

GENERAL DRAWING NOTES

- CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES, CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.
- POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.
- INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH 1/2" DIA. CARRIAGE BOLTS, AT 24" OC, TOP AND BOTTOM STAGGERED PATTERN.
- STAIRS SHALL HAVE 1" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1:12 PITCH, CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.
- PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAUCUT OR GROOVED, FOR EXAMPLE), FOR REVIEW PRIOR TO PLACING CONCRETE.

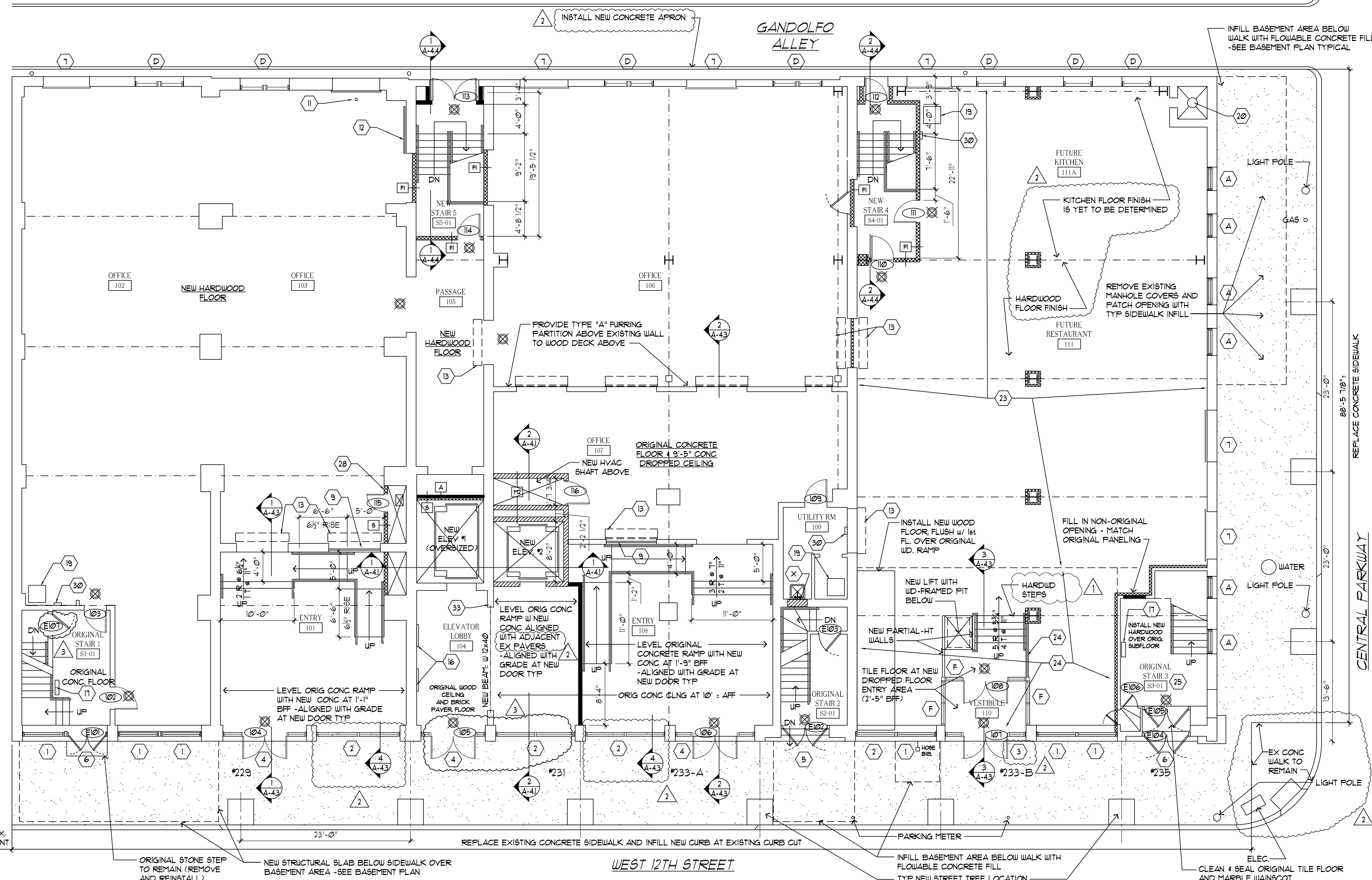
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
 "M-85" SERIES 2 1/2" SINGLE-HUNG WINDOWS BY WYJAN WINDOWS AND DOOR CORPORATION WITH 1" COLONIAL STIPULATED DIVIDED LITES / GLAZING: LOW-E FINISH, WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- A EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- B NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- C NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- D REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- E REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- F NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- G REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- H REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- J REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

DRAWING NOTES

- REPAIR ORIGINAL STOREFRONTS
- INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
- REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELITES
- REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
- REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
- REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
- REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR. BASIS OF DESIGN IS CORPORATION'S "SERIES 610" WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE
- REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
- GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
- CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)
- PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW)
- EXISTING BOILING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
- ORIGINAL OVER-HEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
- INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
- INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS
- MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY WALLS
- ORIGINAL RADIATORS TO REMAIN - SEE MECHANICAL DRAWINGS
- ORIGINAL WINDOWS TO REMAIN, REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE
- TRANSFORMER (28"x20"x30"H) - SEE ELECTRICAL DRAWINGS
- FUTURE GREASE DUCT LOCATION INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT - N/C
- FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT - N/C
- RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED
- PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION
- REMOVE ORIGINAL TIN CEILING IN THIS AREA, INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE
- ORIGINAL WOOD PANELING WALL FINISH TO REMAIN, REFINISH AT SECOND FLOOR
- REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE
- NEW MASONRY LINTEL - SEE LINTEL SCHEDULE
- 1-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR H.V.A.C. LINES, PROVIDE NEW 12" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR
- 2-HOUR SHAFT ENCLOSURE FOR H.V.A.C. LINES
- ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS
- REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION
- PROVIDE CLOSED-CELL ICYNENE, 4" MIN FINISHED THICKNESS
- TYP NEW 1/2" x 8" x 12" BEARING PLATE AT EACH END OF NEW BEAM
- INSTALL NEW 4-PLY 1 1/2" x 1 1/2" L.V.L. BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING, PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP 3 LOCATIONS)
- PROVIDE 1/2" DIAMETER CARRIAGE BOLTS AT 32" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN, HANGER CONNECTION AT EACH END, SHIPSON 144410-2"
- TYPICAL NEW EXTERIOR ENCLOSURE AT ROOF OF AREA GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC
- TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 @ 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH 3/4" DIA EPDM ANCHOR BOLTS AT 16" OC TOP AND BOTTOM WITH 6" EMBEDMENT INTO BRICK
- NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW UD ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



1 FIRST FLOOR PLAN COMMERCIAL SPACE ± 14,680 GROSS SF.

WALL LEGEND	
	EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
	NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
	NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
	NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
	STORAGE AREA WALL - METAL FRAMING WITH 1/2" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

- Revisions:
- 1 August 31, 2015
 - 2 September 28, 2015
 - 3 November 9, 2015

DENIS L. BACK & ASSOCIATES
 2128 ALPINE PLACE CINCINNATI OHIO 45206 513-861-2776
 Architects / Building Consultants

STRIETMANN BUILDING
 235 WEST 12TH STREET
 CINCINNATI, OHIO

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