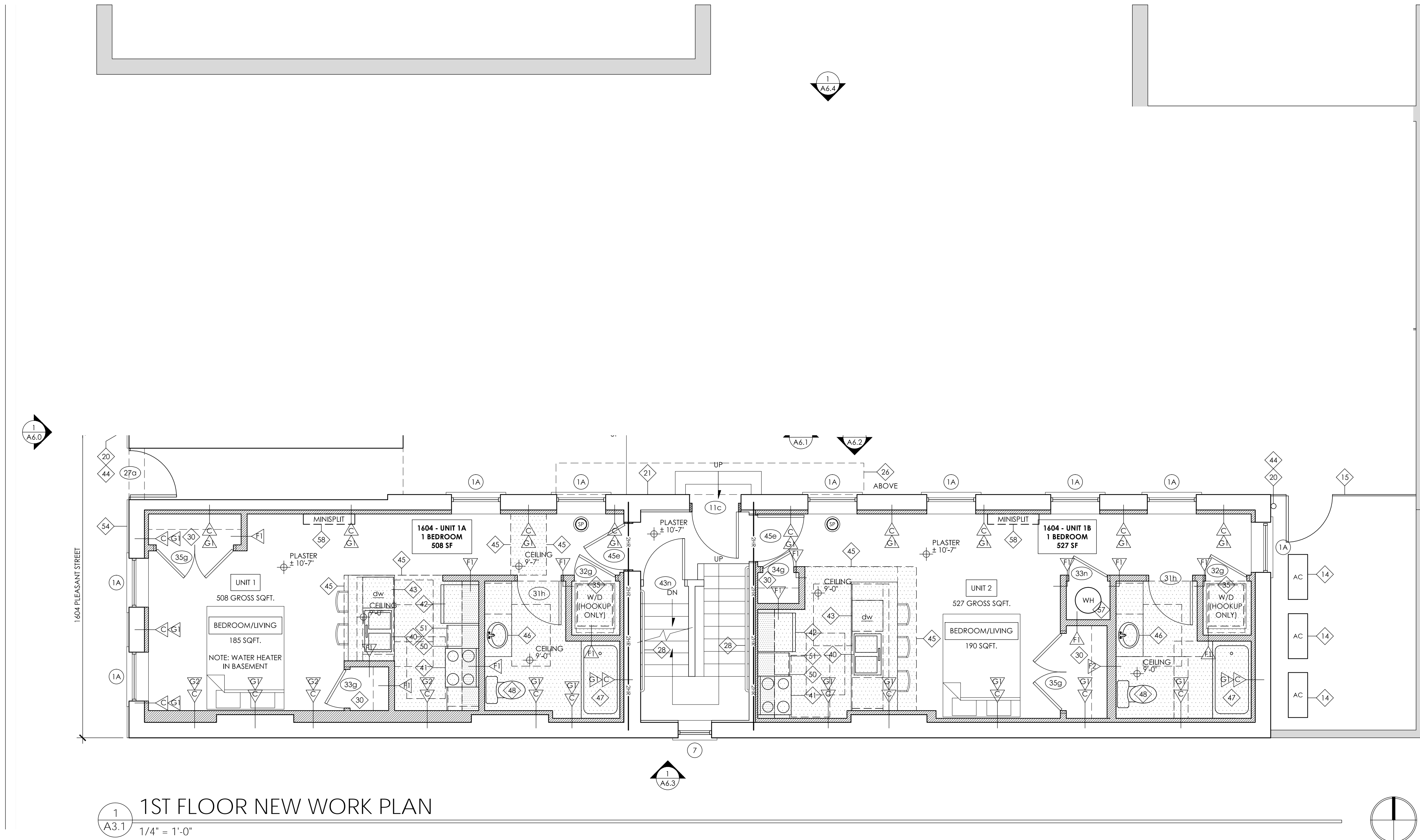


DATE: HISTORIC
SUBMISSION
02.20.2019

PRELIMINARY
NOT FOR CONSTRUCTION

1ST FLOOR
NEW WORK PLAN

A3.1



1 1ST FLOOR NEW WORK PLAN

1/A3.1 1/4" = 1'-0"

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR, TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SH. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

(X) NEW PLAN KEYED NOTES**

** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- NEW 4" CONC. SLAB ON GRADE W/6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
- NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
- INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
- NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
- EXISTING WOOD COLUMN TO REMAIN.
- EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
- PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
- INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETE STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12, U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7", TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS, NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS, WASHER AND DRYER BY TENANT (EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION).
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 1 3/4" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- PROVIDE WATER HEATER IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT - COORDINATE WITH MECH. AND PLUMBING DWGS.
- CLOSET FOR WATER HEATER. COORDINATE WITH MECH. AND PLUMBING DWGS.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- NEW 12" DEEP PANTRY CABINET. PROVIDE FINISHED EDGE AT SINK SIDE OF CABINET. PROVIDE 13" DEEP BULKHEAD ABOVE.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" BALUSTERS AT 4" O.C.
- EXISTING INFILLED WINDOW OPENING. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF EXISTING INFILL IS FRAMED, REMOVE. INFILL SIMILAR TO WALL TYPE D (2" SETBACK NOT REQUIRED). PARGE EXTERIOR FACE TO MATCH ADJACENT SURFACE.

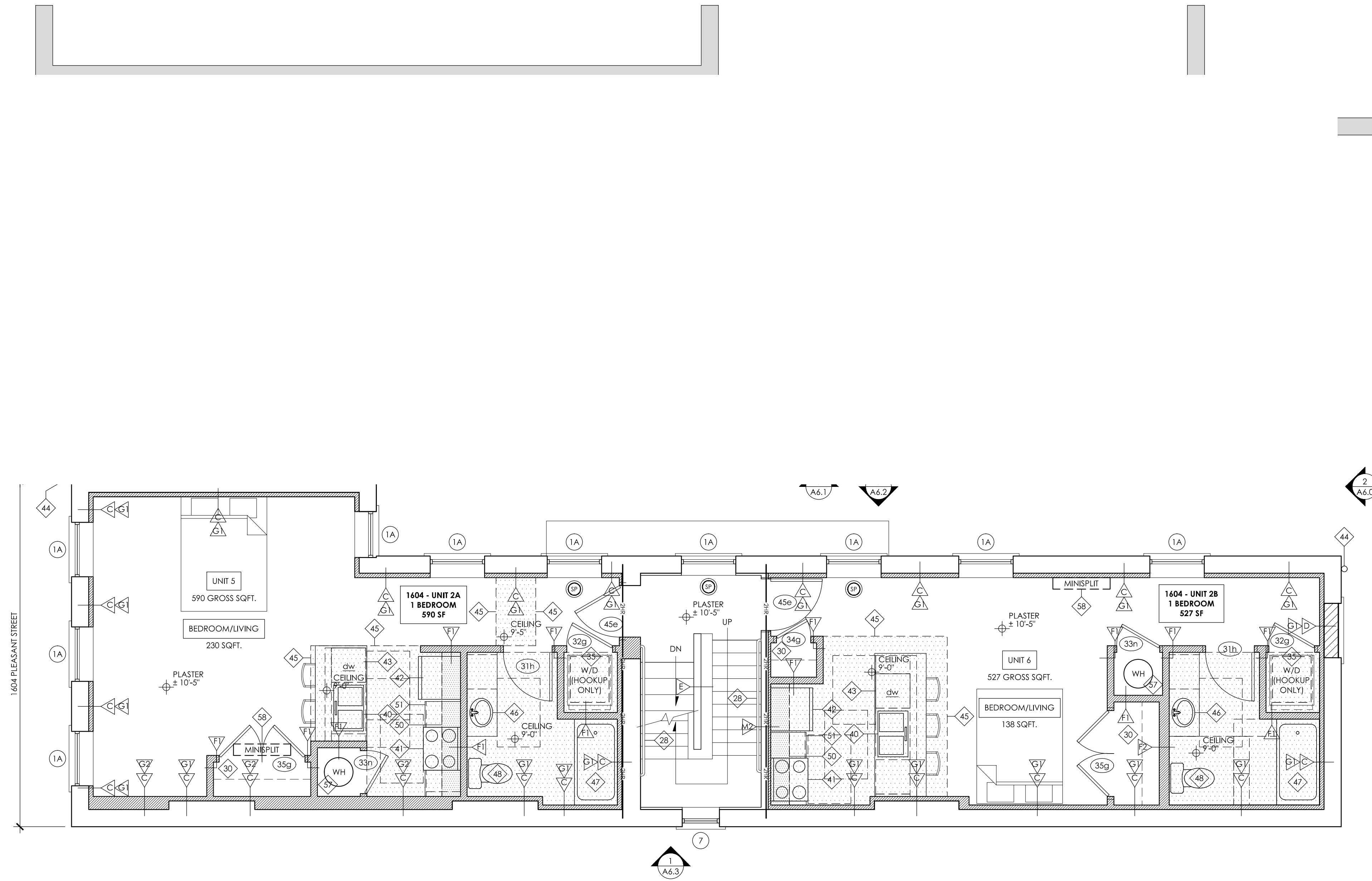
HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
- SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- EXISTING HISTORIC DOOR TO BE REMOVED.
- EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4g FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. VISCO PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED



1 SECOND FLOOR NEW WORK PLAN

A3.2 1/4" = 1'-0"

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR. TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SH. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

(X) NEW PLAN KEYED NOTES**

** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- NEW 4" CONC. SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
- NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
- INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
- NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
- EXISTING WOOD COLUMN TO REMAIN.
- EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
- PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
- INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETAIL STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12 U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7" TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS, WASHER AND DRYER BY TENANT (EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION).
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 1 3/4" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- PROVIDE WATER HEATER IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT - COORDINATE WITH MECH. AND PLUMBING DWGS.
- CLOSET FOR WATER HEATER. COORDINATE WITH MECH. AND PLUMBING DWGS.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- NEW 12" DEEP PANTRY CABINET. PROVIDE FINISHED EDGE AT SINK SIDE OF CABINET. PROVIDE 13" DEEP BULKHEAD ABOVE.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" BALUSTERS AT 4" O.C.
- EXISTING INFILLED WINDOW OPENING. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF EXISTING INFILL IS FRAMED, REMOVE. INFILL SIMILAR TO WALL TYPE D (2" SETBACK NOT REQUIRED). PARGE EXTERIOR FACE TO MATCH ADJACENT SURFACE.

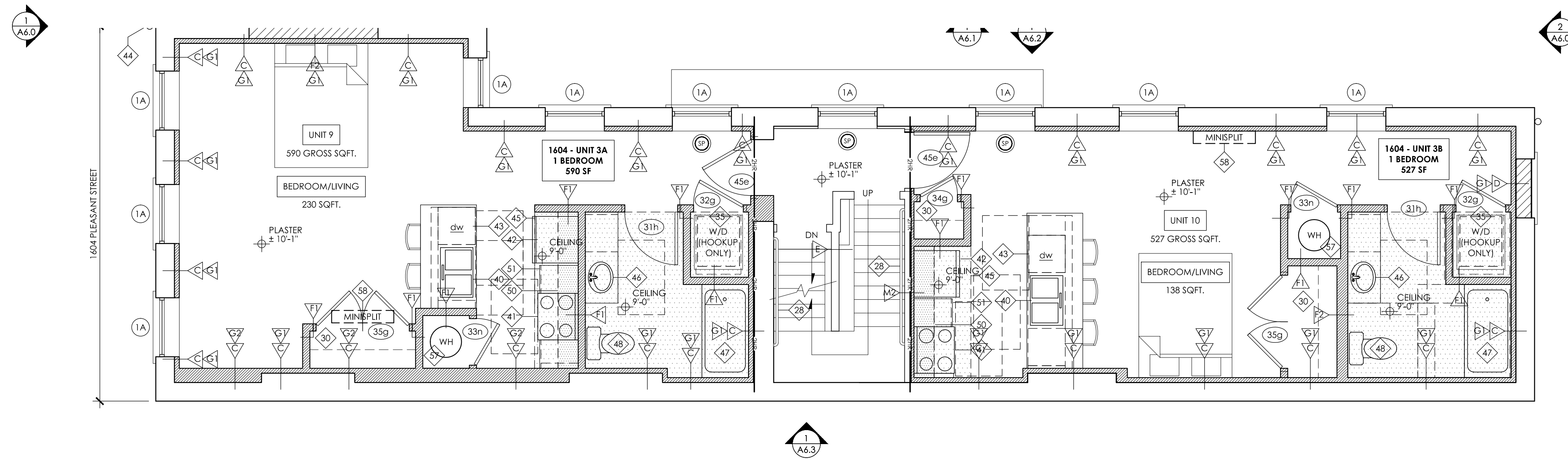
HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

* NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC

- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
- REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
- EXISTING HISTORIC DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- EXISTING HISTORIC DOOR TO BE REMOVED.
- EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4g FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. VISIBL PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED



1 THIRD FLOOR NEW WORK PLAN

A3.3 1/4" = 1'-0"

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH UNLESS NOTED OTHERWISE. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR, TYP. U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SH. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

NEW PLAN KEYED NOTES**

** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- NEW 4" CONC. SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXIST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
- NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
- INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
- NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
- EXISTING WOOD COLUMN TO REMAIN.
- EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
- PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
- INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETAIL STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12. U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7". TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
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- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
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- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
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- PROVIDE SECURITY CAGE AT AC UNIT.
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- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" BALUSTERS AT 4" O.C.
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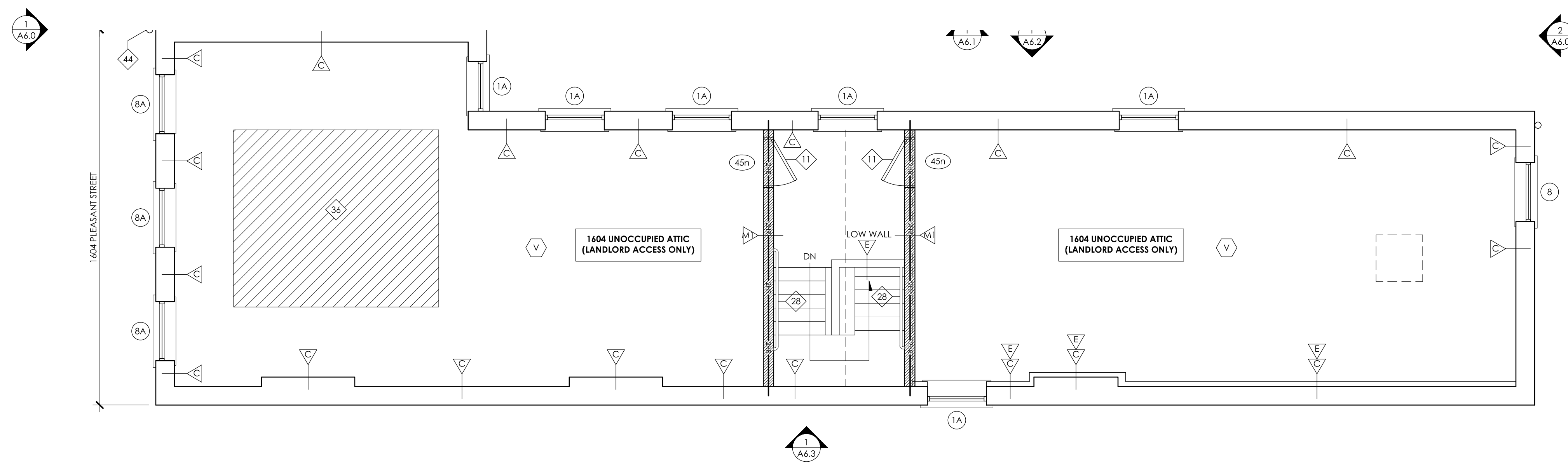
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- REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
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 - REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
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- EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
- SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
- EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
- EXISTING HISTORIC DOOR TO BE REMOVED.
- EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
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- EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
- EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
- EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
- EXISTING HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
- EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
- EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
- REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
- EXISTING HISTORIC MANTEL TO BE REMOVED.
- HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
- NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
- HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILD TO MATCH ORIGINAL AS REQUIRED AND PAINT.
- HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
- HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
- NOT USED
- NOT USED
- NOT USED



1 FOURTH FLOOR NEW WORK PLAN

A3.4 1/4" = 1'-0"

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR, TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEViate FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

NEW PLAN KEYED NOTES**

** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC

- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
- NEW 4" CONC. SLAB ON GRADE W/6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXIST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
- NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
- INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
- NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
- EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
- EXISTING WOOD COLUMN TO REMAIN.
- EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
- EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
- PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
- INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETE STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12, U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7" TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS, WASHER AND DRYER BY TENANT (EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION).
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 13" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- PROVIDE WATER HEATER IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT - COORDINATE WITH MECH. AND PLUMBING DWGS.
- CLOSET FOR WATER HEATER. COORDINATE WITH MECH. AND PLUMBING DWGS.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- NEW 12" DEEP PANTRY CABINET. PROVIDE FINISHED EDGE AT SINK SIDE OF CABINET. PROVIDE 13" DEEP BULKHEAD ABOVE.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" BALUSTERS AT 4" O.C.
- EXISTING INFILLED WINDOW OPENING. IF SOLID MASONRY, EXISTING INFILL TO REMAIN. IF EXISTING INFILL IS FRAMED, REMOVE. INFILL SIMILAR TO WALL TYPE D (2" SETBACK NOT REQUIRED). PARGE EXTERIOR FACE TO MATCH ADJACENT SURFACE.



II Centennial Plaza
 805 Central Avenue, Suite 500
 Cincinnati, Ohio 45202
 Monday- Friday 7:30 am- 4 pm
 513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
 Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS _____ COMMUNITY _____

PARCEL ID(S) _____

BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____

Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME _____ CONTACT PERSON (if legal entity) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE _____

Section 3. OWNER

NAME _____ CONTACT PERSON (if legal entity) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

- Variance Use Variance Special Exception Conditional Use
- Expansion or Substitution of Non Conforming Use Hillside Overlay District Permission
- Urban Design Overlay District Permission DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name _____ Signature _____ Date ____/____/____

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

<input checked="" type="checkbox"/>	Submit three (3) copies and one (1) digital copy of the documents listed below. *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input checked="" type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input checked="" type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input checked="" type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input checked="" type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input checked="" type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
 - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; and
 - b. how the project meets either of the following conditions:
 - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; or
 - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

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

APPLICATION #: COA2019043
APPLICANT: City Studios Architecture
OWNER: OTR Holdings
ADDRESS: **1606 Race Street**
PARCELS: 094-0008-069
ZONING: RM 1.2-Historic District Overlay
OVERLAYS: Over-the-Rhine
COMMUNITY: Over-the-Rhine
REPORT DATE: July 2, 2019
PRE HEARING: July 17, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

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

Existing Conditions:

The project location is 1606 Race Street. The main building is a three story masonry building and is a contributing building to the Over-the-Rhine Historic District. The building is mid-block and has a building to the south and a parking lot to the north.



Figure 1: Map of 1606 Race Street. Map provided by Cagis Maps.



Figure 2: 1606 Race Street. Image from Google Images

Proposed Conditions:

The proposal is to demolish the one story rear addition at the rear.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District: Section 1405 Residential Districts
Variance Request: N/A
HCB authority: Section 1435-05-4
Overlays: Over the Rhine Historic District
Historic Landmark/Reg: Over-the-Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Zoning Review

The first floor will have commercial tenants. A Use Variance or a Zoning Change will be required. The density of the residential uses is permitted as they are retaining the existing number of units.

Staff comments on the Specific Guidelines for Demolition of Buildings:

The proposed demolition is for a rear addition. This addition is not contributing to the property. The demolition is on the rear and will not be only slightly visible from the street. The building is a CMU one story shed addition that is sided by a deteriorating wood and has a corrugated metal roof. This addition does not contribute to the architectural or historical significance of the property.

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

- (1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;
The demolition has not been ordered by the Director of Buildings and Inspections. Urban Conservation staff has visited the site and confirmed the existing condition of the addition.

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

- (3) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.
Not applicable to the request.

- (4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.
The demolition request is for a non-original addition to the building. The exterior of the addition is not in a contributing state to the historic district and is in disrepair. The removal of the addition will not affect the streetscape Race Street or will not adversely affect the building.

The resto f the building will be rehabilitated retaining residential uses on the second and third stories and commercial on the first, pending a Use Variance or Zoning Relief. The project is using Historic Tax Credits.

Other Considerations:

Prehearing Results: July 17, 2019 the applicant was present.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS:

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear 1-story addition of 1606 Race Street based on the credible evidence provided by applicant and New Republic Studios in their submission dated 6/20/2019.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b. That the Over-the-Rhine Historic Conservation Guidelines allow for the demolition of non-contributing additions when the demolition will not adversely affect the character of the streetscape or of the historic district.
 - c. That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.

OTR MIXED INCOME - 1606 RACE STREET

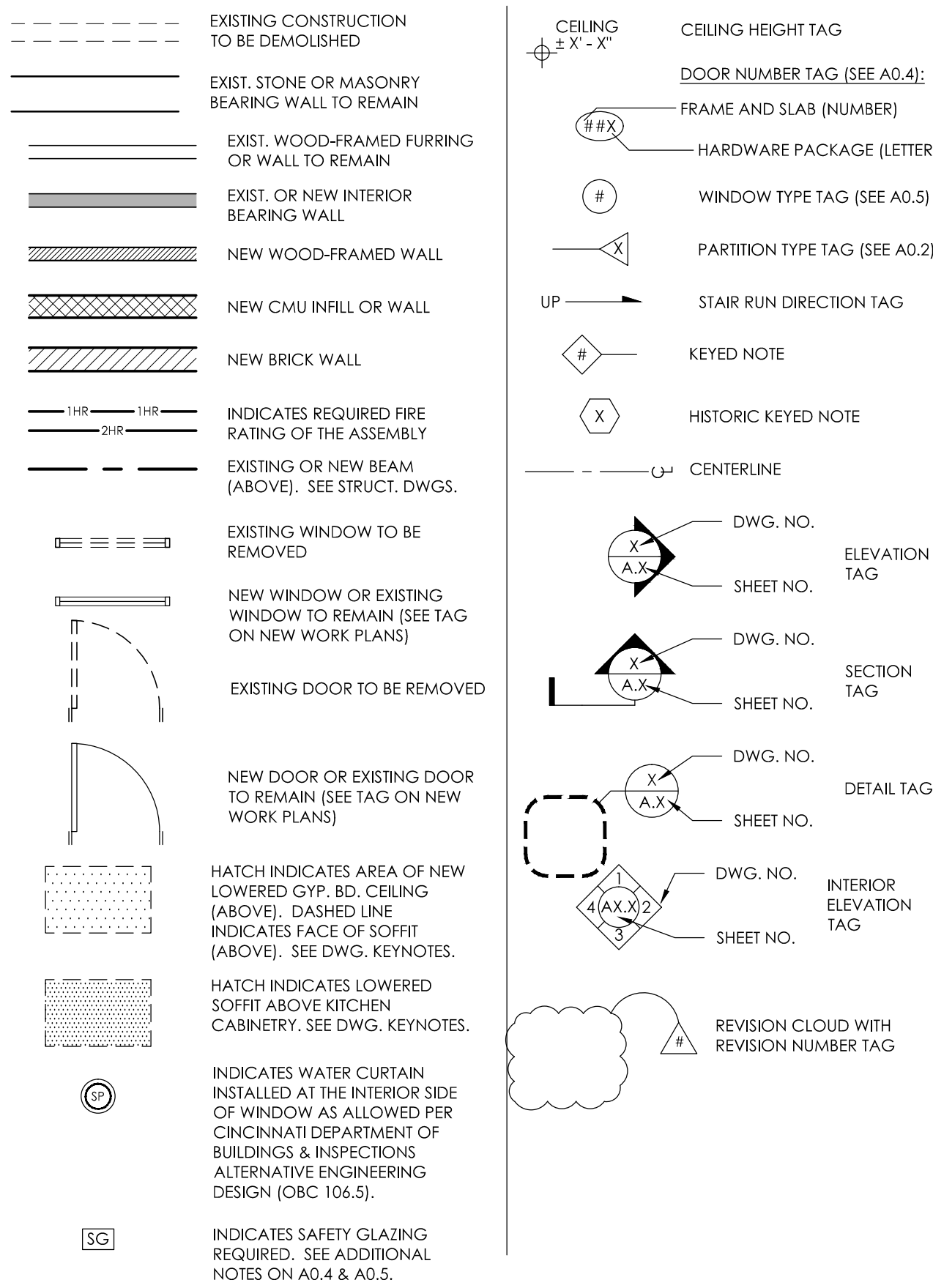
PROJECT INFORMATION / CODE NOTES

- PROJECT LOCATION:** 1606 RACE STREET CINCINNATI, OH 45202
- DESCRIPTION:** THIS PROJECT IS THE RENOVATION OF AN EXISTING MIXED-USE THREE STORY + ATTIC RESIDENTIAL/COMMERCIAL BUILDING CONTAINING (5) APARTMENTS. TWO WHITE-BOX BUSINESS/MERCANTILE TENANT SPACES WILL OCCUPY THE FIRST FLOOR. THE BUILDING IS A SEPARATED MIXED-USE BUILDING.

NEW WORK TO INCLUDE SITE IMPROVEMENTS, SELECTIVE INTERIOR DEMOLITION, MASONRY REPAIR WORK, NEW WINDOWS, NEW EXTERIOR DOORS, NEW INTERIOR DOORS, NEW PARTITIONS, NEW KITCHENS, NEW BATHROOMS, AND ALL NEW FINISHES. REPAIR/REBUILD EXISTING EXTERIOR EGRESS BALCONY AND STAIR. NEW WORK ALSO INCLUDES HVAC, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION. THE ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION WORK WILL BE SUBMITTED UNDER SEPARATE PERMITS.

CERTIFICATE OF OCCUPANCY FOR COMMERCIAL SPACE TO BE SUBMITTED UNDER A SEPARATE APPLICATION.
- GOVERNING CODE:** 2017 OBC (OHIO BUILDING CODE)
- ZONING DESIGNATION:** RM1.2 RESIDENTIAL MULTI-FAMILY OVER-THE-RHINE HISTORIC DISTRICT - PROJECT WILL APPLY FOR STATE AND FEDERAL TAX CREDITS.

GRAPHIC SYMBOLS LEGEND



ABBREVIATIONS LEGEND

ADJ.	ADJUSTABLE	LB	POUND
A.F.F.	ABOVE FINISHED FLOOR	LF	LINEAR FEET
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINUTE
AVG.	AVERAGE	MIN.	MINIMUM
B/	BOTTOM OF	M.O.	MASONRY OPENING
BOARD	BOARD	M.R.	MOISTURE RESISTANT
BM.	BEAM	MW.	MICROWAVE
BLDG.	BUILDING	N	NORTH
BLKG.	BLOCKING	NO.	NUMBER
BSMT.	BASEMENT	NO/M.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLOS.	CLOSET	O.D.	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPG.	OPENING
COL.	COLUMN	OZ	OUNCE
CONC.	CONCRETE	PLWD.	PLYWOOD
CONT.	CONTINUOUS	PTD.	PAINTED
CPT.	CARPET	PSF	POUNDS PER SQUARE FOOT
CSMT.	CASEMENT	PSI	POUNDS PER SQUARE INCH
C.F.	CUBIC FEET	PT.	PRESSURE TREATED
D	DEEP OR DEPTH	R	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	RCP	REFLECTED CEILING PLAN
DEM/O	DEMOLISH OR DEMOLITION	REF.	REFRIGERATOR
D.H.	DOUBLE HUNG	REQ'D.	REQUIRED
DR.	DOOR	REV.	REVISION OR REVISION
DW.	DEWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING	RM.	ROOM
EA.	EACH	SECT.	SECTION
ELEC.	ELECTRIC OR ELECTRICAL	S	WRITTEN SPECIFICATIONS
ELEV.	ELEVATION	SF	SQUARE FEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST.	EXISTING	STL.	STAINLESS STEEL
E.E.	FIRE EXTINGUISHER	SSTL	SQUARE
FDN.	FOUNDATION	SQ.	SQUARE
FIN.	FINISH(ED)	T	TOP OF
FLG.	FLOORING	T.B.D.	TO BE DETERMINED
FLR.	FLOOR	TEL.	TELEPHONE
FRMG.	FRAMING	T.M.E.	TO MATCH EXISTING
FT	FOOT OR FEET	TYP.	TYPICAL
FIG.	FOOTING	TV	TELEVISION
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	VERI.	VERTICAL
G.C.	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
GYP.	GYPSPUM	W	WEST, WIDE OR WIDTH
H	HIGH OR HEIGHT	W/W	WASHER & DRYER
HR	HOUR	W/D	WASHER & DRYER
HDWD.	HARDWOOD	WD.	WOOD
HM	HOLLOW METAL	WD/W.	WINDOW
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WH	WATER HEATER
HORIZ.	HORIZONTAL	W.P.	WATERPROOF(ING)
I.D.	INSIDE DIAMETER	X	BY
IN	INCH(ES)	YD	YARD
INSUL.	INSULATION OR INSULATED		
	LONG OR LENGTH		

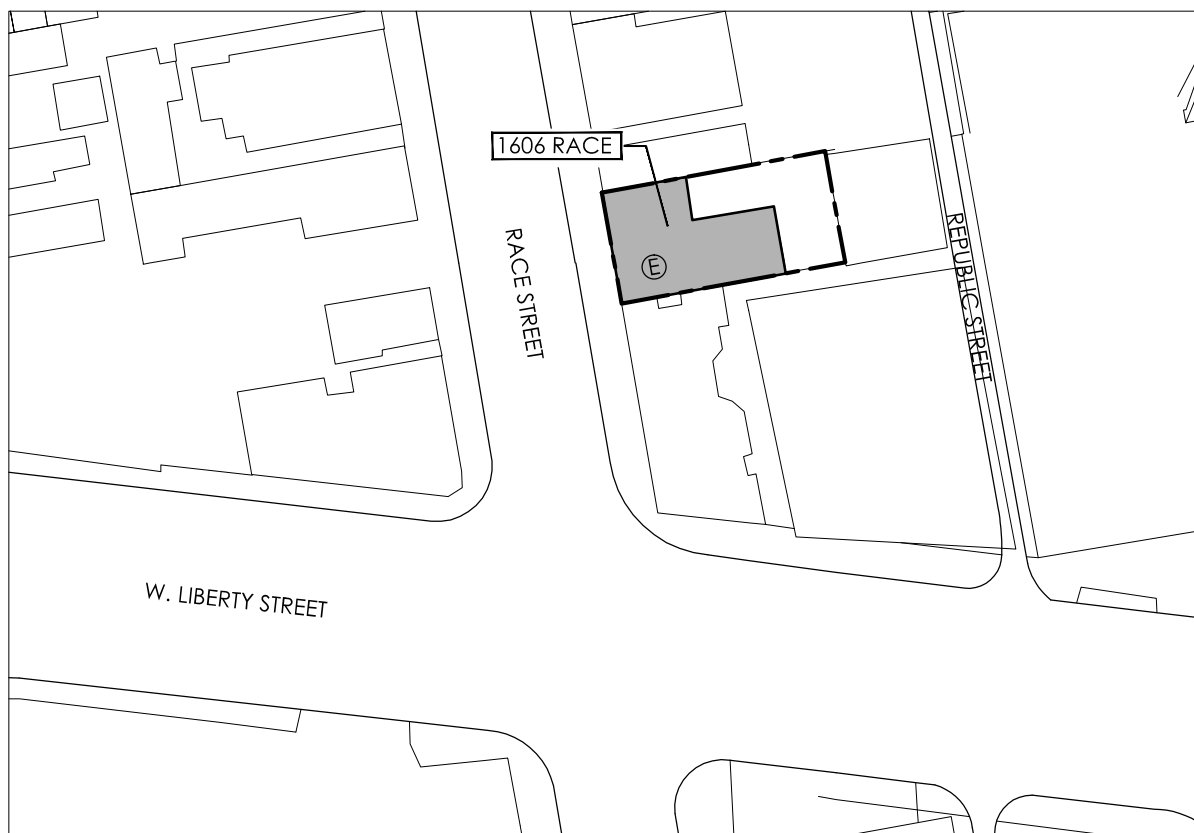
REFERENCE PHOTOS



DRAWING INDEX

- A0.1** TITLE SHEET, INDEX, LEGENDS & PROJECT INFO
- A2.1** FIRST FLOOR DEMOLITION PLAN
- A2.2** SECOND FLOOR DEMOLITION PLAN
- A3.1** FIRST FLOOR NEW WORK PLAN
- A3.2** SECOND FLOOR NEW WORK PLAN

SITE PLAN

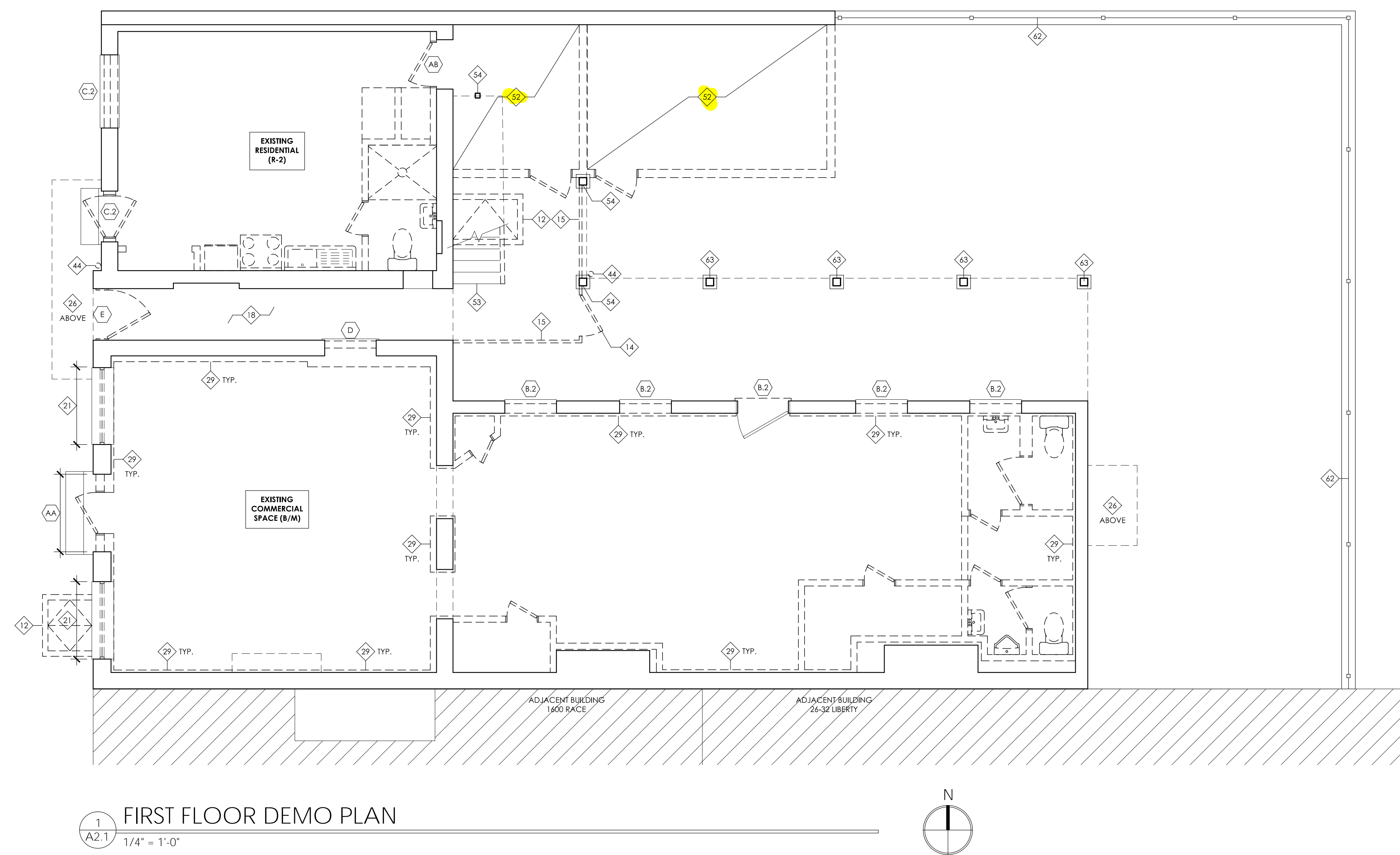


LOCATION PLAN



GENERAL PROJECT NOTES

- THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
- THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
- THE G.C. IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE G.C. IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
- THE G.C. IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJ. TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE G.C. SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
- IT IS UP TO THE G.C. TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER. OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- THE G.C. IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- THE G.C. SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
- THE G.C. IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.



HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC
- A. EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
 - B. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - C. REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - D. REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
 - E. EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - F. SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - G. EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - H. EXISTING HISTORIC DOOR TO BE REMOVED.
 - I. EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4g FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - J. EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - K. EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - L. EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - M. SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - N. EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - O. EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
 - P. EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
 - Q. REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
 - R. EXISTING HISTORIC MANTEL TO BE REMOVED.
 - S. HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
 - T. NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
 - U. HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILT TO MATCH ORIGINAL AS REQUIRED AND PAINT.
 - V. HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
 - W. HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
 - X. NOT USED
 - Y. NOT USED
 - Z. NOT USED
 - AA. REMOVE NON-HISTORIC DOOR AND INFILL ON SIDES AND AT TRANSOM. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION TO REMAIN. INSTALL NEW ALUMINUM CLAD WOOD DOOR CENTERED WITH PAINTED WOOD INFILL EITHER SIDE AND NEW ALUMINUM CLAD WOOD TRANSOM. SEE NEW WORK ELEVATION.

(X) HISTORIC KEY NOTES*(CONTINUED)

AB. REMOVE NON-HISTORIC DOOR, HISTORIC DOOR AND TRANSOM TRIM BACK TO ROUGH OPENINGS IN PREPARATION FOR NEW FIRE RATED INFILL. INSTALL NEW DOOR WITH INFILL PANEL AT TRANSOM LOCATION. SEE DETAILS.

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN. U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINERY AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

DEMO PLAN KEYED NOTES**

- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
NOTES # 50+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 - EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
 - APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
 - REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
 - EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
 - EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
 - NOT USED.
 - REMOVE EXISTING STONE STEP(S).
 - REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
 - EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
- EXISTING CONCRETE PAVING TO REMAIN.
- REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- NOT USED
- REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
- EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
- NOT USED.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
- CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

- REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
- REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
- MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL. COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
- PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
- REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
- NOT USED.
- NOT USED.
- REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
- EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

- NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
- REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
- REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- NOT USED.
- NOT USED.
- FAILING MASONRY AT CHIMNEY. REMOVE DAMAGE PORTION AND PREP FOR REPAIRS.
- REMOVE NON-HISTORIC ONE STORY ADDITION IN ENTIRETY. CMU WALL ALONG PROPERTY LINE TO REMAIN.
- EXISTING EXTERIOR WOOD STAIRS TO REMAIN. REMOVE NON-HISTORIC WOOD RAILINGS AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POSTS TO REMAIN.
- REMOVE EXISTING DECK RAILING.

- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE WINDOW AT NON-HISTORIC OPENING BACK TO ROUGH OPENING. TOOTH OUT BRICK AT JAMBS IN PREPARATION FOR FLUSH INFILL.
- REMOVE STAIR TO ATTIC IN ENTIRETY. PREP EXISTING OPENING FOR INFILL WITH NEW FRAMING.
- LOWER SILL AT EXISTING OPENING TO MATCH LEVEL OF EXISTING FLOOR.
- REMOVE LOWER DECK AT SECOND FLOOR IN ENTIRETY. PREP FOR NEW FRAMING TO MATCH ELEVATION OF REAR UNIT.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGE SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- EXISTING ALUMINUM SIE FENCE TO REMAIN.
- MODIFY EXISTING DECK POST FOR LOWERED DECK ABOVE OR REMOVE AND REPLACE IN ENTIRETY - SEE STRUCTURAL DRAWINGS.
- REMOVE DECK POST BETWEEN SECOND AND THIRD FLOOR AT LOCATION OF DECK RE-FRAMING. PROVIDE TEMPORARY SHORING AS REQ'D. SEE STRUCTURAL DRAWINGS.
- REMOVE BEAD BOARD AT UNDERSIDE OF DECK ROOF ABOVE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER ONCE JOISTS ARE EXPOSED FOR REVIEW.
- LINE OF BUILDING BELOW.

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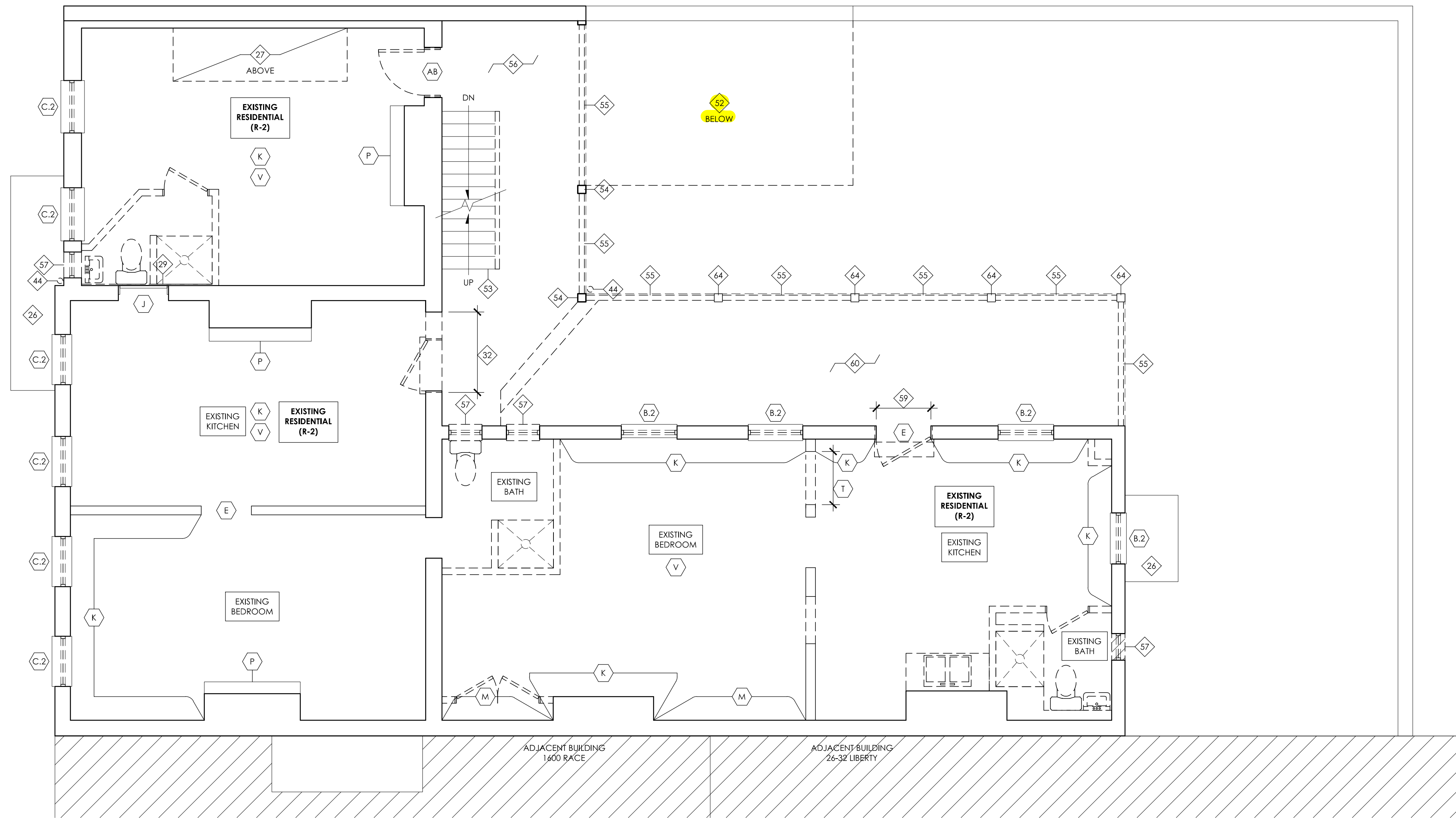


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08.31.2018

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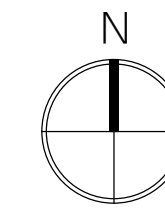
FIRST FLOOR DEMO PLAN

A2.1



1
A2.2
1/4" = 1'-0"

SECOND FLOOR DEMO PLAN



HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC
- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
 - EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - EXISTING HISTORIC DOOR TO BE REMOVED.
 - EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
 - EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
 - REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
 - EXISTING HISTORIC MANTEL TO BE REMOVED.
 - HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
 - NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
 - HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILT TO MATCH ORIGINAL AS REQUIRED AND PAINT.
 - HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
 - HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
 - NOT USED
 - NOT USED
 - NOT USED
 - REMOVE NON-HISTORIC DOOR AND INFILL ON SIDES AND AT TRANSOM. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION TO REMAIN. INSTALL NEW ALUMINUM CLAD WOOD DOOR CENTERED WITH PAINTED WOOD INFILL EITHER SIDE AND NEW ALUMINUM CLAD WOOD TRANSOM. SEE NEW WORK ELEVATION.

(X) HISTORIC KEY NOTES*(CONTINUED)

- AB. REMOVE NON-HISTORIC DOOR, HISTORIC DOOR AND TRANSOM TRIM BACK TO ROUGH OPENINGS IN PREPARATION FOR NEW FIRE RATED INFILL. INSTALL NEW DOOR WITH INFILL PANEL AT TRANSOM LOCATION. SEE DETAILS.

DEMO PLAN GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCH. IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN. U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO ORIGINAL WOOD FINISH FLOOR OR SUBFLOOR. NOTIFY ARCHITECT FOR REVIEW FOLLOWING REMOVALS. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN. U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
- REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND FRAMED OR SUSPENDED CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
- REMOVE ALL EXISTING CABINERY AND COUNTERTOPS.
- REMOVE ALL EXISTING KITCHEN APPLIANCES.
- REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. SEE HISTORIC KEY NOTES.
- REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING FIXTURES AND ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECH., ELEC., AND PLUMBING DRAWINGS.
- NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. G.C. TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. VERIFY STRUCTURAL INTEGRITY IN FIELD - SEE NOTES ON STRUCTURAL DWGS.

DEMO PLAN KEYED NOTES**

- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
NOTES # 50+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 - EXISTING FLOOR / JOIST END REINFORCEMENT TO BE IMPROVED. SEE STRUCTURAL DWGS. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
 - APPROX. LOCATION OF EXISTING BASEMENT COAL CHUTE(S) / LIGHT WELL(S) TO BE INFILLED. REMOVE ANY GRILLES, WINDOWS OR OTHER INFILL. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS.
 - REMOVE DETERIORATED WOOD STAIR RISERS, TREADS, AND STRINGERS. NEW STAIR TO MATCH EXISTING DIMENSIONS OR BETTER. SEE NEW WORK PLANS.
 - EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - PREP FOR ANY REPAIRS.
 - EXISTING WOOD COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. SEE NEW WORK PLANS FOR FIRE RATING WHERE REQUIRED.
 - EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM MAY BE CONCEALED - REMOVE PLASTER OR DRYWALL ENCLOSURE. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
 - NOT USED.
 - REMOVE EXISTING STONE STEP(S).
 - REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
 - EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE EXISTING CONCRETE PAVING WHERE INDICATED BY HATCH. PREPARE FOR NEW PAVING. SEE NEW WORK PLANS.
- EXISTING CONCRETE PAVING TO REMAIN.
- REMOVE EXISTING PLASTER CEILING AT BREEZEWAY.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- NOT USED
- REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
- EXISTING CAST IRON CURB TO REMAIN - VERIFY CONDITION AND PREP FOR REPAIRS IF REQUIRED.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PORTION OF FLOORING, SUBFLOOR AND STRUCTURE FOR NEW RAMP. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR RE-FRAMING.
- NOT USED.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED.
- CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.

- REMOVE EXISTING GUARDRAIL AND/OR HAND RAIL.
- REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS AND/OR HISTORIC PARTITIONS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE FRAMED INFILL FROM HISTORIC DOOR OPENING. HISTORIC DOOR JAMBS TO REMAIN IN PLACE IF PRESENT. EXERCISE CARE SO AS NOT TO DAMAGE THE HISTORIC CASING TO REMAIN IN PLACE.
- MODIFY / ENLARGE EXISTING MASONRY OPENING AS REQ'D BY NEW WORK. PROVIDE TEMPORARY BRACING AS REQ'D. NOTIFY STRUCTURAL ENGINEER WHEN THE EXISTING LINTEL IS EXPOSED TO ALLOW FOR FURTHER EVALUATION.
- NEW MASONRY OPENING. TOOTH OUT AND KEY IN AT JAMBS AT EXTERIOR LOCATIONS; SAWCUT AT INTERIOR LOCATIONS. PROVIDE TEMPORARY BRACING OR SHORING AS REQ'D. SEE STRUCTURAL DWGS FOR LINTEL COORDINATE WITH NEW WORK PLANS FOR REQ'D DIMENSIONS.
- PORTION OF OR ALL OF EXISTING WOOD BEARING WALL TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW LINTEL / STRUCTURE IS IN PLACE. SEE STRUCTURAL DWGS.
- REMOVE PLASTER FINISH THIS SIDE OF WALL. EXISTING FRAMING TO REMAIN. SEE NEW WORK PLAN FOR NEW PARTITION TYPE.
- NOT USED.
- NOT USED.
- REMOVE EXISTING SKYLIGHT / ROOF HATCH. PREP FOR INFILL WITH NEW STRUCTURE TO MATCH EXISTING.
- EXISTING ATTIC OR ROOF ACCESS LOCATION TO REMAIN. REPAIR AND PREP FOR INSTALLATION OF NEW ACCESS PANEL / HATCH. MODIFY OPENING SIZE AS REQUIRED - SEE NEW WORK PLAN.

- NEW OPENING IN ROOF OR ATTIC STRUCTURE FOR ACCESS PANEL / HATCH. SEE NEW WORK PLANS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING SHEATHING FOR 4'-0" FROM ROOF EDGE AND PREP FOR REPLACEMENT WITH F.R. SHEATHING.
- REMOVE EXISTING HUNG GUTTERS, GUTTER BOARD AND ATTACHED DOWNSPOUT.
- REMOVE EXISTING BOX GUTTER LINER AND PREPARE FOR NEW BOX GUTTER LINERS.
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- NOT USED.
- NOT USED.
- FAILING MASONRY AT CHIMNEY. REMOVE DAMAGE PORTION AND PREP FOR REPAIRS.
- REMOVE NON-HISTORIC ONE STORY ADDITION IN ENTIRETY. CMU WALL ALONG PROPERTY LINE TO REMAIN.
- EXISTING EXTERIOR WOOD STAIRS TO REMAIN. REMOVE NON-HISTORIC WOOD RAILINGS AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POSTS TO REMAIN.
- REMOVE EXISTING DECK RAILING.

- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE WINDOW AT NON-HISTORIC OPENING BACK TO ROUGH OPENING. TOOTH OUT BRICK AT JAMBS IN PREPARATION FOR FLUSH INFILL.
- REMOVE STAIR TO ATTIC IN ENTIRETY. PREP EXISTING OPENING FOR INFILL WITH NEW FRAMING.
- LOWER SILL AT EXISTING OPENING TO MATCH LEVEL OF EXISTING FLOOR.
- REMOVE LOWER DECK AT SECOND FLOOR IN ENTIRETY. PREP FOR NEW FRAMING TO MATCH ELEVATION OF REAR UNIT.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGE SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- EXISTING ALUMINUM SIE FENCE TO REMAIN.
- MODIFY EXISTING DECK POST FOR LOWERED DECK ABOVE OR REMOVE AND REPLACE IN ENTIRETY - SEE STRUCTURAL DRAWINGS.
- REMOVE DECK POST BETWEEN SECOND AND THIRD FLOOR AT LOCATION OF DECK RE-FRAMING. PROVIDE TEMPORARY SHORING AS REQ'D. SEE STRUCTURAL DRAWINGS.
- REMOVE BEAD BOARD AT UNDERSIDE OF DECK ROOF ABOVE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER ONCE JOISTS ARE EXPOSED FOR REVIEW.
- LINE OF BUILDING BELOW.

OTR Mixed Income
1606 Race St
Cincinnati, OH 45202

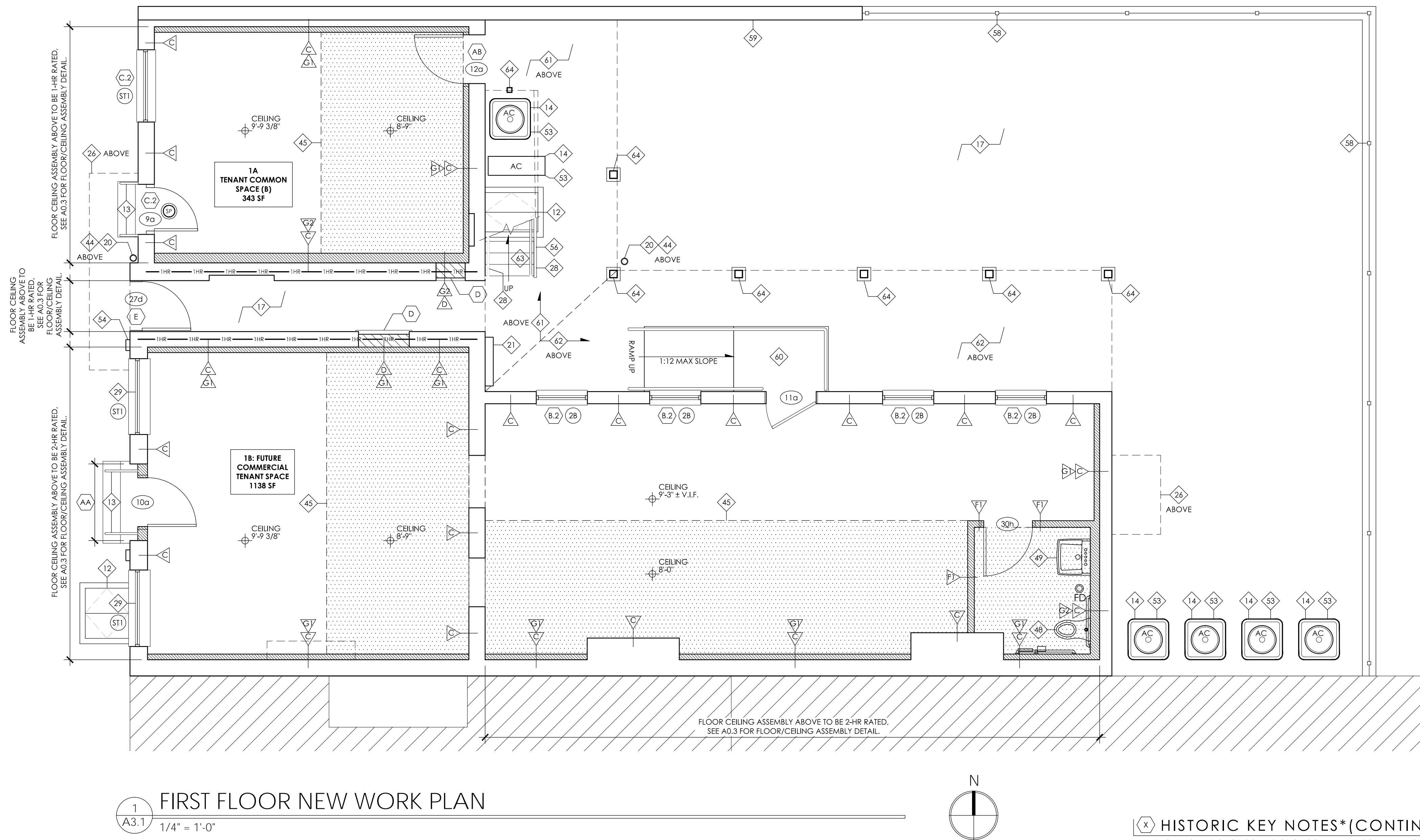


DATE: HISTORIC
SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

SECOND FLOOR
DEMO PLAN

A2.2



1 FIRST FLOOR NEW WORK PLAN
A3.1 1/4" = 1'-0"

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
NOTES # AA+ ARE BUILDING SPECIFIC
- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
 - EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - EXISTING HISTORIC DOOR TO BE REMOVED.
 - EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4a FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD (WHERE WALLS) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
 - EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
 - REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
 - EXISTING HISTORIC MANTEL TO BE REMOVED.
 - HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
 - NEW FRAMED OPENING IN HISTORIC WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
 - HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILT TO MATCH ORIGINAL AS REQUIRED AND PAINT.
 - HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE (SEE FINISH SCHEDULE ON A0.2).
 - HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
 - NOT USED
 - NOT USED
 - NOT USED
 - REMOVE NON-HISTORIC DOOR AND INFILL ON SIDES AND AT TRANSOM. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION TO REMAIN. INSTALL NEW ALUMINUM CLAD WOOD DOOR CENTERED WITH PAINTED WOOD INFILL EITHER SIDE AND NEW ALUMINUM CLAD WOOD TRANSOM. SEE NEW WORK ELEVATIONS.

(X) HISTORIC KEY NOTES*(CONTINUED)

AB. REMOVE NON-HISTORIC DOOR, HISTORIC DOOR AND TRANSOM TRIM BACK TO ROUGH OPENING IN PREPARATION FOR NEW FIRE RATED INFILL. INSTALL NEW DOOR WITH INFILL PANEL AT TRANSOM LOCATION. SEE DETAILS.

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR. TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SH. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

(X) NEW PLAN KEYED NOTES**

- ** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - NEW 4" CONC. SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
 - NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
 - INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
 - NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
 - EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
 - EXISTING WOOD COLUMN TO REMAIN.
 - EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'R'.
 - EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'R'.
 - EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
 - PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
 - INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DOTIE STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12 U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7". TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER BY TENANT (EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION).
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSII A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSII A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSII 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 1 3/4" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- NEW ROOF 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- PROVIDE WATER HEATER AND HVAC UNIT IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT. COORDINATE W/ MECH. & PLUMB. DWGS.
- EXISTING PAINTED ALU MINIMUM SITE FENCE TO REMAIN.
- EXISTING CMU SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED. PAINT.
- NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVS.

- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW WOOD FRAMED DECK STRUCTURE AT LEVEL OF REAR 2ND FLOOR UNIT. SEE STRUCTURAL DWGS. INSTALL NEW COMPOSITE WOOD DECKING.
- EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. SEE STRUCTURAL DWGS. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW FIBER CEMENT 'BEAD BOARD' CEILING ABOVE PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 7 3/4" MAX. TREADS SHALL BE 10" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1011.5.2. EXCEPTION 3 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE 6-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- PROVIDE WALL MOUNTED HVAC UNIT IN CLOSET. SEE MECH. DWGS.
- NEW 24" DEEP PANTRY CABINET NEXT TO REFRIGERATOR. PROVIDE 24" DEEP OVER-REFRIGERATOR CABINET AND FINISHED PANEL AT EXPOSED EDGE OF REFRIGERATOR. PROVIDE 26" DEEP GYP. BD. BULKHEAD ABOVE.

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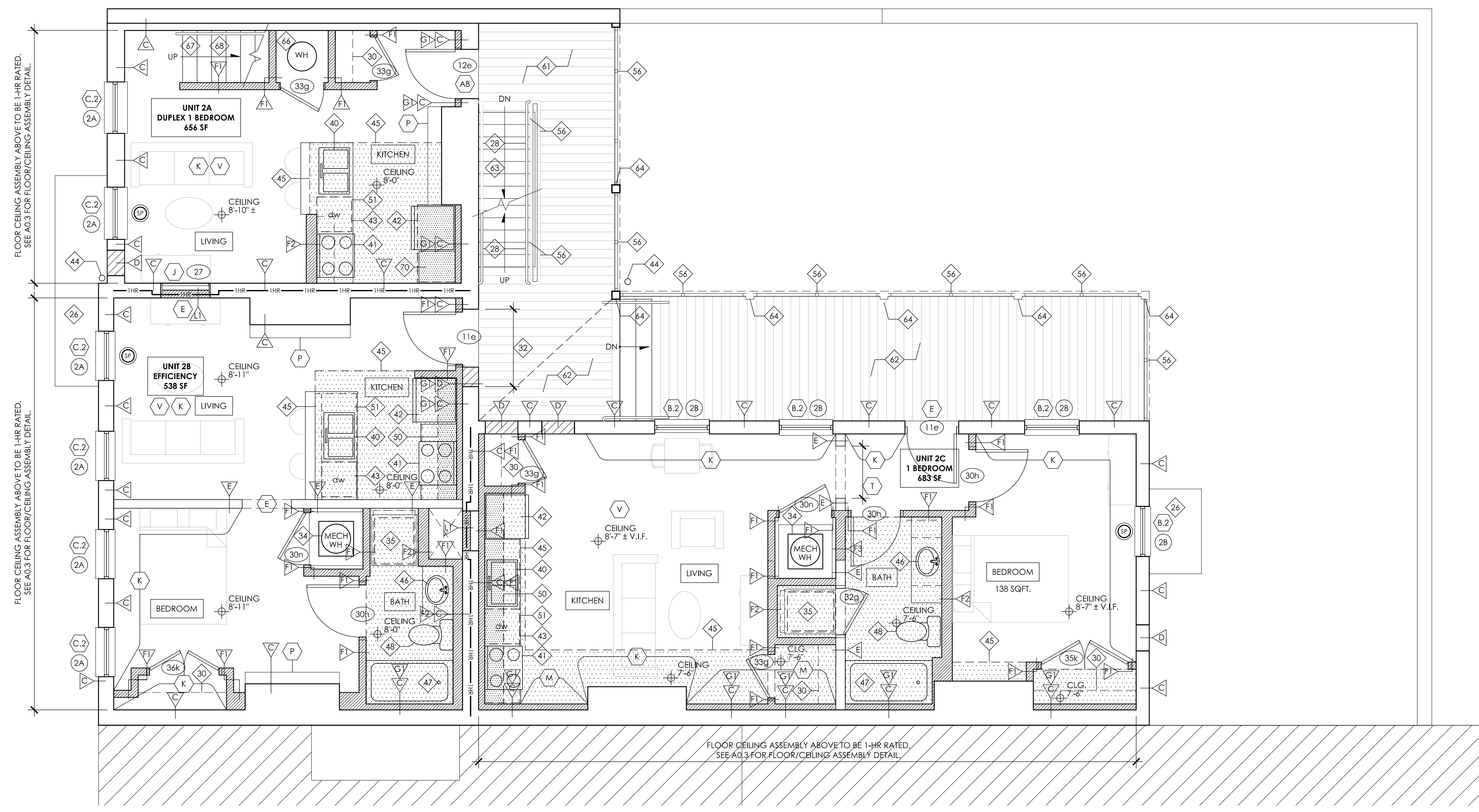


DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR
NEW WORK PLAN

A3.1



1 SECOND FLOOR NEW WORK PLAN
 A3.2 1/4" = 1'-0"

HISTORIC GENERAL NOTES

- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

- * NOTES # A-Z ARE STANDARD FOR ALL BUILDINGS
 NOTES # AA+ ARE BUILDING SPECIFIC
- EXISTING HISTORIC WOOD WINDOW TO REMAIN, INCLUDING BRICK MOULD & INTERIOR WOOD TRIM. REPAIR / REBUILD MISSING COMPONENTS & PAINT. REMOVE STORM WINDOWS (IF PRESENT); INSTALL NEW PAINTED ALUM. EXTERIOR STORM WINDOW W/ SCREENS.
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. WEIGHT BOXES AND BRICK MOULD TO REMAIN (WHERE PRESENT). INSTALL NEW ALUMINUM CLAD WOOD WINDOW. EXISTING HISTORIC INTERIOR WOOD TRIM TO REMAIN INTACT. PAINT. IF TRIM MISSING (INDICATED BY * IN TAG) INSTALL NEW PAINTED WOOD TRIM.
 - B.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - B.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVAL AT HISTORIC MASONRY OPENING - SEE BELOW FOR TYPE. REMOVE ALL COMPONENTS BACK TO ROUGH MASONRY OPENING, INCLUDING BLOCKING, WEIGHT BOXES & BRICK MOULD (WHERE PRESENT). REMOVE / SALVAGE HISTORIC INTERIOR WOOD TRIM FOR REINSTALLATION (IF TRIM MISSING, INDICATED BY * IN TAG). INSTALL NEW P.T. BLOCKING AND NEW ALUMINUM CLAD WOOD WINDOW W/ NEW FACTORY APPLIED ALUM. BRICK MOULD. INSTALL SALVAGED INTERIOR WOOD TRIM OR NEW TO MATCH AND PAINT.
 - C.1: REMOVE DETERIORATED HISTORIC WOOD WINDOW OR DOOR
 - C.2: REMOVE NON-HISTORIC WINDOW, DOOR OR PLYWOOD INFILL
 - REMOVE EXISTING HISTORIC WOOD WINDOW OR DOOR BACK TO ROUGH MASONRY OPENING, INCLUDING REMOVING ALL BLOCKING, WEIGHT BOXES AND BRICK MOULD (WHERE PRESENT). EXISTING EXTERIOR STONE SILL AND HEADER TO REMAIN. INFILL WITH BRICK TO MATCH. FACE OF NEW MASONRY TO BE SET BACK 2" FROM EXISTING.
 - EXISTING HISTORIC DOOR TRIM TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. PAINT, U.N.O.
 - SALVAGE HISTORIC WOOD DOOR TRIM FOR REINSTALLATION. NEW WORK PLANS INDICATE LOCATION OF REINSTALLATION.
 - EXISTING HISTORIC DOOR AND TRIM TO REMAIN IN PLACE.
 - EXISTING HISTORIC DOOR TO BE REMOVED.
 - EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN IN PLACE. SEE DETAIL 4/A0.4g FOR REQUIRED FIRE RATING WHERE NOTED ON NEW WORK PLANS.
 - EXISTING HISTORIC DOOR TO BE FIXED IN PLACE. DOOR AND TRIM TO BE VISIBLE ON ONE SIDE OF WALL. OTHER SIDE TO BE COVERED WITH FURRING AS INDICATED. BACK PAINT GLASS WHERE OCCURS.
 - EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. REPAIR AND PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED. NOTE IN MIDDLE OF ROOM INDICATES ALL WALLS OF ROOM, U.N.O. PAINT.
 - EXISTING HISTORIC CHAIR RAIL OR PICTURE RAIL TO REMAIN IN PLACE. PATCH WITH SALVAGED MOULDING OR NEW TO MATCH EXISTING AS REQUIRED.
 - SALVAGE AND REINSTALL EXISTING HISTORIC TRIM OR BEADBOARD WHERE WALL(S) ARE INDICATED TO BE REMOVED / REBUILT. FURRED OUT OR PLASTER REMOVED / REPLACED.
 - EXISTING HISTORIC WOOD STAIR AND RAIL (WHERE OCCURS) TO REMAIN IN PLACE. VERIFY STRUCTURAL INTEGRITY - SEE STRUCTURAL DWGS. REMOVE ANY APPLIED FLOORING AT TREADS. REPAIR AS REQ'D INCLUDING INSTALLING NEW SPINDLES TO MATCH WHERE MISSING AND REPLACING WOOD TREADS / RISERS WHERE DETERIORATED BEYOND REPAIR. PAINT.
 - EXIST. HISTORIC BEADBOARD WAINSCOT TO REMAIN IN PLACE. REPAIR AS REQ'D AND PAINT.
 - EXISTING HISTORIC FIREPLACE MANTEL TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE. REPAIR FRAMING BELOW AS REQUIRED.
 - REMOVE AND SALVAGE HISTORIC MANTEL FOR REINSTALLATION. SEE NEW WORK PLANS FOR PROPOSED RELOCATION.
 - EXISTING HISTORIC MANTEL TO BE REMOVED.
 - HISTORIC WOOD STOREFRONT DOORS & TRANSOM TO REMAIN. REPAIR AS REQ'D & PAINT.
 - MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW OPENING IN EXISTING WALL (EXISTING OR NEW FRAMED WALL IN ORIGINAL LOCATION). INSTALL NEW PAINTED WOOD TRIM - SEE A0.4. NEW OPENING TO MATCH HEIGHT OF EXISTING OPENINGS IN UNIT, U.N.O.
 - HISTORIC WOOD STOREFRONT WINDOWS AND KNEEWALL BELOW TO REMAIN. REPAIR / REBUILT TO MATCH ORIGINAL AS REQUIRED AND PAINT.
 - HISTORIC WOOD FLOORS TO REMAIN IN PRIMARY SPACE [SEE FINISH SCHEDULE ON A0.2].
 - HISTORIC WOOD STOREFRONT SYSTEM, INCLUDING FRAMED KNEEWALLS, TO BE REMOVED IN ENTIRETY. INSTALL NEW STOREFRONT SYSTEM WITH ALUMINUM CLAD WOOD WINDOWS AND DOORS TO MATCH EXISTING CONFIGURATION. SEE NEW WORK ELEVATIONS.
 - NOT USED
 - NOT USED
 - NOT USED
 - REMOVE NON-HISTORIC DOOR AND INFILL ON SIDES AND AT TRANSOM. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION TO REMAIN. INSTALL NEW ALUMINUM CLAD WOOD DOOR CENTERED WITH PAINTED WOOD INFILL EITHER SIDE AND NEW ALUMINUM CLAD WOOD TRANSOM. SEE NEW WORK ELEVATIONS.

(X) HISTORIC KEY NOTES* (CONTINUED)

AB. REMOVE NON-HISTORIC DOOR, HISTORIC DOOR AND TRANSOM TRIM BACK TO ROUGH OPENING IN PREPARATION FOR NEW FIRE RATED INFILL. INSTALL NEW DOOR WITH INFILL PANEL AT TRANSOM LOCATION. SEE DETAILS.

NEW PLAN GENERAL NOTES

- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH U.N.O. DOOR DIMENSIONS ARE TO CENTERLINE OF DOOR. TYP U.N.O. WALL THICKNESSES ARE NOT DIMENSIONED UNLESS THEY DEVIATE FROM THE NOTED WALL TYPE DIMENSION.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 718.2 OBC.
- THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 714.3.1 AND 714.4.1 OBC.
- REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING. SEE ROOF NOTES FOR LOCATIONS OF REQUIRED FIRE RATED SHEATHING
- REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SH. A0.2 FOR NEW FLOORING.
- SEE STRUCTURAL DRAWINGS FOR NEW FRAMING AND LINTELS AT NEW OPENINGS IN MASONRY WALLS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- INFILL ANY OPEN CHIMNEY BOXES WITH MASONRY AND PATCH WITH DRYWALL/PLASTER TO MATCH ADJ. FINISH. CAREFULLY REMOVE AND STORE ANY HISTORIC MANTLES AS REQUIRED TO COMPLETE WORK. REINSTALL MANTLE FOLLOWING INFILL.
- PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

NEW PLAN KEYED NOTES**

- ** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
 NOTES # 56+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - NEW 4" CONC. SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE EXST'G FOUNDATION BOTTOM. SLOPE TO DRAIN.
 - NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
 - INFILL EXISTING OPENINGS TO ABANDONED ACCESS STAIRS / COAL CHUTES WITH CMU - SEE STRUCTURAL DWGS FOR DETAIL. INSTALL FLUID APPLIED WATERPROOFING AND DRAINAGE/PROTECTION BOARD. UPON COMPLETION OF BASEMENT CMU INFILL, OPEN AREA TO BE INFILLED WITH COMPACTED SOIL, SLOPED TO DRAIN. PREP FOR NEW CONC. PAVING ABOVE WHERE OCCURS.
 - NEW WOOD STAIR TO MATCH EXISTING STAIR DIMENSIONS OR BETTER. PROVIDE NEW WOOD GUARDRAIL ON OPEN SIDE. PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON WALL SIDE OF STAIR.
 - EXISTING STONE OR WOOD BASEMENT SIDEWALK ACCESS STAIR TO REMAIN - REPAIR AS REQUIRED. IF STAIR IS ONLY ACCESS TO BASEMENT, PROVIDE NEW 1 1/2" DIA. PAINTED METAL HANDRAIL ON ONE SIDE OF STAIR.
 - EXISTING WOOD COLUMN TO REMAIN.
 - EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
 - EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
 - EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. SEE STRUCTURAL DRAWINGS FOR ANY REPAIRS / REINFORCING REQUIRED. PROVIDE FIRE RATING PER DETAIL 5/A0.3 WHERE NOTED WITH 'FR'.
 - PROVIDE NEW 30" X 30" MIN. LOCKABLE ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
 - INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DETE STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

- EXISTING STONE STEPS TO REMAIN. REPAIR AS REQUIRED. AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
- INSTALL NEW CONCRETE PAVING WHERE INDICATED BY HATCH. MATCH ELEVATION OF ADJACENT PAVING TO REMAIN AND SLOPE AWAY FROM BUILDING AND TOWARD YARD DRAIN. PROVIDE BROOM FINISH.
- EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
- NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
- NOT USED.
- INSTALL NEW PVC BOOT. PAINTED. AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 6'-0" ABOVE GRADE.
- PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
- NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
- NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
- NEW WOOD FRAMED RAMP W/ NEW SHEATHING AND FINISH FLOOR. MAX. SLOPE 1:12 U.N.O. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAIL 34" A.F.F. OF RAMP ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP AND BOTTOM OF RAMP.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NEW WOOD FRAMED STEPS WITH NEW WOOD TREADS. MAX. RISE 7". TREAD MIN. 11" DEEP. PROVIDE 1 1/2" DIA. PAINTED METAL HANDRAILS 34" ABOVE

- NOSING ON BOTH SIDES. EXTEND HANDRAILS 12" PAST TOP OF STEPS AND (1) TREAD LENGTH AT BOTTOM OF STEPS.
- NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 34" ABOVE NOSING. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH + 12" HORIZ. AT BOTTOM RISER.
- NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
- PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
- PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
- MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
- PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
- PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER BY TENANT [EXCEPT AT ACCESSIBLE UNITS. SEE SPECIFICATION].
- INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- NEW 30 X 30 ACCESS PANEL TO ATTIC IN CEILING. ACCESS PANEL TO BE FLUSH WITH CEILING AND MATCH CEILING FINISH. ATTACH W/ REMOVABLE SCREWS.
- EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
- EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
- PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
- PROVIDE NEW REFRIGERATOR.

- NEW DISHWASHER. SEE PLUMBING DRAWINGS.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
- NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
- NEW BATHTUB. SEE PLUMBING DRAWINGS.
- NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES. PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
- NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
- PROVIDE NEW WALL CABINETS WITH NEW 1 3/4" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
- NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- NOT USED.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" x 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- PROVIDE WATER HEATER AND HVAC UNIT IN BASEMENT. PROVIDE NEW RAISED CONCRETE PAD BELOW EACH UNIT. COORDINATE W/ MECH. & PLUMB. DWGS.
- EXISTING PAINTED ALU MINIMUM SITE FENCE TO REMAIN.
- EXISTING CMU SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED. PAINT.
- NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVS.

- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW WOOD FRAMED DECK STRUCTURE AT LEVEL OF REAR 2ND FLOOR UNIT. SEE STRUCTURAL DWGS. INSTALL NEW COMPOSITE WOOD DECKING.
- EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. SEE STRUCTURAL DWGS. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW FIBER CEMENT 'BEAD BOARD' CEILING ABOVE. PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 7 3/4" MAX. TREADS SHALL BE 10" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1011.5.2. EXCEPTION 3 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- PROVIDE WALL MOUNTED HVAC UNIT IN CLOSET. SEE MECH. DWGS.
- NEW 24" DEEP PANTRY CABINET NEXT TO REFRIGERATOR. PROVIDE 24" DEEP OVER-REFRIGERATOR CABINET AND FINISHED PANEL AT EXPOSED EDGE OF REFRIGERATOR. PROVIDE 26" DEEP GYP. BD. BULKHEAD ABOVE.

CITYSTUDIOS
 ARCHITECTURE

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STRUCTURAL ENGINEERS
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 schaefer-inc.com

schaefer

ENGINEERED BUILDING SYSTEMS INC.

515 Monmouth Street
 Newport, KY 41017
 859-261-0585

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SECOND FLOOR NEW WORK PLAN

A3.2

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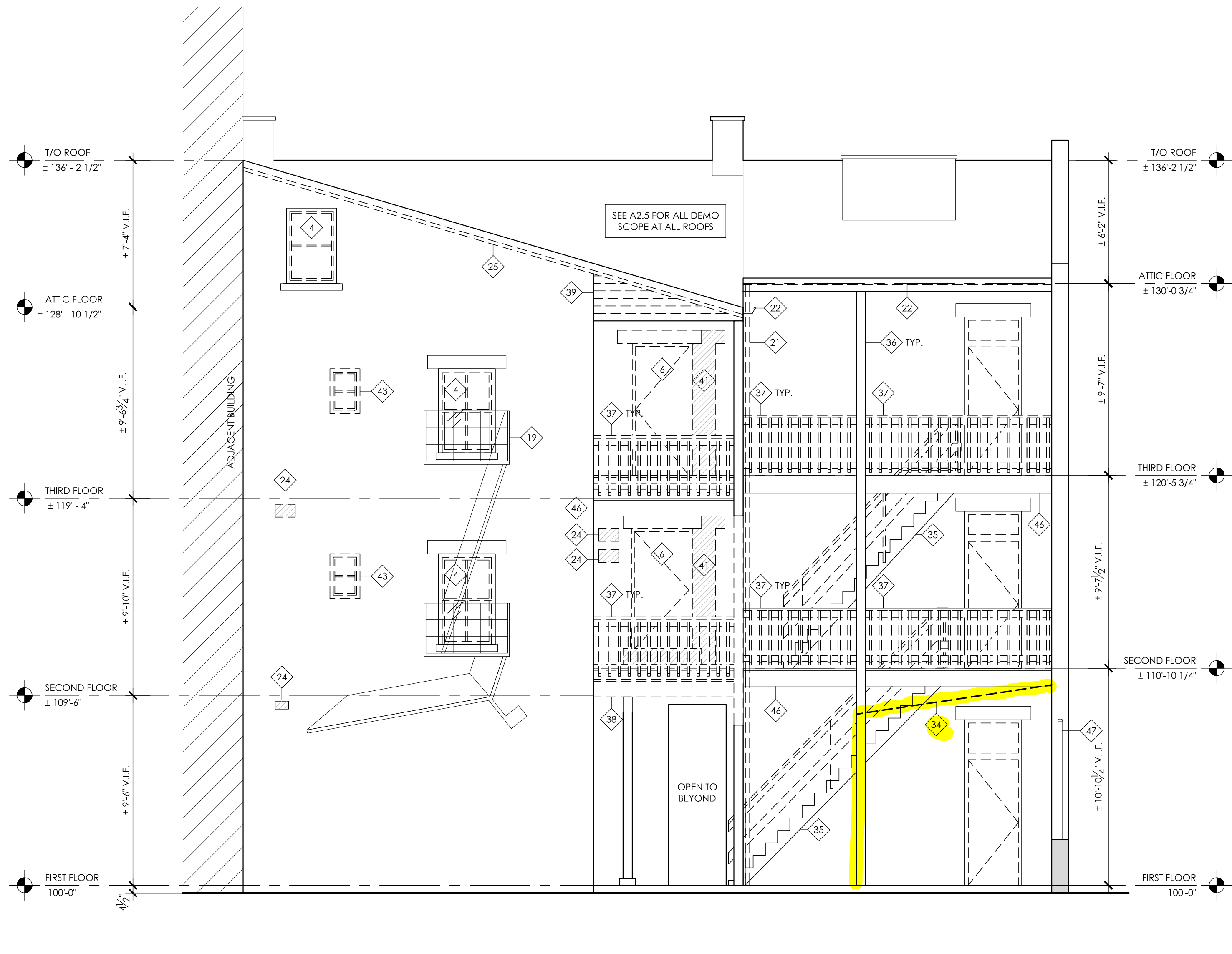
DEMOLITION ELEVATIONS

A5.0



1 WEST DEMOLITION ELEVATION

A5.0 1/4" = 1'-0"



2 EAST DEMOLITION ELEVATION

A5.0 1/4" = 1'-0"

DEMO ELEVATION GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCHITECT IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN, U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE MASONRY.
- REMOVE ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, MECHANICAL VENTS, ETC. ATTACHED TO THE EXTERIOR OF THE BUILDING, INCLUDING ALL ANCHORS.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE.
- SALVAGE BRICKS FROM NEW OPENINGS FOR REPAIR / REUSE.

DEMO ELEV. HISTORIC NOTES

- REFER TO DEMOLITION PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING WINDOW AND DOOR OPENINGS.
- REFER TO DEMOLITION PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING STOREFRONTS.
- REFER TO SPECIFICATIONS FOR MASONRY AND STONE REPAIR AND CLEANING.
- EXISTING UNPAINTED BRICK AND STONE TO REMAIN UNPAINTED. EXISTING PAINTED BRICK AND STONE TO BE REPAINTED - SEE SPECIFICATION.
- ALL EXISTING CAST IRON STOREFRONT ELEMENTS TO REMAIN AND BE REPAINTED.

DEMO ELEVATION KEYED NOTES**

** NOTES #1-30 ARE STANDARD FOR ALL BUILDINGS
NOTES #31+ ARE BUILDING SPECIFIC

- EXISTING HISTORIC WOOD WINDOW (OR REMNANT) TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- EXISTING HISTORIC WOOD DOOR (INCLUDING TRANSOM WHERE OCCURS) @ TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING HISTORIC WINDOW @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING NON-HISTORIC WINDOW / INFILL @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING HISTORIC DOOR AND FRAME (INCLUDING TRANSOM WHERE OCCURS) @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING NON-HISTORIC DOOR AND FRAME OR INFILL @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE PLYWOOD COVERING EXISTING STOREFRONT AND VERIFY CONDITION BEHIND.
- EXISTING HISTORIC STOREFRONT KNEEWALL AND WOOD FRAMED WINDOWS TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLAN.

- REMOVE EXISTING STOREFRONT SYSTEM IN ENTIRETY. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING STONE STEP(S).
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.
- EXISTING STONE STOREFRONT HEADER OR CONTINUOUS STONE SILL / BAND TO REMAIN. PREP FOR REPAIRS.
- EXISTING STONE BASE TO REMAIN. PREP FOR REPAIRS.
- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- EXISTING CAST IRON CURB TO REMAIN.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE).

- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING HUNG GUTTER AND GUTTER BOARD (WHERE OCCURS)
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- REMOVE BRICK FOR NEW EXHAUST OPENINGS. SEE MECHANICAL DRAWINGS.
- REMOVE EXISTING RAKE BOARD.
- EXISTING BRICK TIE TO REMAIN.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- REMOVE NON-HISTORIC DOOR AND INFILL AT SIDES. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION ABOVE TO REMAIN.

DEMO ELEVATION KEYED NOTES (CONTINUED)**

- REMOVE NON-HISTORIC INFILL AT TRANSOM
- EXISTING HISTORIC WOOD TRIM TO REMAIN AT OPENING.
- REMOVE NON-HISTORIC ONE STORY ADDITION IN ENTIRETY. CMU WALL ALONG PROPERTY LINE TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- REMOVE EXISTING DECK RAILING
- REMOVE LOWER DECK AT SECOND FLOOR IN ENTIRETY. PREP FOR NEW FRAMING TO MATCH ELEVATION OF REAR UNIT.
- REMOVE SIDING AT SIDE OF PORCH ROOF. REMOVE DETERIORATED SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ROOF MEMBRANE AND ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- ENLARGE EXISTING MASONRY OPENING FOR NEW DOOR LOCATION. SEE NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS.
- NOT USED
- REMOVE WINDOW AT NON-HISTORIC OPENING BACK TO ROUGH OPENING. TOOTH OUT BRICK AT JAMBS IN PREPARATION FOR FLUSH INFILL.
- MODIFY EXISTING DECK POST FOR LOWERED DECK ABOVE OR REMOVED AND REPLACE IN ENTIRETY - SEE STRUCTURAL DWGS.
- REMOVE DECK POSTS BETWEEN SECOND AND THIRD FLOOR AT LOCATION OF DECK RE-FRAMING. PROVIDE TEMPORARY SHORING AS REQ'D - SEE STRUCTURAL DWGS.
- EXISTING WOOD FRAMED DECK TO REMAIN. SEE STRUCTURAL DWGS FOR REPAIRS. REMOVE EXISTING WOOD DECKING.
- EXISTING CONCRETE CURB AND PAINTED ALUMINUM SITE FENCE TO REMAIN.

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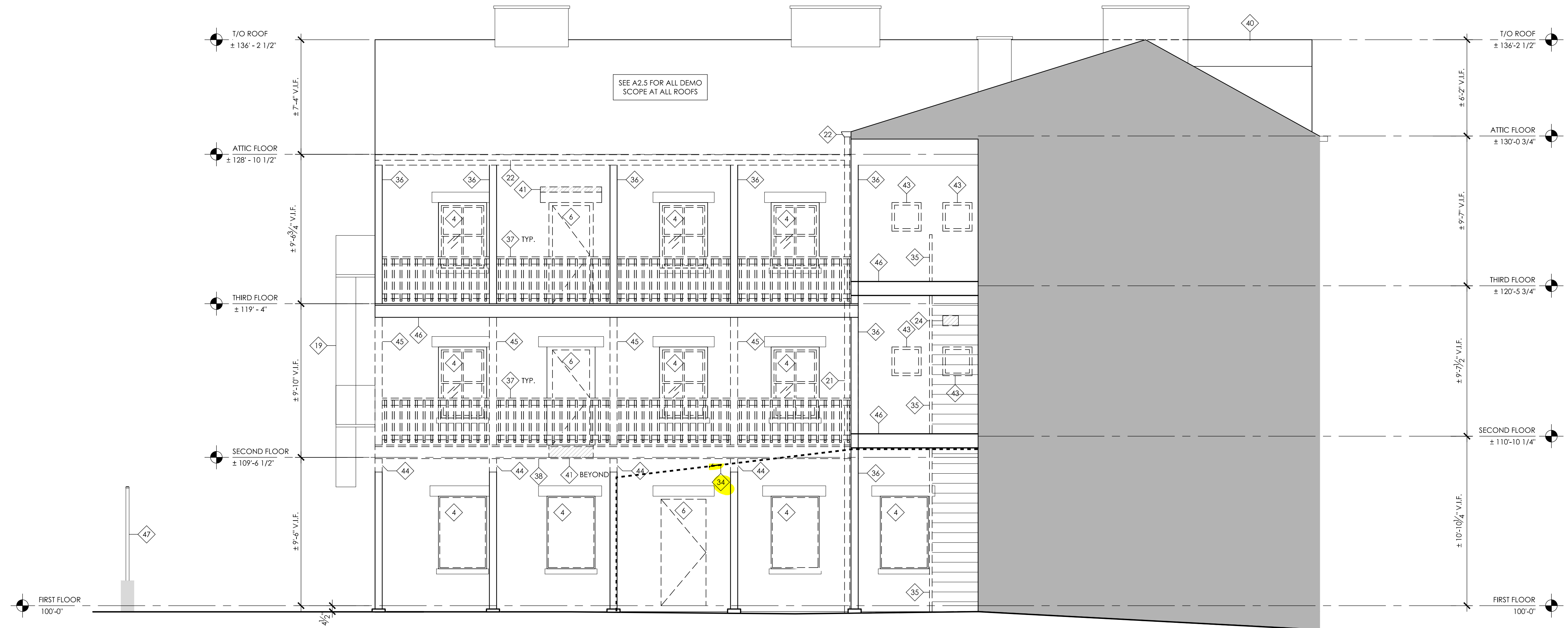


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DEMOLITION ELEVATIONS

A5.1



1 NORTH DEMOLITION ELEVATION
A5.1 1/4" = 1'-0"

DEMO ELEVATION GENERAL NOTES

- ALL DASHED ELEMENTS TO BE REMOVED. U.N.O. CONSULT ARCHITECT IF INTENT IS UNCLEAR.
- ALL EXISTING STRUCTURAL ELEMENTS, INCLUDING THE HISTORIC MASONRY BEARING WALLS, ARE TO REMAIN. U.N.O. G.C. TO PROVIDE ANY TEMPORARY SHORING REQ'D.
- PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJ. MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
- COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REMOVE ANY EXISTING PLYWOOD INFILLS OR BARRICADES.
- REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE MASONRY.
- REMOVE ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, MECHANICAL VENTS, ETC., ATTACHED TO THE EXTERIOR OF THE BUILDING, INCLUDING ALL ANCHORS.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE.
- SALVAGE BRICKS FROM NEW OPENINGS FOR REPAIR / REUSE.

DEMO ELEV. HISTORIC NOTES

- REFER TO DEMOLITION PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING WINDOW AND DOOR OPENINGS.
- REFER TO DEMOLITION PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING STOREFRONTS.
- REFER TO SPECIFICATIONS FOR MASONRY AND STONE REPAIR AND CLEANING.
- EXISTING UNPAINTED BRICK AND STONE TO REMAIN UNPAINTED. EXISTING PAINTED BRICK AND STONE TO BE REPAINTED - SEE SPECIFICATION.
- ALL EXISTING CAST IRON STOREFRONT ELEMENTS TO REMAIN AND BE REPAINTED.

DEMO ELEVATION KEYED NOTES**

- ** NOTES #1-30 ARE STANDARD FOR ALL BUILDINGS ON DEMOLITION PLANS. NOTES #31+ ARE BUILDING SPECIFIC
- EXISTING HISTORIC WOOD WINDOW (OR REMNANT) TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - EXISTING HISTORIC WOOD DOOR (INCLUDING TRANSOM WHERE OCCURS) @ TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - REMOVE EXISTING HISTORIC WINDOW @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - REMOVE EXISTING NON-HISTORIC WINDOW / INFILL @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - REMOVE EXISTING HISTORIC DOOR AND FRAME (INCLUDING TRANSOM WHERE OCCURS) @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - REMOVE EXISTING NON-HISTORIC DOOR AND FRAME OR INFILL @ EXISTING HISTORIC OPENING. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
 - REMOVE PLYWOOD COVERING EXISTING STOREFRONT AND VERIFY CONDITION BEHIND.
 - EXISTING HISTORIC STOREFRONT KNEEWALL AND WOOD FRAMED WINDOWS TO REMAIN. SEE HISTORIC KEYNOTES ON DEMOLITION PLAN.

- REMOVE EXISTING STOREFRONT SYSTEM IN ENTIRETY. SEE HISTORIC KEYNOTES ON DEMOLITION PLANS.
- REMOVE EXISTING STONE STEP(S).
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.
- EXISTING STONE STOREFRONT HEADER OR CONTINUOUS STONE SILL / BAND TO REMAIN. PREP FOR REPAIRS.
- EXISTING STONE BASE TO REMAIN. PREP FOR REPAIRS.
- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING FENCING AND ALL SUPPORT POSTS.
- REMOVE EXISTING CAST IRON OR PVC BOOT. PREP. FOR REPLACEMENT.
- EXISTING CAST IRON CURB TO REMAIN.
- CUT AND REMOVE EXTERIOR STONE OR CAST IRON SILL TO LEVEL OF SIDEWALK FOR NEW ACCESSIBLE ENTRANCE. SEE NEW WORK PLANS.
- REMOVE PLYWOOD COVERING EXISTING STOREFRONT AND VERIFY CONDITION BEHIND.
- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE).

- REMOVE MASONRY INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
- REMOVE EXISTING DOWNSPOUT.
- REMOVE EXISTING HUNG GUTTER AND GUTTER BOARD (WHERE OCCURS)
- INSPECT CONDITION OF EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR REPLACEMENT WITH NEW TO MATCH.
- REMOVE BRICK FOR NEW EXHAUST OPENINGS. SEE MECHANICAL DRAWINGS.
- REMOVE EXISTING RAKE BOARD.
- EXISTING BRICK TIE TO REMAIN.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- REMOVE NON-HISTORIC DOOR AND INFILL AT SIDES. EXISTING HISTORIC WOOD TRIM AND HORIZONTAL MULLION ABOVE TO REMAIN.

DEMO ELEVATION KEYED NOTES (CONTINUED)**

- REMOVE NON-HISTORIC INFILL AT TRANSOM
- EXISTING HISTORIC WOOD TRIM TO REMAIN AT OPENING.
- REMOVE NON-HISTORIC ONE STORY ADDITION IN ENTIRETY. CMU WALL ALONG PROPERTY LINE TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- REMOVE EXISTING DECK RAILING
- REMOVE LOWER DECK AT SECOND FLOOR IN ENTIRETY. PREP FOR NEW FRAMING TO MATCH ELEVATION OF REAR UNIT.
- REMOVE SIDING AT SIDE OF PORCH ROOF. REMOVE DETERIORATED SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ROOF MEMBRANE AND ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS/NEW SIDING.
- ENLARGE EXISTING MASONRY OPENING FOR NEW DOOR LOCATION. SEE NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS.
- NOT USED
- REMOVE WINDOW AT NON-HISTORIC OPENING BACK TO ROUGH OPENING. TOOTH OUT BRICK AT JAMBS IN PREPARATION FOR FLUSH INFILL.
- MODIFY EXISTING DECK POST FOR LOWERED DECK ABOVE OR REMOVED AND REPLACE IN ENTIRETY - SEE STRUCTURAL DWGS.
- REMOVE DECK POSTS BETWEEN SECOND AND THIRD FLOOR AT LOCATION OF DECK RE-FRAMING. PROVIDE TEMPORARY SHORING AS REQ'D - SEE STRUCTURAL DWGS.
- EXISTING WOOD FRAMED DECK TO REMAIN. SEE STRUCTURAL DWGS FOR REPAIRS. REMOVE EXISTING WOOD DECKING.
- EXISTING CONCRETE CURB AND PAINTED ALUMINUM SITE FENCE TO REMAIN.

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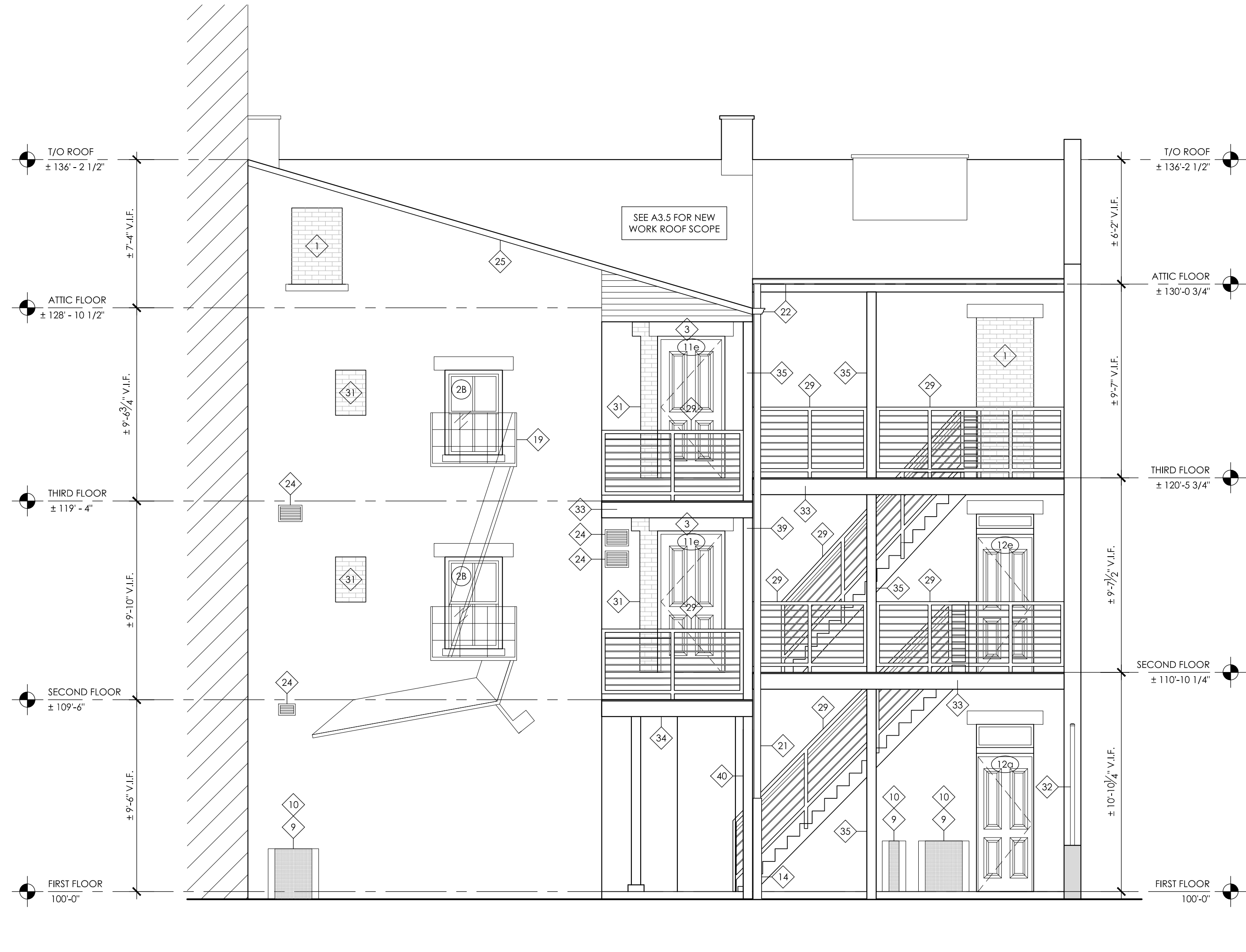
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NEW WORK ELEVATIONS

A6.0



1 WEST NEW WORK ELEVATION
A6.0 1/4" = 1'-0"



2 EAST NEW WORK ELEVATION
A6.0 1/4" = 1'-0"

NEW WORK ELEV. GENERAL NOTES

- REFER TO NEW WORK FLOOR PLANS FOR ALL DOOR TAGS.
- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. PROVIDE BRICK REPAIRS AS REQUIRED AND CAP IF NOT ALREADY CAPPED.

NEW WORK ELEV. HISTORIC NOTES

- REFER TO NEW WORK PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING WINDOW AND DOOR OPENINGS.
- REFER TO NEW WORK PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING / MODIFIED STOREFRONTS.
- REFER TO SPECIFICATIONS FOR MASONRY AND STONE REPAIR AND CLEANING.
- EXISTING UNPAINTED BRICK AND STONE TO REMAIN UNPAINTED. EXISTING PAINTED BRICK AND STONE TO BE REPAINTED - SEE SPECIFICATION.
- ALL EXISTING CAST IRON STOREFRONT ELEMENTS TO REMAIN AND BE REPAINTED.

NEW WORK ELEVATION KEYED NOTES**

** NOTES # 1-30 ARE STANDARD FOR ALL BUILDINGS
NOTES #31+ ARE BUILDING SPECIFIC

- INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 2" FROM FACE OF EXISTING MASONRY.
- EXISTING OR NEW WINDOW SASH (UPPER SASH ONLY, U.N.O.) TO BE FIXED IN THE CLOSED POSITION.
- NEW CAST STONE LINTEL, SILL, AND/OR TRIM TO MATCH EXISTING STONE ELEMENTS. WHERE EXISTING STONE ELEMENTS ARE PAINTED, PAINT NEW STONE ELEMENTS TO MATCH EXISTING.
- PROVIDE NEW HIGH VISIBILITY STREET NUMBERS.
- PROVIDE NEW EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. MAX. 4" PROJECTION FROM FACE OF WALL OR MOUNT AT 80" A.F.F. MIN.
- JUNCTION BOX FOR FUTURE LIGHT FIXTURE. CENTER ON STOREFRONT BELOW.
- PROVIDE NEW FRAMED KNEEWALL BELOW NEW STOREFRONT, INSULATED WITH SMOOTH COMPOSITE WOOD FINISH AND PAINTED SMOOTH COMPOSITE WOOD OR PVC TRIM TO MATCH EXISTING CONFIGURATION (WHERE OCCURS).
- EXISTING HISTORIC STOREFRONT KNEEWALL AND WOOD FRAMED WINDOWS TO REMAIN. SEE HISTORIC KEYNOTES ON NEW WORK PLAN.

- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" x 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- EXISTING STONE STEP(S) TO REMAIN. REPAIR AS REQUIRED, AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- EXISTING STONE STOREFRONT HEADER OR CONTINUOUS STONE SILL / BAND TO REMAIN. REPAIR AS REQUIRED. REPAINT IF PREVIOUSLY PAINTED.
- EXISTING STONE BASE TO REMAIN. REPAIR AS REQUIRED. REPAINT IF PREVIOUSLY PAINTED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 4'-0" ABOVE GRADE.
- NEW 4'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQUIRED AND PAINT.
- NOT USED.

- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NOT USED.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- INSTALL NEW PAINTED WOOD GUTTER BOARD, ALUMINUM DRIP EDGE AND 6" K-STYLE ALUMINUM GUTTER.
- EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REPAIR AS REQ'D AND REPLACE ANY DETERIORATED WOOD ELEMENTS WITH NEW TO MATCH. PAINT.
- NEW PAINTED METAL BRICK VENT STYLE LOUVERS AT NEW EXHAUST OPENINGS. WHERE ADJACENT WALL IS PAINTED, PAINT IN FIELD TO MATCH. WHERE BRICK IS UNPAINTED, PROVIDE BRICK COLORED FACTORY FINISH. SEE MECH. DWGS.
- NEW PAINTED SMOOTH COMPOSITE WOOD OR PVC TRIM RAKE BOARD.
- EXISTING BRICK TIE TO REMAIN. PAINT SAME COLOR AS WALL, WHERE WALL PAINTED. PAINT BLACK IF WALL UNPAINTED.
- NEW BRICK TIE BACK WITH 8" STAR PLATE. PAINT SAME COLOR AS WALL, WHERE WALL PAINTED. PAINT BLACK IF WALL UNPAINTED. SEE STRUCTURAL DWGS.
- EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" x 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALLUSTERS AT 4' O.C. PROVIDE HANDRAILS AT STAIR WHERE INDICATED ON PLANS.
- NOT USED.
- INFILL EXISTING NON-HISTORIC OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. TOOTH IN AT JAMBS AND INSTALL FLUSH WITH EXISTING WALL.
- EXISTING CONCRETE CURB AND PAINTED ALUMINUM SITE FENCE TO REMAIN. INSTALL NEW COMPOSITE WOOD DECKING.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW WOOD FRAMED DECK STRUCTURE AT LEVEL OF REAR 2ND FLOOR UNIT. SEE STRUCTURAL DWGS. INSTALL NEW COMPOSITE WOOD DECKING.
- EXISTING WOOD POST TO REMAIN. PAINT.
- EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
- EXISTING DORMER. INSTALL NEW COMPOSITE WOOD SIDING / TRIM AT SIDES AND FRONT FOLLOWING INSTALLATION OF NEW ROOF FLASHING.
- NEW CONCRETE RAMP WITH PAINTED 1 1/2" METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY.
- NEW DECK POST. SEE STRUCT DWGS.
- EXISTING DECK POST MODIFIED FOR NEW LOWERED SECOND FLOOR DECK OR REPLACEMENT POST. SEE STRUCT DWGS.



1 NORTH NEW WORK ELEVATION
A6.1 1/4" = 1'-0"

NEW WORK ELEV. GENERAL NOTES

- REFER TO NEW WORK FLOOR PLANS FOR ALL DOOR TAGS.
- CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
- REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE / REPLACE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
- REPLACE ALL CRACKED STONE LINTELS WITH MATERIALS MATCHING EXISTING, WITH THE EXCEPTION OF DECORATIVE LINTELS - REFER TO ELEVATIONS FOR LOCATIONS AND SPECIFICATIONS FOR REPAIR NOTES.
- ALL CHIMNEYS & ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. PROVIDE BRICK REPAIRS AS REQUIRED AND CAP IF NOT ALREADY CAPPED.

NEW WORK ELEV. HISTORIC NOTES

- REFER TO NEW WORK PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING WINDOW AND DOOR OPENINGS.
- REFER TO NEW WORK PLANS FOR ALL HISTORIC KEY NOTES AT EXISTING / MODIFIED STOREFRONTS.
- REFER TO SPECIFICATIONS FOR MASONRY AND STONE REPAIR AND CLEANING.
- EXISTING UNPAINTED BRICK AND STONE TO REMAIN UNPAINTED. EXISTING PAINTED BRICK AND STONE TO BE REPAINTED - SEE SPECIFICATION.
- ALL EXISTING CAST IRON STOREFRONT ELEMENTS TO REMAIN AND BE REPAINTED.

NEW WORK ELEVATION KEYED NOTES**

** NOTES # 1-30 ARE STANDARD FOR ALL BUILDINGS
NOTES #31+ ARE BUILDING SPECIFIC

- INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 2" FROM FACE OF EXISTING MASONRY.
- EXISTING OR NEW WINDOW SASH (UPPER SASH ONLY, U.N.O.) TO BE FIXED IN THE CLOSED POSITION.
- NEW CAST STONE LINTEL, SILL, AND/OR TRIM TO MATCH EXISTING STONE ELEMENTS. WHERE EXISTING STONE ELEMENTS ARE PAINTED, PAINT NEW STONE ELEMENTS TO MATCH EXISTING.
- PROVIDE NEW HIGH VISIBILITY STREET NUMBERS.
- PROVIDE NEW EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. MAX. 4" PROJECTION FROM FACE OF WALL OR MOUNT AT 80" A.F.F. MIN.
- PROVIDE NEW FRAMED KNEEWALL BELOW NEW STOREFRONT, INSULATED WITH SMOOTH COMPOSITE WOOD FINISH AND PAINTED SMOOTH COMPOSITE WOOD OR PVC TRIM TO MATCH EXISTING CONFIGURATION (WHERE OCCURS).
- EXISTING HISTORIC STOREFRONT KNEEWALL AND WOOD FRAMED WINDOWS TO REMAIN. SEE HISTORIC KEYNOTES ON NEW WORK PLAN.

- LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" x 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
- PROVIDE SECURITY CAGE AT AC UNIT.
- EXISTING STONE STEP(S) TO REMAIN. REPAIR AS REQUIRED, AT ACTIVE ENTRY POINTS, INSTALL 1 1/2" DIA. PAINTED METAL HANDRAILS ON BOTH SIDES. DO NOT EXTEND HANDRAILS PAST EDGE OF EXISTING STAIRS.
- EXISTING STONE STOREFRONT HEADER OR CONTINUOUS STONE SILL / BAND TO REMAIN. REPAIR AS REQUIRED. REPAINT IF PREVIOUSLY PAINTED.
- EXISTING STONE BASE TO REMAIN. REPAIR AS REQUIRED. REPAINT IF PREVIOUSLY PAINTED.
- INSTALL NEW PVC BOOT, PAINTED, AT NEW DOWNSPOUT AND PROVIDE CONNECTION TO STORM / SANITARY LINE. SEE PLUMBING DRAWINGS. EXTEND BOOT MIN. 4'-0" ABOVE GRADE.
- NEW 4'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN.
- PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
- EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQUIRED AND PAINT.
- NOT USED.

- EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. G.C. TO COMPLETE INSPECTION PER CITY DIRECTIVE (IF NOT ALREADY DONE) AND REPAIR AS REQUIRED. PAINT.
- NOT USED.
- INSTALL NEW ALUMINUM DOWNSPOUT.
- INSTALL NEW PAINTED WOOD GUTTER BOARD, ALUMINUM DRIP EDGE AND 6" K-STYLE ALUMINUM GUTTER.
- EXISTING DECORATIVE WOOD CORNICE TO REMAIN. REPAIR AS REQ'D AND REPLACE ANY DETERIORATED WOOD ELEMENTS WITH NEW TO MATCH. PAINT.
- NEW PAINTED METAL BRICK VENT STYLE LOUVERS AT NEW EXHAUST OPENINGS. WHERE ADJACENT WALL IS PAINTED, PAINT IN FIELD TO MATCH. WHERE BRICK IS UNPAINTED, PROVIDE BRICK COLORED FACTORY FINISH. SEE MECH. DWGS.
- NEW PAINTED SMOOTH COMPOSITE WOOD OR PVC TRIM RAKE BOARD.
- EXISTING BRICK TIE TO REMAIN. PAINT SAME COLOR AS WALL, WHERE WALL PAINTED. PAINT BLACK IF WALL UNPAINTED.
- NEW BRICK TIE BACK WITH 8" STAR PLATE. PAINT SAME COLOR AS WALL, WHERE WALL PAINTED. PAINT BLACK IF WALL UNPAINTED. SEE STRUCTURAL DWGS.
- EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.

- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" x 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALLUSTERS AT 4' O.C. PROVIDE HANDRAILS AT STAIR WHERE INDICATED ON PLANS.
- NOT USED.
- INFILL EXISTING NON-HISTORIC OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. TOOTH IN AT JAMBS AND INSTALL FLUSH WITH EXISTING WALL.
- EXISTING CONCRETE CURB AND PAINTED ALUMINUM SITE FENCE TO REMAIN. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW WOOD FRAMED DECK STRUCTURE AT LEVEL OF REAR 2ND FLOOR UNIT. SEE STRUCTURAL DWGS. INSTALL NEW COMPOSITE WOOD DECKING.
- EXISTING WOOD POST TO REMAIN. PAINT.
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- NEW DECK POST. SEE STRUCT DWGS.
- EXISTING DECK POST MODIFIED FOR NEW LOWERED SECOND FLOOR DECK OR REPLACEMENT POST. SEE STRUCT DWGS.

OTR Mixed Income
1606 Race St
Cincinnati, OH 45202



DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

NEW WORK ELEVATIONS

A6.1



Existing Photo of shed from courtyard looking west

1606 Race Street



Existing Photo of shed from courtyard looking northwest



Existing Photo of shed from below deck, looking north



Existing Photo of shed from below deck, looking northeast

June 21, 2019

Beth Johnson
City of Cincinnati Buildings and Inspections
805 Central Ave Suite 500
Cincinnati, OH 45202

Ms. Johnson,

I am submitting this letter to request approval of the demolition of a shed located at 1606 Race Street, which is owned by OTR Holdings, a subsidiary of 3CDC. I believe this demolition is acceptable for the reasons under section three of the Demolition Case Sheet.

3. *The Demolition is for inappropriate addition or a non-significant portion of a building.*
 - a. *The demolition does not adversely affect significant parts of the building; and*
 - b. *The addition or non-significant portion highly is not highly visible from the street; or*
 - c. *The demolition will not adversely affect the streetscape.*

I can confirm that the shed doesn't adversely affect the historic structure, that it is not visible from Race Street, and that, because of this lack of visibility, it will not affect the streetscape.

In addition, the shed structure is constructed of solid wood paneling and is not insulated or conditioned. Because of this, it is not feasible to incorporate this space into the renovated commercial or residential spaces. The removal of the shed will also allow an accessible entrance to the rear of the north commercial space and will provide more courtyard space for the use of the tenants.

Please reach out with any questions regarding this matter.

Sincerely,



Lann Field
Vice President
3CDC