

HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, August 5, 2019 at 3:00 pm

CALL TO ORDER

CONSENT ITEMS

Item 1. 20 E 15th The applicant requests zoning relief related to unit density in the Over-the-Rhine Historic District.

Applicant: CITY STUDIOS

Owner: OTR REINVESTMENT HOLDINGS II LLC CO MODEL GROUP

Staff Report: BETH JOHNSON

Item 2. 215 Woodward Ave The applicant requests zoning relief related to unit density in the Over-the-Rhine Historic District.

Applicant: CITY STUDIOS

Owner: OTR REINVESTMENT HOLDINGS II LLC CO MODEL GROUP

Staff Report: BETH JOHNSON

Item 3. 1601 Race Street The applicant requests zoning relief related to unit density in the Over-the-Rhine Historic District.

Applicant: CITY STUDIOS

Owner: CITY OF CINCINNATI

Staff Report: BETH JOHNSON

Item 4. 211 Woodward Av The applicant is requesting zoning relief related to unit density in the Over the Rhine Historic District.

Applicant: CITY STUDIOS

Owner: OTR REINVESTMENT HOLDINGS II LLC CO MODEL GROUP

Staff Report: BETH JOHNSON

Item 5. 1510 Moore Street The applicant requests zoning relief related to lot density in the Over-the-Rhine Historic District.

Applicant: CITY STUDIOS
Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON

Item 6. 1604 Pleasant St The applicant requests zoning relief related to unit density in the Over the Rhine Historic District.

Applicant: CITY STUDIOS
Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON

Item 7. 1606 Race The applicant requests a Certificate of Appropriateness to demolish a rear addition in the Over-the-Rhine Historic District.

Applicant: CITY STUDIOS
Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON

DISCUSSION ITEMS

Item 8. 1920 Dunlap Street The applicant requests a Certificate of Appropriateness to build a parking lot in the Over-the-Rhine Historic District. Also, conditional use review is requested related to proposed parking lot.

Applicant: EVANS ENGINEERING
Owner: PENCIL DART LLC

Staff Report: DOUG OWEN

Item 9. 163 E McMicken Ave The applicant requests a Certificate of Appropriateness to demolish and rebuild existing rear addition in the Over-the-Rhine Historic District. Also, the applicant requests zoning relief related to setbacks.

Applicant: MATTHEW D. BEAVER
Owner: LVG PROPERTIES LLC

Staff Report: DOUG OWEN

Item 10. 1107 Vine Street The applicant requests a Certificate of Appropriateness to install new garage doors on an existing structure in the Over-the-Rhine Historic District.

Applicant: WICHMAN GUNTHER ARCHITECTS

Owner: VILLAGE ON VINE LLC

Staff Report: BETH JOHNSON

Item 11. 1617-1619 Race The applicant requests a Certificate of Appropriateness for a proposed development at 1617-1619 Race Street of a 4-story mixed-use structure in the Over the Rhine Historic District. Also, the applicant requests a variance from density requirements, front, side and rear setbacks, and commercial land use variance. At the applicant's request, the hearing 7/22/19 hearing date was postponed to 8/5/19.

Applicant: GBBN ARCHITECTS

Owner: NORTHSIDE REVITALIZATION LLC CO MODEL GROUP

Staff Report: BETH JOHNSON

Item 12. 1512 Republic St The applicant requests a Certificate of Appropriateness for a proposed development at 1512-1520 Republic Street of a 4-story mixed-use structure in the Over the Rhine Historic District. Also, the applicant requests a variance for density and rear setback requirements. At the applicant's request, the hearing 7/22/19 hearing date was postponed to 8/5/19.

Applicant: GBBN ARCHITECTS

Owner: CITY OF CINCINNATI

Staff Report: BETH JOHNSON

Item 12. 1600-1602 Pleasant Street The applicant requests a Certificate of Appropriateness for a proposed development at 1600-1602 Pleasant Street of a 5-story mixed-use structure in the Over the Rhine Historic District. Also, the applicant requests a variance from density requirements, front, side and rear setbacks, and commercial land use variance. At the applicant's request, the hearing 7/22/19 hearing date was postponed to 8/5/19.

Applicant: GBBN ARCHITECTS

Owner: NORTHSIDE REVITALIZATION LLC CO MODEL GROUP

Staff Report: BETH JOHNSON

ADJOURN

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20190122
APPLICANT: City Studios Architecture
OWNER: OTR Holdings Inc
ADDRESS: **20 E 15th Street**
PARCELS: 080-0001-0045
ZONING: CN-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: July 2, 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 1409-09 – Numerical Variance** of 2 units for an 8-residential-unit building. The building had an existing 6 units.

Existing Conditions

The subject property is situated at the corner of E 15th Street and Moore Street with the main building façade upon E 15th Street. 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 8 dwelling units with 3 units on the top 2 floors and 2 units on the first. 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 20 E 15th St. Image from CAGIS.

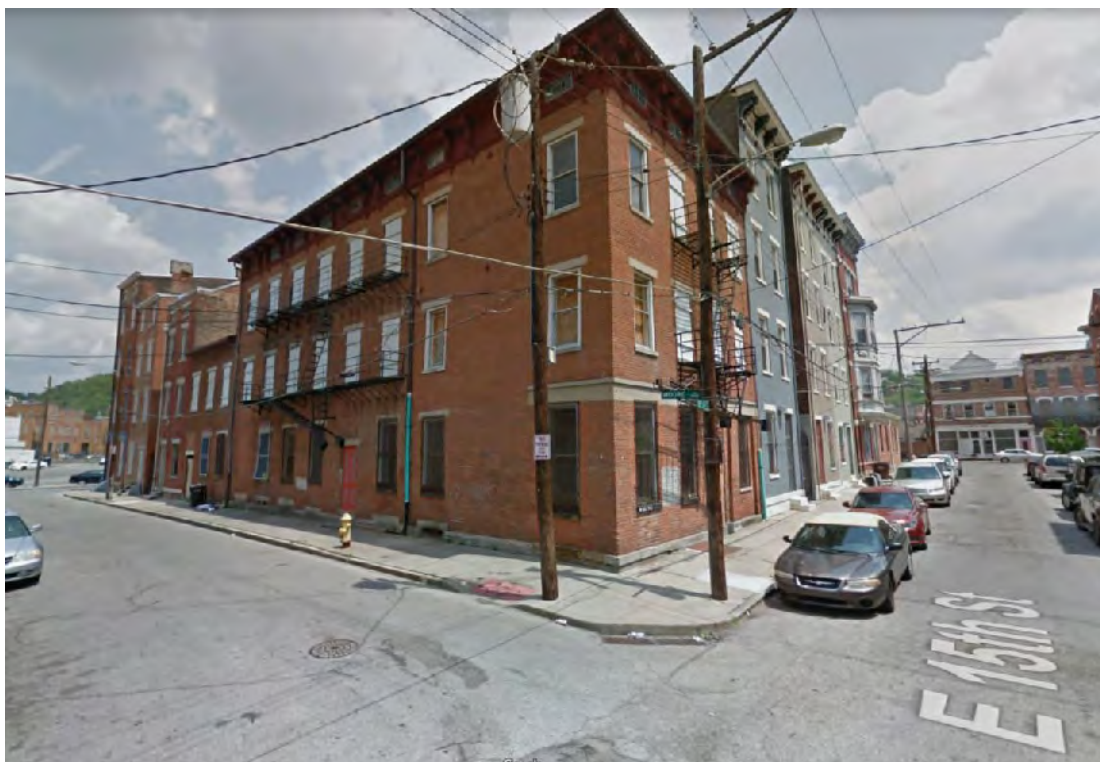


Figure 2. Street view of 20 E 15th Street. Image from Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CN-P
Variance Request:	Section 1409	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 190 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).

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.

While typically we cannot consider the proposed rents of a project when considering economic feasibility due to lack of legal accountability for the stated rents, with Low-Income Housing Tax Credits there is a requirement that the units maintain the stated affordability for 30 years to be able to capture the tax credits. That is a factor of consideration here today, as this is a substantial property encumbrance that will be borne by the property owner if the project executed.

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 2 dwelling units, to make the units more appropriately sized for 1- and 2-bedroom units. The current configuration has 2 dwelling units per floor each at between 900-1000 sf. each. The new proposal will retain 3 two-bedroom units at about 900-1000 sf. each and will have 5 one-bedroom units between approximately 500-650 sf. each.

Properties in the CN-P are residential and commercial in nature and are permitted to have 1 unit per 500 sf of land area. The property in question is 2,790 sf. which would only permit 5 total dwelling units. The building is over 5,700 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 6 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 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 CN-P. 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.

Increasing the unit count is necessary to meet the unit count and configuration required for the overall project to use the Low-Income housing tax credits and overall economics work. The use of the tax-credits makes the affordable units feasible.

- 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 the CC-P zoning 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 (a) which allows a 50% reduction of parking requirements if location within 600 feet of a public parking facility that has capacity. The property is within 260 ft of the planned public parking lot at the old Kroger building on Vine Street and would have been eligible for a reduction and since the required amount would have been under 5 no parking would have been required.

*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 345 sf. of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in CN-P, CC-A and CC-P since 2017 are below

- 1531 Elm St 253 sf lot area/ unit
- 1533 Elm St 275 sf lot area/ unit
- 1925 Vine St 333sf lot area/ unit
- 161 E McMicken 357 sf lot area/ unit
- 24 W 15th St 125 sf lot area/ unit

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

*l. **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 1409-09 –APPROVE – Numerical Variance** of 2 units to allow an 8-residential-unit building at 345 sf. Lot area/dwelling unit, in excess of the grandfathered density/legal non-conformity of 6 units and the base zoning requirements per plans for 20 E 15th 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

	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



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.

OTR MIXED INCOME - 20 E. 15TH STREET

PROJECT INFORMATION / CODE NOTES

- PROJECT LOCATION:** 20 E. 15TH STREET CINCINNATI, OH 45202
- DESCRIPTION:** THIS PROJECT IS THE RENOVATION OF AN EXISTING THREE STORY + ATTIC RESIDENTIAL BUILDING. THE BUILDING WILL HOUSE 8 DWELLING UNITS.

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. NEW WORK ALSO INCLUDES HVAC, ELECTRICAL PLUMBING AND FIRE PROTECTION. THE ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK WILL BE SUBMITTED UNDER SEPARATE PERMITS.
- GOVERNING CODE:** 2017 OBC (OHIO BUILDING CODE)
- ZONING DESIGNATION:** CN-P COMMERCIAL NEIGHBORHOOD OVER-THE-RHINE HISTORIC DISTRICT - PROJECT WILL APPLY FOR STATE AND FEDERAL TAX CREDITS.

GRAPHIC SYMBOLS LEGEND

---	EXISTING CONSTRUCTION TO BE DEMOLISHED	± X'-X"	CEILING HEIGHT TAG
---	EXIST. STONE OR MASONRY BEARING WALL TO REMAIN	# # X	DOOR NUMBER TAG (SEE A0.4); FRAME AND SLAB (NUMBER)
---	EXIST. WOOD-FRAMED FURRING OR WALL TO REMAIN	#	HARDWARE PACKAGE (LETTER)
---	EXIST. OR NEW INTERIOR BEARING WALL	#	WINDOW TYPE TAG (SEE A0.5)
---	NEW WOOD-FRAMED WALL	UP	PARTITION TYPE TAG (SEE A0.2)
---	NEW CMU INFILL OR WALL	◆	STAIR RUN DIRECTION TAG
---	NEW BRICK WALL	◆	KEYED NOTE
---	INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY (ABOVE). SEE STRUCT. DWGS.	⊗	HISTORIC KEYED NOTE
---	EXISTING OR NEW BEAM (ABOVE). SEE STRUCT. DWGS.	---	CENTERLINE
---	EXISTING WINDOW TO BE REMOVED	⊗	DWG. NO. ELEVATION TAG
---	NEW WINDOW OR EXISTING WINDOW TO REMAIN (SEE TAG ON NEW WORK PLANS)	⊗	SHEET NO.
---	EXISTING DOOR TO BE REMOVED	⊗	DWG. NO. SECTION TAG
---	NEW DOOR OR EXISTING DOOR TO REMAIN (SEE TAG ON NEW WORK PLANS)	⊗	SHEET NO.
---	HATCH INDICATES AREA OF NEW LOWERED GYP. BD. CEILING (ABOVE). DASHED LINE INDICATES FACE OF SOFFIT (ABOVE). SEE DWG. KEYNOTES.	⊗	DWG. NO. DETAIL TAG
---	HATCH INDICATES LOWERED SOFFIT ABOVE KITCHEN CABINETS. SEE DWG. KEYNOTES.	⊗	SHEET NO.
---	INDICATES WATER CURTAIN INSTALLED AT THE INTERIOR SIDE OF WINDOW AS ALLOWED PER CINCINNATI DEPARTMENT OF BUILDINGS & INSPECTIONS ALTERNATIVE ENGINEERING DESIGN (OBC 106.5).	⊗	DWG. NO. INTERIOR ELEVATION TAG
---	INDICATES SAFETY GLAZING REQUIRED. SEE ADDITIONAL NOTES ON A0.4 & A0.5.	⊗	SHEET NO.
---		⊗	REVISION CLOUD WITH REVISION NUMBER TAG

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	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.	DRYWASHER	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	TEL.	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



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 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

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.

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
20 E. 15th St.
Cincinnati, OH 45202



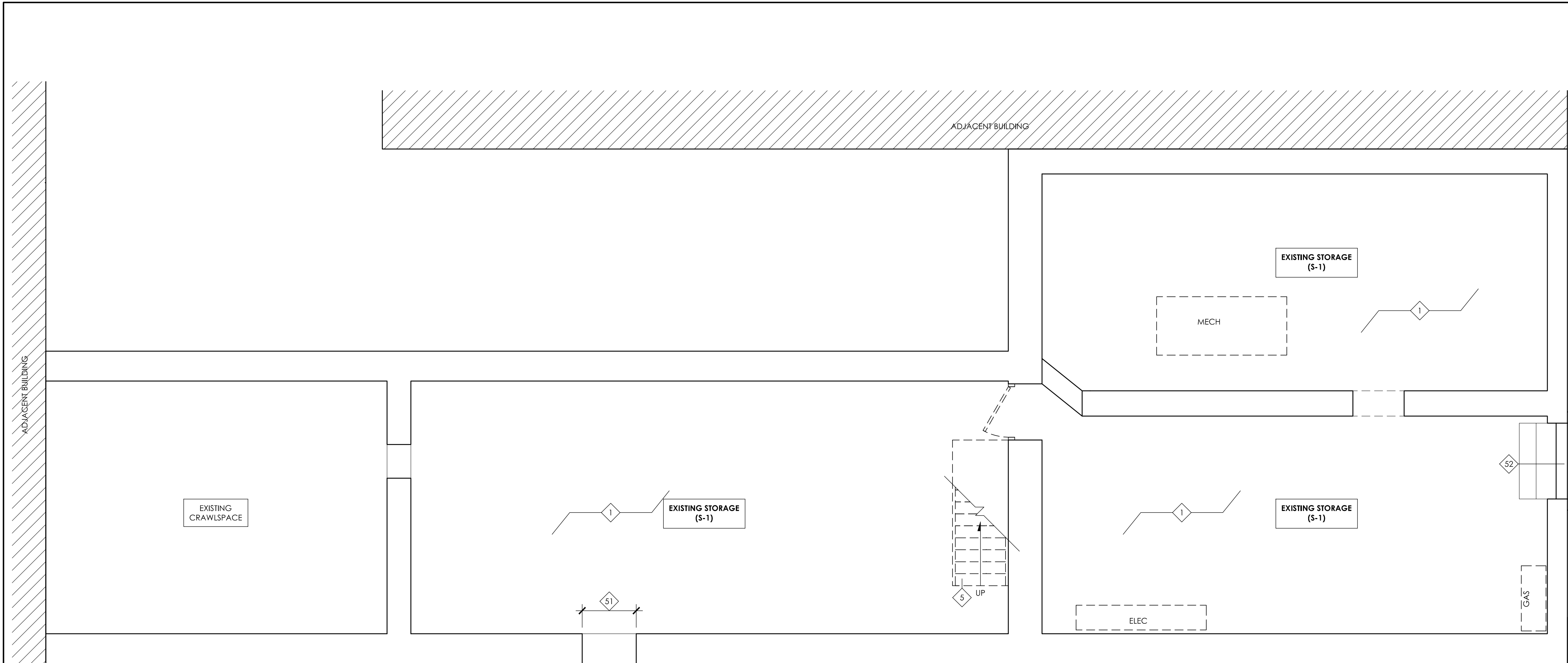
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY NOT FOR CONSTRUCTION

TITLE SHEET, INDEX, LEGEND & PROJECT INFO

A0.1



HISTORIC GENERAL NOTES

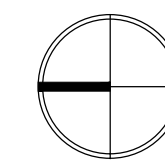
- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(X) HISTORIC KEY NOTES*

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

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.
- REMOVE ALL 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**

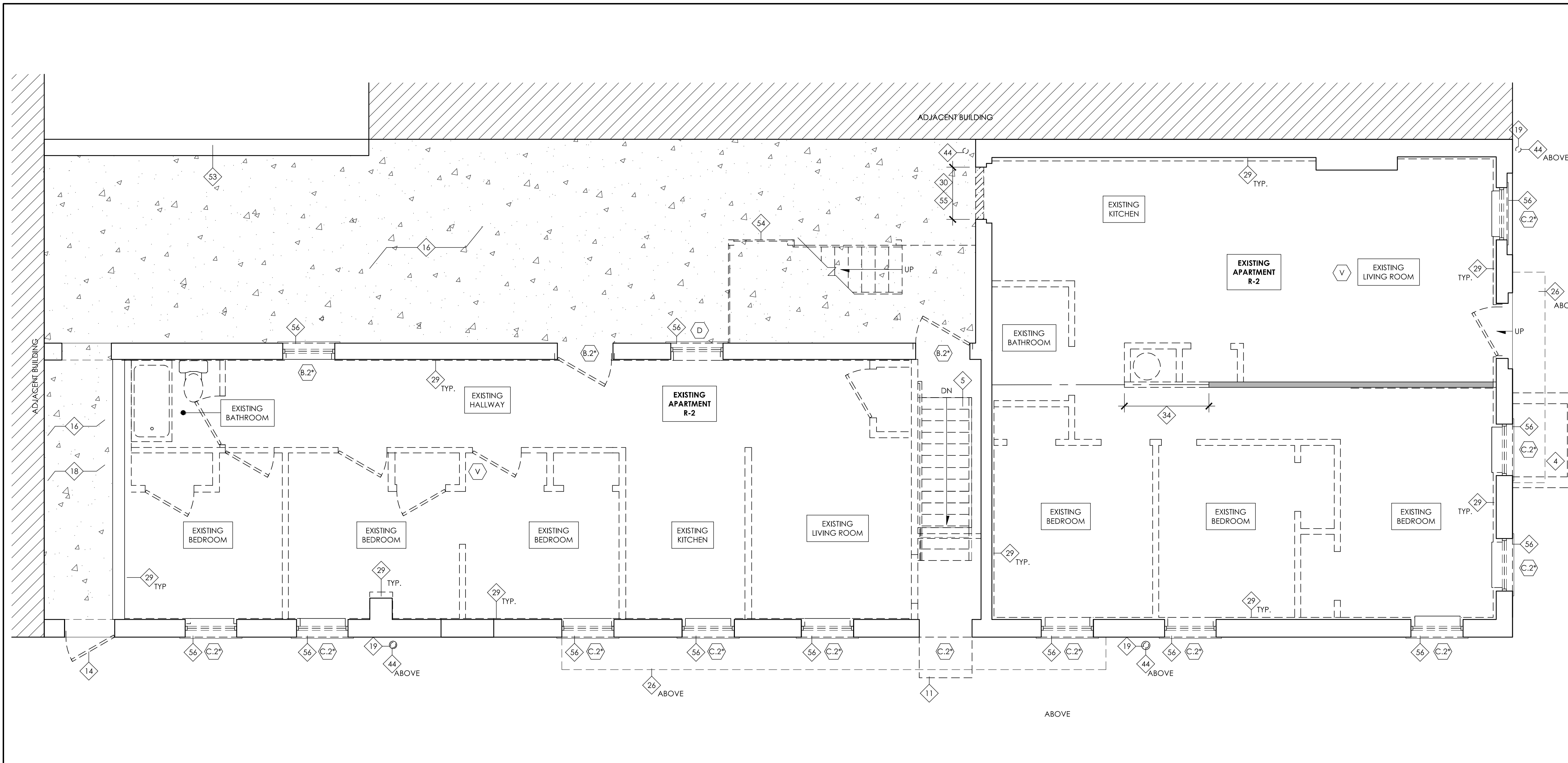
- ** NOTES # 1-50 ARE STANDARD FOR ALL BUILDINGS
NOTES # 50+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. SAW CUT AS REQUIRED FOR INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - EXISTING DIRT FLOOR. LEVEL AND PREP FOR NEW CONCRETE SLAB.
 - EXISTING FLOOR / JOIST END REINFORCEMENT 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.
- EXISTING VENT OPENING IN FOUNDATION WALL. PREP FOR INFILL.
- EXISTING CMU INFILL @ ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD.
- EXISTING STONE SITE WALL TO REMAIN.
- REMOVE EXISTING NON-HISTORIC STEEL STAIR IN ENTIRETY.
- REMOVE MASONRY WALL BELOW SILL TO FLOOR LINE FOR NEW OPENING. TOOTH OUT BRICK AT JAMB.

- REMOVE SECURITY GRILL AT WINDOW.
- EXISTING EXPOSED SEALED BRICK WALLS TO REMAIN.



HISTORIC GENERAL NOTES

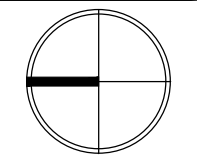
- REFER TO WINDOW TYPES / SCHEDULE ON A0.5 FOR DETAILED SCOPE OF WORK AT HISTORIC WINDOW OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.
- REFER TO DOOR TYPES / SCHEDULE ON A0.4 FOR DETAILED SCOPE OF WORK AT HISTORIC DOOR OPENINGS. REFERENCE TAGS ON NEW WORK PLANS & ELEVATIONS.

(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

1 FIRST FLOOR DEMOLITION PLAN

A2.1 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 VENT OPENING IN FOUNDATION WALL. PREP FOR INFILL.
- EXISTING CMU INFILL @ ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD.
- EXISTING STONE SITE WALL TO REMAIN.
- REMOVE EXISTING NON-HISTORIC STEEL STAIR IN ENTIRETY.
- REMOVE MASONRY WALL BELOW SILL TO FLOOR LINE FOR NEW OPENING. TOOTH OUT BRICK AT JAMB.

- REMOVE SECURITY GRILL AT WINDOW.
- EXISTING EXPOSED SEALED BRICK WALLS TO REMAIN.

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
20 E. 15th St.
Cincinnati, OH 45202

3CDC

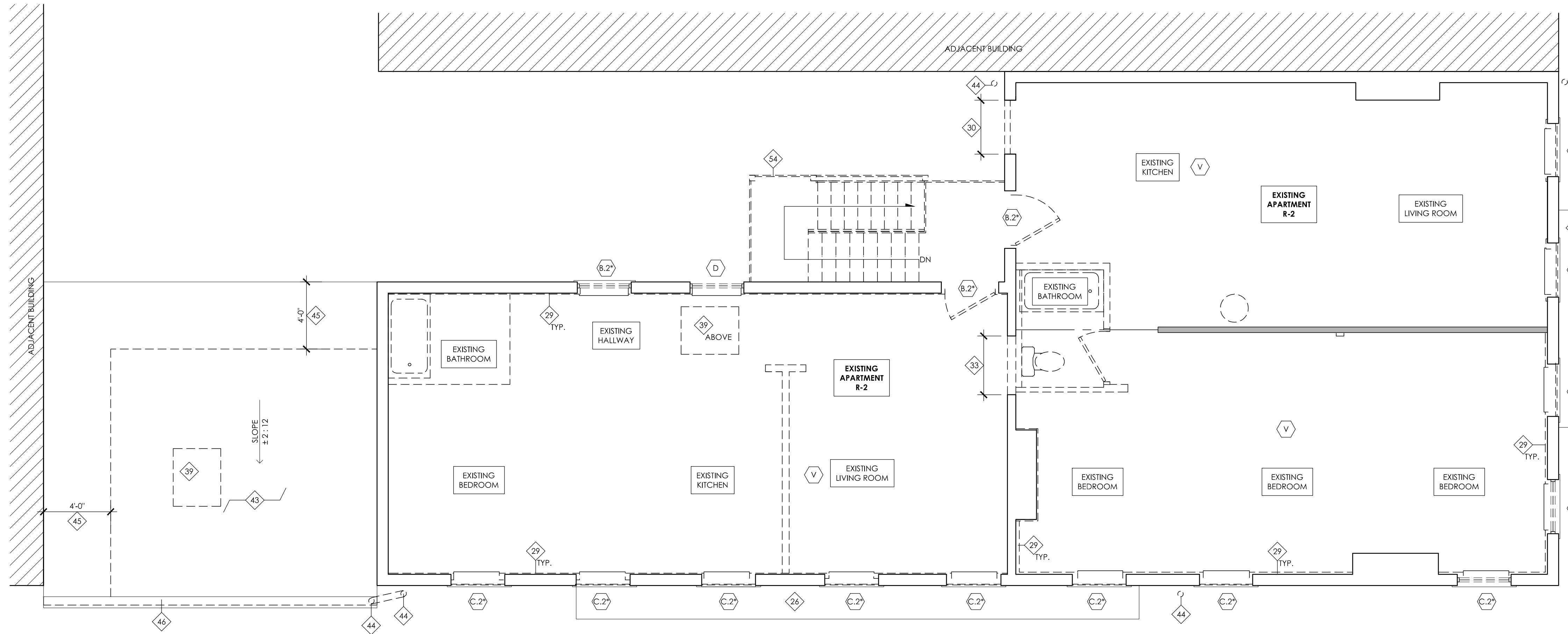
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR
DEMOLITION PLAN

A2.1



THIRD FLOOR DEMOLITION PLAN

1
A2.3
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.
 - 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 / 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

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.

(D) 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 VENT OPENING IN FOUNDATION WALL. PREP FOR INFILL.
- EXISTING CMU INFILL @ ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD.
- EXISTING STONE SITE WALL TO REMAIN.
- REMOVE EXISTING NON-HISTORIC STEEL STAIR IN ENTIRETY.
- REMOVE MASONRY WALL BELOW SILL TO FLOOR LINE FOR NEW OPENING. TOOTH OUT BRICK AT JAMB.

- REMOVE SECURITY GRILL AT WINDOW.
- EXISTING EXPOSED SEALED BRICK WALLS TO REMAIN.

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
20 E. 15th St.
Cincinnati, OH 45202

3CDC

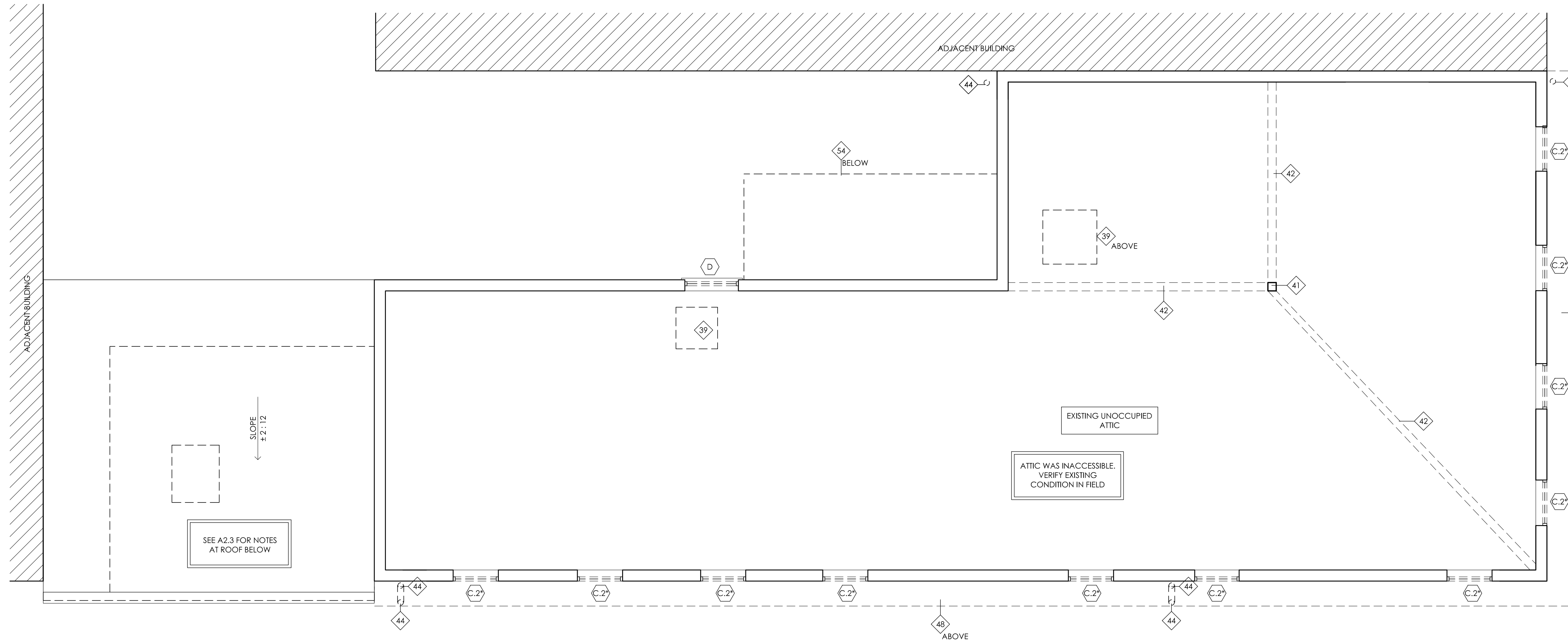
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD FLOOR
DEMOLITION PLAN

A2.3



1 ATTIC DEMOLITION PLAN
A2.4 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

- 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

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.
- REMOVE ALL 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**

- 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 CURBS 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 VENT OPENING IN FOUNDATION WALL. PREP FOR INFILL.
- EXISTING CMU INFILL @ ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD.
- EXISTING STONE SITE WALL TO REMAIN.
- REMOVE EXISTING NON-HISTORIC STEEL STAIR IN ENTIRETY.
- REMOVE MASONRY WALL BELOW SILL TO FLOOR LINE FOR NEW OPENING. TOOTH OUT BRICK AT JAMB.

- REMOVE SECURITY GRILL AT WINDOW.
- EXISTING EXPOSED SEALED BRICK WALLS TO REMAIN.

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
20 E. 15th St.
Cincinnati, OH 45202

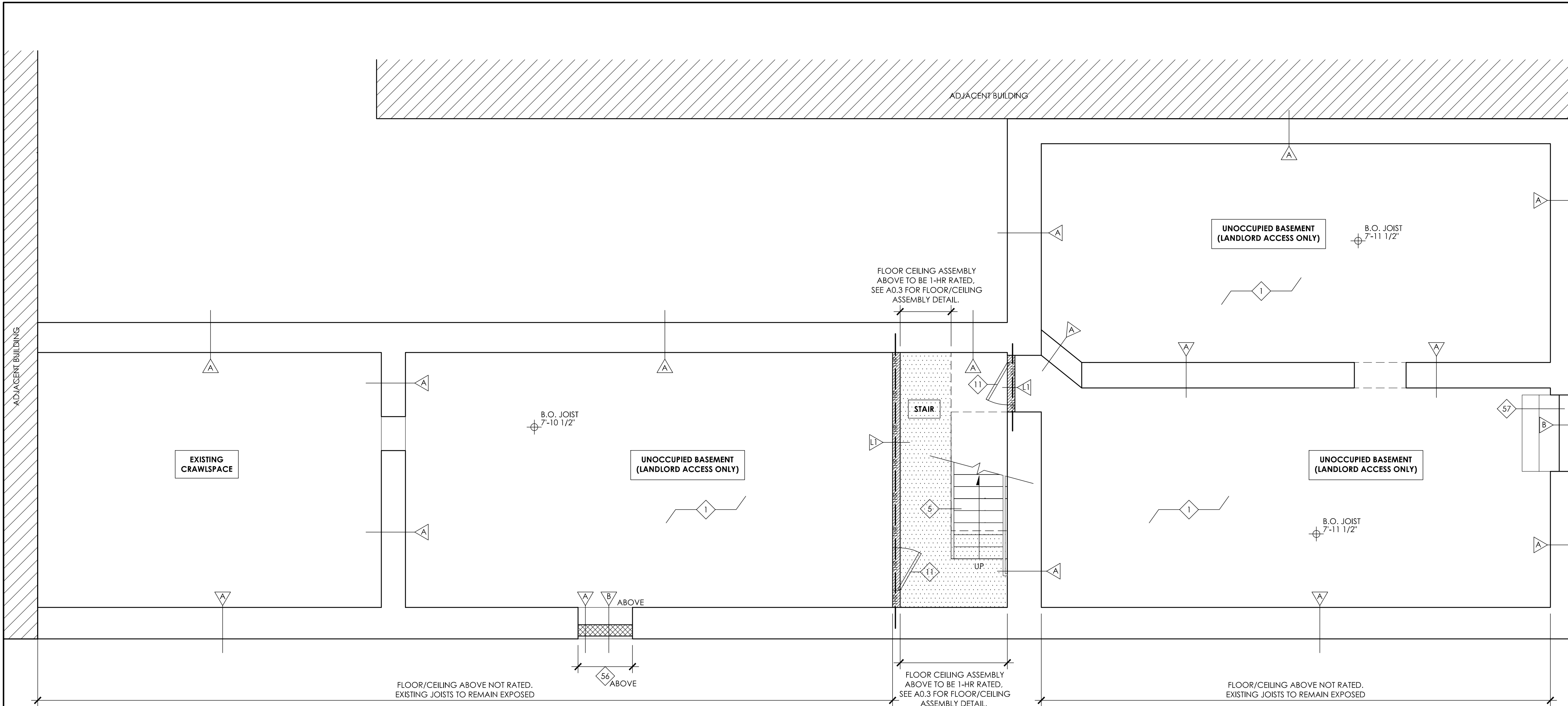
3CDC

modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

ATTIC DEMOLITION PLAN
A2.4



1
A3.0
BASEMENT NEW WORK PLAN
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
- 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 WALLS) 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

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
1. EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 2. 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.
 3. NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
 4. 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.
 5. 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 ONE SIDE OF STAIR.
 6. 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.
 7. EXISTING WOOD COLUMN TO REMAIN.
 8. EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
 9. EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
 10. 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'.
 11. 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.
 12. INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DOTC STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

13. 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.
14. LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
15. NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
16. 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.
17. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
18. NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
19. NOT USED.
20. 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.
21. PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
22. EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
23. NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
24. NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
25. 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.
26. 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.
27. 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

28. 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.
29. NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
30. PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
31. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
32. 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).
33. NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
34. PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
35. 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).
36. INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
37. 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.
38. EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
39. EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
40. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
41. PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
42. PROVIDE NEW REFRIGERATOR.

43. NEW DISHWASHER. SEE PLUMBING DRAWINGS.
44. INSTALL NEW ALUMINUM DOWNSPOUT.
45. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
46. NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
47. NEW BATHTUB. SEE PLUMBING DRAWINGS.
48. NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
49. NEW ANSI 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
50. PROVIDE NEW WALL CABINETS WITH NEW 13" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
51. PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
52. NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
53. PROVIDE SECURITY CAGE AT AC UNIT.
54. PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
55. NOT USED.
56. INFILL EXISTING OPENING WITH CMU. PROVIDE PARGE COAT. FINISHED SURFACE TO BE RECESSED 1" FROM FACE OF ADJOINING STONE.
57. EXISTING CMU INFILL AT BASEMENT ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD. PROVIDE REPAIRS AS REQUIRED.
58. EXISTING STONE SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED.
59. PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.

60. NEW EXTERIOR PAINTED WOOD FRAMED STAIR. SEE STRUCT. DWGS FOR FRAMING. RISERS SHALL BE 4" MIN. TO 7" MAX. TREADS SHALL BE 11" MIN. RISERS AND TREADS SHALL BE UNIFORM HEIGHT & DEPTH RESPECTIVELY. PROVIDE 6"-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS. SEE ELEVATIONS.
61. NEW EXTERIOR P.T. WOOD FRAMED DECK, PAINTED. SEE STRUCT. DWGS FOR FRAMING. PROVIDE COMPOSITE WOOD DECKING.
62. NEW P.T. WOOD POST, PAINTED. SEE STRUCT. DWGS FOR SIZE AND FOOTING.
63. NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVATIONS.
64. NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
65. PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS. FOR EXHAUST DUCTING.
66. PROVIDE NEW COUNTERTOP MICROWAVE
67. PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
68. PROVIDE NEW RECESSED CEILING MOUNTED MINI-SPLIT HVAC SYSTEM ABOVE. SEE MECH. DWGS.
69. PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
70. 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.
71. PROVIDE NEW WALL CABINETS WITH NEW 26" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
72. NEW EXTERIOR STAIR ROOF. SEE STRUCT. DWGS FOR FRAMING. PROVIDE P.T. SHEATHING AND PAINTED COMPOSITE WOOD FASCIA BOARD. SEE ROOF PLAN FOR ROOFING NOTES.

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
20 E. 15th St.
Cincinnati, OH 45202

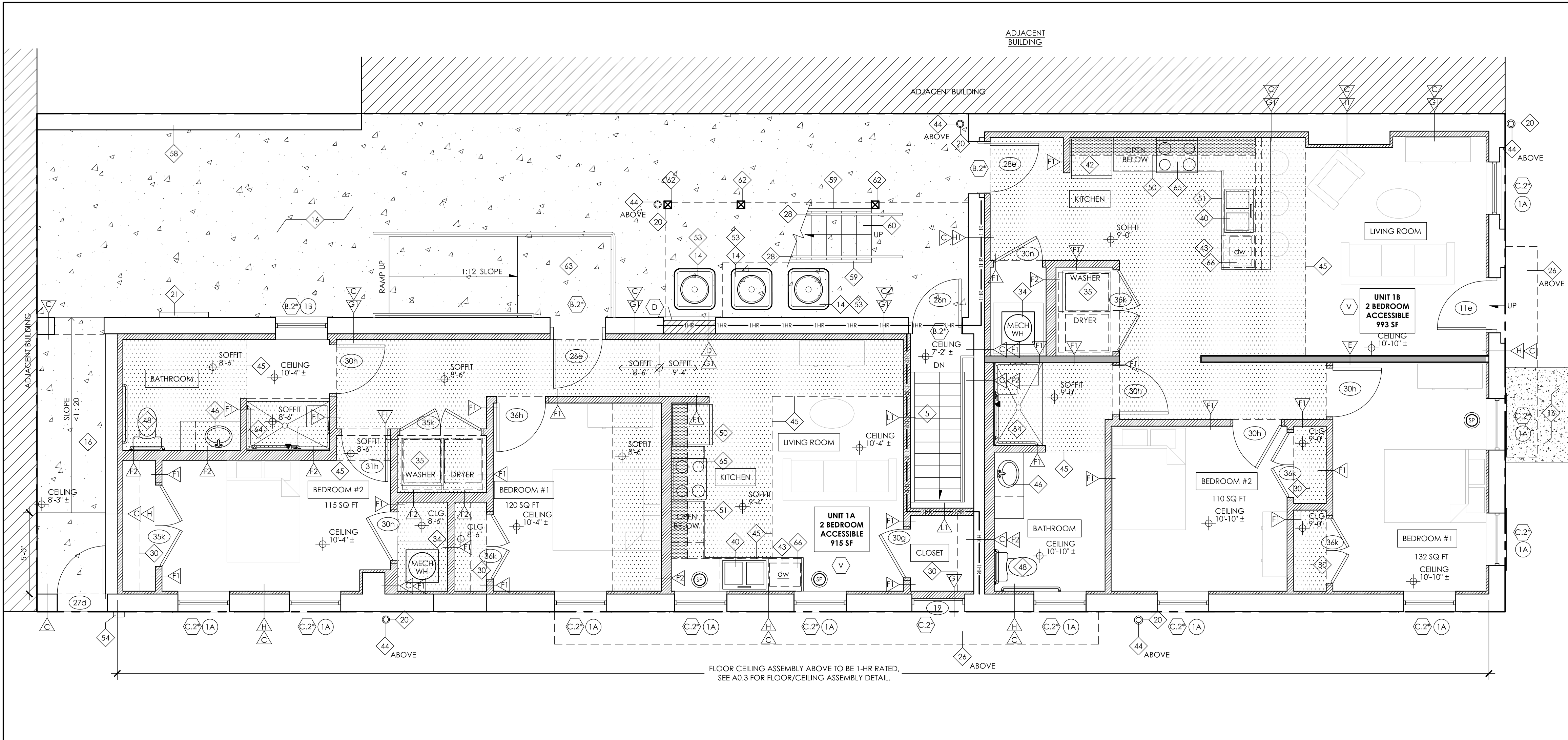


DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

BASEMENT
NEW WORK PLAN

A3.0



1 FIRST FLOOR NEW WORK PLAN
 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 FINISH SCHEDULE ON SH1, 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
1. EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 2. 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.
 3. NEW FLOOR / JOIST END REINFORCEMENT. SEE STRUCTURAL DWGS.
 4. 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.
 5. 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.
 6. 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.
 7. EXISTING WOOD COLUMN TO REMAIN.
 8. EXISTING ROUND CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE INTUMESCENT PAINT FIRE RATING PER DETAIL 6/A0.3 WHERE NOTED WITH 'FR'.
 9. EXISTING CAST IRON OR STEEL COLUMN TO REMAIN. PROVIDE SFRM FIRE RATING AND DRYWALL ENCLOSURE PER DETAIL 7/A0.3 WHERE NOTED WITH 'FR'.
 10. 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'.
 11. 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.
 12. INSTALL NEW FLUSH STEEL SIDEWALK BASEMENT ACCESS DOORS PER DOTC STANDARDS WITH INTEGRAL DRAIN (BILCO TYPE JD OR EQUAL)

13. 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.
14. LOCATION OF NEW AC CONDENSER UNIT. PROVIDE 30" X 30" CONCRETE PAD BELOW AT GRADE WHERE THERE IS NO PAVING. SEE MECH. DRAWINGS.
15. NEW 6'-0" HIGH PAINTED ALUMINUM PICKET FENCE WITH LOCKABLE GATE WHERE SHOWN. SEE ELEVATIONS.
16. 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.
17. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
18. NEW POST AND BEAM STRUCTURE TO SUPPORT MODIFIED FLOOR FRAMING. SEE STRUCTURAL DWGS.
19. NOT USED.
20. 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.
21. PROVIDE NEW USPS APPROVED MAILBOXES. SEE SPECS FOR REQUIREMENTS. MOUNT AT 48" A.F.F. MAX.
22. EXISTING CAST IRON CURB TO REMAIN. REPAIR AS REQ'D & PAINT PER SPECS.
23. NEW CONCRETE SILL AT NEW LOWERED ENTRY FLUSH WITH SIDEWALK.
24. NEW LOWERED FLOOR STRUCTURE, SHEATHING & FINISH FLOOR AT NEW RAMP LANDING TO MATCH LEVEL OF SIDEWALK. SEE STRUCT. DWGS FOR FRAMING.
25. 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.
26. 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.
27. 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.
28. 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.
 29. NEW FRAMED KNEEWALL BELOW NEW ALUM. STOREFRONT SYSTEM. SEE NEW ELEVATIONS FOR ADDITIONAL NOTES.
 30. PROVIDE CLOSET ROD AND SHELF (48" A.F.F. MAX. AT ACCESSIBLE UNITS).
 31. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
 32. MODIFIED / ENLARGED EXISTING MASONRY OPENING. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
 33. NEW OPENING IN EXISTING STONE / MASONRY WALL. SEE STRUCT. DWGS FOR NEW LINTEL. TOOTH OUT AND KEY IN BRICK AT JAMBS AT EXTERIOR LOCATIONS.
 34. PROVIDE NEW 'LOW BOY' WATER HEATER AND WALL MOUNTED HVAC UNIT ABOVE IN CLOSET. SEE PLUMBING AND MECHANICAL DRAWINGS NOT USED.
 35. 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].
 36. INFILL EXISTING OPENING IN FLOOR STRUCTURE WITH NEW FRAMING TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
 37. 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.
 38. EXISTING ROOF SUPPORT POST / COLUMN TO REMAIN. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED REINFORCING.
 39. EXISTING ROOF BEAM ABOVE TO REMAIN. SEE STRUCT. DWGS FOR ANY REQUIRED REINFORCING. WRAP IN DRYWALL IF IN FINISHED UNIT.
 40. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSII 117.1 AT ACCESSIBLE UNITS.
 41. PROVIDE NEW RANGE WITH COMBO MICROWAVE / HOOD ABOVE. SEE MECH. DRAWINGS FOR HOOD DUCTING.
 42. PROVIDE NEW REFRIGERATOR.

43. NEW DISHWASHER. SEE PLUMBING DRAWINGS.
44. INSTALL NEW ALUMINUM DOWNSPOUT.
45. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
46. NEW VANITY CABINET AND SINK. SEE PLUMBING DRAWINGS. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSII 117.1 AT ACCESSIBLE UNITS.
47. NEW BATHTUB. SEE PLUMBING DRAWINGS.
48. NEW TOILET. SEE PLUMBING DRAWINGS. AT ACCESSIBLE UNITS / COMMERCIAL SPACES, PROVIDE GRAB BARS AS SHOWN. PROVIDE BLOCKING AT ALL OTHER UNITS.
49. NEW ANSII 117.1 COMPLIANT WALL MOUNTED SINK. PROVIDE DRAIN AND SUPPLY PROTECTION. SEE PLUMBING DRAWINGS.
50. PROVIDE NEW WALL CABINETS WITH NEW 1 3/4" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
51. PROVIDE NEW BASE CABINETS AND NEW COUNTERTOP.
52. NEW ROOF ACCESS HATCH ABOVE. SEE ROOF PLAN FOR SIZE & SPECS.
53. PROVIDE SECURITY CAGE AT AC UNIT.
54. PROVIDE INTERCOM SYSTEM, SURFACE MOUNTED. SEE ELEC. DWGS. VERIFY FINAL MOUNTING HEIGHT / LOCATION WITH ARCHITECT IN FIELD.
55. NOT USED.
56. INFILL EXISTING OPENING WITH CMU. PROVIDE PARGE COAT, FINISHED SURFACE TO BE RECESSED 1" FROM FACE OF ADJOINING STONE.
57. EXISTING CMU INFILL AT BASEMENT ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD. PROVIDE REPAIRS AS REQUIRED.
58. EXISTING STONE SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED.
59. PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.

60. NEW EXTERIOR PAINTED WOOD FRAMED STAIR. SEE STRUCT. DWGS FOR FRAMING. RISERS SHALL BE 4" MIN. TO 7" MAX. TREADS SHALL BE 11" MIN. RISERS AND TREADS SHALL BE UNIFORM HEIGHT & DEPTH RESPECTIVELY. PROVIDE 6-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS. SEE ELEV. S.
61. NEW EXTERIOR P.T. WOOD FRAMED DECK, PAINTED. SEE STRUCT. DWGS FOR FRAMING. PROVIDE COMPOSITE WOOD DECKING.
62. NEW P.T. WOOD POST, PAINTED. SEE STRUCT. DWGS FOR SIZE AND FOOTING.
63. NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVATIONS.
64. NEW ANSII A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
65. PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS. FOR EXHAUST DUCTING.
66. PROVIDE NEW COUNTERTOP MICROWAVE
67. PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
68. PROVIDE NEW RECESSED CEILING MOUNTED MINI-SPLIT HVAC SYSTEM ABOVE. SEE MECH. DWGS.
69. PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
70. 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.
71. PROVIDE NEW WALL CABINETS WITH NEW 26" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
72. NEW EXTERIOR STAIR ROOF. SEE STRUCT. DWGS FOR FRAMING. PROVIDE P.T. SHEATHING AND PAINTED COMPOSITE WOOD FASCIA BOARD. SEE ROOF PLAN FOR ROOFING NOTES.

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 BACK PAINT 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

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
 20 E. 15th St.
 Cincinnati, OH 45202

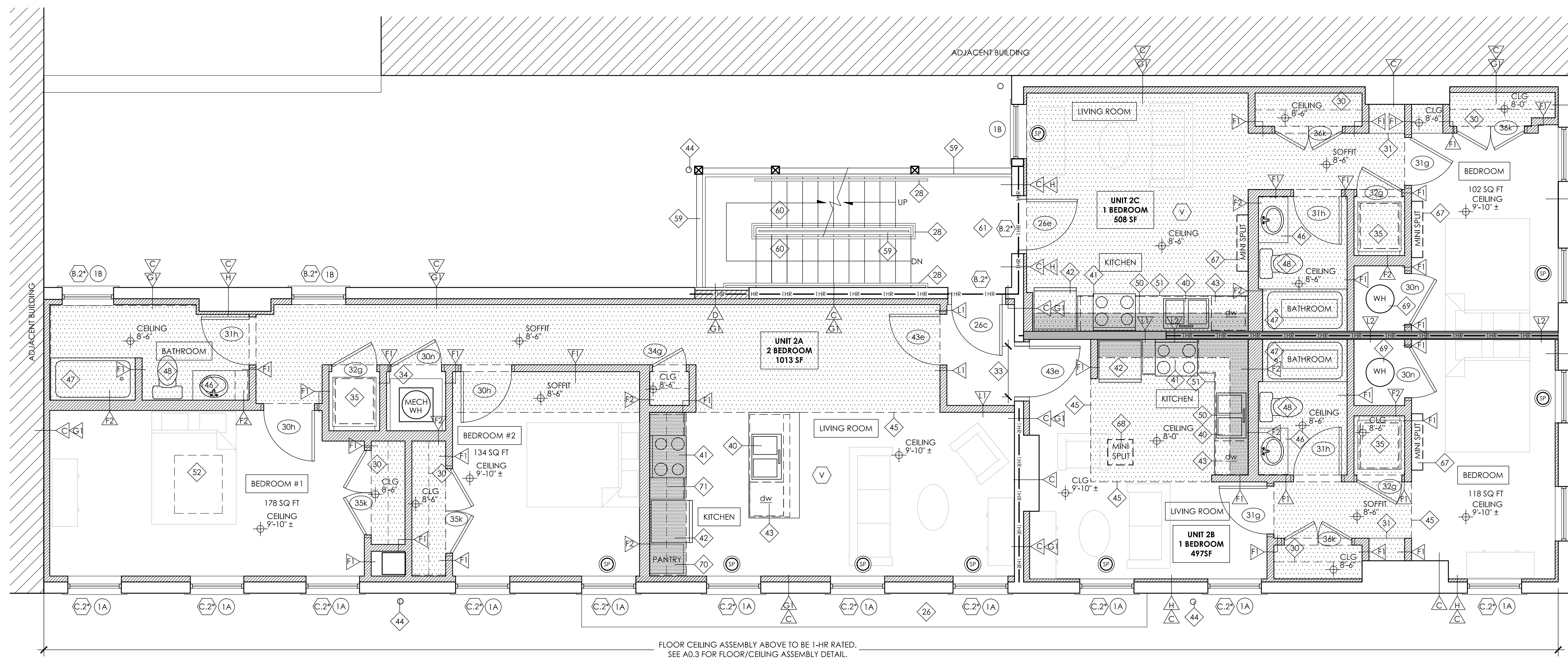


DATE: HISTORIC SUBMISSION
 08.31.2018

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.
 - 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

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 UNLESS OTHERWISE NOTED. 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 SFPM 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.
- 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.
- INFILL EXISTING OPENING WITH CMU. PROVIDE PARGE COAT. FINISHED SURFACE TO BE RECESSED 1" FROM FACE OF ADJOINING STONE.
- EXISTING CMU INFILL AT BASEMENT ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD. PROVIDE REPAIRS AS REQUIRED.
- EXISTING STONE SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.

- NEW EXTERIOR PAINTED WOOD FRAMED STAIR. SEE STRUCT. DWGS FOR FRAMING. RISERS SHALL BE 4" MIN. TO 7" MAX. TREADS SHALL BE 11" MIN. RISERS AND TREADS SHALL BE UNIFORM HEIGHT & DEPTH RESPECTIVELY. PROVIDE 6-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS. SEE ELEV.
- NEW EXTERIOR P.T. WOOD FRAMED DECK, PAINTED. SEE STRUCT. DWGS FOR FRAMING. PROVIDE COMPOSITE WOOD DECKING.
- NEW P.T. WOOD POST, PAINTED. SEE STRUCT. DWGS FOR SIZE AND FOOTING.
- NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS. FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE NEW RECESSED CEILING MOUNTED MINI-SPLIT HVAC SYSTEM ABOVE. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- 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.
- PROVIDE NEW WALL CABINETS WITH NEW 26" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- NEW EXTERIOR STAIR ROOF. SEE STRUCT. DWGS FOR FRAMING. PROVIDE P.T. SHEATHING AND PAINTED COMPOSITE WOOD FASCIA BOARD. SEE ROOF PLAN FOR ROOFING NOTES.

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
20 E. 15th St.
Cincinnati, OH 45202

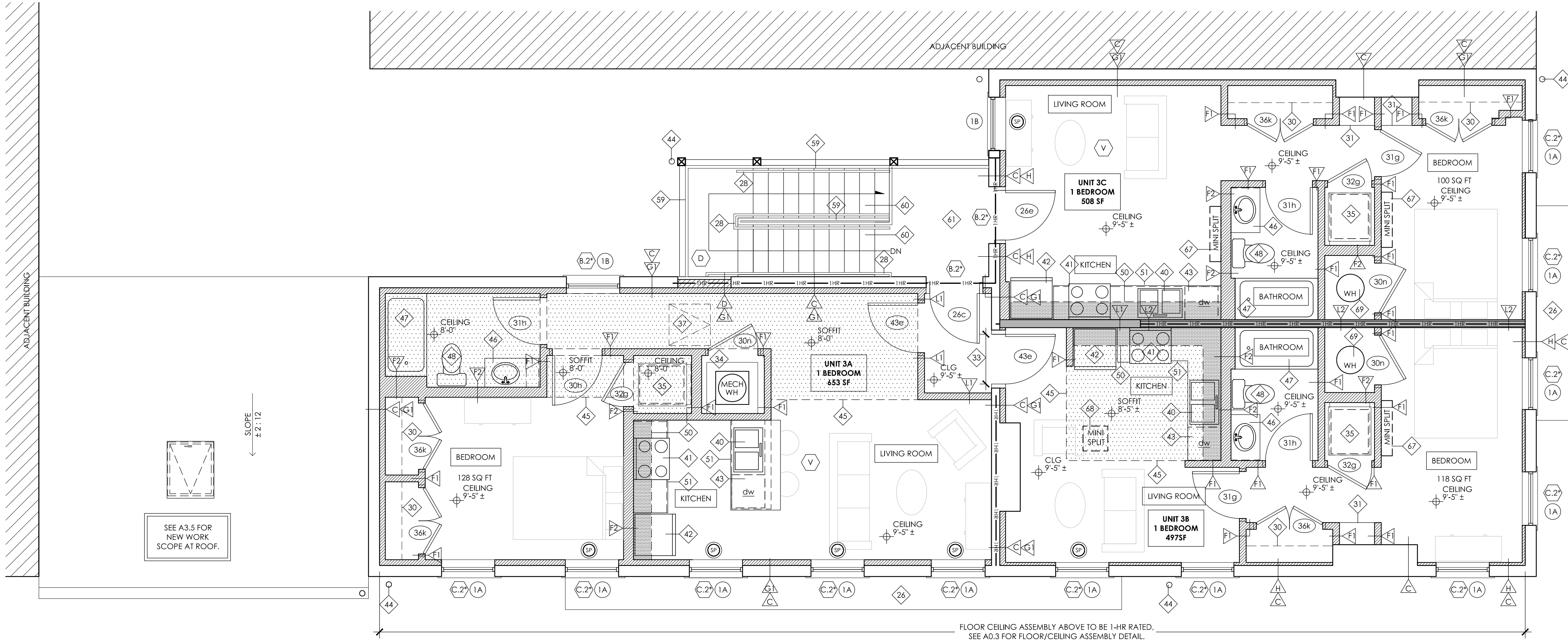


DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY NOT FOR CONSTRUCTION

SECOND FLOOR NEW WORK PLAN

A3.2



THIRD FLOOR NEW WORK PLAN

1
A3.3
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 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

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.
- INFILL EXISTING OPENING WITH CMU. PROVIDE PARGE COAT. FINISHED SURFACE TO BE RECESSED 1" FROM FACE OF ADJOINING STONE.
- EXISTING CMU INFILL AT BASEMENT ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD. PROVIDE REPAIRS AS REQUIRED.
- EXISTING STONE SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4' O.C. SEE ELEVATIONS.

- NEW EXTERIOR PAINTED WOOD FRAMED STAIR. SEE STRUCT. DWGS FOR FRAMING. RISERS SHALL BE 4" MIN. TO 7" MAX. TREADS SHALL BE 11" MIN. RISERS AND TREADS SHALL BE UNIFORM HEIGHT & DEPTH RESPECTIVELY. PROVIDE 6-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS. SEE ELEV.
- NEW EXTERIOR P.T. WOOD FRAMED DECK, PAINTED. SEE STRUCT. DWGS FOR FRAMING. PROVIDE COMPOSITE WOOD DECKING.
- NEW P.T. WOOD POST, PAINTED. SEE STRUCT. DWGS FOR SIZE AND FOOTING.
- NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS. FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- PROVIDE NEW WALL MOUNTED MIN-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE NEW RECESSED CEILING MOUNTED MIN-SPLIT HVAC SYSTEM ABOVE. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- 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.
- PROVIDE NEW WALL CABINETS WITH NEW 26" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- NEW EXTERIOR STAIR ROOF. SEE STRUCT. DWGS FOR FRAMING. PROVIDE P.T. SHEATHING AND PAINTED COMPOSITE WOOD FASCIA BOARD. SEE ROOF PLAN FOR ROOFING NOTES.

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
20 E. 15th St.
Cincinnati, OH 45202

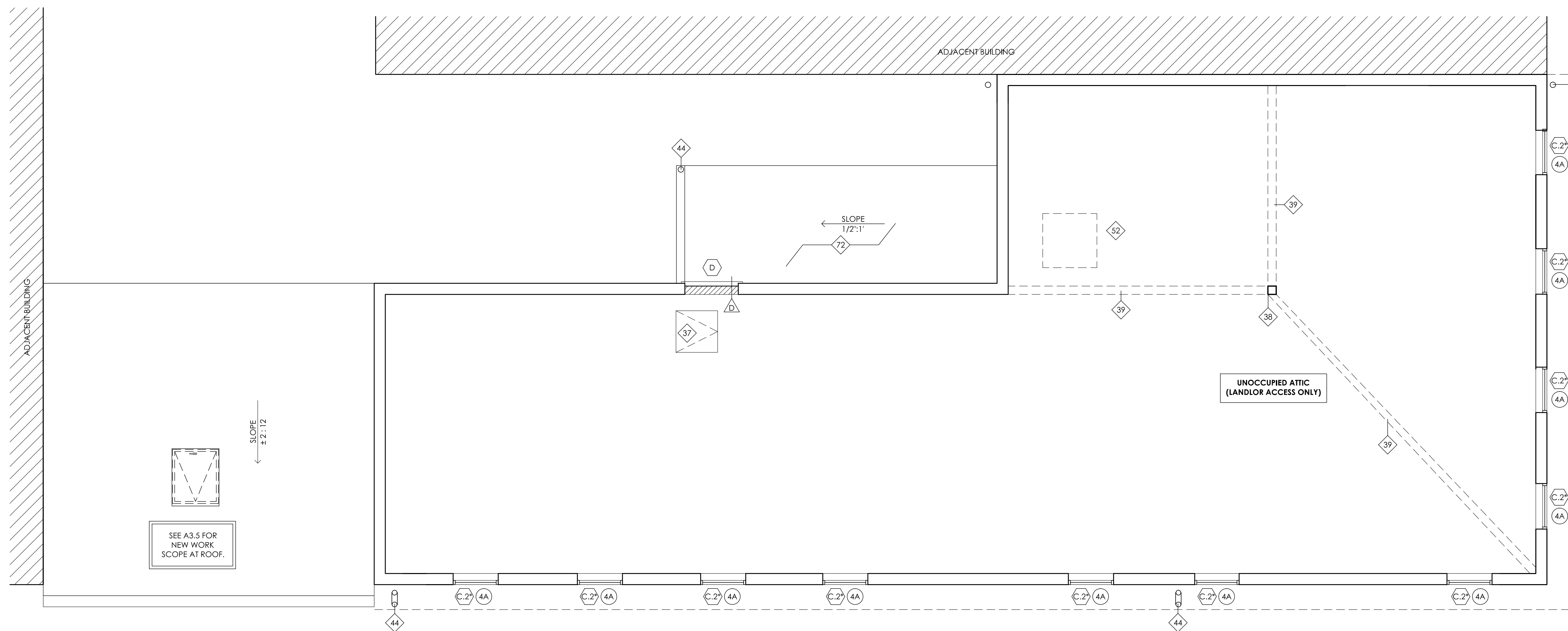


DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY NOT FOR CONSTRUCTION

THIRD FLOOR NEW WORK PLAN

A3.3



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 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 AND 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

1 ATTIC 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 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.
- 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.
- EXISTING 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.
- INFILL EXISTING OPENING WITH CMU. PROVIDE PARGE COAT. FINISHED SURFACE TO BE RECESSED 1" FROM FACE OF ADJOINING STONE.
- EXISTING CMU INFILL AT BASEMENT ACCESS STAIR TO REMAIN. VERIFY CONDITION IN FIELD. PROVIDE REPAIRS AS REQUIRED.
- EXISTING STONE SITE WALL TO REMAIN. PROVIDE REPAIRS AS REQUIRED.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.

- NEW EXTERIOR PAINTED WOOD FRAMED STAIR. SEE STRUCT. DWGS FOR FRAMING. RISERS SHALL BE 4" MIN. TO 7" MAX. TREADS SHALL BE 11" MIN. RISERS AND TREADS SHALL BE UNIFORM HEIGHT & DEPTH RESPECTIVELY. PROVIDE 6"-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS. SEE ELEVS.
- NEW EXTERIOR P.T. WOOD FRAMED DECK, PAINTED. SEE STRUCT. DWGS FOR FRAMING. PROVIDE COMPOSITE WOOD DECKING.
- NEW P.T. WOOD POST, PAINTED. SEE STRUCT. DWGS FOR SIZE AND FOOTING.
- NEW CONCRETE RAMP WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE < 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS. FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE NEW RECESSED CEILING MOUNTED MINI-SPLIT HVAC SYSTEM ABOVE. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- 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.
- PROVIDE NEW WALL CABINETS WITH NEW 26" DEEP GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
- NEW EXTERIOR STAIR ROOF. SEE STRUCT. DWGS FOR FRAMING. PROVIDE P.T. SHEATHING AND PAINTED COMPOSITE WOOD FASCIA BOARD. SEE ROOF PLAN FOR ROOFING NOTES.

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

800.542.3302
schaefer-inc.com

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

OTR Mixed Income
20 E. 15th St.
Cincinnati, OH 45202



DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY NOT FOR CONSTRUCTION

ATTIC NEW WORK PLAN

A3.4

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20190124
APPLICANT: City Studios Architecture
OWNER: OTR Reinvestment Holding LLC
ADDRESS: **215 Woodward St**
PARCELS: 075-0004-0275
ZONING: CC-P
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 1409-09 – Numerical Variance** of 3 units for a 5-residential-unit building.
The building has 2 units.

Existing Conditions

The subject property is situated mid-block and is set at the rear of the lot. It is a 3 story late 19th Century brick building tenement style residential building. The exterior has a stair and porch that as circulation for the building. The existing unit count is 2 units.

Proposed Conditions

The applicant is proposing to renovate the building into 7 dwelling units with 1 unit on the first floor and 2 units on floors 2-3. 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 215 Woodward St. Image from CAGIS.



Figure 2. Street view of 215 Woodward. Image from Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1409	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 190 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).

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.

While typically we cannot consider the proposed rents of a project when considering economic feasibility due to lack of legal accountability for the stated rents, with Low-Income Housing Tax Credits there is a requirement that the units maintain the stated affordability for 30 years to be able to capture the tax credits. That is a factor of consideration here today, as this is a substantial property encumbrance that will be borne by the property owner if the project executed.

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 2 units over the permitted density of 5. The historic configuration of the building is 6 units with 2 units per floor. The first will be one 2 bedroom accessible unit and the 2 and 3rd floor will each have 2 units. The building is a historically a multi-family building but is an uncommon example of a building that only has circulation on the exterior.

Properties in the CC-P are both residential and commercial in nature and has a base zoning density of 1 unit per 500 sf of land area. The property in question is 1300 sf. of which would only permit 2 total dwelling units. The building is over 3824 sf. over 4 floors.

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 4 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 CN-P. 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.

Increasing the unit count is necessary to meet the unit count and configuration required for the overall project to use the Low-Income housing tax credits and overall economics work. The use of the tax-credits makes affordable units feasible.

- 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 the CC-P zoning 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 (a) which allows a 50% reduction of parking requirements if location within 600

feet of a public parking facility that has capacity. The property is within 260 ft of the planned public parking lot at the old Kroger building on Vine Street and would have been eligible for a reduction and since the required amount would have been under 5 no parking would have been required.

- 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 260sf. of land area per unit. This is similar in density with other recently approved projects within the commercial zones in Over-the-Rhine including CC-P, CN-P and CC-A zoning. These are all projects that have been approved since 2017 and are in existing buildings.

- 1531 Elm St 253 sf lot area/ unit
- 1533 Elm St 275 sf lot area/ unit
- 1925 Vine St 333sf lot area/ unit
- 161 E McMicken 357 sf lot area/ unit
- 24 W 15th St 125 sf lot area/ unit

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 3 units to allow a 5-residential-unit building at 260sf. Lot area/dwelling unit, in excess of the permitted 2 units per plans of 215 Woodward 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.

	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

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



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.

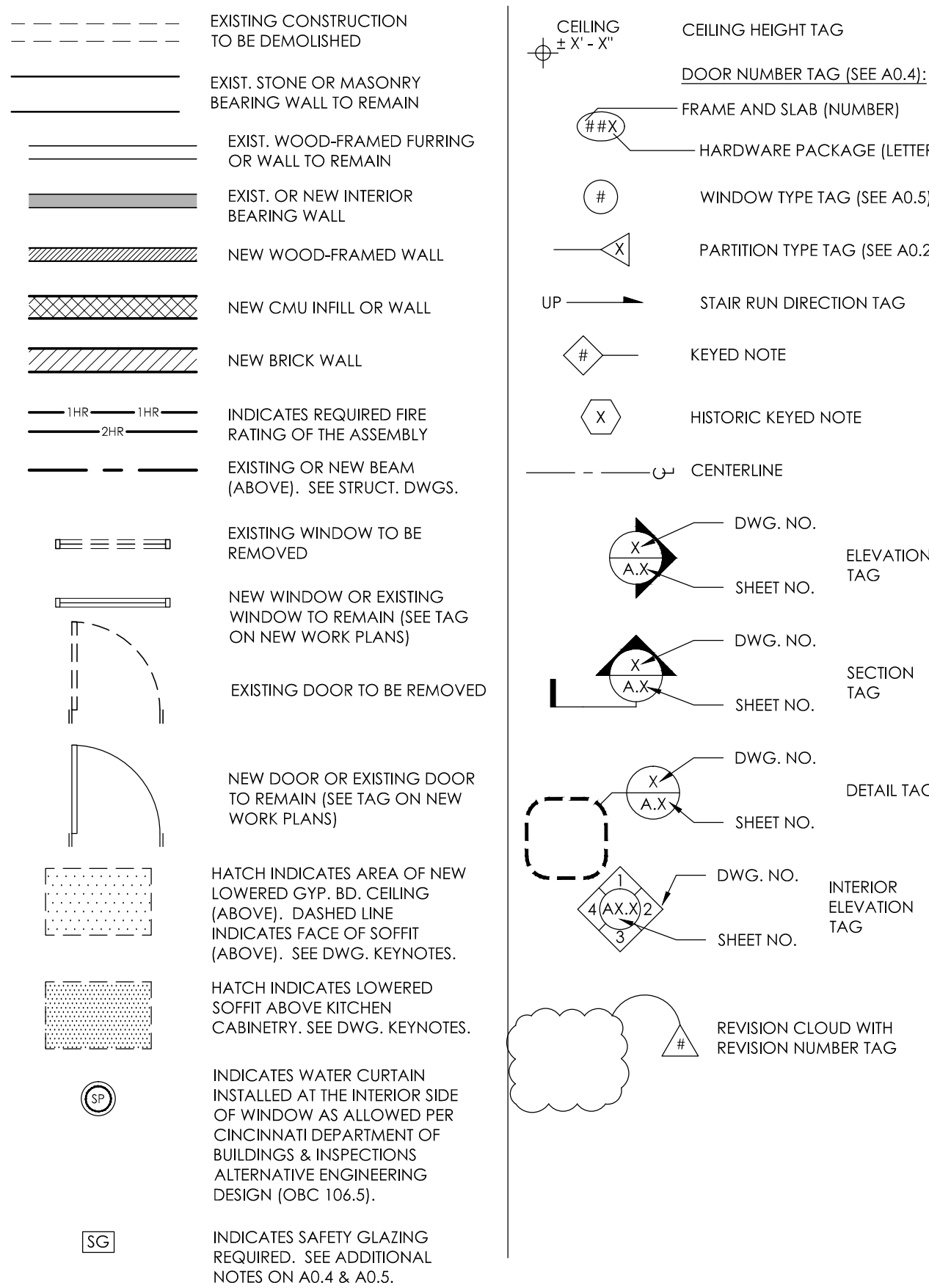
To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate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

OTR MIXED INCOME - 215 WOODWARD STREET

PROJECT INFORMATION / CODE NOTES

- PROJECT LOCATION:** 215 WOODWARD CINCINNATI, OH 45202
- DESCRIPTION:** THIS PROJECT IS THE RENOVATION OF AN EXISTING FOUR STORY + ATTIC RESIDENTIAL BUILDING. THE BUILDING WILL HOUSE 5 DWELLING UNITS. NEW WORK TO INCLUDE SITE IMPROVEMENTS, SELECTIVE INTERIOR DEMOLITION, MASONRY REPAIR WORK, NEW EXTERIOR DOORS, NEW INTERIOR DOORS, NEW PARTITIONS, NEW KITCHENS, NEW BATHROOMS, AND ALL NEW FINISHES. NEW WORK ALSO INCLUDES HVAC, ELECTRICAL, PLUMBING, THE ELECTRICAL, PLUMBING, WORK WILL BE SUBMITTED UNDER SEPARATE PERMITS. EXISTING HISTORIC WINDOWS WILL REMAIN.
- GOVERNING CODE:** 2017 OBC (OHIO BUILDING CODE)
- ZONING DESIGNATION:** CC-P COMMERCIAL COMMUNITY
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	NW.	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	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.	STEEL
E.F.	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



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** FOURTH 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** FOURTH 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.

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
215 Woodward St.
Cincinnati, OH 45202

3CDC

modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
08.31.2018

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE SHEET, INDEX, LEGEND
& PROJECT INFO

A0.1

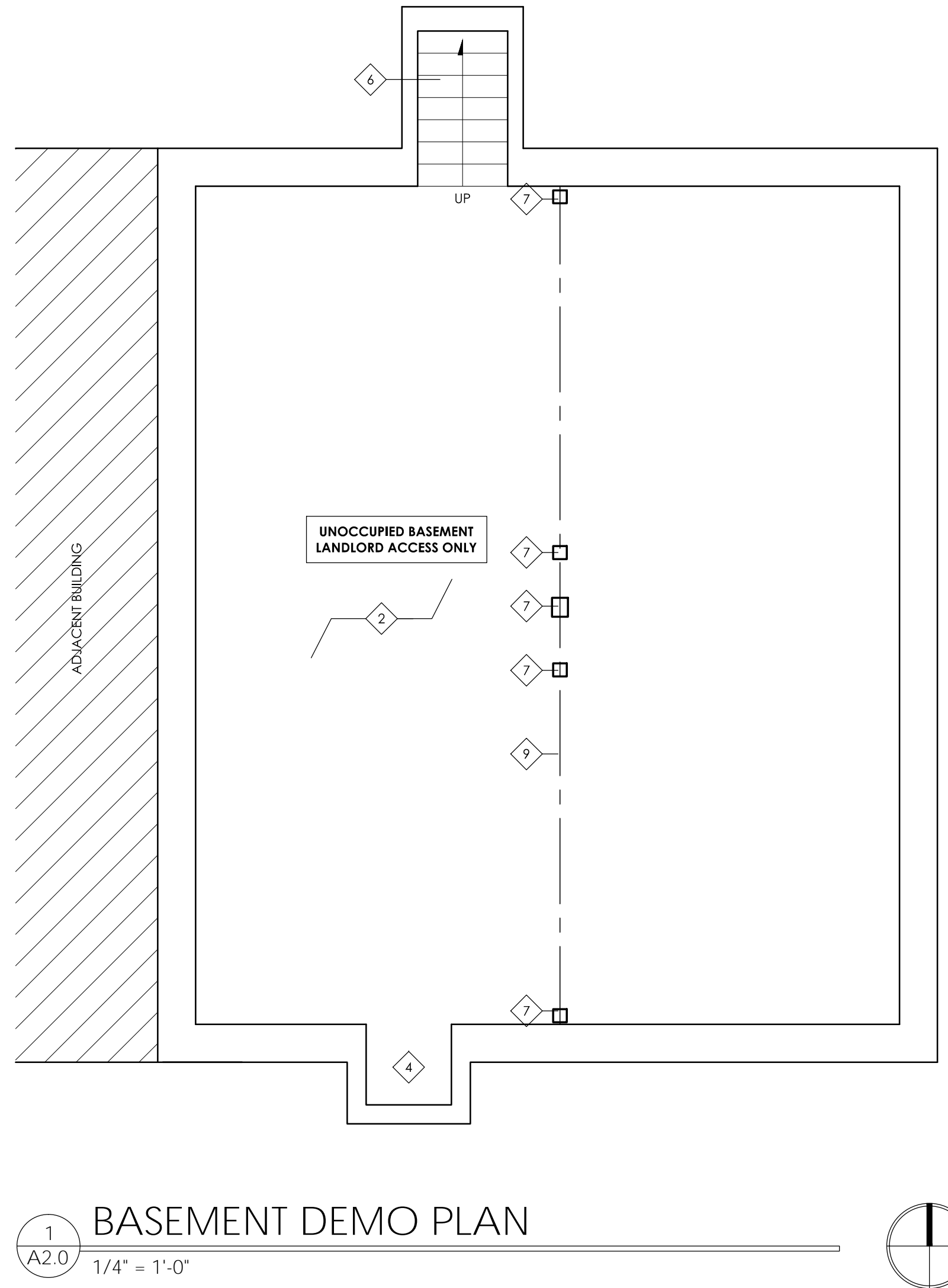
HISTORIC GENERAL NOTES

- 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 / 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 INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- AB. EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



1 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.
- REMOVE ALL 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.
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- MODIFY BOTTOM OF STAIR AS REQUIRED FOR NEW SITE WORK. SEE NEW WORK PLANS.
- REMOVE EXISTING STAIR. PREP FLOOR OPENING FOR INFILL.

- REMOVE EXISTING BEADBOARD CEILING AT UNDERSIDE OF DECK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER WHEN STRUCTURE IS EXPOSED FOR REVIEW.
- REMOVE EXISTING DECK RAILING
- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE EXISTING BRICK POST.
- EXISTING EXTERIOR DECK POST TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURE IS IN PLACE. SEE STRUCTURAL DRAWINGS.
- REMOVE HISTORIC DOOR. REMOVE ADDED 1x TRIM AT EXISTING BRICK MOULD. HISTORIC BRICK MOULD AND HISTORIC TRANSOM TO REMAIN. MODIFY DOOR FRAME AT INTERIOR AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE NEW WORK PLANS.
- EXISTING DORMER FRAMING ABOVE TO REMAIN.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS.

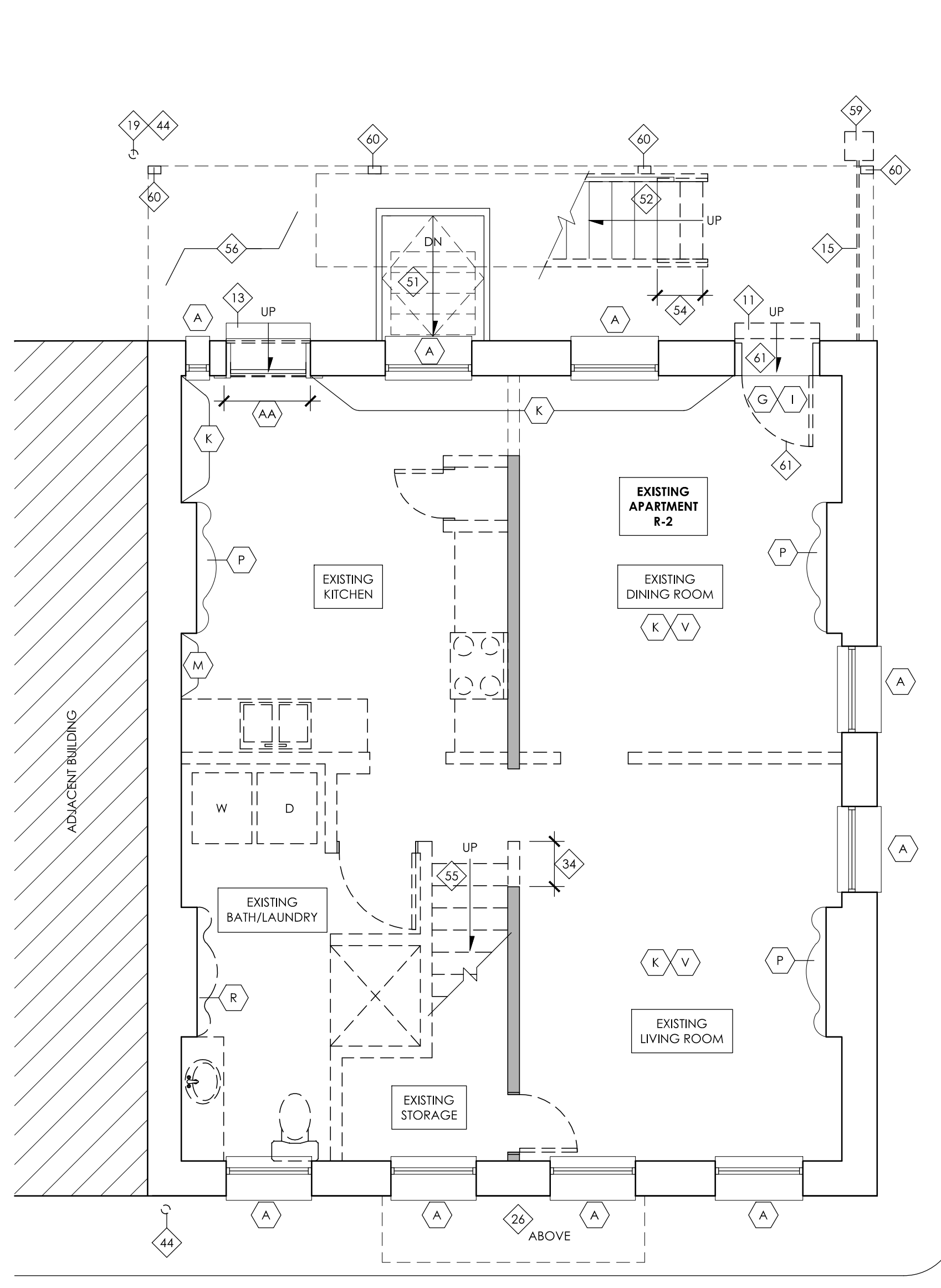
HISTORIC GENERAL NOTES

- 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.
- EXISTING 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
- REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



1 FIRST FLOOR DEMO PLAN
A2.1 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.
- 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.
- REMOVE 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 BASEMENT ACCESS VAULT DOORS TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- MODIFY BOTTOM OF STAIR AS REQUIRED FOR NEW SITE WORK. SEE NEW WORK PLANS.
- REMOVE EXISTING STAIR. PREP FLOOR OPENING FOR INFILL.

- REMOVE EXISTING BEADBOARD CEILING AT UNDERSIDE OF DECK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER WHEN STRUCTURE IS EXPOSED FOR REVIEW.
- REMOVE EXISTING DECK RAILING
- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE EXISTING BRICK POST.
- EXISTING EXTERIOR DECK POST TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURE IS IN PLACE. SEE STRUCTURAL DRAWINGS.
- REMOVE HISTORIC DOOR. REMOVE ADDED 1x TRIM AT EXISTING BRICK MOULD. HISTORIC BRICK MOULD AND HISTORIC TRANSOM TO REMAIN. MODIFY DOOR FRAME AT INTERIOR AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE NEW WORK PLANS.
- EXISTING DORMER FRAMING ABOVE TO REMAIN.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS.

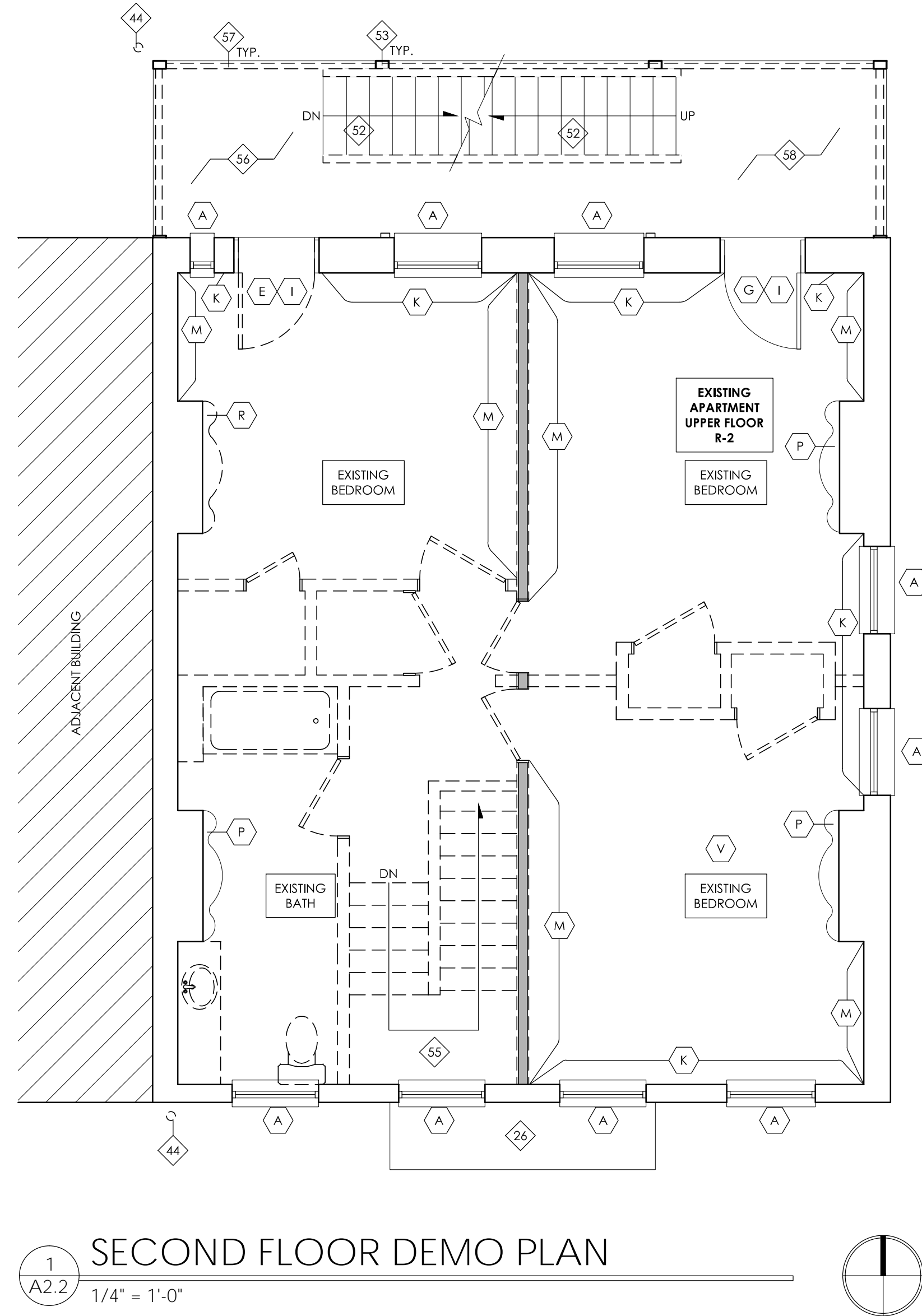
HISTORIC GENERAL NOTES

- 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
- AA. REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- AB. EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



SECOND FLOOR DEMO PLAN

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.
- 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 BASEMENT ACCESS VAULT DOORS TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- MODIFY BOTTOM OF STAIR AS REQUIRED FOR NEW SITE WORK. SEE NEW WORK PLANS.
- REMOVE EXISTING STAIR. PREP FLOOR OPENING FOR INFILL.

- REMOVE EXISTING BEADBOARD CEILING AT UNDERSIDE OF DECK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER WHEN STRUCTURE IS EXPOSED FOR REVIEW.
- REMOVE EXISTING DECK RAILING
- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE EXISTING BRICK POST.
- EXISTING EXTERIOR DECK POST TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURE IS IN PLACE. SEE STRUCTURAL DRAWINGS.
- REMOVE HISTORIC DOOR. REMOVE ADDED 1x TRIM AT EXISTING BRICK MOULD. HISTORIC BRICK MOULD AND HISTORIC TRANSOM TO REMAIN. MODIFY DOOR FRAME AT INTERIOR AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE NEW WORK PLANS.
- EXISTING DORMER FRAMING ABOVE TO REMAIN.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS.

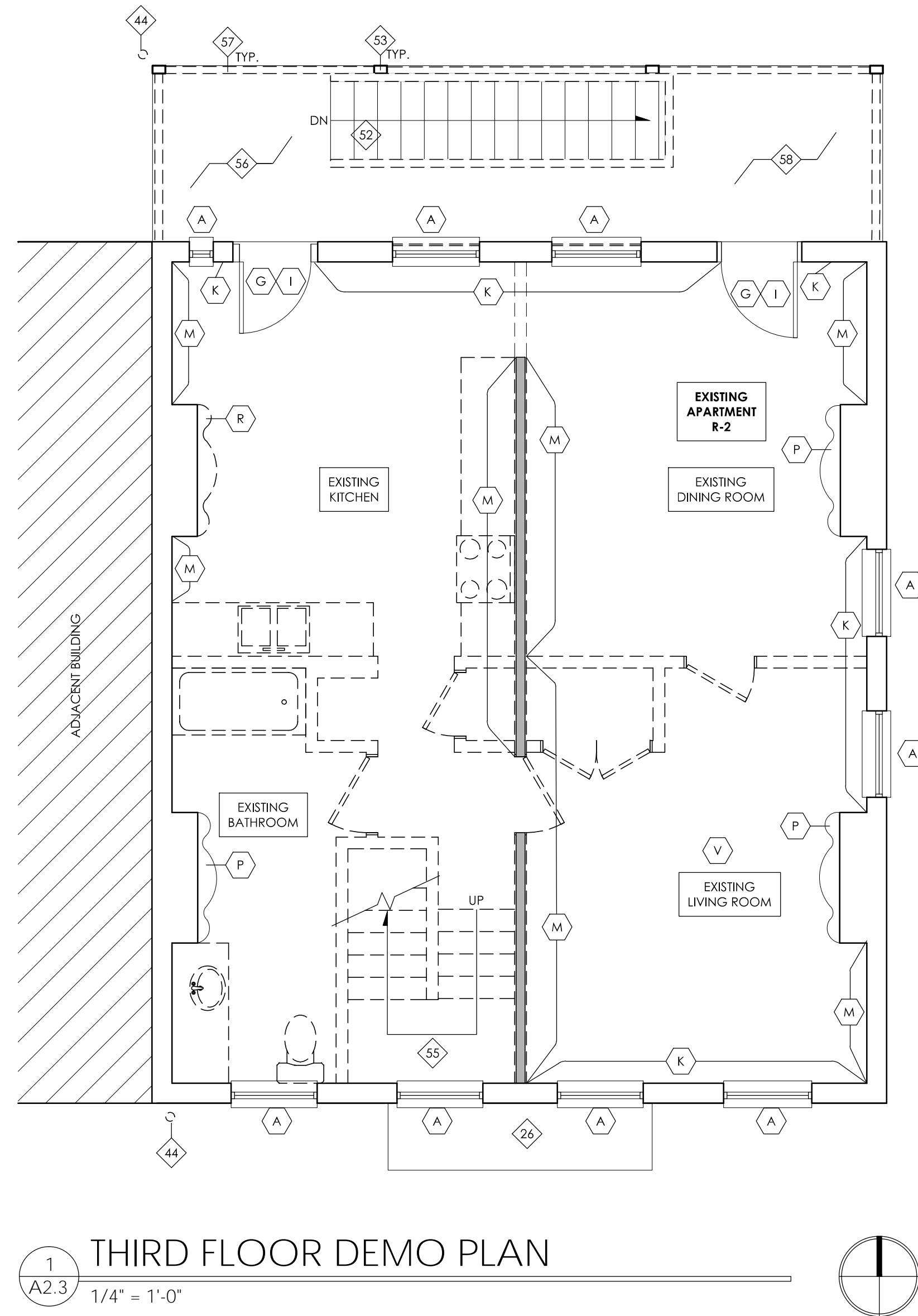
HISTORIC GENERAL NOTES

- 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.
- EXISTING 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
- AA. REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- AB. EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



1
A2.3
THIRD FLOOR DEMO 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
- 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.
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- 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 BASEMENT ACCESS VAULT DOORS TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- MODIFY BOTTOM OF STAIR AS REQUIRED FOR NEW SITE WORK. SEE NEW WORK PLANS.
- REMOVE EXISTING STAIR. PREP FLOOR OPENING FOR INFILL.

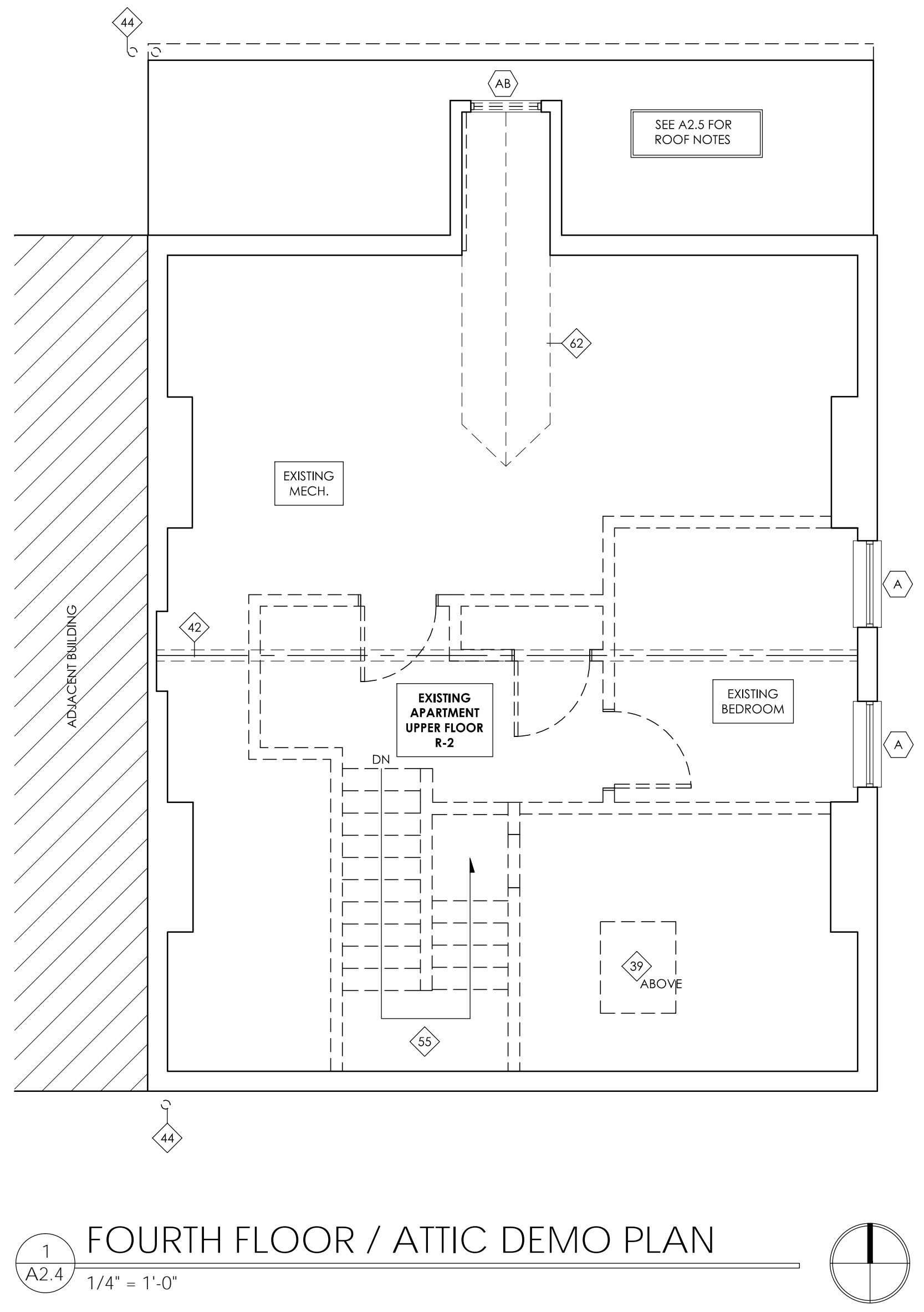
- REMOVE EXISTING BEADBOARD CEILING AT UNDERSIDE OF DECK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER WHEN STRUCTURE IS EXPOSED FOR REVIEW.
- REMOVE EXISTING DECK RAILING
- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE EXISTING BRICK POST.
- EXISTING EXTERIOR DECK POST TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURE IS IN PLACE. SEE STRUCTURAL DRAWINGS.
- REMOVE HISTORIC DOOR. REMOVE ADDED 1x TRIM AT EXISTING BRICK MOULD. HISTORIC BRICK MOULD AND HISTORIC TRANSOM TO REMAIN. MODIFY DOOR FRAME AT INTERIOR AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE NEW WORK PLANS.
- EXISTING DORMER FRAMING ABOVE TO REMAIN.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS.

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 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
 - REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
 - EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



1 A2.4 FOURTH FLOOR / ATTIC DEMO 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.
- 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.
- EXISTING STONE STEP(S) TO REMAIN. PREP FOR REPAIRS.

- 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 BASEMENT ACCESS VAULT DOORS TO REMAIN.
- EXISTING EXTERIOR WOOD STAIR TO REMAIN. REMOVE NON-HISTORIC WOOD RAILING AND PREP FOR REPAIRS.
- EXISTING EXTERIOR DECK POST TO REMAIN.
- MODIFY BOTTOM OF STAIR AS REQUIRED FOR NEW SITE WORK. SEE NEW WORK PLANS.
- REMOVE EXISTING STAIR. PREP FLOOR OPENING FOR INFILL.

- REMOVE EXISTING BEADBOARD CEILING AT UNDERSIDE OF DECK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER WHEN STRUCTURE IS EXPOSED FOR REVIEW.
- REMOVE EXISTING DECK RAILING
- REMOVE EXISTING WOOD DECKING IN ENTIRETY. PREP FOR REPLACEMENT.
- REMOVE EXISTING BRICK POST.
- EXISTING EXTERIOR DECK POST TO BE REMOVED. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURE IS IN PLACE. SEE STRUCTURAL DRAWINGS.
- REMOVE HISTORIC DOOR. REMOVE ADDED 1x TRIM AT EXISTING BRICK MOULD. HISTORIC BRICK MOULD AND HISTORIC TRANSOM TO REMAIN. MODIFY DOOR FRAME AT INTERIOR AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE NEW WORK PLANS.
- EXISTING DORMER FRAMING ABOVE TO REMAIN.
- EXISTING FRAMED DORMER TO REMAIN. REMOVE ANY EXTERIOR SIDING TO EXPOSE SHEATHING. REMOVE ANY DAMAGED SHEATHING AND PREP FOR REPAIRS.

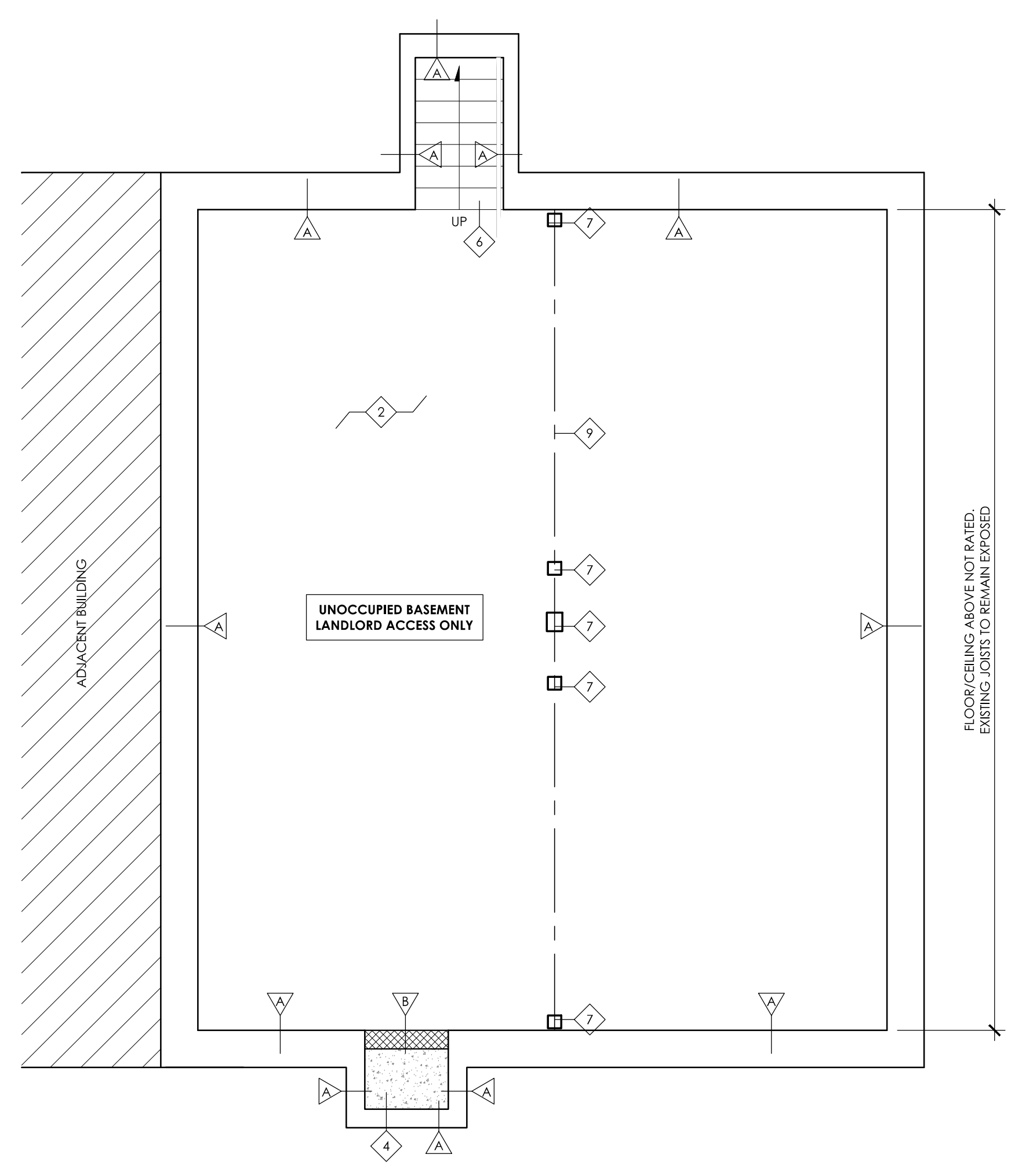
HISTORIC GENERAL NOTES

- 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 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
- REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



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

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 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**

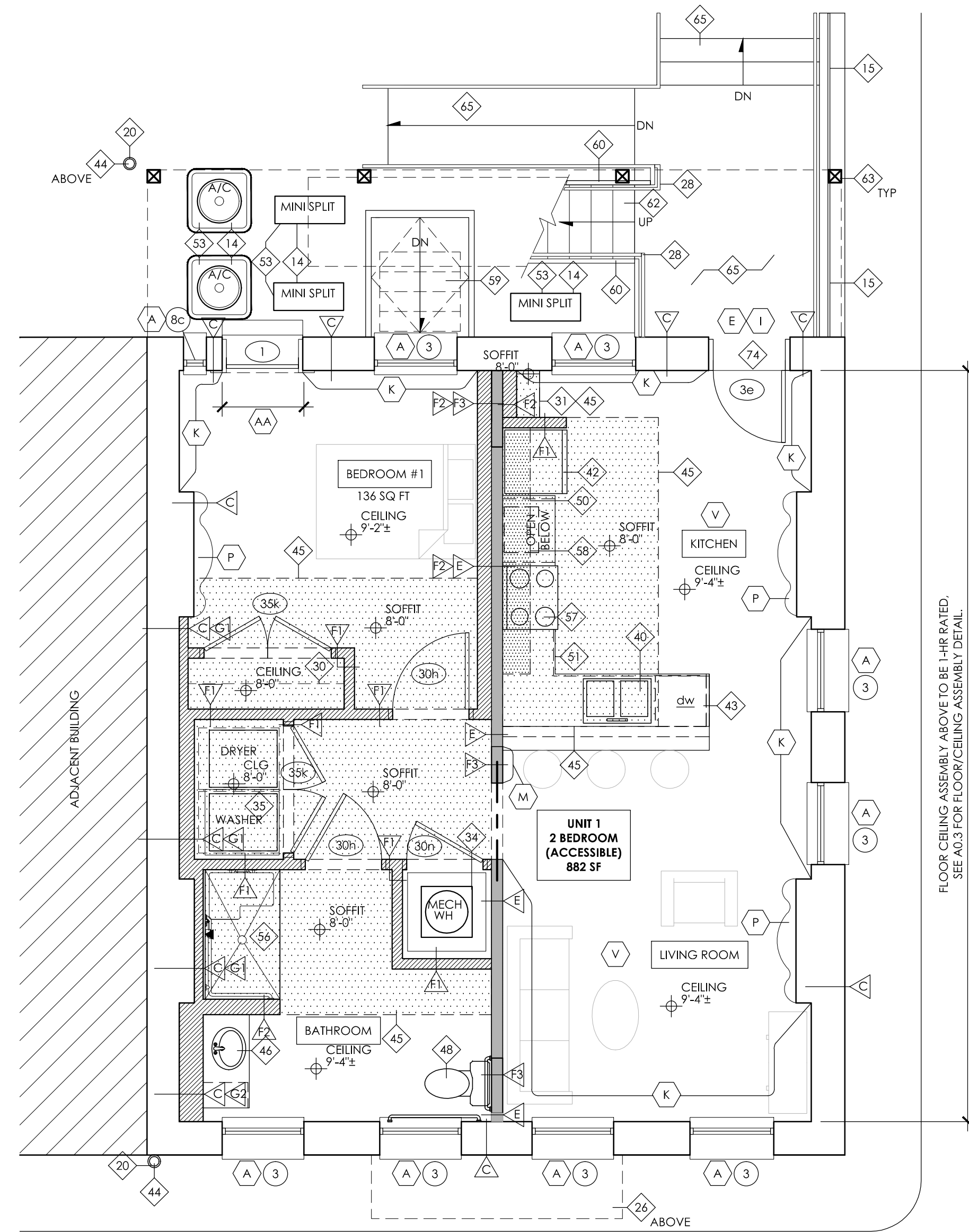
- ** NOTES # 1-55 ARE STANDARD FOR ALL BUILDINGS
NOTES # 56+ ARE BUILDING SPECIFIC
- EXISTING CONCRETE SLAB OR BRICK PAVERS TO REMAIN. PATCH AS REQUIRED FOLLOWING INSTALLATION OF NEW PLUMBING. SEE PLUMBING DWGS.
 - NEW 4" CONC. SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER. SEE STRUCTURAL DWGS FOR REINFORCING. VERIFY BOTTOM OF SLAB IS ABOVE 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.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND

- RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW 6x6 P.T. WOOD POST, PAINTED, AT EXISTING DECK STRUCTURE. PROVIDE NEW PAINTED WOOD TRIM TO MATCH EXISTING. SEE STRUCTURAL DWGS.
- PROVIDE NEW FIBER CEMENT "BEAD BOARD" CEILING ABOVE, PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- NEW CONCRETE RAMP, LANDING, AND STEPS WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW SOLID WOOD GUARDRAIL SIMILAR TO HISTORIC CONFIGURATION, PTD. SEE ELEVATIONS.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- PROVIDE SIDE BY SIDE 'LOW BOY' WATER HEATER AND HVAC UNIT IN CLOSET.
- NEW WOOD FRAMED STAIR W/HANDRAIL ON ONE SIDE. 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.
- PROVIDE NEW 38" HIGH PAINTED METAL GUARDRAIL WITH 1 1/2" x 1 1/2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- MODIFY EXISTING DOOR FRAME AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL NOTES.



FIRST FLOOR NEW WORK PLAN
 1/4" = 1'-0"
 FLOOR CEILING ASSEMBLY ABOVE TO BE UNRATED. SEE P. 23 FOR FLOOR/CEILING ASSEMBLY DETAIL.

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 INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
 - EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.

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 MANTEL 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 CONDENSARY 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.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND

- RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW 6x6 P.T. WOOD POST, PAINTED, AT EXISTING DECK STRUCTURE. PROVIDE NEW PAINTED WOOD TRIM TO MATCH EXISTING. SEE STRUCTURAL DWGS.
- PROVIDE NEW FIBER CEMENT "BEAD BOARD" CEILING ABOVE, PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- NEW CONCRETE RAMP, LANDING, AND STEPS WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW SOLID WOOD GUARDRAIL SIMILAR TO HISTORIC CONFIGURATION, PTD. SEE ELEVATIONS.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- PROVIDE SIDE BY SIDE 'LOW BOY' WATER HEATER AND HVAC UNIT IN CLOSET.
- NEW WOOD FRAMED STAIR W/HANDRAIL ON ONE SIDE. 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.
- PROVIDE NEW 38" HIGH PAINTED METAL GUARDRAIL WITH 1 1/2" X 1 1/2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- MODIFY EXISTING DOOR FRAME AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL NOTES.

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
 215 Woodward St.
 Cincinnati, OH 45202

3CDC

modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: HISTORIC SUBMISSION
 08.31.2018

PRELIMINARY NOT FOR CONSTRUCTION

FIRST FLOOR NEW WORK PLAN

A3.1

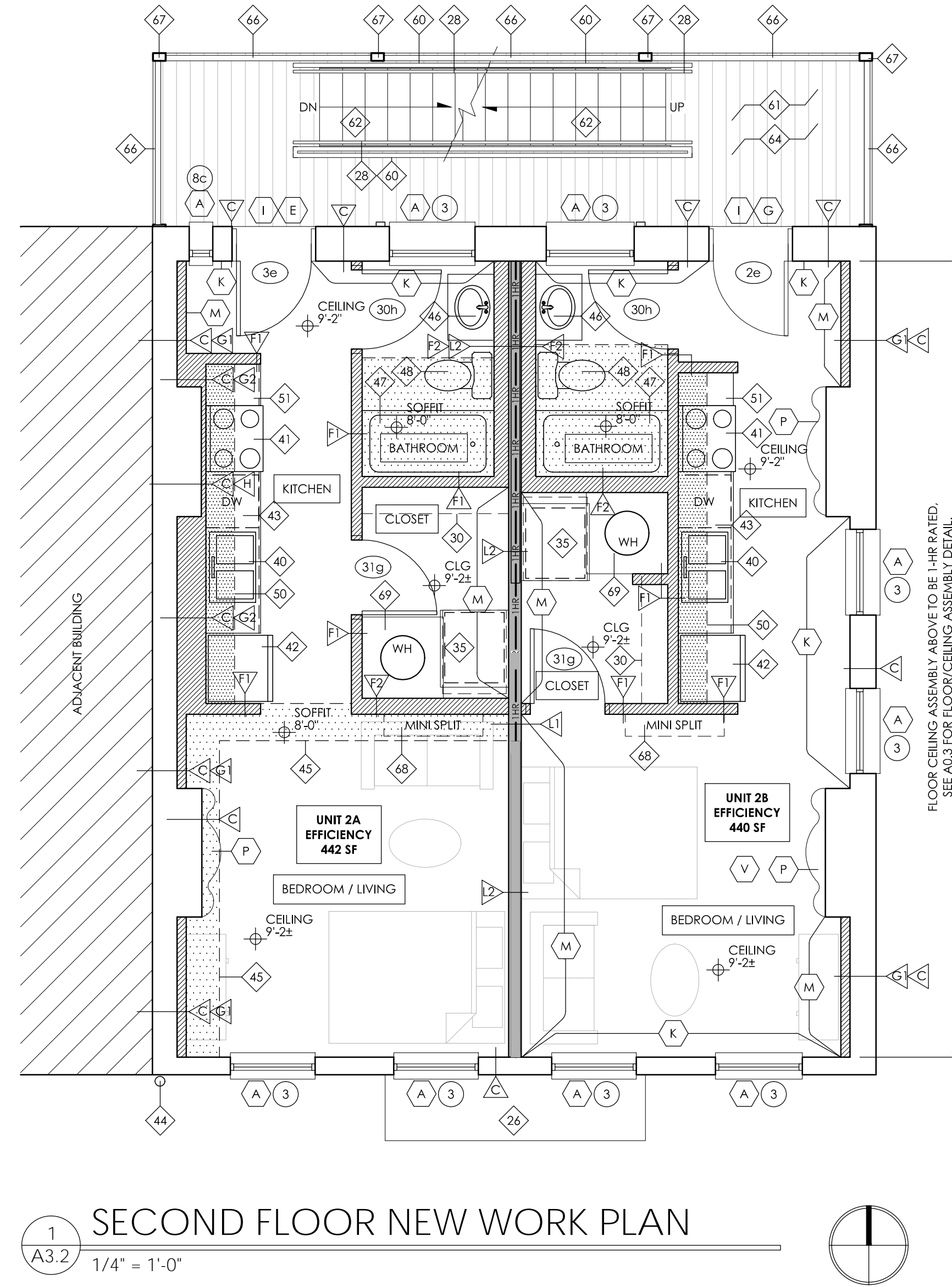
HISTORIC GENERAL NOTES

- 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

- 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.
- EXISTING 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 INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



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.

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.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS FOR EXHAUST DUCTING.
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND

- RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW 6x6 P.T. WOOD POST, PAINTED, AT EXISTING DECK STRUCTURE. PROVIDE NEW PAINTED WOOD TRIM TO MATCH EXISTING. SEE STRUCTURAL DWGS.
- PROVIDE NEW FIBER CEMENT "BEAD BOARD" CEILING ABOVE, PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- NEW CONCRETE RAMP, LANDING, AND STEPS WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW SOLID WOOD GUARDRAIL SIMILAR TO HISTORIC CONFIGURATION, PTD. SEE ELEVATIONS.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- PROVIDE SIDE BY SIDE 'LOW BOY' WATER HEATER AND HVAC UNIT IN CLOSET.
- NEW WOOD FRAMED STAIR W/HANDRAIL ON ONE SIDE. 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.
- PROVIDE NEW 38" HIGH PAINTED METAL GUARDRAIL WITH 1 1/2" x 1 1/2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- MODIFY EXISTING DOOR FRAME AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL NOTES.

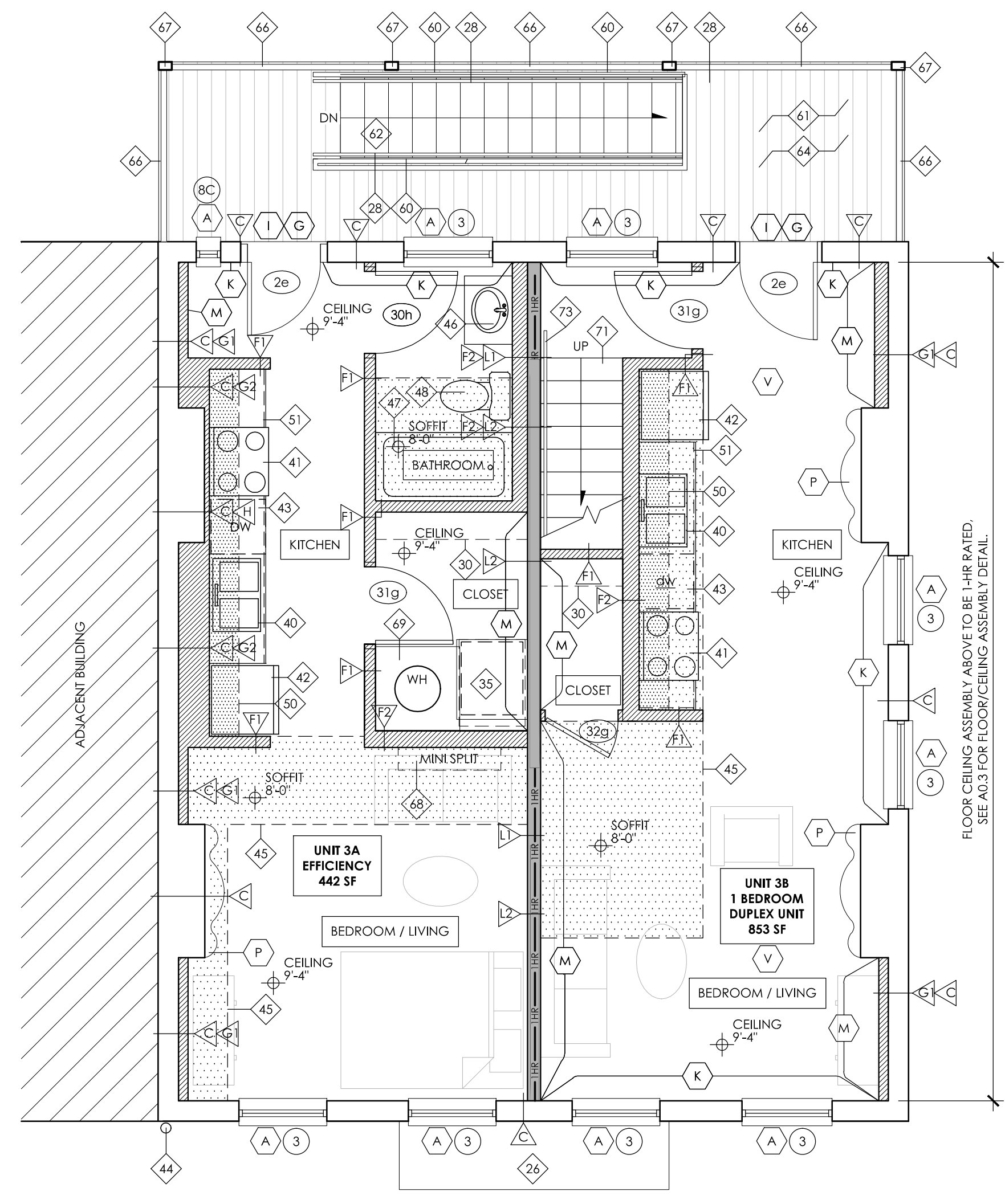
HISTORIC GENERAL NOTES

- 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.
- EXISTING 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 INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



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 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 SH1, 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.
- NEW ANSI A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS FOR EXHAUST DUCTING.
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND

- RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW 6x6 P.T. WOOD POST, PAINTED, AT EXISTING DECK STRUCTURE. PROVIDE NEW PAINTED WOOD TRIM TO MATCH EXISTING. SEE STRUCTURAL DWGS.
- PROVIDE NEW FIBER CEMENT "BEAD BOARD" CEILING ABOVE, PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- NEW CONCRETE RAMP, LANDING, AND STEPS WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW SOLID WOOD GUARDRAIL SIMILAR TO HISTORIC CONFIGURATION, PTD. SEE ELEVATIONS.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- PROVIDE SIDE BY SIDE LOW BOY WATER HEATER AND HVAC UNIT IN CLOSET.
- NEW WOOD FRAMED STAIR W/HANDRAIL ON ONE SIDE. 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.
- PROVIDE NEW 38" HIGH PAINTED METAL GUARDRAIL WITH 1 1/2" X 1 1/2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- MODIFY EXISTING DOOR FRAME AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL NOTES.

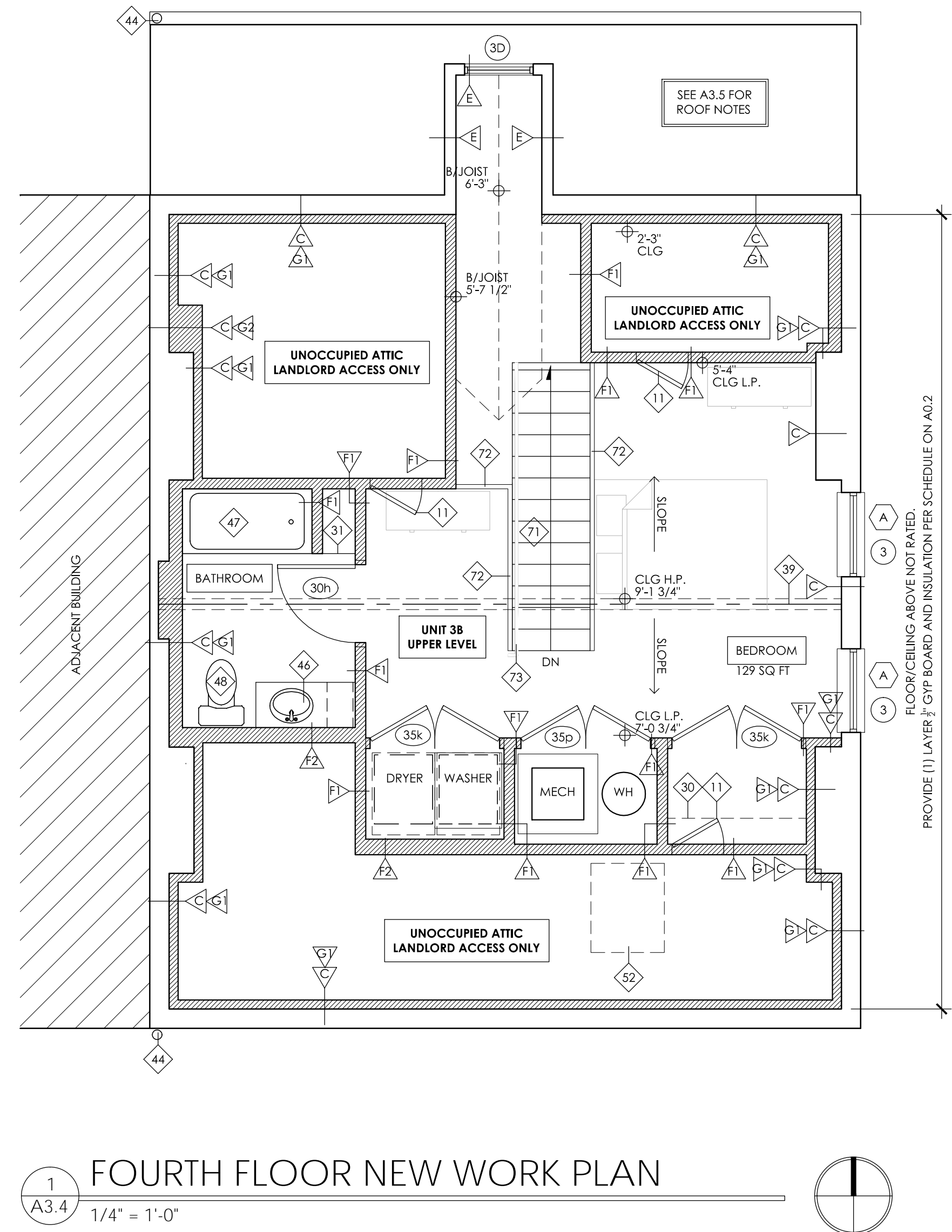
HISTORIC GENERAL NOTES

- 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 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
- REMOVE INFILL AT EXTERIOR AND INTERIOR FACE OF HISTORIC DOOR OPENING. VERIFY IF EXISTING DOOR / TRANSOM IS INTACT. IF INTACT, EXISTING TRANSOM TO REMAIN AND EXISTING DOOR TO BE FIXED IN PLACE.
- EXISTING DORMER TO REMAIN. INSPECT CONDITION. REMOVE SIDING AT SIDES FOR INSTALLATION OF NEW ROOF FLASHING. REMOVE NON-HISTORIC WINDOW AND REPLACE W/ NEW ALUMINUM CLAD WOOD WINDOW.



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

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 SH1, 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 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 ANS1 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.
- NEW ANS1 A117.1 COMPLIANT ROLL IN SHOWER. SEE PLUMBING DRAWINGS.
- PROVIDE NEW RANGE WITH FRONT CONTROLS WITH NEW RANGE HOOD ABOVE WITH WALL SWITCH. SEE MECH. DWGS FOR EXHAUST DUCTING.
- PROVIDE NEW COUNTERTOP MICROWAVE
- EXISTING BASEMENT ACCESS VAULT DOORS TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
- PROVIDE NEW 42" HIGH PAINTED METAL GUARDRAIL WITH 2" X 2" POSTS AND

- RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C. SEE ELEVATIONS.
- EXISTING WOOD FRAMED DECK STRUCTURE TO REMAIN. REPAIR AS REQ'D. INSTALL NEW COMPOSITE WOOD DECKING.
- NEW 6x6 P.T. WOOD POST, PAINTED, AT EXISTING DECK STRUCTURE. PROVIDE NEW PAINTED WOOD TRIM TO MATCH EXISTING. SEE STRUCTURAL DWGS.
- PROVIDE NEW FIBER CEMENT "BEAD BOARD" CEILING ABOVE, PTD. PROVIDE CONT. SOFFIT VENT W/ INSECT SCREEN AT EA. END OF EA. JOIST CAVITY.
- NEW CONCRETE RAMP, LANDING, AND STEPS WITH PAINTED METAL HANDRAIL / GUARDRAIL @ 34" ABOVE THE RAMP. BOTTOM RAIL TO BE 4" ABOVE WALKWAY. SEE ELEVATIONS.
- NEW SOLID WOOD GUARDRAIL SIMILAR TO HISTORIC CONFIGURATION, PTD. SEE ELEVATIONS.
- EXISTING WOOD POST TO REMAIN. REPAIR AS REQ'D AND PAINT.
- PROVIDE NEW WALL MOUNTED MINI-SPLIT HVAC SYSTEM. SEE MECH. DWGS.
- PROVIDE WATER HEATER IN CLOSET. SEE PLUMBING DRAWINGS.
- PROVIDE SIDE BY SIDE 'LOW BOY' WATER HEATER AND HVAC UNIT IN CLOSET.
- NEW WOOD FRAMED STAIR W/HANDRAIL ON ONE SIDE. 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.
- PROVIDE NEW 38" HIGH PAINTED METAL GUARDRAIL WITH 1 1/2" X 1 1/2" POSTS AND RAILS AND PAINTED 1/2" DIAMETER BALUSTERS AT 4" O.C.
- NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR.
- MODIFY EXISTING DOOR FRAME AS REQUIRED TO FIT NEW 2'-10" WIDE DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL NOTES.