

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: ZH20180080  
APPLICANT: FRCH Design Worldwide  
OWNER: Cincy Downtown Lodging Associates LLC  
ADDRESS: **299 E. 6<sup>th</sup> Street**  
PARCELS: 078-0002-0023  
ZONING: DD-A  
OVERLAYS: Duttenhofer Building Historic Landmark  
COMMUNITY: Downtown  
REPORT DATE: May 16, 2018  
HEARING DATE: June 6, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1427-37 – Dimensional Variance** of 4 feet for a projecting sign of 12 feet in height, in excess of the 8-foot limit.

### **Existing Conditions**

The subject property is situated on the southwest corner of E. 6<sup>th</sup> Street and Sycamore Street in the Downtown neighborhood (Figure 1). Built in 1916, this Commercial-style, building was listed as a Local Historic Landmark with the City of Cincinnati in 2016. The 10-story reinforced-concrete building features two-story limestone base with a dentiled cornice, brick curtain walls with little ornamentation on floors 3-8 and a top capital of two stories featuring rounded pilasters, a brickwork frieze and a simple brick parapet. The building has a flat roof. Window openings contain replacement windows that retained the original tripartite configuration. The west and south elevations are utilitarian brick with exposed reinforced concrete beams. The building was most recently occupied by Proctor and Gamble.

### **Proposed Conditions**

The applicant is proposing to modify the property with a new projecting sign at the northeast corner of the building. At 3.5' wide by 12' high, the sign exceeds the maximum allowable height of 8' per the Zoning Code. Previously approved permits include work on the storefronts to restore the original height and configurations of the storefront windows.



Figure 1: 299 E. 6th Street. Map from CAGIS Maps.



Figure 2: 299 E. 6th Street ca. August 2017 facing southwest. Image courtesy of Google.

**Previous Reviews:** Previous COAs have been approved at the Staff level for alterations to the storefront that are consistent with the conservation guidelines (2017P10267; 2018P01897).

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1411</a>	DD
HCBA authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Duttenhoffer Building</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The applicant requires Zoning Relief for the proposed signage, which exceeds the maximum height for projecting signs in the DD District by four feet.

**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*

While the proposed projecting signs exceed the allowable height in the district, the overall sign is appropriate to the scale of the building. Furthermore, there is very little signage on the building as a whole. Aside from small signage on the proposed canopies, the projecting sign is the only other signage on the building.

- (b) *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

The denial of the requested variances would not deprive the property of all economically viable uses; however, the sign does help to promote the business. Without effective signage, the business is unlikely to be easily identified and frequented by passersby.

**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 DD-A. The proposed work conforms to the district regulations with the exception of the relief requested herein.*
- 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 Landmark building.*

- 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 sign will not affect traffic. The projection of the sign will allow passersby to see the text from a distance.*

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

*The proposed work will not have an adverse impact on the neighborhood. Projecting signs are permitted in this district, though not at the height proposed. The sign, however, fits with the scale of the building.*

#### **Certificate of Appropriateness Review:**

A COA is required for the proposed signage. Previous COAs have been approved at the Staff level for alterations to the storefront that are consistent with the guidelines (2017P10267; 2018P01897).

#### **Comments on Applicable Guidelines**

The proposed signage substantially conforms to the Duttenhofer Building Historic Conservation Guidelines.

#### **Applicable Guidelines**

##### **Site Improvements and Alterations**

1. *SIGNS: Signs should be designed for clarity, legibility and compatibility with structures on the site. Their design should be simple and contemporary. Billboards, roof-top signs and internally illuminated signs are not permitted.*

The proposed signage substantially meets the guidelines in that the sign is compatible with the building and is contemporary in nature with clear legible type that identifies the structure as the “Cambria” Hotel. While the sign will technically have internal illumination, it comes in the form of backlit channel letters. This type of “halo” lighting is appropriate in historic district and avoids the large cabinet-type internally lit signage that is generally not compatible with historic districts and structures.

#### **Other Considerations:**

**Prehearing Results:** A prehearing was held on May 16, 2018.

**Comments Provided to Staff:** N/A

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. VARIANCES**

1. Section 1411-39 – **Dimensional Variance** of 4 feet for a projecting sign of 12 feet in height, in excess of the 8-foot limit per plans submitted by FRCH Design Worldwide dated March 23, 2018 with the following condition:
  - i. A Revocable Street Privilege must be obtained from DOTE prior to erection of the signs.

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

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** a Certificate of Appropriateness for 299 E. 6<sup>th</sup> Street per plans submitted by FRCH Design Worldwide dated March 23, 2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

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

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

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

## ADJUDICATION/ DENIAL LETTER

Date: 03/19/2018  
Location: 299 E. 6<sup>th</sup> Street  
Request: Dimensional Variance  
Zoning District: DD-A/ Duttenhofer Local Historic Landmark  
Applicant Name: Patrick Grannan

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Zoning Variance and Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents under the "Historic Conservation Board Review" and "Required for all New Construction, Major Alterations and Additions" sections **that are checked** are a required part of the submission. The submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies of the application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be submitted as well. **A \$609.09 fee is required with the submission.** The next deadline is March 23, 2018 for the May 7, 2018 Historic Conservation Board Meeting.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. §1411-39 (b) – Projecting signs are limited to 3.5' in width and 8' in height. A Dimensional Variance is required for signage exceeding these dimensions.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Douglas Owen  
Zoning Plan Examiner  
(p): 513-352-2441  
(e): douglas.owen@cincinnati-oh.gov

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review for Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels Front and Side elevations only
- Street names labeled
- Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- ~~Existing and~~ proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ~~Existing and~~ proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Historic photos of building with the historic signs \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



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

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: \_\_\_\_\_  
 Hamilton Co. Parcel ID No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Historic District: \_\_\_\_\_ Overlay District: \_\_\_\_\_

### APPLICANT INFO PROPERTY OWNER OTHER \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: \_\_\_\_\_  
 Contact Person (if legal entity): Patrick Grannan  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### PROPERTY OWNER INFO SAME AS ABOVE

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

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### ZONING RELIEF Yes No


Provide a very brief summary of the zoning relief requested:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:  Date: \_\_\_\_\_

# 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 type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input 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 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 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 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 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: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE**

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

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

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

**AND**

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

March 22, 2018

Historic Conservation Board  
5th Floor, 805 Central Avenue  
Cincinnati, OH 45202

Re: Duttenhofer Building– 299 E 6<sup>th</sup> Street  
Dimensional Variance Request

We are in receipt of your adjudication letter dated March 19<sup>th</sup>, 2018 and kindly ask that you consider granting a dimensional variance regarding the proposed sign at 299 E Sixth Street. Specifically, we are requesting exception to § 1411-39 (b) Projecting Signs (3) maximum height: eight feet, by allowing an increase to twelve feet. We believe that this fully meets the standards of § 1445-13 and § 1445-15. The sign has been approved by the State Historic Preservation Office as part of a Part 2 historic tax credit application.

While the specifics of the size of the sign would have minimal effect on the public interest as described in § 1445-13, it is an important piece of the overall project which will provide many public and private benefits. The project is an adaptive reuse conversion of a vacant office building to a new 130 room hotel. This will eliminate blight (k) caused by the vacant building. It will bring economic benefits (l) to the City by bringing in more visitors. It will be a source of job creation (m) both during construction and occupancy. It will create public benefits (p) by restoring historic attributes to the street scape, bringing 24-hour life to the immediate area, and providing publicly accessible amenities like restaurants, a spa, and a roof-top bar.

This request is also in keeping with the requirements of § 1445-15. The increased height of the corner sign is essential due to a few factors outside the owner's control: the urban context, the historic nature of the building, and the requirements of the hotel brand. The sign is at the corner of 6<sup>th</sup> and Sycamore streets. A smaller sign would be hard to see from a car coming down 6<sup>th</sup> street off of I-471 or Columbia Parkway. It would also be visually out of scale with the building and its surrounding neighbors. Being a historic local landmark, we were limited to signage that is removable without damage to the building, and does not detract from its character. This eliminated some other large signage options that other local hotels have utilized. Finally, brand consistency and visibility is of critical importance to Cambria Hotels. Choice Hotels is trying to promote their Cambria brand and is actually contributing significant money to this development. The sign as currently proposed is smaller than their prototype, but was mutually acceptable to both Choice and the State Historic Preservation Office.

Having substantial signage is a right that is enjoyed by other downtown hotel owners. The Renaissance Hotel has a similar projecting corner sign that is taller than the one we are requesting. The Westin, Millennium, and Hyatt all have large signage that is mounted on the buildings – an option that was not available to this property due to historic requirements.

We believe that this request is in keeping with the spirit of the municipal code and look forward to presenting our case in person. Thank you for your time and consideration on this matter.

Sincerely,  
Patrick Grannan, AIA

A handwritten signature in black ink, appearing to read 'P. Grannan', with a stylized flourish at the end.

FRCH D s n r d d

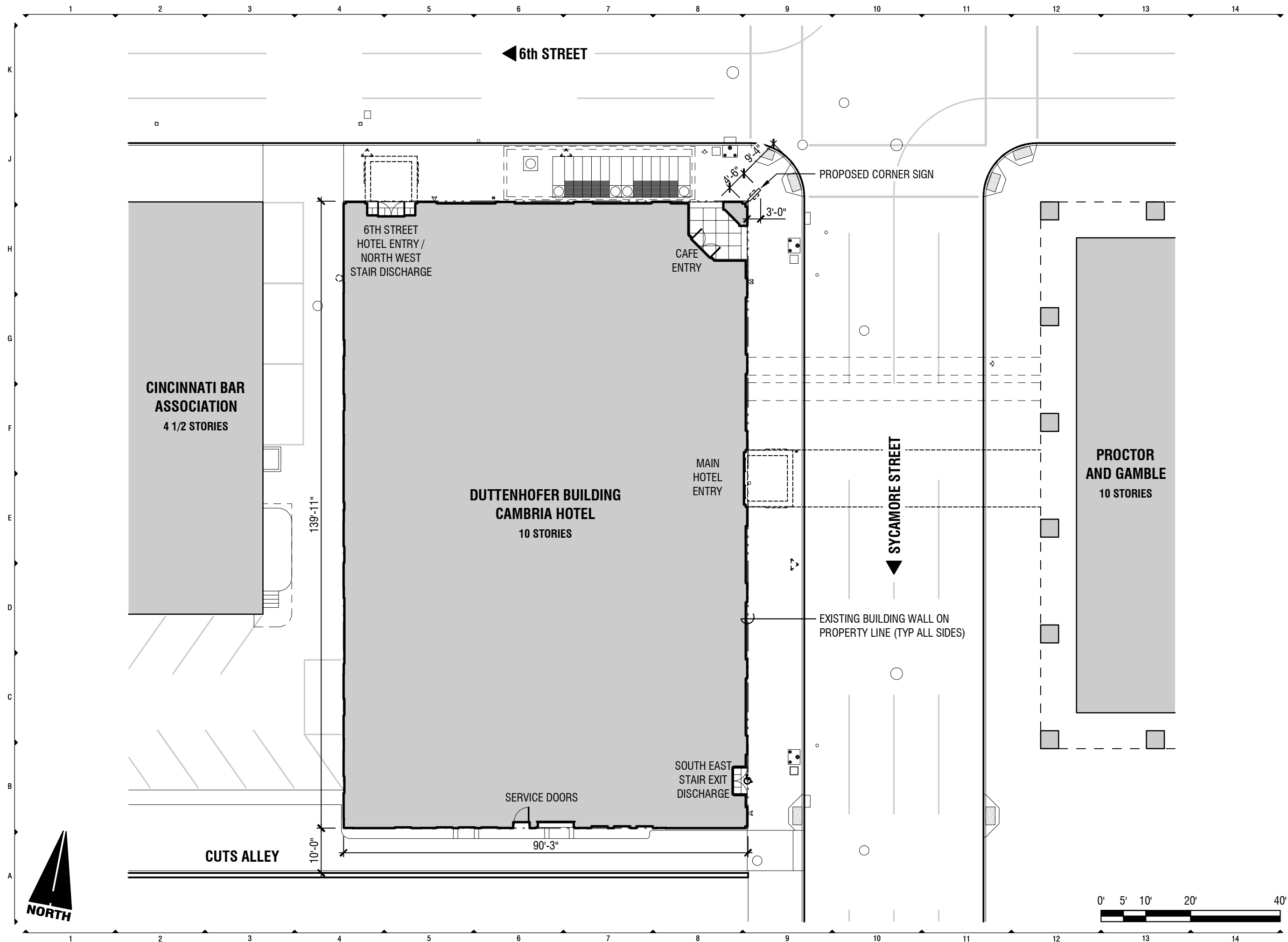


# CAMBRIA

hotels & suites

## Duttonhofer Building Cincinnati, Ohio

Index of Drawings			
		Delta No.	Original Issue Date
		Current Revision Date	
Cover			03.23.18
hc0.00	Site Plan		03.23.18
hc5.01	Exterior Elevations		03.23.18
hc5.31	Corner Sign Elevations		03.23.18
hc5.32	Corner Sign Plan		03.23.18
hc5.33	Corner Sign Graphics		03.23.18



**FRCH**  
 DESIGN WORLDWIDE  
 311 Elm Street Suite 600  
 Cincinnati, OH 45202  
 www.FRCH.com  
 513 241 3000

**CAMBRIA**  
 hotels & suites

**Owner** 317.247.5500  
 Cincy Downtown Lodging Associates LLC  
 5701 Progress Rd  
 Indianapolis IN 46241  
 Bharat Patel

**Architect** 513.241.3000  
 FRCH | Architecture f: 513.241.5015  
 311 Elm Street, Suite 600  
 Cincinnati, OH 45202-2706  
 Patrick Grannan

**Interior Design** 513.241.3000  
 FRCH Design Worldwide f: 513.241.5015  
 311 Elm Street, Suite 600  
 Cincinnati, OH 45202-2706  
 Rachael Leson

**ISSUED INFORMATION**

ISSUED: 23 March 2018

REVISIONS:


**PROJECT INFORMATION**

**Duttenhofer Building Hotel**  
 299 E 6th Street  
 Cincinnati, Ohio 45202

PROJECT NUMBER: 033820.000

**SHEET INFORMATION**

**Site Plan**

**DRAWN BY:** P.Grannan

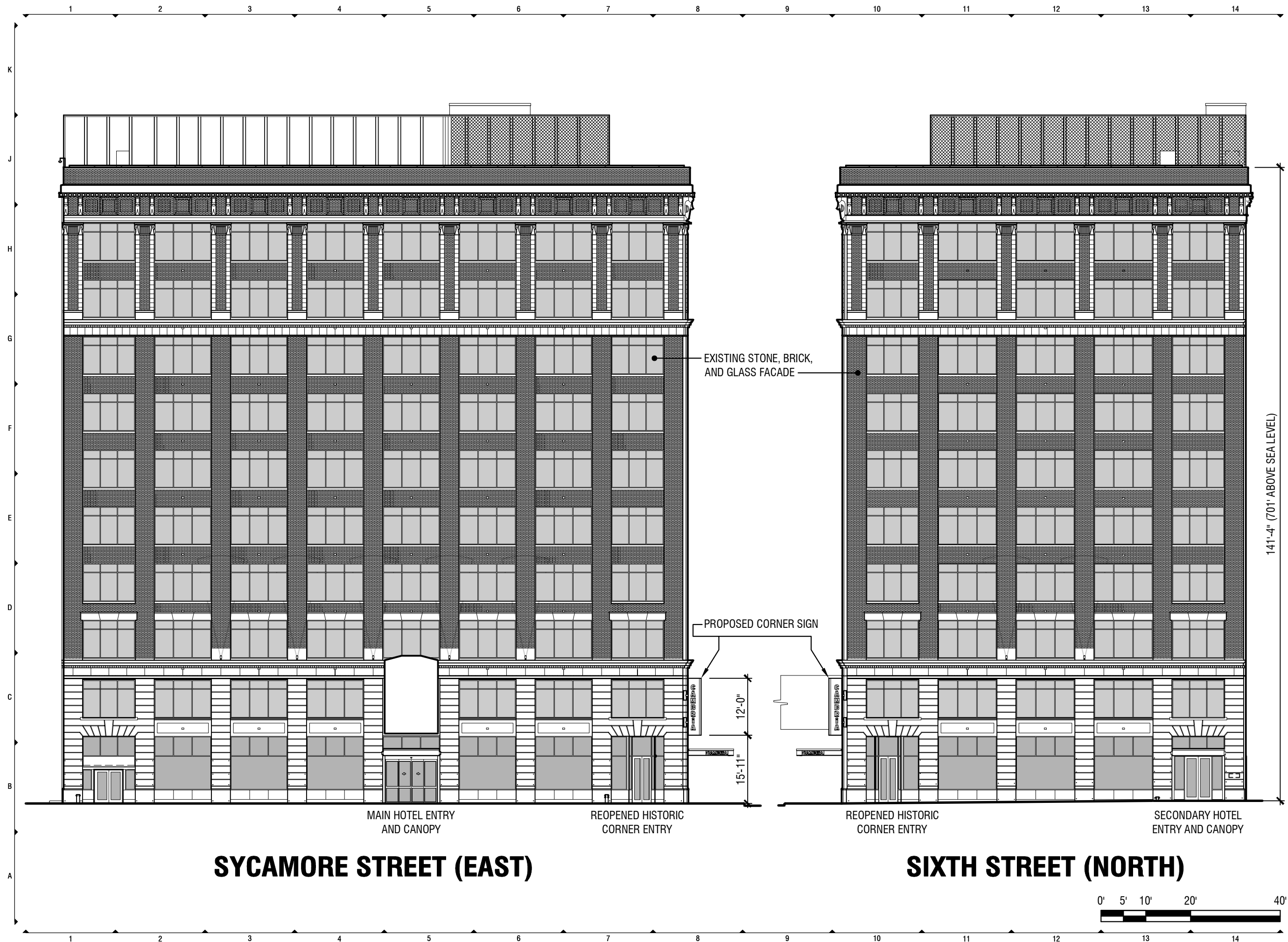
**REVIEWED BY:** J.Stapleton

**SCALE:** 1/20" = 1'-0"

**AUTHORIZED FOR:** PERMIT | BID | CONST.

**hc0.01**

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EXISTING STONE, BRICK,  
AND GLASS FACADE

PROPOSED CORNER SIGN

12'-0"  
15'-11"

141'-4" (701' ABOVE SEA LEVEL)

**SYCAMORE STREET (EAST)**

**SIXTH STREET (NORTH)**

MAIN HOTEL ENTRY  
AND CANOPY

REOPENED HISTORIC  
CORNER ENTRY

REOPENED HISTORIC  
CORNER ENTRY

SECONDARY HOTEL  
ENTRY AND CANOPY

**FRCH**  
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**CAMBRIA**  
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Bharat Patel

**Architect** 513.241.3000  
FRCH | Architecture f: 513.241.5015  
311 Elm Street, Suite 600  
Cincinnati, OH 45202-2706  
Patrick Grannan

**Interior Design** 513.241.3000  
FRCH Design Worldwide f: 513.241.5015  
311 Elm Street, Suite 600  
Cincinnati, OH 45202-2706  
Rachael Leson

**ISSUED INFORMATION**

ISSUED: 23 March 2018

REVISIONS:


**PROJECT INFORMATION**

**Duttonhofer  
Building Hotel**

299 E 6th Street  
Cincinnati, Ohio 45202

PROJECT NUMBER: 033820.000

**SHEET INFORMATION**

**Exterior Elevations**

DRAWN BY: P.Grannan

REVIEWED BY: J.Stapleton

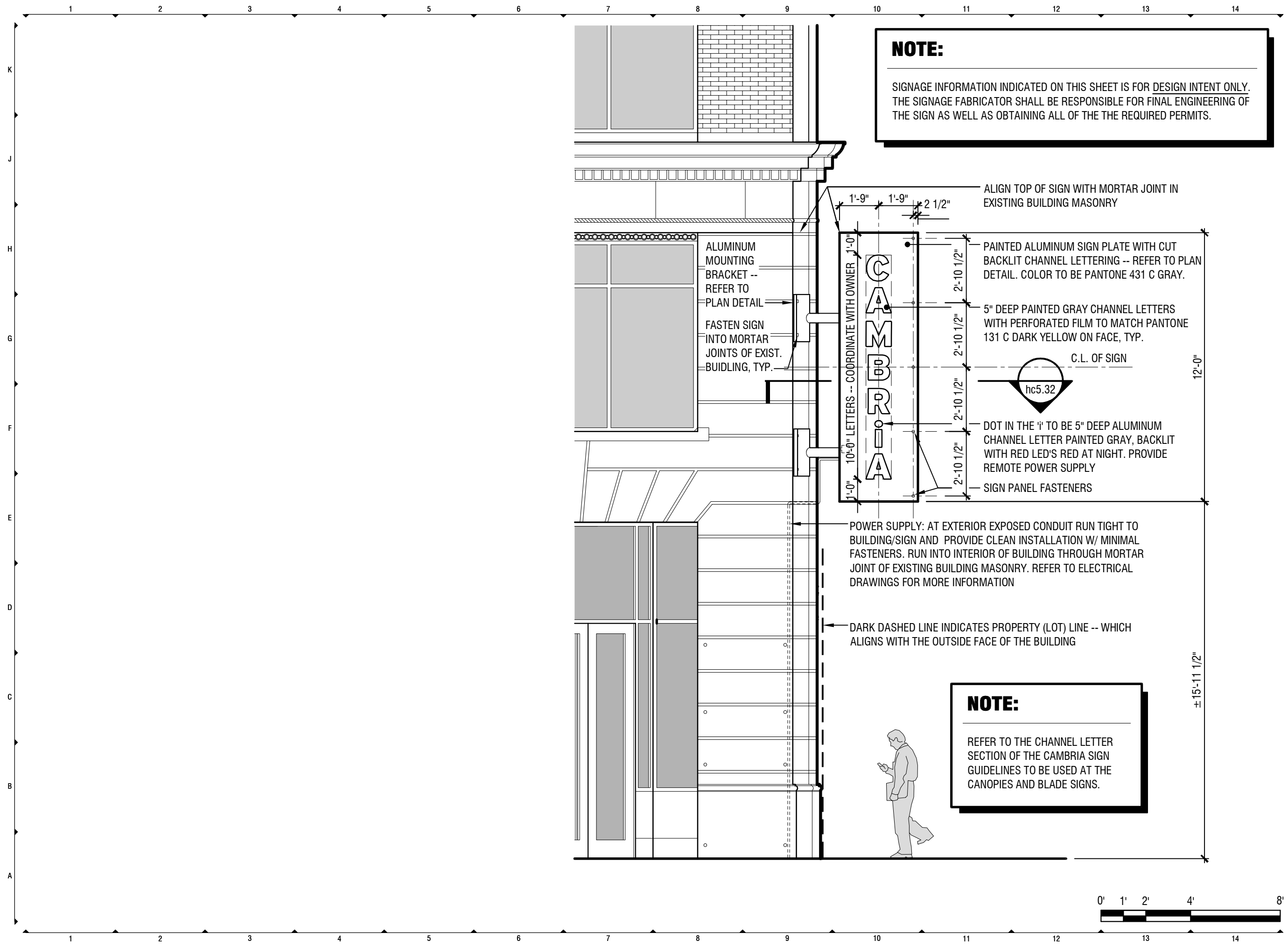
SCALE: 1/20" = 1'-0"

AUTHORIZED FOR: PERMIT | BID | CONST.

**hc5.01**



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**NOTE:**  
SIGNAGE INFORMATION INDICATED ON THIS SHEET IS FOR DESIGN INTENT ONLY. THE SIGNAGE FABRICATOR SHALL BE RESPONSIBLE FOR FINAL ENGINEERING OF THE SIGN AS WELL AS OBTAINING ALL OF THE THE REQUIRED PERMITS.

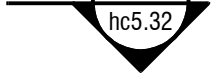
ALUMINUM MOUNTING BRACKET -- REFER TO PLAN DETAIL  
FASTEN SIGN INTO MORTAR JOINTS OF EXIST. BUILDING, TYP.

ALIGN TOP OF SIGN WITH MORTAR JOINT IN EXISTING BUILDING MASONRY

PAINTED ALUMINUM SIGN PLATE WITH CUT BACKLIT CHANNEL LETTERING -- REFER TO PLAN DETAIL. COLOR TO BE PANTONE 431 C GRAY.

5" DEEP PAINTED GRAY CHANNEL LETTERS WITH PERFORATED FILM TO MATCH PANTONE 131 C DARK YELLOW ON FACE, TYP.

C.L. OF SIGN



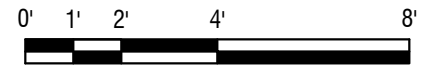
DOT IN THE 'i' TO BE 5" DEEP ALUMINUM CHANNEL LETTER PAINTED GRAY, BACKLIT WITH RED LED'S RED AT NIGHT. PROVIDE REMOTE POWER SUPPLY

SIGN PANEL FASTENERS

POWER SUPPLY: AT EXTERIOR EXPOSED CONDUIT RUN TIGHT TO BUILDING/SIGN AND PROVIDE CLEAN INSTALLATION W/ MINIMAL FASTENERS. RUN INTO INTERIOR OF BUILDING THROUGH MORTAR JOINT OF EXISTING BUILDING MASONRY. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

DARK DASHED LINE INDICATES PROPERTY (LOT) LINE -- WHICH ALIGNS WITH THE OUTSIDE FACE OF THE BUILDING

**NOTE:**  
REFER TO THE CHANNEL LETTER SECTION OF THE CAMBRIA SIGN GUIDELINES TO BE USED AT THE CANOPIES AND BLADE SIGNS.



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**CAMBRIA**  
hotels & suites

**Owner** 317.247.5500  
Cincy Downtown Lodging Associates LLC  
5701 Progress Rd  
Indianapolis IN 46241  
Bharat Patel

**Architect** 513.241.3000  
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Patrick Grannan

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Cincinnati, OH 45202-2706  
Rachael Leson

**ISSUED INFORMATION**

ISSUED: 23 March 2018

REVISIONS:


**PROJECT INFORMATION**

**Duttenhofer Building Hotel**

299 E 6th Street  
Cincinnati, Ohio 45202

PROJECT NUMBER: 033820.000

**SHEET INFORMATION**

**Corner Sign Elevation**

DRAWN BY: P. Grannan

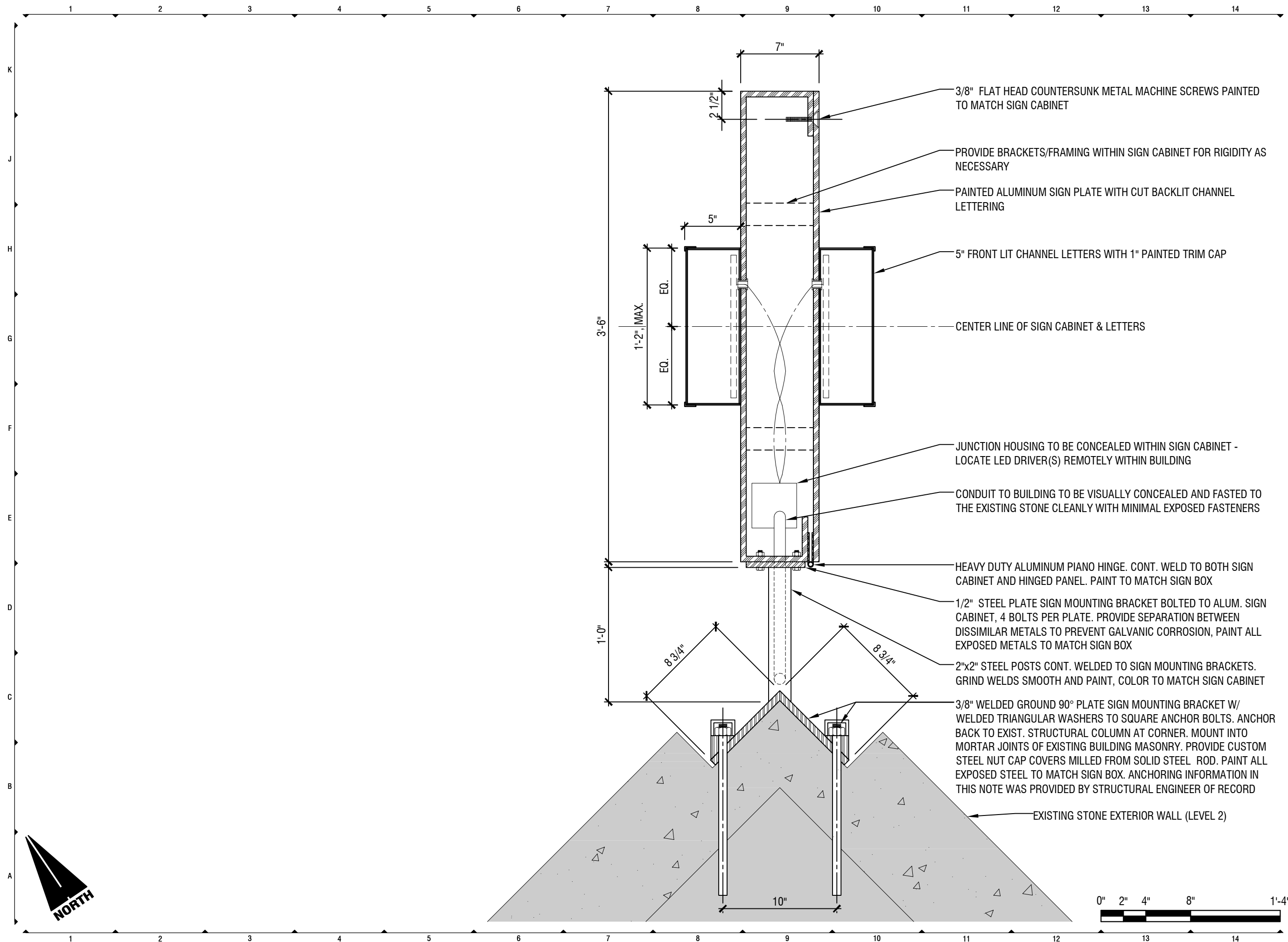
REVIEWED BY: J. Stapleton

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

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Rachael Leson

**ISSUED INFORMATION**

ISSUED: 23 March 2018

REVISIONS:


**PROJECT INFORMATION**

**Duttenhofer Building Hotel**  
299 E 6th Street  
Cincinnati, Ohio 45202

PROJECT NUMBER: 033820.000

**SHEET INFORMATION**

**Corner Sign Plan**

DRAWN BY: P.Grannan

REVIEWED BY: J.Stapleton

SCALE: 1 1/2" = 1'-0"

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**Channel Letter Specifications**  
**Construction:** 5" deep aluminum channel letter with remote power supplies  
~~Face Construction:~~ 3/16" 2447 white acrylic  
**Illumination:** White LED's  
**Trim Cap:** 1" trim cap painted Pantone® 131 C dark yellow  
**Exterior Finish:** Painted Pantone® 431 C gray  
**Interior Finish:** Painted reflective white

**Channel Letter Face Specifications**  
**Face Construction:** 3/16" 2447 white acrylic  
**Decoration:** Digitally printed perforated film to match Pantone® 131 C dark yellow  
 \* Letters to appear dark yellow during the day and illuminate white at night.

**Channel Letter "Dot" Specifications**  
**Construction:** 5" deep aluminum channel letter with remote power supplies  
~~Face Construction:~~ 3/16" 2447 white acrylic  
**Illumination:** Red LED's  
**Trim Cap:** 1" trim cap painted Pantone® 431 C gray  
**Exterior Finish:** Painted Pantone® 431 C gray  
**Interior Finish:** Painted reflective white

**Channel Letter "Dot" Face Specifications**  
~~Face Construction:~~ 3/16" 2447 white acrylic  
**Decoration:** Digitally printed perforated film to match Pantone® 431 C gray  
 \* Dot to appear gray during the day and illuminate red at night.

18'-4 3/16"  
 3'-2 1/2"  
 36"  
**CAMBRiA**

**channel letters**  
 scale: 1/4" = 1'-0"

Channel letters will be painted gray

**CAMBRiA**

**nighttime view**  
 scale: 1/4" = 1'-0"

SIGNAGE GUIDELINES FOR MATERIAL REFERENCE ONLY - CONTRACTOR TO OBTAIN FULL CAMBRIA GUIDE

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 Rachael Leson

**ISSUED INFORMATION**

ISSUED: 23 March 2018

REVISIONS:


**PROJECT INFORMATION**

**Duttenhofer Building Hotel**

299 E 6th Street  
 Cincinnati, Ohio 45202

PROJECT NUMBER: 033820.000

**SHEET INFORMATION**

**Corner Sign Graphics**

**DRAWN BY:** P. Grannan

**REVIEWED BY:** J. Stapleton

**SCALE:** Not to Scale

**AUTHORIZED FOR:** PERMIT | BID | CONST.

**hc5.33**

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

---

APPLICATION #: COA2018025  
APPLICANT: Overseas Management Group  
OWNER: Overseas Management Group  
ADDRESS: **1534 Republic Street**  
PARCELS: 081-0004-0042  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: May 25, 2018  
HEARING DATE: June 4, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

### **Existing Conditions**

The property at 1534 Republic Street is a 3 story brick Italianate residential building. It has significant façade architectural elements, cornice and window hoods, missing. It also has brick replacement at the top. The building was originally built in the 1870s and is part of a primary residential block.

### **Proposed Conditions**

The building is being rehabilitated into a two family residential building.

The applicant is proposing to modify 1534 Republic New rooftop deck on west facing roof slope

- New storefront windows
- New aluminum-clad wood windows
- New window openings on the west/rear façade
- New penthouse access structure
- New brick parapet walls around the roof deck.

### **Previous Reviews**

Interior demolition permits were approved under 2015P08014.



Figure 1. Location of 1534 Republic St. Photo from CAGIS.

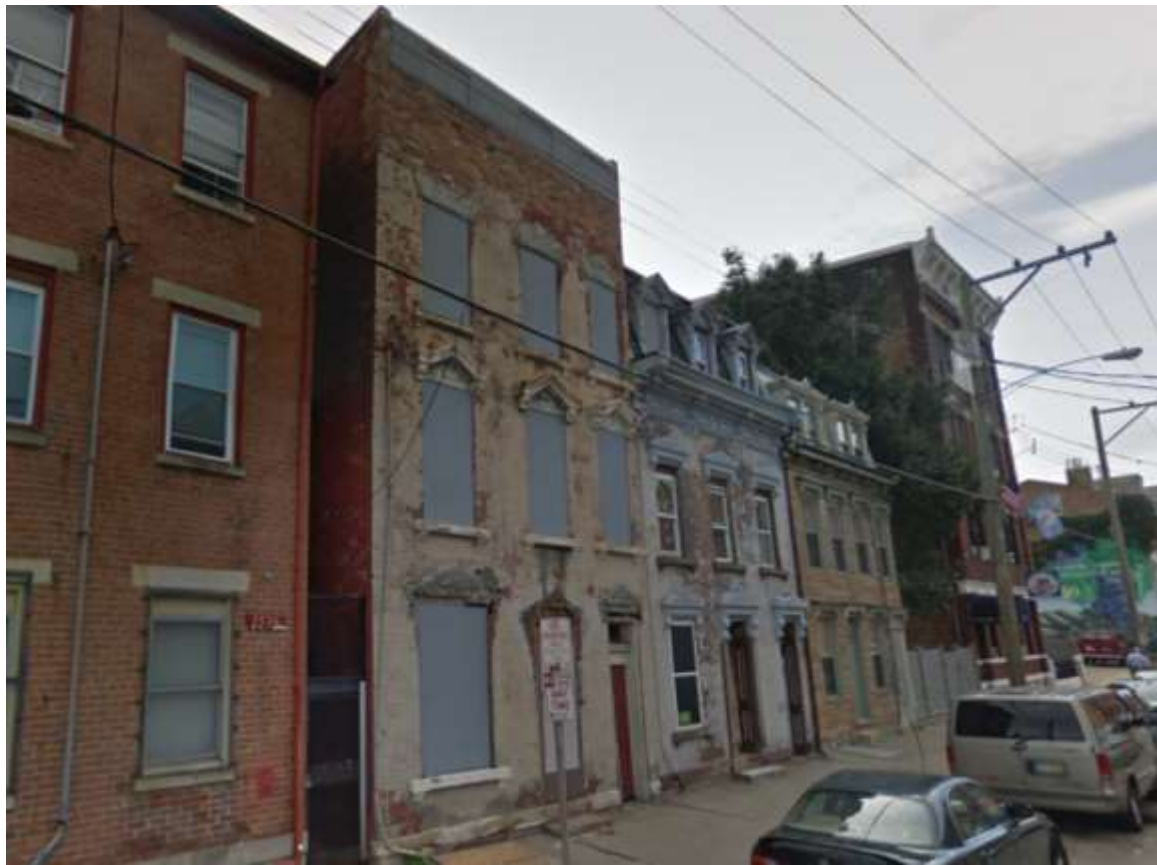


Figure 2. View of 1534 Republic Street. Image from Google.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) Commercial District Use Regulations  
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 existing building is in the CC-P zoning district. The use as a two-family is permitted at this site and the proposal includes two off-street parking spots to be accessed off of the alley way. There is no zoning relief required for this proposal

**Certificate of Appropriateness Review:**

A COA is required for changes to the exterior of the building including the rooftop deck and replacement windows and new openings.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Conservation Guidelines. Changes to the windows, including additional openings are sympathetic to the historic nature of the building. The rooftop deck, while changing the rear slop of the roof, is not highly visible from the right of way and does not change the architectural integrity of the building or the overall form of the building.

**Applicable Guidelines**

**Rehabilitation**

**B. SPECIFIC GUIDELINES**

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

Two new openings on the rear are being proposed. These openings are appropriately placed in a vertical line above an existing door opening. The windows while smaller are appropriate as windows on rear and side facades often have multiple sized windows.

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

The windows will be an appropriate window for the district. will be an aluminum clad wood window.

### Site Improvements

## B. SPECIFIC GUIDELINES

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

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level on Republic Street. The access structure will be slightly visible from Liberty Street, but the new parapet wall will block the majority of the structure from view. The only change that staff proposes is that the siding of the access structure should be hardi-plank rather than aluminum siding.

A parapet wall is proposed rather than a railing. While this changes the pitch of the rear roof, the parapet wall creates an appearance of a flat roof in the rear. This form is an appropriate form for the historic district and the change is on a rear and secondary face of the building.

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on May 16, 2018

**Comments Provided to Staff:** N/A

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

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

## I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 1534 Republic Street per plans by Charles M Meyer and dated 1/15/18 including any revisions submitted for permit subject to staff review and approval with the following condition:
  1. Siding on the penthouse addition will be hardi-plank rather than aluminum siding.
  2. Remaining decorative lintels/window hood and cornice band are to remain.
  3. Existing stoop must get an easement through Department of Transportation Engineering.

4. Building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

# EXISTING BUILDING RENOVATION

1534 REPUBLIC STREET  
CINCINNATI, OHIO 45002

OWNER:  
1534 REPUBLIC, LLC  
11863 SOLZMAN ROAD  
SUITE 2  
CINCINNATI, OHIO 45249

CONTRACTOR:  
OVERSEAS MANAGEMENT GROUP  
11863 SOLZMAN ROAD  
SUITE 2  
CINCINNATI, OHIO 45249

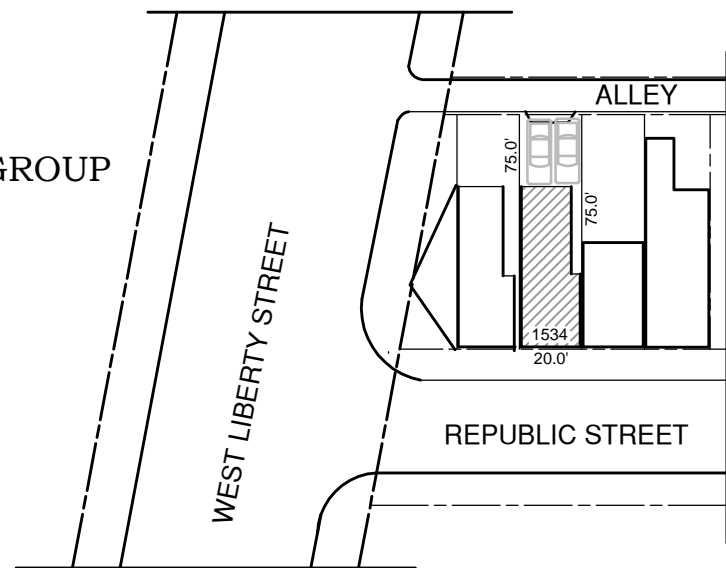
ARCHITECT:  
CH MEYER ARCHITECTURE, LLC  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-476-7358

BUILDING DESCRIPTION:  
THREE (3) STORY WITH BASEMENT  
TWO (2) FAMILY RESIDENTIAL  
USE GROUP: 1,2,3 FAMILY RESIDENTIAL  
CONSTRUCTION TYPE: SOLID WALL, BRICK MASONRY  
WOOD FLOOR SYSTEM, WOOD ROOF

BUILDING GROSS AREA: 928 SQ. FT.

FLOOR LOADS - 40LBS PER SQUARE FOOT - ALL FLOORS  
INTERIOR WOOD STAIRS - 40LBS PER SQUARE FOOT

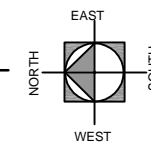
PARCEL NO: 081-0004-0042-00  
ZONING DISTRICT: OVER THE RHINE "OTR"



Expiration Date 12-31-19

## PROPERTY PLAT

NO SCALE



LIST OF DRAWINGS	
Drawing #	Description
A-1	COVER AND DATA SHEET
A-2	SPECIFICATIONS
A-3	EXISTING - BASEMENT - FIRST FLOOR
A-4	EXISTING - SECOND THIRD FLOOR
A-5	PROPOSED - BASEMENT - FIRST FLOOR
A-6	PROPOSED - SECOND THIRD - FLOOR
A-7	ROOF DECK PLAN
A-8	ROOF DECK DETAILS-SECTION
A-9	EAST - NORTH ELEVATIONS
A-10	WEST - SOUTH ELEVATIONS

ISSUANCES:  
For Permit  
4-15-18  
For HC Hearing  
5-21-18

DATE  
1-15-18

SHEET  
A-1

# SPECIFICATION SHEET

## SCOPE OF WORK

The existing building is a solid masonry exterior wall structure constructed in 1875. It has wood floors and wood roof structure. The building was previously partially remodeled by removing all floors and interior walls, leaving just a building shell. All new 2 x 10 floor joists have been added as a new floor system with new 2 x 10 ledgers bolted to the existing masonry walls with 1/2" bolts drilled into masonry at every 30" on center. All bolts to have washers and nuts. All bolts to be galvanized.

The building will be separated into two apartments. First floor apartment will have access from Republic Street and the Second and Third Floor will be one apartment accessible from the exterior hallway. Access to the upper apartment will be stairs from the side entrance to the second floor and then from inside up to the third floor and from there up to the roof top open air deck.

The second means of required egress will be by an exterior fire escape. Access to the fire escape from the roof top deck will be by descending the interior stairs and moving toward the fire escape window.

All interior walls shall be 2 x 4 SYP #3 or better. All walls are to be covered with 1/2" drywall. All Bathrooms shall be covered with 1/2" moisture resistant drywall or green board. Owner to select all hardware and finishes throughout the apartments.

## GENERAL NOTES

1. All exterior dimensions are to the face of foundation walls or to face of wall sheathing
2. All interior dimensions are to face of studs
3. All interior walls are 2 x 4 (3 1/2" wide) unless noted otherwise. Studs supporting 2 floors and roof shall be 2 x 6 (5 1/2" wide)
4. Safety or tempered glazing will be used adjacent to a door when in the same plane and in windows when within 24 inches of the vertical edge of the door or within 18 inches of the walking surface. And in windows above a shower or a tub enclosure
5. Firestopping and draftstopping shall be installed where required by the applicable building code
6. The architect shall be consulted when there is a discrepancy between the drawings and the actual field conditions or method of construction
7. Smoke Detectors- Carbon Monoxide Detectors  
Smoke detectors shall be located on each floor, in hallways adjacent to each bedroom and in each bedroom. Smoke detectors shall be 110 Volt hardwired together with battery back-up. Carbon Monoxide detectors shall be added to the existing smoke detection in the area of the bedrooms. hardwired together with battery back-up. Combination SD/CO detectors are permissible

## HEADERS AND LINTELS

Concrete Lintels (Doors And Windows)  
Openings up to 4'-0", 4" x 8" Doubled

## WOOD

1. Wall studs shall be a minimum No. 3 SYP or standard
2. Structural Wood - SYP No. 2, 1550 PSI  
Unless specified differently on the plans
3. Floor sheathing shall be APA rated "Sturd-I-Floor", "DryGuard" 23/32 thick with an exposure I rating, or better
4. Roof sheathing shall be APA rated sheathing 5/8 inch thick, or better
5. Addition Roof Cavity Insulation To Be R-38 Loose Fill
6. All Rafters Shall Be Fastened To Resist The Uplift Forces But For Never Less Than The Values Contained In Table 802.11 ORC

## CONCRETE

1. Materials- Minimum requirements for concrete  
Exterior Concrete - 3500 PSI
2. Concrete subject to freezing shall be air-entrained concrete. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent

ISSUANCES:  
For Permit  
4-15-18  
For HC Hearing  
5-21-18

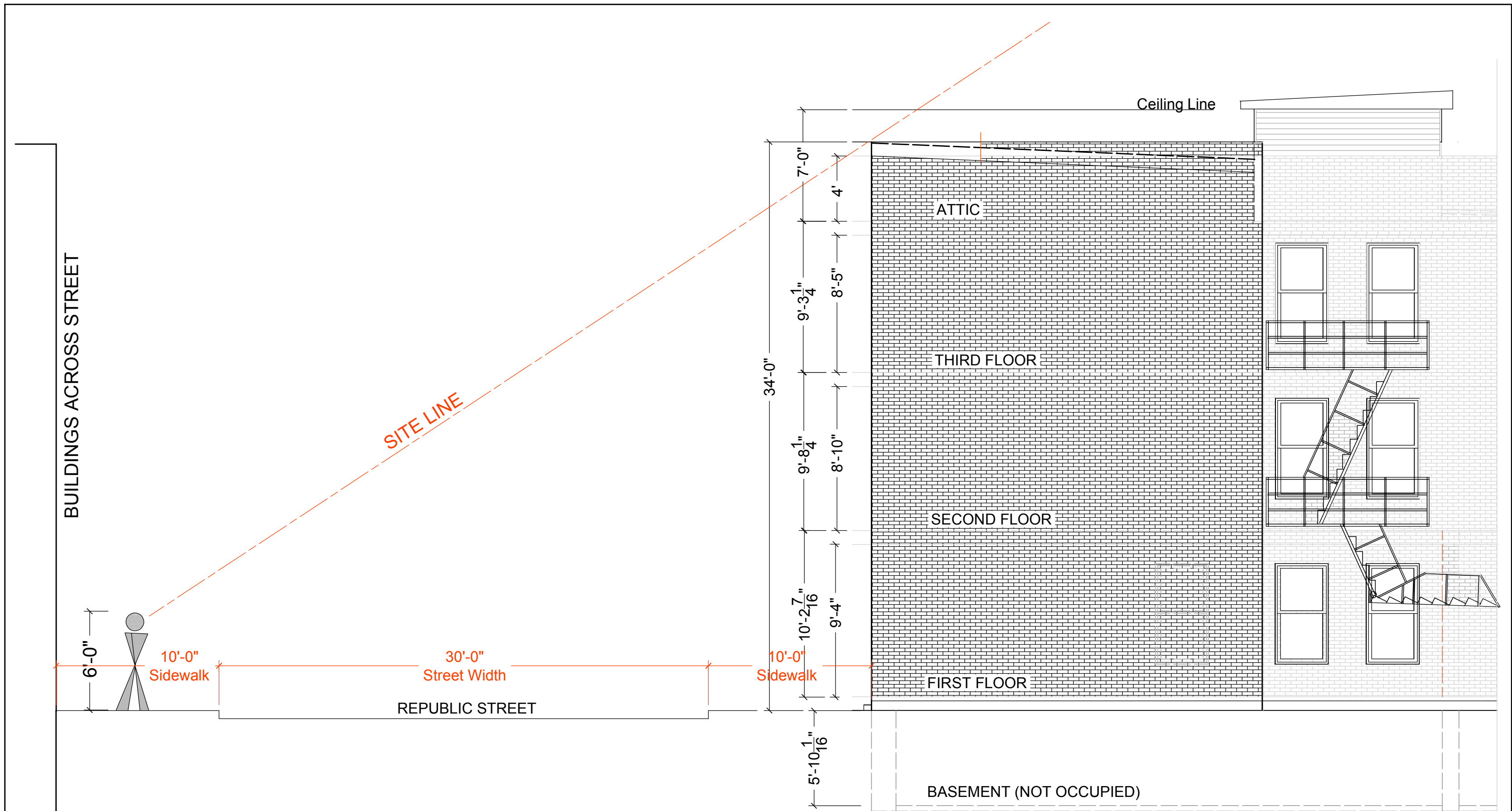
Expiration Date: 12-31-19

OWNER:  
1534 Republic, LLC  
11863 Solzman Road  
Suite 2  
Cincinnati, Ohio 45249

ARCHITECT:  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

DATE  
1-15-18

SHEET  
A-2



SITE LINE DRAWING

ISSUANCES:  
For Review  
5-21-18

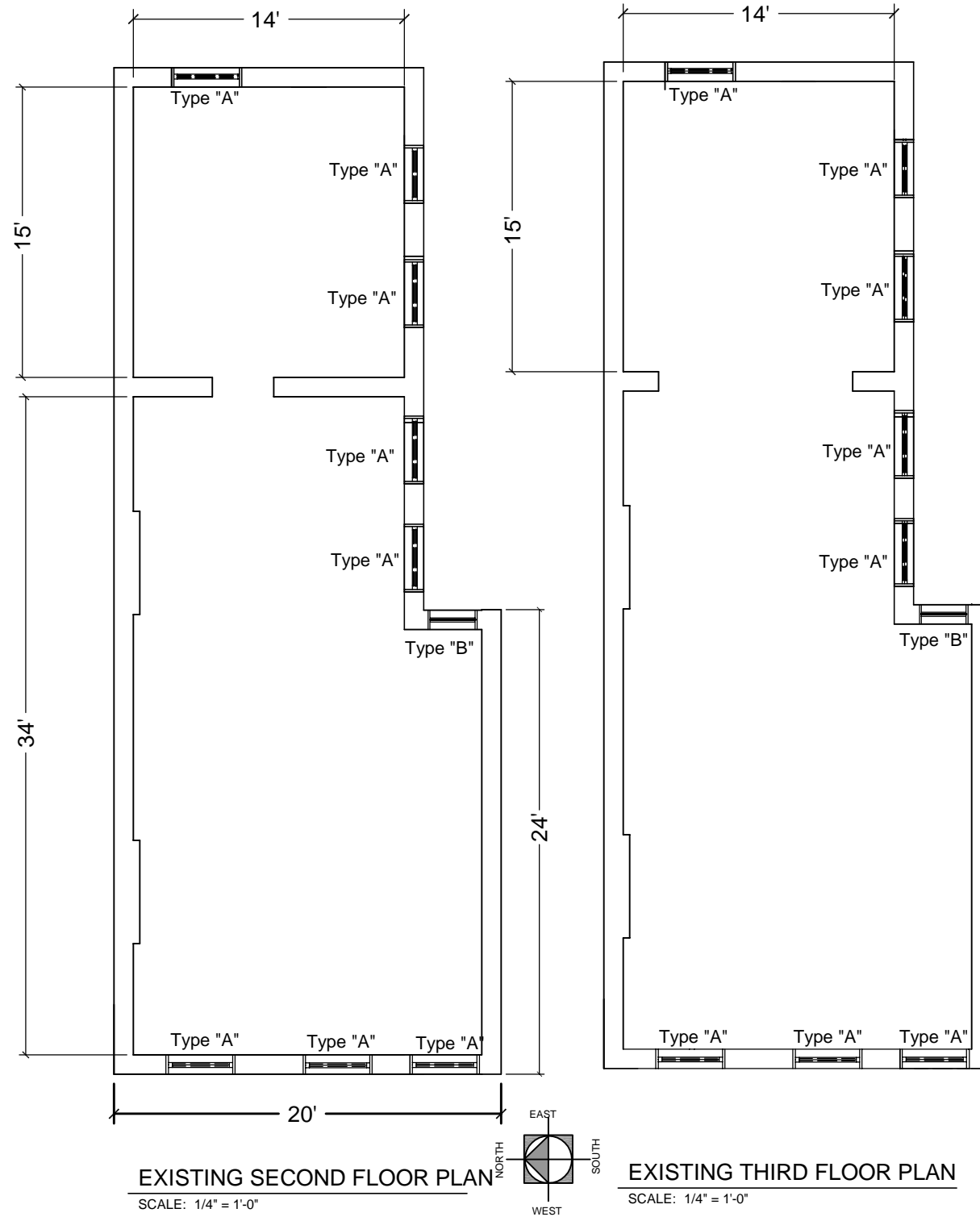
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Suite 2  
Cincinnati, Ohio 45249

**ARCHITECT:**  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

Expiration Date: 12-31-19

DATE  
1-15-18

SHEET  
A-



**NOTE:**

Building has been totally renovated to the point where all floors, all interior walls, the roof system have been removed under previous permit ( 2015P08014 ). Under the previous permit the entire roof has been covered with new roof plywood sheathing and rubber roof material. Interior walls have not been replaced but the floors have all been replaced with new floor joists and 3/4" plywood floor sheathing. The structure has been stabilized and the current owner has hired Steven Hudepohl P.E. to examine the structure for it's acceptable condition.

**Proposed Window Replacement**

All windows will be replaced with new aluminum exterior surfaces with wood interior surface for a painted or stained finish to match other interior surfaces. Exterior frames will be anodized to match other windows in the immediate neighborhood area.

**EXISTING WINDOWS IF AVAILABLE**

**Type "A"**  
All Exterior Windows Unless Shown Otherwise Are 5'-4" High And 3'-4" Wide Double Hung Wood Framed

**Type "B"**  
All Exterior Windows Unless Shown Otherwise Are 4'-0" High And 2'-4" Wide Double Hung Wood Framed

**Type "C"**  
All Exterior Windows Unless Shown Otherwise Are 6'-6" High And 4'-0" Wide Double Hung Wood Framed

**Type "D"**  
All Exterior Windows Unless Shown Otherwise Are 5'-4" High And 4'-0" Wide Double Hung Wood Framed



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

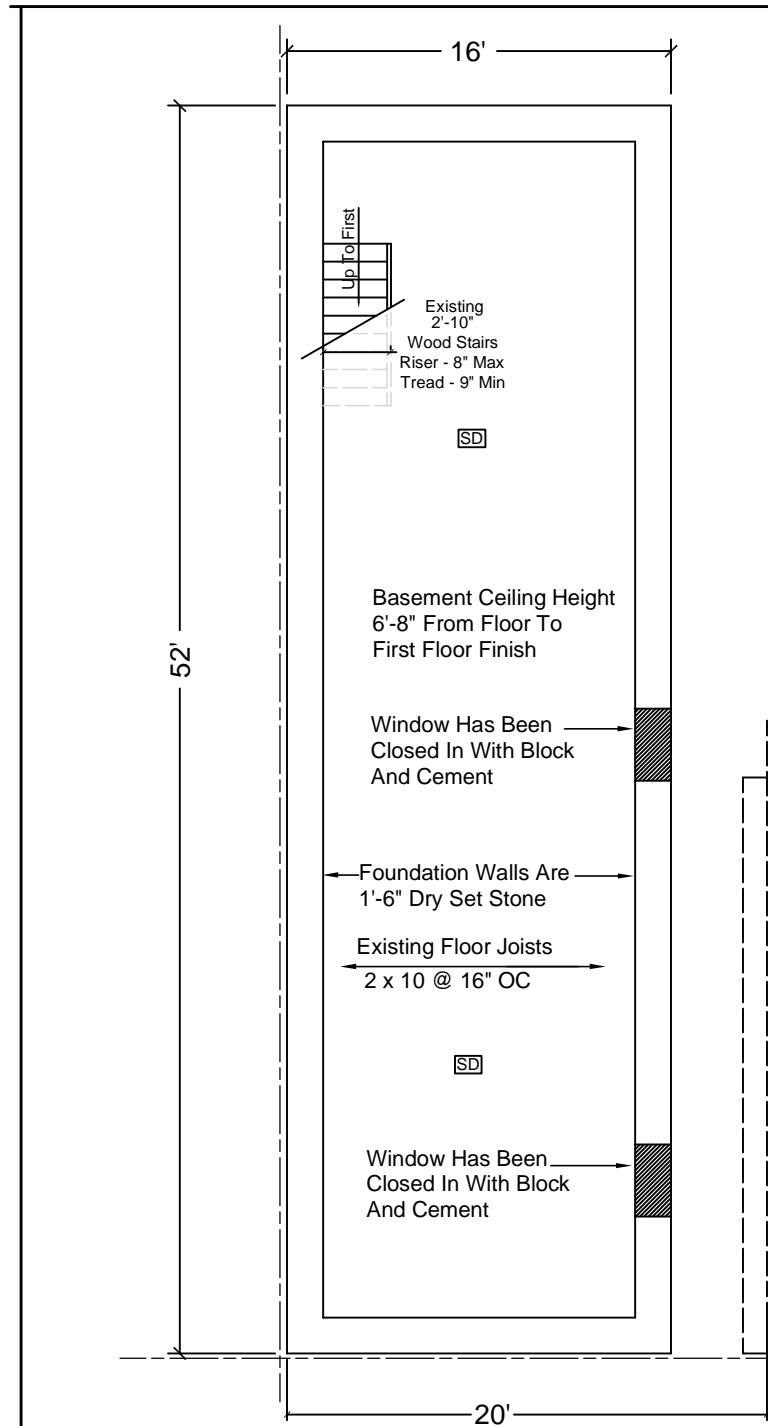
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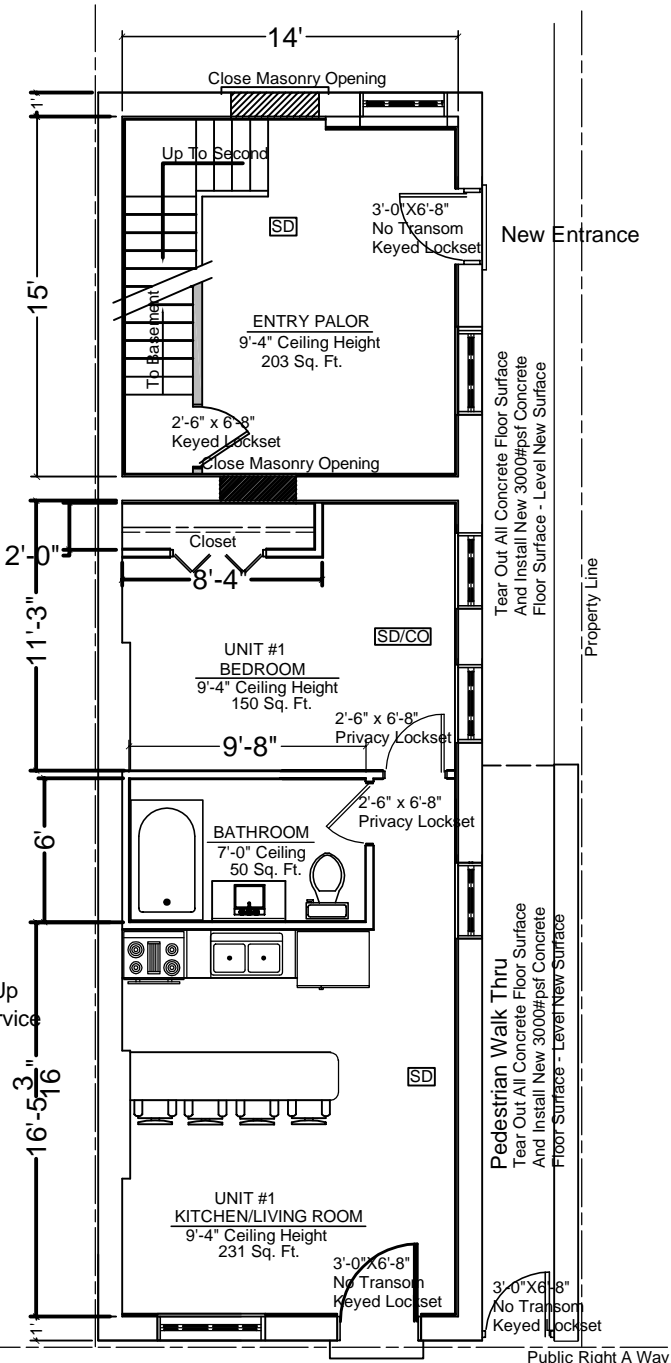
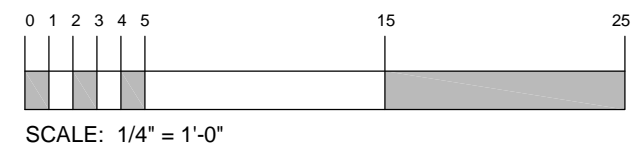
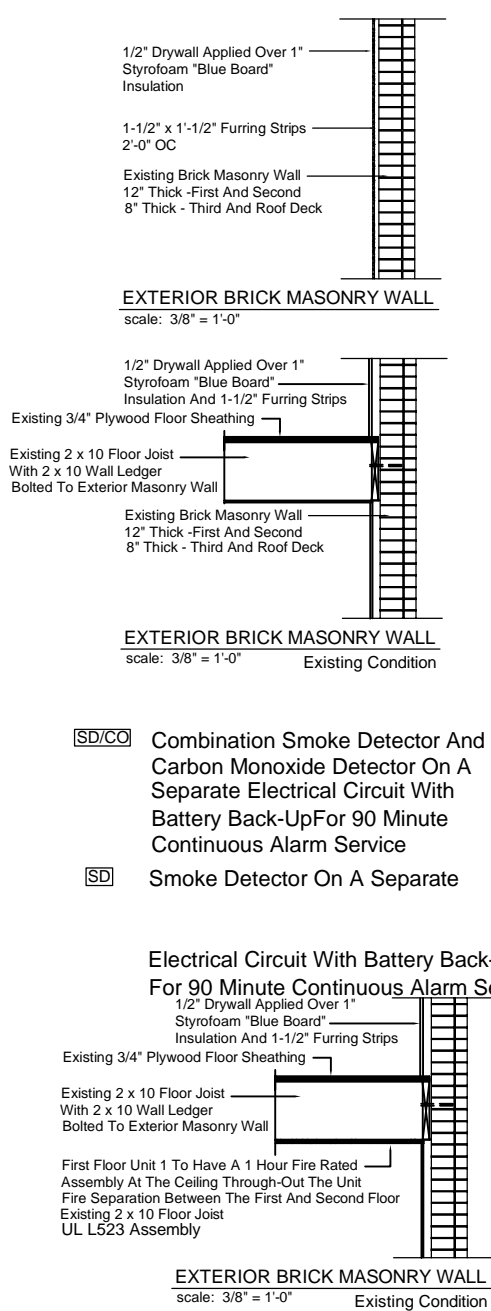
**ISSUANCES:**  
For Permit 4-15-18  
For HC Hearing 5-21-18

**DATE**  
1-15-18

**SHEET**  
A-4



**BASEMENT PLAN**



**FIRST FLOOR PLAN**

**ARCHITECT:**  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

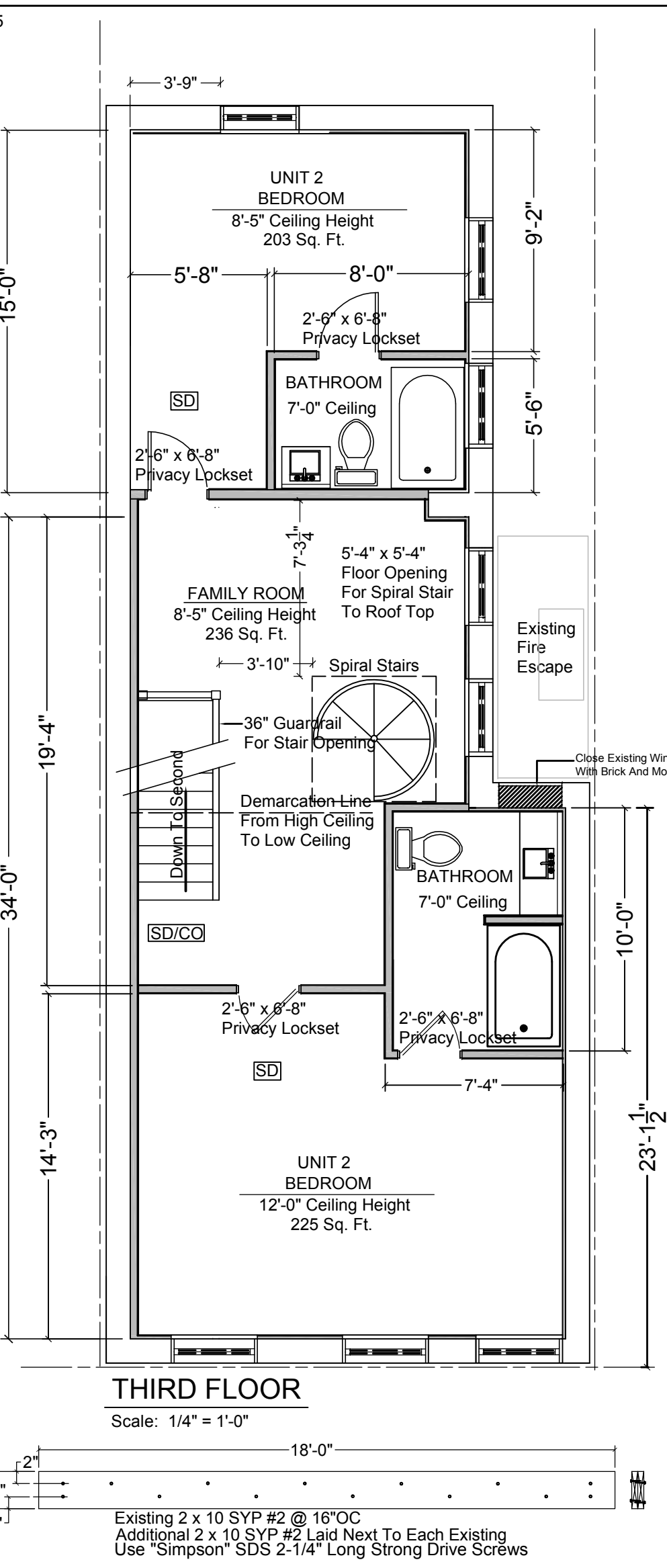
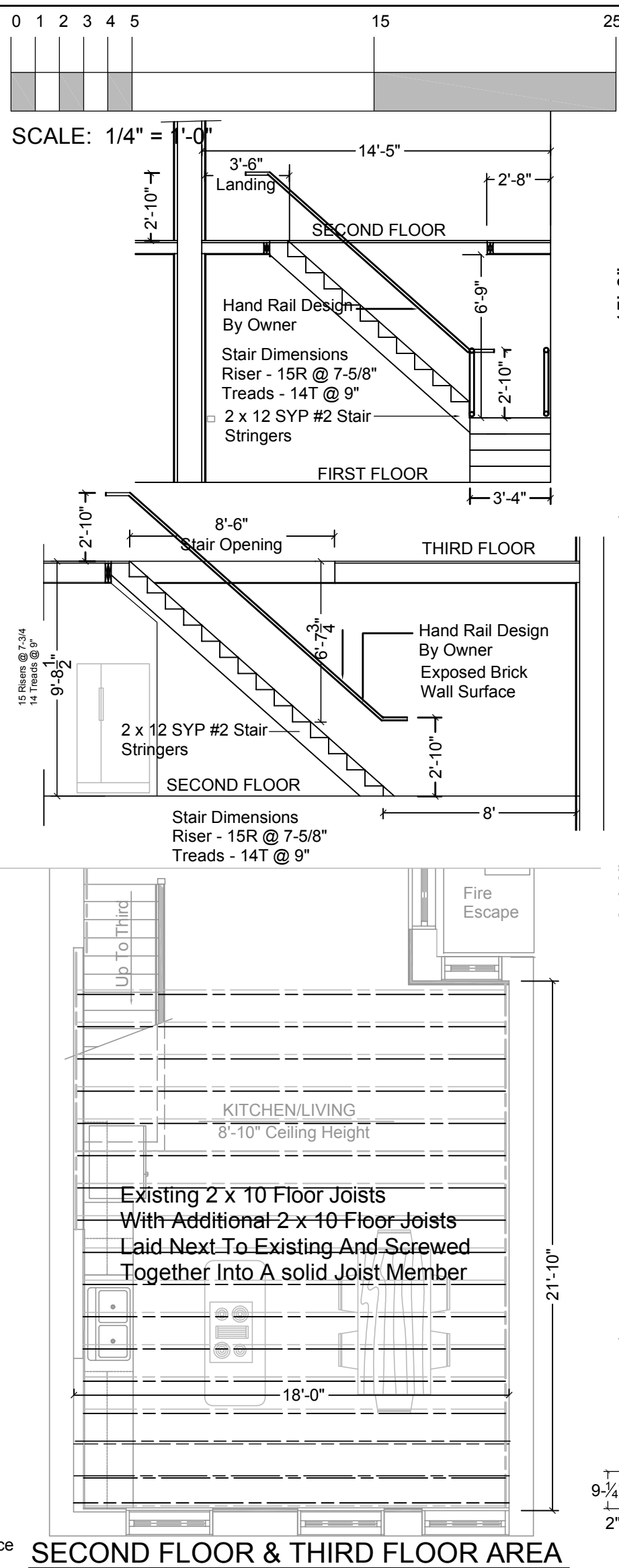
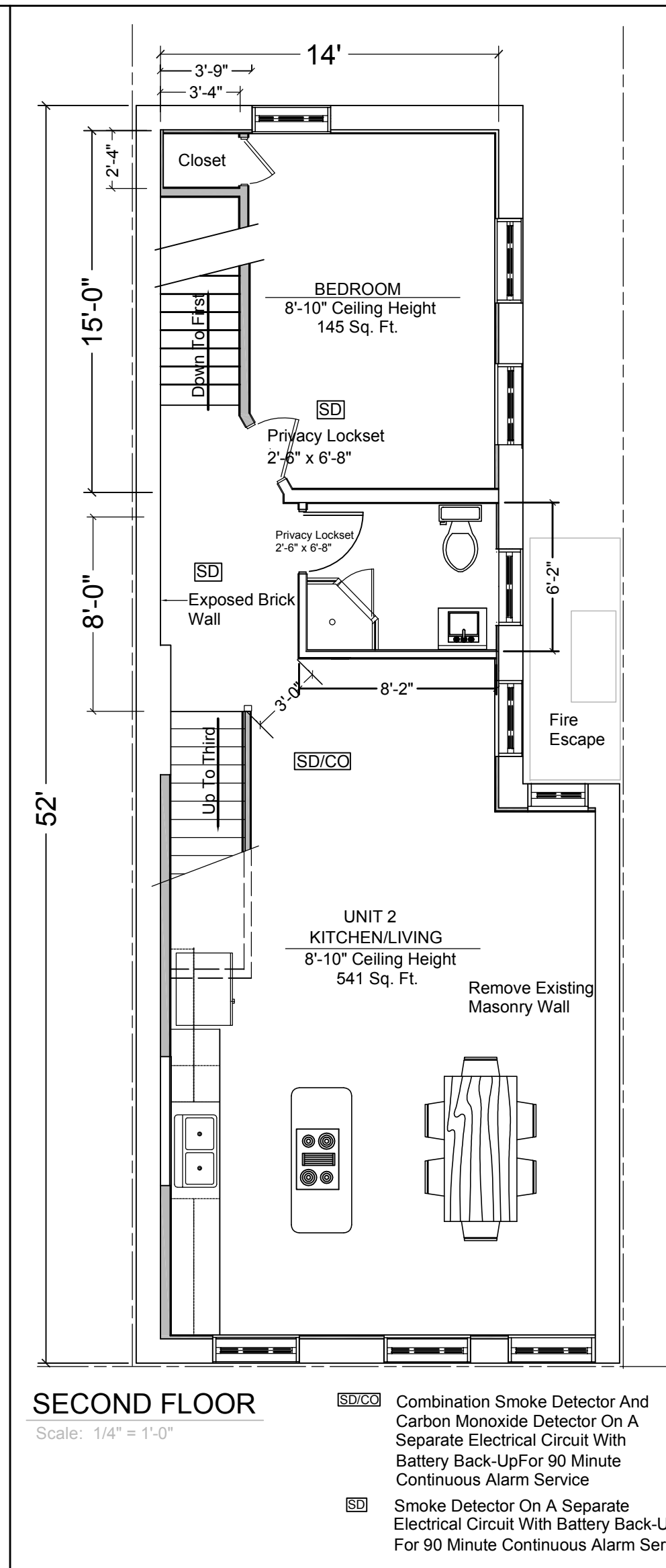
**OWNER:**  
1534 Republic, LLC  
11863 Soizman Road  
Suite 2  
Cincinnati, Ohio 45249

**ISSUANCES:**  
For Permit 4-15-18  
For HC Hearing  
5-21-18

Expiration Date: 12-31-19

**DATE**  
1-15-18

**SHEET**  
A-5



ARCHITECT:  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

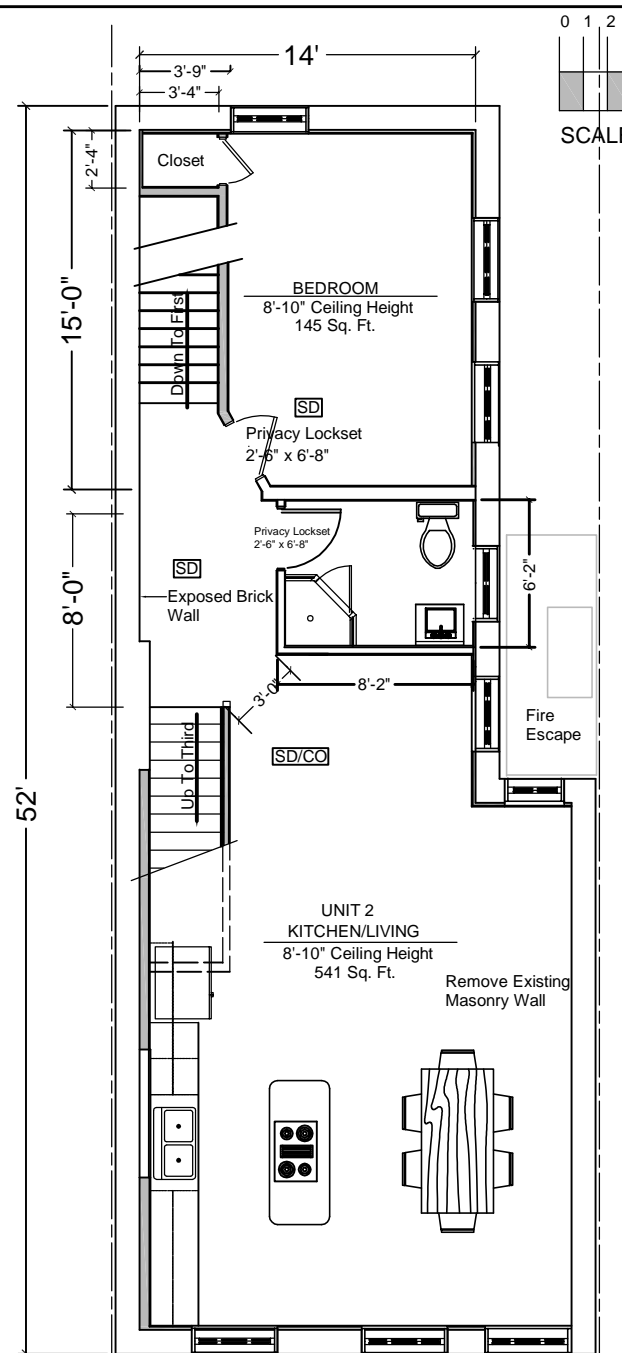
OWNER:  
1534 Republic, LLC  
11863 Solzman Road  
Suite 2  
CINCINNATI, OHIO 45249

ISSUANCES:  
For Permit  
2-2-18  
For HC Hearing  
5-21-18

Expiration Date: 12-31-19

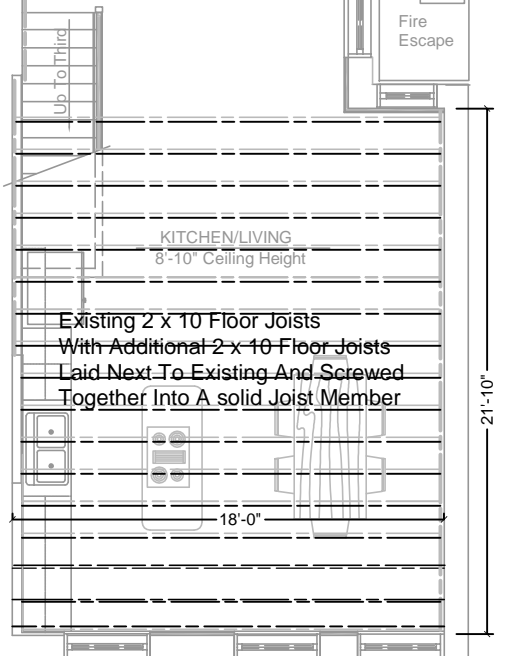
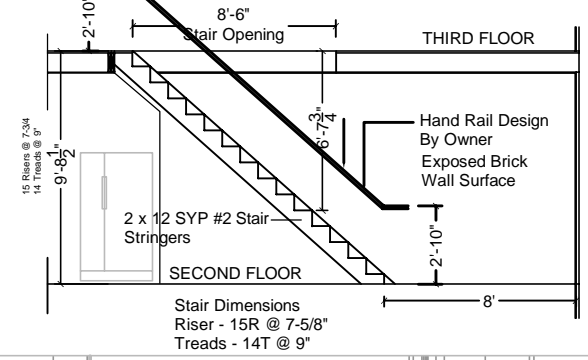
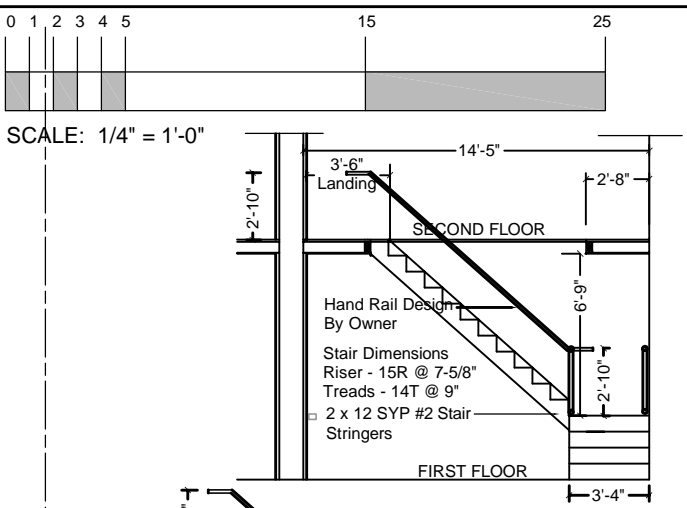
DATE  
1-15-18

SHEET  
A-6

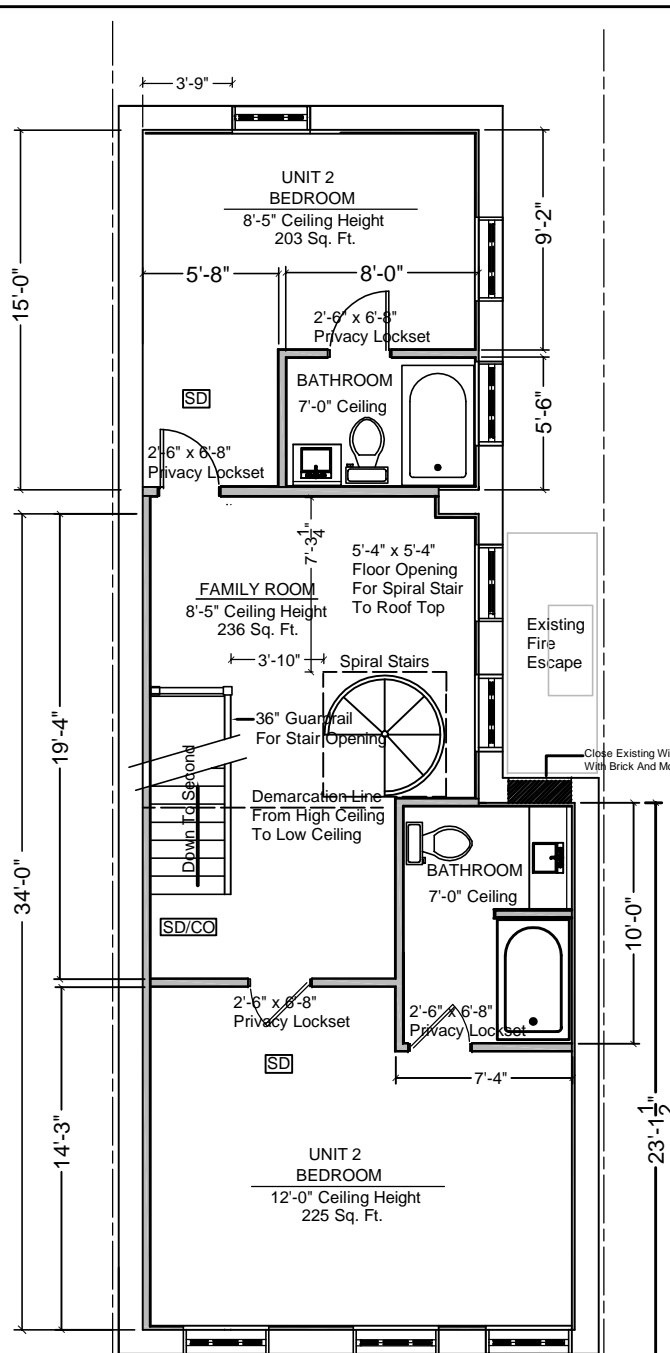


Combination Smoke Detector and Carbon Monoxide Detector On A Separate Electrical Circuit With Battery Back-Up For 90 Minute Continuous Alarm Service

Smoke Detector On A Separate Electrical Circuit With Battery Back-Up For 90 Minute Continuous Alarm Service



**SECOND FLOOR & THIRD FLOOR AREA**



Existing 2 x 10 SYP #2 @ 16"OC  
Additional 2 x 10 SYP #2 Laid Next To Each Existing  
Use "Simpson" SDS 2-1/4" Long Strong Drive Screws

**ARCHITECT:**  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

**OWNER:**  
1534 Republic, LLC  
11863 Soizman Road  
Suite 2  
Cincinnati, Ohio 45249

**ISSUANCES:**  
For Permit 4-15-18  
For HC Hearing 5-21-18

Expiration Date: 12-31-19

**DATE**  
1-15-18

**SHEET**  
A-6

(1) Layer FiberGlas Shingles  
Over (2) Layers 15# Roofing Felt  
And 5/8" OSB Board Sheathing

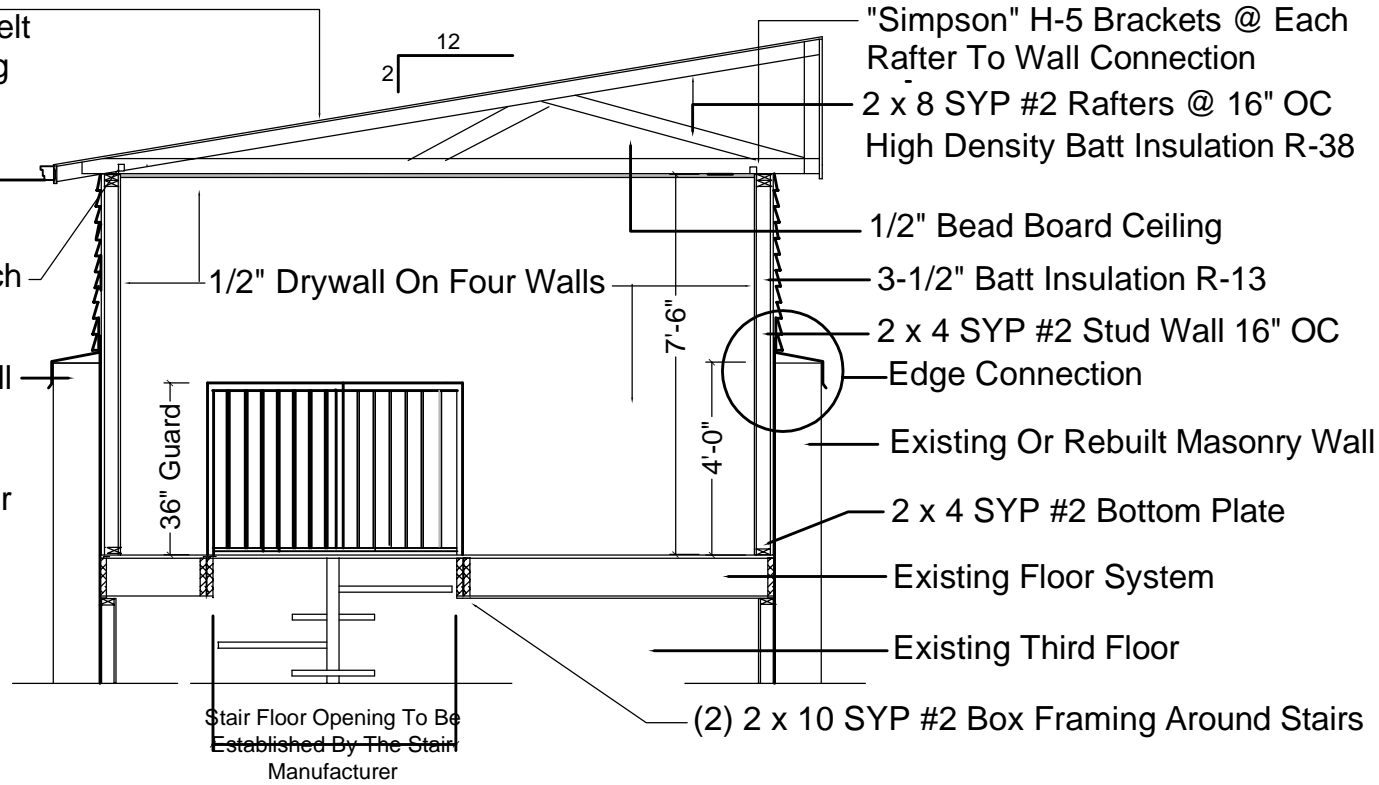
2 x 8 SYP #2 PT Frieze Board  
(No Gutter)

"Simpson" H-5 Brackets @ Each  
Rafter To Wall Connection

Existing Or Rebuilt Masonry Wall

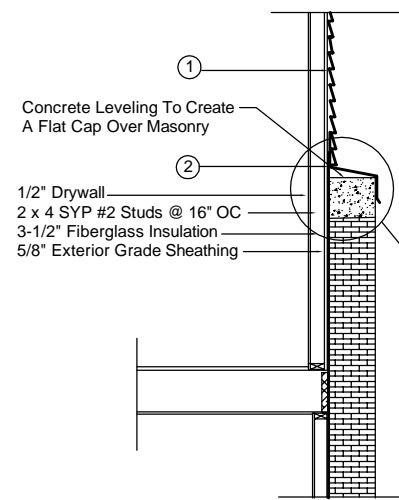
Rafter To Wall Connection

Proposed 60" Steel Circular Stair  
With 36" Guardrail



**LOFT ENTRANCE TO EXTERIOR DECK**

SCALE: 1/2" = 1'-0"



**DETAIL OF EXTERIOR WALL**

No Scale

Method to be used to protect the exterior walls from weather conditions.

1. Encase the wooden frame walls with "TyVek" exterior house wrap
2. Wrap the exterior walls to 6" above the exterior masonry walls with .40 mill roofing material
3. Install .24ga Galvanized sheet metal flashing 6" up under the aluminum siding, across the masonry wall (with slope) to the outside of the wall and down 4" with drip edge
4. Install 4" aluminum siding up to the roof overhang



SCALE: 1/2" = 1'-0"

ARCHITECT:  
CH MEYER ARCHITECTURE  
CHARLES H. MEYER, R.A.  
3635 RIO BRAVO TRAIL  
CLEVES, OHIO 45002  
513-941-4087

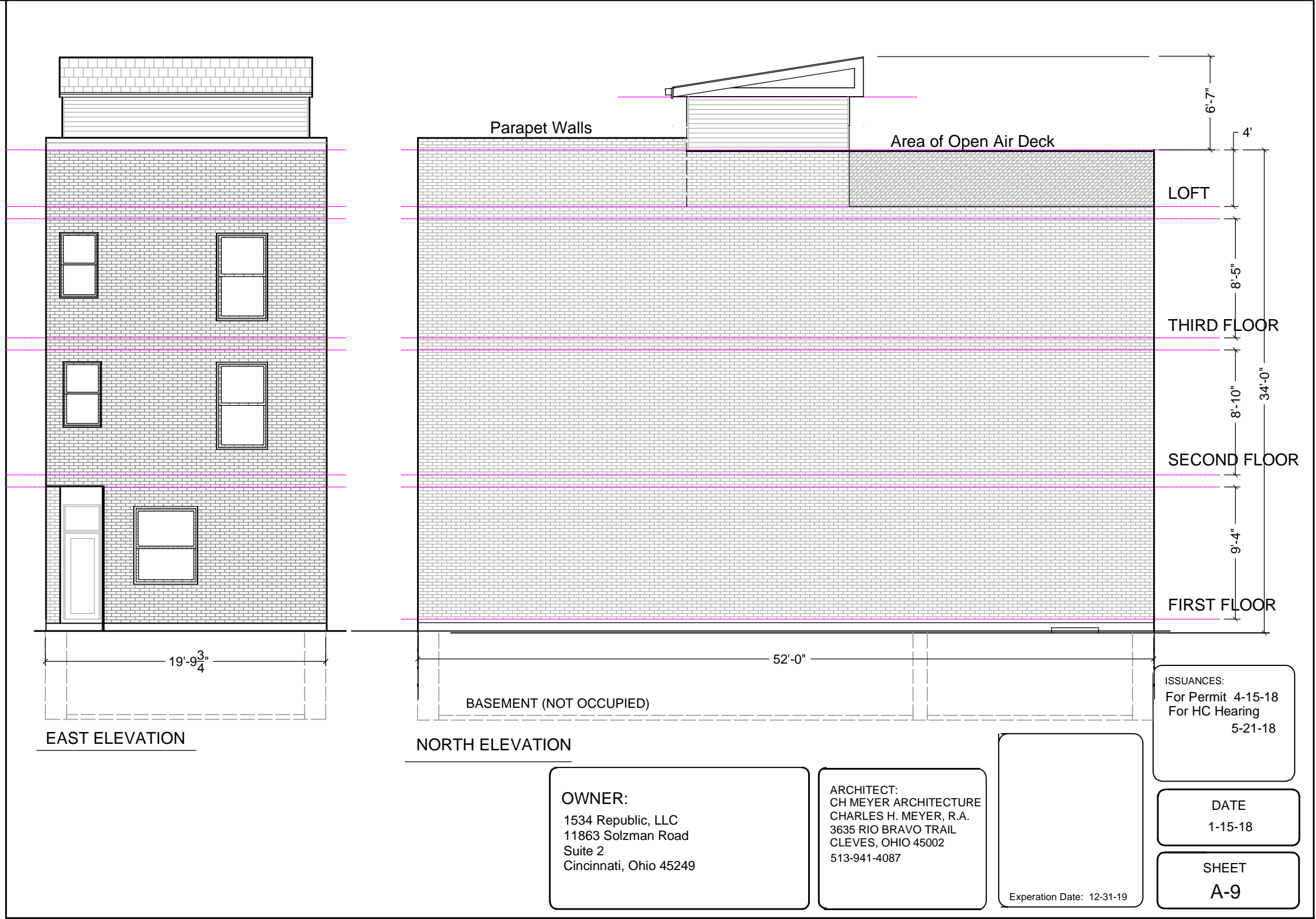
OWNER:  
1534 Republic, LLC  
11863 Solzman Road  
Suite 2  
Cincinnati, Ohio 45249

ISSUANCES:  
For Permit 4-15-18  
For HC Hearing 5-21-18

Expiration Date: 12-31-19

DATE  
1-15-18

SHEET  
A-8



EAST ELEVATION

NORTH ELEVATION

**OWNER:**  
 1534 Republic, LLC  
 11863 Solzman Road  
 Suite 2  
 Cincinnati, Ohio 45249

**ARCHITECT:**  
 CH MEYER ARCHITECTURE  
 CHARLES H. MEYER, R.A.  
 3635 RIO BRAVO TRAIL  
 CLEVELAND, OHIO 45002  
 513-941-4087

Expiration Date: 12-31-19

**ISSUANCES:**  
 For Permit 4-15-18  
 For HC Hearing  
 5-21-18

**DATE**  
 1-15-18

**SHEET**  
**A-9**



WEST ELEVATION

SOUTH ELEVATION

NOTE:  
 Building will have all new windows and doors  
 Windows and doors will be in a design consistent with the  
 standards established for the OTR community

ISSUANCES:  
 For Permit 4-15-18  
 For HC Hearing 5-21-18

OWNER:  
 1534 Republic, LLC  
 11863 Solzmen Road  
 Suite 2  
 Cincinnati, Ohio 45249

ARCHITECT:  
 CH MEYER ARCHITECTURE  
 CHARLES H. MEYER, R.A.  
 3635 RIO BRAVO TRAIL  
 CLEVELAND, OHIO 45002  
 513-941-4087

Expiration Date: 12-31-19

DATE  
 1-15-18

SHEET  
 A-10

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

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APPLICATION #: COA2018027  
APPLICANT: Platte Architecture and Design  
OWNER: Market Square III  
ADDRESS: **1810 Elm Street**  
PARCELS: 094-0008-0254  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: May 16, 2018  
HEARING DATE: June 4, 2018  
STAFF REVIEW: Beth Johnson Urban Conservator

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for an elevator addition at the rear of the building in the inset of U shape.

This project is also seeking Historic Rehabilitation Tax Credits. The elevator addition has been approved through the Part II application process.

### **Existing Conditions:**

The property at 1810 Elm Street is a brick mixed use building built in 1878. It is an Italianate brick building build in a U shape. The property is currently 8 units.

Figure 2: 1810 Elm Street- Birdseye View. Image from Google Street View

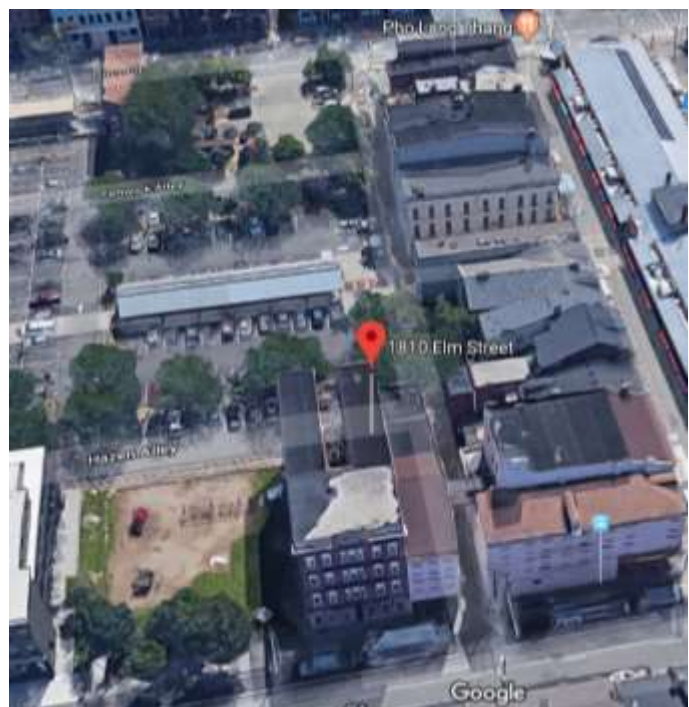




Figure 1: 1810 Elm Street. Image from Google Street View



Figure 2: Map of 1810 Elm Street. Map provided by CAGIS.

**Proposed Conditions:**

The applicant is proposing the following

- Build a brick sided elevator addition in the inset of the U of the building.
- Façade restoration including, new windows, mechanicals, trash enclosure, storefront and metal fence. All of these are appropriate replacements and placements and are approvable at a staff level.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

HCB authority: [Section 1435-05-4](#)

Overlays: [Section 1435](#) Historic Preservation

Historic District/Reg: Over the Rhine Historic District.

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

**Details of Zoning Relief Required:**

- The applicant is in a CC-P Zone.
- The proposed use is a multi-family residential building with commercial on the first floor.
- There is no on-site parking on the property and the proposed project will be exempt from parking. 8 units are grandfathered in and 2000 sf of the commercial is exempt under the CC-P. This leaves 5 required spots. With a 50% reduction due to the proximity to public parking lots, 3 spots are required. As this is less than 5, all spots are exempt.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the addition. The structure substantially meets the OTR Historic Conservation Guidelines. The structure is a simple structure that blends into the rest of the building.

The structure will meet building code and fire separation per building code.

**Comments on Applicable Guidelines**

**Additions**

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program

needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

*The new addition is inset of the U of the building and is shorter than the existing building. It will not be visible from the street and can only be seen when standing directly behind the building. This building does back up to the Findlay Market Public Parking lot, however with the use of a darker brick, the addition will fall to the background and will not overpower the mail building.*

**Other Considerations:** N/A

**Prehearing Results:** May 16, 2018. The applicant was present.

**Comments Provided to Staff:** N/A

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

**A.) APPROVE** a Certificate of Appropriateness for 1810 Elm Street submitted by Platte Architecture dated 4/19/2018 including any revisions submitted for permit subject to staff review and approval with the following conditions.

- a. Building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- b. Applicant shall record a Consolidated Plat for the property prior to the issuance of a Building Permit.

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

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

# PLATTE

architecture + design

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

April 19, 2018

Re: Certificate of Appropriateness Application

1810 Elm St.

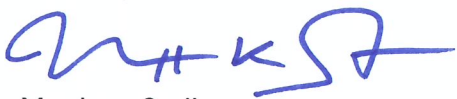
To the Members of the Cincinnati Historic Conservation Board:

Thank you for taking the time to look at our proposed project at 1810 Elm St. For this project we are doing a complete rehabilitation of the existing historic structure. This includes replacing the non-historic vinyl infill windows with new aluminum-clad wood windows which are more historically appropriate, replacing the non-historic brick infill on the first floor with more appropriate glass storefront, general repairs like roof and gutter replacement, and repairing and repainting the cornice and trim. We are also proposing a 4-story elevator tower and 1-story addition within the existing courtyard to meet accessibility standards for the residential units and meet code requirements for egress and restrooms for the commercial spaces. There is also a 6' high painted wood trash enclosure and 6' painted metal fence for security proposed, as well as new exterior lighting to illuminate the storefront, egress paths, and architectural features.

The design for the site improvements meets the OTR historic guidelines, with a black painted aluminum fence that is appropriate to the wrought-iron fences of that period, set up against the property line. A wood privacy fence will enclose the trash bins inside the courtyard, and will be constructed of horizontal boards, painted. The addition will also meet OTR historic guidelines. The elevator tower has been designed to match the height and slope of the surrounding historic building so that it will not be visible from any public R.O.W. It is clad in a dark finish brick, which is an appropriate material for the neighborhood, while still differentiated from the historic structure. Since the width of the addition is only 10' and has limited visibility from the parking area behind the building. The guidelines for storefronts + composition do not apply, as this is not a primary façade.

We feel that this is the best solution to update the building to new codes while minimizing the impact to the historic structure and meeting the guidelines for appropriateness to the OTR historic district. We hope that you will support the approval of this project.

Sincerely,



Matthew Stoll,

Project Designer

1810 ELM ST.- COA APPLICATION



SOUTH ON ELM ST.



WEST FROM ELM ST.



NORTH ON ELM ST.

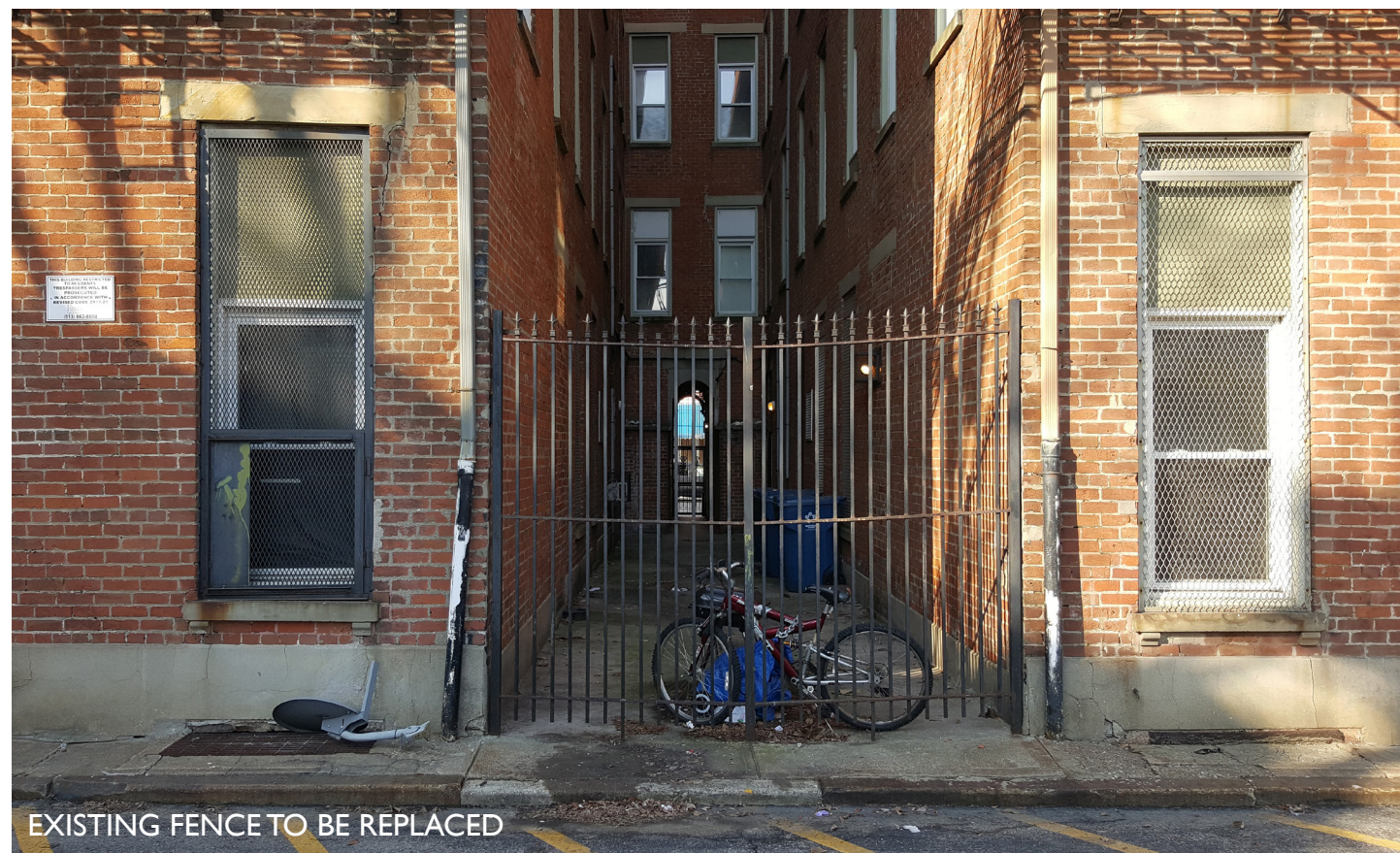
1810 ELM ST.- COA APPLICATION



NORTH FACADE FROM PARK



EAST FROM PUBLIC PARKING AREA



EXISTING FENCE TO BE REPLACED

# MARKET SQUARE PHASE III PERMIT SET

1810 ELM ST  
CINCINNATI, OH 45202

**PLATTE**  
architecture + design

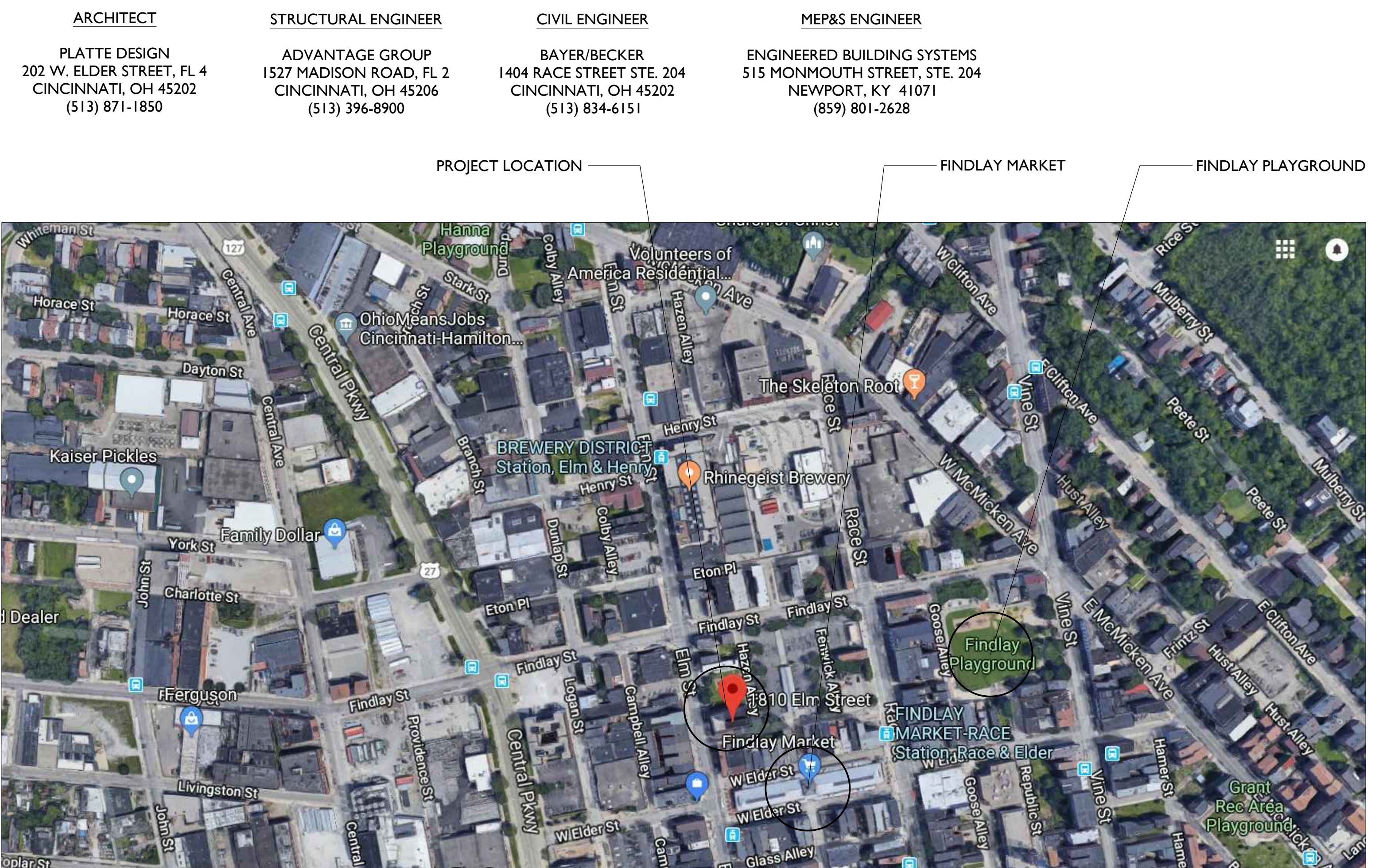
202 W. ELDER STREET, 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

## GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY AFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE CONSTRUCTION AND INSURE THAT THESE DRAWINGS ARE COMPLIED WITH IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
- GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY. COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, WOODS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
- CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.
- ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.
- IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.
- PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

- GENERAL NOTES: ALL TRADES**
- FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
  - ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
  - PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
  - CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY AFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.

- EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
  - WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
- GENERAL CONDITIONS**
- CONTRACT DOCUMENTS INCLUDE THESE GENERAL CONDITIONS FOR CONSTRUCTION, DRAWINGS, SCHEDULES, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND CONTAINED HEREIN, AND ALL WRITTEN ADDENDA OR OTHER MODIFICATIONS ISSUED SUBSEQUENTLY BY THE ARCHITECT. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.
- CONTRACT MODIFICATIONS: THESE CONTRACT DOCUMENTS SHALL NOT BE FURTHER MODIFIED BY ANY TERMS OR CONDITIONS OTHER THAN THOSE LISTED HEREIN OR IN THE SPECIFICATIONS, OR IN ANY WRITTEN AGREEMENTS EXECUTED BY THE OWNER, CONTRACTOR AND SUBCONTRACTORS.
- NOTES WRITTEN IN THE IMPERATIVE MOOD REFER TO ACTION TO BE PERFORMED BY THE CONTRACTOR. THE WORDS "THE CONTRACTOR SHALL" ARE ALWAYS IMPLIED, IF NOT STATED, UNLESS OTHERWISE NOTED. THE TERM "CONTRACTOR" SHALL ALSO APPLY TO ALL SUBCONTRACTORS OF THE CONTRACTOR.
- THE CURRENT EDITION OF AIA DOCUMENT A101 SHALL BE THE FORM OF AGREEMENT TO BE SIGNED BY THE OWNER AND GENERAL CONTRACTOR, UNLESS THE OWNER AND CONTRACTOR MUTUALLY AGREE OTHERWISE. GENERAL CONDITIONS CONTAINED IN AIA DOCUMENT A201 SHALL APPLY.
- DEFINITIONS:**
- "CONTRACTOR": THE PERSON OR ENTITY CONSTRUCTING THE DESIGNATED WORK.
- "OWNER": THE PERSON OR ENTITY THAT OWNS THE BUILDING BEING RENOVATED. THE TERM "OWNER" INCLUDES HIS DESIGNATED AND AUTHORIZED AGENTS AND REPRESENTATIVES.
- "WORK": THE TERM "WORK" MEANS OBLIGATIONS UNDERTAKEN BY THE CONTRACTOR PURSUANT TO THE CONTRACT DOCUMENTS. WORK INCLUDES THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, SUPPLIES, TOOLS, SCAFFOLDING, SUPERVISION, TRANSPORTATION, INSURANCE, TAXES AND ALL OTHER SERVICES, INCIDENTALS AND EXPENSES NECESSARY FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- "PROJECT": THE PROJECT IS THE TOTAL CONSTRUCTION OF WHICH THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS MAY BE THE WHOLE OR A PART.
- "CONTRACT DOCUMENTS": THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS REQUIRED FOR COMPLETION OF THE WORK, INCLUDING DRAWINGS AND SPECIFICATIONS. ALTHOUGH THE CONTRACT DOCUMENTS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION CANNOT BE GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS PARTS OF THE WORK SO THAT NO PART SHALL BE IN AN UNFINISHED OR INCOMPLETE CONDITION.
- DRAWINGS PREPARED BY OTHERS:**
- ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS SHALL BE WORKED TOGETHER, INCLUDING THE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- SHOP DRAWINGS PREPARED BY OTHER CONTRACTORS** MAY BE REQUIRED TO SUPPLEMENT THE CONTRACT DOCUMENTS. SUCH DRAWINGS ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION AND COORDINATION ONLY.



## PROJECT DESCRIPTION

PROJECT IS THE OVERALL RENOVATION OF AN EXISTING 5 STORY MIX-USED BUILDING WITH 0 COMMERCIAL UNITS AND 8 RESIDENTIAL UNITS. INTO A SEPARATED MIX-USED OCCUPANCIES COMPOSED OF 2 A-2/B1M UNIT AND 12 RESIDENTIAL UNITS. WORK TO INCLUDE ANY NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THE EXG. BUILDING IS MIX-USED AND WILL REMAIN MIX-USED. THE 1ST FLOOR, WILL NO LONGER HAVE A RESIDENTIAL UNIT AND WILL BE PRIMARILY DEDICATED TO A-2/B1M. WORK TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS		TYPICAL GRAPHIC KEY	
AFF	ABOVE FINISHED FLOOR	2	PARTITION TYPE, SEE SHEET A6.00
BLDG	BUILDING	4	KEYNOTE
CL	CENTER LINE	---	EXISTING EXTERIOR/BEARING WALL
CJ	CONTROL JOINT	---	EXISTING INTERIOR WALL
CLG	CEILING	---	NEW PARTITION WALL
COL	COLUMN	---	1-HR 1-HR FIRE RATING
CONC	CONCRETE	---	2-HR 2-HR FIRE RATING
CONT.	CONTINUOUS	---	NEW FLOOR & FRAMING ABOVE TO MATCH ADJACENT- SEE STRUCT DWGS.
CONTR.	CONTRACTOR	---	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG- SEE DTLS ON A6.01
DIAG.	DIAGONAL	---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.00
DIA.	DIAMETER	---	OPENING TAG. SEE SCHEDULE A6.10.
D.L.	DEAD LOAD	---	SMOKE/CARBON MONOXIDE ALARM.
D.S.	DOWNBROUT DRAWING(S)	---	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS. (FR= FIRE RATING)
DWG(S)	DRAWING(S)	---	PROPERTY LINE
EJ	EXPANSION JOINT	---	EMERGENCY EGRESS EXIT
EQ	EQUAL	---	
EXT.	EXTERIOR	---	
FND	FOUNDATION	---	
FE	FIRE EXTINGUISHER	---	
F.F.E.	FINISHED FLOOR ELEV.	---	
FTG	FOOTING	---	
G.C.	GENERAL CONTRACTOR	---	
GYP.	GYPHUM	---	
H.M.	HOLLOW METAL	---	
HVAC	HEATING, VENTILATION & AIR CONDITIONING	---	
INCL.	INSULATED (ING)	---	
INSUL.	INSULATED (IGN)	---	
INT.	INTERIOR	---	
LL	LIVE LOAD	---	
MATL.	MATERIAL	---	
N.I.C.	NOT IN CONTRACT	---	
NTS	NOT TO SCALE	---	
O.C.	ON CENTER	---	
OPNG	OPENING	---	
OPP.	OPPOSITE	---	
PLWD.	PLYWOOD	---	
R.O.	ROUGH OPENING	---	
SEC.	SECTION	---	
SM.	SIMILAR	---	
SPEC.	SPECIFICATION	---	
T.O.	TOP OF	---	
TYP.	TYPICAL	---	
U.N.O.	UNLESS NOTED OTHERWISE	---	



SHEET #	SHEET TITLE	A2.00	DEMOLITION WEST & EAST ELEVATIONS
A0.00	COVER SHEET	A2.01	DEMOLITION SOUTH ELEVATION
A0.01	EGRESS DIAGRAMS	A2.02	DEMOLITION SOUTH COURTYARD ELEVATION
A0.02	CODE REVIEW	A2.03	DEMOLITION NORTH COURTYARD ELEVATION
C100	CIVIL PLAN	A2.04	DEMOLITION WEST COURTYARD ELEVATION
A0.10	SITE PLAN	A2.10	PROPOSED WEST & EAST ELEVATIONS
A1.00	DEMOLITION BASEMENT PLAN	A2.11	PROPOSED SOUTH ELEVATION
A1.01	DEMOLITION FIRST FLOOR PLAN	A2.12	PROPOSED SOUTH COURTYARD ELEVATION
A1.02	DEMOLITION SECOND FLOOR PLAN	A2.13	PROPOSED NORTH COURTYARD ELEVATION
A1.03	DEMOLITION THIRD FLOOR PLAN	A2.14	PROPOSED WEST COURTYARD ELEVATION
A1.04	DEMOLITION FOURTH FLOOR PLAN		
A1.05	DEMOLITION ATTIC PLAN		
A1.06	DEMOLITION ROOF PLAN		
A1.10	PROPOSED BASEMENT PLAN		
A1.11	PROPOSED FIRST FLOOR PLAN		
A1.12	PROPOSED SECOND FLOOR PLAN		
A1.13	PROPOSED THIRD FLOOR PLAN		
A1.14	PROPOSED FOURTH FLOOR PLAN		
A1.15	PROPOSED ATTIC PLAN		
A1.16	PROPOSED ROOF PLAN		
A1.20	BASEMENT REFLECTED CEILING PLAN		
A1.21	FIRST FLOOR REFLECTED CEILING PLAN		
A1.22	SECOND FLOOR REFLECTED CEILING PLAN		
A1.23	THIRD FLOOR REFLECTED CEILING PLAN		
A1.24	FOURTH FLOOR REFLECTED CEILING PLAN		
A1.25	ATTIC REFLECTED CEILING PLAN		

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

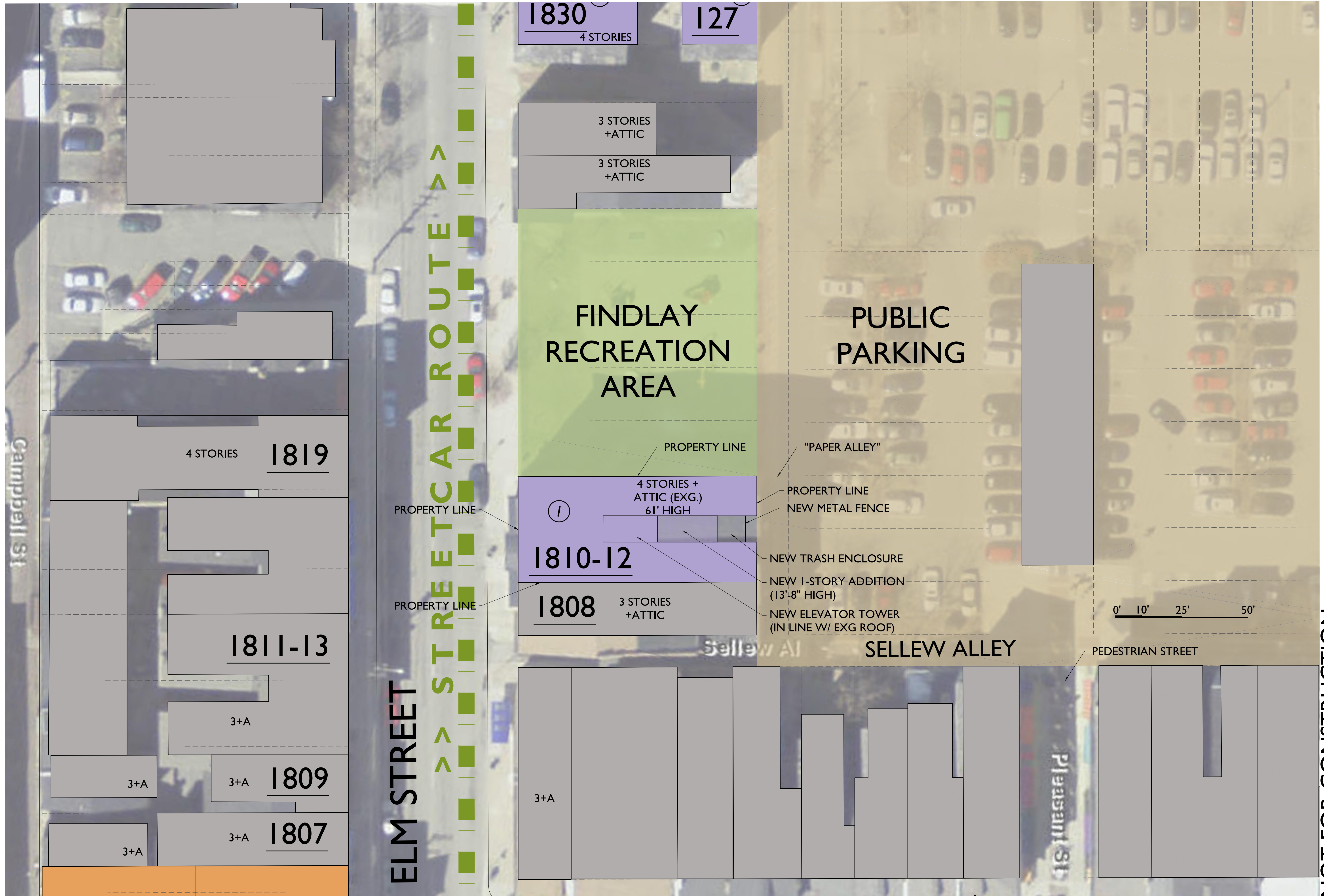
Job No: 18001 4.19.2018

**A0.00**

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS



Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

PROPOSED PROJECT:  
RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

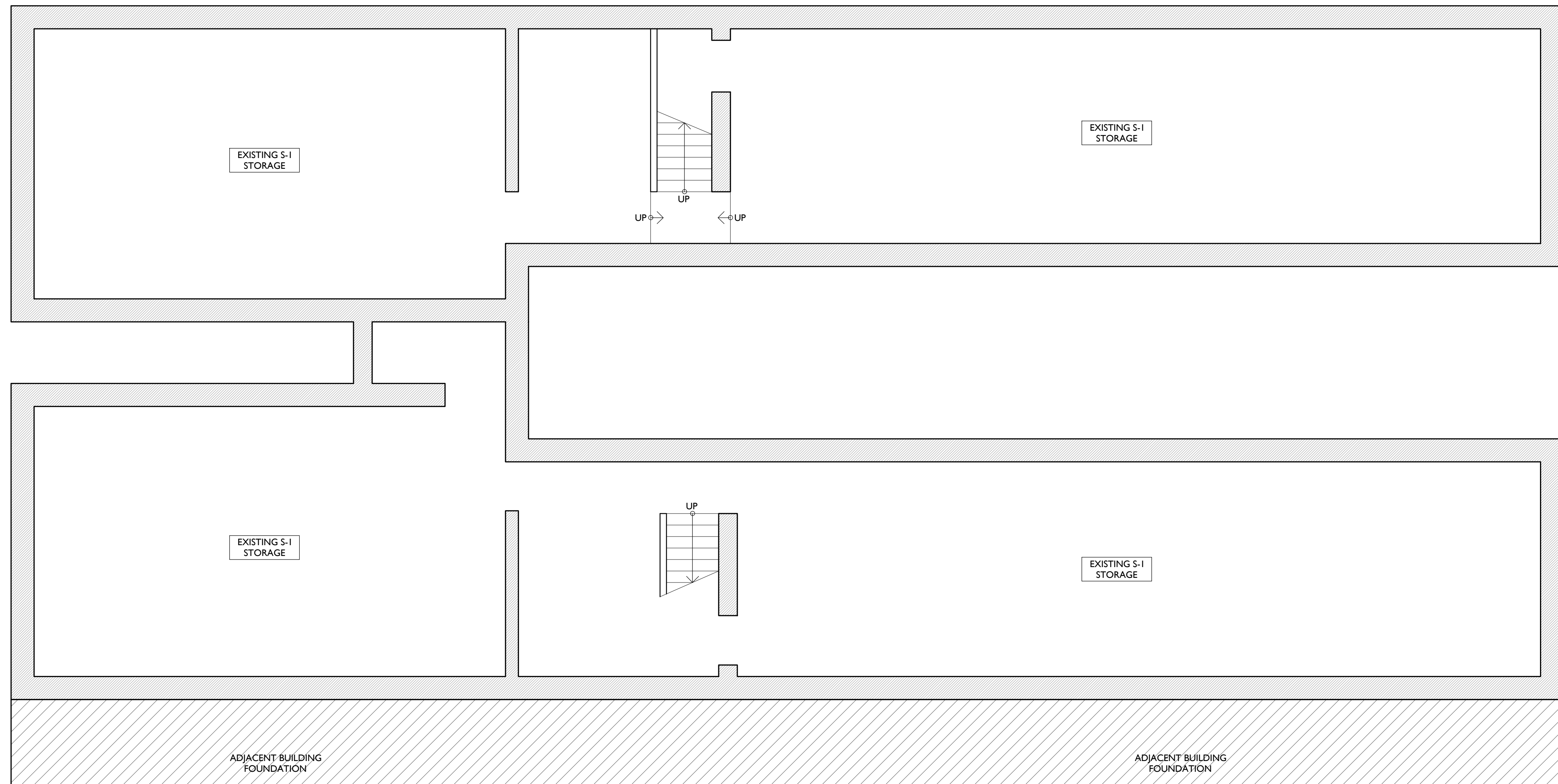
Job No: 18001 4.19.2018

**A0.10**

**SITE CONTEXT PLAN**  
(1/6" = 1'-0")

DEMOLITION PLANS  
HISTORIC GENERAL NOTES

- A. DASHED LINES DENOTE EXISTING WALLS OR PROPORTIONS OF EXISTING WALLS TO BE REMOVED. SEE NEW WORK PLANS + ELEVATIONS FOR SCOPE OF REMOVAL AT EXG. WINDOWS.
- B. EXISTING COMMON STAIRWELLS TO REMAIN- WALLS + STAIRS.
- C. NON-HISTORIC GYP. BOARD AND GUARDRAILS IN COMMON STAIRS TO BE REMOVED.
- D. REMOVE ALL FLOORING DOWN TO THE EXISTING WOOD FLOORING.
- E. REMOVE EXISTING CEILINGS.
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- G. REMOVE ALL NON-HISTORIC VINYL INFILL WINDOWS.
- H. ANALYZE CONDITION OF EXG. MASONRY FOR DAMAGE + REPAIR EXTENT.
- I. REMOVE MEMBRANE ROOF DOWN TO SHEATHING.
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- L. FIRE ESCAPE TO REMAIN. VERIFY STRUCTURAL CAPACITY, CLEAN, REPAIR AND REPAINT.
- M. REMOVE EXTERIOR NON-HISTORIC METAL FENCE.
- N. REMOVE DEBRIS AND BROOM-SWEEP BASEMENT SLAB. VERIFY CONDITION AND DRAINAGE.



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PROPOSED PROJECT:  
**RENOVATION FOR  
 1810 ELM STREET**  
 CINCINNATI, OH 45202  
 MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A1.00**

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

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DEMOLITION PLANS  
HISTORIC GENERAL NOTES

- A. DASHED LINES DENOTE EXISTING WALLS OR PROPORTIONS OF EXISTING WALLS TO BE REMOVED. SEE NEW WORK PLANS + ELEVATIONS FOR SCOPE OF REMOVAL AT EXG. WINDOWS.
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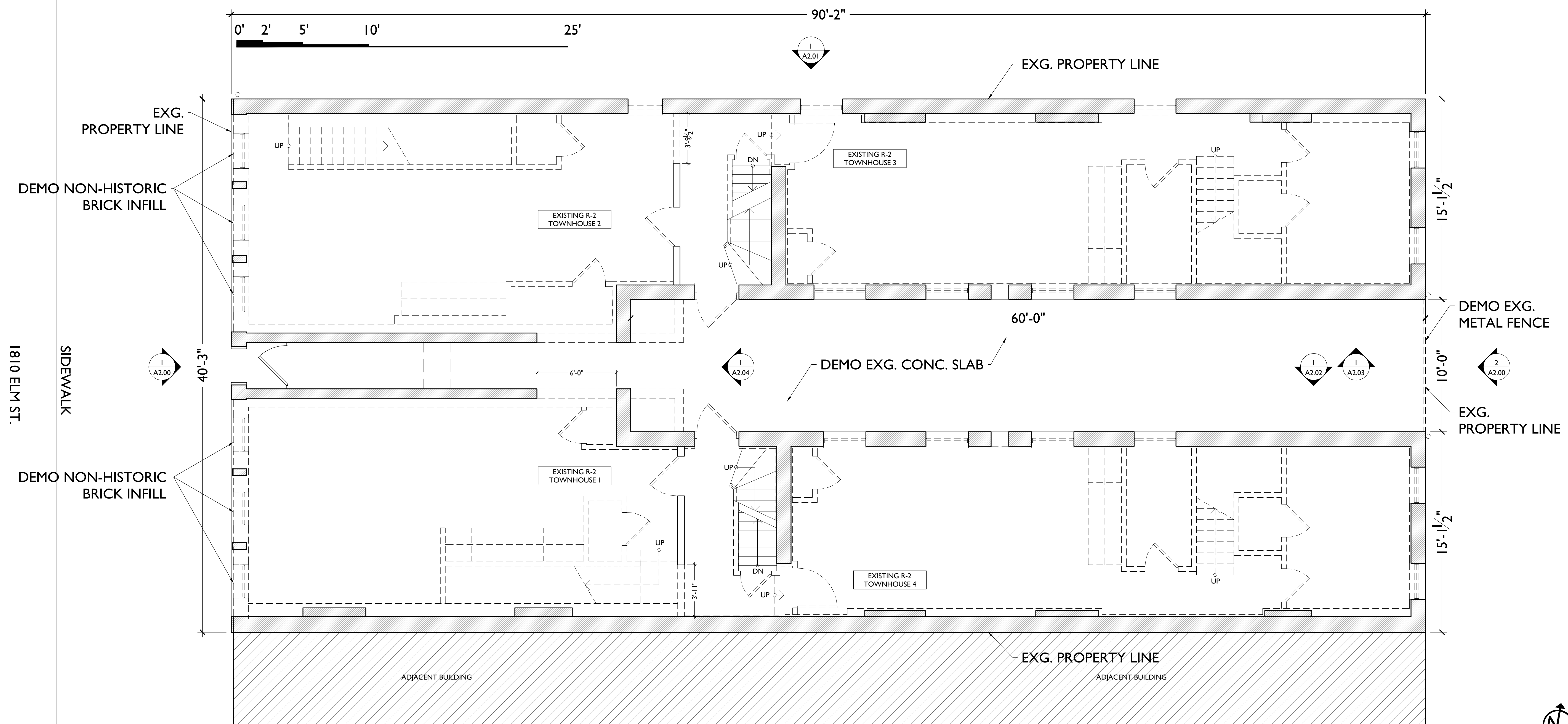
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PROPOSED PROJECT:  
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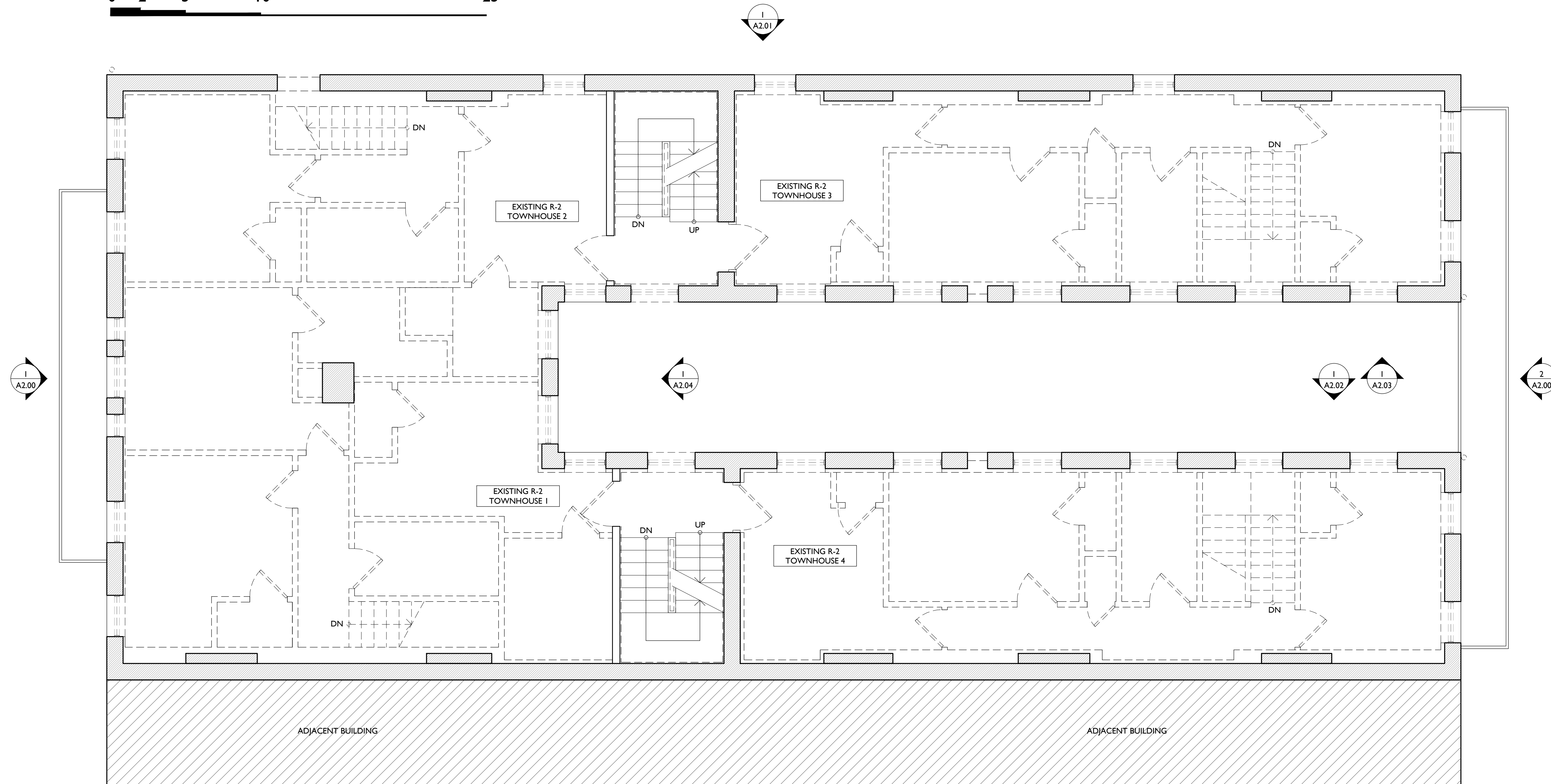
Job No: 18001 4.19.2018

**A1.01**

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0' 2' 5' 10' 25'



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PROPOSED PROJECT:  
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 MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A1.02**

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

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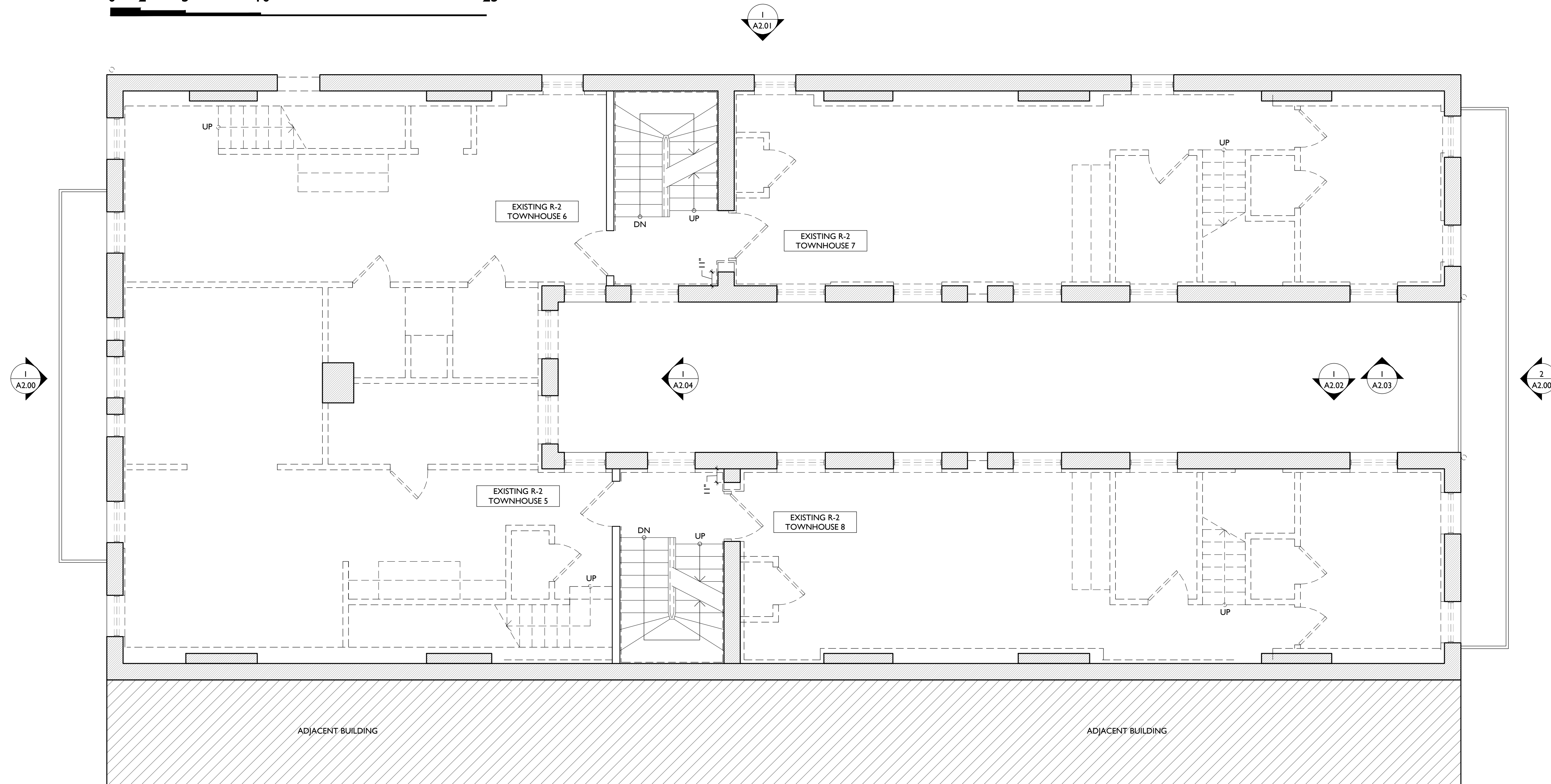
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Revisions

Design Team:  
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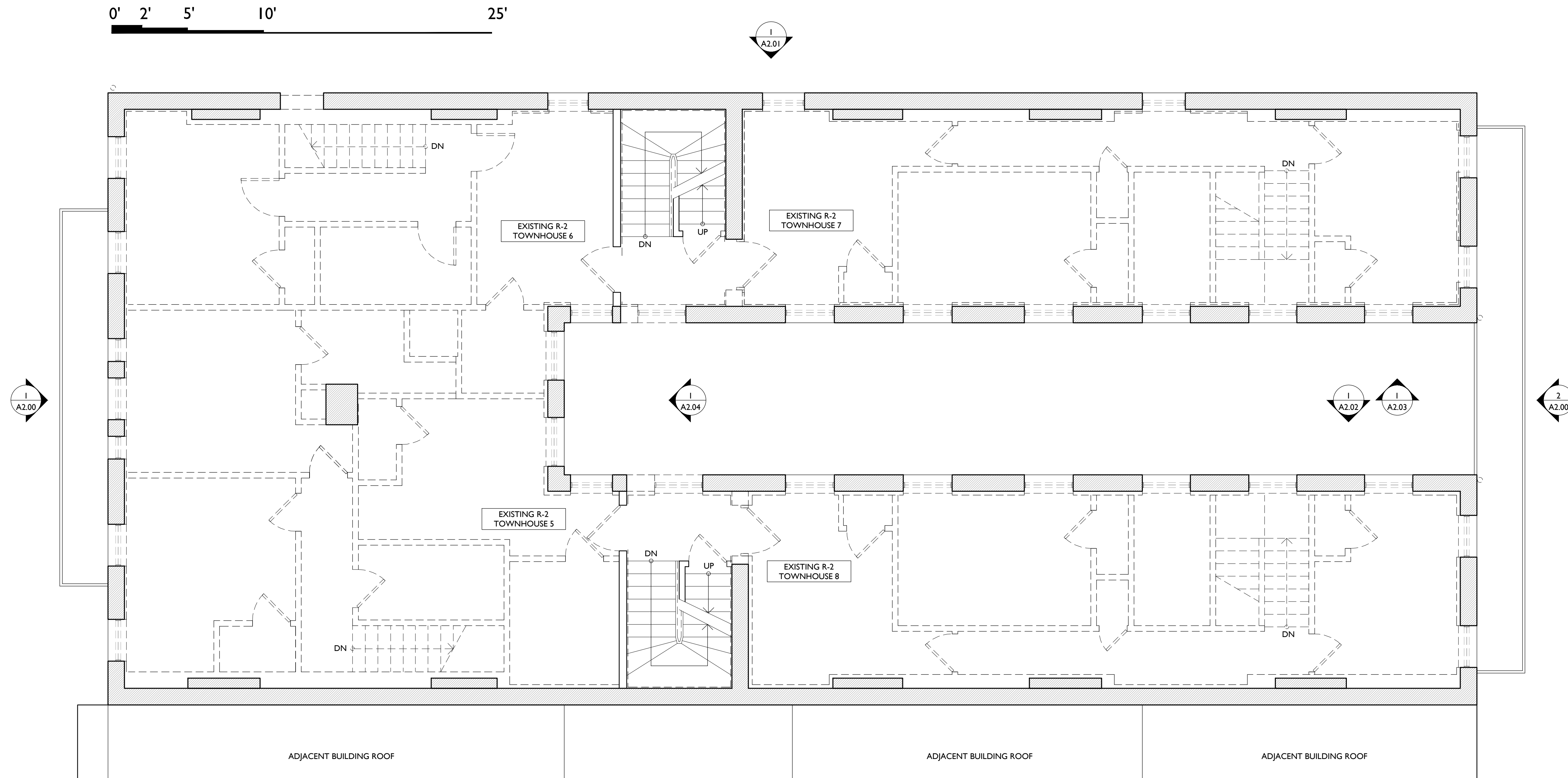
PROPOSED PROJECT:  
**RENOVATION FOR  
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CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A1.03**

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 MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A1.04**

Progress Dates  
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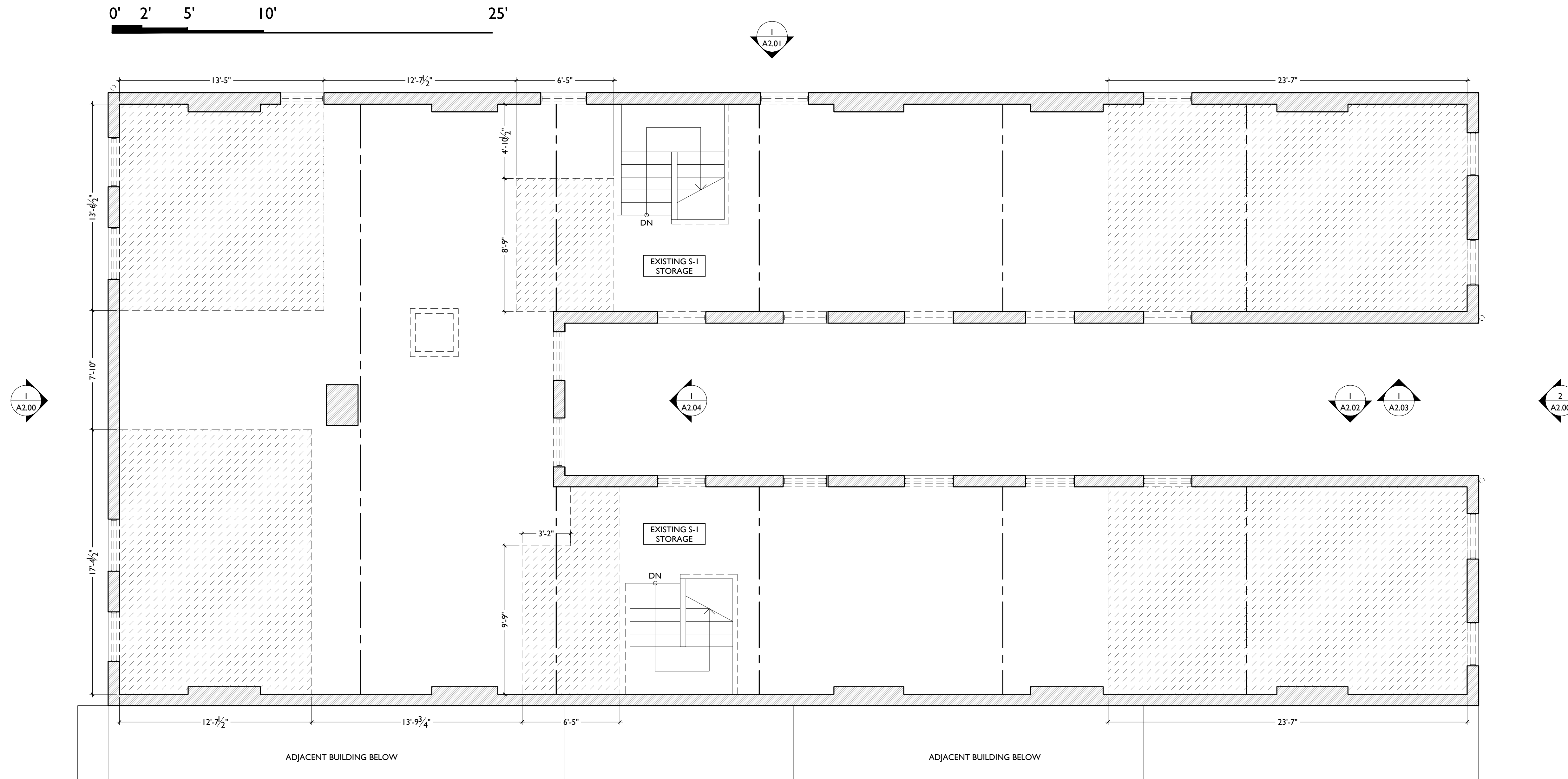
Design Team:  
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Job No: 18001      4.19.2018

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Progress Dates  
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Revisions

Design Team:  
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MKS

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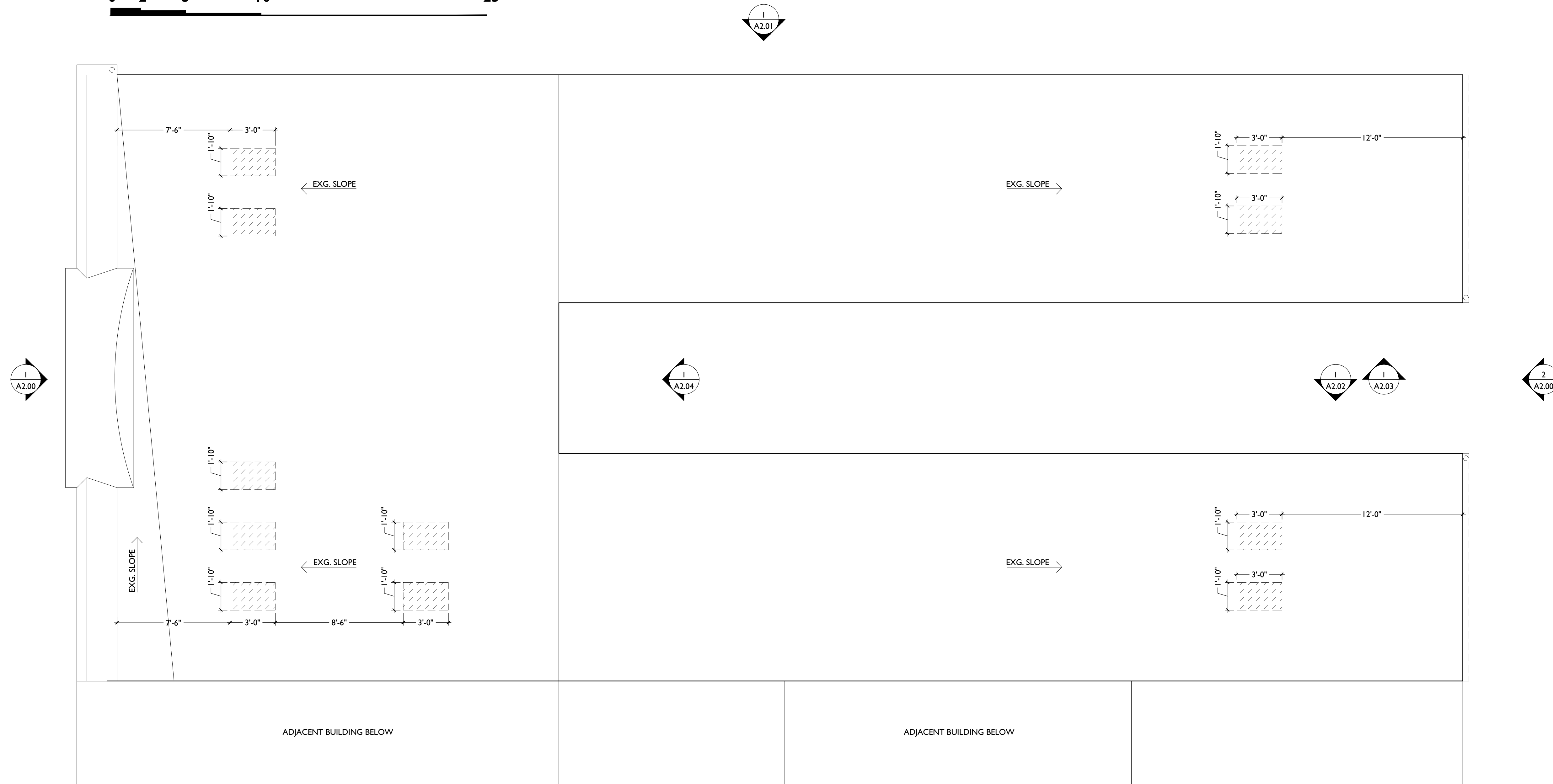
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0' 2' 5' 10' 25'



Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

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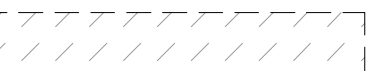


PROPOSED PROJECT:  
**RENOVATION FOR  
1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

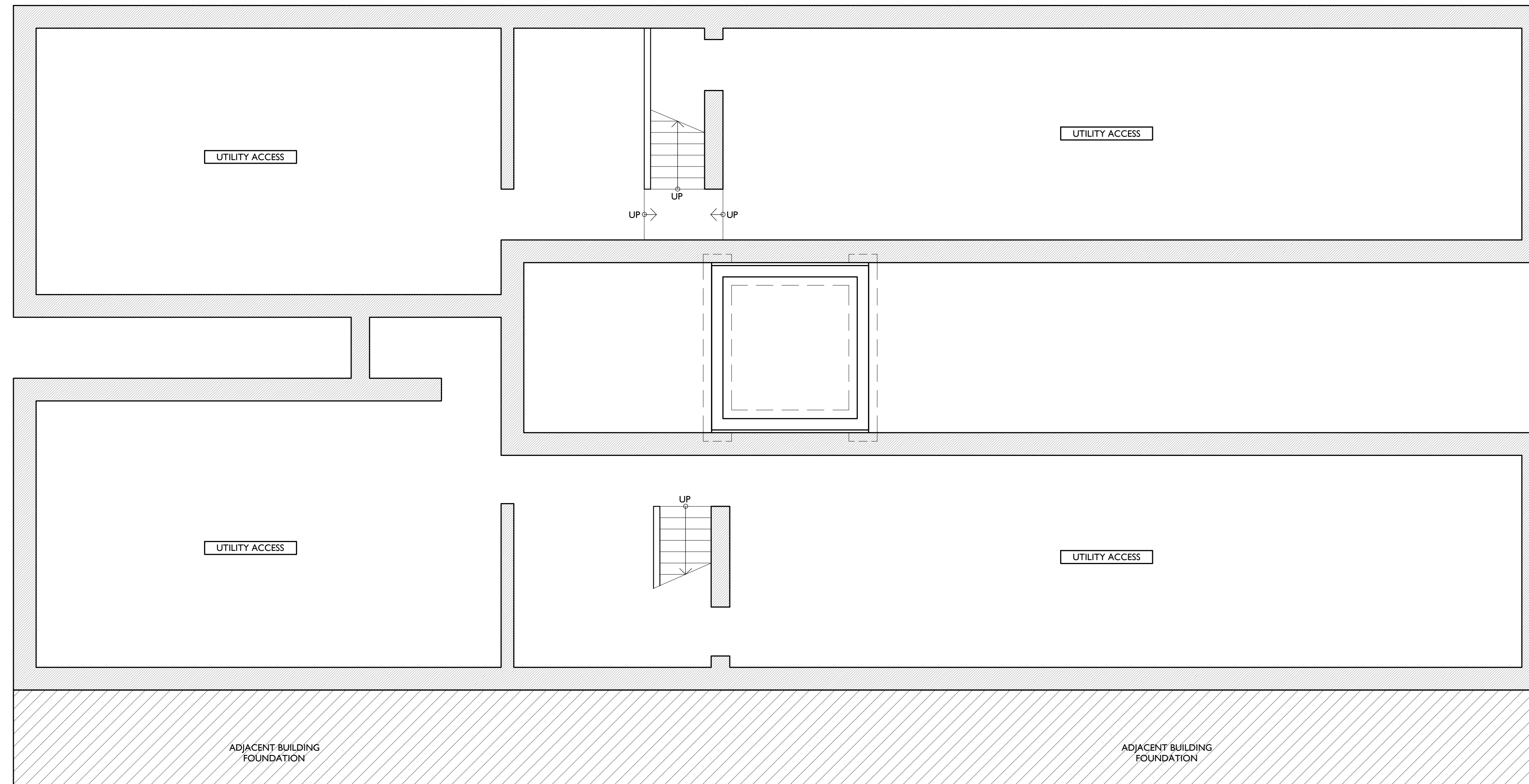
Job No: 18001 4.19.2018

PROPOSED PLANS HISTORIC KEYED NOTES

- 1. NEW CONSTRUCTION ADDITION
- 2. NEW ROOF:
  - a. WALKING SURFACE - PAVERS
  - b. MEMBRANE
  - c. SHINGLES
- 3. EXTERIOR DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING)
  - e. EXG. BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 4. WINDOWS:
  - a. NEW WINDOW OPENING IN EXISTING MASONRY WALL
  - b. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING
  - c. EXG. OPENING TO BE FULLY INFILLED WITH BRICK
  - d. EXG. BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED
  - e. EXG. WINDOW OPENING TO BE INFILLED WITH BRICK MASONRY RECESSED 2" FROM FACE OF ADJACENT WALL.
- 5. STOREFRONT:
  - a. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS.
  - b. NEW ALUM. STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
  - c. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
  - d. NEW METAL INT. STOREFRONT AT COMMERCIAL SUITE ENTRY.
- 7. NEW MECH. PLATFORM
- 8. NEW ROOF ACCESS HATCH
- 9. NEW SKYLIGHT
- 10. FIRE ESCAPES:
  - a. TO REMAIN (TYP. U.N.O.)
  - b. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW
  - c. REMOVE EXG. FIRE ESCAPE
- 14. NEW SITE FENCE:
  - a. NEW STEEL BREEZEWAY GATE
  - b. NEW ALUM FENCE SYSTEM
  - c. NEW DUMPSTER SCREEN
- 24. NEW DRYWALL SOFFIT/BULKHEAD ABOVE.
- 27. NEW ELEVATOR
- 28. NEW ALUMINUM WINDOW WALL / STOREFRONT GLAZING AT NEW ADDITION.
- 30. EXPANDED MASONRY OPENING:
  - a. EXISTING WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXISTING WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXISTING WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXISTING WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 31. PROPOSED LOCATION OF EXHAUST VENT.
- 32. EXPOSED PAINTED METAL DUCT ABOVE. IN LINE W/ EXG. FLOOR LEVEL.
- 33. EDGE OF MEZZANINE ABOVE. OPEN TO ATTIC CEILING BEYOND.
- 34. NEW TOWNHOUSE STAIR IN NEW FLOOR OPENING
- 35. AREA OF INFILLED FLOORING TO MATCH ADJ. FLOOR STRUCTURE.
- 36. NEW OPENINGS IN EXG. MASONRY BEARING WALLS TO CREATE WIDENED COMMERCIAL ENTRY VESTIBULE TO MEET ADA ACCESS AND EMERGENCY EGRESS REQUIREMENTS.
- 37. NEW CODE REQUIRED FRAMED ADA ACCESSIBLE RAMP CUT INTO EXG. FLOORING. FINISH TO MATCH ADJ. FLOORING.
- 38. NEW FIRE-RATED ENCLOSURE BENEATH EXG. STAIR LANDING.
- 39. NEW ADDITION CLAD IN DARK-COLORED FINISH BRICK, COLOR TBD.
- 40. HALF-HEIGHT WALL @ 42" HIGH. SIMPLE WOOD TRIM CAP
- 41. PROPOSED LOCATION OF POTENTIAL FUTURE EXHAUST/MUA DUCT.

PROPOSED PLANS LEGEND

NEW FRAMED WALL 	AREA OF INFILLED FLOORING 	LOWERED CEILING/ SOFFIT ABOVE 
NEW MASONRY WALL 		



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

PROPOSED BASEMENT PLAN |

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Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
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PROPOSED PROJECT:  
**RENOVATION FOR  
1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III





Job No: 18001 | 4.19.2018

**AI.10**

PROPOSED PLANS HISTORIC KEYED NOTES

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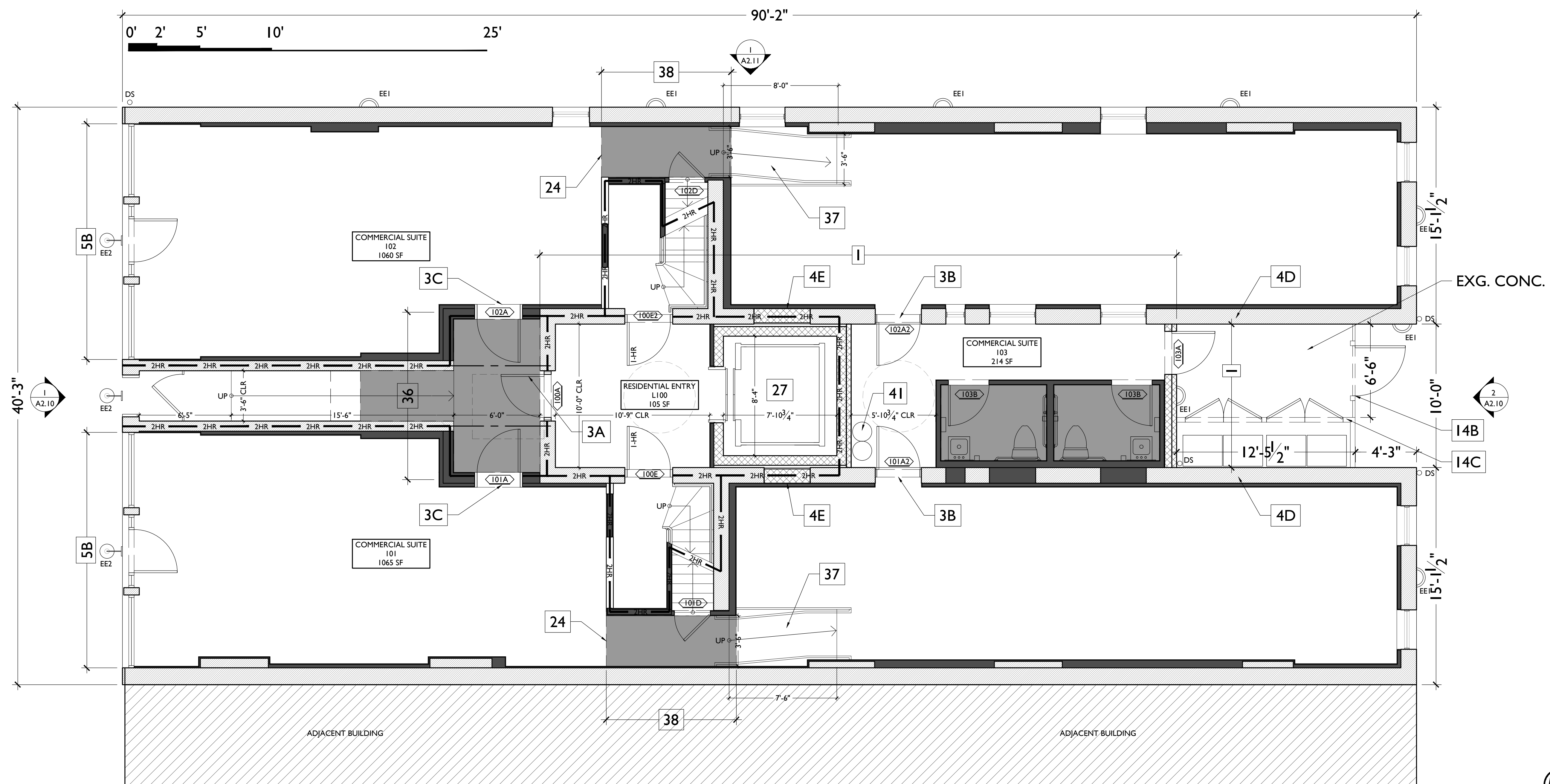
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Drawn by:  
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RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**AI.II**

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

PROPOSED FIRST FLOOR PLAN

1

1810 ELM ST.  
SIDEWALK

PROPOSED PLANS HISTORIC KEYED NOTES

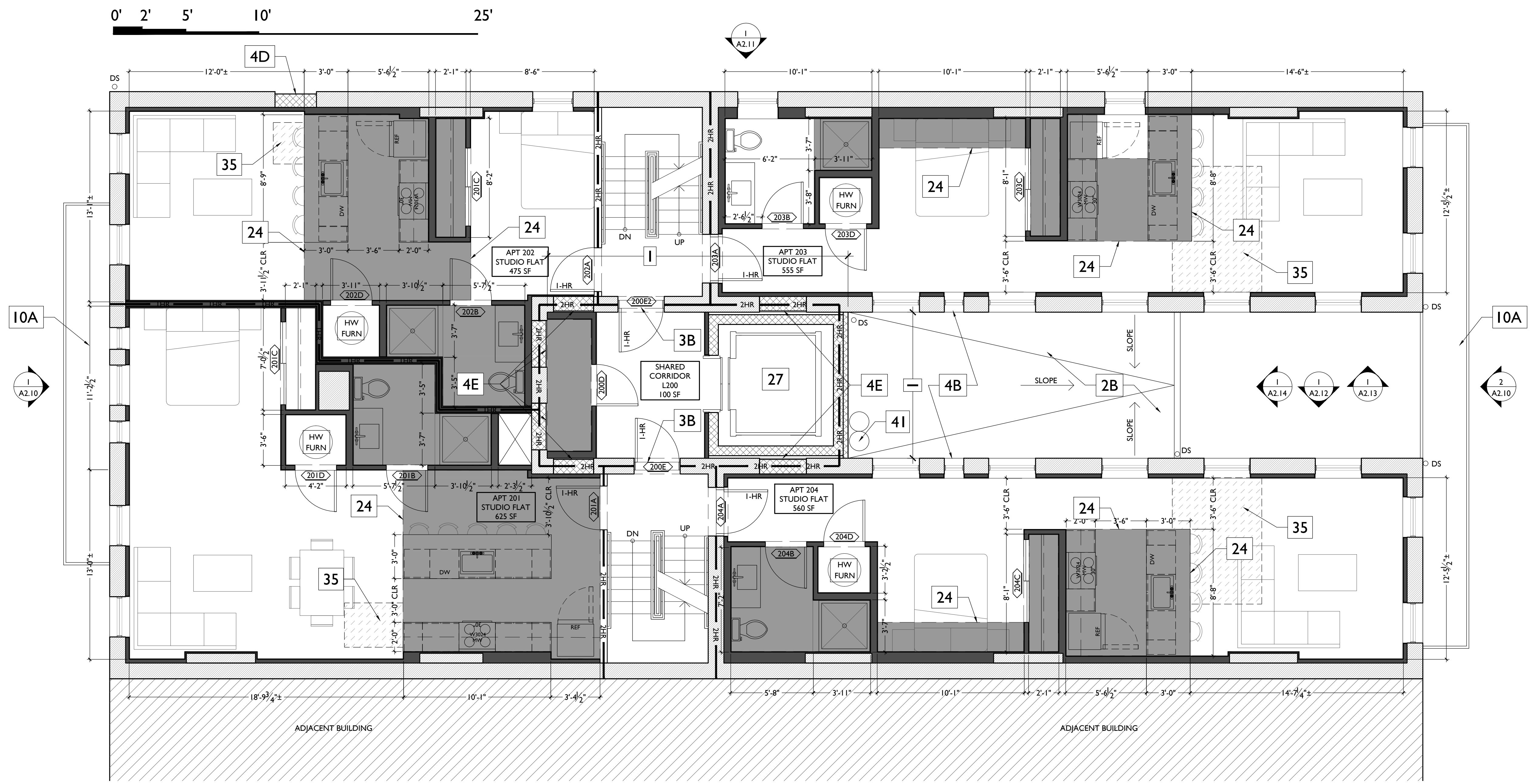
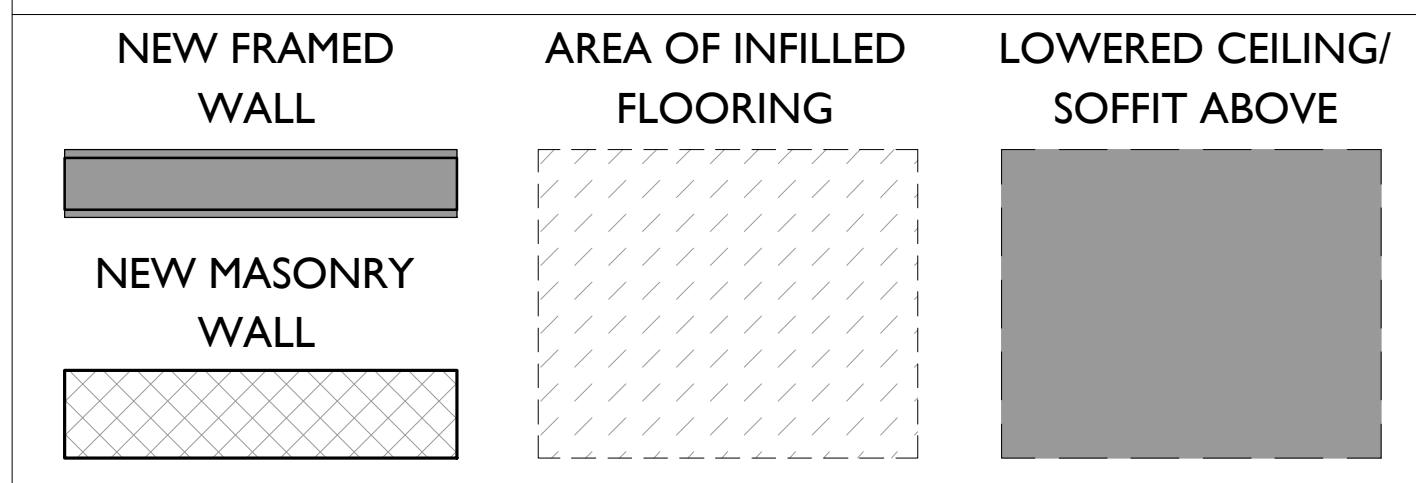
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2. NEW ROOF:
  - a. WALKING SURFACE - PAVERS
  - b. MEMBRANE
  - c. SHINGLES
3. EXTERIOR DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING)
  - e. EXG. BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
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PROPOSED PLANS LEGEND



NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**RENOVATION FOR  
 1810 ELM STREET**  
 CINCINNATI, OH 45202  
 MARKET SQUARE PHASE III

Progress Dates  
 COA SUBMISSION- 04.19.18

Revisions

Design Team:  
 MKS  
 Drawn by:  
 MKS

Job No: 18001      4.19.2018

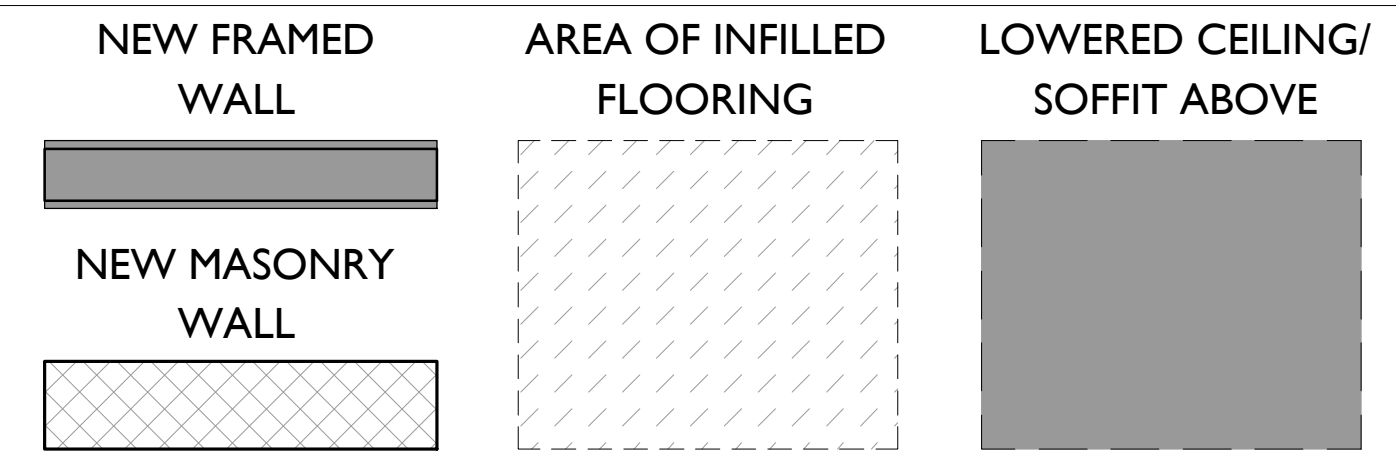
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Revisions

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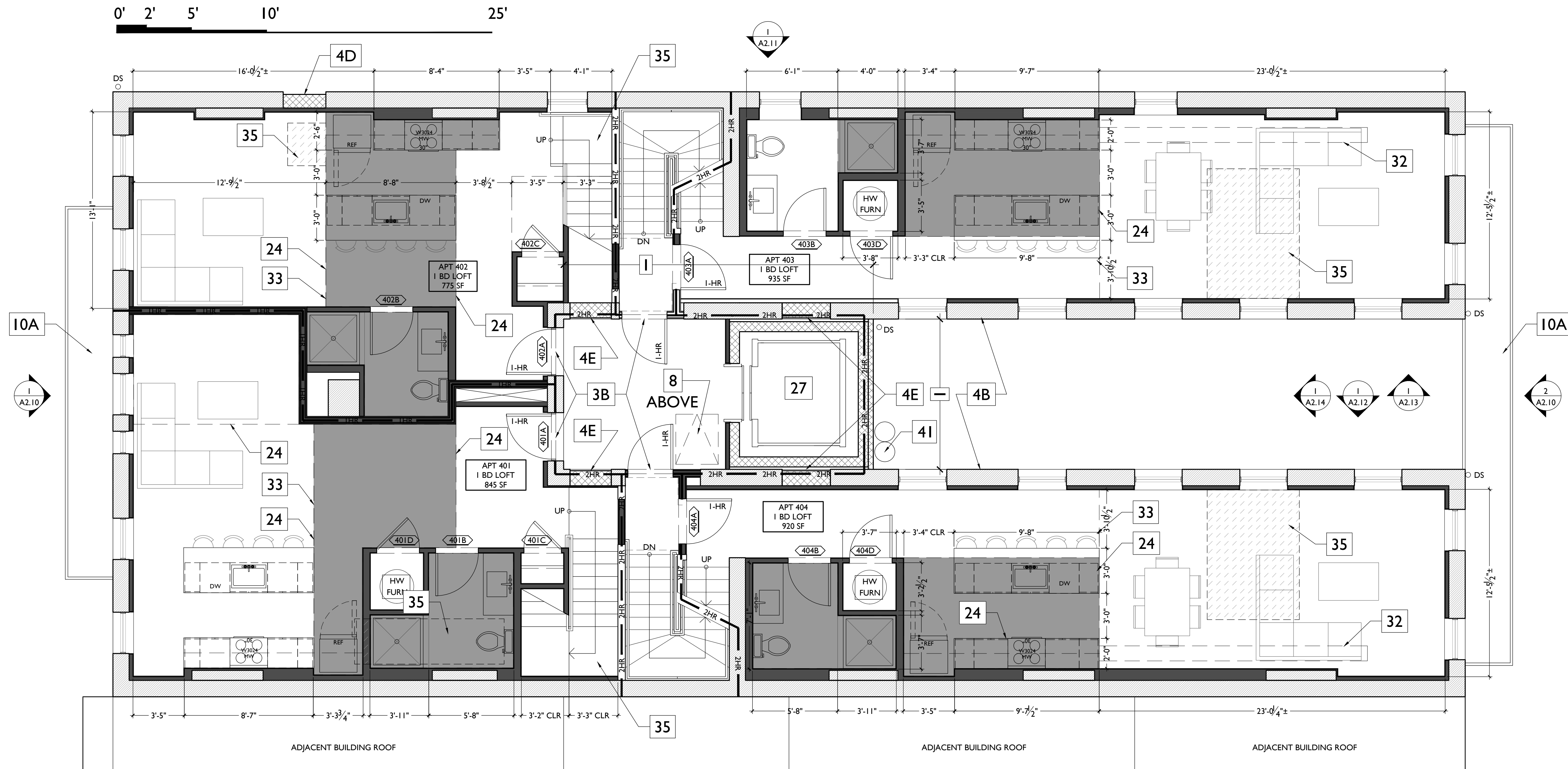
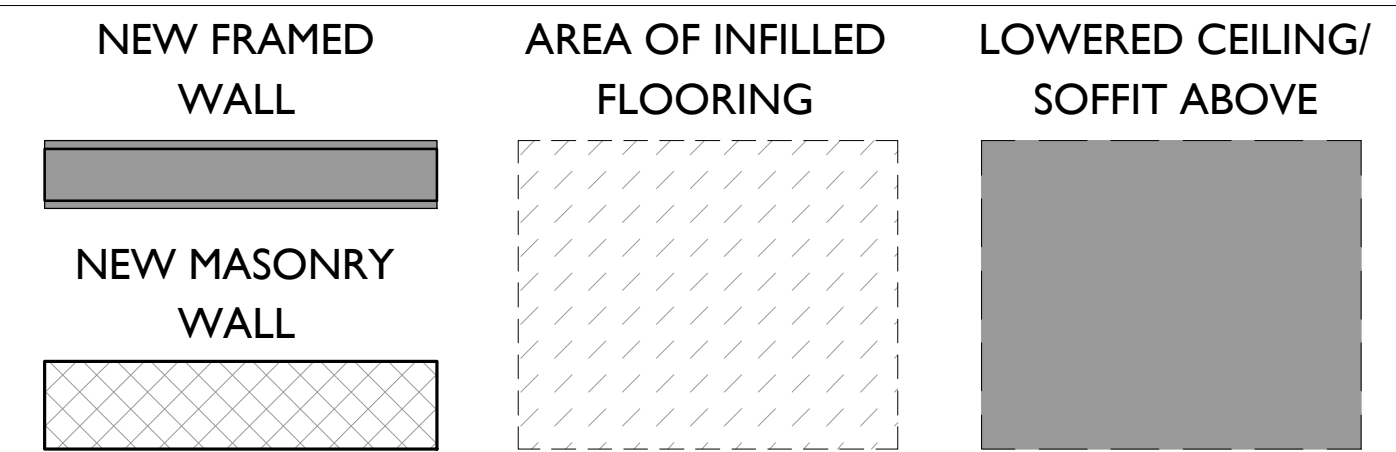
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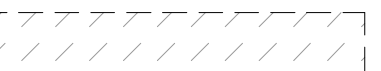


Design Team:  
 MKS  
 Drawn by:  
 MKS

Job No: 18001      4.19.2018

PROPOSED PLANS HISTORIC KEYED NOTES

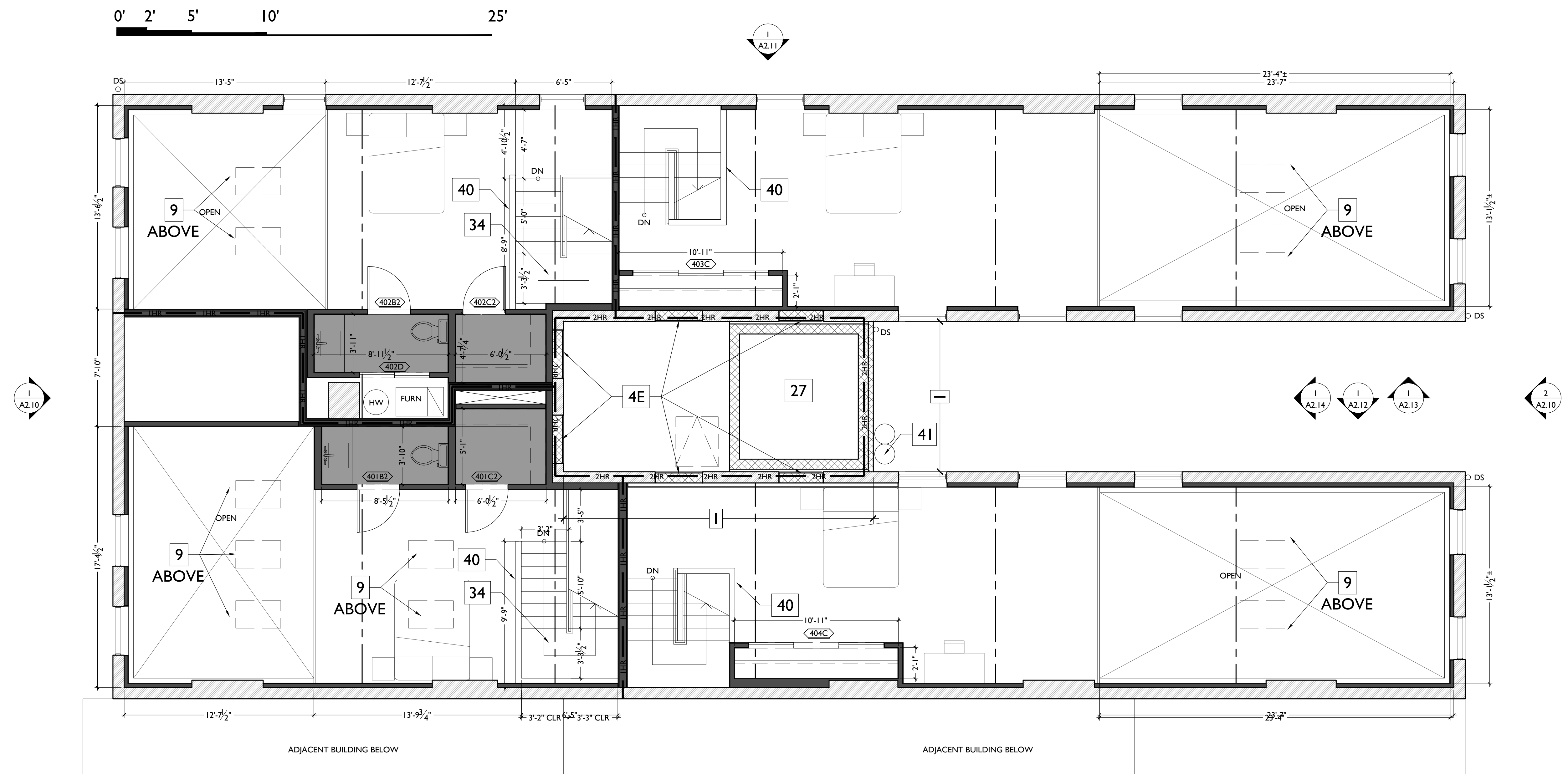
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|--|--|--|---|

**PROPOSED PLANS LEGEND**

NEW FRAMED WALL 	AREA OF INFILLED FLOORING 	LOWERED CEILING/ SOFFIT ABOVE 
NEW MASONRY WALL 		

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



**NOT FOR CONSTRUCTION**

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

PROPOSED PROJECT:  
**RENOVATION FOR  
1810 ELM STREET**  
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MARKET SQUARE PHASE III

Job No: 18001      4.19.2018

**AI.15**

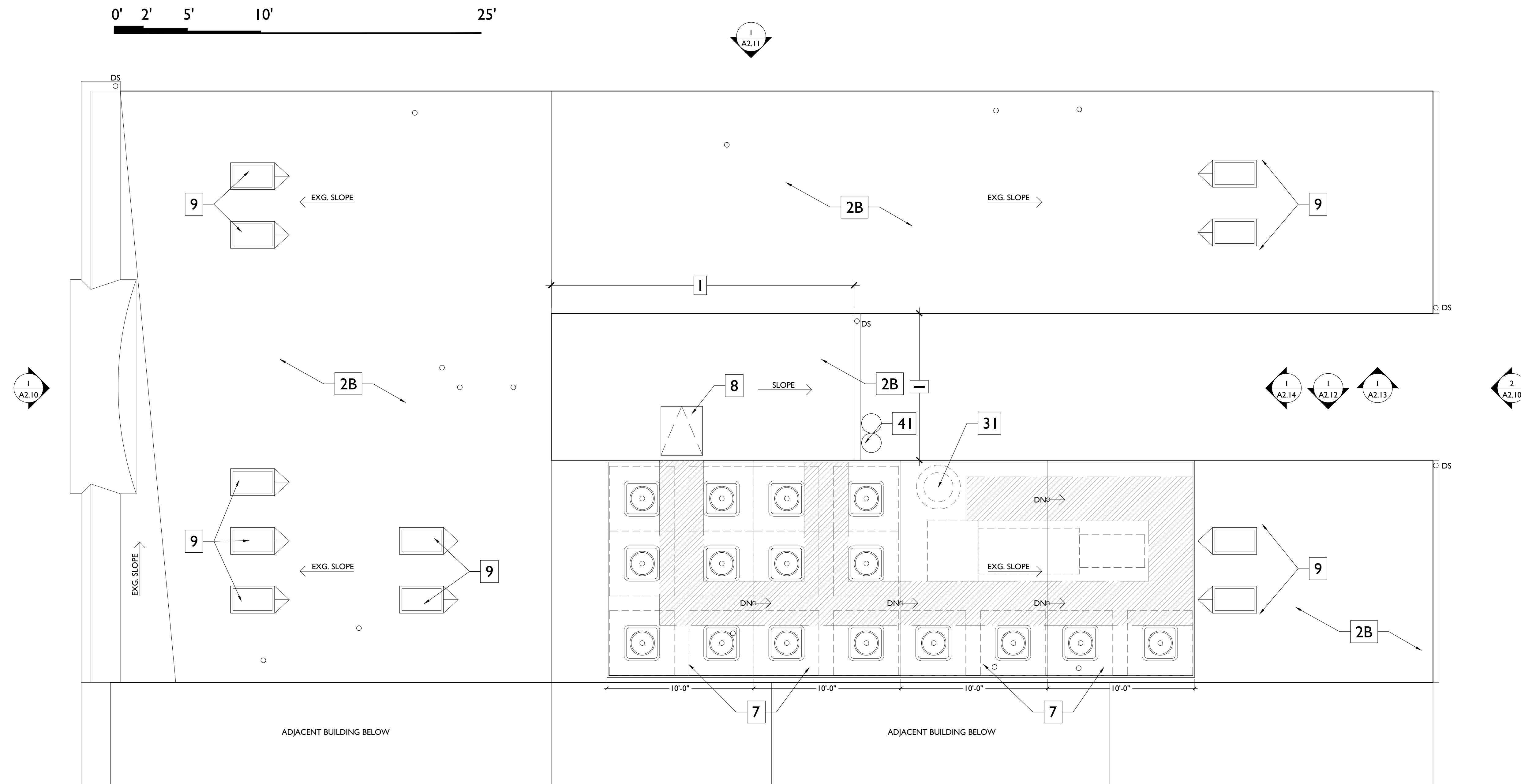
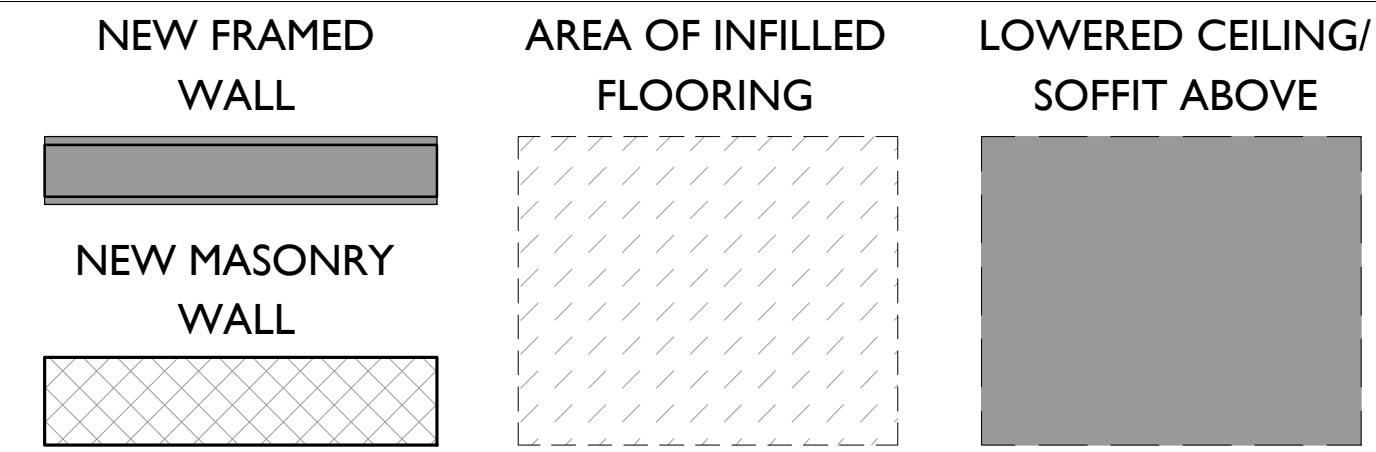
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PROPOSED ATTIC PLAN

PROPOSED PLANS HISTORIC KEYED NOTES

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PROPOSED ROOF PLAN | 1

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**A1.16**

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DEMOLITION PLANS  
HISTORIC GENERAL NOTES

- A. DASHED LINES DENOTE EXISTING WALLS OR PROPORTIONS OF EXISTING WALLS TO BE REMOVED. SEE NEW WORK PLANS + ELEVATIONS FOR SCOPE OF REMOVAL AT EXG. WINDOWS.
- B. EXISTING COMMON STAIRWELLS TO REMAIN- WALLS + STAIRS.
- C. NON-HISTORIC GYP. BOARD AND GUARDRAILS IN COMMON STAIRS TO BE REMOVED.
- D. REMOVE ALL FLOORING DOWN TO THE EXISTING WOOD FLOORING.
- E. REMOVE EXISTING CEILINGS.
- F. REMOVE NON-HISTORIC TOWNHOUSE STAIRS. FLOOR OPENINGS TO BE INFILLED WITH FLOORING TO MATCH ADJ. FLOORS, SEE NEW WORK PLANS.
- G. REMOVE ALL NON-HISTORIC VINYL INFILL WINDOWS.
- H. ANALYZE CONDITION OF EXG. MASONRY FOR DAMAGE + REPAIR EXTENT.
- I. REMOVE MEMBRANE ROOF DOWN TO SHEATHING.
- J. REMOVE ALL NON-HISTORIC GUTTERS + DOWNSPOUTS.
- K. HISTORIC CORNICE + BOX GUTTER TO REMAIN. REPAIR + REPAINT.
- L. FIRE ESCAPE TO REMAIN. VERIFY STRUCTURAL CAPACITY, CLEAN, REPAIR AND REPAINT.
- M. REMOVE EXTERIOR NON-HISTORIC METAL FENCE.
- N. REMOVE DEBRIS AND BROOM-SWEEP BASEMENT SLAB. VERIFY CONDITION AND DRAINAGE.

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Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

NOT FOR CONSTRUCTION

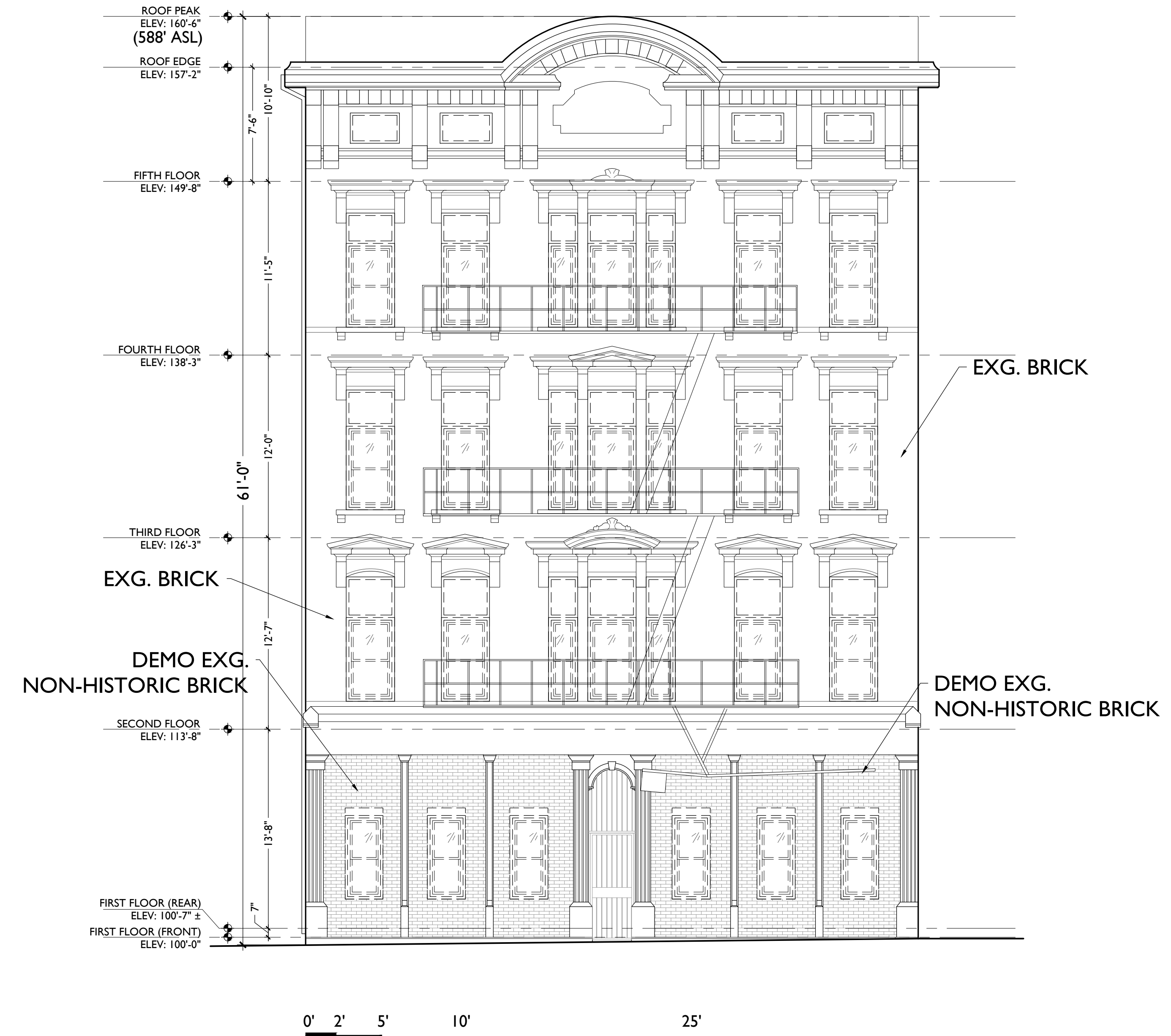
PROPOSED PROJECT:  
**RENOVATION FOR  
1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.00**



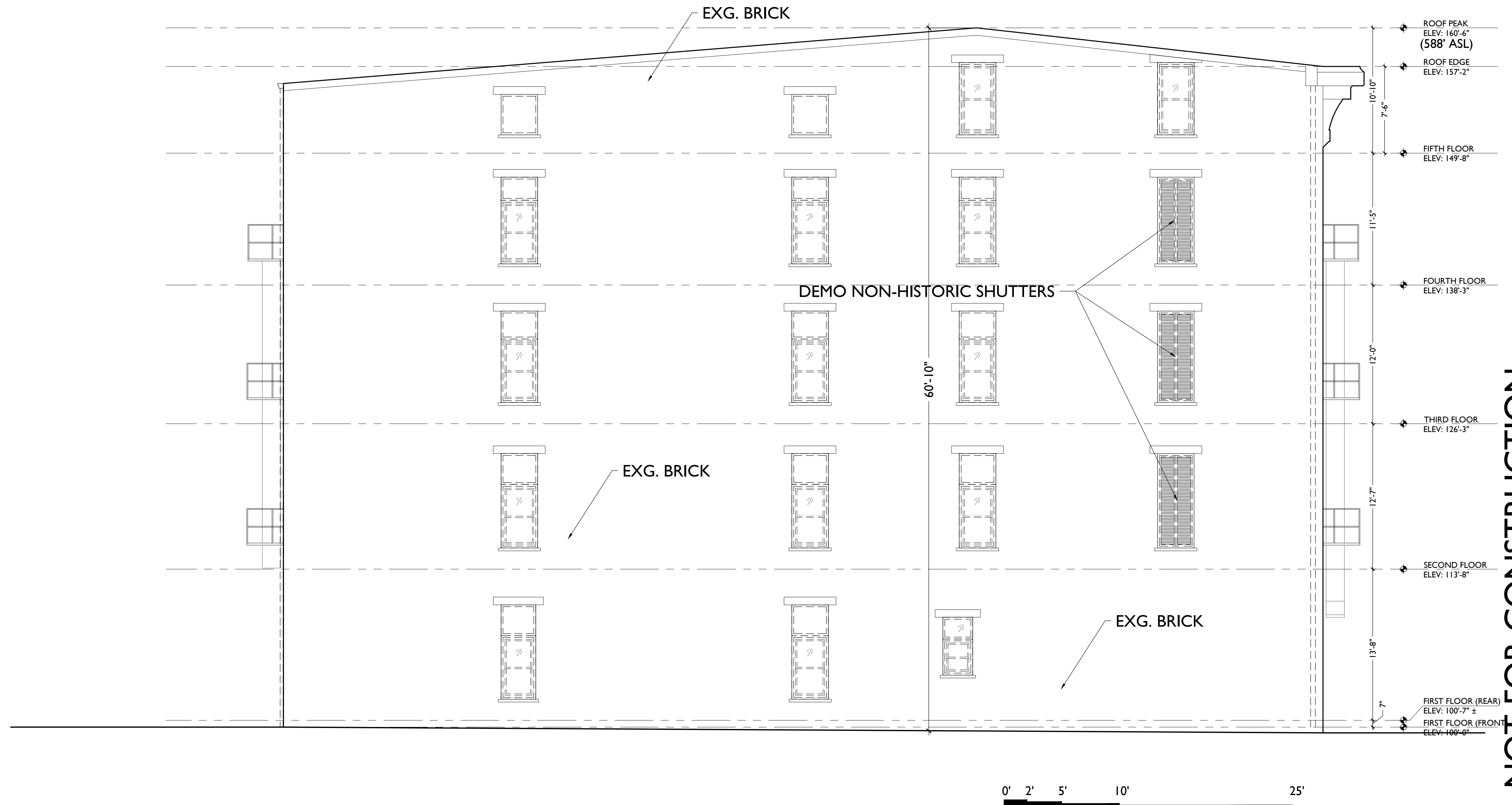
SCALE: 3/16" = 1'-0" DEMOLITION EAST ELEVATION 2



SCALE: 3/16" = 1'-0" DEMOLITION WEST ELEVATION 1

DEMOLITION PLANS  
HISTORIC GENERAL NOTES

- A. DASHED LINES DENOTE EXISTING WALLS OR PROPORTIONS OF EXISTING WALLS TO BE REMOVED. SEE NEW WORK PLANS + ELEVATIONS FOR SCOPE OF REMOVAL AT EXG. WINDOWS.
- B. EXISTING COMMON STAIRWELLS TO REMAIN- WALLS + STAIRS.
- C. NON-HISTORIC GYP. BOARD AND GUARDRAILS IN COMMON STAIRS TO BE REMOVED.
- D. REMOVE ALL FLOORING DOWN TO THE EXISTING WOOD FLOORING.
- E. REMOVE EXISTING CEILINGS.
- F. REMOVE NON-HISTORIC TOWNHOUSE STAIRS. FLOOR OPENINGS TO BE INFILLED WITH FLOORING TO MATCH ADJ. FLOORS, SEE NEW WORK PLANS.
- G. REMOVE ALL NON-HISTORIC VINYL INFILL WINDOWS.
- H. ANALYZE CONDITION OF EXG. MASONRY FOR DAMAGE + REPAIR EXTENT.
- I. REMOVE MEMBRANE ROOF DOWN TO SHEATHING.
- J. REMOVE ALL NON-HISTORIC GUTTERS + DOWNSPOUTS.
- K. HISTORIC CORNICE + BOX GUTTER TO REMAIN. REPAIR + REPAINT.
- L. FIRE ESCAPE TO REMAIN. VERIFY STRUCTURAL CAPACITY, CLEAN, REPAIR AND REPAINT.
- M. REMOVE EXTERIOR NON-HISTORIC METAL FENCE.
- N. REMOVE DEBRIS AND BROOM-SWEEP BASEMENT SLAB. VERIFY CONDITION AND DRAINAGE.



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Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
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Drawn by:  
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PROPOSED PROJECT:  
**RENOVATION FOR  
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CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.01**

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SCALE: 3/16" = 1'-0" DEMOLITION NORTH COURTYARD ELEVATION |

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Progress Dates  
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Revisions

Design Team:  
MKS  
Drawn by:  
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PROPOSED PROJECT:  
RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.02**

DEMOLITION PLANS  
HISTORIC GENERAL NOTES

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0' 2' 5' 10' 25'

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

DEMOLITION SOUTH COURTYARD ELEVATION |

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
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Drawn by:  
MKS

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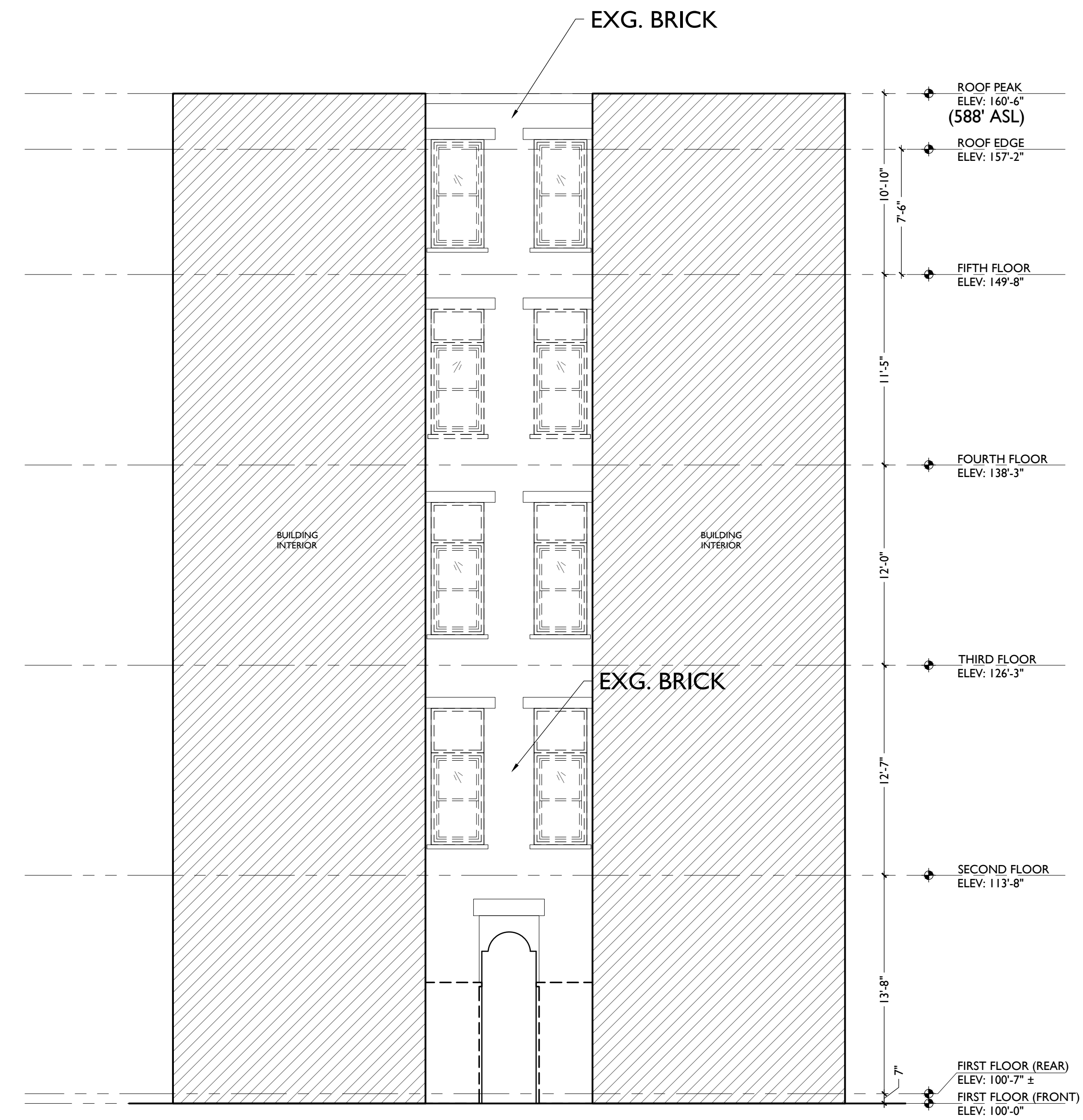
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MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.03**

DEMOLITION PLANS  
HISTORIC GENERAL NOTES

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- M. REMOVE EXTERIOR NON-HISTORIC METAL FENCE.
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NOT FOR CONSTRUCTION

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

PROPOSED PROJECT:  
**RENOVATION FOR  
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CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.04**

PROPOSED PLANS HISTORIC KEYED NOTES

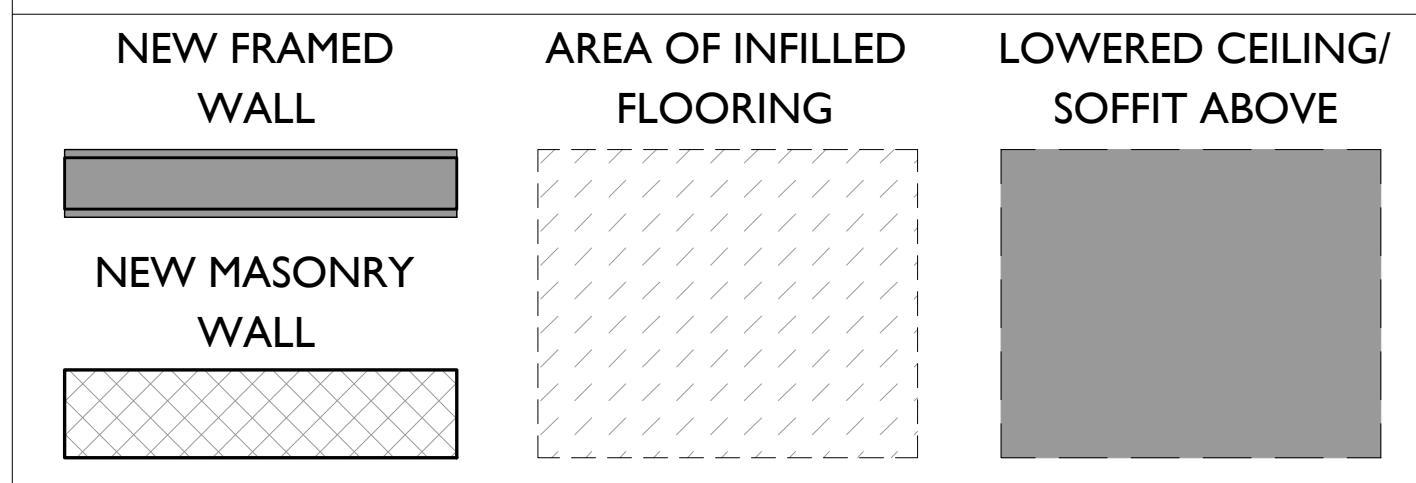
1. NEW CONSTRUCTION ADDITION
2. NEW ROOF:
  - a. WALKING SURFACE - PAVERS
  - b. MEMBRANE
  - c. SHINGLES
3. EXTERIOR DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING)
  - e. EXG. BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
4. WINDOWS:
  - a. NEW WINDOW OPENING IN EXISTING MASONRY WALL
  - b. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING
  - c. EXG. OPENING TO BE FULLY INFILLED WITH BRICK
  - d. EXG. BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED
  - e. EXG. WINDOW OPENING TO BE INFILLED WITH BRICK MASONRY RECESSED 2" FROM FACE OF ADJACENT WALL.

5. STOREFRONT:
  - a. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS.
  - b. NEW ALUM. STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
  - c. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
  - d. NEW METAL INT. STOREFRONT AT COMMERCIAL SUITE ENTRY.
7. NEW MECH. PLATFORM
8. NEW ROOF ACCESS HATCH
9. NEW SKYLIGHT
10. FIRE ESCAPES:
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  - b. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW
  - c. REMOVE EXG. FIRE ESCAPE
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  - a. NEW STEEL BREEZEWAY GATE
  - b. NEW ALUM FENCE SYSTEM
  - c. NEW DUMPSTER SCREEN

24. NEW DRYWALL SOFFIT/BULKHEAD ABOVE.
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28. NEW ALUMINUM WINDOW WALL / STOREFRONT GLAZING AT NEW ADDITION.
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  - c. EXISTING WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXISTING WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
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32. EXPOSED PAINTED METAL DUCT ABOVE. IN LINE W/ EXG. FLOOR LEVEL.
33. EDGE OF MEZZANINE ABOVE. OPEN TO ATTIC CEILING BEYOND.
34. NEW TOWNHOUSE STAIR IN NEW FLOOR OPENING
35. AREA OF INFILLED FLOORING TO MATCH ADJ. FLOOR STRUCTURE.

36. NEW OPENINGS IN EXG. MASONRY BEARING WALLS TO CREATE WIDENED COMMERCIAL ENTRY VESTIBULE TO MEET ADA ACCESS AND EMERGENCY EGRESS REQUIREMENTS.
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38. NEW FIRE-RATED ENCLOSURE BENEATH EXG. STAIR LANDING.
39. NEW ADDITION CLAD IN DARK-COLORED FINISH BRICK, COLOR TBD.
40. HALF-HEIGHT WALL @ 42" HIGH. SIMPLE WOOD TRIM CAP
41. PROPOSED LOCATION OF POTENTIAL FUTURE EXHAUST/MUA DUCT.

PROPOSED PLANS LEGEND



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SCALE: 3/16" = 1'-0" PROPOSED EAST ELEVATION 2



SCALE: 3/16" = 1'-0" PROPOSED WEST ELEVATION 1

NOT FOR CONSTRUCTION

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

PROPOSED PROJECT:  
**RENOVATION FOR  
1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.10**

PROPOSED PLANS HISTORIC KEYED NOTES

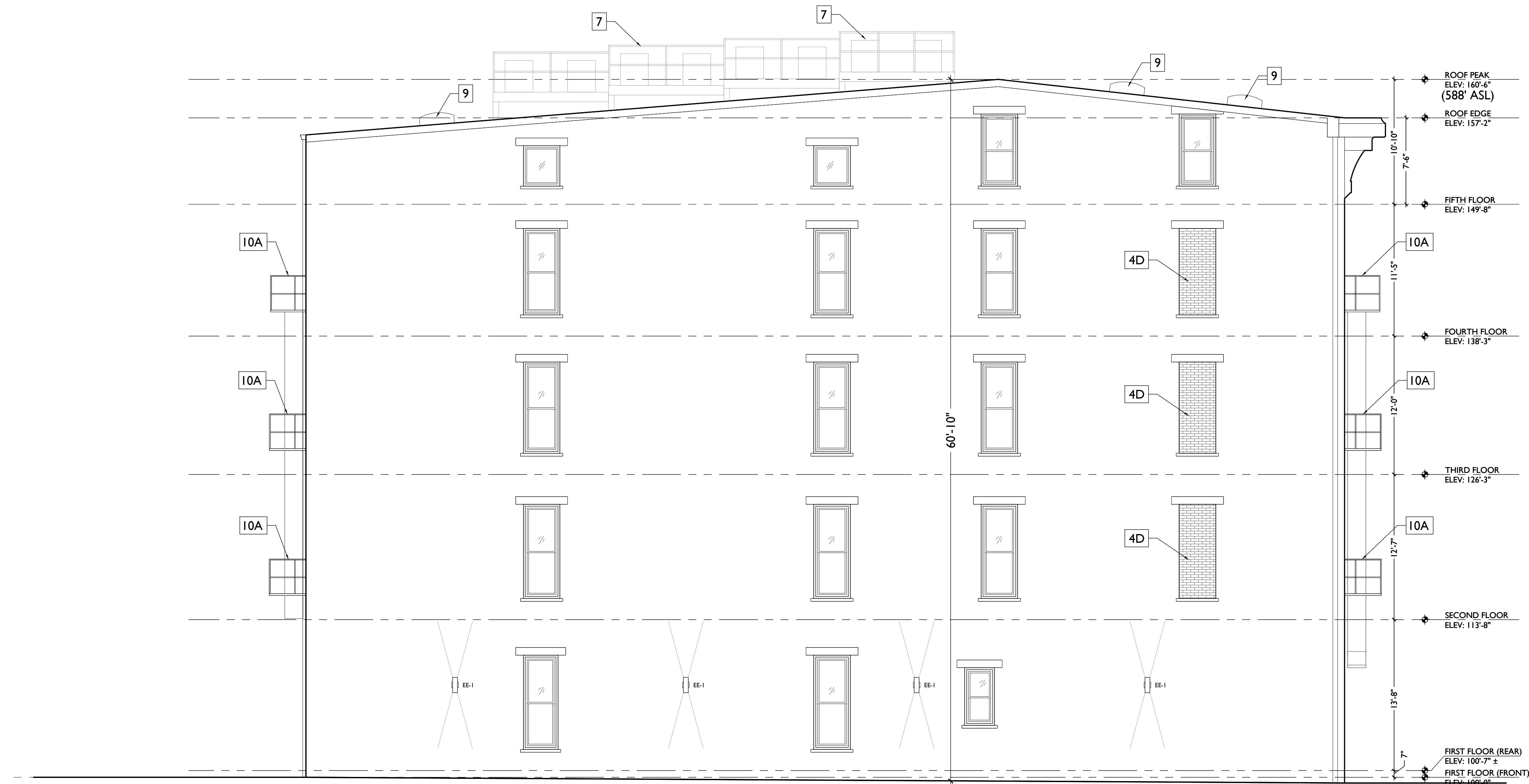
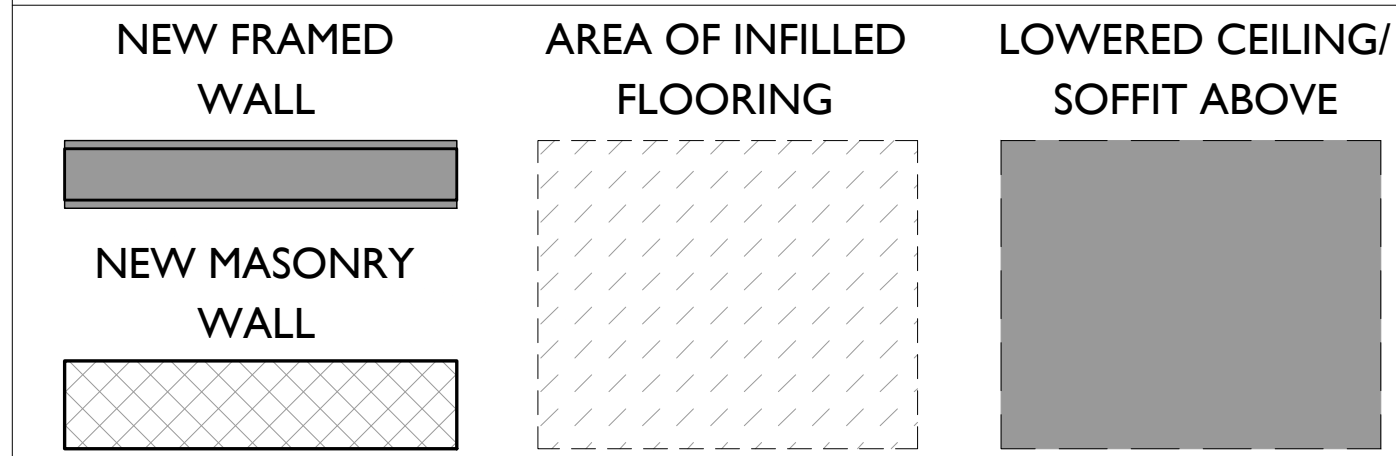
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PROPOSED PLANS LEGEND



0' 2' 5' 10' 25'

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

PROPOSED NORTH ELEVATION

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR  
**1810 ELM STREET**

CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.11**

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

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PROPOSED PLANS HISTORIC KEYED NOTES

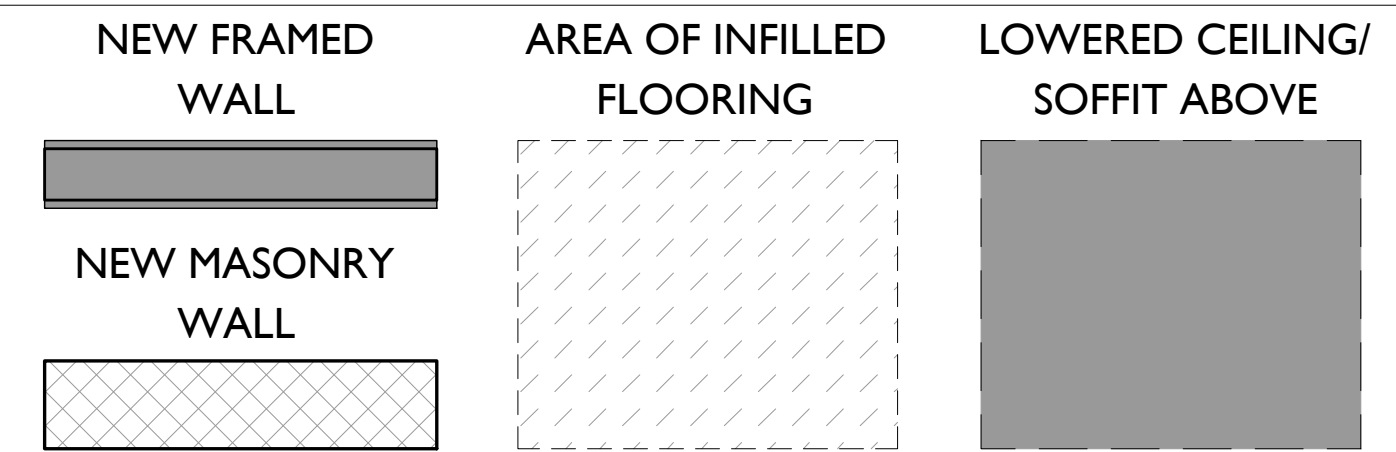
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PROPOSED PLANS LEGEND



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

PROPOSED NORTH COURTYARD SECTION-ELEVATION

NOT FOR CONSTRUCTION

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

PROPOSED PROJECT:  
**RENOVATION FOR  
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MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.12**

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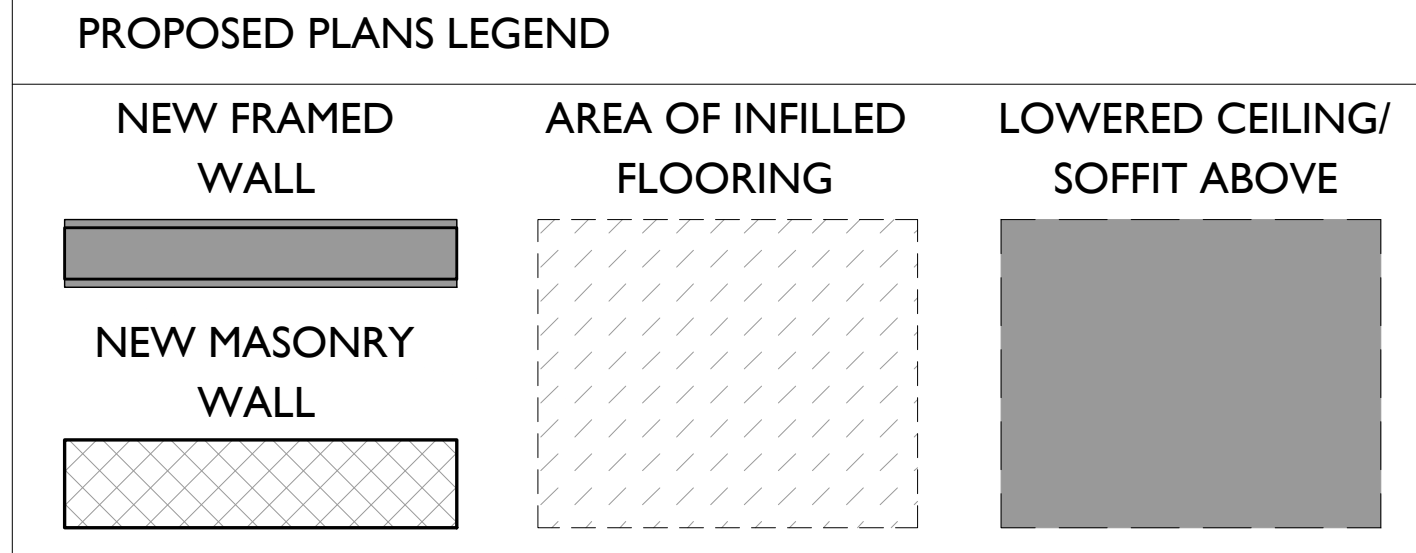
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  - b. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW
  - c. REMOVE EXG. FIRE ESCAPE
14. NEW SITE FENCE:
  - a. NEW STEEL BREEZEWAY GATE
  - b. NEW ALUM FENCE SYSTEM
  - c. NEW DUMPSTER SCREEN

24. NEW DRYWALL SOFFIT/BULKHEAD ABOVE.
27. NEW ELEVATOR
28. NEW ALUMINUM WINDOW WALL / STOREFRONT GLAZING AT NEW ADDITION.
30. EXPANDED MASONRY OPENING:
  - a. EXISTING WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXISTING WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXISTING WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXISTING WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
31. PROPOSED LOCATION OF EXHAUST VENT.
32. EXPOSED PAINTED METAL DUCT ABOVE. IN LINE W/ EXG. FLOOR LEVEL.
33. EDGE OF MEZZANINE ABOVE. OPEN TO ATTIC CEILING BEYOND.
34. NEW TOWNHOUSE STAIR IN NEW FLOOR OPENING
35. AREA OF INFILLED FLOORING TO MATCH ADJ. FLOOR STRUCTURE.

36. NEW OPENINGS IN EXG. MASONRY BEARING WALLS TO CREATE WIDENED COMMERCIAL ENTRY VESTIBULE TO MEET ADA ACCESS AND EMERGENCY EGRESS REQUIREMENTS.
37. NEW CODE REQUIRED FRAMED ADA ACCESSIBLE RAMP CUT INTO EXG. FLOORING. FINISH TO MATCH ADJ. FLOORING.
38. NEW FIRE-RATED ENCLOSURE BENEATH EXG. STAIR LANDING.
39. NEW ADDITION CLAD IN DARK-COLORED FINISH BRICK, COLOR TBD.
40. HALF-HEIGHT WALL @ 42" HIGH. SIMPLE WOOD TRIM CAP
41. PROPOSED LOCATION OF POTENTIAL FUTURE EXHAUST/MUA DUCT.



SCALE: 3/16" = 1'-0" PROPOSED SOUTH COURTYARD SECTION-ELEVATION |

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architecture + design

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

Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.13**

PROPOSED PLANS HISTORIC KEYED NOTES

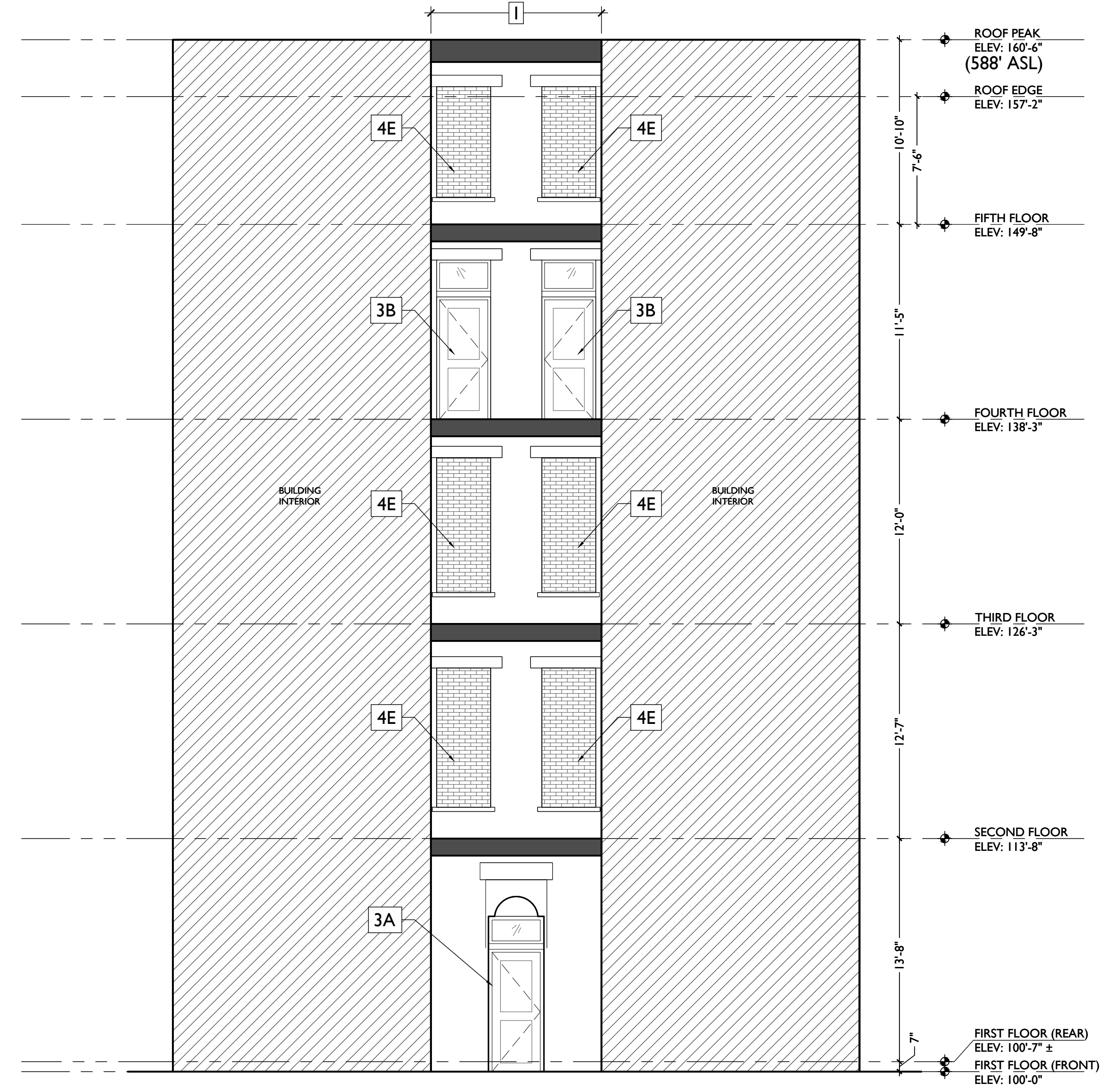
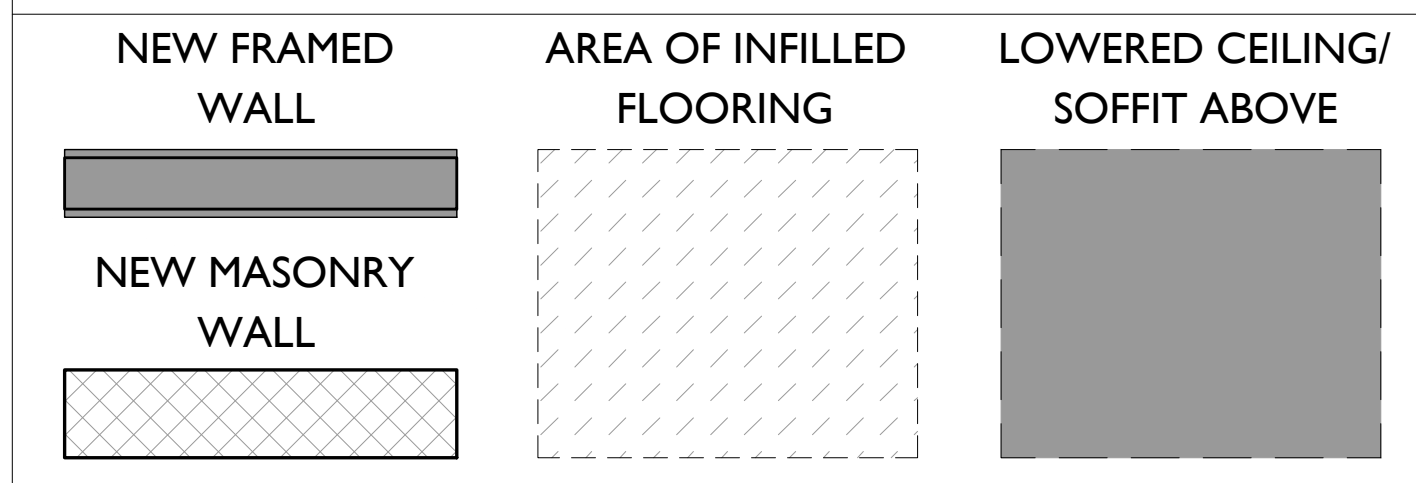
- 1. NEW CONSTRUCTION ADDITION
- 2. NEW ROOF:
  - a. WALKING SURFACE - PAVERS
  - b. MEMBRANE
  - c. SHINGLES
- 3. EXTERIOR DOORS:
  - a. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.)
  - b. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING
  - c. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL
  - d. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING)
  - e. EXG. BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 4. WINDOWS:
  - a. NEW WINDOW OPENING IN EXISTING MASONRY WALL
  - b. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING
  - c. EXG. OPENING TO BE FULLY INFILLED WITH BRICK
  - d. EXG. BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED
  - e. EXG. WINDOW OPENING TO BE INFILLED WITH BRICK MASONRY RECESSED 2" FROM FACE OF ADJACENT WALL.

- 5. STOREFRONT:
  - a. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS.
  - b. NEW ALUM. STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
  - c. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
  - d. NEW METAL INT. STOREFRONT AT COMMERCIAL SUITE ENTRY.
- 7. NEW MECH. PLATFORM
- 8. NEW ROOF ACCESS HATCH
- 9. NEW SKYLIGHT
- 10. FIRE ESCAPES:
  - a. TO REMAIN (TYP. U.N.O.)
  - b. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW
  - c. REMOVE EXG. FIRE ESCAPE
- 14. NEW SITE FENCE:
  - a. NEW STEEL BREEZEWAY GATE
  - b. NEW ALUM FENCE SYSTEM
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- 24. NEW DRYWALL SOFFIT/BULKHEAD ABOVE.
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- 41. PROPOSED LOCATION OF POTENTIAL FUTURE EXHAUST/MUA DUCT.

PROPOSED PLANS LEGEND



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Progress Dates  
COA SUBMISSION- 04.19.18

Revisions

Design Team:  
MKS  
Drawn by:  
MKS

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATION FOR  
**1810 ELM STREET**  
CINCINNATI, OH 45202  
MARKET SQUARE PHASE III

Job No: 18001 4.19.2018

**A2.14**

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

---

APPLICATION #: COA2018026  
APPLICANT: Platte Architecture and Design  
OWNER: Race and Vine Offices LLC  
ADDRESS: **1537-39 Race Street; 1540-42 Pleasant Street**  
PARCELS: 081-0002-0328; 081-0002-0034  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: May 16, 2018  
HEARING DATE: June 4, 2018  
STAFF REVIEW: Beth Johnson Urban Conservator

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for an elevator addition on the south/side of the building.

This project is also seeking Historic Rehabilitation Tax Credits. The elevator addition has been approved through the Part II application process.

### **Existing Conditions:**

The property at 1537-39 Race Street is a building that spans the block and connects to 1540-42 Pleasant Street. While built as two separate buildings, the buildings are connected. Both buildings were built as mixed use commercial buildings. They are brick Victorian buildings.



Figure 1: 1539 Race Street. Image from Google Street View



Figure 2: Map of 1539 Race Street. Map provided by CAGIS.

**Proposed Conditions:**

The applicant is proposing the following

- Build a brick sided elevator addition on the south/side of the property toward the middle of the lot.
- Façade restoration of both main facades on Pleasant Street and Race Street. Changes to windows, and storefronts are able to be approved at staff and meet the guidelines.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

HCB authority: [Section 1435-05-4](#)

Overlays: [Section 1435](#) Historic Preservation

Historic District/Reg: Dayton Street Historic District.

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

**Details of Zoning Relief Required:**

- The applicant is in a CC-P Zone.
- The proposed uses are commercial including, office and restaurant. Tenants have not been determined.
- There is no on-site parking on the property. Applicants are aware that parking relief or a parking lease might be required before the property can be occupied. Once a tenant is identified a parking lease will be brought forward for approval.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the addition. The structure substantially meets the OTR Historic Conservation Guidelines. The structure is a simple structure that blends into the rest of the building.

The structure will meet building code and fire separation per building code.

**Comments on Applicable Guidelines**

**Additions**

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

*The new addition is on the side of the building. While it is slightly higher than the portion of the building it is connected to due to the elevator over-run, it is shorter than the main facades of the building and will not be seen from the front of either the Race Street or Pleasant Street Facades. The addition will be visible from Pleasant Street due to a large open lot however; it will not detract or overpower the Pleasant Street façade.*

*The addition does not overpower the main building and as it is made of brick it blends into the rest of the building. The windows are a similar size and shape as the existing windows but distinguishable as new with single lights design.*

**Other Considerations:** N/A

**Prehearing Results:** May 16, 2018. The applicant was present.

**Comments Provided to Staff:** N/A

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

**A.) APPROVE** a Certificate of Appropriateness for 1537-39 Race Street and 1540-42 Pleasant Street submitted by Platte Architecture dated 4/19/2018 including any revisions submitted for permit subject to staff review and approval with the following conditions.

- a. Recording of a Consolidation Plat shall occur prior to issuance of building permits.
- b. The Consolidation Plat shall incorporate a No-build easement of no less than 5 ft. or adjustment of the lot width to be 40+ ft. along Pleasant to accommodate the proposed windows.
- c. Building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

**ADJUDICATION/DENIAL LETTER**

Date: 02/14/2018  
Location: 1537 Race Street  
Request: Elevator additions  
Zoning District: CC-P/Over-the-Rhine Historic Conservation Overlay Zone

Applicant Name: Ms Reddy

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is February 23, 2018 for the April 9, 2018 Historic Conservation Board Meeting.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. No Zoning Relief Required

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review for Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



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

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1537-39 RACE ST (ALSO 1540-42 PLEASANT ST)  
 Hamilton Co. Parcel ID No.: 081.0002.0328.00 Zoning District: CC-P  
 Historic District: OVER THE RHINE Overlay District: \_\_\_\_\_

### PRIMARY CONTACT INFO PROPERTY OWNER OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: PLATTE ARCHITECTURE + DESIGN  
 Contact Person (if legal entity): Melissa Reddy  
 Address: 202 W. Elder St., 4th Floor  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: (513) 871-1950 E-mail: melissa@plattedesign.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: RACE AND VINE OFFICES, LLC  
 Contact Person (if legal entity): NICK DEWALD  
 Address: 1203 WALNUT ST  
 City: CINCINNATI State: OH Zip Code: 45202  
 Phone: (513) 621-4400 E-mail: ndewald@3cdc.org

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
Rehabilitation of existing 4-story building into office tenant space + white box commercial. Addition of elevator tower.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Melissa M Reddy Date: 4/19/2018

# PLATTE

architecture + design

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

April 19, 2018

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

Re: 1537 Race Street - Historic Conservation Board Review

Dear Ms. Johnson:

The proposed project at 1537 Race (which also includes 1540-1542 Pleasant) will renovate an historic 4-story OTR building into five office tenant spaces and one commercial white box space. This rehabilitation requires the addition of an elevator tower to provide accessible circulation to all levels. Efforts were made to accommodate the elevator inside the building envelope, but due to split levels between the Race Street portion and Pleasant Street portions of the building, an exterior elevator addition was the practical solution.

This addition will be located near the middle of the property along the southern property line, adjacent to a presently open lot. The addition will not be visible whatsoever from Race Street, and will be somewhat visible from Pleasant Street simply due to the open nature of the adjacent lot. The addition walls will be a combination of block masonry and wood framing clad in brick masonry veneer. An existing non-historic CMU enclosure with shed roof on the first floor will be replaced with a new exterior wall and roof to match the new elevator addition. These new walls will have regular punched openings with casement windows that align vertically and horizontally with the adjacent historic openings. The brick veneer wall will be topped with a simple metal coping, and the low-slope membrane roofs will be drained to scuppers and downspouts.

This project was approved for and is pursuing Historic Tax Credits through the Ohio Historic Preservation Office. Other elements of the rehabilitation include the following: Exterior masonry will be cleaned and repaired. Non-historic infill in historic openings will be removed. (Initial masonry repair work and removal of window infill approved under Permit # 2018P01404.) New aluminum-clad wood windows will be installed throughout. The roof will be repaired and replaced. New storefronts will be installed on the Race Street and Pleasant Street ground level facades. The Pleasant Street façade will be painted, and the existing

cornice will be repaired and painted. The Race Street façade will receive new simple cornice trimwork and gutter. The historic carriageway from Race Street will be reopened and a metal gate and ADA accessible ramp will be installed. New skylights and a rooftop mechanical platform will be installed (out of view from the adjacent rights-of-way). New interior finishes, vertical circulation, HVAC/electrical/plumbing/fire suppression systems, etc. will be installed to accommodate new office and commercial tenants.

As always, we appreciate your time and expertise in reviewing this project.

Thank you,

A handwritten signature in blue ink that reads "Melissa M. Reddy". The signature is fluid and cursive, with a long horizontal flourish extending to the right from the end of the name.

Melissa Reddy AIA

Architect

# 1537 RACE STREET HCB REVIEW SUBMISSION

**PLATTE**  
architecture + design

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

**PROPOSED RENOVATION:  
1537 RACE STREET (FORMER ELM INDUSTRIES BUILDING)**

Address: 1537 Race Street (also 1539 Race, 1540-42 Pleasant)  
City: Cincinnati  
Zoning District: CC-P  
Historic District: Over-The-Rhine Historic District  
Project Overview: This project consists of alterations and renovations to an existing 4 story building. The building spans a city block from Race Street to Pleasant Street. Historically, the site contained two separate buildings that were connected with an addition, and housed a wagon manufacturing company. The most recent listed occupancy type of the property is Business (B), per a 1996 permit. The building will be rehabilitated and renovated to accommodate a commercial tenant space on the first floor and office tenant spaces on floors 2-4.

**ARCHITECT**  
PLATTE ARCHITECTURE + DESIGN  
202 W. ELDER ST., 4TH FLR  
CINCINNATI, OH 45202  
(513) 871-1850

**STRUCTURAL ENGINEER**  
ADVANTAGE GROUP ENGINEERS  
1527 MADISON RD. FL #2  
CINCINNATI, OH 45206  
(513) 396-8900

**MEP ENGINEER**  
MARQUE ENGINEERING LLC  
2055 READING RD, STE 280  
CINCINNATI, OH 45202  
(513) 901-0042

1537-39 RACE AND 1540-42 PLEASANT  
CINCINNATI, OHIO 45202

**SHEET LIST**

ARCHITECTURAL	
A0.00	COVER SHEET AND GENERAL NOTES
A0.03	SITE CONTEXT PHOTOS
X1.01	EXISTING/DEMO PLANS - BASEMENT AND 1ST FLOOR
X1.02	EXISTING/DEMO PLANS - 2ND, 3RD, 4TH FLOORS
X1.03	EXISTING/DEMO PLANS - ROOF PLAN
X2.01	EXISTING/DEMO ELEVATIONS - EAST, SOUTH AND WEST
X2.02	EXISTING/DEMO ELEVATIONS - NORTH
X3.01	EXISTING/DEMO SECTIONS - BUILDING SECTION
A1.01	PLANS - BASEMENT AND 1ST FLOOR
A1.02	PLANS - 2ND, 3RD, AND 4TH FLOORS
A1.03	PLANS - ROOF PLANS
A2.01	ELEVATIONS - EAST, SOUTH AND WEST
A2.02	ELEVATIONS - NORTH AND SIGHT LINE DRAWINGS
A6.10	WINDOW SCHEDULE AND TYPES
A6.11	WINDOW DETAILS
A6.12	WINDOW DETAILS
A6.14	DOOR AND STOREFRONT DETAILS



**GENERAL STRUCTURAL NOTES  
CONSTRUCTION AND SAFETY**

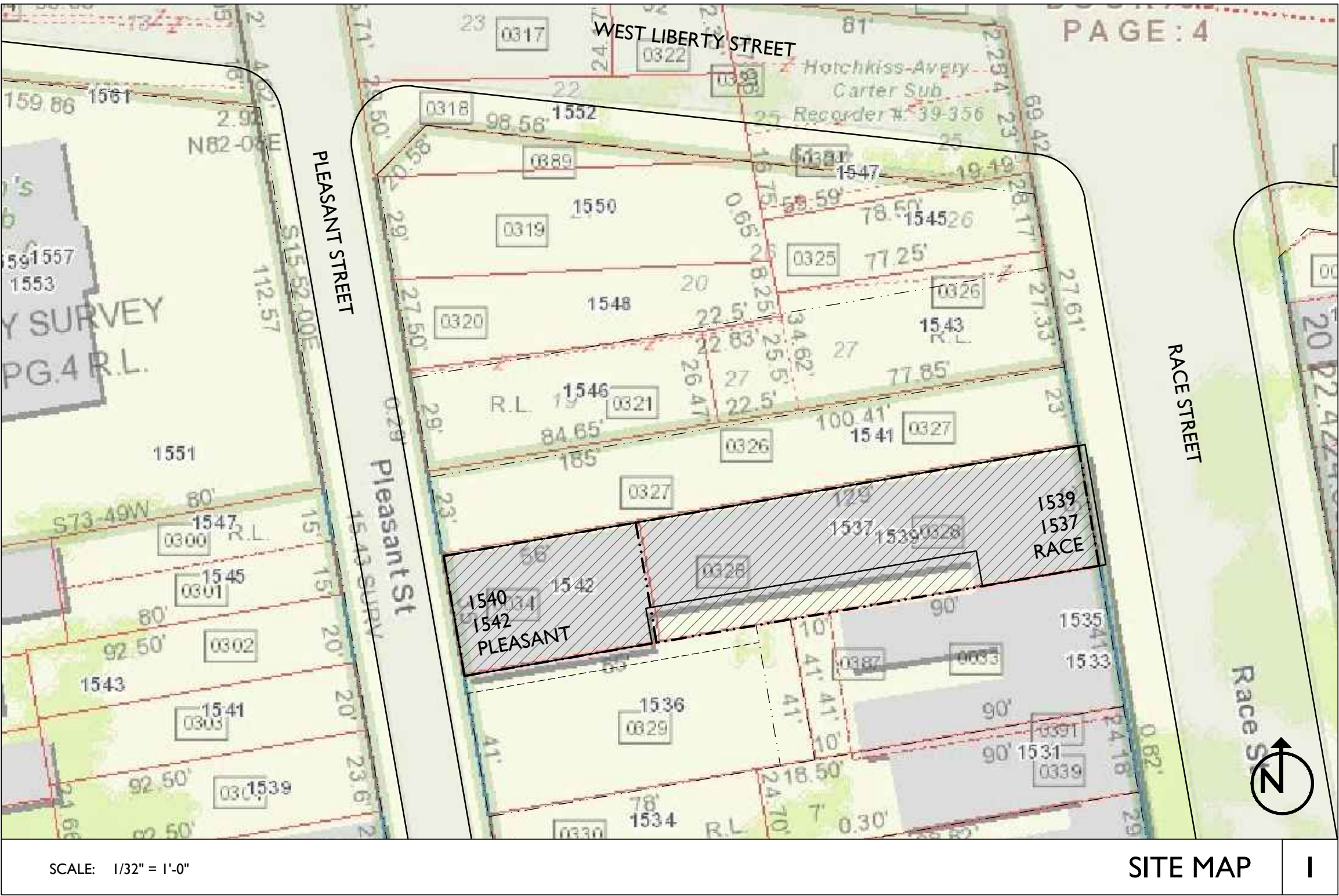
- CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER/ARCHITECT IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER. THE INTENT OF THESE DRAWINGS ARE FOR STABILIZATION ONLY. ANY FUTURE RENOVATION TO THE BUILDING BY OWNER WOULD REQUIRE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO BRING BUILDING UP TO CURRENT CODE.
- THE OWNER AND ENGINEER 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 CONTRACTOR 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 CONTRACTOR IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJACENT TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE CONTRACTOR 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 ENGINEER/OWNER IMMEDIATELY.
- IT IS UP TO THE CONTRACTOR 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 ENGINEER/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- THE CONTRACTOR 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 CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEE, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
- CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.

**GENERAL STRUCTURAL NOTES  
MASONRY**

- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- MATERIALS
  - FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
  - MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.
    - PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE 1 HYDRATED LIME: TYPE N.
    - MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
  - GROUT: ASTM C476. F<sub>c</sub> = 2000 psi, SLUMP 8" TO 10".
  - POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED
- MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
- RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
- MASONRY WALL REPAIR
  - EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NECESSARY AT ALL EXPOSED EXTERIOR SIDES OF THE BUILDING AS NEEDED.
  - REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS DAMAGED OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
  - REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
  - REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
- NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OF CONCRETE MASONRY. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

**SYMBOLS**

	FE = WALL MOUNTED FIRE EXTINGUISHER
	SMOKE DETECTOR
	PARTITION TYPE; SEE SHEET A4.91
	KEYNOTE
	ACCESS TO MEANS OF EGRESS
	EXISTING WALL
	NEW PARTITION WALL
	1-HR FIRE RATING
	2-HR FIRE RATING
	NEW DROPPED CEILING/SOFFIT. SEE RCP FOR ELEVATION/INFO.
	DOOR DESIGNATION; SEE SHEET ???
	WINDOW DESIGNATION; SEE SHEET ???
	SAFETY GLAZING
	MATERIAL TAG
	STOREFRONT DESIGNATION; SEE SHEET ???
	NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: FR INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET ___)
	REVISION CLOUD WITH REVISION TAG.
	CENTER LINE TAG
	ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
	dwg # sheet # ELEVATION TAG
	dwg # sheet # INTERIOR ELEVATION TAG
	dwg # sheet # SECTION CUT TAG
	dwg # sheet # DETAIL CALLOUT



**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR	DIAG.	DIAGONAL	H.M.	HOLLOW METAL	R.D.	ROOF DRAIN
ALT.	ALTERNATE	DIA. or Ø	DIA. DIAMETER	HORIZ.	HORIZONTAL	REV.	REVISE(D)
ALUM.	ALUMINUM	DS	DOWNSPOUT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE(LY)	DWG.(S)	DRAWING(S)				
BD	BOARD	EA.	EACH	INCL.	INCLUDE(D) (ING)	S.B.	SOLID BEARING
BLK	BUILDING	EJ.	EXPANSION JOINT	INSUL.	INSULATE(D) (ION)	SECT.	SECTION
BRK	BLOCK BRICK	ELEV.	ELEVATION	INT.	INTERIOR	SIM.	SIMILAR
		EQ.	EQUAL			SPEC.	SPECIFICATION
		EXG.	EXISTING	MATL.	MATERIAL	T.J.	TOP OF
		EXT.	EXTERIOR	MAS.	MASONRY	TYP.	TYPICAL
C/C	CENTER TO CENTER	N.I.C.	NOT IN CONTRACT			U.N.O.	UNLESS NOTED OTHERWISE
C.L.	CENTER LINE			O.C.	ON CENTER		
C.J.	CONTROL JOINT			OPP.	OPPOSITE	V.B.	VAPOR BARRIER
CLG	CEILING	F.E.	FIRE EXTINGUISHER			VERT.	VERTICAL
CLR.	CLEAR	F.F.E.	FINISHED FLOOR ELEVATION	PLYWD	PLYWOOD	WIN	WINDOW
COL.	COLUMN	FTG.	FOOTING	PT	PRESSURE TREATED		
CONC.	CONCRETE						
CONT.	CONTINUOUS	GC	GENERAL CONTRACTOR				
CONTR.	CONTRACTOR	GYP.	GYPSUM				

**GENERAL NOTES**

Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

Revisions

Design Team:  
MMR  
Drawn by:  
MMR

NOT FOR CONSTRUCTION

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HISTORIC REHABILITATION AND RENOVATIONS TO  
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FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

Job No: 17093 4.19.2018

**A0.00**





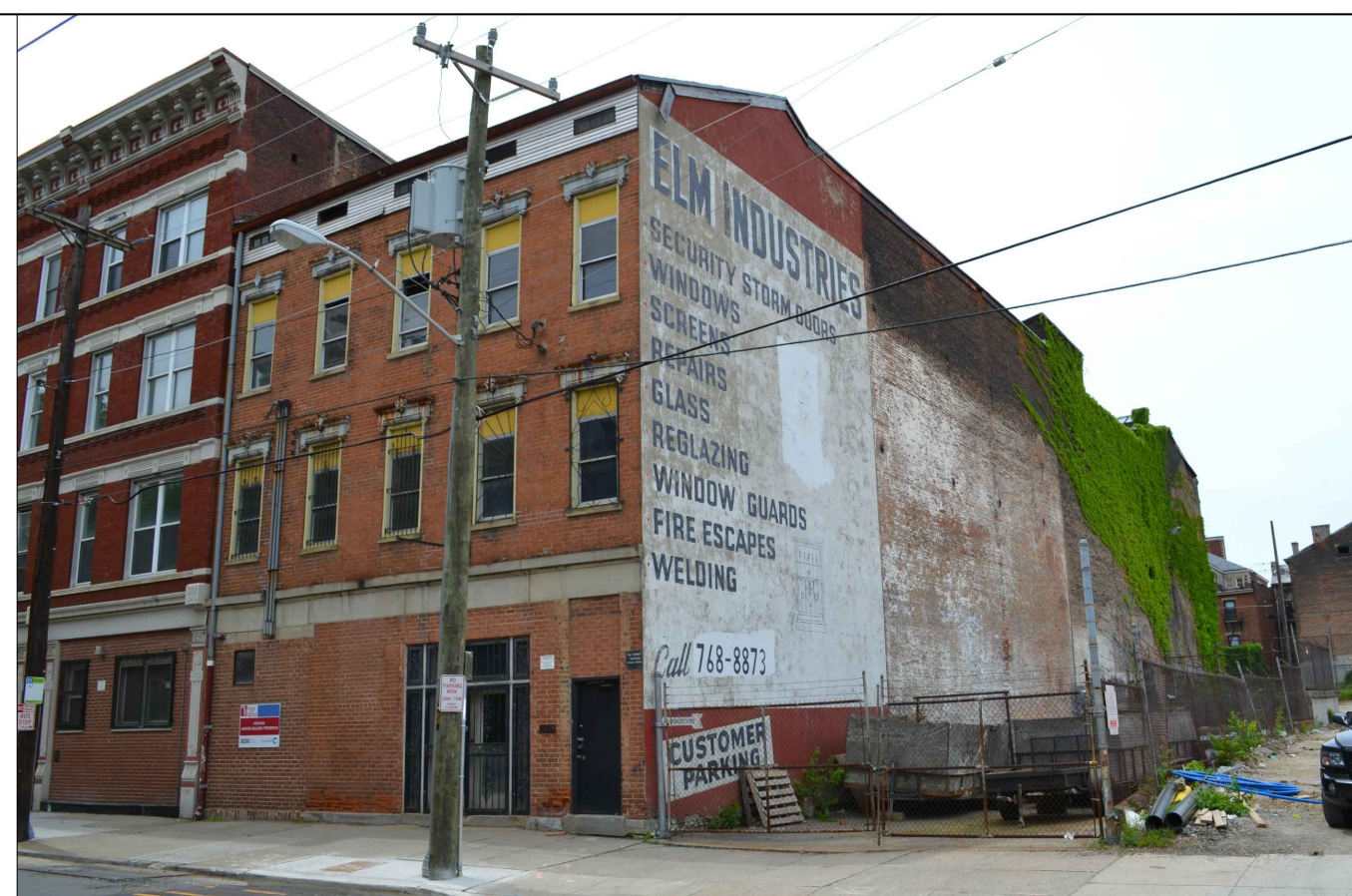
SOUTH FACADE FROM OPEN LOT



PLEASANT STREET



LIBERTY STREET



RACE STREET

SITE CONTEXT PHOTOS

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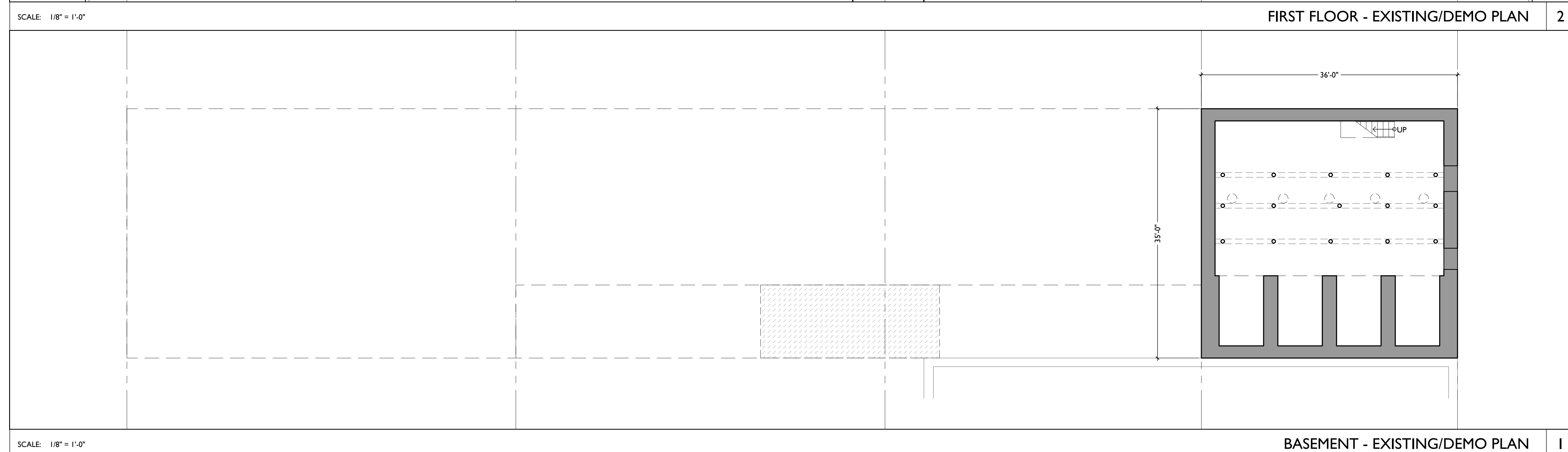
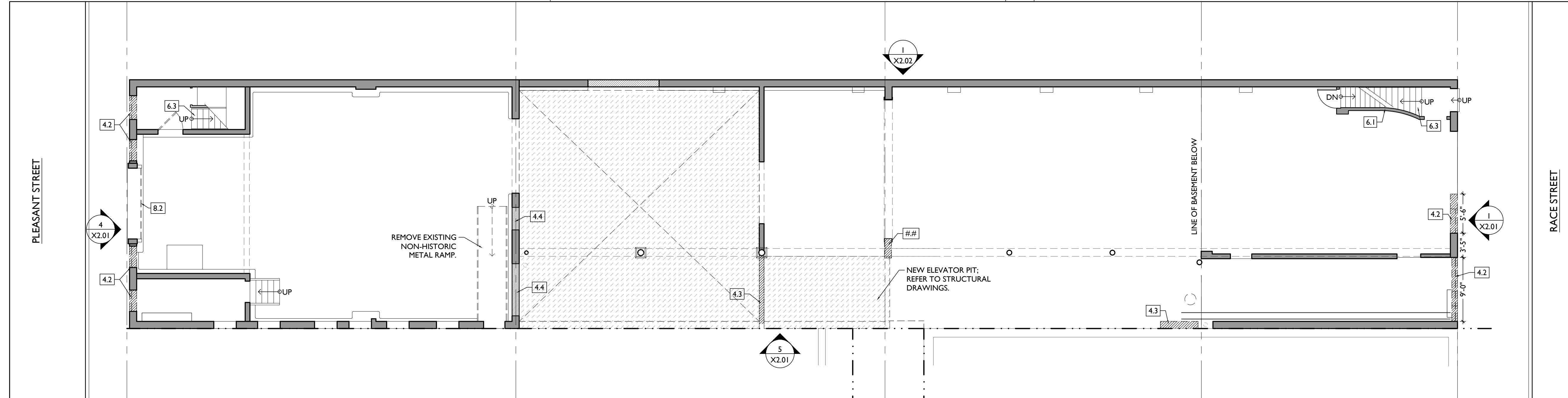
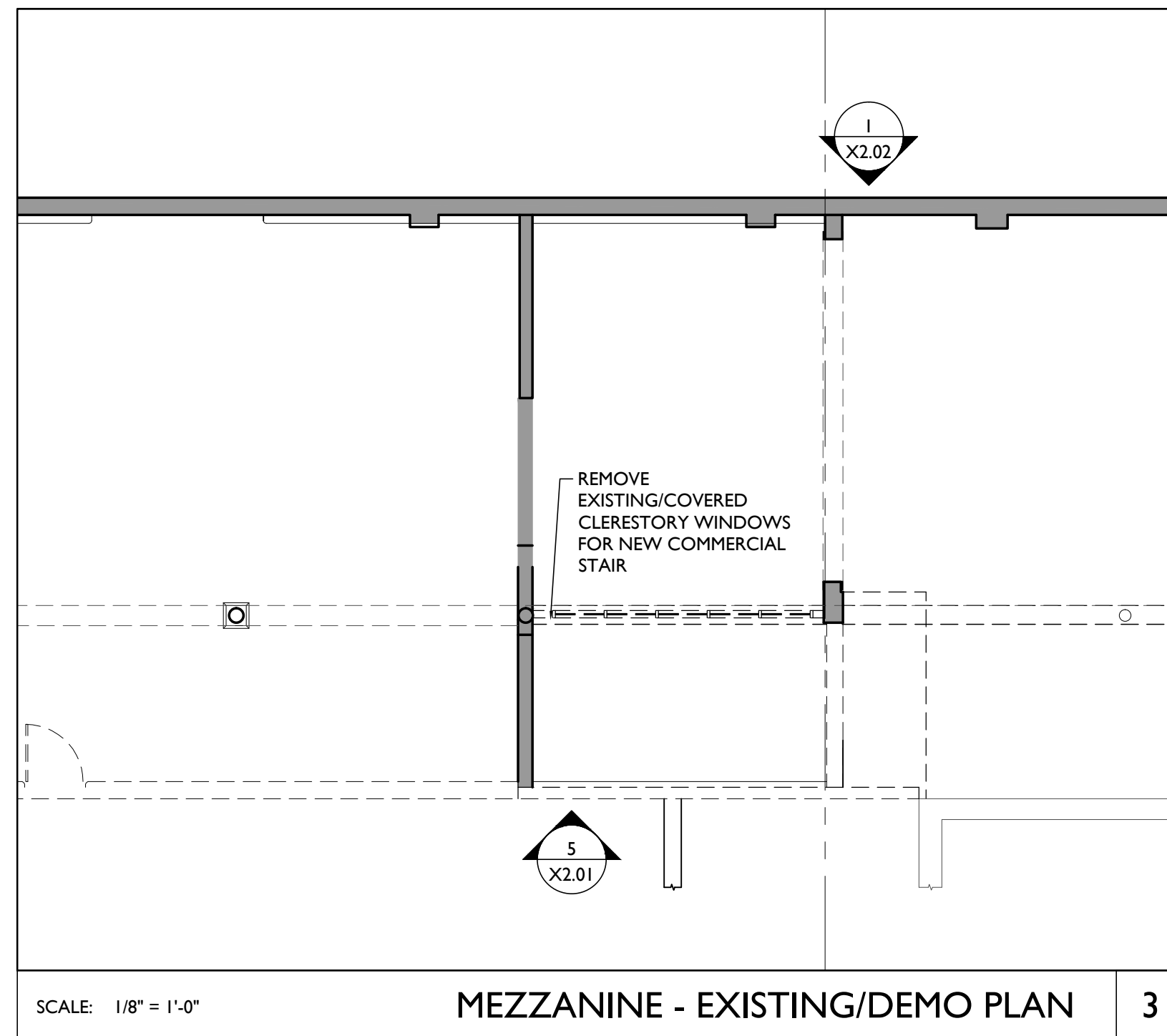
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- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  - C. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  - D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIEZES, BRACKETS, ETC.
  - E. HISTORIC STOREFRONT FRAMEWORK, COLUMNS, LINTELS AND THRESHOLDS.
  - F. BOX GUTTERS - REPAIR & REPAIR.
  - G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  - H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
  - I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM, INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
    - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
  - J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
    - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  - K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
  - L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - N. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
  - O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  - P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS.
  - Q. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  - R. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - T. NON-HISTORIC CABINETRY.
  - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - Z. VEGETATION FROM BRICK.
- AA. PLASTER & LATH. REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LING.
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS. EXPOSE FRAMING.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT:
    - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
    - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
    - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY).
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REED EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

**DEMO KEYED NOTES**

- 2. **EXG. CONDITIONS**
- 3. **CONCRETE**
  - 3.1. PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.
- 4. **MASONRY**
  - 4.1. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  - 4.2. REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
  - 4.3. REMOVE PORTION OF NON-HISTORIC CMU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
  - 4.4. EXISTING INFILLED OPENING TO REMAIN INFILLED.
  - 4.5. NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.6. ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.7. DDOF EXISTING SLL TO MATCH EXISTING FLOOR LEVEL.
- 5. **METALS**
  - 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
  - 5.2. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY).
  - 6.2. EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS. (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.
  - 6.3. EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.
  - 6.4. NEW OPENING IN FLOOR/ROOF. REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS. & NEW WORK PLANS.
  - 6.5. INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
  - 6.6. PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
  - 6.7. REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 7.2. REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.
  - 7.3. REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
  - 7.4. REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.
  - 7.5. REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.
  - 7.6. REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.
  - 7.7. INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 8. **OPENINGS**
  - 8.1. REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.
  - 8.2. REMOVE EXISTING OVERHEAD ROLL UP DOOR.
- 9. **FINISHES**
  - 9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

**PLATTE**  
architecture + design

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

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Revisions  
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Design Team:  
MMR  
Drawn by:  
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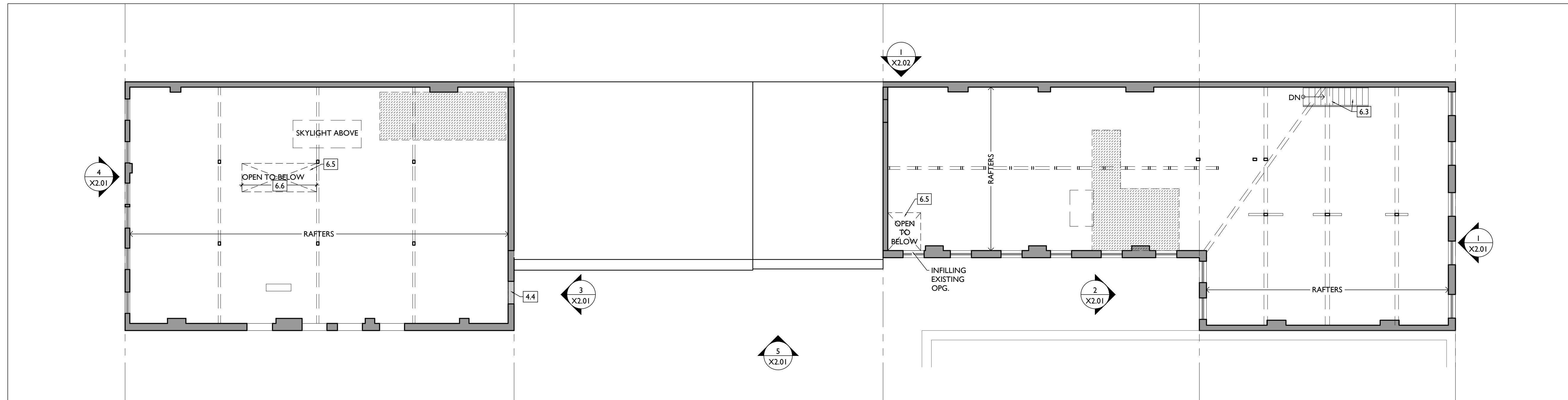
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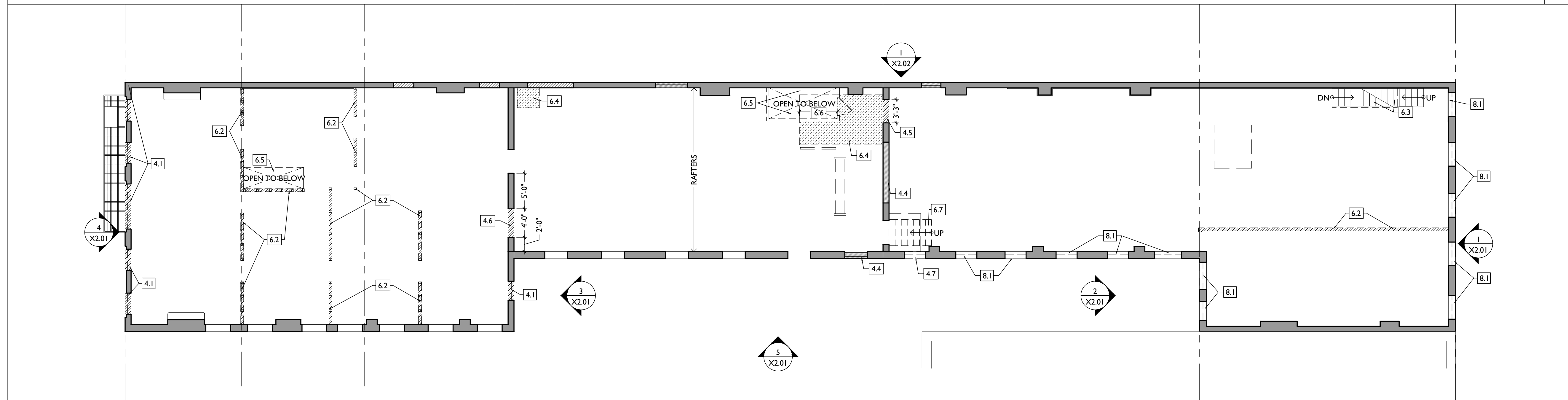
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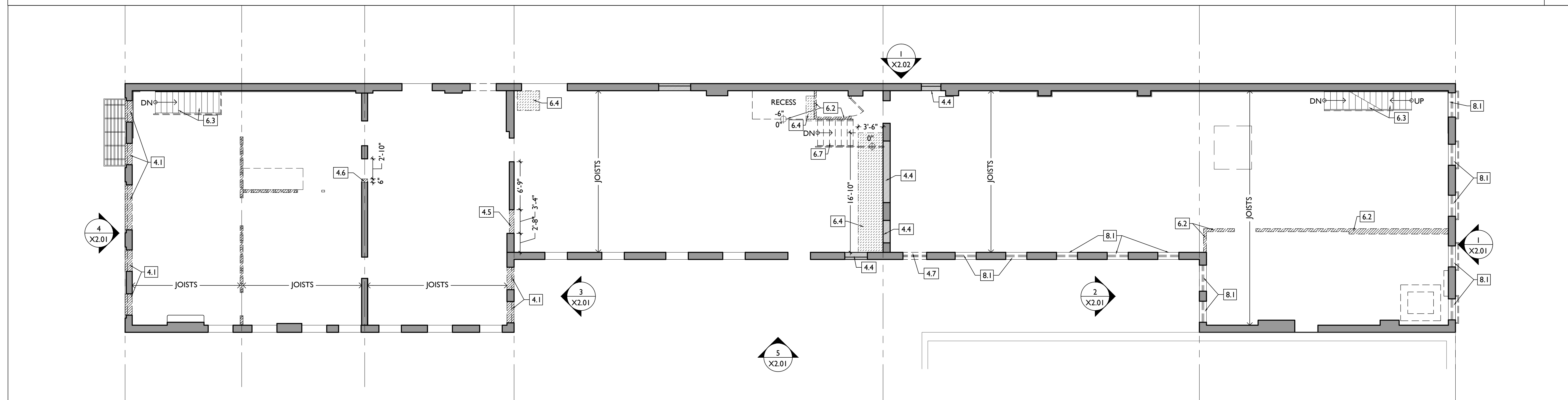
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SCALE: 1/8" = 1'-0" **FOURTH FLOOR - EXISTING/DEMO PLAN** 3



SCALE: 1/8" = 1'-0" **THIRD FLOOR - EXISTING/DEMO PLAN** 2



SCALE: 1/8" = 1'-0" **SECOND FLOOR - EXISTING/DEMO PLAN** 1

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- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHOPS/INS REVIEW.
- C. RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  - 1. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.
  - 2. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  - 3. RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC.
  - 4. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
  - 5. BOX GUTTERS - REPAIR & REPAIR.
  - 6. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  - 7. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRWELLS.
  - 8. HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
  - 9. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL FINISH.
  - 10. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLING, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
  - 11. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  - 12. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
  - 13. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- D. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - 1. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - 2. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
  - 3. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  - 4. NON-HISTORIC FURNISHING & DRYWALL @ EXTERIOR WALLS.
  - 5. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  - 6. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - 7. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - 8. NON-HISTORIC CABINETS.
  - 9. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - 10. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - 11. PLUMBING SYSTEMS - FIXTURES, WATER HEATER, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - 12. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - 13. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - 14. VEGETATION FROM BRICK.
- AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LING:
  - REMOVE ALL PLASTER & LATH FROM ALL CEILING. EXPOSE FRAMING.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT:
  - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
  - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
  - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY).
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE RIEF EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.O.G. EXG. TRIM/RAKE TO REMAIN.

**DEMO KEYED NOTES**

- 2. **EXG. CONDITIONS**
- 3. **CONCRETE**
  - 3.1. PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.
- 4. **MASONRY**
  - 4.1. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  - 4.2. REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
  - 4.3. REMOVE PORTION OF NON-HISTORIC CMU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
  - 4.4. EXISTING INFILLED OPENING TO REMAIN INFILLED.
  - 4.5. NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.6. ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.7. DROP EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
- 5. **METALS**
  - 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
  - 5.2. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY).
  - 6.2. EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.
  - 6.3. EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.
  - 6.4. NEW OPENING IN FLOOR/ROOF. REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT. DWGS. & NEW WORK PLANS.
  - 6.5. INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
  - 6.6. PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
  - 6.7. REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 7.2. REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.
  - 7.3. REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
  - 7.4. REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.
  - 7.5. REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.
  - 7.6. REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.
  - 7.7. INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 8. **OPENINGS**
  - 8.1. REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.
  - 8.2. REMOVE EXISTING OVERHEAD ROLL UP DOOR.
- 9. **FINISHES**
  - 9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

**NOT FOR CONSTRUCTION**

PROPOSED PROJECT:  
**HISTORIC REHABILITATION AND RENOVATIONS TO  
 1537 RACE STREET**  
 FORMER ELM INDUSTRIES BUILDING  
 CINCINNATI, OHIO 45202

Job No: 17093 4.19.2018

**X1.02**

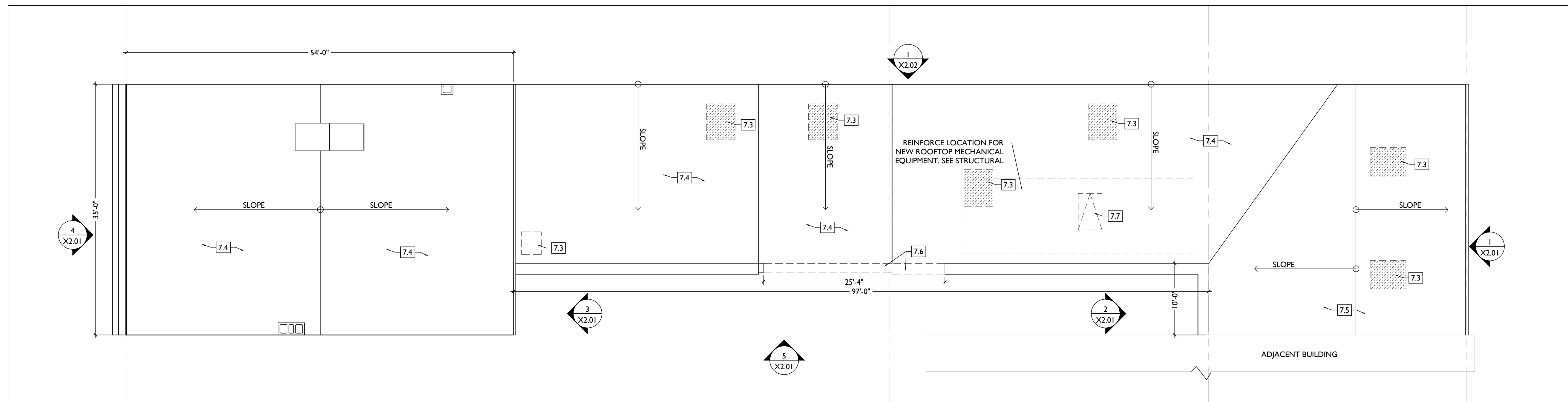
Progress Dates  
 DD PRICING SET - 03.13.2018  
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Revisions

Design Team:  
 MMR  
 Drawn by:  
 MMR

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

ROOF - EXISTING/DEMO PLAN 1

**DEMO GENERAL NOTES**

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A CONCRETE ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.

B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.

C. RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:  
 C. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHE.  
 D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIEZES, BRACKETS, ETC.  
 E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.  
 F. BOX GUTTERS - REMOVE & REPAIR.  
 G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.  
 H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRWELLS.  
 I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.  
 J. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.  
 K. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.  
 L. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.  
 M. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.  
 N. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.

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

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

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

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

AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/SRAKE TO REMAIN.

**DEMO KEYED NOTES**

2. **EXG. CONDITIONS**

3. **CONCRETE**  
 3.1 PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.

4. **MASONRY**  
 4.1 REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.  
 4.2 REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.  
 4.3 REMOVE PORTION OF NON-HISTORIC CMU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.  
 4.4 EXISTING INFILLED OPENING TO REMAIN INFILLED.  
 4.5 NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.  
 4.6 ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.  
 4.7 DROF EXISTING SLL TO MATCH EXISTING FLOOR LEVEL.

5. **METALS**  
 5.1 EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.  
 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.

6. **WOOD, PLASTICS, AND COMPOSITES**  
 6.1 EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)  
 6.2 EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS. (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.  
 6.3 EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.  
 6.4 NEW OPENING IN FLOOR/ROOF. REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT. DWGS. & NEW WORK PLANS.  
 6.5 INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.  
 6.6 PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.  
 6.7 REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.

7. **THERMAL AND MOISTURE PROTECTION**  
 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.  
 7.2 REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.  
 7.3 REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.  
 7.4 REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.  
 7.5 REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.  
 7.6 REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.  
 7.7 INFILL EXG. ROOF PATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.

8. **OPENINGS**  
 8.1 REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.  
 8.2 REMOVE EXISTING OVERHEAD ROLL UP DOOR.

9. **FINISHES**  
 9.1 EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

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Progress Dates  
 DD PRICING SET - 03.13.2018  
 HCB REVIEW SET - 04.19.2018

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Revisions  
 1

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Design Team:  
 MMR  
 Drawn by:  
 MMR

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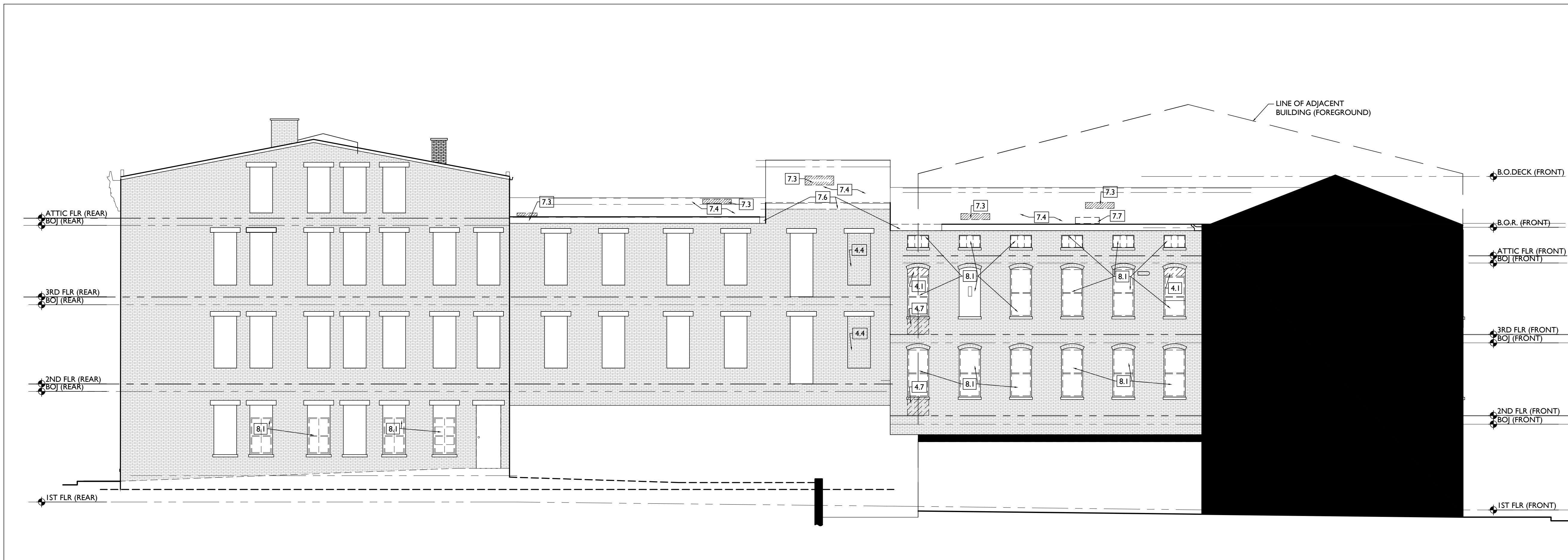
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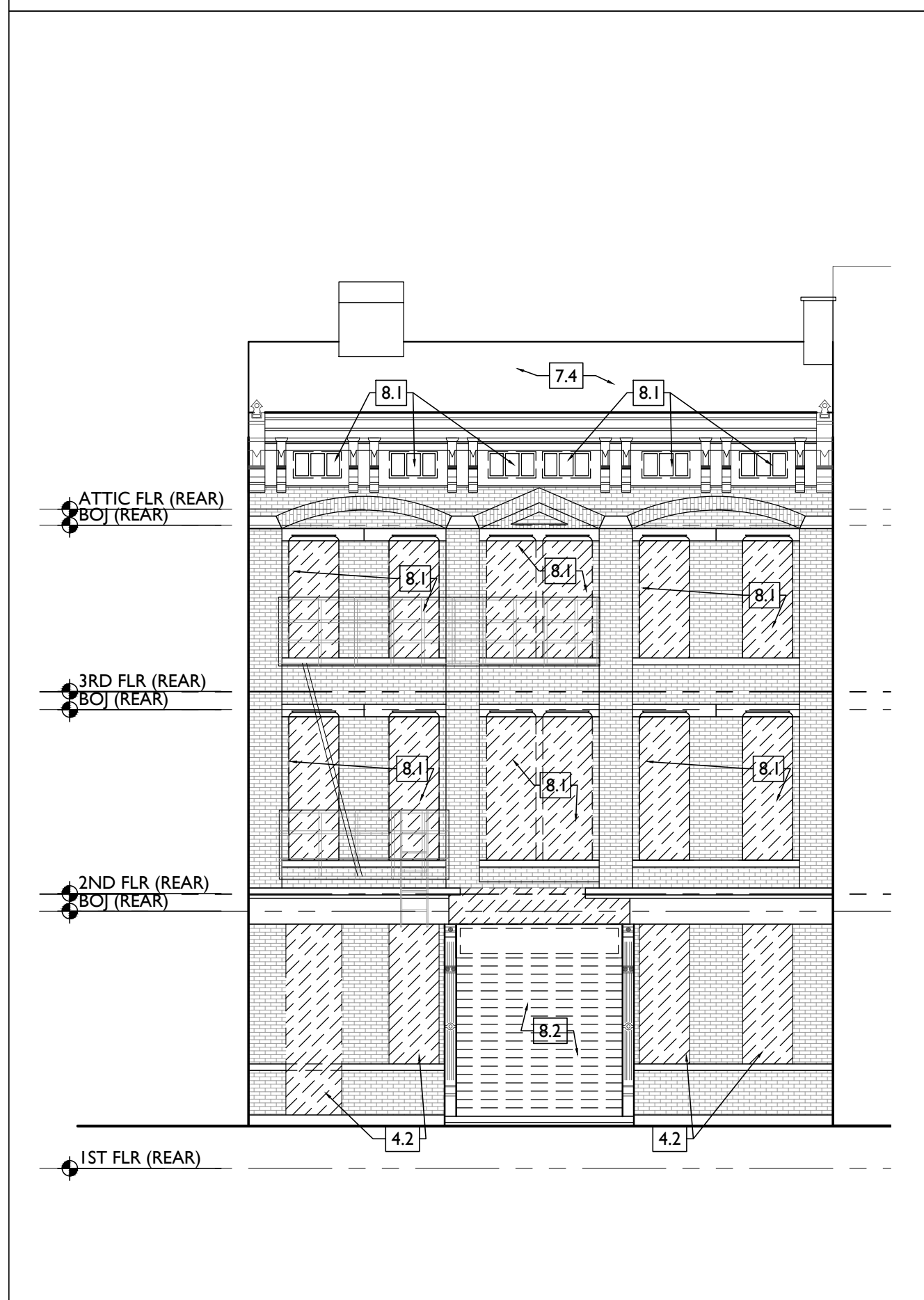
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Job No: 17093 4.19.2018

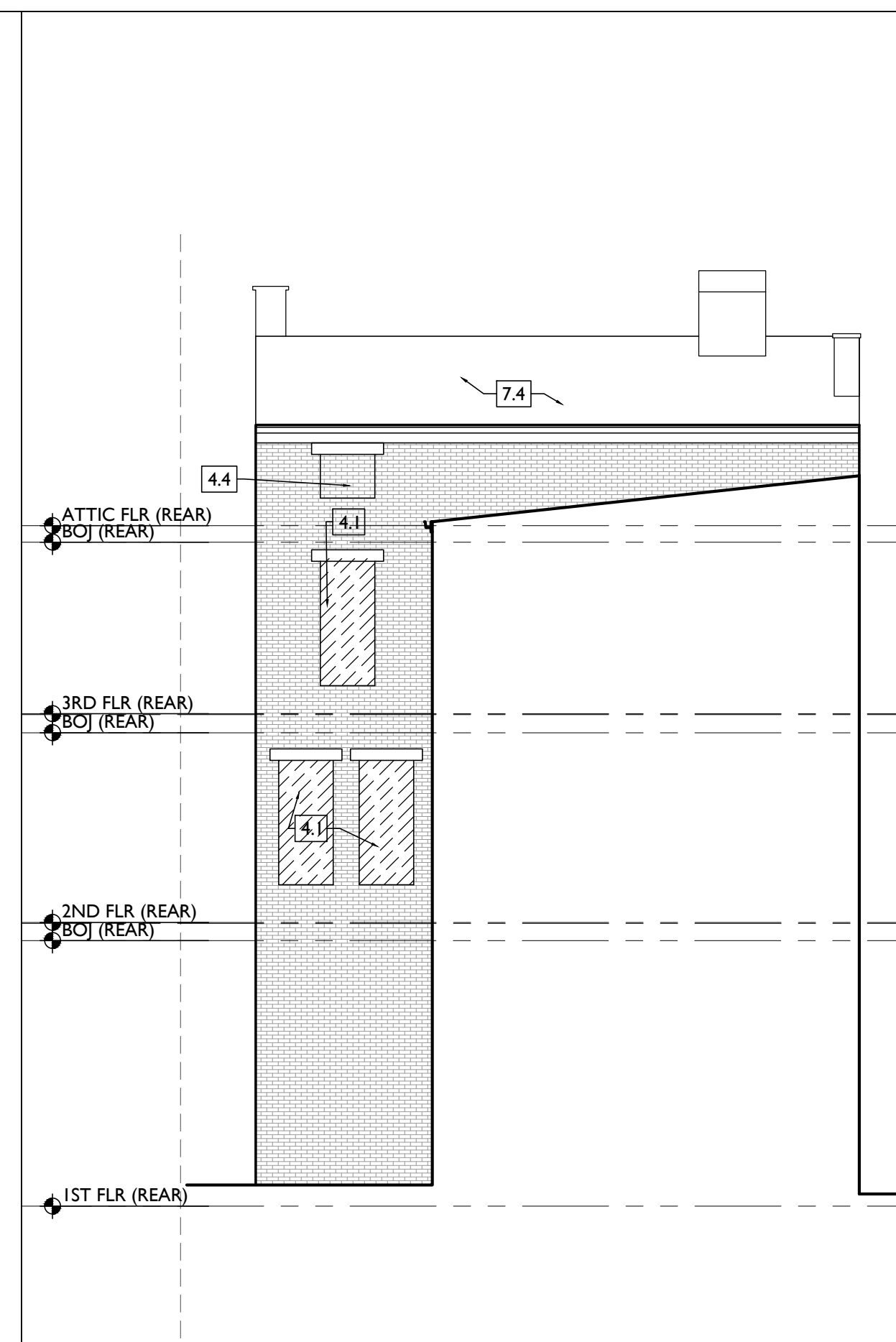
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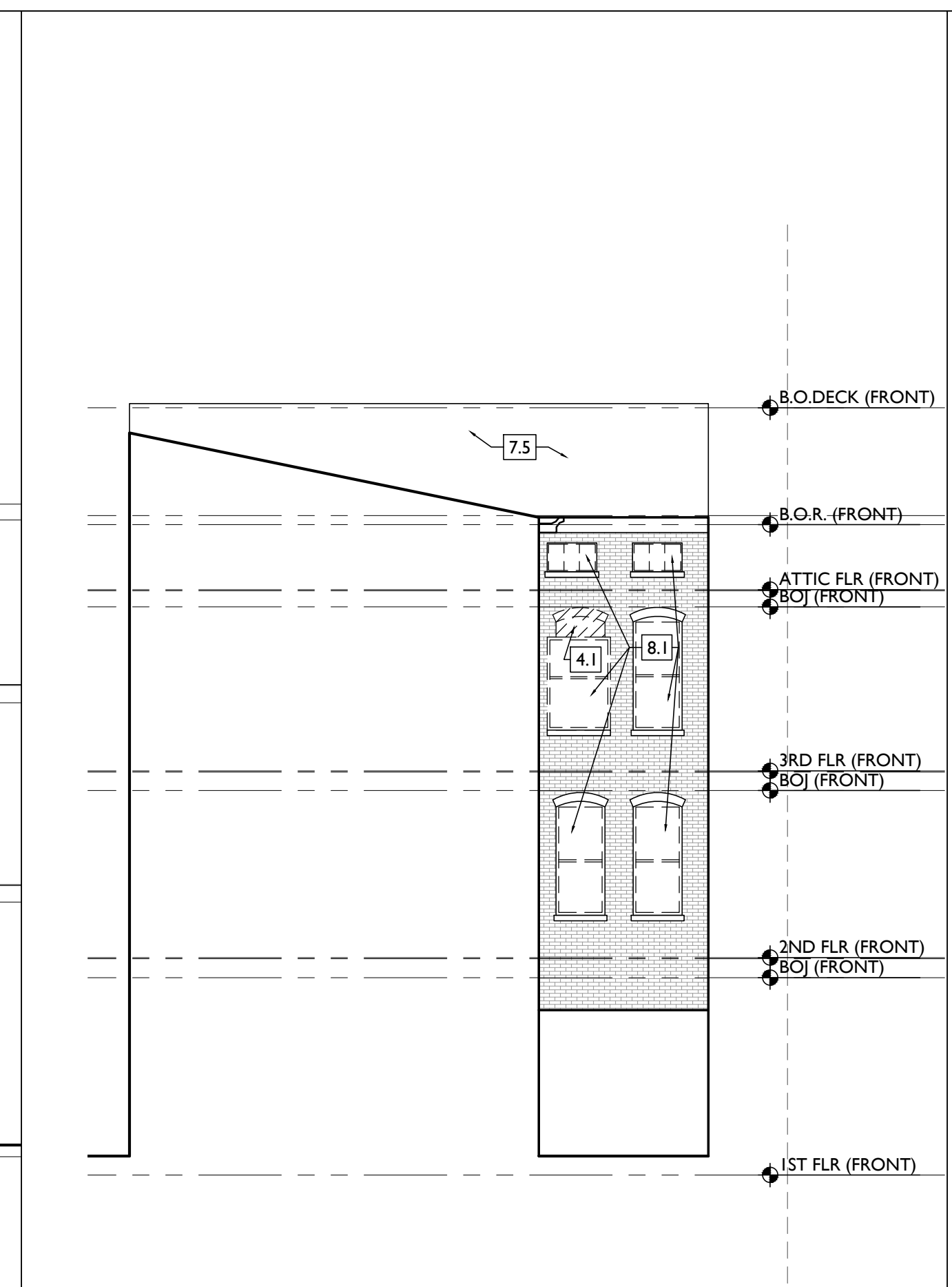
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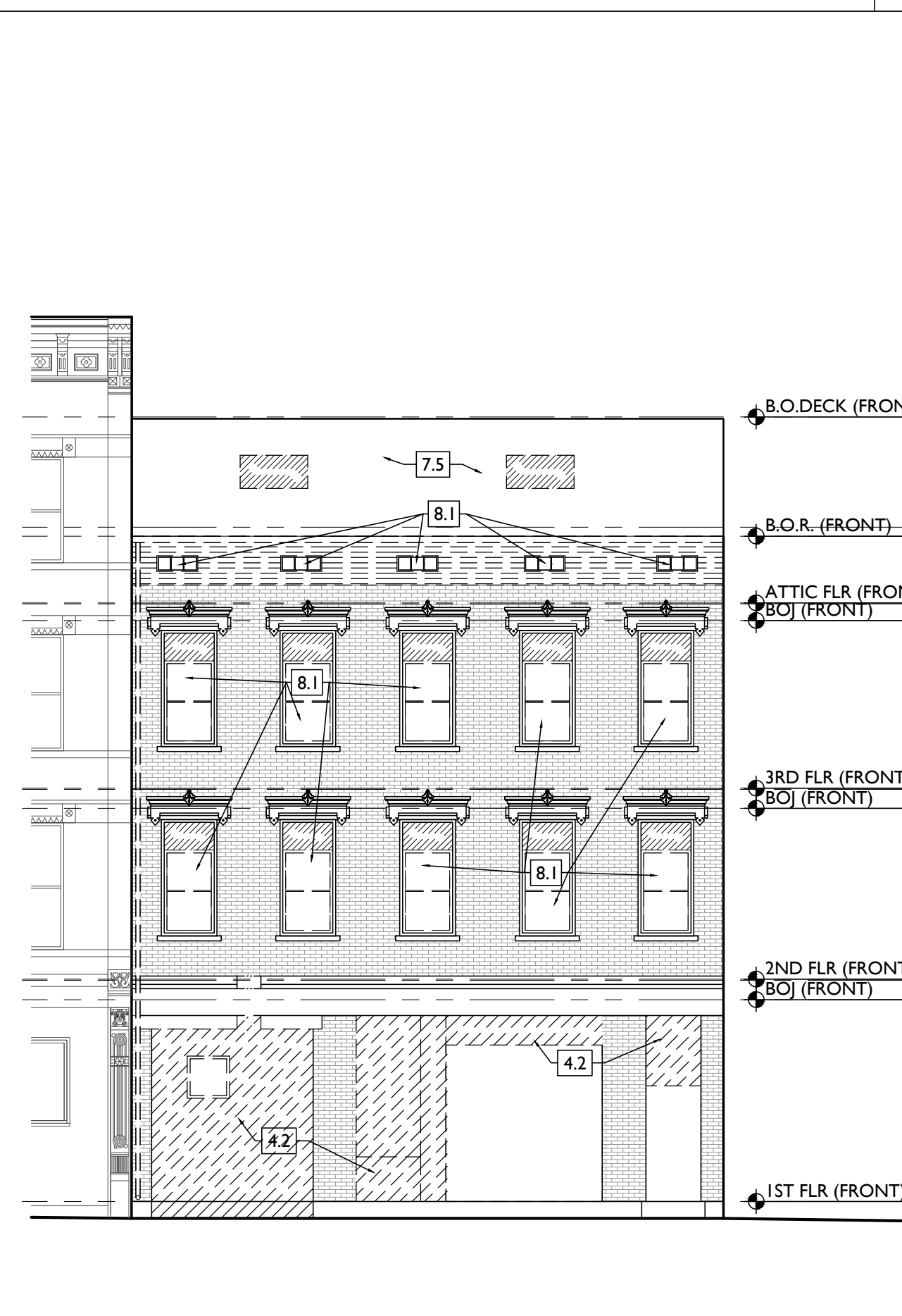
1/8" = 1'-0" WEST ELEV (PLEASANT ST) - EXG/DEMO 4



1/8" = 1'-0" INSET ELEV 3



SCALE: 1/8" = 1'-0" INSET ELEV 2



SCALE: 1/8" = 1'-0" EAST ELEV (RACE ST) - EXISTING/DEMO 1

DEMO GENERAL NOTES

- A. THIS PROJECT IS AN NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A CONCORDIA ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- C. RETAIN ALL EXG. HISTORIC MASONRY, LINO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
- D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIZES, BRACKETS, ETC.
- E. HISTORIC STOREFRONT FRAMEWORK, COLUMNS, LINTELS AND THRESHOLDS.
- F. BOX GUTTERS - REPAIR & REUSE.
- G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC. RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRHALLS.
- H. RETAIN ALL HISTORIC INTERIOR WOOD TRIM, INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING IS INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
- I. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLINGS, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
- J. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
- K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
- L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, LINO. CLEAR OF DEBRIS & REPAIR AS REQ.
- M. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - N. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - O. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
  - P. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ'D.
  - Q. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS (SHOWN DASHED).
  - R. NON-HISTORIC NON-BEARING WOOD-FRAMED DOOR FRAMES (SHOWN DASHED).
  - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS (SHOWN DASHED).
  - T. NON-HISTORIC CABINETRY.
  - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - Z. VEGETATION FROM BRICK.
- AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LINO.
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS, EXPOSE REPAIR.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
  - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
  - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS
  - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY)
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REED EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.O. EXG. TRIM/RAKE TO REMAIN.

DEMO KEYED NOTES

- 2. EXG. CONDITIONS
- 3. CONCRETE
  - 3.1 PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.
- 4. MASONRY
  - 4.1 REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  - 4.2 REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REMOVE PORTION OF NON-HISTORIC CHU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
  - 4.4 EXISTING INFILLED OPENING TO REMAIN INFILLED.
  - 4.5 NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.6 ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 4.7 DROP EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
- 5. METALS
  - 5.1 EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
- 6. WOOD, PLASTICS, AND COMPOSITES
  - 6.1 EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY).
  - 6.2 EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS. (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.
  - 6.3 EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.
  - 6.4 NEW OPENING IN FLOOR/ROOF - REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT. DWGS. & NEW WORK PLANS.
  - 6.5 INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
  - 6.6 PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
  - 6.7 REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS REQ'D. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 7. THERMAL AND MOISTURE PROTECTION
  - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 7.2 REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.
  - 7.3 REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
  - 7.4 REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.
  - 7.5 REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.
  - 7.6 REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.
  - 7.7 INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 8. OPENINGS
  - 8.1 REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.
  - 8.2 REMOVE EXISTING OVERHEAD ROLL UP DOOR.
- 9. FINISHES
  - 9.1 EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

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Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

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Revisions  
1

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Design Team:  
MMR  
Drawn by:  
MMR

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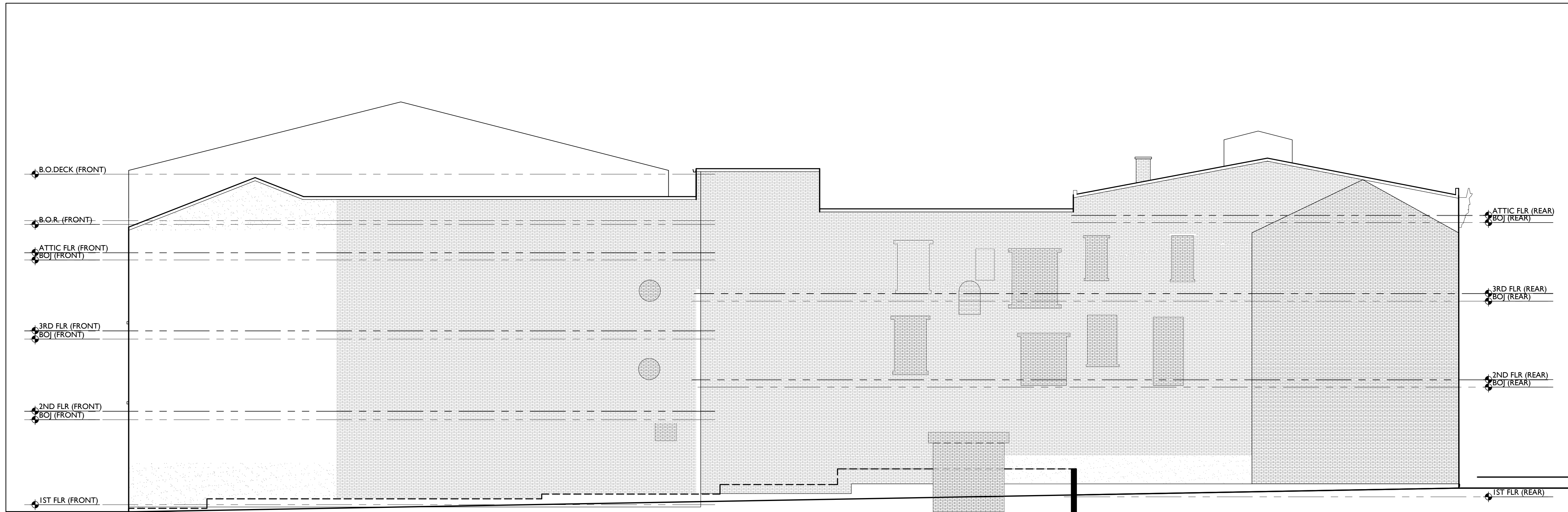
**NOT FOR CONSTRUCTION**

PROPOSED PROJECT:  
**HISTORIC REHABILITATION AND RENOVATIONS TO  
1537 RACE STREET**  
FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

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Job No: 17093 4.19.2018

X2.01



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

NORTH ELEVATION - EXISTING/DEMO 1

DEMO GENERAL NOTES

- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONSIDER ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- C. RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  - C.1. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  - C.2. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIEZES, BRACKETS, ETC.
  - C.3. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
  - C.4. BOX GUTTERS - RELINE & REPAIR.
  - C.5. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  - C.6. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
  - C.7. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
    - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
  - C.8. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, Sidelites, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
    - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  - C.9. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
  - C.10. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- D. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - D.1. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - D.2. EXG. FLOOR/ROOF JOISTS.
  - D.3. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
  - D.4. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  - D.5. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS.
  - D.6. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  - D.7. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - D.8. NON-HISTORIC STAIRS (SHOWN DASHED).
  - D.9. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - D.10. NON-HISTORIC CABINETS.
  - D.11. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - D.12. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - D.13. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - D.14. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - D.15. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - D.16. VEGETATION FROM BRICK.
- E. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LING.
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS. EXPOSE FRAMING.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT:
    - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
    - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
    - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY).
- F. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE RIB EDGES.
- G. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.
- H. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

DEMO KEYED NOTES

- 1. EXG. CONDITIONS
- 2. CONCRETE
  - 2.1. PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.
- 3. MASONRY
  - 3.1. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
  - 3.2. REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
  - 3.3. REMOVE PORTION OF NON-HISTORIC CMU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
  - 3.4. EXISTING INFILLED OPENING TO REMAIN INFILLED.
  - 3.5. NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 3.6. ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
  - 3.7. DROP EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
- 4. METALS
  - 4.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
  - 4.2. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
- 5. WOOD, PLASTICS, AND COMPOSITES
  - 5.1. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY).
  - 5.2. EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS. (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.
  - 5.3. EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.
  - 5.4. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS. & NEW WORK PLANS.
  - 5.5. INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
  - 5.6. PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
  - 5.7. REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 6. THERMAL AND MOISTURE PROTECTION
  - 6.1. REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 6.2. REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.
  - 6.3. REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
  - 6.4. REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.
  - 6.5. REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.
  - 6.6. REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.
  - 6.7. INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 7. OPENINGS
  - 7.1. REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.
  - 7.2. REMOVE EXISTING OVERHEAD ROLL UP DOOR.
- 8. FINISHES
  - 8.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

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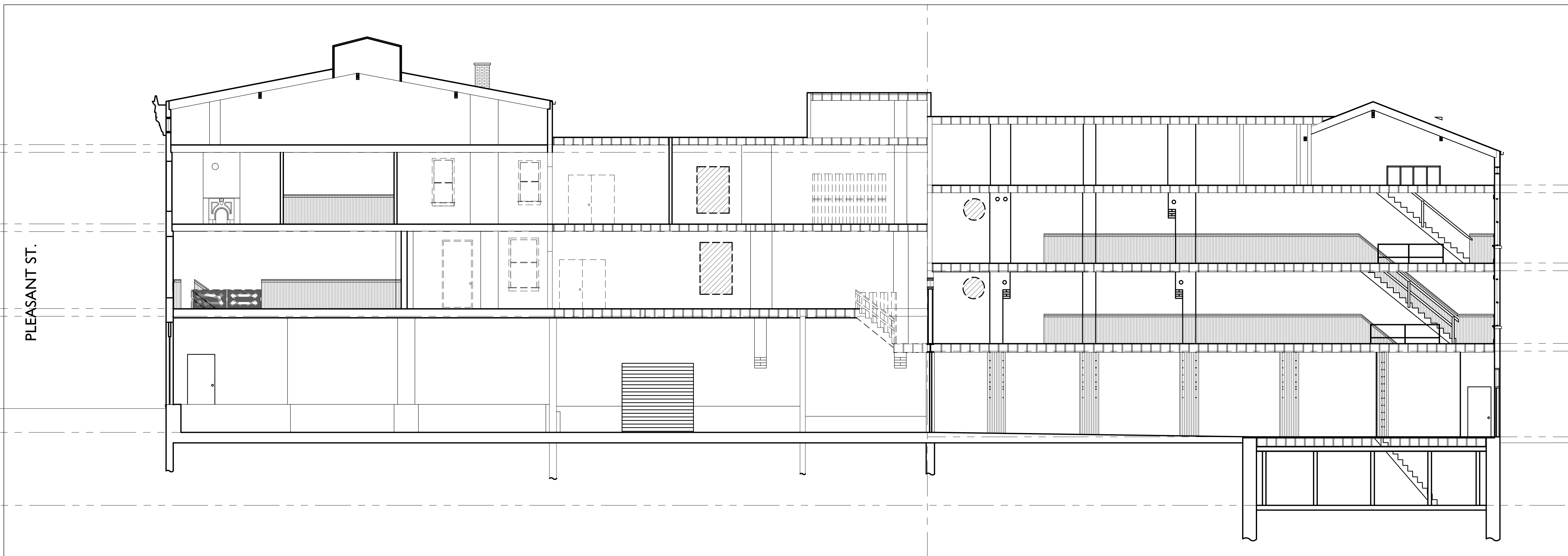
Design Team:  
MMR  
Drawn by:  
MMR

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
HISTORIC REHABILITATION AND RENOVATIONS TO  
**1537 RACE STREET**  
FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

Job No: 17093 4.19.2018

X2.02



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

BUILDING SECTION - EXISTING/DEMO 1

- DEMO GENERAL NOTES**
- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A CONCRETE WALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
  - B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
  - RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
    - C. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
    - D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIEZES, BRACKETS, ETC.
    - E. HISTORIC STOREFRONT FRAMEWORK, COLLUMPS, LINTELS AND THRESHOLDS.
    - F. BOX GUTTERS - REMOVE & REPAIR.
    - G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
    - H. RETAIN ALL INTERIOR WAINSCOTTING AT CORRIDORS AND STAIRHALLS.
    - I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM, INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTTING, WINDOW FRAMES, DOOR FRAMES, ETC.
      - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
    - J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
      - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
    - K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
    - L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIERS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
  - REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
    - M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
    - N. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
    - O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
    - P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS
    - Q. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
    - R. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
    - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
    - T. NON-HISTORIC CABINETRY.
    - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
    - V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
    - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
    - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
    - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
    - Z. VEGETATION FROM BRICK.
  - AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LING.
    - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS. EXPOSE FRAMING.
    - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT:
      - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
      - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS
      - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY)
  - AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
  - AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
  - AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

- DEMO KEYED NOTES**
- 2. **EXG. CONDITIONS**
  - 3. **CONCRETE**
    - 3.1. PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ADA RAMP. CONSULT G.C.
  - 4. **MASONRY**
    - 4.1. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
    - 4.2. REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
    - 4.3. REMOVE PORTION OF NON-HISTORIC CMU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
    - 4.4. EXISTING INFILLED OPENING TO REMAIN INFILLED.
    - 4.5. NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
    - 4.6. ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
    - 4.7. DASH EXISTING SLL TO MATCH EXISTING FLOOR LEVEL.
  - 5. **METALS**
    - 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
    - 5.2. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
  - 6. **WOOD, PLASTICS, AND COMPOSITES**
    - 6.1. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
    - 6.2. EXG. FRAMED WALL TO BE REMOVED. VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS. (SHOWN DASHED) PROVIDE SHORING WHERE NEEDED.
    - 6.3. EXISTING HISTORIC STAIR - PRESERVE AND PROTECT.
    - 6.4. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS. & NEW WORK PLANS.
    - 6.5. INFILL EXISTING OPENING IN FLOOR/CEILING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
    - 6.6. PORTION OF EXISTING OPENING IN FLOOR/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
    - 6.7. REMOVE NON-HISTORIC STAIR. PATCH INFILL FLOOR FRAMING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
  - 7. **THERMAL AND MOISTURE PROTECTION**
    - 7.1. REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
    - 7.2. REMOVE AND REPLACE EXG. METAL DOWNSPOUT IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TIE-IN AS REQUIRED.
    - 7.3. REMOVE EXG. ROOF SHEATHING AND FRAMING TO CREATE NEW OPENING. SEE STRUCTURAL DWGS FOR ROOF FRAMING MODIFICATIONS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
    - 7.4. REMOVE EXG. ROOF MEMBRANE. REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY.
    - 7.5. REMOVE EXG. ASPHALT SHINGLES. REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY.
    - 7.6. REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ADDITION. SEE PROPOSED PLANS/ELEVATIONS FOR DETAILS.
    - 7.7. INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
  - 8. **OPENINGS**
    - 8.1. REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALL WINDOW DETAILS FOR MORE INFORMATION.
    - 8.2. REMOVE EXISTING OVERHEAD ROLL UP DOOR.
  - 9. **FINISHES**
    - 9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

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Progress Dates  
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Revisions  
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Design Team:  
MMR  
Drawn by:  
MMR

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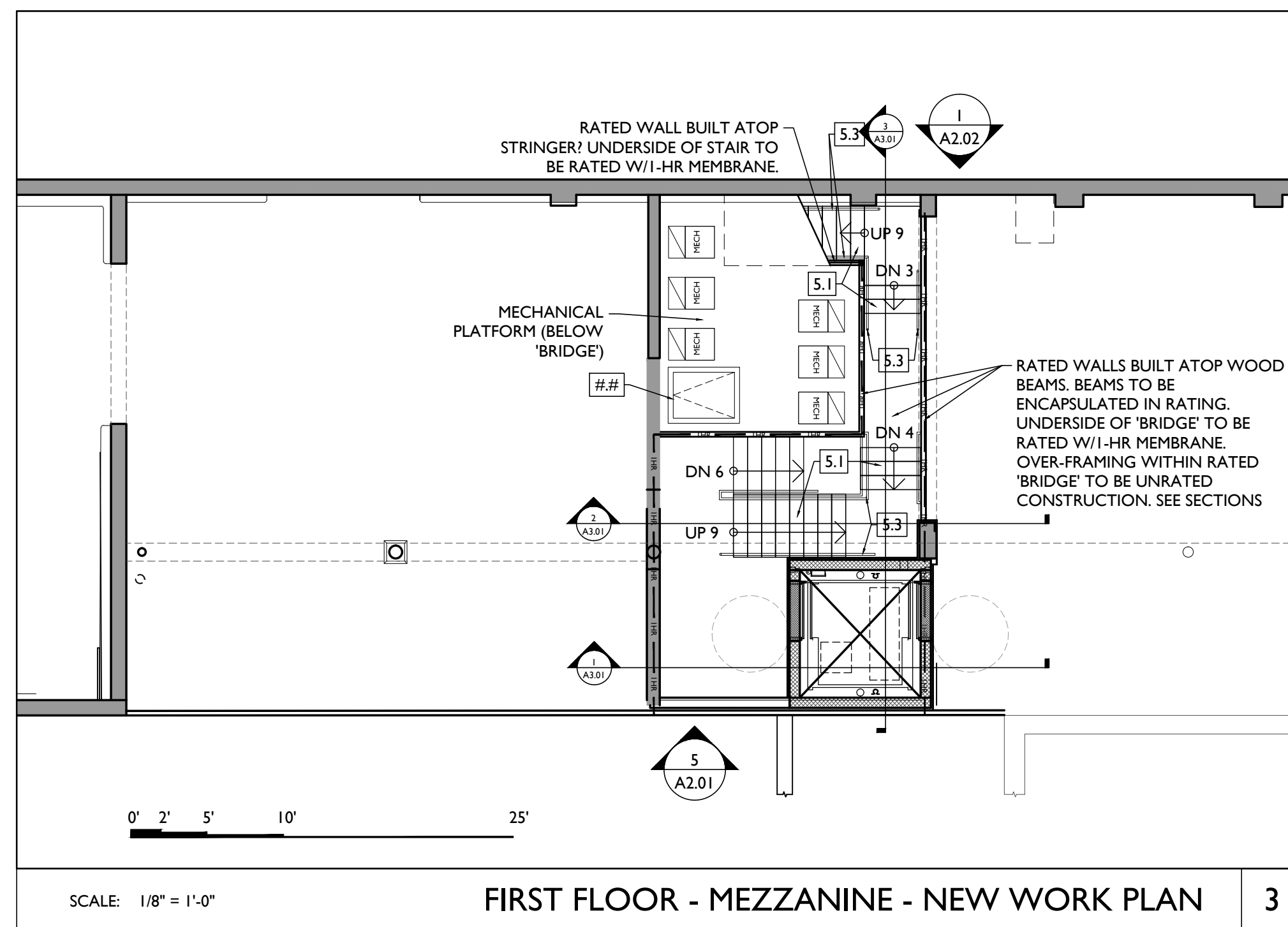
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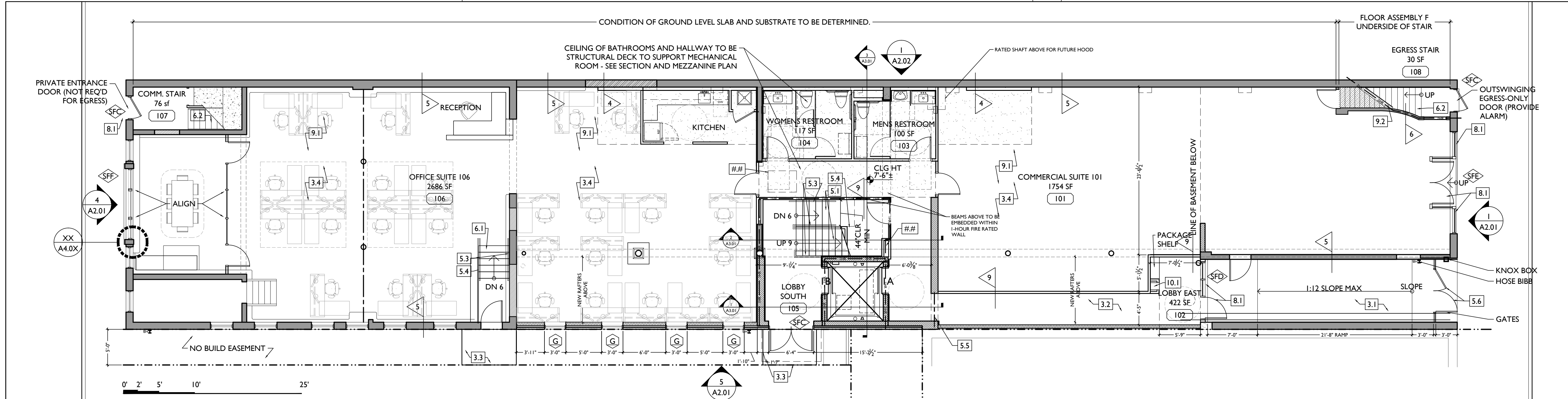
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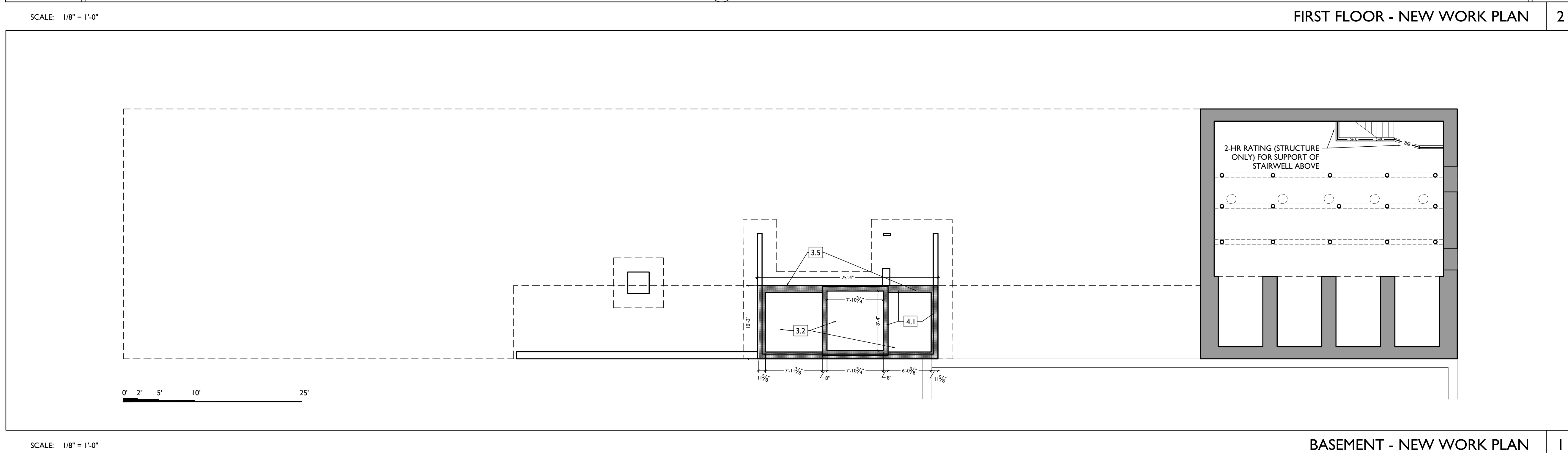
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FIRST FLOOR - MEZZANINE - NEW WORK PLAN 3



FIRST FLOOR - NEW WORK PLAN 2



BASEMENT - NEW WORK PLAN 1

NEW WORK GENERAL NOTES

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- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SIGNOFFS REVIEW.
- C. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-FRIED FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
- D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, FRIZES, BRACKETS, ETC.
- E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
- F. BOX GUTTERS - REPAIR & REPAIR.
- G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
- H. RETAIN ALL INTERIOR WAINSCOTTING AT CORNERS AND STAIRWELLS.
- I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTTING, WINDOW FRAMES, DOOR FRAMES, ETC. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
- J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLSETS, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
- K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
- L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIERS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- M. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - N. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - O. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR ROOF (POSTS).
  - P. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIORATED SUBFLOOR WHERE REQ.
  - Q. NON-HISTORIC FURNING & DRYWALL @ EXTERIOR WALLS. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  - R. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - T. NON-HISTORIC CABINETS.
  - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - Z. VEGETATION FROM BRICK.
- AA. PLASTER & LATH REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LIND. REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS. REMOVE LOOSE OR DETRIORATED PLASTER AT MASONRY WALLS. RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY).
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY NEW MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOD CLEAN.
- AD. REMOVE ALL ROOFING, UNDO. EXG. TRIM/RAKE TO REMAIN.

NEW WORK KEYED NOTES

- 3 CONCRETE
  - 3.1 NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
  - 3.2 NEW 4" FURRED CONCRETE SLAB OF BRILL VAPOR BARRIER, SASH OVERLAPPER & TAPER @ 4" VAPOR-PERMEABLE GRAVEL, PROVIDE PERFORATED PIPE TO CONNECT DIFFERENT ZONES, CONNECT TO RADON RISER, TURN DOWN VAPOR BARRIER @ BERMBETTER.
  - 3.3 NEW CONCRETE WALKWAY/PAVING, 3% SLOPE MAX.
  - 3.4 SLAB REPAIR TRD. CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES:
    - A) REMOVE AND REPLACE SLAB ON GRADE
    - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB
    - C) POUR CONCRETE TOPPING OVER EXG. SLAB
    - D) BUILD FALSE FLOOR WITH FRAMING
  - 3.5 NEW CONCRETE FOOTINGS AND FOUNDATION, SEE STRUCTURAL DRAWINGS.
- 4 MASONRY
  - 4.1 NEW CHU FOUNDATION WALL, SEE SECTION.
  - 4.2 REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REPAIR EXG. CHIMNEY, SEE NEW CONSTRUCTION PLANS.
- 5 METALS
  - 5.1 NEW COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN, SEE STRUCTURAL DRAWINGS.
  - 5.3 NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 3" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/ GUARDRAIL OR FLOOR, PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC. SEE SHEET.
  - 5.4 NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC. GUARDRAIL TO BE 42" AFF. AND STAIR NOSING, SEE SHEET.
  - 5.5 NEW STRUCTURAL MEMBER ABOVE, SEE STRUCTURAL DWGS.
  - 5.6 NEW STEEL BREEZEWAY GATES.
  - 6 WOOD, PLASTICS, AND COMPOSITES
    - 6.1 NEW WOOD COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
    - 6.2 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. REPAIR EXG. CONFIGURATION. REPAIR/REPLACE TRIM & RISERS IN KIND.
  - 7 THERMAL AND MOISTURE PROTECTION
    - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
    - 7.2 EXG. BOX GUTTER TO REMAIN, REPAIR AREAS OF DETRIORATED BOX GUTTER AND REBUILD CORNICE BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
    - 7.3 NEW MEMBRANE ROOF TYPE "M"; SEE SHEET A6.01 FOR DETAILS.
  - 8 OPENINGS
    - 8.1 NEW ALUMINUM STOREFRONT: SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
    - 8.2 NEW WINDOW IN RESTORED ORIGINAL ORG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
    - 8.3 NEW SKYLIGHT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
    - 8.4 EXG. SKYLIGHT TO BE REPAIRED.
  - 9 FINISHES
    - 9.1 1-HR FIRE-RATED FUR.CLG ASSEMBLY TYPE "A" ABOVE. (SEE A6.01)
    - 9.2 2-HR FIRE-RATED FUR.CLG ASSEMBLY TYPE "F" ABOVE. (SEE A6.01)
  - 10 SPECIALTIES
    - 10.1 PROVIDE NEW LOCKABLE COMMERCIAL MAILBOXES TO MEET USPS-4C STANDARDS, 48" AFF. MAX. REACH HEIGHT. COORD. FRAMING AS REQ'D. FIRE RATING TO BE CONTINUOUS BEHIND MAILBOXES.
    - 10.2 PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
  - 22 PLUMBING
    - 22.1 PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT THRU ROOF. PROVIDE BOOT & CAP. IF REQ'D BY TESTING. PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
    - 22.2 PROVIDE ACCESS PANEL, OUTLET, AND PREP FOR FUTURE RADON FAN. INSTALL FAN IF REQUIRED AFTER TESTING.
    - 22.3 PROVIDE STUB IN FOR FUTURE KITCHENETTE.
    - 22.4 PROVIDE POP SINK.
  - 33 HEATING, VENTILATING, AND AIR CONDITIONING
    - 23.1 PROVIDE MECH-TYPE GUARDRAIL @ MECHANICAL EQUIPMENT. MIN. 6" FROM ROOF EDGE. LEAVE AT LEAST 1" CLEAR AROUND UNITS.
    - 23.2 (NOT USED).
    - 23.3 PROVIDE PVC SLEEVES FOR FUTURE COMMERCIAL LINETS. NO DUCTS PROVIDED NOW.
    - 23.4 MECHANICAL SHAFT CLEAN OUT ACCESS HATCH.

NOT FOR CONSTRUCTION

**PLATTE**  
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Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

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Revisions

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Design Team:  
MMR  
Drawn by:  
MMR

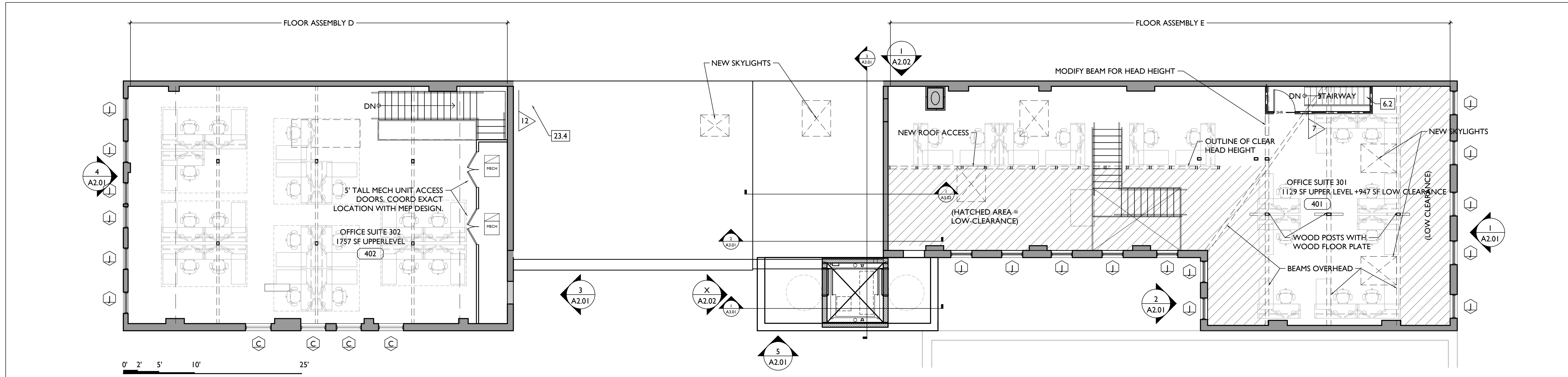
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**1537 RACE STREET**  
HISTORIC REHABILITATION AND RENOVATIONS TO  
FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

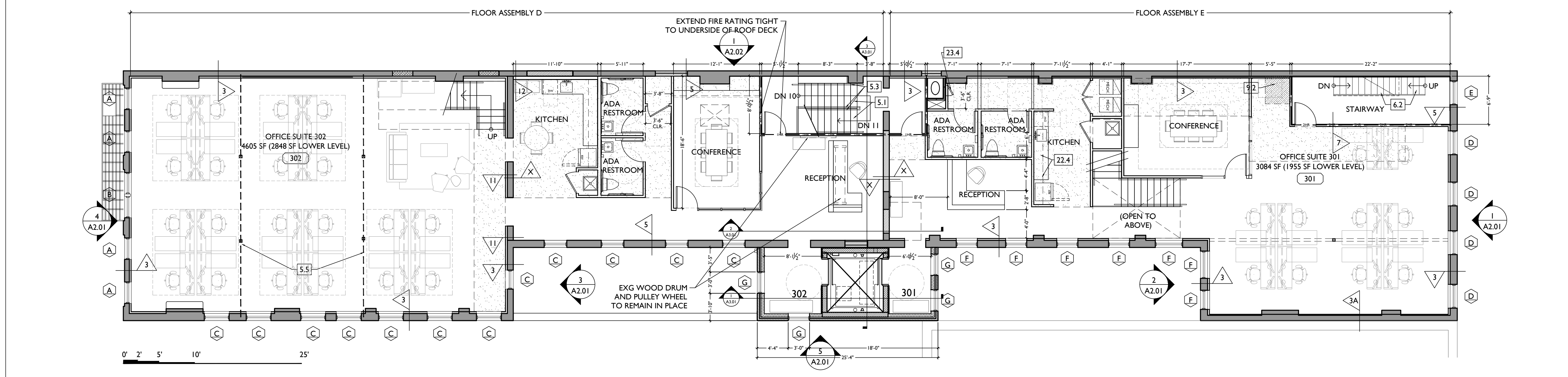
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Job No: 17093      4.19.2018

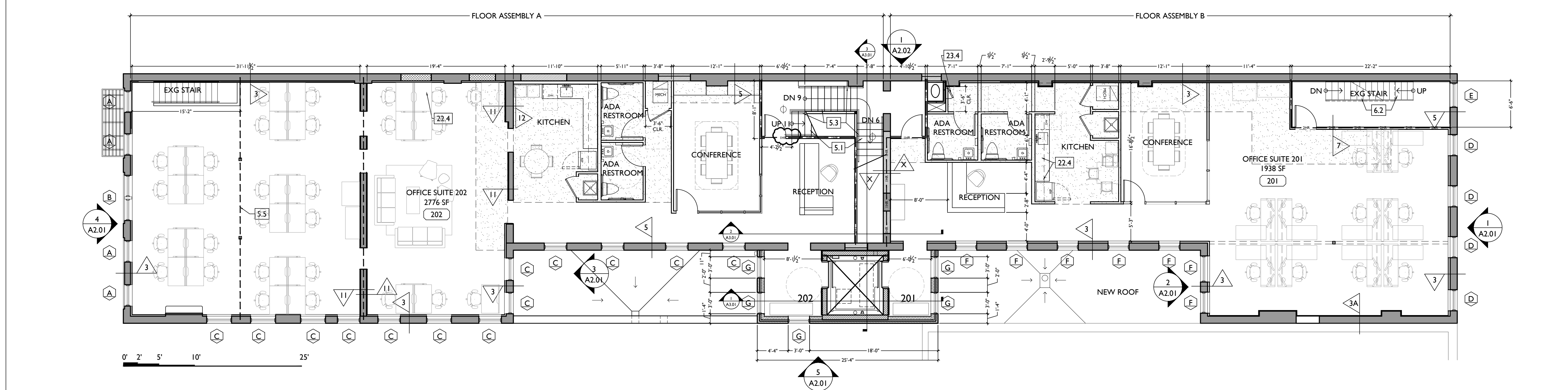
A1.01



FOURTH FLOOR - NEW WORK PLAN 3



THIRD FLOOR - NEW WORK PLAN 2



SECOND FLOOR - NEW WORK PLAN 1

NEW WORK GENERAL NOTES

- A. THIS PROJECT IS AN NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHOPS/OPS REVIEW.
- C. RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  1. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.
  2. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  3. RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FREEZES, BRACKETS, ETC.
  4. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
  5. BOX GUTTERS - REPAIR & REUSE.
  6. HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  7. RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRHALLS.
  8. ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
    - a. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE INSTALLED OVER NEW DRYWALL FINISH.
  9. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
    - a. ALL HISTORIC DOORS THAT ARE NOT RETAINED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  10. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTERS.
  11. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- D. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  1. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  2. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH - TO EXPOSE EXG. FLOOR JOIST (POSTS).
  3. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  4. NON-HISTORIC FURNISHING & DRYWALL @ EXTERIOR WALLS.
  5. NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  6. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  7. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  8. NON-HISTORIC CABINETRY.
  9. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  10. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  11. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  12. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  13. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  14. VEGETATION FROM BRICK.
- E. AA. PLASTER & LATH - REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH:
  1. REMOVE ALL PLASTER & LATH FROM ALL CEILING, EXPOSE FRAMING.
  2. REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
  3. RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
  4. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (HATCHED GREY).
- F. AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REED EDGES.
- G. AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOD CLEAN.
- H. AD. REMOVE ALL ROOFING, UNDO. EXG. TRIM/RAKE TO REMAIN.

NEW WORK KEYED NOTES

- 3 CONCRETE
  - 3.1 NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
  - 3.2 NEW 4" F'RD CONCRETE SLAB OF BRILL VAPOR BARRIER, S&S OVERLAP & T&E @ 4" VAPOR-PERMEABLE GRAVEL. PROVIDE PERFORATED PIPE TO CONNECT DIFFERENT ZONES, CONNECT TO RADON RISER, TURN DOWN VAPOR BARRIER @ BARRIER.
  - 3.3 NEW CONCRETE WALKWAY/PATIO, 3% SLOPE MAX.
  - 3.4 SLAB REPAIR TRD. CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES:
    - A) REMOVE AND REPLACE SLAB ON GRADE
    - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB
    - C) POUR CONCRETE TOPPING OVER EXG. SLAB
    - D) BUILD FALSE FLOOR WITH FRAMING
- 35 NEW CONCRETE FOOTINGS AND FOUNDATION; SEE STRUCTURAL DRAWINGS
- 4 MASONRY
  - 4.1 NEW CHU FOUNDATION WALL. SEE SECTION.
  - 4.2 REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
- 5 METALS
  - 5.1 NEW COMMERCIAL STAIR. MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
  - 5.3 NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 3" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/ GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC. SEE SHEET.
  - 5.4 NEW STEEL GUARDRAIL. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC. GUARDRAIL TO BE 42" AFF. AND STAIR NOSING. SEE SHEET.
  - 5.5 NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DWGS.
  - 5.6 NEW STEEL BREEZEWAY GATES.
- 6 WOOD, PLASTICS, AND COMPOSITES
  - 6.1 NEW WOOD COMMERCIAL STAIR. MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 6.2 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. MAINTAIN EXG. CONFIGURATION. REPAIR/REPLACE TRIM & RISERS IN KIND.
- 7 THERMAL AND MOISTURE PROTECTION
  - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 7.2 EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
  - 7.3 NEW MEMBRANE ROOF TYPE "T". SEE SHEET A6.01 FOR DETAILS.
- 8 OPENINGS
  - 8.1 NEW ALUMINUM STOREFRONT. SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
  - 8.2 NEW WINDOW IN RESTORED ORIGINAL ORG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
  - 8.3 NEW SKYLIGHT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - 8.4 EXG. SKYLIGHT TO BE REPAIRED.
- 9 FINISHES
  - 9.1 1 HR FIRE-RATED FLOOR ASSEMBLY TYPE "A" ABOVE. SEE A6.01
  - 9.2 2 HR FIRE-RATED FLOOR ASSEMBLY TYPE "F" ABOVE. SEE A6.01
- 10 SPECIALTIES
  - 10.1 PROVIDE NEW LOCKABLE COMMERCIAL MAILBOXES TO MEET USPS-4C STANDARDS. 48" AFF. MAX. REACH HEIGHT. COORD. FRAMING AS REQ'D. FIRE RATING TO BE CONTINUOUS BEHIND MAILBOXES.
  - 10.2 PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
- 22 PLUMBING
  - 22.1 PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER. RISE TO EXTEND FROM BASEMENT THRU ROOF. PROVIDE BOOT & CAP. IF REQ'D BY TESTING. PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
  - 22.2 PROVIDE ACCESS PANEL, OUTLET, AND PREP FOR FUTURE RADON FAN. INSTALL FAN IF REQUIRED AFTER TESTING.
  - 22.3 PROVIDE STUB IN FOR FUTURE KITCHENETTE.
  - 22.4 PROVIDE POP SINK.
  - 23 HEATING, VENTILATING, AND AIR CONDITIONING
    - 23.1 PROVIDE MECH-TYPE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN < 4' FROM ROOF EDGE. LEAVE AT LEAST 1" CLEAR AROUND UNITS.
    - 23.2 (NOT USED).
    - 23.3 PROVIDE PVC SLEEVES FOR FUTURE COMMERCIAL LINSETS. NO DUCTS PROVIDED NOW.
    - 23.4 MECHANICAL SHAFT CLEAN OUT ACCESS HATCH.

Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

Revisions

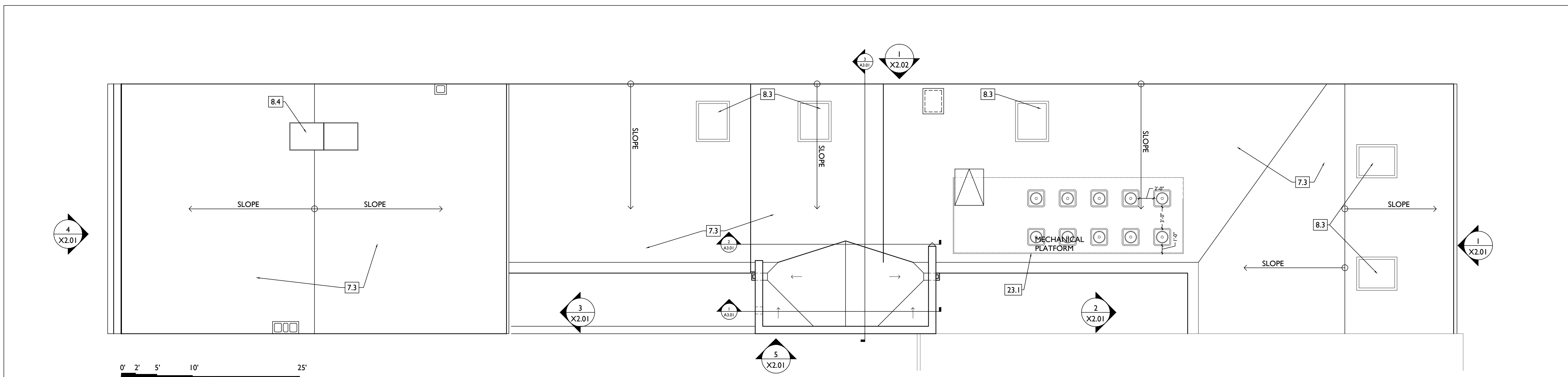
Design Team:  
MMR  
Drawn by:  
MMR

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
HISTORIC REHABILITATION AND RENOVATIONS TO  
**1537 RACE STREET**  
FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

Job No: 17093 4.19.2018

**A1.02**



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

ROOF - NEW WORK PLAN

1

**NEW WORK GENERAL NOTES**

- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONSIDER ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- C. RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  - RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  - RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC.
  - HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
  - BOX GUTTERS - RELINE & REPAIR.
  - RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  - RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRHALLS.
  - RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
  - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL FINISH.
  - RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
    - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  - RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
  - RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF JOISTS.
  - FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  - NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS
  - NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
  - NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
  - NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - NON-HISTORIC CABINETS
  - MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - PUMPING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PUMP, W/ STACKS, ETC. BACK TO SERVICE.
  - NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - VEGETATION FROM BRICK.
- AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LING.
  - REMOVE ALL PLASTER & LATH FROM ALL CEILINGS. EXPOSE FRAMING.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
  - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
  - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS
  - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY)
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE RIEDED EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

**NEW WORK KEYED NOTES**

- 3 CONCRETE
  - 3.1 NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
  - 3.2 NEW 4" FURRING CONCRETE SLAB @ BRILL VAPOR BARRIER, SASH OVERLAPPED & TAPER @ 4" VAPOR-REMOVABLE GRAVEL, PROVIDE PERFORATED PIPE TO CONNECT DIFFERENT ZONES, CONNECT TO RADON RISER, TURN DOWN VAPOR BARRIER @ BERMBETER.
  - 3.3 NEW CONCRETE WALKWAY/PATIO, 3% SLOPE MAX.
  - 3.4 SLAB REPAIR TBD, CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES:
    - A) REMOVE AND REPLACE SLAB ON GRADE
    - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB
    - C) POUR CONCRETE TOPPING OVER EXG. SLAB
    - D) BUILD FALSE FLOOR WITH FRAMING
  - 3.5 NEW CONCRETE FOOTINGS AND FOUNDATION, SEE STRUCTURAL DRAWINGS.
- 4 MASONRY
  - 4.1 NEW CMU FOUNDATION WALL, SEE SECTION.
  - 4.2 REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REPAIR EXG. CHIMNEY, SEE NEW CONSTRUCTION PLANS.
- 5 METALS
  - 5.1 NEW COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN, SEE STRUCTURAL DRAWINGS.
  - 5.3 NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/ GUARDRAIL OR FLOOR, PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC. SEE SHEET.
  - 5.4 NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC. GUARDRAIL TO BE 42" AFF. AND STAIR NOSING, SEE SHEET.
  - 5.5 NEW STRUCTURAL MEMBER ABOVE, SEE STRUCTURAL DWGS.
  - 5.6 NEW STEEL BREEZEWAY GATES.
- 6 WOOD, PLASTICS, AND COMPOSITES
  - 6.1 NEW WOOD COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 6.2 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. REPAIR EXG. CONFIGURATION, REPAIR/REPLACE TRIM & RISERS IN KIND.
- 7 THERMAL AND MOISTURE PROTECTION
  - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
  - 7.2 EXG. BOX GUTTER TO REMAIN, REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
  - 7.3 NEW MEMBRANE ROOF TYPE "M"; SEE SHEET A6.01 FOR DETAILS.
- 8 OPENINGS
  - 8.1 NEW ALUMINUM STOREFRONT: SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
  - 8.2 NEW WINDOW IN RESTORED ORIGINAL ORG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
  - 8.3 NEW SKYLIGHT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - 8.4 EXG. SKYLIGHT TO BE REPAIRED.
- 9 FINISHES
  - 9.1 1 HR FIRE-RATED F.L.C.G. ASSEMBLY TYPE "A" ABOVE. (SEE A6.01)
  - 9.2 2 HR FIRE-RATED F.L.C.G. ASSEMBLY TYPE "F" ABOVE. (SEE A6.01)
- 10 SPECIALTIES
  - 10.1 PROVIDE NEW LOCKABLE COMMERCIAL MAILBOXES TO MEET USPS-4C STANDARDS, 48" AFF. MAX REACH HEIGHT. COORD. FRAMING AS REQ'D. FIRE RATING TO BE CONTINUOUS BEHIND MAILBOXES.
  - 10.2 PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
- 22 PLUMBING
  - 22.1 PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER, RISER TO EXTEND FROM BASEMENT THRU ROOF, PROVIDE BOOT & CAP, IF REQ'D BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
  - 22.2 PROVIDE ACCESS PANEL, OUTLET, AND PREP FOR FUTURE RADON FAN. INSTALL FAN IF REQUIRED AFTER TESTING.
  - 22.3 PROVIDE STUB IN FOR FUTURE KITCHENETTE.
  - 22.4 PROVIDE POP SINK.
- 23 HEATING, VENTILATING, AND AIR CONDITIONING
  - 23.1 PROVIDE MECH-TYPE GUARDRAIL @ MECHANICAL EQUIPMENT ROOMS < 10' FROM ROOF EDGE. LEAVE AT LEAST 1" CLEAR AROUND UNITS.
  - 23.2 (NOT USED)
  - 23.3 PROVIDE PVC SLEEVES FOR FUTURE COMMERCIAL LINESETS, NO DUCTS PROVIDED NOW.
  - 23.4 MECHANICAL SHAFT CLEAN OUT ACCESS HATCH.

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**HISTORIC REHABILITATION AND RENOVATIONS TO**  
**1537 RACE STREET**  
 FORMER ELM INDUSTRIES BUILDING  
 CINCINNATI, OHIO 45202

Job No: 17093      4.19.2018

A1.03

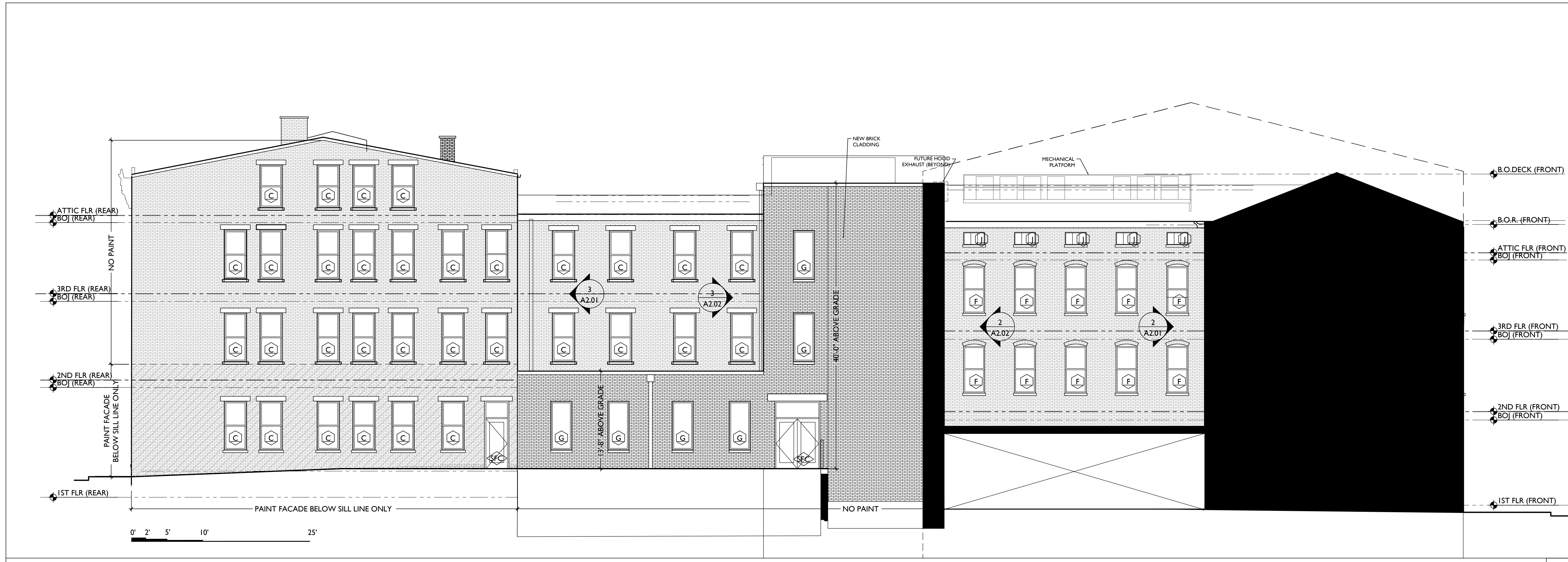
Progress Dates  
 DD PRICING SET - 03.13.2018  
 HCB REVIEW SET - 04.19.2018

Revisions  
 1

Design Team:  
 MMR  
 Drawn by:  
 MMR

PLATTE

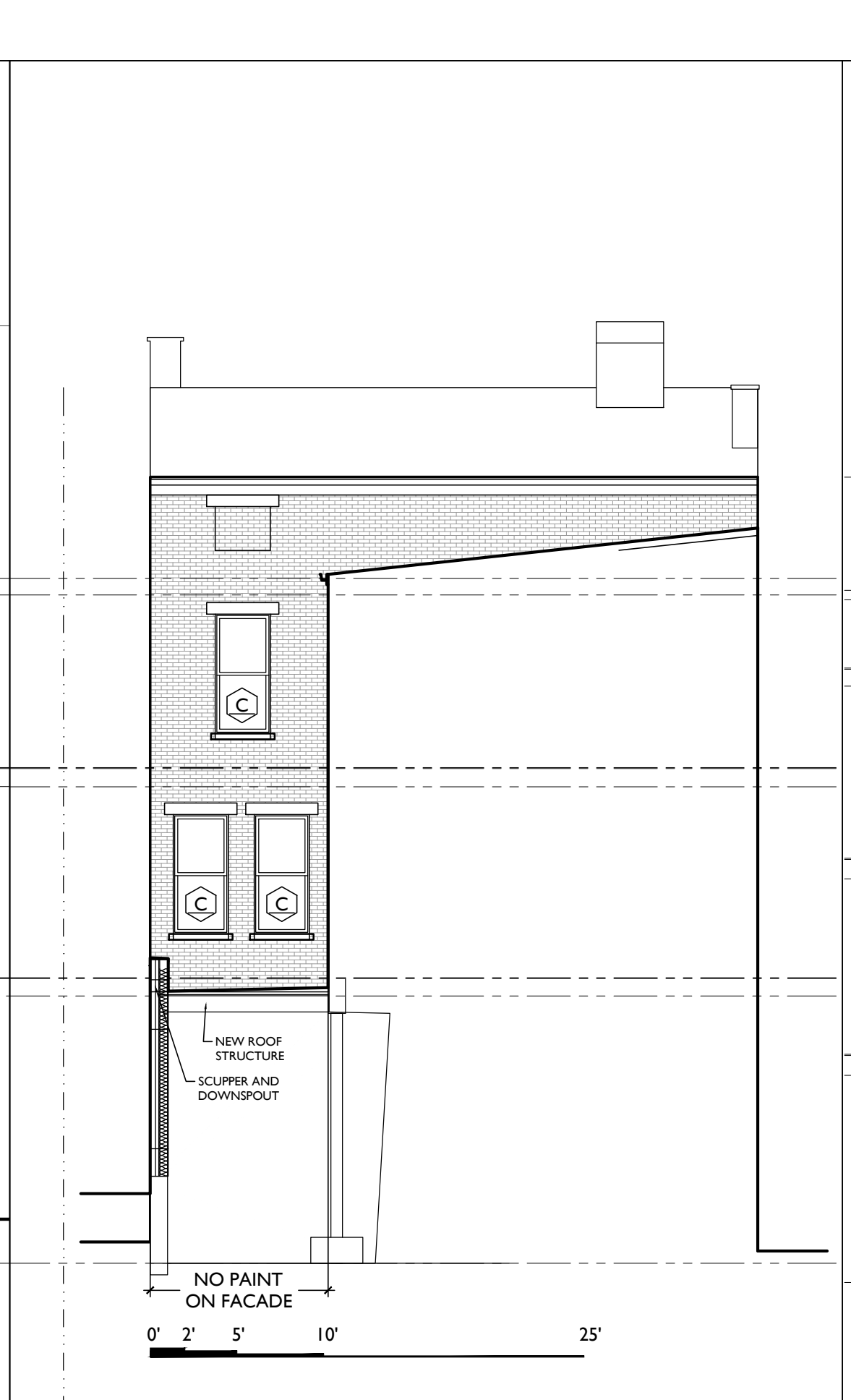
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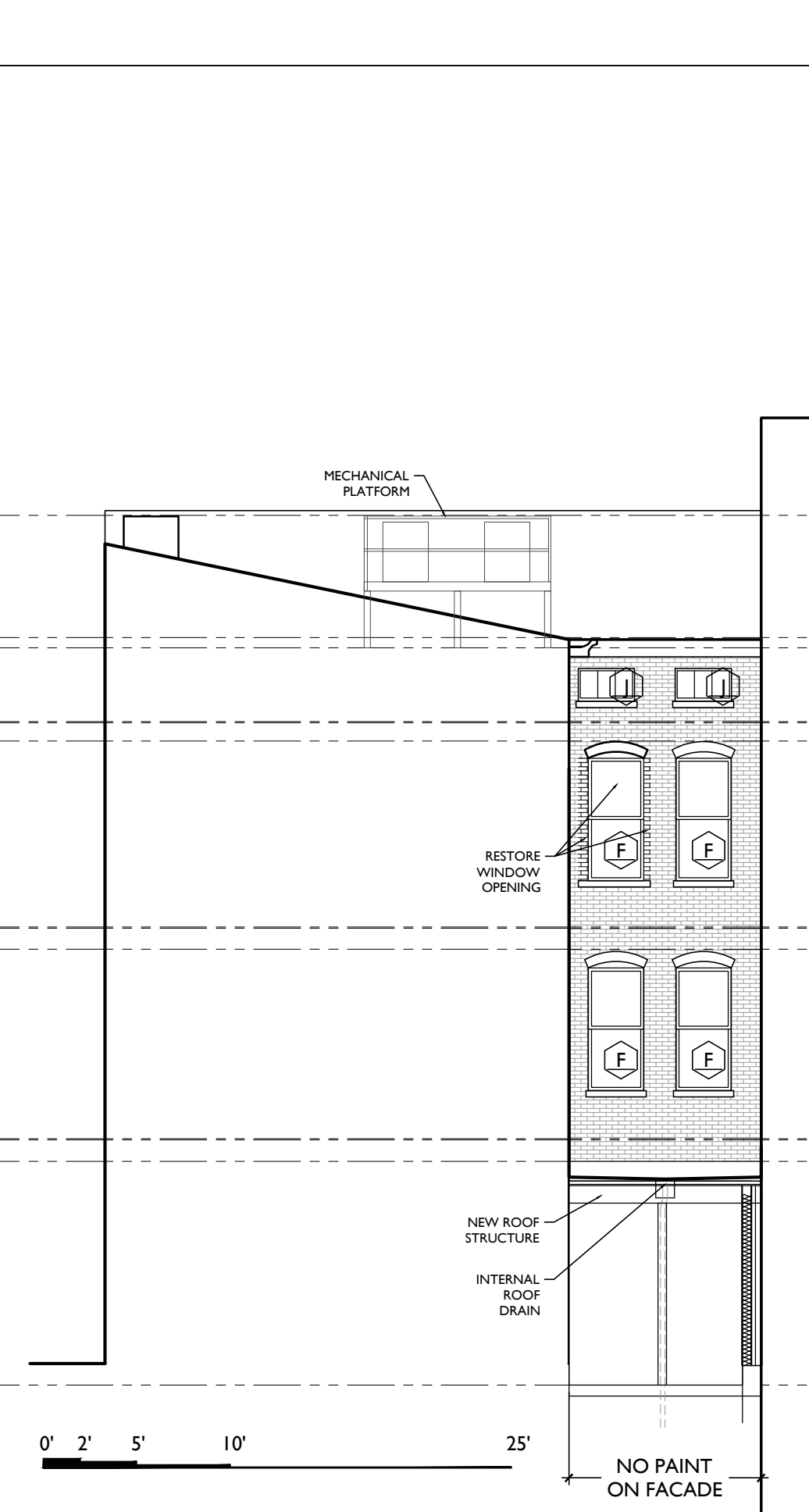
SOUTH ELEVATION - NEW WORK 5



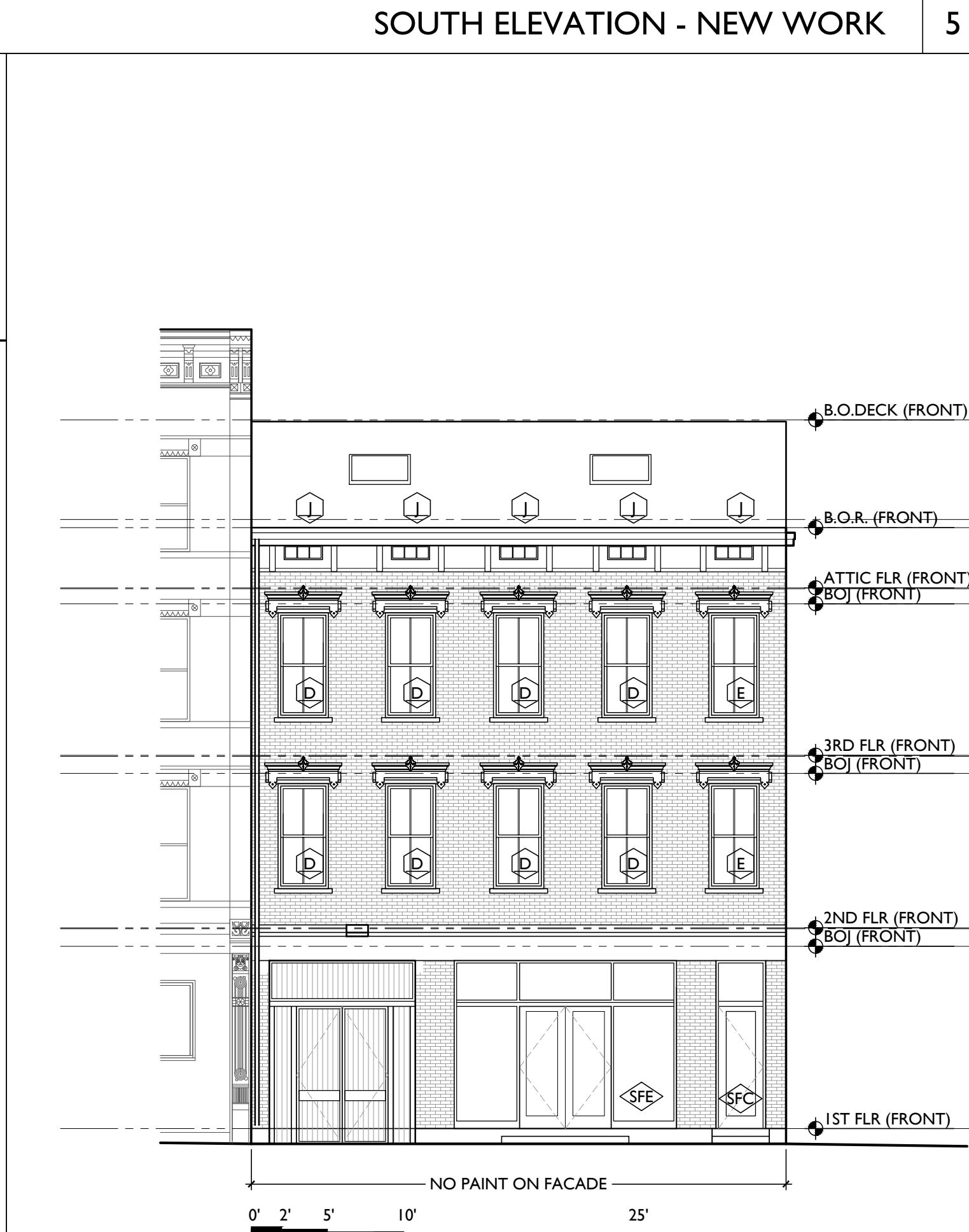
WEST ELEV (PLEASANT ST) - NEW WORK 4



INSET ELEV 3



INSET ELEV 2



EAST ELEVATION (RACE ST) - NEW WORK 1

NEW WORK GENERAL NOTES

- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE CONSTRUCTION WITH WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
  - C. RETAIN ALL EXG. HISTORIC MASONRY, UNDO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.
  - D. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
  - E. RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC.
  - F. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
  - G. BOX GUTTERS - RELINE & REPAIR.
  - H. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
  - I. RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRHALLS.
  - J. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
    - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL FINISH.
  - K. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION.
    - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
  - L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIERS, UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - N. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH - TO EXPOSE EXG. FLOOR JOIST.
  - O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIORATED SUBFLOOR WHERE REQ'D.
  - P. NON-HISTORIC FURNISHING & DRYWALL @ EXTERIOR WALLS (NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ'D).
  - Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - R. NON-HISTORIC STAIRS (SHOWN DASHED).
  - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - T. NON-HISTORIC CABINETRY.
  - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - V. ELECTRICAL SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - Z. VEGETATION FROM BRICK.
- AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ'D. FOLLOW THE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH.
  - REMOVE ALL PLASTER & LATH FROM ALL CEILING, EXPOSE FRAMING.
  - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
  - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
  - REMOVE LOOSE OR DETRIORATED PLASTER AT MASONRY WALLS.
  - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADDED GREY).
- AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY THE MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REED EDGES.
- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

NEW WORK KEYED NOTES

- 3 CONCRETE
  - 3.1 NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
  - 3.2 NEW 4" POLURED CONCRETE SLAB OF BRILL VAPOR BARRIER, SEAM OVERLAPPED & TAPERED 2" VARIOUS-REMOVABLE GRAVEL, PROVIDE PERFORATED PIPE TO CONNECT DIFFERENT ZONES, CONNECT TO RADON RISER, TURN DOWN VAPOR BARRIER @ PERIMETER.
  - 3.3 NEW CONCRETE WALKWAY/PATIO, 3% SLOPE MAX.
  - 3.4 SLAB REPAIR TRD, CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES:
    - A) REMOVE AND REPLACE SLAB ON GRADE
    - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB
    - C) POUR CONCRETE TOPPING OVER EXG. SLAB
    - D) BUILD FALSE FLOOR WITH FRAMING
- 35 NEW CONCRETE FOOTINGS AND FOUNDATION, SEE STRUCTURAL DRAWINGS
- 4 MASONRY
  - 4.1 NEW CMU FOUNDATION WALL, SEE SECTION.
  - 4.2 REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REPAIR EXG. CHIMNEY, SEE NEW CONSTRUCTION PLANS.
- 5 METALS
  - 5.1 NEW COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN, SEE STRUCTURAL DRAWINGS.
  - 5.3 NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/ GUARDRAIL OR FLOOR, PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC. SEE SHEET.
  - 5.4 NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC. GUARDRAIL TO BE 42" A.F.F. AND STAIR NOSING, SEE SHEET.
  - 5.5 NEW STRUCTURAL MEMBER ABOVE, SEE STRUCTURAL DWGS.
  - 5.6 NEW STEEL BREEZEWAY GATES.
  - 6 WOOD, PLASTICS, AND COMPOSITES
    - 6.1 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL FRAMES EXG. CONTRIBUTION. REPAIR/REPLACE TRAPDOORS & RISERS IN KIND.
    - 6.2 THERMAL & MOISTURE PROTECTION
      - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
      - 7.2 EXG. BOX GUTTER TO REMAIN, REPAIR AREAS OF DETRIORATED BOX GUTTER AND REBUILD CORNICE BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
    - 7.3 NEW MEMBRANE ROOF TYPE "M"; SEE SHEET A6.01 FOR DETAILS.
  - 8 OPENINGS
    - 8.1 NEW ALUMINUM STOREFRONT, SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
    - 8.2 NEW WINDOW IN RESTORED ORIGINAL ORG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
    - 8.3 NEW SKYLIGHT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
    - 8.4 EXG. SKYLIGHT TO BE REPAIRED.
  - 9 FINISHES
    - 9.1 1 HR FIRE-RATED FUR-C.G. ASSEMBLY TYPE "A" ABOVE. (SEE A6.01)
    - 9.2 1 HR FIRE-RATED FUR-C.G. ASSEMBLY TYPE "F" ABOVE. (SEE A6.01)
  - 10 SPECIALTIES
    - 10.1 PROVIDE NEW LOCKABLE COMMERCIAL MAILBOXES TO MEET USPS-4C STANDARDS, 48" A.F.F. MAX REACH HEIGHT, COORD. FRAMING AS REQ'D. FIRE RATING TO BE CONTINUOUS BEHIND MAILBOXES.
    - 10.2 PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
  - 22 PLUMBING
    - 22.1 PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER, RISE TO EXTEND FROM BASEMENT THRU ROOF, PROVIDE BOOT & CAP. IF REQ'D BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
    - 22.2 PROVIDE ACCESS PANEL, OUTLET, AND PREP FOR FUTURE RADON FAN. INSTALL FAN IF REQUIRED AFTER TESTING.
    - 22.3 PROVIDE STUB IN FOR FUTURE KITCHENETTE.
    - 22.4 PROVIDE POP SINK.
    - 23 HEATING, VENTILATING, AND AIR CONDITIONING
      - 23.1 PROVIDE MECH-TYPE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN < 10' FROM ROOF EDGE. LEAVE AT LEAST 1" CLEAR AROUND UNITS.
      - 23.2 (NOT USED).
      - 23.3 PROVIDE PVC SLEEVES FOR FUTURE COMMERCIAL LINSETS, NO DUCTS PROVIDED NOW.
      - 23.4 MECHANICAL SHAFT CLEAN OUT ACCESS HATCH.

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**HISTORIC REHABILITATION AND RENOVATIONS TO**  
**1537 RACE STREET**  
 FORMER ELM INDUSTRIES BUILDING  
 CINCINNATI, OHIO 45202

Design Team:  
 MMR  
 Drawn by:  
 MMR

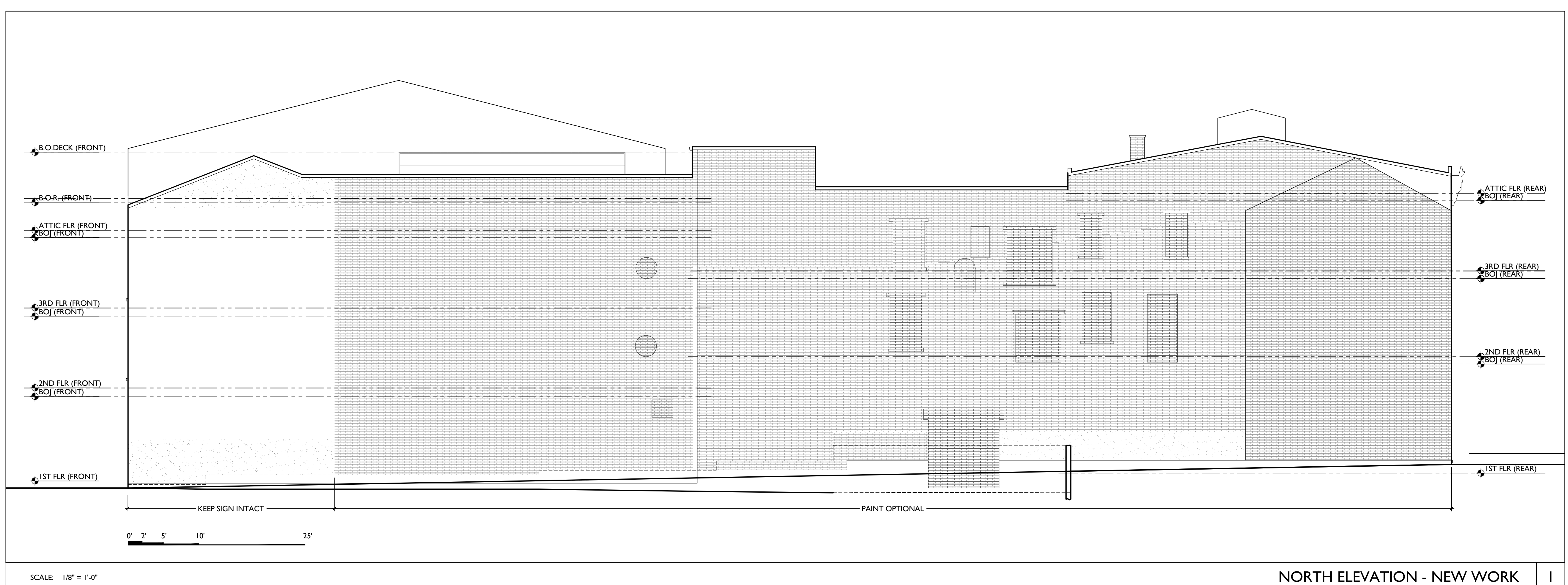
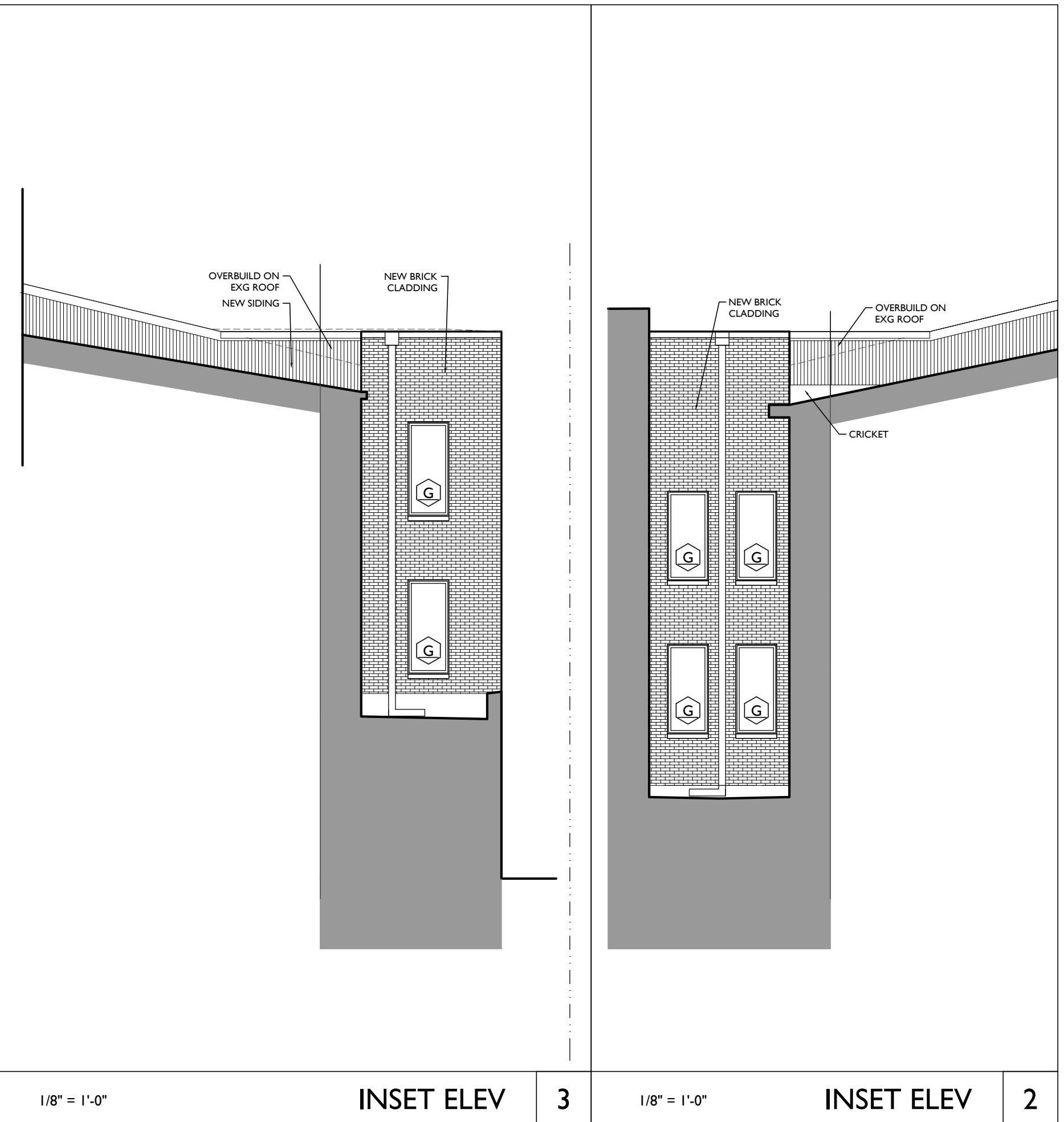
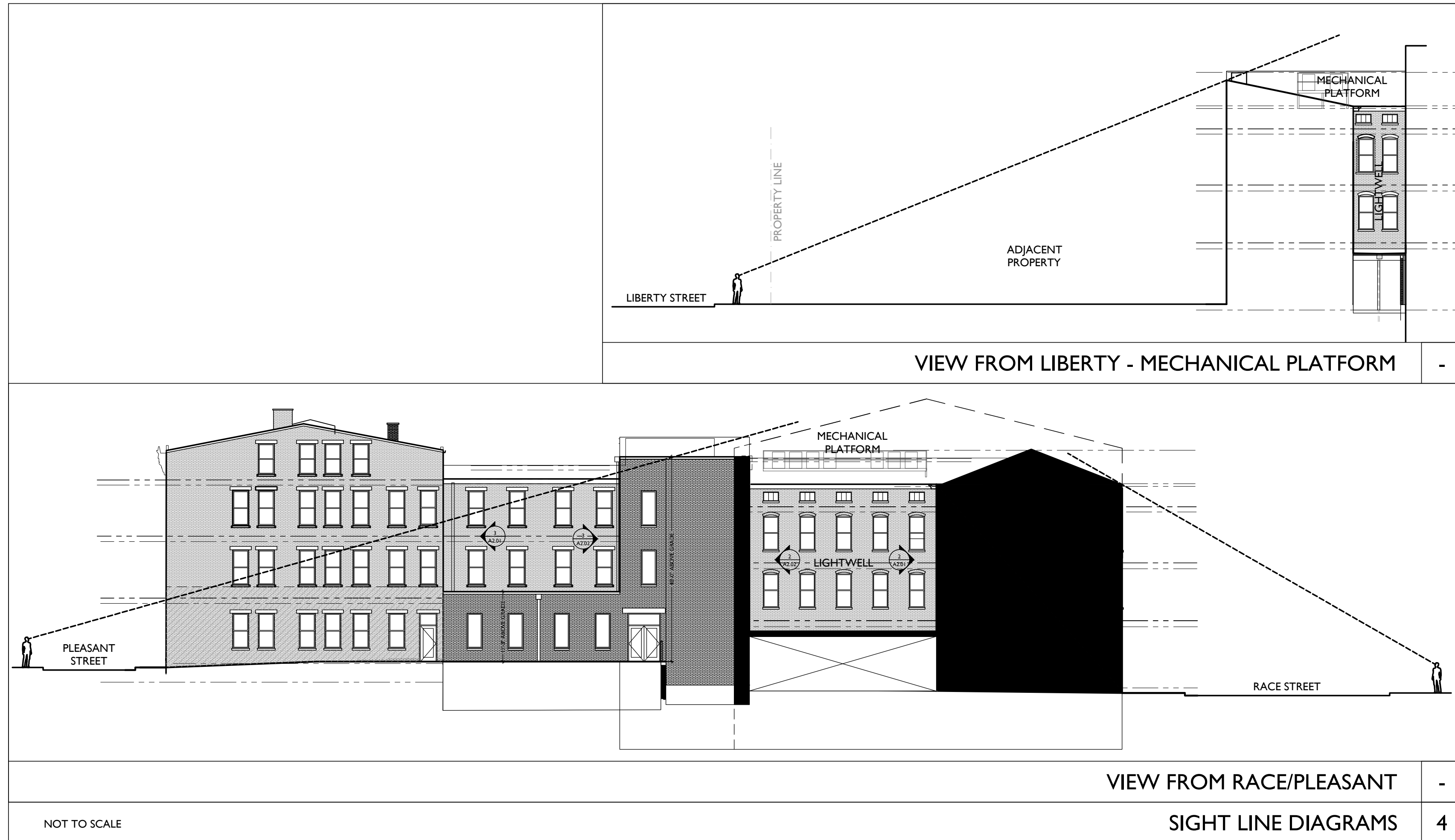
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Revisions

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Job No: 17093 4.19.2018

**A2.01**



**NEW WORK GENERAL NOTES**

- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A CONFORM ALL WORK TO APPROVED PART 3 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
- C. RETAIN ALL EXG. HISTORIC MASONRY, LIND. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHE.
- D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIZES, BRACKETS, ETC.
- E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
- F. BOX GUTTERS - RELINE & REPAIR.
- G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC. RETAIN ALL INTERIOR WAINSCOTTING AT CORRIDORS AND STAIRHALLS.
- H. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTTING, WINDOW FRAMES, DOOR FRAMES, ETC. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
- I. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE A6.1 FOR MORE DETAILED INFORMATION. -ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
- K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND STORED IN BASEMENT OF ORIGINAL BUILDING.
- L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIENS, LIND. CLEAR OF DEBRIS & REPAIR AS REQ.
- M. REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
  - N. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
  - O. CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH- TO EXPOSE EXG. FLOOR/ROOF (POST).
  - P. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
  - Q. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SIDDING WHERE REQ.
  - R. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
  - S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
  - T. NON-HISTORIC CABINETRY.
  - U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
  - V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
  - W. PLUMBING SYSTEMS - FIXTURES, WATER HEATER, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
  - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
  - Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
  - Z. VEGETATION FROM BRICK.
- AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LIND. -REMOVE ALL PLASTER & LATH FROM ALL CEILING- EXPOSE FRAMING. -REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT -RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS -REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS -RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN (SHADED GREY)
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- AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- AD. REMOVE ALL ROOFING, U.N.O. EXG. TRIM/RAKE TO REMAIN.

**NEW WORK KEYED NOTES**

- 3 CONCRETE
  - 3.1 NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
  - 3.2 NEW 4" FURRED CONCRETE SLAB OF BRILL VAPOR BARRIER, SEAM OVERLAPPER & TAPER @ 4" VAPOR-REMOVABLE GRAVEL PROVIDE PERFORATED PIPE TO CONNECT DIFFERENT ZONES, CONNECT TO RADON RISER, TURN DOWN VAPOR BARRIER @ PERIMETER.
  - 3.3 NEW CONCRETE WALKWAY/PATIO, 3% SLOPE MAX.
  - 3.4 SLAB REPAIR TBD, CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES:
    - A) REMOVE AND REPLACE SLAB ON GRADE
    - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB
    - C) FOUR CONCRETE TOPPING OVER EXG. SLAB
    - D) BUILD FALSE FLOOR WITH FRAMING
  - 3.5 NEW CONCRETE FOOTINGS AND FOUNDATION, SEE STRUCTURAL DRAWINGS
- 4 MASONRY
  - 4.1 NEW CMU FOUNDATION WALL, SEE SECTION.
  - 4.2 REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT LINTELS, AND PROVIDE SHORING AS REQUIRED.
  - 4.3 REPAIR EXG. CHIMNEY, SEE NEW CONSTRUCTION PLANS.
- 5 METALS
  - 5.1 NEW COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
  - 5.2 EXG. HISTORIC BEAM ABOVE TO REMAIN, SEE STRUCTURAL DRAWINGS.
  - 5.3 NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 3" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/ GUARDRAIL OR FLOOR, PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC, SEE SHEET.
  - 5.4 NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC, GUARDRAIL TO BE 42" AFF. AND STAIR NOSING, SEE SHEET.
  - 5.5 NEW STRUCTURAL MEMBER ABOVE, SEE STRUCTURAL DWGS.
  - 5.6 NEW STEEL BREEZEWAY GATES
  - 6 WOOD, PLASTICS, AND COMPOSITES
    - 6.1 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL, MAIN FAN EXG. CONFIGURATION, REPAIR/REPLACE TRIMMS & RISERS IN KIND.
    - 6.2 REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL, MAIN FAN EXG. CONFIGURATION, REPAIR/REPLACE TRIMMS & RISERS IN KIND.
  - 7 THERMAL AND MOISTURE PROTECTION
    - 7.1 REPAIR/REPLACE EXG. RAKE TRIM WITH SIMILAR PROFILE.
    - 7.2 EXG. BOX GUTTER TO REMAIN, REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
    - 7.3 NEW MEMBRANE ROOF TYPE "M"; SEE SHEET A6.01 FOR DETAILS
  - 8 OPENINGS
    - 8.1 NEW ALUMINUM STOREFRONT: SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
    - 8.2 NEW WINDOW IN RESTORED ORIGINAL OPG, SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
    - 8.3 NEW SKYLIGHT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
    - 8.4 EXG. SKYLIGHT TO BE REPAIRED.
  - 9 FINISHES
    - 9.1 1 HR FIRE-RATED F.L.C.G. ASSEMBLY TYPE "A" ABOVE. (SEE A6.01)
    - 9.2 2 HR FIRE-RATED F.L.C.G. ASSEMBLY TYPE "F" ABOVE. (SEE A6.01)
  - 10 SPECIALTIES
    - 10.1 PROVIDE NEW LOCKABLE COMMERCIAL MAILBOXES TO MEET USPS-4C STANDARDS, 48" AFF. MAX REACH HEIGHT, COORD. FRAMING AS REQ'D, FIRE RATING TO BE CONTINUOUS BEHIND MAILBOXES.
    - 10.2 PROVIDE ENTRY SECURITY SYSTEM CALL BOX.
  - 22 PLUMBING
    - 22.1 PROVIDE 3/4" O.D. PIPE IN WALL FRAMING FOR RADON RISER, RISE TO EXTEND FROM BASEMENT THRU ROOF, PROVIDE BOOT & CAP, IF REQ'D BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
    - 22.2 PROVIDE ACCESS PANEL, OUTLET, AND PREP FOR FUTURE RADON FAN, INSTALL FAN IF REQUIRED AFTER TESTING.
    - 22.3 PROVIDE STUB IN FOR FUTURE KITCHENETTE
    - 22.4 PROVIDE POP SINK
    - 23 HEATING, VENTILATING, AND AIR CONDITIONING
      - 23.1 PROVIDE MECH-TYPE GUARDRAIL @ MECHANICAL EQUIPMENT ROOMS - 6" FROM ROOF EDGE, LEAVE AT LEAST 1" CLEAR AROUND UNITS.
      - 23.2 (NOT USED)
      - 23.3 PROVIDE PVC SLEEVES FOR FUTURE COMMERCIAL LINSETS, NO DUCTS PROVIDED NOW.
      - 23.4 MECHANICAL SHAFT CLEAN OUT ACCESS HATCH.

**PLATTE**  
architecture + design

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

Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

Revisions

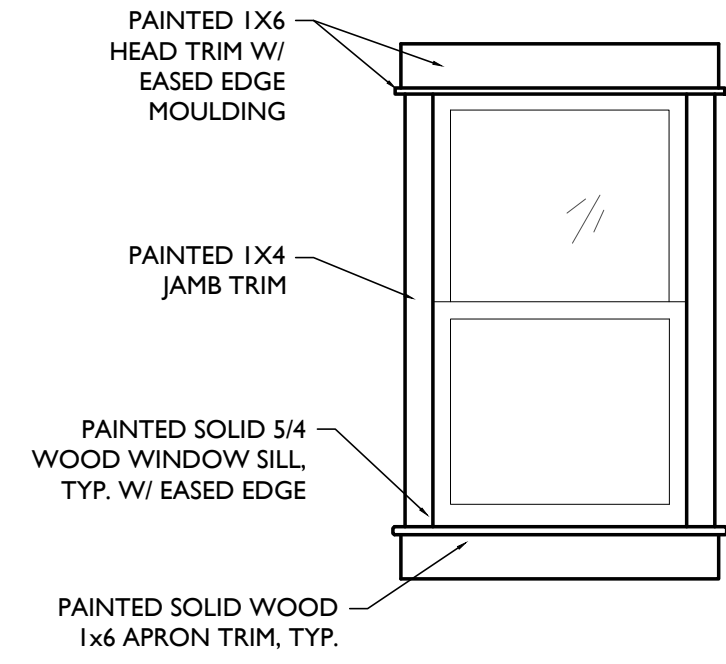
Design Team:  
MMR  
Drawn by:  
MMR

**NOT FOR CONSTRUCTION**

HISTORIC REHABILITATION AND RENOVATIONS TO  
**1537 RACE STREET**  
FORMER ELM INDUSTRIES BUILDING  
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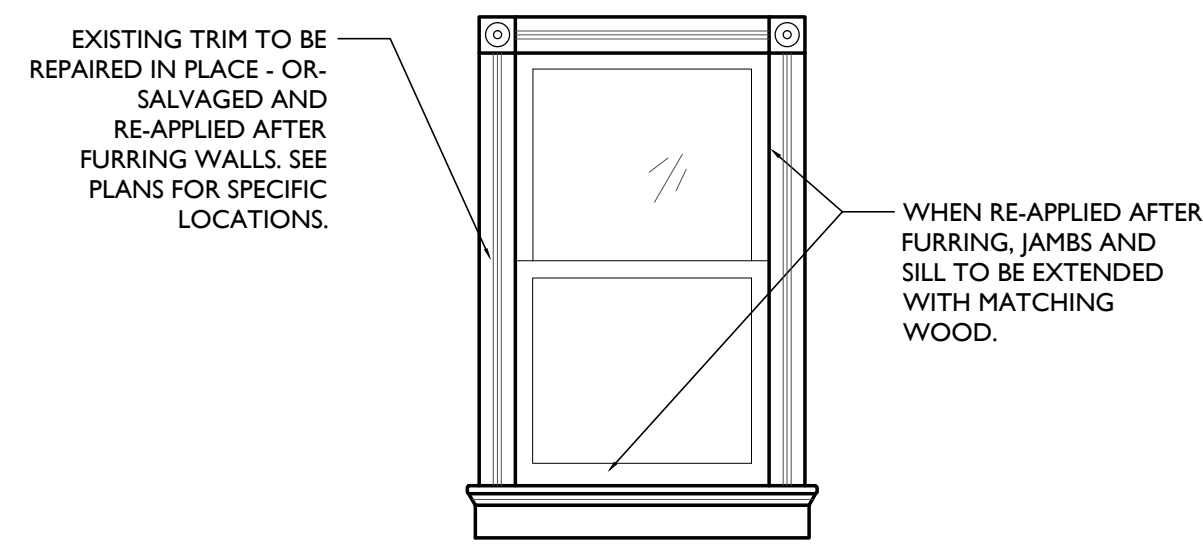
PROPOSED PROJECT:  
Job No: 17093 4.19.2018

**A2.02**



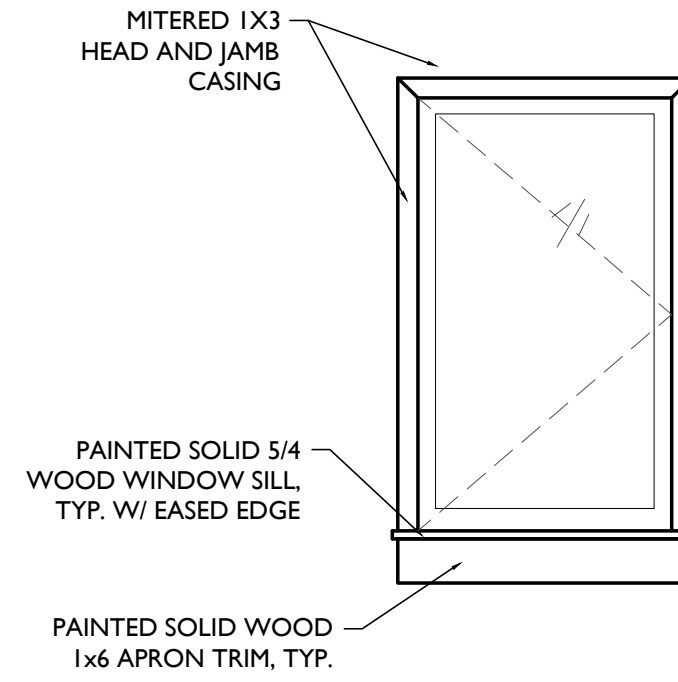
**TYP. INTERIOR TRIM (NEW AT DOUBLE-HUNG)**

**D** NOT TO SCALE



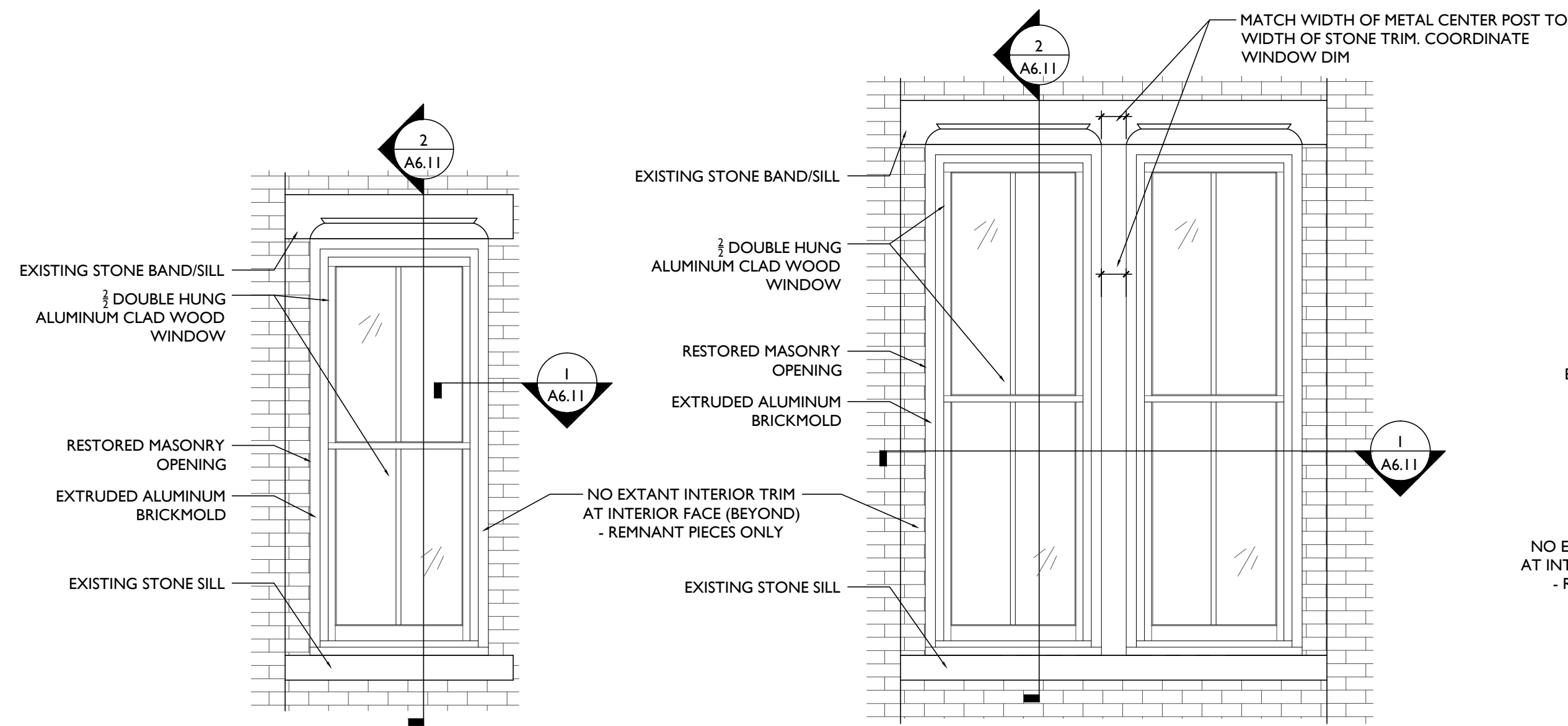
**INTERIOR TRIM (SALVAGED HISTORIC TO REMAIN/ AT FURRED WALL)**

**X** NOT TO SCALE



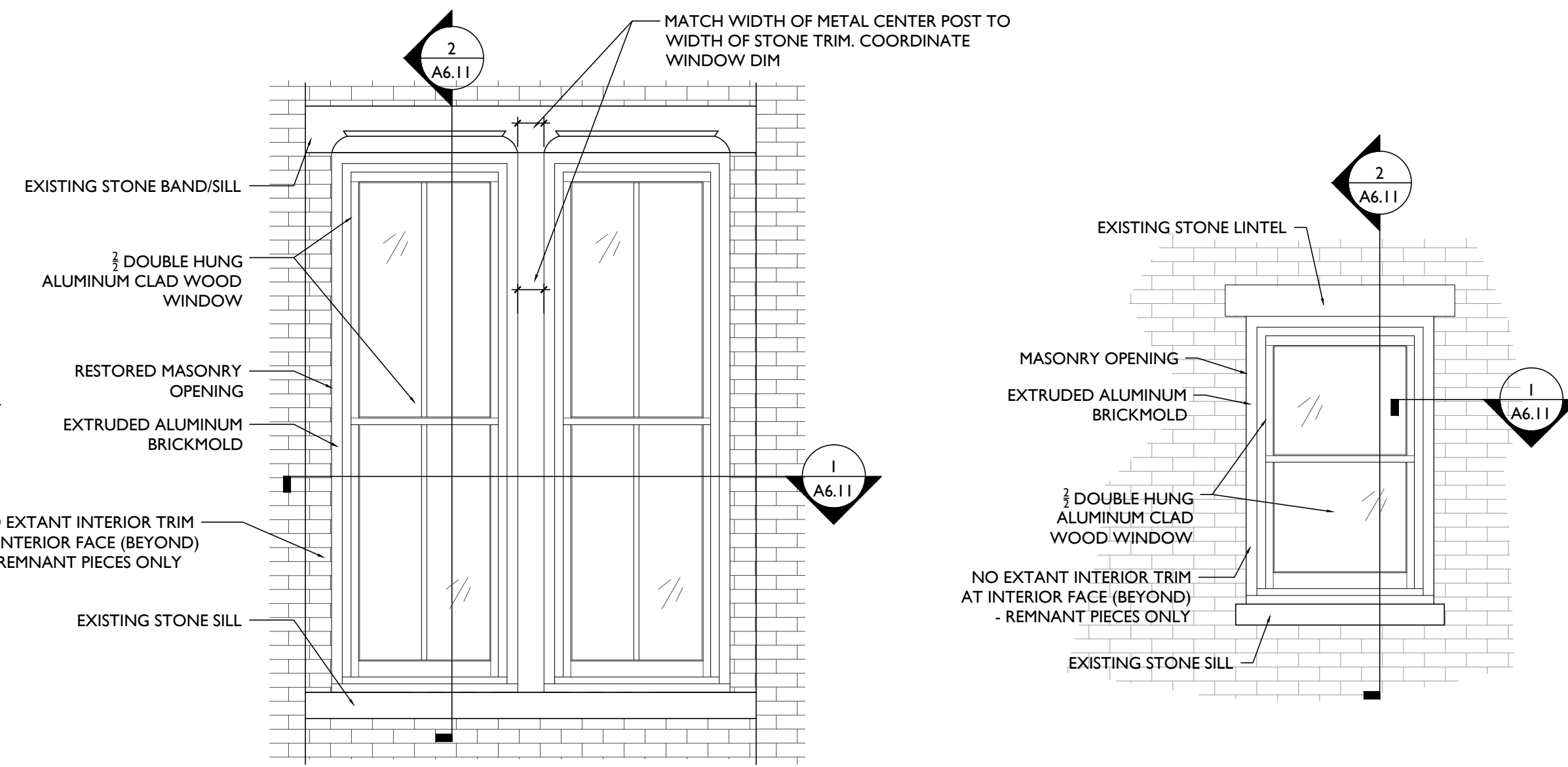
**TYP. INTERIOR TRIM (NEW AT DOUBLE-HUNG)**

**C** NOT TO SCALE



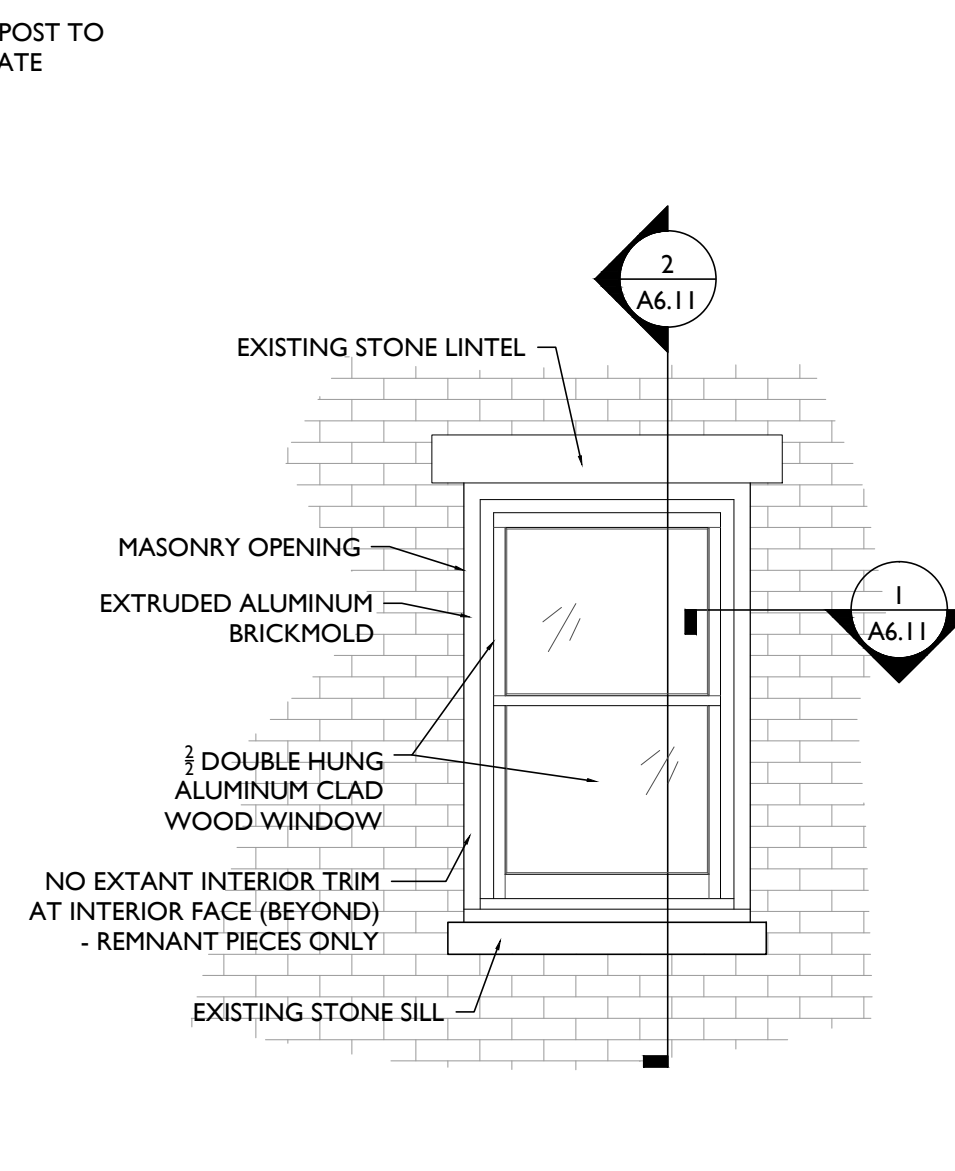
**WINDOW TYPE - A**

**A** RESTORED MASONRY OPENING NOT TO SCALE  
DOUBLE-HUNG ALUMINUM-CLAD WOOD



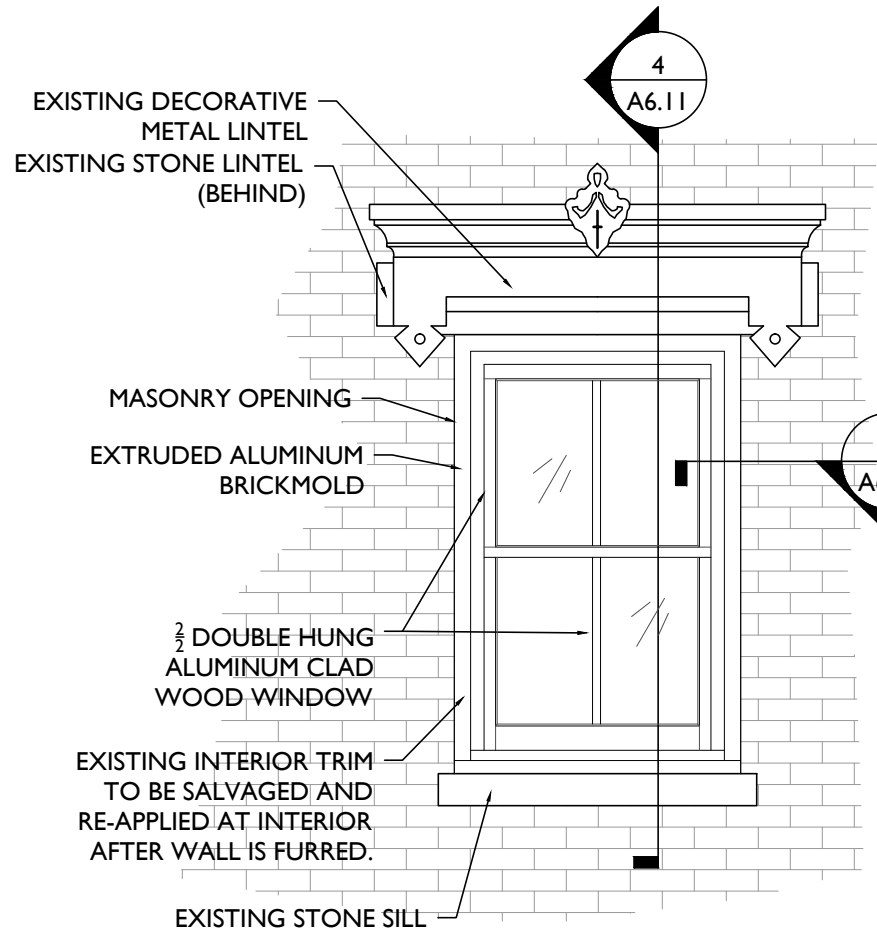
**WINDOW TYPE - B**

**B** RESTORED MASONRY OPENING NOT TO SCALE  
(2) DOUBLE-HUNG (W/REBUILT CENTER POST) ALUMINUM-CLAD WOOD



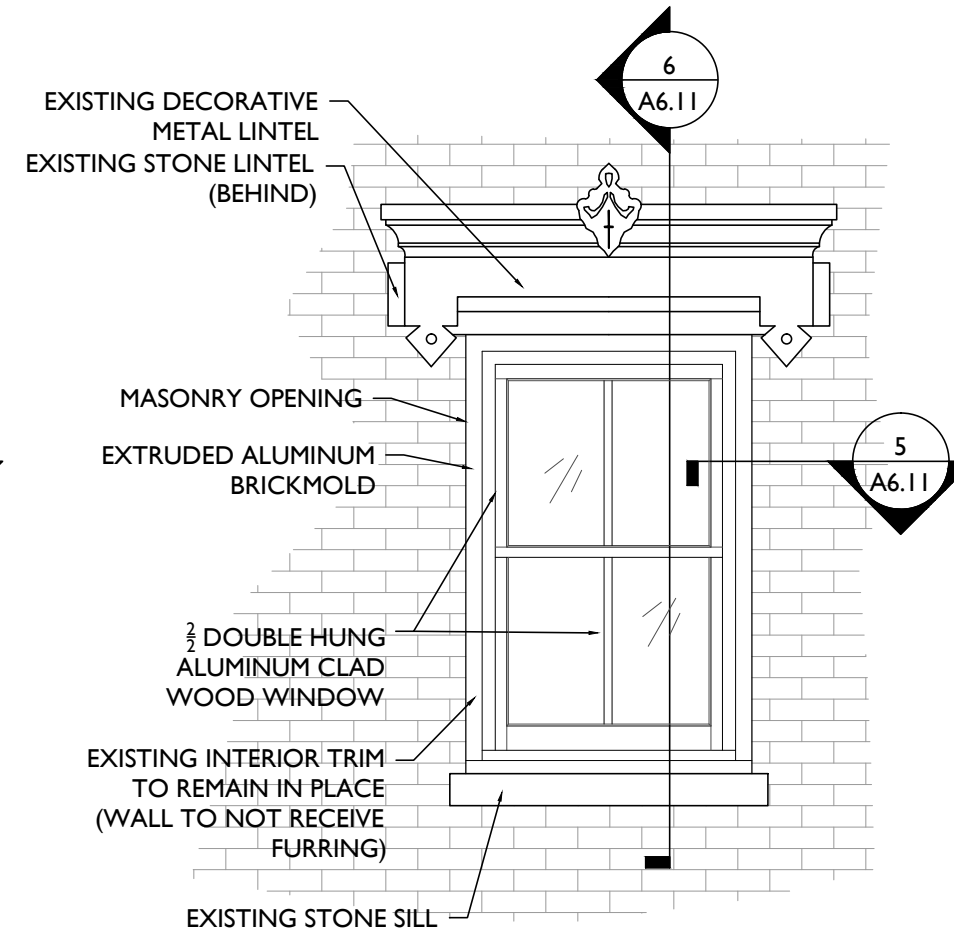
**WINDOW TYPE - C**

**C** RESTORED MASONRY OPENING NOT TO SCALE  
DOUBLE-HUNG ALUMINUM-CLAD WOOD



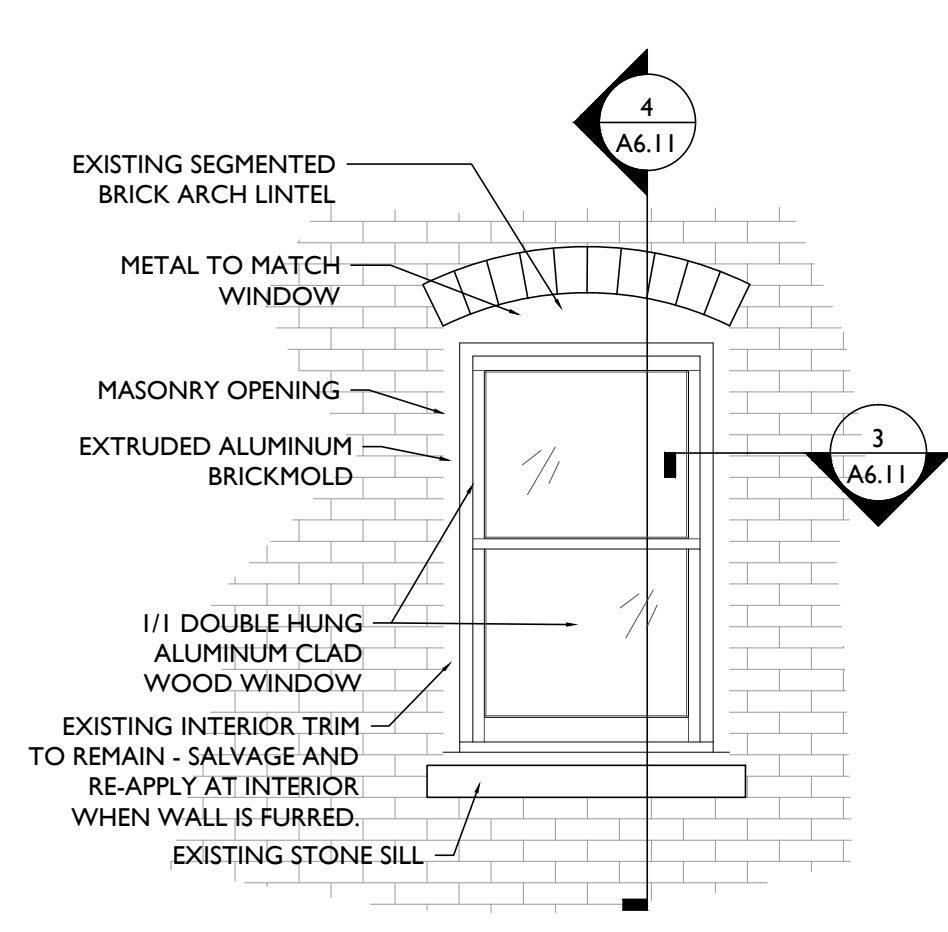
**WINDOW TYPE - D**

**D** EXISTING OPENING NOT TO SCALE  
DOUBLE-HUNG ALUMINUM-CLAD WOOD



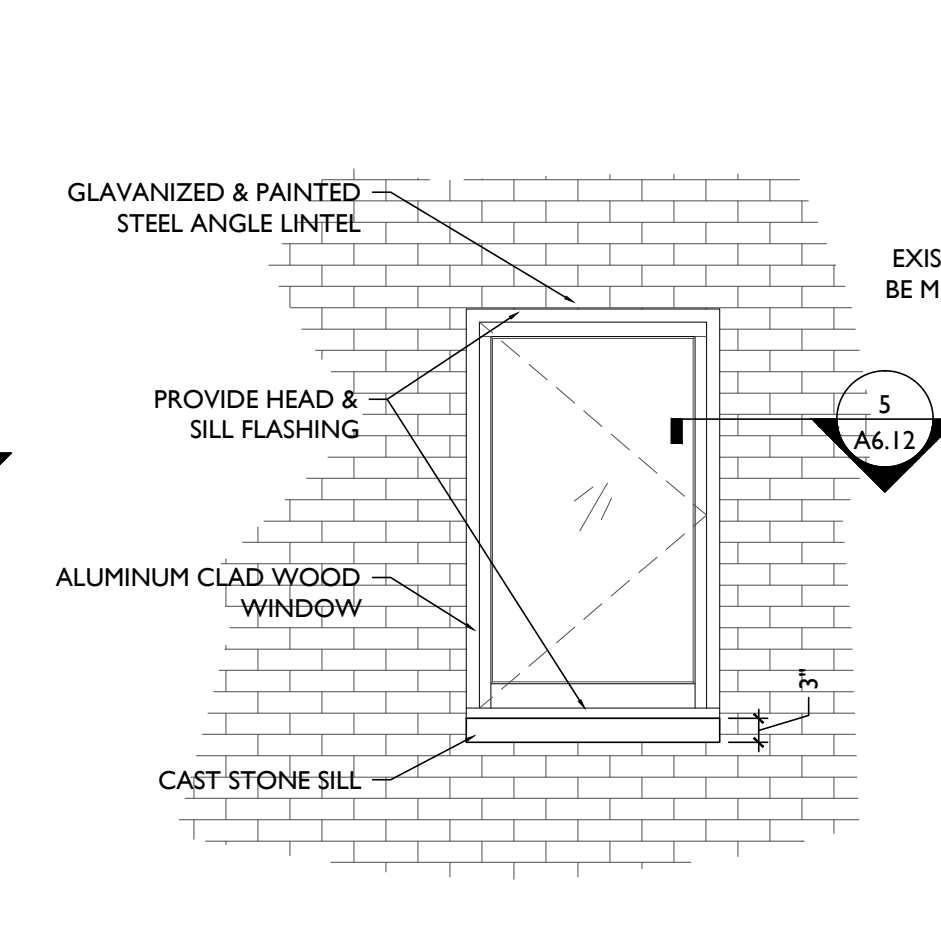
**WINDOW TYPE - E**

**E** EXISTING OPENING NOT TO SCALE  
DOUBLE-HUNG ALUMINUM-CLAD WOOD



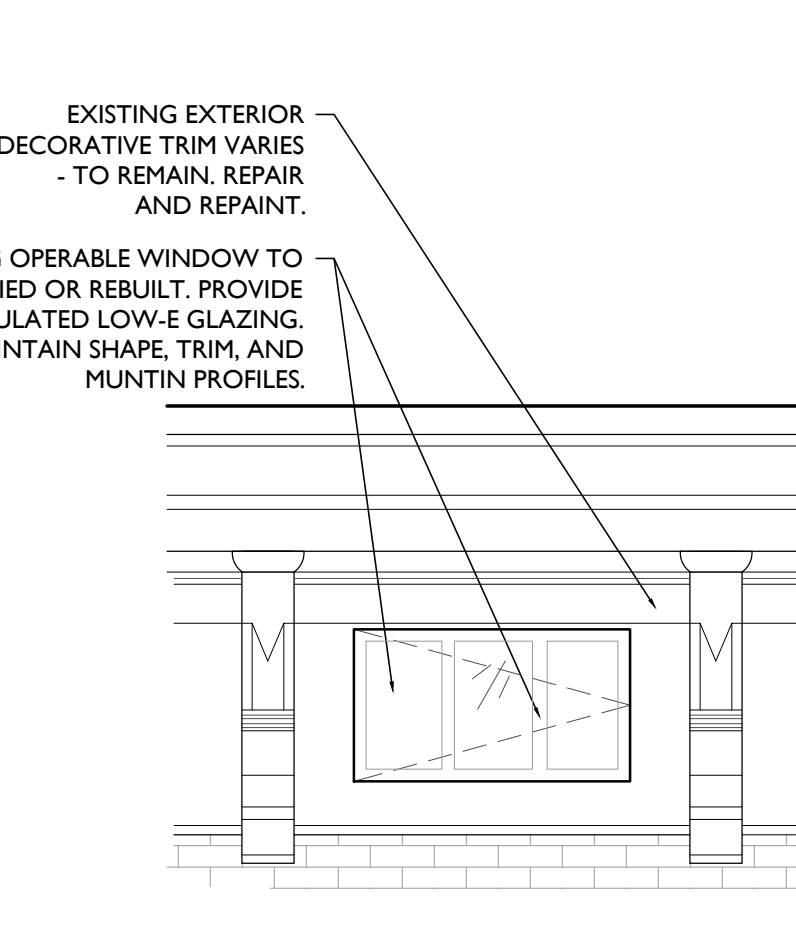
**WINDOW TYPE - F**

**F** EXISTING OPENING NOT TO SCALE  
DOUBLE-HUNG ALUMINUM-CLAD WOOD



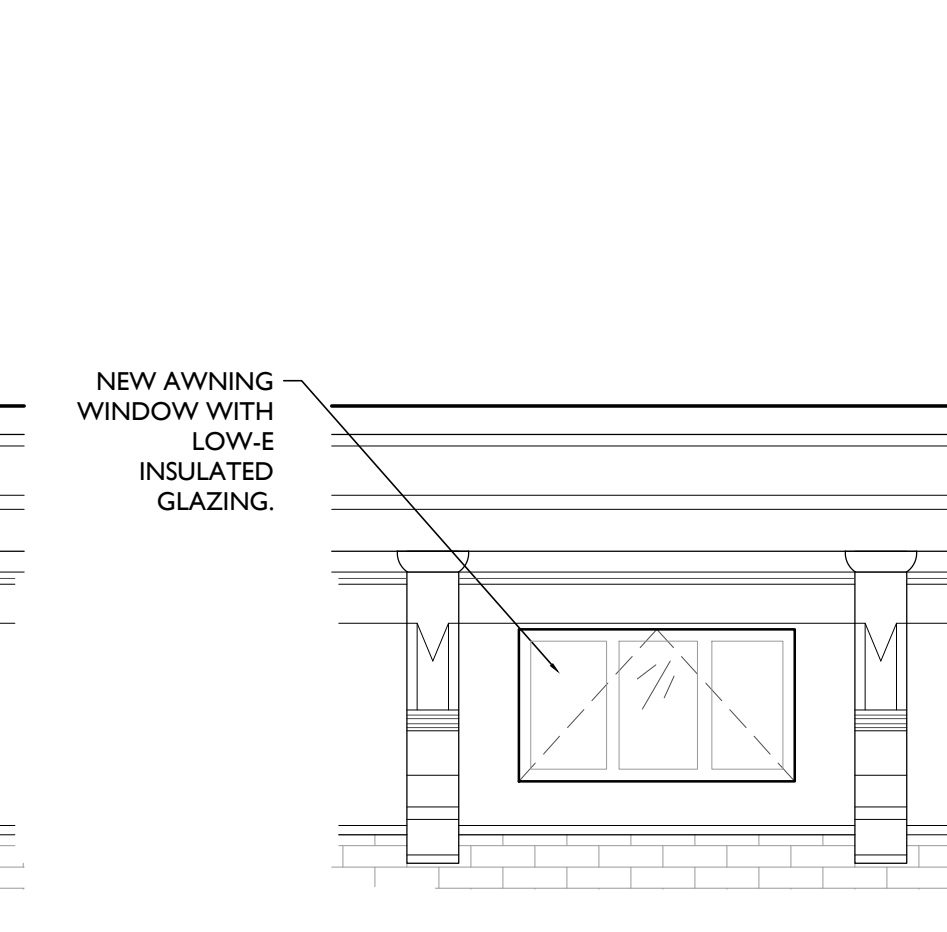
**WINDOW TYPE - G**

**G** NEW OPENING NOT TO SCALE  
CASEMENT ALUMINUM-CLAD WOOD



**WINDOW TYPE - H**

**H** CORNICE WINDOW NOT TO SCALE  
FIXED EXG. FRAME W/ NEW GLAZING

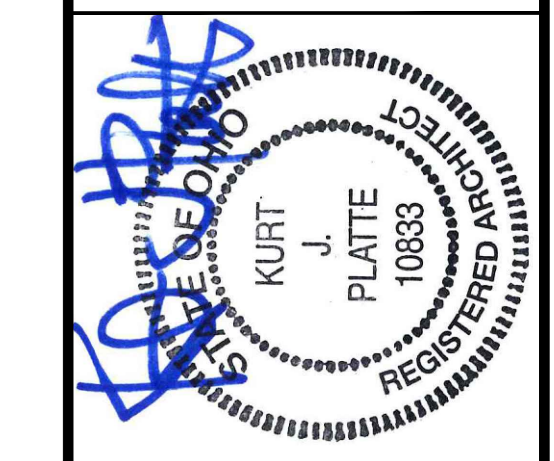


**WINDOW TYPE - J**

**J** CORNICE WINDOW NOT TO SCALE  
NEW AWNING

WINDOW SCHEDULE					
WINDOW TYPE	TYPE	MATERIAL	BASIS OF DESIGN	TRIM	NOTES
A	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING	D	
B	(2) DOUBLE-HUNG (W/EXG TRIM OR MULLED)	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING, CUSTOM CENTER POST PANNING/BREAK MTL	D	
C	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING	D	
D	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING	X	
E	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING	X	
F	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE DR 300 W/ 'RICHMOND' PANNING	X	
G	CASEMENT	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE C-4000 W/ CUSTOM BENT METAL SURROUND/PANNING	C	
H	ATTIC - FIXED	WOOD	EXISTING WINDOW	X	
J	ATTIC - FIXED	ALUMINUM-CLAD WOOD	BASIS OF DESIGN: TRIMLINE C-4000 W/ CUSTOM BENT METAL SURROUND/PANNING	X	

NOTES:  
 1. PROVIDE SAFETY GLAZING AS REQUIRED BY BUILDING CODE AND AS INDICATED ON PLANS/ELEVATIONS. PROVIDE LOCATIONS OF SAFETY GLAZING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS/WINDOWS.  
 2. PROVIDE WINDOW OPENING CONTROL DEVICES PER ASTM F2090 AT ALL OPERABLE WINDOWS THAT HAVE LESS THAN 36" AFF, AND ARE NOT LOCATED AT A FIRE-ESCAPE.  
 3. CONTRACTOR TO REMOVE EXISTING NON-HISTORIC INFILL WINDOWS AND NON-HISTORIC BRICKMOLD/PANNING, U.N.O. HISTORIC ELEMENTS TO REMAIN. CONTRACTOR TO NOTIFY ARCHITECT WHEN DEMO IS COMPLETE TO REVIEW WINDOW DESIGN. AFTER REVIEW, CONTRACTOR TO PROVIDE MOCK UP INSTALLATION OF EACH TYPE OF WINDOW FOR REVIEW BY ARCHITECT & CLIENT PRIOR TO ORDERING ALL WINDOWS.



KURT PLATTE 10833  
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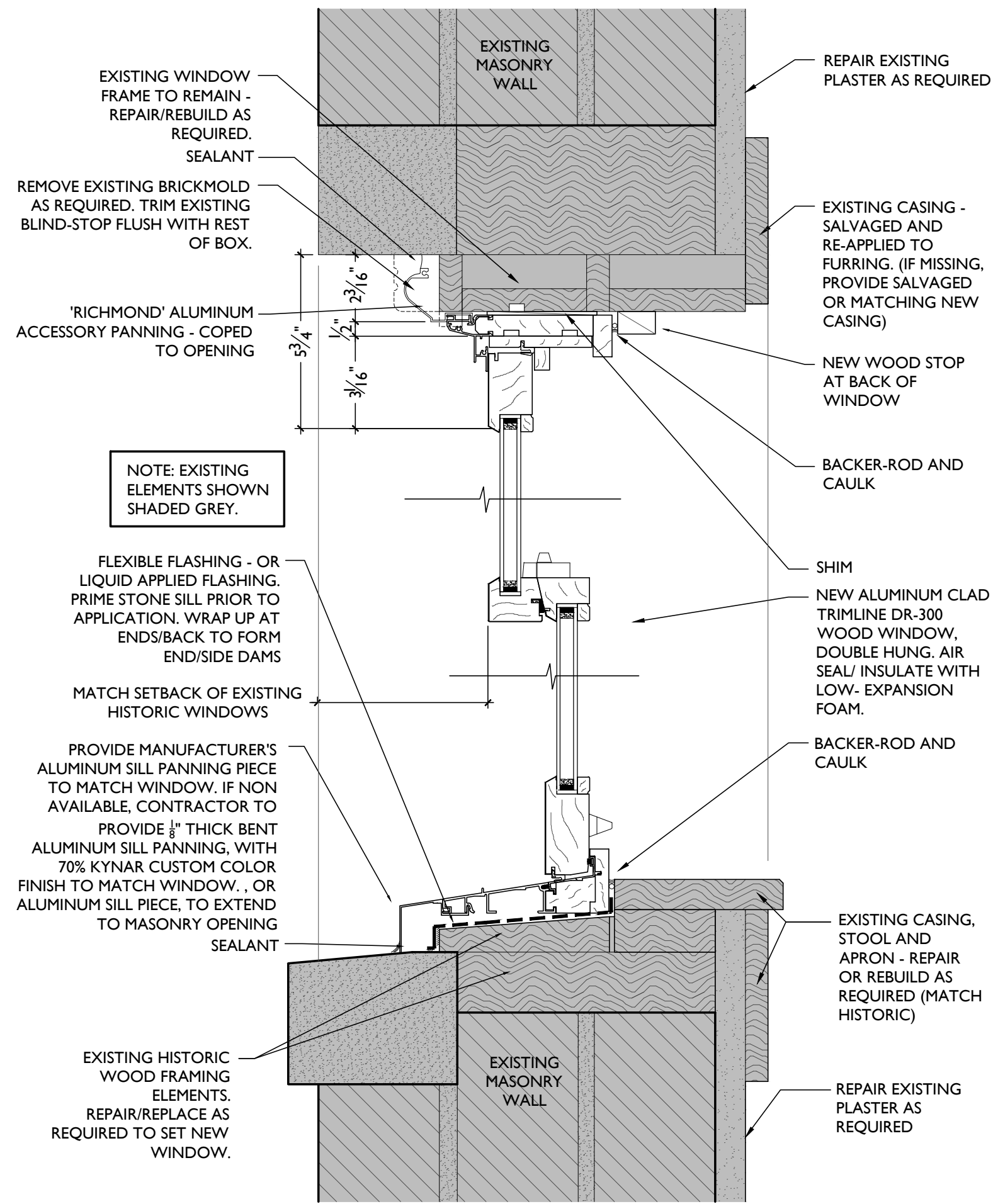
Revisions

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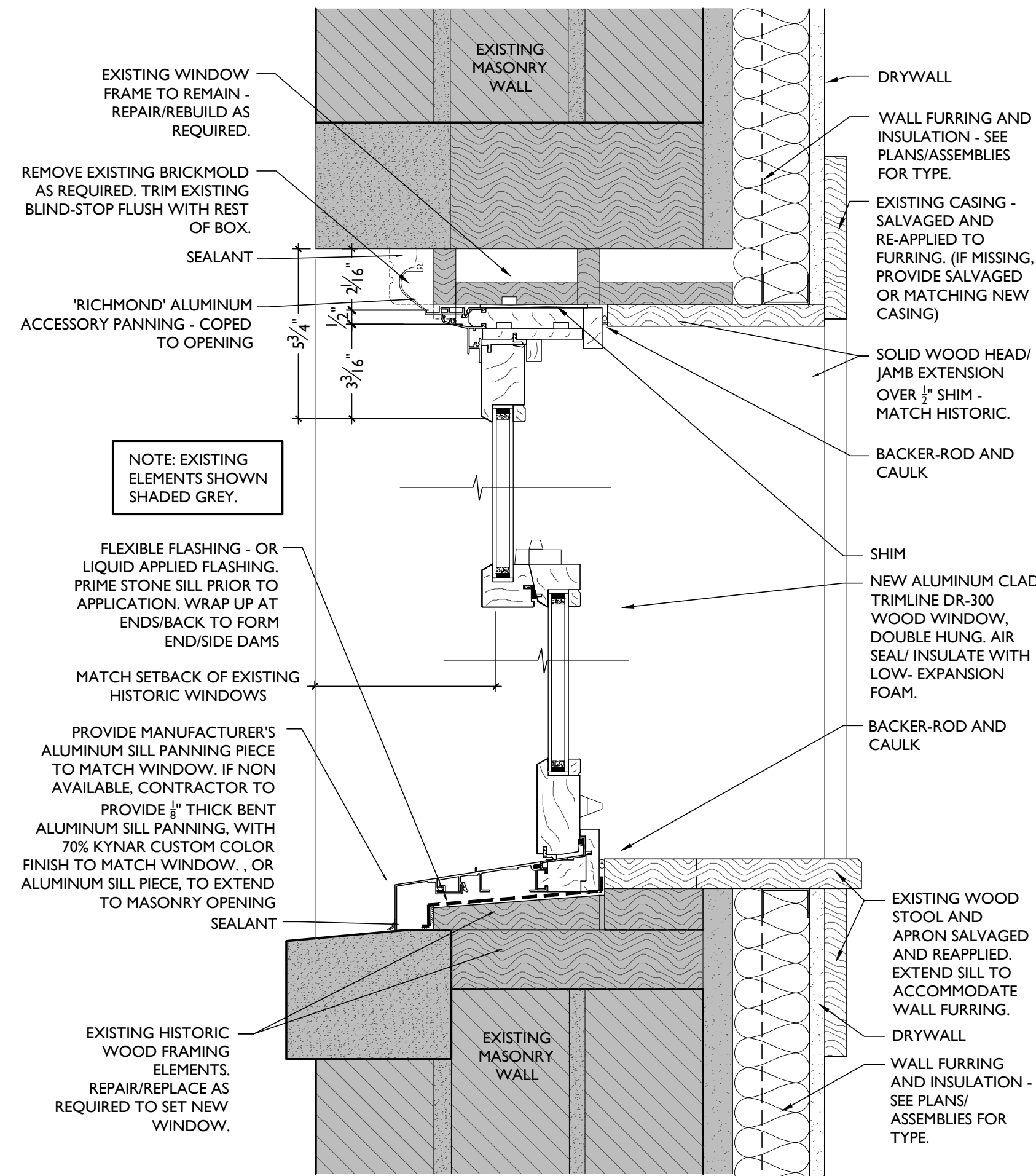
Job No: 17093 4.19.2018



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

EXISTING WINDOW FRAME TO REMAIN - REPAIR/REBUILD AS REQUIRED. SEALANT  
 REMOVE EXISTING BRICKMOLD AS REQUIRED. TRIM EXISTING BLIND-STOP FLUSH WITH REST OF BOX.  
 'RICHMOND' ALUMINUM ACCESSORY PANNING - COPE TO OPENING  
 3/4"  
 1/2"  
 3/16"  
 3/16"  
 FLEXIBLE FLASHING - OR LIQUID APPLIED FLASHING. PRIME STONE SILL PRIOR TO APPLICATION. WRAP UP AT ENDS/BACK TO FORM ENDS/SIDE DAMS  
 MATCH SETBACK OF EXISTING HISTORIC WINDOWS  
 PROVIDE MANUFACTURER'S ALUMINUM SILL PANNING PIECE TO MATCH WINDOW. IF NON AVAILABLE, CONTRACTOR TO PROVIDE 1/2" THICK BENT ALUMINUM SILL PANNING, WITH 70% KYNAR CUSTOM COLOR FINISH TO MATCH WINDOW. OR ALUMINUM SILL PIECE. TO EXTEND TO MASONRY OPENING SEALANT  
 EXISTING HISTORIC WOOD FRAMING ELEMENTS. REPAIR/REPLACE AS REQUIRED TO SET NEW WINDOW.

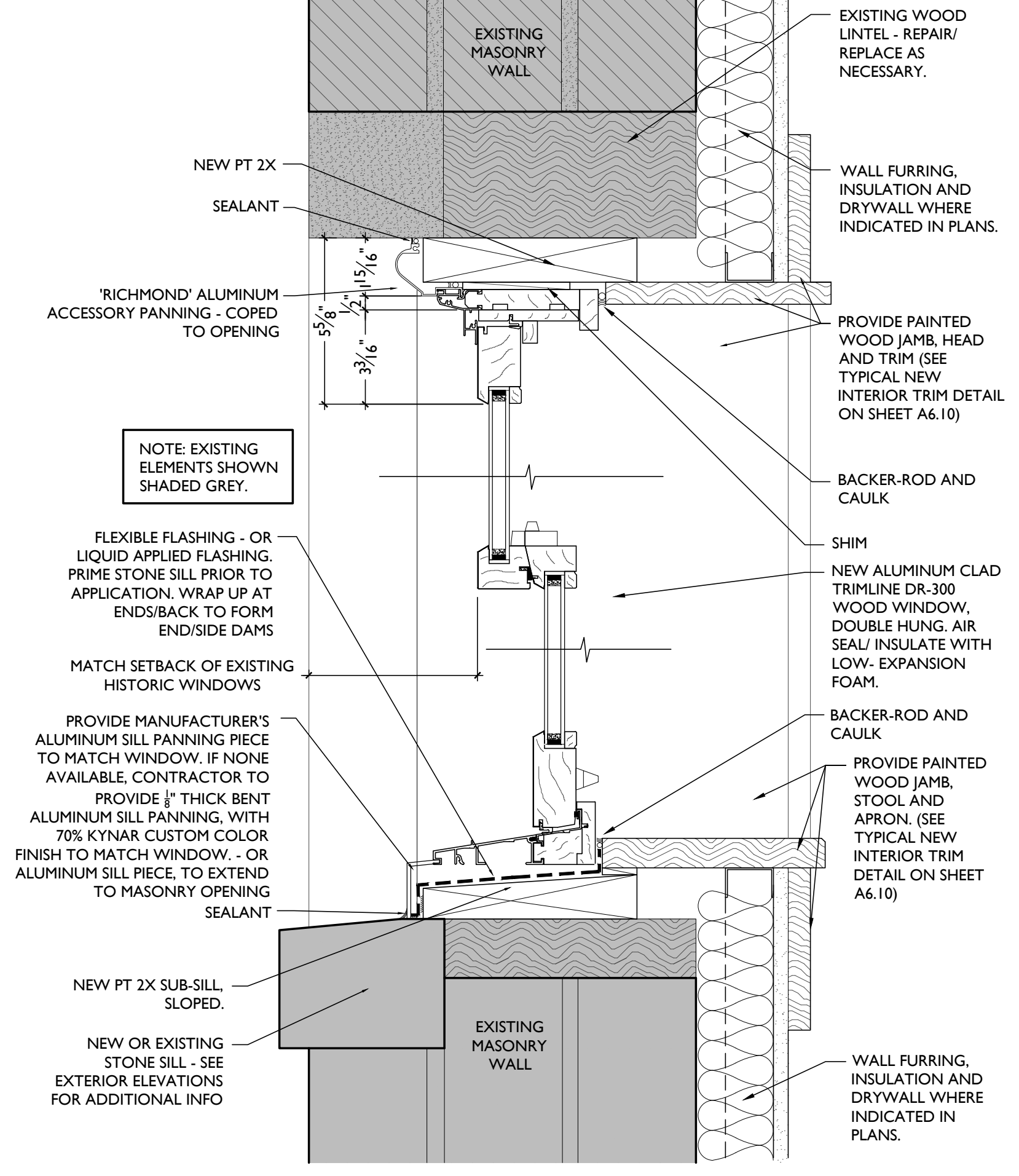
EXISTING MASONRY WALL  
 REPAIR EXISTING PLASTER AS REQUIRED  
 EXISTING CASING - SALVAGED AND RE-APPLIED TO FURRING. (IF MISSING, PROVIDE SALVAGED OR MATCHING NEW CASING)  
 NEW WOOD STOP AT BACK OF WINDOW  
 BACKER-ROD AND CAULK  
 SHIM  
 NEW ALUMINUM CLAD TRIMLINE DR-300 WOOD WINDOW, DOUBLE HUNG. AIR SEAL/ INSULATE WITH LOW- EXPANSION FOAM.  
 EXISTING CASING, STOOL AND APRON - REPAIR OR REBUILD AS REQUIRED (MATCH HISTORIC)  
 REPAIR EXISTING PLASTER AS REQUIRED



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

EXISTING WINDOW FRAME TO REMAIN - REPAIR/REBUILD AS REQUIRED. SEALANT  
 REMOVE EXISTING BRICKMOLD AS REQUIRED. TRIM EXISTING BLIND-STOP FLUSH WITH REST OF BOX.  
 'RICHMOND' ALUMINUM ACCESSORY PANNING - COPE TO OPENING  
 3/4"  
 1/2"  
 3/16"  
 3/16"  
 FLEXIBLE FLASHING - OR LIQUID APPLIED FLASHING. PRIME STONE SILL PRIOR TO APPLICATION. WRAP UP AT ENDS/BACK TO FORM ENDS/SIDE DAMS  
 MATCH SETBACK OF EXISTING HISTORIC WINDOWS  
 PROVIDE MANUFACTURER'S ALUMINUM SILL PANNING PIECE TO MATCH WINDOW. IF NON AVAILABLE, CONTRACTOR TO PROVIDE 1/2" THICK BENT ALUMINUM SILL PANNING, WITH 70% KYNAR CUSTOM COLOR FINISH TO MATCH WINDOW. OR ALUMINUM SILL PIECE. TO EXTEND TO MASONRY OPENING SEALANT  
 EXISTING HISTORIC WOOD FRAMING ELEMENTS. REPAIR/REPLACE AS REQUIRED TO SET NEW WINDOW.

EXISTING MASONRY WALL  
 REPAIR EXISTING PLASTER AS REQUIRED  
 DRYWALL  
 WALL FURRING AND INSULATION - SEE PLANS/ASSEMBLIES FOR TYPE.  
 EXISTING CASING - SALVAGED AND RE-APPLIED TO FURRING. (IF MISSING, PROVIDE SALVAGED OR MATCHING NEW CASING)  
 SOLID WOOD HEAD/ JAMB EXTENSION OVER 1/2" SHIM - MATCH HISTORIC.  
 BACKER-ROD AND CAULK  
 SHIM  
 NEW ALUMINUM CLAD TRIMLINE DR-300 WOOD WINDOW, DOUBLE HUNG. AIR SEAL/ INSULATE WITH LOW- EXPANSION FOAM.  
 EXISTING WOOD STOOL AND APRON SALVAGED AND REAPPLIED. EXTEND SILL TO ACCOMMODATE WALL FURRING.  
 DRYWALL  
 WALL FURRING AND INSULATION - SEE PLANS/ ASSEMBLIES FOR TYPE.



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

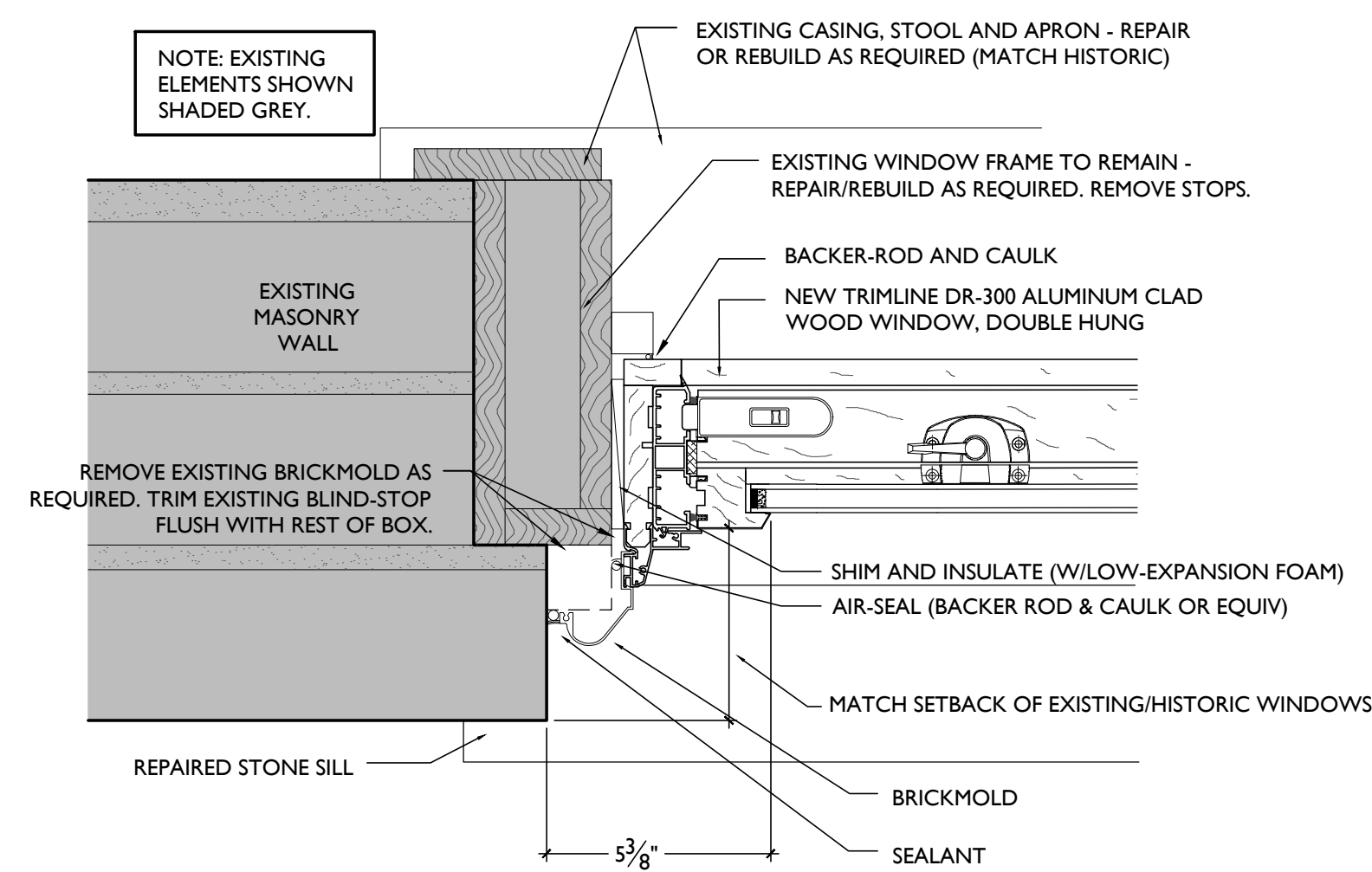
EXISTING WINDOW FRAME TO REMAIN - REPAIR/REBUILD AS REQUIRED. SEALANT  
 REMOVE EXISTING BRICKMOLD AS REQUIRED. TRIM EXISTING BLIND-STOP FLUSH WITH REST OF BOX.  
 'RICHMOND' ALUMINUM ACCESSORY PANNING - COPE TO OPENING  
 3/4"  
 1/2"  
 3/16"  
 3/16"  
 FLEXIBLE FLASHING - OR LIQUID APPLIED FLASHING. PRIME STONE SILL PRIOR TO APPLICATION. WRAP UP AT ENDS/BACK TO FORM ENDS/SIDE DAMS  
 MATCH SETBACK OF EXISTING HISTORIC WINDOWS  
 PROVIDE MANUFACTURER'S ALUMINUM SILL PANNING PIECE TO MATCH WINDOW. IF NON AVAILABLE, CONTRACTOR TO PROVIDE 1/2" THICK BENT ALUMINUM SILL PANNING, WITH 70% KYNAR CUSTOM COLOR FINISH TO MATCH WINDOW. OR ALUMINUM SILL PIECE. TO EXTEND TO MASONRY OPENING SEALANT  
 NEW PT 2X SUB-SILL, SLOPED.  
 NEW OR EXISTING STONE SILL - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFO

EXISTING MASONRY WALL  
 REPAIR EXISTING PLASTER AS REQUIRED  
 EXISTING WOOD LINTEL - REPAIR/ REPLACE AS NECESSARY.  
 WALL FURRING, INSULATION AND DRYWALL WHERE INDICATED IN PLANS.  
 NEW PT 2X  
 SEALANT  
 PROVIDE PAINTED WOOD JAMB, HEAD AND TRIM (SEE TYPICAL NEW INTERIOR TRIM DETAIL ON SHEET A6.10)  
 BACKER-ROD AND CAULK  
 SHIM  
 NEW ALUMINUM CLAD TRIMLINE DR-300 WOOD WINDOW, DOUBLE HUNG. AIR SEAL/ INSULATE WITH LOW- EXPANSION FOAM.  
 BACKER-ROD AND CAULK  
 PROVIDE PAINTED WOOD JAMB, STOOL AND APRON. (SEE TYPICAL NEW INTERIOR TRIM DETAIL ON SHEET A6.10)  
 WALL FURRING, INSULATION AND DRYWALL WHERE INDICATED IN PLANS.

SCALE: 3" = 1'-0" HEAD & SILL SECTION 6

SCALE: 3" = 1'-0" HEAD & SILL SECTION 4

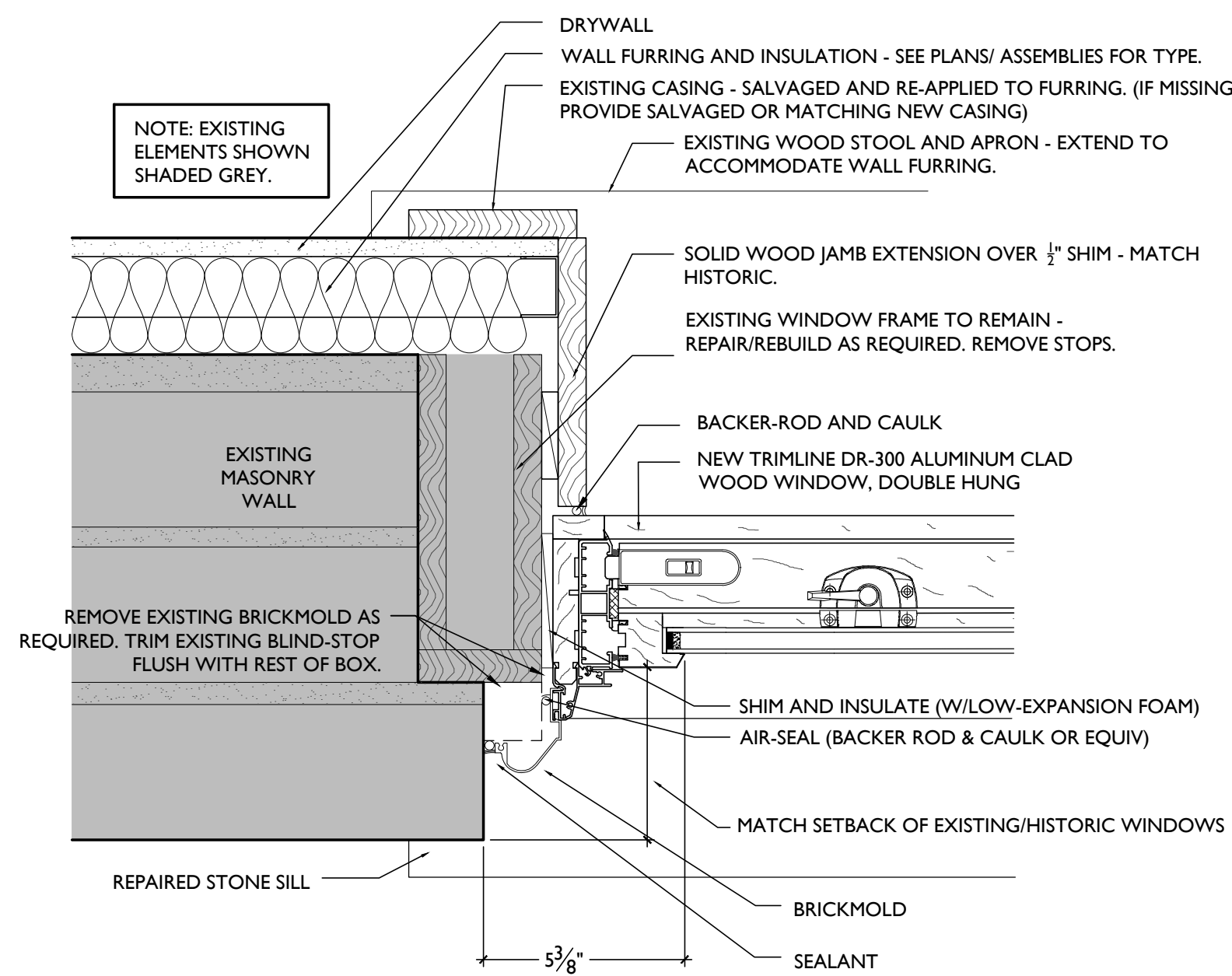
SCALE: 3" = 1'-0" HEAD & SILL SECTION 2



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

REMOVE EXISTING BRICKMOLD AS REQUIRED. TRIM EXISTING BLIND-STOP FLUSH WITH REST OF BOX.  
 REPAIRED STONE SILL  
 5/8"  
 BRICKMOLD  
 SEALANT

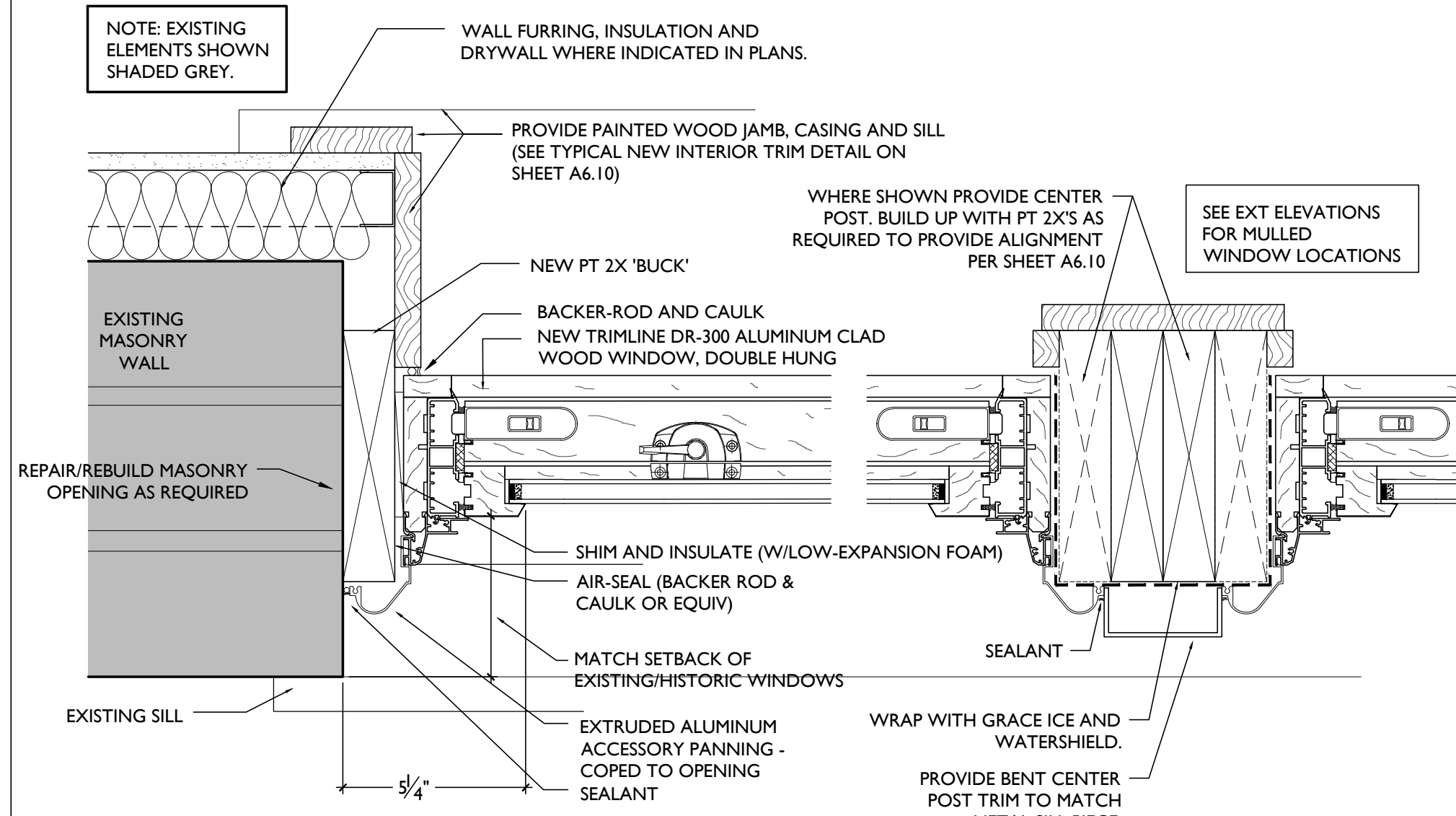
EXISTING CASING, STOOL AND APRON - REPAIR OR REBUILD AS REQUIRED (MATCH HISTORIC)  
 EXISTING WINDOW FRAME TO REMAIN - REPAIR/REBUILD AS REQUIRED. REMOVE STOPS.  
 BACKER-ROD AND CAULK  
 NEW TRIMLINE DR-300 ALUMINUM CLAD WOOD WINDOW, DOUBLE HUNG  
 SHIM AND INSULATE (W/LOW-EXPANSION FOAM)  
 AIR-SEAL (BACKER ROD & CAULK OR EQUIV)  
 MATCH SETBACK OF EXISTING/HISTORIC WINDOWS



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

REMOVE EXISTING BRICKMOLD AS REQUIRED. TRIM EXISTING BLIND-STOP FLUSH WITH REST OF BOX.  
 REPAIRED STONE SILL  
 5/8"  
 BRICKMOLD  
 SEALANT

EXISTING CASING, STOOL AND APRON - REPAIR OR REBUILD AS REQUIRED (MATCH HISTORIC)  
 EXISTING WINDOW FRAME TO REMAIN - REPAIR/REBUILD AS REQUIRED. REMOVE STOPS.  
 BACKER-ROD AND CAULK  
 NEW TRIMLINE DR-300 ALUMINUM CLAD WOOD WINDOW, DOUBLE HUNG  
 SHIM AND INSULATE (W/LOW-EXPANSION FOAM)  
 AIR-SEAL (BACKER ROD & CAULK OR EQUIV)  
 MATCH SETBACK OF EXISTING/HISTORIC WINDOWS



NOTE: EXISTING ELEMENTS SHOWN SHADED GREY.

REPAIR/REBUILD MASONRY OPENING AS REQUIRED  
 EXISTING SILL  
 3/4"

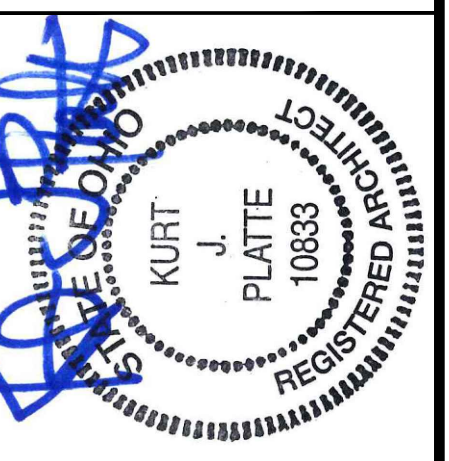
WALL FURRING, INSULATION AND DRYWALL WHERE INDICATED IN PLANS.  
 PROVIDE PAINTED WOOD JAMB, CASING AND SILL (SEE TYPICAL NEW INTERIOR TRIM DETAIL ON SHEET A6.10)  
 NEW PT 2X 'BUCK'  
 BACKER-ROD AND CAULK  
 NEW TRIMLINE DR-300 ALUMINUM CLAD WOOD WINDOW, DOUBLE HUNG  
 SHIM AND INSULATE (W/LOW-EXPANSION FOAM)  
 AIR-SEAL (BACKER ROD & CAULK OR EQUIV)  
 MATCH SETBACK OF EXISTING/HISTORIC WINDOWS  
 EXTRUDED ALUMINUM ACCESSORY PANNING - COPE TO OPENING SEALANT  
 WRAP WITH GRACE ICE AND WATERSHIELD.  
 PROVIDE BENT CENTER POST TRIM TO MATCH METAL SILL PIECE  
 WHERE SHOWN PROVIDE CENTER POST. BUILD UP WITH PT 2X'S AS REQUIRED TO PROVIDE ALIGNMENT PER SHEET A6.10  
 SEE EXT ELEVATIONS FOR MULLED WINDOW LOCATIONS

SCALE: 3" = 1'-0" JAMB DETAIL 5

SCALE: 3" = 1'-0" JAMB DETAIL 3

SCALE: 3" = 1'-0" JAMB DETAIL 1

WINDOW DETAILS



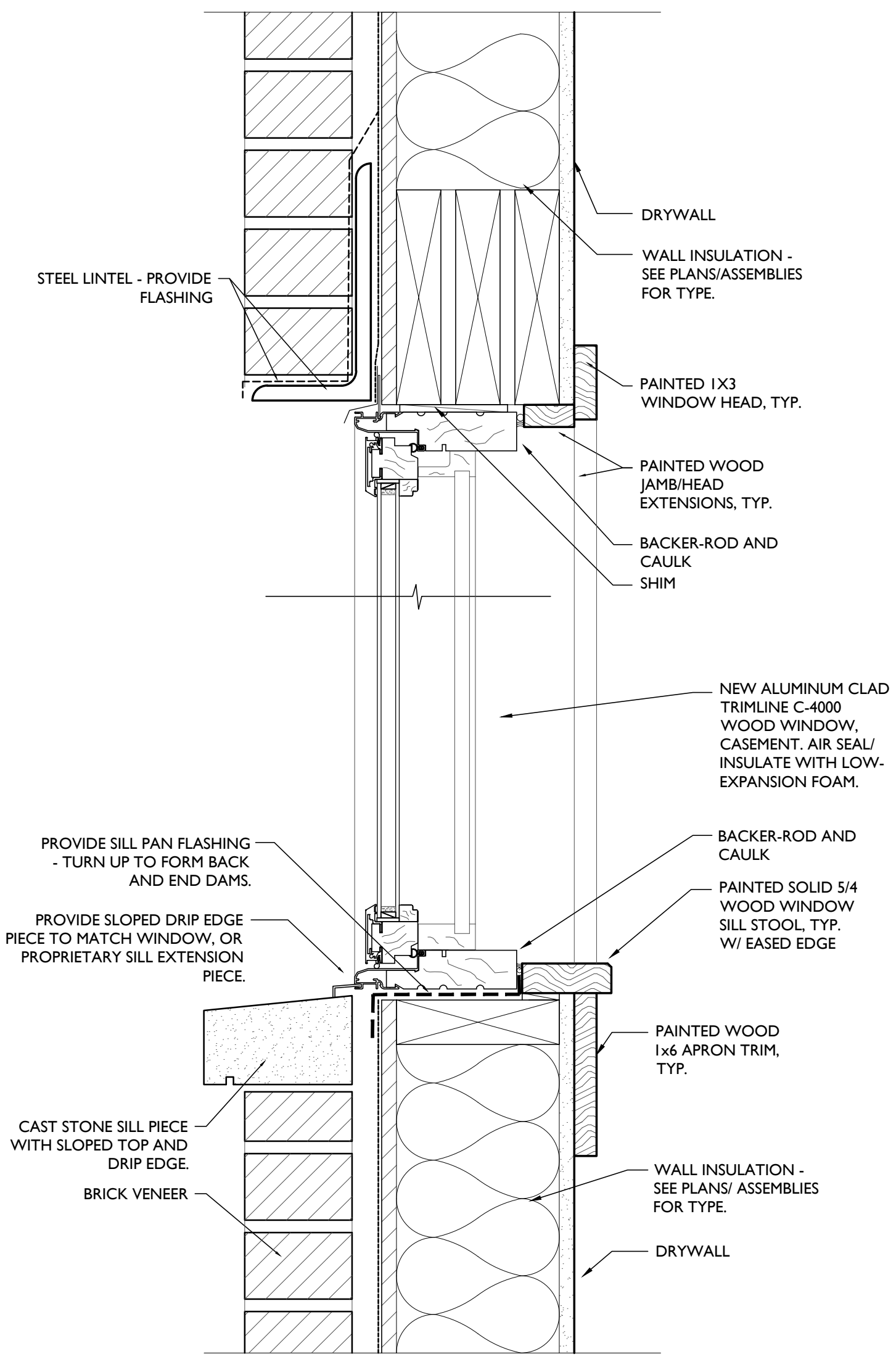
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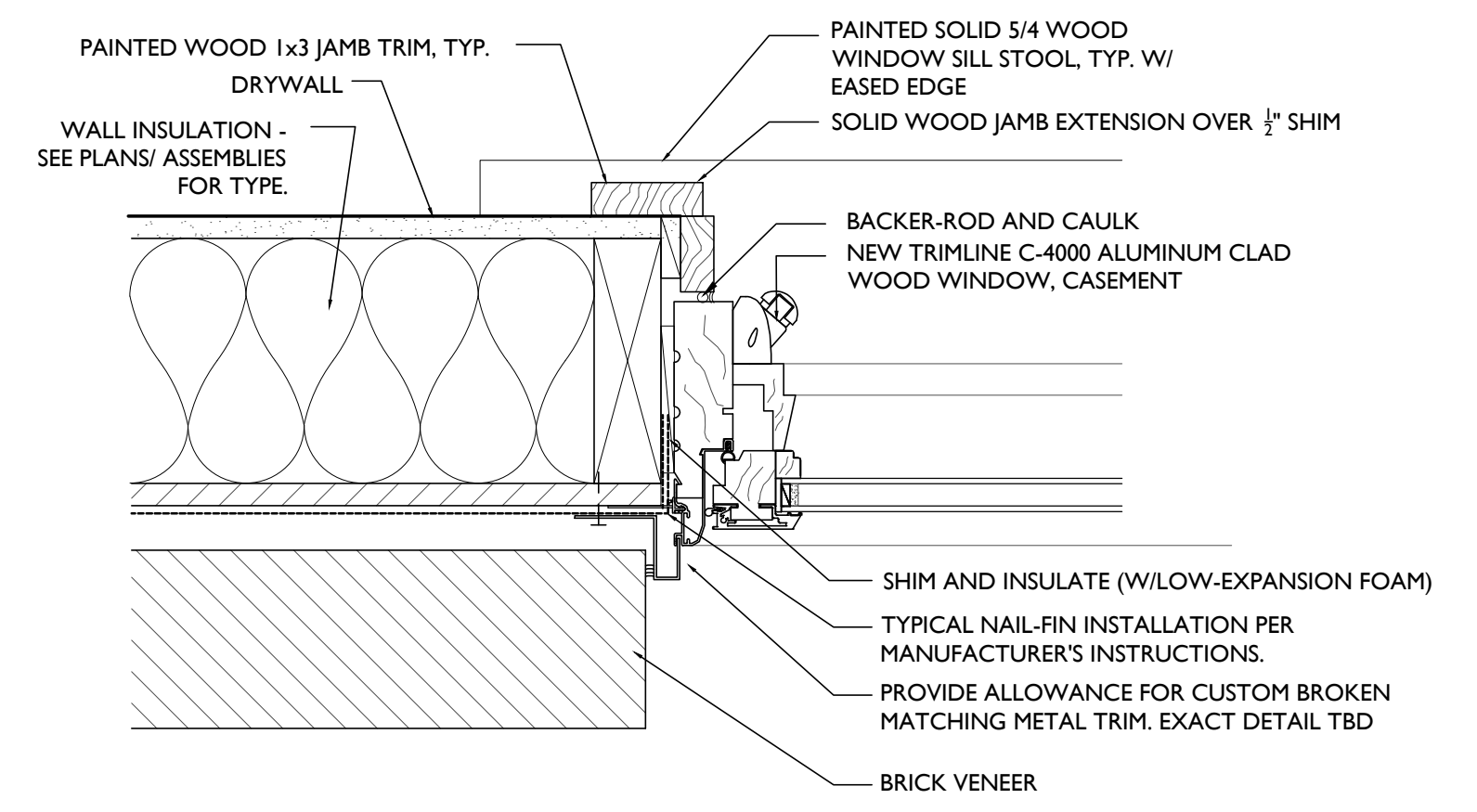
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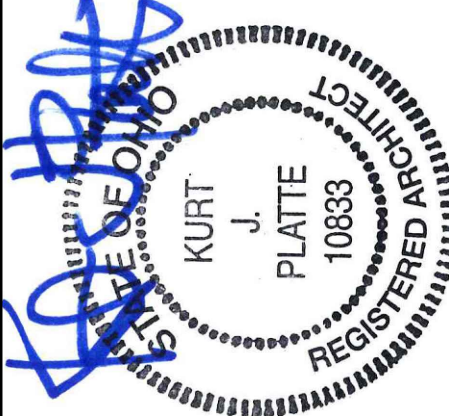
Job No: 17093 4.19.2018



SCALE: 3" = 1'-0" HEAD & SILL SECTION 2



SCALE: 3" = 1'-0" JAMB DETAIL 1  
WINDOW DETAILS



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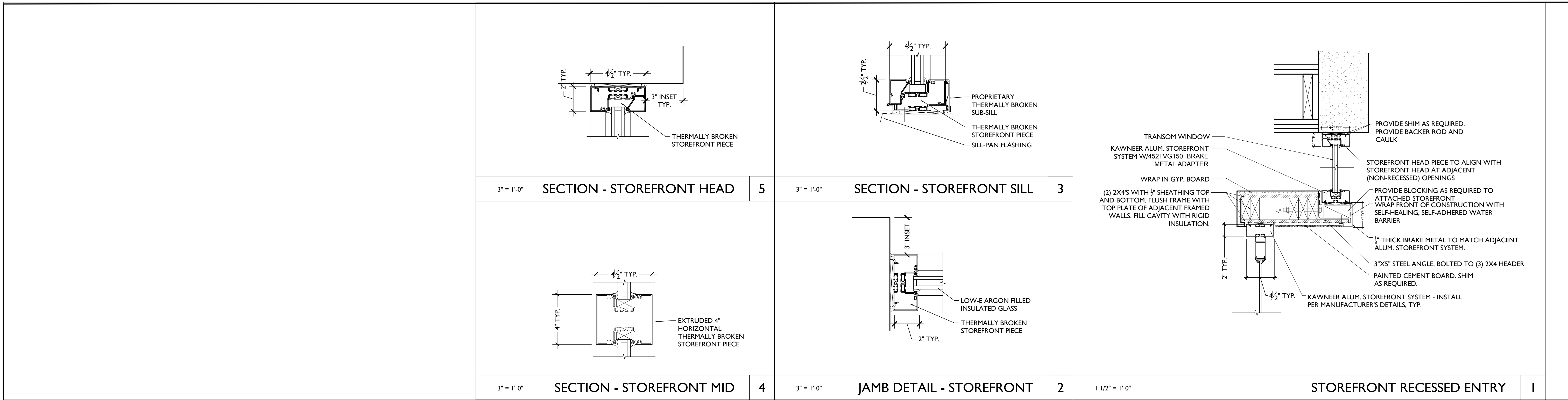
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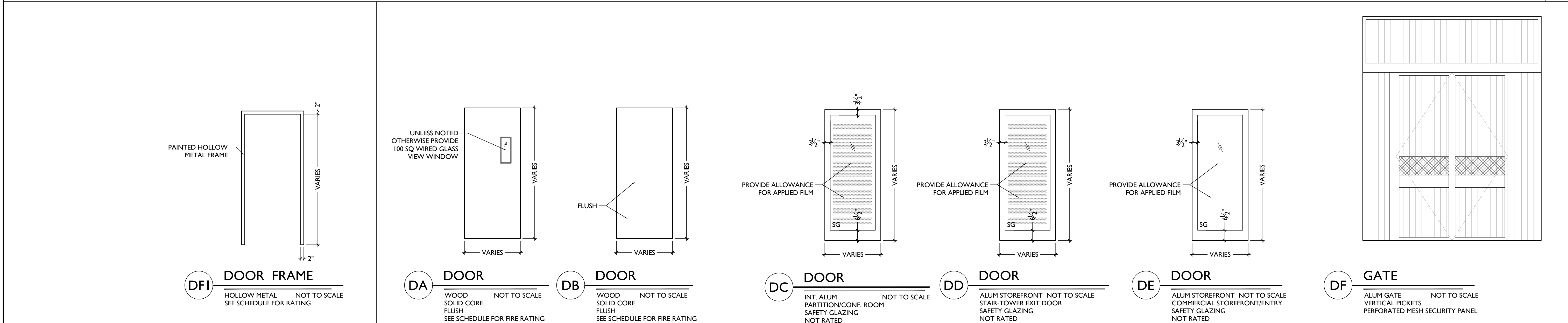
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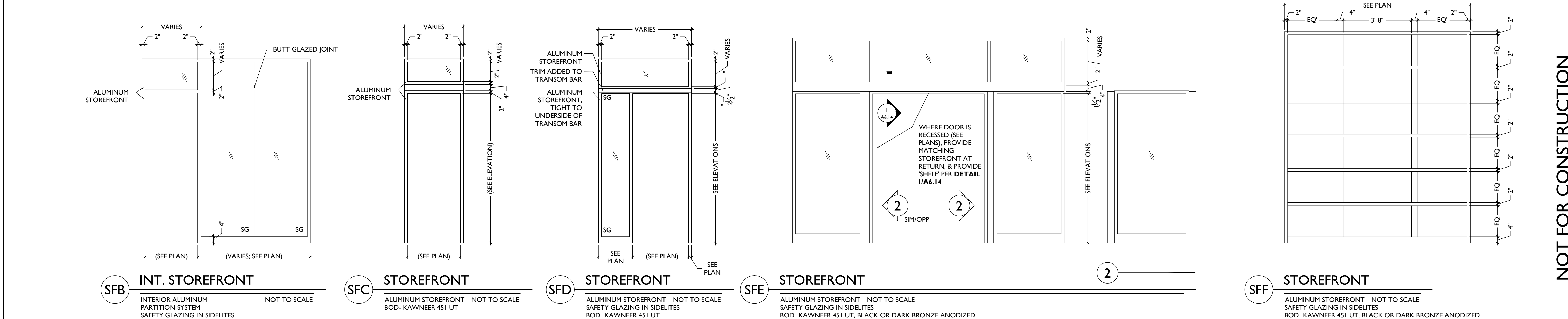


**FRAME DETAILS**



**DOOR FRAME TYPES**

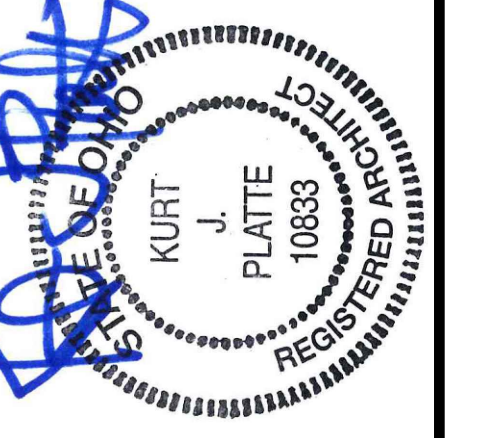
**DOOR TYPES**



**STOREFRONT FRAME TYPES**

**PLATTE**  
architecture + design

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KURT PLATTE 10833  
EXP DATE 12.31.2019

Progress Dates  
DD PRICING SET - 03.13.2018  
HCB REVIEW SET - 04.19.2018

Revisions

Design Team:  
MMR  
Drawn by:  
MMR

**NOT FOR CONSTRUCTION**

PROPOSED PROJECT:  
**HISTORIC REHABILITATION AND RENOVATIONS TO  
1537 RACE STREET**  
FORMER ELM INDUSTRIES BUILDING  
CINCINNATI, OHIO 45202

Job No: 17093 4.19.2018

**A6.14**