Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.

Principals:
Richard B. Naegel P.E.
Robin R. Hahn P.E.
Raymond J. Brake P.E.

December 29, 2016

OTR Adopt
1219 Sycamore Street
Cincinnati, OH 45202

Attn: Brenden Regan
Re: 33 E. McMicken
Project No. 16031.13

Dear Regan:

At your request, I visited the existing property at 33 E. McMicken Avenue in Cincinnati, Ohio. The purpose of the visit was to observe the existing exterior masonry walls at the north-east corner of the building, that had recently been rebuilt.

The building consists of wood framed floor joists spanning north-south, supported by exterior 2-wythe brick masonry bearing walls.

The area of concern is the north masonry wall, near the east corner of the building. Per our conversations, the building experienced numerous issues prior to work administered by OTR Adopt, including rotted floor joists, rotted sheathing, and this portion of masonry wall. Floor joists and sheathing were replaced, and a wood stud wall was installed along the north wall for support of new and existing joists. Portions of the north and east masonry walls were deemed insufficient by OTR adopt, and partially re-built with a combination of interior 4" CMU and re-use of the exterior brick. However, the north masonry wall was re-built with roughly the same out-of-plumb displacement as the original masonry wall. Our involvement in this project began after the work described above was completed.

You expressed concern with the re-built north masonry wall, as it was built a considerable amount out of plumb. Based on my observation, it appeared this wall was 4" to 6" out of plumb in some places. It is my opinion that this amount of displacement is not structurally sufficient.

It is our recommendation that the north masonry wall be demolished and replaced with a new load bearing wood stud wall supporting a brick veneer. Attached to this letter are drawings indicating the extent of replacement that should be undertaken, and sections detailing the structural components of this replacement. You may wish to use the existing facing brick for the new veneer in an effort to match the new veneer with existing masonry to remain, make this known to the contractor if that is what you would like to do. Conventional construction practices and standards should be used regarding waterproofing, flashing, and details where the new wall joins existing masonry walls. Our expertise and recommendations are limited to the structural aspects of this design. Consult the code and/or an appropriate design professional with questions regarding aspects of this project that are not structural concerns. Use the Ohio Residential Code fastening tables for connection and fastening of wood components not specified in the sections.

In an effort to prevent future issues along the north wall where existing masonry is to remain. We recommend that the existing masonry wall along the north is tied to the floor joists per the typical detail attached.

This report is limited to the conditions observed at 33 E. McMicken Avenue in Cincinnati, Ohio. This investigation was performed using visual techniques for the site observations. No testing of the soils was performed. Any conclusion or interpretation taken by others based on this report is not the responsibility of AGE, Inc. The conclusions in this report are based on my experience as a structural engineer in the Greater Cincinnati Area.

Thank you for contacting our office to help with this matter. If we can be of further service please do not hesitate to call.

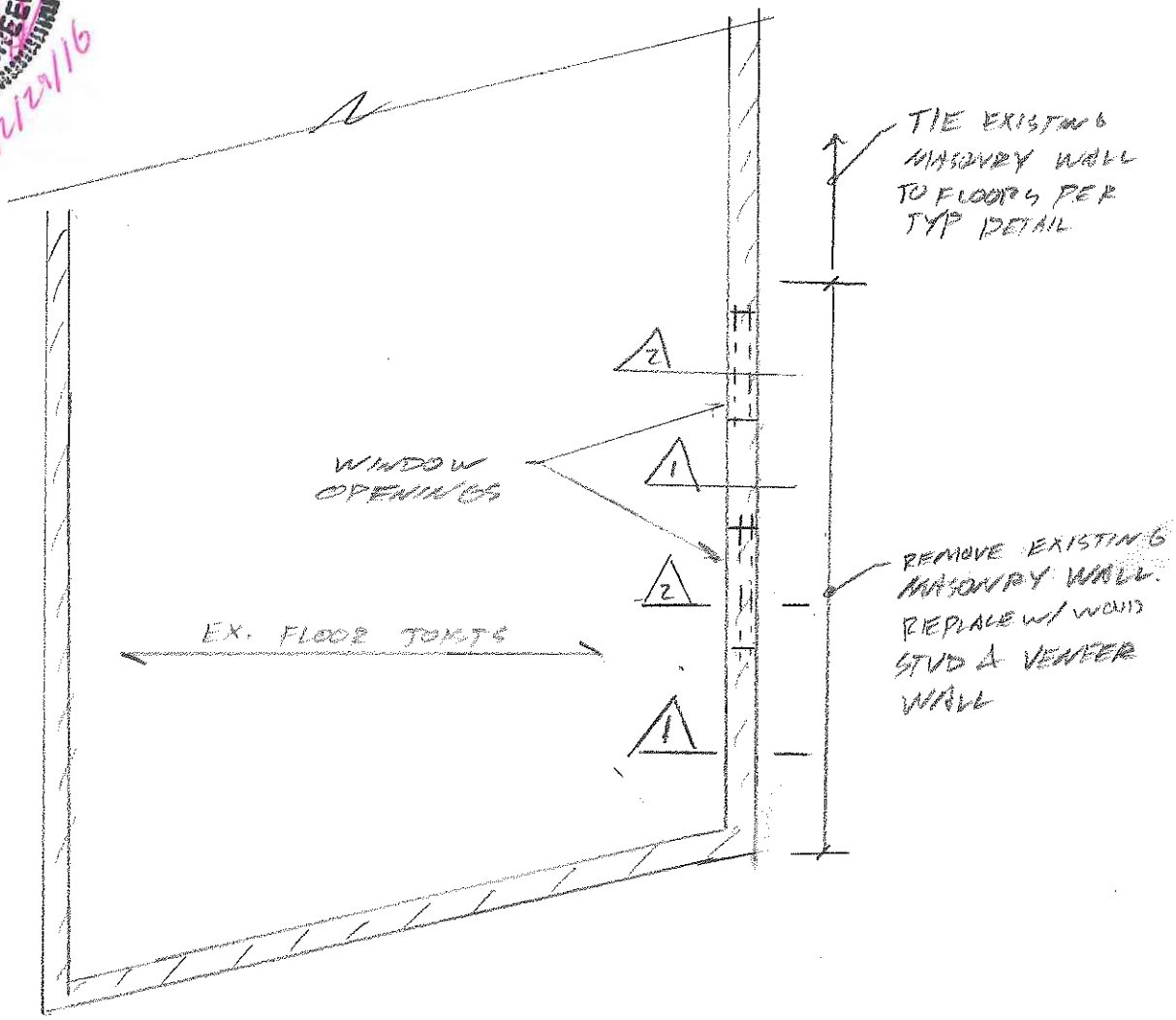
Sincerely,

Kyle Jenkins, P.E.
Advantage Group Engineers, Inc.

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Rd.
Cincinnati, OH 45206
Ph. 513.396.8900

Project: 33 E. McMicken
Client:
Project No.: 16031.13 Date: 12/29/16
Engineer: KCJ Sheet 1

STATE OF OHIO
KYLE C. JENKINS
75308
REGISTERED
PROFESSIONAL ENGINEER
12/29/16



McMICKEN ST.

PLAN NORTH

Structural Consultants
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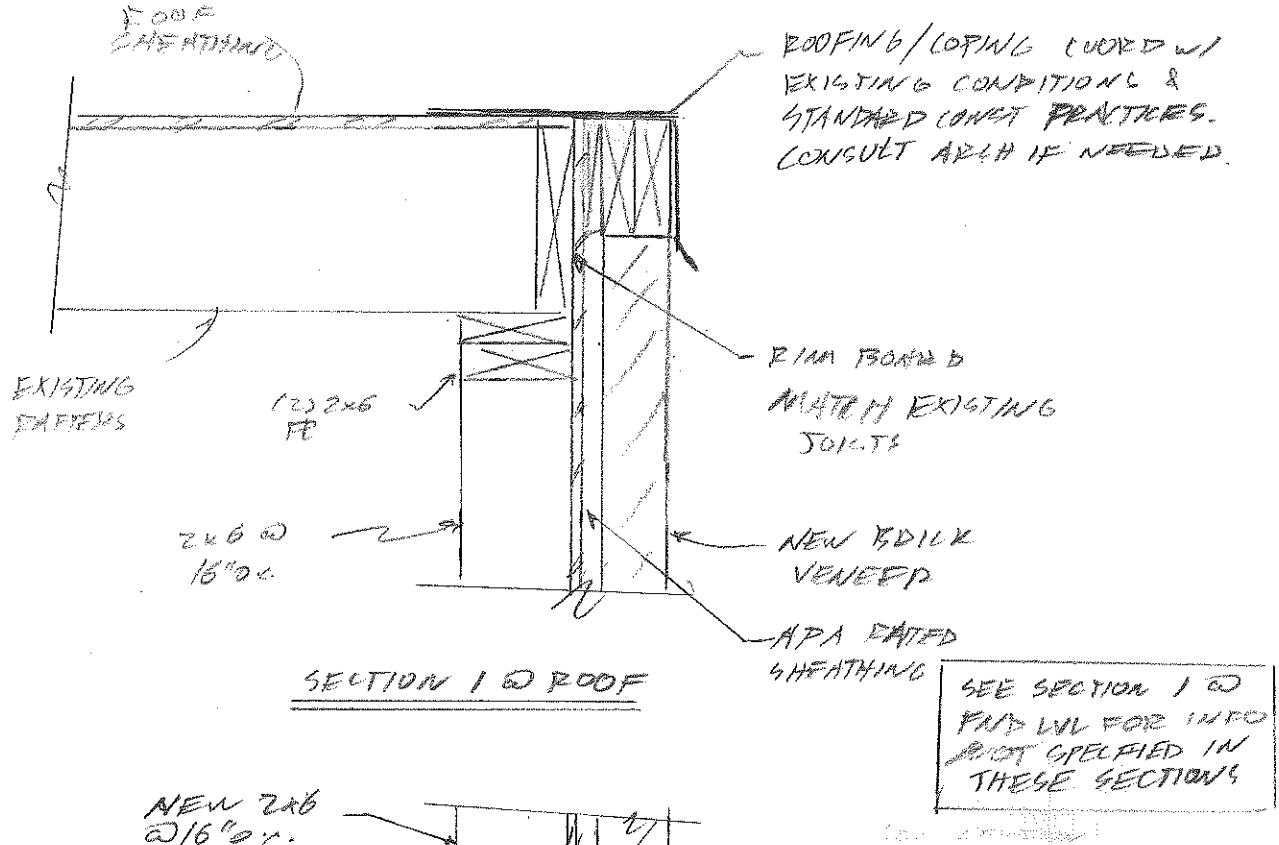
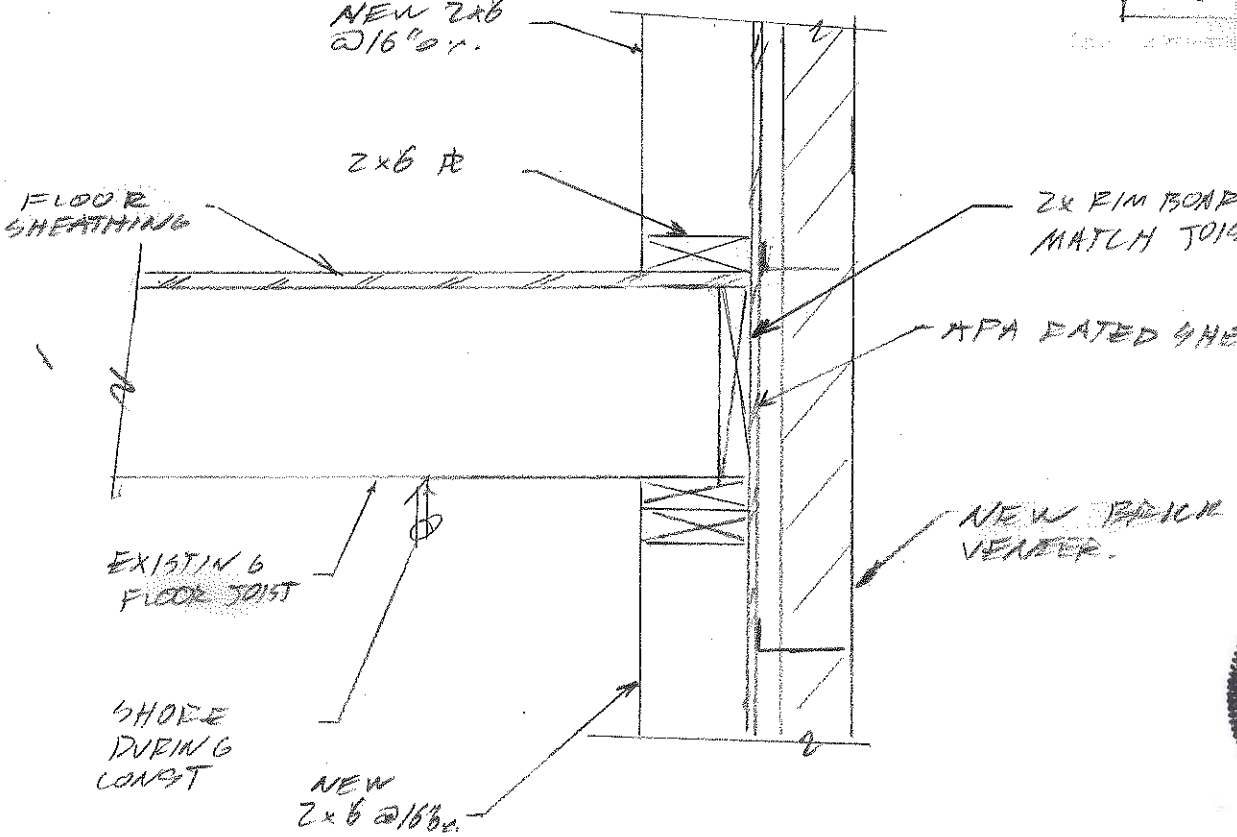
Project: 33 E. MACMICHEN
Client:
Project No.: 16031.13 Date: 12/29/16
Engineer: KCJ Sheet 3



SECTION 1 @ ROOF

SEE SECTION 1 @ FIRST LVL FOR INFO NOT SPECIFIED IN THESE SECTIONS



STATE OF OHIO
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SECTION 1 @ 2ND & 3RD FLOORS

Structural Consultants
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Project: 33 E McMILLEN
Client:
Project No.: 16031.13 Date: 12/29/16
Engineer: KCJ Sheet 2

STATE OF OHIO
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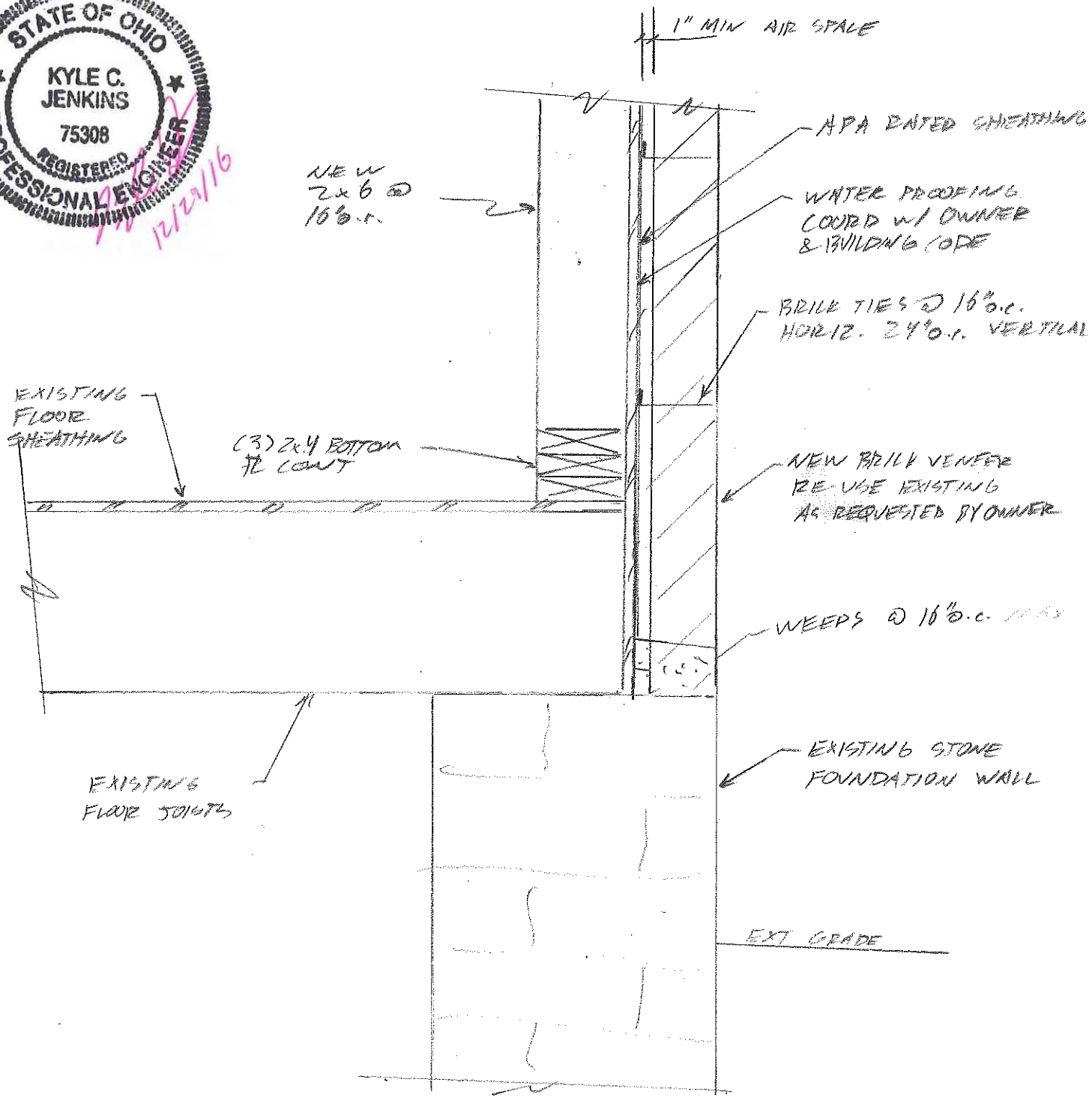

SECTION 1 @ FND LVL

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Project: 33 E McMillan
Client:
Project No.: 16091-13 Date: 12/29/16
Engineer: KCJ Sheet 4

STATE OF OHIO
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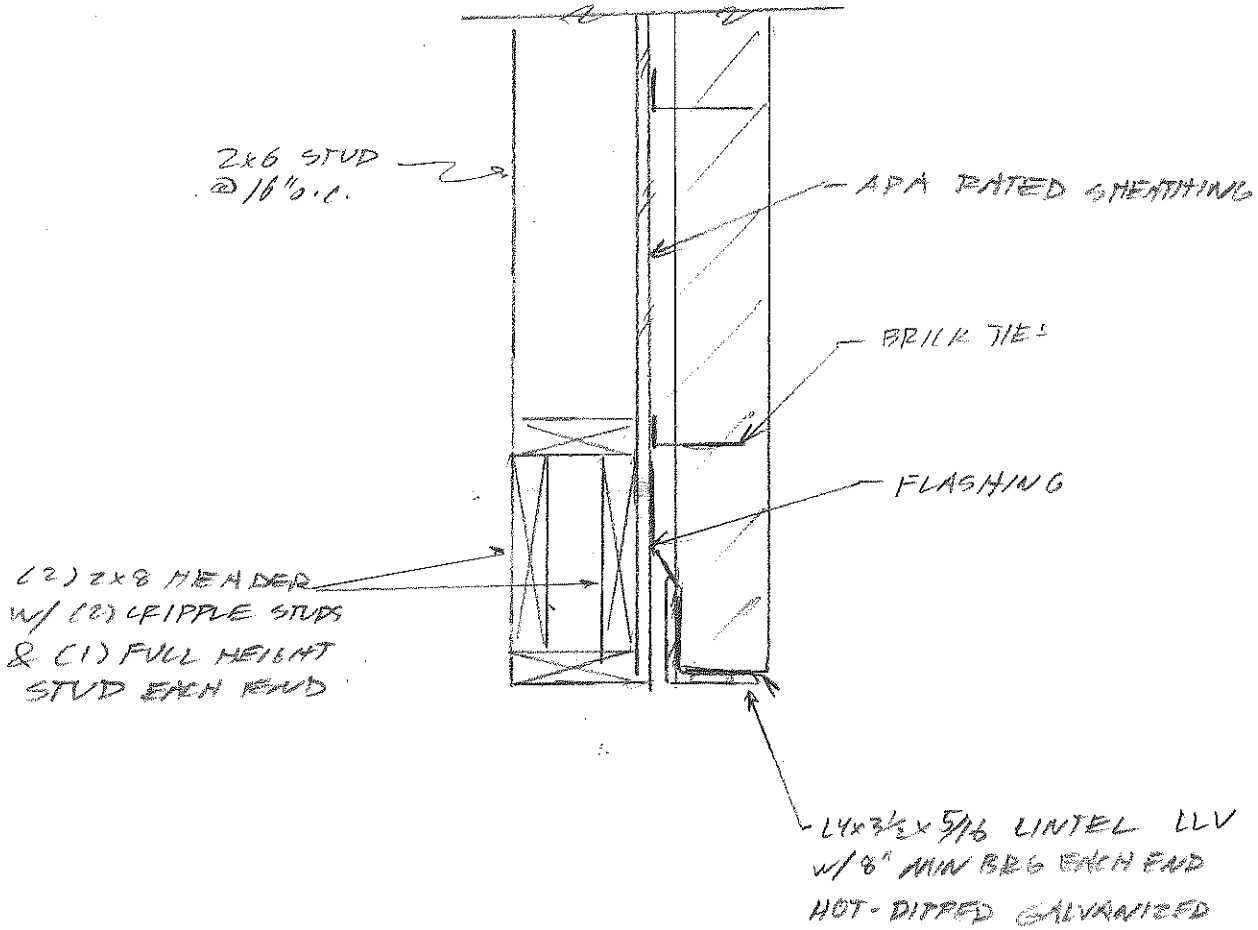

SECTION 2; TYP HEADER & LINTEL SECTION

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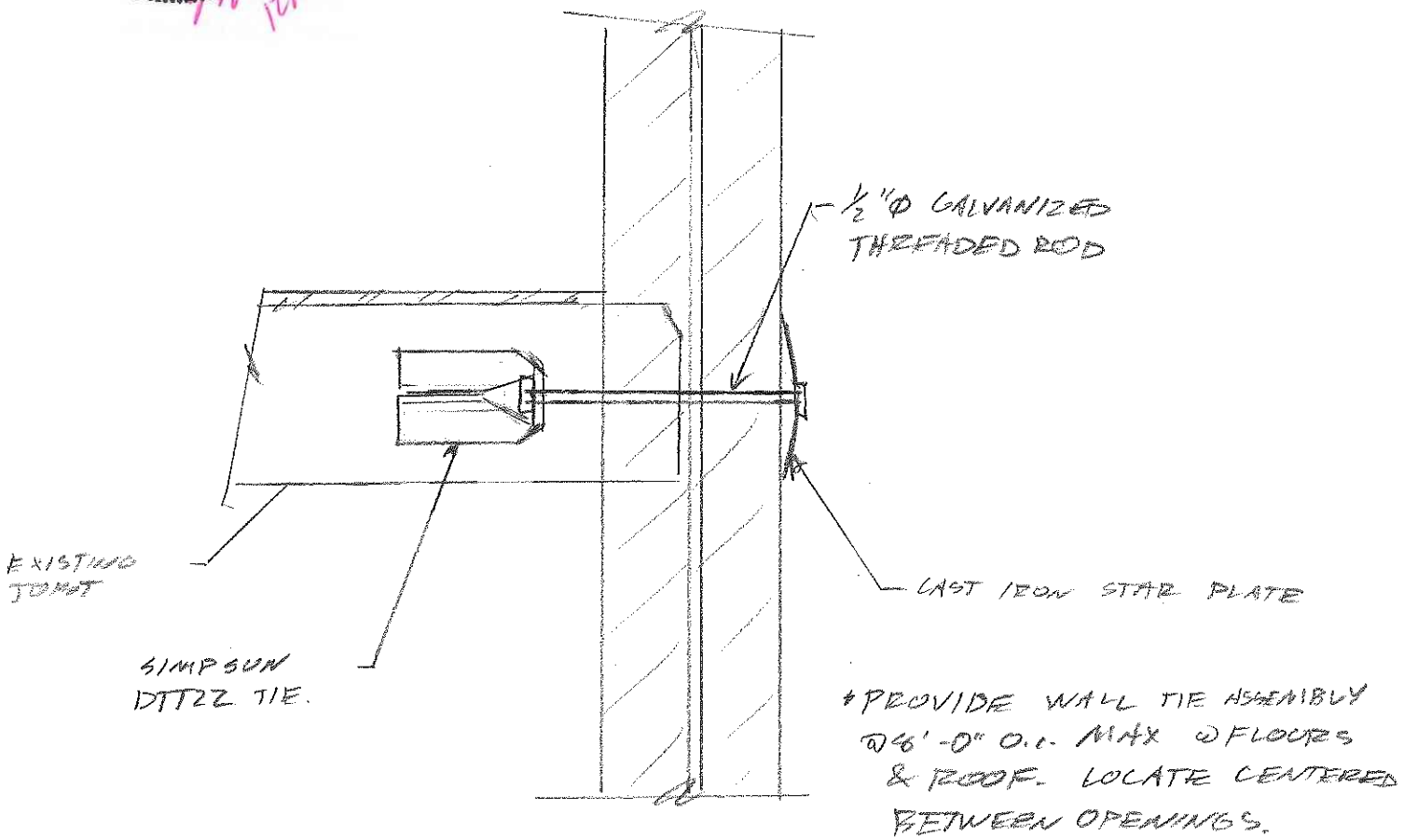
Project: 33 E. McMICKEN
Client:
Project No.: 1603.13 Date: 12/29/16
Engineer: KCJ Sheet 5



TYPICAL MASONRY WALL TIE DETAIL

PROVIDE WALL TIES ALONG NORTH WALL