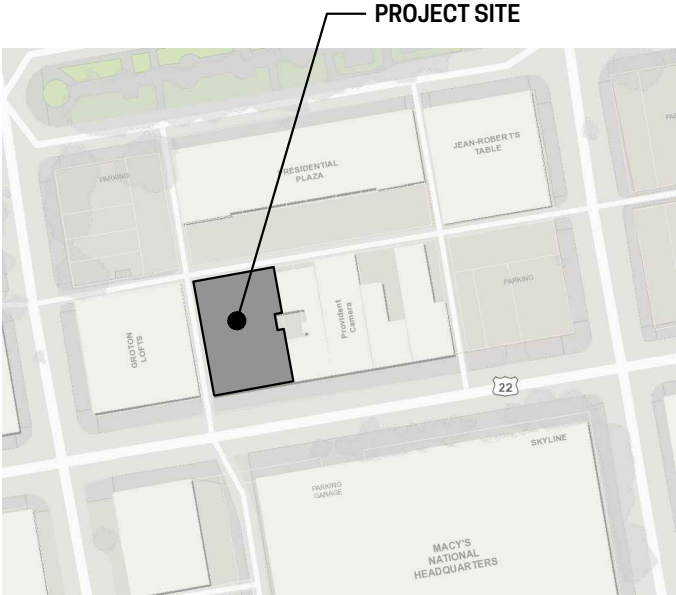


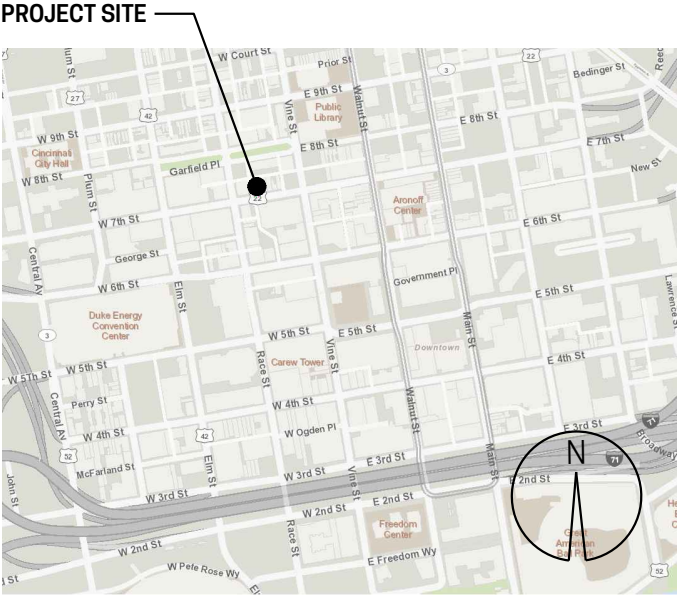
26-30 WEST SEVENTH ST UNIT/ SQUARE FOOTAGE SUMMARY							
Gross SF measured to BOMA Multi-Unit Residential Stanfard, gross method.							
Accessible Units meet ANSI 117.1 Type A requirements.						Section 504	
Unit	Gross SF	0 Bdrm/ 1bath	1 Bdrm/ 1bath	Accessible	Sight/Hearing Compatible		
Basement							
Commercial Space Condominium	-						
Circulation	228						
Common Area (public)	-						
Support	6,701						
Vertical Penetration	526						
Floor Subtotal	7,455						
First Floor							
Unit 101		776	◆				
Unit 102		737		◆	◆		
Unit 103		812		◆	◆		
Commercial Space Condominium	1,171						
Circulation	793						
Common Area (public)	1,426						
Support	111						
Vertical Penetration	473						
Floor Subtotal	6,299						
Second Floor							
Unit 201		683		◆			
Unit 202		577	◆				
Unit 203		537	◆				
Unit 204		797		◆			
Unit 205		785		◆			
Unit 206		626	◆				
Unit 207		630	◆				
Unit 208		690		◆			
Commercial Space Condominium	-						
Circulation	641						
Common Area (public)	-						
Support	179						
Vertical Penetration	429						
Floor Subtotal	6,574						
Third Floor							
Unit 301		683		◆			
Unit 302		577	◆				
Unit 303		537	◆				
Unit 304		797		◆			
Unit 305		785		◆			
Unit 306		626	◆		◆		
Unit 307		630	◆				
Unit 308		690		◆			
Commercial Space Condominium	-						
Circulation	641						
Common Area (public)	-						
Support	179						
Vertical Penetration	429						
Floor Subtotal	6,574						
Fourth Floor							
Unit 401		683		◆	◆		
Unit 402		577	◆				
Unit 403		537	◆				
Unit 404		797		◆			
Unit 405		785		◆			
Unit 406		626	◆				
Unit 407		630	◆				
Unit 408		690		◆			
Commercial Space Condominium	-						
Circulation	641						
Common Area (public)	-						
Support	179						
Vertical Penetration	429						
Floor Subtotal	6,574						

Fifth Floor							
Unit 501		683		◆			
Unit 502		577	◆				
Unit 503		537	◆				
Unit 504		797		◆		◆	
Unit 505		785		◆			
Unit 506		626	◆				
Unit 507		630	◆				
Unit 508		690		◆			
Commercial Space Condominium	-						
Circulation	641						
Common Area (public)	-						
Support	179						
Vertical Penetration	429						
Floor Subtotal	6,574						
Sixth Floor							
Unit 601		683		◆			
Unit 602		577	◆				
Unit 603		537	◆				
Unit 604		797		◆			
Unit 605		785		◆			
Unit606		626	◆				
Unit 607		630	◆				
Unit 608		690		◆			
Commercial Space Condominium	-						
Circulation	641						
Common Area (public)	-						
Support	179						
Vertical Penetration	429						
Floor Subtotal	6,574						
PROJECT TOTALS			0 Bdrm/ 1bath	1 Bdrm/ 1bath	Accessible	Sight/Hearing Compatible	
Total Gross SF	46,624		21	22	4	1	
Dwelling Unit SF	28,950		43		9%	2%	
Commercial Space Condominium	1,171						
Circulation	3,585						
Common Area (Public)	1,426						
Support	7,528		48.8%				
Vertical Penetration	2,715		51.2%				

PROJECT SITE MAP



PROJECT LOCATION MAP



CODE DATA

REFERENCE CODES:
including incorporated amendments

- 2024 OHIO BUILDING CODE (OBC)
- 2024 OHIO MECHANICAL CODE (OMC)
- 2024 OHIO PLUMBING CODE (OPC)
- 2024 OHIO FIRE CODE (OFC)
- 2024 NATIONAL ELECTRIC CODE (NFPA 70 or NEC)

ACCESSIBILITY STANDARDS
Dwelling Units: ANSI 117.1-2009
Site/ Common Spaces: SAD 2010, ANSI 117.1-2009

BUILDING CLASSIFICATION: CONSTRUCTION TYPE *II/B*
EXISTING: Masonry bearing walls with concrete floor and roof structure. Interior walls are wood stud framed with either plaster or gypsum wall board.
PROPOSED: No change.

USE/OCCUPANCY CLASSIFICATION:
EXISTING *Mixed Use*
B Business
S-1 Storage/Mechanical
PROPOSED *S-1 Storage/Mechanical*
B Business
R-2 Residential/Multi-Family

LIFE SAFETY:
NFPA-13 Sprinkler System.

ARCHITECT

NEW REPUBLIC ARCHITECTURE
1936 RACE STREET, SUITE C101
CINCINNATI, OH 45202
(513) 800-1581

DEVELOPER

MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-5856

OWNER

MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-5856

LEGEND

- EXISTING MASONRY
- EXISTING WOOD FRAME CONSTRUCTION
- NEW CONSTRUCTION

DRAWING INDEX

- G00 COVER SHEET + PROJECT SUMMARY
- G01 SCOPE OF WORK
- G02 ACCESSIBILITY DATA

- G11 SITE PLAN

- D00 DEMOLITION PLANS
- D01 DEMOLITION PLANS
- D02 DEMOLITION PLANS

- A00 BUILDING PLANS
- A01 BUILDING PLANS
- A02 BUILDING PLANS

- A10 ENLARGED UNIT PLANS
- A11 ENLARGED UNIT PLANS
- A12 ENLARGED UNIT PLANS
- A13 ENLARGED UNIT PLANS
- A14 ENLARGED UNIT PLANS
- A15 ENLARGED UNIT PLANS

- A21 EXTERIOR ELEVATIONS
- A22 EXTERIOR ELEVATIONS



26-30 WEST SEVENTH STREET
CINCINNATI, OH 45202
OSKAMP NOLTING
FEBRUARY 29, 2024
NR PROJECT NUMBER: 24-001
NPS PROJECT NUMBER: 44381

OSKAMP
NOLTING LIHTC
AFFORDABLE SENIOR HOUSING

COVER SHEET
G00

SCOPE OF WORK - ARCH

DEMOLITION

- REMOVE INTERIOR DOORS, FRAMES, AND TRIM AS NOTED ON DEMOLITION PLANS.
- REMOVE DAMAGED PORTIONS OF STRUCTURAL FRAMING, BEAMS, AND COLUMNS FOR REPLACEMENT.
- REMOVE EXISTING INTERIOR WINDOW TREATMENT.
- REMOVE ALL EXISTING FLOOR FINISHES.

STRUCTURAL SYSTEMS

- PRIMARY FRAMING SYSTEMS AT NEW CONSTRUCTION:
 - MASONRY BEARING WALLS
 - WOOD STUD NON-BEARING WALLS
 - CONCRETE FLOOR AND ROOF STRUCTURE

EXTERIOR ENVELOPE

- REPAIR EXISTING BASEMENT/ FOUNDATION WALLS AS NEEDED.
- RE-POINT AND REPAIR MASONRY AS REQUIRED. PAINTED MASONRY WILL BE REPAINTED. UNPAINTED MASONRY TO REMAIN UNPAINTED.
- PROVIDE NEW TPO ROOFING OVER 2" POLYISO INSULATION.
- INSTALL NEW ALUMINUM-CLAD WOOD WINDOWS TO REPLACE EXISTING.
 - WITH INSULATED GLAZING, U-VALUE: 0.32 (MAX) ; SHG COEF: 0.26 (MAX).
- REPLACE ALL NON-HISTORIC EXTERIOR ENTRY DOORS, STOREFRONTS, & FRAMES.
- REPAIR EXISTING FIRE ESCAPES AS REQUIRED & PAINT.
- INSTALL NEW LED LIGHT FIXTURES.

COMMON AREAS

- EXISTING INTERIOR STAIRS TO BE REPAIRED AS REQUIRED OR REMOVED AS SHOWN.
- NEW WOOD FLOORING THROUGHOUT BUILDING WITH WOOD BASE AS NOTED.
- INSTALL NEW GYPSUM WALL BOARD WALLS AND CEILINGS THROUGHOUT BUILDING. PATCH EXISTING GYPSUM WALLBOARD / PLASTER WALLS AS NEEDED.
 - FINISHED SMOOTH AND PAINTED WITH LOW VOC PAINT.
 - FIRE RATED GYPSUM WALL BOARD SHALL BE USED AT CEILINGS, CORRIDORS, STAIR SHAFTS, AND UNIT SEPARATION WALLS.
 - MOLD/MILDEW RESISTANT GYPSUM BOARD SHALL BE USED AT BATHROOM WALLS.
- INTERIOR DOORS:
 - FIRE-RATED HOLLOW METAL OR SOLID CORE DOORS AT CORRIDORS AND STAIR SHAFTS
 - SOLID-CORE WOOD DOORS AT OTHER NON-RATED CONDITIONS.
- MOISTURE-RESISTANT PAPERLESS GYPSUM WALL BOARD MUST BE USED ON ALL SURFACES BEHIND TOILETS AND ALL TUB/SHOWER WALLS.

DWELLING UNITS

- ALL UNITS TO RECEIVE NEW HOLLOW METAL ENTRY DOORS.
- INSTALL NEW INTERIOR SOLID CORE WOOD DOORS, FRAMES, AND TRIM.
- WOOD FLOORING THROUGHOUT UNITS.
- PAINT ALL GYPSUM WALL AND PLASTER WALLS WITH LOW VOC PAINT.
- INSTALL NEW BLINDS AT ALL UNIT WINDOWS.
- KITCHENS:
 - INSTALL NEW KITCHEN CABINETS AND COUNTERTOPS
 - INSTALL NEW SINKS, AND WATER EFFICIENT PLUMBING FIXTURES WITH LEVER HANDLE CONTROLS.
 - INSTALL NEW ENERGY STAR RATED REFRIGERATOR, RANGE & HOOD.
 - INSTALL ENERGY STAR CERTIFIED DISHWASHER.
- BATHROOMS:
 - TYPICAL FULL BATHROOMS TO BE PROVIDED WITH STEP IN SHOWER SURROUND. ALL ACCESSIBLE, ANSI 'A' UNITS SHALL BE PROVIDED WITH A ROLL-IN SHOWER.
 - 50% OF UNITS TO HAVE ROLL-IN SHOWER PER FUNDING REQUIREMENTS.
 - WATER EFFICIENT TOILET, SHOWER HEAD, TUB SPOUT, AND LAVATORY FAUCET. FAUCET AND TUB/ SHOWER CONTROLS SHALL HAVE LEVER HANDLE CONTROLS.
 - LAVATORY CABINET WITH COUNTERTOP WITH INTEGRAL BOWL.
 - INSTALL NEW BATHROOM ACCESSORIES: TOWEL BARS, TOILET PAPER HOLDERS, AND MIRRORS.

SCOPE OF WORK - MECH

MECHANICAL

- REMOVE EXISTING GAS-FIRED FURNACES.
- PROVIDE DUCTED RESIDENTIAL SPLIT SYSTEMS, HIGH-EFFICIENCY ELECTRIC HEAT PUMPS, AT EACH DWELLING UNIT AND AS REQUIRED FOR FIRST FLOOR COMMON SPACES. AIR HANDLER TO BE INSTALLED IN THE MECH CLOSET INSIDE EACH UNIT.
- REMOVE EXISTING ROOF-TOP A/C CONDENSER UNITS AND REPLACE WITH NEW ENERGY STAR UNITS.
- EXISTING DUCTWORK TO BE REMOVED. NEW DUCTWORK WILL BE INSTALLED THROUGHOUT.
- PROVIDE SPLIT SYSTEMS TO CONDITION SECOND, THIRD AND FOURTH FLOOR CORRIDORS, STAIR SHAFTS AND ELEVATOR SHAFT.
- AT COMMON AREAS/ CORRIDORS, PROVIDE FIRE DAMPERS AND CEILING RADIATION DAMPERS WHERE DUCTS ARE LOCATED WITHIN THE FIRE RATED ASSEMBLY.
- INSTALL NEW THERMOSTATS TO REPLACE EXISTING.
- INSTALL NEW RANGE HOODS DUCTED TO THE EXTERIOR.
- IN ALL BATHROOMS, INSTALL NEW ENERGY STAR RATED, DUAL SPEED EXHAUST FAN DUCTED TO EXTERIOR .
- BASEMENT: INSTALL EITHER FRESH AIR DUCT OR DEHUMIDIFIERS IN BASEMENTS.

PLUMBING

- REMOVE AND REPLACE EXISTING WATER HEATERS . INCLUDE EXPANSION TANK WITH EACH WATER HEATER.
- INSTALL NEW DOMESTIC WATER DISTRIBUTION AS NEEDED FOR NEW UNIT LAYOUTS, PROVIDING INDIVIDUAL SHUTOFF FOR EACH DWELLING UNIT.
- INSTALL LOW-FLOW WATER CONSERVATION FAUCETS, TOILETS, SHOWER HEADS, TUB SPOUTS, AND ANTI-SCALD MIXING VALVES.
- PERFORM VIDEO-SCOPE INSPECTION OF ANY SUSPECT SEWER LINES AND VERIFY PROPER VENTING.
- INSTALL NEW SUMP PUMP.
- ALL PLUMBING FIXTURES TO BE WATER EFFICIENT.
- ALL PLUMBING FIXTURES TO HAVE LEVER HANDLE CONTROLS.

ELECTRICAL

- REMOVE EXISTING PERMANENT LIGHTING FIXTURES AND REPLACE WITH ENERGY STAR FIXTURES.
- REMOVE ALL EXISTING ELECTRICAL DEVICES AND PLATES.
- EACH UNIT TO BE PROVIDED WITH INDIVIDUAL ELECTRIC PANEL. PROVIDE ONE HOUSE PANEL.
- ALL BREAKERS SHALL MEET NEC ARC FAULT AND GFCI REQUIREMENTS.
- ALL SWITCHES AND RECEPTACLES SHALL BE MOUNTED IN COMPLIANCE WITH ANSI117.1 MOUNTING HEIGHTS.
- PROVIDE REQUIRED DEVICES AT THE SENSORY COMPATIBLE UNIT.
- ALL LIGHT FIXTURES SHALL BE LED.

SECURITY

- PROVIDE A MONITORED NFPA AUTOMATIC FIRE PROTECTION SYSTEM THROUGHOUT BUILDING.
- PROVIDE OBC COMPLIANT FIRE ALARM WITH NOTIFICATION DEVICES.

- INSTALL OBC COMPLIANT INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AT EACH DWELLING UNIT.

RADON MITIGATION

- PRE-CONSTRUCTION RADON TESTING MUST BE CONDUCTED TO DETERMINE THE NEED FOR A RADON MITIGATION SYSTEM.

UNIVERSAL DESIGN COMPONENTS

TO BE COMPLIED WITH EVERYWHERE APPLICABLE

ENTRY

- 36" DWELLING UNIT ENTRY DOOR WITH LEVER-STYLE HANDLE.
- MINIMUM 5' X 5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
- ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR SPACES.
- ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- OVERHEAD WEATHER PROTECTION AT ENTRANCES.

INTERIOR STAIRS AND HALLWAYS

- ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- HALLWAYS A MINIMUM WIDTH OF 42".
- ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL.

INTERIOR DOORS

- 34" WIDE (MINIMUM) DOORS LEADING TO HABITABLE ROOM, ALLOWING 32" MINIMUM CLEARANCE.
- LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
- INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.

FAUCETS

- ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
- PRESSURE BALANCED FAUCETS.

ELECTRICAL

- THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
- ROCKER, TOUCH LIGHT, OR HANDS-FREE SWITCHES.
- EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS, ETC.) PLACED 18"-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).

BATHROOMS

- COUNTERTOPS WITH BEVELED / RADIUS CORNERS. OUTSIDE CORNERS ARE SUGGESTED TO BE A TWO-INCH CORNER RADIUS, WATERFALL EDGE WITH ONE-INCH RADIUS, OR TWO-INCH CHAMFER.
- ADJUSTABLE-HEIGHT SHOWERHEAD (ARTICULATED ARM OR SIMILAR) OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
- NON-GLARE LIGHTING AT VANITIES.
- GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS, IN TUB/SHOWER, AND TOILET. GRAB BARS MUST BE PROPERLY ANCHORED AND SUPPORTED.
- AT LEAST 50% OF THE TOTAL UNITS TO HAVE ROLL-IN SHOWERS. SEE PLANS FOR UNIT TYPE AND LOCATION.

KITCHEN

- AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE AND SINK, AND AT LEAST ONE SIDE OF REFRIGERATOR. THIS IS COUNTERTOP CLEAR SPACE AND MAY BE SHARED WITH ANOTHER APPLIANCE AND/OR REQUIRED WORK SURFACE IF APPLICABLE.
- LOOP HANDLES ON DRAWERS AND CABINETS.
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

2010 STANDARDS OF ACCESSIBLE DESIGN/ 2017 ANSI 117.1 CHAPTERS 1 - 7

COMMON AREAS OF THIS BUILDING SHALL COMPLY WITH THE FEDERAL AND OBC REQUIREMENTS FOR PUBLIC SPACES.

*2017 ANSI 117.1 CHAPTER 10 -TYPE 'B'

DWELLING UNITS IN THIS PROJECT SHALL COMPLY WITH 2017ANSI 117.1 TYPE 'B' REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE REQUIREMENTS BELOW.

- a. 36" DWELLING UNIT ENTRY DOORS SHALL BE PROVIDED
- b. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE 34" DOORS (MIN)
- c. THERE SHALL BE NO CHANGE IN ELEVATION GREATER THAN 1/4" THROUGHOUT THE UNIT.
- d. ELECTRIC DEVICE MOUNTING HEIGHTS
- e. ELECTRIC RECEPTACLES SHALL BE MOUNTED AT 15" AFF (MIN).
- f. SWITCHES AND THERMOSTATS SHALL BE MOUNTED AT 48" AFF (MAX).
- g. DEVICES MOUNTED OVER COUNTERS SHALL BE IN COMPLIANCE WITH SPECIFIED ANSI REQUIREMENTS.
- h. ALL FAUCETS, DOOR HARDWARE AND SIMILAR OPERABLE COMPONENTS SHALL BE LEVER HANDLED.
- i. GRAB BAR BLOCKING SHALL BE PROVIDED AT ALL TOILETS AND TUBS.
- j. BATHROOMS SHALL HAVE A 30" x 48" CLEAR SPACE BEYOND THE DOOR SWING.
- k. SPECIFIC CLEAR SPACES SHALL BE PROVIDED AT ALL KITCHEN APPLIANCES, KITCHEN SINKS AND PLUMBING FIXTURES IN A FULL BATH.
- l. AT KITCHENS A MINIMUM CLEARANCE OF 40" SHALL BE PROVIDED BETWEEN THE EDGE OF COUNTERTOPS AND THE MOST FORWARD PROTRUDING APPLIANCE.

SECTION 504/ 2009 ANSI 117.1 CHAPTER 10 - TYPE 'A'

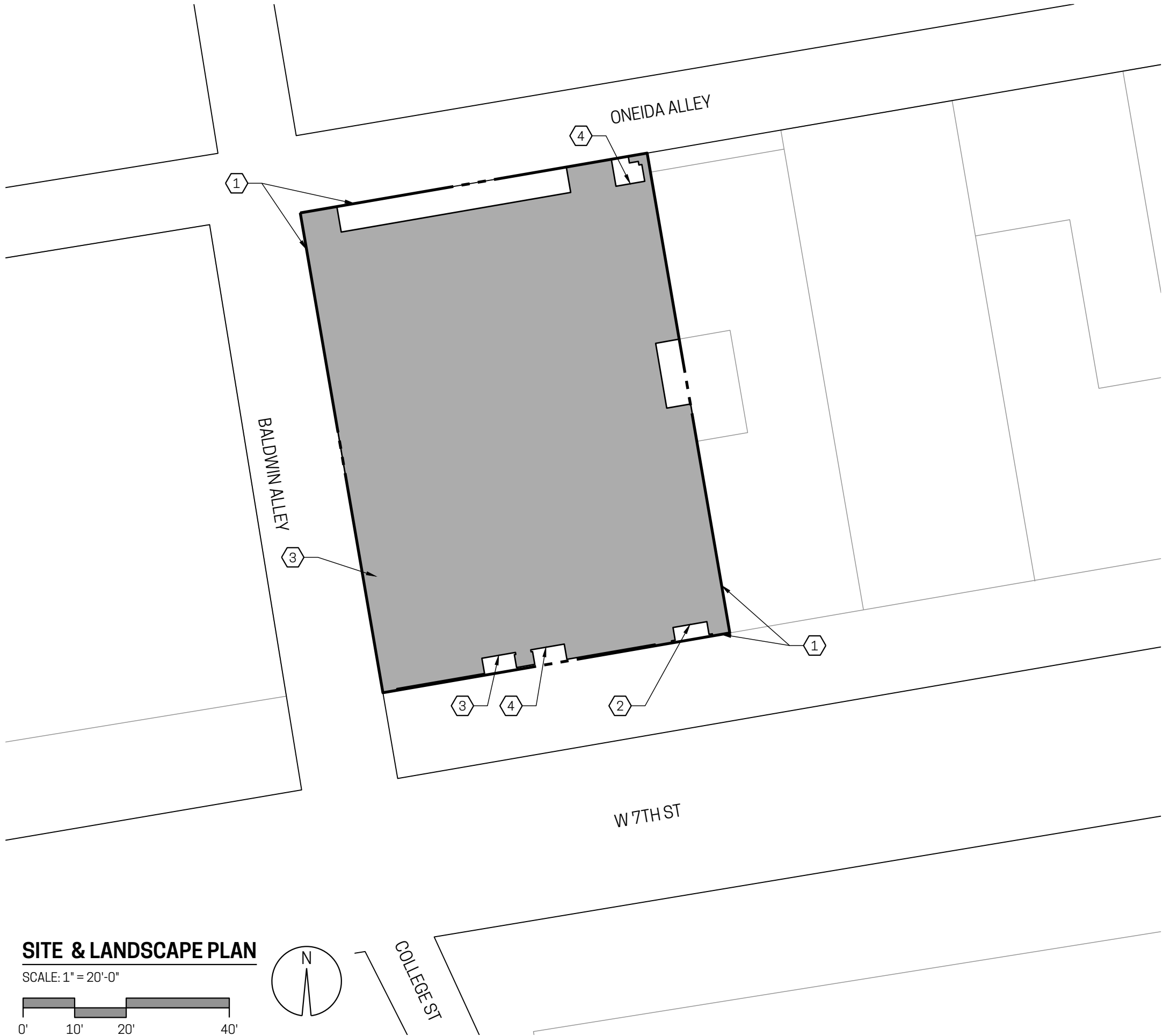
PER THE SELECTED SCORING CRITERIA 10% OF THE PROJECT DWELLING UNITS (4 UNITS) SHALL COMPLY WITH ANSI TYPE 'A' REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE REQUIREMENTS BELOW.

- a. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE 36" DOORS (MIN).
- b. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE PROVIDED WITH MINIMUM 5'X5' LEVEL CLEAR SPACES ON EACH SIDE OF ENTRY DOOR, AS REQUIRED BY ANSI CHAPTER 4.
- c. KITCHEN SINKS AND LAVATORIES SHALL BE MOUNTED AT 34" AFF MAX AND HAVE A FORWARD APPROACH WITH CLEAR KNEE SPACE BELOW (1/2 BATHS ARE EXEMPT).
- d. KITCHENS SHALL BE PROVIDED WITH A 30" WIDE WORK SPACE WITH CLEAR KNEE SPACE BELOW.
- e. FLOORING TO BE CONTINUOUS UNDER CLEAR KNEE SPACES IN KITCHEN & BATH.
- f. ROLL-IN SHOWERS WITH A HAND-HELD SHOWER HEAD, GRAB BARS AND SHOWER SEAT SHALL BE PROVIDED.
- g. TOILETS SHALL BE AT A COMPLIANT HEIGHT HAVE ADDITIONAL CLEAR SPACE AND BE PROVIDED WITH GRAB BARS.
- h. A PORTION OF ALL STORAGE FEATURES WITHIN THE UNIT SHALL BE WITHIN ANSI COMPLIANT REACH RANGES.

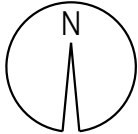
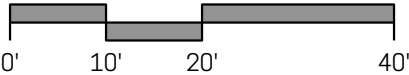
SENSORY COMPATIBLE UNIT REQUIREMENTS

PER OHFA 2% OF THE UNITS (1 UNIT) SHALL BE PROVIDED WITH DEVICES COMPATIBLE WITH SIGHT AND HEARING IMPAIRMENT. THIS UNIT SHALL BE PROVIDED WITH THE ITEMS CITED BELOW.

- i. INSTALL COMBO AUDIO/VISUAL SIGNAL APPLIANCES.
- j. PROVIDE A VISUAL SIGNAL APPLIANCE IN ALL BATHROOMS.
- k. SMOKE DETECTORS & COMBINED SMOKE/CO DETECTORS SHALL INCLUDE A BUILT-IN STROBE LIGHT.
- l. PROVIDE & INSTALL A VISUAL DOORBELL SYSTEM.



SITE & LANDSCAPE PLAN
SCALE: 1" = 20'-0"



COLLEGE ST

GENERAL NOTES
A. TIE ALL ROOF DRAINS AND DOWNSPOUTS INTO UNDERGROUND SEWER LINES.

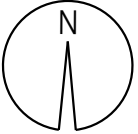
KEY NOTES
1. SITE BOUNDARY
2. RESIDENT BUILDING ENTRY
3. COMMERCIAL BUILDING ENTRY
4. EXIT ONLY

PARKING
REQUIRED: NONE
RESIDENTIAL: NONE (PARKING OVERLAY ZONE)
COMMERCIAL: NONE

PARKING PROVIDED: NONE

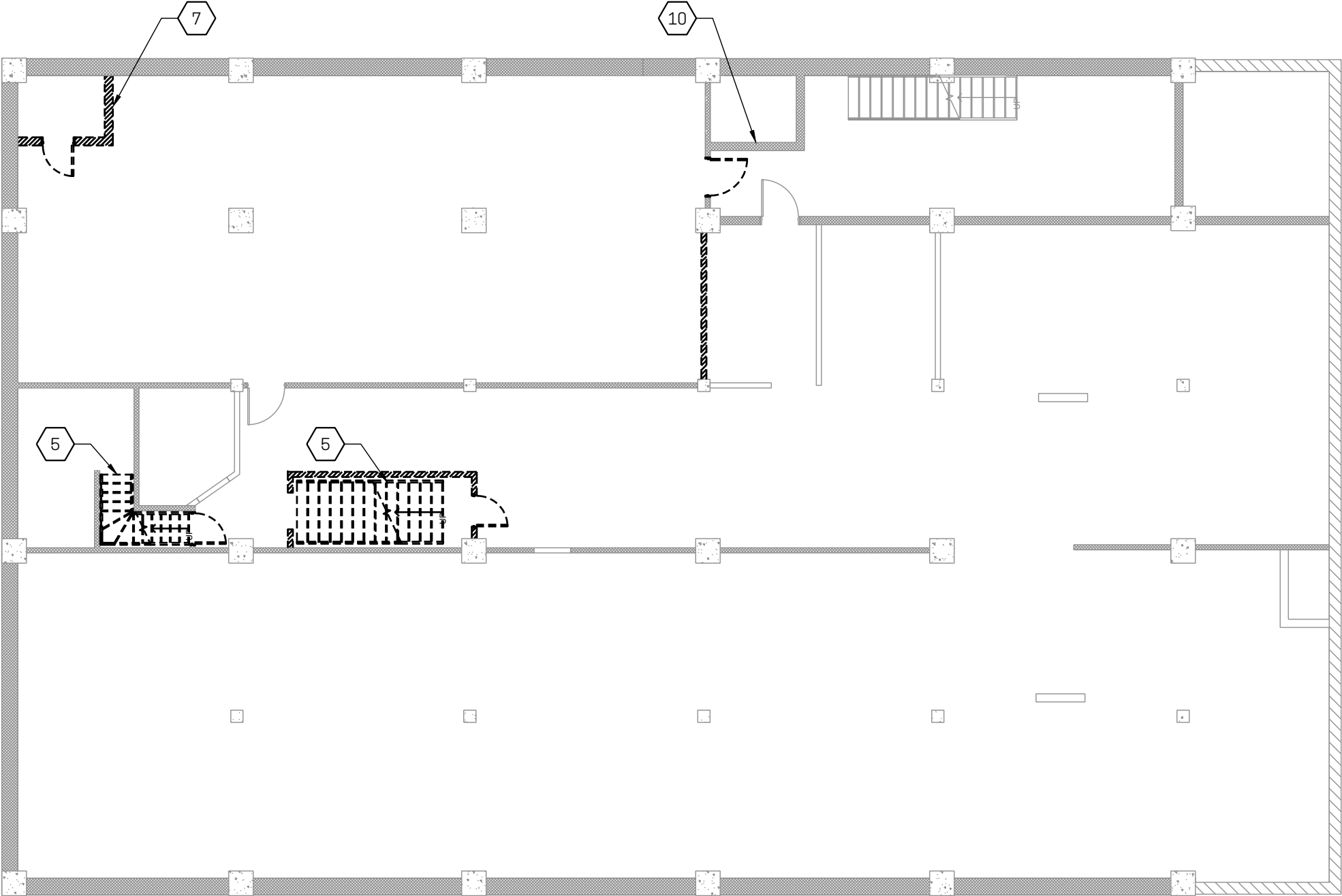
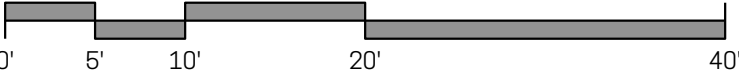


SITE KEY PLAN
NOT TO SCALE



BASEMENT FLOOR DEMOLITION PLAN

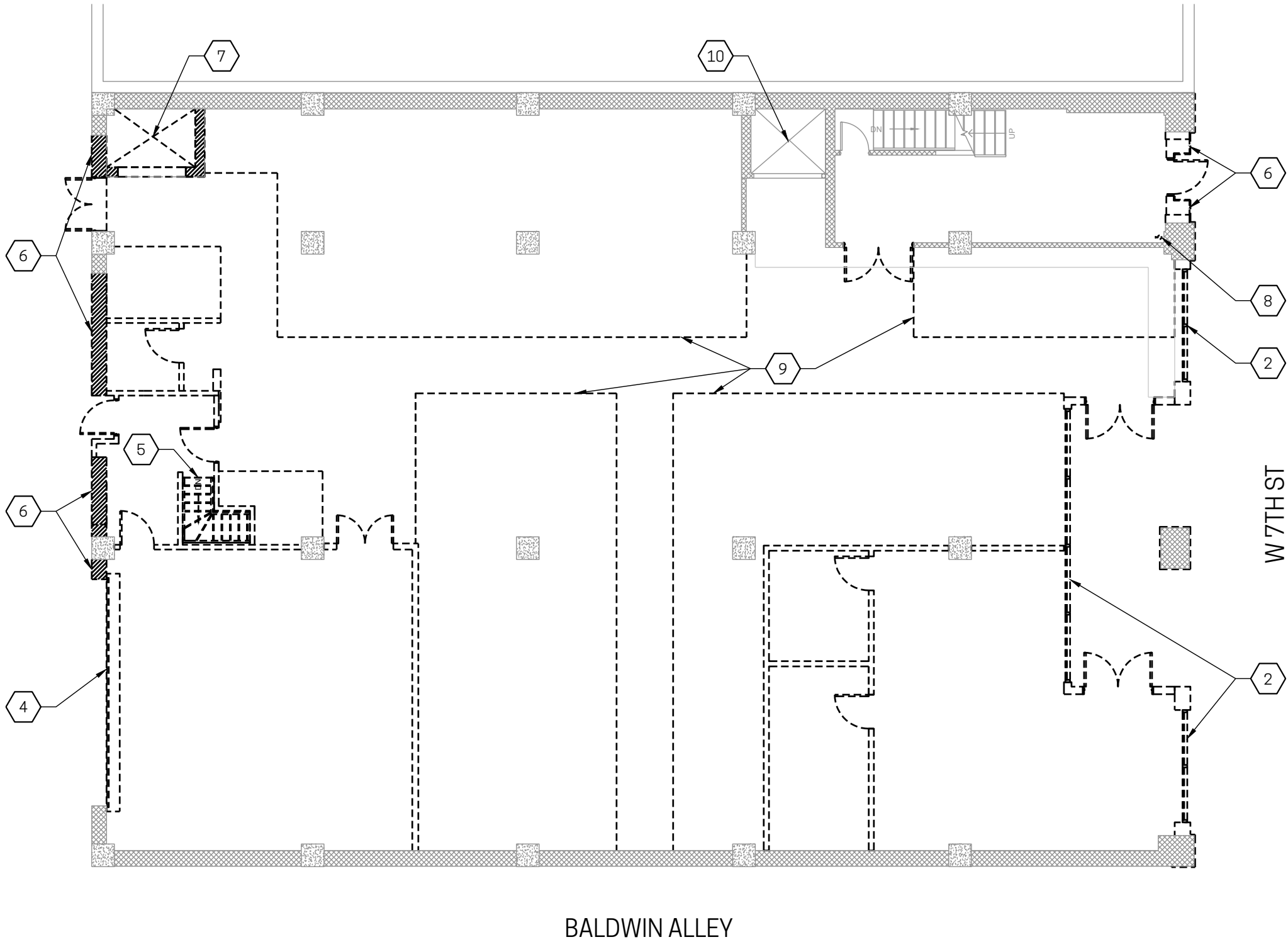
SCALE: 3/32" = 1'-0"



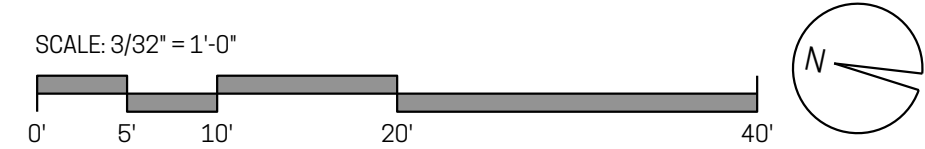
- KEY NOTES
- 1. REMOVE WIRE GLASS FROM HISTORIC STEEL, TYPICAL. WINDOW, FRAME AND OPENING TO REMAIN, TYPICAL.
 - 2. EXISTING STOREFRONT TO BE REMOVED.
 - 3. EXISTING HISTORIC WINDOW TO REMAIN, TYPICAL.
 - 4. REMOVE EXISTING GARAGE DOOR.
 - 5. REMOVE STAIR AND RAILINGS.
 - 6. REMOVE PORTION OF EXISTING EXTERIOR WALL. COORDINATE LOCATION WITH FLOOR PLANS.
 - 7. REMOVE EXISTING FREIGHT ELEVATOR. SHAFT TO BE FILLED IN.
 - 8. REMOVE EXISTING STANDPIPE.
 - 9. REMOVE EXISTING STORAGE CUBES.
 - 10. EXISTING ELEVATOR TO REMAIN.

DEMOLITION LEGEND

	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	EXISTING WALL/FURRING TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN



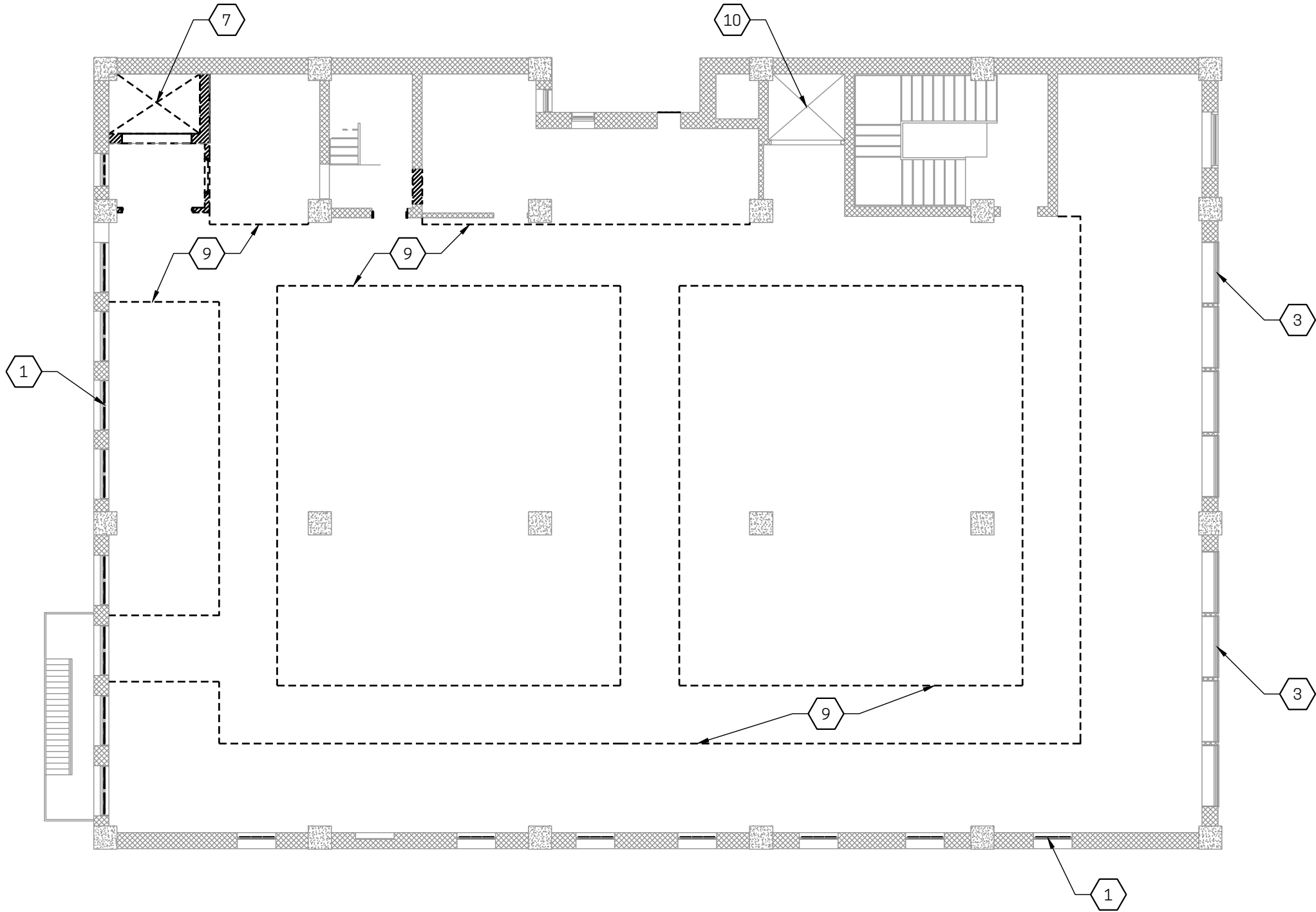
FIRST FLOOR DEMOLITION PLAN



- KEY NOTES**
1. REMOVE WIRE GLASS FROM HISTORIC STEEL, TYPICAL. WINDOW, FRAME AND OPENING TO REMAIN, TYPICAL.
 2. EXISTING STOREFRONT TO BE REMOVED.
 3. EXISTING HISTORIC WINDOW TO REMAIN, TYPICAL.
 4. REMOVE EXISTING GARAGE DOOR.
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 8. REMOVE EXISTING STANDPIPE.
 9. REMOVE EXISTING STORAGE CUBES.
 10. EXISTING ELEVATOR TO REMAIN.

DEMOLITION LEGEND

	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	EXISTING WALL/FURRING TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN

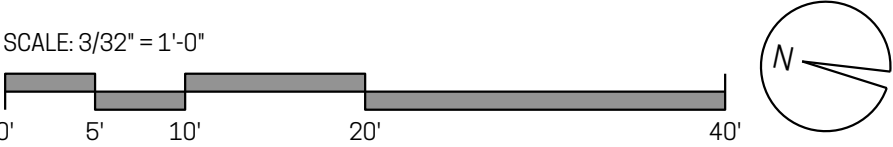


- KEY NOTES**
1. REMOVE WIRE GLASS FROM HISTORIC STEEL, TYPICAL. WINDOW, FRAME AND OPENING TO REMAIN, TYPICAL.
 2. EXISTING STOREFRONT TO BE REMOVED.
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 9. REMOVE EXISTING STORAGE CUBES.
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DEMOLITION LEGEND

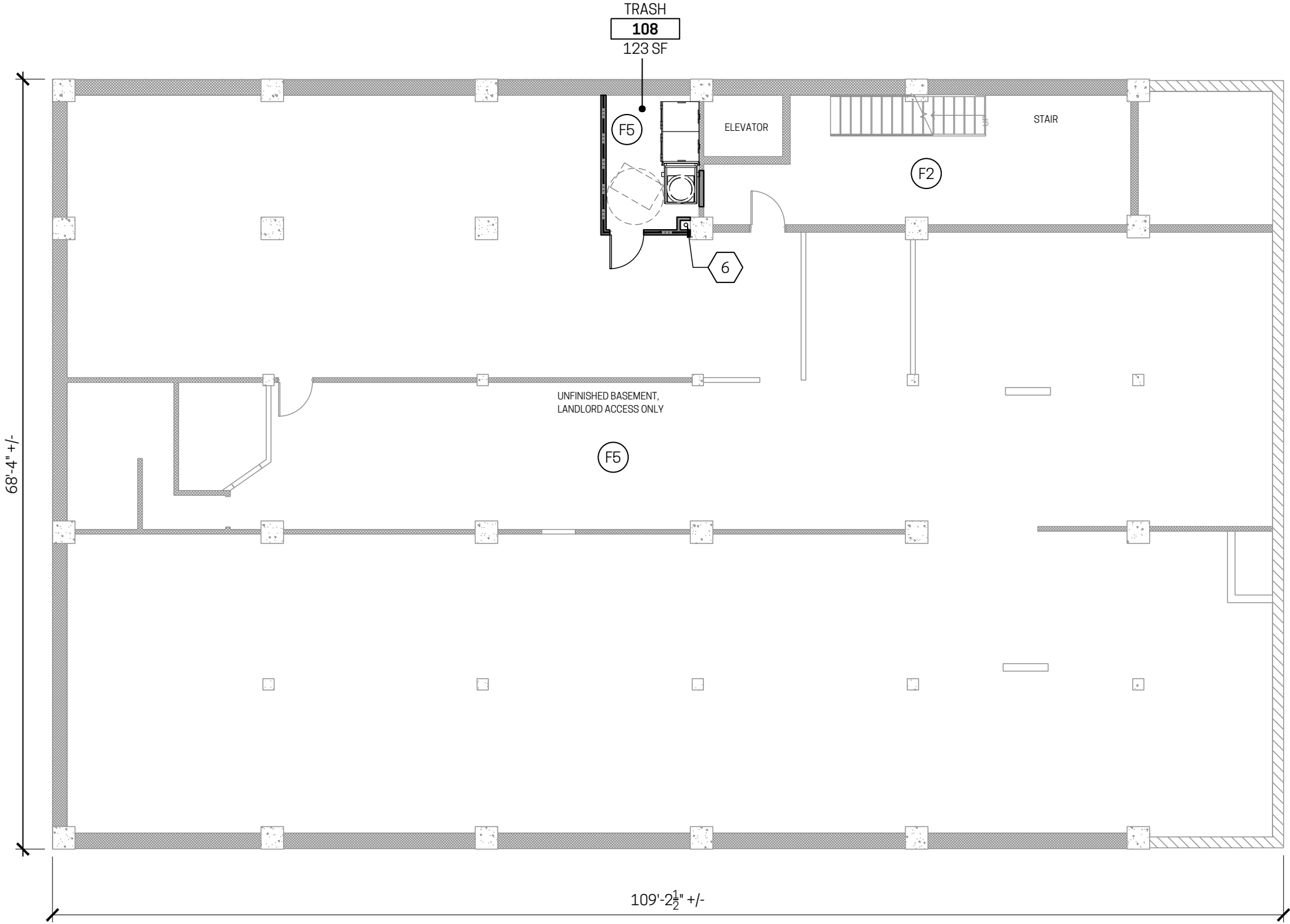
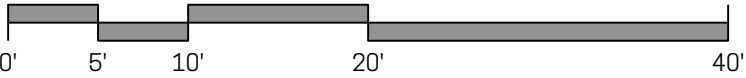
	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	EXISTING WALL/FURRING TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN

TYPICAL FLOOR DEMOLITION PLAN (SECOND - SIXTH FLOOR)



BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"



GENERAL NOTES

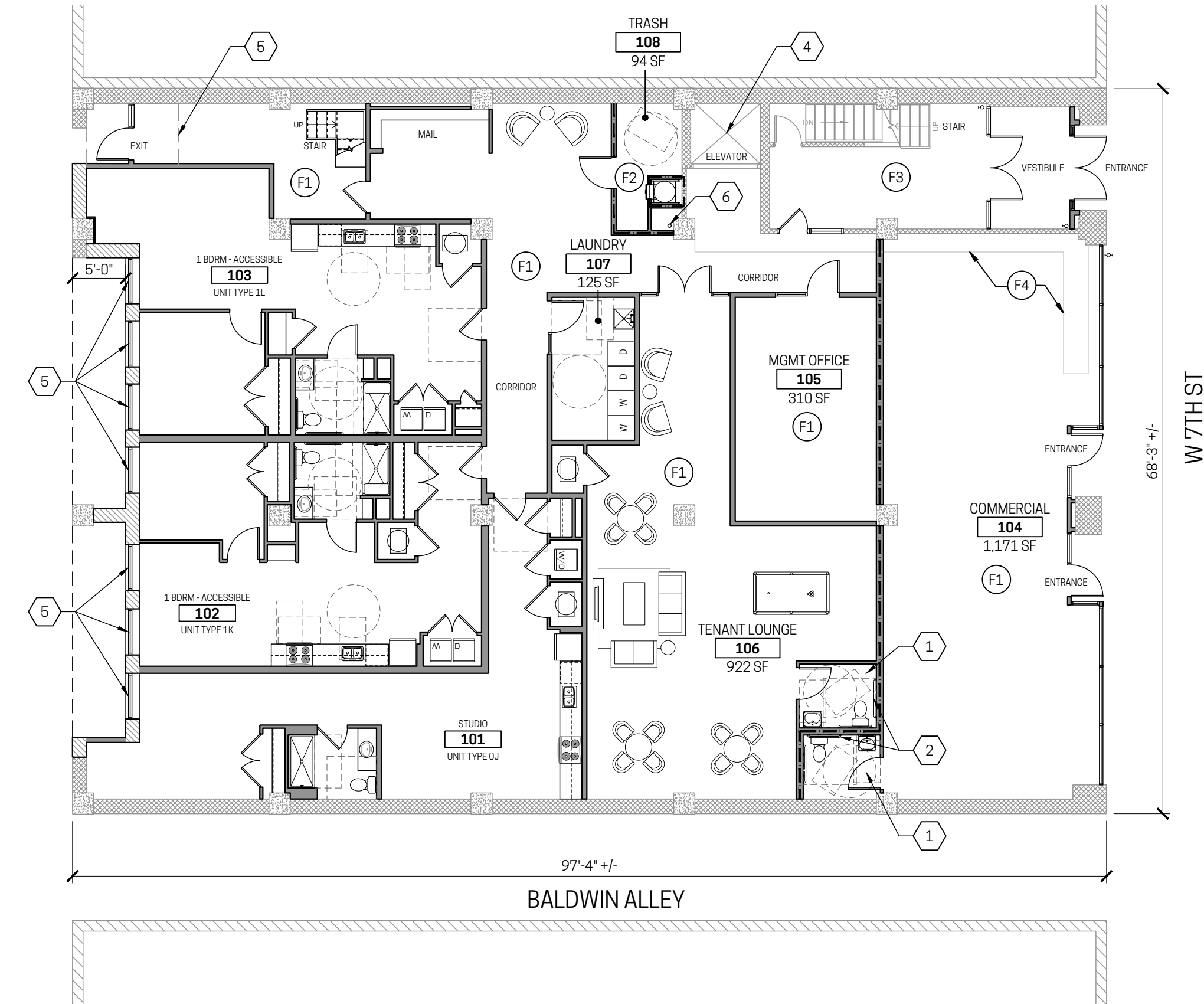
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- B. 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
- C. MINIMUM 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
- D. ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR SPACES.
- E. ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- F. HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- G. ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- H. HALLWAY WIDTH A MINIMUM OF 42".

KEY NOTES

- 1. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
- 2. GRAB BARS AT TOILET.
- 3. NEW VISION GLASS IN HISTORIC STEEL WINDOW, TYP.
- 4. EXISTING ELEVATOR TO BE MODERNIZED.
- 5. FILL IN EXISTING FREIGHT ELEVATOR SHAFT.
- 6. NEW RADON PIPE.

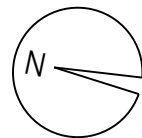
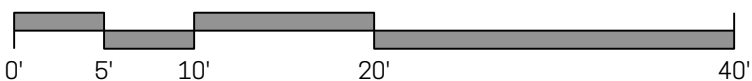
LEGEND

- (F1) SOLID HARDWOOD FLOORING (TYP)
- (F2) LUXURY VINYL FLOORING
- (F3) HISTORIC DECORATIVE FLOOR TO REMAIN
- (F4) CONCRETE FLOOR TO REMAIN, SEAL WITH LUSTROUS CLEARCOAT
- (F5) UNFINISHED



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



GENERAL NOTES

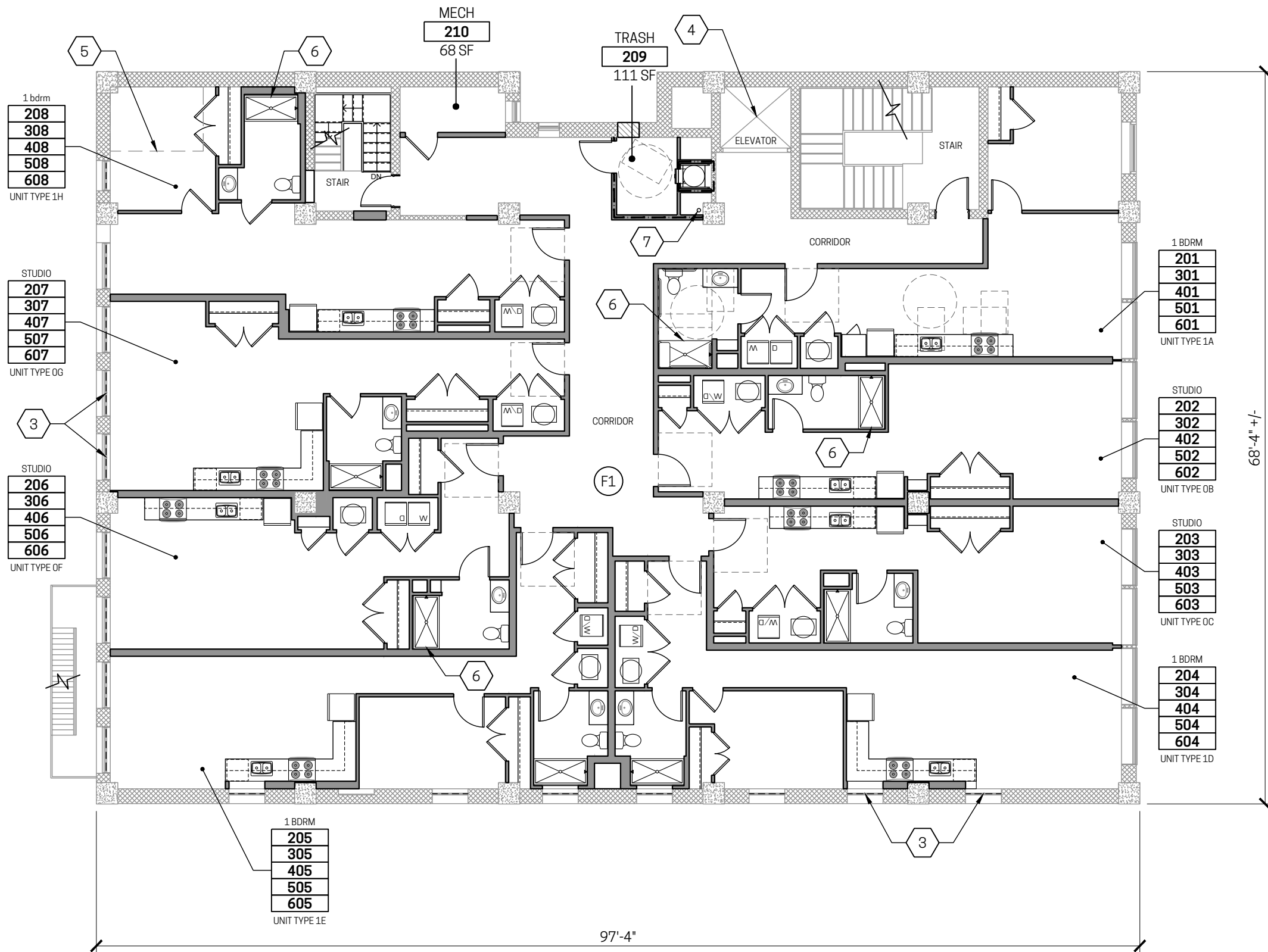
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- 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
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KEY NOTES

- PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
- GRAB BARS AT TOILET.
- NEW VISION GLASS IN HISTORIC STEEL WINDOW, TYP.
- EXISTING ELEVATOR TO BE MODERNIZED.
- FILL IN EXISTING FREIGHT ELEVATOR SHAFT.
- NEW RADON PIPE.

LEGEND

- (F1) SOLID HARDWOOD FLOORING (TYP)
- (F2) LUXURY VINYL FLOORING
- (F3) HISTORIC DECORATIVE FLOOR TO REMAIN
- (F4) CONCRETE FLOOR TO REMAIN, SEAL WITH LUSTROUS CLEARCOAT



GENERAL NOTES

- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- B. 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
- C. MINIMUM 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
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- E. ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- F. HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- G. ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- H. HALLWAY WIDTH A MINIMUM OF 42".

KEY NOTES

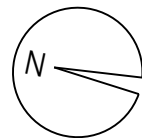
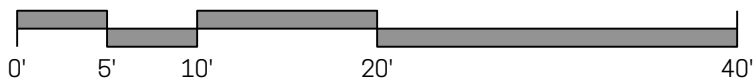
- 1. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
- 2. GRAB BARS AT TOILET.
- 3. NEW VISION GLASS IN HISTORIC STEEL WINDOW, TYP.
- 4. EXISTING ELEVATOR TO BE MODERNIZED.
- 5. FILL IN EXISTING FREIGHT ELEVATOR SHAFT.
- 6. ROLL-IN SHOWER.
- 7. NEW RADON PIPE.

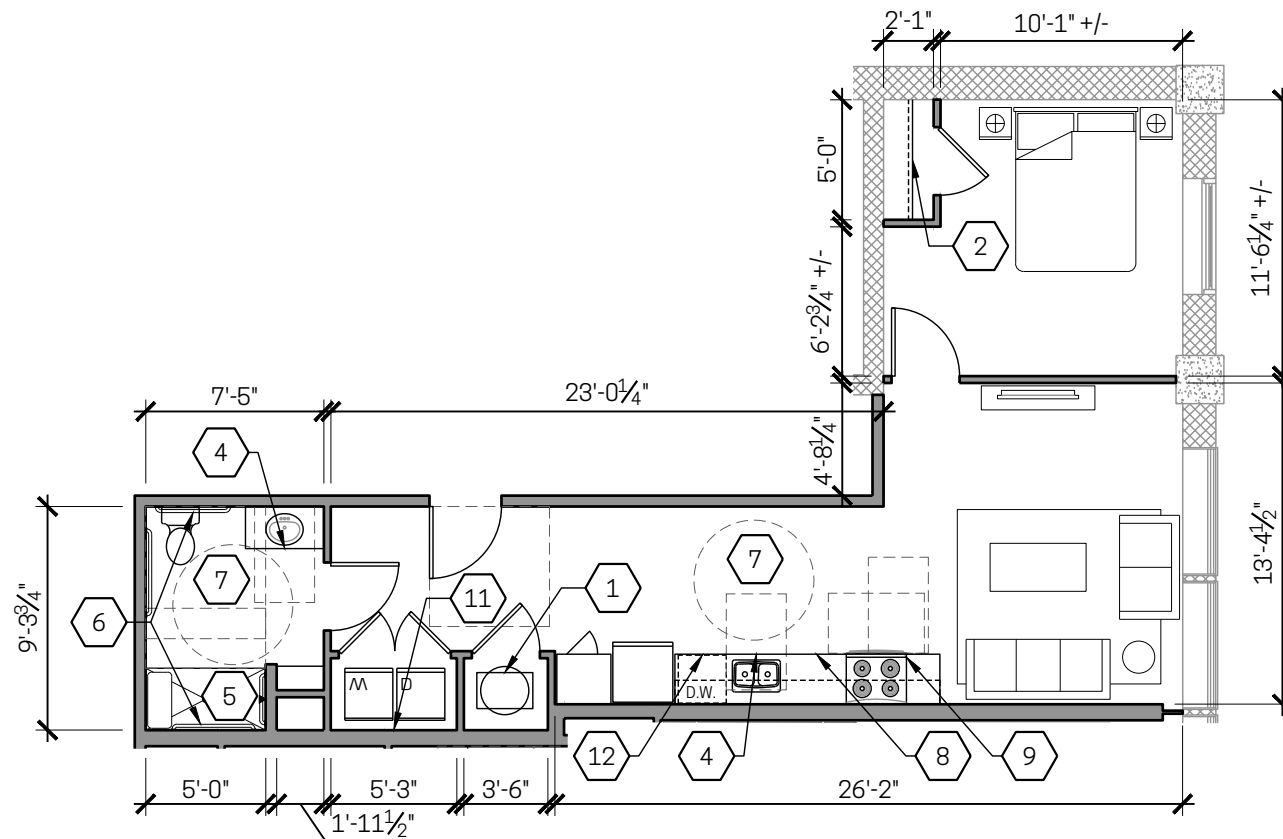
LEGEND

- (F1) SOLID HARDWOOD FLOORING (TYP)
- (F2) LUXURY VINYL FLOORING
- (F3) HISTORIC DECORATIVE FLOOR TO REMAIN
- (F4) CONCRETE FLOOR TO REMAIN, SEAL WITH LUSTROUS CLEARCOAT

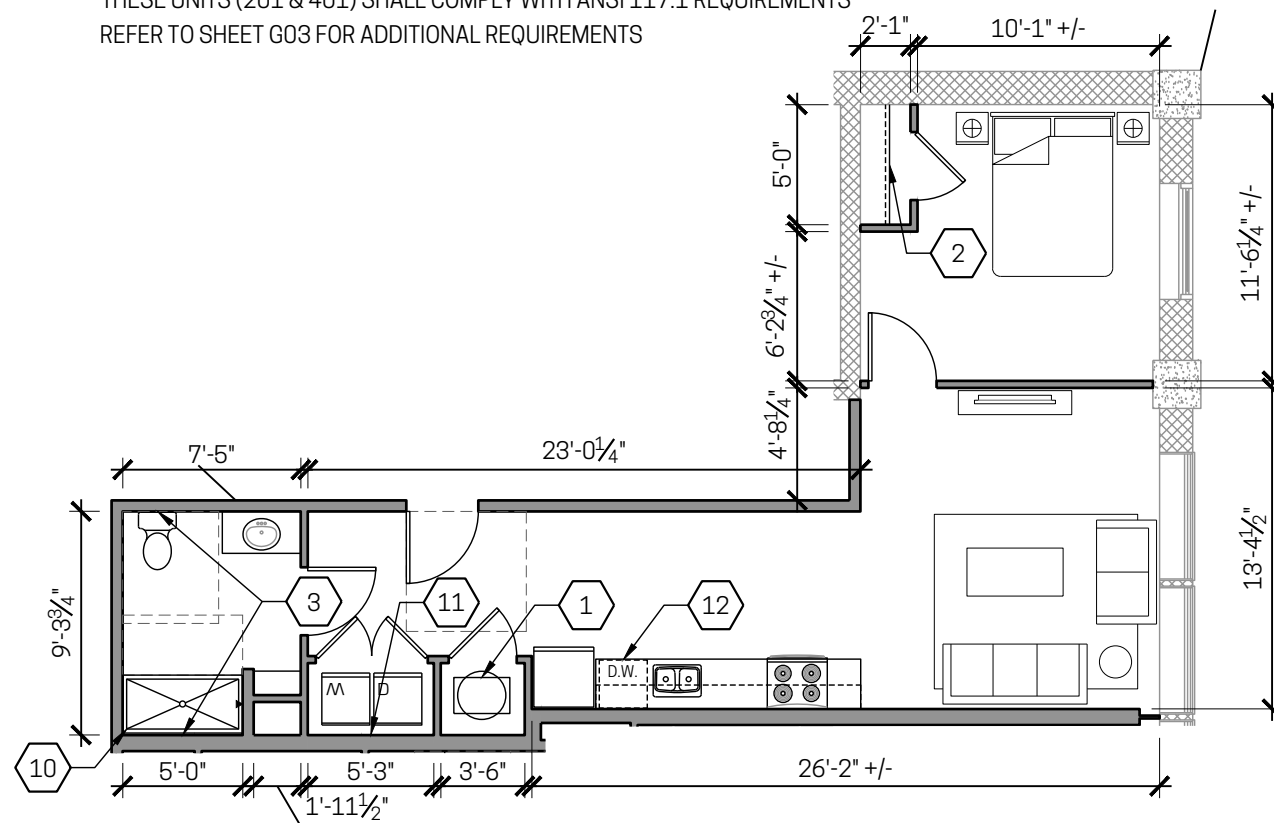
TYPICAL FLOOR PLAN (SECOND - SIXTH FLOOR)

SCALE: 3/32" = 1'-0"





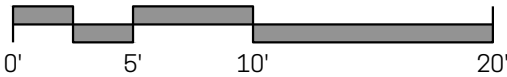
GROSS SF: 683 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE 1A.1 - 1 BEDROOM - ACCESSIBLE
ENLARGED UNIT FLOOR PLAN
THESE UNITS (201 & 401) SHALL COMPLY WITH ANSI 117.1 REQUIREMENTS
REFER TO SHEET G03 FOR ADDITIONAL REQUIREMENTS

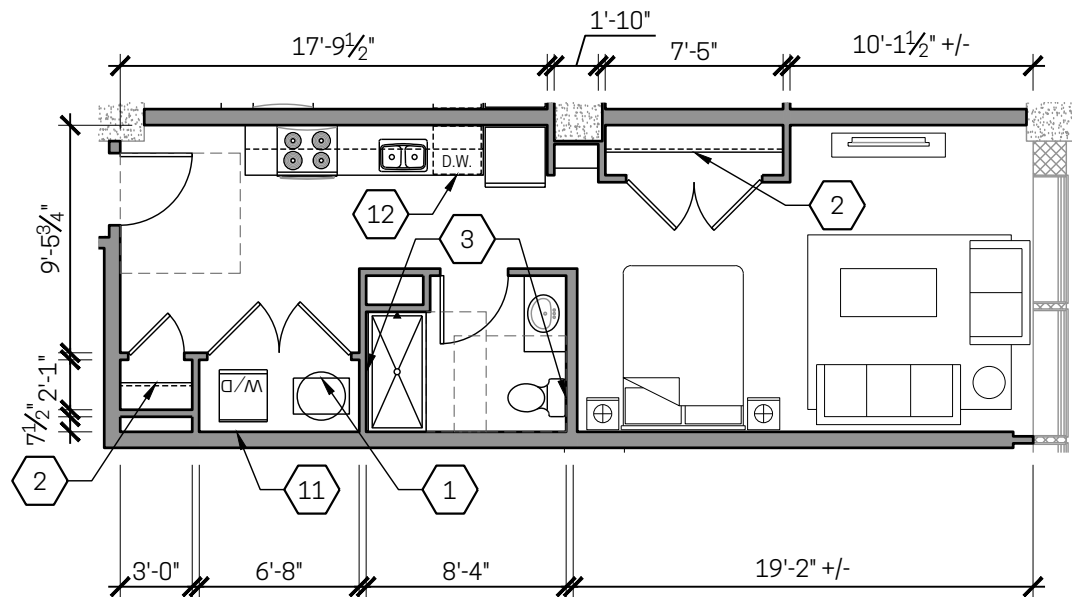


GROSS SF: 683 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE 1A - 1 BEDROOM
ENLARGED UNIT FLOOR PLAN
UNIT 301, 501, 601

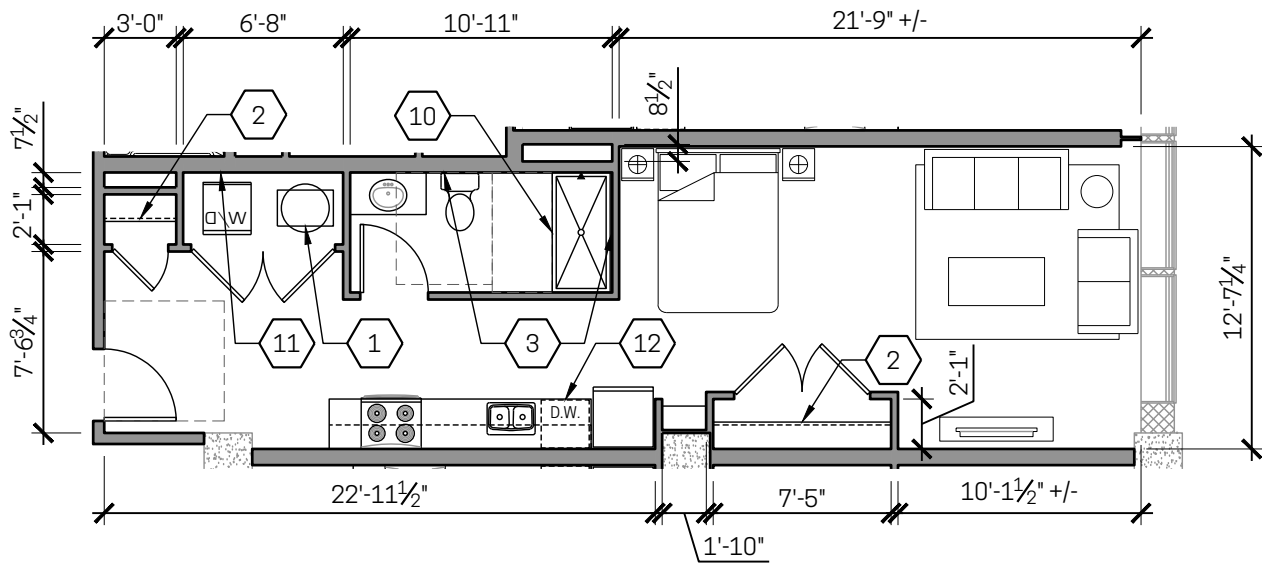
- GENERAL NOTES**
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
 - C. LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
 - D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
 - E. ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
 - F. PRESSURE BALANCE FAUCETS.
 - G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
 - H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
 - I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
 - J. COUNTERTOPS WITH BEVELED EDGES, AND RADIUS CORNERS.
 - K. ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
 - H. NON-GLARE LIGHTING AT VANITIES.
 - I. AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
 - J. LOOP HANDLES ON DRAWERS AND CABINETS.
 - K. NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

- KEY NOTES**
- 1. MECHANICAL CLOSET
 - 2. CLOTHES ROD + SHELF
 - 3. PROVIDE GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET AND TUB/SHOWER.
 - 4. LAVATORY/ KITCHEN SINK AT 34" AFF WITH 30" WIDE CLEAR KNEE SPACE BELOW WITH PROTECTIVE INSULATION AT ALL PIPING.
 - 5. ROLL-IN SHOWER WITH OFFSET CONTROLS AND HAND HELD SHOWER HEAD AND GRAB BARS.
 - 6. GRAB BARS AT TOILET AND ROLL-IN SHOWER.
 - 7. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES AND ALL KITCHEN APPLIANCES.
 - 8. 30" WIDE WORKSPACE AT 34" AFF WITH ANSI COMPLIANT CLEAR KNEE SPACE
 - 9. RANGE WITH FRONT MOUNTED CONTROLS.
 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.





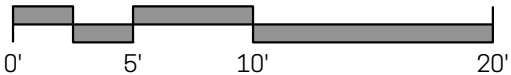
GROSS SF: 537 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE OC - STUDIO
ENLARGED UNIT FLOOR PLAN
UNIT 203, 303, 403, 503, 603

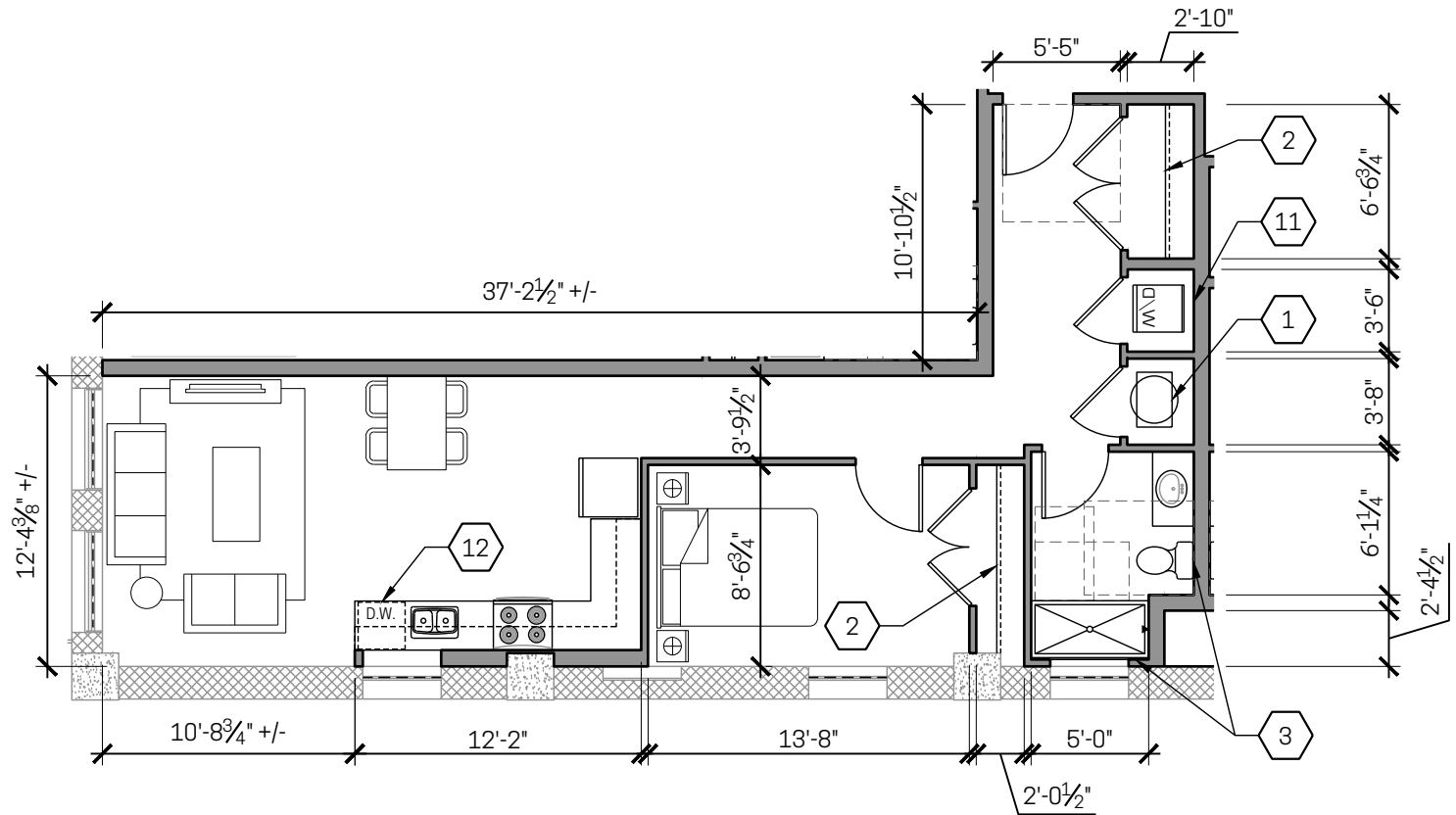


GROSS SF: 577 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE OB - STUDIO
ENLARGED UNIT FLOOR PLAN
UNIT 202, 302, 402, 502, 602

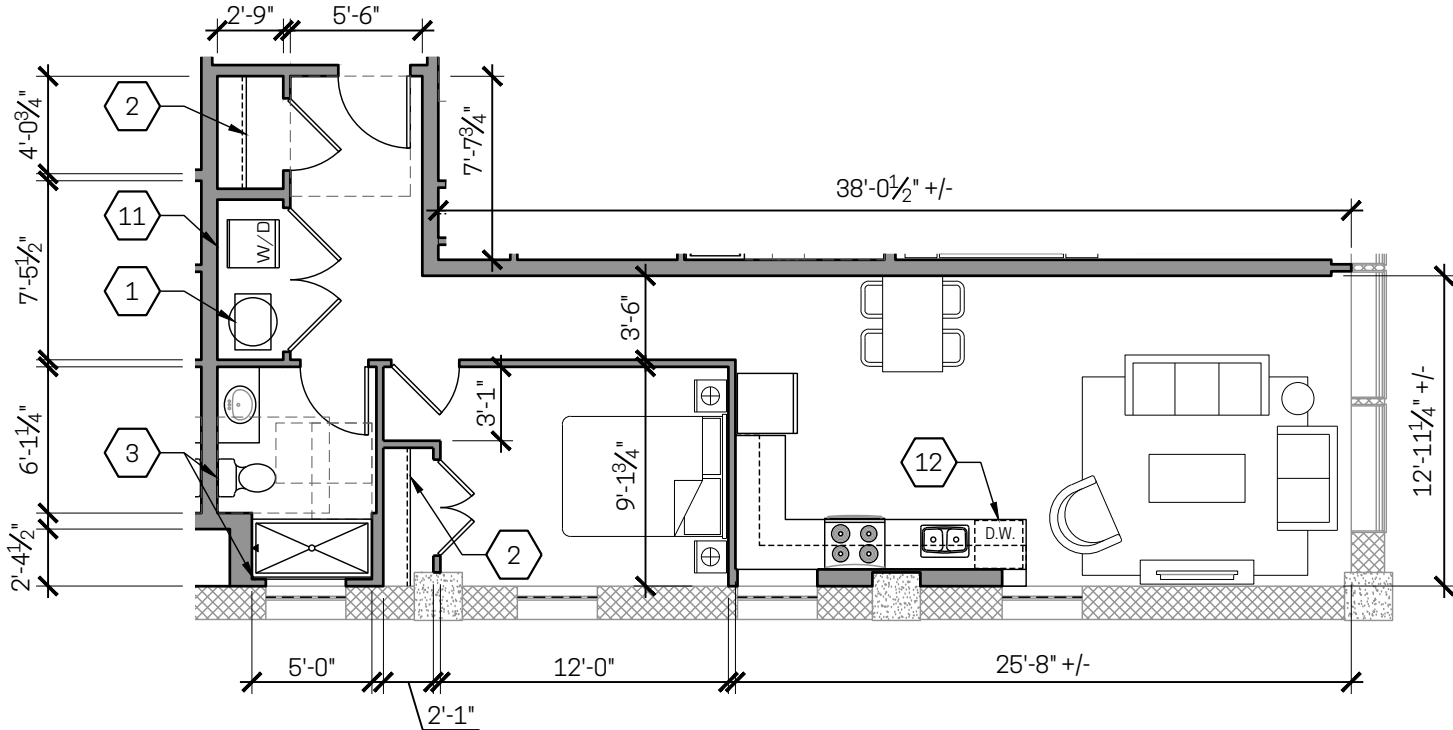
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- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
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 - D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
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 - F. PRESSURE BALANCE FAUCETS.
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 - H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
 - I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
 - J. COUNTERTOPS WITH BEVELED EDGES, AND RADIUS CORNERS.
 - K. ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
 - H. NON-GLARE LIGHTING AT VANITIES.
 - I. AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
 - J. LOOP HANDLES ON DRAWERS AND CABINETS.
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- KEY NOTES**
- 1. MECHANICAL CLOSET
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 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.





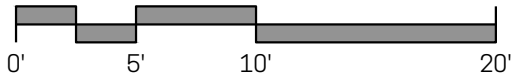
GROSS SF: 785 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE 1E - 1 BEDROOM
ENLARGED UNIT FLOOR PLAN
UNIT 205, 305, 405, 505, 605

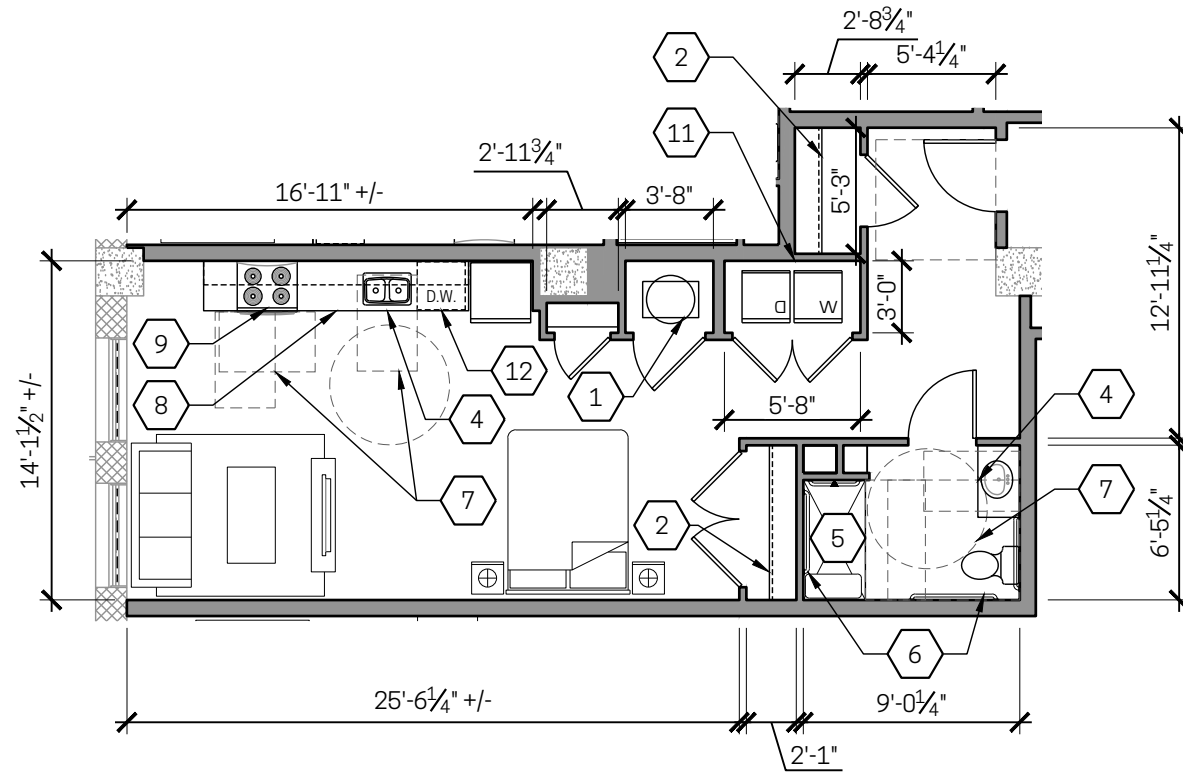


GROSS SF: 797 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE 1D - 1 BEDROOM
ENLARGED UNIT FLOOR PLAN
UNIT 204, 304, 404, 504, 604

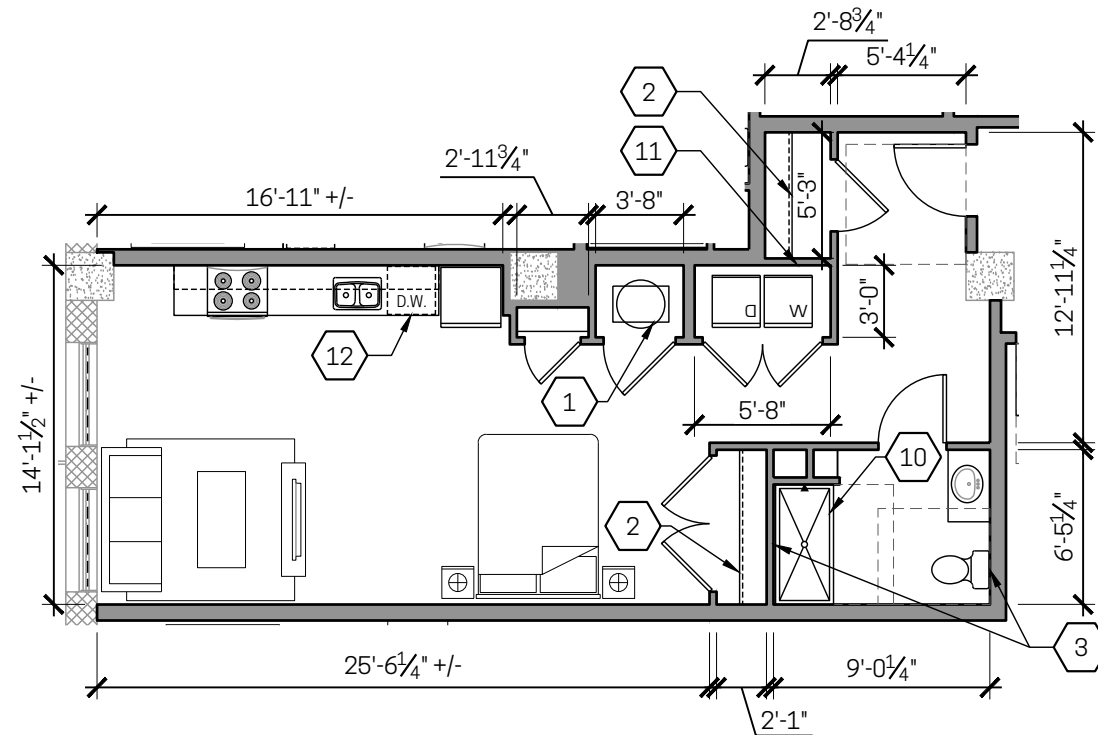
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- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
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 - D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
 - E. ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
 - F. PRESSURE BALANCE FAUCETS.
 - G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
 - H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
 - I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
 - J. COUNTERTOPS WITH BEVELED EDGES, AND RADIUS CORNERS.
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 - J. LOOP HANDLES ON DRAWERS AND CABINETS.
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- KEY NOTES**
- 1. MECHANICAL CLOSET
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 - 9. RANGE WITH FRONT MOUNTED CONTROLS.
 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.





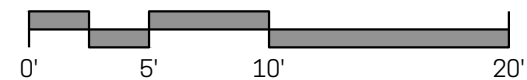
GROSS SF: 626 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE OF.1 - STUDIO - ACCESSIBLE
ENLARGED UNIT FLOOR PLAN
THESE UNITS (306, 606) SHALL COMPLY WITH ANSI 117.1 REQUIREMENTS
REFER TO SHEET G03 FOR ADDITIONAL REQUIREMENTS

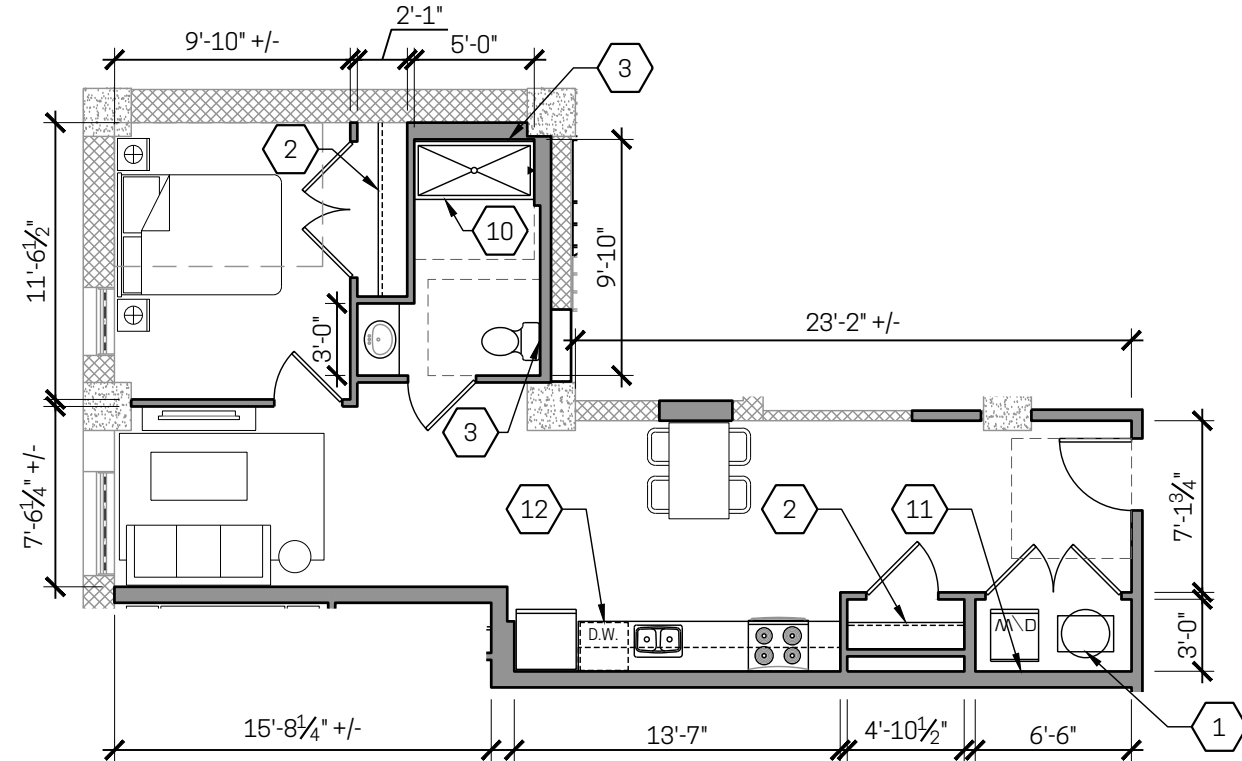


GROSS SF: 626 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE OF - STUDIO
ENLARGED UNIT FLOOR PLAN
UNIT 206, 406, 506

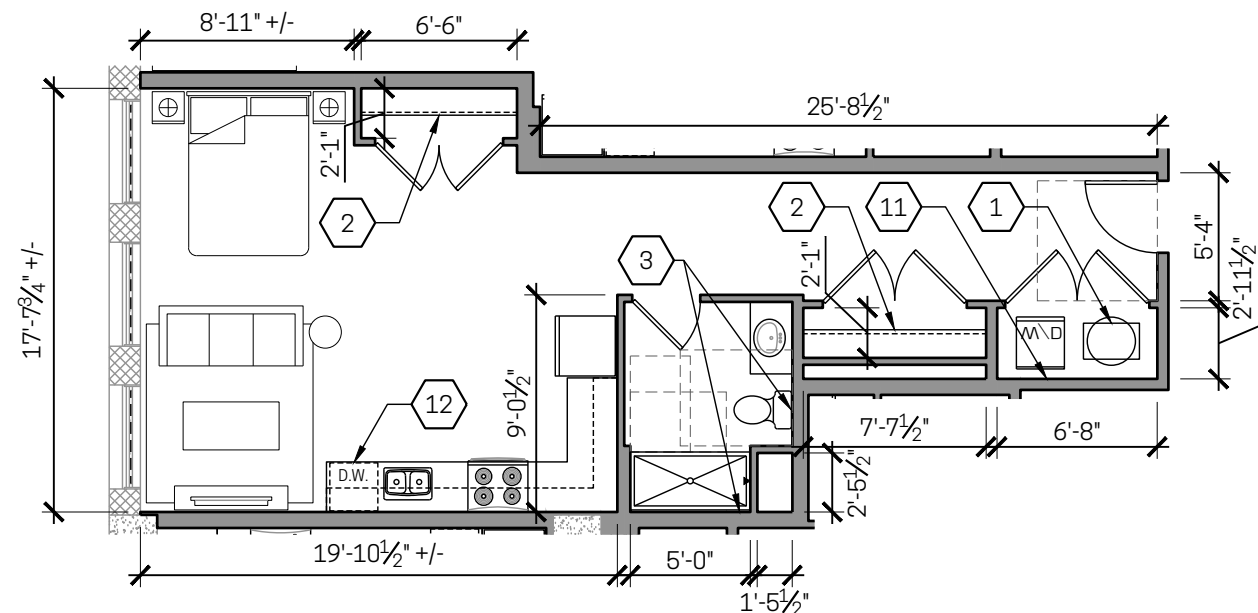
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 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
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 - G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
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 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.





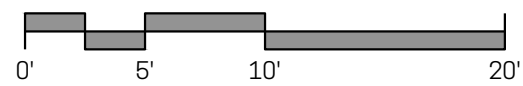
GROSS SF: 690 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE 1H - 1 BEDROOM
ENLARGED UNIT FLOOR PLAN
UNIT 208, 308, 408, 508, 608

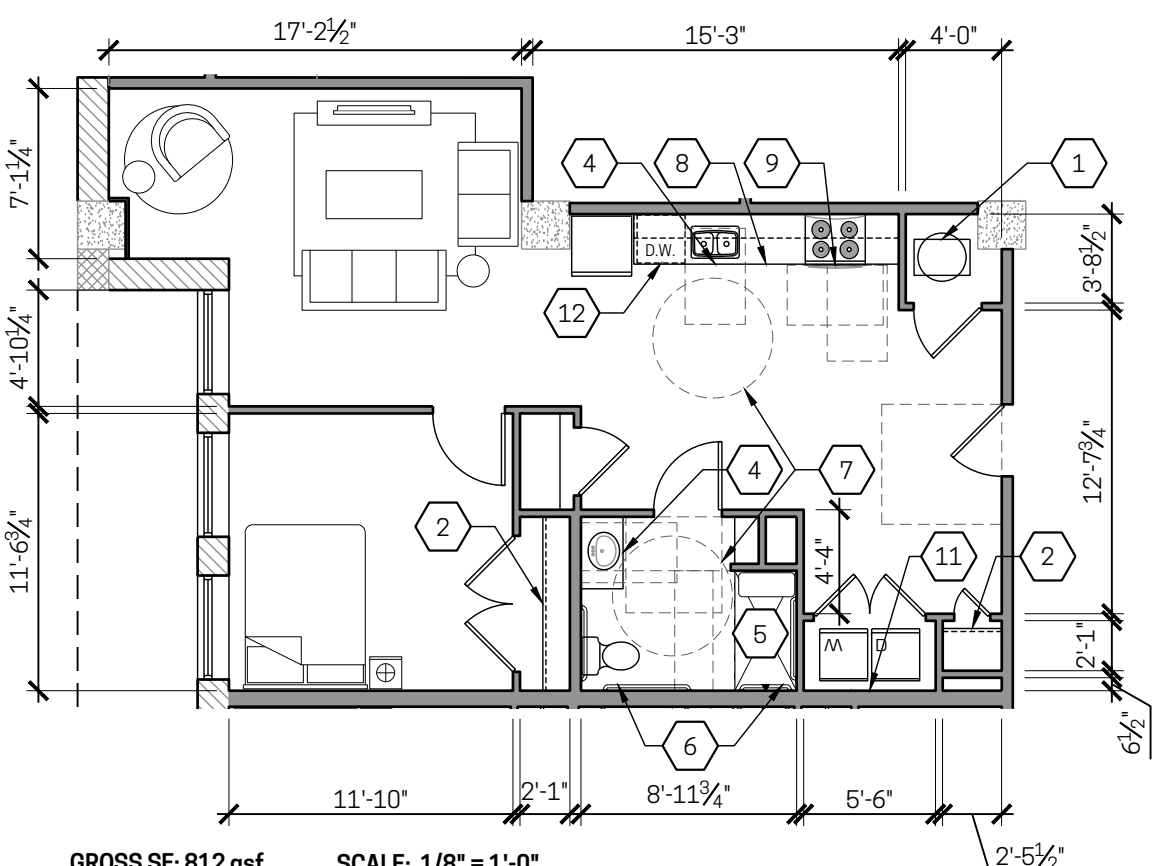


GROSS SF: 630 gsf SCALE: 1/8" = 1'-0"
UNIT TYPE OG - STUDIO
ENLARGED UNIT FLOOR PLAN
UNIT 207, 307, 407, 507, 607

- GENERAL NOTES**
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
 - C. LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
 - D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
 - E. ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
 - F. PRESSURE BALANCE FAUCETS.
 - G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
 - H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
 - I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
 - J. COUNTERTOPS WITH BEVELED EDGES, AND RADIUS CORNERS.
 - K. ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
 - H. NON-GLARE LIGHTING AT VANITIES.
 - I. AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
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- KEY NOTES**
- 1. MECHANICAL CLOSET
 - 2. CLOTHES ROD + SHELF
 - 3. PROVIDE GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET AND TUB/SHOWER.
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 - 5. ROLL-IN SHOWER WITH OFFSET CONTROLS AND HAND HELD SHOWER HEAD AND GRAB BARS.
 - 6. GRAB BARS AT TOILET AND ROLL-IN SHOWER.
 - 7. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES AND ALL KITCHEN APPLIANCES.
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 - 9. RANGE WITH FRONT MOUNTED CONTROLS.
 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.



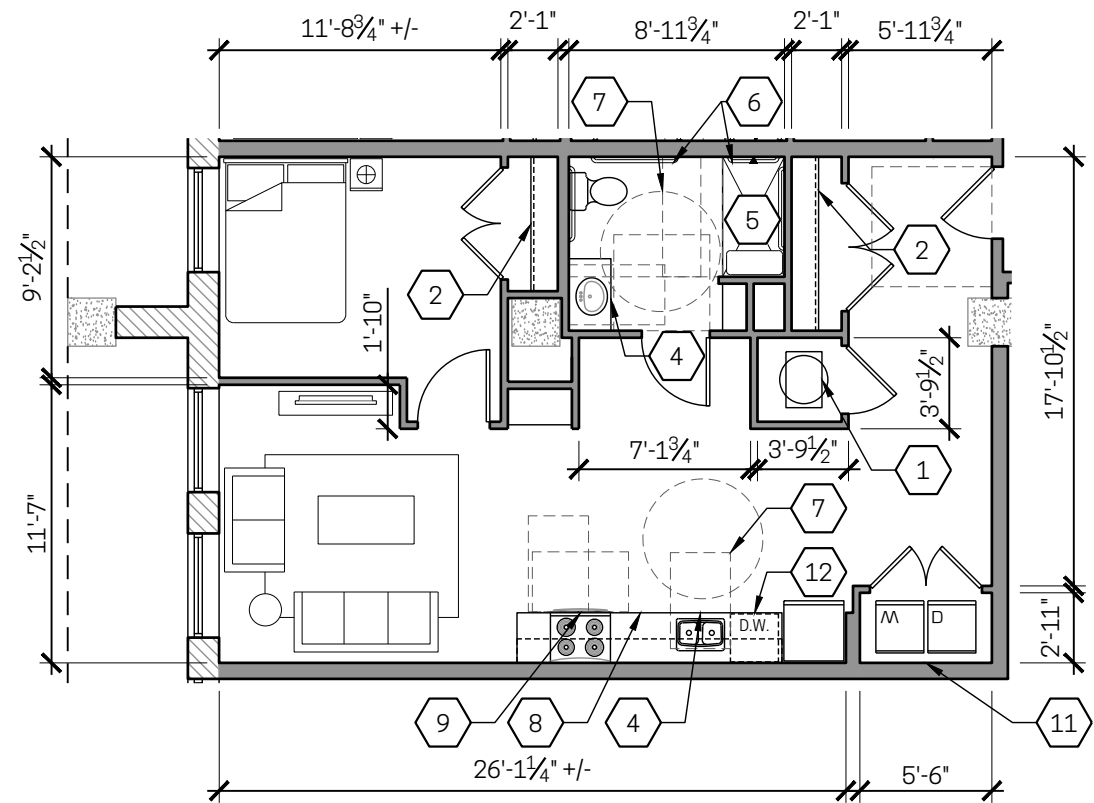


GROSS SF: 812 gsf SCALE: 1/8" = 1'-0"

UNIT TYPE 1L - 1 BEDROOM - ACCESSIBLE

ENLARGED UNIT FLOOR PLAN

UNIT 103

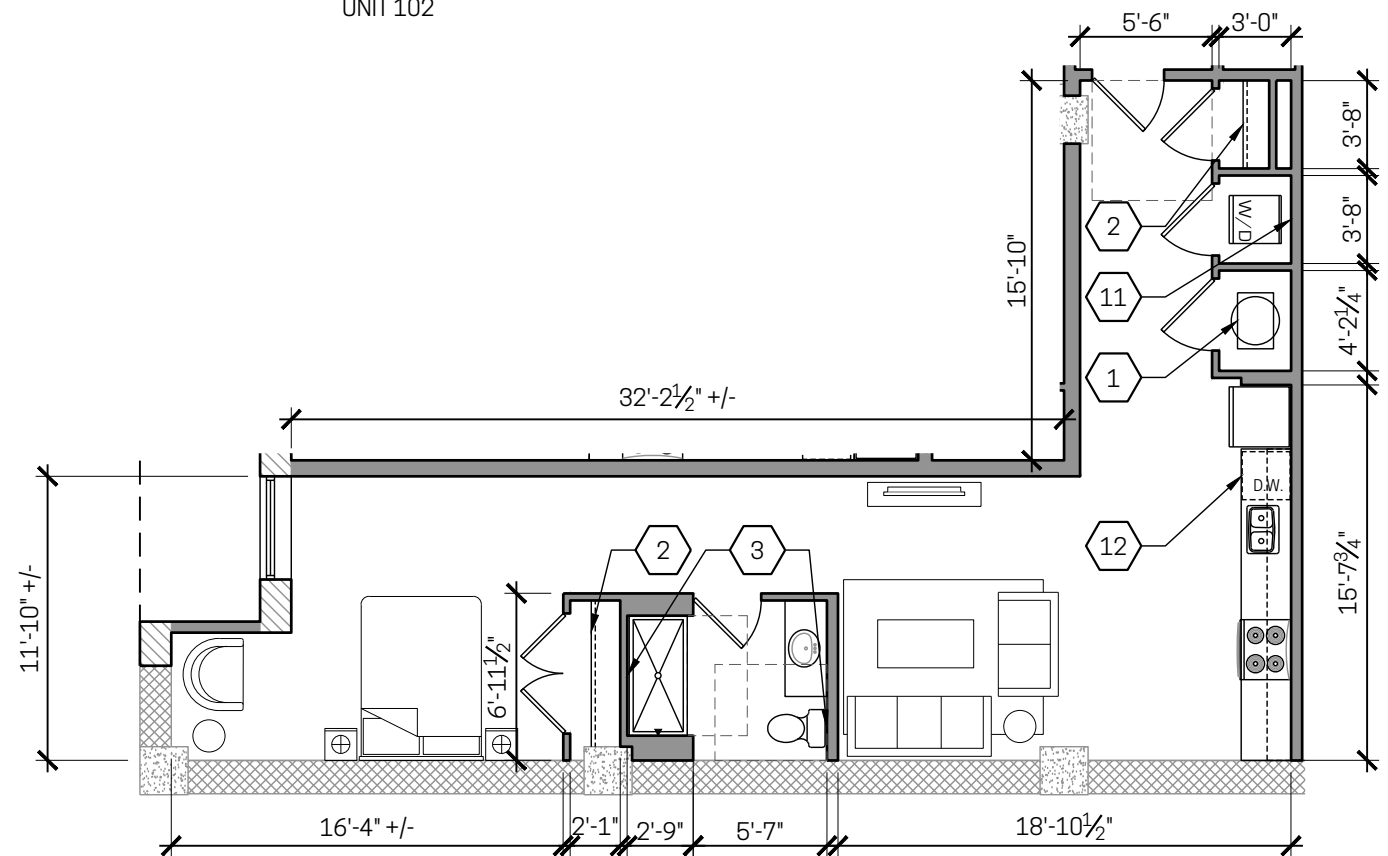


GROSS SF: 737 gsf SCALE: 1/8" = 1'-0"

UNIT TYPE 1K - 1 BEDROOM - ACCESSIBLE

ENLARGED UNIT FLOOR PLAN

UNIT 102



GROSS SF: 776 gsf SCALE: 1/8" = 1'-0"

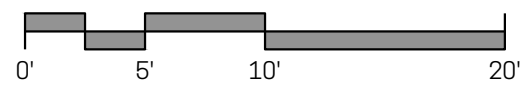
UNIT TYPE 0J - STUDIO

ENLARGED UNIT FLOOR PLAN

UNIT 101

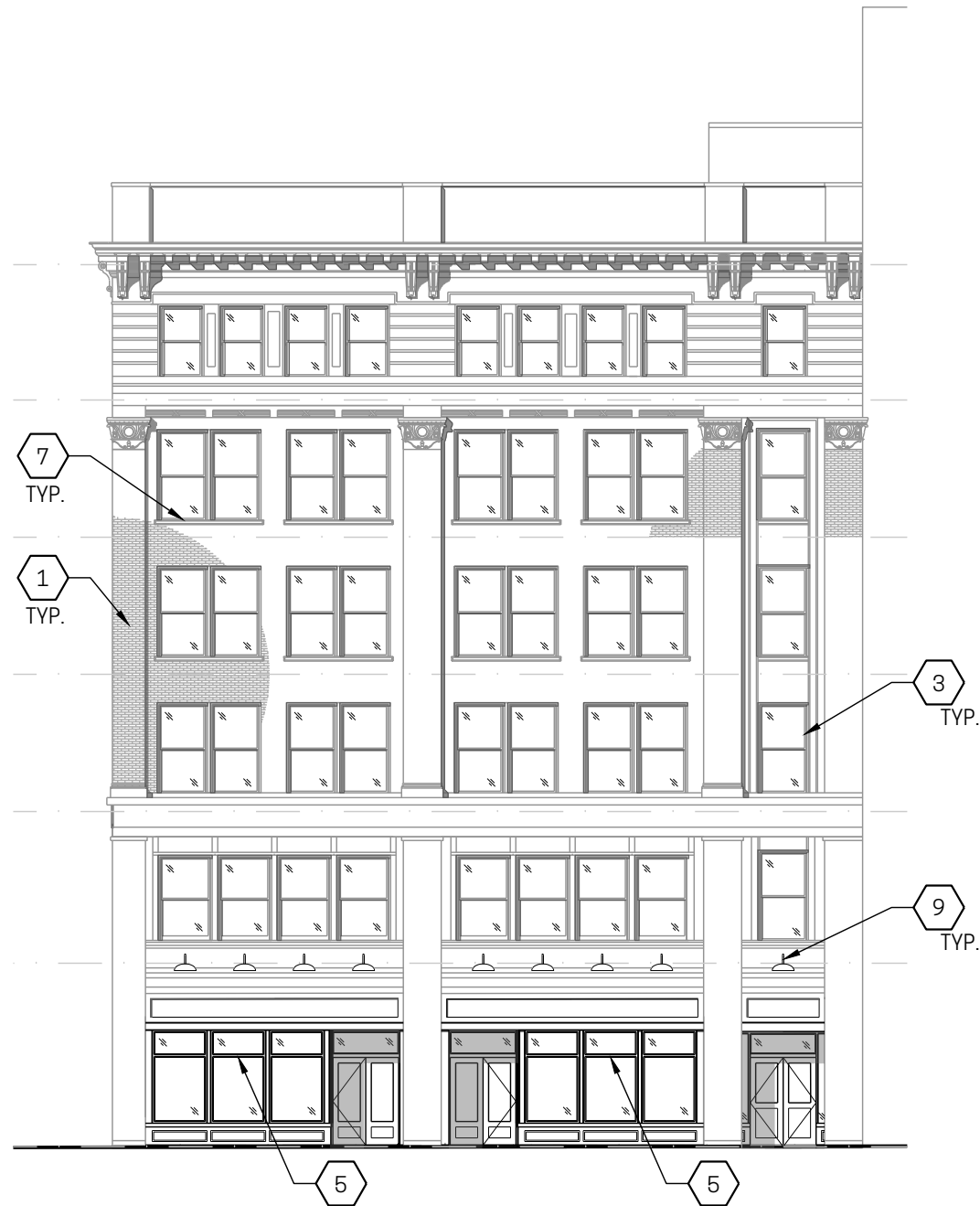
- GENERAL NOTES**
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
 - B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
 - C. LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
 - D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
 - E. ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
 - F. PRESSURE BALANCE FAUCETS.
 - G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
 - H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
 - I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
 - J. COUNTERTOPS WITH BEVELED EDGES, AND RADIUS CORNERS.
 - K. ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
 - H. NON-GLARE LIGHTING AT VANITIES.
 - I. AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
 - J. LOOP HANDLES ON DRAWERS AND CABINETS.
 - K. NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

- KEY NOTES**
- 1. MECHANICAL CLOSET
 - 2. CLOTHES ROD + SHELF
 - 3. PROVIDE GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET AND TUB/SHOWER.
 - 4. LAVATORY/ KITCHEN SINK AT 34" AFF WITH 30" WIDE CLEAR KNEE SPACE BELOW WITH PROTECTIVE INSULATION AT ALL PIPING.
 - 5. ROLL-IN SHOWER WITH OFFSET CONTROLS AND HAND HELD SHOWER HEAD AND GRAB BARS.
 - 6. GRAB BARS AT TOILET AND ROLL-IN SHOWER.
 - 7. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES AND ALL KITCHEN APPLIANCES.
 - 8. 30" WIDE WORKSPACE AT 34" AFF WITH ANSI COMPLIANT CLEAR KNEE SPACE
 - 9. RANGE WITH FRONT MOUNTED CONTROLS.
 - 10. ROLL IN SHOWER.
 - 11. PROVIDE WASHER/DRYER HOOKUPS.
 - 12. ENERGY STAR-CERTIFIED DISHWASHER.





REAR ELEVATION

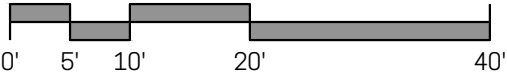


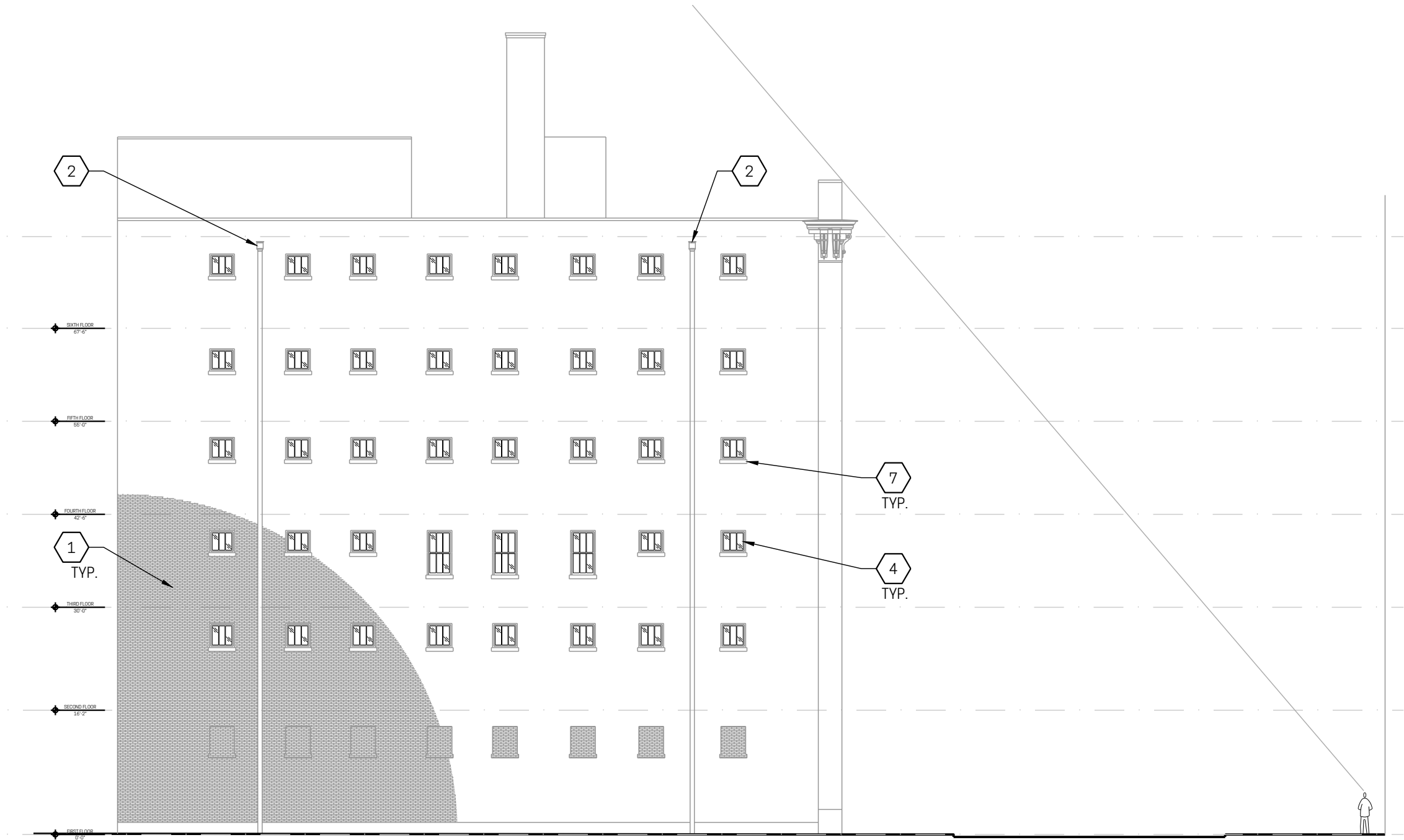
FRONT ELEVATION

KEY NOTES

1. TUCKPOINT AND REPAIR EXISTING BRICK AS NEEDED, TYPICAL.
2. NEW DOWNSPOUT
3. NEW REPLACEMENT ALUMINUM-CLAD WOOD WINDOWS WITH LOW-E, INSULATED GLAZING IN EXISTING OPENING, TYP. U.N.O.
4. NEW VISION GLASS IN HISTORIC STEEL WINDOW, TYP.
5. NEW STOREFRONT.
6. PAINT AND REPAIR EXISTING FIRE ESCAPE AS REQUIRED.
7. EXISTING STONE SILL TO REMAIN, TYP.
8. NEW MASONRY VENEER.
9. NEW EXTERIOR SCONCE.

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





SIDE ELEVATION

- KEY NOTES**
1. TUCKPOINT AND REPAIR EXISTING BRICK AS NEEDED, TYPICAL.
 2. NEW DOWNSPOUT
 3. NEW REPLACEMENT ALUMINUM-CLAD WOOD WINDOWS WITH LOW-E, INSULATED GLAZING IN EXISTING OPENING, TYP. U.N.O.
 4. NEW VISION GLASS IN HISTORIC STEEL WINDOW, TYP.
 5. NEW STOREFRONT.
 6. PAINT AND REPAIR EXISTING FIRE ESCAPE AS REQUIRED.
 7. EXISTING STONE SILL TO REMAIN, TYP.
 8. NEW MASONRY VENEER.
 9. NEW EXTERIOR SCONCE.

NEW REPUBLIC
architecture
modelgroup

26-30 WEST SEVENTH STREET
CINCINNATI, OH 45202
OSKAMP NOLTING
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NR PROJECT NUMBER: 24-001
NPS PROJECT NUMBER: 44381

OSKAMP
NOLTING LIHTC
AFFORDABLE SENIOR HOUSING

PROPOSED
ELEVATIONS
A22

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

