

Site Plan

Area to be removed





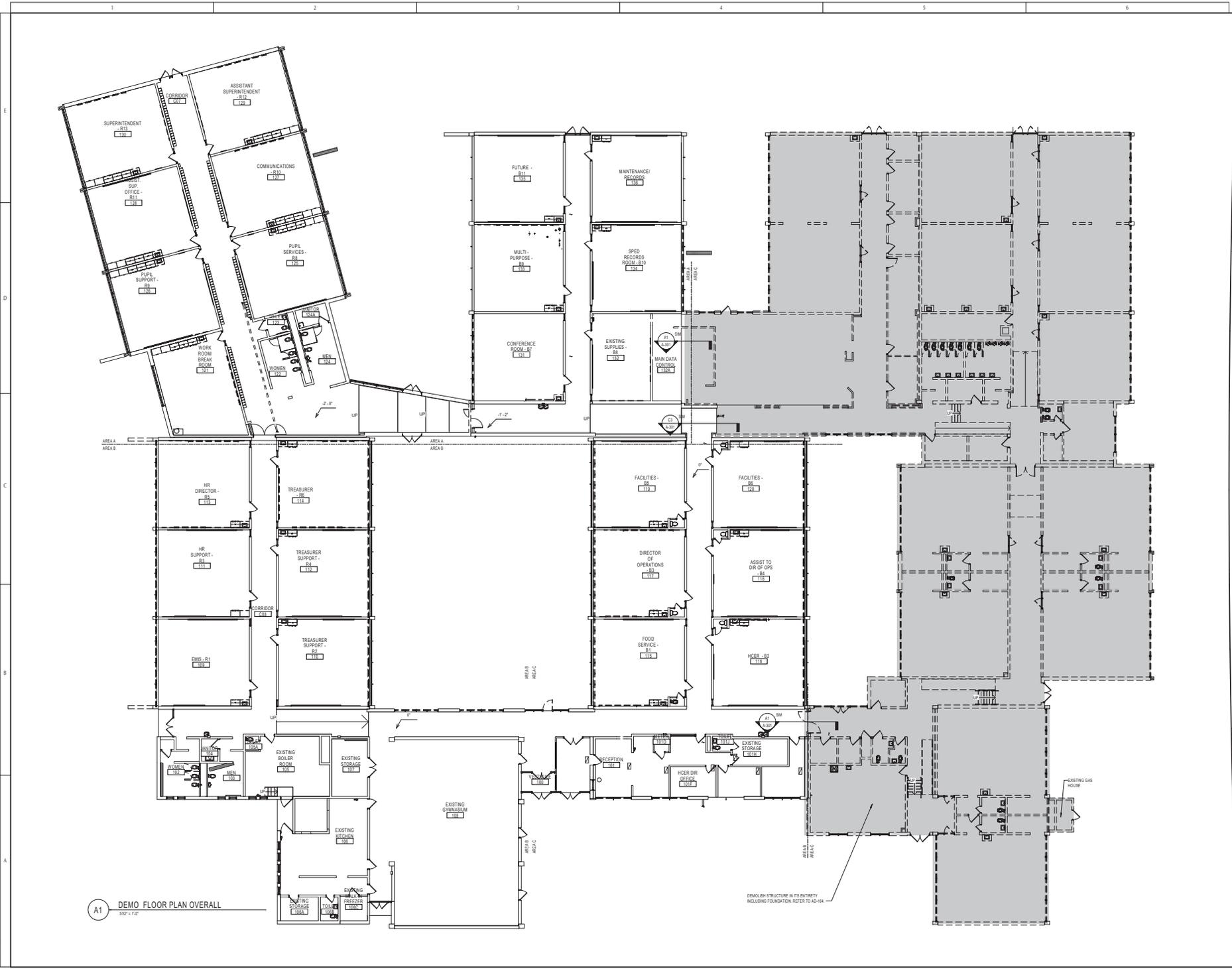
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EVAMERE RENOVATION TO ADMIN. OFFICE/HCR
 HUDSON, OHIO 44235
 DEMO FIRST FLOOR PLAN OVERALL

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2018098.08

AD-101



A1 DEMO FLOOR PLAN OVERALL
 330' x 110'

DEMOLISH STRUCTURE IN ITS ENTIRETY INCLUDING FOUNDATION. REFER TO AD-104

GENERAL NOTES

1. REFER TO AREA PLANS FOR DETAILS AND MORE INFORMATION.



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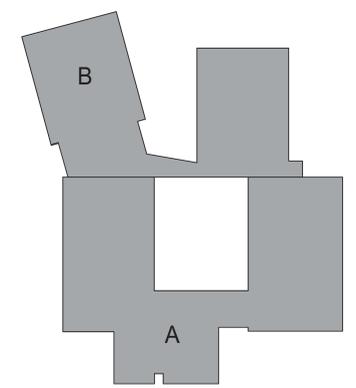
EVAMERE RENOVATION TO ADMIN. OFFICE/HCER
 76 N HAYDEN PKWY
 HUDSON, OHIO 44236

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| DATE: | |
| PERMIT | 03/26/2021 |
| BID | 03/26/2021 |
| CONSTRUCTION | --/--/-- |
| RECORDED | --/--/-- |
| PROJECT MANAGER | DESIGNER |
| JP | LMK |

JOB NO.
2018098.08

A-101

FIRST FLOOR PLAN OVERALL



A1 FIRST FLOOR PLAN OVERALL
 3/32" = 1'-0"

4/2/2021 5:27:58 PM



GENERAL NOTES

- ALTERNATE # 4: CLEAN EXISTING MASONRY, EXPOSED STEEL, SOFFITS, FASCIA'S, ETC. PER SPECIFICATIONS SECTION 04 01 20.63.

REFERENCED KEYNOTES

ELEVATION KEYNOTES

- PREP EXISTING STEEL CHANNELS, STEEL PLATE, AND STEEL SILL FOR NEW EXTERIOR PAINT COATING. NEW PAINT TO MATCH STOREFRONT FINISH. TYPICAL OF ALL CLASSROOM WINDOWS TO REMAIN.
- REMOVE LETTER SIGNAGE. PATCH AND REPAIR HOLES WITH MORTAR. PROVIDE NEW LETTER SIGNAGE. SEE SIGNAGE DRAWINGS.
- EXISTING DOOR TO REMAIN. PAINT FRAME.
- EXISTING STOREFRONT TO REMAIN.
- BASE BID: REMOVE BRICK FROM EXISTING RETAINING WALL AND PROVIDE NEW VENEER AND BRICK CAP WITH FLASHING. REFER TO DETAIL B3A-501.
- ALTERNATE # 4: REMOVE EXISTING JOINT SEALANT FROM CONTROL JOINT. PROVIDE NEW BACKER ROD AND SEALANT.
- ALTERNATE # 4: INSTALL NEW METAL WALL PANELS OVER EXISTING BRICK PER SPEC. 074293. PROVIDE MANUFACTURER'S STANDARD PERIMETER TRIM.
- ALTERNATE # 4: SEAL PERIMETER OF EXISTING LOUVER.
- ALTERNATE # 4: REMOVE/REPLACE BRICK WITH NEW BRICK TO MATCH EXISTING (SQUARE FOOTAGE AS NOTED).
- ALTERNATE # 4: REMOVE EXISTING FASTENERS - POINT WITH MORTAR.
- ALTERNATE # 4: PAINT EXISTING CONDUIT.
- ALTERNATE # 4: CLEAN EXISTING BRICK PER SPEC. 040120.63.
- LIGHT FIXTURE.
- ALTERNATE # 11: DEMOLISH EXISTING CHIMNEY TO BELOW ROOF LEVEL.
- ALTERNATE # 4: REMOVE EXISTING BRICK FROM TAPERED RETAINING WALL. PROVIDE NEW FACE BRICK AND CAP BRICK TO MATCH EXISTING. PROVIDE FLEXIBLE FLASHING UNDER CAP BRICK AND RAKE/SEAL ALL CAP BRICK JOINTS. SEE DETAIL B3 A-501.
- ALTERNATE # 4: CAULK ENDS OF EXISTING LINTEL.
- ALTERNATE # 4: REPLACE BRICK ON RETAINING WALL CAP - QUANTITY AS INDICATED. PROVIDE FLEXIBLE FLASHING WHEN FULL REPLACEMENT.
- ALTERNATE # 4: TUCKPOINT BRICK - QUANTITY/PERCENTAGE OF WALL AS INDICATED.
- REMOVE EXISTING BRICK VENEER AND PROVIDE NEW FACE BRICK VENEER TO MATCH EXISTING (BASE BID).
- PROVIDE COVER PLATE FOR OPEN JUNCTION BOX (BASE BID).
- NEW TAPERED MASONRY RETAINING WALL PER DETAIL XXXXX (BASE BID).
- EXISTING SAFETY RAILING TO REMAIN.
- PROVIDE NEW SAFETY RAILING AT NEW RTU EXTENTS.
- REPAIR EXISTING FASCIA AT DEMOLISHED BUILDING.

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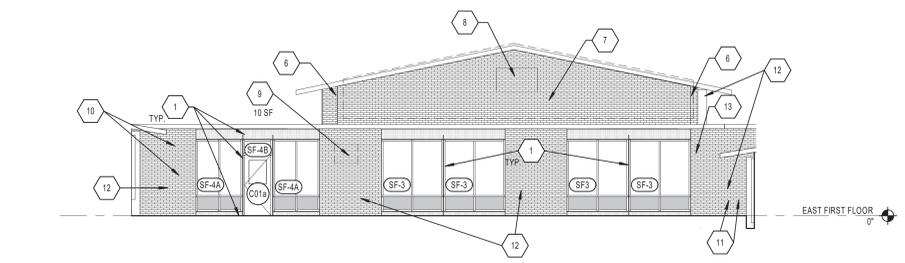
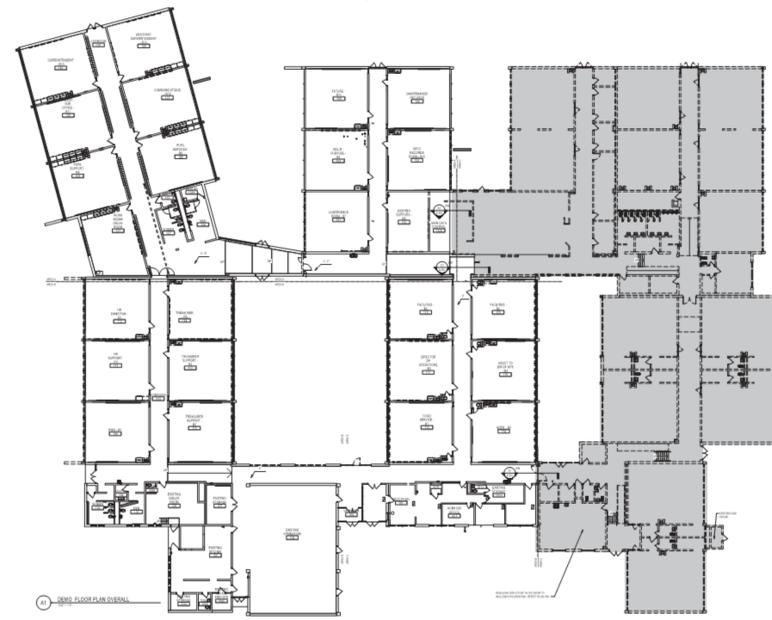
EVAMERE RENOVATION TO ADMIN. OFFICE/HCR
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EXTERIOR ELEVATIONS

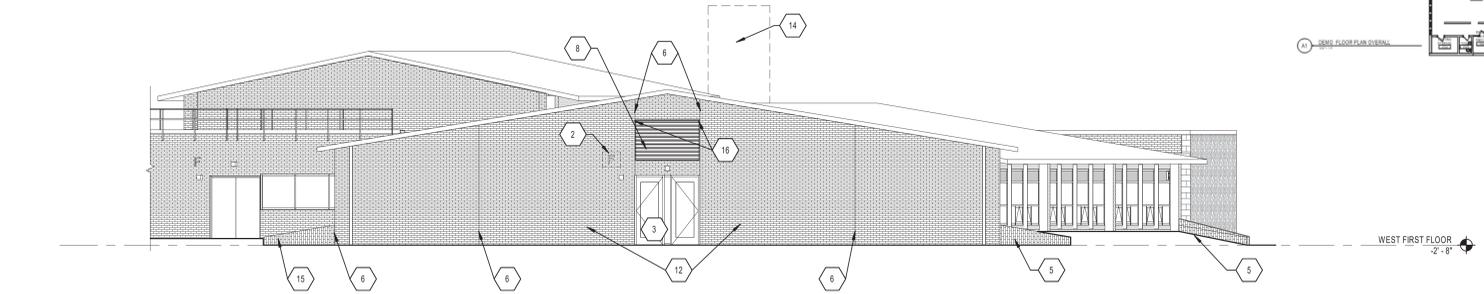
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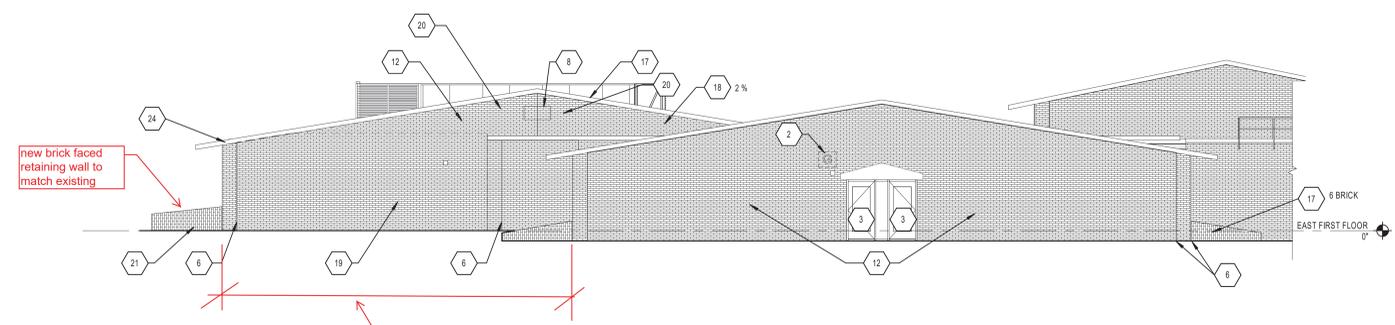
A-201



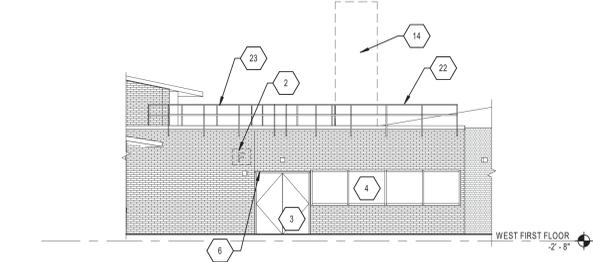
D1 NORTH ELEVATION 4
 18" = 1'-0"



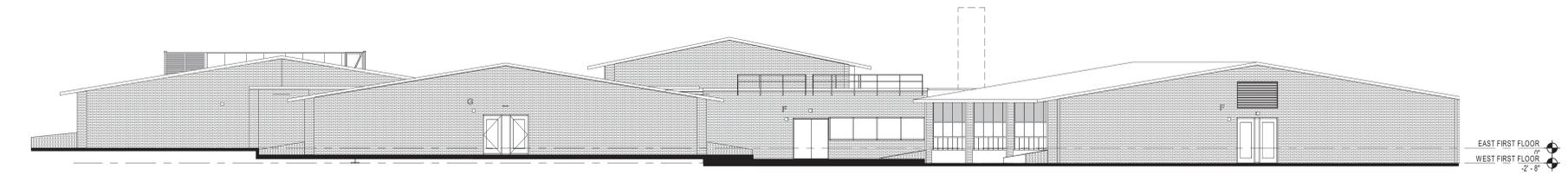
C1 NORTH ELEVATION 3
 18" = 1'-0"



B1 NORTH ELEVATION 1
 18" = 1'-0"



B2 NORTH ELEVATION 2
 18" = 1'-0"



A1 NORTH ELEVATION OVERALL
 3/2" = 1'-0"

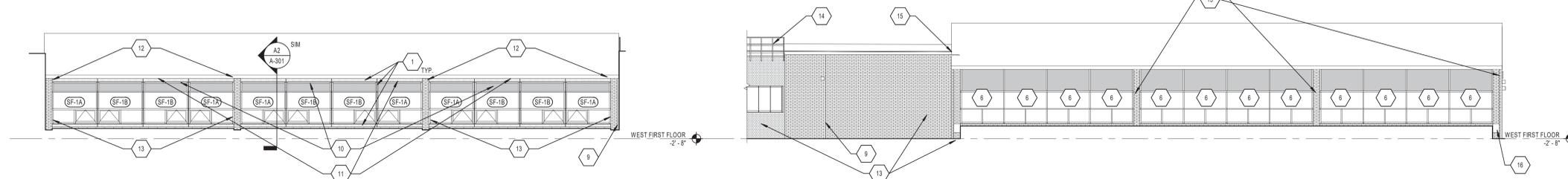
GENERAL NOTES

- ALTERNATE # 4: CLEAN EXISTING MASONRY, EXPOSED STEEL, SOFFITS, FASCIAS, ETC. PER SPECIFICATIONS SECTION 04 01 20 B3.

REFERENCED KEYNOTES

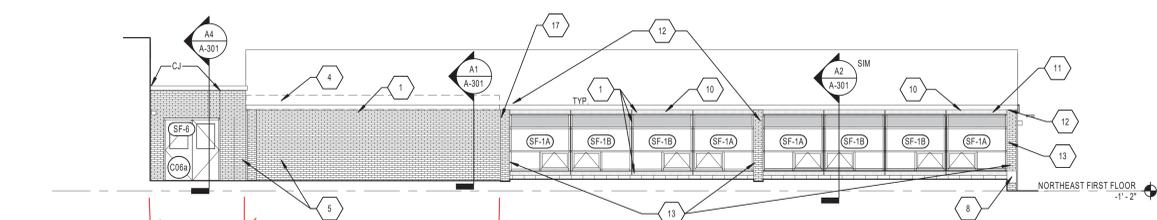
ELEVATION KEYNOTES

- PREP EXISTING STEEL CHANNELS, STEEL PLATE, AND STEEL SILL FOR NEW EXTERIOR PAINT COATING. NEW PAINT TO MATCH STOREFRONT FINISH. TYPICAL OF ALL CLASSROOM WINDOWS TO REMAIN.
- CLEAN, PATCH AND REPAIR EXISTING STONE RUBBLE VENEER AFTER DEMOLITION OF ADJACENT WALL.
- NEW ALUMINUM FASCIA TO MATCH EXISTING ADJACENT FASCIA. PROVIDE BLOCKING AND ROOF REPAIR AS REQUIRED AFTER DEMOLITION OF ADJACENT STRUCTURE.
- EXTEND EXISTING ROOF STRUCTURE TO MATCH ADJACENT ROOF. REFER TO WALL SECTION.
- NEW WALL INT'L. REFER TO WALL SECTION.
- BASE BID: EXISTING STOREFRONT WINDOW TO REMAIN. EXISTING AGGREGATE PANELS TO REMAIN. SEAL PERMETER.
- ALTERNATE # 3: REPLACE GYM WINDOWS WITH NEW ALUMINUM WINDOWS.
- EXISTING DOOR TO REMAIN. PAINT FRAME.
- REMOVE BRICK FROM EXISTING RETAINING WALL AND PROVIDE NEW VENEER AND BRICK CAP WITH FLASHING. REFER TO DETAIL 631A-501.
- ALTERNATE # 4: REMOVE EXISTING JOINT SEALANT FROM CONTROL JOINT. PROVIDE NEW BACKER ROD AND SEALANT.
- ALTERNATE # 4: PREPARE AND PAINT EXISTING SOFFIT PANELS.
- PREPARE AND PAINT EXISTING STEEL CHANNEL ABOVE WINDOWS (BASE BID).
- ALTERNATE # 4: APPLY JOINT SEALANT TO TOP OF BRICK AT SOFFIT PANELS.
- ALTERNATE # 4: CLEAN EXISTING BRICK PER SPEC. 040120 B3.
- EXISTING SAFETY RAILING TO REMAIN.
- ALTERNATE # 4: APPLY JOINT SEALANT TO END OF FASCIA.
- ALTERNATE # 4: REMOVE EXISTING BRICK FROM TAPERED RETAINING WALL. PROVIDE NEW FACE BRICK AND CAP BRICK TO MATCH EXISTING. PROVIDE FLEXIBLE FLASHING UNDER CAP BRICK AND RAKE/SEAL ALL GAP BRICK JOINTS. SEE DETAIL XXXIX.
- REFACE END OF WALL WITH BRICK (BASE BID); REMOVE/REPLACE BRICK WITH NEW BRICK TO MATCH EXISTING (SQUARE FOOTAGE AS NOTED).
- ALTERNATE # 11: DEMOLISH EXISTING CHIMNEY TO BELOW ROOF LEVEL.
- NOT USED.
- ALTERNATE # 4: CLEAN EXISTING BRICKSTONE PER SPEC. 040120 B3.
- NEW TAPERED MASONRY RETAINING WALL PER DETAIL 631A-501. (BASE BID).
- ALTERNATE # 4: EXISTING DOWNSPOUT. PROVIDE CONCRETE SPLASH BLOCK ON ROOF.
- ALTERNATE # 4: PREPARE AND PAINT EXISTING WIDE SPAN METAL DECK SOFFIT.
- ALTERNATE # 12: PROVIDE NEW SOFFIT PANELS PER SPEC. 074203.
- NEW 8'-0" HIGH RTU MOUNTED SCREEN ATTACHED TO MECHANICAL UNIT. BASIS OF DESIGN CITYSCAPE ENVISOR.

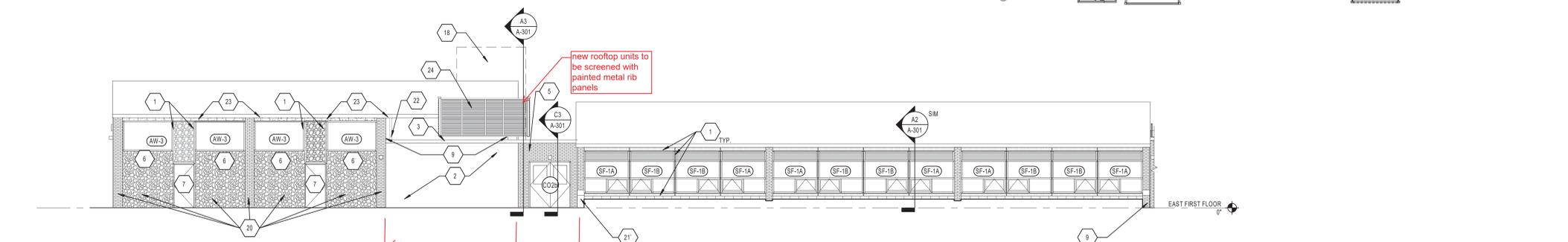


D1 EAST ELEVATION 3
1/8" = 1'-0"

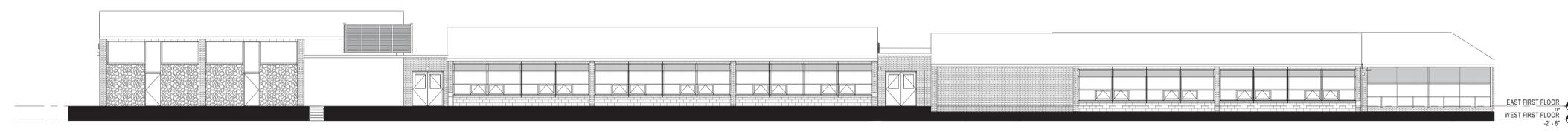
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1/8" = 1'-0"



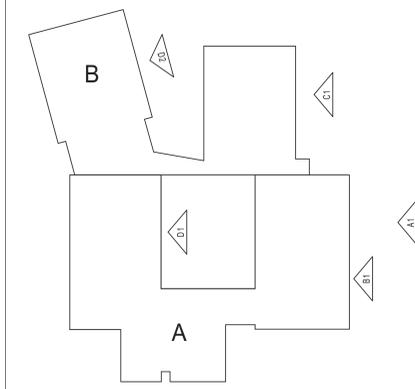
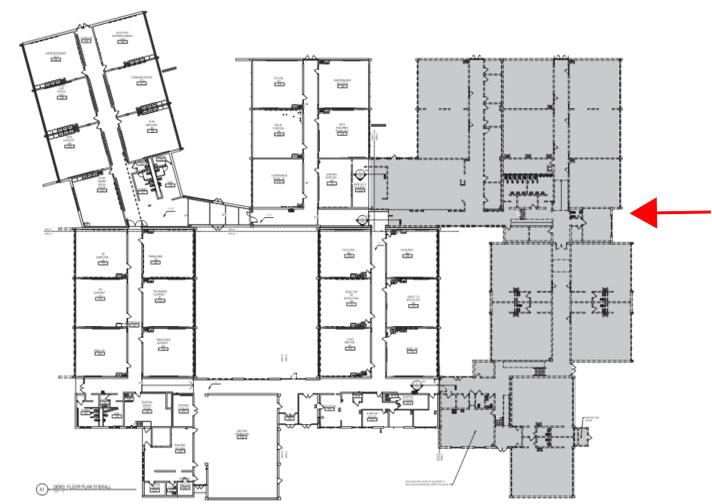
C1 EAST ELEVATION 2
1/8" = 1'-0"



B1 EAST ELEVATION 1
1/8" = 1'-0"



A1 EAST ELEVATION OVERALL
3/32" = 1'-0"



DESCRIPTION
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 HUDSON, OHIO 44236

EXTERIOR ELEVATIONS

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| RECORDED: | --- |
| PROJECT MANAGER: | DESIGNER: |
| JP | LMK |

JOB NO.
2018098.08

A-202



GENERAL NOTES

- ALTERNATE # 4: CLEAN EXISTING MASONRY, EXPOSED STEEL, SOFFITS, FASCIAS, ETC. PER SPECIFICATIONS SECTION 04 01 20.63.

REFERENCED KEYNOTES

ELEVATION KEYNOTES

- PREP EXISTING STEEL CHANNELS, STEEL PLATE, AND STEEL SILL FOR NEW EXTERIOR PAINT COATING. NEW PAINT TO MATCH STOREFRONT FINISH. TYPICAL OF ALL CLASSROOM WINDOWS TO REMAIN.
- EXISTING DOOR TO REMAIN.
- EXISTING STOREFRONT TO REMAIN.
- REMOVE BRICK FROM EXISTING RETAINING WALL AND PROVIDE NEW VENEER AND BRICK CAP WITH FLASHING. REFER TO DETAIL B31-A-301.
- ALTERNATE # 4: REMOVE EXISTING JOINT SEALANT FROM CONTROL JOINT. PROVIDE NEW BACKER ROD AND SEALANT.
- ALTERNATE # 4: PREPARE AND PAINT EXISTING SOFFIT PANELS.
- ALTERNATE # 4: APPLY JOINT SEALANT TO TOP OF BRICK AT SOFFIT PANELS.
- ALTERNATE # 4: CLEAN EXISTING BRICKSTONE PER SPEC. 040120.63.
- SEAL AROUND PERIMETER OF DUCT PENETRATION (BASE BID).
- ALTERNATE # 11: DEMOLISH EXISTING CHIMNEY TO BELOW ROOF LEVEL.
- ALTERNATE # 4: REMOVE/REPLACE FACE BRICK WITH BRICK TO MATCH EXISTING. MATCH EXISTING COURSING AND BOND (COMMON BOND). QUANTITY AS NOTED.
- ALTERNATE # 4: INSTALL A NEW CONTROL JOINT FULL DEPTH OF BRICK.
- ALTERNATE # 4: SEAL AROUND LOUVER DUCT PENETRATION.
- ALTERNATE # 4: REMOVE PEELING PAINT FROM CMU. PREPARE AND REPAINT.
- ALTERNATE # 4: PREPARE AND PAINT EXISTING WIDE SPAN METAL DECK SOFFIT. ALTERNATE NO. 12: PROVIDE NEW SOFFIT PANELS PER SPEC. 074293.
- PROVIDE NEW LETTER SIGNAGE PER SIGNAGE DRAWINGS (BASE BID).
- ALTERNATE # 4: FILL VOID AT TOP OF STONE WITH FOAM INSULATION. APPLY JOINT SEALANT.
- ALTERNATE # 4: CUTCAULK CRACK ON BRICK SIDE OF PLASTER.
- ALTERNATE # 4: PAINT EXPOSED STEEL AT JAMB.
- ALTERNATE # 4: CUTCAULK CRACK IN CMU BEFORE PAINTING.
- ALTERNATE # 4: REMOVE EXISTING JOINT SEALANT FROM CONTROL JOINT AT BACK SIDE OF RETAINING WALL. PROVIDE NEW BACKER ROCK/SEALANT.
- ALTERNATE # 4: EXISTING DOWNSPOUT. PROVIDE CONCRETE SPLASH BLOCK ON ROOF.
- ALTERNATE # 4: CUTCAULK CRACK IN BRICK.
- ALTERNATE # 4: REMOVE CAP BRICK FROM TAPERED RETAINING WALL. PROVIDE NEW CAP BRICK WITH FLEXIBLE FLASHING UNDERNEATH. RAKE ALL CAP BRICK JOINTS AND APPLY JOINT SEALANT DETAIL B31-A-301.
- REMOVE EXISTING JOINT SEALANT FROM CONTROL JOINT AT BACK SIDE OF RETAINING WALL. PROVIDE NEW BACKER ROCK/SEALANT (BASE BID).
- REPAIR LOOSE COUNTERFLASHING (BASE BID).

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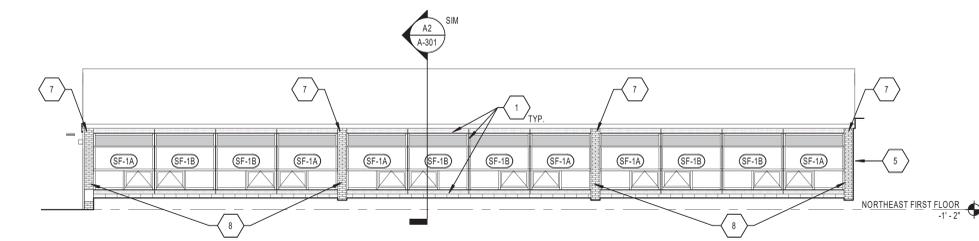
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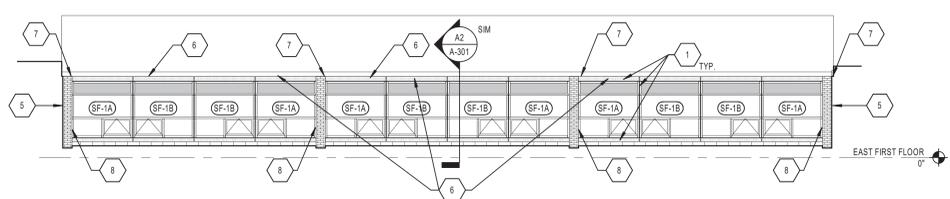
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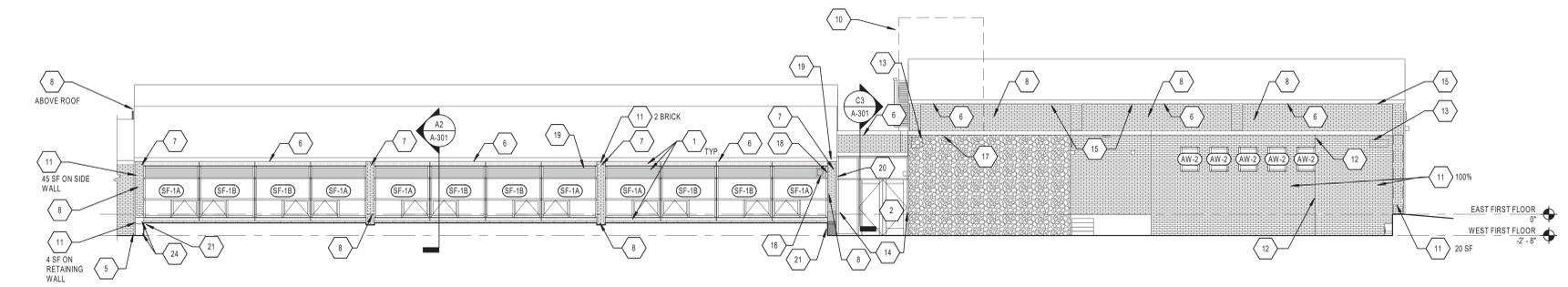
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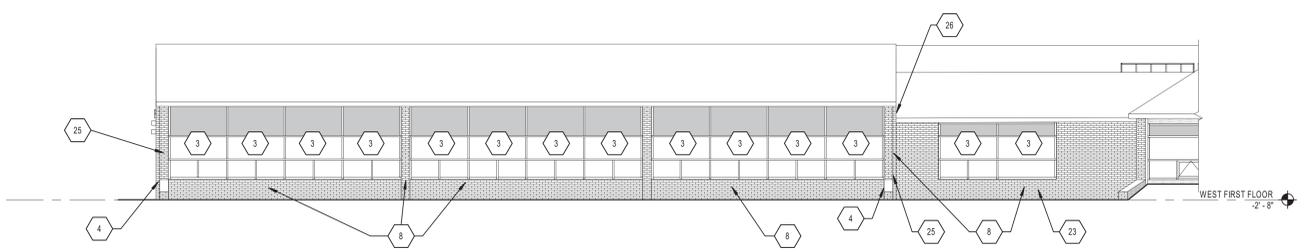
D1 WEST ELEVATION 3
1/8" = 1'-0"



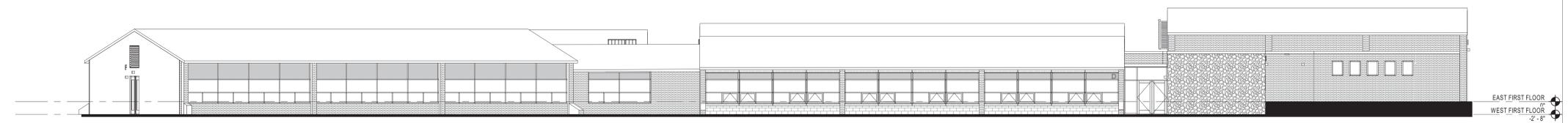
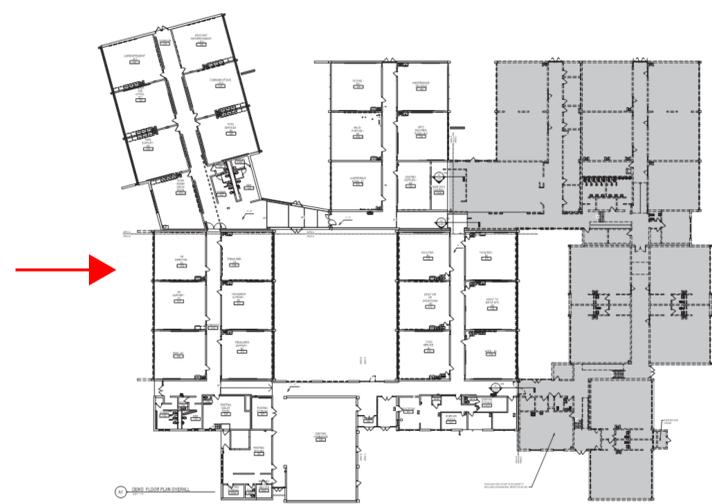
D2 WEST ELEVATION 4
1/8" = 1'-0"



C1 WEST ELEVATION 2
1/8" = 1'-0"



B1 WEST ELEVATION 1
1/8" = 1'-0"



A1 WEST ELEVATION OVERALL
3/32" = 1'-0"

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View along N. Hayden Pkwy. looking north – Evamere to the left.



Lawn area between N. Hayden Pkwy. and Evamere to the left

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View looking northwest – these sections are to be demolished, creating more lawn area.



View from N. Hayden Pkwy. looking west. Entry drive loop to the left.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View from front lawn looking west/southwest – these sections are to be demolished



View from front lawn looking west/northwest – this section is to be demolished

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View inside east courtyard. This exterior wall will now face N. Hayden Pkwy. Windows are to be replaced with windows similar to the 2007 addition windows. Construction to the far right will be demolished.



View inside corridor looking west. The courtyard in the picture above is to the right. This construction in the foreground will be demolished and wall at the double doors infilled with brick and FRP doors/aluminum storefront to match existing.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



This image is of a cobblestone veneer wall on the west façade. Per the addition drawings, removal of an abutting wall adjacent to the existing main office area will reveal a similar wall. This wall will be repaired as necessary to match others.



View of a retained section that will now face N. Hayden Pkwy. The construction to the left is to be demolished. The windows are to be replaced with windows similar to the 2007 addition windows.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



West façade of the 2007 addition. These windows will remain. Window replacement on the balance of the remaining building are to be similar to these windows, with dark bronze finished aluminum with metal panels above.



Portion of west façade facing parking lot, adjacent to the 2007 building. Windows are to be replaced with windows similar to the 2007 addition, dark bronze aluminum with metal panels above. Window glass area to be increased for additional natural light, similar to the 2007 addition windows.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View from N. Hayden Pkwy. along North entrance to Evamere .



area to be
demolished

View looking north from the entrance drive. Construction to the right to be demolished. The existing main office construction to the left is to remain. The demolition is anticipated to reveal a cobblestone veneer – this will be restored.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



area to be demolished

Connection point between existing construction to remain to the left and construction to be demolished to the right.



area to be demolished

View from entrance drive to main entrance/main office area. Construction to the right to be demolished.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View from entrance drive looking northwest to main entrance. This area is to remain and be renovated.



View looking west from N. Hayden Pkwy. along south entrance drive. A new bike/pedestrian trail will be provided along the south side of the drive to N. Hayden Pkwy.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



area to be demolished

View from building entrance looking east towards N. Hayden Pkwy.



area to be demolished

View of partial south elevation – center and right sections are to be demolished.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View of main entrance – windows are to be replaced. Existing aluminum storefront and FRP doors are to remain.



View of delivery area – trash dumpster is to be removed from the site. The recycling dumpster is to be moved to by the filed house.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View from southwest of the building looking north – parking lot to the west.



View from the service area towards the south elevation.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View along west side of the building and parking lot.



View along the north side of the 2007 addition looking east.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View of the west elevation of the 2007 addition looking south. Brickwork to be repaired as funds are available (alternate bid).



View from the north looking south – east elevation of the 2007 addition to the right, west elevation of the 1960 addition to the left.

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View looking east along the north side of the parking lot and the existing playground (to remain).



View from the north looking south – areas to be demolished (1960/1975)

**EVEAMERE – CONVERSION TO ADMINISTRATIVE OFFICES
BUILDING IMAGES**

4/20/21



View along north elevation – construction to the left to be demolished.



View looking east north of Evamere.