HISTORIC CONSERVATION BOARD AGENDA

Monday, April 25, 2022, at 3:00 pm

This hearing will be conducted through a virtual/remote platform.
Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

DISCUSSION ITEMS

Item 1. 34 W COURT ST — The applicant requests a Certificate of Appropriateness to rehabilitate an existing mixed-use structure, including a new roof deck in the DD/ Court Street Historic District.

Applicant: ERIN SEGER
Owner: CINCINNATI CURATED LLC
Staff Report: DOUG OWEN

Item 2. 414 CENTRAL AV — The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including a third-floor addition, rear staircase, and façade improvements in the DD/West 4th Street Historic District.

Applicant: ERIN SEGER
Owner: 414 CENTRAL AVE LLC
Staff Report: DOUG OWEN

Item 3. 132 W ELDER ST — The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including new exterior signage and the construction of a roof deck in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to the size and location of the signage.

Applicant: EQUITY
Owner: YUKON INVESTMENTS LLC
Staff Report: DOUG OWEN

Item 4. 124 W 14TH ST — The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure into a single-family residence, including partial demolition of rear decks, wood overhang and roof structure for the construction of a new rear addition, construction of a new rear deck and roof deck with stairway in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to side and rear setbacks and height of addition.

Applicant: CITY STUDIOS
Owner: 124 W FOURTEENTH LLC
Staff Report: DOUG OWEN

Item 5. 1416 CENTRAL PKWY — The applicant requests a Certificate of Appropriateness for a revised in-fill development at 1416-1430 Central Parkway in the Over-The-Rhine Historic District. The applicant was previously before the board on July 12, 2021 in case number COA2021030/ZH20210086.

Applicant: WOOD AND LAMPING
Owner: DOWNTOWN PROPERTY MANAGEMENT INC
Staff Report: DOUG OWEN

OTHER BUSINESS

Staff Level COA approvals

ADJOURN

ITEM 1 April 25, 2022

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

APPLICATION #:	COA2022013
APPLICANT:	Erin Seger
OWNER:	Cincinnati Curated LLD
ADDRESS:	**34 W Court Street**
PARCELS:	0076-00020132
ZONING:	DD
OVERLAYS:	Court Street Historic District
COMMUNITY:	Central Business District
REPORT DATE:	March 28, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for a recessed roof deck and rehabilitation of the building. No zoning relief is required.

Existing Conditions

The subject property is situated mid-block on the north side of Court Street. The building is a 4-story brick building with a commercial storefront and 3 upper stories that are residential in use.

Proposed Conditions

The applicant is proposing a rehabilitation of the property into a commercial use at the first floor and 5 residential units above. The majority of the work on the building is interior with basic rehabilitation work on the exterior and a recessed roof deck at the top level.

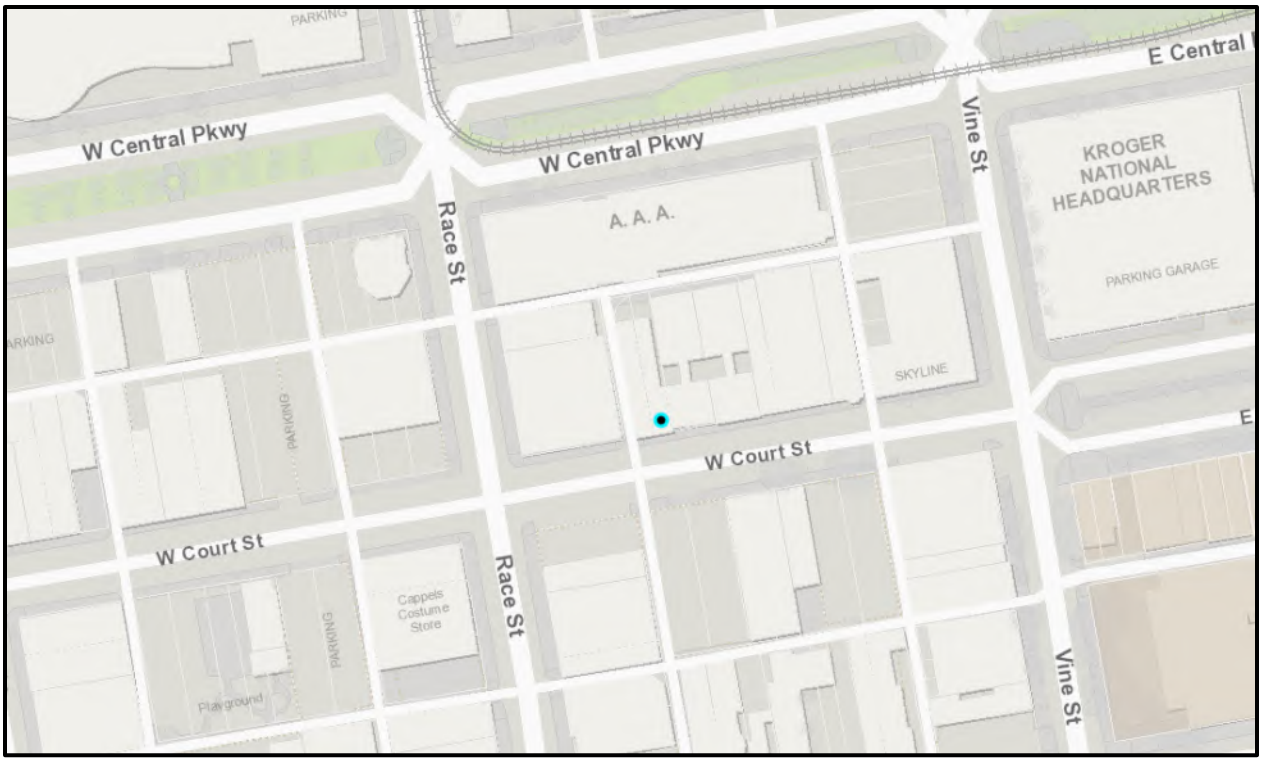


Figure 1. Location of 34 W Court Street. Image from CAGIS.

Figure 2. Street view of 34 W Court Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1411	DD
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Court Street	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The proposal is for a mixed-use building with a commercial space on the first floor and residential above. The uses are permitted and there is no zoning relief required for the reuse of the building as requested.

Certificate of Appropriateness Review:

The roof top deck, addition and other façade changes require a Certificate of Appropriateness.

REHABILITATION

1. Upper Floor Windows

c. Type: Replacing original windows with an entirely different type of window (casement replacing double-hung for example), can appear out-of-place given the type of window commonly found buildings of particular styles and particular time periods.
Guideline—Window replacements should match the character of the original.

- *The applicant is proposing replacing existing replacement windows. The new windows will be an aluminum clad wood window appropriate to the historic building.*

REHABILITATION AND ALTERATION: INTENT AND GENERAL GUIDELINES

As there are no specific guidelines in the Court Street Historic District guidelines about roof decks, the following guidelines were used.

1. Avoid removing or altering historic material or distinctive architectural features: if it's original and in good shape, try to keep it.
8. If no evidence of original materials or detailing exists, alterations should be simply detailed and contemporary in design, yet fit the character of the building. Ideas on how to achieve "fit" are illustrated in New Construction Guidelines

The roof deck is recessed into the roof. This cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic level and an addition will not be required for access. The cutout of the roof deck will not be highly visible from the public street and does not affect any architecturally significant features for the building.

Other Considerations:

Prehearing Results: A prehearing was held on April 6, 2022. The applicants were in attendance.

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 a proposed addition, roof deck, and exterior rehabilitation submitted by Michael Wentz Design AIA dated 3/10/2022 with the following condition:
   1. The building permit must be issued within 2 years, or the COA shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1. The proposed project substantially conforms to the Court Street Historic Conservation Guidelines.
   2. The roof deck is not highly visible from any of the surrounding streets and does overpower the original building.
   3. The exterior changes including windows meet the historic district guidelines.

ADJUDICATION/DENIAL LETTER
Date: 001/07/2022
Location: 34 Court Street
Request: Roof Deck
Zoning District: DD/ Court Street Historic District

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 get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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
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. $ 624.95

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

- Location of trash storage and Utilities

- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

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

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 34 West Cout Street
Hamilton Co. Parcel ID No.: 007600020132 Zoning District: DD - Downtown Development
Historic District: Court Street Historic District Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☑ OTHER Architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Erin Seger
Contact Person (if legal entity): _____
Address: 7813 Ted Gregory Lane
City: Montgomery State: Ohio Zip Code: 45242
Phone: 513-745-0420 E-mail: erin@wentzdesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Cincinnati Curated LLD
Contact Person (if legal entity): Melissa Jones
Address: 855 Matz Court
City: Union State: Kentucky Zip Code: 41091
Phone: 214-315-7932 E-mail: brownmk1@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
Full interior remodel of existing 4.5 story mixed use building. Renovated building will have (1) 630 sf commercial space and (5) residential units, as well as a new roof deck

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: Erin Seger Date: 03/10/22

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a)That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or

(b)That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

(i)Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
(ii)Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
(iii)Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

(aa)A property's current level of economic return;
(bb)Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
(cc)The feasibility of alternative uses for the property that could earn a reasonable economic return;
(dd)Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
(ee)Knowledge of landmark designation or potential designation at time of acquisition; and/or
(ff)Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

March 10, 2022

City of Cincinnati Historic Conservation Board
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness for 34 West Court Street

Dear Historic Conservation Board,

We are asking the Board to grant a Certificate of Appropriateness for an interior renovation at 34 West Court Street in the Court Street Historic District.

The building was previously used as a boarding house and has fallen into disrepair. The current conditions of the residential units are unsafe and unsanitary. Our proposed project will update the entire building and create desirable short term rental units that support both the Downtown and Over-the-Rhine neighborhoods. We will also be renovating the existing first floor commercial space.

While the vast majority of our work will be interior, we will also be making improvements to the exterior of the building. We will be painting the ground floor storefront area black, as well as giving the existing fire escape a fresh coat of black paint. We will replace the existing storefront glazing. The existing windows throughout the building do not match, and we will be replacing all windows with matching gridded windows that are historically appropriate and energy efficient. Finally, we will be adding a roof deck at the front of the building. The existing cornice will remain and the view of the front elevation will not be changed from the street.

We believe that these improvements are in keeping with the historical character of the neighborhood. We're excited for the opportunity to bring a new business into the commercial space, as well as to provide beautiful and unique residential units to the area.

Respectfully submitted,

Erin Seger
Wentz Design

wentzdesign

7813 Ted Gregory Lane Suite C Montgomery Ohio 45242 513-745-0420

Dusty Rhodes, Hamilton County Auditor

generated on 3/10/2022 10:53:02 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
076-0002-0132-00	34 W COURT ST	Parcel Number	2021 Payable 2022

Property Information

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

Images/Sketches

Appraisal Area
01700 - CENTRAL BUSINESS DISTRICT

Auditor Land Use
404 - RETAIL/APARTMENT OVER

Owner Name and Address
CINCINNATI CURATED LLC
855 MATZ CT
UNION KY 41091
(call 946-4015 if incorrect)

Tax Bill Mail Address
LERETA LLC
901 CORPORATE CENTER DR
POMONA CA 91768
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value
99,750

Effective Tax Rate
88.991088

Total Tax
$9,291.41

Property Description
34 W COURT ST 17 X 124 IRR PT LOT 23 PIATT-GRANDIN

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/16/2021
Last Sale Amount	$340,000
Conveyance Number	276211
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.051

Tax/Credit/Value Summary

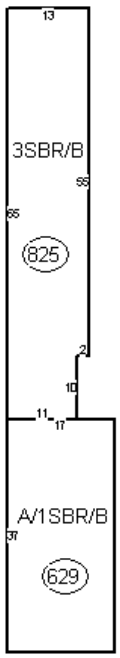
Board of Revision	YES(94)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	79,800
CAUV Value	0
Market Improvement Value	205,200
Market Total Value	285,000
TIF Value	147,800
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1) 12-1-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Parcel Photo

Parcel Sketch



Related Names

Name	Relationship	Status
CINCINNATI CURATED LLC	Parcel Owner	Current

Detailed Name Information

Full Name CINCINNATI CURATED LLC	**Type** Parcel Owner
Address 855 MATZ CT UNION KY 41091	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

March 10, 2022

City of Cincinnati Historic Conservation Board
805 Central Avenue, Suite 500
Cincinnati, OH 45202

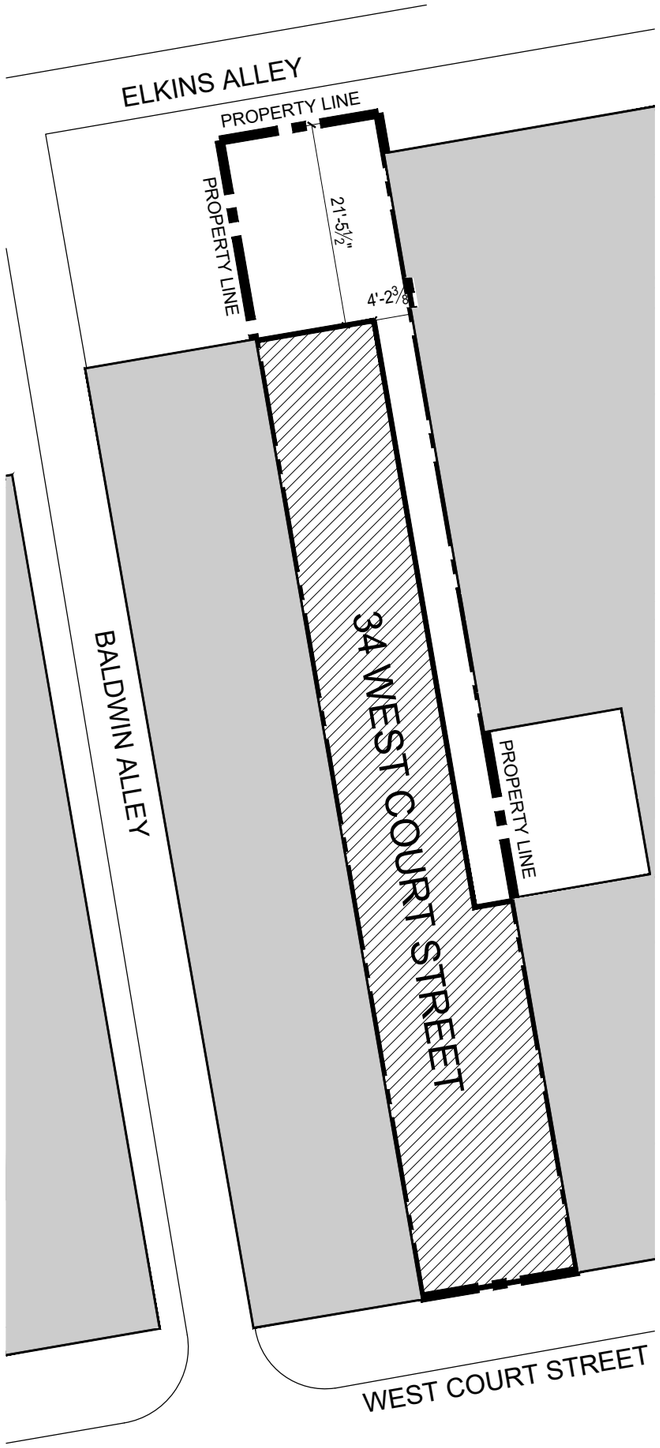
Expert Witnesses for 34 West Court Street

Mike Wentz, Wentz Design
513-745-0420
mike@wentzdesign.com

34 West Court Street

Cincinnati, Ohio 45202

Interior Renovation



Site Plan

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

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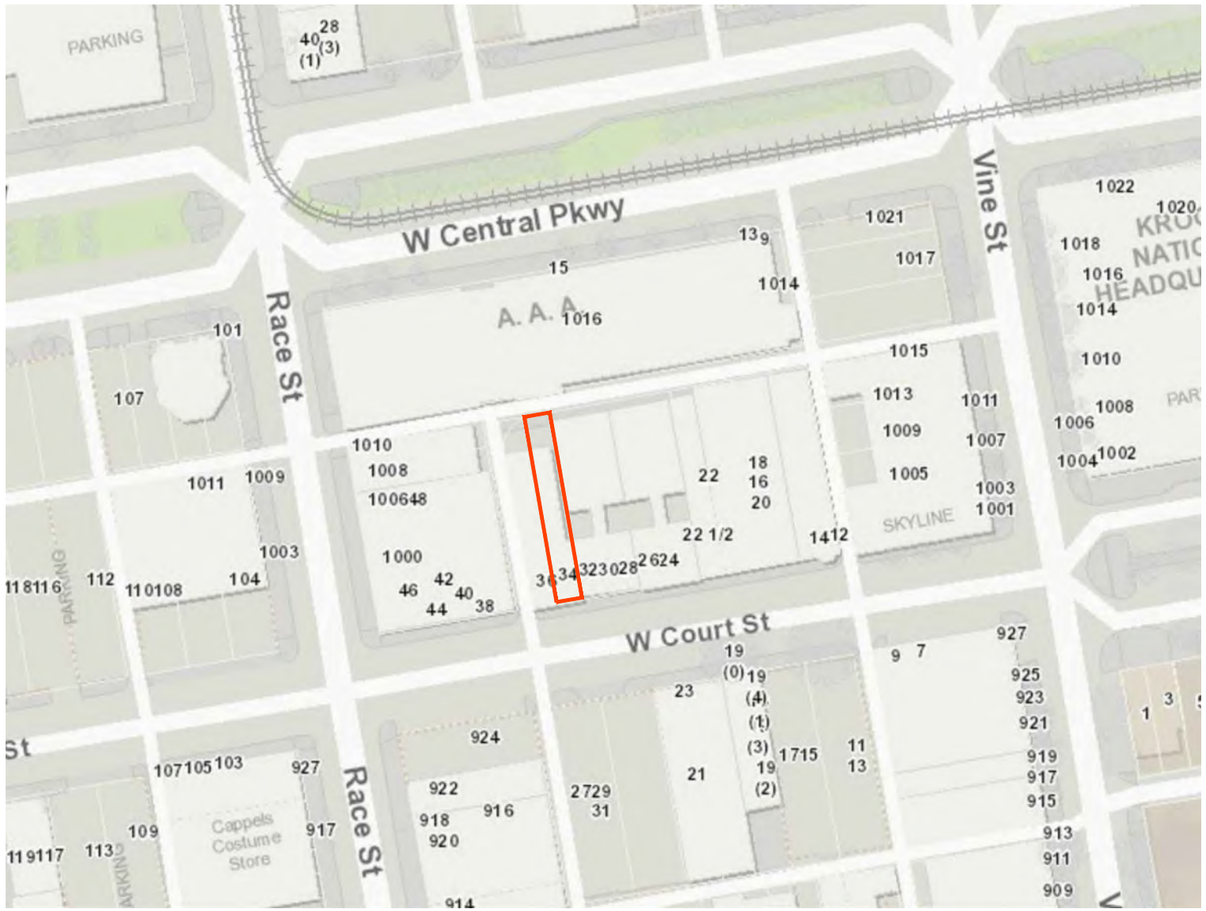


Context Map

1" = 100'-0"

N

DRAWING INDEX

ARCHITECTURAL

TS	TITLE SHEET, SITE PLAN
A1.0	LOWER LEVEL PLAN
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A1.3	THIRD FLOOR PLANS
A1.4	FOURTH FLOOR PLANS
A1.5	FIFTH FLOOR PLANS
A1.6	ROOF PLAN
A2.0	ELEVATIONS
A2.1	DIAGRAMS AND STREETSCAPE

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	ISSUE	DATE
1	HISTORICAL	3/10/22
2		
3		
4		
5		
6		
7		

34 West Court Street
Cincinnati, Ohio 45202

TITLE SHEET

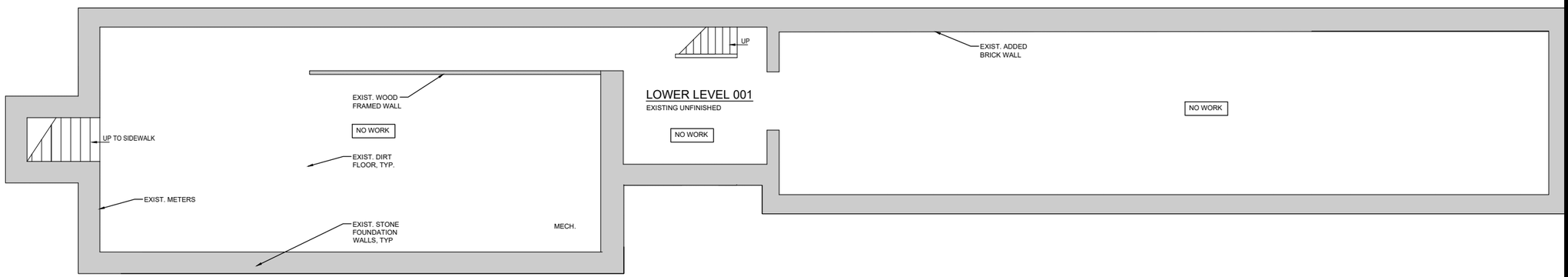
DATE: MAR 10, 2022

DRAWING NO:

TS

PLAN KEYNOTES (ALL PLANS):

1. SALVAGE EXISTING FLOORING WHERE POSSIBLE. WHEN NOT FEASIBLE, REPLACE WITH LVP INSTALLED PER MANUF. SPECS
2. EXISTING FLOORING - PATCH AND REPAIR AS REQ'D
3. PATCH/REPAIR EXISTING STAIR AS REQ'D
4. NEW WINDOW IN EXISTING WINDOW OPENING
5. NEW STOREFRONT IN EXISTING STOREFRONT OPENING
6. 45-MIN RATED OPENINGS ALONG FIRE ESCAPE
7. REPLACE EXISTING DOOR
8. NEW WALL FRAMING: 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. ALL FRAMING TO BE SOUTHERN PINE #1 OR BETTER. ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED



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1 / A1.0 Lower Level Plan
Scale: 1/8" = 1'-0"

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	ISSUE	DATE
1	HISTORICAL	3/10/22
2		
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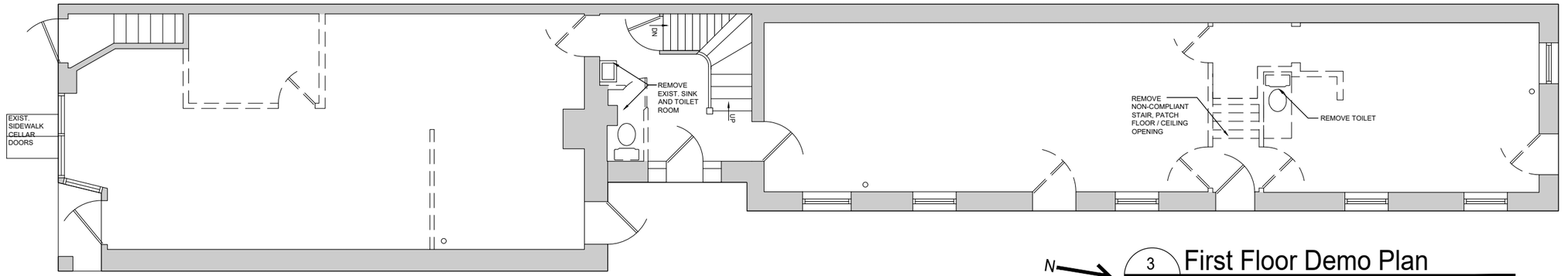
34 West Court Street
Cincinnati, Ohio 45202

LOWER LEVEL PLAN

DATE: MAR 10, 2022

DRAWING NO:

A1.0



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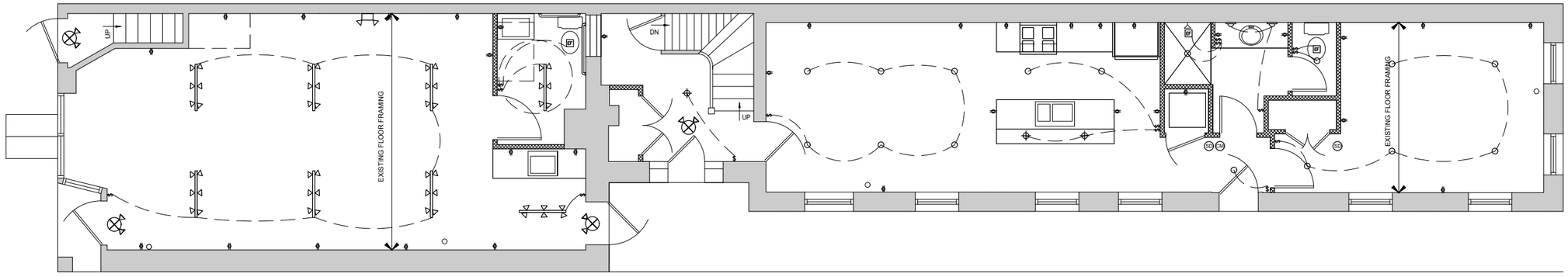
3 A1.1 First Floor Demo Plan

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



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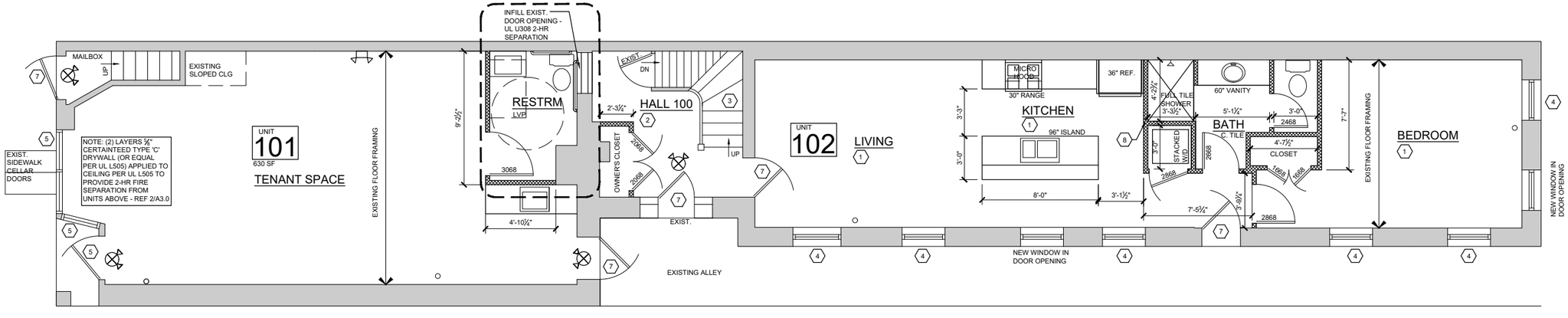
2 A1.1 First Floor Lighting / Power Plan

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



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1 A1.1 First Floor Plan

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

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	DATE
1	
2	
3	
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6	
7	
ISSUE	3/10/22
HISTORICAL	

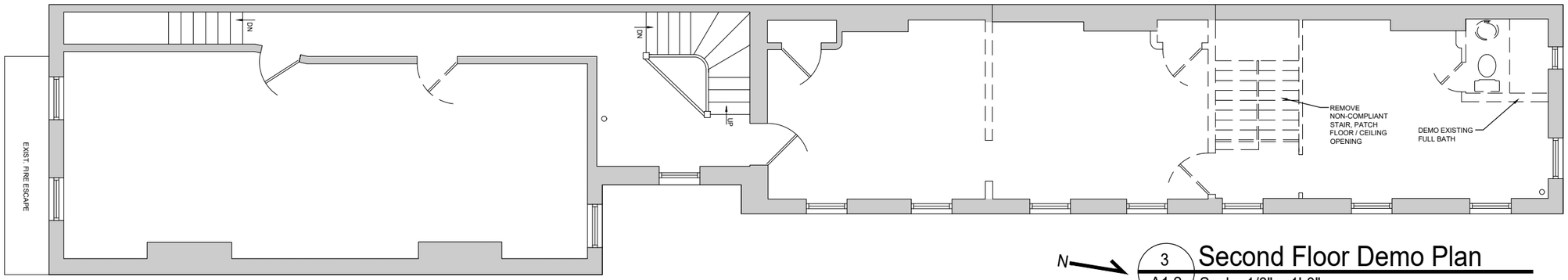
34 West Court Street
Cincinnati, Ohio 45202

FIRST FLOOR PLANS

DATE: MAR 10, 2022

DRAWING NO:

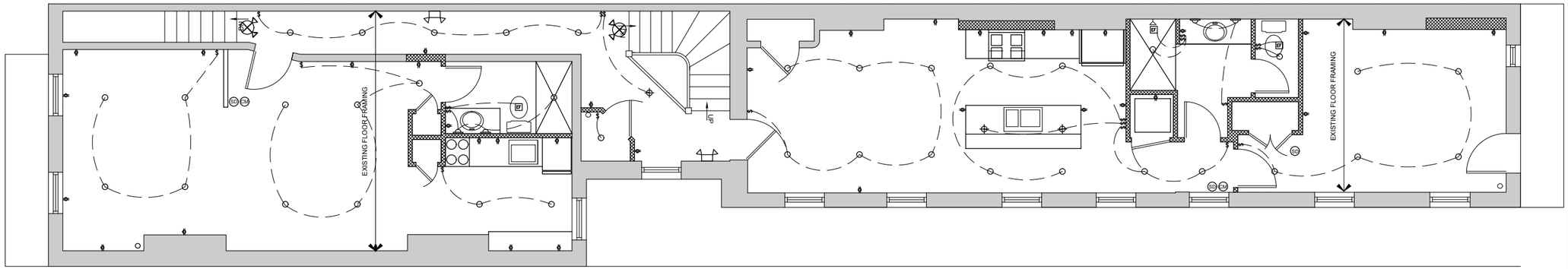
A1.1



N

3 A1.2 **Second Floor Demo Plan**

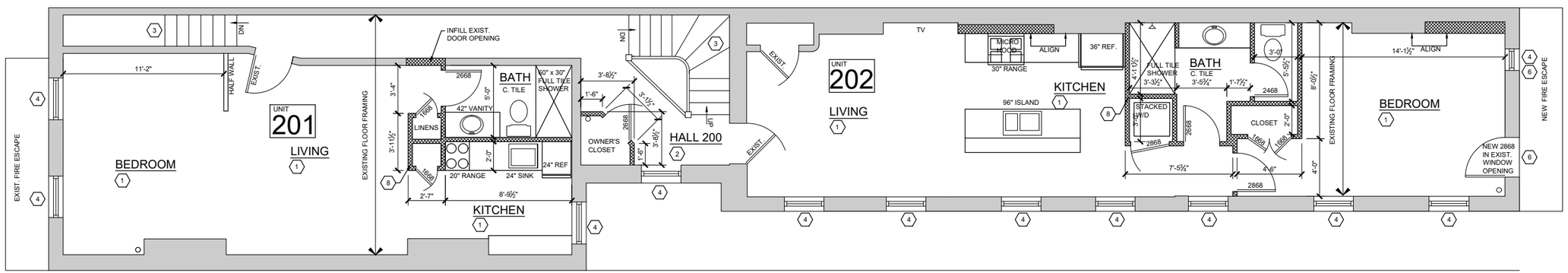
Scale: 1/8" = 1'-0"



N

2 A1.2 **Second Floor Lighting / Power Plan**

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



N

1 A1.2 **Second Floor Plan**

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

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

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1	HISTORICAL	3/10/22
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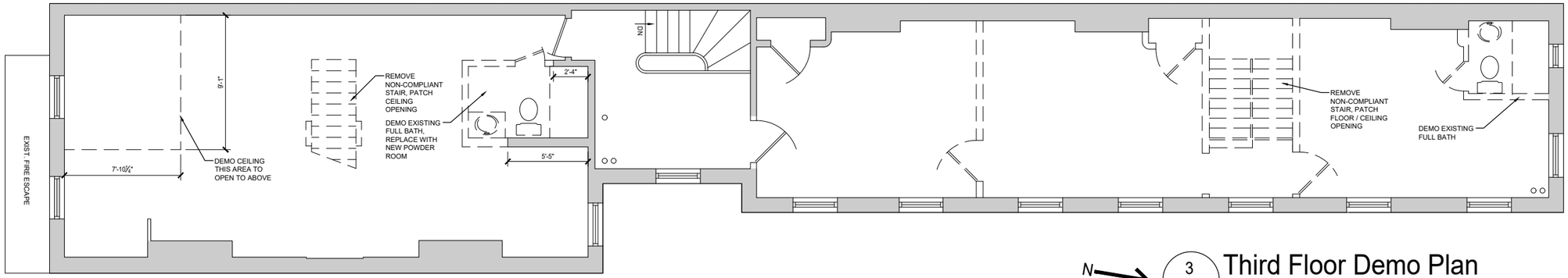
34 West Court Street
Cincinnati, Ohio 45202

SECOND FLOOR PLANS

DATE: MAR 10, 2022

DRAWING NO:

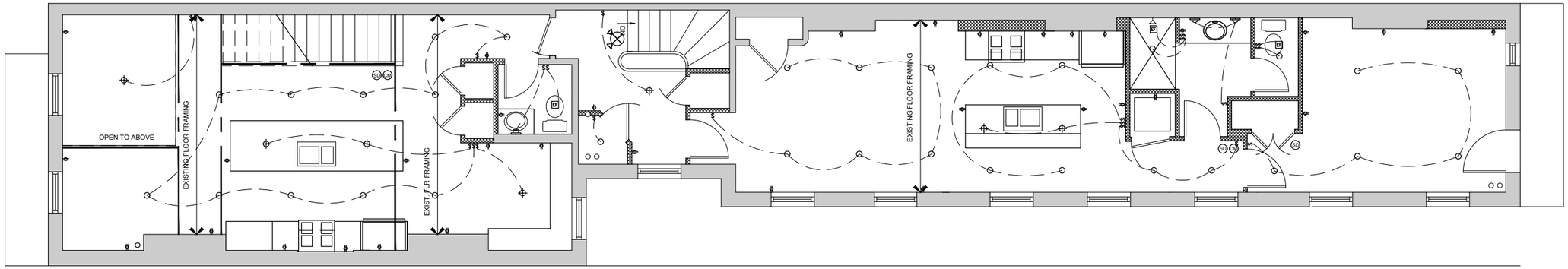
A1.2



N

3 A1.3 **Third Floor Demo Plan**

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



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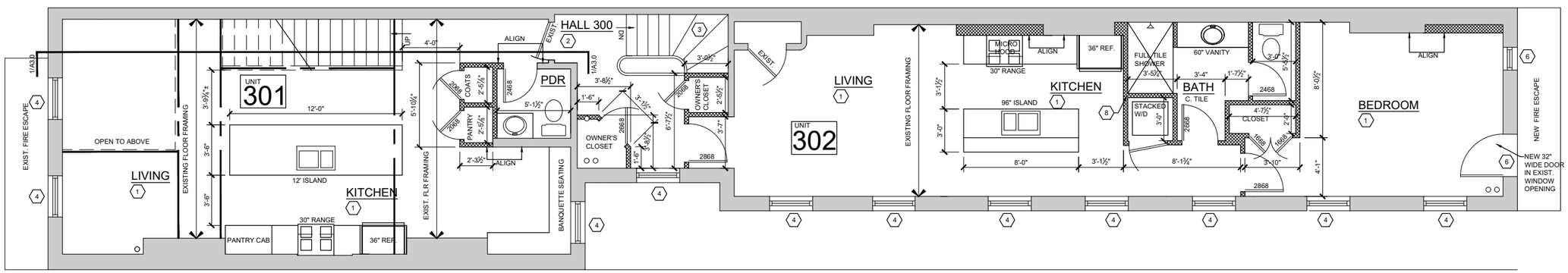
2 A1.3 **Third Floor Lighting / Power Plan**

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



N

1 A1.3 **Third Floor Plan**

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

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

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ISSUE: HISTORICAL

34 West Court Street
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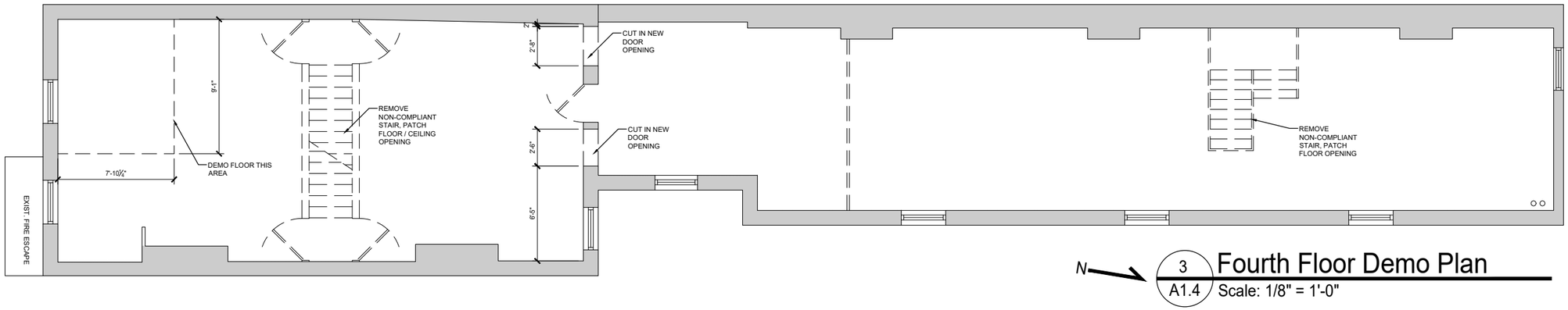
SECOND FLOOR PLANS

DATE: MAR 10, 2022

DRAWING NO:

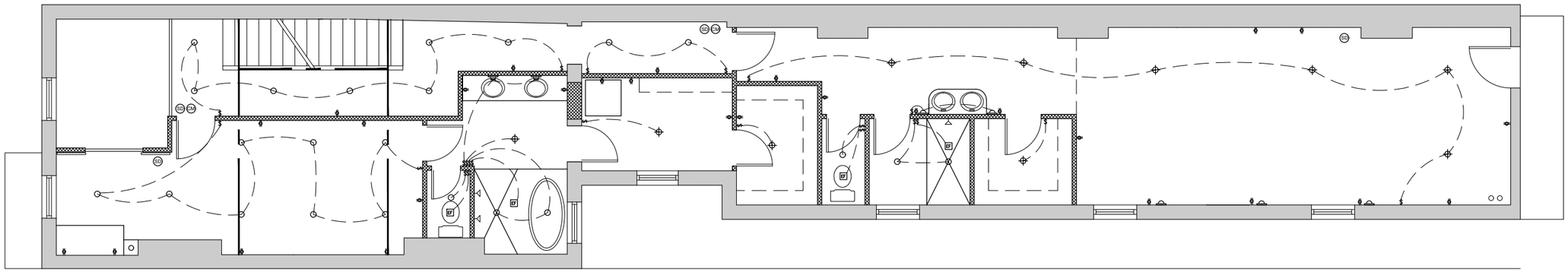
A1.3



N

3 / A1.4 **Fourth Floor Demo Plan**

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



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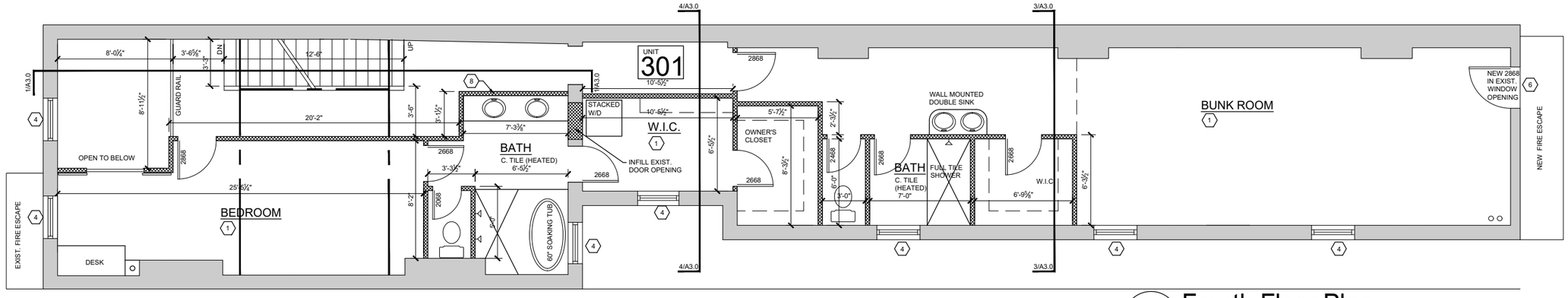
2 / A1.4 **Fourth Floor Lighting / Power Plan**

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



N

1 / A1.4 **Fourth Floor Plan**

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

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

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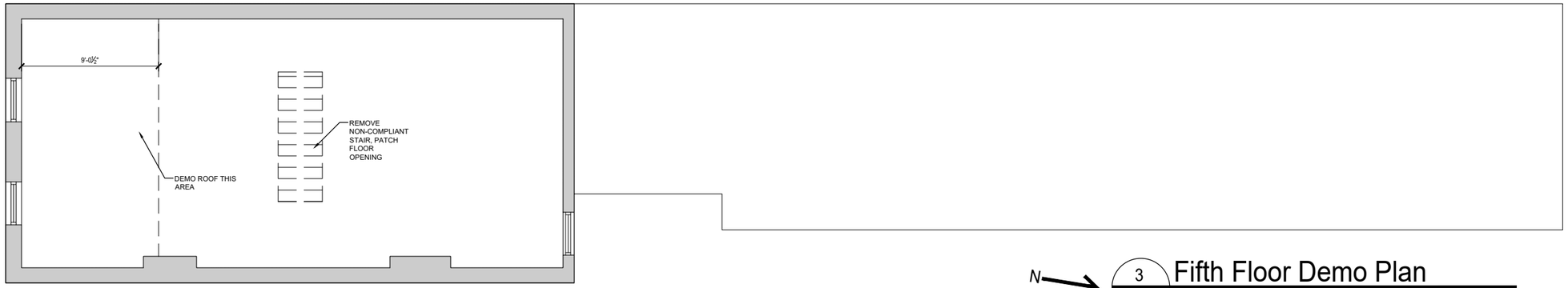
FOURTH FLOOR PLANS

DATE: MAR 10, 2022

DRAWING NO:

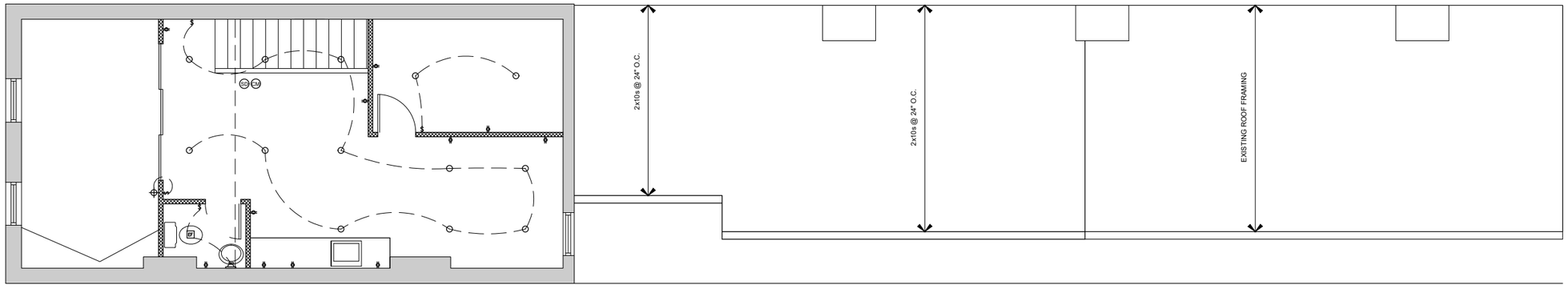
A1.4



N

3 A1.5 **Fifth Floor Demo Plan**

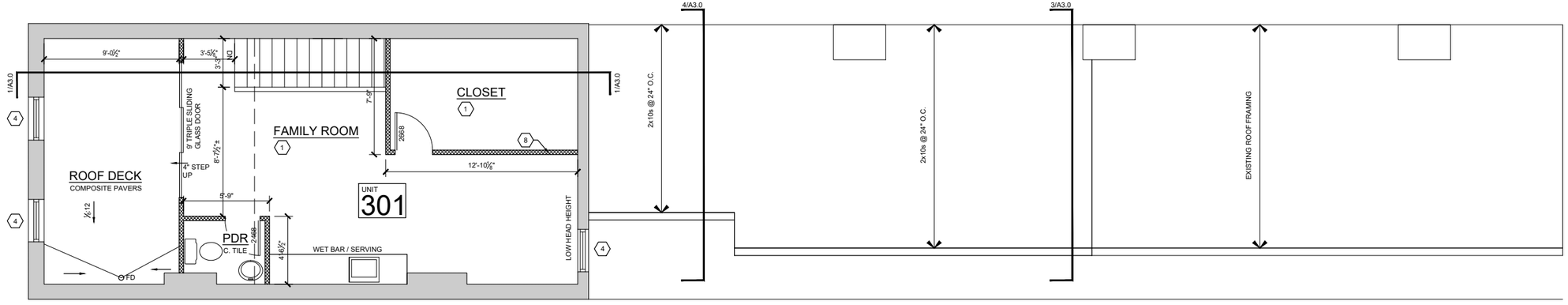
Scale: 1/8" = 1'-0"



N

2 A1.5 **Fifth Floor Lighting / Power Plan**

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



N

1 A1.5 **Fifth Floor Plan**

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

Architect:

Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

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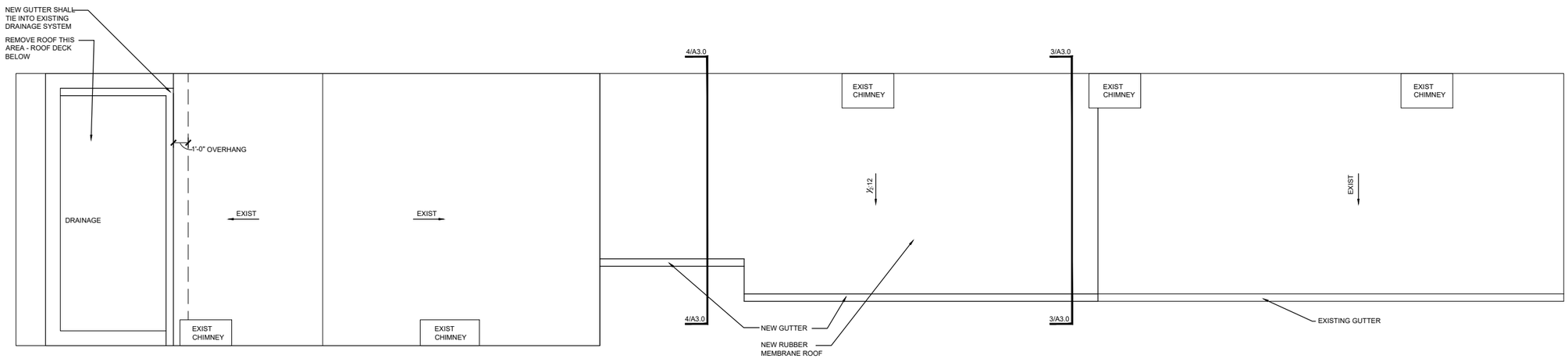
FIFTH FLOOR PLANS

DATE: MAR 10, 2022

DRAWING NO:

A1.5



N

1 / A1.6 Roof Plan

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

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	ISSUE	DATE
1	HISTORICAL	3/10/22
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34 West Court Street
Cincinnati, Ohio 45202

ROOF PLAN

DATE: MAR 10, 2022

DRAWING NO:

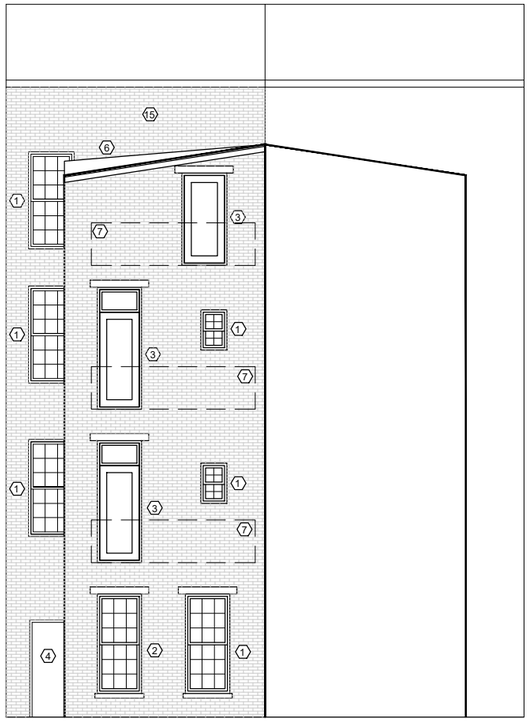
A1.6

4 A2.0 Wall Sconce

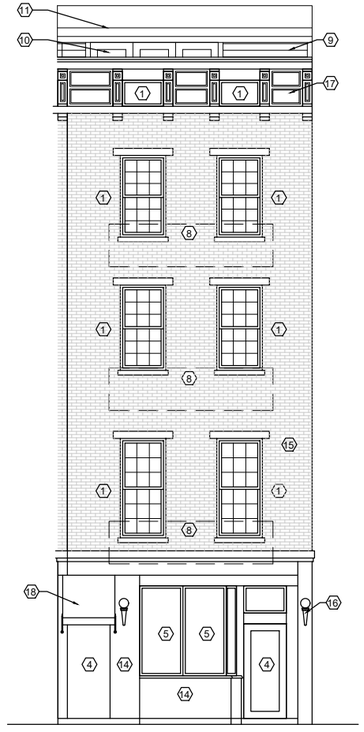
5 A2.0 Awning

ELEVATION KEYNOTES:

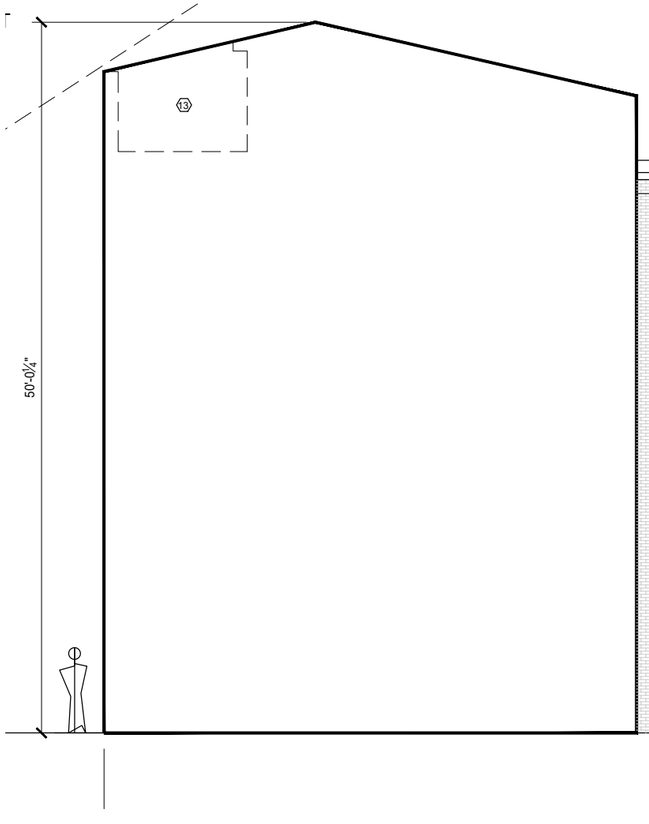
1. NEW WINDOW IN EXISTING WINDOW OPENING
2. NEW WINDOW IN EXISTING DOOR OPENING
3. NEW DOOR IN EXISTING WINDOW OPENING
4. NEW DOOR IN EXISTING DOOR OPENING
5. NEW STOREFRONT IN EXISTING STOREFRONT OPENING
6. REVISE ROOF SLOPE THIS AREA
7. NEW FIRE ESCAPE - BLACK
8. PAINT EXISTING FIRE ESCAPE BLACK
9. NEW HARDIE PLANK (OR EQUAL) SIDING
10. NEW 9' TRIPLE SLIDER GLASS DOOR BEYOND - REF PLANS
11. MODIFY EXISTING ROOF FOR NEW ROOF DECK - REF SECTION
12. BRICK TO MATCH EXISTING
13. ROOF DECK BEYOND
14. PAINT STOREFRONT AREA BLACK
15. EXISTING BRICK - PATCH AND REPAIR AS REQ'D
16. VICTORIAN STYLE STREET LIGHT OR SIM. (SEE PHOTO 4/A2.0)
17. PAINT EXISTING CORNICE BLACK
18. BLACK FABRIC SPEAR AWNING OR SIM. (SEE PHOTO 5/A2.0)

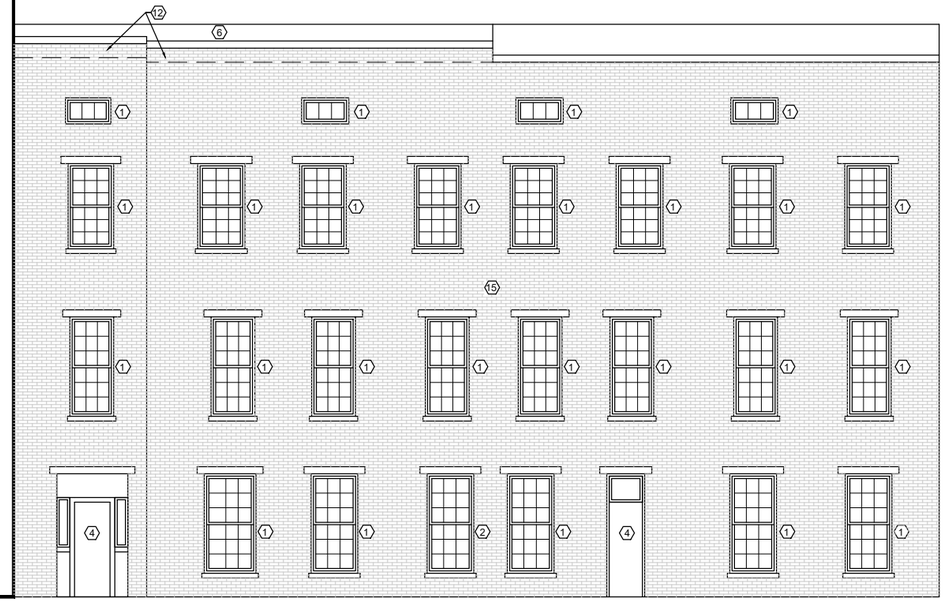


2 A2.0 North Elevation
Scale: 3/32" = 1'-0"



1 A2.0 South Elevation
Scale: 3/32" = 1'-0"





3 A2.0 West Side Elevation / Site Line Diagram
Scale: 3/32" = 1'-0"

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

7	6	5	4	3	2	1	HISTORICAL ISSUE	3/10/22 DATE

34 West Court Street
Cincinnati, Ohio 45202

ELEVATIONS

DATE: MAR 10, 2022

DRAWING NO:

A2.0

Streetscape North
Baldwin Alley

Streetscape East
Court Street

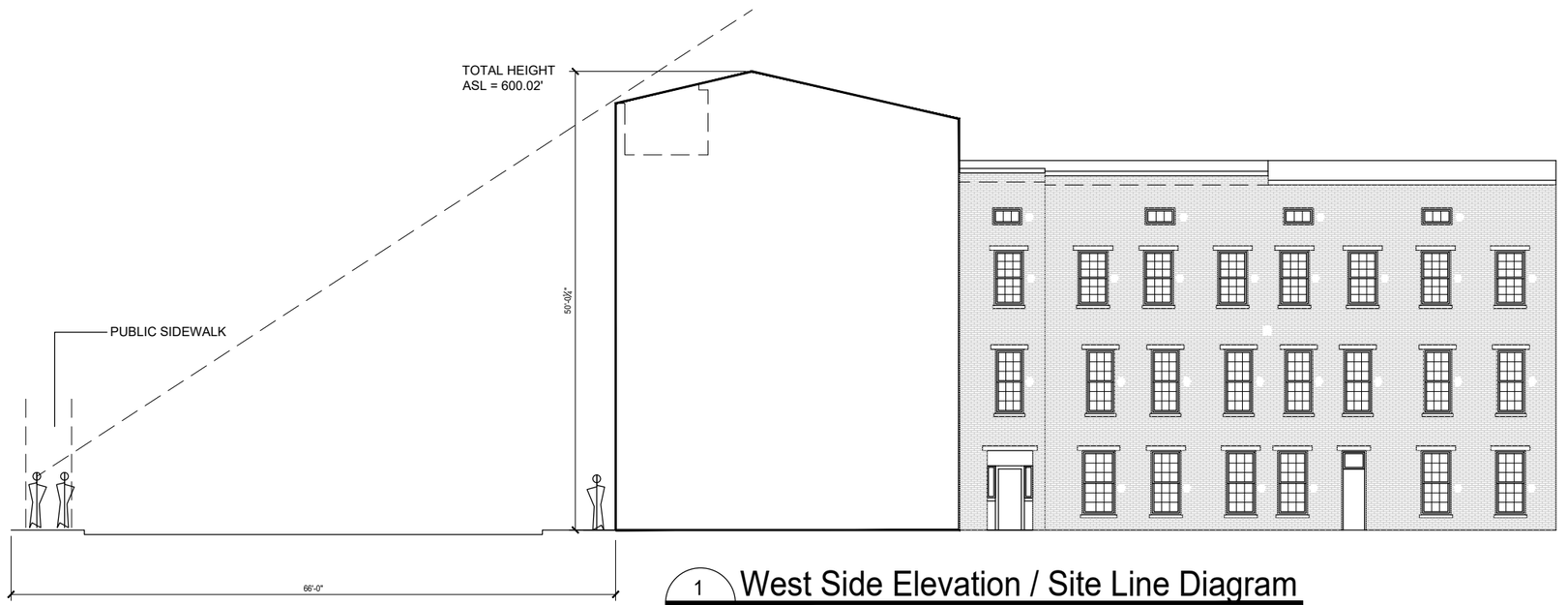
Streetscape South
Court Street

Streetscape West
Court Street

Existing Front
From Court Street

Existing Rear
From Elkins Alley

Existing West Side
From Alley



1 / A2.1 West Side Elevation / Site Line Diagram
Scale: 1/16" = 1'-0"

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

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34 West Court Street
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STREETSCAPE AND DIAGRAMS

DATE: MAR 10, 2022

DRAWING NO:
A2.1

ITEM 2 April 25, 2022

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

APPLICATION #:	COA2022012
APPLICANT:	Erin Seger
OWNER:	414 Central Ave LLC
ADDRESS:	**414 Central Avenue**
PARCELS:	145-0001-0029
ZONING:	DD-B
OVERLAYS:	W. 4th Street Historic District
COMMUNITY:	Downtown
REPORT DATE:	April 7, 2022

Nature of the Request:
The request is for a Certificate of Appropriateness for an addition and rehabilitation work at the property.

Existing Conditions:
The subject property at 414 Central Avenue consists of a ca. 1875 three-story vernacular building with a two-story rear portion and a vacant lot to the north where a one-story non-contributing addition had previously been demolished.

Proposed Conditions:
The proposal is to build a one-story addition on the rear two-story portion of the property, build a staircase at the north side of the property for egress, and rebuild the first floor of the front façade to have 2 windows to match the windows and headers above.

Applicable Zoning Code Sections:

Zoning District:	Section 1411	Downtown Development
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	West Fourth Street Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

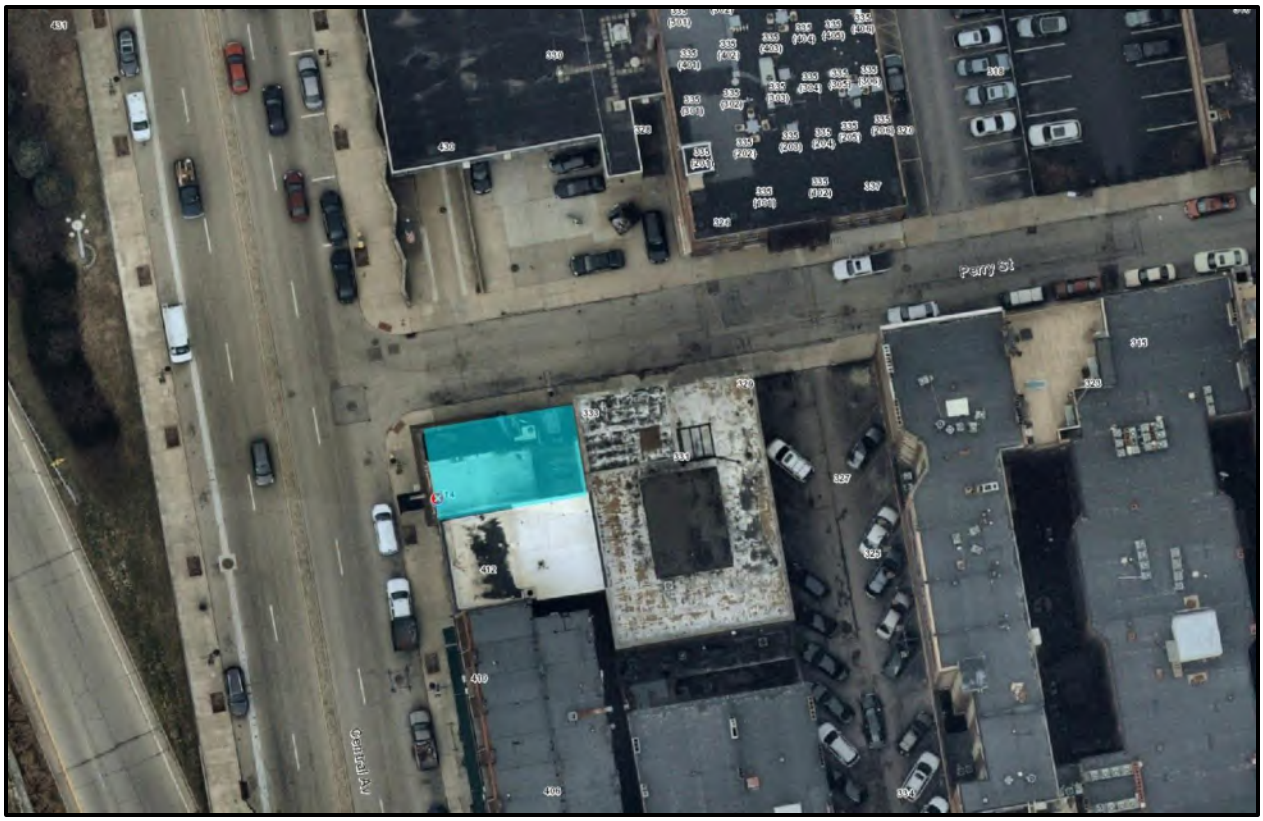


Figure 1. Location of subject property at the corner of Central Ave and Perry St. Image from CAGIS.

Figure 2. Image of 414 Central Avenue, facing southeast. Image from Google.

Previous Reviews: The property was previously reviewed on November 4, 2021 to allow partial demolition/rebuilding of the rear of the one-story structure and redesign of the first-floor storefront area. It was also reviewed on June 7, 2021 for full demolition of the one story non-contributing portion of the building.

Zoning Analysis:
The proposed work conforms to the overall Zoning regulations for the DD-B Zoning District.

Certificate of Appropriateness Review:

Applicable Guidelines

2. Openings: *The size of original openings should not be altered. Window, doors and associated trim should be repaired rather than replaced; essential replacements should match the character of the original.*

The original first floor had previously been removed and altered. The historic use of the property was a store on the first floor; however, we do not have any evidence of what the first floor looked like. Early buildings, such as this building, could have had a simple punched opening setup with a window and an entrance or could have had a storefront. As the proposed use is a residential use, a simple fenestration of 2 punched openings to match the above windows is an appropriate treatment. Having the entrance on the side and not on Central Avenue is acceptable due to the nature of traffic on this street.

6. Additions*: Compatible additions are encouraged. They should appear contemporary, but should complement the design of the original building, and not overpower or detract from the original.*

The proposal has 2 additions, a stair addition for egress and a single-story addition on the rear to bring the 2 story portion to a 3 story. Both additions are simple additions and set in a way that they do not overpower or detract from the original building.

- The rear addition allows for each floor to be the same size and the use of a frame addition and lap siding is an appropriate solution to create distinction while still being compatible.

- The stair addition on the side is necessary as it provides the egress required by the building code in a location that takes a secondary nature to the building facing onto Central Parkway. Having an exterior staircase helps to preserve interior floor space for maximum reuse of the building. A wood base with metal railing are appropriate and compatible materials. The staircase will necessitate fire-rated windows in openings along the stair. The windows will be historically appropriate fire-rated windows with clear glass (no wire).

Other Considerations:

Prehearing Results: A prehearing was held on April 6, 2022. The applicants were in attendance.

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 414 Central Avenue per plans submitted by Michael Wentz, AIA dated 4.4.2022 including any revisions submitted for permit subject to staff review and approval with the following conditions.

1. The building permits must be issued within two years of the decision date, or the Certificate of Appropriateness shall expire.
2. Fire rated windows will be required to have clear glass and not wire glass. Staff can provide options that are able to be approved.

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.
2. The additions and simple, compatible and do not overwhelm the building
3. The solution to the first floor of the historic building is an appropriate design based of other buildings from a similar period.

II 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

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 414 Central Avenue

Hamilton Co. Parcel ID No.: 145-0001-0029-00 Zoning District: DD

Historic District: West Fourth Street Overlay District: _____

APPLICANT INFO ☐ PROPERTY OWNER ☑ OTHER Architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Erin Seger

Contact Person (if legal entity): _____

Address: 7813 Ted Gregory Lane Suite C

City: Montgomery State: OH Zip Code: 45242

Phone: 513-745-0420 E-mail: _____

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: 414 Central Ave LLC

Contact Person (if legal entity): Walt Gibler

Address: 2718 Short Vine Street

City: Cincinnati State: OH Zip Code: 45219

Phone: 513-382-4109 E-mail: walt@thegiblerteam.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:

Interior renovation of existing building. Proposed use will be (3) apartment units. Primarily interior renovation. Exterior work includes third floor addition and exterior stair addition.

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: Erin Seger Date: 3-11-22

ADJUDICATION/DENIAL LETTER
Date: March 9, 2022
Location: 414 Central Ave
Request: Addition, rear and staircase, façade improvements
Zoning District: DD/ West 4th Street Historic District

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 get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district.

Your project will be required to include a 3–4-foot decorative black metal fence along any portion of the north lot that is not dedicated to a curb cut. This will be a requirement from zoning code regulations, historic conservation guidelines and Department of Transportation parking lot requirements.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well**.** The application can be found at this link https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/**. Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $624.95__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☐ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☐ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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
☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
☐ _____
☐ _____
☐ _____

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 about this checklist contact Beth Johnson, Urban Conservator at 513-352-4848 or 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.

March 11, 2022

City of Cincinnati Historic Conservation Board
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness for 414 Central Avenue

Dear Historic Conservation Board,

We are asking the Board to grant a Certificate of Appropriateness for an interior renovation, third floor rear addition, staircase addition, and facade improvements to our project at 414 Central Avenue

The building is currently empty, though it was previously used as a restaurant. We are proposing converting the building into three residential apartment units.

While much of our work will be interior, we will also be making improvements to the exterior of the building. We will be adding an addition to the third floor so that all three apartments have the same floor plan. This addition will be siding but painted the same color as the brick for a seamless look. We are also adding an exterior stair so that all units exit directly outdoors. This stair will be built from pressure treated wood with a simple black metal handrail for a timeless look. Along with the addition, the brick facade of the existing building will be infilled, patched, and repaired as needed, and the whole building will receive a fresh coat of paint.

We believe that these improvements are in keeping with the historical character of the West Fourth Historic District. This is a great location with proximity to all downtown has to offer, and we're excited for the opportunity to bring new housing to the neighborhood.

Respectfully submitted,

Erin Seger

Erin Seger
Wentz Design

wentzdesign

7813 Ted Gregory Lane Suite C Montgomery Ohio 45242 513-745-0420

March 11, 2022

City of Cincinnati Historic Conservation Board
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Expert Witnesses for 414 Central Avenue

Mike Wentz, Wentz Design
513-745-0420
mike@wentzdesign.com

Dusty Rhodes, Hamilton County Auditor

generated on 3/10/2022 4:17:30 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
145-0001-0029-00	414 CENTRAL AVE	Parcel Number	2021 Payable 2022

Property Information

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

Appraisal Area
01700 - CENTRAL BUSINESS DISTRICT

Auditor Land Use
430 - RESTAURANT, CAFET AND/OR

Owner Name and Address
414 CENTRAL AVE LLC
2718 SHORT VINE ST
CINCINNATI OH 45219
(call 946-4015 if incorrect)

Tax Bill Mail Address
414 CENTRAL AVE LLC
2718 SHORT VINE ST
CINCINNATI OH 45219
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches

Assessed Value
87,500

Effective Tax Rate
88.991088

Total Tax
$8,392.29

Property Description
414 CENTRAL AVE 28.14 X 46.04 SEC CENTRAL & PERRY

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	3/1/2019
Last Sale Amount	$250,000
Conveyance Number	196020
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.030

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	51,130
CAUV Value	0
Market Improvement Value	198,870
Market Total Value	250,000
TIF Value	147,700
Abated Value	0
Exempt Value	0
Taxes Paid	$4,217.13
Tax as % of Total Value	0.000%

Notes

1) 7-13-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

Tax Distribution Information

Market Value

Land	51,130
Building	198,870
Total	**250,000**

Assessed Value (35%)

Land	17,900
Building	69,600
Total	**87,500**

Tax Rate Information

Full Tax Rate (mills)	109.200000
Reduction Factor	0.185064
Effective Tax Rate (mills)	88.991088
Non Business Credit	0.087234
Owner Occupancy Credit	0.021808

Tax Calculations

Gross Real Estate Tax	$9,555.00
- Reduction Amount	$1,768.28
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$3,893.36
- Sales Tax Credit	$0.00
+ Current Assessment	$323.77
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$4,217.13

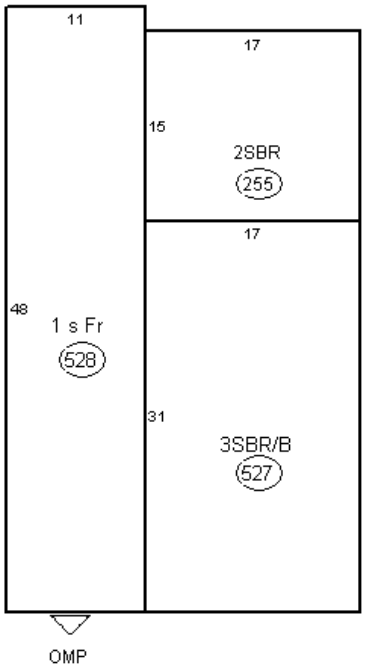
Half Year Tax Distributions

School District	$1,012.78
Township	$0.00
City/Village	$2,505.73
Joint Vocational School	$0.00
County General Fund	$40.48
Public Library	$32.90
Family Service/Treatment	$5.53
HLTH/Hospital Care-Indigent	$44.26
Mental Health Levy	$37.88
Developmental Disabilities	$67.16
Park District	$33.80
Crime Information Center	$4.93
Children Services	$75.01
Senior Services	$25.59
Zoological Park	$7.31

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

Parcel Sketch



Related Names

Name	Relationship	Status
414 CENTRAL AVE LLC	Parcel Owner	Current

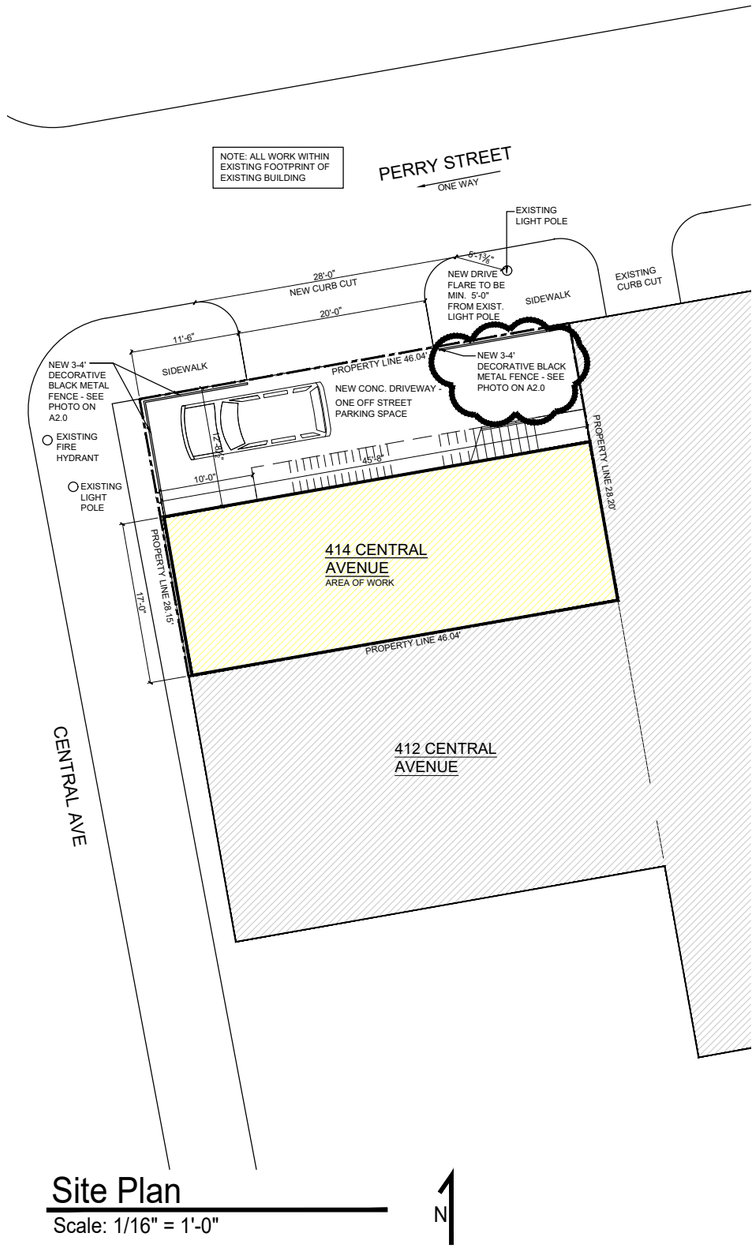
Detailed Name Information

Full Name 414 CENTRAL AVE LLC	**Type** Parcel Owner
Address 2718 SHORT VINE ST CINCINNATI OH 45219	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

414 Central Ave

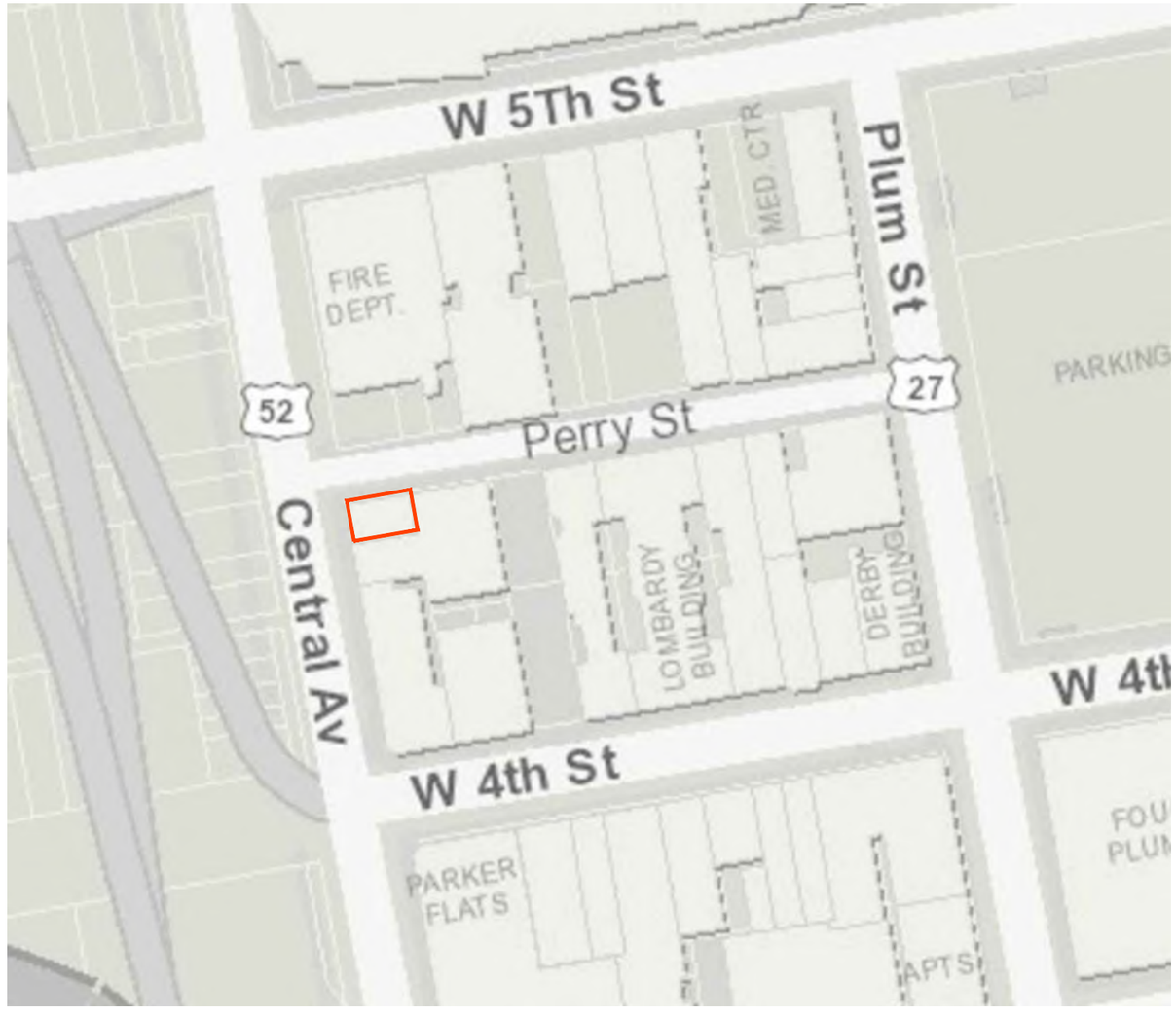
Cincinnati, Ohio 45202

INTERIOR RENOVATION OF EXISTING BUILDING. PREVIOUS USE: A2 FOOD CONSUMPTION; PROPOSED USE: (3) APARTMENT UNITS. PRIMARILY INTERIOR RENOVATION. EXTERIOR WORK INCLUDES THIRD FLOOR ADDITION AND EXTERIOR STAIR ADDITION.



Site Plan
Scale: 1/16" = 1'-0"

N



Context Map
1" = 100'-0"

N

DRAWING INDEX

ARCHITECTURAL

TS TITLE SHEET, SITE PLAN
A1.0 PLANS
A2.0 ELEVATIONS AND PHOTOS

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	DATE	ISSUE
1	3/10/22	HISTORICAL
2	4/4/22	REVISIONS 1
3	4/15/22	REVISIONS 2
4		
5		
6		
7		

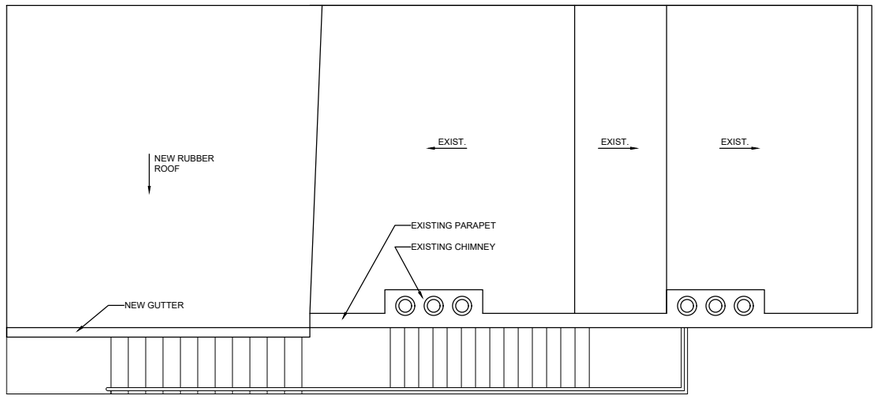
Interior Renovation
414 Central Avenue
Cincinnati, Ohio 45202

TITLE SHEET

DATE: APR 15, 2022

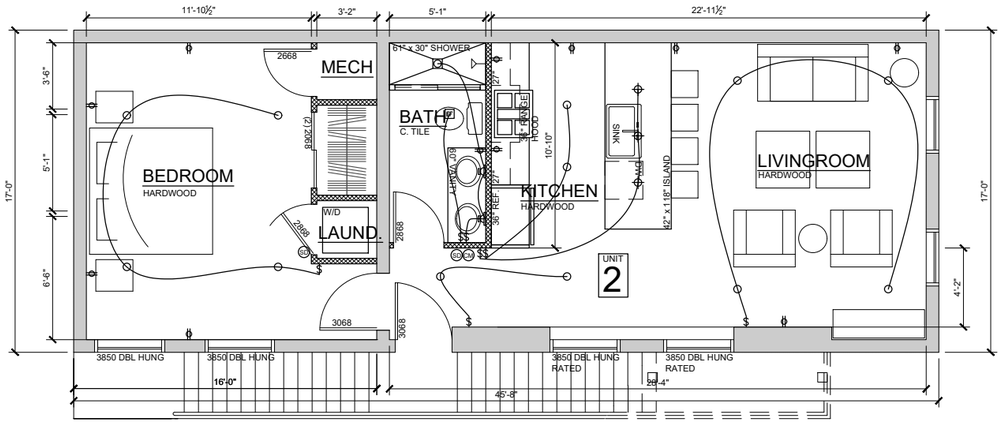
DRAWING NO:

TS



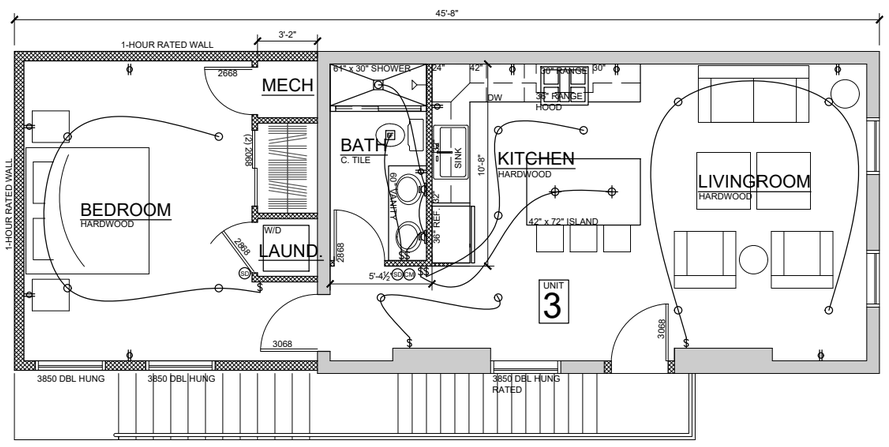
Roof Plan

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



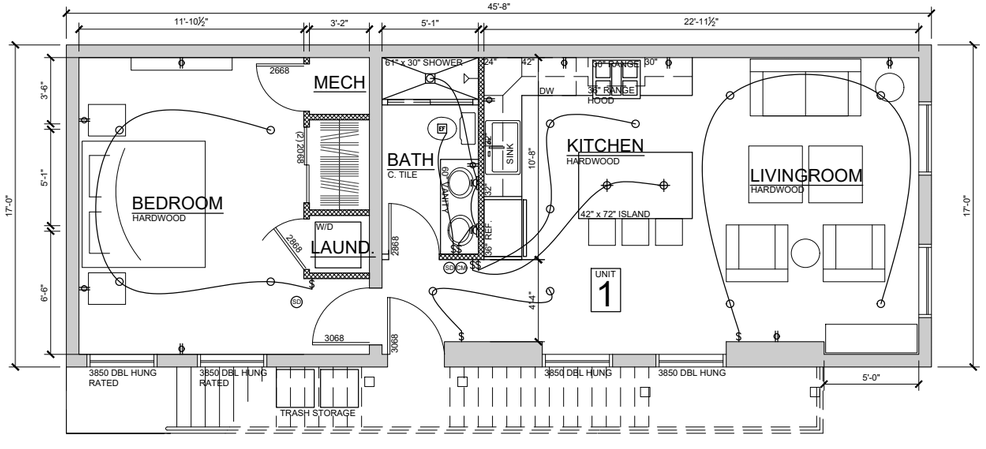
Second Floor Plan

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



Third Floor Plan

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



First Floor Plan

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

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	DATE
1	ISSUE
2	HISTORICAL
3	REVISIONS 1
4	REVISIONS 2
5	
6	
7	

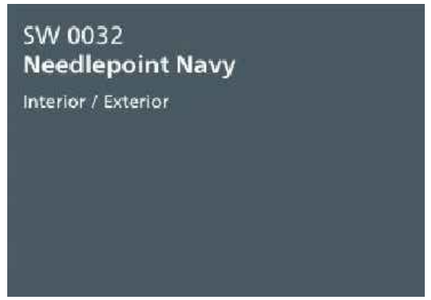
Interior Renovation
414 Central Avenue
Cincinnati, Ohio 45202

PLANS

DATE: APR 15, 2022

DRAWING NO:

A1.0



Brick Paint Color (or Similar)

Fence Style (or Similar)

Existing Front Elevation

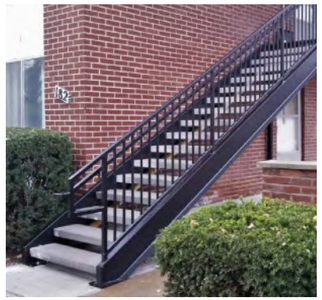
Existing Side Elevation

Streetscape Looking West

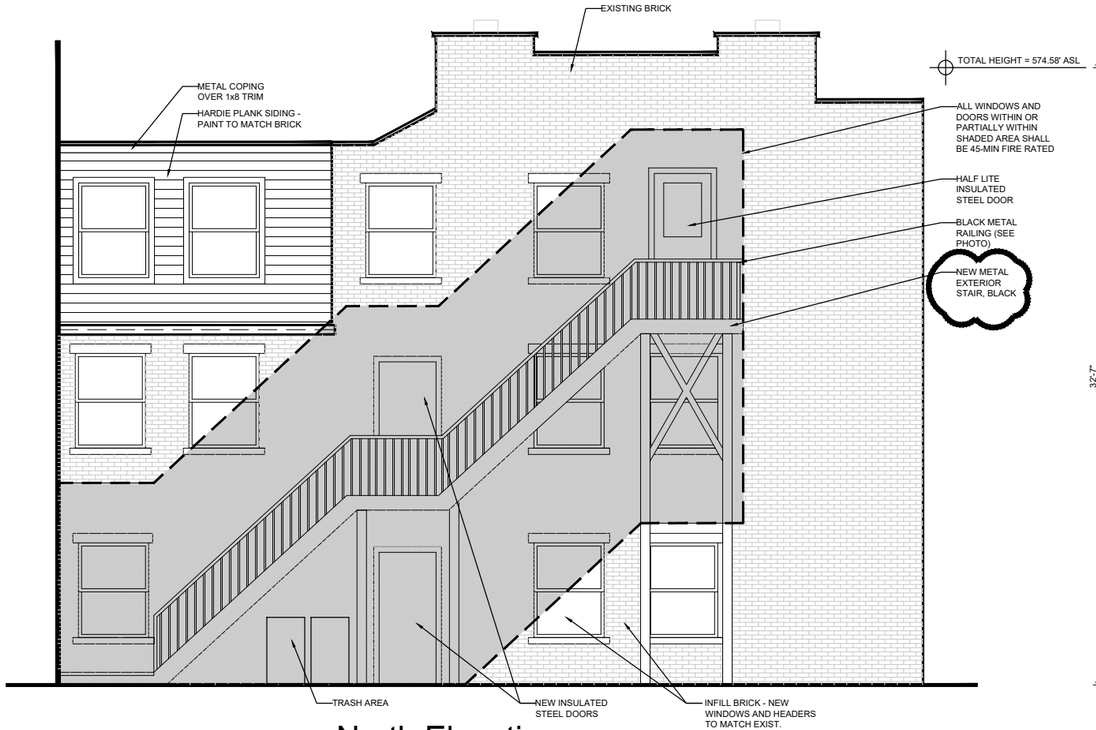
Streetscape Looking West

Streetscape Looking East

Streetscape Looking North

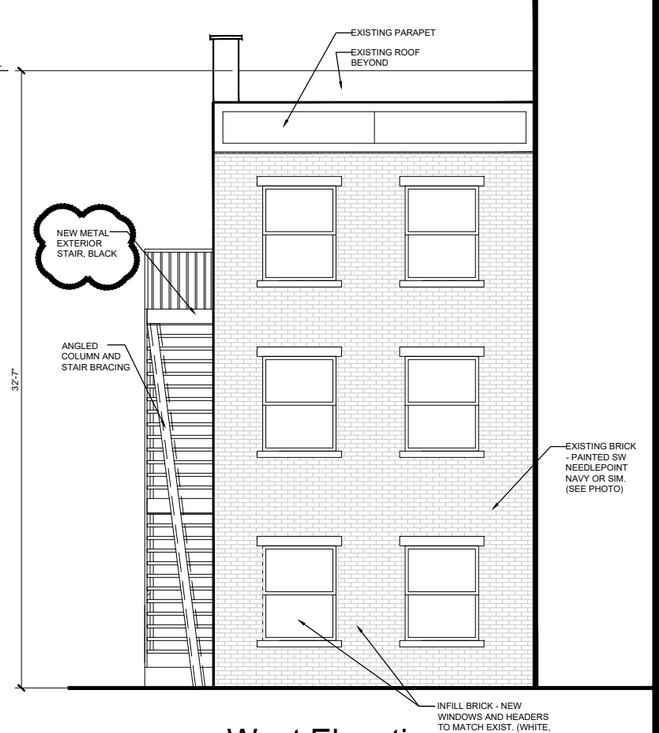


Exterior Railing Style



North Elevation

Scale: 1/8 = 1'-0"



West Elevation

Scale: 1/8 = 1'-0"

Architect:
Michael Wentz, AIA
7813 Ted Gregory Lane
Cincinnati, Ohio 45242
Phone (513) 745-0420
mike@wentzdesign.com

ITEM	DATE
1	ISSUE
2	HISTORICAL
3	REVISIONS 1
4	REVISIONS 2
5	4/15/22
6	4/4/22
7	3/10/22

Interior Renovation
414 Central Avenue
Cincinnati, Ohio 45202

ELEVATIONS AND STREETSCAPE

DATE: APR 15, 2022

DRAWING NO:

A2.0

ITEM 3 April 22, 2022

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

APPLICATION #: ZH20220038/COA2022014
APPLICANT: Equity
OWNER: Yukon Investments LLC
ADDRESS: **132 W Elder Street**
PARCELS: 009400080244
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: April 7, 2022

Nature or Request
The applicant is seeking a Certificate of Appropriateness for rehabilitation of the building including an addition, roof deck, and façade changes, and variances related to signage.

Details of Zoning Relief Required:
The applicant requires the following Zoning Relief:

1. 1427-37: Sign Standards for C districts- Location. Locational Variance for Co-Hatch to have signage on a projecting sign not on the first-floor frontage of the Co-Hatch space. A locational variance is required.

2. 1427-37: Sign Standards for C districts- Size. Co-Hatch has 30 ft of lineal street frontage on the first floor. The combination of projecting sign and wall sign is 70 sf. A dimensional variance of 40 sf is required. The signage for North High Brewery is permitted to have 110 sf of signage but is only using 42.375 sf

Existing Conditions
The subject property is located on the north side of Findlay Market at the corner of Elm Street and Elder Street. The building is a combination of 2 buildings known together as the Leader Furniture building. The two buildings are both 3 stories tall with a first-floor commercial space and 2 upper stories. The upper stories were originally residential but have been vacant for over 20 years.

Proposed Conditions
The applicant is proposing a rehabilitation of the property with the following elements:

- Reuse the building as co-working space on the upper stories and partially on the first floor, which is classified as office use and is a permitted use.
- Reuse the corner space of the first floor as an eating and drinking establishment. This is a permitted use.
- Cut in 2 roof decks at the roof level, one facing Elm Street and one facing Elder Street.

- Reuse the Leader Furniture projecting sign to have both Co-Hatch and North High Brewery on the sign.
- Rear addition along the alley at the 3rd floor.
- Façade rehabilitation including new storefronts, new windows, painting (previously painted brick).
- Small elevator penthouse addition.

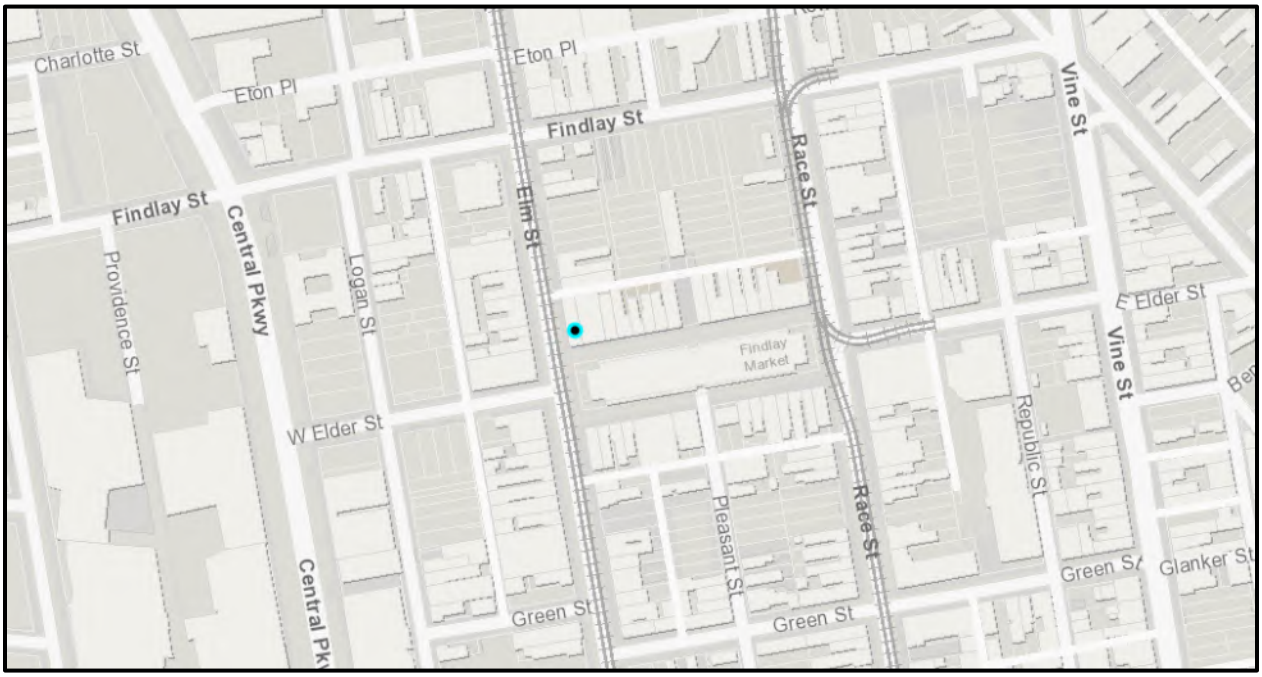


Figure 1. Location of 132 W Elder Street. Image from CAGIS.

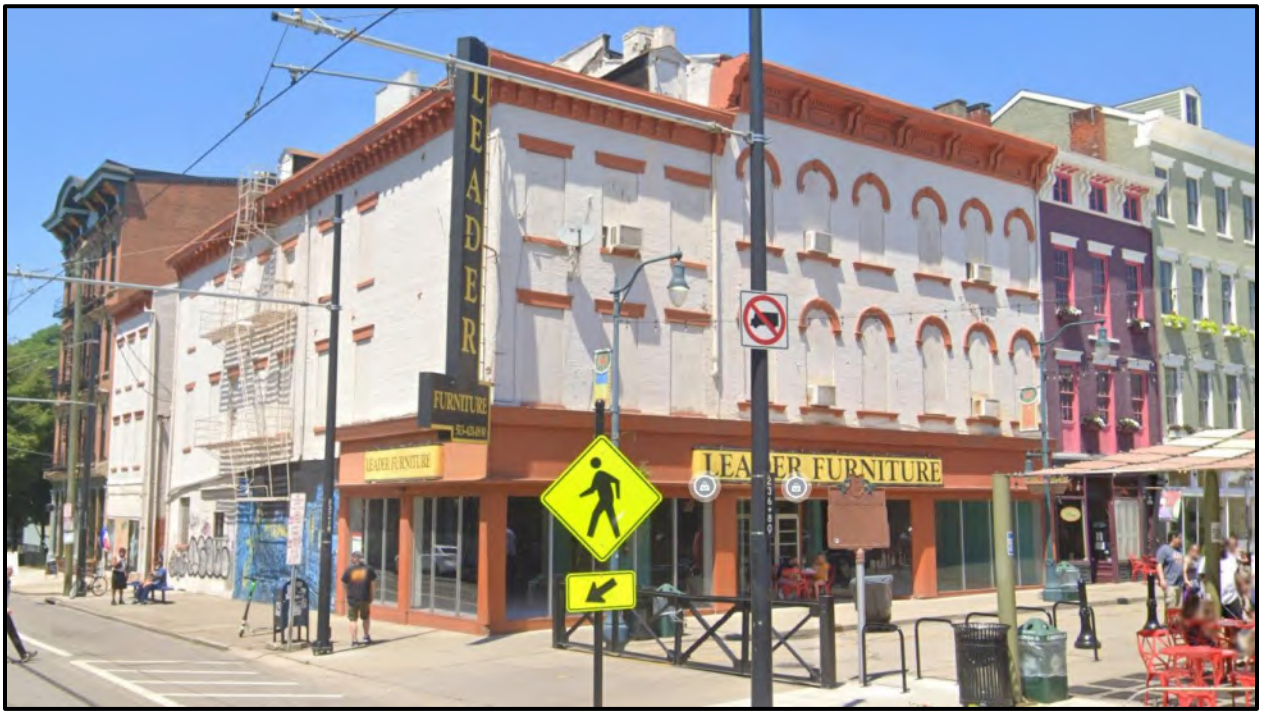


Figure 2. 132 W Elder Street view. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1427	Signage
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The project is a rehabilitation of the building and requires zoning relief related to signage. All other work in the building is compliant with zoning regulations. Co-Hatch is an office use, which is permitted, and North High Brewing Co. is an eating and drinking establishment, which is also permitted. This is within the Urban Parking Overlay zone and no parking is required for the reuse of the building.

North High Brewing is permitted to have 110 sf of signage and is using around 35 sf of signage between the projecting sign and the wall sign. Co-Hatch is permitted to have 30 sf of signage and is using 70 sf between the projecting sign and the wall sign. The entire building is permitted to have 140 sf of signage and the total between the 2 tenant wall signs and the projecting sign they are using comes to 100 sf. As each tenant is only permitted the size amount of their first-floor street frontage, Co-Hatch does need a size variance, but as the overall amount of signage for the building is not being exceeded, the amount of signage of the building is appropriate.

Standards for Variances per Section 1435-05-4

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

The zoning relief is related to the reuse of the existing projecting sign on the building. While the sign which was erected in the 1960's when Leader Furniture moved to the location is not within the period of significance as defined by the designation report and the National Register Nomination, the sign itself is historic. Staff encourages the reuse of historic signs when feasible especially with a sign such as the Leader Furniture sign which has become highly associated with this building and the market. The size variance and locational variance are related to the re-use of the sign.

As the sign is already large, using it to name both tenants of the building is an appropriate design and solution to its reuse. This is also directly related to the size request specifically related to the Co-Hatch tenant.

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

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

A denial of the variances will not result in the deprivation of all economically use, but it may prevent the current sign from being reused.

Standards for Variances per Section 1445-05-4

(a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

The signage is an existing and unique condition to this property and the signage itself is a historic element that the Historic Conservation Office encourages to be reused.

(b) The 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.

As the existing projecting sign is a unique condition, the request is not asking for a condition that is enjoyed by others within the district.

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 CC-P. The proposal conforms to the underlying zoning except for the proposed signage variances requested.

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 project is within Over-the-Rhine Historic District. The signage meets the local historic district guidelines.

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

The reuse of the building meets all Neighborhood Plans and comprehensive plans for the historic district.

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.*

Parking is no longer required due to the Urban Parking Overlay District.

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 reuse of the sign is compatible with a historic building and with a sign that has historic value within a historic district.

i. ***Proposed Zoning Amendments.*** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*

None.

l. ***Economic Benefits****. The promotion of the Cincinnati economy.*

The proposed project is a reuse of an existing building and reuse of an existing sign. This will provide a building that has been underutilized and vacant on the upper stories for years.

m. ***Job Creation****. The creation of jobs both permanently and during construction.*

There will be temporary jobs during construction and permanent jobs once the building is rehabilitated.

n. ***Tax Valuation****. Any increase in the real property tax duplicate.*

The rehabilitation of the building will increase the property value of the property.

o. ***Private Benefits****. The economic and other private benefits to the owner or applicant.*

The owner of the property will have a benefit to redeveloping the property and creating an income stream.

p. ***Public Benefits****. The public peace, health, safety or general welfare.*

The overall project is renovating an existing vacant building for commercial office space and an eating and drinking establishment. The renovation of the vacant building is a desire of the community and the city as a whole.

Certificate of Appropriateness Review:

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 addition on the north side of the building is a small upper story addition that provides more space for the 3rd story. It is not visible from the street and does not overwhelm the main building. It is simple in design on a utilitarian side of building.

A small elevator penthouse addition is also at the roof level. It is necessary for the function of the elevator and is a minimal amount. It will not overwhelm the main building and will not be visible from Elder Street or Elm Street.

REHABILITATION

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.

The original windows are missing in many places and the locations where they still exist are not in a repairable condition. The proposed windows are an acceptable replacement window as an aluminum clad wood window that meets the measurements and standards.

Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The original storefront has been previously removed. The new storefront is using existing openings and installing a new storefront system. The metal will be a dark bronze color and will be full glass filling the openings. The bottom portion of the glass will be frosted, and this helps to reference a knee wall on traditional openings. The windows on the brewery portion of the storefront facing Elder Street are moveable.

Signs: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business. Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

The wall signs for North High Brewing and Co-Hatch are simple signs located above the storefront and are within the 1 sf of lineal building frontage.

The projecting sign is larger than the guidelines call for, however the sign is a historic sign even if it's not within the period of significance for the district. Its reuse is an appropriate and encouraged preservation action and Staff supports its reuse.

The lighting provided on the signage is halo or back light and is a light type that staff has determined is not considered an internally illuminated sign type as the light created a glow around an image/letter, but not through an image/letter.

SITE IMPROVEMENTS- 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 roof decks are recessed into the roof. This cuts into the slope while leaving the majority of the roof to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic level and an addition will not be required for access. The cutout of the roof deck will not be highly visible from the public street and the cutouts are places such that the dormers, as character defining features, will be maintained and preserved.

Previously proposed metal poles being installed to support lights at the roof top level have been removed from the project so that no portion of the roof deck will be visible from the primary streets.

Other Considerations:

Prehearing Results: A pre-hearing was on April 6, 2022. The applicants were in attendance.

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** for the following requests at 132 W Elder Street per drawings submitted by Equity dated 3.8.22

1. **1427-37: Sign Standards for C districts- Location**. **APPROVE** Locational Variance for Co-Hatch to have signage on a projecting sign not on the first-floor frontage of the Co-Hatch space.

2. **1427-37: Sign Standards for C districts- Size. APPROVE** numerical variance of 40 sf to allow Co-Hatch to have a combined sign area of 70 sf between the projecting sign and wall sign in excess of the 30sf permitted.

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

1. Such relief from the 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.
2. The total sign area for all tenants for the building is not being exceeded
3. The reuse of the historic sign is a preferred preservation practice and is encouraged. The historic signage is a unique condition to this property.

II. CERTIFICATE OF APPROPRIATENESS

C. **APPROVE** a Certificate of Appropriateness for changes to 132 W Elder Street per drawings submitted by Equity dated 3.8.22 two additions, windows, storefront, roof decks, signage, and other rehabilitation work.

1. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
2. The new additions are small, not highly visible and do not overwhelm the historic building.
3. The roof decks will not be visible.

INDEX – DOCUMENTS INCLUDED FOR HISTORIC CONSERVATION APPROVAL SUBMISSION

1 Index

2 Adjudication/Denial Letter

3 Historic Conservation Board Review Checklist

4 Certificate of Appropriateness Application

5 Narrative of Intent

6 Zoning Hearing Examiner Application

7 Narrative of Intent required in Section 6 of the Zoning Hearing Examiner Application

8 Auditors Record

9 Witness List

10 Context Map

11 Civil C110 Survey

12 Civil C120 Site Plan

13 Elevations

- North Elevation - Demo
- North Elevation
- West Elevation - Demo
- West Elevation
- South Elevation - Demo
- South Elevation
- East Elevation - Demo
- East Elevation

14 Plans

- Basement Demolition Plan
- Basement Plan
- 1st Floor Demolition Plan
- 1st Floor Plan
- 2nd Floor Demolition Plan
- 2nd Floor Plan
- 3rd Floor Demolition Plan
- 3rd Floor Plan
- 4th Floor Demolition Plan
- 4th Floor Plan
- Roof Plan
- Roof Demolition Plan

15 Design Intent

16 Labeled Photos

17 Sight Lines

ADJUDICATION/DENIAL LETTER
Date: February 18, 2022
Location: 132 Elder Street
Request: Roof Deck and Signage
Zoning District: CC-P/ OTR Historic District

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 get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ **. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1427-37: Sign Standards for C districts. Locational Variance for Co-Hatch to have signage on a projecting sign not on the first-floor frontage of the Co-Hatch space. **A locational variance is required.**
2. 1427-37: Sign Standards for C districts. Co-Hatch has 30 ft of lineal street frontage on the first floor. The combination of projecting sign and wall sign is 70sf. **A dimensional variance of 40 sf is required.** The signage for High Grain Brewery is permitted to have 110 sf of signage but is only using 42.375 sf.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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
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. $ 624.95

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

- Location of trash storage and Utilities

- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

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

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

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____

Hamilton Co. Parcel ID No.: _____ Zoning District: _____

Historic District: _____ Overlay District: _____

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

Name: _____

Contact Person (if legal entity): _____

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: _____

City of Cincinnati
Cincinnati Historic Conservation Board

Location: 132 Elder St.
Letter / Narrative Statement of Intent

Two businesses, COhatch and North High Brewing Co., are the future tenants of the building located at 132 Elder St., Cincinnati, OH. COhatch Regional Development Ventures Findlay Market LLC (CRDV) is the sole owner of the property. An extension of COhatch, CRDV prides itself on the adaptive reuse of historic buildings, celebrating the building and neighborhood's heritage in all aspects of design.

The proposed signage strategy uses a simple approach for the primary façade. Each business presents a flush-mounted dimensional logo indicative of the tenant below. Gooseneck lights externally illuminate these signs, maintaining an understated charm. The design of the storefront signs is based on the Historic Conversation signage guidelines.

A significant feature of 132 Elder Street is the multi-story blade sign hung on the corner of the building, dating back to mid-century 1900s. Anchoring the 22,750 square foot, five-floor building, the blade sign's structure will be reclad with both business identities, acting as a dual-branded beacon for the site. To conserve this significant feature, the shape and structure will remain the same, updating the face of the sign to blend a retro aesthetic with modern signage strategies. Each logo applied to the sign will be comprised of dimensional, halo-lit letters, which freshen the appearance of the sign while providing wayfinding at this highly visible corner. The corner location is an original condition of the sign, which provides greater visibility for both businesses from multiple directions. This placement, along with our cladded design, will maintain the classic, iconic look. This sign has been part of the Findlay Market landscape for over 50 years and the proposed design ensures the character of this corner stays true to what the neighborhood has grown to love.

It is in the public interest for COhatch to serve as the main identity on the blade sign for the purpose of wayfinding. The two businesses share the single entryway on Elder Street. Though North High Brewing Co. is the primary tenant at the corner of Elder and Elm, this business occupies only 35% of the total square footage of the building. COhatch occupies the other 65%, including half of the ground level, and the entirety of the top three floors. As the two tenants share the exterior entrance on Elm Street, if the blade sign were to only identify North High Brewing Co. it would result in practical difficulties for persons navigating to COhatch. While North High generates significant business during the evenings and weekends, COhatch brings consistent foot traffic throughout the week, hosting business meetings, large events and community gatherings, and providing office space that welcomes visitors during all day parts.

It is a core value of CRDV to honor the heritage that makes each COhatch location unique. The signage recommendations aim to preserve the historic character of 132 Elder St. The revitalization of this iconic sign allows it to continue to be a significant feature of the neighborhood landscape.

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
ADDRESS_____ COMMUNITY_____
PARCEL ID(S)_____ HILLSIDE DISTRICT: □ Yes □ No
BASE ZONING CLASSIFICATION_____ ZONING OVERLAY (if applicable)_____
HISTORIC DISTRICT: □ No □ Yes: (name) _____
□ **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 □ Special Exception □ Conditional Use □ Use Variance
□ 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____/____/_____

Revised 09.17.2019

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

☐	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☐	Zoning Hearing Examiner application.
☐	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☐	Written statement required in Section 6 of application.
☐	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.
☐	Accurate drawings, plans or surveys (including a graphic scale) 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 be provided.
☐	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	The Hamilton County Auditor's record showing ownership of the property. 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.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$900.00** for Use Variances • Variances, *including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows:* **$300.00** for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling **$500.00** for Non-residential Projects (Non-RCO)

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.

INSTRUCTIONS FOR APPLICATIONS REQUESTING VARIANCE, SPECIAL EXCEPTION, or CONDITIONAL USE WITHIN A HISTORIC DISTRICT

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 1435-05 and applicable section sections of 1445. 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:

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

1. 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 or Historic Asset;

   OR

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

   (aa)A property's current level of economic return;
   (bb)Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
   (cc)The feasibility of alternative uses for the property that could earn a reasonable economic return;
   (dd)Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
   (ee)Knowledge of landmark designation or potential designation at time of acquisition; and/or
   (ff)Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

City of Cincinnati
Cincinnati Historic Conservation Board

Location: 132 Elder St.
Letter / Narrative Statement As Required in Section 6, Zoning Hearing Examiner Application

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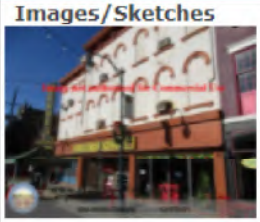
Parcel ID	Address	Index Order	Tax Year
094-0008-0244-00	132 W ELDER ST	Parcel Number	2021 Payable 2022

Property Information

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

Images/Sketches



Appraisal Area
01801 - OVER THE RHINE 01
Sales

Auditor Land Use
405 - RETAIL/OFFICE OVER

Owner Name and Address
YUKON INVESTMENTS LLC
1826 RACE ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
YUKON INVESTMENTS LLC
1826 RACE ST
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value	Effective Tax Rate	Total Tax
61,260	88.991088	$5,494.93

Property Description
ELM & ELDER STS 60 X 80 LOT 16-17-18 FINDLAY & GARRARD SUB BLK G PRS 244 TH 246 CONS

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	1/4/2021
Last Sale Amount	$1,650,000
Conveyance Number	254173
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.109

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	82,080
CAUV Value	0
Market Improvement Value	92,930
Market Total Value	175,010
TIF Value	99,910
Abated Value	0
Exempt Value	0
Taxes Paid	$2,769.14
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

I Want To...

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

View:

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

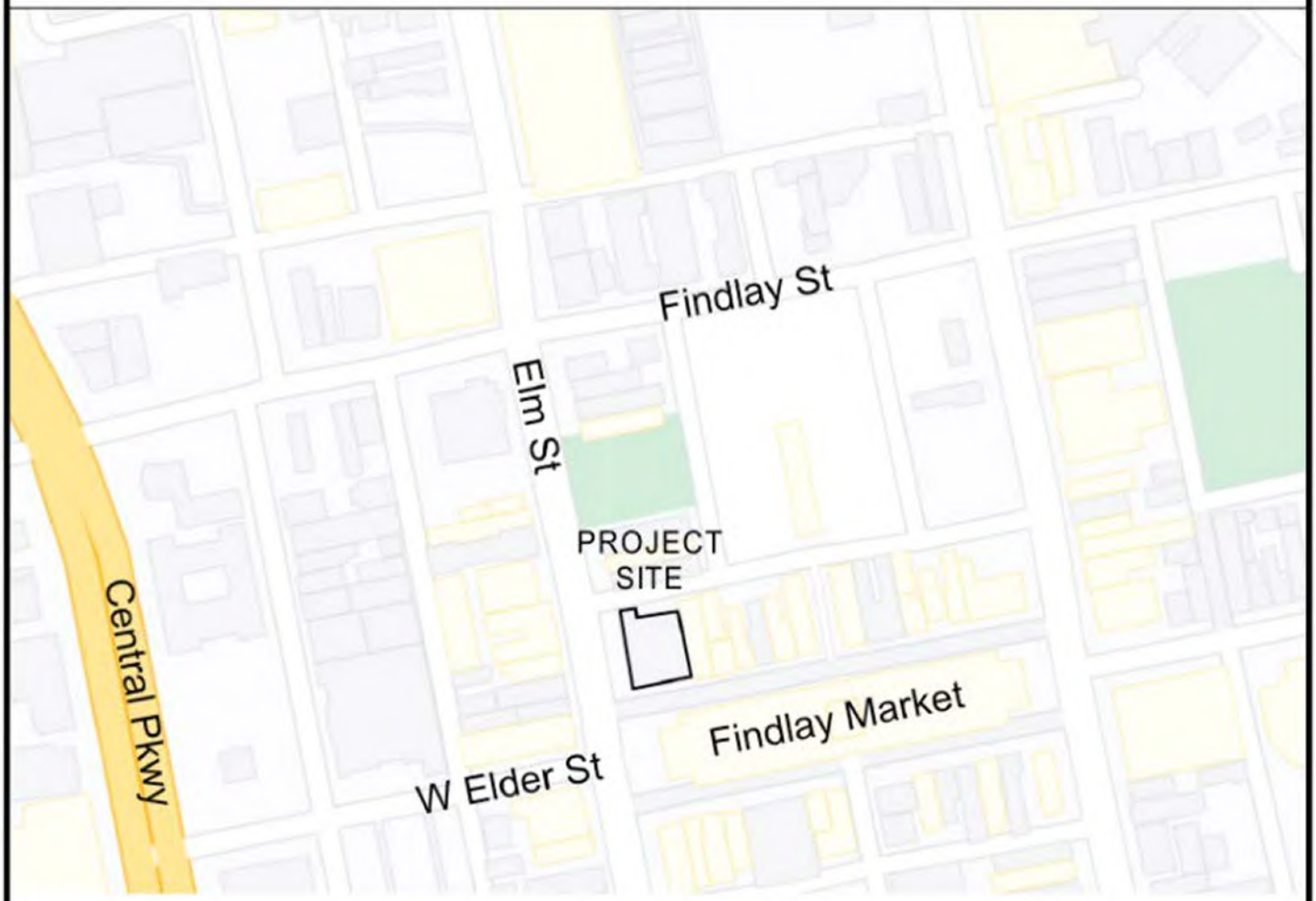
Print:

- Current Page
- Property Report

Witness List

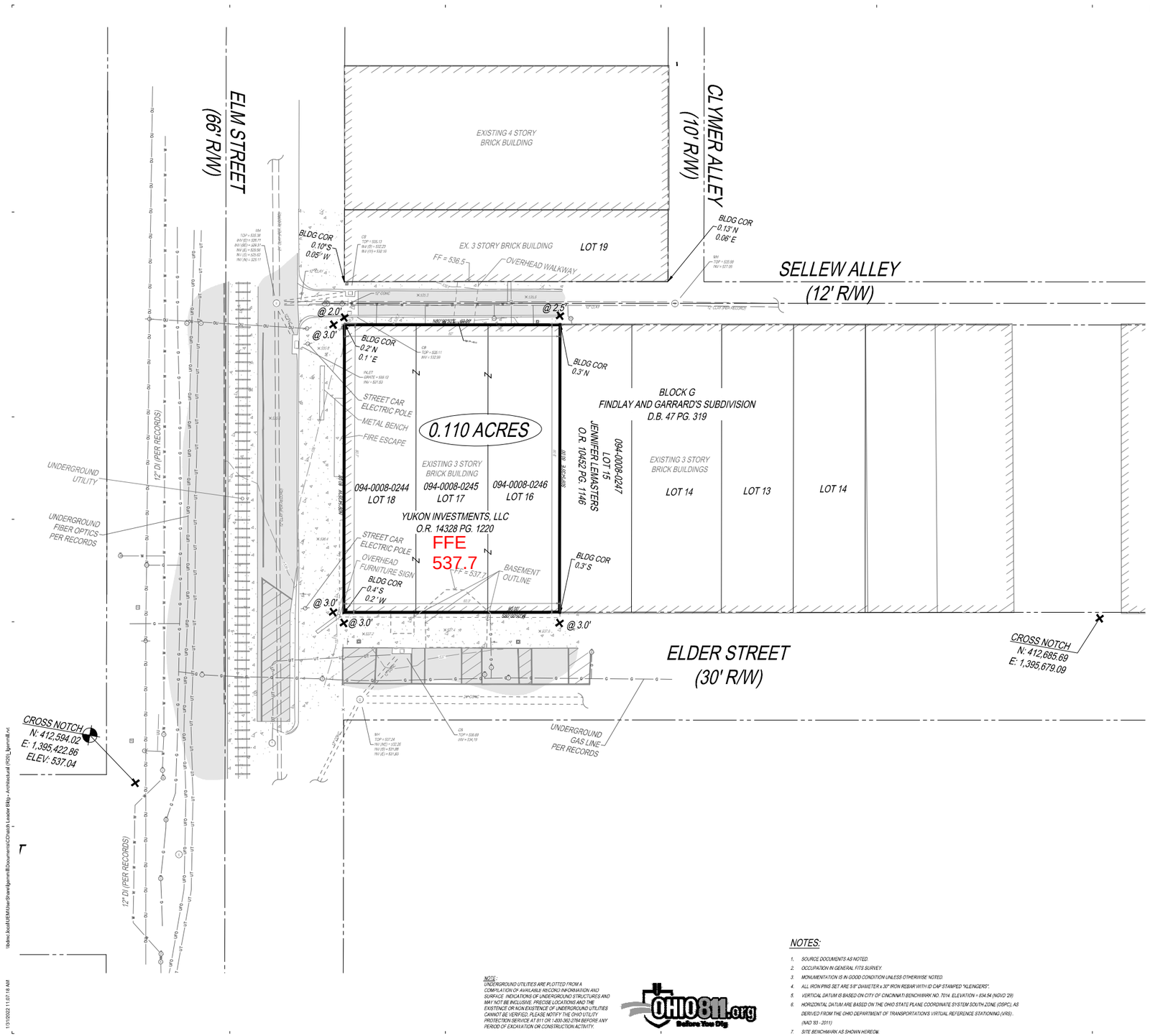
Name:	Company:	Email:	Phone:
Nick Davis	Browning Day Architects	ndavis@browningday.com	(317) 635-5030
Renee Ross	First & Main	R.Ross@firstandmainsigns.com	(760) 213-5356
Sarah Vick	Brighstone Creative	sarah@brightstonecreative.com	(774) 286-9667
Tania Lehotay	COhatch	tania@cohtach.com	(619) 559-4097
Kyle Baxter	Equity	kbaxter@equity.net	(513) 404-4765

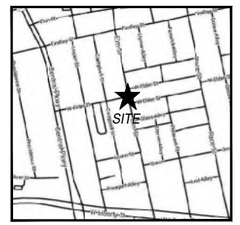
SITE LOCATION PLAN



132 Elder Street, Cincinnati, Ohio, 45202

NORTH





VICINITY MAP
N.T.S

LEGEND:

- BENCHMARK
- NOTCH FOUND
- CROSS NOTCH SET (UNLESS NOTED OTHERWISE)
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- CATCH BASIN
- INLET
- DOWNSPOUT
- GAS VALVE
- GAS SERVICE
- WATER VALVE
- WATER SERVICE
- FIRE HYDRANT
- UTILITY POLE
- LAMP POLE
- PULL BOX
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SINGLE POST SIGN
- UNDERGROUND TELEPHONE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- STREET CAR TRACKS
- UNDERGROUND FIBER OPTICS
- STORM SEWER
- SANITARY SEWER
- CONCRETE
- ASPHALT

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. VERTICAL DATUM IS BASED ON CITY OF CINCINNATI BENCHMARK NO. 7014. ELEVATION = 634.54 (NGVD 29)
6. HORIZONTAL DATUM ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC), AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD 93 - 2011)
7. SITE BENCHMARK AS SHOWN HEREON.

0 5 10 20
0 20

browning day
626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

CRDV Findlay Market LLC
Owner
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Columbus, Ohio 43221
(513) 559-0048
https://www.cohatch.com

The Model Group
Contractor
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Cincinnati, Ohio 45202
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Civil Engineer
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West Chester Township, Ohio 45069
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NOT FOR CONSTRUCTION

CERTIFICATION

100% Construction
Documents Review Set

COhatch - Leader Building

132 Elder St, Cincinnati,
Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 4, 2022

REVISION SCHEDULE		
No.	REVISION DESCRIPTION	ISSUE DATE

3/7/2022

SURVEY BASEMAP

C110

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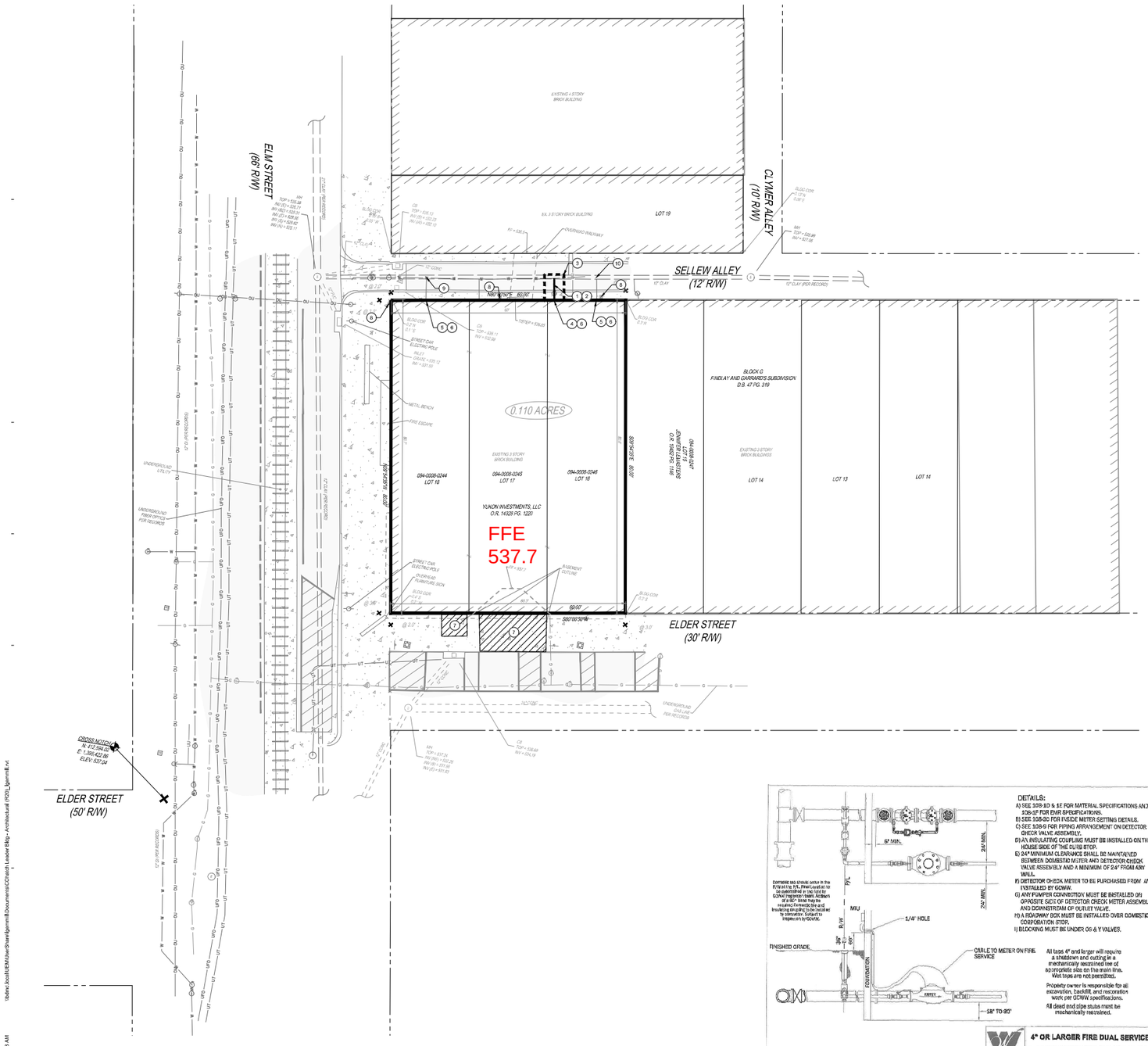
ELM STREET
(66' R/W)
CLYMER ALLEY
(10' R/W)
SELLEW ALLEY
(12' R/W)
ELDER STREET
(30' R/W)
ELDER STREET
(50' R/W)
EXISTING 4 STORY BRICK BUILDING
LOT 19
EXISTING 3 STORY BRICK BUILDING
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 14
BLOCK G
FINDLAY AND GARRARD'S SUBDIVISION
D.B. 47 PG. 319
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YUNION INVESTMENTS, LLC
D.R. 14328 PG. 1220
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COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Construction Documents
March 30, 2022

browning day

626 North Illinois Street, Indianapolis, Indiana 46204 | (317) 635-5030 | www.browningday.com

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STATE OF OHIO
GREG JACOBY
No. 13042
REGISTERED ARCHITECT
03-30-22

BUILDING CODE SUMMARY

October 22, 2021

Kenneth Jackson
Browning Day Mullins Dierdorf
626 North Illinois Street
Indianapolis, Indiana 46204

RTM CONSULTANTS, INC.
BUILDING CODES
+
FIRE PROTECTION
+
JCAHO/CMS/HFAP

Leader Building
Cincinnati, Ohio
Code Summary

Dear Mr. Jackson,

We have completed our code summary for the renovation and change of occupancy for the existing building located in Cincinnati, Ohio. Our code summary is primarily based on the 2017 edition of the Ohio Building Code (OBC). Our code summary does not include functional design criteria such as pipe, duct, or electrical wire sizes, etc.; system capabilities, accessibility and ADA requirements, structural design requirements or other systems or features not generally covered in chapters 3 through 10 of the OBC.

Applicable Codes:	2017 Ohio Building Code* 2017 Ohio Fire Code 2017 National Electrical Code 2017 Ohio Mechanical Code 2017 Ohio Plumbing Code 2017 Ohio Energy Conservation Code *Code referenced unless otherwise noted.
Scope of Project:	This project involves the conversion of an existing furniture store, M Occupancy, into a restaurant, bar with bowling, offices with meeting rooms.
Applicability of Codes to the Project:	Sec. 3412, IBC, is utilized to demonstrate compliance for a change of occupancy. New construction must comply with the requirements for new construction in Chapters 3-33, OBC.
Occupancy Classification:	Office and rooms or spaces used for assembly purposes that are less than 750 square feet in area or have a calculated occupant load less than 50. - B Occupancy [304.1, 303.1.2, 1 & 2] Bowling alley, meeting rooms or spaces used for assembly purposes that are 750 square feet or more in area or have a calculated occupant load of 50 or more. - A-3 Occupancy [303.4] Bar/Restaurant - A-2 Occupancy [303.3]
Construction Type:	Type IIIB Construction, existing
Allowable Area:	Tabular Area: 28,500 sf [Table 506.2] Largest Floor Area - Actual: 4,629 sf
Allowable Height:	3 stories and 75 feet permitted [Table 504.3, Table 504.4] 4 stories and 56 feet actual
Building Elements - Fire-resistive Requirements:	Building elements, including structural frame, interior walls, exterior non-load bearing walls, floors, and roofs permitted to be combustible, non-rated construction. Exterior load bearing walls must be 2-hour rated construction. [Table 601]

Shaft Enclosures:	Existing shaft enclosures, including stairs, are required to be 2-hour rated where connecting 4 stories, shafts connecting 3 or fewer stories are permitted to be 1-hour construction. [713.4, 3412.6.6] Openings in 2-hour rated shafts must be 90-minute rated, openings in 1-hour shafts must be 60-minute rated, openings must be self or automatic closing. [Table 716.5, 716.5.9] 2-story floor openings permitted. Multiple 2-story floor openings that connect 2-stories at different levels must be separated by 1-hour fire barriers, as required for shafts. [712.1.8]
Fire and Smoke Dampers:	Fire dampers are required at duct penetrations of shafts. [717.5]
Occupant Load Factors:	Unconcentrated assembly use: 15 sq.ft./occ. Business: 100 sq.ft./occ. Kitchen: 200 sq.ft./occ. Storage: 300 sq.ft./occ. [Table 1004.1.2]
Doors:	Door width must be a minimum of 32 inches clear and 48 inches maximum. [1010.1.1] Egress doors must swing in the direction of egress when serving 50 or more occupants. Egress doors are required to be side-hinged swinging type, except for office and storage areas with an occupant load of 10 or less. Manually operated horizontal sliding doors permitted from rooms with an occupant load that does not exceed 10. [1010.1.2] Panic hardware is not required for B Occupancies. Panic hardware required for doors that latch in a means of egress from an A Occupancy with an occupant load of 50 or more. [1010.1.10]
Corridors:	Corridors must be a minimum 44 inches in clear and unobstructed width, a minimum of 36 inches is permitted where serving an occupant load less than 50. [Table 1020.2] Corridors are not required to be rated based upon the building being protected throughout by an automatic sprinkler system. [Table 1020.1] Dead-end corridors must not exceed 20 feet for A Occupancies and 50 feet for B Occupancies. [1020.4]
Exit Access Doorways:	Two exit access doors are required from rooms or areas where the occupant load exceeds 49 or where the common path of travel exceeds 75 feet for A Occupancies and 100 feet for B Occupancies. [Table 1006.2.1]
Exit Travel Distance:	The maximum travel distance to an exit is 250 feet for A Occupancies and 300 feet for B Occupancies. [Table 1017.2]

Number of Exits:	2 exits required per floor for an occupant load of 1-500 3 exits required per floor for an occupant load of 501-1,000 [Table 1006.3.1] An exit capacity of 0.2 in/occupant must be provided for horizontal travel such as doors, ramps, etc. An exit capacity of 0.3 in./occupant must be provided for stairs. [1005.3]
Sprinkler System:	The building will be sprinklerd in accordance with NFPA 13 as required based upon having an assembly occupancy on other than the level of exit discharge, a fire area exceeding 5,000 sf, and an A-2 Occupancies with a calculated occupant load of 100 or more. [903.2.1.2, 3412.6.17]
Standpipes:	Class I Standpipes required where the highest floor level is located more than 30 feet above the lowest level of fire department vehicle access. [905.3.1, 3412.6.18]
Fire Alarm System:	A fire alarm system is required throughout the building. [3412.6.9]
Smoke Detectors:	Smoke detection must be provided throughout the building in order to achieve a passing score using Ch 34. Smoke detectors are required for HVAC shutdown for systems delivering in excess of 2,000 cfm. [606, IMC, 3412.6.7]
Exit Signs and Emergency Lighting:	Exit signs required to indicate the direction of egress travel for rooms and areas that require more than one exit access. [1013.1, 3412.6.15] Emergency lighting is required at exterior landings in buildings that require more than one exit, in corridors, in rooms and spaces that require two or more means of egress, and public restrooms greater than 300 sf. [1008.3, 3412.6.15] Illumination must be provided for required means of egress as well as the exit discharge that leads to a public way at all times the building space served by the means of egress is occupied. [1008.1]

If you have any questions, please contact us.

Sincerely,

RTM Consultants, Inc.

Melissa M. Tupper, P.E.
Principal
Fire Protection Engineer

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GENERAL PROJECT NOTES

1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, AND THE MAJOR ARCHITECTURAL ELEMENTS. AS GRAPHIC DOCUMENTS THE DRAWINGS DO NOT INDICATE OR DESCRIBE THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL STUDY THE DRAWINGS AND THEIR GENERAL INFERENCE TO FURNISH THE ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
3. THESE DRAWINGS ARE NOT TO BE SEPARATED.
4. EACH ITEM REPRESENTED IN THE DRAWING SET OR REFERRED TO IN THE SPECIFICATIONS ARE TO BE PROVIDED BY, COORDINATED BY, AND INSTALLED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
5. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
6. ALL WORK IS TO BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FLORIDA BUILDING CODE, THE FLORIDA ACCESSIBILITY CODE, THE FLORIDA PLUMBING, MECHANICAL, AND ELECTRICAL CODES, THE FLORIDA FIRE CODE, THE AMERICANS WITH DISABILITEIS ACT (ADA), AND APPLICABLE TRADE STANDARDS. ALL APPLICABLE RULES AND REGULATIONS ARE TO BE THE MOST CURRENT ADOPTED EDITION.
7. VERIFY ANY AND ALL EXISTING CONDITIONS, DIMENSIONS AND VERIFY REQUIREMENTS OF THE CITY, THE STATE AND FEDERAL GOVERNMENTS WHICH MAY AFFECT THIS PROJECT PRIOR TO BID.
8. THE G.C. SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
9. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
10. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
11. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED BY G.C.
12. FLOORS SHALL SLOPE TO FLOOR DRAINS. SLOPES SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES.
13. CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
14. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROMPTLY NOTIFY THE OWNER AND THE ARCHITECT OF ANY CONDITIONS THAT ARE IN CONFLICT WITH THE PROPOSED WORK OR ARE IN VARIANCE WITH THE CONSTRUCTION DOCUMENTS.
15. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND GOVERNING AUTHORITIES TO ESTABLISH CONSTRUCTION TRAFFIC ACCESS TO THE SITE AND DESIGNATED CONSTRUCTION ACCESS THROUGHOUT THE BUILDING.
16. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER LOCAL.
17. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL. NOTIFY ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST AND / OR OMISSIONS ARE MADE PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO COORDINATE DETAILED ITEMS SUCH AS FLOOR AND ROOF OPENING SIZES AND LOCATIONS, ETC. WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AND 3D MODEL. THE DESIGN TEAM WILL NOT REVISE AND REISSUE EVERY DRAWING WITH ACTUAL SHOP DRAWING COORDINATED DIMENSIONS.
19. THE G.C. SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO COMMENCING WORK AND SHALL REPORT TO THE OWNER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK.
20. THE G.C. SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
21. THE G.C.'S WORK SHALL INCLUDE SUPERVISION AND COORDINATION OF ALL SUBCONTRACTOR'S WORK PERFORMED BY OTHERS INCLUDING SUPPLIERS OF OWNER AND DESIGNER SUPPLIED ITEM, IF ANY.
22. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW AND CORRECTIONS. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN FINAL BUILDING ELEMENT LOCATIONS. NOTIFY ARCHITECT OF ANY AND ALL DIMENSIONAL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. MAXIMUM OCCUPANCY TO BE POSTED AT ASSEMBLY SPACES, VERIFY LOCATION PRIOR TO INSTALLATION.
24. CONTRACTOR TO CONFIRM WITH OWNER ALL FINAL EQUIPMENT INFORMATION / REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION INCLUDING VERIFICATION OF UTILITY REQUIREMENTS, CONNECTIONS, SIZE / SPACE REQUIREMENTS AND COORDINATION OF RELATED LAYOUTS.
25. ALL MATERIALS AND INFORMATION NOTED ON ANY OF THE WALL SECTIONS OR DETAILS APPLY TO ALL OTHER SECTIONS AND DETAILS WHERE SIMILAR CONDITIONS OCCUR WHETHER NOTED OR NOT.
26. CONTRACTOR SHALL FOLLOW ALL LOCK-OUT TAG-OUT PROCEDURES.
27. COORDINATE ANY POWER, TELECOM AND FIRE SECURITY SAFETY OUTAGES WITH OWNER.
28. PROTECT EXISTING STRUCTURE FROM DAMAGE, PROVIDE SHORING, SHEETING, BRACING AND ALL OR ANY NECESSARY ITEMS AS REQUIRED FOR THE SAFETY OF THE STRUCTURE.
29. PROTECT EXISTING ADJACENT INTERIOR & EXTERIOR FINISHES OF WALLS, FLOORS, CEILINGS, EQUIPMENT AND INSTRUMENTATION NOT NOTED AS BEING MODIFIED AS PART OF SCOPE.
30. EACH EXPOSED AND/OR VISIBLE SURFACE OF THE BUILDING IS TO BE FINISHED. UNFINISHED EXPOSED MATERIALS ARE NOT ACCEPTABLE.
31. UPON COMPLETION OF PROJECT, G.C. TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
32. PROVIDE FINAL CLEAN-UP AND DAMAGE REPAIR AT THE PROJECT CONCLUSION. LEAVE THE PREMISE NEAT, CLEAN AND CLEAR OF TOOLS, EQUIPMENT, AND SURPLUS MATERIALS UNLESS REQUESTED BY THE TENANT. CLEAN UP SHALL INCLUDE BUT NOT BE LIMITED TO:
    A. POWER VACUUMING THE ENTIRE SPACE.
    B. HAND DUSTING AND CLEANING OF ALL SHELVING, CABINETRY , CASEWORK, GLASS AND MIRRORS BOTH INSTALLED UNDER THIS CONTRACT OR EXISTING WALLS, CEILINGS, FIXTURES, ETC.
    C. REPAIR OR REPLACEMENT OF PROPERTY DAMAGED DURING FINAL COMPLETION OF THE PROJECT.
38. ALLOWABLE TOLERANCES UNLESS NOTED OR INDICATED THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK.
    A. ALL VERTICAL SURFACES SHALL BE PLUMS OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
    B. THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL OR HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/16" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
    C. ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
    D. WALL AND SOFFIT INTERSECTIONS SHALL BE 90 DEGREES OR THE EXACT ANGLE INDICATED OR INTENDED.
    E. ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
    F. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
    G. ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE 'PLAY' OR LOOSENESS.

SHEET INDEX

Sheet Number	Sheet Name	10-08-2021 - 100% SD	01-28-2022 - 100% DD	03-04-2022 - 100% CD REVIEW	03-30-2022 - 100% CD	04-13-2022 - ADD #1
00 - PROJECT GENERAL						
0.00	Cover Sheet	X	X	X	X	
0.01	Project Data, Code Summary, and Sheet Index	X	X	X	X	
0.02	Site Plan	X	X	X	X	
06 - CIVIL						
C100	GENERAL NOTES			X	X	X
C110	SURVEY BASEMAP			X	X	X
C120	SITE PLAN			X	X	X
08 - STRUCTURAL						
S1.00	GENERAL NOTES & TYPICAL DETAILS			X	X	X
S1.01	FOUNDATION PLAN			X	X	X
S2.01	FOUNDATION SECTIONS & DETAILS			X	X	X
S3.01	FIRST FLOOR FRAMING PLAN			X	X	X
S3.02	SECOND FLOOR FRAMING PLAN			X	X	X
S3.03	THIRD FLOOR FRAMING PLAN			X	X	X
S3.04	FOURTH FLOOR FRAMING PLAN			X	X	X
S4.01	ROOF FRAMING PLAN			X	X	X
S5.01	FRAMING SECTIONS & DETAILS			X	X	X
S5.02	FRAMING SECTIONS & DETAILS				X	X
S5.03	FRAMING SECTIONS & DETAILS				X	X
09 - ARCHITECTURAL						
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D1.01-D1	1st Floor, Demolition Plan	X	X	X	X	
D1.02-D1	2nd Floor, Demolition Plan	X	X	X	X	
D1.03-D1	3rd Floor, Demolition Plan	X	X	X	X	
D1.04-D1	4th Floor, Demolition Plan	X	X	X	X	
D1.05-D1	Roof, Demolition Plan	X	X	X	X	
D1.21-D1	Demolition Elevations	X	X	X	X	X
D1.22-D1	Demolition Elevations	X	X	X	X	X
A0.01-L	Life Safety Plans	X	X	X	X	
A0.02-L	Life Safety Plans		X	X	X	
A0.03-L	Life Safety Plans		X	X	X	
A0.10	Wall Types	X	X	X	X	
A1.00-A1	Basement, Floor Plan	X	X	X	X	
A1.00-A2	Basement, Plan Enlargement		X	X	X	
A1.00-C1	Basement, RCP Plan	X	X	X	X	
A1.00-F1	Basement, Finish Plan	X	X	X	X	
A1.00-FN1	Basement, Furniture Plan		X	X	X	X
A1.01-A1	1st Floor, Floor Plan	X	X	X	X	X
A1.01-A2	1st Floor, Plan Enlargement		X	X	X	
A1.01-C1	1st Floor, RCP Plan	X	X	X	X	
A1.01-F1	1st Floor, Finish Plan	X	X	X	X	
A1.01-FN1	1st Floor, Furniture Plan		X	X	X	X
A1.02-A1	2nd Floor, Floor Plan	X	X	X	X	
A1.02-A2	2nd Floor, Plan Enlargement		X	X	X	
A1.02-C1	2nd Floor, RCP Plan	X	X	X	X	
A1.02-F1	2nd Floor, Finish Plan	X	X	X	X	X
A1.02-FN1	2nd Floor, Furniture Plan		X	X	X	
A1.03-A1	3rd Floor, Floor Plan	X	X	X	X	
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A1.03-F1	3rd Floor, Finish Plan	X	X	X	X	X
A1.03-FN1	3rd Floor, Furniture Plan		X	X	X	X
A1.04-A1	4th Floor, Floor Plan	X	X	X	X	X
A1.04-A2	4th Floor, Plan Enlargement		X	X	X	
A1.04-C1	4th Floor, RCP Plan	X	X	X	X	
A1.04-F1	4th Floor, Finish Plan	X	X	X	X	
A1.04-FN1	4th Floor, Furniture Plan		X	X	X	
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A1.05-R2	Roof, Details	X	X	X	X	
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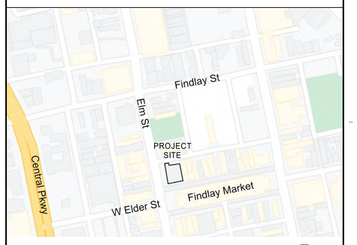
A2.21	Exterior Elevations	X	X	X	X	X
A2.22	Exterior Elevations	X	X	X	X	X
A3.01	Building Sections	X	X	X	X	
A3.11	Wall Sections	X	X	X	X	
A3.21	Section Details		X	X	X	
A4.01	S Stair Plans and Sections	X	X	X	X	
A4.02	Stair & Railing Details		X	X	X	
A4.11	Elevator Plans and Sections	X	X	X	X	
A4.12	Elevator Sections and Details			X	X	
A4.21	Specialty Circulation, Plans and Sections		X	X	X	
A5.01	Finish Schedule	X	X	X	X	
A5.06	Furniture & Equipment Schedule		X	X	X	
A5.11	Restroom Fixture Plans	X	X	X	X	
A5.12	Restroom Fixture Elevations	X	X	X	X	
A5.13	Restroom Fixture Elevations	X	X	X	X	
A5.21	Interior Elevations		X	X	X	X
A5.22	Interior Elevations		X	X	X	X
A5.23	Interior Elevations		X	X	X	X
A5.24	Interior Elevations		X	X	X	X
A5.25	Interior Elevations		X	X	X	X
A5.26	Interior Elevations				X	
A5.31	Interior Details	X	X	X	X	X
A5.32	Interior Details	X	X	X	X	X
A5.33	Interior Details				X	X
A5.41	Accessibility Details		X	X	X	
A6.01	West Deck	X	X	X	X	
A7.01	Alternate 1, South Deck		X	X	X	
A7.02	Alternate 2, North Addition		X	X	X	
A8.01	Door Schedule and Elevations	X	X	X	X	X
A8.05	Door Details		X	X	X	
A8.06	Door Details		X	X	X	
A8.07	Window Details		X	X	X	
A8.11	Storefront Elevations	X	X	X	X	X
A8.12	Storefront Elevations		X	X	X	X
A8.21	Window Elevations		X	X	X	X
11 - ELECTRICAL						
E001	ELECTRICAL ABBREVIATIONS, SYMBOLS, & SPECIFICATIONS			X	X	
E002	ELECTRICAL RISER & DETAILS		X	X	X	
E003	LIGHTING SCHEDULES		X	X	X	
E004	LIGHTING SCHEDULES		X	X	X	
E005	LIGHTING SCHEDULES		X	X	X	
E006	PANEL SCHEDULES			X	X	
E007	PANEL SCHEDULES			X	X	
E008	KITCHEN EQUIPMENT PLANS			X	X	
E050	BASEMENT POWER & SYSTEMS PLAN		X	X	X	
E051	BASEMENT LIGHTING PLAN		X	X	X	
E100	FIRST FLOOR POWER & SYSTEMS PLAN		X	X	X	
E101	FIRST FLOOR LIGHTING PLAN		X	X	X	
E200	SECOND FLOOR POWER & SYSTEMS PLAN		X	X	X	
E201	SECOND FLOOR LIGHTING PLAN		X	X	X	
E300	THIRD FLOOR POWER & SYSTEMS PLAN		X	X	X	
E301	THIRD FLOOR LIGHTING PLAN		X	X	X	
E400	FOURTH FLOOR POWER & SYSTEMS PLAN		X	X	X	
E401	FOURTH FLOOR LIGHTING PLAN		X	X	X	
E500	ROOF ELECTRICAL PLAN		X	X	X	
12 - MECHANICAL						
M001	MECHANICAL ABBREVIATIONS, SYMBOLS, & SPECIFICATIONS			X	X	
M002	HVAC SCHEDULES AND DETAILS		X	X	X	
M003	HVAC DETAILS			X	X	
M004	HVAC HOOD DETAILS			X	X	
M005	HVAC HOOD INSTALLATION DETAILS			X	X	
M006	HVAC HOOD FIRE SUPPRESSION DETAILS			X	X	
M007	HVAC HOOD EXHAUST FAN DETAILS			X	X	
M008	HVAC HOOD MAKE UP AIR FAN DETAILS			X	X	
M009	HVAC HOOD WIRING DETAILS			X	X	
M050	BASEMENT HVAC PLAN		X	X	X	
M100	FIRST FLOOR HVAC PLAN		X	X	X	
M200	SECOND FLOOR HVAC PLAN		X	X	X	
M300	THIRD FLOOR HVAC PLAN		X	X	X	
M400	FOURTH FLOOR HVAC PLAN		X	X	X	
M500	ROOF HVAC PLAN		X	X	X	

SHEET INDEX

Sheet Number	Sheet Name	10-08-2021 - 100% SD	01-28-2022 - 100% DD	03-04-2022 - 100% CD REVIEW	03-30-2022 - 100% CD	04-13-2022 - ADD #1
13 - PLUMBING						
P001	PLUMBING SPECIFICATIONS			X	X	
P002	PLUMBING DETAILS			X	X	
P003	PLUMBING SCHEDULES AND DETAIL			X	X	
P004	ENLARGED BASEMENT PLUMBING PLANS			X	X	
P005	PLUMBING ISOMETRIC			X	X	
P006	PLUMBING ENLARGED KITCHEN LAYOUT			X	X	
P050	FOUNDATION PLUMBING PLAN		X	X	X	
P051	FOUNDATION PIPING PLAN		X	X	X	
P052	BASEMENT OVERHEAD PLUMBING PLAN				X	
P053	BASEMENT OVERHEAD PIPING PLAN				X	
P100	FIRST FLOOR OVERHEAD PLUMBING PLAN		X	X	X	
P101	FIRST FLOOR OVERHEAD PIPIING PLAN				X	
P200	SECOND FLOOR PLUMBING PLAN		X	X	X	
P300	THIRD FLOOR PLUMBING PLAN		X	X	X	
P400	FOURTH FLOOR PLUMBING PLAN		X	X	X	
P500	ROOF PLUMBING PLAN		X	X	X	
14 - KITCHEN						
FSE-1	FIRST FLOOR FS EQUIPMENT LAYOUT		X	X		
FSE-1.1	BASEMENT FS EQUIPMENT LAYOUT			X		
FSE-2	FOODSERVICE EQUIPMENT SCHEDULE			X		
FSE-3	FOODSERVICE PLUMBING LAYOUT			X		
FSE-3.1	FOODSERVICE SLAB LAYOUT			X		
FSE-4	FOODSERVICE ELECTRICAL LAYOUT			X		
FSE-5	FOODSERVICE BLOCKING LAYOUT			X		
FSE-6	FOODSERVICE ELEVATIONS			X		
FSE-7	SHOP DRAWING - HOOD PAGE 1			X		
FSE-7.1	SHOP DRAWING - HOOD PAGE 2			X		
FSE-7.2	SHOP DRAWING - HOOD PAGE 3			X		
FSE-7.3	SHOP DRAWING - HOOD PAGE 4			X		
FSE-7.4	SHOP DRAWING - HOOD PAGE 5			X		
FSE-7.5	SHOP DRAWING - HOOD PAGE 6			X		

SITE LOCATION PLAN



132 Elder Street, Cincinnati, Ohio, 45202

NORTH

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ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	FLR	FLOOR	SI	SQUARE INCH
AL	ALUMINUM	FT	FOOT / FEET	SIM	SIMILAR
B.O. BOT	BOTTOM OF BOTTOM	GYP. BD.	GYPSUM BOARD	SPEC	SPECIFICATIONS
CIP CJ	CAST-IN-PLACE CONTROL JOINT	GL	GLASS	SOL	SOLID SURFACE
CL CLR	CENTERLINE CLEAR	HM	HOLLOW METAL	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	HR	HOUR	STD STOR	STANDARD STORAGE
CONC CPT CT	CONCRETE CARPET CERAMIC TILE	IHM	INSULATED HOLLOW METAL	STL	STEEL
DIA DN DWG	DIAMETER DOWN DRAWING	JAN	JANITOR	T T&G	TREAD(S) TONGUE AND GROOVE
EA EJ	EACH EXPANSION JOINT	KIT	KITCHEN	T.O. TOC TOW	TOP OF TOP OF CURB TOP OF WALL
ELEC ELEV EQ EWC	ELECTRIC(AL) ELEVATOR EQUAL ELECTRIC WATER COOLER	LAM LF	LAMINATE LINEAR FOOT	TYP	TYPICAL
EXIST EXT	EXISTING EXTERIOR	MAX MIN MTL	MAXIMUM MINIMUM METAL	VCT	VINYL COMPOSITION TILE
FD FE	FLOOR DRAIN FIRE EXTINGUISHER	OPP	OPPOSITE	WC	WALL-COVERING
FIN	FINISH(ED)	P / PT POR	PAINT PORCELAIN TILE	WD	WOOD
		QT	QUARRY TILE		
		R RD RM RO	RISER(S) ROOF DRAIN ROOM ROUGH OPENING		
		SF	SQUARE FOOT		
		SHT	SHEET		

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STATE OF OHIO
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03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

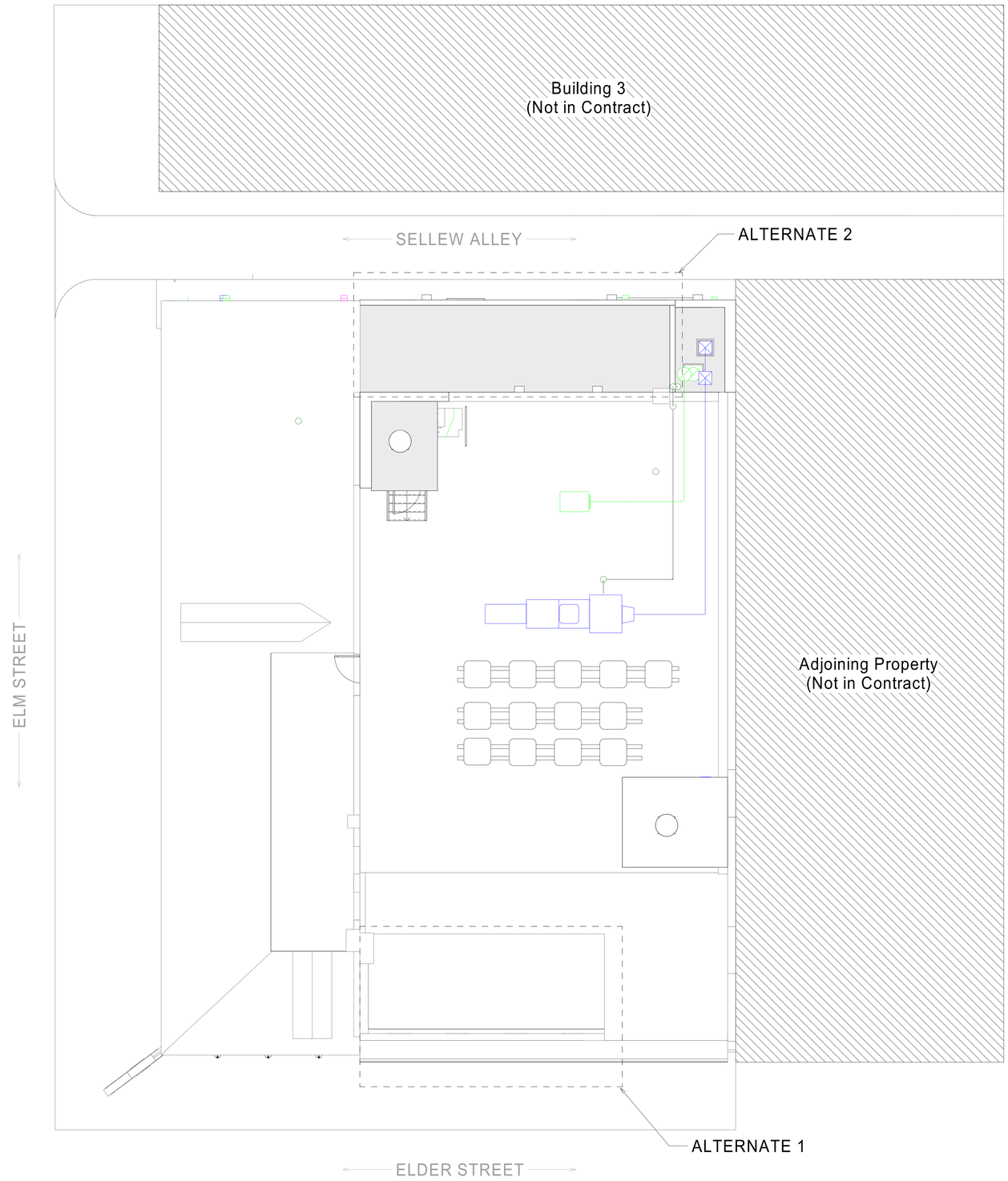
Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

Project Data, Code Summary, and Sheet Index

0.01



1 Floor Plan
0.02 Site
3/16" = 1'-0"

0' 2' 4' 8' 16'

NORTH

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Site Plan

0.02

SYMBOL LEGEND

OCCUPANCY GROUP
NOMINAL SQ. FT.
NUMBER OF EXITS REQUIRED
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS

CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET

F.E. FIRE EXTINGUISHER ON WALL HOOK

F.E.C. FIRE EXTINGUISHER CABINET

DENOTES EXIT ACCESS / PATH OF EGRESS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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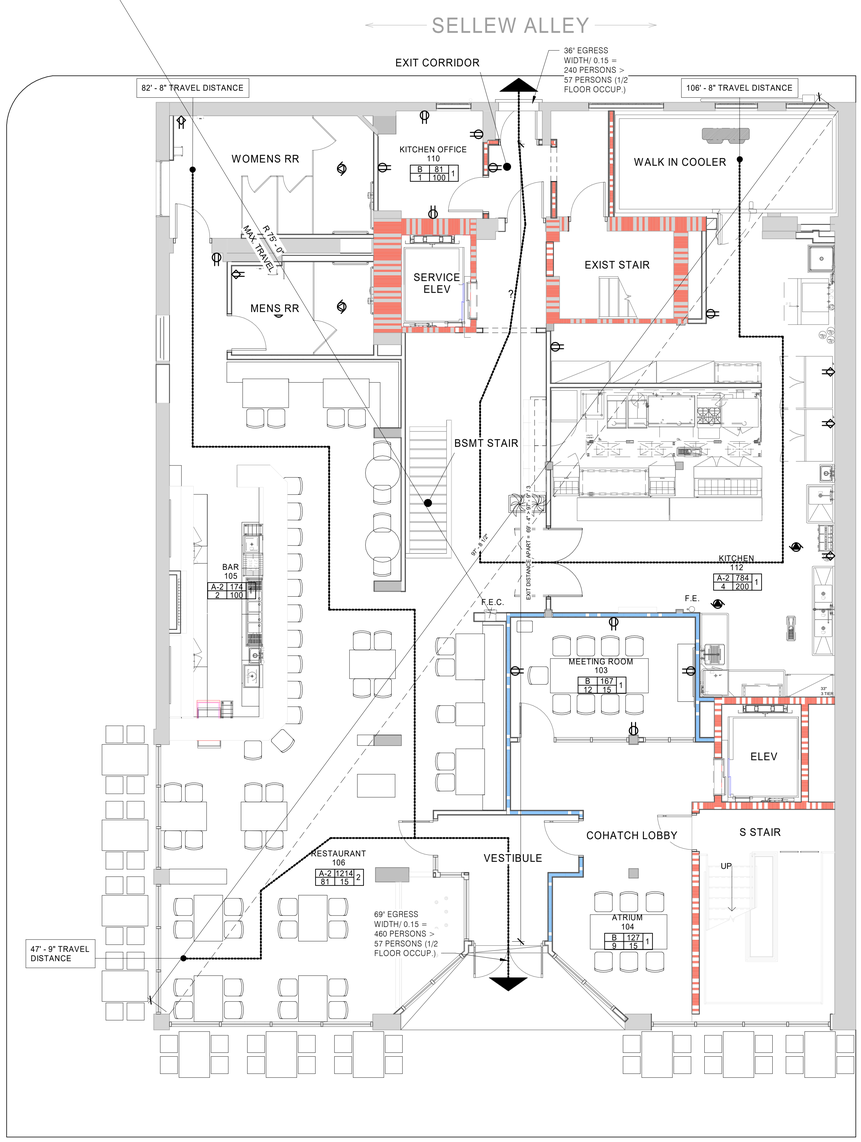
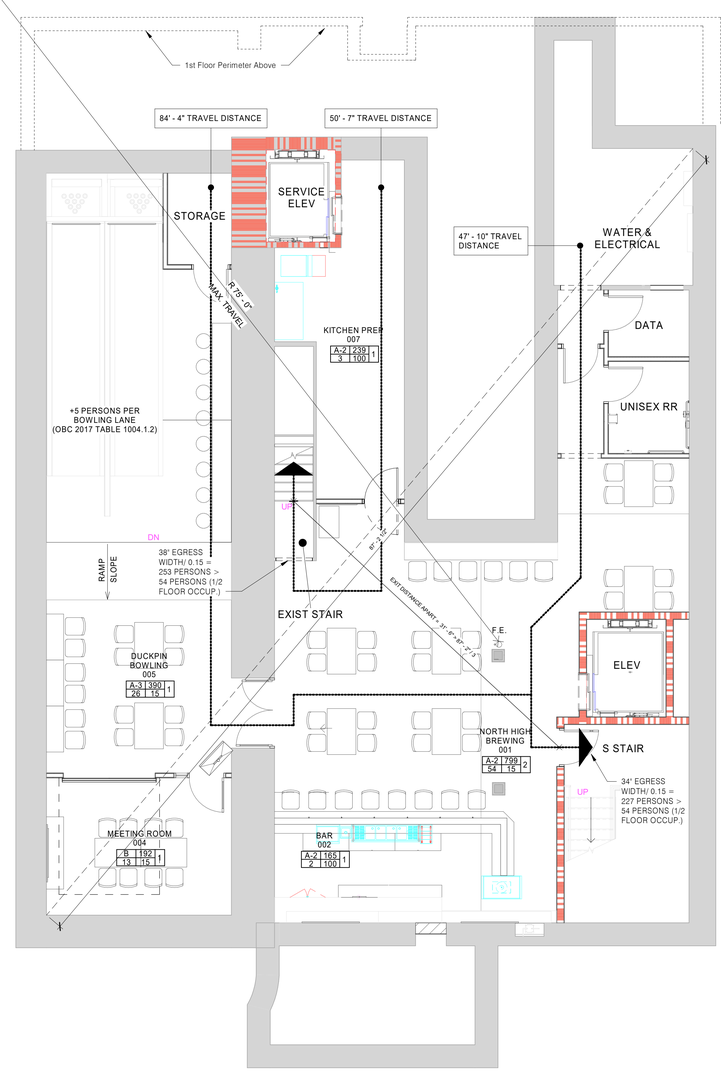


2 Floor Plan
1st Floor, Life Safety Plan
A0.01-L 3/16" = 1'-0"



1 Floor Plan
Basement, Life Safety Plan
A0.01-L 3/16" = 1'-0"

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CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
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Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
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Life Safety Plans

A0.01-L

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SYMBOL LEGEND

ROOM 101 — E 150 1 / 9 20 1

- OCCUPANCY GROUP
- NOMINAL SQ. FT.
- NUMBER OF EXITS REQUIRED
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

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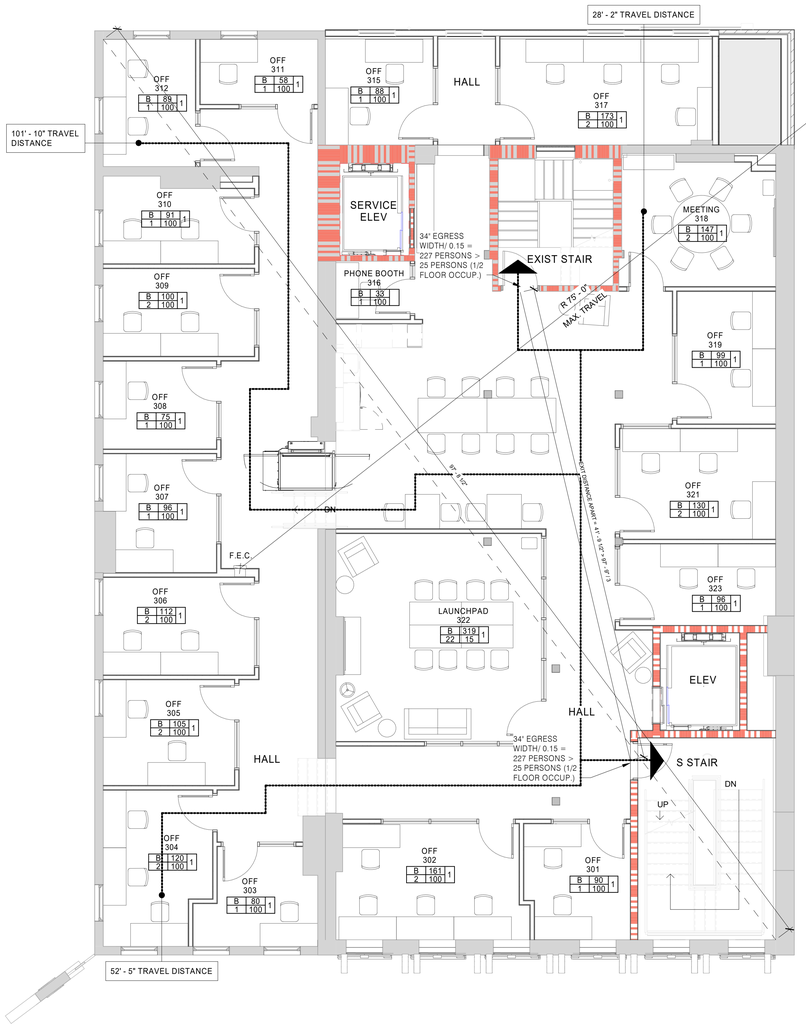

2 Floor Plan
3rd Floor, Life Safety Plan
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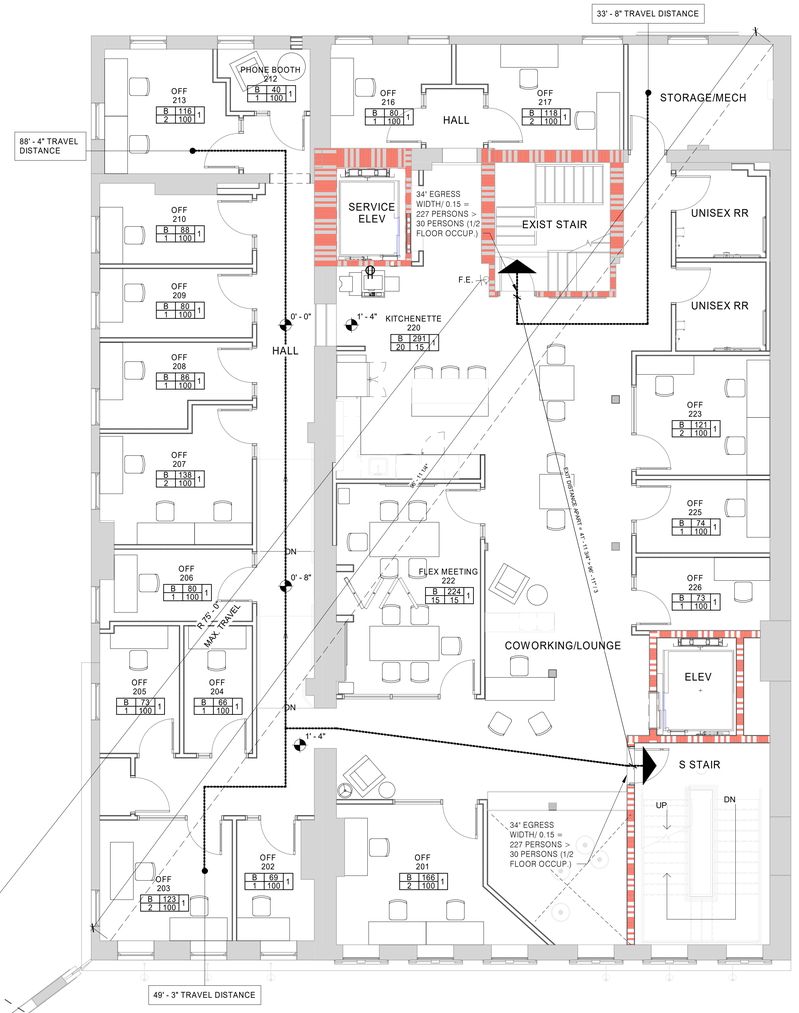

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Life Safety Plans

A0.02-L

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SYMBOL LEGEND

ROOM 101 | E 150 1 | 9 20

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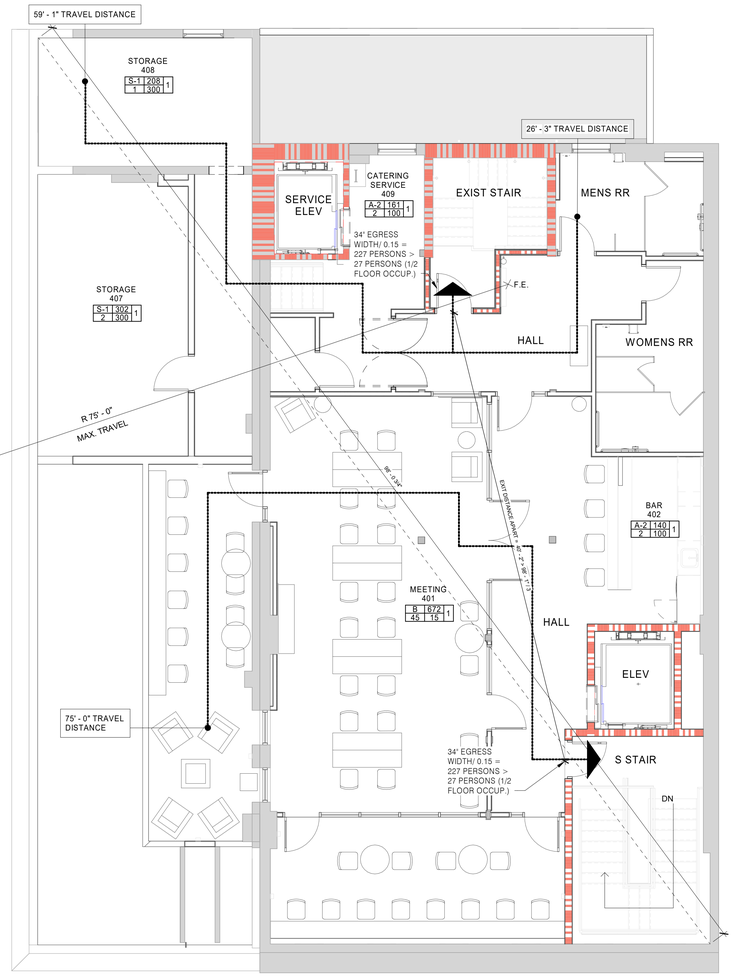

1 Floor Plan
A0.03-L
4th Floor, Life Safety Plan
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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Life Safety Plans

A0.03-L

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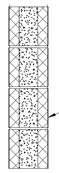
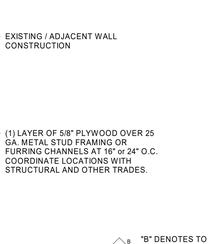


SEE STRUCTURAL DRAWINGS

CMU SIZE		FIRE RATINGS	
CA1 SEE DETAIL	CA5 10" CMU	CA2 1-HR RATED	UL: U905
CA3 4" CMU	CA6 12" CMU	CA4 2-HR RATED	UL: U905
CA4 6" CMU		CA5 NOT USED	
CA5 8" CMU			

CA CMU WALL



SECTION

MA8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
MA1 SEE DETAIL	MA5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
MA2 7/8" FURRING	MA6 4" STUD	MA1 NOT USED	
MA3 1 1/2" FURRING	MA7 6" STUD	MA2 NOT USED	
MA4 2 1/2" STUD	MA8 8" STUD		

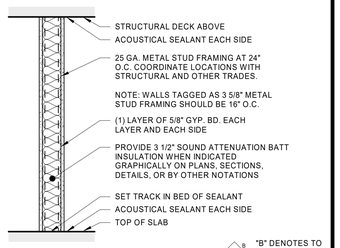
MA METAL FURRING

SECTION

MD8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
MD1 SEE DETAIL	MD5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
MD2 7/8" FURRING	MD6 4" STUD	MD1 NOT USED	
MD3 1 1/2" FURRING	MD7 6" STUD	MD2 NOT USED	
MD4 2 1/2" STUD	MD8 8" STUD		

MD METAL STUD WALL TYPE



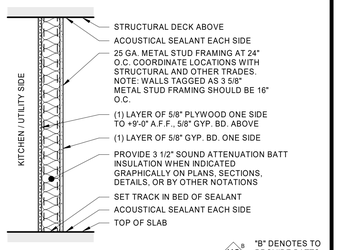
SECTION

ME8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
ME1 SEE DETAIL	ME5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
ME2 7/8" FURRING	ME6 4" STUD	ME1 1-HR RATED	UL: U-419
ME3 1 1/2" FURRING	ME7 6" STUD	ME2 NOT USED	
ME4 2 1/2" STUD	ME8 8" STUD		

ME METAL STUD WALL TYPE

STC: 47 to 49 WITH 3 1/2" SAB
NRC-CNRC TL-93-074, 325

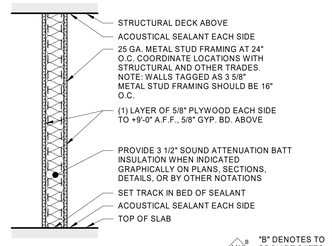


SECTION

MG8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
MG1 SEE DETAIL	MG5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
MG2 7/8" FURRING	MG6 4" STUD	MG1 NOT USED	
MG3 1 1/2" FURRING	MG7 6" STUD	MG2 NOT USED	
MG4 2 1/2" STUD	MG8 8" STUD		

MG METAL STUD WALL TYPE

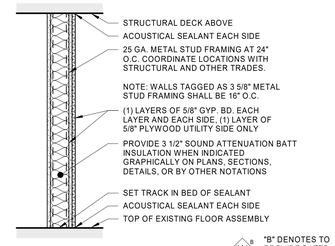


SECTION

MH8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
MH1 SEE DETAIL	MH5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
MH2 7/8" FURRING	MH6 4" STUD	MH1 NOT USED	
MH3 1 1/2" FURRING	MH7 6" STUD	MH2 NOT USED	
MH4 2 1/2" STUD	MH8 8" STUD		

MH METAL STUD WALL TYPE



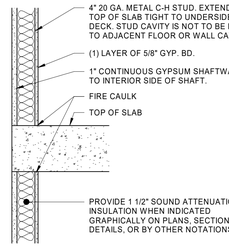
SECTION

MJ8 "B" DENOTES TO PROVIDE BATTS OF TYPE SHOWN

STUD SIZE		FIRE RATINGS	
MJ1 SEE DETAIL	MJ5 3 5/8" STUD	CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
MJ2 7/8" FURRING	MJ6 4" STUD	MJ1 1-HR RATED	UL: U-419
MJ3 1 1/2" FURRING	MJ7 6" STUD	MJ2 NOT USED	
MJ4 2 1/2" STUD	MJ8 8" STUD		

MJ METAL STUD WALL TYPE

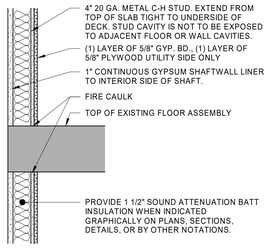
STC: 47 to 49 WITH 3 1/2" SAB
NRC-CNRC TL-93-074, 325



SECTION

STUD SIZE		FIRE RATINGS	
SA2 2 1/2" C-H STUD		CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
SA4 4" C-H STUD		SA1 1-HR RATED	UL: U469
SA6 6" C-H STUD		SA2 NOT USED	
SA8 8" C-H STUD			

SA SHAFTWALL ASSEMBLY



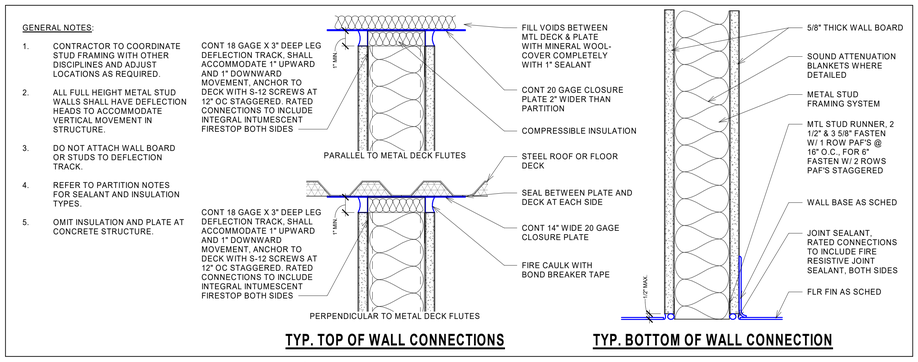
SECTION

STUD SIZE		FIRE RATINGS	
SB2 2 1/2" C-H STUD		CONTRACTOR TO FULLY COMPLY WITH UL INSTALLATION AND CONSTRUCTION REQUIREMENTS	
SB4 4" C-H STUD		SB1 1-HR RATED	UL: U469
SB6 6" C-H STUD		SB2 NOT USED	
SB8 8" C-H STUD			

SB SHAFTWALL ASSEMBLY

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE STUD FRAMING WITH OTHER DISCIPLINES AND ADJUST LOCATIONS AS REQUIRED.
2. ALL FULL HEIGHT METAL STUD WALLS SHALL HAVE DEFLECTION HEADS TO ACCOMMODATE VERTICAL MOVEMENT IN STRUCTURE.
3. DO NOT ATTACH WALL BOARD OR STUDS TO DEFLECTION TRACK.
4. REFER TO PARTITION NOTES FOR SEALANT AND INSULATION TYPES.
5. OMIT INSULATION AND PLATE AT CONCRETE STRUCTURE.



TYP. TOP OF WALL CONNECTIONS

TYP. BOTTOM OF WALL CONNECTION

GENERAL WALL TYPE NOTES

1. PROVIDE MOISTURE RESISTANT GYP. BD. AT TOILET ROOMS, KITCHENS, JANITOR'S CLOSETS, COUNTERTOPS WITH SINKS, AND OTHER SIMILAR LOCATIONS.
2. PROVIDE AN ADDITIONAL 1/4" TILE BACKER BOARD ON WALL SURFACES TO RECEIVE A TILE FINISH. SEE INTERIOR FINISH SPECIFICATIONS, SCHEDULES AND DETAILS.
3. FIRE RATED ASSEMBLIES ARE TO CONTAIN 5/8" TYPE-X GYP. BD.
4. PROVIDE FIRE-SAFING AT EXPOSED WALL CAVITIES AND AROUND ALL WALL PENETRATIONS. SEE SPECIFICATIONS.
5. SEE SPECIFICATION FOR MATERIALS INDICATED ON THE WALL TYPE LEGEND.
6. SEE INTERIOR FINISH SPECIFICATIONS, SCHEDULES, AND DETAILS FOR ADDITIONAL WALL FINISH MATERIAL REQUIREMENTS.
7. PROVIDE ADDITIONAL LAYERS OF GYP. BD., BLOCKING, OR FRAMING AS NEEDED TO ACCOUNT FOR ALIGNING OF WALL TYPES OR FLUSH CONDITIONS.
8. WALL FRAMING, SHEATHING, AND INSULATION TO EXTEND FROM TOP OF SLAB TIGHT TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.
9. VERIFY FIRE RATINGS OF WALLS WITH BUILDING SUMMARY AND OTHER NOTATIONS THROUGHOUT THE DRAWING SET.
10. VERIFY STRUCTURAL LOAD BEARING COMPONENTS OF WALLS WITH STRUCTURAL DRAWINGS.
11. STUD CONTRACTOR TO PROVIDE IN-WALL BLOCKING FOR CONTRACTOR PROVIDED ITEMS AND FOR OWNER PROVIDED ITEMS. COORDINATE WITH OWNER.
12. PROVIDE VERTICAL AND HORIZONTAL DRAFT STOPPING IN WALLS AND WALL CAVITIES AT 10' O.C. MAXIMUM INTERVALS FOR THE FULL EXTENT OF WALL.
13. CONTRACTOR TO DETERMINE GAUGING AND RELATED ENGINEERING FOR STUDS NOT OTHERWISE ESTABLISHED IN THE STRUCTURAL DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
14. CONTRACTOR TO FULLY COMPLY WITH CONSTRUCTION REQUIREMENTS OF FIRE RATED ASSEMBLIES AS ESTABLISHED BY UL.
15. CONTRACTOR TO FULLY COMPLY WITH CONSTRUCTION REQUIREMENTS TO OBTAIN DESIGNATED STC RATINGS AS ESTABLISHED BY THE GYPSUM ASSOCIATION.
16. EACH FLOOR TRACK OF WALL ASSEMBLIES DESIGNATED WITH AN STC RATING ARE TO BE SET IN A CONTINUOUS BED OF SEALANT.
17. FIRE RESISTANCE RATED WALLS SHALL USE RATED FIRE RESISTANT FILL MATERIALS IN CONJUNCTION WITH APPROPRIATELY RATED FIRE STOPPING SYSTEM. NON-FIRE-RATED WALLS SHALL USE ACOUSTICAL SEALANT.
18. EXTERIOR WALLS AND FIRE RESISTANCE RATED WALLS SHALL USE MINERAL WOOL INSULATION. NON-RATED WALLS REQUIRING SOUND ATTENUATION SHALL USE SOUND ATTENUATION BLANKETS.
19. RETURN GYP. BD. AND INTERIOR FINISHES INTO OPENINGS IN WALLS.
20. RETURN BRICK AT EACH EXTERIOR WALL OPENING.
21. FIRE PARTITIONS OF THE SAME FIRE RATING MAY HAVE A COMMON DRAFT-STOPPED CAVITY. FIRE BARRIERS MAY NOT SHARE A COMMON CAVITY WITH OTHER ASSEMBLIES AND UNINTERRUPTED CONTINUITY OF THE FIRE BARRIER ASSEMBLY MUST BE MAINTAINED FOR THE FULL EXTENT OF THAT WALL.
22. SEE STRUCTURAL DRAWINGS FOR LOCATIONS WHERE ADDITIONAL LAYERS OF SHEATHING ARE REQUIRED.

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Scale: See Drawing
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REVISION SCHEDULE		
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Wall Types

A0.10

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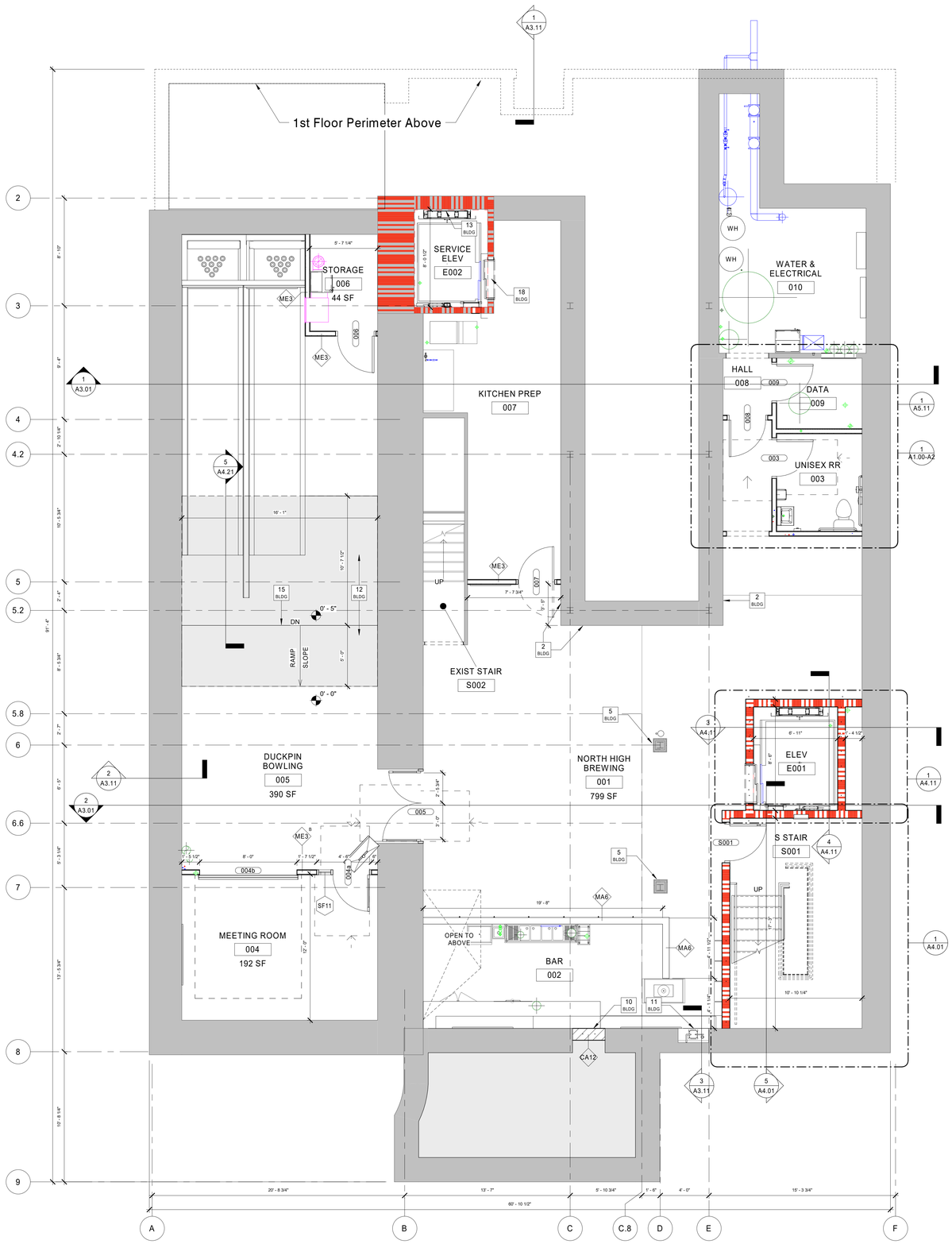

1 Floor Plan
A1.00-A1 Basement, Plan
1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT, ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP.
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN, REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL, REFER TO A5 SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED, TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

- 101 — CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET
- 101 — DOOR TAG: SEE SHEET A8-SERIES DRAWINGS
- WW — WALL TAG: SEE SHEET A0.10 and A0.11 FOR WALL TYPE AND FIRE RATING REQUIREMENTS. SEE A4 SERIES DRAWINGS FOR WALL FINISHES.
- [S: 101A] — SIGN TAG: SEE SIGNAGE PACKAGE
- W — WINDOW TAG: SEE A8-SERIES DRAWINGS
- SF — STOREFRONT TAG: SEE A8-SERIES DRAWINGS
- 1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

GENERAL PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL DRAWINGS HEREIN CREATE AN ENTIRE PACKAGE. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THEIR RESPECTIVE REQUIREMENTS AND COORDINATING THEIR HIDDEN OR EXPOSED WORK WITH OTHER RELATED TRADES.
3. DIMENSIONS ARE TAKEN TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXISTING FINISHES, AND COLUMN LINES UNLESS SPECIFICALLY NOTED OTHERWISE. FINISHED (FIN. FD) OR CLEAR (CLR) DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE SPANS BETWEEN WALLS OR FROM FINISH SURFACE OF WALL TO LATCH/HINGE OF ADJACENT DOOR OR CENTERLINE OF PLUMBING FIXTURES.
4. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISH AND/OR TO CENTERLINE OF OPENINGS UNLESS INDICATED OTHERWISE.
5. DIMENSIONS FOR OPENINGS WITH DOORS ARE TO ROUGH OPENING. DIMENSIONS FOR OPENINGS WITHOUT DOORS ARE TO FACE OF FINISH.
6. DOORS NOT OTHERWISE DIMENSIONED SHALL BE 6" FROM FACE OF ADJACENT STUD WALL FINISH TO ROUGH OPENING OF DOOR.
7. FINISHED DOOR OPENINGS IN ALL NEW PARTITIONS SHALL BE SET TO ALLOW FULL TRIM EXPOSURE (4" MIN.) FROM ADJACENT PERPENDICULAR PARTITION UNLESS NOTED OTHERWISE.
8. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FURNITURE, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
9. WALL FRAMING, INSULATION, SHEATHING, AND FINISHES SHALL EXTEND FROM THE TOP OF SLAB TIGHT TO THE UNDERSIDE OF THE DECK ABOVE UNLESS NOTED OTHERWISE. PARTIAL HEIGHT WALLS ARE NOTED WITH TOP OF WALL ELEVATIONS.
10. BLOCKING INDICATED ON PLANS REPRESENTS GENERAL SCOPE. ALL BLOCKING REQUIREMENTS FOR OWNER AND CONTRACTOR PROVIDED ITEMS REPRESENTED WITHIN DRAWINGS AND SPECIFICATIONS TO BE COORDINATED AND INSTALLED BY CONTRACTOR. BLOCKING REQUIREMENTS INCLUDE CABINETRY, AUDIO / VISUAL EQUIPMENT, SIGNAGE / MIRRORS, ALL ACCESSORIES, HANDRAILS, ETC. ALL BLOCKING MUST MEET ALL APPLICABLE FIRE CODES.
11. ARCHITECTURAL DRAWINGS DO NOT NECESSARILY SHOW ALL FRAMING / STRUCTURAL COMPONENTS.
12. ALL PENETRATIONS THROUGH NON FIRE RATED WALLS MUST BE SEALED WITH A PLIABLE MATERIAL THAT WILL NOT DEGRADE WITH TEMPERATURE CHANGES.
13. SEE STRUCTURAL DRAWINGS FOR INFORMATION REGARDING CMU AND CAST-IN-PLACE WALLS.
14. FURNISH ALL REQUIRED TEMPORARY FACILITIES. ALL TEMPORARY UTILITIES WILL BE PROVIDED BY, AND USED AT THE OWNERS DIRECTION.
15. GYP. WALL FINISH LEVEL BEYOND LEVEL 4 TO BE INDICATED ON DRAWINGS.
16. ALL WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR TO ASSURE ADEQUATE FIT, FINISH, SYSTEM OPERATION, AND FULL COMPLETION OF THE WORK, INCLUDING SERVICE REQUIREMENTS OF THE OWNER'S FIXTURES, FURNISHINGS, AND EQUIPMENT.
17. CONTRACTOR SHALL PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AND RECESSED CABINETS IN ACCORDANCE WITH NFPA 10. ALL LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECT/ DESIGNER AND LOCAL OFFICIALS PRIOR TO INSTALLATION.
18. CONTRACTOR IS TO SHOW PROOF OF ORDER AND FINISH MATERIALS WITHIN 30 DAYS OF AWARD OF CONTRACT. DESIGN FEES WILL ACCRUE FOR TIME SPENT TO RESELECT ANY MATERIALS WHICH BECOME UNAVAILABLE DUE TO DELAYS IN ORDERING. THE OWNER RESERVES THE RIGHT TO WITHHOLD PAYMENT FROM THE CONSTRUCTION CONTRACT TO COVER ANY AND ALL OF THESE FEES AND EXPENSES.
19. PUNCHLIST/ INSPECTION PRIOR TO A/E WALKTHROUGH OF WORK FOR INSPECTION, CONTRACTOR SHALL PREPARE AND SUBMIT WRITTEN PUNCHLIST FOR A/E USE DURING INSPECTION.
20. NOTIFY THE ARCHITECT WHEN WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. UPON INSPECTION PROVIDE WRITTEN OPERATION AND MAINTENANCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
21. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACOUSTICAL CEILING GRID WHERE POSSIBLE.
22. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
23. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
24. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
25. FLOORS SHALL SLOPE TO FLOOR DRAINS. SLOPES SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES.
26. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
27. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)

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Basement, Floor Plan

A1.00-A1

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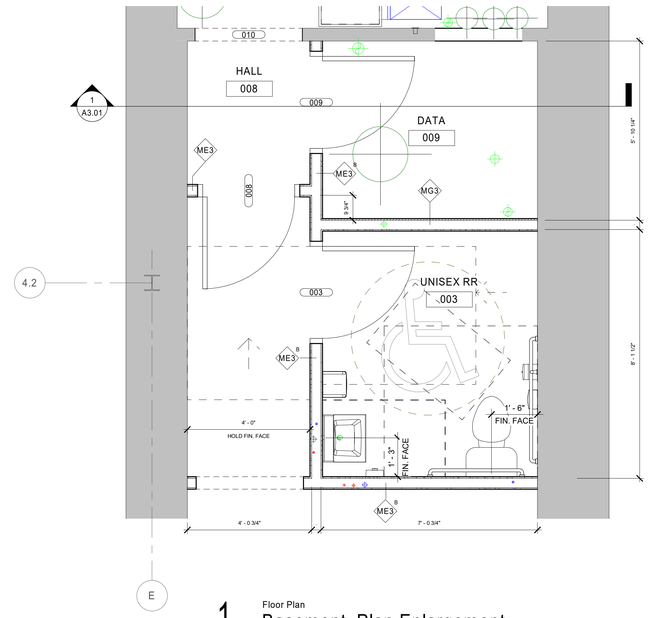

1 Floor Plan
Basement, Plan Enlargement
A1.00-A2 1/2" = 1'-0"

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Basement, Plan Enlargement
A1.00-A2

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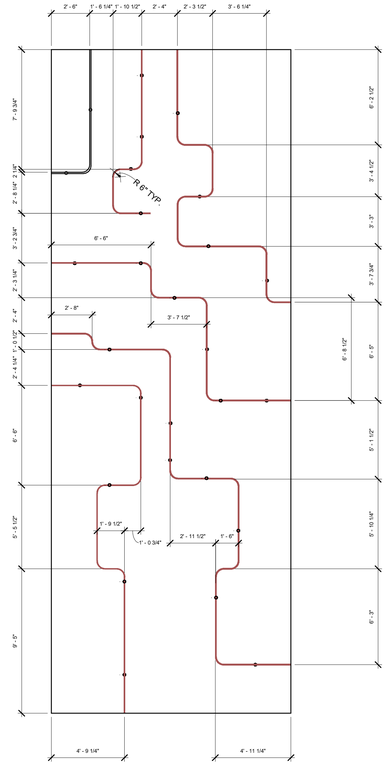
1 Ceiling Plan
Basement, RCP
A1.00-C1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH



2 Detail
005 - Decorative Conduit Diagram
A1.00-C1 1/4" = 1'-0"

GENERAL CEILING PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. GYP. BD. CEILINGS AND THEIR ASSOCIATED BULKHEADS ARE TO BE PAINTED ***P-33A*** UNLESS NOTED OTHERWISE.
3. UNLIKE FLOOR PLAN DIMENSIONS, THOSE SHOWN ON THE REFLECTED CEILING PLAN ARE FINISHED DIMENSIONS UNLESS NOTED OTHERWISE.

   CEILING ELEVATIONS ARE TO THE FINISHED FACE OF THE CEILING FINISH MATERIAL.

   BULKHEAD DIMENSIONS ARE TO THE FINISHED FACE OF GYP. BD.

   DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF ASSOCIATED CEILING GRID SYSTEM.
4. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
5. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
6. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
7. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
9. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
10. NOT ALL LIGHT FIXTURES ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURE TYPES AND LOCATIONS. CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT ACT CEILINGS THE CONTRACTOR IS TO PROVIDE A FINISHED VERTICAL GYP. BD. BULKHEAD RETURN FROM THE LOWER FINISHED GYP. BD. CEILING TO A MINIMUM OF 6" ABOVE THE ADJACENT ACT CEILING UNLESS NOTED OTHERWISE. SEE FLOOR PLANS AND LIFE SAFETY PLANS.
12. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. DB. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO THE ADJACENT FINISHED GYP. BD. CEILING.
13. EACH STAIR ENCLOSURE SHAFT IS TO HAVE A 1-HR RATED ROOF-CEILING ASSEMBLY OF 5/8" GYP. BD. ON RESILIENT CHANNELS ATTACHED TO THE UNDERSIDE OF THE ROOF STRUCTURE.
14. EACH FIRE RATED BUILDING SHAFT IS TO HAVE A CLOSURE AT THE TOP AND BOTTOM OF THE SHAFT THAT MATCHES THE FIRE RATING OF THE SHAFT.
15. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACCOUSTICAL CEILING GRID WHERE POSSIBLE.
16. WHERE RECESSED DOWNLIGHTS ARE LOCATED WITHIN A CEILING TILE OR DECORATIVE PATTERNED CEILING, THE LIGHT SHOULD BE CENTERED WITHIN THE GRID/PATTERN.
17. UNLESS OTHERWISE INDICATED, LOCATE FIXTURES CENTERED IN ROOM OR SPACE W/ EQUAL SPACING BETWEEN FIXTURES (WHERE OCCURS) AND TYPICAL SPACING BETWEEN FIXTURES AND PERIMETER WALLS, BEAMS, CEILING ELEMENTS OR OTHER ARCHITECTURAL FEATURES; CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT.
18. WHERE OPEN TO STRUCTURE CEILING IS INDICATED, OPEN STRUCTURE IS TO BE LEFT UNIFISHED UNLESS OTHERWISE INDICATED.
19. PROVIDE 4" SOUND ATTENUATION BLANKET ABOVE ALL OFFICES.

CODED CEILING NOTES

NO.	NOTE
1.1	PAINT EXTERIOR SOFFIT; P-33A
1.2	PAINTED GYP. HARDLID CEILING; NH-P-5; EXISTING GYP. TO REMAIN: PATCH AND REPAIR AS NEC.
1.3	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; NH-P-4A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
1.4	PAINT EXISTING BEAMS WHERE EXPOSED; P-33A
1.5	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-4A
1.6	PAINT GYP. HARDLID CEILING; NH-P-4A; PATCH AND REPAIR EXISTING GYP. WHERE OCCURS
1.7	ADJUST ACT LAYOUT FOR COMMERCIAL HOOD
2.1	AC-51; MOUNTING HEIGHT PER FINISH SCHEDULE
3.1	AC-45; MOUNTING HEIGHTS PER FINISH SCHEDULE
4.1	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-15
4.2	CUSTOM DECORATIVE CEILING FRAME - TYPE A; REF. DETAIL FOR FINISHES
4.3	CUSTOM DECORATIVE CEILING FRAME - TYPE B; REF. DETAIL FOR FINISHES
B.1	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-2
B.2	PAINTED GYP. CEILING & BULKHEADS; NH-P-4B
B.3	DECORATIVE CONDUIT LAYOUT; REF. DIAGRAM.
T.1	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; P-33A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
T.2	PAINTED GYP. HARDLID CEILING; P-33A
T.3	DECORATIVE MOULDING TRIM AT GYP. CEILING EDGE; TYP. ALL EXPOSED SIDES; NH-P-2
T.4	2X2 ACT-1 GRID CEILING; TYP.
T.5	PAINTED GYP. HARDLID CEILING; P-33A; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
T.6	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-4
T.7	EXISTING PLASTER CEILING.

SYMBOL LEGEND

T.3 CEL — CODED NOTES OF VARYING TYPES; SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

Basement, RCP Plan

A1.00-C1

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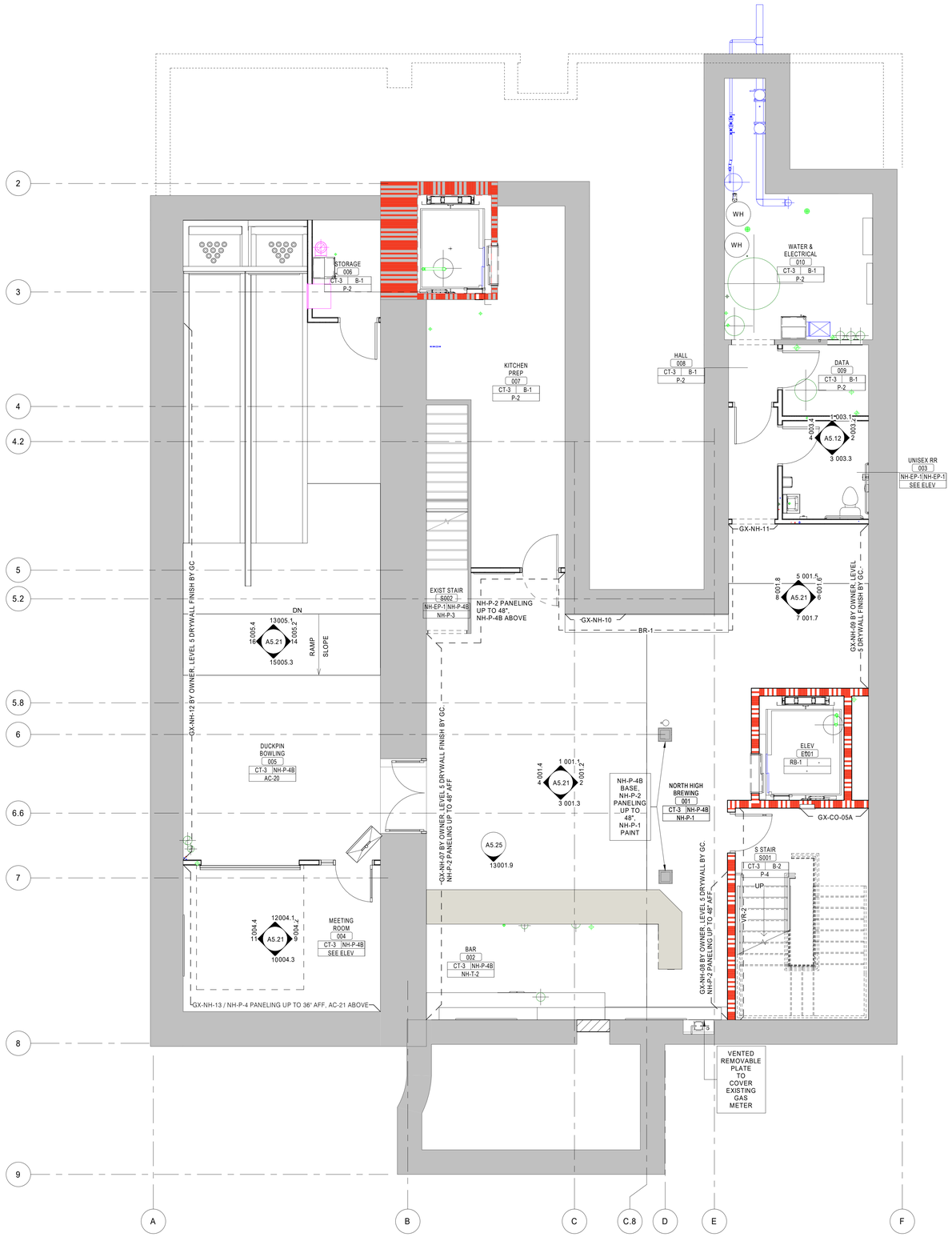

1 Floor Plan
Basement, Finish Plan
A1.00-F1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECTS ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION.
21. CARPET SEAMS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION.
22. CARPET TILE TO BE QUARTER TURNED UNLESS NOTED OTHERWISE.
23. FLOORING TO BE INSTALLED PERPENDICULAR TO ROOM WALLS UNLESS NOTED OTHERWISE.
24. RUBBER TRANSITIONS AND METAL TRANSITIONS TO OCCUR BETWEEN DIFFERENT MATERIALS AND ARE TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PRODUCTS.
25. PROVIDE CRACK ISOLATION MEMBRANE AT ALL CERAMIC FLOORING. FLOORING CONTRACTOR TO COORDINATE WITH SPECIFICATIONS.
26. WALL AND FLOOR GROUT COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE.
27. GROUT WIDTHS TO BE MANUFACTURER'S RECOMMENDED WIDTH UNLESS NOTED OTHERWISE.
28. REQUIRED FLOORING UNDERLAYMENTS ARE TO BE PROVIDED AND INSTALLED BY THE FLOORING CONTRACTOR.
29. COLUMNS WITHOUT DRYWALL FURRING ON PLANS ARE TO BE LEFT EXPOSED WOOD / STEEL.

SYMBOL LEGEND

CODED NOTE: SEE SCHEDULE ON THIS SHEET

P-1 MATERIAL FINISH NOTE. SEE SHEET A5-SERIES OF DRAWINGS AND SPECIFICATIONS

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03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

Basement, Finish Plan

A1.00-F1

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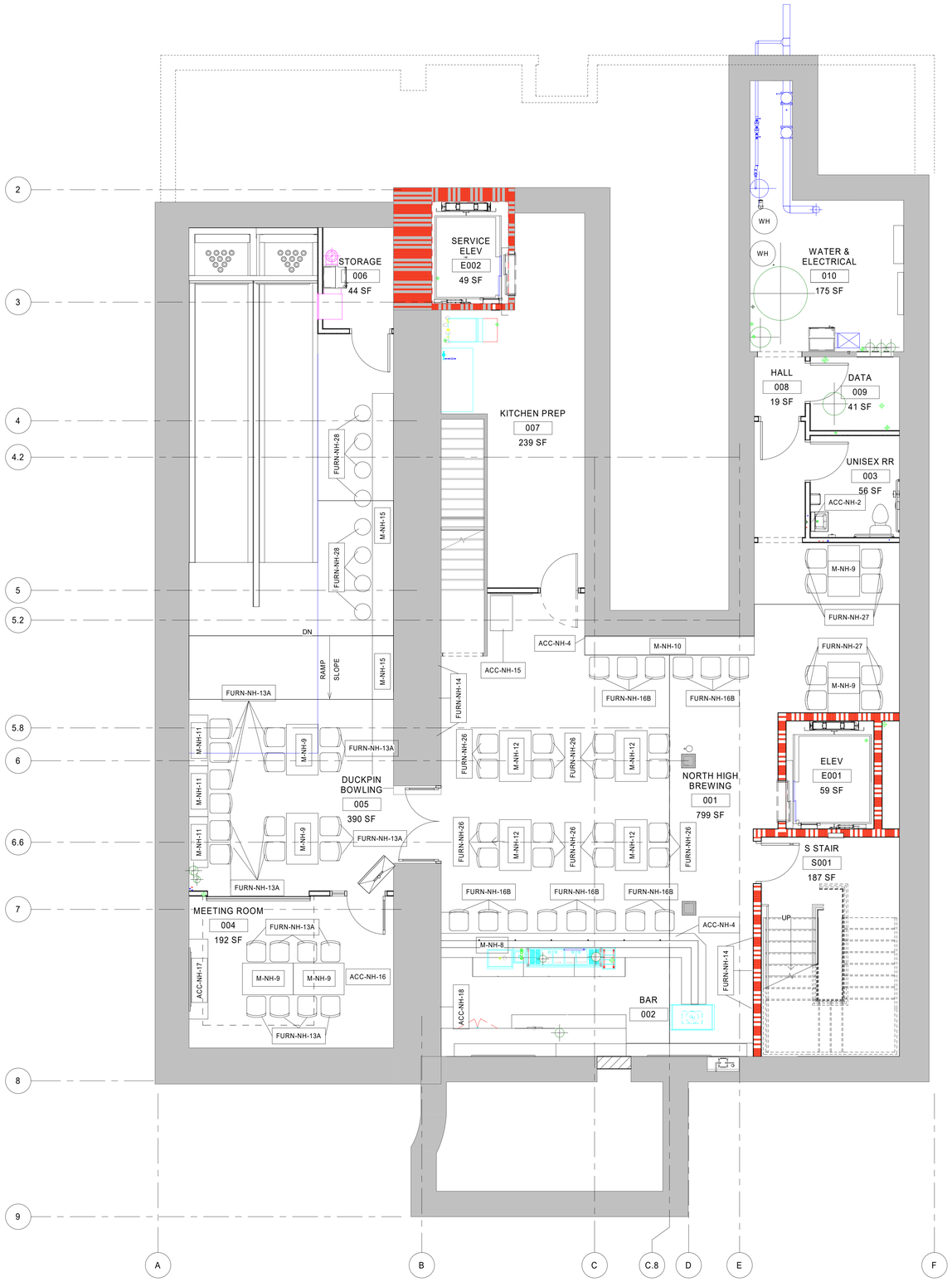
GENERAL FURNITURE NOTES

1. MOVABLE FURNITURE SHALL BE PROVIDED BY OWNER
2. CUSTOM MILLWORK SHALL BE PROVIDED BY OWNER, FURNITURE BY GC.
3. SEE MEP PLANS FOR ADDITIONAL SPECIFICATIONS AND MEP SYSTEM EQUIPMENT.
4. ANY WALL MOUNTED OR FIXED IN PLACE EQUIPMENT OR FURNTURE PROVIDED BY OWNER, SHOULD BE INSTALLED BY GC

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.



1 Floor Plan
Basement, Furniture Plan
A1.00-FN1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Basement, Furniture Plan

A1.00-FN1

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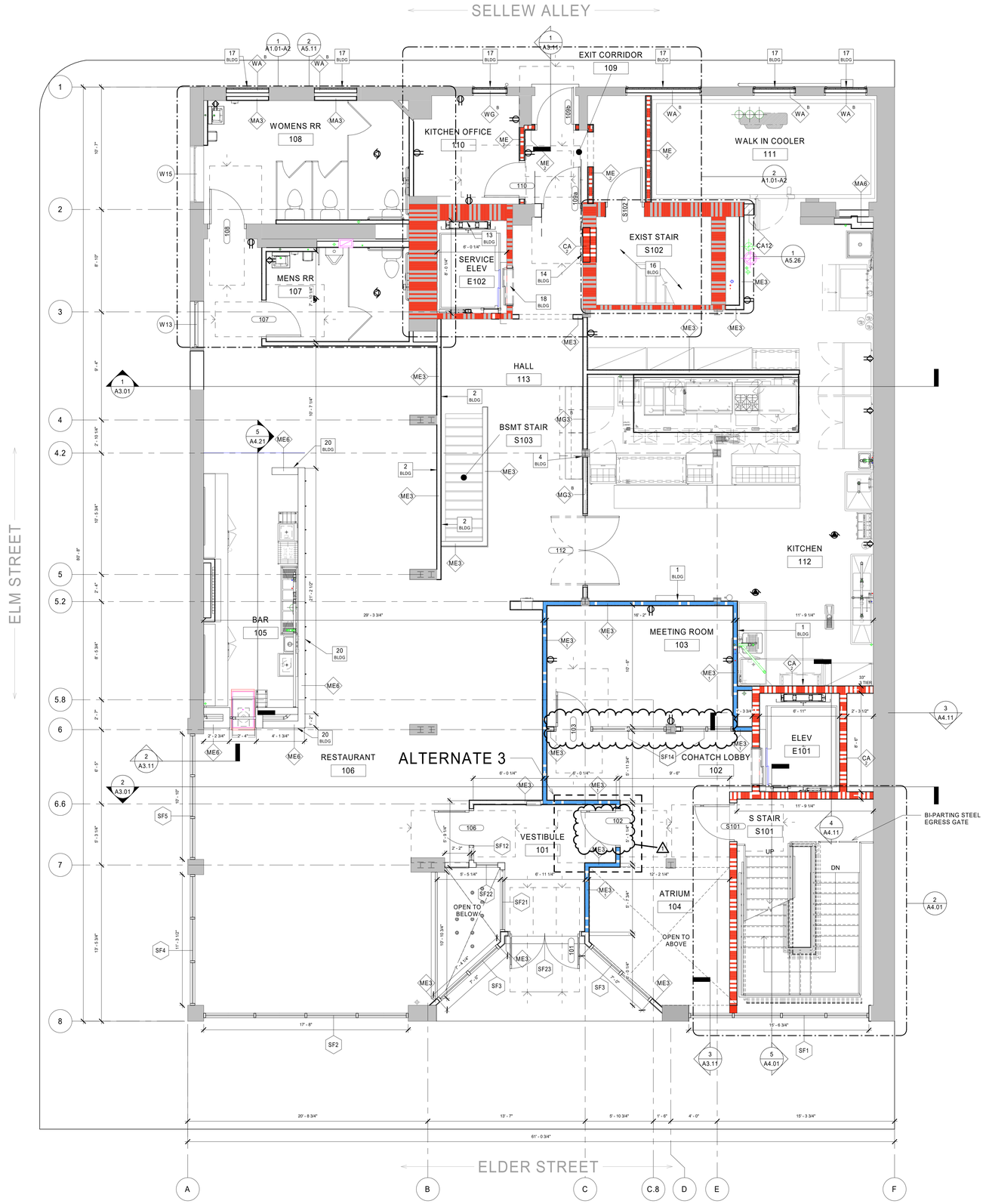

1 Floor Plan
A1.01-A1 1st Floor, Plan
1/4" = 1'-0"

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT. ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP.
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL. REFER TO A5 SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED, TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

- CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET
- 101 — DOOR TAG: SEE SHEET A8-SERIES DRAWINGS
- WW — WALL TAG: SEE SHEET A0.10 and A0.11 FOR WALL TYPE AND FIRE RATING REQUIREMENTS. SEE A4 SERIES DRAWINGS FOR WALL FINISHES.
- [S: 101A] — SIGN TAG: SEE SIGNAGE PACKAGE
- W — WINDOW TAG: SEE A8-SERIES DRAWINGS
- SF — STOREFRONT TAG: SEE A8-SERIES DRAWINGS
- 1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

1st Floor, Floor Plan

A1.01-A1

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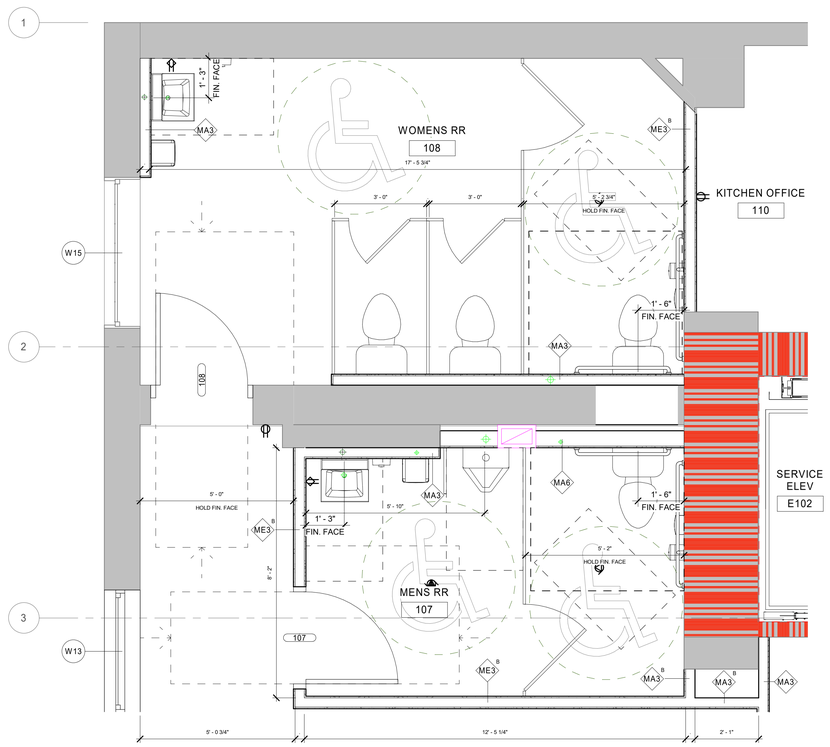
2 Floor Plan
Exit Corridor, Plan Enlargement
A1.01-A2 1/2" = 1'-0"



1 Floor Plan
1st Floor, Plan Enlargement
A1.01-A2 1/2" = 1'-0"

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1st Floor, Plan Enlargement

A1.01-A2

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1 Ceiling Plan
A1.01-C1 1st Floor, RCP
1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL CEILING PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. GYP. BD. CEILINGS AND THEIR ASSOCIATED BULKHEADS ARE TO BE PAINTED ***P-33A*** UNLESS NOTED OTHERWISE.
3. UNLIKE FLOOR PLAN DIMENSIONS, THOSE SHOWN ON THE REFLECTED CEILING PLAN ARE FINISHED DIMENSIONS UNLESS NOTED OTHERWISE.

   CEILING ELEVATIONS ARE TO THE FINISHED FACE OF THE CEILING FINISH MATERIAL.

   BULKHEAD DIMENSIONS ARE TO THE FINISHED FACE OF GYP. BD.

   DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF ASSOCIATED CEILING GRID SYSTEM.
4. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
5. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
6. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
7. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
9. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
10. NOT ALL LIGHT FIXTURES ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURE TYPES AND LOCATIONS. CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT ACT CEILINGS THE CONTRACTOR IS TO PROVIDE A FINISHED VERTICAL GYP. BD. BULKHEAD RETURN FROM THE LOWER FINISHED GYP. BD. CEILING TO A MINIMUM OF 6" ABOVE THE ADJACENT ACT CEILING UNLESS NOTED OTHERWISE. SEE FLOOR PLANS AND LIFE SAFETY PLANS.
12. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. DB. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO THE ADJACENT FINISHED GYP. BD. CEILING.
13. EACH STAIR ENCLOSURE SHAFT IS TO HAVE A 1-HR RATED ROOF-CEILING ASSEMBLY OF 5/8" GYP. BD. ON RESILIENT CHANNELS ATTACHED TO THE UNDERSIDE OF THE ROOF STRUCTURE.
14. EACH FIRE RATED BUILDING SHAFT IS TO HAVE A CLOSURE AT THE TOP AND BOTTOM OF THE SHAFT THAT MATCHES THE FIRE RATING OF THE SHAFT.
15. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACCOUSTICAL CEILING GRID WHERE POSSIBLE.
16. WHERE RECESSED DOWNLIGHTS ARE LOCATED WITHIN A CEILING TILE OR DECORATIVE PATTERNED CEILING, THE LIGHT SHOULD BE CENTERED WITHIN THE GRID/PATTERN.
17. UNLESS OTHERWISE INDICATED, LOCATE FIXTURES CENTERED IN ROOM OR SPACE W/ EQUAL SPACING BETWEEN FIXTURES (WHERE OCCURS) AND TYPICAL SPACING BETWEEN FIXTURES AND PERIMETER WALLS, BEAMS, CEILING ELEMENTS OR OTHER ARCHITECTURAL FEATURES; CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT.
18. WHERE OPEN TO STRUCTURE CEILING IS INDICATED, OPEN STRUCTURE IS TO BE LEFT UNFISHED UNLESS OTHERWISE INDICATED.
19. PROVIDE 4" SOUND ATTENUATION BLANKET ABOVE ALL OFFICES.

CODED CEILING NOTES

NO.	NOTE
1.1	PAINT EXTERIOR SOFFIT; P-33A
1.2	PAINTED GYP. HARDLID CEILING; NH-P-5; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
1.3	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; NH-P-4A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
1.4	PAINT EXISTING BEAMS WHERE EXPOSED; P-33A
1.5	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-4A
1.6	PAINT GYP. HARDLID CEILING; NH-P-4A; PATCH AND REPAIR EXISTING GYP. WHERE OCCURS
1.7	ADJUST ACT LAYOUT FOR COMMERCIAL HOOD
2.1	AC-51; MOUNTING HEIGHT PER FINISH SCHEDULE
3.1	AC-45; MOUNTING HEIGHTS PER FINISH SCHEDULE
4.1	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-15
4.2	CUSTOM DECORATIVE CEILING FRAME - TYPE A; REF. DETAIL FOR FINISHES
4.3	CUSTOM DECORATIVE CEILING FRAME - TYPE B; REF. DETAIL FOR FINISHES
B.1	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-2
B.2	PAINTED GYP. CEILING & BULKHEADS; NH-P-4B
B.3	DECORATIVE CONDUIT LAYOUT; REF. DIAGRAM.
T.1	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; P-33A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
T.2	PAINTED GYP. HARDLID CEILING; P-33A
T.3	DECORATIVE MOULDING TRIM AT GYP. CEILING EDGE; TYP. ALL EXPOSED SIDES; NH-P-2
T.4	2X2 ACT-1 GRID CEILING; TYP.
T.5	PAINTED GYP. HARDLID CEILING; P-33A; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
T.6	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-4
T.7	EXISTING PLASTER CEILING.

SYMBOL LEGEND

T.3 CEIL — CODED NOTES OF VARYING TYPES; SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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A1.01-C1

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1 Floor Plan
A1.01-F1 1st Floor, Finish Plan
1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION.
21. CARPET SEAMS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION.
22. CARPET TILE TO BE QUARTER TURNED UNLESS NOTED OTHERWISE.
23. FLOORING TO BE INSTALLED PERPENDICULAR TO ROOM WALLS UNLESS NOTED OTHERWISE.
24. RUBBER TRANSITIONS AND METAL TRANSITIONS TO OCCUR BETWEEN DIFFERENT MATERIALS AND ARE TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PRODUCTS.
25. PROVIDE CRACK ISOLATION MEMBRANE AT ALL CERAMIC FLOORING. FLOORING CONTRACTOR TO COORDINATE WITH SPECIFICATIONS.
26. WALL AND FLOOR GROUT COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE.
27. GROUT WIDTHS TO BE MANUFACTURER'S RECOMMENDED WIDTH UNLESS NOTED OTHERWISE.
28. REQUIRED FLOORING UNDERLAYMENTS ARE TO BE PROVIDED AND INSTALLED BY THE FLOORING CONTRACTOR.
29. COLUMNS WITHOUT DRYWALL FURRING ON PLANS ARE TO BE LEFT EXPOSED WOOD / STEEL.

SYMBOL LEGEND

CODED NOTE: SEE SCHEDULE ON THIS SHEET

P-1 MATERIAL FINISH NOTE. SEE SHEET A5-SERIES OF DRAWINGS AND SPECIFICATIONS

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1st Floor, Finish Plan

A1.01-F1

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1 Floor Plan
1st Floor, Furniture Plan
A1.01-FN1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FURNITURE NOTES

1. MOVABLE FURNITURE SHALL BE PROVIDED BY OWNER
2. CUSTOM MILLWORK SHALL BE PROVIDED BY OWNER, FURNITURE BY GC.
3. SEE MEP PLANS FOR ADDITIONAL SPECIFICATIONS AND MEP SYSTEM EQUIPMENT.
4. ANY WALL MOUNTED OR FIXED IN PLACE EQUIPMENT OR FURNTURE PROVIDED BY OWNER, SHOULD BE INSTALLED BY GC

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

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1st Floor, Furniture Plan

A1.01-FN1

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1 Floor Plan
A1.02-A1 2nd Floor, Plan
1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT, ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP.
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL, REFER TO AS SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED. TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

- CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET
- 101 — DOOR TAG: SEE SHEET A8-SERIES DRAWINGS
- WW — WALL TAG: SEE SHEET A0.10 and A0.11 FOR WALL TYPE AND FIRE RATING REQUIREMENTS. SEE A4 SERIES DRAWINGS FOR WALL FINISHES.
- [S: 101A] — SIGN TAG: SEE SIGNAGE PACKAGE
- W — WINDOW TAG: SEE A8-SERIES DRAWINGS
- SF — STOREFRONT TAG: SEE A8-SERIES DRAWINGS
- 1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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2nd Floor, Floor Plan

A1.02-A1

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Tenant

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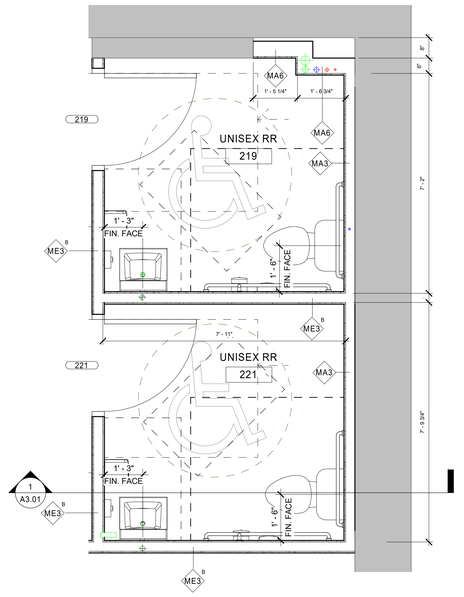

1 Floor Plan
A1.02-A2 2nd Floor, Plan Enlargement
1/2" = 1'-0"

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

2nd Floor, Plan Enlargement

A1.02-A2

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1 Ceiling Plan
2nd Floor, RCP
A1.02-C1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL CEILING PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. GYP. BD. CEILINGS AND THEIR ASSOCIATED BULKHEADS ARE TO BE PAINTED ***P-33A*** UNLESS NOTED OTHERWISE.
3. UNLIKE FLOOR PLAN DIMENSIONS, THOSE SHOWN ON THE REFLECTED CEILING PLAN ARE FINISHED DIMENSIONS UNLESS NOTED OTHERWISE.

   CEILING ELEVATIONS ARE TO THE FINISHED FACE OF THE CEILING FINISH MATERIAL.

   BULKHEAD DIMENSIONS ARE TO THE FINISHED FACE OF GYP. BD.

   DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF ASSOCIATED CEILING GRID SYSTEM.
4. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
5. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
6. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
7. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
9. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
10. NOT ALL LIGHT FIXTURES ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURE TYPES AND LOCATIONS. CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT ACT CEILINGS THE CONTRACTOR IS TO PROVIDE A FINISHED VERTICAL GYP. BD. BULKHEAD RETURN FROM THE LOWER FINISHED GYP. BD. CEILING TO A MINIMUM OF 6" ABOVE THE ADJACENT ACT CEILING UNLESS NOTED OTHERWISE. SEE FLOOR PLANS AND LIFE SAFETY PLANS.
12. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. DB. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO THE ADJACENT FINISHED GYP. BD. CEILING.
13. EACH STAIR ENCLOSURE SHAFT IS TO HAVE A 1-HR RATED ROOF-CEILING ASSEMBLY OF 5/8" GYP. BD. ON RESILIENT CHANNELS ATTACHED TO THE UNDERSIDE OF THE ROOF STRUCTURE.
14. EACH FIRE RATED BUILDING SHAFT IS TO HAVE A CLOSURE AT THE TOP AND BOTTOM OF THE SHAFT THAT MATCHES THE FIRE RATING OF THE SHAFT.
15. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACCOUSTICAL CEILING GRID WHERE POSSIBLE.
16. WHERE RECESSED DOWNLIGHTS ARE LOCATED WITHIN A CEILING TILE OR DECORATIVE PATTERNED CEILING, THE LIGHT SHOULD BE CENTERED WITHIN THE GRID/PATTERN.
17. UNLESS OTHERWISE INDICATED, LOCATE FIXTURES CENTERED IN ROOM OR SPACE W/ EQUAL SPACING BETWEEN FIXTURES (WHERE OCCURS) AND TYPICAL SPACING BETWEEN FIXTURES AND PERIMETER WALLS, BEAMS, CEILING ELEMENTS OR OTHER ARCHITECTURAL FEATURES; CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT.
18. WHERE OPEN TO STRUCTURE CEILING IS INDICATED, OPEN STRUCTURE IS TO BE LEFT UNFISHED UNLESS OTHERWISE INDICATED.
19. PROVIDE 4" SOUND ATTENUATION BLANKET ABOVE ALL OFFICES.

CODED CEILING NOTES

NO.	NOTE
1.1	PAINT EXTERIOR SOFFIT; P-33A
1.2	PAINTED GYP. HARDLID CEILING; NH-P-5; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
1.3	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; NH-P-4A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
1.4	PAINT EXISTING BEAMS WHERE EXPOSED; P-33A
1.5	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-4A
1.6	PAINT GYP. HARDLID CEILING; NH-P-4A; PATCH AND REPAIR EXISTING GYP. WHERE OCCURS
1.7	ADJUST ACT LAYOUT FOR COMMERCIAL HOOD
2.1	AC-51; MOUNTING HEIGHT PER FINISH SCHEDULE
3.1	AC-45; MOUNTING HEIGHTS PER FINISH SCHEDULE
4.1	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-15
4.2	CUSTOM DECORATIVE CEILING FRAME - TYPE A; REF. DETAIL FOR FINISHES
4.3	CUSTOM DECORATIVE CEILING FRAME - TYPE B; REF. DETAIL FOR FINISHES
B.1	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-2
B.2	PAINTED GYP. CEILING & BULKHEADS; NH-P-4B
B.3	DECORATIVE CONDUIT LAYOUT; REF. DIAGRAM.
T.1	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; P-33A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
T.2	PAINTED GYP. HARDLID CEILING; P-33A
T.3	DECORATIVE MOULDING TRIM AT GYP. CEILING EDGE; TYP. ALL EXPOSED SIDES; NH-P-2
T.4	2X2 ACT-1 GRID CEILING; TYP.
T.5	PAINTED GYP. HARDLID CEILING; P-33A; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
T.6	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-4
T.7	EXISTING PLASTER CEILING.

SYMBOL LEGEND

T.3 CEIL — CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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COhatch - Leader Building

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2nd Floor, RCP Plan

A1.02-C1

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1 Floor Plan
2nd Floor, Finish Plan
A1.02-F1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECTS ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION.
21. CARPET SEAMS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION.
22. CARPET TILE TO BE QUARTER TURNED UNLESS NOTED OTHERWISE.
23. FLOORING TO BE INSTALLED PERPENDICULAR TO ROOM WALLS UNLESS NOTED OTHERWISE.
24. RUBBER TRANSITIONS AND METAL TRANSITIONS TO OCCUR BETWEEN DIFFERENT MATERIALS AND ARE TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PRODUCTS.
25. PROVIDE CRACK ISOLATION MEMBRANE AT ALL CERAMIC FLOORING. FLOORING CONTRACTOR TO COORDINATE WITH SPECIFICATIONS.
26. WALL AND FLOOR GROUT COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE.
27. GROUT WIDTHS TO BE MANUFACTURER'S RECOMMENDED WIDTH UNLESS NOTED OTHERWISE.
28. REQUIRED FLOORING UNDERLAYMENTS ARE TO BE PROVIDED AND INSTALLED BY THE FLOORING CONTRACTOR.
29. COLUMNS WITHOUT DRYWALL FURRING ON PLANS ARE TO BE LEFT EXPOSED WOOD / STEEL.

SYMBOL LEGEND

CODED NOTE: SEE SCHEDULE ON THIS SHEET

P-1 MATERIAL FINISH NOTE. SEE SHEET A5-SERIES OF DRAWINGS AND SPECIFICATIONS

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Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

2nd Floor, Finish Plan

A1.02-F1

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1 Floor Plan
2nd Floor, Furniture Plan
A1.02-FN1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FURNITURE NOTES

1. MOVABLE FURNITURE SHALL BE PROVIDED BY OWNER
2. CUSTOM MILLWORK SHALL BE PROVIDED BY OWNER, FURNITURE BY GC.
3. SEE MEP PLANS FOR ADDITIONAL SPECIFICATIONS AND MEP SYSTEM EQUIPMENT.
4. ANY WALL MOUNTED OR FIXED IN PLACE EQUIPMENT OR FURNTURE PROVIDED BY OWNER, SHOULD BE INSTALLED BY GC

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

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2nd Floor, Furniture Plan

A1.02-FN1

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1 Floor Plan
3rd Floor, Plan
A1.03-A1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT, ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP.
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL, REFER TO A5 SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED, TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

- CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET
- 101 — DOOR TAG: SEE SHEET A8-SERIES DRAWINGS
- WW — WALL TAG: SEE SHEET A0.10 and A0.11 FOR WALL TYPE AND FIRE RATING REQUIREMENTS. SEE A4 SERIES DRAWINGS FOR WALL FINISHES.
- [S: 101A] — SIGN TAG: SEE SIGNAGE PACKAGE
- W — WINDOW TAG: SEE A8-SERIES DRAWINGS
- SF — STOREFRONT TAG: SEE A8-SERIES DRAWINGS
- 1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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3rd Floor, Floor Plan

A1.03-A1

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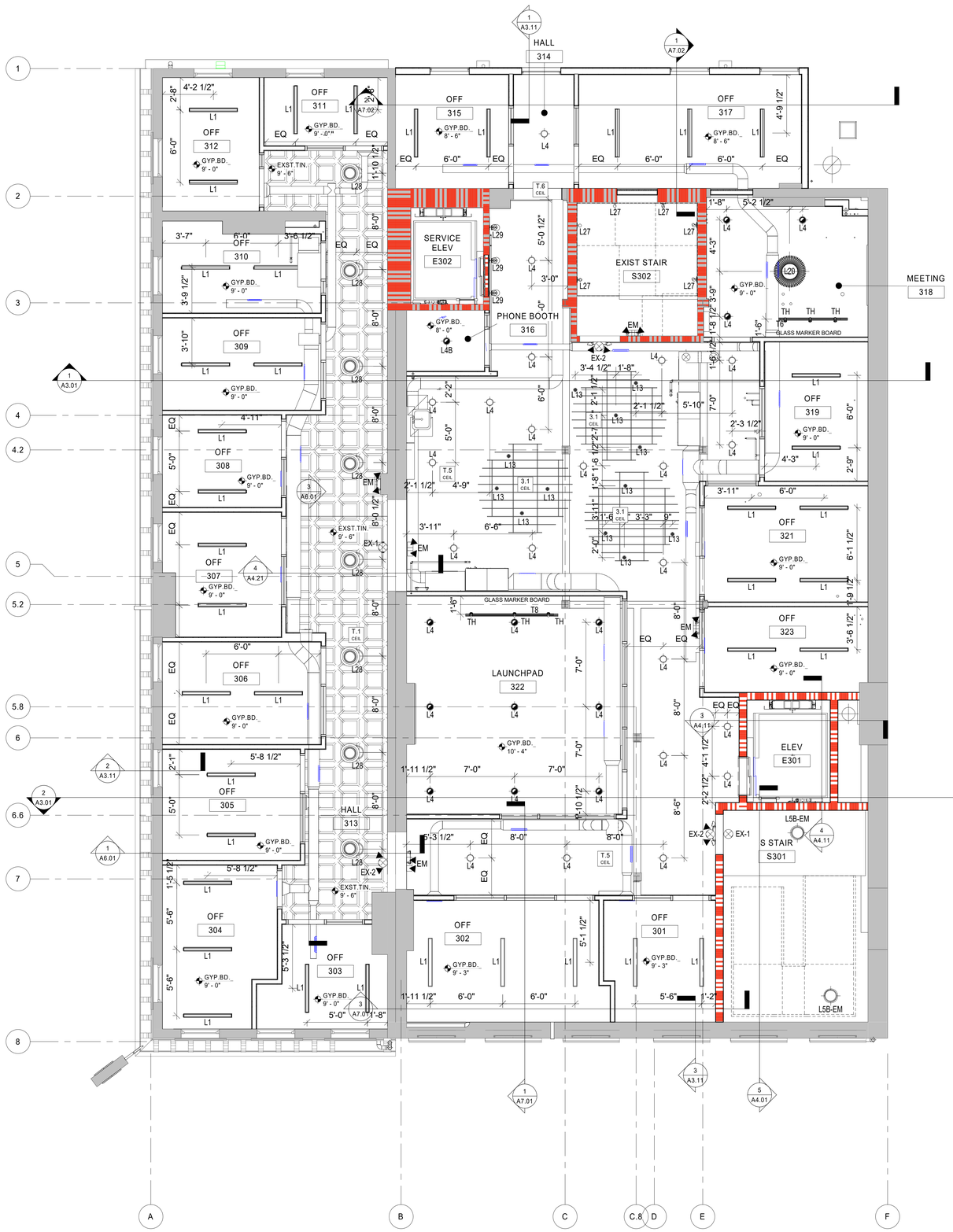

1 Ceiling Plan
A1.03-C1 3rd Floor, RCP
1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

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   BULKHEAD DIMENSIONS ARE TO THE FINISHED FACE OF GYP. BD.

   DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF ASSOCIATED CEILING GRID SYSTEM.
4. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
5. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
6. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
7. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
9. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
10. NOT ALL LIGHT FIXTURES ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURE TYPES AND LOCATIONS. CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT ACT CEILINGS THE CONTRACTOR IS TO PROVIDE A FINISHED VERTICAL GYP. BD. BULKHEAD RETURN FROM THE LOWER FINISHED GYP. BD. CEILING TO A MINIMUM OF 6" ABOVE THE ADJACENT ACT CEILING UNLESS NOTED OTHERWISE. SEE FLOOR PLANS AND LIFE SAFETY PLANS.
12. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. DB. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO THE ADJACENT FINISHED GYP. BD. CEILING.
13. EACH STAIR ENCLOSURE SHAFT IS TO HAVE A 1-HR RATED ROOF-CEILING ASSEMBLY OF 5/8" GYP. BD. ON RESILIENT CHANNELS ATTACHED TO THE UNDERSIDE OF THE ROOF STRUCTURE.
14. EACH FIRE RATED BUILDING SHAFT IS TO HAVE A CLOSURE AT THE TOP AND BOTTOM OF THE SHAFT THAT MATCHES THE FIRE RATING OF THE SHAFT.
15. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACCOUSTICAL CEILING GRID WHERE POSSIBLE.
16. WHERE RECESSED DOWNLIGHTS ARE LOCATED WITHIN A CEILING TILE OR DECORATIVE PATTERNED CEILING, THE LIGHT SHOULD BE CENTERED WITHIN THE GRID/PATTERN.
17. UNLESS OTHERWISE INDICATED, LOCATE FIXTURES CENTERED IN ROOM OR SPACE W/ EQUAL SPACING BETWEEN FIXTURES (WHERE OCCURS) AND TYPICAL SPACING BETWEEN FIXTURES AND PERIMETER WALLS, BEAMS, CEILING ELEMENTS OR OTHER ARCHITECTURAL FEATURES; CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT.
18. WHERE OPEN TO STRUCTURE CEILING IS INDICATED, OPEN STRUCTURE IS TO BE LEFT UNIFISHED UNLESS OTHERWISE INDICATED.
19. PROVIDE 4" SOUND ATTENUATION BLANKET ABOVE ALL OFFICES.

SYMBOL LEGEND

T.3 CEIL — CODED NOTES OF VARYING TYPES; SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

CODED CEILING NOTES

NO.	NOTE
1.1	PAINT EXTERIOR SOFFIT; P-33A
1.2	PAINTED GYP. HARDLID CEILING; NH-P-5; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
1.3	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; NH-P-4A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
1.4	PAINT EXISTING BEAMS WHERE EXPOSED; P-33A
1.5	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-4A
1.6	PAINT GYP. HARDLID CEILING; NH-P-4A; PATCH AND REPAIR EXISTING GYP. WHERE OCCURS
1.7	ADJUST ACT LAYOUT FOR COMMERCIAL HOOD
2.1	AC-51; MOUNTING HEIGHT PER FINISH SCHEDULE
3.1	AC-45: MOUNTING HEIGHTS PER FINISH SCHEDULE
4.1	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-15
4.2	CUSTOM DECORATIVE CEILING FRAME - TYPE A; REF. DETAIL FOR FINISHES
4.3	CUSTOM DECORATIVE CEILING FRAME - TYPE B; REF. DETAIL FOR FINISHES
B.1	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-2
B.2	PAINTED GYP. CEILING & BULKHEADS; NH-P-4B
B.3	DECORATIVE CONDUIT LAYOUT; REF. DIAGRAM.
T.1	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; P-33A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
T.2	PAINTED GYP. HARDLID CEILING; P-33A
T.3	DECORATIVE MOULDING TRIM AT GYP. CEILING EDGE; TYP. ALL EXPOSED SIDES; NH-P-2
T.4	2X2 ACT-1 GRID CEILING; TYP.
T.5	PAINTED GYP. HARDLID CEILING; P-33A; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
T.6	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-4
T.7	EXISTING PLASTER CEILING.

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STATE OF OHIO GREG JACOBY REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

3rd Floor, RCP Plan

A1.03-C1

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1 Floor Plan
3rd Floor, Finish Plan
A1.03-F1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION.
21. CARPET SEAMS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION.
22. CARPET TILE TO BE QUARTER TURNED UNLESS NOTED OTHERWISE.
23. FLOORING TO BE INSTALLED PERPENDICULAR TO ROOM WALLS UNLESS NOTED OTHERWISE.
24. RUBBER TRANSITIONS AND METAL TRANSITIONS TO OCCUR BETWEEN DIFFERENT MATERIALS AND ARE TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PRODUCTS.
25. PROVIDE CRACK ISOLATION MEMBRANE AT ALL CERAMIC FLOORING. FLOORING CONTRACTOR TO COORDINATE WITH SPECIFICATIONS.
26. WALL AND FLOOR GROUT COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE.
27. GROUT WIDTHS TO BE MANUFACTURER'S RECOMMENDED WIDTH UNLESS NOTED OTHERWISE.
28. REQUIRED FLOORING UNDERLAYMENTS ARE TO BE PROVIDED AND INSTALLED BY THE FLOORING CONTRACTOR.
29. COLUMNS WITHOUT DRYWALL FURRING ON PLANS ARE TO BE LEFT EXPOSED WOOD / STEEL.

SYMBOL LEGEND

CODED NOTE: SEE SCHEDULE ON THIS SHEET

P-1 MATERIAL FINISH NOTE. SEE SHEET A5-SERIES OF DRAWINGS AND SPECIFICATIONS

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

3rd Floor, Finish Plan

A1.03-F1

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0' 2' 4' 8' 16'

NORTH

1 Floor Plan
3rd Floor, Furniture Plan
A1.03-FN1 1/4" = 1'-0"

GENERAL FURNITURE NOTES

1. MOVABLE FURNITURE SHALL BE PROVIDED BY OWNER
2. CUSTOM MILLWORK SHALL BE PROVIDED BY OWNER, FURNITURE BY GC.
3. SEE MEP PLANS FOR ADDITIONAL SPECIFICATIONS AND MEP SYSTEM EQUIPMENT.
4. ANY WALL MOUNTED OR FIXED IN PLACE EQUIPMENT OR FURNTURE PROVIDED BY OWNER, SHOULD BE INSTALLED BY GC

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

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COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

1

3rd Floor, Furniture Plan

A1.03-FN1

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1 Floor Plan
A1.04-A1 4th Floor, Plan
1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT, ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP.
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL, REFER TO A5 SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED, TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

- CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET
- 101 — DOOR TAG: SEE SHEET A8-SERIES DRAWINGS
- WW — WALL TAG: SEE SHEET A0.10 and A0.11 FOR WALL TYPE AND FIRE RATING REQUIREMENTS. SEE A4 SERIES DRAWINGS FOR WALL FINISHES.
- [S: 101A] — SIGN TAG: SEE SIGNAGE PACKAGE
- W — WINDOW TAG: SEE A8-SERIES DRAWINGS
- SF — STOREFRONT TAG: SEE A8-SERIES DRAWINGS
- 1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 2-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS
- 4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

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Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

4th Floor, Floor Plan

A1.04-A1

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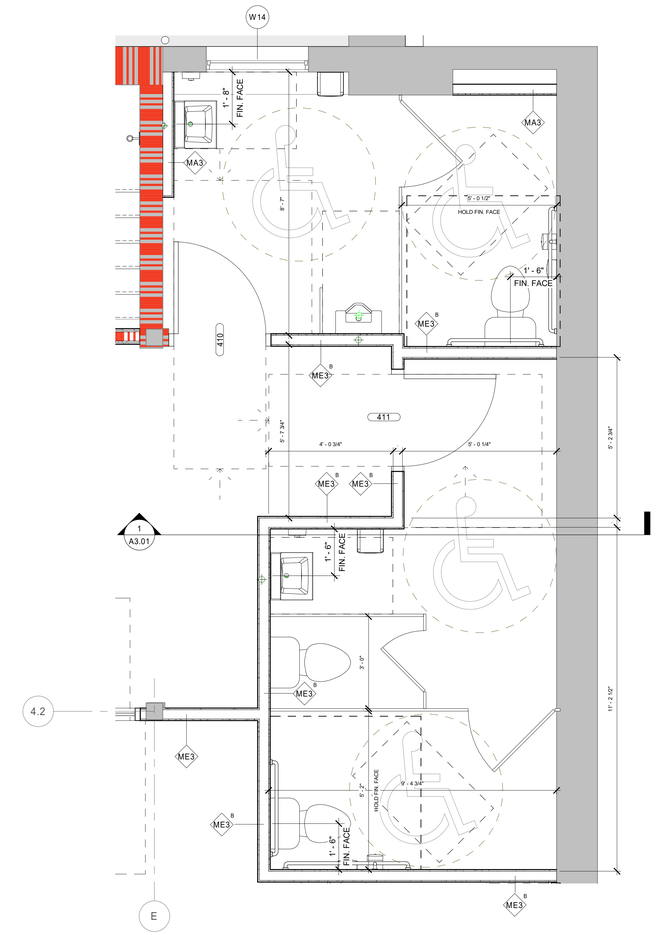

1 Floor Plan
A1.04-A2 4th Floor, Plan Enlargement
1/2" = 1'-0"

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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

4th Floor, Plan Enlargement

A1.04-A2

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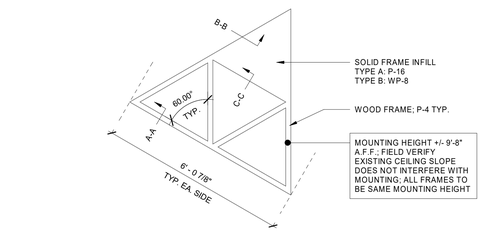
1 Ceiling Plan
4th Floor, RCP
A1.04-C1 1/4" = 1'-0"



2 Ceiling Plan
Custom Ceiling Frame, Plan Enlargement
A1.04-C1 1/2" = 1'-0"

GENERAL CEILING PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. GYP. BD. CEILINGS AND THEIR ASSOCIATED BULKHEADS ARE TO BE PAINTED ***P-33A*** UNLESS NOTED OTHERWISE.
3. UNLIKE FLOOR PLAN DIMENSIONS, THOSE SHOWN ON THE REFLECTED CEILING PLAN ARE FINISHED DIMENSIONS UNLESS NOTED OTHERWISE:

   CEILING ELEVATIONS ARE TO THE FINISHED FACE OF THE CEILING FINISH MATERIAL.

   BULKHEAD DIMENSIONS ARE TO THE FINISHED FACE OF GYP. BD.

   DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF ASSOCIATED CEILING GRID SYSTEM.
4. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.
5. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.
6. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
7. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
9. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)
10. NOT ALL LIGHT FIXTURES ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHT FIXTURE TYPES AND LOCATIONS. CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT ACT CEILINGS THE CONTRACTOR IS TO PROVIDE A FINISHED VERTICAL GYP. BD. BULKHEAD RETURN FROM THE LOWER FINISHED GYP. BD. CEILING TO A MINIMUM OF 6" ABOVE THE ADJACENT ACT CEILING UNLESS NOTED OTHERWISE. SEE FLOOR PLANS AND LIFE SAFETY PLANS.
12. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. DB. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO THE ADJACENT FINISHED GYP. BD. CEILING.
13. EACH STAIR ENCLOSURE SHAFT IS TO HAVE A 1-HR RATED ROOF-CEILING ASSEMBLY OF 5/8" GYP. BD. ON RESILIENT CHANNELS ATTACHED TO THE UNDERSIDE OF THE ROOF STRUCTURE.
14. EACH FIRE RATED BUILDING SHAFT IS TO HAVE A CLOSURE AT THE TOP AND BOTTOM OF THE SHAFT THAT MATCHES THE FIRE RATING OF THE SHAFT.
15. ACCESS PANELS AND / OR ACCESS POINTS TO BE LOCATED NEAR CLEANOUTS, DUCT DAMPERS, ETC. AS REQUIRED. COORDINATE LOCATIONS WITH MEP DRAWINGS AND CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT. ACCESS POINTS TO BE LOCATED WITHIN LIMITS OF ACCOUSTICAL CEILING GRID WHERE POSSIBLE.
16. WHERE RECESSED DOWNLIGHTS ARE LOCATED WITHIN A CEILING TILE OR DECORATIVE PATTERNED CEILING, THE LIGHT SHOULD BE CENTERED WITHIN THE GRID/PATTERN.
17. UNLESS OTHERWISE INDICATED, LOCATE FIXTURES CENTERED IN ROOM OR SPACE W/ EQUAL SPACING BETWEEN FIXTURES (WHERE OCCURS) AND TYPICAL SPACING BETWEEN FIXTURES AND PERIMETER WALLS, BEAMS, CEILING ELEMENTS OR OTHER ARCHITECTURAL FEATURES; CONFIRM WITH ARCHITECT PRIOR TO FINALIZING LAYOUT.
18. WHERE OPEN TO STRUCTURE CEILING IS INDICATED, OPEN STRUCTURE IS TO BE LEFT UNIFISHED UNLESS OTHERWISE INDICATED.
19. PROVIDE 4" SOUND ATTENUATION BLANKET ABOVE ALL OFFICES.

SYMBOL LEGEND

T.3 CEIL — CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

1-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

3-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

4-HR RATED ASSM, SEE PLANS, WALL TYPES & SECTIONS

CODED CEILING NOTES

NO.	NOTE
1.1	PAINT EXTERIOR SOFFIT; P-33A
1.2	PAINTED GYP. HARDLID CEILING; NH-P-5; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
1.3	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; NH-P-4A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
1.4	PAINT EXISTING BEAMS WHERE EXPOSED; P-33A
1.5	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-4A
1.6	PAINT GYP. HARDLID CEILING; NH-P-4A; PATCH AND REPAIR EXISTING GYP. WHERE OCCURS
1.7	ADJUST ACT LAYOUT FOR COMMERCIAL HOOD
2.1	AC-51; MOUNTING HEIGHT PER FINISH SCHEDULE
3.1	AC-45; MOUNTING HEIGHTS PER FINISH SCHEDULE
4.1	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-15
4.2	CUSTOM DECORATIVE CEILING FRAME - TYPE A; REF. DETAIL FOR FINISHES
4.3	CUSTOM DECORATIVE CEILING FRAME - TYPE B; REF. DETAIL FOR FINISHES
B.1	PAINT EXISTING BEAMS WHERE EXPOSED; NH-P-2
B.2	PAINTED GYP. CEILING & BULKHEADS; NH-P-4B
B.3	DECORATIVE CONDUIT LAYOUT; REF. DIAGRAM.
T.1	EXISTING DECORATIVE CEILING TO REMAIN; CLEAN AND PREP FOR NEW PAINT; P-33A TYP; PATCH AND REPAIR AS NEC.; EXTENTS SHOWN AS REF. ONLY - FIELD VERIFY EXISTING CONDITIONS AND ADJUST LIGHTING/MEP LAYOUT AS NEC.
T.2	PAINTED GYP. HARDLID CEILING; P-33A
T.3	DECORATIVE MOULDING TRIM AT GYP. CEILING EDGE; TYP. ALL EXPOSED SIDES; NH-P-2
T.4	2X2 ACT-1 GRID CEILING; TYP.
T.5	PAINTED GYP. HARDLID CEILING; P-33A; EXISTING GYP. TO REMAIN; PATCH AND REPAIR AS NEC.
T.6	PAINTED GYP. HARDLID CEILING & BULKHEADS; P-4
T.7	EXISTING PLASTER CEILING.

0' 2' 4' 8' 16'

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

4th Floor, RCP Plan

A1.04-C1

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1 Floor Plan
A1.04-F1 4th Floor, Finish Plan
1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION.
21. CARPET SEAMS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION.
22. CARPET TILE TO BE QUARTER TURNED UNLESS NOTED OTHERWISE.
23. FLOORING TO BE INSTALLED PERPENDICULAR TO ROOM WALLS UNLESS NOTED OTHERWISE.
24. RUBBER TRANSITIONS AND METAL TRANSITIONS TO OCCUR BETWEEN DIFFERENT MATERIALS AND ARE TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF PRODUCTS.
25. PROVIDE CRACK ISOLATION MEMBRANE AT ALL CERAMIC FLOORING. FLOORING CONTRACTOR TO COORDINATE WITH SPECIFICATIONS.
26. WALL AND FLOOR GROUT COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE.
27. GROUT WIDTHS TO BE MANUFACTURER'S RECOMMENDED WIDTH UNLESS NOTED OTHERWISE.
28. REQUIRED FLOORING UNDERLAYMENTS ARE TO BE PROVIDED AND INSTALLED BY THE FLOORING CONTRACTOR.
29. COLUMNS WITHOUT DRYWALL FURRING ON PLANS ARE TO BE LEFT EXPOSED WOOD / STEEL.

SYMBOL LEGEND

CODED NOTE: SEE SCHEDULE ON THIS SHEET

P-1 MATERIAL FINISH NOTE. SEE SHEET A5-SERIES OF DRAWINGS AND SPECIFICATIONS

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COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

4th Floor, Finish Plan

A1.04-F1

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GENERAL FURNITURE NOTES

1. MOVABLE FURNITURE SHALL BE PROVIDED BY OWNER
2. CUSTOM MILLWORK SHALL BE PROVIDED BY OWNER, FURNITURE BY GC.
3. SEE MEP PLANS FOR ADDITIONAL SPECIFICATIONS AND MEP SYSTEM EQUIPMENT.
4. ANY WALL MOUNTED OR FIXED IN PLACE EQUIPMENT OR FURNTURE PROVIDED BY OWNER, SHOULD BE INSTALLED BY GC

GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

1 Floor Plan
4th Floor, Furniture Plan
A1.04-FN1 1/4" = 1'-0"

0' 2' 4' 8' 16'

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4th Floor, Furniture Plan

A1.04-FN1

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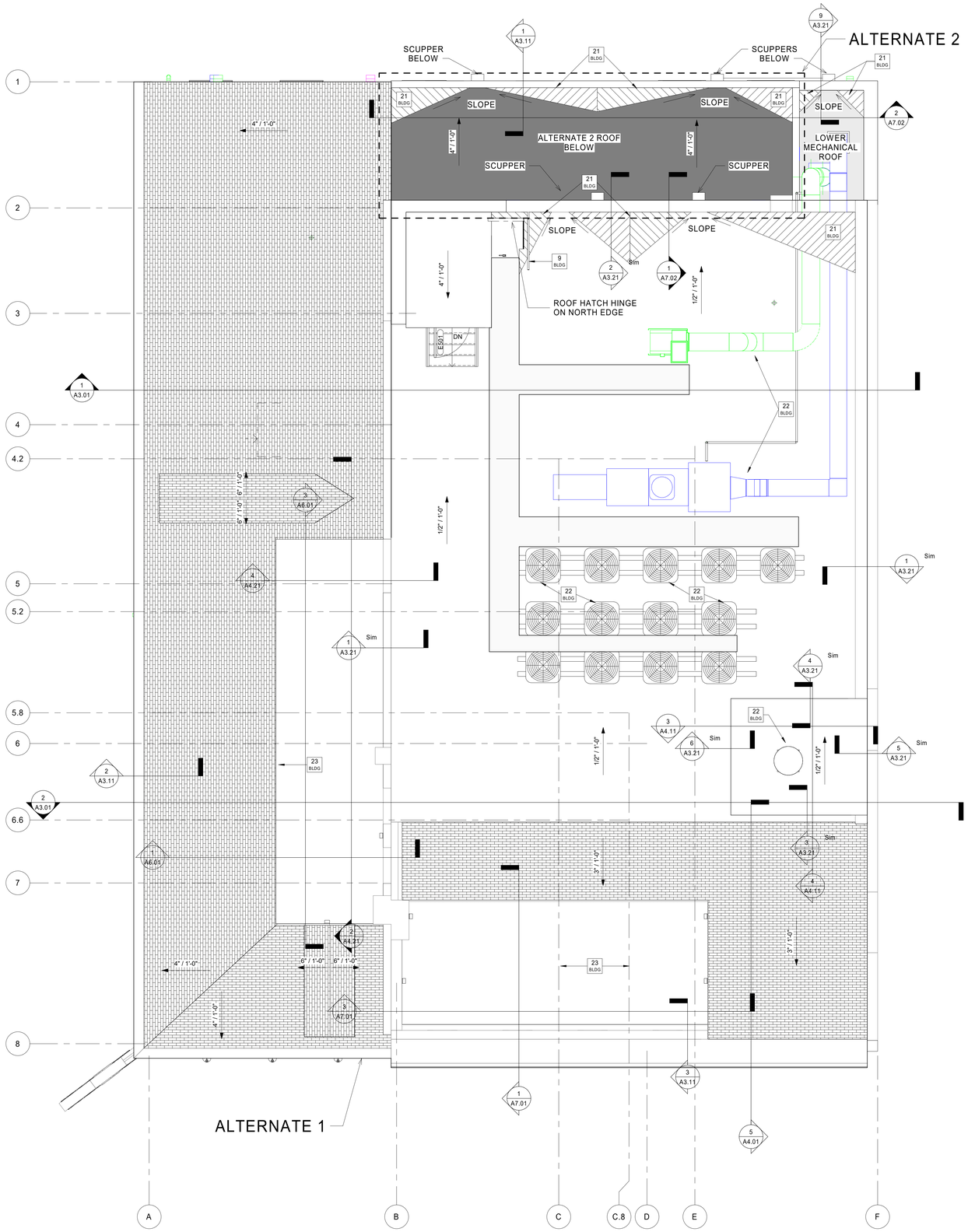

1 Floor Plan
Roof Plan
A1.05-R1 1/4" = 1'-0"

0' 2' 4' 8' 16' NORTH

GENERAL ROOF NOTES

1. DO NOT SCALE DRAWINGS.
2. DIMENSIONS ARE TAKEN TO FACE OF METAL STUD, FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXISTING FINISHES, AND COLUMN LINES UNLESS SPECIFICALLY NOTED OTHERWISE. CLEAR (CLR) DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE SPANS BETWEEN WALL OR FROM FINISH SURFACE OF WALL TO LATCH/HINGE OF ADJACENT DOOR OR CENTERLINE OF PLUMBING FIXTURES.
3. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
4. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE AND FOOD SERVICE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED ENGINEER'S DRAWINGS. COORDINATE CONFLICTS WITH THE ARCHITECT.
5. ROOFS SHALL SLOPE TO ROOF DRAINS.
6. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.
7. CONTRACTOR TO PROVIDE SEALANT (COLORS TO BE SELECTED BY ARCHITECT) BETWEEN DISSIMILAR MATERIALS.
8. NOT ALL MEP ROOF TOP ITEMS AND EQUIPMENT ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. SEE MEP DRAWINGS FOR ADDITIONAL EQUIPMENT, COMPONENTS, AND DETAILING.
9. CRICKETS AND SADDLES SHOULD BE PROVIDED FOR PENETRATIONS LARGER THAN 24" IN WIDTH THAT INTERFERE WITH FLOW TO ROOF DRAINS.
10. MECHANICAL CONTRACTOR TO COORDINATE OPERABLE PANEL LOCATIONS WITH AHU COIL PULL AND CLEARANCES (SHOWN DASHED) LOCATIONS.

CODED BUILDING NOTES

NO.	NOTE
1	FINISH KITCHEN SIDE OF RATED WALL ASSEMBLY WITH PLYWOOD TO ACCEPT FINISH MATERIAL.
2	THIN BRICK FINISH APPLIED TO WALL ASSEMBLY.
3	EXISTING ROOF ACCESS LADDER, REFER TO ROOF PLAN.
4	ALIGN FRAMING WITH COLUMN EDGE.
5	EXISTING COLUMNS / POSTS, REFER TO INTERIOR ELEVATIONS FOR FINISH INFORMATION.
6	ALIGN.
7	CENTER FRAMING ON COLUMN GRID.
8	EXPAND EXISTING OPENING FOR ADA WHEELCHAIR LIFT, REFER DEMO PLANS FOR EXTENT AND STRUCTURAL FOR REINFORCEMENT.
9	42" GUARD RAIL AT WALKWAY LESS THAN 10' TO ROOF EDGE.
10	INFILL EXISTING OPENING, REFER TO STRUCTURAL DRAWINGS.
11	EXISTING GAS METER TO REMAIN.
12	NEW SLAB TO MATCH EXISTING NORTH BASEMENT FINISH FLOOR ELEVATION.
13	EXISTING ELEVATOR SHAFT, ELEVATOR CAB AND COMPONENTS TO BE CUSTOM SIZE TBD.
14	INFILL EXISTING OPENING WITH TWO-HOUR RATED CONSTRUCTION AS SHOWN. REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
15	LEADING EDGE OF NEW RAMP
16	EXISTING 2-HOUR MASONRY STAIR TOWER TO REMAIN, REFER TO FINISH ELEVATIONS FOR MORE INFORMATION.
17	EXISTING OPENING INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
18	NEW ELEVATOR DOOR IN EXISTING OPENING TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR FOR MORE INFORMATION.
19	NO ELEVATOR STOP FOR SECOND AND THIRD FLOORS; INFILL EXISTING DOOR OPENING WITH 2-HOUR SHAFTWALL CONSTRUCTION.
20	PARTIAL HEIGHT WALL, REFER TO A5 SERIES SHEETS FOR ADDITIONAL INFORMATION.
21	ROOF CRICKET @ 1/4" / 12" SLOPE MIN. SHOWN HATCHED, TYPICAL.
22	ROOFTOP HVAC EQUIPMENT, SEE MECHANICAL PLANS.
23	ROOF DECK LIGHTS, SEE ELECTRICAL FOR MORE INFORMATION.

SYMBOL LEGEND

CODED NOTES OF VARYING TYPES: SEE SCHEDULES ON THIS SHEET

MATERIAL FINISH NOTE. SEE A5-SERIES OF DRAWINGS AND SPECIFICATIONS

W WINDOW TAG: SEE A8-SERIES DRAWINGS

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Roof, Floor Plan

A1.05-R1

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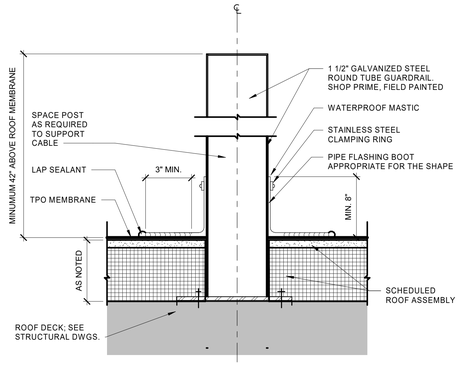
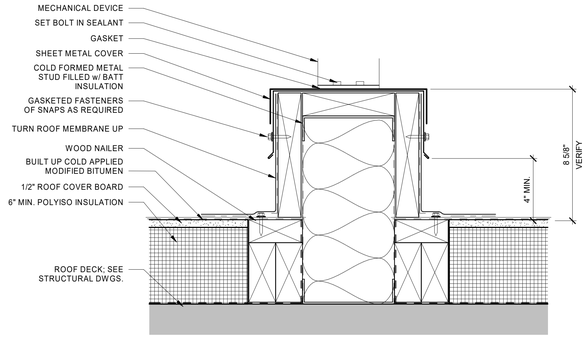
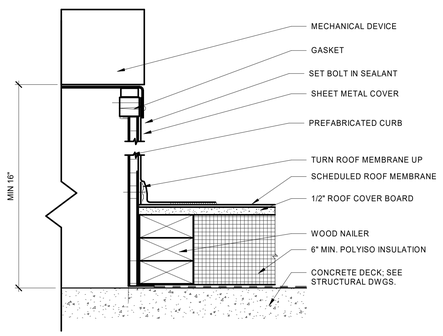


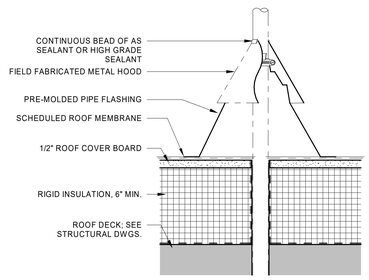
5 Detail
Section Dtl - Fall Protection
A1.05-R2 3" = 1'-0"



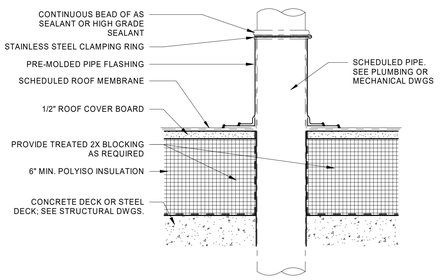
2 Detail
Roof - Typ Equipment Curb
A1.05-R2 3" = 1'-0"



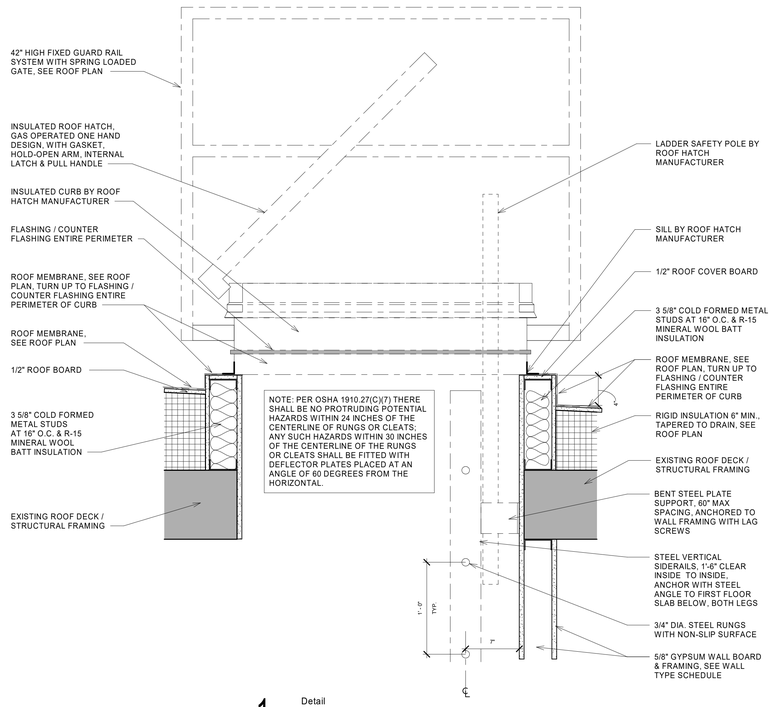
6 Detail
Section Detail - Insulated Equip. Curb
A1.05-R2 3" = 1'-0"



4 Detail
Section Dtl - Vent Pipe Penetration
A1.05-R2 3" = 1'-0"



3 Detail
Section Detail - Typical Pipe Penetration
A1.05-R2 3" = 1'-0"



1 Detail
Roof - Typ Roof Hatch
A1.05-R2 1 1/2" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Roof, Details

A1.05-R2

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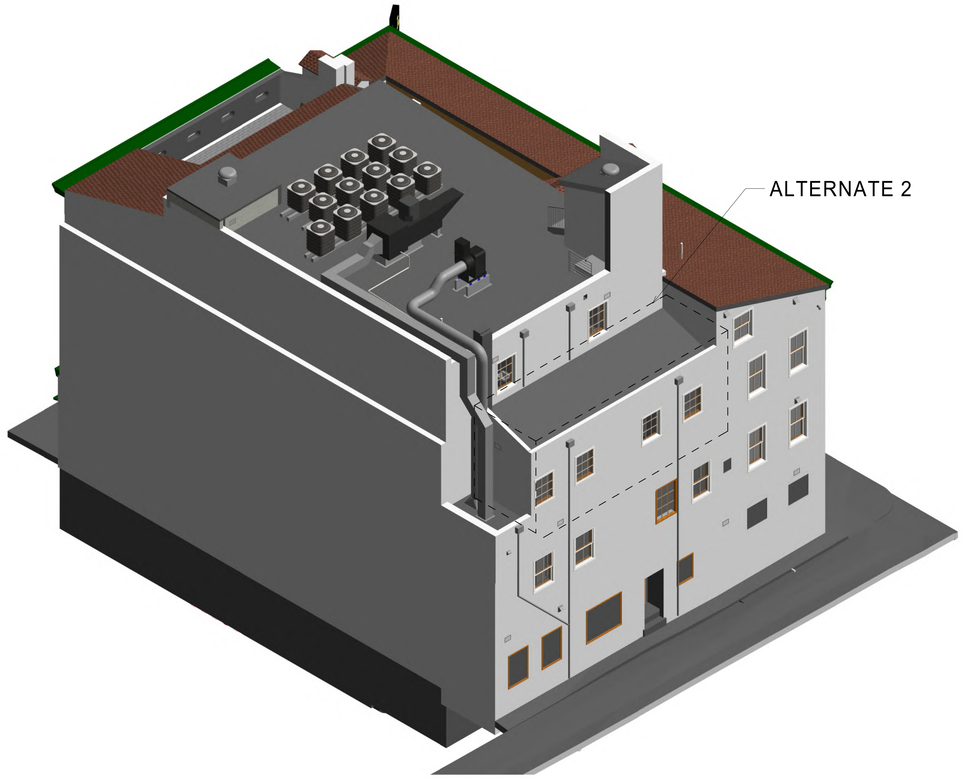
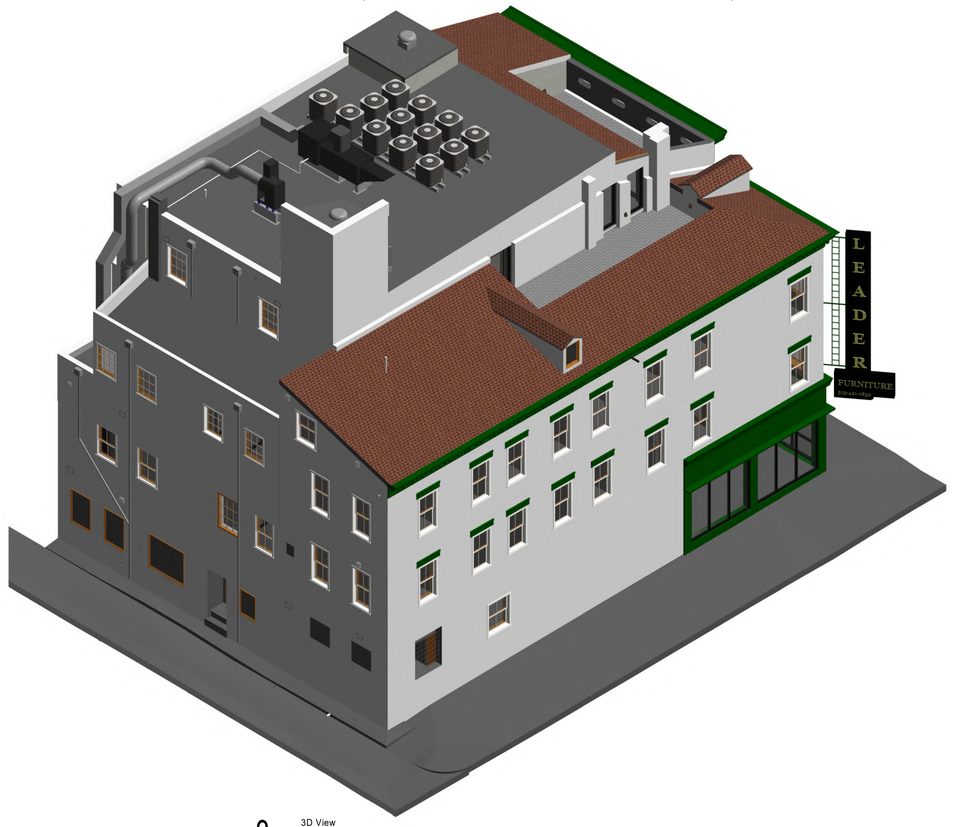
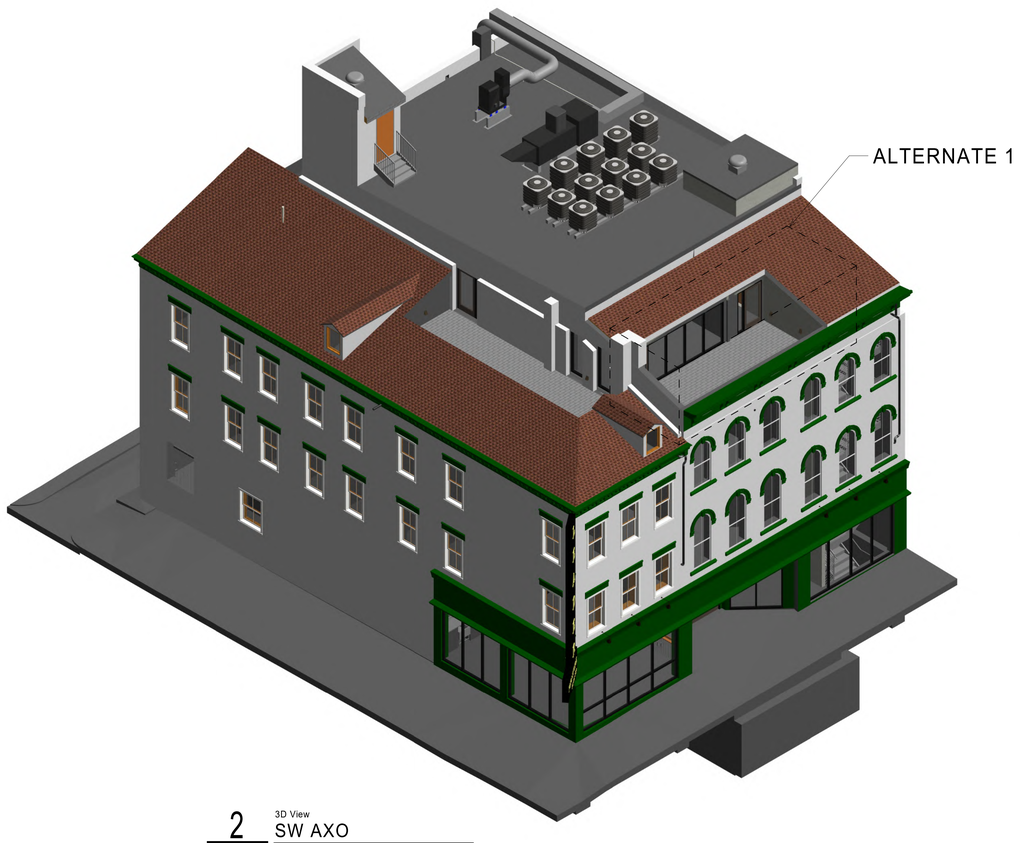


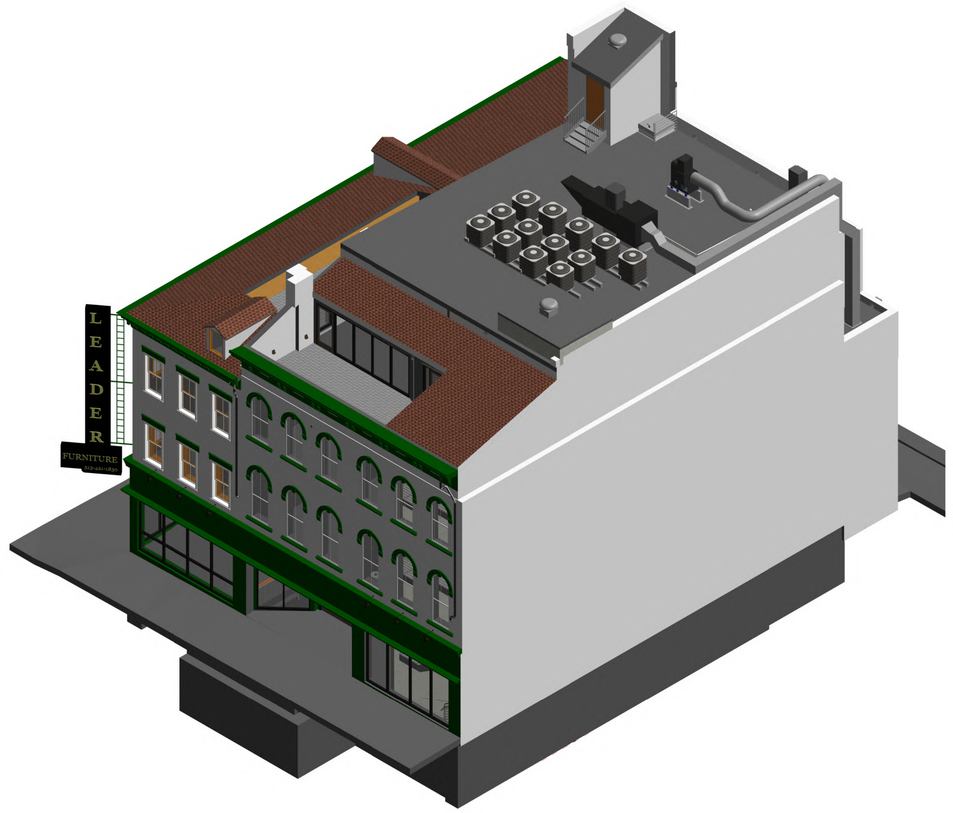
4 3D View
NE AXO
A2.01



3 3D View
NW AXO
A2.01



2 3D View
SW AXO
A2.01



1 3D View
SE AXO
A2.01

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Exterior Axon

A2.01

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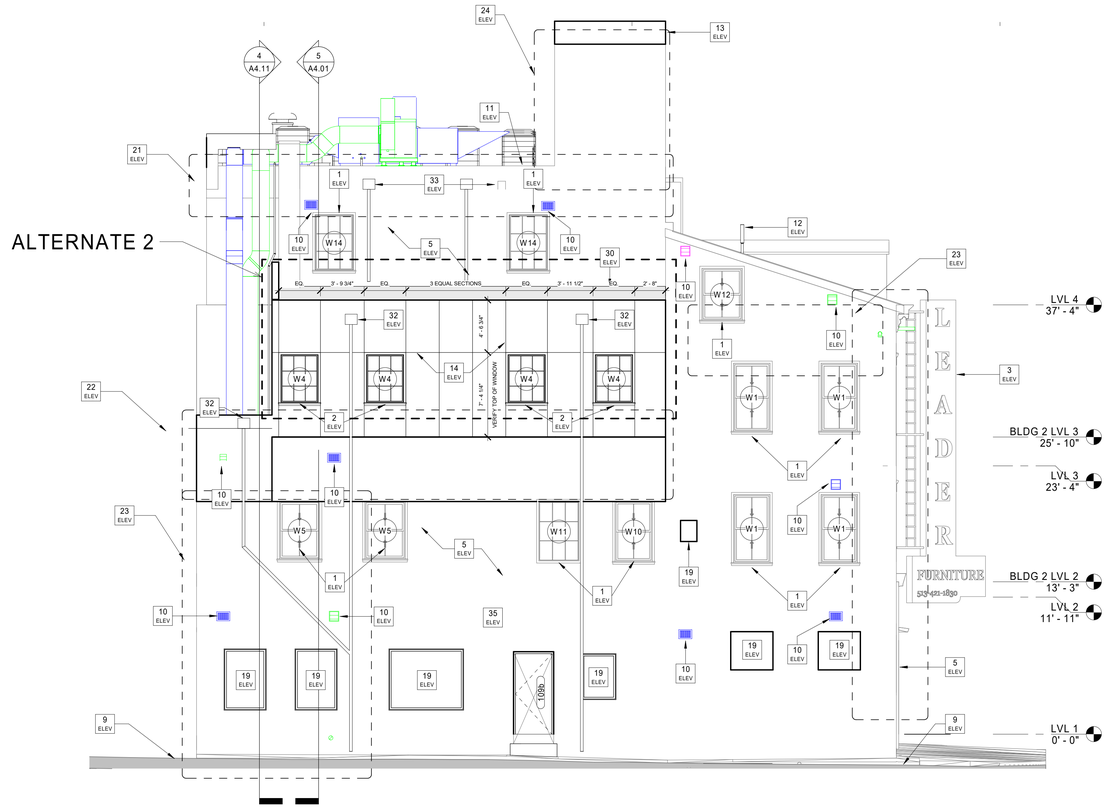

2 Building Elevation
North Elevation
A2.21 3/16" = 1'-0"

1 Building Elevation
West Elevation
A2.21 3/16" = 1'-0"

GENERAL ELEVATION NOTES

1. DO NOT SCALE DRAWINGS.
2. SEE SHEET A5.01 FOR FINISH/MATERIAL LEGEND.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
4. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE INFORMATION
5. SEE MECHANICAL DRAWINGS FOR LOUVERS, PENETRATIONS, ETC.
6. BRICK: REUSE SALVAGED BRICK WHERE POSSIBLE. WHEN NEW BRICK WILL BE USED MATCH EXISTING SIZE & COLOR.
7. CAST STONE PANELS: 3 5/8" THICKNESS. PANEL SIZES AS NOTED IN ELEVATION. ALTERNATE NO. 1: PROVIDE LIMESTONE PANELS, PROFILES AND COPINGS AND RELATED ACCESSORIES WHERE CAST STONE IS INDICATED IN ELEVATIONS BY CODED NOTES.
8. REFER TO DEMOLITION PLANS FOR LOCATIONS OF WINDOW OPENINGS TO BE ENLARGED.

CODED ELEVATION NOTES

NO.	NOTE
1	NEW TRIMLINE DR 300 ALUMINUM CLAD WOOD REPLACEMENT WINDOW IN EXISTING OPENING, SEE A8 SERIES AND SPECS FOR ADDITIONAL INFORMATION.
2	NEW TRIMLINE DR 300 ALUMINUM CLAD WOOD WINDOW, SEE A8 SERIES AND SPECS FOR ADDITIONAL INFORMATION.
3	REFER TO SIGNAGE PACKAGE FOR EXTENT OF CHANGES.
4	EXISTING MURAL TO REMAIN.
5	SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRICK DEMOLITION AND RESTORATION.
6	ALUMINUM STOREFRONT SYSTEM TO BE INSTALLED IN EXISTING OPENING, FIELD VERIFY DIMENSIONS. SEE A8 SERIES FOR ADDITIONAL INFORMATION, FINISH BLACK.
7	REFERENCE STRUCTURAL DRAWINGS FOR EXTERIOR DECK DETAILS.
8	NEW LIGHT FIXTURE: SEE ELECTRICAL PLANS.
9	GRADE: SEE CIVIL DRAWINGS.
10	HVAC WALL CAP FOR INTAKE / EXHAUST, REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION, PAINT TO MATCH BUILDING. CONTRACTOR TO COORDINATE LOCATIONS WITH EXISTING STRUCTURE AND NOTIFY OWNER / ARCHITECT IF CONFLICTS OCCUR.
11	ROOF HATCH OPENING HINGED ON NORTH EDGE.
12	PLUMBING COMPONENT. REFER TO PLUMBING PLAN.
13	EXTENDED ELEVATOR OVERRUN; REFER TO STRUCTURAL FOR DETAILS.
14	ALTERNATE #2 OFFICE ADDITION; LINES INDICATE HARDIE PANEL GRID.
15	NEW ASSEMBLED ELEVATOR PENTHOUSE STAIR.
16	EXISTING ARCHITECTURAL ELEMENTS TO REMAIN. PAINTED FINISH P-27
17	NEW DOOR AND FRAME IN NEW OPENING.
18	EXISTING PARTY WALL.
19	EXISTING WINDOW INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING.
20	EXISTING DOWNSPOUT TO BE REPLACED WITH NEW.
21	REPAIR/ REPLACE BRICK PARAPET PER SPECIFICATION
22	REFER TO STRUCTURAL AND ALTERNATE #2 FOR REPAIRS AT EXISTING PARAPET
23	EXISTING METAL SIDING AND CMU BLOCKING TO BE REPLACED WITH HARDIE PANEL CONSTRUCTION TO MATCH NORTH WINDOW INFILL.
24	REPOINT ELEVATOR PENTHOUSE PER SPECIFICATIONS.
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27	REPAIR CEMENT PAVING AT SIDEWALK.
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30	NEW SLOPED ROOF: REFER TO STRUCTURAL AND A3 SERIES FOR MORE INFORMATION.
31	REPOINT BRICK PER SPECS WHERE FIRE ESCAPE WAS REMOVED.
32	NEW SCUPPER/CONDUCTOR HEAD AND DOWNSPOUT TO BE INSTALLED
33	EXISTING SCUPPER/CONDUCTOR HEAD AND DOWNSPOUT TO BE REPLACED.
34	EXISTING DOOR INFILLED WITH HARDIE PANEL, PAINT TO MATCH SURROUNDING.
35	PAINT FINISH P-53
36	PAINT FINISH P-27

NOTE: DUE TO EXISTING CONDITIONS, VARYING FF ELEVATIONS; WINDOW LOCATIONS, SILL / HEAD HEIGHTS AND FF ELEVATIONS SHOULD BE CONSIDERED APPROXIMATE. WINDOWS HAVE BEEN LOCATED AND SIZED PER BUILDING SCAN. ALL WINDOW LOCATIONS AND SIZES SHOULD BE VERIFIED. NOTIFY ARCHITECT IF CONFLICTS OCCUR.

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03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Exterior Elevations

A2.21

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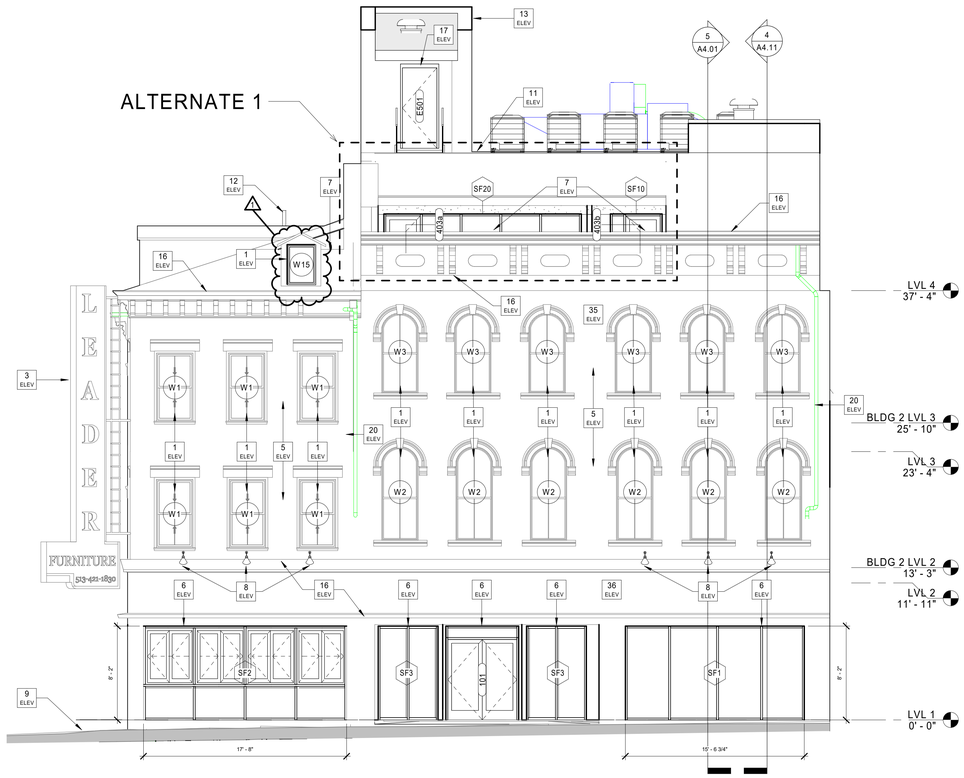
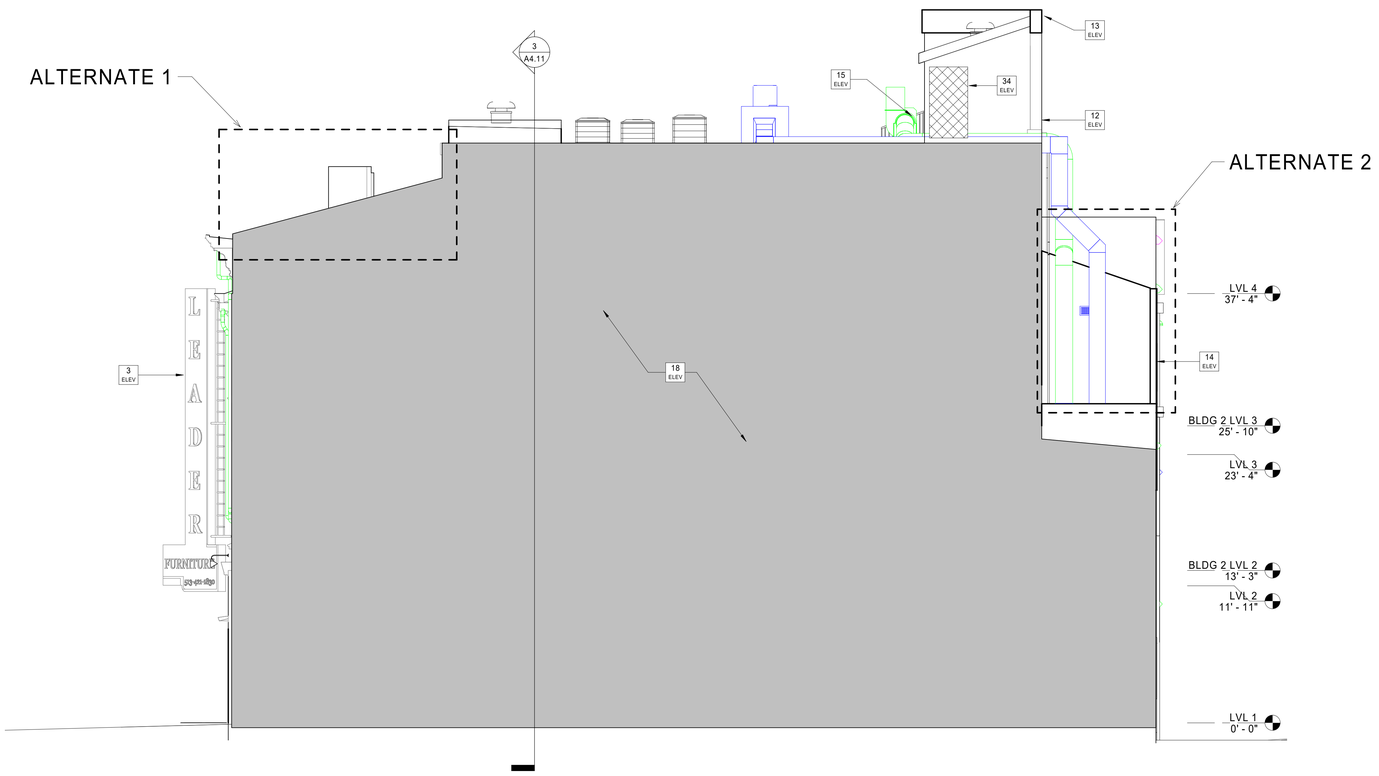


2 Building Elevation
South Elevation
A2.22 3/16" = 1'-0"



1 Building Elevation
East Elevation
A2.22 3/16" = 1'-0"

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CERTIFICATION

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Exterior Elevations

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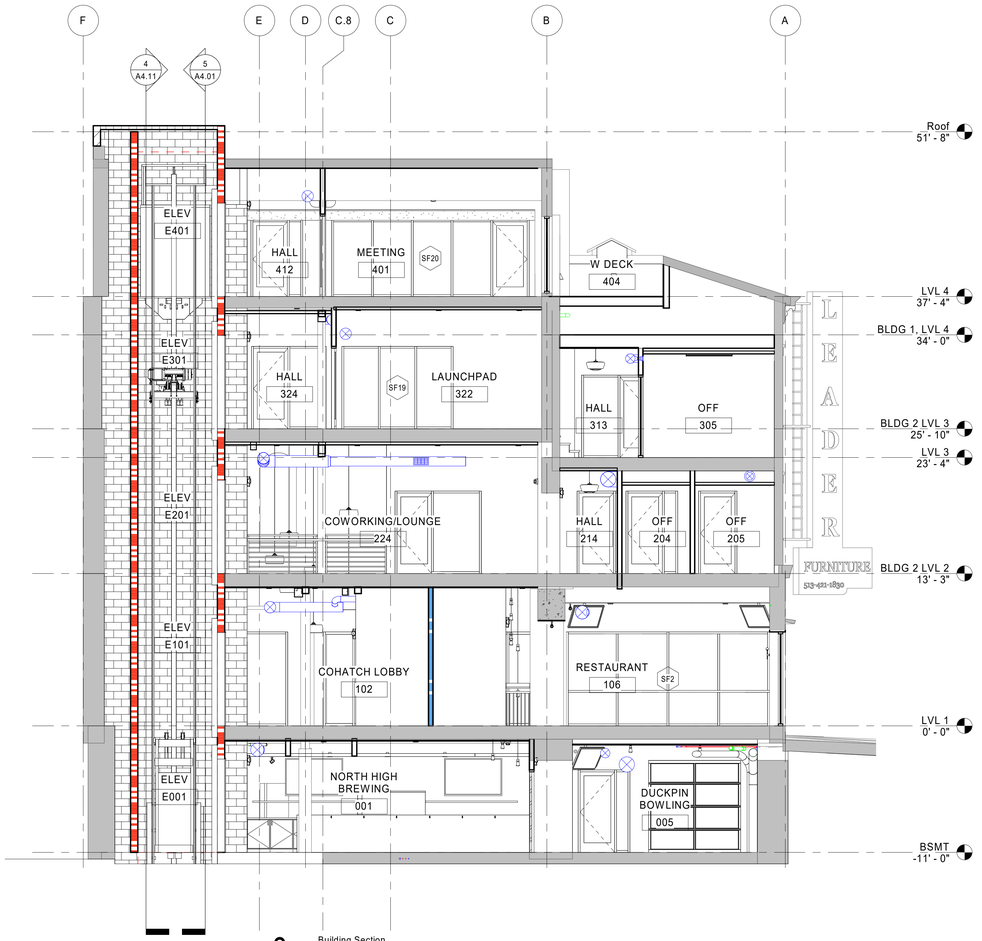
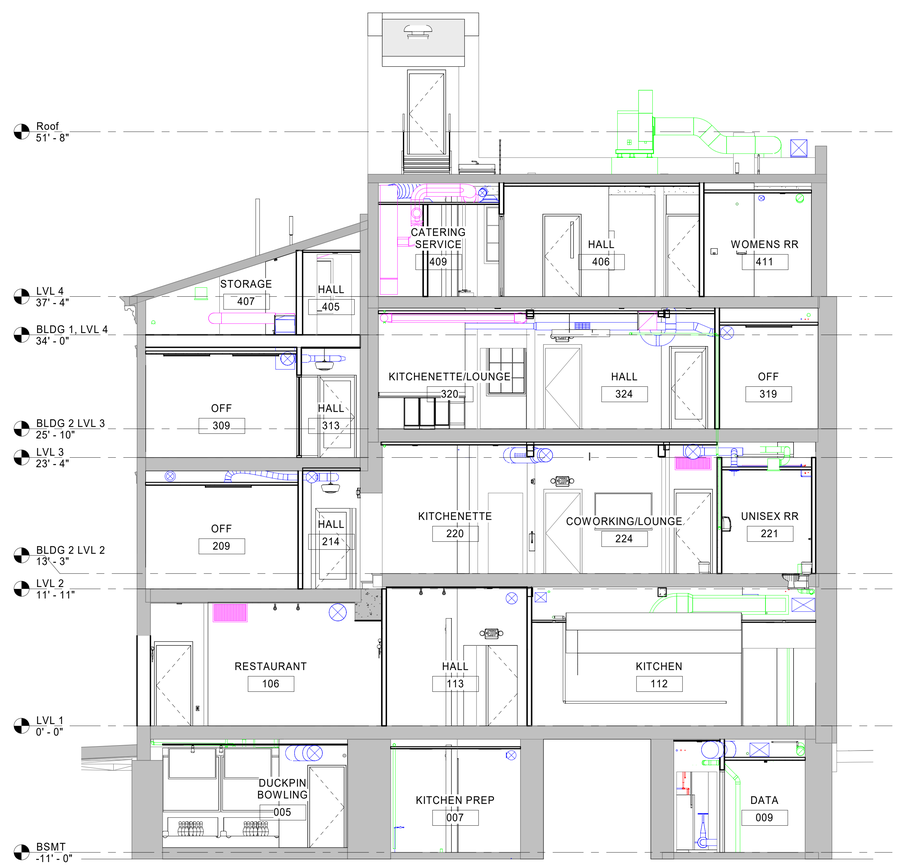


2 Building Section
South Building Section
A3.01 3/16" = 1'-0"



1 Building Section
North Building Section
A3.01 3/16" = 1'-0"

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Building Sections

A3.01

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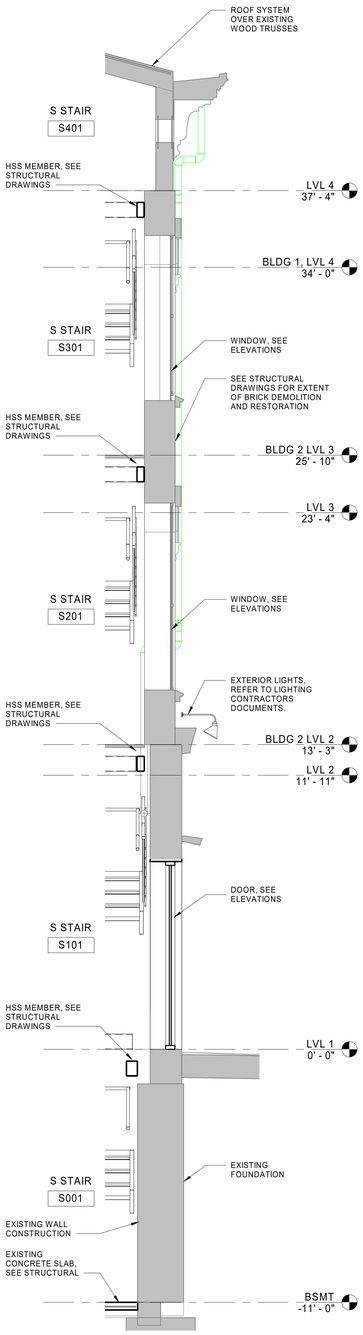
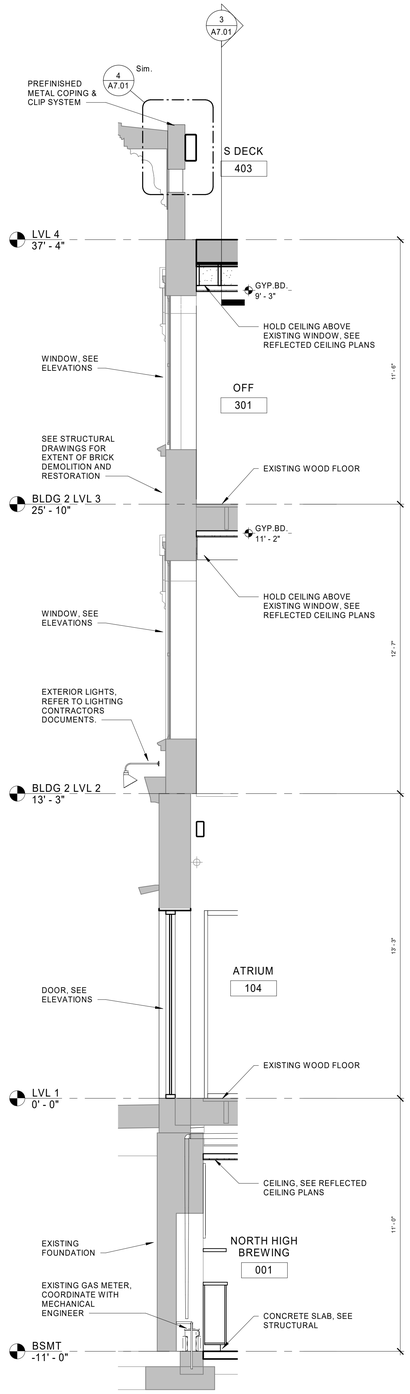
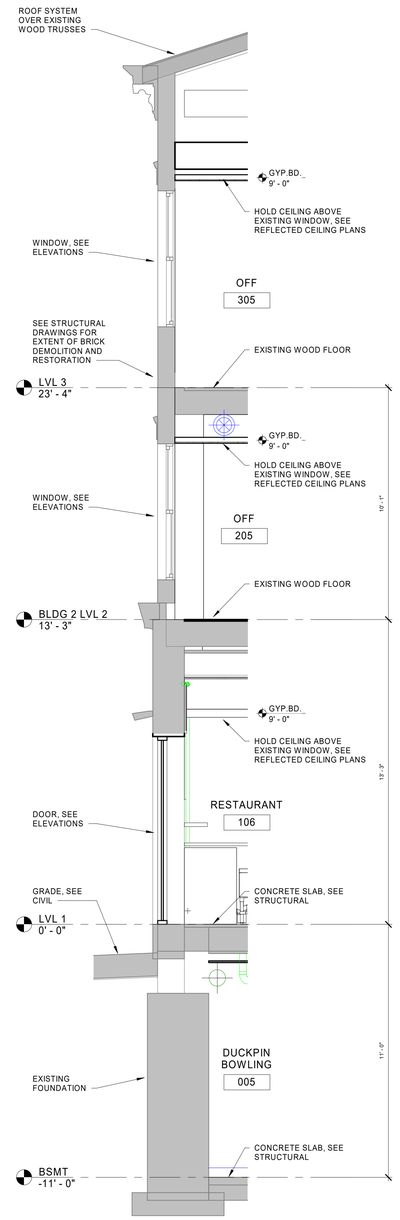


4 Building Section
Wall Section
A3.11 3/8" = 1'-0"



3 Wall Section
Wall Section
A3.11 3/8" = 1'-0"



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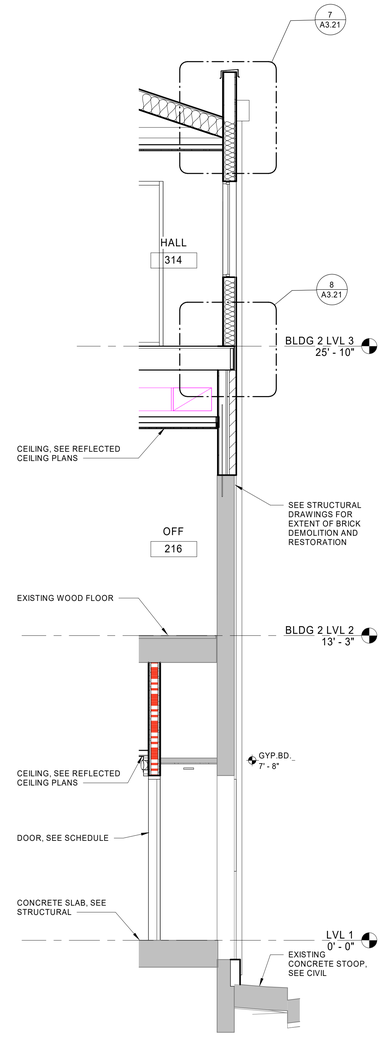
A3.11 3/8" = 1'-0"



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Wall Section
A3.11 3/8" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Wall Sections

A3.11

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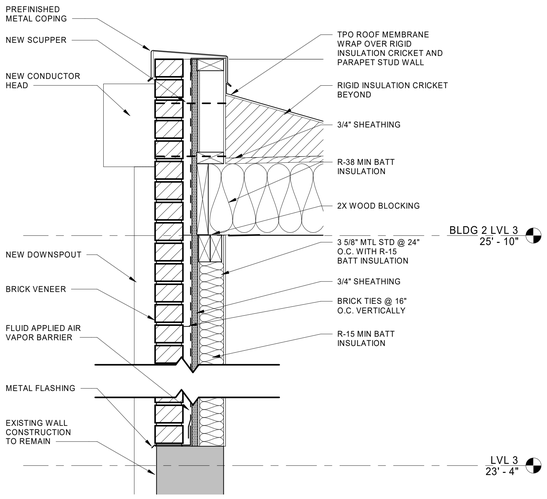
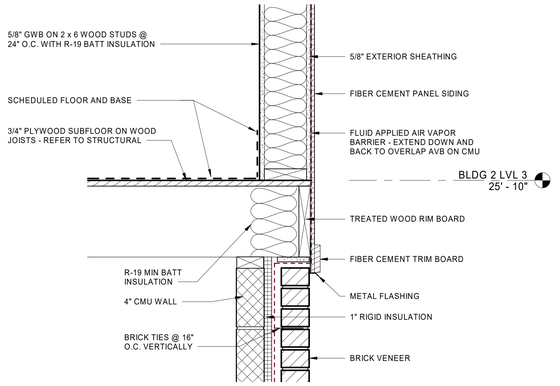
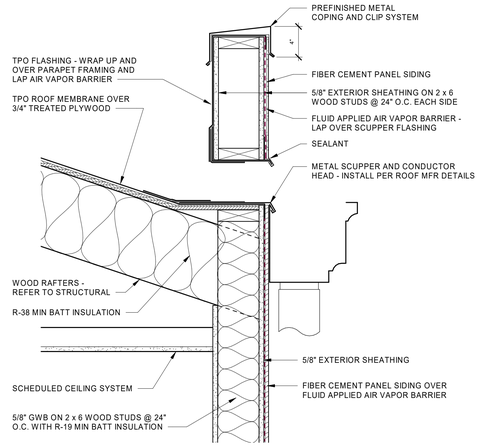


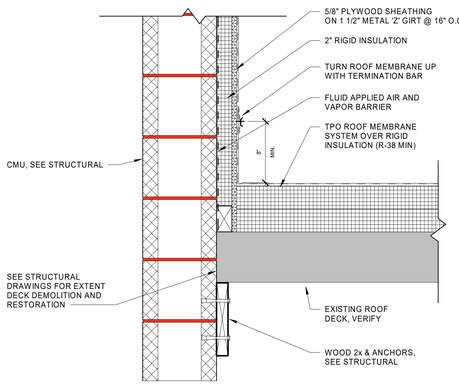
9 Wall Section
Section Detail
A3.21 1 1/2" = 1'-0"



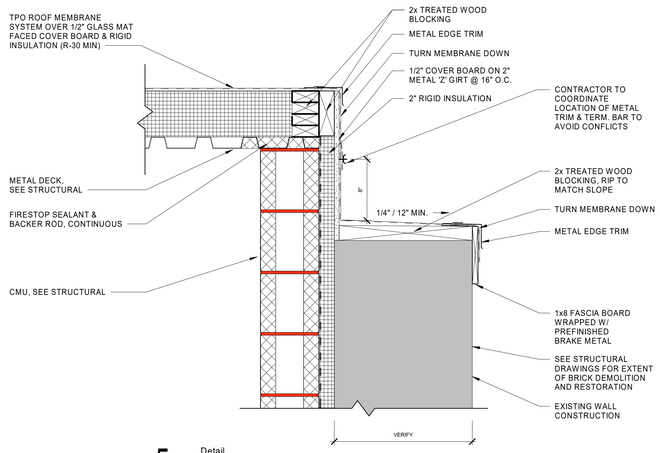
8 Building Section
Section Detail
A3.21 1 1/2" = 1'-0"



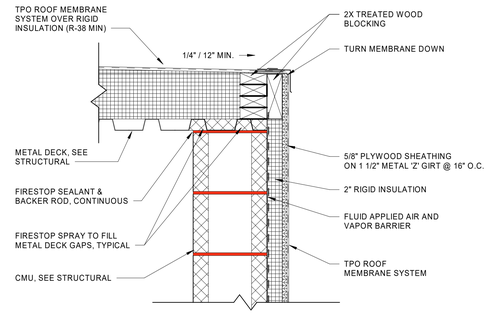
7 Building Section
Section Detail
A3.21 1 1/2" = 1'-0"



6 Detail
Section Detail
A3.21 1 1/2" = 1'-0"



5 Detail
Section Detail
A3.21 1 1/2" = 1'-0"



4 Detail
Section Detail
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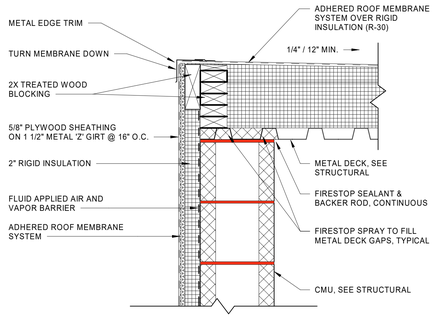
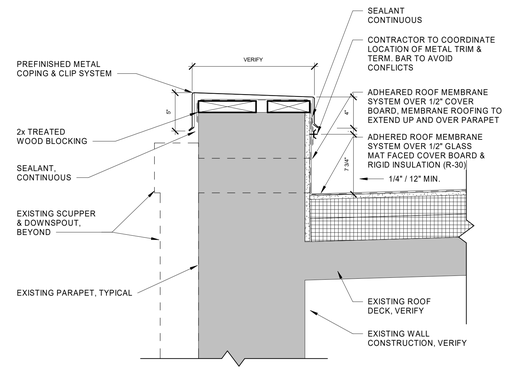
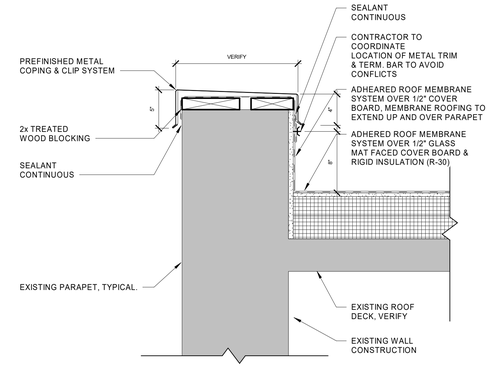


3 Detail
Section Detail
A3.21 1 1/2" = 1'-0"



2 Detail
Section Detail
A3.21 1 1/2" = 1'-0"



1 Detail
Section Detail
A3.21 1 1/2" = 1'-0"

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Section Details

A3.21

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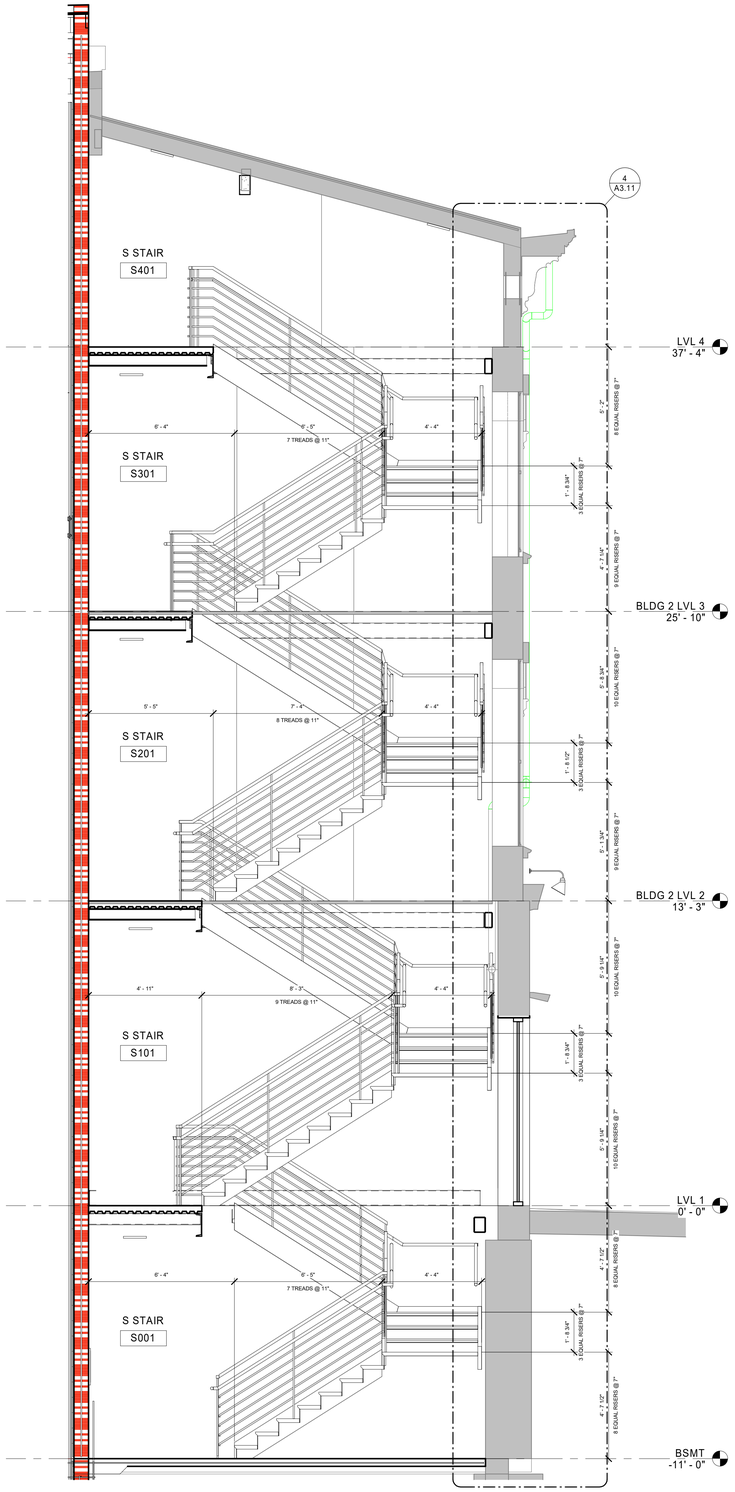
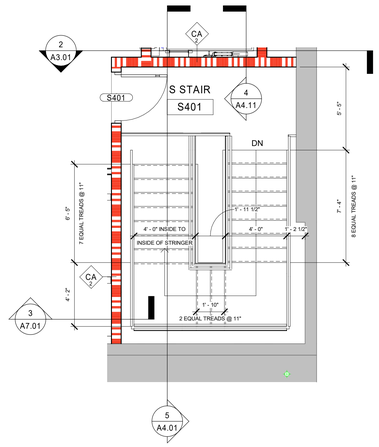
GENERAL STAIR NOTES

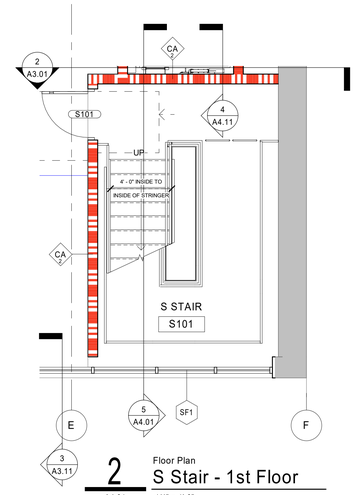
1. PROVIDE METAL STAIR WITH WOOD TREADS BETWEEN EACH FLOOR LEVEL. PROVIDE ALTERNATE FOR DIAMOND PLATE TREADS.
2. PAINT STEEL COMPONENTS OF STAIR UNLESS FINISH IS NOTED OTHERWISE. COLOR TO BE SELECTED BY ARCHITECT.
3. STEPS WITHIN A RUN OF STAIRS ARE TO BE A 7" MAX. RISER AND AN 11" MAX. TREAD.
4. STEPS ARE TO HAVE A 1" MAX. NOSING.
5. PROVIDE MANUFACTURER STANDARD HANDRAILS AND GUARDRAILS WHICH COMPLY WITH GOVERNING CODES.
6. PROVIDE GUARDRAILS ON THE OPEN SIDES OF STAIR RUNS. AN OPEN SIDE IS ANY GAP WIDER THAN 2" THAT HAS A VERTICAL FALL GREATER THAN 30" AND DOES NOT ALREADY HAVE A GUARD STRUCTURE AT LEVEL 42" HIGH FROM THE NOSE OF THE TREAD.
7. WALL STUD FRAMING CONTRACTOR TO PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED HAND RAILS.
8. SEE GENERAL RAILING NOTES.



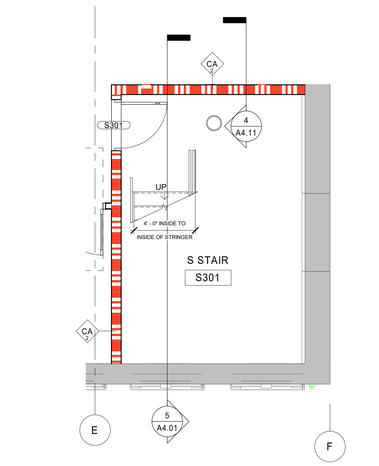
5 A4.01 Wall Section
S STAIR N/S
3/8" = 1'-0"



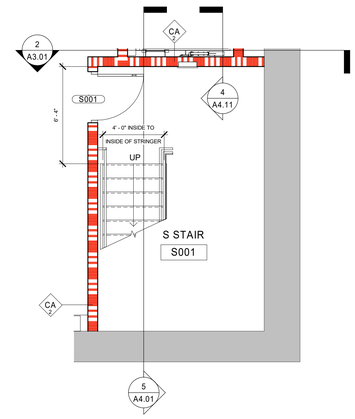
4 A4.01 Floor Plan
S Stair - 4th Floor
1/4" = 1'-0"



2 A4.01 Floor Plan
S Stair - 1st Floor
1/4" = 1'-0"



3 A4.01 Floor Plan
S Stair - 2nd & 3rd Floor
1/4" = 1'-0"



1 A4.01 Floor Plan
S Stair - Basement
1/4" = 1'-0"

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REVISION SCHEDULE

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S Stair Plans and Sections

A4.01

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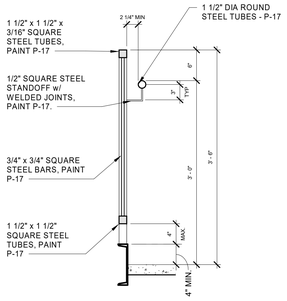
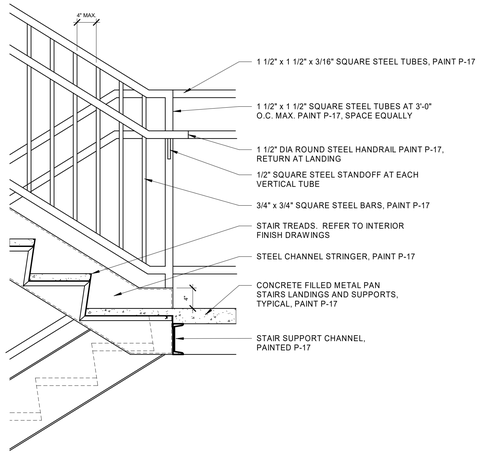
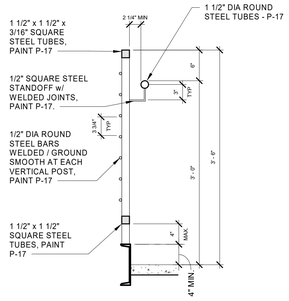
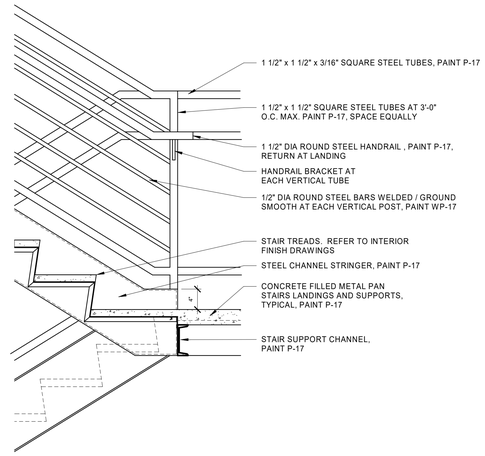


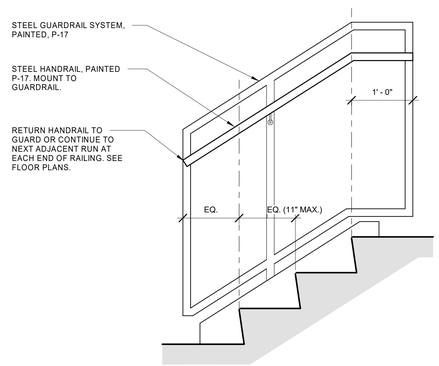


4 Detail
A4.02 1" = 1'-0"
RAILING - TYPICAL STAIR 2 LANDING / RAILING DETAIL

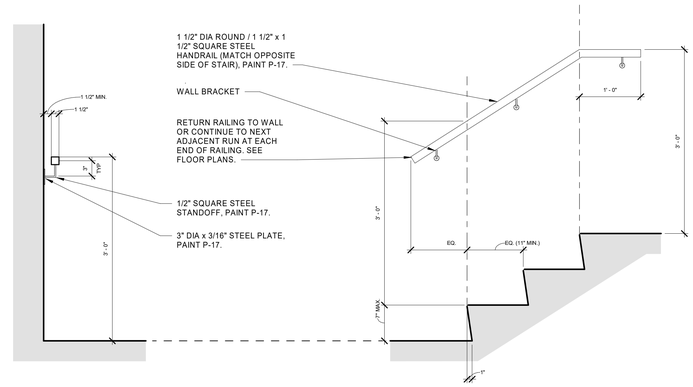




3 Detail
A4.02 1" = 1'-0"
RAILING - TYPICAL STAIR 1 LANDING /RAILING DETAIL



2 Detail
A4.02 1" = 1'-0"
RAILING - TYPICAL EXTENSION



1 Detail
A4.02 1" = 1'-0"
RAILING - TYPICAL WALL MOUNTED HANDRAIL

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Stair & Railing Details

A4.02

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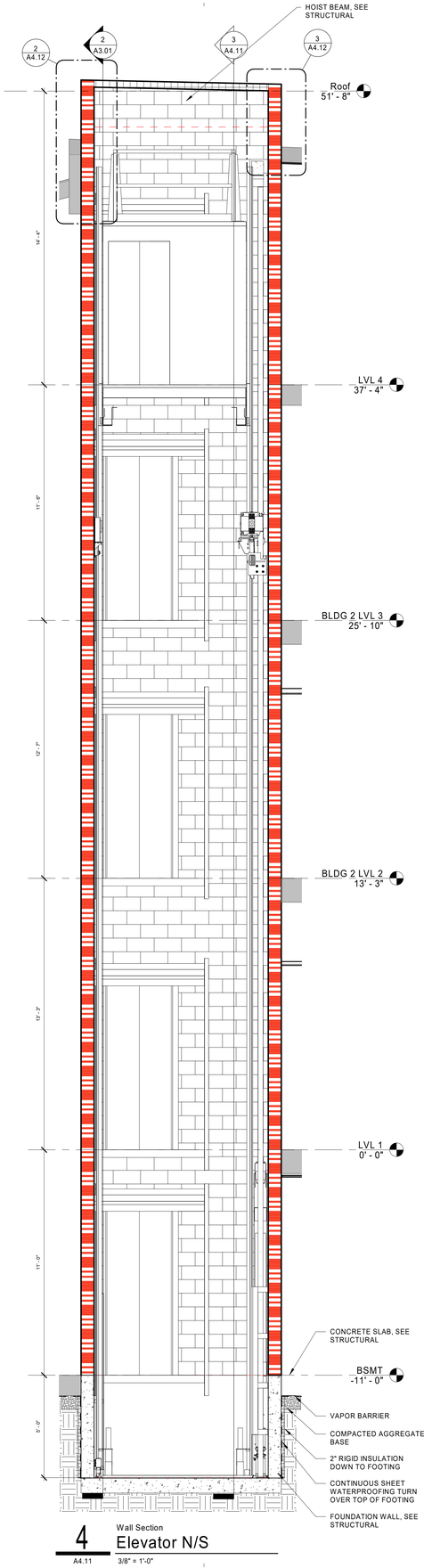
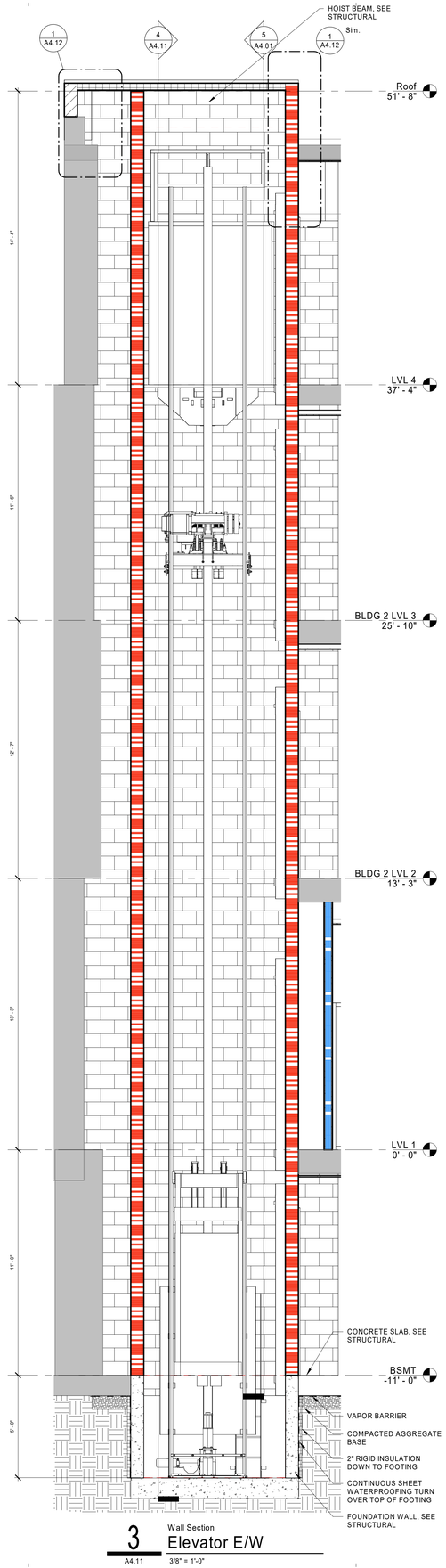


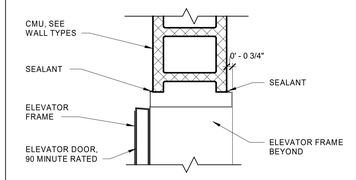
4 Wall Section
Elevator N/S
A4.11 3/8" = 1'-0"



3 Wall Section
Elevator E/W
A4.11 3/8" = 1'-0"

GENERAL ELEVATOR NOTES

1. VERIFY ALL DIMENSIONS WITH SELECTED ELEVATOR MANUFACTURER.
2. CONTACT ARCHITECT AND ENGINEER WITH INCONSISTENCIES BETWEEN DIMENSIONS HEREIN AND MANUFACTURER'S DIMENSIONS
3. COORDINATE MEP AND STRUCTURAL DRAWINGS FOR ELEVATOR REQUIREMENTS.
4. PROVIDE FIRESTOPPING AS REQUIRED FOR RATED SHAFT ENCLOSURE (2-HOURS).
5. ELEVATOR FINISHES: WALLS- MEMPHIS GREY; CEILING FINISH- SILVER METALLIC; HANDRAILS-FLAT STAINLESS STEEL (BACK AND SIDE WALLS); FLOORING- RB-1; LANDING DOORS- BRUSHED STAINLESS STEEL



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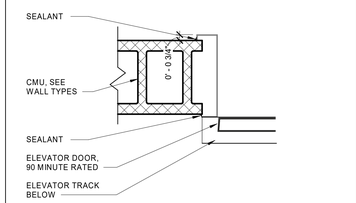

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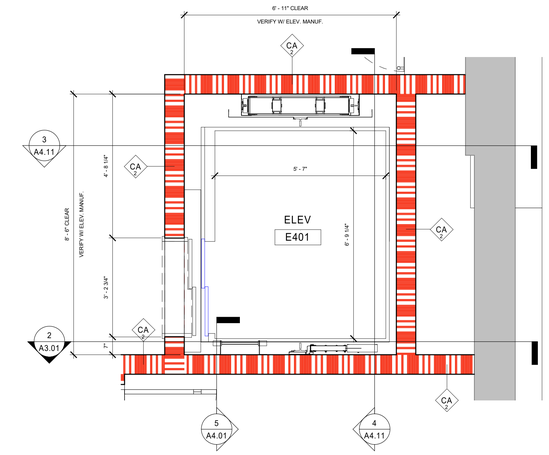
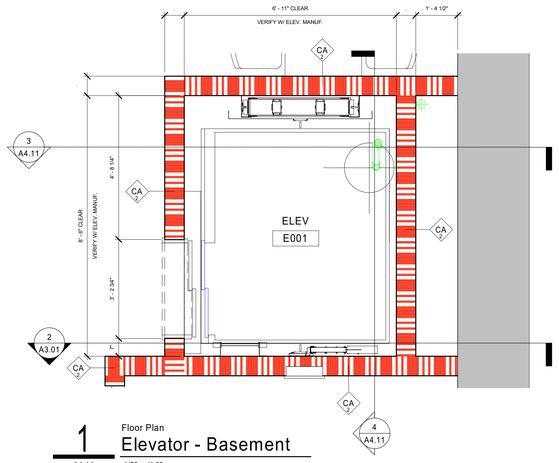
ELEVATOR DOOR DETAILS



2 Floor Plan
Elevator - 4th Floor
A4.11 1/2" = 1'-0"



1 Floor Plan
Elevator - Basement
A4.11 1/2" = 1'-0"

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Elevator Plans and Sections

A4.11

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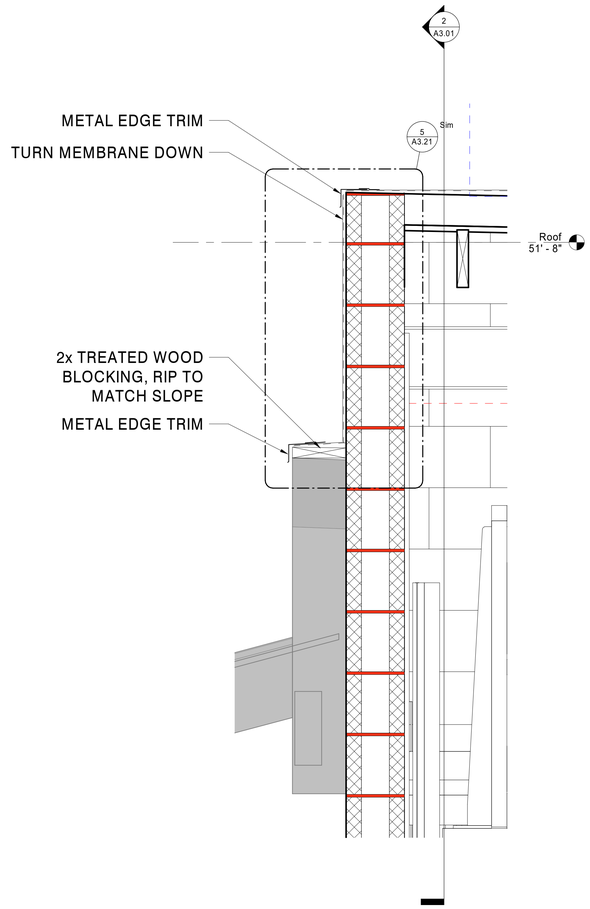

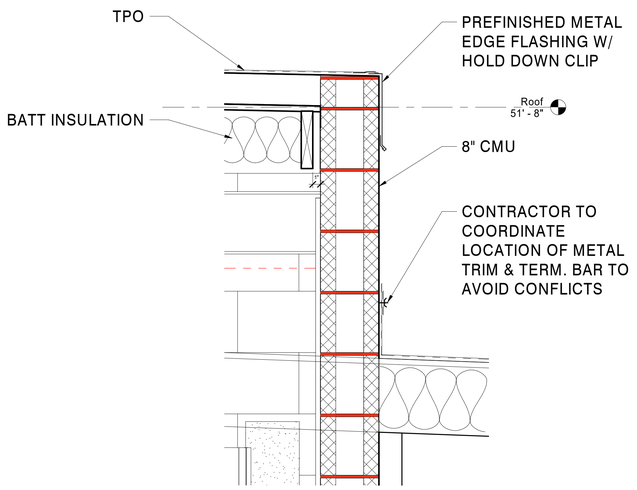

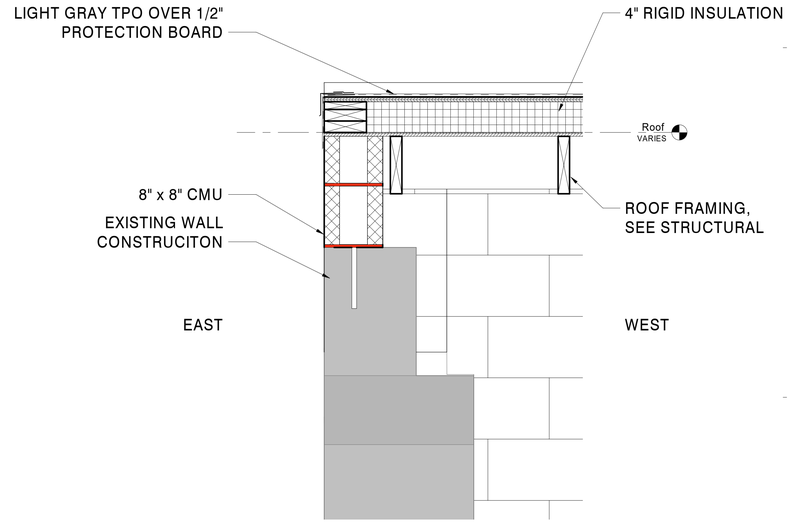

3 Building Section
Elevator Section N/S
A4.12 1 1/2" = 1'-0"

2 Detail
Elevator Section N/S
A4.12 1 1/2" = 1'-0"

1 Building Section
Elevator Section E/W
A4.12 1 1/2" = 1'-0"

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https://www.cohatch.com

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

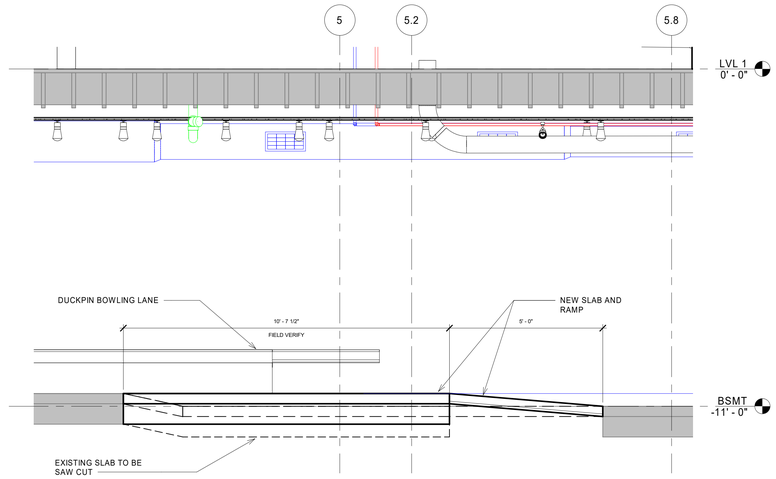
132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

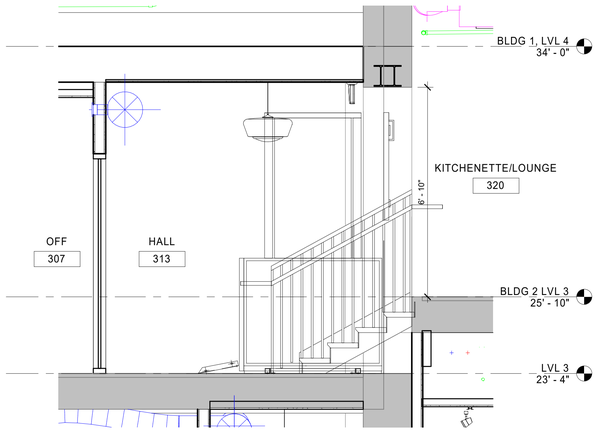
REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Elevator Sections and Details

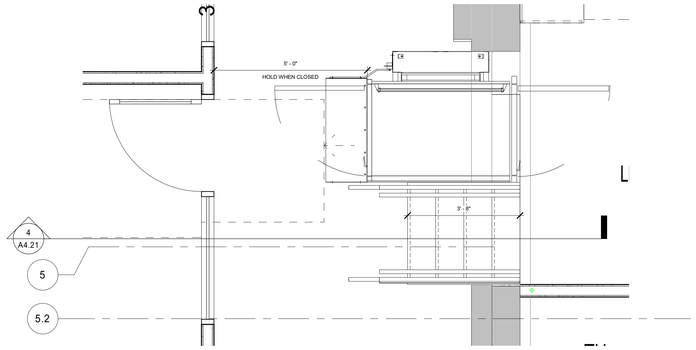
A4.12



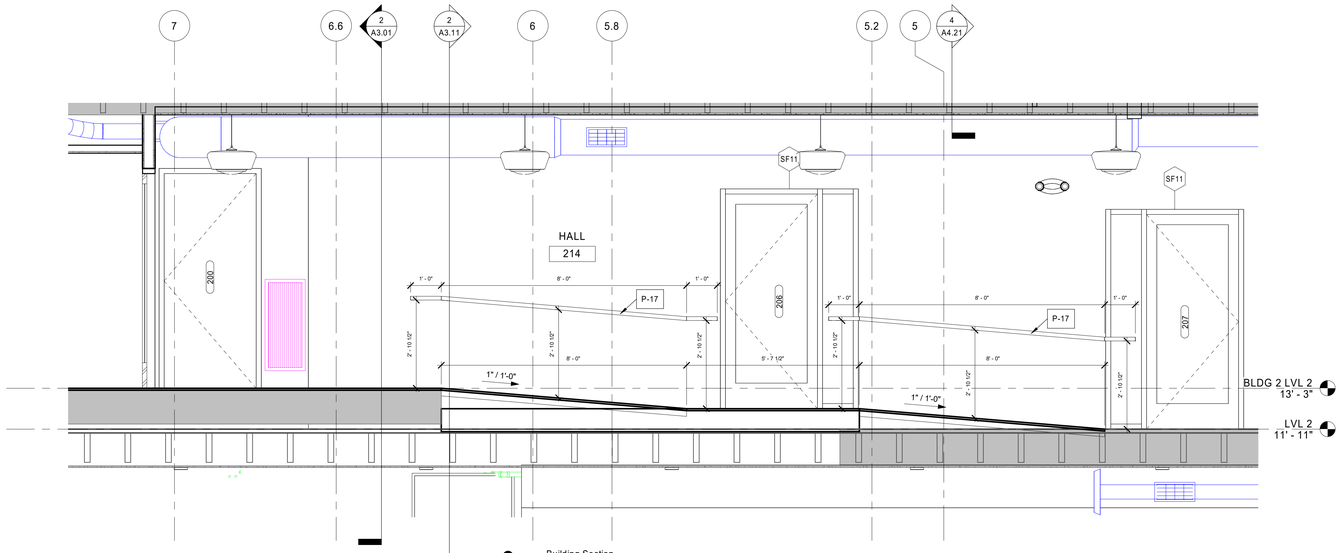
5 A4.21 — Building Section
Basement Duckpin Ramp
1/2" = 1'-0"



4 A4.21 — Wall Section
3rd Floor, ADA Lift Section
1/2" = 1'-0"



3 A4.21 — Floor Plan
3rd Floor, ADA Lift Plan
1/2" = 1'-0"



2 A4.21 — Building Section
2nd Floor, Ramp Section
1/2" = 1'-0"

1 A4.21 — Floor Plan
2nd Floor, Ramp Plan
1/2" = 1'-0"

browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

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Owner

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The Model Group
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Specialty Circulation, Plans and Sections

A4.21

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FINISH SPECIFICATIONS							
OVER-THE-RHINE - CINCINNATI, OH							ISSUED: MARCH 18, 2022
MARK	**TYPE**	**PRODUCT CODE**	**COLOR / FINISH**	**SIZE**	**SOURCE**	**CONTACT**	**NOTES**
AC-1	FELT	DESIGNER BOARD FELT	DB-33 GREY	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-5	ACOUSTIC WALL FOAM	2" PYRAMID FOAM	CHARCOAL	12" X 12" X 2"	THE FOAM FACTORY / FOAMBYMAIL.COM	-	-
AC-13	FELT	DESIGNER BOARD FELT	DB-35 PEPPER	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-14	FELT	DESIGNER BOARD FELT	DB-03 MARBLE	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-15	FELT	DESIGNER BOARD FELT	DB-19 PEAR	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-20	FELT	DESIGNER BOARD FELT	DB-02 OAT	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-21	FELT	DESIGNER BOARD FELT	DB-06 PERIWINKLE	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-23	FELT	DESIGNER BOARD FELT	DB-08 LEMON	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-30	FELT	DESIGNER BOARD FELT	DB-17 PUMPKIN	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-31	FELT	DESIGNER BOARD FELT	DB-18 MAROON	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-37	FELT	DESIGNER BOARD FELT	DB-26 MIDNIGHT BLUE	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-40	FELT	DESIGNER BOARD FELT	DB-32 STONE	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-41	FELT	DESIGNER BOARD FELT	DB-34 CHARCOAL	4'-0" x 8'-0" X 9MM, CUT TO SIZE	SUTHERLAND FELT COMPANY	PHIL MARSILI, PHIL@SUTHERLANDFELT.COM	CLEAN FINISH BEFORE APPLICATION OF ADHESIVE FOR FELT; OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
AC-45	ACOUSTIC CEILING ELEMENT	SOFT GRID / ROUND	WHITE	-	ARKTURA	CANDY MCDOWELL, CMCDOWELL@KMA.BZ	-
AC-51	ACOUSTIC CEILING ELEMENT	SOFT GRID / SWITCH	WHITE	-	ARKTURA	CANDY MCDOWELL, CMCDOWELL@KMA.BZ	-
B-1	RUBBER WALL BASE	CB/DB-20-4"HT	2O-CHARCOAL	4" H	TARKETT	-	-
B-2	MDF WALL BASE	MDF	SW7048 URBANE BRONZE	3/4" X 6"	-	-	-
BR-1	THIN BRICK	NOB HILL THIN BRICK	GREY	2 1/4" X 7 5/8" x 1/2"	GLEN GARY	HAMILTON PARKER / MEGAN LYONS, MLYONS@HAMILTONPARKER.COM	BRICK INSTALL, MORTAR TO BE LEHIGH / FLAMINGO / TENN BUFF
CP-1	CARPET TILE	SEA EDGE TILE 5T173	OCEAN LIME 72538	24" X 24' TILE	SHAW CONTRACT	ELAINE ISABELLE, ELAINE.ISABELLE@SHAWINC.COM	BRICK INSTALL
CP-2	CARPET TILE	SEA TILE 5T172	EARTHY 72761	24" X 24' TILE	SHAW CONTRACT	ELAINE ISABELLE, ELAINE.ISABELLE@SHAWINC.COM	BRICK INSTALL
CP-3	CARPET TILE	SEA TILE 5T172	OCEAN 72535	24" X 24' TILE	SHAW CONTRACT	ELAINE ISABELLE, ELAINE.ISABELLE@SHAWINC.COM	BRICK INSTALL
CP-4	CARPET TILE	SEA TILE 5T172	ISLAND 72595	24" X 24' TILE	SHAW CONTRACT	ELAINE ISABELLE, ELAINE.ISABELLE@SHAWINC.COM	BRICK INSTALL
CP-5	CARPET TILE	FAMILIAR TILE 5T235	TRUFFLE 35760	9" X 36" TILE	SHAW CONTRACT	ELAINE ISABELLE, ELAINE.ISABELLE@SHAWINC.COM	BRICK INSTALL
CP-12	CARPET TILE	ENCLAVE TILE SHIFTING FIELDS 5T371	OPULENT 71555	24" X 24" TILE	MOHAWK	RYON CRAMER, RYONCRAMER@RITERUG.COM	ASHLAR INSTALL
CT-1	CONCRETE CLEAR COAT	H&C CLARISHIELD WATER-BASED WET LOOK SEALER / 6507-12268	CLEAR BASE / SEMI-GLOSS	-	SHERWIN WILLIAMS	MARK OWENS, MARKOWENS@CPIINDUSTRIAL.COM	3 COATS REQUIRED
CT-3	CONCRETE STAIN + TOP COATS	COAT 1: SHERWIN WILLIAMS / H&C CONCRETE COAT 2: GENERAL POLYMERS / 3579 PRIMER/BINDER (LEVELER) COAT 3: 1 COAT OF CT-1 OR CT-2 (CLEAR TOP COAT)	COAT 1 STAIN: ESPRESSO	-	SHERWIN WILLIAMS	MARK OWENS, MARKOWENS@CPIINDUSTRIAL.COM	COATS 2 & 3 TO BE 8-10MM EACH
EP-1	EPOXY	BLS SIGNAL GREEN (C4160) W/ JD GREEN (C5910) 1/4" FLAKE	-	-	TORGINOL / CPI INDUSTRIAL	MARK OWENS, MARKOWENS@CPIINDUSTRIAL.COM	DOUBLE BROADCAST SYSTEM INTO POLYASPARTIC URETHANE WITH 2 TOP COATS
EP-3	EPOXY	1/3 BLACK C1050 (1/4"), 2/3 MULTI MACRO M1000	-	-	TORGINOL / CPI INDUSTRIAL	MARK OWENS, MARKOWENS@CPIINDUSTRIAL.COM	DOUBLE BROADCAST SYSTEM INTO POLYASPARTIC URETHANE WITH 2 TOP COATS
NH-EP-1	EPOXY	1/2 BLACK, 1/2 GRAY	-	-	TORGINOL / CPI INDUSTRIAL	MARK OWENS, MARKOWENS@CPIINDUSTRIAL.COM	ADD SHARKGRIP
NH-P-1	PAINT	SW7516 KESTREL WHITE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
NH-P-2	PAINT	SW6163 GRASSLAND	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
NH-P-3	PAINT	SW6172 HARDWARE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
NH-P-4A	PAINT	SW7069 IRON ORE	FLAT FINISH	-	SHERWIN WILLIAMS	-	-
NH-P-4B	PAINT	SW7069 IRON ORE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
NH-P-5	PAINT	SW6425 RELENTLESS OLIVE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
NH-T-1A	WALL TILE	CASA ANTICA / OCEAN HONED MARBLE TILE / 100246016	-	3" X 6" X 9MM	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / H195 SHADOW RUNNING BOND INSTALL
NH-T-1B	FLOOR TILE	CASA ANTICA / OCEAN HONED MARBLE TILE / 100246016	-	3" X 6" X 9MM	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / H142 FRENCH GRAY / RUNNING BOND INSTALL
NH-T-2	WALL TILE	RAVEN MATTE CERAMIC TILE / 100506146	-	3" X 12" X 8MM	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / H160 DELOREAN GRAY / RUNNING BOND INSTALL
NH-T-3A	RESTROOM WALL TILE	FESTIVAL / BISCUIT CERAMIC TILE / 100137769	-	3" X 6"	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / CASHMERE H178, RUNNING BOND INSTALL
NH-T-3B	RESTROOM WALL TILE TRIM	FESTIVAL / BISCUIT SCAPE WALL BULLNOSE / 100143783	-	2" X 6"	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / CASHMERE H178, RUNNING BOND INSTALL
P-2	PAINT	SW6001 GRAYISH	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-3	PAINT	SW6002 ESSENTIAL GRAY	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-4	PAINT	SW7048 URBANE BRONZE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-5	PAINT	SW6212 QUIETUDE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-10	PAINT	SW6629 JALAPENO	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-15	PAINT	SW7504 KEYSTONE GRAY	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-16	PAINT	SW6370 SAUCY GOLD	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-17	PAINT	SW6258 TRICORN BLACK	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-20	PAINT	SW6229 TEMPE STAR	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-21	PAINT	SW9030 LIMON FRESCO	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-27	PAINT	SW6726 TALIPOT PALM	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-29	PAINT	SW7012 CREAMY	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-33A	PAINT	SW7005 PURE WHITE	FLAT FINISH	-	SHERWIN WILLIAMS	-	-
P-33B	PAINT	SW7005 PURE WHITE	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	
P-52	PAINT	SW6192 COASTAL PLAIN	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-53	PAINT	SW6715 LIME GRANITA	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-54	PAINT	SW6461 ISLE OF PINES	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-55	PAINT	SW6176 LIVEABLE GREEN	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-57	PAINT	SW6722 CUCUMBER	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-58	PAINT	SW6190 FILMY GREEN	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-
P-59	PAINT	SW6387 VIVA GOLD	EGGSHELL FINISH	-	SHERWIN WILLIAMS	-	-

RB-1	RUBBER TILES	REPLAY MULTI-FUNCTIONAL RUBBER TILE	SPECKLED STONY	24" X 24"	TARKETT		
SP-1	FAUX BOXWOOD PANELS	GORGEOUS HOME / ARTIFICIAL BOXWOOD HEDGE GREENERY PANELS - 12 PC.	DARK GREEN	20" X 20"	HOME DEPOT	-	-
SP-2	TREX DECKING	1" SQUARE EDGE BOARD	PEBBLE GREY	.82" T X 5.5" W X VARYING LENGTHS	TREX	-	-
SS-1	QUARTZ	DMG SNOW WHITE	-	3 CM	MSI SURFACES	-	-
SS-2	QUARTZ	CALACATTA VERONA	-	3 CM	MSI SURFACES	-	-
SS-3	QUARTZ	MIDNIGHT CORVO	-	3 CM	MSI SURFACES	-	-
TL-7	WALL TILE	COLOR BY NUMBERS / WT18/.10408S	1812 OVERTURE / SAT - SATIN	4" X 8"	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H160 DELOREAN GRAY / RUNNING BOND INSTALL
TL-8	TILE TRIM	COLOR BY NUMBERS / WT18/.10412BNS	1812 OVERTURE / SAT - SATIN	4" X 12"	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H160 DELOREAN GRAY / RUNNING BOND INSTALL
TL-9	WALL TILE	COLOR BY NUMBERS / WT02/.10408S	TEA FOR TWO / SAT - SATIN	4" X 8"	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H144 MISTY GRAY / RUNNING BOND INSTALL
TL-10	TILE TRIM	COLOR BY NUMBERS / WT02/.10412BNS	TEA FOR TWO / SAT - SATIN	4" X 12"	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H144 MISTY GRAY / RUNNING BOND INSTALL
TL-19	WALL TILE	PROVENZIA DECORATIVE MIX PATTERN PORCELAIN TILE / 100340876	-	18" X 18" X 10MM	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / H144 MISTY GRAY
TL-20	WALL TILE	MYTHOLOGY / PICKET / MY9425PICMS1P2	CYCLADE MY94 / GLOSSY	11 1/8" X 12 1/4" MOSAIC	DALTILE	LYNDA GUNDLING, LYNDA_GUNDLING@AMERICANOLEAN.COM	GROUT TO BE BOSTIK TRU COLOR / H177 BRIGHT WHITE
TL-21	WALL TILE	HANDWRITTEN / HWR06.10306	PEN PAL	3" X 6" X 3/8" T WALL TILE	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H145 MOBE PEARL / RUNNING BOND INSTALL
TL-22	WALL TILE	HANDWRITTEN / HWR01.10306	UNSCRIPTED	3" X 6" X 3/8" T WALL TILE	CROSSVILLE	-	GROUT TO BE BOSTIK TRU COLOR / H145 MOBE PEARL / RUNNING BOND INSTALL
TL-23	FLOOR TILE	AUSTEL WOOD PLANK PORCELAIN TILE / 100612076	BROWN	8" X 48" X 10.5MM	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	GROUT TO BE BOSTIK TRU COLOR / H151 TAUPE
TL-24	FLOOR TILE	INFINITY	ABSOLUTE	24" X 24" X 9MM TILE	LANDMARK CERAMICS	HAMILTON PARKER / MEGAN LYONS, MLYONS@HAMILTONPARKER.COM	GROUT TO BE BOSTIK TRU COLOR / H171 HERON BLUE / STACKED BOND INSTALL
TL-25	TILE TRIM	INFINITY	ABSOLUTE COVE BASE	6" X 12"	LANDMARK CERAMICS	HAMILTON PARKER / MEGAN LYONS, MLYONS@HAMILTONPARKER.COM	GROUT TO BE BOSTIK TRU COLOR / H171 HERON BLUE
VR-2	FIBER CEMENT PANEL	12MM BLACK - UNSANDED	BLACK	4' X 8' X 12MM	VIROC	JONATHAN PACKIN, JPACKIN@OMLUMBER.COM	INSTALL ROUGH SIDE OUT / SCREWS: GRIP RITE, EXTERIOR SCREWS, 2-1/2"X10 #305 STAINLESS STEEL, WITH EVERBILT FINISHING WASHERS, #10. OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
VR-3	FIBER CEMENT PANEL	12MM GREY - UNSANDED	GREY	4' X 8' X 12MM	VIROC	JONATHAN PACKIN, JPACKIN@OMLUMBER.COM	INSTALL ROUGH SIDE OUT / SCREWS: GRIP RITE, EXTERIOR SCREWS, 2-1/2"X10 #305 STAINLESS STEEL, WITH EVERBILT FINISHING WASHERS, #10. OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
VR-4	FIBER CEMENT PANEL	12MM RED - UNSANDED	RED	4' X 8' X 12MM	VIROC	JONATHAN PACKIN, JPACKIN@OMLUMBER.COM	INSTALL ROUGH SIDE OUT / SCREWS: GRIP RITE, EXTERIOR SCREWS, 2-1/2"X10 #305 STAINLESS STEEL, WITH EVERBILT FINISHING WASHERS, #10. OWNERS REP TO ADVISE ON BEST INSTALLATION PRACTICES PRIOR TO INSTALLATION
WF-1	WOOD FLOORING	ARDEN EUROPEAN OAK DISTRESSED ENGINEERED HARDWOOD / 100785641	-	7.5" W X VARYING LENGTHS X 1/2" T	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	
WF-2	WOOD FLOORING	DORSEY BIRCH HAND SCRAPED ENGINEERED HARDWOOD / 100913318	-	5" W X VARYING LENGTHS X 3/8" T	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	
WF-3	WOOD FLOORING	KENDREE HICKORY WIRE-BRUSHED ENGINEERED HARDWOOD / 100812254	-	6 1/2" x VARYING LENGTHS X 3/8" T	FLOOR & DÉCOR	JOE NAHAY, JOSEPH.NAHAY@FLOORANDDECOR.COM	
WP-4A	PLYWOOD	BIRCH	CLEAR COAT SATIN FINISH	4' X 8' X 1/2"	MENARD'S	-	-
WP-5	PLYWOOD	WHITE OAK	CLEAR COAT SATIN FINISH	4' X 8' X 1/2"	HOME DEPOT	-	-
WP-7	WOOD SIDING	CEDAR PLANK	CLEAR COAT SATIN FINISH	6" W	HOME DEPOT	-	-
WP-8	WOOD PLANK	WHITE OAK	-	REFER TO DRAWINGS	-	-	-
WP-9	WOOD PLANK	WHITE OAK	MINWAX WOOD FINISH / EARLY AMERICAN	REFER TO DRAWINGS	-	-	BRIGHTSTONE CREATIVE TO APPROVE SAMPLE PRIOR TO PRODUCTION
WP-10	WOOD PLANK	HAMPTONS	-	5" X RANDOM LENGTHS X 5/32" T	STIKWOOD	-	-
WP-11	WOOD PLANK	WHITE OAK	WHITE WASH FINISH	REFER TO DRAWINGS	-	-	BRIGHTSTONE CREATIVE TO APPROVE SAMPLE PRIOR TO PRODUCTION
WP-12	WOOD PLANK	WHITE OAK	MINWAX WOOD FINISH / WATER BASED GREEN TEA	REFER TO DRAWINGS	-	-	BRIGHTSTONE CREATIVE TO APPROVE SAMPLE PRIOR TO PRODUCTION

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ROOM FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceilings Ceiling Finish	Additional Information
BSMT						
001	NORTH HIGH BREWING	CT-3	NH-P-4B	NH-P-1		
002	BAR	CT-3	NH-P-4B	NH-T-2		
003	UNISEX RR	NH-EP-1	NH-EP-1	SEE ELEV		
004	MEETING ROOM	CT-3	NH-P-4B	SEE ELEV		
007	KITCHEN PREP	CT-3	B-1	P-2		
008	HALL	CT-3	B-1	P-2		
009	DATA	CT-3	B-1	P-2		
010	WATER & ELECTRICAL	CT-3	B-1	P-2		
E001	ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
E002	SERVICE ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
S001	S STAIR	CT-3	B-2	P-4		
S002	EXIST STAIR	NH-EP-1	NH-P-4B	NH-P-3		
BSMT + 5"						
005	DUCKPIN BOWLING	CT-3	NH-P-4B	AC-20		
006	STORAGE	CT-3	B-1	P-2		
LVL 1						
	CORRIDOR	WF-3	NH-P-4B	NH-P-4B		
101	VESTIBULE	TL-23	B-2	P-3		
102	COHATCH LOBBY	WF-1	B-2	P-4		
103	MEETING ROOM	CP-5	B-2	P-2		
104	ATRIUM	WF-1	B-2	P-5		
105	BAR	NH-T-1B	SEE ELEV	NH-T-1A		
106	RESTAURANT	WF-3	ELEV	NH-P-1		
107	MENS RR	TL-24	TL-25	SEE ELEV		
108	WOMENS RR	TL-24	TL-25	SEE ELEV		
109	EXIT CORRIDOR	WF-3	B-2	P-3		
110	KITCHEN OFFICE	WF-3	B-2	P-3		
111	WALK IN COOLER					
112	KITCHEN					
113	HALL	WF-3	NH-P-4B	NH-P-3		
E101	ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
E102	SERVICE ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
S101	S STAIR	EP-1	B-2	P-3		
S102	EXIST STAIR	WF-3	B-2	P-33B		
S103	BSMT STAIR					
LVL 2						
207	OFF	CP-1	B-1	P-2		
208	OFF	CP-1	B-1	P-2		
209	OFF	CP-1	B-1	P-2		
210	OFF	CP-1	B-1	P-2		
212	PHONE BOOTH	WF-1	B-2	P-29 / AC-15		
213	OFF	CP-1	B-1	P-2		

ROOM FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceilings Ceiling Finish	Additional Information
BLDG 2 LVL 2						
200	MECH CLOSET	TL-24	B-1	P-2		
201	OFF	CP-4	B-1	P-2		
202	OFF	CP-1	B-1	P-2		
203	OFF	CP-1	B-1	P-2		
204	OFF	CP-1	B-1	P-2		
205	OFF	CP-1	B-1	P-2		
206	OFF	CP-1	B-1	P-2		
214	HALL	WF-1	B-2	P-4		
215	HALL	WF-1	B-2	P-3		
216	OFF	CP-4	B-1	P-2		
217	OFF	CP-4	B-1	P-2		
218	STORAGE/MECH	TL-24	B-1	P-2		
219	UNISEX RR	TL-24	TL-25	P-33B/P-21		
220	KITCHENETTE	WF-1	B-2	P-33B		
221	UNISEX RR	TL-24	TL-25	P-33B/P-21		
222	FLEX MEETING	CP-5	B-2	SEE ELEV		
223	OFF	CP-4	B-1	P-2		
224	COWORKING/LOUNGE	WF-1	B-2	P-5		
225	OFF	CP-4	B-1	P-2		
226	OFF	CP-4	B-1	P-2		
E201	ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
E202	SERVICE ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
S201	S STAIR	EP-1	B-2	P-3		
S202	EXIST STAIR	EXST.	EXIST	EXST.		
LVL 3						
303	OFF	CP-2	B-1	P-2		
304	OFF	CP-2	B-1	P-2		
305	OFF	CP-2	B-1	P-2		
306	OFF	CP-2	B-1	P-2		
307	OFF	CP-2	B-1	P-2		
308	OFF	CP-2	B-1	P-2		
309	OFF	CP-2	B-1	P-2		
310	OFF	CP-2	B-1	P-2		
311	OFF	CP-2	B-1	P-2		
312	OFF	CP-2	B-1	P-2		
313	HALL	WF-2	B-2	P-5		
320	KITCHENETTE/ LOUNGE	WF-2	B-2	P-33B		

ROOM FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceilings Ceiling Finish	Additional Information
BLDG 2 LVL 3						
301	OFF	CP-3	B-1	P-2		
302	OFF	CP-3	B-1	P-2		
314	HALL	WF-2	B-2	P-55		
315	OFF	CP-3	B-1	P-2		
316	PHONE BOOTH	CP-5	B-2	P-20 / AC-5		
317	OFF	CP-3	B-2	P-2		
318	MEETING	CP-5	B-1	SEE ELEV		
319	OFF	CP-3	B-1	P-2		
320	KITCHENETTE/LOUNGE					
321	OFF	CP-3	B-1	P-2		
322	LAUNCHPAD	CP-12	B-2	SEE ELEV		
323	OFF	CP-3	B-1	P-2		
324	HALL					
E301	ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
E302	SERVICE ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
S301	S STAIR	EP-1	B-2	P-3		
S302	EXIST STAIR	EXIST	-	EXIST		
BLDG 1, LVL 4						
405	HALL	TL-24	B-1	P-2		
407	STORAGE	TL-24	B-1	P-2		
408	STORAGE	TL-24	B-1	P-2		
LVL 4						
401	MEETING	EXST.	B-2	P-52/AC-20		
402	BAR	EXST.	B-2	P-52/TL-20		
403	S DECK	SP-2	SEE ELEV	P-33B		
404	W DECK	SP-2	SEE ELEV	P-33B		
406	HALL	EXST.	B-2	P-52		
409	CATERING SERVICE	EXST.	B-2	P-2		
410	MENS RR	TL-24	TL-25	SEE ELEV		
411	WOMENS RR	TL-24	TL-25	SEE ELEV		
412	HALL	EXST.	B-2	P-52		
413	MECH					
E401	ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
E402	SERVICE ELEV	RB-1	-	-	SILVER METALLIC	SEE SPECS
S401	S STAIR	EP-1	B-2	P-3		
S402	EXIST STAIR	EXST.	EXST.	EXST.		

GENERAL FINISH NOTES

1. REFER TO FINISH PLAN, ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS FOR FINISH INFORMATION.
2. MATERIAL INFORMATION IS GIVEN WHEREVER POSSIBLE ON THE INTERIOR SHEETS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT SO THAT THE CORRECT MATERIAL IS INSTALLED.
3. REFER TO THE SPECIFICATIONS FOR EACH MATERIAL SELECTION.
4. PLEASE REFER TO SPECIFICATIONS PROVIDED BY BRIGHTSTONE FOR TENANT INFORMATION, MATERIALS, FURNITURE AND MILLWORK.
5. ALL MATERIALS ARE TO BE INSTALLED USING THE MANUFACTURER'S RECOMMENDED ADHESIVES.
6. GYP. BD. WALLS AND SOFFITS TO RECEIVE A LEVEL FOUR (4) FINISH UNLESS NOTED OTHERWISE.
7. OFFICES AND ROOM WALLS ARE TO BE PAINTED P-2 UNLESS NOTED OTHERWISE.
8. COMMON SPACES AND CORRIDORS ARE TO BE PAINTED P-3 UNLESS NOTED OTHERWISE.
9. GYP. BD. BULKHEADS AND CEILINGS ARE TO BE PAINTED P-33A UNLESS NOTED OTHERWISE.
10. BULKHEADS, SOFFITS, AND FUR-DOWNS ARE TO BE FINISHED WITH THE SAME MATERIAL AND/OR COLOR ON ALL FACES AS SPECIFIED UNLESS NOTED OTHERWISE.
11. THERE SHALL NOT BE PAINT CONDITIONS THAT OCCUR CAUSING FINISH OR COLOR TO CHANGE ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE. IF THIS CONDITION OCCURS BRING THIS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
12. INTERIOR EXPOSED STEEL OR CONCRETE STRUCTURAL COLUMNS AND FRAMING ARE TO BE PAINTED UNLESS OTHERWISE NOTED. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE.
13. FIRE RESISTANT RATED INTUMESCENT PAINT FINISH EXPOSED WITHIN A ROOM IS TO HAVE A SMOOTH FINISH AND RECEIVE A FINAL PAINT COLOR SELECTED BY THE ARCHITECT.
14. EXPOSED CMU, WHICH DOES NOT HAVE A SPECIAL FINISH, INTEGRAL COLOR OR DECORATIVE FACE, IS TO BE PAINTED UNLESS NOTED OTHERWISE.
15. WALL GRILLES, CEILING DIFFUSERS, AND FIRE EXTINGUISHER CABINETS ARE TO BE FINISHED IN THE SAME MATERIAL AS THE ADJACENT WALL MATERIAL.
16. METAL TRIM PIECE TO OCCUR AT ALL TILED WALL OUTSIDE CORNERS ABOVE FORMED OUTSIDE CORNER TILE TRIM UNITS.
17. PROVIDE FRP AT SINKS IN JANITOR CLOSETS TO 6" ABOVE FAUCETS AND ON ADJACENT WALLS.
18. TRANSITIONS, REDUCER STRIPS, AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.
19. ALIGN FLOORING TRANSITIONS WITH FINISH BASE EXCEPT AT DOORS UNLESS NOTED OTHERWISE.
20. FLOORING MATERIAL SHALL BE CENTERED UNDER THE DOOR IN THE CLOSED POSITION. TRANSITIONS, IF NEEDED, ARE ALSO TO BE CENTERED UNDER THE

FURNITURE SPECIFICATIONS						
OVER-THE-RHINE - CINCINNATI, OH						
MARK	**NAME**	**MODEL NO.**	**COLOR / FINISH**	**SIZE**	**SOURCE**	**NOTE**
ACC-NH-2	MEDIUM ORNATE GOLD CLASSIC ACCENT MIRROR	DW26004HD / 10044067	GOLD	37" H X 21" W	HOME DEPOT	-
ACC-NH-4	BAR FOOT RAIL KIT: 90 DEGREE POST FOOT RAIL BRACKET, BAR FOOT RAIL TUBING, AND FLUSH FLAT END CAP	FOOT RAIL: BLK-990-XX BRACKETS: BLK-76979-2 END CAP: BLK-76940-2	MATTE BLACK	2" OD, VERIFY LENGTH BEFORE ORDERING	KEGWORKS	-
ACC-NH-7	ECOPOTS HANGING POT	-	CHARCOAL	MEDIUM - 11"	BLOOMSCAPE	CAITLIN FOLEY-GREEN TO PROVIDE FOLIAGE. STAINLESS STEEL WIRE FOR HANGING INCLUDED. ADDITIONAL WIRE MAY BE NEEDED.
ACC-NH-8	CASCADING FOLIAGE ALONG NORTH HIGH WINDOWS	-	-	VARYING LENGTHS UP TO 24" L	CAITLIN FOLEY GREEN	-
ACC-NH-9	90 DEGREE POST FOOT RAIL BRACKET, BAR FOOT RAIL TUBING, AND FLUSH FLAT END CAP	FOOT RAIL: SB-990-XX BRACKETS: SB-76979-2 END CAP: SB-76940-2	BRUSHED BRASS	2" OD, VERIFY LENGTH BEFORE ORDERING	KEGWORKS	-
ACC-NH-10	BAR FACE PURSE & COAT HOOK - SINGLE	COATHOOK-1-ORB	OIL RUBBED BRONZE	-	KEGWORKS	-
ACC-NH-11	LIGHTED MARQUEE CURVED ARROW SIGN	-	VINTAGE METAL PATINA	36"	TLN FUNCTIONAL ART / ETSY	7W GLOBE BULBS INCLUDED. 8' LONG BLACK CORD WITH ROTARY SWITCH INCLUDED.
ACC-NH-12	METALLIC SERIES GALVANIZED POWDER COATED STEEL PLANTER BOX	VRDK1017	BLACK	30" H X 38" W X 10"D	VERADEK / WAYFAIR	CAITLIN FOLEY-GREEN TO PROVIDE FOLIAGE.
ACC-NH-13	BAKED ENAMEL STEEL BATHROOM PARTITION ASSEMBLY	-	CHARCOAL	REFER TO DRAWINGS	GRAINGER	FIELD VERIFY BEFORE ORDERING
ACC-NH-14	WIDE BLACK FRAME (4-PACK)	MP131382	BLACK	20" x 24" WITH 16" x 20" MAT	MICHAEL'S	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
ACC-NH-15	PAC-MAN PIXEL BASH HOME CABINET	PX01-19800-00	-	33" D x 21" W x 60" H	BANDAI NAMCO	-
ACC-NH-16	LEIPZIG RUG	6297166	-	9'X12'	RUGS.COM	-
ACC-NH-17	ROY SIDEBOARD	77629278	MATTE BLACK	29.9"H x 15.8"D x 59.1"W	ONE KINGS LANE	-
ACC-NH-18	CUSTOM NEON SIGN	-	-	-	-	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
ACC-NH-19	CUSTOM HOPS LOGO: FRAME AND LETTERS	-	-	-	THE ELECTRIC SHEEP	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION. CAITLIN FOLEY-GREEN TO PROVIDE FOLIAGE.
DE-3B	RASKOG ROLLING CART	-	BLACK	13 3/4" x 17 3/4" x 30 3/4"	IKEA	-
DE-3C	RASKOG ROLLING CART	-	WHITE	13 3/4" x 17 3/4" x 30 3/4"	IKEA	-
DE-9	PETITE BRONZE ADJUSTABLE ARC FLOOR LAMP	162474	BRONZE	24.75" W x 18" D x 71" H	CRATE & BARREL	-
DE-10	MAIL SORTER - STEEL, 45 COMPARTMENT	H-4469BL	BLACK	34" x 12" x 54"	ULINE	-
DE-11	KADIN VANITY MIRROR	W004201679	MIDNIGHT BLACK	36" H x 24" W x 2" D	WAYFAIR	-
DE-13	PREMIUM TENSION CURTAIN ROD	BKTR-90	BLACK	48" - 80" ADJUSTABLE LENGTH	HOME DEPOT	FIELD VERIFY BEFORE ORDERING
DE-14	HOMEIDEAS BLACKOUT CURTAINS (SET OF 2 PANELS)	-	GREY	52" W x 96" L	AMAZON	-
DE-17	TEHOME BRUSHED GOLD METAL FRAMED BATHROOM MIRROR	-	BRUSH GOLD	20" X 30" L	AMAZON	-
DE-18	BOOK NOOK	-	FOREST STORY	24.5 CM L X 8 CM W X 18.2 CM H	ETSY / MIEWORLD	-
DE-19	MADISON COLLECTION / MODERN ABSTRACT	MAD499Y-5R	GREEN / IVORY	5' X 5' ROUND	SAFAVIEH / AMAZON	-
DE-20	TREASURE GURUS LARGE SOLID BRASS HAPPY HOUR BELL	-	BRASS	7.25" W X 6" H X 8" D	AMAZON	-
DE-21	NUMBER THREE ECHO CLOCK	-	FIRE ENGINE RED	14.6" X 14.6" X 1.8"	BURKE DÉCOR	-
DE-23	CERAMIC WALLSCAPE PLANTER	-	WHITE	6.5" DIA. X 6.5"	WEST ELM	CAITLIN FOLEY-GREEN TO PROVIDE FOLIAGE
DE-24	NORRE BAR CABINET	2846862	WALNUT	43.3" W X 17.7" D X 33.5" H	WEST ELM	-
DE-25	FARMINGVILLE FLOOR LAMP	W006880234	BLACK	64" H x 16" W x 16" D	WAYFAIR	-
DE-26	GERMANTOWN AERO RETRACTABLE 81" ARC FLOOR LAMP	W006898841	DARK BRONZE/BLACK	81" H x 50" W x 18" D	WAYFAIR	-
DE-27	KENNY WEAVER ADJUSTABLE SINGLE CURTAIN ROD	-	BLACK	37" - 72" ADJUSTABLE RANGE	HOME DEPOT	-
DE-28	NOYOLA 50" CONSOLE TABLE	W007165809	WHITE	30" H x 50" W x 15" D	WAYFAIR	-
DE-30	ASHTON 42" CONSOLE TABLE	W000297544	CHESTNUT	34.25" H x 42" W x 9.5" D	WAYFAIR	-
DE-31	MUSSON SOLID WOOD 6-HOOK FREESTANDING COAT RACK	W005182834	BLACK	68.5" H x 18" W x 18" D	WAYFAIR	-
DE-32	MID-CENTURY BUFFET	7668804	ACORN	58" W X 19" D X 30" H	WEST ELM	-
DE-33	FAUX POTTED PLANT	-	FIDDLE-LEAF FIG IN WHITE POT RAISED OFF FLOOR	5' H OR SIMILAR	OWNER SUPPLIED	-
DE-34	TERRACE BAR CART	1449987	-	27.8" W X 14" D X 31.75" H	WEST ELM	-
DE-35	MORITZ ROUND MIRROR	-	-	36" DIA.	POTTERY BARN	-
DE-36	METALLIC SERIES GALVANIZED STEEL POT PLANTER	VRDK1015	BLACK	30" H X 13.5" W X 13.5" D	WAYFAIR	-
DE-38	BASE 30 FIRE PIT	-	-	30.6" D X 30.6" W X 13.3" H	LUMENS.COM	FUEL TYPE TO BE NATURAL GAS
DE-39	DECORATIVE HOOK	301412087 / RH1513021195	BRUSHED NICKEL	1.43" D X 4.74" H X .75" W	HOME DEPOT	-
DE-40	PICTURE FRAME, BLACK MAT WITH 060 PLEXI GLASS	-	HICKORY	12" x 20"	ART TO FRAMES	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
DE-41	PICTURE FRAME, BLACK MAT WITH 060 PLEXI GLASS	-	HICKORY	12" x 18"	ART TO FRAMES	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
DE-42	BAKED ENAMEL STEEL BATHROOM PARTITION ASSEMBLY	-	CHARCOAL	REFER TO DRAWINGS	GRAINGER	FIELD VERIFY BEFORE ORDERING
DE-43	FOLIAGE IN COHATCH LOBBY	-	VARIES	VARIES	CAITLIN FOLEY GREEN	-
DE-44	CASCADING FOLIAGE IN FL4 EVENT SPACE	-	-	VARYING LENGTHS UP TO 36" L	CAITLIN FOLEY GREEN	-
DE-45	UNDER CABINET STEMWARE WINE GLASS STORAGE HANGER	-	GOLD	11.8" X 9" X 2.7"	FOMANSH / AMAZON	-
DE-46	CUSTOM NEON SIGN	-	-	-	-	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
DE-47	PICTURE FRAME, BLACK MAT WITH 060 PLEXI GLASS	-	HICKORY	12" x 15.5"	ART TO FRAMES	REFER TO GRAPHIC PACKAGE FOR ADDITIONAL INFORMATION
FURN-NH-10	SPENSER STACKING CHAIR	40862716	BRASS / COLOR CODE: 027	30.5"H X 20"W X 18.25"D	ANTHROPOLOGIE	-
FURN-NH-13A	KEYREN MARY-KATE COUNTER STOOL (SET OF 2)	W007365073	WHISKEY BROWN	24.4" SH, 36" H OVERALL	WAYFAIR	-
FURN-NH-13B	KEYREN MARY-KATE BAR STOOL (SET OF 2)	W007365073	WHISKEY BROWN	29.4" SH, 41" H x 18.5" W x 22" D	WAYFAIR	-
FURN-NH-16B	NIA UPHOLSTERED BAR STOOL (SET OF 2)	A001091363	GOLD FRAME / BLACK UPHOLSTERY	BAR STOOL (29" SEAT HEIGHT)	ALL MODERN	-
FURN-NH-18	BFM SEATING / DAYTONA SIDE CHAIR	163SU2810CSG	SOFT GRAY POWDER COAT	17.75" X 20.5" X 33"	WEBSTAURANT STORE	-
FURN-NH-19	LANCASTER DINING HEIGHT TABLE	427CAU3248GY	GRAY POWDER COAT ALUMINUM	32" X 48" X 30" H	WEBSTAURANT STORE	-
FURN-NH-23	LOTUSVILLE VINTAGE PU LEATHER DINING CHAIRS, SET OF 2	-	GREY	22.25" D x 18.5" W x 31.5" H	ROUNDHILL FURNITURE / AMAZON	-
FURN-NH-24	CALIFORNIA 1A RODEO SERIES - SUNBRELLA 1A CANOPY	222AAT604AS1BL / AAT6004A002-5408	BLACK FABRIC / ALUMINUM POLE	6' L X 6' W X 102" H	WEBSTAURANT STORE	-
FURN-NH-25	LANCASTER 50LB. SQUARE STEEL UMBRELLA BASE	164UMBASESTL	BLACK	13 1/4" W X 15.15" H	WEBSTAURANT STORE	-
FURN-NH-26	NIA UPHOLSTERED COUNTER STOOL (SET OF 2)	A001091363	BLACK FRAME / GRAY UPHOLSTERY	18" W x 20" D X 34" H	ALL MODERN	-
FURN-NH-27	NIA UPHOLSTERED COUNTER STOOL (SET OF 2)	A001091363	BLACK FRAME / BLACK UPHOLSTERY	18" W x 20" D X 34" H	ALL MODERN	-
FURN-NH-28	ADOBE BAR STOOL WITH A WOOD SEAT	MS-S1244-H75-STW-GUN	GUNMETAL	15.7" X 15.7" W X 29.5" H	INDUSTRY WEST	-
M01	LIVE EDGE TABLE	-	LE / CLEAR COAT POST LEGS	36" W X 84" L X 29" H	-	-
M02	CORNHOLE TABLE	-	-	-	A CARPENTER'S SON	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE
M03	COUNTER LEDGE	-	LW	18" D X 12' 4.75" L	A CARPENTER'S SON	PROVIDE BLACK BRACKETS TO MOUNT AT 36" AFF / VERIFY IN FIELD BEFORE FABRICATION
M04	COUNTER	-	-	-	A CARPENTER'S SON	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE. GC TO PROVIDE PLYWOOD SUBSTRATE.
M05	TABLE	-	DW / CLEAR COAT PEDESTAL BASE	36" W X 36" L X 30" H	A CARPENTER'S SON	-
M07	TABLE	-	MW / CLEAR COAT POST LEGS	36" W X 72" L X 29" H	A CARPENTER'S SON	-
M08	TABLE	-	MW / CLEAR COAT PEDESTAL BASE	24" X 30" X 36" H	A CARPENTER'S SON	-
M09	LAUNCHPAD TABLE	-	MW / CLEAR COAT POST LEGS	24" X 54" X 36" H	A CARPENTER'S SON	-
M10	MEETING ROOM TABLE	-	MINWAX WOOD FINISH WATER-BASED NAVY SOLID INTERIOR STAIN / BLACK CC BASE	4' DIA. X 29" H	A CARPENTER'S SON	BRIGHTSTONE CREATIVE TO APPROVE SAMPLE PRIOR TO PRODUCTION
M11	EVENT SPACE TABLE	-	WW / CLEAR COAT POST LEGS	18" W X 72" L X 29" H	A CARPENTER'S SON	-
M14	EVENT SPACE BAR TABLE - ROUND	-	WW / CLEAR COAT PEDESTAL BASE	30" DIA X 40" H	A CARPENTER'S SON	-
M15	BAR LEDGE	-	MW	1' 6" D X 8'4" L	A CARPENTER'S SON	GC TO PROVIDE BLACK L-BRACKETS AND BLOCKING IN WALL. MOUNT AT 40" AFF. FABRICATOR TO VERIFY IN FIELD BEFORE FABRICATION
M16	BAR LEDGE	-	MW	1'6" D X 5' L	A CARPENTER'S SON	GC TO PROVIDE BLACK L-BRACKETS AND BLOCKING IN WALL. MOUNT AT 40" AFF. FABRICATOR TO VERIFY IN FIELD BEFORE FABRICATION
M-NH-1		-	LW / BLACK PEDESTAL BASE (2)	30" W X 48" L X 36" H	A CARPENTER'S SON	-
M-NH-2	4-TOP, BAR HEIGHT	-	SMOKE / BLACK PEDESTAL BASE (2)	30" W X 48" L X 42" H	A CARPENTER'S SON	-
M-NH-3	4-TOP, TABLE HEIGHT	-	LW / BLACK PEDESTAL BASE (2)	30" W X 48" L X 30" H	A CARPENTER'S SON	-
M-NH-4	2-TOP, TABLE HEIGHT	-	LW / BLACK PEDESTAL BASE	24" W X 30" L X 30" H	A CARPENTER'S SON	-
M-NH-5	CUSTOM BAR TOP - FLOOR 1	-	-	-	A CARPENTER'S SON	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE/ GC TO PROVIDE PLYWOOD SUBSTRATE.
M-NH-6	2-TOP ROUND, BAR HEIGHT	-	SMOKE / BLACK PEDESTAL BASE	36" DIA X 42" H	A CARPENTER'S SON	-
M-NH-7	4-TOP, TABLE HEIGHT	-	SMOKE / BLACK PEDESTAL BASE (2)	30" W X 48" L X 30" H	A CARPENTER'S SON	-
M-NH-8	CUSTOM BAR TOP - BASEMENT	-	-	-	A CARPENTER'S SON	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE/ GC TO PROVIDE PLYWOOD SUBSTRATE.
M-NH-9	4-TOP, COUNTER HEIGHT	-	SMOKE / BLACK PEDESTAL BASE (2)	30" W X 48" L X 30" H	A CARPENTER'S SON	-
M-NH-10	BAR LEDGE	-	SMOKE	16" X 13' 3 3/4"	A CARPENTER'S SON	GC TO PROVIDE BLACK L-BRACKETS AND BLOCKING IN WALL. GC TO MOUNT T.O. BAR LEDGE MOUNT AT 42" AFF. FABRICATOR TO VERIFY IN FIELD BEFORE FABRICATION
M-NH-11	2-TOP COUNTER HEIGHT LEDGE	-	SMOKE / BLACK POST LEGS	1'6" D X 4'0" W X 36" H	A CARPENTER'S SON	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE
M-NH-12	4-TOP, COUNTER HEIGHT	-	MINWAX WOOD FINISH WATER BASED SPICE SEMI-TRANSPARENT INTERIOR STAIN / BLACK PEDESTAL BASE (2)	30" W X 48" L X 30" H	A CARPENTER'S SON	BRIGHTSTONE CREATIVE TO APPROVE SAMPLE PRIOR TO PRODUCTION
M-NH-13	BANQUETTE UPHOLSTERED PAD	-	-	-	NATRONA LOGISTICS	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE
M-NH-14	BANQUETTE UPHOLSTERED PAD	-	-	-	NATRONA LOGISTICS	REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE
M-NH-15	BAR LEDGE	-	-	-	A CARPENTER'S SON	GC TO PROVIDE BLACK L-BRACKETS AND BLOCKING IN WALL. GC TO MOUNT T.O. BAR LEDGE AT 42" AFF. REFER TO DRAWING IN CUSTOM FURNITURE & MILLWORK PACKAGE
ST-3	PONY TWEED CHAIR	274773	-	19" W X 20.5" D X 34" H	CB2	-
ST-8B	ARMEN LIVING PANDA DINING CHAIR	-	GRAY / WALNUT	25" L X 20" W X 31" H	AMAZON	-
ST-9A	PRIMITIVO NAVY BLUE VELVET DINING CHAIR	-	BLUE	21.5" W x 20" D x 31.75" H	CB2	-
ST-10	CADREA CHAIR	TO-1746-DG/TO-1722/CH-CG	DARK GREEN	18.5" W X 18.5" D X 30.7" H	INDUSTRY WEST	-
ST-11	CADREA CHAIR	TO-1746-WHT/TO-1722/CH-CG	WHITE	18.5" W X 18.5" D X 30.7" H	INDUSTRY WEST	-
ST-12	COPENHAGEN CHAIR	V4486	-	23.6"L X 31.5"W X 27.8"H	VIVA TERRA	-
ST-17	ALYSON LOUNGE CHAIR	ALYSON-LC-OM	MATTE OCEAN BUFFALO LEATHER	23.6" W X 30.7" D X 27.9" H	INDUSTRY WEST	-
ST-18	PENNY LOUNGE CHAIR	FA-SF1393-WP-SD527-10PC	BLUE FABRIC SD527-10PC	29.5" W X 33.8" D X 29.1" H	INDUSTRY WEST	-
ST-19	ADOBE BAR STOOL WITH A WOOD SEAT	MS-S1244-H75-STW-RED	RED METAL	15.7" X 15.7" W X 29.5" H	INDUSTRY WEST	-
ST-20	SLOPE UPHOLSTERED COUNTER STOOL		DIJON BASKET SLUB / MONOCHROMATIC LEG	20.2" W X 18.5" D X 36.2" H	WEST ELM	-
ST-21	BURRARD 2.5 SEATER	SKU14572	FOREST GREEN	33"H x 67"W x 35"D	ARTICLE	-
ST-22	JACK METAL FRAME DINING CHAIR	6450427	SADDLE VEGAN LEATHER / ANTIQUE BRONZE	18.5" W x 23" D x 31.6" H	WEST ELM	-
ST-23	HALVERSON ERGONOMIC MESH TASK CHAIR	W000074466	WHITE / BLACK	21.7" W x 23.6" D	WAYFAIR	-
ST-27	MID-CENTURY LEATHER SHOW WOOD CHAIR	4605839	PECAN	26" W X 31.6" D x 32.3" H	WEST ELM	-
ST-31	SLOPE LEATHER BAR STOOL	7179331	SLATE HALO LEATHER / CHARCOAL LEG	20.2" W X 18.5" D X 40.2" H	WEST ELM	-
ST-32	HOT MESH BAR STOOL	-	GREEN	BAR STOOL (30.5" SEAT HEIGHT)	BLU DOT	-
ST-37A	SLOPE LEATHER COUNTER STOOL	4747023	NUT SADDLE LEATHER / CHARCOAL LEG	20.2" W x 18.5" D x 36.2" H	WEST ELM	-
ST-37B	SLOPE LEATHER BAR STOOL	4747114	NUT SADDLE LEATHER / CHARCOAL LEG	20.2" W x 18.5" D x 40.2" H	WEST ELM	-
ST-42	CORRISA PATIO BAR STOOL (SET OF 2)	W004172644	FROSTED BLACK	42.91" H x 17.91" W x 23.03" D	WAYFAIR	-
ST-43	OUTDOOR SLOPE LOUNGE CHAIR	6207557	CHARCOAL	26.2" W X 28.5" D X 27.75" H	WAYFAIR	-
ST-44	GRUFFUDD STACKING PATIO DINING SIDE CHAIR (SET OF 2)	W003528813	BLACK	32.3" H X 17.7" W X 21" D	WAYFAIR	QUANTITY OF 8 SHOWN ON PLAN. ADDITIONAL QUANTITY OF 14 NEEDED.
ST-45A	ALMEDA TUFTED ARMCHAIR	W002324065	BLUE	32.75" H x 29.75" W x 30" D	WAYFAIR	-
ST-46A	CATANIA ARMCHAIR	J000701956	BURNT ORANGE	34" H x 30" W x 34.5" D	JOSS & MAIN	-
ST-59	ERIK WING CHAIR	5943162	BURNT SIENNA CHARME LEATHER	28" W x 30" D x 39" H	WEST ELM	-
ST-60	GRUFFUDD STACKING PATIO DINING SIDE CHAIR (SET OF 2)	W003528813	OLIVE GREEN	32.3" H X 17.7" W X 21" D	WAYFAIR	QUANTITY OF 8 SHOWN ON PLAN. ADDITIONAL QUANTITY OF 14 NEEDED.
ST-61	JOSHUA CHAIR	-	CHARCOAL GRAY	19.7" W x 20.9" D x 31.5" H	CASTLERY	-
TB-11	ABERNATHY SOLID WOOD END TABLE	W003247520	NATURAL WASH	19" H x 13" W x 13" D	WAYFAIR	-
TB-17	COSMO SIDE TABLE	-	WHITE	14.5" D x 18" H	WEST ELM	-
TB-18	VALERIE SOLID WOOD DRUM END TABLE	W000478312	-	21.25" H x 17.5" W x 17.5" D	WAYFAIR	-
TB-20	DROMMEN DESK	506618	-	57.5" W x 25" D x 34.5" H	CB2	-
TB-22	OTWELL TRAY TOP CROSS LEGS END TABLE	W004055209	WHITE	20.6" H x 16.6" W x 16.6" D	WAYFAIR	-
TB-23	REINA OUTDOOR BAR TABLE	-	BRONZE ALUMINUM / TEAK	32" W x 32" x D x 42" x H	FRANCE & SON	-
TB-24	ANNABEL ROUND MANGO WOOD COFFEE TABLE	W004937569	-	30" X 16"	WAYFAIR	NH
TB-25	COLLIER 32" METAL BAR HEIGHT DINING TABLE	-	ANTIQUE RUST FINISHED ALUMINUM	32"DIA. X 42" H	POTTERY BARN	-
TB-26	TEAK WOOD TUNDRA OUTDOOR PATIO SIDE TABLE	TUN1 / 80944863	GRADE A TEAK WOOD	16" W X 16" D X 18" H	CHIC TEAK INC. / HOUZZ	-

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Furniture & Equipment Schedule

A5.06

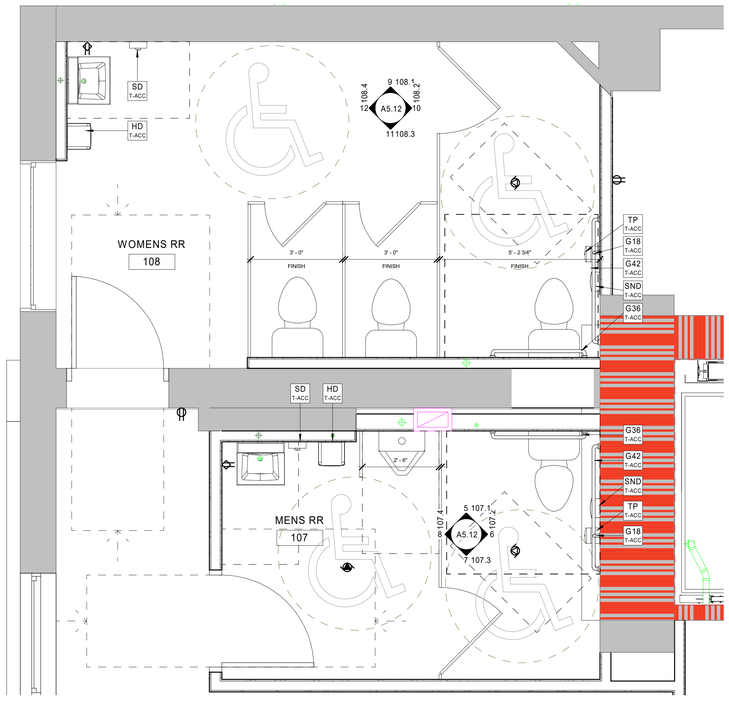
GENERAL NOTES

SEE GENERAL PLAN NOTES ON SHEET A1.00-A1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

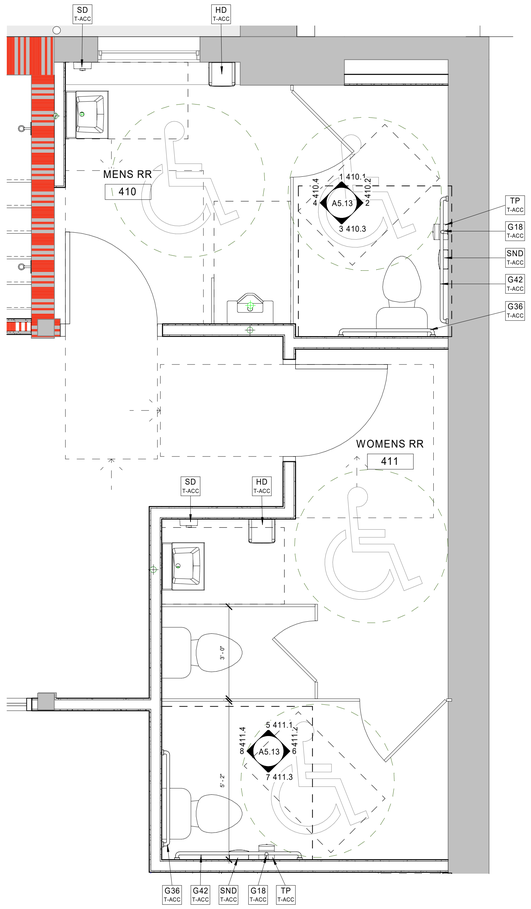
REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS.

CODED TOILET ACC. NOTES

NO.	NOTE
G18	18" GRAB BAR
G36	36" GRAB BAR
G42	42" GRAB BAR
HD	HAND PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
SND	SANITARY NAPKIN DISPOSAL
TP	TOILET PAPER DISPENSER



2 Floor Plan
1st Floor Plan - Restrooms
A5.11 1/2" = 1'-0"



4 Floor Plan
4th Floor Plan - Restrooms
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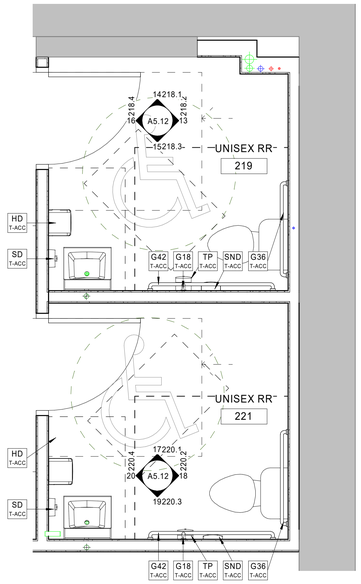

3 Floor Plan
2nd Floor - Restrooms
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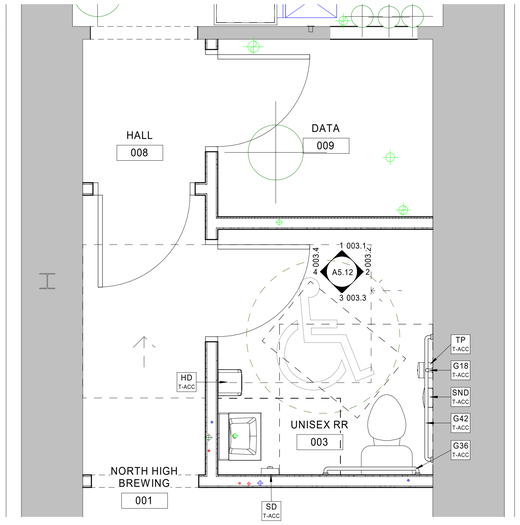

1 Floor Plan
Basement Floor Plan - Restroom
A5.11 1/2" = 1'-0"

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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Restroom Fixture Plans

A5.11

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GENERAL NOTES

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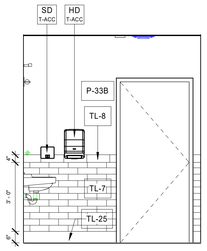
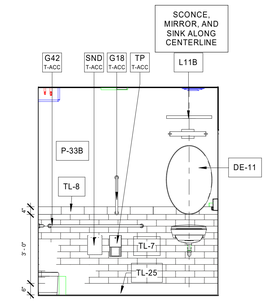
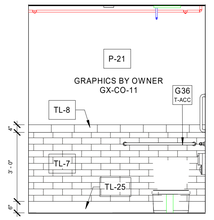


20 Interior Elevation
UNISEX RR - 220 - W
A5.12 3/8" = 1'-0"



19 Interior Elevation
UNISEX RR - 220 - S
A5.12 3/8" = 1'-0"



18 Interior Elevation
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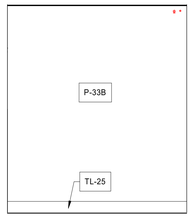
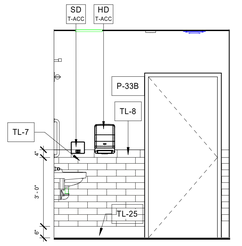


17 Interior Elevation
UNISEX RR - 220 - N
A5.12 3/8" = 1'-0"



16 Interior Elevation
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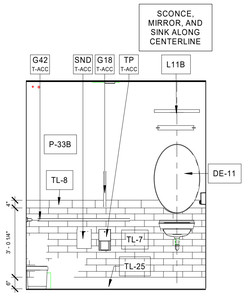
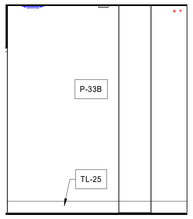


15 Interior Elevation
UNISEX RR - 218- S
A5.12 3/8" = 1'-0"



14 Interior Elevation
UNISEX RR - 218 - N
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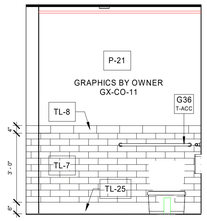
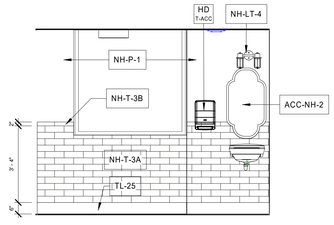
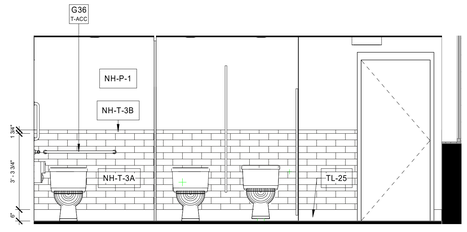


13 Interior Elevation
UNISEX RR - 218 - E
A5.12 3/8" = 1'-0"



12 Interior Elevation
WOMENS RR - 108 - W
A5.12 3/8" = 1'-0"



11 Interior Elevation
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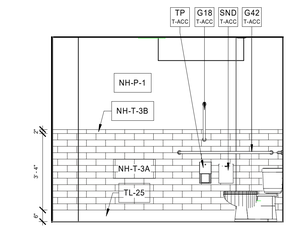

10 Interior Elevation
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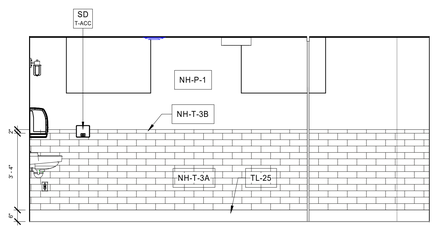

9 Interior Elevation
WOMENS RR - 108 - N
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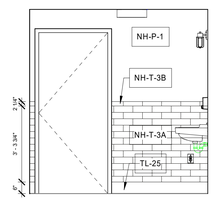

8 Interior Elevation
MENS RR - 107 - W
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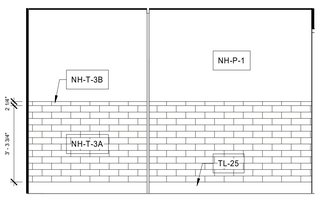

7 Interior Elevation
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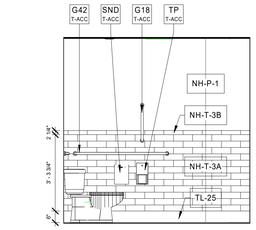

6 Interior Elevation
MENS RR - 107 - E
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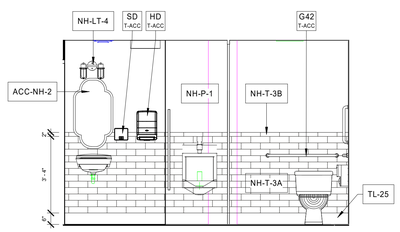

5 Interior Elevation
MENS RR - 107 - N
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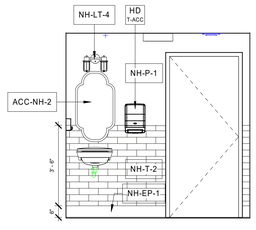

4 Interior Elevation
UNISEX RR - 003 - W
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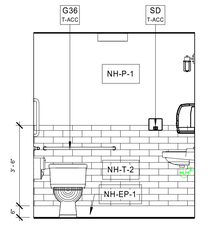

3 Interior Elevation
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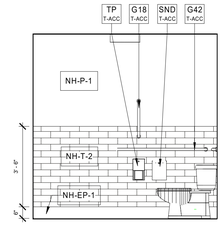

2 Interior Elevation
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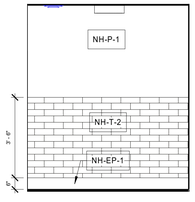

1 Interior Elevation
UNISEX RR - 003 - N
A5.12 3/8" = 1'-0"

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

Restroom Fixture Elevations

A5.12

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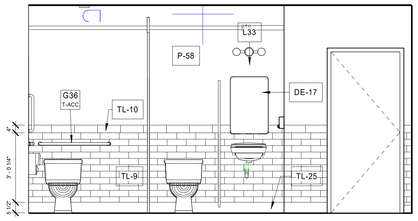
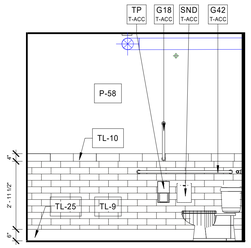
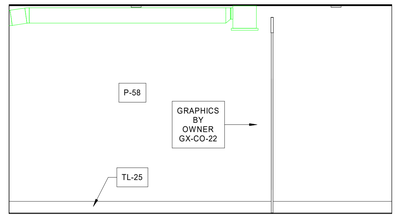


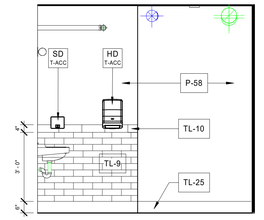
8 A5.13 Interior Elevation
WOMENS RR - 411 - W
3/8" = 1'-0"



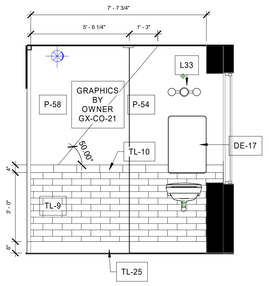
7 A5.13 Interior Elevation
WOMENS RR - 411 - S
3/8" = 1'-0"



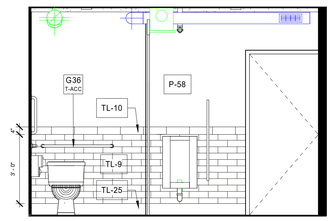
6 A5.13 Interior Elevation
WOMENS RR - 411 - E
3/8" = 1'-0"



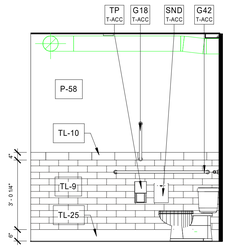
5 A5.13 Interior Elevation
WOMENS RR - 411 - N
3/8" = 1'-0"



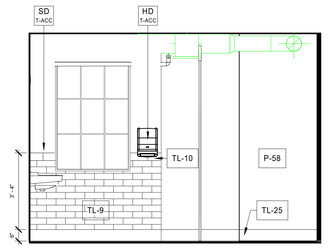
4 A5.13 Interior Elevation
MENS RR - 410 - W
3/8" = 1'-0"



3 A5.13 Interior Elevation
MENS RR - 410 - S
3/8" = 1'-0"



2 A5.13 Interior Elevation
MENS RR - 410 - E
3/8" = 1'-0"



1 A5.13 Interior Elevation
MENS RR - 410 - N
3/8" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Restroom Fixture Elevations

A5.13

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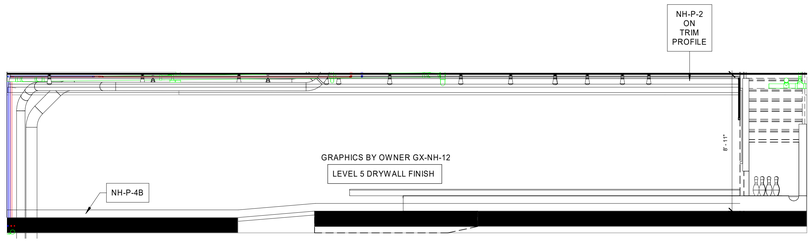
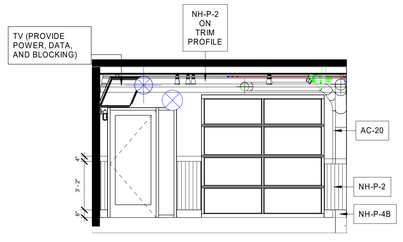
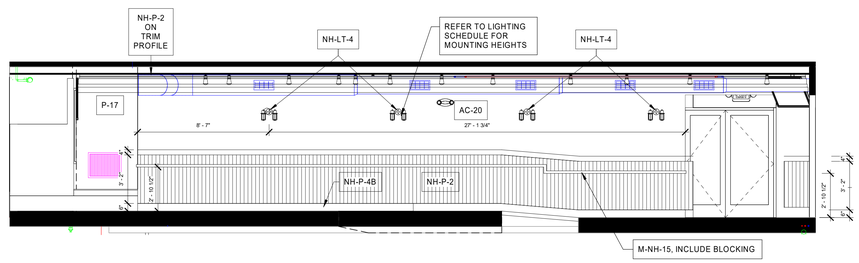


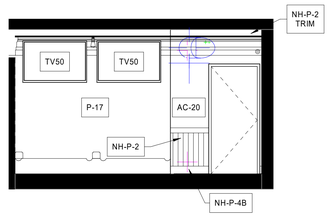
16 Interior Elevation
Duckpin Bowling- 005.4
A5.21 1/4" = 1'-0"



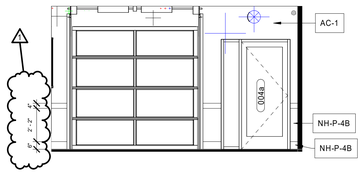
15 Interior Elevation
Duckpin Bowling- 005.3
A5.21 1/4" = 1'-0"



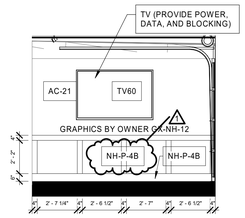
14 Interior Elevation
Duckpin Bowling- 005.2
A5.21 1/4" = 1'-0"



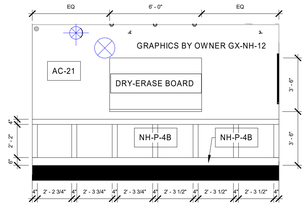
13 Interior Elevation
Duckpin Bowling- 005.1
A5.21 1/4" = 1'-0"



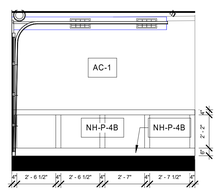
12 Interior Elevation
Meeting- 004.1
A5.21 1/4" = 1'-0"



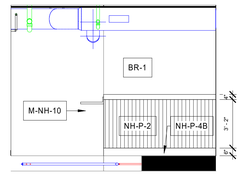
11 Interior Elevation
Meeting- 004.4
A5.21 1/4" = 1'-0"



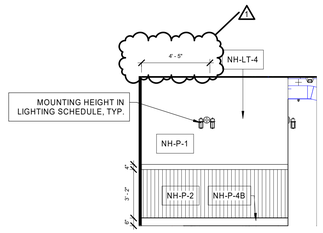
10 Interior Elevation
Meeting- 004.3
A5.21 1/4" = 1'-0"



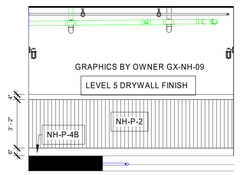
9 Interior Elevation
Meeting- 004.2
A5.21 1/4" = 1'-0"



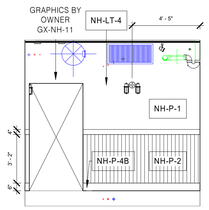
8 Interior Elevation
NH- 001.8
A5.21 1/4" = 1'-0"



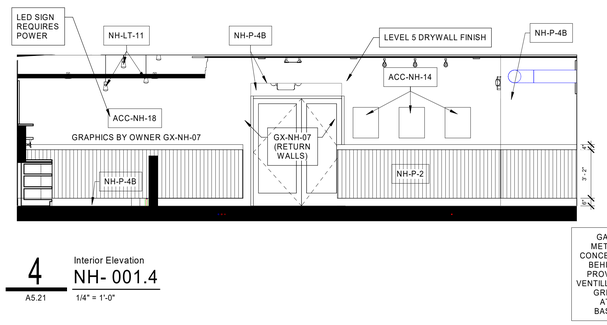
7 Interior Elevation
NH- 001.7
A5.21 1/4" = 1'-0"



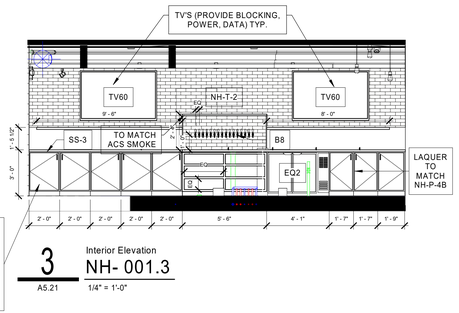
6 Interior Elevation
NH- 001.6
A5.21 1/4" = 1'-0"



5 Interior Elevation
NH- 001.5
A5.21 1/4" = 1'-0"

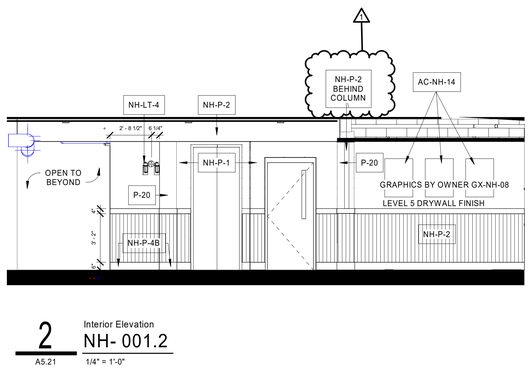


4 Interior Elevation
NH- 001.4
A5.21 1/4" = 1'-0"

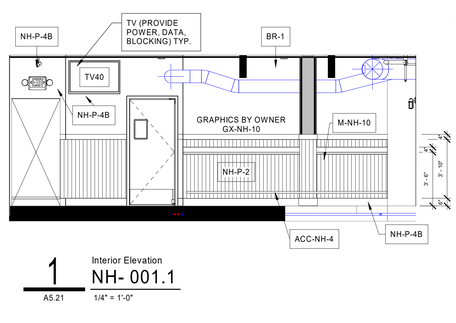


GAS
METER
CONCEALED
BEHIND,
PROVIDE
VENTILATION
GRILL
AT
BASE

3 Interior Elevation
NH- 001.3
A5.21 1/4" = 1'-0"



2 Interior Elevation
NH- 001.2
A5.21 1/4" = 1'-0"



1 Interior Elevation
NH- 001.1
A5.21 1/4" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Elevations

A5.21

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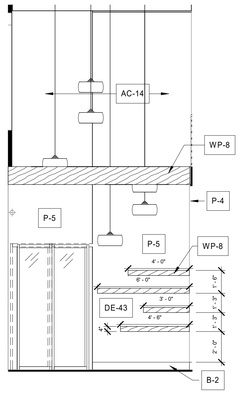
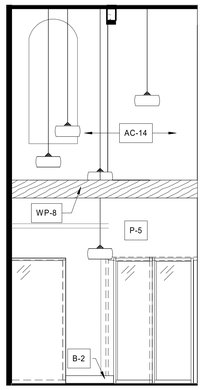
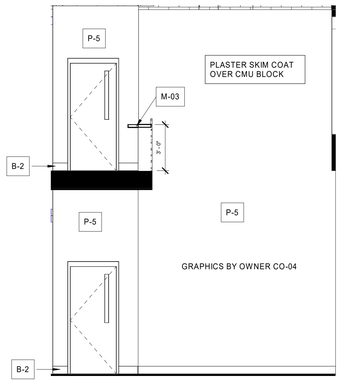


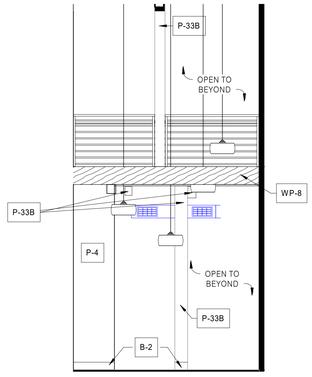
16 Interior Elevation
Atrium - 104 - W
A5.22 1/4" = 1'-0"



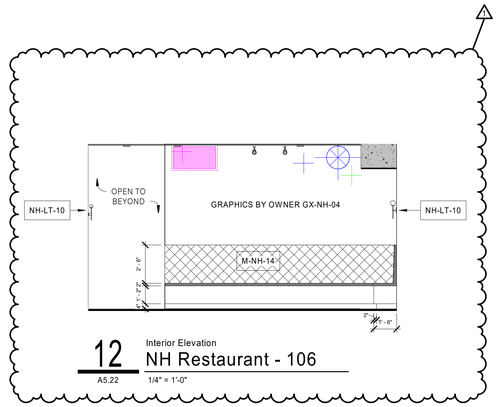
15 Interior Elevation
Atrium - 104 - S
A5.22 1/4" = 1'-0"



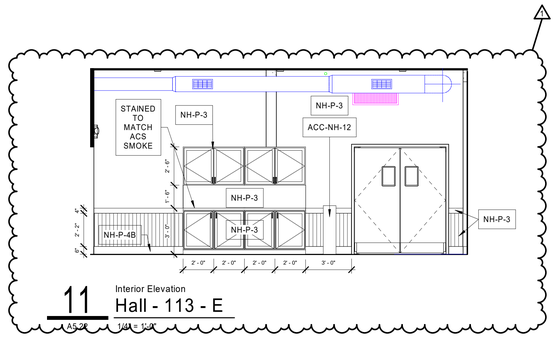
14 Interior Elevation
Atrium - 104 - E
A5.22 1/4" = 1'-0"



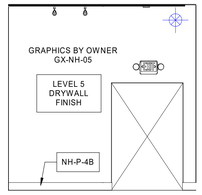
13 Interior Elevation
Atrium - 104 - N
A5.22 1/4" = 1'-0"



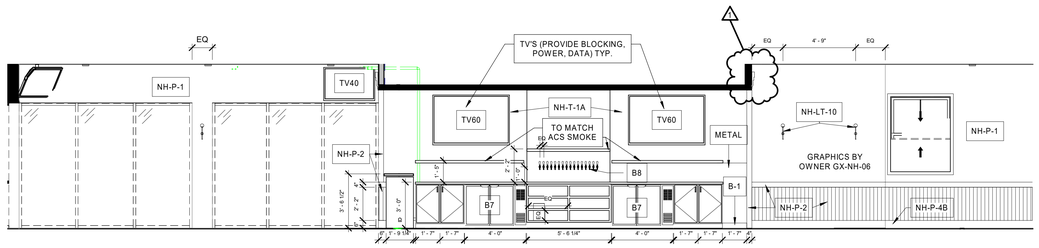
12 Interior Elevation
NH Restaurant - 106
A5.22 1/4" = 1'-0"



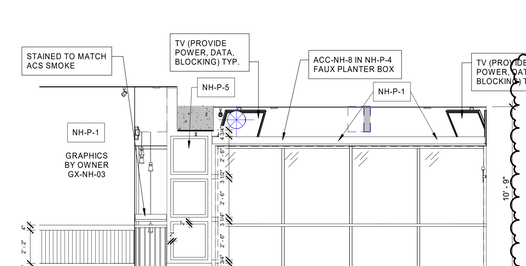
11 Interior Elevation
Hall - 113 - E
A5.22 1/4" = 1'-0"



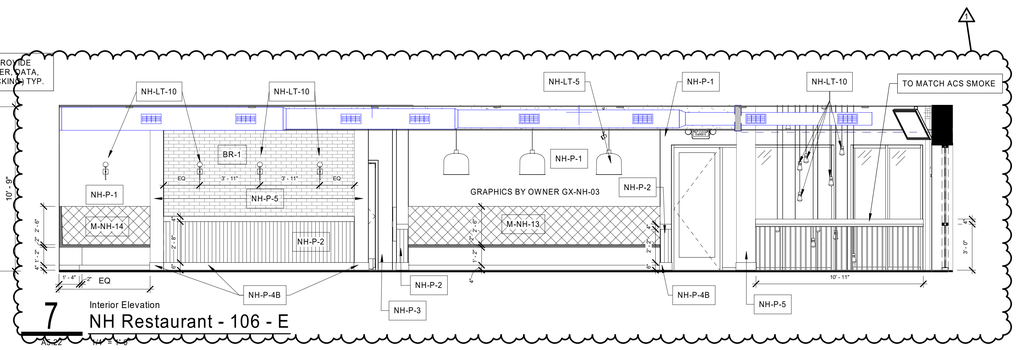
10 Interior Elevation
Hall - 113 - N
A5.22 1/4" = 1'-0"



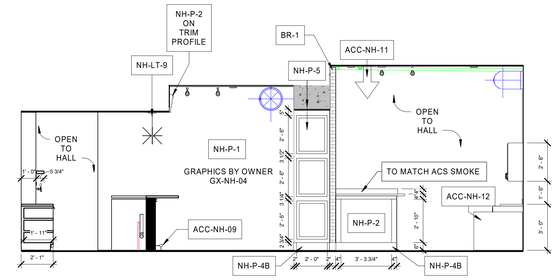
9 Interior Elevation
NH Restaurant - 106 - S
A5.22 1/4" = 1'-0"



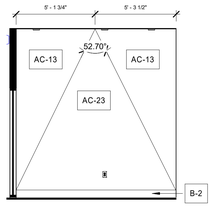
8 Interior Elevation
NH Restaurant - 106 - S
A5.22 1/4" = 1'-0"



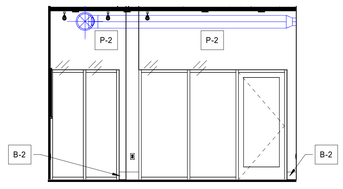
7 Interior Elevation
NH Restaurant - 106 - E
A5.22 1/4" = 1'-0"



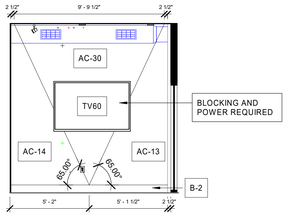
6 Interior Elevation
NH Restaurant - 106 - N
A5.22 1/4" = 1'-0"



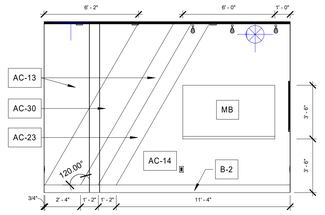
5 Interior Elevation
Meeting Room - 103 - W
A5.22 1/4" = 1'-0"



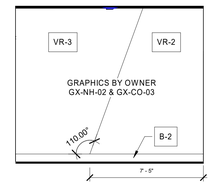
4 Interior Elevation
Meeting Room - 103 - S
A5.22 1/4" = 1'-0"



3 Interior Elevation
Meeting Room - 103 - E
A5.22 1/4" = 1'-0"



2 Interior Elevation
Meeting Room - 103 - N
A5.22 1/4" = 1'-0"



1 Interior Elevation
Vestibule- 101- N
A5.22 1/4" = 1'-0"

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Issue Date: March 30, 2022

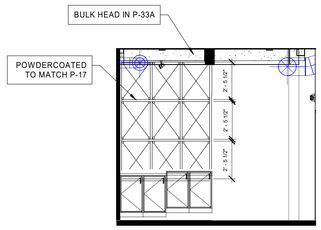
REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

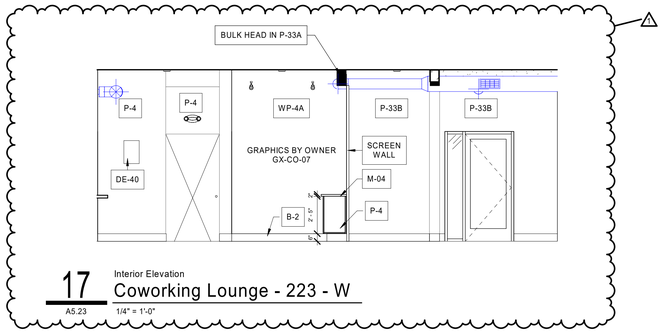
Interior Elevations

A5.22

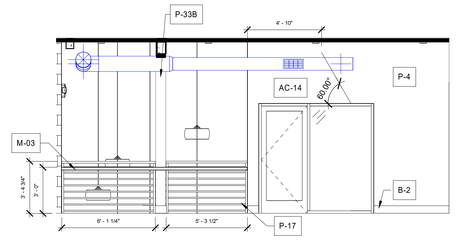
\\bdmd.local\UEM\UserShare\lgemmill\Documents\COhatch Leader Bldg - Architectural (R20)_lgemmill.rvt
4/12/2022 5:15:16 PM



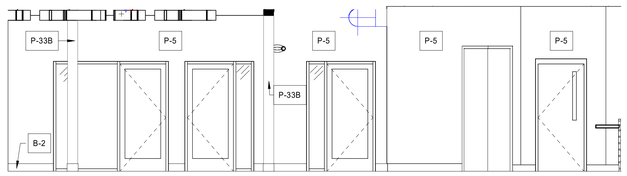
18 Interior Elevation
Coworking Lounge - 223 - N
A5.23 1/4" = 1'-0"



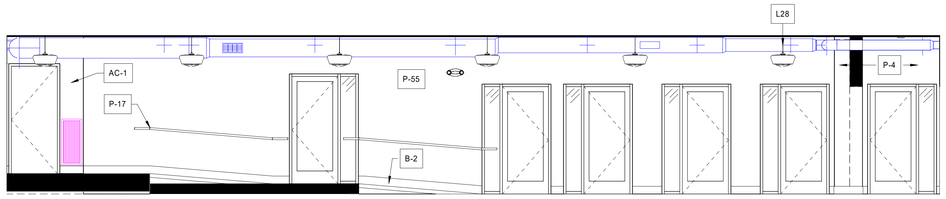
17 Interior Elevation
Coworking Lounge - 223 - W
A5.23 1/4" = 1'-0"



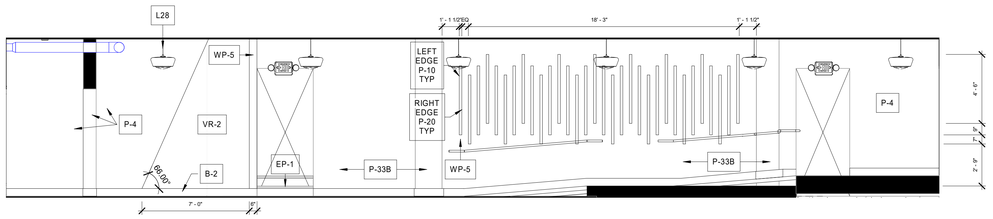
16 Interior Elevation
Coworking Lounge - 223 - S
A5.23 1/4" = 1'-0"



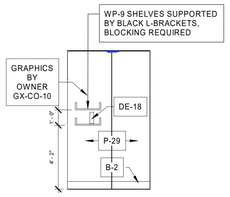
15 Interior Elevation
Coworking Lounge - 223 - E
A5.23 1/4" = 1'-0"



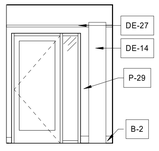
14 Interior Elevation
Hall - 213 - W
A5.23 1/4" = 1'-0"



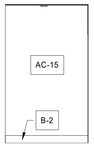
13 Interior Elevation
Hall 213 - E
A5.23 1/4" = 1'-0"



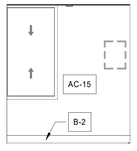
12 Interior Elevation
Phone Booth - 211 - W
A5.23 1/4" = 1'-0"



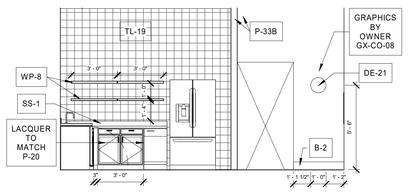
11 Interior Elevation
Phone Booth - 211 - S
A5.23 1/4" = 1'-0"



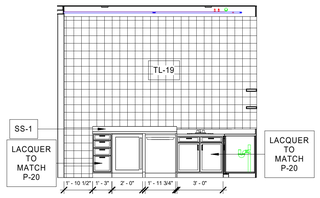
10 Interior Elevation
Phone Booth - 211 - E
A5.23 1/4" = 1'-0"



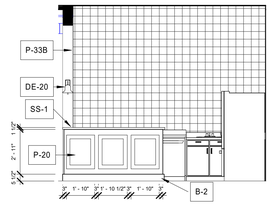
9 Interior Elevation
Phone Booth - 211 - N
A5.23 1/4" = 1'-0"



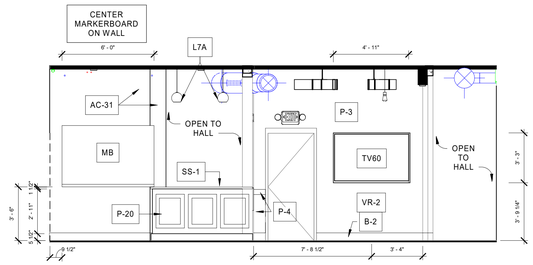
8 Interior Elevation
Kitchenette - 219 - W
A5.23 1/4" = 1'-0"



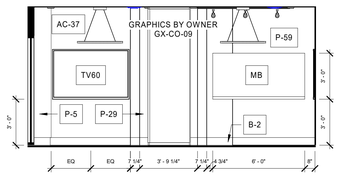
7 Interior Elevation
Kitchenette - 219 - S
A5.23 1/4" = 1'-0"



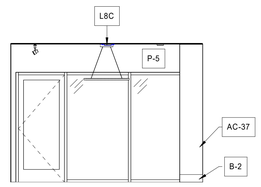
6 Interior Elevation
Kitchenette - 219.2 - S
A5.23 1/4" = 1'-0"



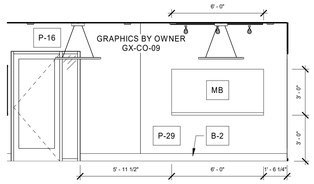
5 Interior Elevation
Kitchenette - 219 - N
A5.23 1/4" = 1'-0"



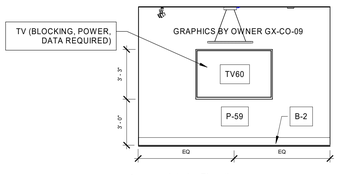
4 Interior Elevation
Flex Meeting - 221 - W
A5.23 1/4" = 1'-0"



3 Interior Elevation
Flex Meeting - 221 - S
A5.23 1/4" = 1'-0"



2 Interior Elevation
Flex Meeting - 221 - E
A5.23 1/4" = 1'-0"



1 Interior Elevation
Flex Meeting - 221 - N
A5.23 1/4" = 1'-0"

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Tenant Designer

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https://www.cohatch.com

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Elevations

A5.23

\\bdmd.local\UEM\UserShare\jgemmill\Documents\COhatch Leader Bldg - Architectural (R20)_jgemmill.rvt

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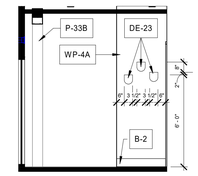
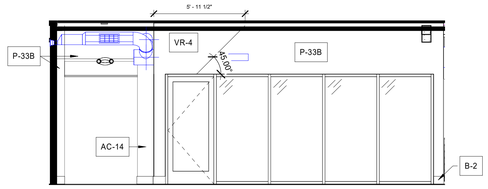
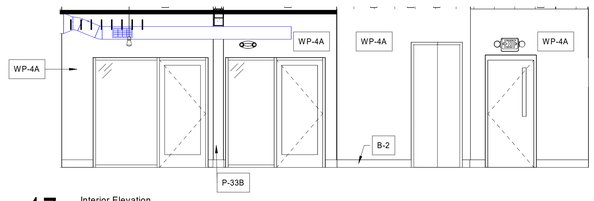


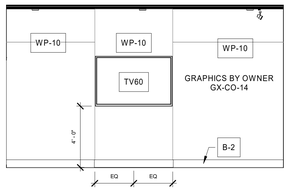
19 Interior Elevation
Hall - 324 - N
A5.24 1/4" = 1'-0"



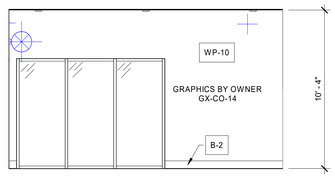
18 Interior Elevation
Hall - 324 - W
A5.24 1/4" = 1'-0"



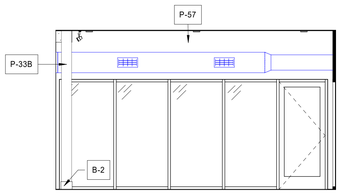
17 Interior Elevation
Hall - 324 - E
A5.24 1/4" = 1'-0"



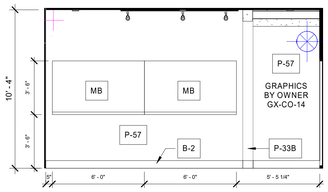
16 Interior Elevation
Launchpad - 322 - W
A5.24 1/4" = 1'-0"



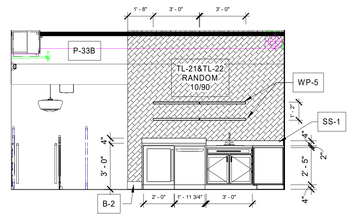
15 Interior Elevation
Launchpad - 322 - S
A5.24 1/4" = 1'-0"



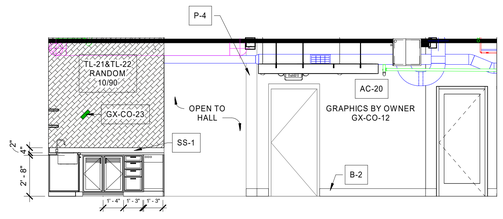
14 Interior Elevation
Launchpad - 322 - E
A5.24 1/4" = 1'-0"



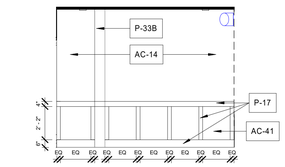
13 Interior Elevation
Launchpad - 322 - N
A5.24 1/4" = 1'-0"



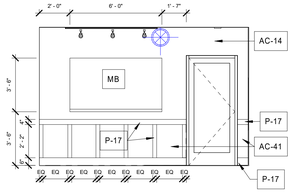
12 Interior Elevation
Kitchenette - 320 - W
A5.24 1/4" = 1'-0"



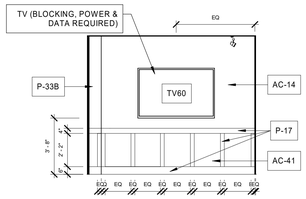
11 Interior Elevation
Kitchenette - 320 - N
A5.24 1/4" = 1'-0"



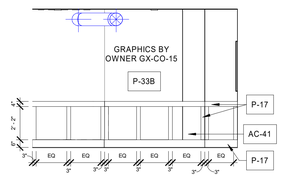
10 Interior Elevation
Meeting - 318 - W
A5.24 1/4" = 1'-0"



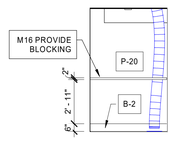
9 Interior Elevation
Meeting - 318 - S
A5.24 1/4" = 1'-0"



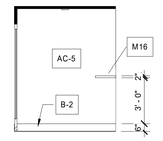
8 Interior Elevation
Meeting - 318 - E
A5.24 1/4" = 1'-0"



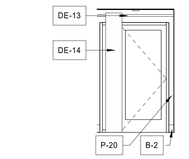
7 Interior Elevation
Meeting - 318 - N
A5.24 1/4" = 1'-0"



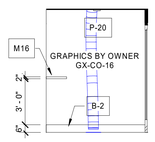
6 Interior Elevation
PB - 316 - W
A5.24 1/4" = 1'-0"



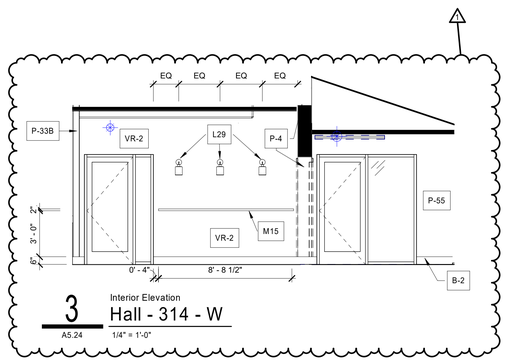
5 Interior Elevation
PB - 316 - S
A5.24 1/4" = 1'-0"



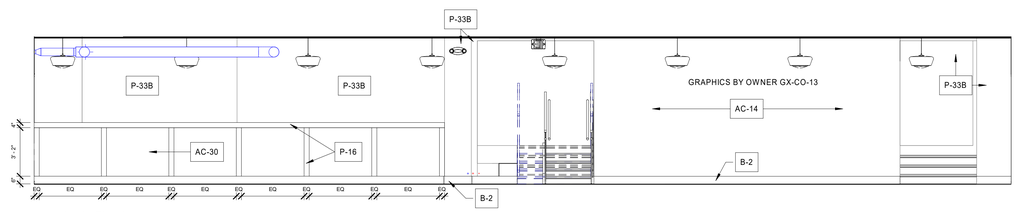
4 Interior Elevation
PB - 316 - E
A5.24 1/4" = 1'-0"



2 Interior Elevation
PB - 316 - N
A5.24 1/4" = 1'-0"



3 Interior Elevation
Hall - 314 - W
A5.24 1/4" = 1'-0"



1 Interior Elevation
Hall - 313 - E
A5.24 1/4" = 1'-0"

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Website: www.browningday.com

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Owner

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https://www.cohatch.com

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The Kleingers Group
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Structural Engineer

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Website: www.lawsonelser.com

Gooderum & Assoc.
MEP Engineer

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Phone: (317) 506-8151

Brightstone Creative
Tenant Designer

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Dublin, Ohio 43017
Phone: (614) 578-0249

COhatch
Tenant

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https://www.cohatch.com

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Elevations

A5.24

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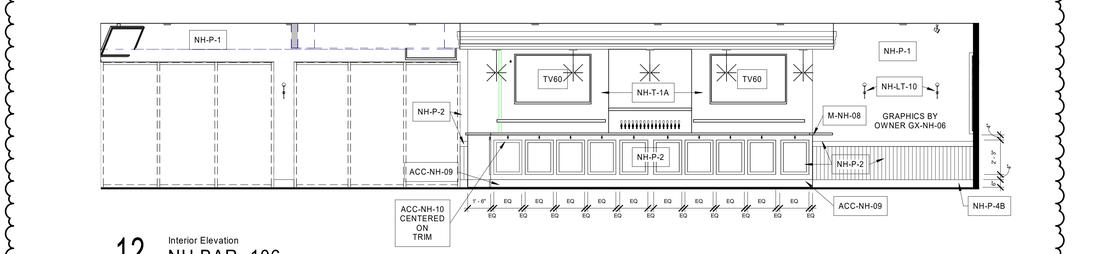
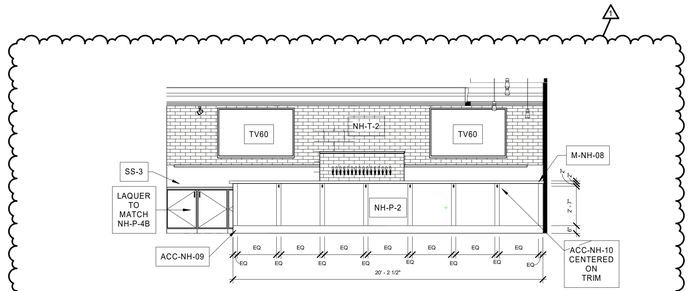
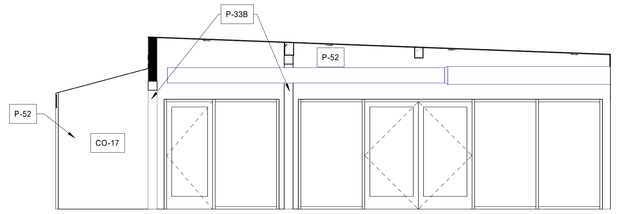


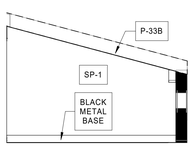
12 Interior Elevation
NH BAR- 106
A5.25 1/4" = 1'-0"



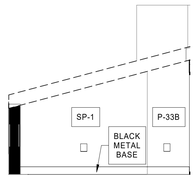
13 Interior Elevation
NH BASEMENT BAR- 001
A5.25 1/4" = 1'-0"



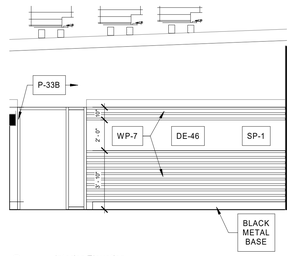
11 Interior Elevation
Hall - 412 - W
A5.25 1/4" = 1'-0"



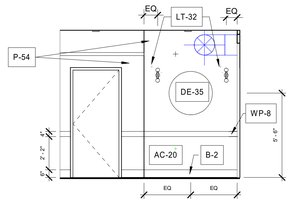
10 Interior Elevation
S Deck - 403 - E
A5.25 1/4" = 1'-0"



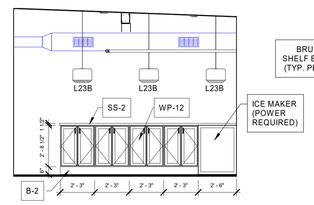
9 Interior Elevation
S Deck - 403 - W
A5.25 1/4" = 1'-0"



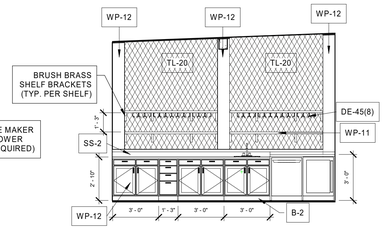
8 Interior Elevation
W Deck - 404 - E
A5.25 1/4" = 1'-0"



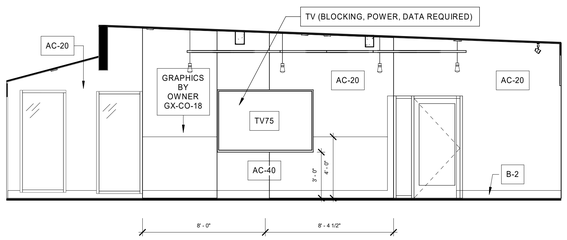
7 Interior Elevation
Hall - 406 - E
A5.25 1/4" = 1'-0"



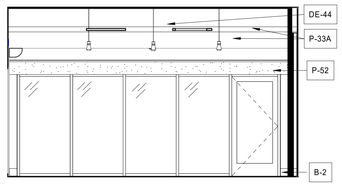
6 Interior Elevation
Bar - 402 - W
A5.25 1/4" = 1'-0"



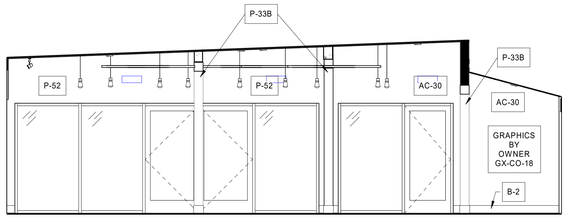
5 Interior Elevation
Bar - 401 - E
A5.25 1/4" = 1'-0"



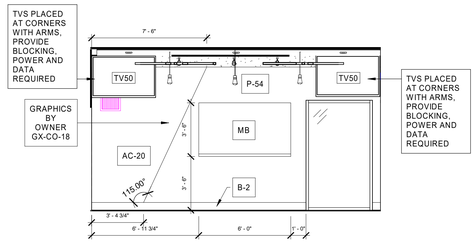
4 Interior Elevation
Meeting - 401 - W
A5.25 1/4" = 1'-0"



3 Interior Elevation
Meeting - 401 - S
A5.25 1/4" = 1'-0"



2 Interior Elevation
Meeting - 401 - E
A5.25 1/4" = 1'-0"



1 Interior Elevation
Meeting - 401 - N
A5.25 1/4" = 1'-0"

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STATE OF OHIO
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REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Elevations

A5.25

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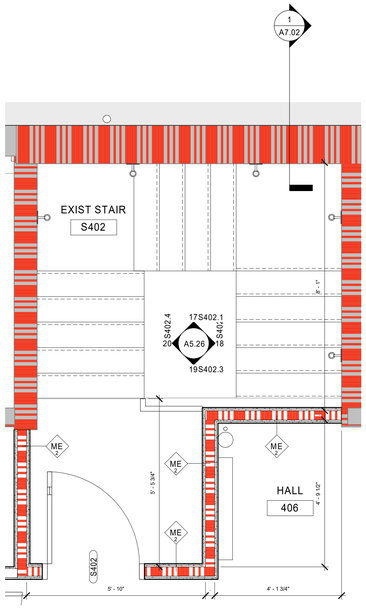
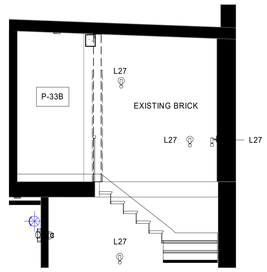
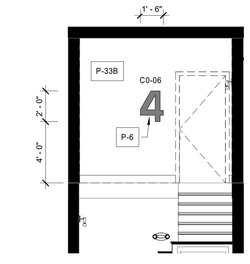


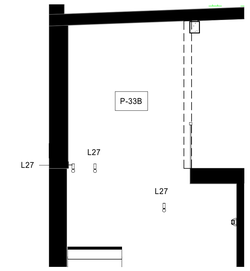
4 Floor Plan
Exist. Stair - 4th Floor, Plan Enlargement
A5.26 1/2" = 1'-0"



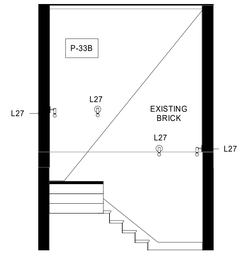
20 Interior Elevation
Existing Stair- S402-W
A5.26 1/4" = 1'-0"



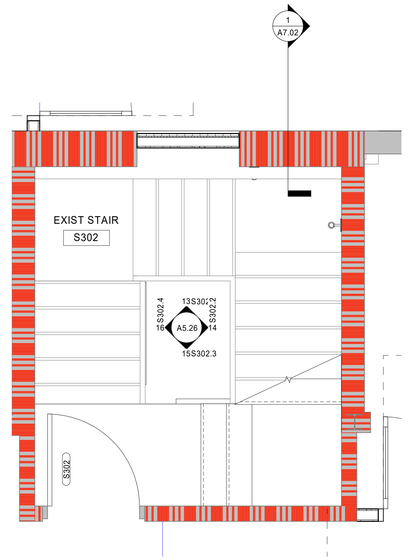
19 Interior Elevation
Existing Stair- S402-S
A5.26 1/4" = 1'-0"



18 Interior Elevation
Existing Stair- S402-E
A5.26 1/4" = 1'-0"

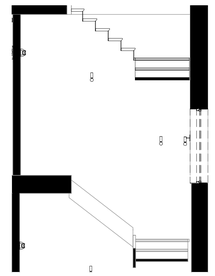


17 Interior Elevation
Existing Stair- S402-N
A5.26 1/4" = 1'-0"

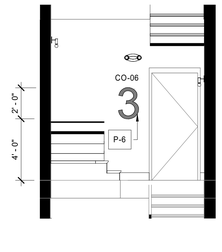


A5.24

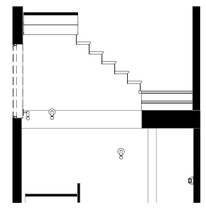
3 Floor Plan
Exist. Stair and Elevator - 3rd Floor
A5.26 1/2" = 1'-0"



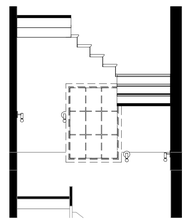
16 Interior Elevation
Existing Stair- S302-W
A5.26 1/4" = 1'-0"



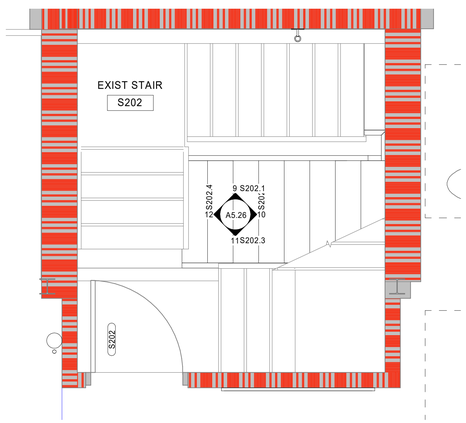
15 Interior Elevation
Existing Stair- S302-S
A5.26 1/4" = 1'-0"



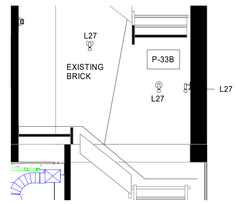
14 Interior Elevation
Existing Stair- S302-E
A5.26 1/4" = 1'-0"



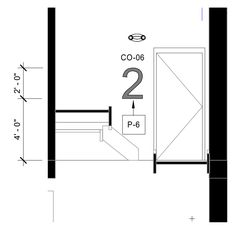
13 Interior Elevation
Existing Stair- S302-N
A5.26 1/4" = 1'-0"



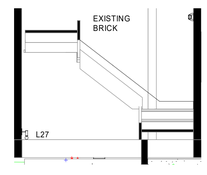
2 Floor Plan
Exist. Stair and Elevator - 2nd Floor
A5.26 1/2" = 1'-0"



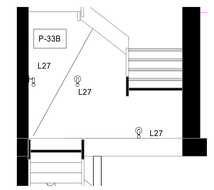
12 Interior Elevation
Existing Stair- S202-W
A5.26 1/4" = 1'-0"



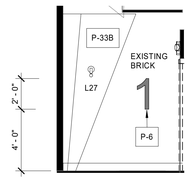
11 Interior Elevation
Existing Stair- S202-S
A5.26 1/4" = 1'-0"



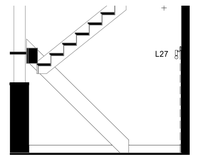
10 Interior Elevation
Existing Stair- S202-E
A5.26 1/4" = 1'-0"



9 Interior Elevation
Existing Stair- S202-N
A5.26 1/4" = 1'-0"

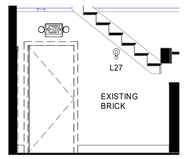


8 Interior Elevation
Existing Stair- S102-W
A5.26 1/4" = 1'-0"

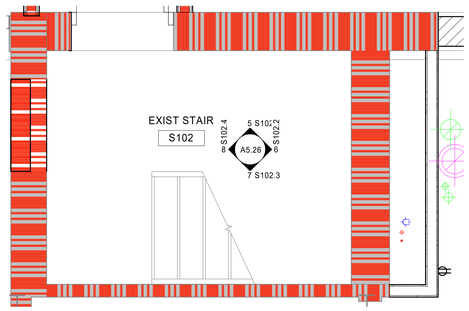


7 Interior Elevation
Existing Stair- S102-S
A5.26 1/4" = 1'-0"

6 Interior Elevation
Existing Stair- S102-E
A5.26 1/4" = 1'-0"



5 Interior Elevation
Existing Stair- S102-N
A5.26 1/4" = 1'-0"



1 Floor Plan
Existing Stair
A5.26 1/2" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION
Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Interior Elevations

A5.26

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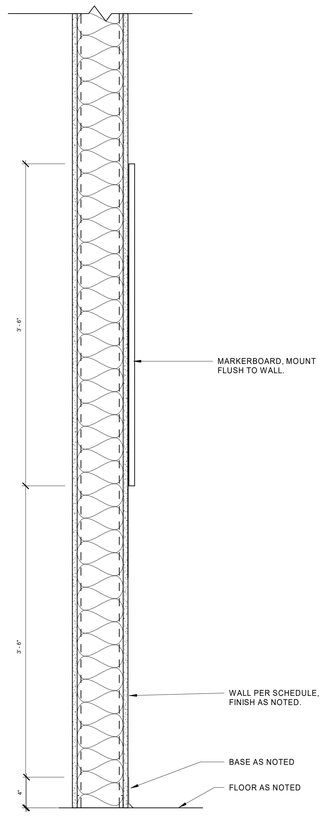
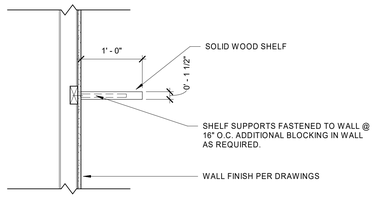
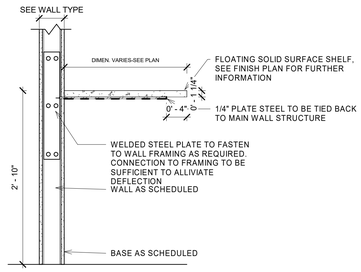


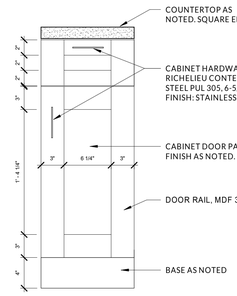
9 Detail
MARKERBOARD DETAIL
A5.31 1 1/2" = 1'-0"



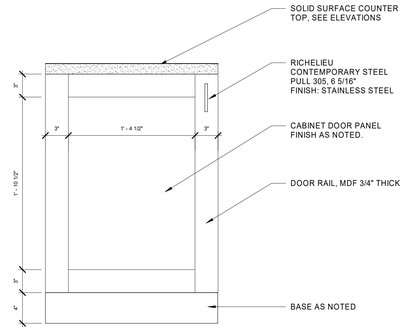
8 Detail
WOOD WALL SHELF
A5.31 1" = 1'-0"



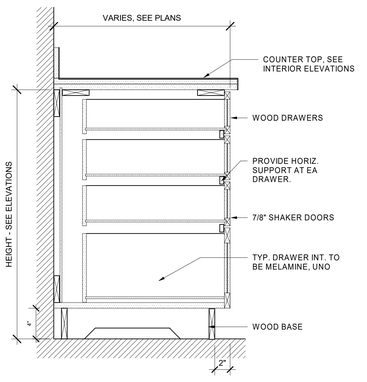
7 Detail
NOOK LEDGE
A5.31 1" = 1'-0"



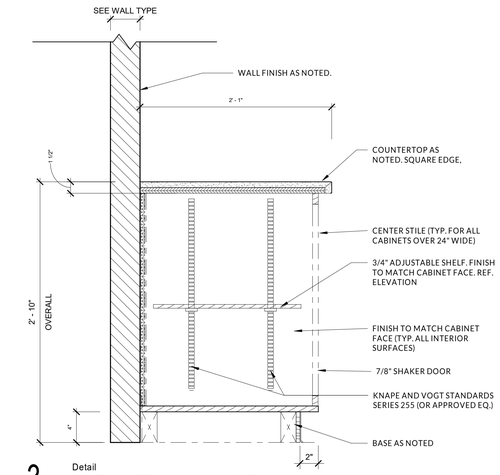
6 Detail
TYP. BASE CABINET, DOOR + DRAWER
A5.31 1 1/2" = 1'-0"



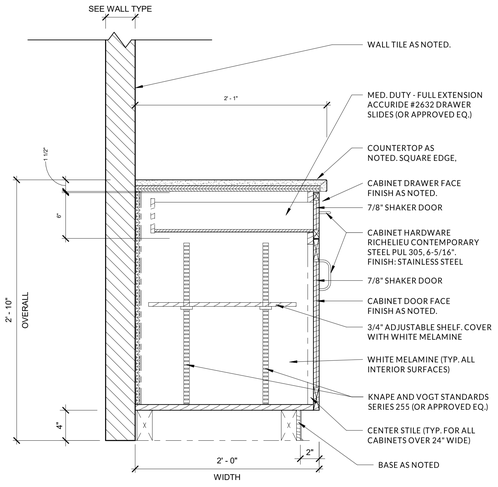
5 Detail
TYP. BASE CABINET, DOOR, FRONT
A5.31 1 1/2" = 1'-0"



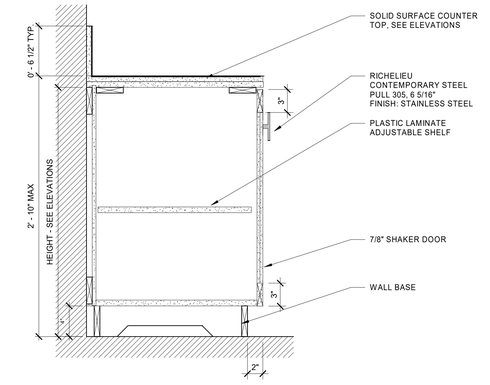
4 Detail - Boora Standard
BASE CABINET-4 DRAWERS
A5.31 1 1/2" = 1'-0"



3 Detail
TYP. OPEN CABINET
A5.31 1 1/2" = 1'-0"



2 Detail
TYP. BASE CABINET
A5.31 1 1/2" = 1'-0"



1 Detail
BASE CABINET, DOOR
A5.31 1 1/2" = 1'-0"

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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Details

A5.31

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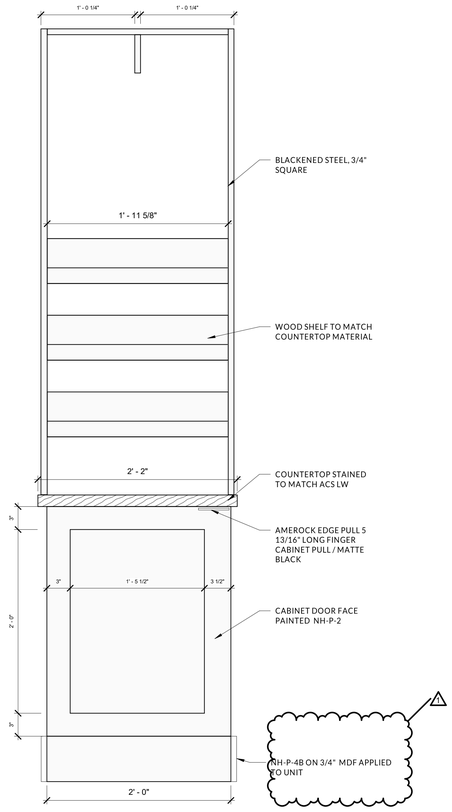
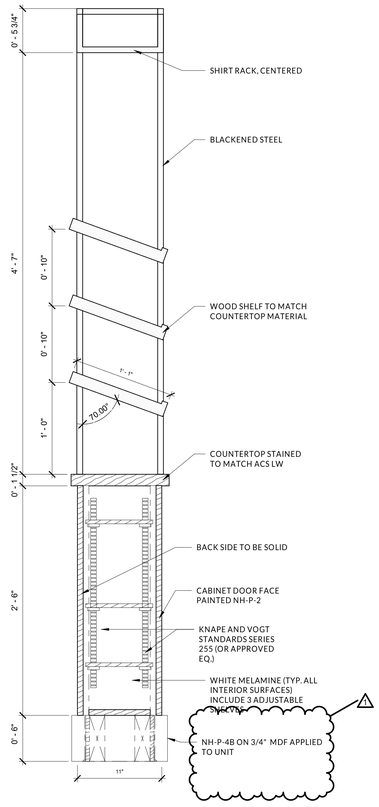
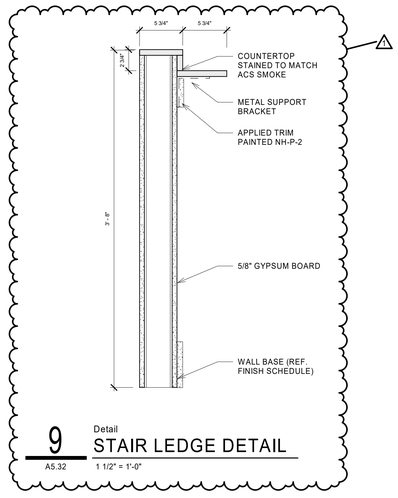


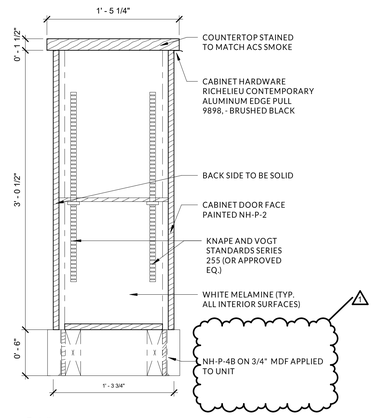
11 Detail
STORAGE/MECHANDISE UNIT, FRONT
A5.32 1 1/2" = 1'-0"



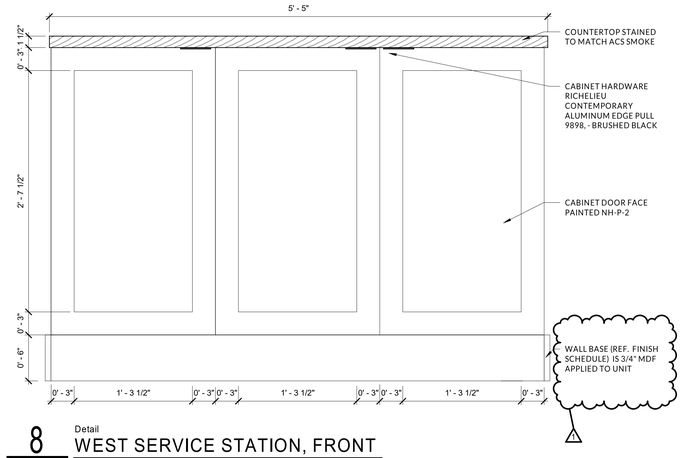
10 Detail
STORAGE/MECHANDISE UNIT, SIDE
A5.32 1 1/2" = 1'-0"



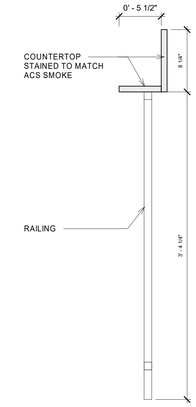
9 Detail
STAIR LEDGE DETAIL
A5.32 1 1/2" = 1'-0"



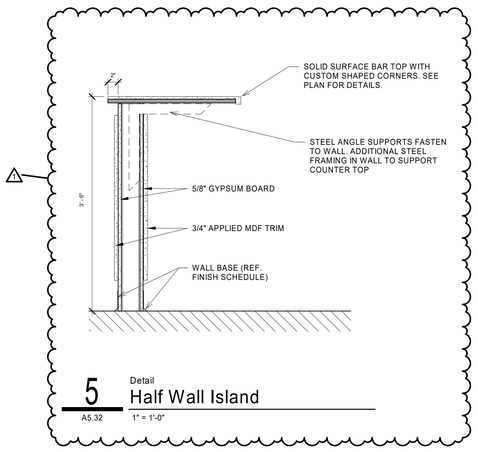
6 Detail
WEST SERVICE STATION, SIDE
A5.32 1 1/2" = 1'-0"



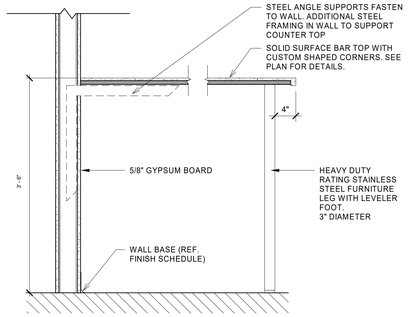
8 Detail
WEST SERVICE STATION, FRONT
A5.32 1 1/2" = 1'-0"



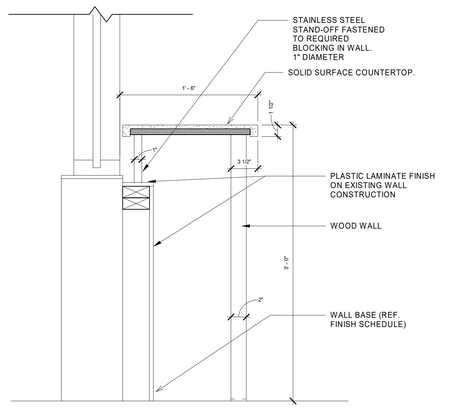
7 Detail
RAILING LEDGE DETAIL
A5.32 1 1/2" = 1'-0"



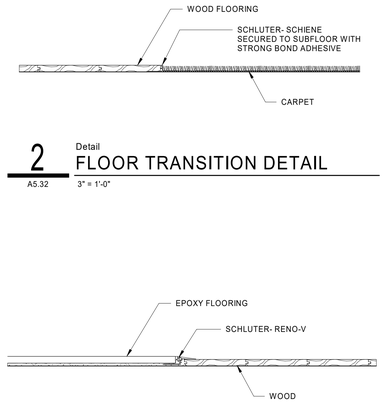
5 Detail
Half Wall Island
A5.32 1" = 1'-0"



4 Detail
Bar Top
A5.32 1" = 1'-0"



3 Detail
Bar Division Wall
A5.32 1 1/2" = 1'-0"



2 Detail
FLOOR TRANSITION DETAIL
A5.32 3" = 1'-0"

1 Detail
FLOOR TRANSITION DETAIL
A5.32 3" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Details

A5.32

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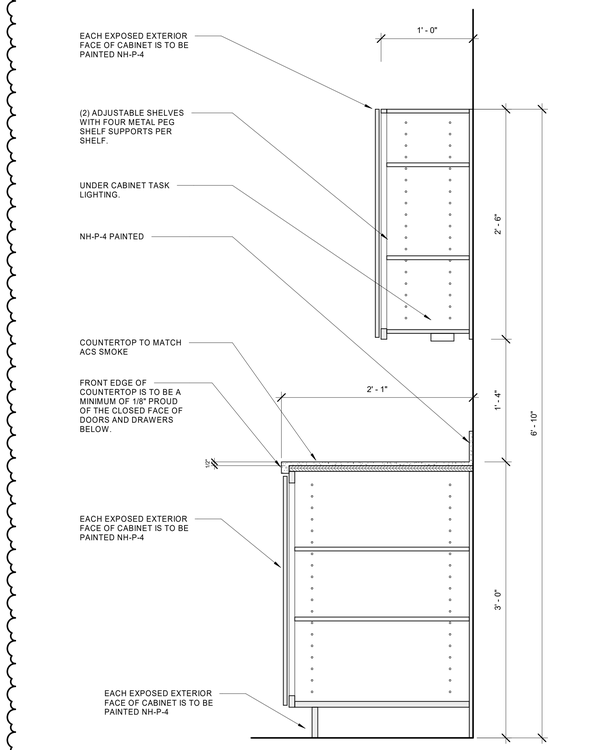
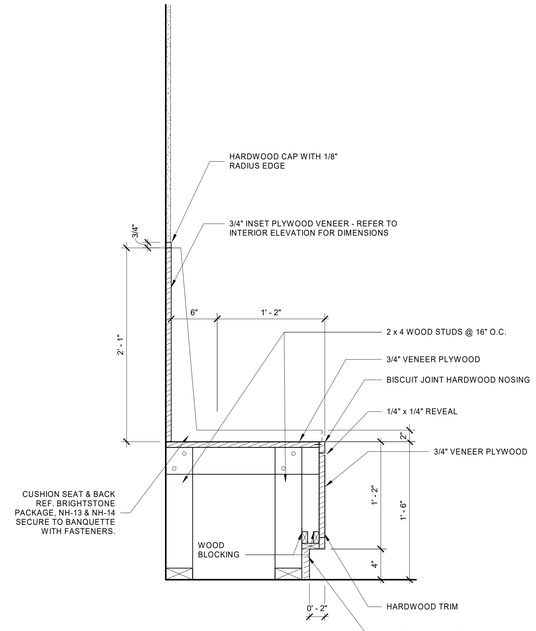
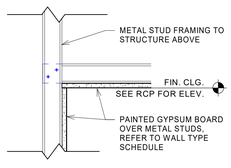


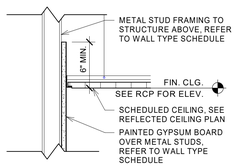
6 Detail
SERVICE STATION
A5.33 1 1/2" = 1'-0"



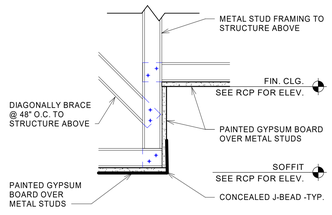
5 Detail
Banquette Detail
A5.33 1 1/2" = 1'-0"



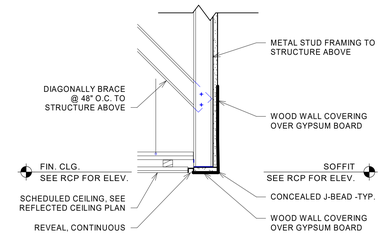
4 Detail TYP
CEILING DETAIL
A5.33 1 1/2" = 1'-0"



3 Detail TYP
CEILING DETAIL
A5.33 1 1/2" = 1'-0"



2 Detail TYP
CEILING DETAIL
A5.33 1 1/2" = 1'-0"



1 Detail TYP
CEILING DETAIL
A5.33 1 1/2" = 1'-0"

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Interior Details

A5.33

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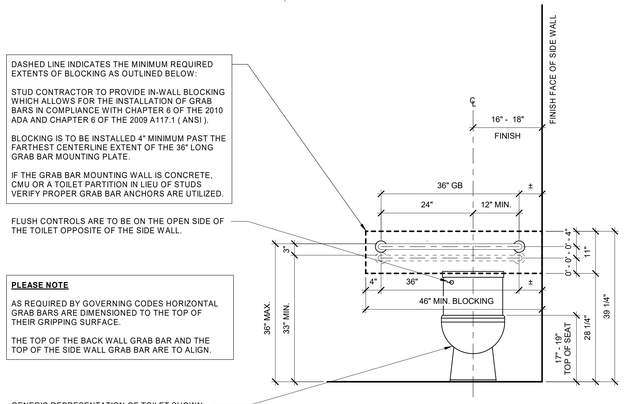
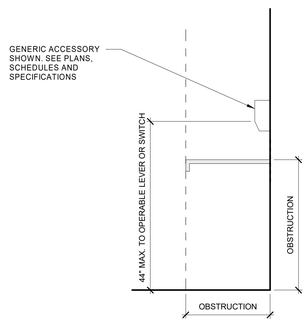
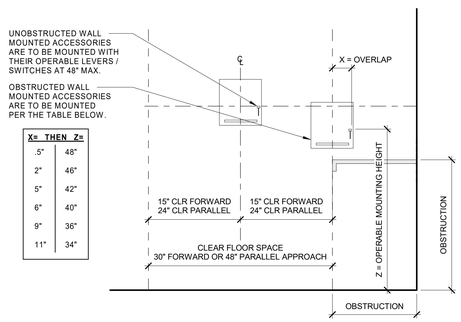


EACH TOILET IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AS AN ACCESSIBLE TOILET SHALL COMPLY WITH THIS DETAIL. A MINIMUM OF ONE TOILET IN EACH INDIVIDUAL ROOM WHERE TOILETS ARE PROVIDED, WHETHER OR NOT IDENTIFIED AS SUCH, SHALL BE ACCESSIBLE AND PROVIDE GRAB BARS (GB) WITH IN-WALL BLOCKING AS SHOWN IN THE ABOVE DETAILS. VERIFY ADDITIONAL MANUFACTURER REQUIREMENTS FOR GRAB BAR BLOCKING.

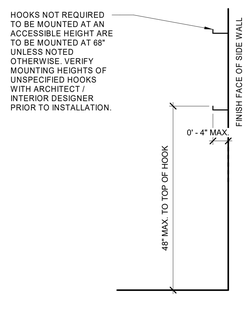
1 A5.41 — Accessibility Detail
(ADA-ANSI) Accessible Toilet, Grab Bar and Blocking Requirements
3/4" = 1'-0"



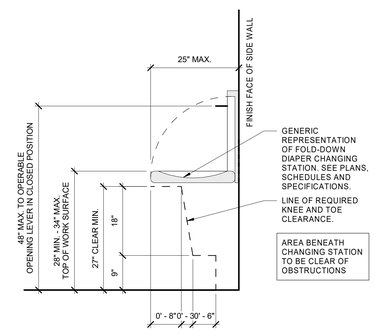
3 A5.41 — Accessibility Detail
(ADA-ANSI) Back Wall Mounted Accessories
3/4" = 1'-0"



4 A5.41 — Accessibility Detail
(ADA-ANSI) Side Wall Mounted Accessories
3/4" = 1'-0"



5 A5.41 — Accessibility Detail
(ADA-ANSI) Wall and Door Hooks
3/4" = 1'-0"



6 A5.41 — Accessibility Detail
(ADA-ANSI) Fold-Down Diaper Changing Station
3/4" = 1'-0"

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03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Accessibility Details

A5.41

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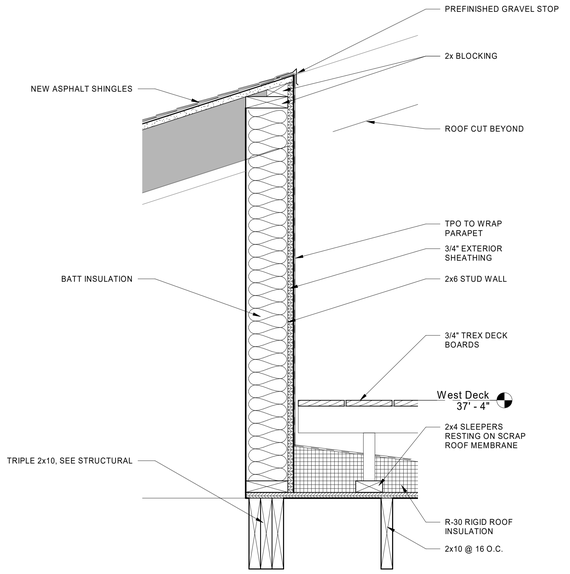
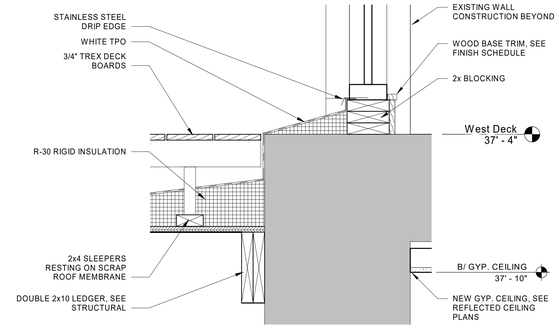
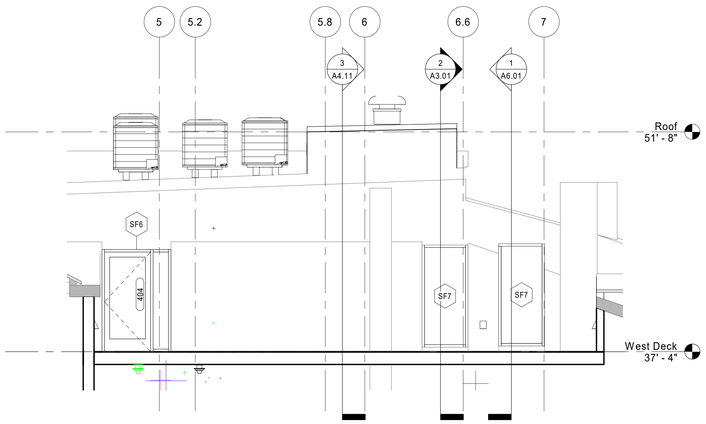


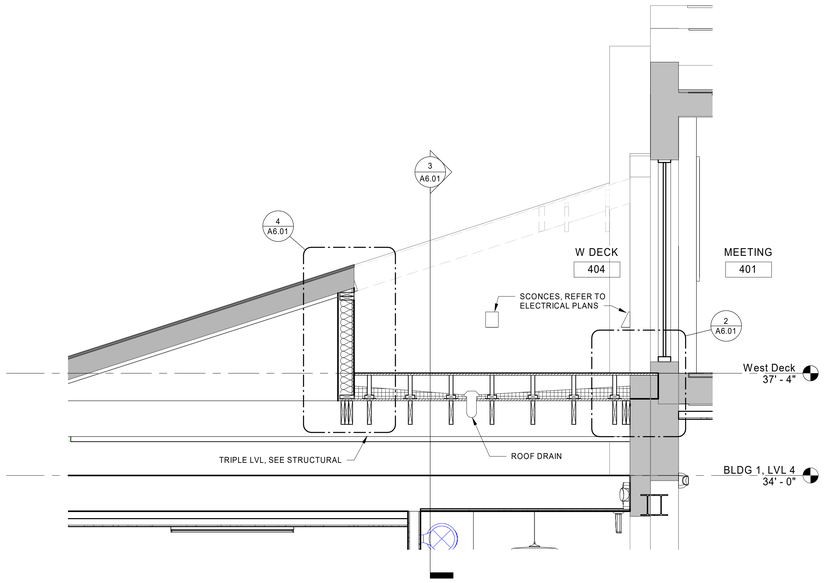
4 A6.01 — Building Section
West Deck - Callout 1
1 1/2" = 1'-0"



2 A6.01 — Building Section
West Deck - Callout 2
1 1/2" = 1'-0"



3 A6.01 — Wall Section
West Deck N/S
1/4" = 1'-0"



1 A6.01 — Wall Section
West Deck E/W
1/2" = 1'-0"

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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

West Deck

A6.01

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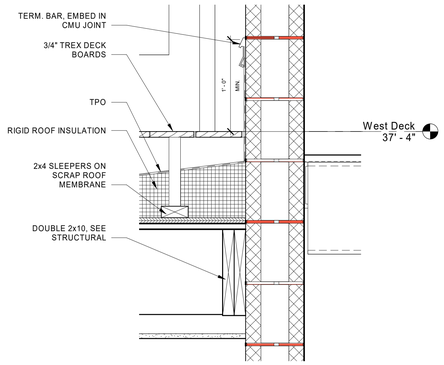
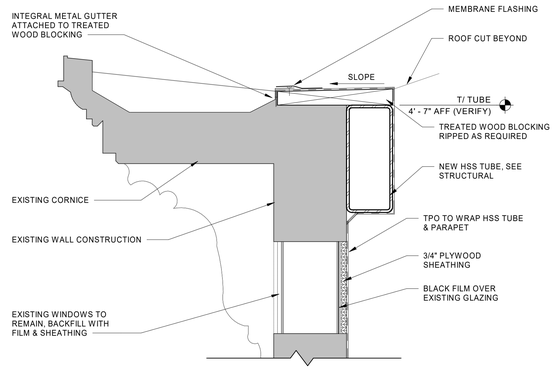
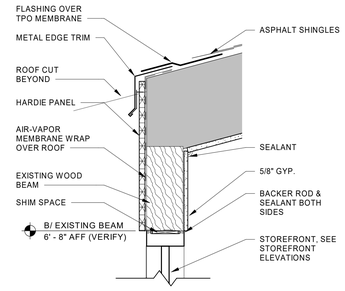


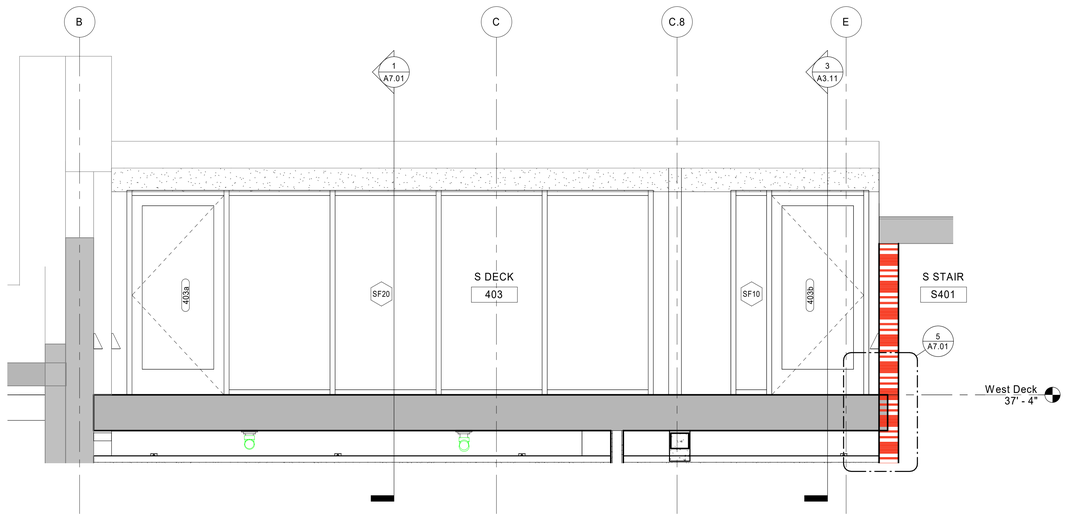
5 Building Section
A7.01 Alternate 1 - Callout 3
1 1/2" = 1'-0"



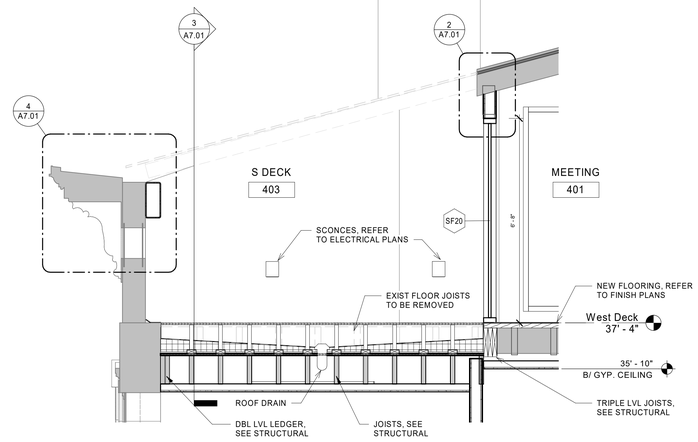
4 Building Section
A7.01 Alternate 1 - Callout 2
1 1/2" = 1'-0"



2 Building Section
A7.01 Alternate 1 - Callout 1
1 1/2" = 1'-0"



3 Wall Section
A7.01 Alternate 1, South Deck E/W
1/2" = 1'-0"



1 Wall Section
A7.01 Alternate 1, South Deck N/S
1/2" = 1'-0"

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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Alternate 1, South Deck

A7.01

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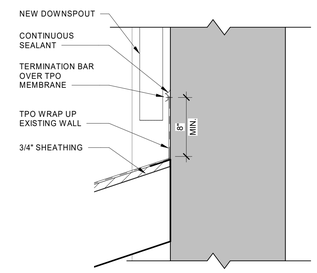

3 A7.02 Building Section
Alternate 2, North Addition N/S - Callout 1
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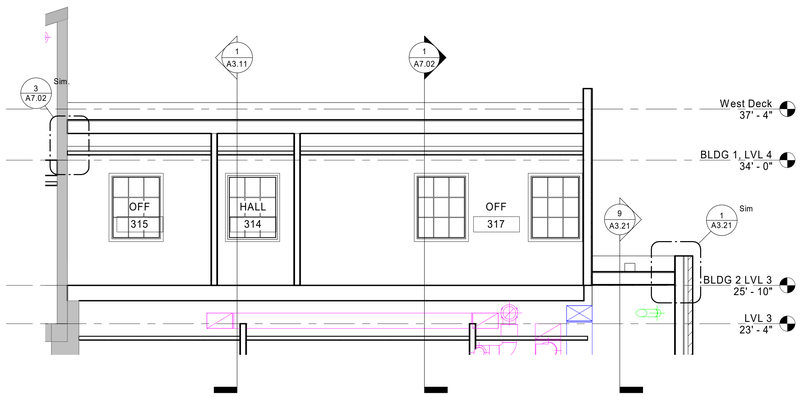
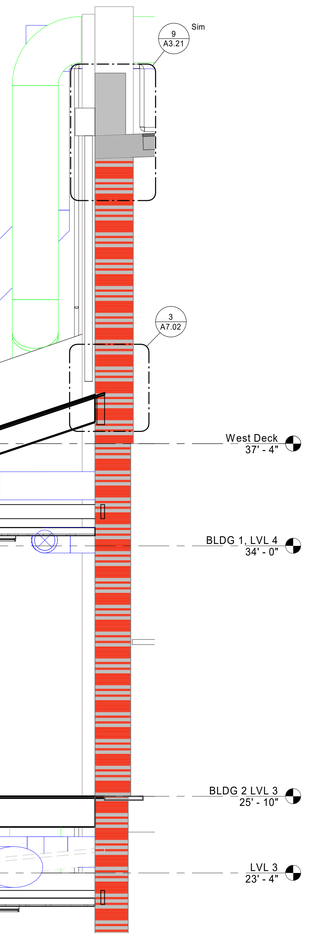


2 A7.02 Building Section
Alternate 2, North Addition E/W
1/4" = 1'-0"



1 A7.02 Building Section
Alternate 2, North Addition N/S
1/2" = 1'-0"

browning day

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Indianapolis, Indiana 46204
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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Alternate 2, North Addition

A7.02

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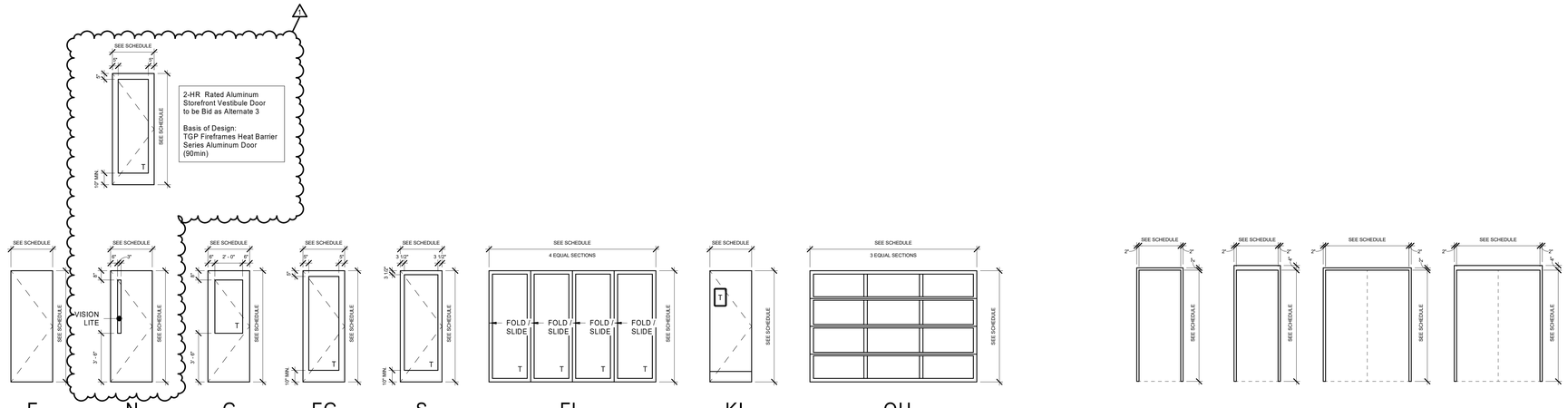
DOOR SCHEDULE

Level	Mark	OPENING Width	OPENING Height	PANEL Config	PANEL Material	PANEL Finish	PANEL Thick.	PANEL 1 Elev.	PANEL 1 Width	PANEL 2 Elev.	PANEL 2 Width	FRAME Elev.	FRAME Material	FRAME Finish	DETAILS Head	DETAILS Jamb	DETAILS Sill	Fire Rating	Hardware Set	Comments
BSMT																				
BSMT	003	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	NH-P-4B	H1	J1	-	-	01	
BSMT	004a	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
BSMT	004b	8' - 0"	8' - 0"	OVERHEAD	AL / GL#	DK BNZ	0' - 2 1/8"					OH	-	-	H5	J5	-	-	-	BASIS OF DESIGN: CLOPAY 903 OVERHEAD DOOR
BSMT	005	5' - 9 1/8"	7' - 0"	UNEQUAL	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 1 5/8"	S	2' - 7 1/2"	F4	AL	DK BNZ	H20	J20	S20	-	02	
BSMT	006	3' - 0"	7' - 0"	SINGLE	HM	NH-P-2	0' - 1 3/4"	F	3' - 0"			F1	HM	NH-P-2	H1	J1	-	-	03	
BSMT	007	3' - 0"	7' - 0"	SINGLE	POLYMER	NAT OAK	0' - 1 1/2"	KI	3' - 0"			F1	HM	NH-P-4B	H1	J1	-	-	09	BASIS OF DESIGN: ELIASON ENG-1 TRAFFIC DOOR
BSMT	008	3' - 0"	7' - 0"	SINGLE	HM	NH-P-2	0' - 1 3/4"	F	3' - 0"			F1	HM	NH-P-2	H1	J1	-	-	11	
BSMT	009	3' - 0"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	03	
BSMT	S001	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	
LVL 1																				
LVL 1	101	6' - 0"	7' - 0"	PAIR	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"	S	3' - 0"	F3	AL	DK BNZ	H10	J10	S10	-	04	EXISTING OPENING REPLACE DOOR AND FRAME WITH NEW
LVL 1	102	3' - 0"	7' - 0"	SINGLE	HM	CL-CT	0' - 1 3/4"	N	3' - 0"			F1	HM	DK BNZ	H1	J1	-	60 min	10	
LVL 1	103	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF14	AL	DK BNZ	H20	J20	S20	-	02	
LVL 1	106	3' - 0"	8' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF12	AL	DK BNZ	H20	J20	S20	-	15	
LVL 1	107	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	NH-P-4B	H1	J1	-	-	06	
LVL 1	108	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F2	HM	NH-P-4B	H4	J4	-	-	06	
LVL 1	109a	3' - 2"	7' - 0"	SINGLE	HM	NH-P-4B	0' - 1 3/4"	F	3' - 2"			F2	HM	NH-P-4B	H4	J4	-	90 min	05	
LVL 1	109b	3' - 2"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 2"			F1	HM	PT-4	H11	J11	S11	90 min	16	EXISTING OPENING REPLACE DOOR AND FRAME WITH NEW
LVL 1	110	3' - 0"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	90 min	07	
LVL 1	112	6' - 0"	7' - 0"	PAIR	POLYMER	NAT OAK	0' - 1 1/2"	KI	3' - 0"	KI	3' - 0"	F3	HM	NH-P-4B	H2	J2	-	-	09	BASIS OF DESIGN: ELIASON ENG-1 TRAFFIC DOOR
LVL 1	S101	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	08	
LVL 1	S102	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	10	
LVL 2																				
LVL 2	200	3' - 0"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H1	J1	-	-	03	
LVL 2	201	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	202	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	203	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	204	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	205	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	206	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	207	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	208	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	209	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	210	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	212	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	213	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	216	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	217	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	218	3' - 0"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H4	J4	-	-	03	
LVL 2	219	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	01	
LVL 2	221	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	01	
LVL 2	222a	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF16	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	222b	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	223	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	225	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	226	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 2	S201	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	
LVL 2	S202	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	EXISTING OPENING REPLACE DOOR AND FRAME WITH NEW
LVL 3																				
LVL 3	301	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	302	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF16	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	303	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	304	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			F1	AL	DK BNZ	H1	J1	-	-	02	
LVL 3	305	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	306	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	307	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	308	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	309	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	310	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	311	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	312	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	315	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	316	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF11	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	317	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	318	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			F1	AL	DK BNZ	H1	J1	-	-	02	
LVL 3	319	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	321	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	322	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF17	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	323	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF9	AL	DK BNZ	H20	J20	S20	-	02	
LVL 3	S301	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	
LVL 3	S302	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	EXISTING OPENING REPLACE DOOR AND FRAME WITH NEW
LVL 4																				
LVL 4	401a	7' - 0"	7' - 0"	PAIR	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 6"	S	3' - 6"	SF8	AL	DK BNZ	H20	J20	S20	-	12	
LVL 4	401b	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF13	AL	DK BNZ	H20	J20	S20	-	13	
LVL 4	403a	3' - 0"	6' - 6"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF20	AL	DK BNZ	H12	J12	S12	-	14	
LVL 4	403b	3' - 0"	6' - 6"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF10	AL	DK BNZ	H12	J12	S12	-	14	
LVL 4	404	3' - 0"	6' - 6"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			SF6	AL	DK BNZ	H12	J12	S12	-	14	
LVL 4	407	3' - 0"	7' - 0"	SINGLE	HM	P-4	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	03	
LVL 4	409	6' - 0"	7' - 0"	PAIR	POLYMER	NAT OAK	0' - 1 1/2"	KI	3' - 0"	KI	3' - 0"	F3	HM	PT-4	H1	J1	-	-	09	
LVL 4	410	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	06	
LVL 4	411	3' - 0"	7' - 0"	SINGLE	WD	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	06	
LVL 4	412	3' - 0"	7' - 0"	SINGLE	AL / GL#	DK BNZ	0' - 1 3/4"	S	3' - 0"			F1	AL	DK BNZ	H20	J20	S20	-	12	
LVL 4	413	3' - 0"	7' - 0"	SINGLE	HM	CL-CT	0' - 1 3/4"	F	3' - 0"			F1	HM	PT-4	H1	J1	-	-	06	
LVL 4	E501	3' - 0"	7' - 0"	SINGLE	HM	PT-4	0' - 1 3/4"	F	3' - 0"			F2	HM	PT-4	H4	J4	-	-	03	
LVL 4	S401	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	
LVL 4	S402	3' - 0"	7' - 0"	SINGLE	WD / GL#	CL-CT	0' - 1 3/4"	N	3' - 0"			F2	HM	PT-4	H3	J3	-	90 min	05	



1 A8.01 Mounting Detail
DOOR ELEVATIONS
1/4" = 1'-0"

2 A8.01 Mounting Detail
DOOR FRAMES
1/4" = 1'-0"

GENERAL DOOR SCHEDULE NOTES

1. ALL LOCKSET TRIM SHALL BE OF THE LEVER HANDLE TYPE. DOOR OPERATING HARDWARE SHALL BE MOUNTED AT 40" A.F.F. U.N.O. IN NO CASE SHALL DOOR OPERATING HARDWARE BE MOUNTED BELOW 34" OR ABOVE 48" A.F.F.
2. CORRIDOR LOCKSETS SHALL HAVE REMOVABLE CONSTRUCTION CORE CYLINDERS SUPPLIED BY HARDWARE MANUFACTURER. CONTRACTOR SHALL PROVIDE OWNER WITH CORE CYLINDERS FOR MASTER KEYING AT THE COMPLETION OF THE PROJECT.
3. THE MAXIMUM PULL FORCES ARE 5.0 LBS FOR INTERIOR DOORS AND 15.0 LBS OF FORCE FOR EXTERIOR DOORS.
4. DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL HAVE MANEUVERING SPACE THAT IS THE SAME WIDTH AS DOOR OPENING AND EXTEND AT LEAST 48" PERPENDICULAR TO THE DOORWAY.
5. FILL MASONRY FRAMES WITH NON-SHRINK GROUT. APPLY BITUMINOUS COATING TO FRAMES PRIOR TO GROUTING.
6. PACK FIRE-RATED DOOR FRAMES WITH FIRESAFING AND SEAL FRAMES WITH APPROPRIATE FIRE RATED SEALANT.
7. SEAL ALL NON-RATED FRAMES WITH CONTINUOUS ACOUSTICAL SEALANT (DO NOT USE NON-CURING TYPE WHERE SEALANT WILL BE EXPOSED
8. TOUCH UP PRE-FINISHED DOORS AND FRAMES TO CONCEAL BLEMISHES.
9. STUFF VOIDS WITH NON-EXPANDING FOAM OR ACOUSTICAL BATTS.
10. REGARDLESS OF HOW DOORS ARE SCOPED, EXTERIOR AND INTERIOR DOOR HARDWARE MUST BE FROM SAME MANUFACTURER AND BE KEYED ALIKE
11. ALL GLAZING IN DOORS SHALL BE OF TEMPERED GLASS.
12. REFER TO MECHANICAL DRAWINGS FOR UNDERCUT REQUIREMENTS.

DOOR SCHEDULE MATERIAL LEGEND

STL	STEEL
AL	ALUMINUM
WD	WOOD
TEMP	TEMPERED GLASS
GL	INSULATING GLASS
LAM	LAMINATED GLASS
PF	PRE-FINISHED
PT	PAINTED
HM	HOLLOW METAL
IHM	INSULATED HOLLOW METAL
FA	FLUSH ALUMINUM
DBO	DETAIL BY OTHERS

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Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Door Schedule and Elevations
A8.01

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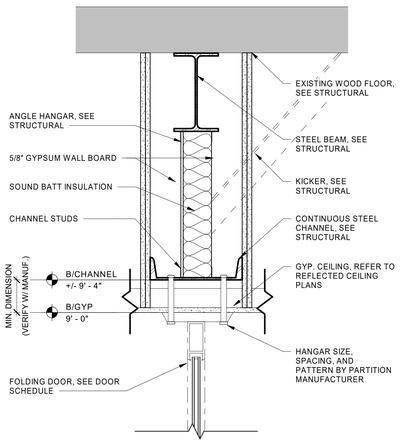
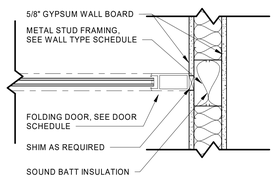
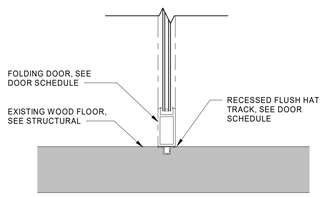
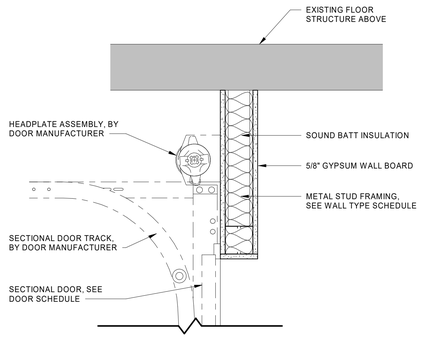






FLEX ROOM 222 FOLDING DOOR DETAILS



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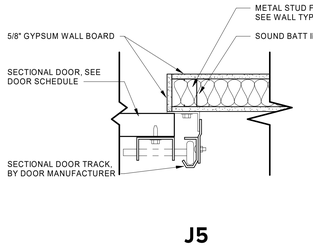

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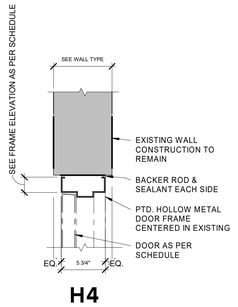

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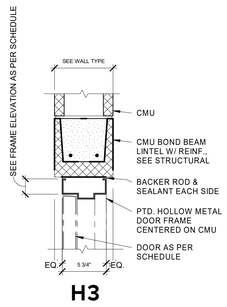

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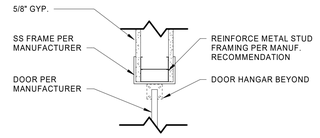

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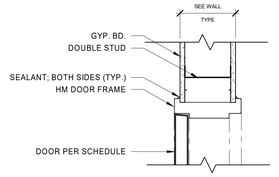

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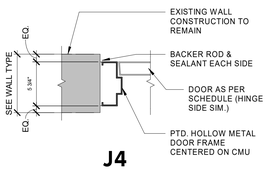

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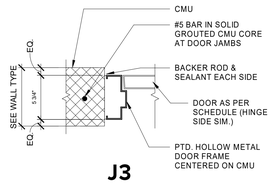

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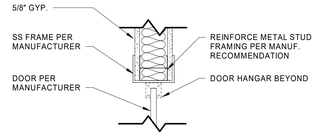

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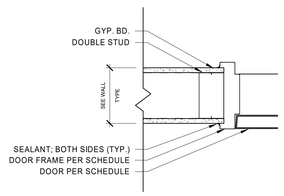

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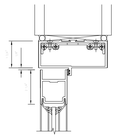

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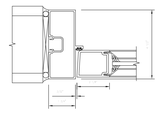

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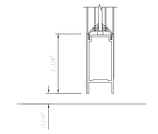

S20

browning day

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CRDV Findlay Market LLC
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COhatch
Tenant

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CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Door Details

A8.05

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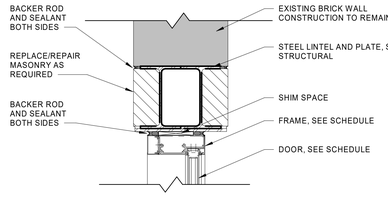

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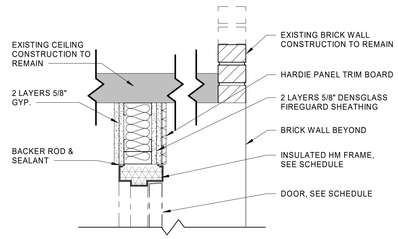

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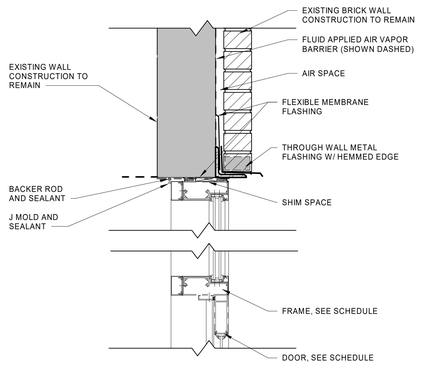

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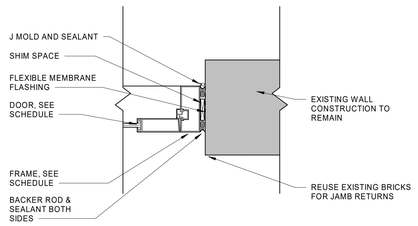

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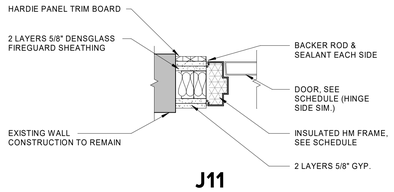

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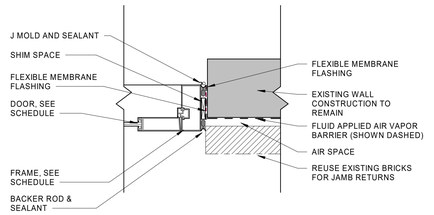

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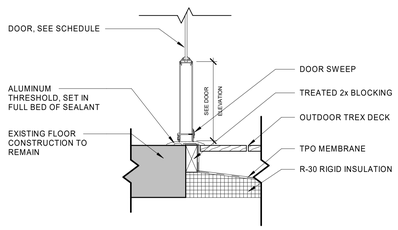

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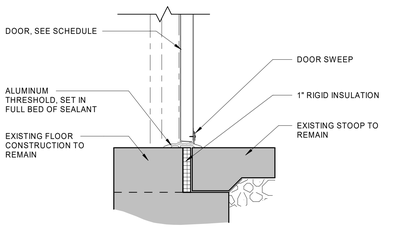

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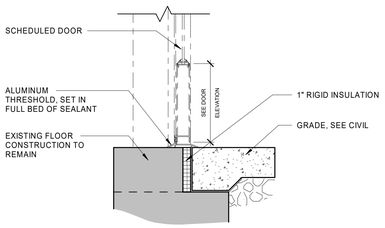

S10

STOREFRONT/ CURTAIN WALL SIM

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

Door Details

A8.06

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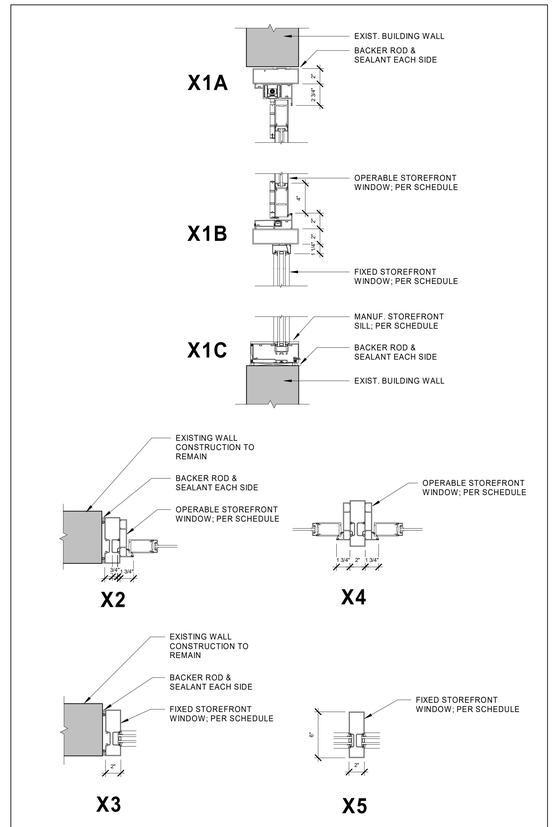
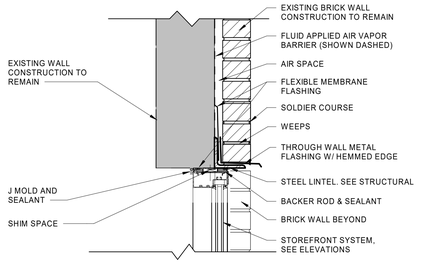
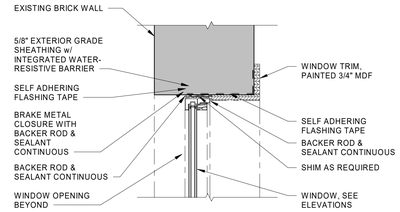


RESTAURANT OPERABLE STOREFRONT SYSTEM DETAILS



6 Detail
AL SF Head Existing Brick Opening
A8.07 1 1/2" = 1'-0"



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Window Head Existing Brick Opening
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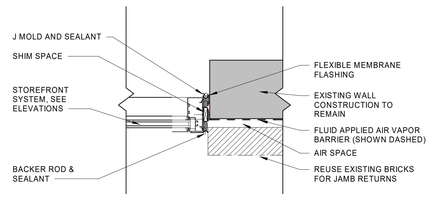

5 Detail
AL SF Jamb Existing Brick Opening
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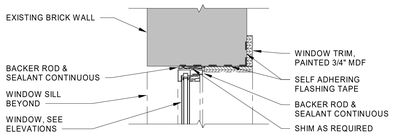
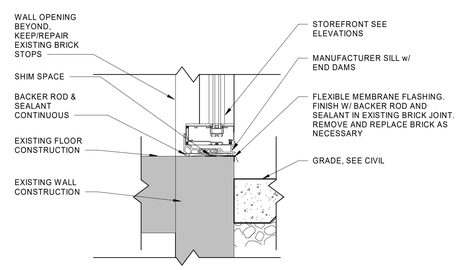


2 Detail
Window Jamb Existing Brick Opening
A8.07 1 1/2" = 1'-0"



4 Detail
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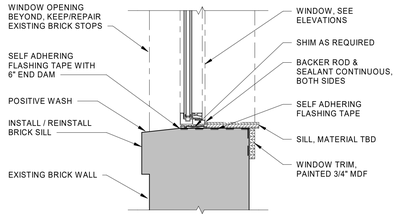

1 Detail
Window Sill Existing Brick Opening
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GREG JACOBY
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03-30-22

CERTIFICATION

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COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
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Scale: See Drawing
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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Window Details

A8.07

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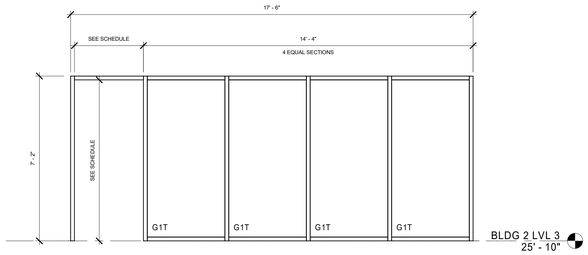
GENERAL STOREFRONT NOTES

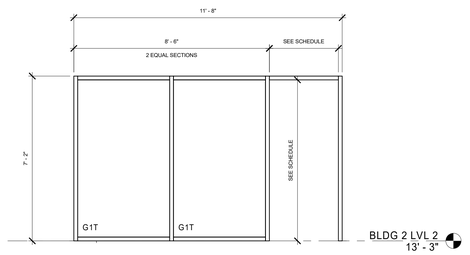
1. WINDOW SYSTEMS ARE TO BE THERMALLY BROKEN.
2. ARCHITECT TO APPROVE GLASS SAMPLES PRIOR TO FABRICATION.
3. ALUMINUM STOREFRONT; BASIS OF DESIGN: KAWNEER 451T STOREFRONT SYSTEM. 1" INSULATED GLAZING UNIT, COLOR BLACK. UNLESS NOTED OTHERWISE. ARCHITECT TO APPROVE SUBSTITUTIONS PRIOR TO FABRICATION.
4. MULLION FINISH TO BE SELECTED FROM MANUFACTURER'S FULL RANGE. ARCHITECT TO APPROVE FINISH SAMPLES PRIOR TO FABRICATION.
5. WINDOW CONTRACTOR IS TO FIELD VERIFY EACH AS-BUILT R.O. DIMENSION PRIOR TO FABRICATION.
6. WINDOW CAULK JOINT AT ROUGH OPENING NOT TO EXCEED 1/2".

GLASS SCHEDULE

G1	1/4" CLEAR GLASS
G2	1/4" CLEAR GLASS, LAMINATED
G3	1" INSULATED CLEAR GLASS WITH LOW-E
G4	1" INSULATED COLOR GLASS WITH LOW-E
S1	1" INSULATED SPANDREL GLASS
S2	1" INSULATED COLOR SPANDREL GLASS
M1	FLUSH METAL FILL PANEL, TO MATCH MULLION FINISH.
(T)	THE SUFFIX (T) DENOTES THAT THE INDICATED DAYLIGHT OPENING IS TO BE MANUFACTURED WITH TEMPERED GLAZING.



16 Storefront Elevation
Storefront Elevation 16
A8.11 3/8" = 1'-0"



15 Storefront Elevation
Storefront Elevation 15
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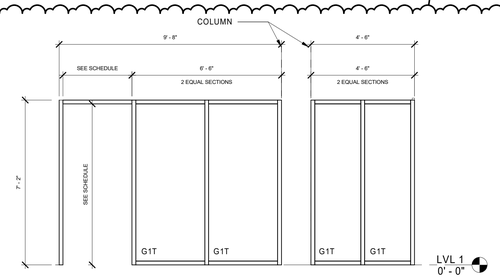

14 Storefront Elevation
Storefront Elevation 14
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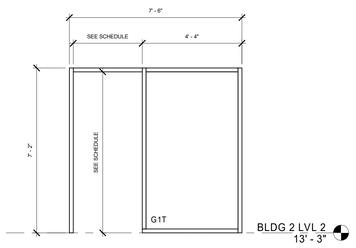

13 Interior Elevation
Storefront Elevation 13
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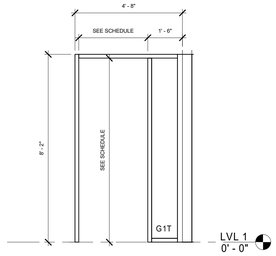

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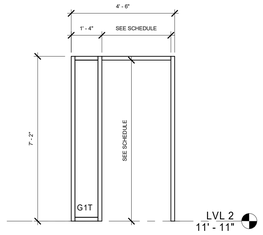
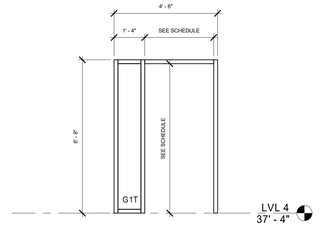
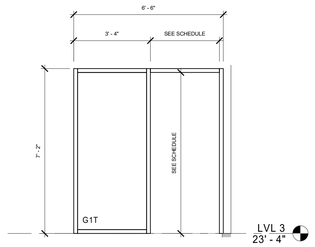
Storefront Elevation 12
A8.11 3/8" = 1'-0"



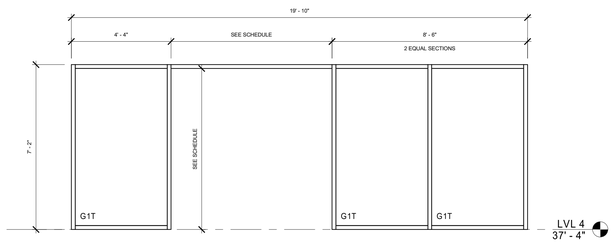
11 Storefront Elevation
Storefront Elevation 11
A8.11 3/8" = 1'-0"



10 Storefront Elevation
Storefront Elevation 10
A8.11 3/8" = 1'-0"



9 Interior Elevation
Storefront Elevation 9
A8.11 3/8" = 1'-0"



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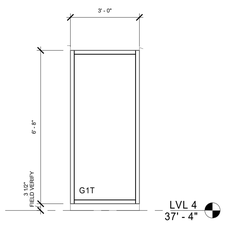
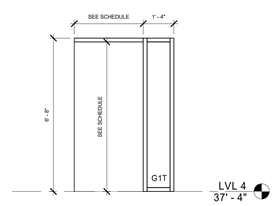
Storefront Elevation 8
A8.11 3/8" = 1'-0"



7 Storefront Elevation
Storefront Elevation 7
A8.11 3/8" = 1'-0"



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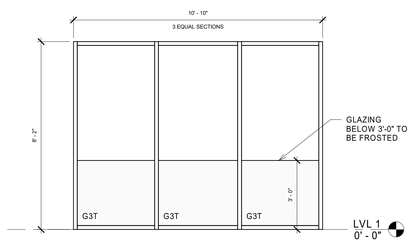
Storefront Elevation 6
A8.11 3/8" = 1'-0"



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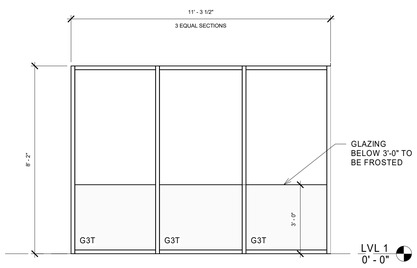
Storefront Elevation 5
A8.11 3/8" = 1'-0"



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Storefront Elevation 4
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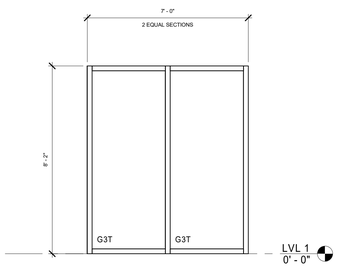
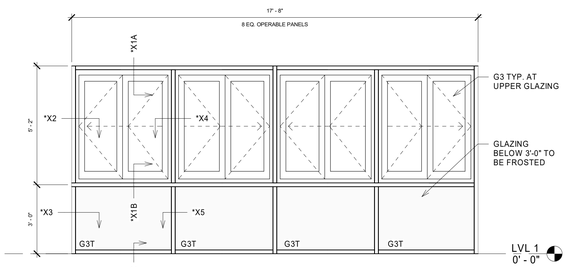
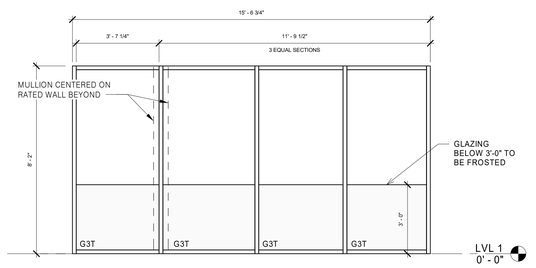


3 Storefront Elevation
Storefront Elevation 3
A8.11 3/8" = 1'-0"



*REFER TO A8.07 FOR DETAILS

2 Storefront Elevation
Storefront Elevation 2
A8.11 3/8" = 1'-0"



1 Storefront Elevation
Storefront Elevation 1
A8.11 3/8" = 1'-0"

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STATE OF OHIO
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REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
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1	ADD #1	04-13-2022

Storefront Elevations

A8.11

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GENERAL STOREFRONT NOTES

1. WINDOW SYSTEMS ARE TO BE THERMALLY BROKEN.
2. ARCHITECT TO APPROVE GLASS SAMPLES PRIOR TO FABRICATION.
3. ALUMINUM STOREFRONT; BASIS OF DESIGN: KAWNEER 451T STOREFRONT SYSTEM. 1" INSULATED GLAZING UNIT, COLOR BLACK. UNLESS NOTED OTHERWISE. ARCHITECT TO APPROVE FINISH SAMPLES PRIOR TO FABRICATION.
4. MULLION FINISH TO BE SELECTED FROM MANUFACTURER'S FULL RANGE. ARCHITECT TO APPROVE FINISH SAMPLES PRIOR TO FABRICATION.
5. WINDOW CONTRACTOR IS TO FIELD VERIFY EACH AS-BUILT R.O. DIMENSION PRIOR TO FABRICATION.
6. WINDOW CAULK JOINT AT ROUGH OPENING NOT TO EXCEED 1/2".

GLASS SCHEDULE

G1	1/4" CLEAR GLASS
G2	1/4" CLEAR GLASS, LAMINATED
G3	1" INSULATED CLEAR GLASS WITH LOW-E
G4	1" INSULATED COLOR GLASS WITH LOW-E
S1	1" INSULATED SPANDREL GLASS
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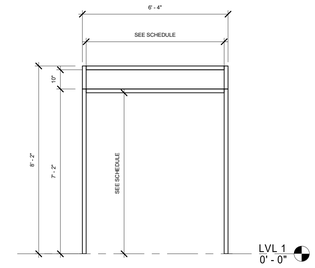
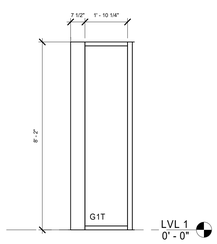
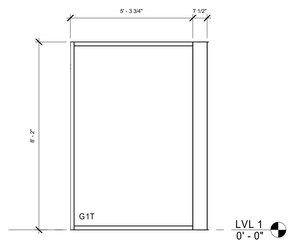
M1	FLUSH METAL FILL PANEL, TO MATCH MULLION FINISH.
(T)	THE SUFFIX (T) DENOTES THAT THE INDICATED DAYLIGHT OPENING IS TO BE MANUFACTURED WITH TEMPERED GLAZING.



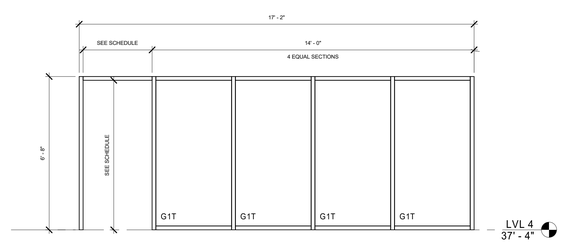
6 Storefront Elevation
Storefront Elevation 22
A8.12 3/8" = 1'-0"



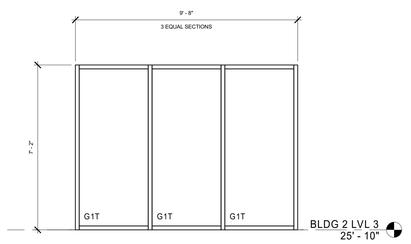
5 Storefront Elevation
Storefront Elevation 21
A8.12 3/8" = 1'-0"



4 Storefront Elevation
Storefront Elevation 20
A8.12 3/8" = 1'-0"



3 Storefront Elevation
Storefront Elevation 19
A8.12 3/8" = 1'-0"



2 Interior Elevation
Storefront Elevation 18
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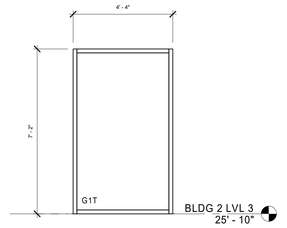

1 Storefront Elevation
Storefront Elevation 17
A8.12 3/8" = 1'-0"

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Storefront Elevations

A8.12

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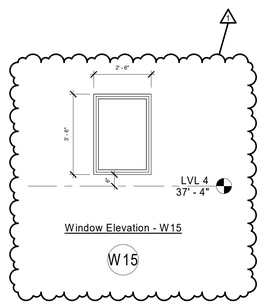
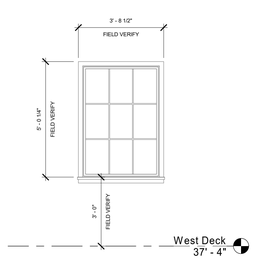


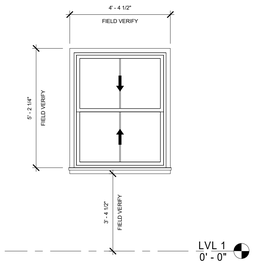
Window Elevation - W15

W15



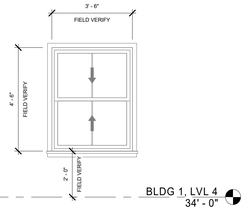
Window Elevation - W14

W14



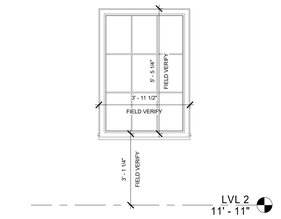
Window Elevation - W13

W13



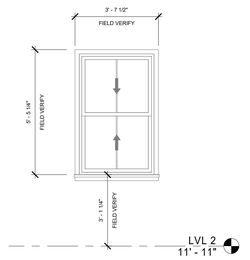
Window Elevation - W12

W12



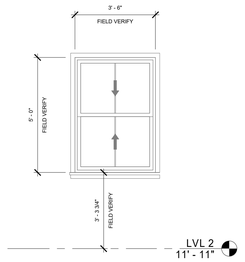
Window Elevation - W11

W11



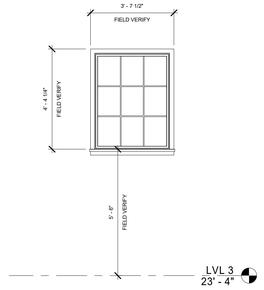
Window Elevation - W10

W10



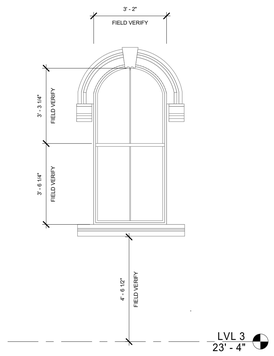
Window Elevation - W5

W5



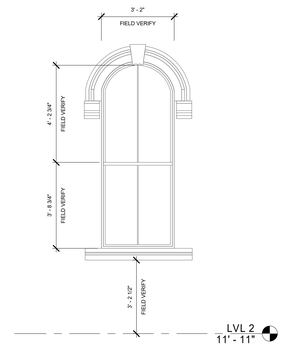
Window Elevation - W4

W4



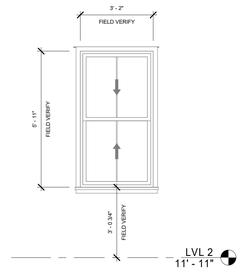
Window Elevation - W3

W3



Window Elevation - W2

W2



Window Elevation - W1

W1

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Window Elevations

A8.21

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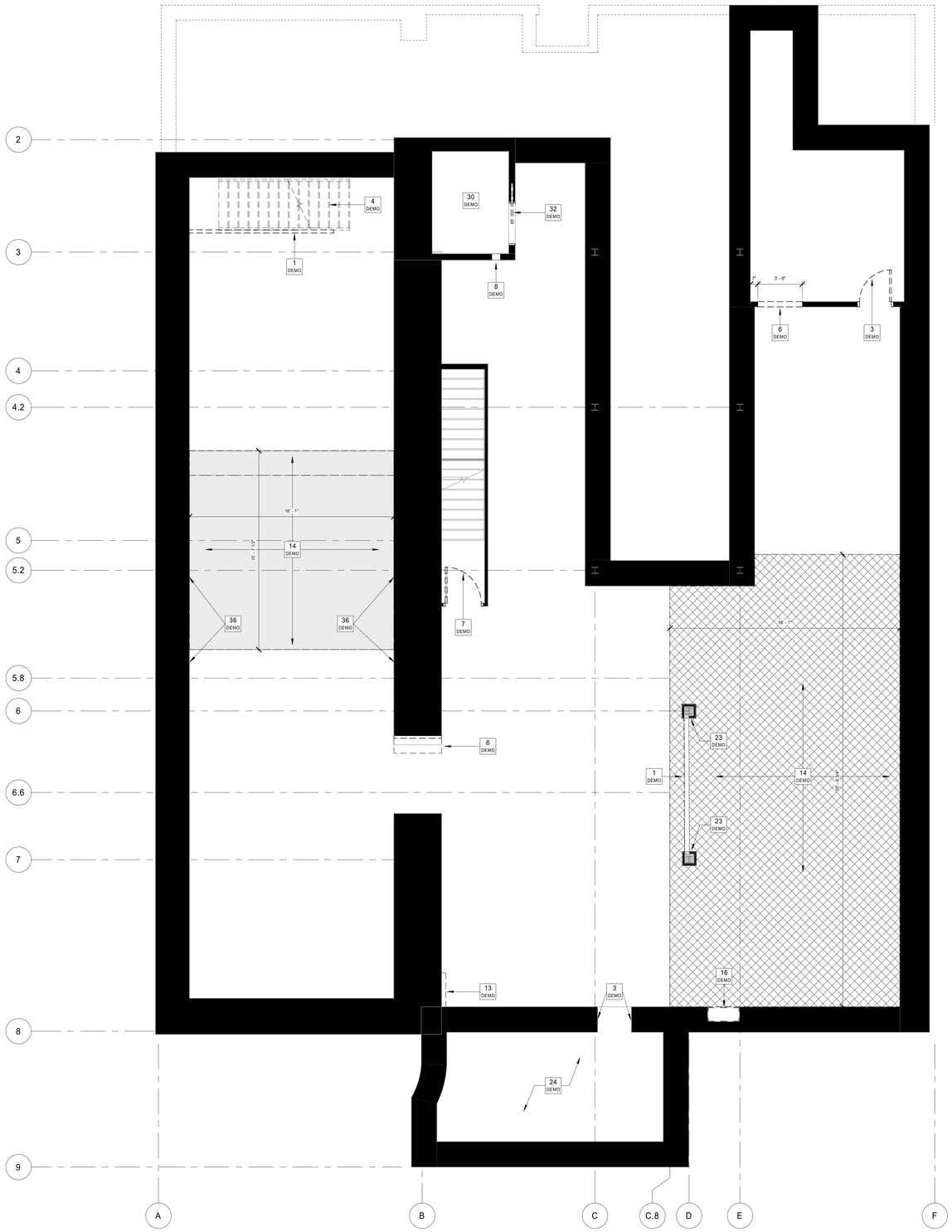

1 Floor Plan
Basement, Demolition Plan
D1.00-D1 1/4" = 1'-0"

CODED DEMOLITION PLAN NOTES

NO.	NOTE
1	INTERIOR WALL(S) TO BE REMOVED COMPLETE.
2	REMOVE PORTION OF WALL FOR NEW WINDOW. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
3	DOOR, FRAME, TRIM, AND CASINGS TO BE REMOVED COMPLETE.
4	STAIRS TO BE REMOVED COMPLETE.
5	REMOVE PORTION OF WALL FOR NEW DOOR. REFER TO DOOR SCHEDULE FOR ACTUAL SIZE. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
6	REMOVE PORTION OF WALL FOR NEW OPENING. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
7	DOOR, FRAME, TRIMS, AND CASINGS TO BE REMOVED COMPLETE; OPENING TO BE PREPPED FOR NEW CASING AND TRIM.
8	WINDOW, TRIMS, AND CASINGS TO BE REMOVED, PREP OPENING FOR NEW CASING AND TRIM.
9	CUT EXISTING WOOD SUBFLOOR AND JOISTS FOR NEW OPENING, REFER TO STRUCTURAL DRAWINGS.
10	WALL VOID TO BE INFILLED AND FINISHES MATCHED TO SURROUNDING FINISHES.
11	EXISTING LADDER TO REMAIN. EXISTING HATCH OPENING TO BE EXPANDED.
12	LOW HEIGHT WALL TO BE REMOVED.
13	ELECTRICAL PANEL TO BE REMOVED; REPAIR PLASTER WHERE APPLICABLE, REFER TO MEP DRAWINGS.
14	SAW-CUT EXISTING SLAB.
15	REMOVE FLOOR MATERIAL TO SUB FLOORING, CLEAN AND PREP SURFACES TO RECEIVE NEW FINISHES.
16	GAS METER TO REMAIN.
17	REMOVE EXISTING STOREFRONT, CLEAN AND PREP EXISTING HEAD AND SILL CONDITIONS TO REMAIN.
18	EXISTING STAIRS AND HANDRAILS TO REMAIN.
19	PREP OPENING FOR NEW CASING AND TRIM.
20	REMOVE EXISTING BRIDGE COMPLETE; REFER TO STRUCTURAL. DEMO CONTRACTOR TO COORDINATE WITH ADJACENT BUILDING OWNER ON TIMING AND EXTENT OF DEMOLITION.
21	REMOVE EXISTING ROOF CONSTRUCTION FOR OUTDOOR DECK; REFER TO STRUCTURAL.
22	REMOVE PORTION OF WALL; PATCH AND REPAIR TO MATCH SURROUNDING.
23	PATCH PLASTER COLUMN WRAP AS REQUIRED FOR SMOOTH SURFACE. REFER TO INTERIOR ELEVATIONS.
24	VAULT TO BE INFILLED; REFER TO STRUCTURAL AND CIVIL.
25	REMOVE EXISTING WINDOW AND ANY CONCEALMENT COMPLETE.
26	REMOVE FIRE ESCAPE COMPLETE. REMOVE METAL ANCHORAGE COMPLETE.
27	REMOVE GUARDRAIL COMPLETE.
28	CLEAN AND REPAIR EXISTING WALL TO RECEIVE NEW FINISHES, TYPICAL.
29	COORDINATE WITH STRUCTURAL ON EXTENT OF PARAPET DEMO AND NEW CONSTRUCTION.
30	SHAFT TO BE PREPPED FOR NEW CUSTOM ELEVATOR TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR.
31	CLEAN AND REPAIR EXISTING COLUMN TO RECEIVE NEW FINISHES, TYPICAL.
32	REMOVE EXISTING ELEVATOR DOOR COMPLETE, REPLACE WITH NEW DOOR. COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR.
33	CUT EXISTING WOOD SUBFLOOR AND JOISTS FOR NEW STAIR, REFER TO STRUCTURAL DRAWINGS.
34	CUT EXISTING WOOD ROOF AND JOISTS FOR NEW OPENING, REFER TO STRUCTURAL DRAWINGS.
35	REMOVE ROOFING MATERIAL AND ASSOCIATED MATERIALS TO DECK COMPLETE. REPORT TO ARCHITECT ON CONDITION OF DECK AND JOISTS WHEN EXPOSED. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.
36	REMOVE FURRED OUT WALL, FURRING, AND SUPPORT COMPLETE.
37	WINDOW TO BE REMOVED AND WALL TO BE IN-FILLED.
38	STABILIZE EXTERIOR WALL WHERE NECESSARY. REFER TO STRUCTUAL DRAWINGS FOR MORE INFORMATION.
39	REMOVE ROOF JOISTS THIS AREA. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.

GENERAL DEMOLITION NOTES

1. THOROUGHLY REVIEW THE CONSTRUCTION DOCUMENT SET FOR ADDITIONAL DEMOLITION COORDINATION. VERIFY CONFLICTING ITEMS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. DEMOLITION IS TO BE CLEAN, COMPLETE, AND IN A MANNER SUITABLE TO ACCEPT NEW FINISHES AND SURFACES. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DESCRIPTION OF NEW MATERIALS.
3. WHERE EXTERIOR SKIN OF THE EXISTING BUILDING IS TO BE REMOVED OR MODIFIED THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ENSURE THAT THE BUILDING REMAINS WEATHERTIGHT DURING DEMOLITION.
4. CONTRACTOR TO VERIFY LOCATIONS OF DUCTWORK AND PIPING PENETRATIONS THROUGH EXISTING WALLS AND ABOVE CEILINGS PRIOR TO MAKING OPENING.
5. OPENINGS IN THE EXISTING BUILDING WHICH REMAIN AFTER PIPING, DUCTWORK, AND OTHER PENETRATIONS HAVE BEEN REMOVED AND WHICH ARE NOT BEING REUSED AS A PART OF THE BUILDING RENOVATION ARE TO BE INFILLED FLUSH WITH THE SAME MATERIAL AS THE SURROUNDING WALL.
6. ALL FLOORING TO BE REMOVED AND SURFACES TO BE PREPARED FOR NEW FINISHES UNLESS NOTED OTHERWISE.
7. WHEN DEMOLITION CAUSES OR EXPOSES DAMAGE TO THE FLOOR SLAB, WALLS, CEILINGS, OR ROOF THE CONTRACTOR SHALL COORDINATE WITH ALL DISCIPLINES TO REPAIR SUCH CONDITIONS AND MAKE THEM SUITABLE FOR FINAL CONSTRUCTION.
8. IF ANY MATERIAL IS ENCOUNTERED THAT IS SUSPECTED TO CONTAIN ASBESTOS DO NOT DISTURB AND IMMEDIATELY CONTACT THE OWNER FOR REMEDIATION.
9. THE CONTRACTOR IS TO FOLLOW AND OBEY ALL FEDERAL, STATE, AND LOCAL CODES, LAWS, SAFETY REGULATIONS, AND HAZARDOUS WASTE LAWS ETC.. CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS, RELEASES, AND AUTHORIZATIONS BEFORE PERFORMING DEMOLITION WORK.
10. ALL CONTRACTORS ARE TO CONDUCT NON-STRUCTURAL EXPLORATORY DEMOLITION TO DETERMINE STRUCTURAL EFFECT ON ALL PLANNED DEMOLITION AND CONFIRM WITH THE STRUCTURAL ENGINEER BEFORE ANY DEMOLITION OCCURS.
11. WALLS TO BE REMOVED SHALL BE REMOVED IN FULL UNLESS NOTED OTHERWISE. REMOVE TO SUBFLOOR MATERIAL, ALL FLOOR ATTACHMENTS, AND GRIND SMOOTH REMAINING ITEMS FLUSH WITH EXISTING FINISH FLOOR. PATCH AND FILL ANY VOIDS LEFT BY REMOVAL OF EXISTING WALL WITH EXISTING FINISH FLOOR.
12. CLEAN AND REPAIR EXISTING WALLS TO RECEIVE NEW FINISHES, TYPICAL FOR ALL.
13. FOR DOORS TO BE REMOVED THE CONTRACTOR SHALL REMOVE DOOR, DOOR FRAME, DOOR HARDWARE, ASSOCIATED ANCHORING, AND ALL ASSOCIATED TRANSOMS AND/OR SIDELITES AND GLAZING COMPLETE UNLESS NOTED OTHERWISE.
14. ANY FLOOR MATERIALS THAT ARE INDICATED TO BE REMOVED SHALL BE REMOVED TO SOUND SUB-BASE MATERIAL AND ARE TO BE FREE OF GLUES, FASTENERS AND FILLERS.
15. FURNISH AND INSTALL TEMPORARY BARRICADES AND HANDRAILS AT ALL OPENINGS DURING DEMOLITION AND CONSTRUCTION.
16. THESE DRAWINGS WERE DEVELOPED FROM A VISUAL SURVEY OF THE EXISTING CONDITIONS AND PER BUILDING SCAN. THE INFORMATION FROM THOSE SOURCES DOES NOT GUARANTEE THAT ALL THE AS-BUILT CONDITIONS HAVE BEEN REPRESENTED. ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS ARE TO BE VERIFIED IN FIELD BY THE CONTRACTOR OR SUBCONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION.
17. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH THE WORK.
18. EXISTING CONSTRUCTION TO REMAIN ARE TO BE PROTECTED DURING THE DEMOLITION AND CONSTRUCTION PROCESS INCLUDING BUT NOT LIMITED TO ALL WALLS (STRUCTURAL AND PARTITION), CEILINGS, FLOORS, DOORS, FINISHES, ETC.
19. DEMOLITION IS TO BE CONDUCTED IN A MEANS THAT DOES NOT DAMAGE THE IMMEDIATELY ADJACENT EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE INCURRED DURING DEMOLITION TO EXISTING CONSTRUCTION TO REMAIN IS TO BE REPAIRED BACK TO ORIGINAL CONDITION AS PART OF THIS CONTRACT.
20. OWNER HAS RIGHT OF FIRST REFUSAL ON ALL SALVAGEABLE HISTORICAL ITEMS; SALVAGEABLE DOORS, EQUIPMENT, FIXTURES, ETC. ARE TO BE STOCKPILED IN A DESIGNATED AREA ON-SITE FOR OWNER REVIEW.
21. CAP ABANDONED CONDUITS AT POINT OF TERMINATION AND MAINTAIN ANY REQUIRED FIRE SEPARATION.
22. CONTRACTOR TO PROVIDE FILTRATION / PROTECTION IN NEW MECHANICAL SYSTEMS TO ELIMINATE DEMOLITION AND CONSTRUCTION DUST FROM ENTERING THE HVAC SYSTEM.
23. EXISTING 120 VOLT, 208 VOLT, AND 480 VOLT SINGLE AND 3 PHASE POWER, LIGHTING, RECEPTACLES, AND POWER TO EQUIPMENT IS TO BE REMOVED BACK TO SOURCES (PANEL BOARDS), EXCEPT ITEMS INDICATED TO REMAIN. THIS INCLUDES BUT IS NOT LIMITED TO ALL WIRING AND CONDUIT NOT REUSED. PROVIDE FOR CIRCUIT CONTINUITY FOR ITEMS THAT REMAIN.
24. ALL EXISTING LOOSE AND OR FLAKING PAINT THAT IS NOT ENCAPSULATED IN A NEW FINISH IS TO BE SCRAPED, ABRADED, AND/OR SANDED TO A SMOOTH FLAT SURFACE PREPARED TO RECEIVE NEW FINISH.
25. ALL CEILINGS TO REMAIN UNLESS NOTED OTHERWISE.

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GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Basement, Demolition Plan

D1.00-D1

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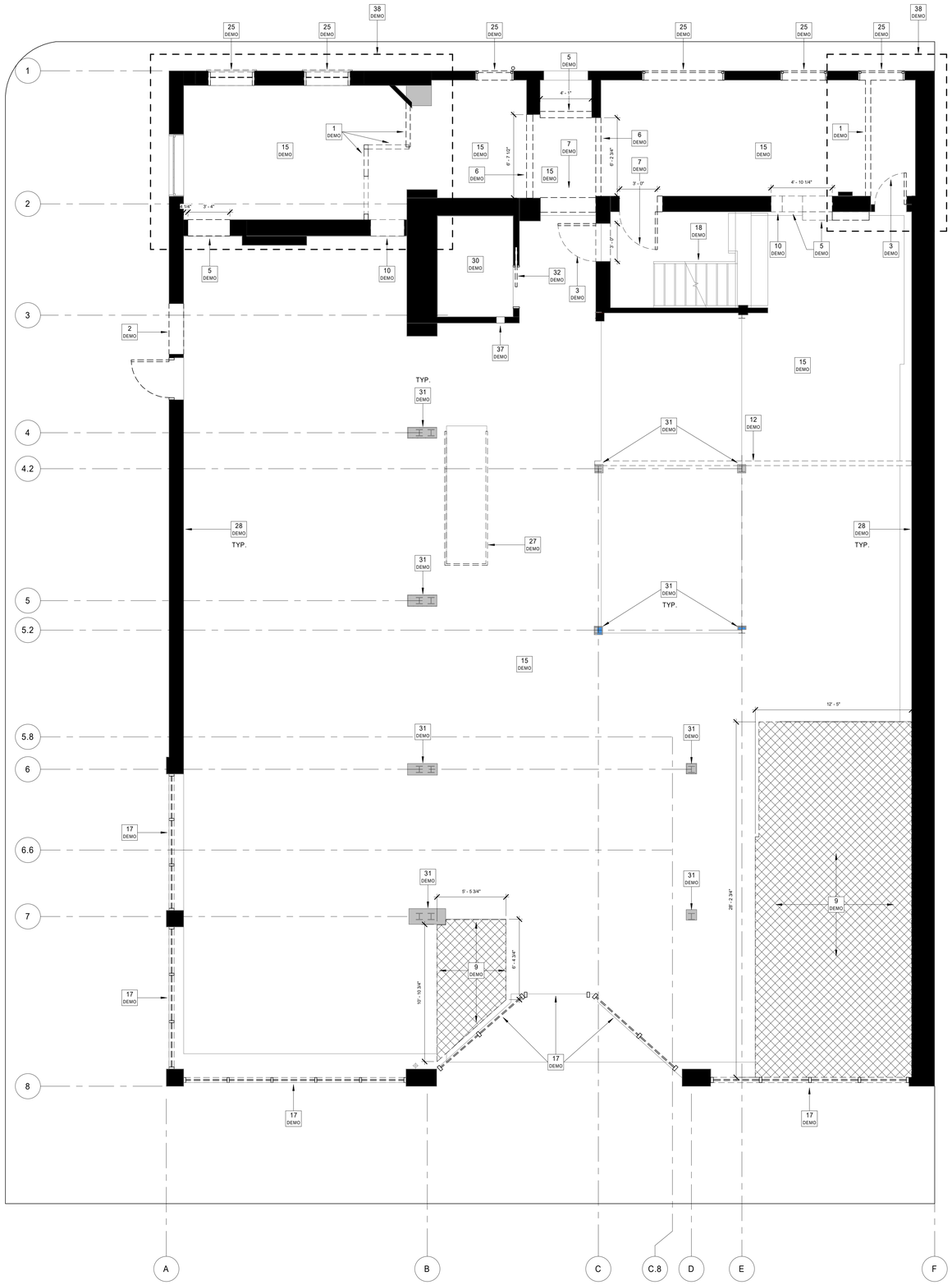

1 Floor Plan
1st Floor, Demolition Plan
D1.01-D1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL NOTES

SEE GENERAL DEMO NOTES ON SHEET D1.00-D1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

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4	STAIRS TO BE REMOVED COMPLETE.
5	REMOVE PORTION OF WALL FOR NEW DOOR. REFER TO DOOR SCHEDULE FOR ACTUAL SIZE. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
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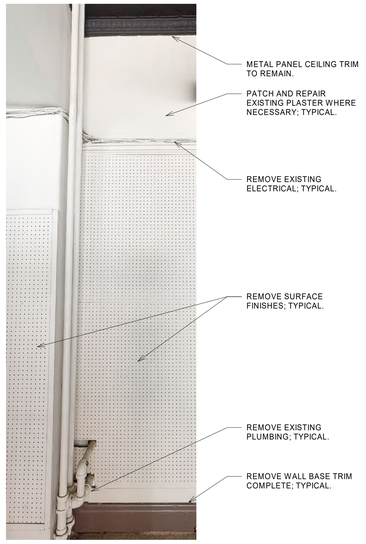
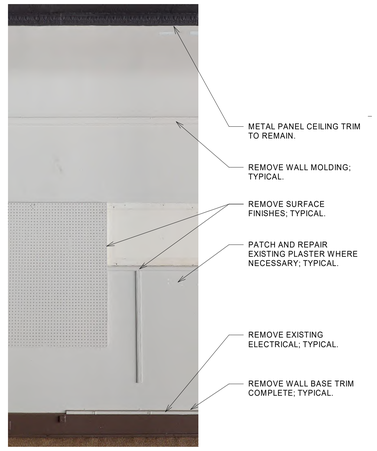


TYPICAL 1ST FLOOR INTERIOR WALL



TYPICAL 1ST FLOOR INTERIOR WALL

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CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
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Scale: See Drawing
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REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

1st Floor, Demolition Plan

D1.01-D1

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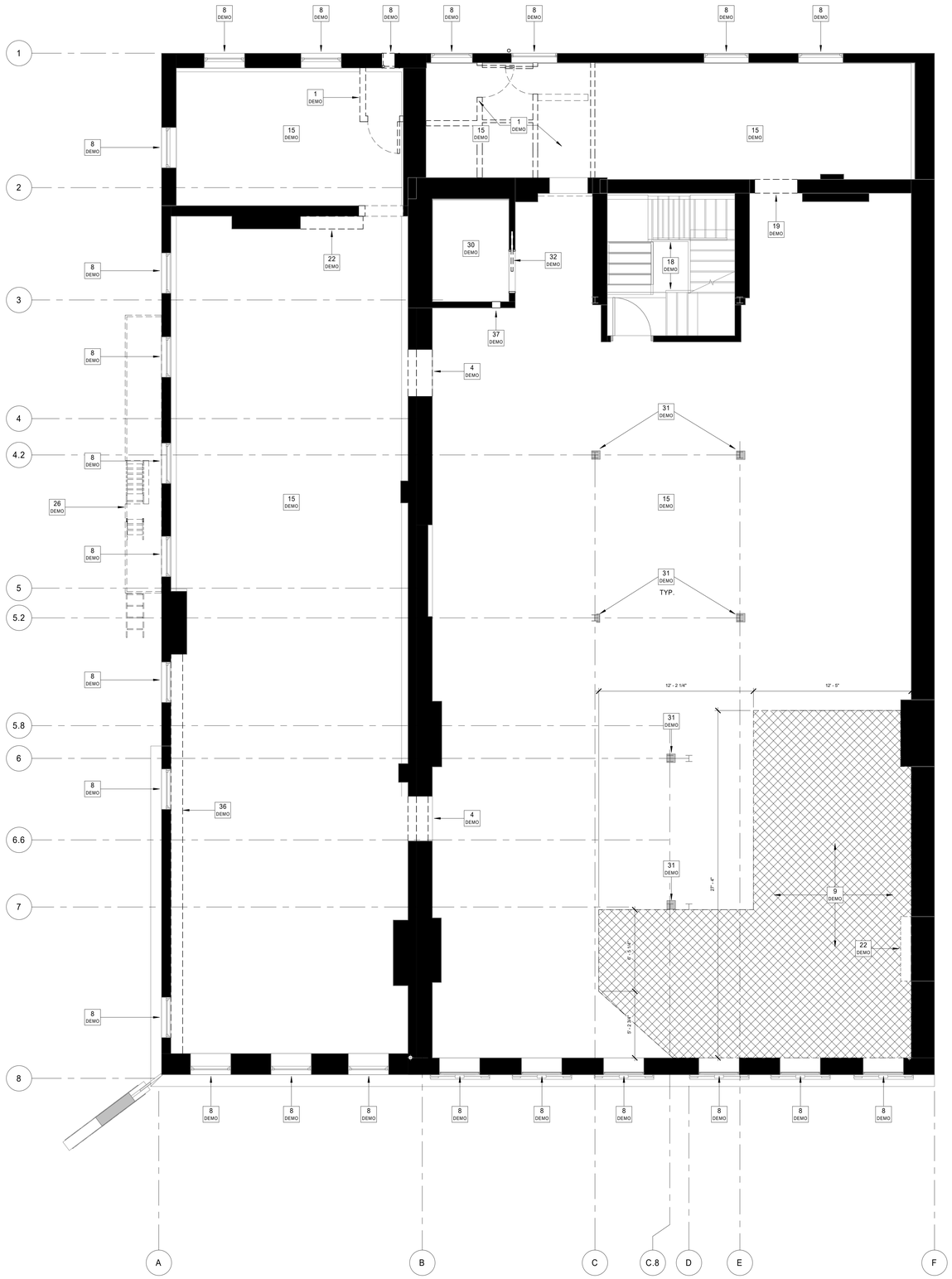

1 Floor Plan
2nd Floor, Demolition Plan
D1.02-D1 1/4" = 1'-0"

GENERAL NOTES

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LIGHT FIXTURES TO BE SALVAGED FOR OWNER TO REVIEW AND CONSIDER FOR REUSE IN PROJECT

2ND FLOOR SALVAGED LIGHTS

REMOVE WALL MOLDING; TYPICAL.

REMOVE PLYWOOD SURFACE FINISHES; TYPICAL.

PATCH AND REPAIR EXISTING PLASTER WHERE NECESSARY; TYPICAL.

REMOVE WALL BASE TRIM COMPLETE; TYPICAL.

TYPICAL 2ND FLOOR INTERIOR WALL

REMOVE WALL MOLDING; TYPICAL.

REMOVE EXISTING ELECTRICAL; TYPICAL.

REMOVE PLYWOOD SURFACE FINISHES; TYPICAL.

REMOVE EXISTING WINDOW UNITS; TYPICAL.

PATCH AND REPAIR EXISTING PLASTER WHERE NECESSARY; TYPICAL.

REMOVE WALL BASE TRIM COMPLETE; TYPICAL.

TYPICAL 2ND FLOOR INTERIOR WALL

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Project No.: 21023.A
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REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

2nd Floor, Demolition Plan

D1.02-D1

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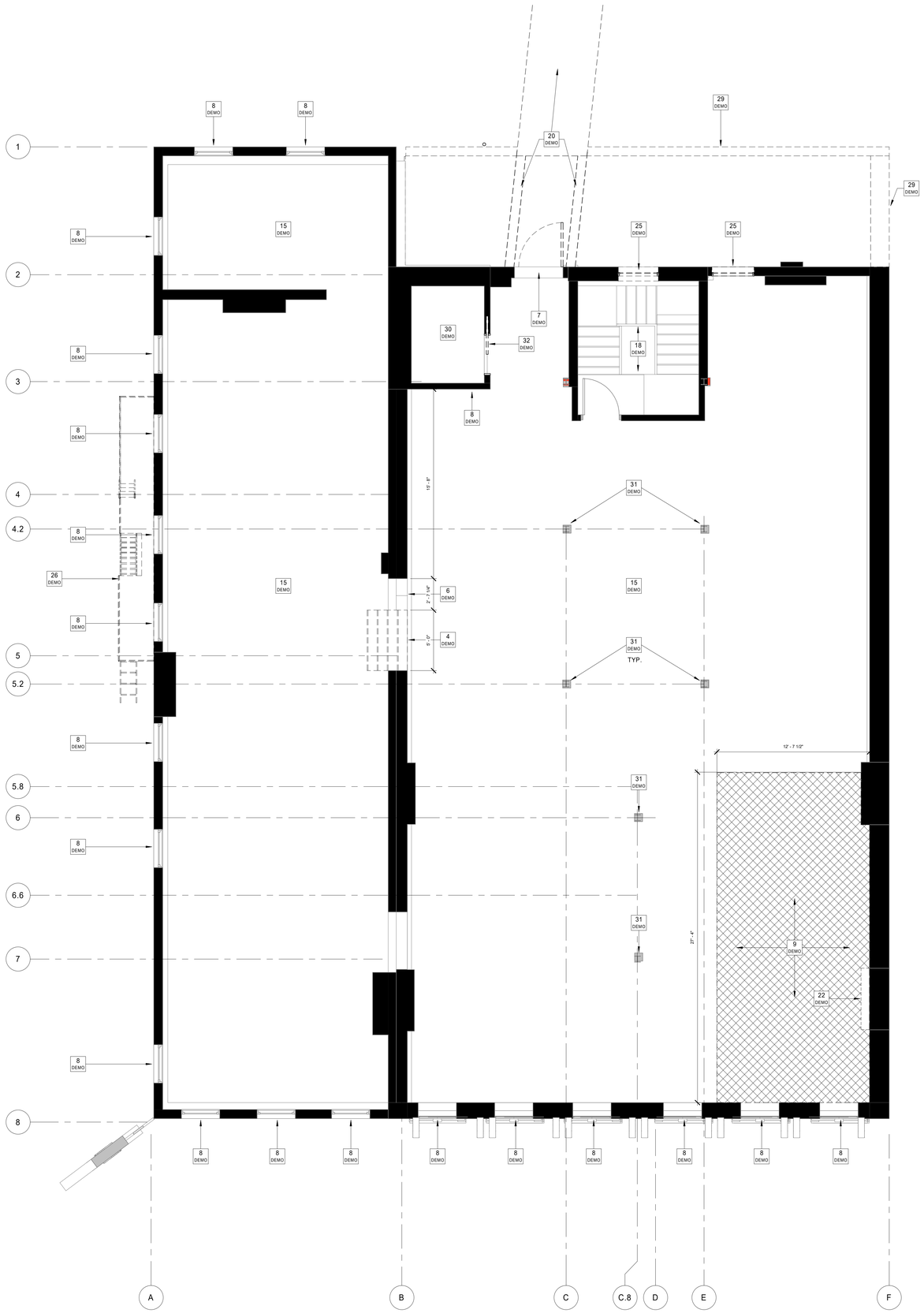

1 Floor Plan
3rd Floor, Demolition Plan
D1.03-D1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

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TYPICAL 3RD FLOOR INTERIOR WALL

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STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date

3rd Floor, Demolition Plan

D1.03-D1

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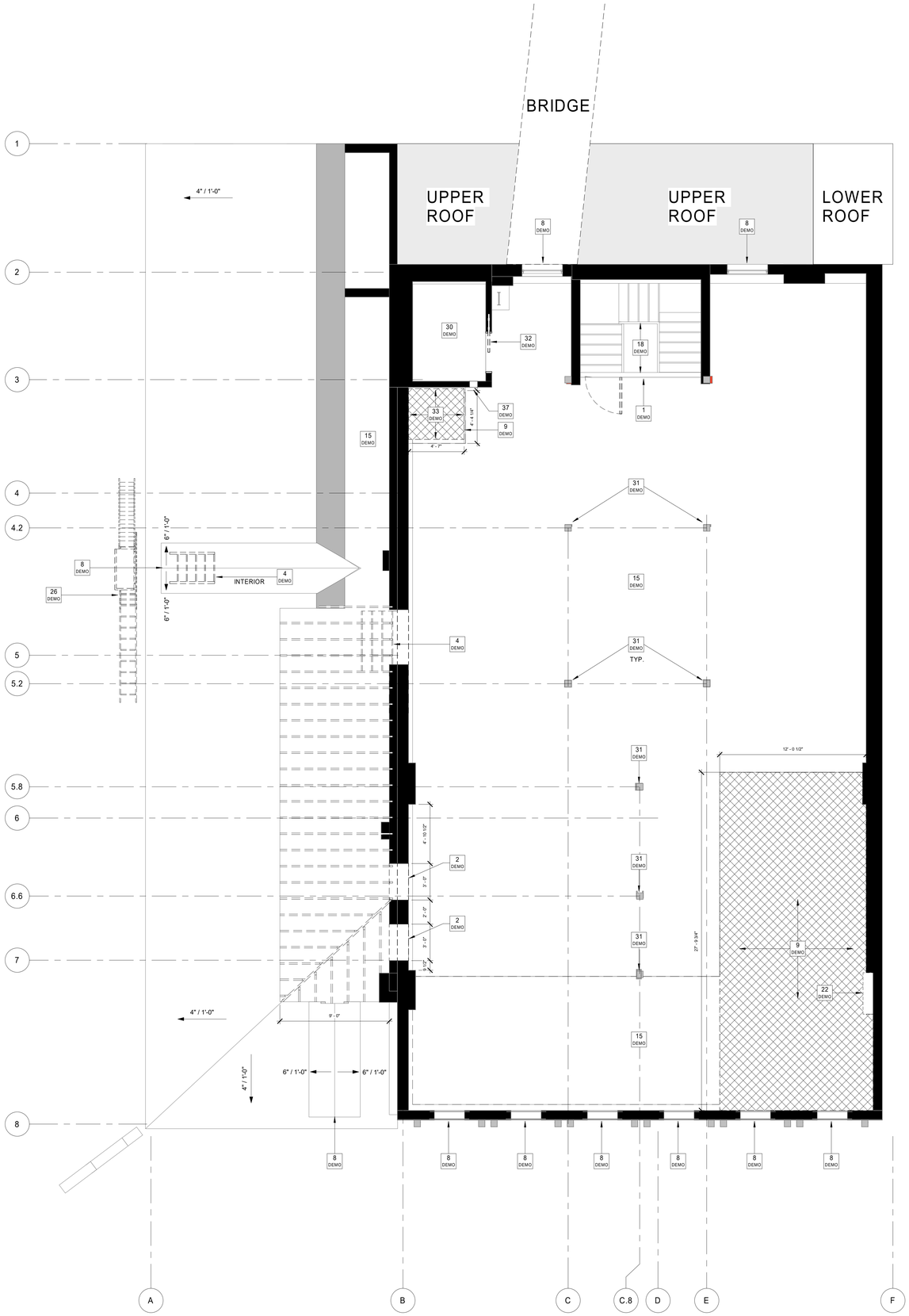

1 Floor Plan
4th Floor, Demolition Plan
D1.04-D1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL NOTES

SEE GENERAL DEMO NOTES ON SHEET D1.00-D1 AND GENERAL PROJECT NOTES ON SHEET 0.01 FOR ADDITIONAL INFORMATION.

CODED DEMOLITION PLAN NOTES

NO.	NOTE
1	INTERIOR WALL(S) TO BE REMOVED COMPLETE.
2	REMOVE PORTION OF WALL FOR NEW WINDOW. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
3	DOOR, FRAME, TRIM, AND CASINGS TO BE REMOVED COMPLETE.
4	STAIRS TO BE REMOVED COMPLETE.
5	REMOVE PORTION OF WALL FOR NEW DOOR. REFER TO DOOR SCHEDULE FOR ACTUAL SIZE. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
6	REMOVE PORTION OF WALL FOR NEW OPENING. SEE STRUCTURAL DRAWINGS FOR REQUIRED STEEL REINFORCEMENT DETAILS.
7	DOOR, FRAME, TRIMS, AND CASINGS TO BE REMOVED COMPLETE; OPENING TO BE PREPPED FOR NEW CASING AND TRIM.
8	WINDOW, TRIMS, AND CASINGS TO BE REMOVED, PREP OPENING FOR NEW CASING AND TRIM.
9	CUT EXISTING WOOD SUBFLOOR AND JOISTS FOR NEW OPENING, REFER TO STRUCTURAL DRAWINGS.
10	WALL VOID TO BE INFILLED AND FINISHES MATCHED TO SURROUNDING FINISHES.
11	EXISTING LADDER TO REMAIN. EXISTING HATCH OPENING TO BE EXPANDED.
12	LOW HEIGHT WALL TO BE REMOVED.
13	ELECTRICAL PANEL TO BE REMOVED; REPAIR PLASTER WHERE APPLICABLE, REFER TO MEP DRAWINGS.
14	SAW-CUT EXISTING SLAB.
15	REMOVE FLOOR MATERIAL TO SUB FLOORING, CLEAN AND PREP SURFACES TO RECEIVE NEW FINISHES.
16	GAS METER TO REMAIN.
17	REMOVE EXISTING STOREFRONT, CLEAN AND PREP EXISTING HEAD AND SILL CONDITIONS TO REMAIN.
18	EXISTING STAIRS AND HANDRAILS TO REMAIN.
19	PREP OPENING FOR NEW CASING AND TRIM.
20	REMOVE EXISTING BRIDGE COMPLETE. REFER TO STRUCTURAL. DEMO CONTRACTOR TO COORDINATE WITH ADJACENT BUILDING OWNER ON TIMING AND EXTENT OF DEMOLITION.
21	REMOVE EXISTING ROOF CONSTRUCTION FOR OUTDOOR DECK; REFER TO STRUCTURAL.
22	REMOVE PORTION OF WALL; PATCH AND REPAIR TO MATCH SURROUNDING.
23	PATCH PLASTER COLUMN WRAP AS REQUIRED FOR SMOOTH SURFACE. REFER TO INTERIOR ELEVATIONS.
24	VAULT TO BE INFILLED; REFER TO STRUCTURAL AND CIVIL.
25	REMOVE EXISTING WINDOW AND ANY CONCEALMENT COMPLETE.
26	REMOVE FIRE ESCAPE COMPLETE. REMOVE METAL ANCHORAGE COMPLETE.
27	REMOVE GUARDRAIL COMPLETE.
28	CLEAN AND REPAIR EXISTING WALL TO RECEIVE NEW FINISHES, TYPICAL.
29	COORDINATE WITH STRUCTURAL ON EXTENT OF PARAPET DEMO AND NEW CONSTRUCTION.
30	SHAFT TO BE PREPPED FOR NEW CUSTOM ELEVATOR TBD, COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR.
31	CLEAN AND REPAIR EXISTING COLUMN TO RECEIVE NEW FINISHES, TYPICAL.
32	REMOVE EXISTING ELEVATOR DOOR COMPLETE, REPLACE WITH NEW DOOR. COORDINATE WITH STRUCTURAL AND ELEVATOR CONTRACTOR.
33	CUT EXISTING WOOD SUBFLOOR AND JOISTS FOR NEW STAIR, REFER TO STRUCTURAL DRAWINGS.
34	CUT EXISTING WOOD ROOF AND JOISTS FOR NEW OPENING, REFER TO STRUCTURAL DRAWINGS.
35	REMOVE ROOFING MATERIAL AND ASSOCIATED MATERIALS TO DECK COMPLETE. REPORT TO ARCHITECT ON CONDITION OF DECK AND JOISTS WHEN EXPOSED. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.
36	REMOVE FURRED OUT WALL, FURRING, AND SUPPORT COMPLETE.
37	WINDOW TO BE REMOVED AND WALL TO BE IN-FILLED.
38	STABILIZE EXTERIOR WALL WHERE NECESSARY, REFER TO STRUCTUAL DRAWINGS FOR MORE INFORMATION.
39	REMOVE ROOF JOISTS THIS AREA. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.

TYPICAL 4TH FLOOR INTERIOR WALL

EXISTING INTERIOR STAIR TO REMAIN

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4th Floor, Demolition Plan

D1.04-D1

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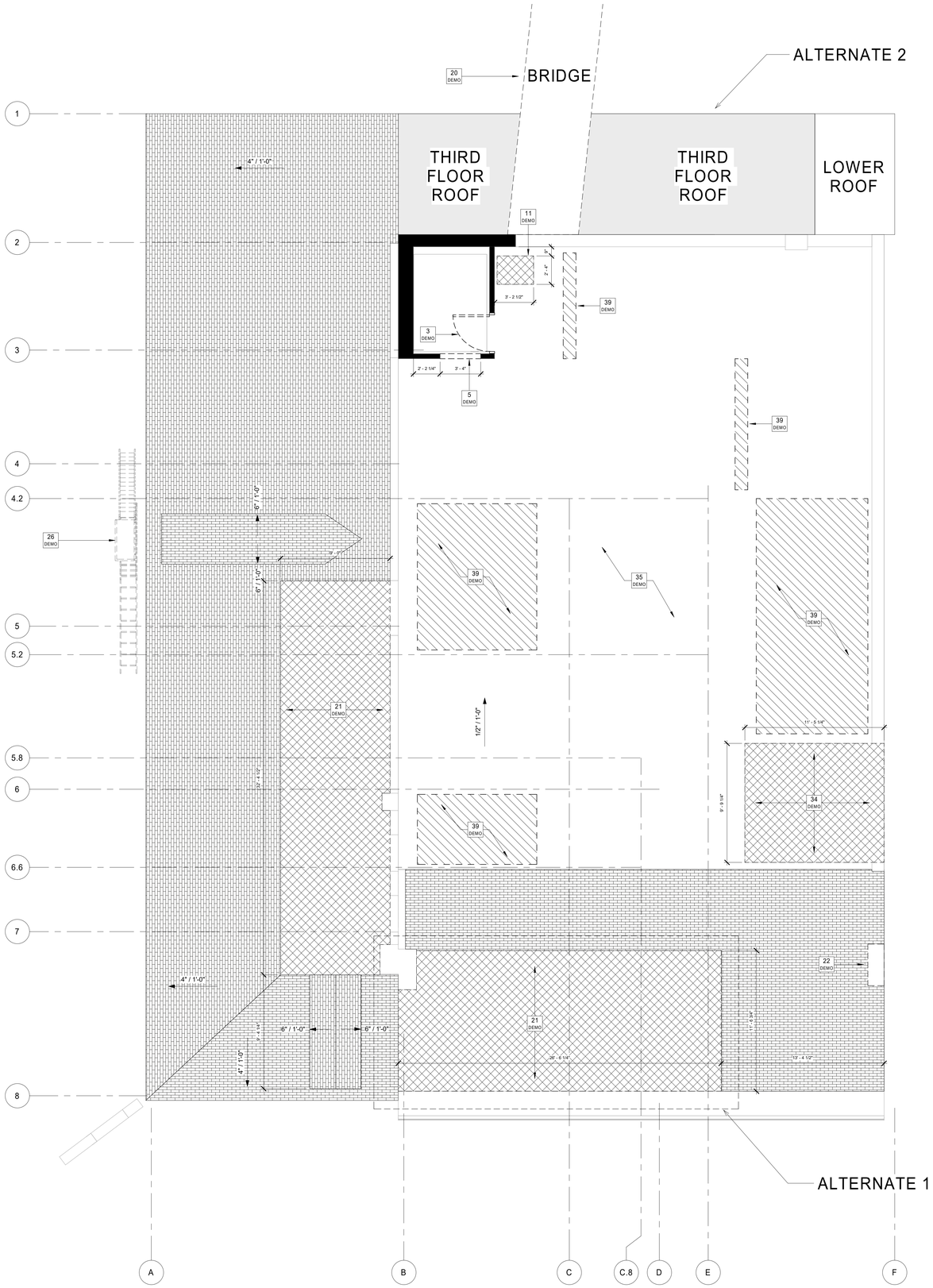

1 Floor Plan
Roof, Demolition Plan
D1.05-D1 1/4" = 1'-0"

0' 2' 4' 8' 16'

NORTH

GENERAL NOTES

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Roof, Demolition Plan

D1.05-D1

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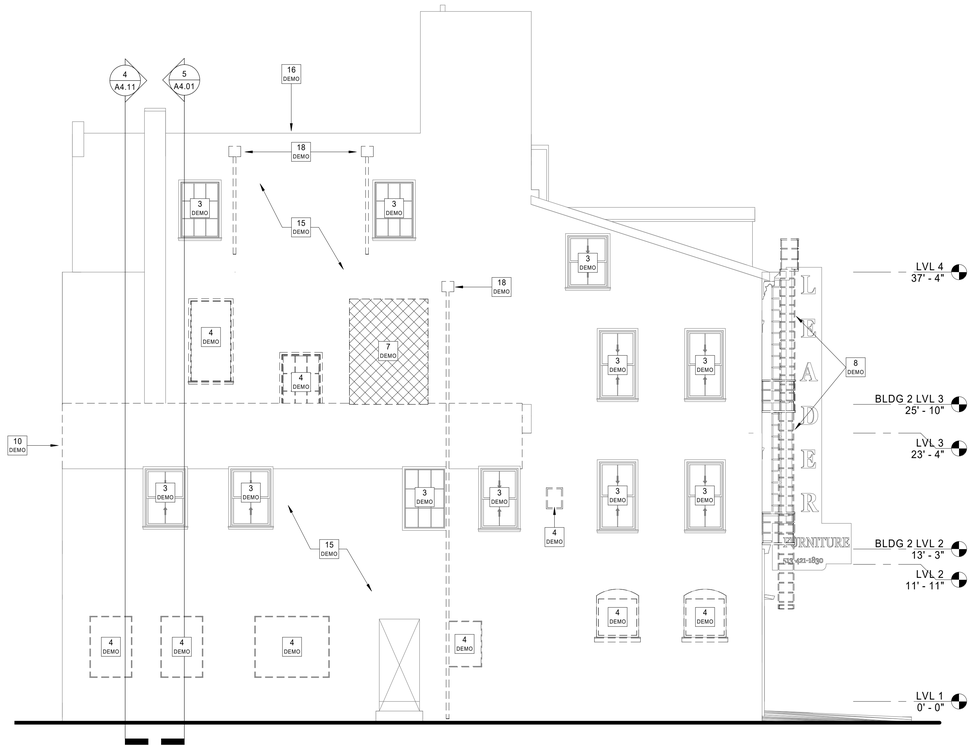
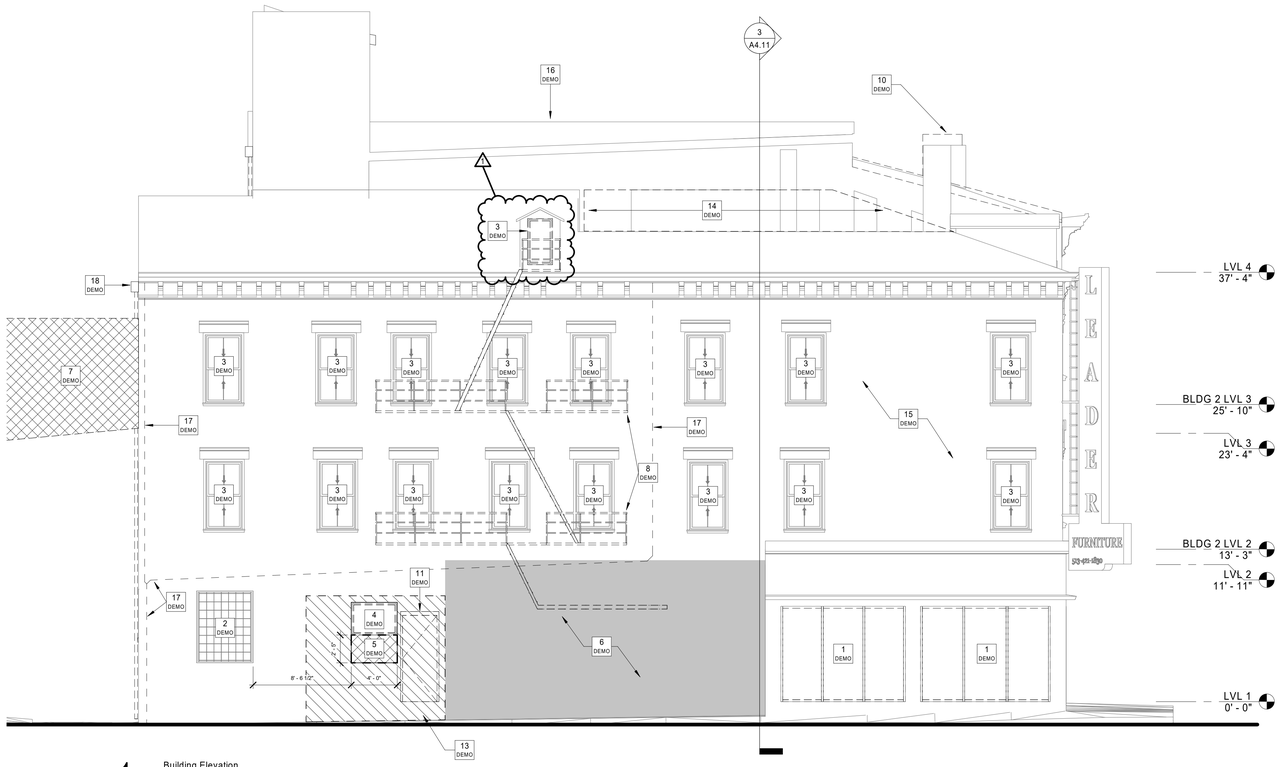


2 Building Elevation
North Elevation Demo
D1.21-D1 3/16" = 1'-0"



1 Building Elevation
West Elevation Demo
D1.21-D1 3/16" = 1'-0"

CODED DEMO ELEVATION NOTES

NO.	NOTE
1	REMOVE EXISTING STOREFRONT, CLEAN AND PREP EXISTING HEAD AND SILL CONDITIONS TO REMAIN.
2	EXISTING WINDOW TO REMAIN.
3	EXISTING PLYWOOD, WINDOWS, AND TRIMS TO BE REMOVED COMPLETE. PREP OPENING FOR NEW REPLACEMENT WINDOWS, KEEP EXISTING EXTERIOR BRICK MOLDINGS IN PLACE. TYPICAL FOR ALL.
4	EXISTING PLYWOOD, WINDOWS, AND TRIMS TO BE REMOVED COMPLETE. PREP OPENING FOR INFILL.
5	PORTION OF MASONRY WALL TO BE REMOVED FOR NEW WINDOW.
6	EXISTING MURAL TO REMAIN.
7	EXISTING BRIDGE TO BE REMOVED COMPLETE, FIELD VERIFY CONDITION OF PARAPET. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF MASONRY AND BRICK REPAIR.
8	EXISTING FIRE ESCAPE TO BE REMOVED COMPLETE, FIELD VERIFY CONDITION OF PENETRATIONS, REPAIR AS NECESSARY TO MATCH SURROUNDING.
9	REMOVE EXISTING ELEVATOR PENTHOUSE ROOF COMPLETE.
10	REMOVE MASONRY CONSTRUCTION COMPLETE. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND EXTENT OF MASONRY AND BRICK REPAIR.
10	REMOVE MASONRY CONSTRUCTION COMPLETE. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND EXTENT OF MASONRY AND BRICK REPLACEMENT.
11	REMOVE DOOR AND FRAME COMPLETE.
12	PORTION OF MASONRY WALL TO BE REMOVED. PREP OPENING FOR NEW DOOR. REFER TO DOOR SCHEDULE AND ELEVATOR CONTRACTOR DETAILS FOR MORE INFORMATION.
13	EXISTING EXTERIOR CONSTRUCTION TO BE REMOVED COMPLETE. PREP OPENING FOR INFILL.
14	REMOVE EXISTING ROOF FOR OUTDOOR DECKS; REFER TO STRUCTURAL.
15	CLEAN EXISTING MASONRY, FIELD VERIFY DAMAGE OF EXISTING BRICKS AND PATCH REPAIR AS NECESSARY.
16	REMOVE ROOFING MATERIAL AND ASSOCIATED MATERIALS TO JOISTS COMPLETE. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.
17	REMOVE EXISTING DOWNSPOUTS TO BE REPLACED, COORDINATE REMOVAL WITH NEW ROOFING SYSTEM DEMO.
18	REMOVE EXISTING SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT TO BE REPLACED, COORDINATE REMOVAL WITH NEW ROOFING SYSTEM DEMO.

GENERAL DEMOLITION NOTES

1. THOROUGHLY REVIEW THE CONSTRUCTION DOCUMENT SET FOR ADDITIONAL DEMOLITION COORDINATION. VERIFY CONFLICTING ITEMS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. DEMOLITION IS TO BE CLEAN, COMPLETE, AND IN A MANNER SUITABLE TO ACCEPT NEW FINISHES AND SURFACES. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DESCRIPTION OF NEW MATERIALS.
3. WHERE EXTERIOR SKIN OF THE EXISTING BUILDING IS TO BE REMOVED OR MODIFIED THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ENSURE THAT THE BUILDING REMAINS WEATHERTIGHT DURING DEMOLITION.
4. CONTRACTOR TO VERIFY LOCATIONS OF DUCTWORK AND PIPING PENETRATIONS THROUGH EXISTING WALLS AND ABOVE CEILINGS PRIOR TO MAKING OPENING.
5. OPENINGS IN THE EXISTING BUILDING WHICH REMAIN AFTER PIPING, DUCTWORK, AND OTHER PENETRATIONS HAVE BEEN REMOVED AND WHICH ARE NOT BEING REUSED AS A PART OF THE BUILDING RENOVATION ARE TO BE INFILLED FLUSH WITH THE SAME MATERIAL AS THE SURROUNDING WALL.
6. ALL FLOORING TO BE REMOVED AND SURFACES TO BE PREPARED FOR NEW FINISHES UNLESS NOTED OTHERWISE.
7. WHEN DEMOLITION CAUSES OR EXPOSES DAMAGE TO THE FLOOR SLAB, WALLS, CEILINGS, OR ROOF THE CONTRACTOR SHALL COORDINATE WITH ALL DISCIPLINES TO REPAIR SUCH CONDITIONS AND MAKE THEM SUITABLE FOR FINAL CONSTRUCTION.
8. IF ANY MATERIAL IS ENCOUNTERED THAT IS SUSPECTED TO CONTAIN ASBESTOS DO NOT DISTURB AND IMMEDIATELY CONTACT THE OWNER FOR REMEDIATION.
9. THE CONTRACTOR IS TO FOLLOW AND OBEY ALL FEDERAL, STATE, AND LOCAL CODES, LAWS, SAFETY REGULATIONS, AND HAZARDOUS WASTE LAWS ETC.. CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS, RELEASES, AND AUTHORIZATIONS BEFORE PERFORMING DEMOLITION WORK.
10. ALL CONTRACTORS ARE TO CONDUCT NON-STRUCTURAL EXPLORATORY DEMOLITION TO DETERMINE STRUCTURAL EFFECT ON ALL PLANNED DEMOLITION AND CONFIRM WITH THE STRUCTURAL ENGINEER BEFORE ANY DEMOLITION OCCURS.
11. WALLS TO BE REMOVED SHALL BE REMOVED IN FULL UNLESS NOTED OTHERWISE. REMOVE TO SUBFLOOR MATERIAL, ALL FLOOR ATTACHMENTS, AND GRIND SMOOTH REMAINING ITEMS FLUSH WITH EXISTING FINISH FLOOR. PATCH AND FILL ANY VOIDS LEFT BY REMOVAL OF EXISTING WALL WITH EXISTING FINISH FLOOR.
12. CLEAN AND REPAIR EXISTING WALLS TO RECEIVE NEW FINISHES, TYPICAL FOR ALL.
13. FOR DOORS TO BE REMOVED THE CONTRACTOR SHALL REMOVE DOOR, DOOR FRAME, DOOR HARDWARE, ASSOCIATED ANCHORING, AND ALL ASSOCIATED TRANSOMS AND/OR SIDELITES AND GLAZING COMPLETE UNLESS NOTED OTHERWISE.
14. ANY FLOOR MATERIALS THAT ARE INDICATED TO BE REMOVED SHALL BE REMOVED TO SOUND SUB-BASE MATERIAL AND ARE TO BE FREE OF GLUES, FASTENERS AND FILLERS.
15. FURNISH AND INSTALL TEMPORARY BARRICADES AND HANDRAILS AT ALL OPENINGS DURING DEMOLITION AND CONSTRUCTION.
16. THESE DRAWINGS WERE DEVELOPED FROM A VISUAL SURVEY OF THE EXISTING CONDITIONS AND PER BUILDING SCAN. THE INFORMATION FROM THOSE SOURCES DOES NOT GUARANTEE THAT ALL THE AS-BUILT CONDITIONS HAVE BEEN REPRESENTED. ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS ARE TO BE VERIFIED IN FIELD BY THE CONTRACTOR OR SUBCONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION.
17. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH THE WORK.
18. EXISTING CONSTRUCTION TO REMAIN ARE TO BE PROTECTED DURING THE DEMOLITION AND CONSTRUCTION PROCESS INCLUDING BUT NOT LIMITED TO ALL WALLS (STRUCTURAL AND PARTITION), CEILINGS, FLOORS, DOORS, FINISHES, ETC.
19. DEMOLITION IS TO BE CONDUCTED IN A MEANS THAT DOES NOT DAMAGE THE IMMEDIATELY ADJACENT EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE INCURRED DURING DEMOLITION TO EXISTING CONSTRUCTION TO REMAIN IS TO BE REPAIRED BACK TO ORIGINAL CONDITION AS PART OF THIS CONTRACT.
20. OWNER HAS RIGHT OF FIRST REFUSAL ON ALL SALVAGEABLE HISTORICAL ITEMS; SALVAGEABLE DOORS, EQUIPMENT, FIXTURES, ETC. ARE TO BE STOCKPILED IN A DESIGNATED AREA ON-SITE FOR OWNER REVIEW.
21. CAP ABANDONED CONDUITS AT POINT OF TERMINATION AND MAINTAIN ANY REQUIRED FIRE SEPARATION.
22. CONTRACTOR TO PROVIDE FILTRATION / PROTECTION IN NEW MECHANICAL SYSTEMS TO ELIMINATE DEMOLITION AND CONSTRUCTION DUST FROM ENTERING THE HVAC SYSTEM.
23. EXISTING 120 VOLT, 208 VOLT, AND 480 VOLT SINGLE AND 3 PHASE POWER, LIGHTING, RECEPTACLES, AND POWER TO EQUIPMENT IS TO BE REMOVED BACK TO SOURCES (PANEL BOARDS), EXCEPT ITEMS INDICATED TO REMAIN. THIS INCLUDES BUT IS NOT LIMITED TO ALL WIRING AND CONDUIT NOT REUSED. PROVIDE FOR CIRCUIT CONTINUITY FOR ITEMS THAT REMAIN.
24. ALL EXISTING LOOSE AND OR FLAKING PAINT THAT IS NOT ENCAPSULATED IN A NEW FINISH IS TO BE SCRAPED, ABRADED, AND/OR SANDED TO A SMOOTH FLAT SURFACE PREPARED TO RECEIVE NEW FINISH.
25. ALL CEILINGS TO REMAIN UNLESS NOTED OTHERWISE.

NOTE: DUE TO EXISTING CONDITIONS, VARYING FF ELEVATIONS; WINDOW LOCATIONS, SILL / HEAD HEIGHTS AND FF ELEVATIONS SHOULD BE CONSIDERED APPROXIMATE. WINDOWS HAVE BEEN LOCATED AND SIZED PER BUILDING SCAN. ALL WINDOW LOCATIONS AND SIZES SHOULD BE VERIFIED. NOTIFY ARCHITECT IF CONFLICTS OCCUR.

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1	ADD #1	04-13-2022

Demolition Elevations

D1.21-D1

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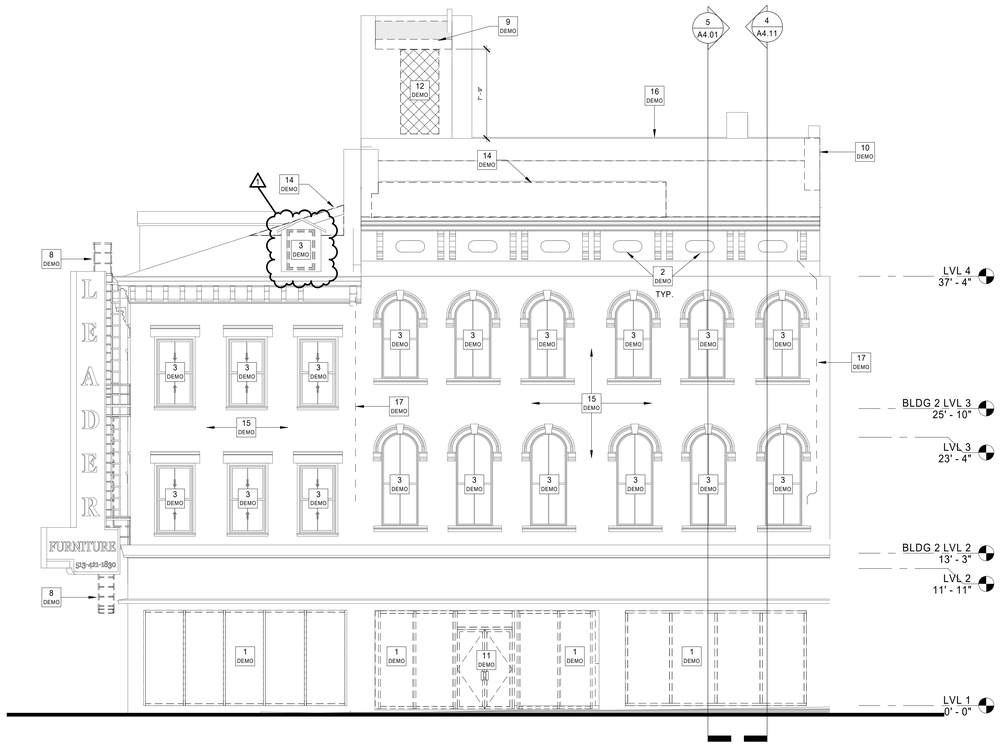
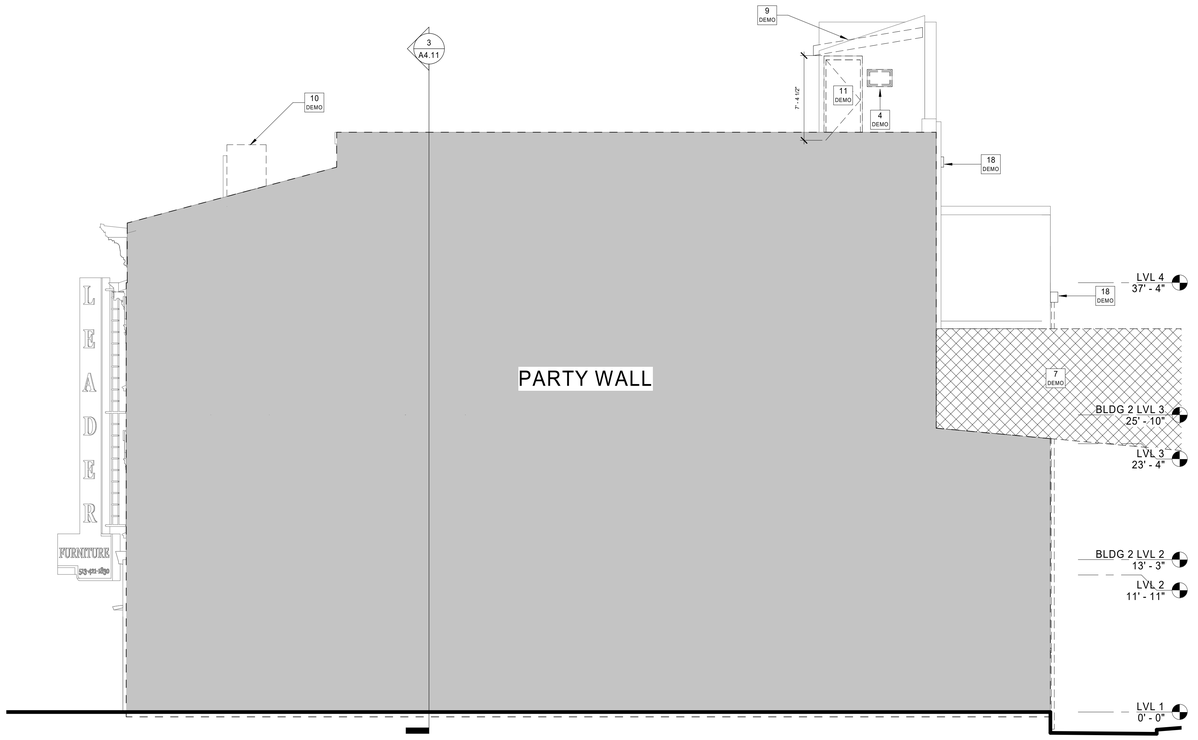


2 Building Elevation
South Elevation Demo
D1.22-D1 3/16" = 1'-0"



1 Building Elevation
East Elevation Demo
D1.22-D1 3/16" = 1'-0"

CODED DEMO ELEVATION NOTES

NO.	NOTE
1	REMOVE EXISTING STOREFRONT, CLEAN AND PREP EXISTING HEAD AND SILL CONDITIONS TO REMAIN.
2	EXISTING WINDOW TO REMAIN.
3	EXISTING PLYWOOD, WINDOWS, AND TRIMS TO BE REMOVED COMPLETE. PREP OPENING FOR NEW REPLACEMENT WINDOWS, KEEP EXISTING EXTERIOR BRICK MOLDINGS IN PLACE, TYPICAL FOR ALL.
4	EXISTING PLYWOOD, WINDOWS, AND TRIMS TO BE REMOVED COMPLETE. PREP OPENING FOR INFILL.
5	PORTION OF MASONRY WALL TO BE REMOVED FOR NEW WINDOW.
6	EXISTING MURAL TO REMAIN.
7	EXISTING BRIDGE TO BE REMOVED COMPLETE, FIELD VERIFY CONDITION OF PARAPET. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF MASONRY AND BRICK REPAIR.
8	EXISTING FIRE ESCAPE TO BE REMOVED COMPLETE, FIELD VERIFY CONDITION OF PENETRATIONS, REPAIR AS NECESSARY TO MATCH SURROUNDING.
9	REMOVE EXISTING ELEVATOR PENTHOUSE ROOF COMPLETE.
10	REMOVE MASONRY CONSTRUCTION COMPLETE. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND EXTENT OF MASONRY AND BRICK REPAIR.
10	REMOVE MASONRY CONSTRUCTION COMPLETE. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND EXTENT OF MASONRY AND BRICK REPLACEMENT.
11	REMOVE DOOR AND FRAME COMPLETE.
12	PORTION OF MASONRY WALL TO BE REMOVED. PREP OPENING FOR NEW DOOR. REFER TO DOOR SCHEDULE AND ELEVATOR CONTRACTOR DETAILS FOR MORE INFORMATION.
13	EXISTING EXTERIOR CONSTRUCTION TO BE REMOVED COMPLETE. PREP OPENING FOR INFILL.
14	REMOVE EXISTING ROOF FOR OUTDOOR DECKS; REFER TO STRUCTURAL.
15	CLEAN EXISTING MASONRY, FIELD VERIFY DAMAGE OF EXISTING BRICKS AND PATCH REPAIR AS NECESSARY.
16	REMOVE ROOFING MATERIAL AND ASSOCIATED MATERIALS TO JOISTS COMPLETE. REFER TO STRUCTURAL ON EXTENTS OF JOIST AND DECKING REPAIR.
17	REMOVE EXISTING DOWNSPOUTS TO BE REPLACED, COORDINATE REMOVAL WITH NEW ROOFING SYSTEM DEMO.
18	REMOVE EXISTING SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT TO BE REPLACED, COORDINATE REMOVAL WITH NEW ROOFING SYSTEM DEMO.

GENERAL DEMOLITION NOTES

1. THOROUGHLY REVIEW THE CONSTRUCTION DOCUMENT SET FOR ADDITIONAL DEMOLITION COORDINATION. VERIFY CONFLICTING ITEMS WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. DEMOLITION IS TO BE CLEAN, COMPLETE, AND IN A MANNER SUITABLE TO ACCEPT NEW FINISHES AND SURFACES. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DESCRIPTION OF NEW MATERIALS.
3. WHERE EXTERIOR SKIN OF THE EXISTING BUILDING IS TO BE REMOVED OR MODIFIED THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ENSURE THAT THE BUILDING REMAINS WEATHERTIGHT DURING DEMOLITION.
4. CONTRACTOR TO VERIFY LOCATIONS OF DUCTWORK AND PIPING PENETRATIONS THROUGH EXISTING WALLS AND ABOVE CEILINGS PRIOR TO MAKING OPENING.
5. OPENINGS IN THE EXISTING BUILDING WHICH REMAIN AFTER PIPING, DUCTWORK, AND OTHER PENETRATIONS HAVE BEEN REMOVED AND WHICH ARE NOT BEING REUSED AS A PART OF THE BUILDING RENOVATION ARE TO BE INFILLED FLUSH WITH THE SAME MATERIAL AS THE SURROUNDING WALL.
6. ALL FLOORING TO BE REMOVED AND SURFACES TO BE PREPARED FOR NEW FINISHES UNLESS NOTED OTHERWISE.
7. WHEN DEMOLITION CAUSES OR EXPOSES DAMAGE TO THE FLOOR SLAB, WALLS, CEILINGS, OR ROOF THE CONTRACTOR SHALL COORDINATE WITH ALL DISCIPLINES TO REPAIR SUCH CONDITIONS AND MAKE THEM SUITABLE FOR FINAL CONSTRUCTION.
8. IF ANY MATERIAL IS ENCOUNTERED THAT IS SUSPECTED TO CONTAIN ASBESTOS DO NOT DISTURB AND IMMEDIATELY CONTACT THE OWNER FOR REMEDIATION.
9. THE CONTRACTOR IS TO FOLLOW AND OBEY ALL FEDERAL, STATE, AND LOCAL CODES, LAWS, SAFETY REGULATIONS, AND HAZARDOUS WASTE LAWS ETC.. CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS, RELEASES, AND AUTHORIZATIONS BEFORE PERFORMING DEMOLITION WORK.
10. ALL CONTRACTORS ARE TO CONDUCT NON-STRUCTURAL EXPLORATORY DEMOLITION TO DETERMINE STRUCTURAL EFFECT ON ALL PLANNED DEMOLITION AND CONFIRM WITH THE STRUCTURAL ENGINEER BEFORE ANY DEMOLITION OCCURS.
11. WALLS TO BE REMOVED SHALL BE REMOVED IN FULL UNLESS NOTED OTHERWISE. REMOVE TO SUBFLOOR MATERIAL, ALL FLOOR ATTACHMENTS, AND GRIND SMOOTH REMAINING ITEMS FLUSH WITH EXISTING FINISH FLOOR. PATCH AND FILL ANY VOIDS LEFT BY REMOVAL OF EXISTING WALL WITH EXISTING FINISH FLOOR.
12. CLEAN AND REPAIR EXISTING WALLS TO RECEIVE NEW FINISHES, TYPICAL FOR ALL.
13. FOR DOORS TO BE REMOVED THE CONTRACTOR SHALL REMOVE DOOR, DOOR FRAME, DOOR HARDWARE, ASSOCIATED ANCHORING, AND ALL ASSOCIATED TRANSOMS AND/OR SIDELITES AND GLAZING COMPLETE UNLESS NOTED OTHERWISE.
14. ANY FLOOR MATERIALS THAT ARE INDICATED TO BE REMOVED SHALL BE REMOVED TO SOUND SUB-BASE MATERIAL AND ARE TO BE FREE OF GLUES, FASTENERS AND FILLERS.
15. FURNISH AND INSTALL TEMPORARY BARRICADES AND HANDRAILS AT ALL OPENINGS DURING DEMOLITION AND CONSTRUCTION.
16. THESE DRAWINGS WERE DEVELOPED FROM A VISUAL SURVEY OF THE EXISTING CONDITIONS AND PER BUILDING SCAN. THE INFORMATION FROM THOSE SOURCES DOES NOT GUARANTEE THAT ALL THE AS-BUILT CONDITIONS HAVE BEEN REPRESENTED. ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS ARE TO BE VERIFIED IN FIELD BY THE CONTRACTOR OR SUBCONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION.
17. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH THE WORK.
18. EXISTING CONSTRUCTION TO REMAIN ARE TO BE PROTECTED DURING THE DEMOLITION AND CONSTRUCTION PROCESS INCLUDING BUT NOT LIMITED TO ALL WALLS (STRUCTURAL AND PARTITION), CEILINGS, FLOORS, DOORS, FINISHES, ETC.
19. DEMOLITION IS TO BE CONDUCTED IN A MEANS THAT DOES NOT DAMAGE THE IMMEDIATELY ADJACENT EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE INCURRED DURING DEMOLITION TO EXISTING CONSTRUCTION TO REMAIN IS TO BE REPAIRED BACK TO ORIGINAL CONDITION AS PART OF THIS CONTRACT.
20. OWNER HAS RIGHT OF FIRST REFUSAL ON ALL SALVAGEABLE HISTORICAL ITEMS; SALVAGEABLE DOORS, EQUIPMENT, FIXTURES, ETC. ARE TO BE STOCKPILED IN A DESIGNATED AREA ON-SITE FOR OWNER REVIEW.
21. CAP ABANDONED CONDUITS AT POINT OF TERMINATION AND MAINTAIN ANY REQUIRED FIRE SEPARATION.
22. CONTRACTOR TO PROVIDE FILTRATION / PROTECTION IN NEW MECHANICAL SYSTEMS TO ELIMINATE DEMOLITION AND CONSTRUCTION DUST FROM ENTERING THE HVAC SYSTEM.
23. EXISTING 120 VOLT, 208 VOLT, AND 480 VOLT SINGLE AND 3 PHASE POWER, LIGHTING, RECEPTACLES, AND POWER TO EQUIPMENT IS TO BE REMOVED BACK TO SOURCES (PANEL BOARDS), EXCEPT ITEMS INDICATED TO REMAIN. THIS INCLUDES BUT IS NOT LIMITED TO ALL WIRING AND CONDUIT NOT REUSED. PROVIDE FOR CIRCUIT CONTINUITY FOR ITEMS THAT REMAIN.
24. ALL EXISTING LOOSE AND OR FLAKING PAINT THAT IS NOT ENCAPSULATED IN A NEW FINISH IS TO BE SCRAPED, ABRADED, AND/OR SANDED TO A SMOOTH FLAT SURFACE PREPARED TO RECEIVE NEW FINISH.
25. ALL CEILINGS TO REMAIN UNLESS NOTED OTHERWISE.

NOTE: DUE TO EXISTING CONDITIONS, VARYING FF ELEVATIONS; WINDOW LOCATIONS, SILL / HEAD HEIGHTS AND FF ELEVATIONS SHOULD BE CONSIDERED APPROXIMATE. WINDOWS HAVE BEEN LOCATED AND SIZED PER BUILDING SCAN. ALL WINDOW LOCATIONS AND SIZES SHOULD BE VERIFIED. NOTIFY ARCHITECT IF CONFLICTS OCCUR.

browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

CRDV Findlay Market LLC
Owner

1733 W Lane Avenue
Columbus, Ohio 43221
(513) 559-0048
https://www.cohatch.com

The Model Group
Contractor

1826 Race Street
Cincinnati, Ohio 45202
(513) 559-0048
https://modelgroup.net

The Kleingers Group
Civil Engineer

6219 Centre Park Drive
West Chester Township, Ohio 45069
Phone: (513) 779-7851
Website: https://www.kleingers.com

Lawson Elser Engr
Structural Engineer

650 E. Carmel Dr., Suite 150
Carmel, IN 46032
Phone: (317) 574-9409x2
Website: www.lawsonelser.com

Gooderum & Assoc.
MEP Engineer

874 Cheltenham Way
Avon, IN 46123
Phone: (317) 506-8151

Brightstone Creative
Tenant Designer

25 North Street
Dublin, Ohio 43017
Phone: (614) 578-0249

COhatch
Tenant

1733 W Lane Avenue
Columbus, Ohio 43221
(513) 559-0048
https://www.cohatch.com

STATE OF OHIO
GREG JACOBY
REGISTERED ARCHITECT
03-30-22

CERTIFICATION

Construction Documents

COhatch - Leader Building

132 Elder St, Cincinnati, Ohio, 45202

Project No.: 21023.A
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: March 30, 2022

REVISION SCHEDULE

Rev. #	Revision Description	Issue Date
1	ADD #1	04-13-2022

Demolition Elevations

D1.22-D1

\\bdmd.local\UEM\UserShare\jgemmill\Documents\COhatch Leader Bldg - Architectural (R20)_jgemmill.rvt
4/12/2022 5:17:50 PM

BRIGHTSTONE CREATIVE

HATCH

NORTH HIGH BREWING CO

EXTERIOR DESIGN INTENT

OVER-THE-RHINE - CINCINNATI, OH

APRIL 12, 2022

EXTERIOR RENDERING

SOUTH ELEVATION (FACES FINDLAY MARKET)

Dark bronze new windows in existing locations. Typical of all windows.

SW 6726
Talipot Palm
Interior / Exterior
Location Number: 151-C6

SW 6715
Lime Granita
Interior / Exterior
Location Number: 149-C1

Refer to additional pages for signage details.

Black gooseneck sconces illuminate logos. Refer to L25 cut sheets for additional information.

Refer to additional pages for signage details.

New dark bronze accordion style stacking windows in upper portion of new storefront.

Lower 3’0” of new dark bronze storefront to be frosted for privacy.

AXONOMETRIC | FRONT

TPO roof to be white.

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

Light gray roof shingles to comply with LEED criteria.

Existing roof line cut back for balcony.

Dark bronze new windows in existing locations. Typical of all windows.

Existing mural to remain.

New dark bronze storefront. Typical of all floor 1 storefront.

AXONOMETRIC | REAR

Pathway lighting on balconies. Refer to L67 cut sheet for additional information.

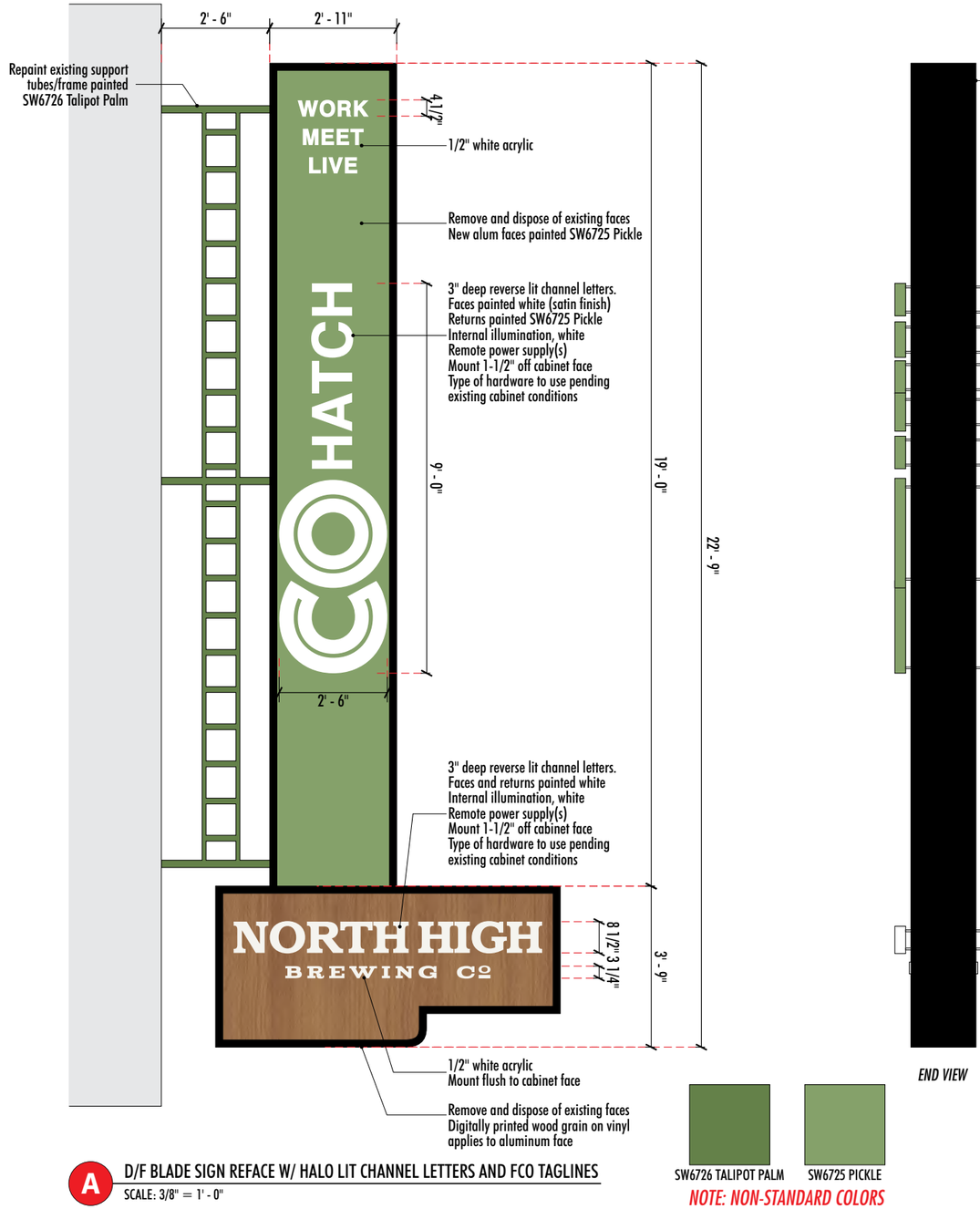
New building addition with fiber cement siding. Painted to match adjacent brick.

Dark bronze new windows in existing locations. Typical of all windows.

Fiber cement siding infill (typical of all floor 1 north facade windows along alley).

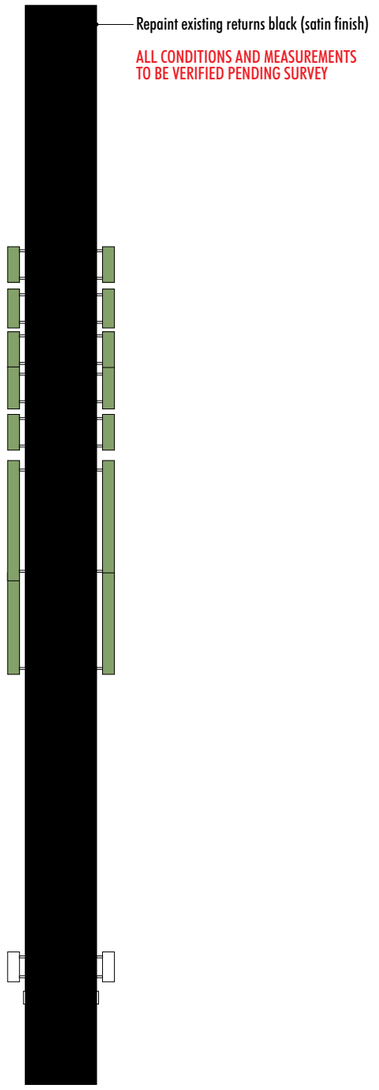
Painted existing brick.

BLADE SIGN



A D/F BLADE SIGN REFACE W/ HALO LIT CHANNEL LETTERS AND FCO TAGLINES

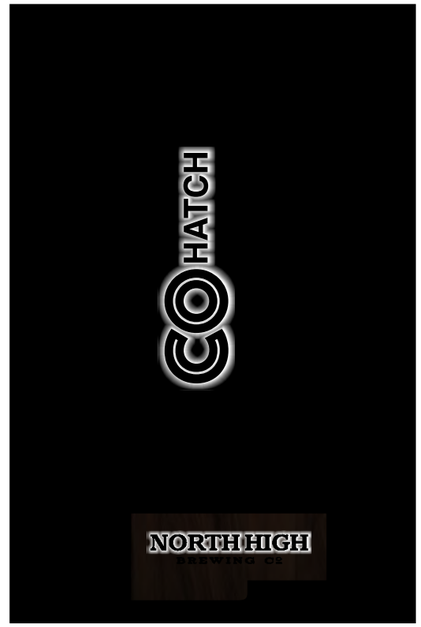
SCALE: 3/8" = 1' - 0"



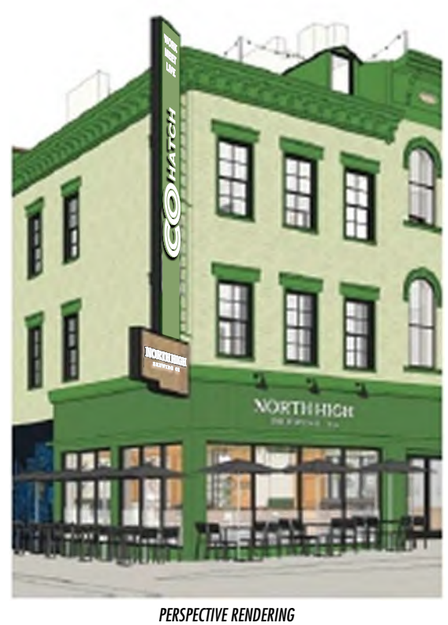
END VIEW

SW6726 TALIPOT PALM SW6725 PICKLE

NOTE: NON-STANDARD COLORS



ILLUMINATION VIEW



PERSPECTIVE RENDERING

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS
2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

COhatch
132 Elder Street
Cincinnati, OH 45202

Revision:

1)PM:02.10.22:Update "NORTH HIGH" logo and blade sign per clients notes

2)PM:02.16.22:Update wood grain on blade, add tagline back to top of blade sign

☐ Approved

☐ Approved as Noted

☐ Revise & Resubmit

Drawing No: 22-1154-R02

Date: 02.14.2022 PM

Page No: 2.01

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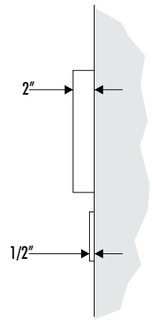


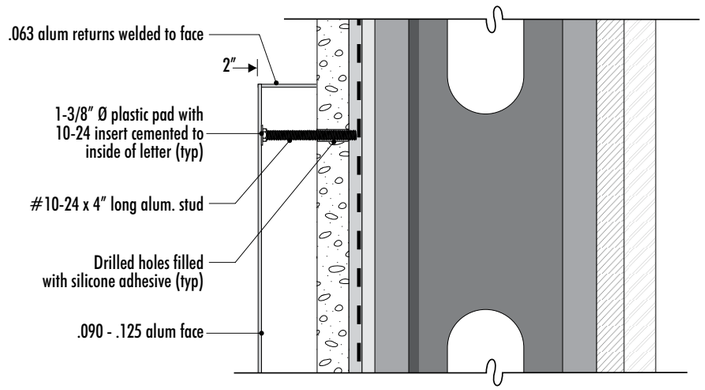
END VIEW

B NON-ILLUMINATED REVERSE CHANNEL LETTERS / FCO TAGLINE

SCALE: 1" = 1' - 0" SQ FT = 14.59

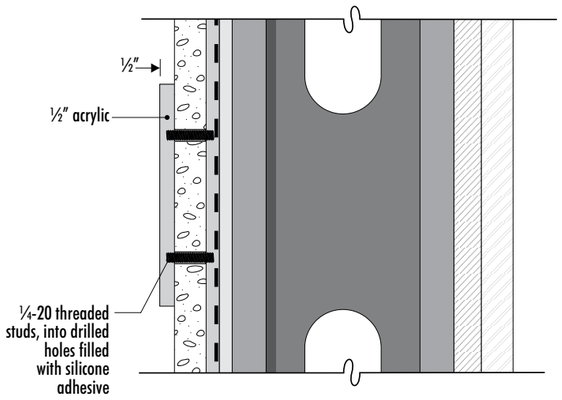
SPECIFICATIONS

- NORTH HIGH - Fabricated alum. 2" deep reverse channel letters (non-illuminated)
- Face and returns painted white (satin finish)
- Tagline - ½" thick white acrylic w/smooth white edges
- Inline to be routed-out for background to show-thru
- Copy mounts flush to fascia
- Type of hardware to use pending wall conditions
- NOTE: Artwork shown is placeholder only. Vector artwork required prior to manufacture



1 "NORTH HIGH" - REVERSE CHANNEL SECTION DETAIL

SCALE: 3" = 1' - 0"



2 TAGLINE - FCO SECTION DETAIL

SCALE: 3" = 1' - 0"

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS
2340 Shepler Church Ave SW
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234.458.0990
OHIO • CALIFORNIA
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OKLAHOMA

Location:

COhatch
132 Elder Street
Cincinnati, OH 45202

Revision:

1)PM:02.10.22:Update "NORTH HIGH" logo and blade sign per clients notes

2)PM:02.16.22:Update wood grain on blade, add tagline back to top of blade sign

☐ Approved

☐ Approved as Noted

☐ Revise & Resubmit

Drawing No: 22-1154-R02

Date: 02.14.2022 PM

Page No: 3.00

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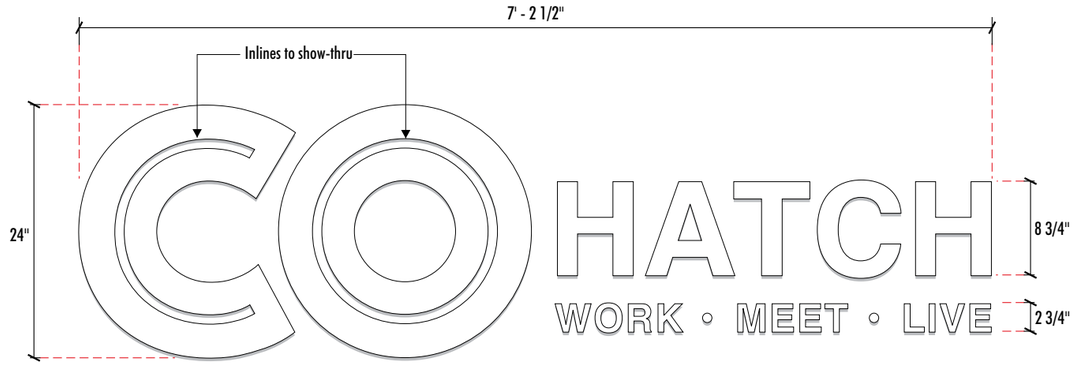
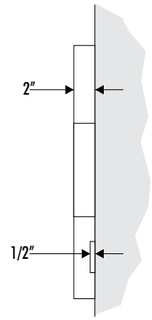




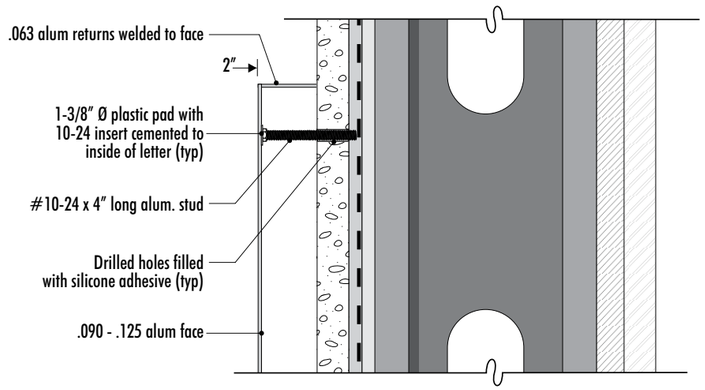
END VIEW

C NON-ILLUMINATED REVERSE CHANNEL LETTERS / FCO TAGLINE

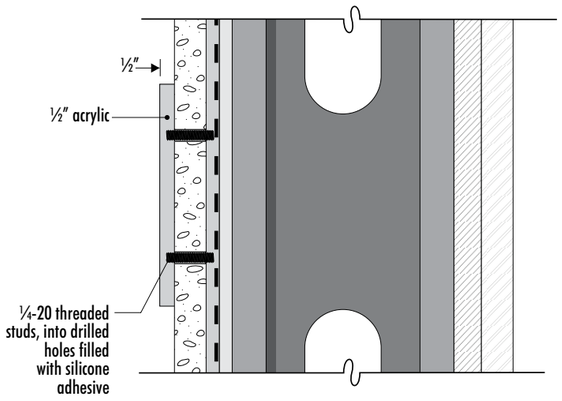
SCALE: 1" = 1' - 0" SQ FT = 71.82

SPECIFICATIONS

- CO HATCH - Fabricated alum. 2" deep reverse channel letters (non-illuminated)
- Face and returns painted white (satin finish)
- Tagline - ½" thick white acrylic w/smooth white edges
- Inline to be routed-out for background to show-thru
- Copy mounts flush to fascia
- Type of hardware to use pending wall conditions



1 "CO HATCH" - REVERSE CHANNEL SECTION DETAIL
SCALE: 3" = 1' - 0"



2 TAGLINE - FCO SECTION DETAIL
SCALE: 3" = 1' - 0"

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☐ Approved
☐ Approved as Noted
☐ Revise & Resubmit

Drawing No: 22-1154-R02
Date: 02.14.2022 PM
Page No: 4.00

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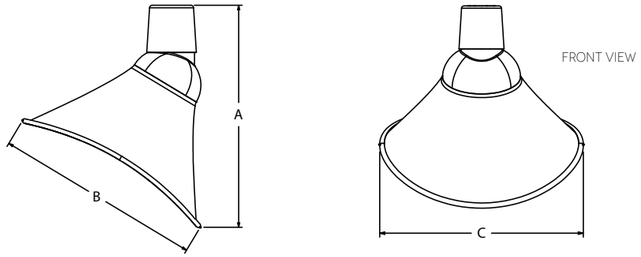
BARN LIGHT ELECTRIC CO.

ELLIPTICAL SIGN LIGHT SPS-0082 REV B

LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	WIDTH (B)	LENGTH (C)
ASL9	8.8″	7.6″	8.6″
ASL11	11.2″	8.6″	11″
ASL13	12.7″	11.9″	12.8″
ASL15	13.2″	14″	15.2″

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

UL CERTIFICATION
UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

GOOSENECK
1/2″ Nominal (0.84″ Actual) or 3/4″ Nominal (1.05″ Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

LIGHT SOURCE

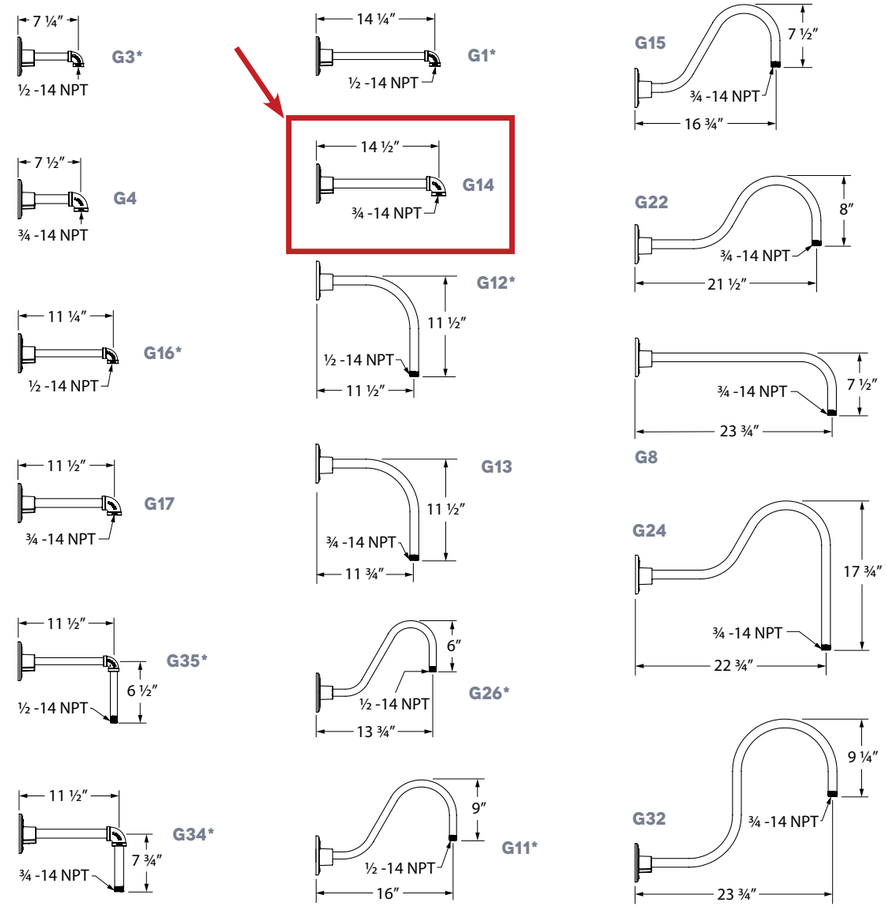
INCANDESCENT
Medium Base E26 Socket, 120 VAC, 200W Max

COMPACT FLUORESCENT
Bi-Pin Base GU24 Socket, 120 VAC, 23W Max

GOOSENECK LIGHTING

MKT-0018, REV B

Timeless and practical, our vast selection of gooseneck arms provides the perfect angle and style for any setting. The curved arms evoke classic light styles while helping the shade direct light onto sidewalks, signs and more. Each gooseneck arm is crafted in our Florida-based manufacturing facility! Please Note: Select gooseneck arms cannot be used with certain designs and shades. For additional information, please visit the individual product listing. Additionally, gooseneck arms indicated with an asterisk are not available in copper and brass finishes.



FIXTURE

Description: SLIMFORM SURFACE MOUNTED 14" SQUARE DOWNLIGHT IN WHITE FINISH. EXTERIOR CANOPY.

Source:
INTEGRAL LED, 3500K. NOMINAL 1000 LUMENS.

Manufacturer: ACUITY/JUNO
Part Number: **JSFQ-14IN-35K-90CRI-120FRPC-WH**

Mounting: SURFACE
Ceiling Type: REFER TO PLANS
Voltage: MVOLT. REFER TO EE.
Input watts: 13

Notes: LOCATE OVER EXISTING RECESSED DOWNLIGHTS AT FRONT ENTRY DOORS.

G1.8.55

JUNO

Project:

Fixture Type:

Location:

Contact/Phone:

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION
5", 7", 12", 14" SQUARE
JSFSQ SERIES

Air-Loc | † | Title 24 | Energy Star

PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 14" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas without Emergency Option and much more.

PRODUCT SPECIFICATIONS

Construction Shallow, less than 1", solid square housing with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.

Optics Light quide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

LED Light Engine LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver on 5" and 7" models only • For a list of compatible dimmers, see JUNOSLIMFORM-DIM.

Emergency Battery Option Available on fixture sizes 12" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPALSC), National Electrical Code (NEC), and UL requirements • Title 20 certified battery pack available when ordering E10WLCP option • EBX option provides back box without battery for consistent look when used in same space as fixtures with EL emergency option • Damp location only with emergency option.

Life Rated for 50,000 hours at >70% lumen maintenance.

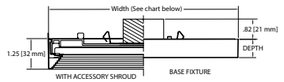
Labels ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JA8-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings) • Damp location only with emergency option.

Testing All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

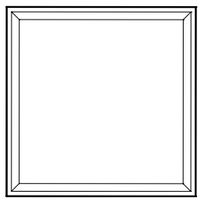
Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONS



External driver available on 5" and 7" models only.



SQUARE SPECIFICATIONS

	Width	Depth
JSFSQ 5IN	5.25 (13.34)	0.75 (1.91)
JSFSQ 7IN	7.77 (19.74)	0.75 (1.91)
JSFSQ 12IN	12.07 (30.66)	0.9 (2.29)
JSFSQ 14IN	14.18 (36.02)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

INSTALLATION

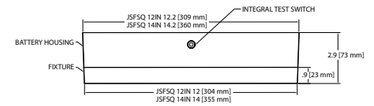
Junction Box Mounting Fixture provided with leads for direct wire connection in j-box • Installs directly to industry standard junction boxes
• Compatible boxes include 4" metal or plastic octagonal standard and
fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 12" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box
• Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.
Junction box sizes vary - Verify compatibility with fixture prior to installation

G1.8.55

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION
5", 7", 12", 14" SQUARE
JSFSQ SERIES

EMERGENCY BATTERY FOR 12" AND 14" ONLY



PERFORMANCE DATA

	JSFSQ 5IN		JSFSQ 7IN		JSFSQ 12IN		JSFSQ 14IN	
	120V	MVOLT	120V	MVOLT	120V	MVOLT	120V	MVOLT
Lumens	700	700	1000	1000	1300	1300	1800	1800
CRI	90CRI		90CRI		90CRI		90CRI	
CCT	27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K	
Voltage	120V	120V-277V	120V	120V-277V	120V	120V-277V	120V	120V-277V
Input Power	10W	10W	13W	13W	15W	15W	20W	20W
Input Current	110MA	50MA	150MA	60MA	180MA	80MA	240MA	110MA
Frequency	50/60Hz		50/60Hz		50/60Hz		50/60Hz	
Power Factor	>0.9		>0.9		>0.9		>0.9	

ORDERING INFORMATION

Example: JSFSQ 5IN 07LM 27K 90CRI 120 FRPC WH

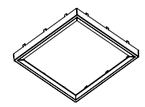
Series	Size/Lumens	Color Temperature	CRI	Voltage/Driver	Finish	Emergency Battery[1,2,3]
JSFSQ SlimForm Surface Mount Downlight - Square	5IN 07LM 5", 700 Lumens 7IN 10LM 7", 1000 Lumens 12IN 13LM 12", 1300 Lumens 14IN 18LM 14", 1800 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	90CRI 90+ CRI	120 FRPC Dedicated 120V, Forward Reverse Phase Dimmnig MVOLT ZT Universal Voltage 120V-277V, 0-10V Dimming	WH White	EL[3†] Battery Back-up Option EBX Empty Back Box for Aesthetics E10WLCP[4†] EM Self-Diagnostic battery pack, 10W Constant Power, Certified in CA Title 20 MAEDBS.

†: EL Battery Back-up option is not Energy Star certified

ACCESSORIES

TRIM – Optional, field installable finish trim rings available to change the exterior finish of fixture.
Example: JSFSQTRIM 5IN BL

Series	Size	Finish
JSFSQTRIM SlimForm Accessory Trim - Square	5IN 5 inches 7IN 7 inches	BL Black BZ Bronze SN Satin Nickel



TRIM

Notes:
1 Emergency battery available with 12IN and 14IN only.
2 Emergency battery is only available with MVOLT ZT.
3 Emergency battery option not available in California due to Title 20 restrictions.
4 E10WLCP ordering option is Title 20 certified for shipments to California.

G1.8.55

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

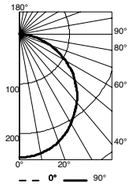
FOR J-BOX INSTALLATION
5", 7", 12", 14" SQUARE

JSFSQ SERIES

PHOTOMETRICS

Distribution Curve **Distribution Data** **Coefficient of Utilization** **Illuminance Data at 30" Above Floor for a Single Luminaire**

JSFSQ 5IN 27K, 2700K LEDs, input watts: 9.8, delivered lumens: 708, LM/W = 72.2, test no. ISF 33598, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	247	247
5°	246	246
15°	238	237
25°	220	219
35°	193	192
45°	164	163
55°	129	127
65°	87	85
75°	48	45
85°	13	11
90	0	0

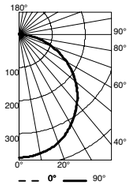
Coefficients of Utilization

RCR	pf / pc / pw	20% 80% 70%50%30%	20% 50% 50%30%10%	20% 70% 50%30%10%	20% 50% 50%30%10%
	0	119	119	116	116	116	111	111	111
	1	109	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	77	85	79	75
	3	90	79	71	78	70	64	75	68	63
	4	82	70	61	69	60	54	66	59	53
	5	76	63	53	61	53	46	59	52	46
	6	70	56	47	55	47	41	53	46	40
	7	65	51	42	50	42	36	49	41	36
	8	60	47	38	46	38	32	44	37	32
	9	56	43	34	42	34	29	41	34	29
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0°- 30°	192	27.1	27.1
0°- 40°	313	44.2	44.2
0°- 60°	555	78.3	78.3
0°- 90°	708	100.0	100.0
90°- 120°	0	0.0	0.0
90°- 130°	0	0.0	0.0
90°- 150°	0	0.0	0.0
90°- 180°	0	0.0	0.0
0°- 180°	708	100.0	100.0

JSFSQ 7IN 27K, 2700K LEDs, input watts: 12.9, delivered lumens: 1076, LM/W = 83.4, test no. ISF 33601, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	373	373
5°	371	371
15°	359	359
25°	334	333
35°	295	294
45°	251	249
55°	198	195
65°	137	135
75°	77	74
85°	23	21
90	1	0

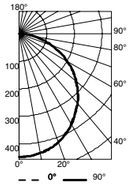
Coefficients of Utilization

RCR	pf / pc / pw	20% 80% 70%50%30%	20% 50% 50%30%10%	20% 70% 50%30%10%	20% 50% 50%30%10%
	0	119	119	116	116	116	111	111	111
	1	108	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	76	85	79	75
	3	90	79	71	77	70	63	74	68	62
	4	82	70	61	69	60	54	66	59	53
	5	75	62	53	61	53	46	59	52	46
	6	70	56	47	55	47	40	53	46	40
	7	65	51	42	50	42	36	48	41	35
	8	60	46	38	46	38	32	44	37	32
	9	56	43	34	42	34	29	41	34	28
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0°- 30°	290	26.9	26.9
0°- 40°	474	44.0	44.0
0°- 60°	840	78.1	78.1
0°- 90°	1076	100.0	100.0
90°- 120°	0	0.0	0.0
90°- 130°	0	0.0	0.0
90°- 150°	0	0.0	0.0
90°- 180°	0	0.0	0.0
0°- 180°	1076	100.0	100.0

JSFSQ 12IN 27K, 2700K LEDs, input watts: 14.7, delivered lumens: 1298, LM/W = 88.3, test no. ISF 33664, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	446	446
5°	444	445
15°	429	431
25°	397	400
35°	351	354
45°	297	301
55°	235	239
65°	160	165
75°	86	90
85°	24	27
90	1	1

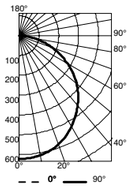
Coefficients of Utilization

RCR	pf / pc / pw	20% 80% 70%50%30%	20% 50% 50%30%10%	20% 70% 50%30%10%	20% 50% 50%30%10%
	0	119	119	116	116	116	111	111	111
	1	108	104	99	101	97	94	97	94	91
	2	98	90	83	88	82	76	85	79	75
	3	90	79	71	77	70	63	74	68	62
	4	82	70	61	68	60	54	66	59	53
	5	75	62	53	61	53	46	59	51	46
	6	70	56	47	55	47	40	53	46	40
	7	64	51	42	50	42	36	48	41	35
	8	60	46	38	46	37	32	44	37	32
	9	56	42	34	42	34	29	41	33	28
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0°- 30°	348	26.8	26.8
0°- 40°	569	43.8	43.8
0°- 60°	1012	78.0	78.0
0°- 90°	1297	100.0	100.0
90°- 120°	0	0.0	0.0
90°- 130°	0	0.0	0.0
90°- 150°	1	0.0	0.0
90°- 180°	1	0.0	0.0
0°- 180°	1298	100.0	100.0

JSFSQ 14IN 27K, 2700K LEDs, input watts: 20.4, delivered lumens: 1804, LM/W = 88.4, test no. ISF 33662, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	621	621
5°	620	620
15°	600	601
25°	558	559
35°	494	495
45°	422	422
55°	332	332
65°	231	231
75°	127	126
85°	35	33
90	2	2

Coefficients of Utilization

RCR	pf / pc / pw	20% 80% 70%50%30%	20% 50% 50%30%10%	20% 70% 50%30%10%	20% 50% 50%30%10%
	0	119	119	116	116	116	111	111	111
	1	109	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	76	85	79	75
	3	90	79	71	77	70	64	74	68	62
	4	82	70	61	69	60	54	66	59	53
	5	75	62	53	61	53	46	59	52	46
	6	70	56	47	55	47	40	53	46	40
	7	65	51	42	50	42	36	48	41	35
	8	60	46	38	46	37	32	44	37	32
	9	56	43	34	42	34	29	41	34	28
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0°- 30°	485	26.9	26.9
0°- 40°	793	44.0	44.0
0°- 60°	1410	78.2	78.2
0°- 90°	1804	100.0	100.0
90°- 120°	0	0.0	0.0
90°- 130°	0	0.0	0.0
90°- 150°	0	0.0	0.0
90°- 180°	1	0.0	0.0
0°- 180°	1804	100.0	100.0

For 30K fixtures, use 1.02 multiplier; For 35K fixtures, use 1.03 multiplier; For 40K, use 1.07 multiplier.

37 VOLTS | **LIGHTING SPECIFICATIONS**

CO HATCH LEADER BUILDING CINCINNATI

Light Type **L67**

FIXTURE

Description: "WATSON" OUTDOOR LED SCONCE
WHITE FINISH, 6"H X 5.5"W X 3.5"D

Manufacturer: AFX
Part Number: **WTNWO5O6L30D2WH**

Mounting: SURFACE
Ceiling Type: REFER TO PLANS
Voltage: MVOLT. REFER TO EE.
Input watts: 12

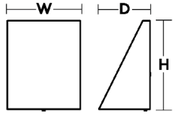
Source:
INTEGRAL LED, 3000K, 454 LM DELIVERED

Notes: SEE WALL ELEVATIONS FOR MOUNTING HEIGHTS.

AFX®

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Watson LED Outdoor Sconce
WTNW Series



Features
Simplistic design. Down light with wall wash effect.
Ideal use in entrances or anywhere general outdoor lighting is needed. Provides lighting in residential, commercial and hospitality applications. Meets ADA requirements. Fixture mounts to standard junction box (not included).

Construction
Fabricated aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
All metal parts are powder coated in White or Black.

Diffuser
Frosted white glass bottom diffuser.

Electrical
Input 120-277 VAC / 60 Hz.
0-10V dimming
Minimum starting temp -4° F/ -20°C.

Lamping
Integrated LED modules capable of producing:
12W = 1100 source lumens, 424 delivered lumens
3000K (CCT). Rated for 50,000 Hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
ADA
Title 24/JA8 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date-of-purchase.

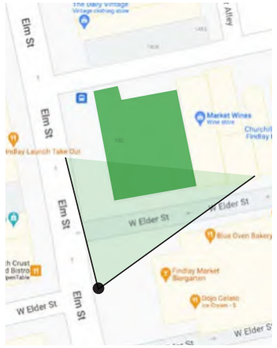
Specifications and dimensions subject to change without notice.

Ordering Information:

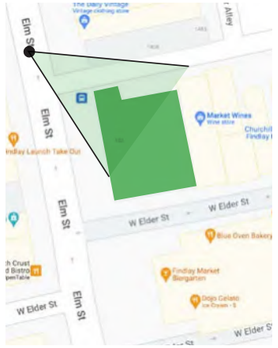
White	Black	LED	Source Lumens	Delivered Lumens	CCT	H	W	D
WTNW0506L30D2WH	WTNW0506L30D2BK	12W	1100	424	3000K	6"	5"	3-1/2"

2345 N. Ernie Krueger Circle • Waukegan, IL. 60087 • P: 847.249.5970 • F: 847.249.2618 • AFXinc.com

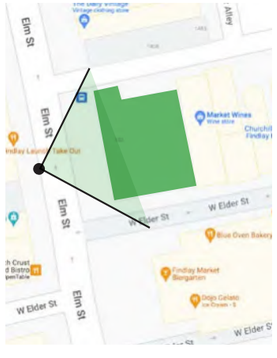
South facade of COhatch building

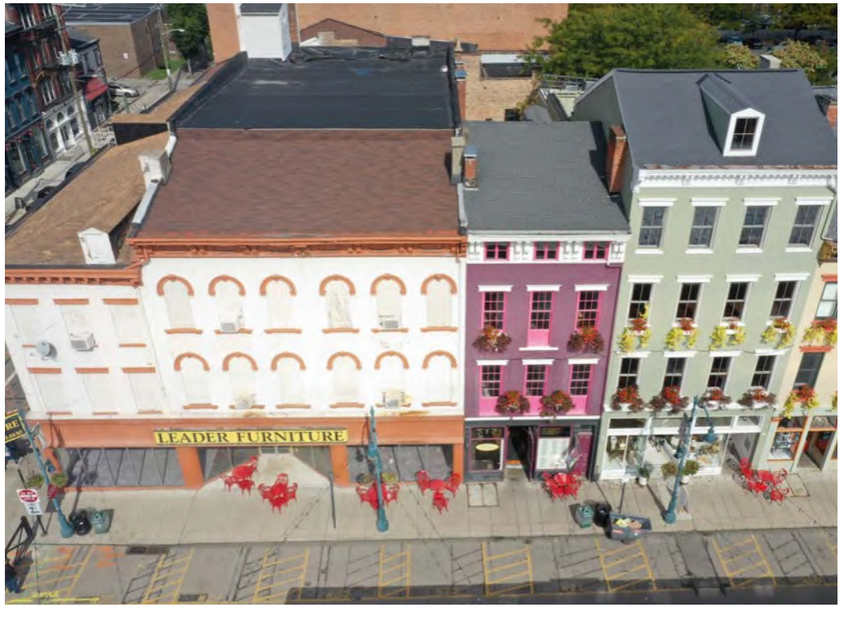


North East facade of COhatch building

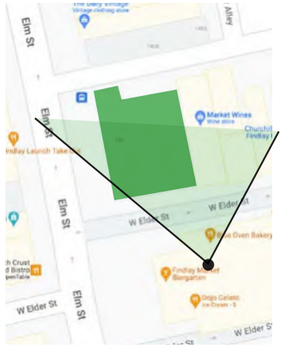


West facade of COhatch building

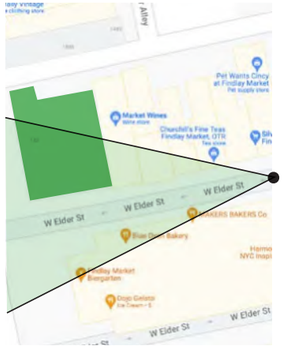




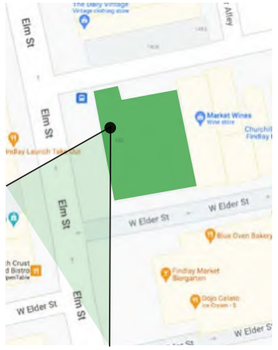
South facade & roof aerial view of COhatch building



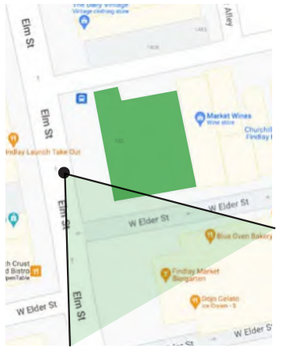
West facing of pedestrian only Elder St



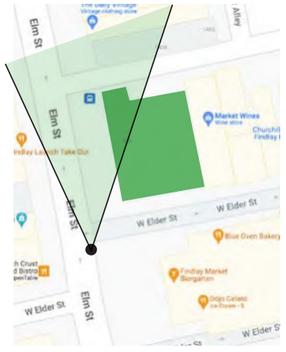
South-West facing of Elm St from roof of COhatch building



South-East facing of Elm St



North facing of Elm St



1
H5.01

Building Elevation

Sight Lines - South Elevation

1/8" = 1'-0"

4/1/2022

2
H5.01

Building Elevation

Sight Lines - West Elevation

1/8" = 1'-0"

4/1/2022