SEDAMSVILLE 2
RESIDENTIAL RENOVATIONS

ARCHITECT

PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, SUITE 300
CINCINNATI, OH 45202
(513) 871-1850

659 SEDAM STREET
CINCINNATI, OH 45204

PROPOSED RENOVATION:
659 SEDAM STREET

CITY:	CINCINNATI, OHIO
COUNTY:	HAMILTON
ZONING JURISDICTION:	CITY OF CINCINNATI
BLDG. DEPT. JURISDICTION:	CITY OF CINCINNATI
PROJECT DESCRIPTION:	**RENOVATION OF SINGLE-FAMILY RESIDENCE.**

CINCINNATI OHIO ZONING CODE
ZONING DISTRICT RMX

PRIMARY STRUCTURE
BUILDING SETBACKS (RMX)

FRONT YARD SETBACK	20'
SIDEYARD SETBACK (MIN./ TOTAL)	0/5'
REAR YARD SETBACK	20'

THE EXISTING BUILDING EXCEEDS THE SETBACK REGULATIONS. NO CHANGE TO THE EXISTING.

CHAPTER 1409-25 LOCATION OF PARKING
PARKING WILL BE EXISTING STREET PARKING

CHAPTER 1421-07 BUILDING PROJECTIONS
UNCOVERED STAIRWAYS AND NECESSARY LANDINGS NOT EXTENDING ABV. BUILDING ENTRANCE FLR. MAY PROJECT 4.5' INTO SIDE YARD SET BACK

GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO (R.C.O.)

CODE NOTES:

SECTION 303: LIGHT, VENTILATION, AND HEATING
NATURAL LIGHT AND VENTILATION PROVIDED THROUGH OPERABLE DOORS AND WINDOWS.
303.3: BATHROOMS
ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM WILL BE PROVIDED IN IN ALL NEW BATHROOMS AND SHALL BE IN FULL COMPLIANCE WITH RCO 303.3. ALL OTHER BATHROOMS ARE EXISTING TO REMAIN.

SECTION 304: MINIMUM ROOM AREAS
HABITABLE ROOMS ARE NOT LESS THAN 70 SQUARE FEET OR LESS THAN 7 FEET IN ANY HORIZONTAL DIRECTION.

SECTION 308: GLAZING
308.1: IDENTIFICATION
CONTRACTOR IS TO PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED PER R.C.O.
308.4. SEE NOTES IN SECTION DRAWINGS AND INTERIOR ELEVATIONS, AS WELL AS **SG** TAG IN PLANS.

SECTION 310: EMERGENCY ESCAPE AND RESCUE OPENINGS
MINIMUM NET CLEARANCE OF 5.7 SQUARE FEET. MINIMUM NET CLEARANCE OPENING HEIGHT SHOULD BE 24 INCHES. MINIMUM NET CLEARANCE WIDTH SHOULD BE 20 INCHES. THE MAXIMUM BOTTOM HEIGHT OF THE FLOOR OPENING SHOULD BE 44 INCHES.

311.7.7: STAIR TREADS AND RISERS
RISER HEIGHTS SHALL NOT BE MORE THAN 8 1/4" AND TREAD DEPTH SHALL NOT BE LESS THAN 9"

SECTION 314: SMOKE ALARMS
314.1: SMOKE DETECTION AND NOTIFICATION
CONTRACTOR IS TO PROVIDE THE FOLLOWING SMOKE ALARMS:
1. IN EACH SLEEPING ROOM, PROVIDE IONIZATION-TYPE SMOKE ALARM
2. OUTSIDE, IMMEDIATELY ADJACENT TO EACH SLEEPING ROOM, PROVIDE COMBINATION PHOTOELECTRIC SMOKE ALARM / CARBON MONOXIDE DETECTOR.
3. BOTH PHOTOELECTRIC & IONIZATION IN EACH ADDITIONAL STORY NOT CONTAINING SLEEPING ROOMS, INCLUDING BASEMENTS AND HABITABLE ATTICS

314.4: POWER SOURCE
ALL SMOKE ALARMS ARE TO BE HARD-WIRED WITH A BATTERY BACK-UP & ARE TO BE INTERCONNECTED

SECTION 806: ROOF VENTILATION
ROOF VENTILATION PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

CHAPTER 11 - ENERGY EFFICIENCY
1101.2: COMPLIANCE PATHS
THE NEW CONDITIONED SPACES WILL FOLLOW THE RESIDENTIAL BUILDING CODE ENERGY COMPLIANCE AND THE BUILDING THERMAL ENVELOPE WILL MEET THE INSULATION AND FENESTRATION REQUIREMENTS AS INDICATED IN TABLE 1102.1.2 OR THE EQUIVALENT U FACTORS IN TABLE 1102.1.4

SECTIONS 1101-1104
TABLE 1102.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
CLIMATE ZONE 4

AREA ON BUILDING	**PRESCRIPTIVE VALUE**
FENESTRATION U-FACTOR	0.32 max.
SKYLIGHT U-FACTOR	0.55 max.
GLAZED FENESTRATION SHGC	.40
CEILING R-VALUE	49, 30 AT CATHEDRAL min.
WOOD FRAME WALL R-VALUE	20 min.
MASS WALL R-VALUE	5 / 10 min. IF >50% INS. ON INTR.
FLOOR R-VALUE	19 min.
BASEMENT WALL R-VALUE	10 CONTIN. / 13 CAVITY min.
SLAB R-VALUE AND DEPTH	10, 2 FT min.
CRAWL SPACE WALL R-VALUE	10 CONTIN. / 13 CAVITY min.

CODE NOTES

PROJECT LOCATION

NOT TO SCALE

VICINITY MAP 2

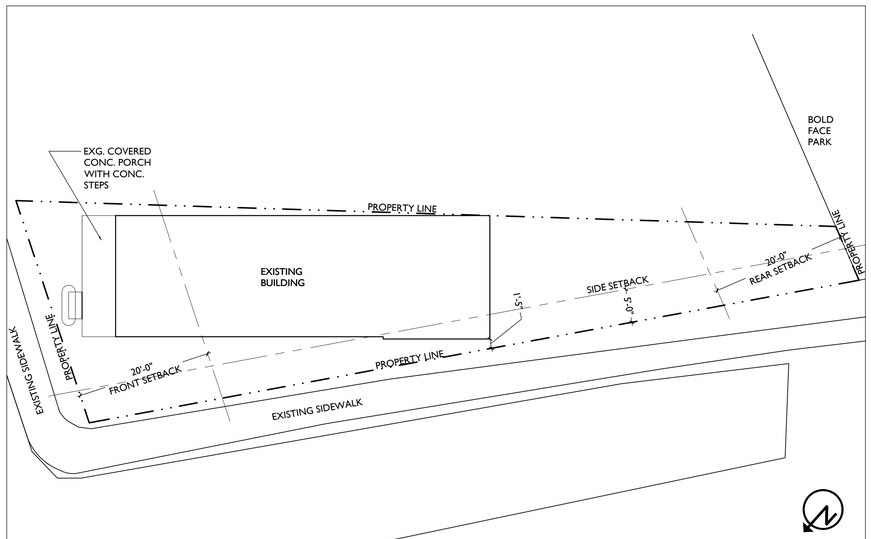
SHEET LIST

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	GENERAL NOTES
A0.02	OVERALL SITE PLAN
AD1.01	EXG & DEMO PLANS - SUB-BASEMENT & BASEMENT PLANS
AD1.02	EXG & DEMO PLANS - FIRST & SECOND FLOOR PLANS
AD1.03	EXG & DEMO PLANS - THIRD FLOOR & ROOF PLANS
AD2.01	EXG & DEMO ELEVATIONS
A1.11	PROPOSED PLANS - SUB-BASEMENT & BASEMENT PLANS
A1.12	PROPOSED PLANS - FIRST & SECOND FLOOR PLANS
A1.13	PROPOSED PLANS - THIRD FLOOR & ROOF PLANS
A1.20	POWER AND LIGHTING PLAN - SUB-BASEMENT & BASEMENT PLANS
A1.21	POWER AND LIGHTING PLAN - FIRST & SECOND FLOOR PLANS
A1.22	POWER AND LIGHTING PLAN - THIRD FLOOR & ROOF PLANS
A2.10	ELEVATIONS
A3.01	STAIR SECTION AND ENLARGED PLAN
A4.00	SCHEDULES
A5.01	RENDERED ELEVATIONS

SYMBOLS

FE	FE = WALL MOUNTED FIRE EXTINGUISHER
SD	SMOKE DETECTOR
2	PARTITION TYPE: SEE A6.00 SERIES
4	KEYNOTE
	ACCESS TO MEANS OF EGRESS
	EXISTING WALL
	NEW PARTITION WALL
	NEW DROPPED CEILING/SOFFIT. SEE RCP FOR ELEVATION/INFO.
SG	SAFETY GLAZING
FR	NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET ____)
1	REVISION CLOUD WITH REVISION TAG.
℄	CENTER LINE TAG
X'-X"	ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
1 A2.00	dwg # / sheet # — ELEVATION TAG
X A4.01 X	dwg # / sheet # — INTERIOR ELEVATION TAG
1 A3.01	dwg # / sheet # — SECTION CUT TAG
1 A4.01	dwg # / sheet # — DETAIL CALLOUT



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

SITE MAP 1

ABBREVIATIONS

ADJ	ADJACENT	DIAG	DIAGONAL	FDN	FOUNDATION	MEP	MECHANICAL, ELECTRIC & PLUMBING	REV	REVISED/REVISION
A.F.F.	ABOVE FINISH FLOOR	DIA or Ø	DIAMETER	F.E.	FIRE EXTINGUISHER	MIN	MINIMUM	R.O.	ROUGH OPENING
ALT	ALTERNATE	DIM(S)	DIMENSION(S)	F.F.E.	FINISH FLOOR ELEVATION	MAX	MAXIMUM	R.O.W.	RIGHT OF WAY
ALUM	ALUMINUM	D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	FLR	FLOOR	MANUF	MANUFACTURER	SECT	SECTION
APPROX	APPROXIMATELY			FTG	FOOTING	N/A	NOT APPLICABLE	SIM	SIMILAR
APT	APARTMENT			G.C.	GENERAL CONTRACTOR	N.I.C.	NOT IN CONTRACT	SF	SQUARE FEET
BD	BOARD	D.L.	DEAD LOAD	GYP	GYPSUM	N.I.S.	NOT IN SCOPE	SPEC	SPECIFICATION
BLDG	BUILDING	D.S.	DOWNSPOUT	H.M.	HOLLOW METAL	N.T.S.	NOT TO SCALE	STRUCT	STRUCTURAL
C.L.	CENTER LINE	DTL(S)	DETAIL(S)	HR	HOUR	OBC	OHIO BUILDING CODE	T.O. or T/	TOP OF
C.J.	CONTROL JOINT	DWG(S)	DRAWING(S)	HORIZ	HORIZONTAL	O.C.	ON CENTER	T&G	TONGUE & GROOVE
CLG	CEILING	EA	EACH	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
CLR	CLEAR DIMENSION	ELEC	ELECTRICAL			OPP	OPPOSITE	U.N.O.	UNLESS NOTED OTHERWISE
C.M.U.	CONCRETE MASONRY UNIT	ELEV(S)	ELEVATION(S)	INCL	INCLUDED/ INCLUDING	O/	OVER	V.B.	VAPOR BARRIER
		E.J.	EXPANSION JOINT	INFO	INFORMATION	PLWD	PLYWOOD	VERT	VERTICAL
COL.	COLUMN	EQ	EQUAL	INSUL	INSULATED/ INSULATING	PLUMB	PLUMBING	V.I.F. or ±	VERIFY IN FIELD
CONC	CONCRETE	EXG	EXISTING	INT	INTERIOR	PT.	PRESSURE TREATED	W/	WITH
CONT	CONTINUOUS/ CONTINUED	EXT	EXTERIOR	L.L.	LIVE LOAD	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
		FDC	FIRE DEPARTMENT CONNECTION	MATL	MATERIAL	REQ	REQUIRED	WD	WOOD
CONTR	CONTRACTOR			MECH	MECHANICAL				

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

COVER SHEET

A0.00

GENERAL INFORMATION

1. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS PRIOR TO COMMENCING ANY WORK. ALL ERRORS, OMISSIONS AND INCONSISTENCIES IN THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO RELEASES THE ARCHITECT FROM RESPONSIBILITY. ANY JOB CONDITIONS THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE DRAWINGS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED THE ARCHITECT BEFORE PROCEEDING WITH WORK.
CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND SAFETY REGULATIONS.

2. EACH CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, SCOPE OF WORK, AND ALL CONTRACT DOCUMENTS. ALL BIDS SUBMITTED TO THE CONTRACTOR SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL OF THE WORK, INCLUDING BOTH MATERIALS AND LABOR. ANY DISCREPANCY OR UNCERTAINTY REGARDING THE WORK SHOULD BE VERIFIED WITH THE CONTRACTOR OR ARCHITECT PRIOR TO THE SUBMISSION OF A BID

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PROGRAMS, PRECAUTIONS AND COORDINATION FOR ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER IN SCHEDULING AND PERFORMING THE CONTRACTOR'S WORK TO AVOID CONFLICT, DELAYS OR INTERFERENCE WITH THE OWNER OR THE WORK OF OTHER CONTRACTORS.

4. EACH CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS. HE OR SHE SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.

5. CONTRACTORS TO STORE MATERIAL AS COORDINATED WITH OWNER.

6. CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

7. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND SAFETY REGULATIONS HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADES, ACCORDING TO THEIR RESPECTIVE FIELD'S LATEST STANDARDS, INCLUDING THE FOLLOWING AND ALL REFERENCED STANDARDS IN THE RESIDENTIAL CODE OF OHIO (RCO) CURRENT EDITION:
- ACI 318-95 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- ACI 301 - LATEST EDITION - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
- ACI 530/ASCE 5/TMS 402-95 (LATEST REVISION) - BUILDING CODES REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES
- N.Fo.P.A. - LATEST EDITION - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- AISC 1992, ASD-89, LRFD-93 - DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL

8. SHOULD A DISCREPANCY BE DETERMINED BETWEEN THE CONTRACT DOCUMENTS AND CODE REQUIREMENTS, IT SHALL IMMEDIATELY BE BROUGHT THE THE ATTENTION OF THE ARCHITECT SO THAT THE ISSUE MAY BE RESOLVED BEFORE WORK IS COMMENCED.

9. ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.

10. THERE SHALL BE NO DEVIATION FROM THE ARCHITECT'S AND/OR ENGINEER'S SPECIFICATION WITHOUT A WRITTEN REVIEW BY THE ARCHITECT AND ENGINEER.

11. CONTRACTORS SHALL GIVE ALL NOTICES, FILE ALL PAPERWORK, AND SECURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS RELATED TO THE RESPECTIVE WORK.

12. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FORM THE DATE OF FINAL ACCEPTANCE.

13. THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR INSPECTION OF FIELD INSTALLATION, NOR QUALITY OF THE CONSTRUCTION UNLESS SPECIFICALLY DIRECTED AND CONTRACTED BY THE OWNER.

14. DRAWINGS AND SPECIFICATIONS ARE TO BE SEEN AS COMPLEMENTARY. WHERE DISCREPANCIES DO EXIST, THE CONTRACTOR MAY BE REQUIRED TO TAKE THE MORE STRINGENT, DIFFICULT AND/OR EXPENSIVE APPROACH REQUIRED BY THE DOCUMENTS.

15. THESE DRAWINGS DO NOT CONTAIN COMPLETE CONSTRUCTION DOCUMENTATION OR SPECIFICATIONS FOR SITE WORK, LANDSCAPING, MECHANICAL, PLUMBING OR ELECTRICAL PHASES OF THE WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THEIR RESPECTIVE PORTION OF THE WORK. ALSO, SEE NOTES FOR EACH OF THESE SECTIONS.

16. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATION AS TO PRODUCT QUALITY, WARRANTY OR FINISH. ADDITION INFORMATION SHALL BE OBTAINED FROM THE OWNER.

17. DESIGN LOADS

FLOOR - LIVING	50 PSF (40 PSF LIVE / 10 PSF DEAD)
ROOF - (SLOPE > 3:12)	35 PSF (15 PSF DEAD / 20 PSF SNOW)
ROOF - (SLOPE </= 3:12)	40 PSF (15 PSF DEAD / 25 PSF SNOW)
ATTIC - LIMITED STORAGE	30 PSF (20 PSF LIVE / 10 PSF DEAD)
ATTIC - NO STORAGE	20 PSF (10 PSF LIVE / 10 PSF DEAD)
DECKS	50 PSF (40 PSF LIVE / 10 PSF DEAD)
GUARDRAILS AND HANDRAILS	200 PSF (ALONG TOP)
GUARDRAIL INFILL COMPONENTS	50 PSF
FOOTING SOIL BEARING PRESSURE	1500 PSF
WIND	18 PSF OR 90 MPH

18. EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS. INTERIOR DIMENSIONS ARE TO FACE OF STUD FRAMING. INTERIOR PARTITIONS ARE 3½" THICK UNLESS OTHERWISE NOTED.

19. ALL STAIRWAYS ARE TO HAVE A MINIMUM WIDTH OF 36", A MAXIMUM RISER HEIGHT OF 8¼" AND A MINIMUM TREAD WIDTH OF 9" EXCLUSIVE OF THE NOSING. RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN ⅜". EACH STAIR HAVING FOUR OR MORE RISERS, MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE LOCATED BETWEEN 30" AND 34" ABOVE THE TREAD NOSING, PROJECTING NOT MORE THAN 3½" INTO THE STAIR WIDTH. A SPACE OF NO GREATER THAN 4" SHALL EXIST BETWEEN BALUSTERS AT OPEN STAIR HANDRAILS. MINIMUM ALLOWABLE HEADROOM IN ANY STAIR IS 6'-8".

20. ATTIC ACCESS PANELS SHALL BE A MINIMUM OF 22"x30" AND LOCATED AS PER PLANS, OR MINIMUM OF ONE PER DISTINCT ATTIC AREA.

21. SOIL TREATMENT TO PASS A (5) YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPARTMENT OF AGRICULTURE AS REQUIRED BY CODE.

22. FIRE STOPPING WITH ¾" PLYWOOD BACKUP AT JOINTS SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENING, BOTH VERTICAL AND HORIZONTAL, PER 1428.0 OBBC. FIRESTOP AROUND ALL VENTS, PIPES, DUCTS AND CHIMNEYS.

23. TEMPERED SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: ALL DOORS AND SIDELITES, SHOWER DOORS AND ENCLOSURES, GLAZING WINDOW PANELS HAVING A GLAZED AREA IN EXCESS OF (9)SQ. FT. WITH LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR, AND GLAZING WINDOW PANEL WITHIN 60" ABOVE A DRAIN IN ENCLOSING WALLS OF TUB OR SHOWER AREA. TEMPERED GLASS LABEL MUST BE ETCHED IN THE GLASS.

24. ALL BEDROOM WINDOWS TO HAVE MINIMUM 20" WIDE AND 24" HIGH CLEAR OPENING (5.7 SF CLEAR OPENING MINIMUM).

25. FIRE SEPARATION BETWEEN HOUSE AND GARAGE TO BE (1) LAYER OF ½" TYPE 'X' DRYWALL ON THE GARAGE SIDE OF ALL HOUSE COMMON WALLS AND CEILINGS. ALL DOORS IN THESE WALLS TO BE 1¾" THICK SOLID CORE, SELF-CLOSING DOORS.

CONCRETE

26. CONCRETE SHALL CONFORM TO ACI 318. REINFORCING SHALL CONFORM TO ASTM SPECIFICATION A615, GRADE 40. CONCRETE REBAR COVER: FOOTINGS -3", WALLS -2".

27. CONCRETE TO BE fc=3000 psi, EXTERIOR SLAB CONCRETE TO BE fc=3500psi, GARAGE SLAB CONCRETE TO BE fc=4500psi (ALL WITHIN 28 DAYS), WITH AIR ENTRAINMENT OF 5% TO 7% WHERE EXPOSED TO WEATHER AND GARAGE SLABS. PROTECT ALL CONCRETE FROM FREEZING.

28. CONCRETE PIERS AT BASE OF P.T. POSTS FOR EXTERIOR DECKS TO BE 16" DIAMETER x 2'-6" (MIN.) BELOW FINISH GRADE. ATTACH P.T.POST TO PIERS WITH 'SIMPSON BP' POST BASES OR EQUIVALENT.

29. ALL CONTINUOUS FOOTINGS ARE TO BE 24"x8" WITH (2) #4 BARS CONTINUOUS AND FOOTING PAD ARE TO BE 30"x30"x12" WITH (4) #4 BARS EACH WAY, UNLESS OTHERWISE NOTED. FOOTINGS UNDER MASONRY FIREPLACES SHALL BE AT LEAST 12" THICK AND SHALL EXTEND AT LEAST 12" PAST THE FACE OF THE SUPPORT WALLS ON ALL FOUR SIDES. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OF ENGINEERED FILL HAVING A MINIMUM BEARING PRESSURE OF 1500psf. BOTTOM OF FOOTING TO BE A MINIMUM 30" BELOW GRADE, REGARDLESS OF INDICATIONS ON PLAN DRAWINGS.

30. CONCRETE FRAMEWORK TO BE ADEQUATELY TIED AND BRACED. FORMS ARE NOT TO BE STRIPPED, NOR BACK FILL PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN BRACED TO PREVENT DAMAGE BY THE BACK FILL.

31. SILL PLATE TO BE ANCHOR WITH ½" DIAMETER BENT, THREADED ANCHOR BOLTS 32" O.C. AT BASEMENT FOUNDATION WALLS, AND 32" O.C. AT CRAWL SPACE FOUNDATION WALLS AND 36" O.C. AT GARAGE FDN. WALLS. BOLT ALL CORNERS AND EACH SIDE OF OPENINGS 8" MAX. FROM CORNERS.. BOLT TO HAVE AN 8" MINIMUM EMBEDMENT INTO CONCRETE. STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR OR IN CONTACT WITH THE FOUNDATION TO BE PRESSURE TREATED. ALL FASTENERS TO BE GALVANIZED.

32. CONCRETE SLABS TO BE 4" THICK OVER 6" MINIMUM WASHED GRAVEL. EXPANSION SAW JOINTS NOT TO EXCEED 400sf MINIMUM FOR INTERIOR SLABS AND 600sf FOR EXTERIOR SLABS. SLOPE BASEMENT SLABS TO DRAINS. SLOPE GARAGE SLABS ⅛" PER FOOT MINIMUM TOWARD GARAGE DOORS.

MASONRY

33. BRICK VENEER (WHEN INDICATED ON PLANS) TO HAVE 22 GAUGE CORRUGATED, GALVANIZED STEEL WALL TIES (⅞"W x 6"L) AND SHALL BE SPACED 24" O.C. MAX HORIZONTALLY AND VERTICALLY. ADDITIONAL TIES SHALL BE PROVIDED AROUND WALL OPENINGS GREATER THAN 16" IN EITHER DIRECTION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL NOT BE SPACED MORE THAN 36" O.C. AND PLACED WITHIN 12" OF THE OPENING. PROVIDE CONTINUOUS BASE FLASHING WITH WEEP HOLE AT 33" O.C. MAX. WEEP SHALL BE ⅜" DIAMETER MIN. AND LOCATED DIRECTLY ABOVE THE FLASHING. USE TYPE S MORTAR, NON-STAINING. PROVIDE FLASHING AT ALL OPENING HEADS AND SILLS AND AT ANY BRICK VENEER PENETRATIONS.

34. STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS OTHERWISE NOTE ON PLANS):
3½" x 3½" x ⅜" @ SPANS UP TO 4'-0"
4" x 3½" x ⅜" @ SPANS UP TO 6'-0"
6" x 3½" x ⅜" @ SPANS UP TO 8'-0"
6" x 4" x ½" @ SPANS UP TO 9'-0"

STEEL

35. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A36. PIPE COLUMNS AND BASE/CAP PLATES TO CONFORM WITH ASTM SPECIFICATIONS A501 AND A53.

36. STEEL COLUMNS TO BE 3" DIAMETER (3½" OUTSIDE DIAMETER) SCHEDULE 40 STEEL PIPE (NON-ADJUSTABLE) UNLESS OTHERWISE NOTED.

37. PROVIDE A 2x PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH ⅜" DIAMETER BOLTS STAGGERED AT 2'-0"

WOOD

38. WALL STUDS TO BE SPF LUMBER OR CONSTRUCTION GRADE SOUTHERN PINE (Fb=1100psi). ALL OTHER LUMBER TO BE SOUTHERN PINE #2 (Fb=1210psi; E=1,600,000psi; Fv-93psi). MICROLAM MEMBERS TO HAVE Fb=2800psi; E=2,000,000psi.

39. PRESSURE TREATED LUMBER TO BE PRESSURE-PRESERVATIVE-TREARED TO ¾ LB. RETENTION OF CHROMATED ZINC CHLORIDE (CZC) PER FEDERAL SPECIFICATION TT-W-571, TITLE III, LATEST EDITION.. ALL STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR TO BE PRESSURE-PRESERVATIVE-TREATED WOOD.

40. ALL FURRING AND LUMBER WITHIN 6" OF FINISHED GRADE TO BE PRESSURE TREATED.

41. PLYWOOD TO BE APA PANEL SPECIFICATIONS RATED FOR SPECIES, PANEL GRADE, SPAN RATING, THICKNESS, EXPOSURE CLASSIFICATION AND MILL LUMBER.

42. ALL WALL SHEATHING SEAMS TO BE BACKED BY BLOCKING EQUAL TO STUD SIZE.

43. NOTCHES IN WALL STUDS ARE NOT TO EXCEED ¼" OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH. NOTCHES AT THE END OF THE JOISTS ARE NOT TO EXCEED ⅛ OF THE JOIST DEPTH, WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED ¼ OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE ⅓ OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN ⅓ OF THE JOIST DEPTH, WITHIN TWO INCHES ON THE TOP OR BOTTOM OF THE JOISTS, NOR WITHIN TWO FEET OF JOIST BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS REVIEWED BY ARCHITECT.

44. ALL SOLID BEARING POINTS UNDER POINT LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS AND WHERE MARKED WITH AN "X" ON THE DRAWINGS SHALL BE AT LEAST THE WIDTH OF THE BEARING STRUCTURAL MEMBER AND/OR A MINIMUM OF (3) 2x4 STUDS NAILED TOGETHER WITH 10D NAILS AT 16' O.C., UNLESS NOTED OTHERWISE.

45. HEADER SIZES AT FRAME OPENINGS (UNLESS OTHERWISE NOTED ON PLANS):

(2) 2x8'S @ SPANS 4'-6"
(2) 2X8'S WITH ½" PLYWOOD PLATE @ SPANS TO 5'-0"
(2) 2X10'S @ SPANS 5'-6"
} (1) 2x SUPPORT STUD UNDER ENDS

(2) 2X10'S WITH ½" PLYWOOD PLATE @ SPANS TO 6'-0"
(2) 2X12'S @ SPANS 6'-6"
(2) 2X10'S WITH ½" PLYWOOD PLATE @ SPANS TO 7'-0"
} (2) 2x SUPPORT STUD UNDER ENDS

(2) 1¾" TO 9½" MICROLAMS AT SPANS TO 9'-0" OVER GARAGE DOORS
(2) 1¾" TO 14" MICROLAMS AT SPANS TO 16'-0" OVER GARAGE DOORS
} (3) 2x SUPPORT STUD UNDER ENDS

46. ALL MULTIPLE 2x HEADERS TO BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH MINIMUM 2 ROWS OF 10d NAILS @ 12" O.C.

47. ALL BEAMS WITH FLITCH PLATES ARE TO BE BOLTED TOGETHER WITH ½" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM, WITH 2 BOLTS AT EACH END.

48. MICROLAM BEAMS TO BE FASTENED TOGETHER TOP AND BOTTOM WITH ½" DIAMETER BOLTS AT 24" O.C. STAGGERED WITH 2 BOLTS AT EACH END. ALL TJI'S AND MICROLAMS TO BE INSTALLED, BRACED, JOIST HUNG, ETC., ACCORDING TO MANUFACTURERS SPECIFICATIONS. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. ALL MICROLAMS AND TJI'S TO BE STORED IN A CLEAN DRY PLACE TO PREVENT DELAMINATION. DELAMINATED LUMBER IS TO BE REJECTED.

49. PROVIDE DOUBLE JOIST BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.

50. BRIDGING IN FLOOR AND CEILING JOISTS TO BE 1"x3" WOOD CROSS BRIDGING, PREFABRICATED METAL CROSS BRIDGING OF FULL HEIGHT SOLID BRIDGING OFFSET AND END NAILED. SET BRIDGING AT 6'-0" O.C. MAXIMUM

51. BRACE ALL CORNERS AT EXTERIOR WITH SIMPSON #CWB 106 16 GAUGE GALVANIZED METAL CORNER BRACING OR EQUIVALENT; OR ½" EXTERIOR GRADE PLYWOOD (4'-0" WIDTH MINIMUM) NAILED AND GLUED TO EXTERIOR WALL STUDS.

52. WOOD TRUSSES ARE TO CONFORM TO NFPA SPECIFICATION INCLUDING:
DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, TP1-78
QUALITY CONTROL MANUAL FOR METAL PLATE CONNECTED WOOD TRUSSES, QCM-77
BRACING WOOD TRUSSES, BWT-76
HANDLING AND ERECTING WOOD TRUSSES, HET-80

WOOD TRUSS DESIGN LOADS TO BE:

TOP CHORD	LIVE	25 PSF
	DEAD	10 PSF
BOTTOM CHORD	DEAD	10 PSF
TOTAL DESIGN LOAD =		45 PSF

TRUSSES TO BE SPACED AT 24" O.C. AND SHALL NOT BEAR ON ANY INTERIOR PARTITIONS UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE 'SIMPSON H2.5' (OR EQUIVALENT) ANCHORS BETWEEN TRUSS AND PLATE. ALL TRUSS DESIGNS SHALL BE BY THE TRUSS MANUFACTURER'S LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE NAME AND SEAL AND/OR REGISTER NUMBER AND STATE OF REGISTRY. SUBMIT TRUSS DESIGN DATA FOR BUILDING DEPARTMENT APPROVAL. CALCULATIONS SHALL INCLUDE SPECIFICATION FOR TRUSS HANGERS WHERE REQUIRED.

53. MAXIMUM DEFLECTION LIMITS OF MEMBERS: FLOOR JOIST/BEAMS = L/360, ROOF BEAMS = L/240, RAFTERS w/ CEILING = L/240, RAFTERS w/o CEILING L/180.

THERMAL AND MOISTURE PROTECTION

54. ALL THERMAL PROTECTION TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE 2009 IECC
PROVIDE FIBERGLASS BATT OR BLOWN INSULATION OF THE FOLLOWING R VALUES:

A. CEILINGS/ATTIC		R-49 BATT OR BLOWN FIBERGLASS
B. FLOORS OVER UNHEATED SPACES		R-38 BATT FIBERGLASS
C. EXTERIOR WALLS	4" STUDS	R-13 FIBERGLASS BATTS
	6" STUDS	R-20 FIBERGLASS BATTS

PROVIDE ADDITIONAL INSULATION:
D. UNFINISHED BASEMENT FOUNDATION WALLS - FROM TOP OF WALL TO 30" BELOW GRADE = R-10
E. FINISHED BASEMENT FOUNDATION WALLS = R-13

DOOR AND WINDOW GLAZING MINIMUM VALUE SHALL BE Uo=0.40 MAXIMUM.

VAPOR BARRIERS OF 6 MIL POLYETHYLENE MINIMUM TO BE PLACE UNDER SLABS AND CRAWL SPACE (6" LAP AT EDGES).
VAPOR BARRIERS OF 4 MIL POLYETHYLENE MINIMUM TO BE PLACE ON WARM SIDE OF INSULATION IN EXTERIOR WALLS.
ALL JOINTS TO BE TAPED.

55. TWO COATS OF BITUMINOUS ASPHALT WATERPROOFING TO BE APPLIED ON ALL FOUNDATION WALLS AND FOOTINGS BELOW GRADE.

MECHANICAL / ELECTRICAL

56. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR MECHANICAL AND ELECTRICAL SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MECHANICAL AND ELECTRICAL DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.

57. MECHANICAL AND ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.

58. FLOOR DRAINS TO BE PROVIDED AT FURNACE AND WHERE INDICATED ON THE PLANS.

59. EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS. ALL EXHAUST VENTS, ROOF VENTS AND PLUMBING STACKS SHALL RUN TO REAR PLAIN OF THE ROOF. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.

60. ALL RECEPTACLES IN BATHROOMS, AT EXTERIOR AND IN GARAGE TO BE PROTECTED BY GFI CIRCUIT.

61. INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOUSE CURRENT WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWVL SPACES AND UNFINISHED ATTICS). SMOKE DETECTORS TO BE INTERCONNECTED.
a: IONIZATION TYPE DETECTOR IN ALL BEDROOMS
b: PHOTOELECTRIC TYPE DETECTOR IN KITCHEN AND IN THE VICINITY OF BEDROOMS
c: MINIMUM (1) PHOTOELECTRIC TYPE AND (1) IONIZATION TYPE PER FLOOR

62. INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. SEE RCP. HARD-PIPE TO EXTERIOR.

ENERGY CALCULATIONS

Uo OF 8" POURED CONCRETE IS .182 TYPICAL AT ALL EXPOSED CONCRETE FOUNDATION WALLS ABOVE FINISH GRADE.
A .004 VAPOR BARRIER IS REQUIRED IN ALL TYPES OF ASSEMBLIES (REFER TO SECTION AND DETAILS FOR LOCATIONS); HOWEVER, IT HAS NO SIGNIFICANT 'R' VALUE AND IS NOT INCLUDED IN THE TOTAL 'R' FOR ANY ASSEMBLY.
AIR INFILTRATION RATES SHALL NOT EXCEED THE FOLLOWING:
WINDOWS: 0.5 CFM PER LINEAL FOOT OF SASH
EXTERIOR DOORS: 1.25 CFM PER SQUARE FOR OF DOOR

U-VALUE AT TYPICAL ROOF/CEILING ASSEMBLY

'R' VALUES	
AIR FILM @ TOP INSULATION	.61
CEILING INSULATION	49.00
½" DRYWALL	.45
AIR FILM @ BOTTOM DRYWALL	.61
TOTAL 'R'	50.67

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

GENERAL NOTES

A0.01

1/128" = 1'-0"

OVERALL SITE PLAN

PLATTE
ARCHITECTURE
+ DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

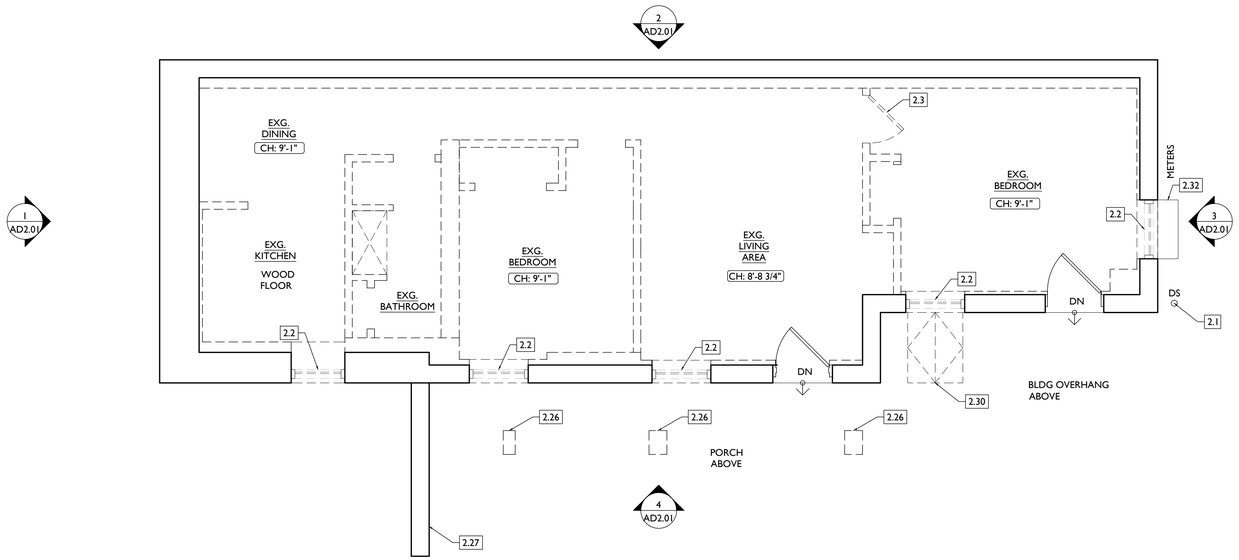
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

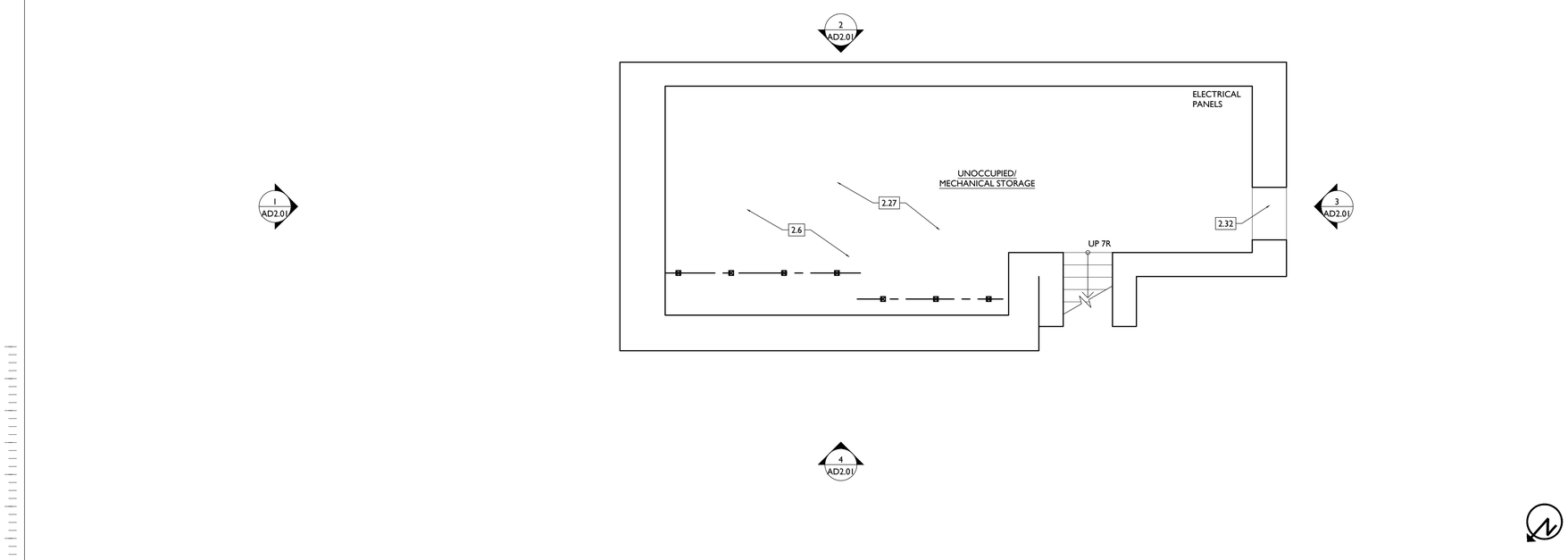
OVERALL SITE PLAN

A0.02



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

EXISTING + DEMOLITION PLAN- BASEMENT FLOOR | 2



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

EXISTING + DEMOLITION PLAN- SUB-BASEMENT FLOOR | 1

EXISTING/DEMO GRAPHIC KEY

- KEYNOTE
- REMOVE PORTION OF EXISTING FLOORING
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

EXISTING/DEMO GENERAL NOTES

A. DURING CONSTRUCTION, TAKE CARE TO PROTECT ELEMENTS THAT ARE TO REMAIN/BE REINSTALLED.
B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
H. MEP WORK TO BE DESIGN-BUILD BY GC – COORDINATE DEMOLITION WITH GENERAL CONTRACTOR TO ENSURE THAT ALL ITEMS THAT ARE TO REMAIN ARE PROTECTED DURING DEMOLITION. WHERE MECHANICAL GRILLS, DUCTS, ETC, ARE SHOWN TO BE REMOVED OR ARE IN AREAS OF WORK, TAKE CARE TO CAREFULLY REMOVE AND SALVAGE FOR POTENTIAL REUSE. SEE NEW WORK PLANS AND RCPS.
I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

EXISTING/DEMO # KEYED NOTES

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED
1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW.
2.3. REMOVE EXISTING DOOR. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.
2.4. ~~REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.~~
2.5. ~~REMOVE BATHROOM FIXTURES. CAP PLUMBING, SEE NEW WORK PLANS.~~
2.6. REMOVE FURNACE AND ACCOMPANYING DUCTWORK.
2.7. ~~REMOVE WOOD PORCH/DECK IN POOR CONDITION. SEE NEW WORK PLANS FOR REBUILD INFORMATION, IF APPLICABLE.~~
2.8. ~~REMOVE ADHERED/APPLIED FLOORING BACK TO SUBFLOOR/HARDWOOD.~~
2.9. ~~REMOVE KITCHEN CABINETS, FIXTURES, AND APPLIANCES.~~
2.10. ~~REMOVE CONCRETE SLAB.~~
2.11. REMOVE EXG. ROOFING MATERIAL.
2.12. ~~REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR. SEE NEW PLANS.~~
2.13. ~~REMOVE SOFFIT/DROPPED CLG ABOVE.~~
2.14. ~~REMOVE EXISTING BASEMENT ACCESS STAIR.~~
2.15. EXISTING ROOF HATCH TO REMAIN.
2.16. ~~REMOVE CHIMNEY BELOW ROOF LINE.~~
2.17. ~~REMOVE CONCRETE STEPS.~~
2.18. ~~PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY; PREP FOR INFILL.~~
2.19. ~~REMOVE EXG DOWNSPOUT. DEMO EXISTING BOX GUTTER.~~
2.20. ~~DEMO ACCESSORY BUILDING.~~
2.21. REMOVE EAVE.
2.22. ~~RETAIN TIN CEILING IN THIS ROOM.~~
2.23. ~~REMOVE TIN CEILING IN THIS ROOM.~~
2.24. REMOVE CANTILEVERED REAR VOLUME. PROVIDE SHORING AS REQ'D.
2.25. ~~DEMO NON-HISTORIC INFILL AT DOOR/WINDOW OPENING AND RETURN OPENING TO HEIGHT OF ORIGINAL HEADER.~~
2.26. REMOVE EXTERIOR CONCRETE STAIR, BALCONY, AND COLUMNS.
2.27. EXISTING RETAINING WALL TO REMAIN.
2.28. RETAIN EXISTING MANTEL.
2.29. SLATE ROOF TO REMAIN.
2.30. REMOVE CELLAR DOOR.
2.31. REMOVE EXG HANDRAIL.
2.32. CLEAR DEBRIS COVERING EXG COAL CHUTE AND PREPARE FOR INFILL. SEE NEW WORK PLANS.
2.33. ~~REMOVE EXG DOOR AND TRANSOM. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.~~
2.34. ~~REMOVE 1X TRIM AT PORCH.~~
2.35. EXG BEARING POST TO REMAIN.
2.36. REMOVE RAKE TRIM.

PLATTE
ARCHITECTURE
+ DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

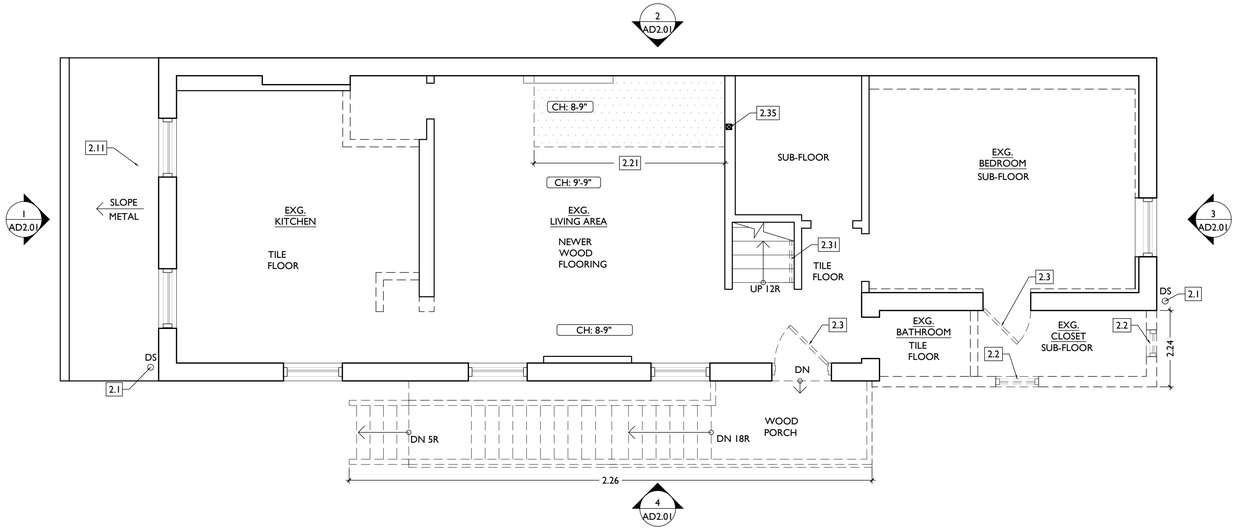
Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

PLANS

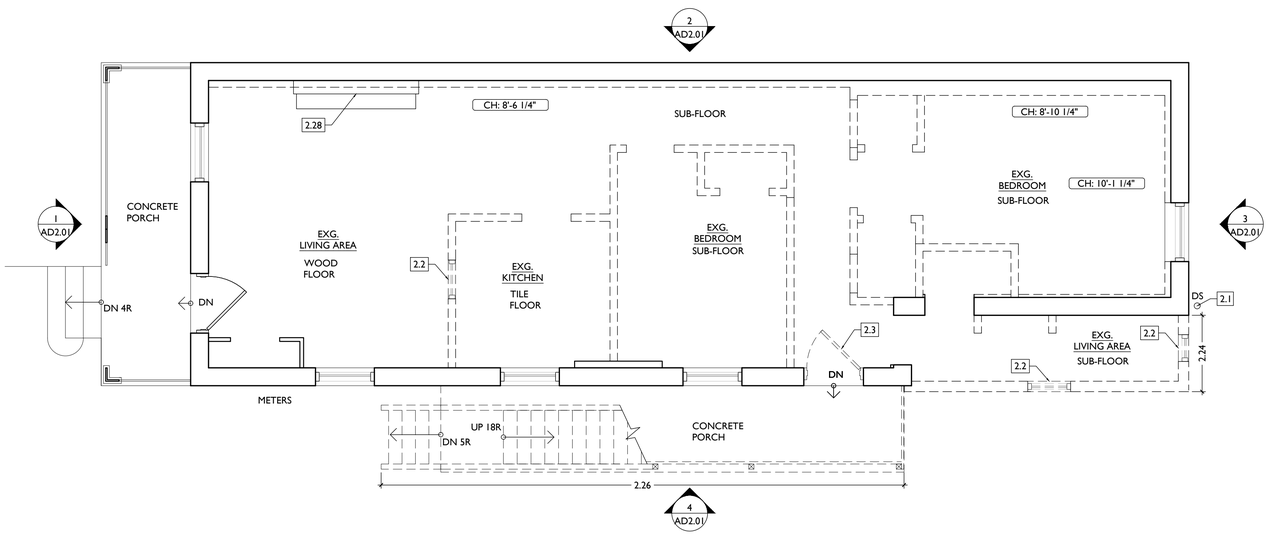
AD1.01



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

EXISTING + DEMOLITION PLAN- SECOND FLOOR

2



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

EXISTING + DEMOLITION PLAN- FIRST FLOOR

1

EXISTING/DEMO GRAPHIC KEY

- KEYNOTE
- REMOVE PORTION OF EXISTING FLOORING
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

EXISTING/DEMO GENERAL NOTES

A. DURING CONSTRUCTION, TAKE CARE TO PROTECT ELEMENTS THAT ARE TO REMAIN/BE REINSTALLED.
B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
H. MEP WORK TO BE DESIGN-BUILD BY GC – COORDINATE DEMOLITION WITH GENERAL CONTRACTOR TO ENSURE THAT ALL ITEMS THAT ARE TO REMAIN ARE PROTECTED DURING DEMOLITION. WHERE MECHANICAL GRILLS, DUCTS, ETC, ARE SHOWN TO BE REMOVED OR ARE IN AREAS OF WORK, TAKE CARE TO CAREFULLY REMOVE AND SALVAGE FOR POTENTIAL REUSE. SEE NEW WORK PLANS AND RCPS.
I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

EXISTING/DEMO # KEYED NOTES

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED
1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW.
2.3. REMOVE EXISTING DOOR. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.
2.4. ~~REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.~~
2.5. ~~REMOVE BATHROOM FIXTURES. CAP PLUMBING, SEE NEW WORK PLANS.~~
2.6. REMOVE FURNACE AND ACCOMPANYING DUCTWORK.
2.7. ~~REMOVE WOOD PORCH/DECK IN POOR CONDITION. SEE NEW WORK PLANS FOR REBUILD INFORMATION, IF APPLICABLE.~~
2.8. ~~REMOVE ADHERED/APPLIED FLOORING BACK TO SUBFLOOR/HARDWOOD.~~
2.9. ~~REMOVE KITCHEN CABINETS, FIXTURES, AND APPLIANCES.~~
2.10. ~~REMOVE CONCRETE SLAB.~~
2.11. REMOVE EXG. ROOFING MATERIAL.
2.12. ~~REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR. SEE NEW PLANS.~~
2.13. ~~REMOVE SOFFIT/DROPPED CLG ABOVE.~~
2.14. ~~REMOVE EXISTING BASEMENT ACCESS STAIR.~~
2.15. EXISTING ROOF HATCH TO REMAIN.
2.16. ~~REMOVE CHIMNEY BELOW ROOF LINE.~~
2.17. ~~REMOVE CONCRETE STEPS.~~
2.18. ~~PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY; PREP FOR INFILL.~~
2.19. ~~REMOVE EXG DOWNSPOUT. DEMO EXISTING BOX GUTTER.~~
2.20. ~~DEMO ACCESSORY BUILDING.~~
2.21. REMOVE EAVE.
2.22. ~~RETAIN TIN CEILING IN THIS ROOM.~~
2.23. ~~REMOVE TIN CEILING IN THIS ROOM.~~
2.24. REMOVE CANTILEVERED REAR VOLUME. PROVIDE SHORING AS REQ'D.
2.25. ~~DEMO NON-HISTORIC INFILL AT DOOR/WINDOW OPENING AND RETURN OPENING TO HEIGHT OF ORIGINAL HEADER.~~
2.26. REMOVE EXTERIOR CONCRETE STAIR, BALCONY, AND COLUMNS.
2.27. EXISTING RETAINING WALL TO REMAIN.
2.28. RETAIN EXISTING MANTEL.
2.29. SLATE ROOF TO REMAIN.
2.30. REMOVE CELLAR DOOR.
2.31. REMOVE EXG HANDRAIL.
2.32. CLEAR DEBRIS COVERING EXG COAL CHUTE AND PREPARE FOR INFILL. SEE NEW WORK PLANS.
2.33. ~~REMOVE EXG DOOR AND TRANSOM. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.~~
2.34. ~~REMOVE 1X TRIM AT PORCH.~~
2.35. EXG BEARING POST TO REMAIN.
2.36. REMOVE RAKE TRIM.

PLATTE
ARCHITECTURE
+ DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

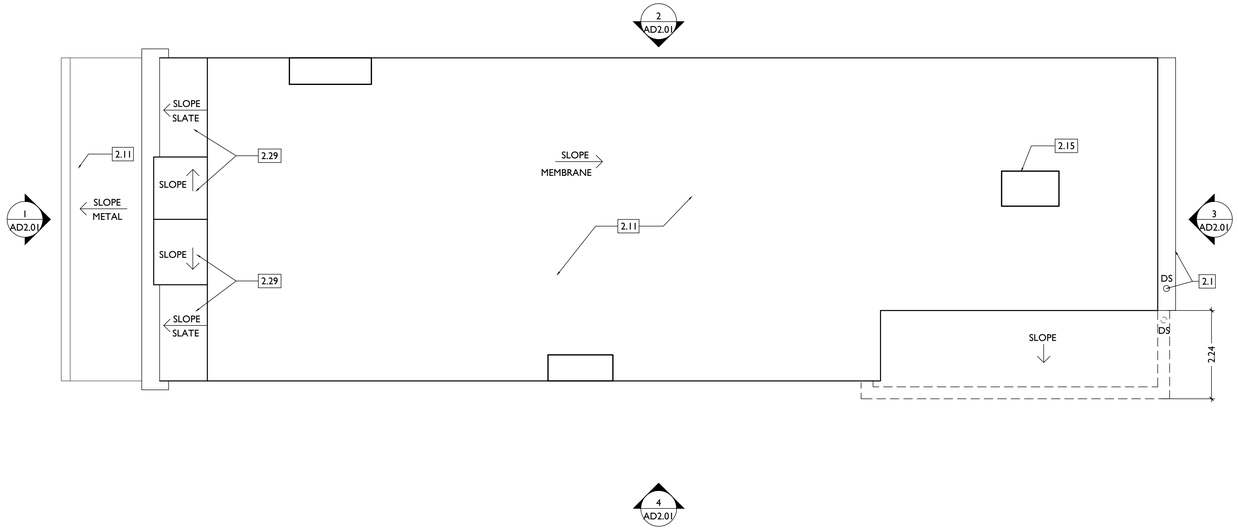
Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

PLANS

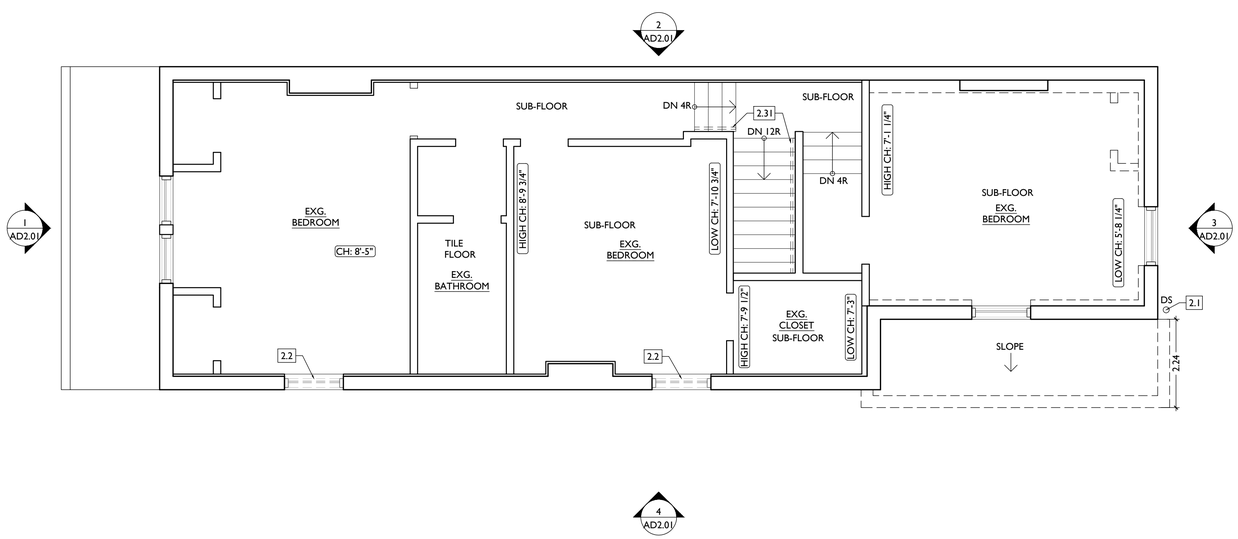
AD1.02



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

EXISTING + DEMOLITION PLAN- ROOF

2



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

EXISTING + DEMOLITION PLAN- THIRD FLOOR

1

EXISTING/DEMO GRAPHIC KEY

- KEYNOTE
- REMOVE PORTION OF EXISTING FLOORING
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

EXISTING/DEMO GENERAL NOTES

A. DURING CONSTRUCTION, TAKE CARE TO PROTECT ELEMENTS THAT ARE TO REMAIN/BE REINSTALLED.
B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
H. MEP WORK TO BE DESIGN-BUILD BY GC – COORDINATE DEMOLITION WITH GENERAL CONTRACTOR TO ENSURE THAT ALL ITEMS THAT ARE TO REMAIN ARE PROTECTED DURING DEMOLITION. WHERE MECHANICAL GRILLS, DUCTS, ETC, ARE SHOWN TO BE REMOVED OR ARE IN AREAS OF WORK, TAKE CARE TO CAREFULLY REMOVE AND SALVAGE FOR POTENTIAL REUSE. SEE NEW WORK PLANS AND RCPS.
I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

EXISTING/DEMO # KEYED NOTES

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED
1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW.
2.3. REMOVE EXISTING DOOR. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.
2.4. ~~REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.~~
2.5. ~~REMOVE BATHROOM FIXTURES. CAP PLUMBING. SEE NEW WORK PLANS.~~
2.6. REMOVE FURNACE AND ACCOMPANYING DUCTWORK.
2.7. ~~REMOVE WOOD PORCH/DECK IN POOR CONDITION. SEE NEW WORK PLANS FOR REBUILD INFORMATION, IF APPLICABLE.~~
2.8. ~~REMOVE ADHERED/APPLIED FLOORING BACK TO SUBFLOOR/HARDWOOD.~~
2.9. ~~REMOVE KITCHEN CABINETS, FIXTURES, AND APPLIANCES.~~
2.10. ~~REMOVE CONCRETE SLAB.~~
2.11. REMOVE EXG. ROOFING MATERIAL.
2.12. ~~REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR. SEE NEW PLANS.~~
2.13. ~~REMOVE SOFFIT/DROPPED CLG ABOVE.~~
2.14. ~~REMOVE EXISTING BASEMENT ACCESS STAIR.~~
2.15. EXISTING ROOF HATCH TO REMAIN.
2.16. ~~REMOVE CHIMNEY BELOW ROOF LINE.~~
2.17. ~~REMOVE CONCRETE STEPS.~~
2.18. ~~PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY; PREP FOR INFILL.~~
2.19. ~~REMOVE EXG DOWNSPOUT. DEMO EXISTING BOX GUTTER.~~
2.20. ~~DEMO ACCESSORY BUILDING.~~
2.21. REMOVE EAVE.
2.22. ~~RETAIN TIN CEILING IN THIS ROOM.~~
2.23. ~~REMOVE TIN CEILING IN THIS ROOM.~~
2.24. REMOVE CANTILEVERED REAR VOLUME. PROVIDE SHORING AS REQ'D.
2.25. ~~DEMO NON-HISTORIC INFILL AT DOOR/WINDOW OPENING AND RETURN OPENING TO HEIGHT OF ORIGINAL HEADER.~~
2.26. REMOVE EXTERIOR CONCRETE STAIR, BALCONY, AND COLUMNS.
2.27. EXISTING RETAINING WALL TO REMAIN.
2.28. RETAIN EXISTING MANTEL.
2.29. SLATE ROOF TO REMAIN.
2.30. REMOVE CELLAR DOOR.
2.31. REMOVE EXG HANDRAIL.
2.32. CLEAR DEBRIS COVERING EXG COAL CHUTE AND PREPARE FOR INFILL. SEE NEW WORK PLANS.
2.33. ~~REMOVE EXG DOOR AND TRANSOM. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.~~
2.34. ~~REMOVE 1X TRIM AT PORCH.~~
2.35. EXG BEARING POST TO REMAIN.
2.36. REMOVE RAKE TRIM.

PLATTE
ARCHITECTURE
+ DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

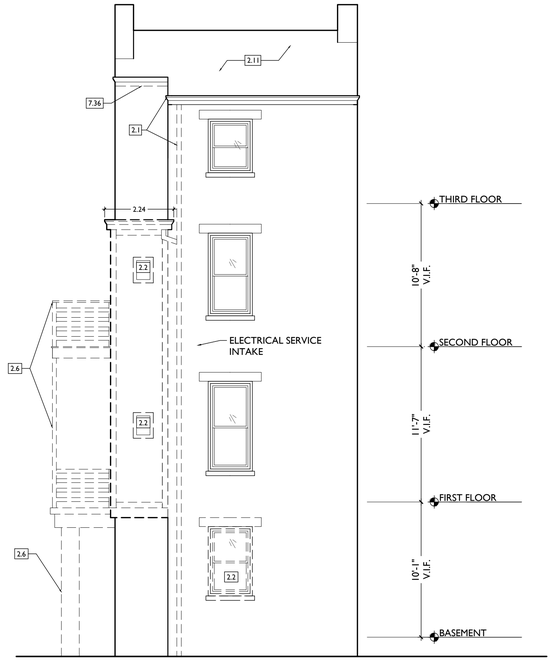
PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

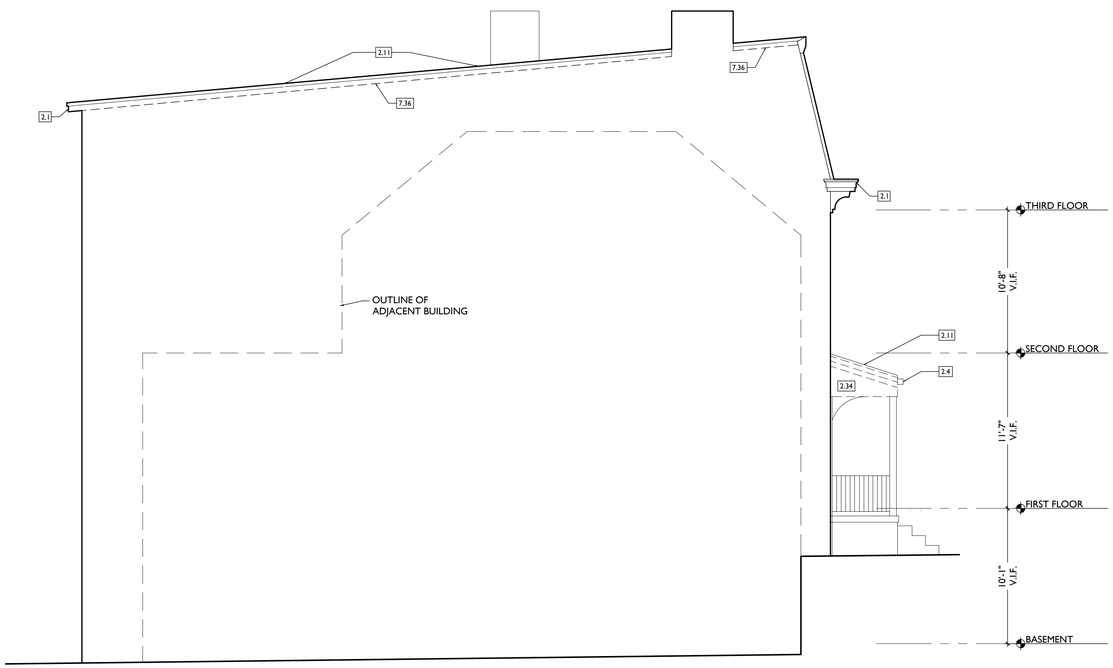
PLANS

AD1.03

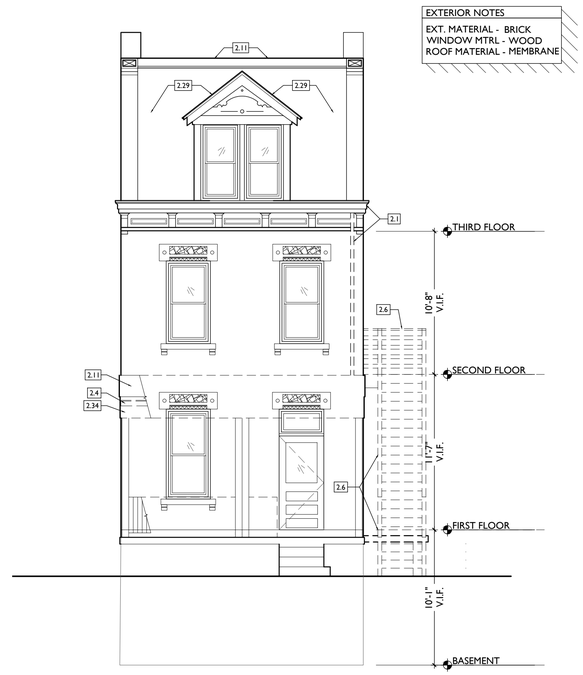
SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- SIDE 4



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- REAR 3



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- SIDE 2



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- FRONT 1

EXISTING/DEMO GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- REMOVE PORTION OF EXISTING FLOORING

EXISTING/DEMO GENERAL NOTES

A. DURING CONSTRUCTION, TAKE CARE TO PROTECT ELEMENTS THAT ARE TO REMAIN/BE REINSTALLED.
B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
H. MEP WORK TO BE DESIGN-BUILD BY GC – COORDINATE DEMOLITION WITH GENERAL CONTRACTOR TO ENSURE THAT ALL ITEMS THAT ARE TO REMAIN ARE PROTECTED DURING DEMOLITION. WHERE MECHANICAL GRILLS, DUCTS, ETC, ARE SHOWN TO BE REMOVED OR ARE IN AREAS OF WORK, TAKE CARE TO CAREFULLY REMOVE AND SALVAGE FOR POTENTIAL REUSE. SEE NEW WORK PLANS AND RCPS.
I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

EXISTING/DEMO # KEYED NOTES

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED
1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW.
2.3. REMOVE EXISTING DOOR. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.
2.4. REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.
2.5. ~~REMOVE BATHROOM FIXTURES. CAP PLUMBING. SEE NEW WORK PLANS.~~
2.6. REMOVE FURNACE AND ACCOMPANYING DUCTWORK.
2.7. ~~REMOVE WOOD PORCH/DECK IN POOR CONDITION. SEE NEW WORK PLANS FOR REBUILD INFORMATION, IF APPLICABLE.~~
2.8. ~~REMOVE ADHERED/APPLIED FLOORING BACK TO SUBFLOOR/HARDWOOD.~~
2.9. ~~REMOVE KITCHEN CABINETS, FIXTURES, AND APPLIANCES.~~
2.10. ~~REMOVE CONCRETE SLAB.~~
2.11. REMOVE EXG. ROOFING MATERIAL.
2.12. ~~REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR. SEE NEW PLANS.~~
2.13. ~~REMOVE SOFFIT/DROPPED CLG ABOVE.~~
2.14. ~~REMOVE EXISTING BASEMENT ACCESS STAIR.~~
2.15. ~~EXISTING ROOF HATCH TO REMAIN.~~
2.16. ~~REMOVE CHIMNEY BELOW ROOF LINE.~~
2.17. ~~REMOVE CONCRETE STEPS.~~
2.18. ~~PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY; PREP FOR INFILL.~~
2.19. ~~REMOVE EXG DOWNSPOUT. DEMO EXISTING BOX GUTTER.~~
2.20. ~~DEMO ACCESSORY BUILDING.~~
2.21. ~~REMOVE EAVE.~~
2.22. ~~RETAIN TIN CEILING IN THIS ROOM.~~
2.23. ~~REMOVE TIN CEILING IN THIS ROOM.~~
2.24. REMOVE CANTILEVERED REAR VOLUME. PROVIDE SHORING AS REQ'D.
2.25. ~~DEMO NON-HISTORIC INFILL AT DOOR/WINDOW OPENING AND RETURN OPENING TO HEIGHT OF ORIGINAL HEADER.~~
2.26. ~~REMOVE EXTERIOR CONCRETE STAIR, BALCONY, AND COLUMNS.~~
2.27. ~~EXISTING RETAINING WALL TO REMAIN.~~
2.28. ~~RETAIN EXISTING MANTEL.~~
2.29. SLATE ROOF TO REMAIN.
2.30. ~~REMOVE CELLAR DOOR.~~
2.31. ~~REMOVE EXG HANDRAIL.~~
2.32. ~~CLEAR DEBRIS COVERING EXG COAL CHUTE AND PREPARE FOR INFILL. SEE NEW WORK PLANS.~~
2.33. ~~REMOVE EXG DOOR AND TRANSOM. SALVAGE FOR REUSE IF INDICATED IN NEW PLANS/ELEVATIONS.~~
2.34. REMOVE 1X TRIM AT PORCH.
2.35. ~~EXG BEARING POST TO REMAIN.~~
2.36. REMOVE RAKE TRIM.

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

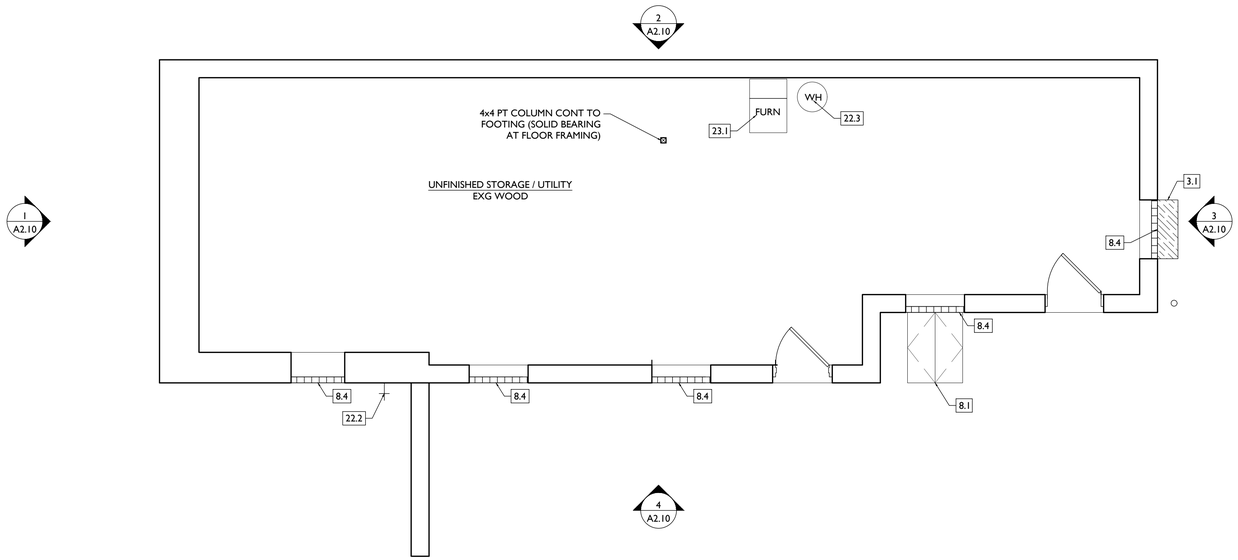
Progress Dates
2025.10.08. - PERMIT

Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

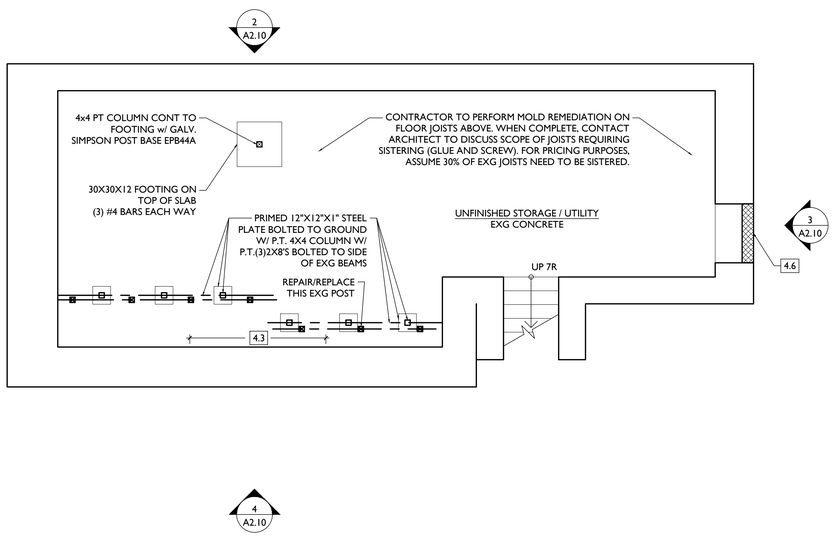
Job No: 25031 10.09.2025

AD2.01



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

PROPOSED PLAN- BASEMENT | 2



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

PROPOSED PLAN- SUB-BASEMENT | 1

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A0.01
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- 2868 — NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG — EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- E — EMERGENCY ESCAPE AND RESCUE WINDOW.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE 2X4 WITH 1/2" GYP BD EACH SIDE, UNLESS NOTED OTHERWISE.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL, HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
K. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
L. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
M. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. ~~RETAIN EXISTING TILE CEILING IN THIS ROOM.~~
2.2. ~~RETAIN AND REPAIR EXISTING WOOD SIDING.~~
2.3. ~~RETAIN AND REPAIR EXISTING STUCCO.~~
2.4. ~~RETAIN EXISTING WOOD HANDRAIL.~~
2.5. RETAIN EXISTING BEARING POST.

3. CONCRETE
3.1. INFILL EXG COAL CHUTE WITH FLOWABLE FILL (CLSM)

4. MASONRY
4.1. ~~TUCKPOINT FOUNDATION AS REQUIRED.~~
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. ~~REPLACE AND REPAIR BRICK AS NEEDED.~~
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. INFILL EXISTING COAL CHUTE W/ CMU WALL.
4.7. NEW STAR TIE.
4.8. CONSULT WITH ARCHITECT AFTER WOOD FRAMED VOLUME REMOVED, TO DISCUSS SCOPE OF MASONRY REPAIR.

5. METALS
5.1. REPLACE/INSTALL METAL HANDRAIL/GUARDRAIL 36" A.F.F.
5.2. FASTEN/SECURE EXG METAL RAILING TO BRICK.
5.3. SAND/SCRAPE/BONDO THE WEAK/RUSTED SPOT ON THE EXG METAL GUARD, THEN PAINT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.2. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.3. REPAIR/REPLACE EXG TRIM/FASCIA AT SIDE OF PORCH ROOF.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER.
7.4. ~~INFILL EXISTING OPENING.~~
7.4.a. NOT USED.
7.4.b. ~~WITH WOOD FRAMING AND EXTERIOR CLADDING TO MATCH.~~
7.4.c. ~~PARTIALLY INFILL OPENING. SEE ELEVATIONS.~~
7.5. NEW COMPOSITE BOARD RAKE TRIM.
7.6. INSULATION.
7.6.a. BATT INSULATION AT EXTERIOR WALLS.
7.6.b. 3" RIGID POLYISO INSULATION ABOVE ROOF DECK, BELOW NEW ROOF MEMBRANE
7.6.a. ~~BATT INSULATION BETWEEN ROOF RAFTERS.~~

8. OPENINGS
8.1. NEW CELLAR DOOR, B.O.D.: BILCO.
8.2. NEW WINDOW IN EXISTING OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. GLASS BLOCK INFILL.
8.5. ~~EXG ROOF HATCH TO REMAIN.~~
8.6. NEW WINDOW IN MODIFIED OPENING.
8.7. REPLACE BROKEN WINDOW PANE IN EXG WINDOW.

9. FINISHES
9.1. NOT USED.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
10.2. MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. ~~NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.~~
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR WASHER AND DRYER

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AIR HANDLER W/ HEAT PUMP IN LOCATION OF PREVIOUS CONDENSING UNIT.

NOT FOR CONSTRUCTION

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

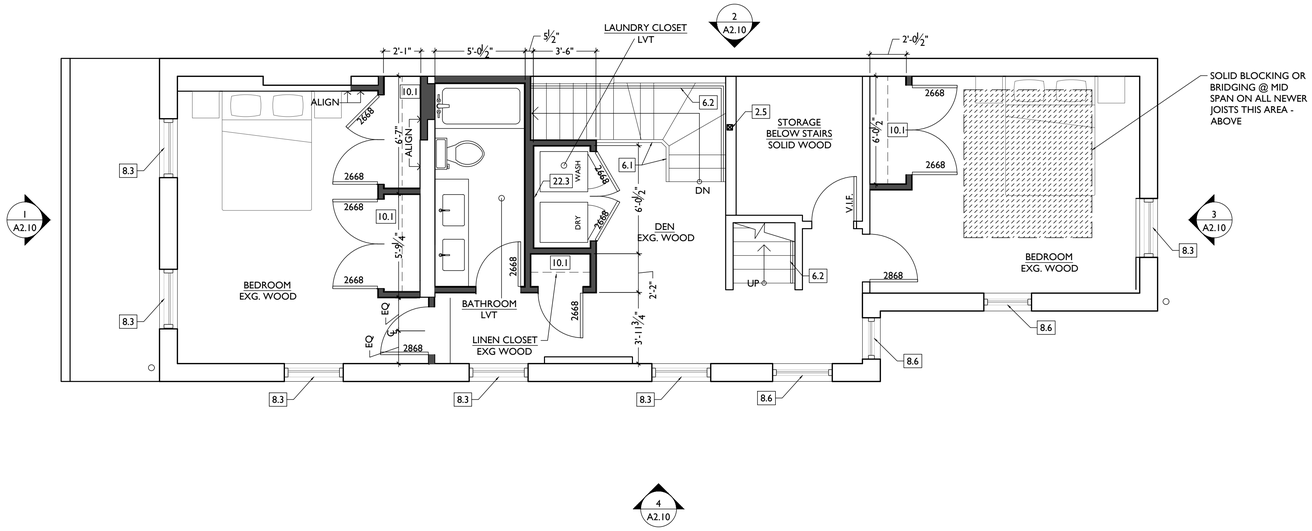
Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

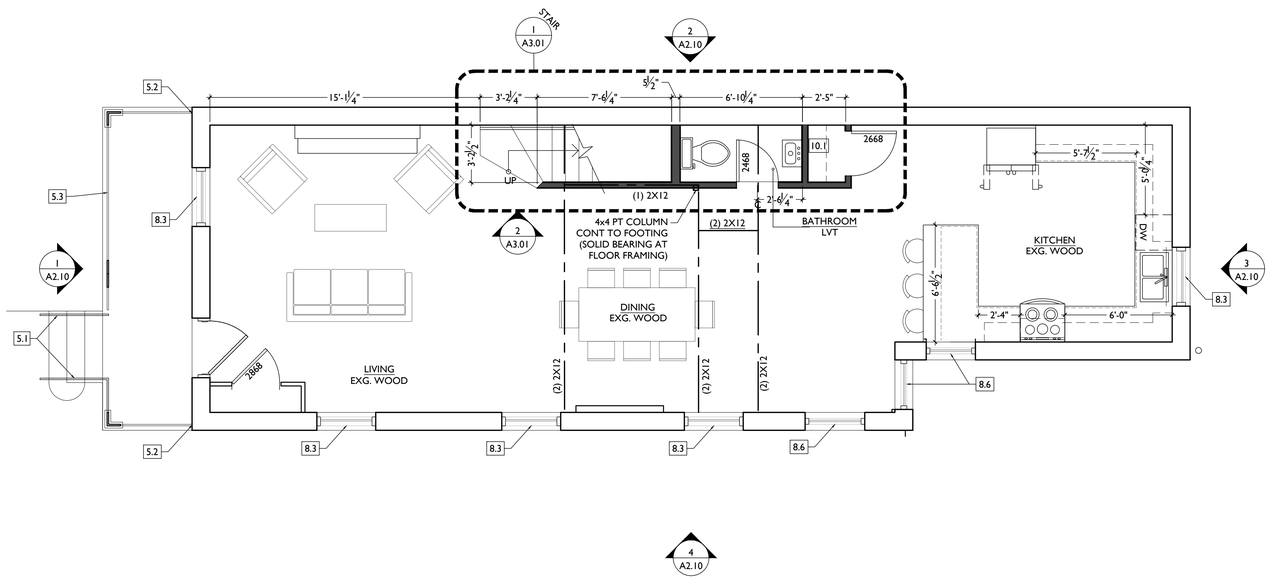
PLANS

A1.11



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

PROPOSED PLAN- SECOND FLOOR | 4



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

PROPOSED PLAN- FIRST FLOOR | 3

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A0.01
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- EMERGENCY ESCAPE AND RESCUE WINDOW.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE 2X4 WITH 1/2" GYP BD EACH SIDE, UNLESS NOTED OTHERWISE.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL, HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
K. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
L. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
M. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. ~~RETAIN EXISTING TILE CEILING IN THIS ROOM:~~
2.2. ~~RETAIN AND REPAIR EXISTING WOOD SIDING:~~
2.3. ~~RETAIN AND REPAIR EXISTING STUCCO:~~
2.4. ~~RETAIN EXISTING WOOD HANDRAIL:~~
2.5. RETAIN EXISTING BEARING POST.

3. CONCRETE
3.1. INFILL EXG COAL CHUTE WITH FLOWABLE FILL (CLSM)

4. MASONRY
4.1. ~~TUCKPOINT FOUNDATION AS REQUIRED:~~
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. ~~REPLACE AND REPAIR BRICK AS NEEDED:~~
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. INFILL EXISTING COAL CHUTE W/ CMU WALL.
4.7. NEW STAR TIE.
4.8. CONSULT WITH ARCHITECT AFTER WOOD FRAMED VOLUME REMOVED, TO DISCUSS SCOPE OF MASONRY REPAIR.

5. METALS
5.1. REPLACE/INSTALL METAL HANDRAIL/GUARDRAIL 36" A.F.F.
5.2. FASTEN/SECURE EXG METAL RAILING TO BRICK.
5.3. SAND/SCRAPE/BONDO THE WEAK/RUSTED SPOT ON THE EXG METAL GUARD, THEN PAINT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.2. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.3. REPAIR/REPLACE EXG TRIM/FASCIA AT SIDE OF PORCH ROOF.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER.
7.4. ~~INFILL EXISTING OPENING:~~
7.4.a. NOT USED.
7.4.b. ~~WITH WOOD FRAMING AND EXTERIOR CLADDING TO MATCH:~~
7.4.c. ~~PARTIALLY INFILL OPENING. SEE ELEVATIONS:~~
7.5. NEW COMPOSITE BOARD RAKE TRIM.
7.6. INSULATION.
7.6.a. BATT INSULATION AT EXTERIOR WALLS.
7.6.b. 3" RIGID POLYISO INSULATION ABOVE ROOF DECK, BELOW NEW ROOF MEMBRANE
7.6.a. ~~BATT INSULATION BETWEEN ROOF RAFTERS:~~

8. OPENINGS
8.1. NEW CELLAR DOOR, B.O.D.: BILCO.
8.2. NEW WINDOW IN EXISTING OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. GLASS BLOCK INFILL.
8.5. ~~EXG ROOF HATCH TO REMAIN:~~
8.6. NEW WINDOW IN MODIFIED OPENING.
8.7. REPLACE BROKEN WINDOW PANE IN EXG WINDOW.

9. FINISHES
9.1. NOT USED.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
10.2. MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. ~~NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR:~~
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR WASHER AND DRYER

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AIR HANDLER W/ HEAT PUMP IN LOCATION OF PREVIOUS CONDENSING UNIT.

NOT FOR CONSTRUCTION

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

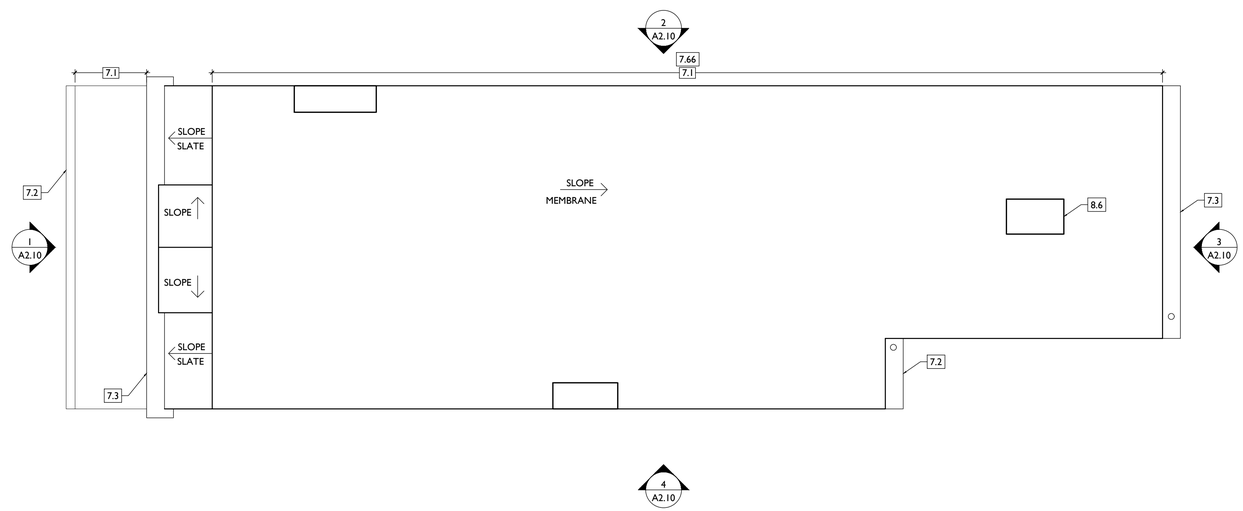
Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

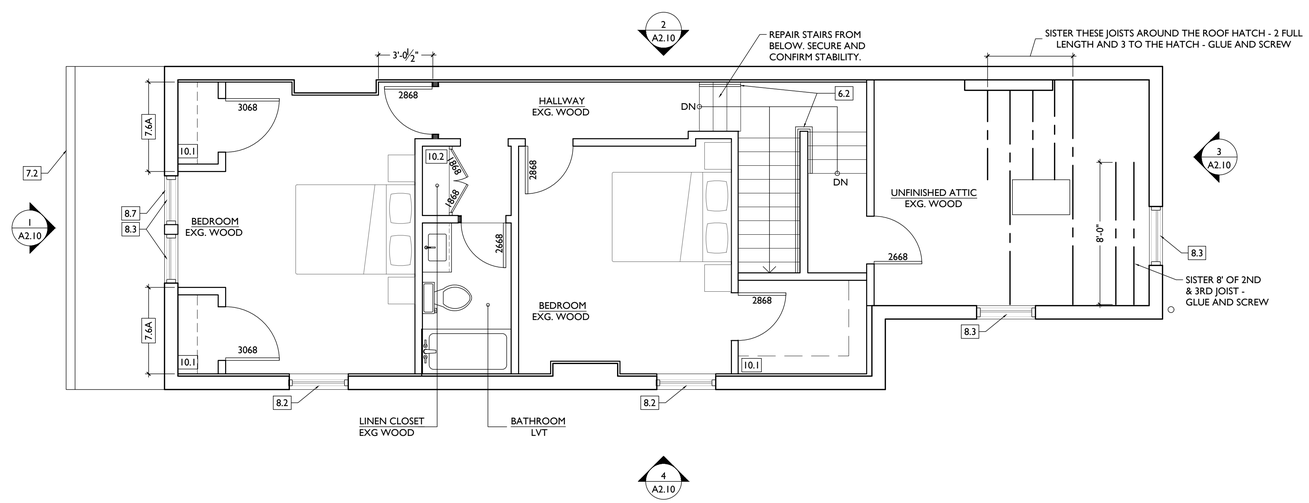
PLANS

A1.12



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

PROPOSED PLAN- ROOF | 6



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

PROPOSED PLAN- THIRD FLOOR | 5

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A0.01
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- 2868 — NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG — EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- E — EMERGENCY ESCAPE AND RESCUE WINDOW.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE 2X4 WITH 1/2" GYP BD EACH SIDE, UNLESS NOTED OTHERWISE.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL, HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
K. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
L. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
M. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. ~~RETAIN EXISTING TILE CEILING IN THIS ROOM:~~
2.2. ~~RETAIN AND REPAIR EXISTING WOOD SIDING:~~
2.3. ~~RETAIN AND REPAIR EXISTING STUCCO:~~
2.4. ~~RETAIN EXISTING WOOD HANDRAIL:~~
2.5. RETAIN EXISTING BEARING POST.

3. CONCRETE
3.1. INFILL EXG COAL CHUTE WITH FLOWABLE FILL (CLSM)

4. MASONRY
4.1. ~~TUCKPOINT FOUNDATION AS REQUIRED:~~
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. ~~REPLACE AND REPAIR BRICK AS NEEDED:~~
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. INFILL EXISTING COAL CHUTE W/ CMU WALL.
4.7. NEW STAR TIE.
4.8. CONSULT WITH ARCHITECT AFTER WOOD FRAMED VOLUME REMOVED, TO DISCUSS SCOPE OF MASONRY REPAIR.

5. METALS
5.1. REPLACE/INSTALL METAL HANDRAIL/GUARDRAIL 36" A.F.F.
5.2. FASTEN/SECURE EXG METAL RAILING TO BRICK.
5.3. SAND/SCRAPE/BONDO THE WEAK/RUSTED SPOT ON THE EXG METAL GUARD, THEN PAINT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.2. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.3. REPAIR/REPLACE EXG TRIM/FASCIA AT SIDE OF PORCH ROOF.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER.
7.4. ~~INFILL EXISTING OPENING:~~
7.4.a. NOT USED.
7.4.b. ~~WITH WOOD FRAMING AND EXTERIOR CLADDING TO MATCH:~~
7.4.c. ~~PARTIALLY INFILL OPENING. SEE ELEVATIONS:~~
7.5. NEW COMPOSITE BOARD RAKE TRIM.
7.6. INSULATION.
7.6.a. BATT INSULATION AT EXTERIOR WALLS.
7.6.b. 3" RIGID POLYISO INSULATION ABOVE ROOF DECK, BELOW NEW ROOF MEMBRANE
7.6.a. ~~BATT INSULATION BETWEEN ROOF RAFTERS:~~

8. OPENINGS
8.1. NEW CELLAR DOOR, B.O.D.: BILCO.
8.2. NEW WINDOW IN EXISTING OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. GLASS BLOCK INFILL.
8.5. ~~EXG ROOF HATCH TO REMAIN:~~
8.6. NEW WINDOW IN MODIFIED OPENING.
8.7. REPLACE BROKEN WINDOW PANE IN EXG WINDOW.

9. FINISHES
9.1. NOT USED.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
10.2. MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. ~~NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR:~~
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR WASHER AND DRYER

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AIR HANDLER W/ HEAT PUMP IN LOCATION OF PREVIOUS CONDENSING UNIT.

NOT FOR CONSTRUCTION

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

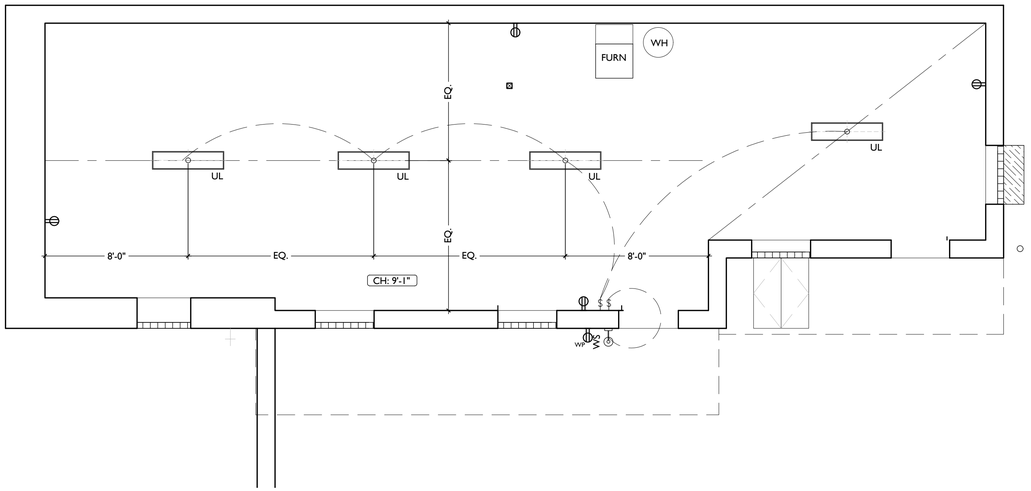
Revisions
1

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

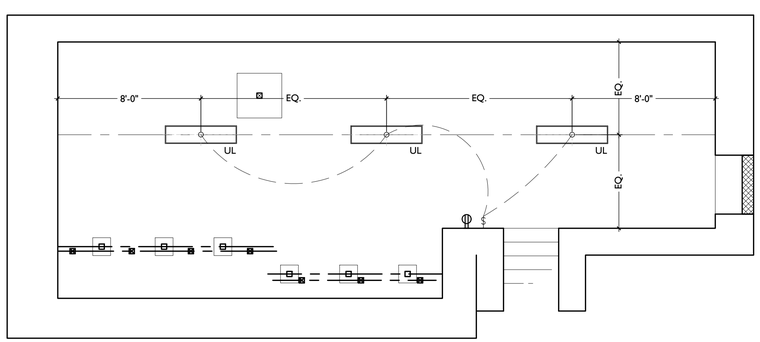
PLANS

A1.13



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

POWER & LIGHTING PLAN - BASEMENT | 2



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

POWER & LIGHTING PLAN - SUB-BASEMENT | 1

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
L. ELECTRICAL DEVICES SHOWN FOR TYPE AND LOCATION ONLY. ALL REQUIRED DEVICES MAY NOT BE SHOWN. ELECTRICAL SYSTEM DESIGN BY OTHERS.

REFLECTED CEILING PLAN/SWITCH PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR: - IONIZATION (TYP BEDROOMS) - PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER -
	LINE OF EXHAUST

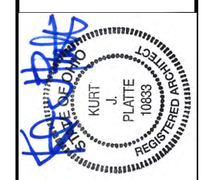
POWER PLAN LEGEND:

GFCI	GROUNDED
WP	WEATHER PROOF
+42"	42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
240V	APPLIANCES OUTLET. 240 VAULT.
D	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
MW	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
	LIGHT SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
	CIRCUIT
	LOCATION FOR DATA/INTERNET.

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
RC1	RECESSED CAN LIGHT	B.O.D. - HALO 4" CAN LESS LED LIGHT OR SIMILAR
EF	EXHAUST FAN/LIGHT COMBO	
V1 V2	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES V2 - TYPICAL OVER POWDER ROOM VANITIES
F/L	CEILING FAN WITH LIGHT	TYPICAL IN BEDROOMS. BOD - MODERN HABITAT | WHISPERBLOOM 52" | SATIN BRASS
WS	EXTERIOR WALL SCONCE	WALL SCONCE - TO BE DAMP RATED.
P1	PENDANT	TYPICAL AT ISLANDS.
UL	UTILITY LIGHT	LED STRIP LIGHT FOR UTILITY SPACES
P2	FOYER LIGHT	TYPICAL AT IN FOYERS

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

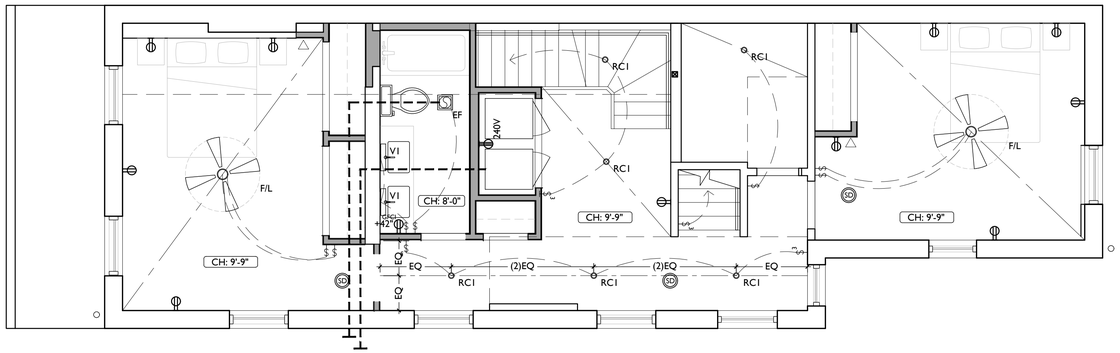
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

RCPS

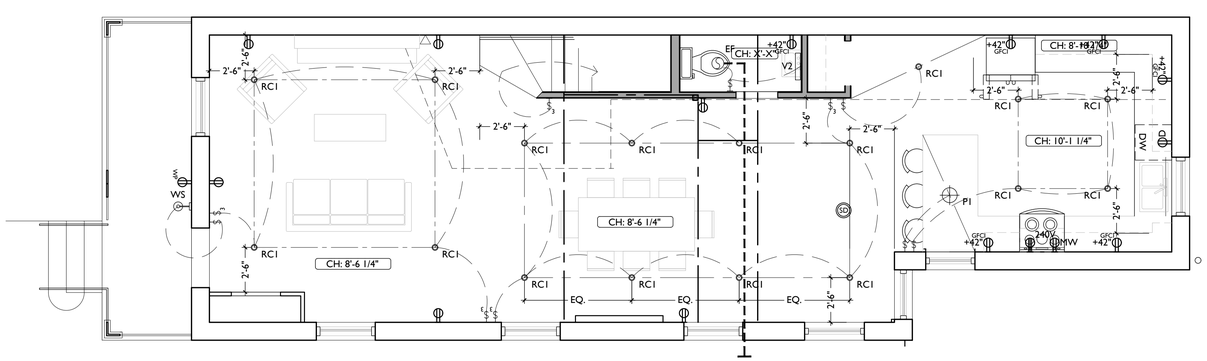
A1.20



SCALE: NTS

POWER & LIGHTING PLAN - SECOND FLOOR

2



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

POWER & LIGHTING PLAN - FIRST FLOOR

1

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
L. ELECTRICAL DEVICES SHOWN FOR TYPE AND LOCATION ONLY. ALL REQUIRED DEVICES MAY NOT BE SHOWN. ELECTRICAL SYSTEM DESIGN BY OTHERS.

REFLECTED CEILING PLAN/SWITCH PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR: - IONIZATION (TYP BEDROOMS) - PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER -
	LINE OF EXHAUST

POWER PLAN LEGEND:

GFCI	GROUNDED
WP	WEATHER PROOF
+42"	42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
240V	APPLIANCES OUTLET. 240 VAULT.
D	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
MW	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
	LIGHT SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
	CIRCUIT
	LOCATION FOR DATA/INTERNET.

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
RC1	RECESSED CAN LIGHT	B.O.D. - HALO 4" CAN LESS LED LIGHT OR SIMILAR
EF	EXHAUST FAN/LIGHT COMBO	
V1 V2	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES V2 - TYPICAL OVER POWDER ROOM VANITIES
F/L	CEILING FAN WITH LIGHT	TYPICAL IN BEDROOMS. BOD - MODERN HABITAT | WHISPERBLOOM 52" | SATIN BRASS
WS	EXTERIOR WALL SCONCE	WALL SCONCE - TO BE DAMP RATED.
P1	PENDANT	TYPICAL AT ISLANDS.
UL	UTILITY LIGHT	LED STRIP LIGHT FOR UTILITY SPACES
P2	FOYER LIGHT	TYPICAL AT IN FOYERS

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

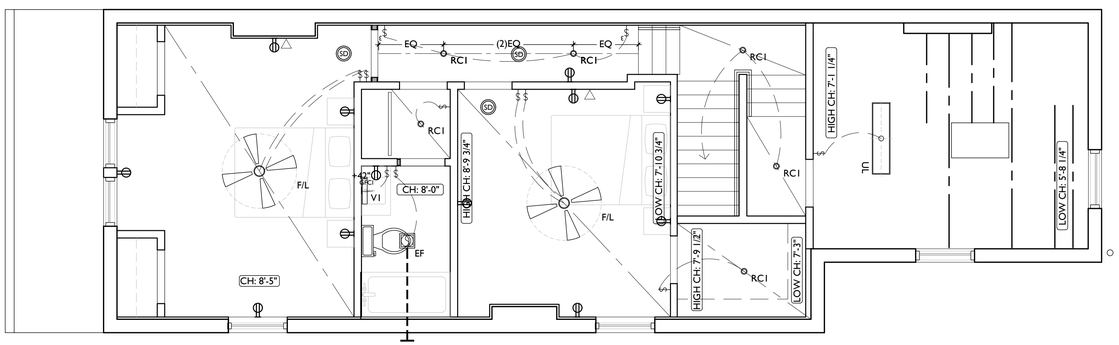
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

RCPS

A1.21



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

POWER & LIGHTING PLAN - THIRD FLOOR

1

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
L. ELECTRICAL DEVICES SHOWN FOR TYPE AND LOCATION ONLY. ALL REQUIRED DEVICES MAY NOT BE SHOWN. ELECTRICAL SYSTEM DESIGN BY OTHERS.

REFLECTED CEILING PLAN/SWITCH PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR: - IONIZATION (TYP BEDROOMS) - PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER -
	LINE OF EXHAUST

POWER PLAN LEGEND:

GFCI	GROUNDED
WP	WEATHER PROOF
+42"	42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
240V	APPLIANCES OUTLET. 240 VAULT.
D	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
MW	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
$	LIGHT SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
	CIRCUIT
	LOCATION FOR DATA/INTERNET.

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
RC1	RECESSED CAN LIGHT	B.O.D. - HALO 4" CAN LESS LED LIGHT OR SIMILAR
EF	EXHAUST FAN/LIGHT COMBO	
V1 V2	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES V2 - TYPICAL OVER POWDER ROOM VANITIES
F/L	CEILING FAN WITH LIGHT	TYPICAL IN BEDROOMS. BOD - MODERN HABITAT | WHISPERBLOOM 52" | SATIN BRASS
WS	EXTERIOR WALL SCONCE	WALL SCONCE - TO BE DAMP RATED.
P1	PENDANT	TYPICAL AT ISLANDS.
UL	UTILITY LIGHT	LED STRIP LIGHT FOR UTILITY SPACES
P2	FOYER LIGHT	TYPICAL AT IN FOYERS

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

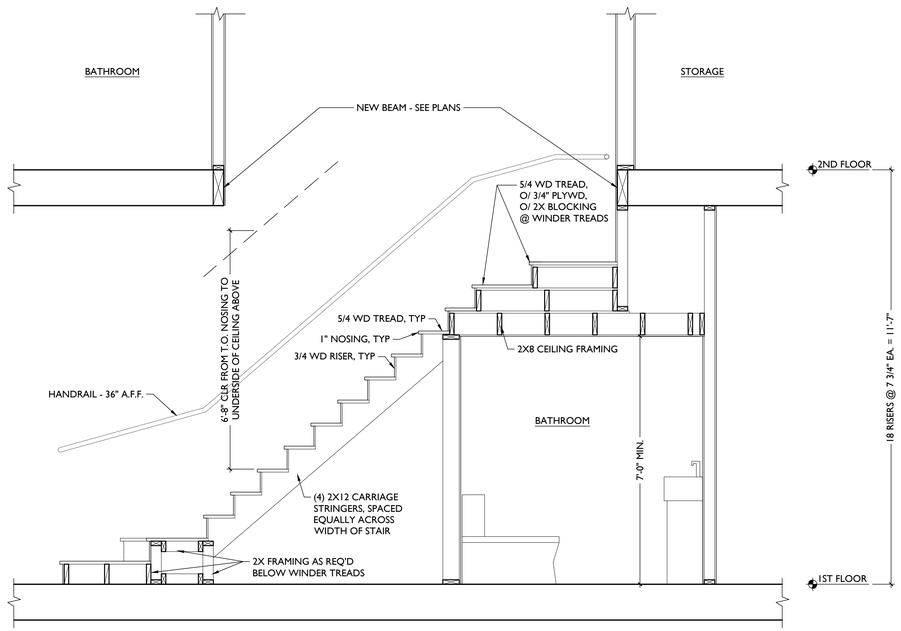
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

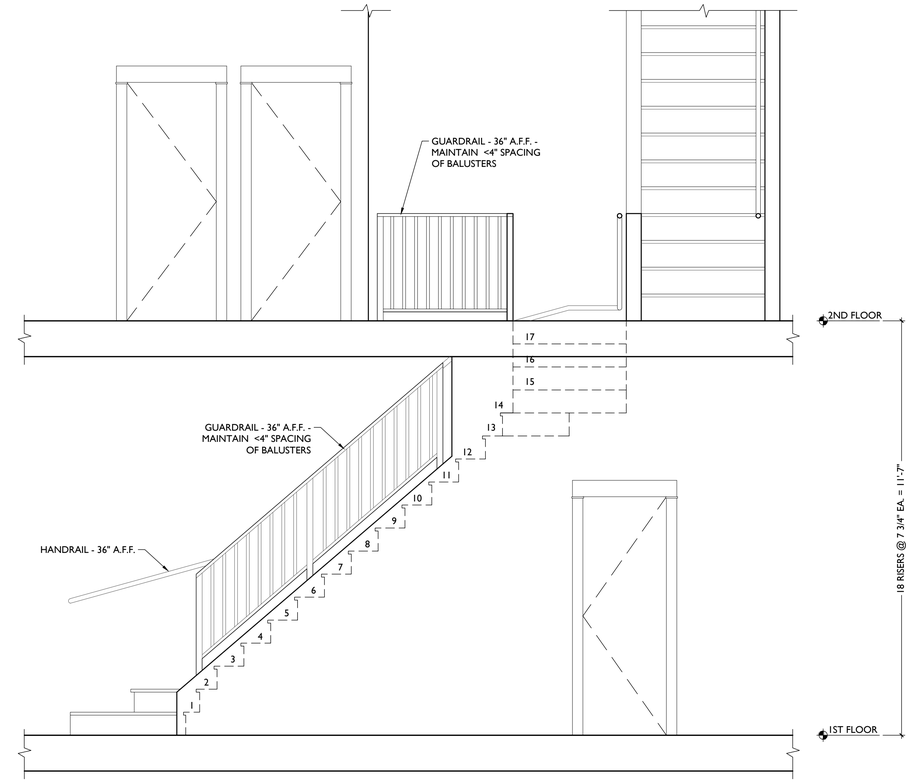
RCPS

A1.22



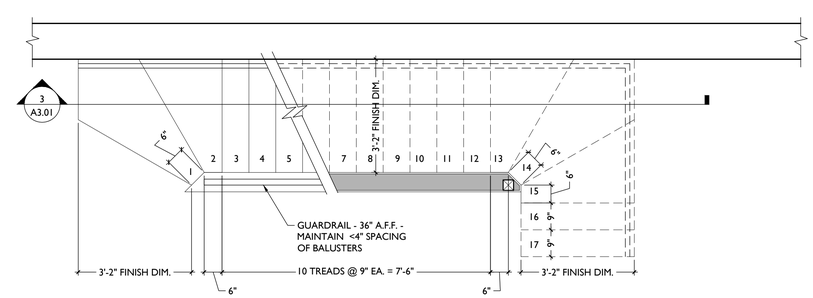
SCALE: 1/2" = 1'-0"

STAIR SECTION | 3



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

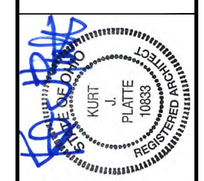
STAIR ELEVATION | 2



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

STAIR PLAN | 1

PLATTE
ARCHITECTURE
+ DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG. CONDITIONS
2025.08.06 - SD MEETING
2025.08.14 - SD MEETING

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
745 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

STAIR SECTION/PLAN/ELEV

A3.01

FINISH SCHEDULE

CODE	TYPICAL LOCATION	FINISH TYPE	FINISH DESCRIPTION	NOTES	CONTACT
FLOORING					
FL-1	THROUGHOUT	LVP	MANU: AQUALOK LINE: WOODLAND COLOR: FAWN SIZE: 7"		
FL-2	STAIRS, BEDROOMS, CLOSET	CARPET	MANU: DREAM WEAVER LINE: COSMOPOLITAN COLOR: WYNWOOD		
FL-3	SEE PLANS	REFINISHED HARDWOOD	STAIN: MINWAX WALNUT MX439		
WALLS					
PT-1	GENERAL INTERIOR	PAINT	MANU: SHERWIN WILLIAMS COLOR: 7566 WESTHIGHLAND WHITE FINISH: EGGSHELL		
PT-2	INTERIOR TRIM	PAINT	MANU: SHERWIN WILLIAMS COLOR: 7566 WESTHIGHLAND WHITE FINISH: SEMI-GLOSS		
SOLID SURFACE					
SS-1	KITCHENS, BATHS	COUNTERTOP	MANU: LX HAUSYS LINE: VIATERA COLOR: ANTIQUE TAUPE		
CASEGOODS					
LAM-1	KITCHENS, BATHS	CABINETRY	MANU: KCD LINE: SHAKER COLOR: CLOVER	PLYWOOD BOX	

APPLIANCE SCHEDULE

ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	NOTES
REFRIGERATOR	MANU: LG MODEL: LF21G6200S, 20.8 CU. FT. 3-DOOR FRENCH DOOR FINISH: STAINLESS		
OVER-THE-RANGE MICROWAVE	MANU: LG MODEL: LMV1764ST, 1.7 CU. FT. FINISH: STAINLESS	SEE INSTALLATION GUIDE	
OVEN RANGE	.25"MANU: LG MODEL: LREL6321S, 6.3 CU. FT. ELECTRIC RANGE FINISH: STAINLESS		
DISHWASHER	MANU: LG MODEL: LDFC2423, FRONT CONTROL DISHWASHER W/ SENSE CLEAN FINISH: STAINLESS		

NOTES:
1. T.B.D.

PLUMBING SCHEDULE

LOCATION	ITEM	MANUFACTURER & PRODUCT #	NOTES
FIXTURES			
HALF BATH	WALL MOUNTED SINK	MANU: DURAVIT MODEL: ME BY STARCK SIZE: 17-3/4" FINISH: WHITE	1 FAUCET HOLE
BATH	VANITY SINK	MANU: AMERICAN STANDARD MODEL: STUDIO SIZE: 19" FINISH: WHITE	
BATH	FAUCET	MANU: MODEL: FINISH: BLACK	
KITCHEN	SINK	MANU: DAYTON MODEL: UNDERMOUNT DOUBLE BASIN SIZE: 33" FINISH: STAINLESS STEEL	
KITCHEN	FAUCET	MANU: MODEL: FINISH: BLACK	
BATH	TOILET	MANU: AMERICAN STANDARD MODEL: ELONGATED SEAT FINISH: WHITE	
BATH	TUB/SHOWER	MANU: AMERICAN STANDARD MODEL:	
BATH	SHOWER PAN	MANU: MODEL: SIZE:	

ACCESSORIES SCHEDULE

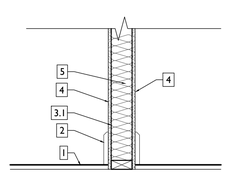
ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	NOTES
ADDRESS NUMBER	MANU: EVERBILT SIZE: 5 1/2" FINISH: BLACK PLASTIC		
MAILBOX	MANU: ARCHITECTURAL MAILBOXES FINISH: BLACK, WITH LOCK		
HALF BATH ACCESSORIES	MANU: MOEN MODEL: BANBURY 3-PIECE SET W/ 24" TOWEL BAR, TOILET PAPER HOLDER, TOWEL RING FINISH: MATTE BLACK		
FULL BATH ACCESSORIES	MANU: ATKING MODEL: 5-PIECE SET W/ TOWEL BAR, TOILET PAPER HOLDER, TOWEL HOOK FINISH: MATTE BLACK		
HALF BATH VANITY MIRROR	MANU: KOONMI SIZE: 20 X 30 FINISH: BLACK		
FULL BATH VANITY MIRROR	MANU: KOONMI SIZE: 26 X 38 FINISH: BLACK		

NOTES:
PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

FINISH SCHEDULES | 2

INSULATION SCHEDULE

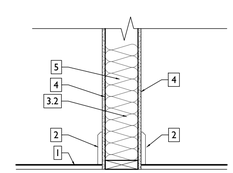
LOCATION	TYPE	R-VALUE	NOTES
TYPICAL WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
BATHROOM WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
PLUMBING CHASE	FIBERGLASS BATTS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES



TYPICAL INTERIOR PARTITION WALL | 1

N/A	GYP/UL #	NON RATED	RATING

NOTES:
-PROVIDE PT. SILL PLATE IN BASEMENT



TYPICAL INTERIOR PARTITION WALL | 2

N/A	GYP/UL #	NON RATED	RATING

NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT

WALL ASSEMBLIES/ PARTITION TYPES

KEYED NOTES:

1. FINISHED FLOOR -SEE FINISH SCHEDULE
2. WALL BASE
3. WOOD WALL FRAMING
   3.1. 2x4 WALL FRAMING @ 16" O.C.
   3.2. 2x6 WALL FRAMING @ 16" O.C.
4. 1/2" GYPSUM BOARD
5. INSULATION PER SCHEDULE

PARTITION TYPES | 1

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

FINISH SCHEDULES

A4.00

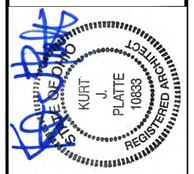
SCALE: 3/16" = 1'-0"

ELEVATIONS- FRONT | 1

EXTERIOR PAINT

EXT-1	ACCENT	PAINT	MANU: SHERWIN WILLIAMS COLOR: 9149 INKY BLUE FINISH: SEMI-GLOSS
EXT-2	ACCENT	PAINT	MANU: SHERWIN WILLIAMS COLOR: 2816 ROOKWOOD DARK GREEN FINISH: SEMI-GLOSS

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

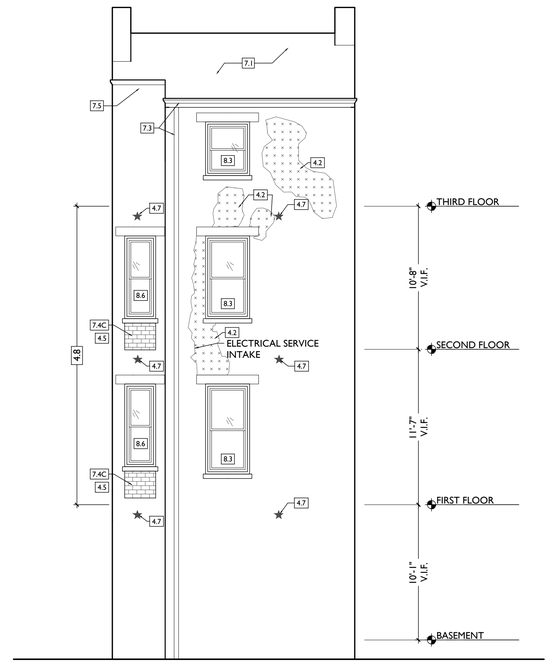
Job No: 25031 10.09.2025

RENDERED ELEVATIONS

A5.01

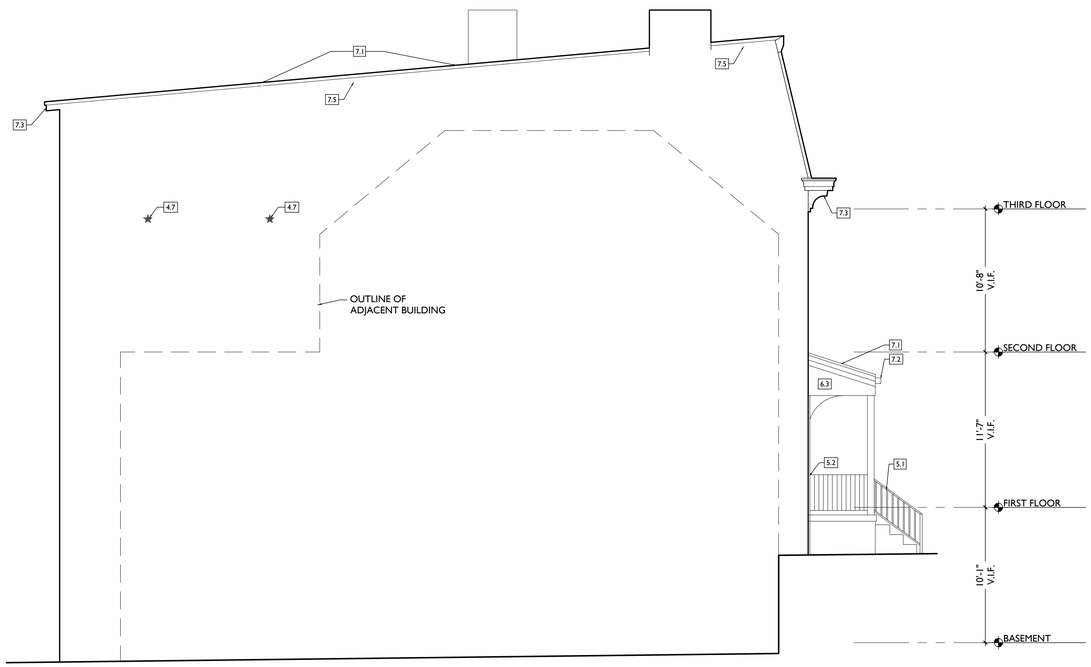
SCALE: 3/16" = 1'-0"

ELEVATIONS- SIDE 4



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

ELEVATIONS- REAR 3

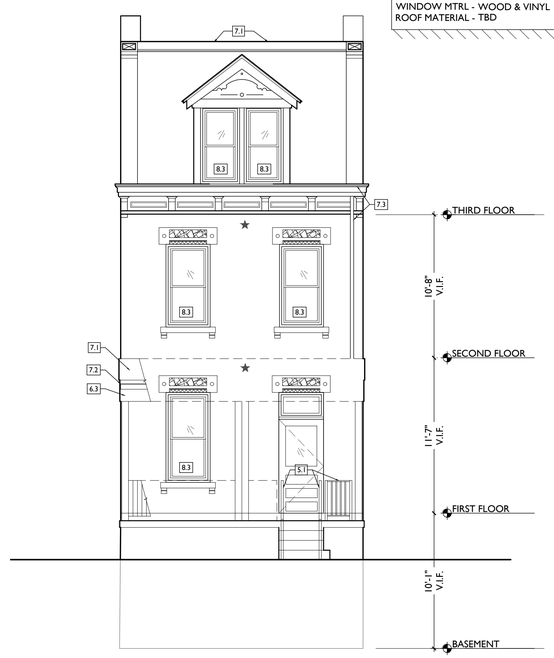


SCALE: 3/16" = 1'-0"

ELEVATIONS- SIDE 2

EXTERIOR NOTES

EXT. MATERIAL - BRICK
WINDOW MTRL - WOOD & VINYL
ROOF MATERIAL - TBD



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

ELEVATIONS- FRONT 1

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A0.01
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- 2868 — NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG — EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- E — EMERGENCY ESCAPE AND RESCUE WINDOW.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE 2X4 WITH 1/2" GYP BD EACH SIDE, UNLESS NOTED OTHERWISE.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL, HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
K. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
L. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
M. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. ~~RETAIN EXISTING TILE CEILING IN THIS ROOM.~~
2.2. ~~RETAIN AND REPAIR EXISTING WOOD SIDING.~~
2.3. ~~RETAIN AND REPAIR EXISTING STUCCO.~~
2.4. ~~RETAIN EXISTING WOOD HANDRAIL.~~
2.5. RETAIN EXISTING BEARING POST.

3. CONCRETE
3.1. INFILL EXG COAL CHUTE WITH FLOWABLE FILL (CLSM)

4. MASONRY
4.1. ~~TUCKPOINT FOUNDATION AS REQUIRED.~~
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. ~~REPLACE AND REPAIR BRICK AS NEEDED.~~
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. INFILL EXISTING COAL CHUTE W/ CMU WALL.
4.7. NEW STAR TIE.
4.8. CONSULT WITH ARCHITECT AFTER WOOD FRAMED VOLUME REMOVED, TO DISCUSS SCOPE OF MASONRY REPAIR.

5. METALS
5.1. REPLACE/INSTALL METAL HANDRAIL/GUARDRAIL 36" A.F.F.
5.2. FASTEN/SECURE EXG METAL RAILING TO BRICK.
5.3. SAND/SCRAPE/BONDO THE WEAK/RUSTED SPOT ON THE EXG METAL GUARD, THEN PAINT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.2. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.3. REPAIR/REPLACE EXG TRIM/FASCIA AT SIDE OF PORCH ROOF.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER.
7.4. ~~INFILL EXISTING OPENING.~~
7.4.a. NOT USED.
7.4.b. ~~WITH WOOD FRAMING AND EXTERIOR CLADDING TO MATCH.~~
7.4.c. ~~PARTIALLY INFILL OPENING. SEE ELEVATIONS.~~
7.5. NEW COMPOSITE BOARD RAKE TRIM.
7.6. INSULATION.
7.6.a. BATT INSULATION AT EXTERIOR WALLS.
7.6.b. 3" RIGID POLYISO INSULATION ABOVE ROOF DECK, BELOW NEW ROOF MEMBRANE
7.6.a. ~~BATT INSULATION BETWEEN ROOF RAFTERS.~~

8. OPENINGS
8.1. NEW CELLAR DOOR, B.O.D.: BILCO.
8.2. NEW WINDOW IN EXISTING OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. GLASS BLOCK INFILL.
8.5. ~~EXG ROOF HATCH TO REMAIN.~~
8.6. NEW WINDOW IN MODIFIED OPENING.
8.7. REPLACE BROKEN WINDOW PANE IN EXG WINDOW.

9. FINISHES
9.1. NOT USED.

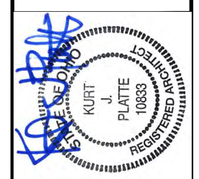
10. SPECIALTIES
10.1. CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
10.2. MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. ~~NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.~~
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR WASHER AND DRYER

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AIR HANDLER W/ HEAT PUMP IN LOCATION OF PREVIOUS CONDENSING UNIT.

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.10.08. - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
659 SEDAM ST
CINCINNATI, OH 45204

Job No: 25031 10.09.2025

ELEVATIONS

A2.10