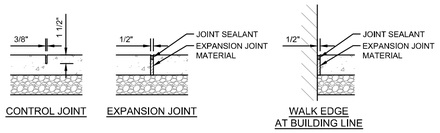
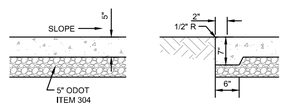
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



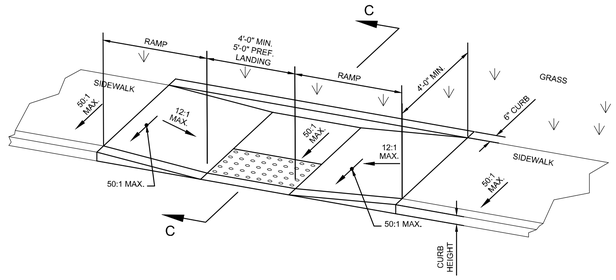


NOTES:

1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP. JOINTS TO BE TOOLED, SAWED.
3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE SLAB WALK DETAIL

1 / C100 — N.T.S.



SECTION C-C

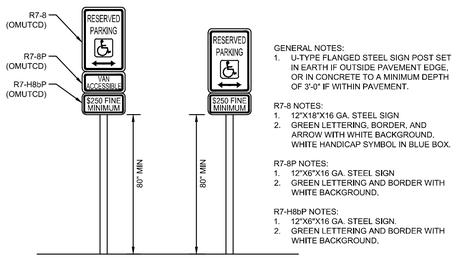
NOTES:

1. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC.
2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
3. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING.
4. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
5. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. WITH A 50:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE.
6. **DETECTABLE WARNINGS:** INSTALL DETECTABLE WARNINGS ON EACH CURB RAMP WITH APPROVED MATERIALS, AS SHOWN IN SEPARATE DETAIL. INSTALL THESE PROPRIETY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. **DRAINAGE:** CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP SLOPES. VERTICAL CHANGE IN LEVEL EXCEEDING ¼" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.
8. **SURFACE TEXTURE:** TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
9. **JOINTS:** PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK, PROVIDE A ½" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

*WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB, OTHERWISE USE 6" THICK WALK.

CURB RAMP DETAIL - DOUBLE SIDED PARALLEL

3 / C100 — N.T.S.



GENERAL NOTES:
1. U-TYPE FLANGED STEEL SIGN POST SET IN EARTH IF OUTSIDE PAVEMENT EDGE, OR IN CONCRETE TO A MINIMUM DEPTH OF 3'-0" IF WITHIN PAVEMENT.

R7-8 NOTES:
1. 12"X18"X16 GA. STEEL SIGN
2. GREEN LETTERING, BORDER, AND ARROW WITH WHITE BACKGROUND. WHITE HANDICAP SYMBOL IN BLUE BOX.

R7-8P NOTES:
1. 12"X6"X16 GA. STEEL SIGN
2. GREEN LETTERING AND BORDER WITH WHITE BACKGROUND.

R7-H8bP NOTES:
1. 12"X6"X16 GA. STEEL SIGN.
2. GREEN LETTERING AND BORDER WITH WHITE BACKGROUND.

NOTE:
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN DETAIL

2 / C100 — NTS

NOTES:

GENERAL

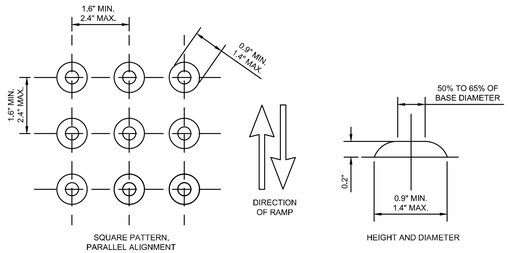
1. DETECTABLE WARNINGS ARE A DISTINCTIVE SURFACE PATTERN OF TRUNCATED DOMES WHICH ARE DETECTABLE BY CANE OR UNDERFOOT TO ALERT PEOPLE WITH VISION IMPAIRMENTS OF THEIR APPROACH TO STREETS AND HAZARDOUS DROP-OFFS.

PLACEMENT

2. DETECTABLE WARNINGS ARE TO BE INSTALLED AT ANY LOCATION WHERE PEDESTRIANS MIGHT CROSS PATHS WITH VEHICULAR TRAFFIC LANES, SUCH AS THE BASE OF CURB RAMPS OR AT BLENDED CURBS. A 24" STRIP OF DOMES IS TO BE INSTALLED FOR THE FULL WIDTH OF THE RAMP OR WALK.
3. THE DEPTH OF CONCRETE UNDERNEATH DETECTABLE WARNING PRODUCTS SHALL BE A MINIMUM OF 4".

PRODUCTS & COLORS

4. COLOR OF THE DETECTABLE WARNINGS SHOULD CONTRAST WITH SURROUNDING CONCRETE WALK AND RAMP. BLACK IS NOT AN ACCEPTABLE COLOR. APPROVED PRODUCTS AND GUIDANCE ON COLOR MAY BE FOUND ON THE ODOT OFFICE OF ROADWAY ENGINEERING SERVICES DETECTABLE WARNINGS APPROVED LIST. INSTALL PRODUCTS AS PER MANUFACTURER'S PRINTED INSTRUCTIONS.



DETECTABLE WARNINGS DETAIL

1 / C100 — N.T.S.

GENERAL NOTES

1. THE CITY OF CINCINNATI, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF CINCINNATI REQUIREMENTS, THE CITY OF CINCINNATI REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
3. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224, (614)2656717.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF CINCINNATI AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN. STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
22. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CINCINNATI. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF CINCINNATI AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
26. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
27. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
28. WATERLINE SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI. WATERLINE 2 INCHES AND UNDER TO BE "K" COPPER OR POLYTUBING.

OHIO811.org Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO — STEVEN R. KORTE — E-61033 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

PROJECT NO:	200208.010
DATE:	2024-02-26
SCALE:	

SHEET NAME:

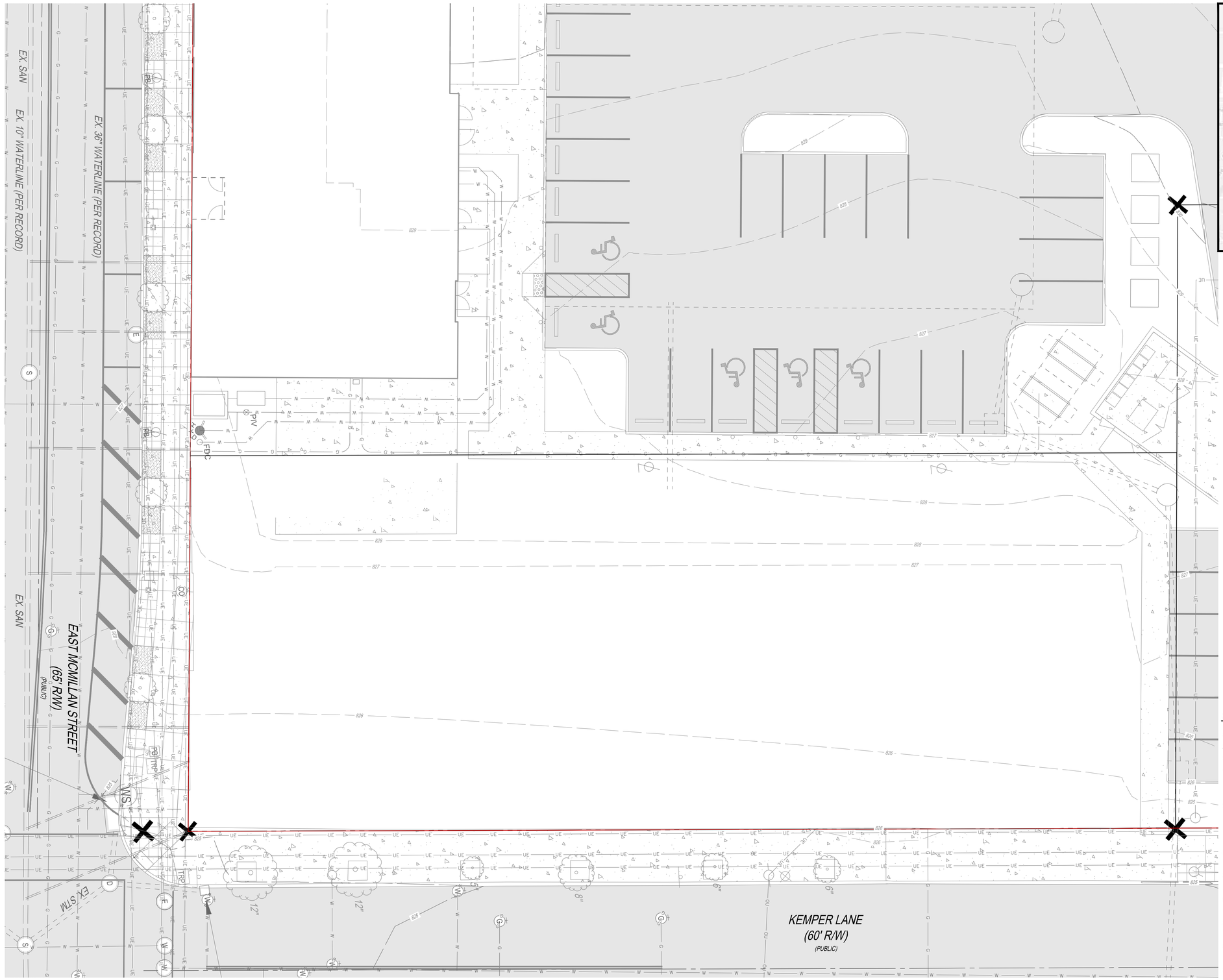
GENERAL NOTES & DETAILS

SHEET NO.

C100

K:\2020\200208\010_DWG_Sheets\200208C100.dwg, 2/26/2024 7:00:15 AM, pgetts

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES





VICINITY MAP
N.T.S

LEGEND

- IRON PIN FOUND (SIZE AS NOTED)
- 5/8" IRON PIN SET
- CROSS NOTCH
- MAG NAIL FOUND
- MAG NAIL SET
- SANITARY MANHOLE
- CLEAN OUT
- MANHOLE
- STORM MANHOLE
- INLET
- CATCH BASIN
- DOWNSPOUT
- GROUND LIGHT
- TRANSFORMER
- PULL BOX
- LIGHT POLE
- LAMP POST
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- GUARD POST
- PARKING METER
- FENCE POST
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- WATER MANHOLE
- SINGLE POST SIGN
- TELEPHONE MANHOLE
- TRAFFIC BOX
- TRAFFIC SIGNAL POLE
- FENCE LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- SANITARY SEWER
- STORM SEWER
- ASPHALT
- CONCRETE

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD 83) (NGVD 29)
5. PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NON-PRINTED PANEL NO. 39061C0238E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010, SUBJECT SITE IS LOCATED IN ZONE "X"-OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
6. SUBJECT SITE CONTAINS 217 PARKING SPACES OF WHICH 5 ARE DESIGNATED HANDICAP.
7. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
9. SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO GILBERT AVENUE, McMILLAN STREET AND KEMPER LANE.
10. PROPERTY SHOWN HEREON CONSISTS OF THE AUDITOR'S PARCEL NO. 067-0003-0007-01 AND NO OTHER LAND.
11. PROPERTY SHOWN HEREON IS CONTIGUOUS TO ADJOINING LANDS ALONG THE COMMON BOUNDARY LINES, WITH NO GAPS, GORES OR OVERLAPS.
12. PROPERTY SHOWN HEREON IS ALL OF THE LANDS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. OH-FAM-16-001339.

NOTE :
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
STEVEN R. KORTE
E-91033
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

PROJECT NO:	200208.010
DATE:	2024-02-26
SCALE:	0 5 10 20
SHEET NAME:	EXISTING CONDITIONS
SHEET NO.	C110

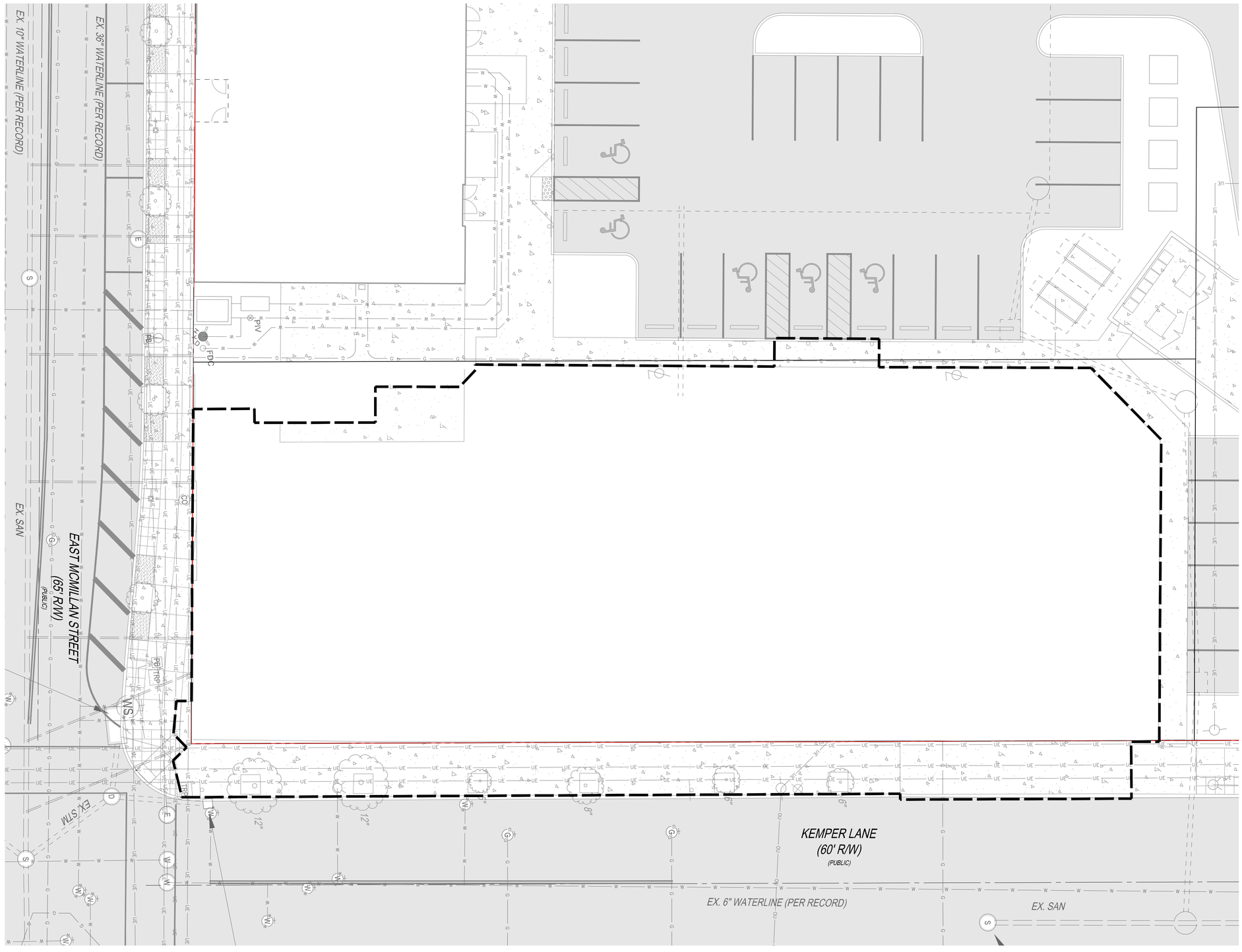
N:\2020\200208\SUR_DWG_Sheets\200208CSUR010.dwg, 2/26/2024 7:03:04 AM, wgibbs

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

PROPOSED LEGEND

LIMITS OF DISTURBANCE

KEY NOTES (1)



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
STEVEN R. KORTE
E-91033
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

PROJECT NO:	200208.010
DATE:	2024-02-26
SCALE:	0 5 10 20

SHEET NAME:

DEMOLITION PLAN

SHEET NO.

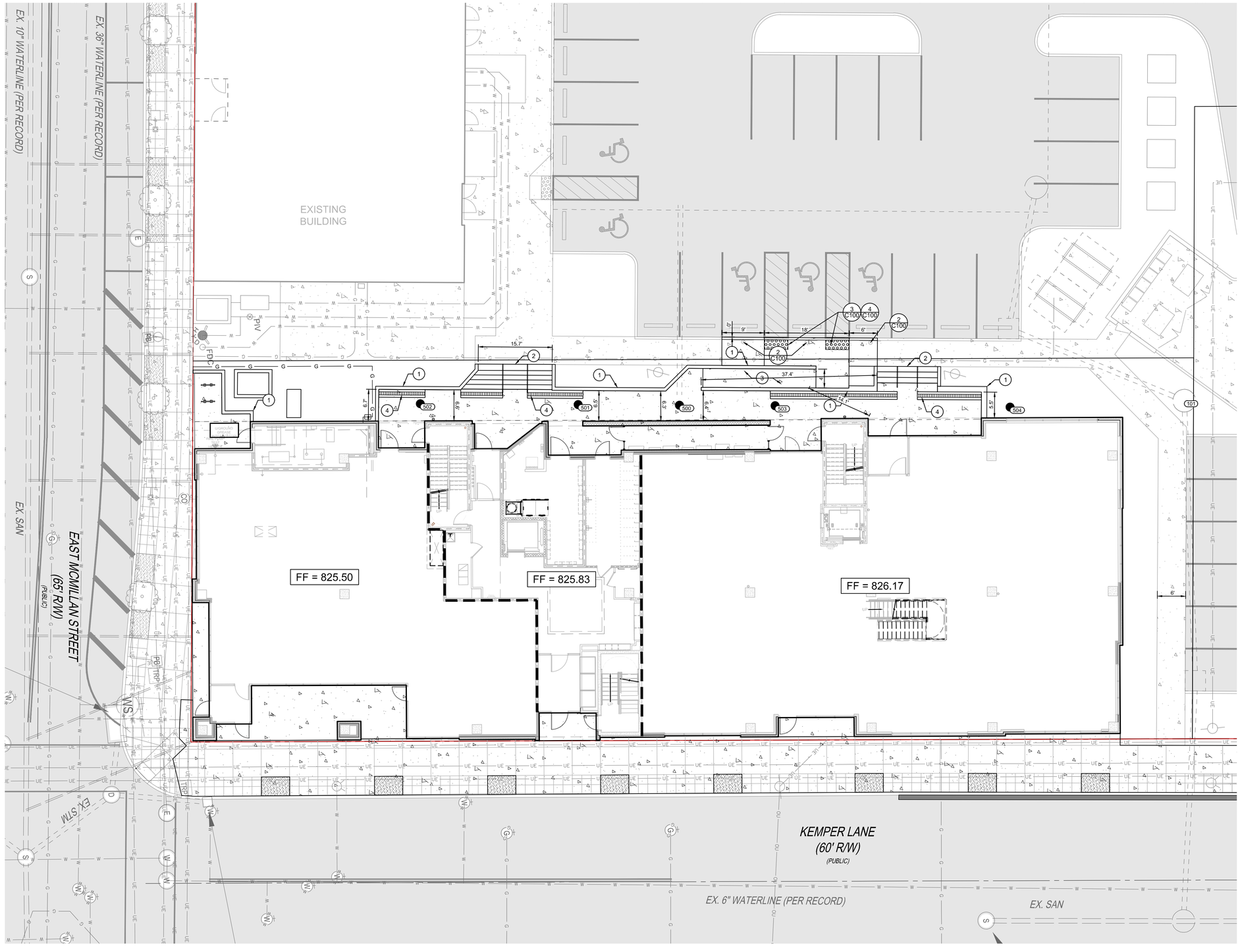
C120

OHIO811.org Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

H:\200s\200208\010_DWG_Sheets\200208C3D-010.dwg, 2/26/2024 7:54:58 AM, rgeib

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- DOWNSPOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- CONCRETE WALK, DETAIL 1/C100

KEY NOTES (1)

1. PROPOSED WALL, REFER TO GRADING PLAN FOR ELEVATIONS.
2. PROPOSED STEPS, REFER TO GRADING PLAN FOR ELEVATIONS.
3. PROPOSED RAMP, REFER TO GRADING PLAN FOR ELEVATIONS.
4. PROPOSED TRENCH DRAIN, REFER TO UTILITY PLAN FOR MORE INFORMATION.

OHIO811.org Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
STEVEN R. KORTE
E-91033
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

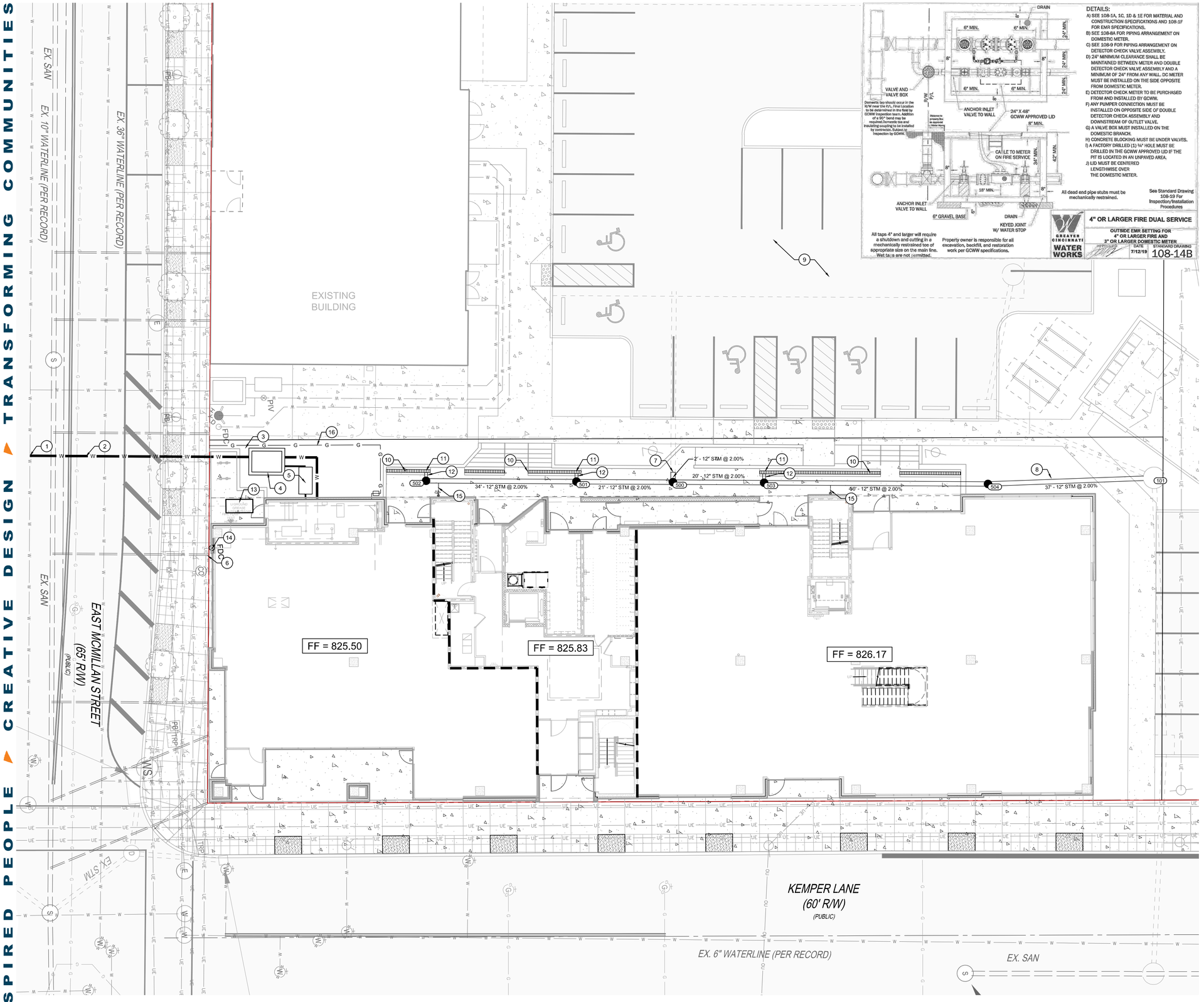
PROJECT NO: 200208.010
DATE: 2024-02-26
SCALE: 0 5 10 20

SHEET NAME:
LOCATION PLAN

SHEET NO.
C130

N:\2020\200208\010_DWG_Sheets\200208LOC010.dwg, 2/26/2024 7:29:17 AM, rgillis

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STM — STORM SEWER PIPE
- 100 — CATCH BASIN
- 100 — YARD DRAIN
- 100 — MANHOLE
- SAN — SANITARY SEWER PIPE
- CO — SANITARY SEWER CLEANOUT
- W CO — WATERLINE PIPE
- FDC — FIRE DEPARTMENT CONNECTION

KEY NOTES (1)

1. TAP EXISTING 10" WATER MAIN PER GCWW STANDARDS.
2. PROPOSED 6" COMBINED WATER SERVICE TO METER PIT.
3. DUAL SERVICE FIRE & DOMESTIC METER PIT PER GCWW STANDARD DRAWING THIS SHEET.
4. PROPOSED 6" FIRE SUPPRESSION WATER LINE TO BUILDING.
5. PROPOSED 4" DOMESTIC WATER LINE TO BUILDING.
6. CONTRACTOR TO LOCATE AND VIDEO THE EXISTING LATERAL TO VERIFY THE SIZE AND CONDITION, ONCE LOCATED, CLEAN THE LATERAL OF ALL DEBRIS DOWN TO THE MAIN FOR CONTINUED USE.
7. CONNECT PROPOSED STORM TO EXISTING STUB LEADING TO THE UNDERGROUND DETENTION BASIN.
8. PROPOSED OVERFLOW STORM PIPE.
9. EXISTING UNDERGROUND DETENTION.
10. PROPOSED ACO KLASSIKDRAIN KS200 WITH TYPE 647D/648D GRATES.
11. ACO INLINE CATCH BASIN AT DOWNSTREAM END WITH 8" OUTLET.
12. CONNECT 8" TRENCH DRAIN OUTLET TO STORM STRUCTURE.
13. GREASE INTERCEPTOR, REFER TO PLUMBING PLANS FOR DETAILS.
14. WALL MOUNTED FDC.
15. 8" DOWNSPOUT COLLECTOR, MINIMUM 18" COVER AND 2.00% SLOPE. CONNECT TO STORM SYSTEM.
16. GAS SERVICE SHOWN FOR REFERENCE, REFER TO PLUMBING PLANS FOR DETAILS

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITIES TO BE CAPPED/REMOVED AT EXISTING STRUCTURES OR AT THE RIGHT OF WAY.
2. CONNECT BUILDING FOUNDATION DRAIN LINE TO NEAREST STORM STRUCTURE.

MSD NOTES

1. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
2. A PERMIT IS REQUIRED BY MSD FOR THE STORMWATER TAP CONNECTION TO THE EXISTING COMBINED SEWER LINE. FOR QUESTIONS ABOUT MSD TAP PERMITS, CALL (513) 244-1330 OR EMAIL MSDTAPPERMITS@CINCINNATI-OH.GOV.

SMU STANDARD PLAN NOTES

1. ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 720 OF THE CITY'S MUNICIPAL CODE ALONG WITH THE LATEST EDITIONS OF SMU'S: A) DETENTION OPERATION AND MAINTENANCE PLAN, B) FEES, C) STANDARD DRAWINGS, D) PIPE MATERIALS POLICY, AND E) RULES & REGULATIONS. THESE DOCUMENTS CAN BE DOWNLOADED FROM SMU'S WEBSITE AT: HTTP://WWW.CINCINNATI-OH.GOV/STORMWATER/. IF THERE ARE CONFLICTS BETWEEN THESE DOCUMENTS SMU SHALL BE CONTACTED TO RESOLVE THE ISSUE PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
2. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE INSTALLED AS EARLY AS POSSIBLE AND BE MAINTAINED THROUGHOUT THE PROJECT.
3. A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT IS REQUIRED IF THE TOTAL LAND DISTURBANCE WILL BE EQUAL TO OR GREATER THAN ONE ACRE IN A STORM ONLY SEWER AND/OR IF DISCHARGING TO A CREEK. A COPY OF THE PERMIT MUST ACCOMPANY THE REQUEST FOR APPROVAL OF THE PLAN.
4. SMU DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND ONLY REINFORCED CONCRETE PIPE (RCP) OR DUCTILE IRON PIPE (DIP) IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
5. SMU DOES NOT ALLOW ANY DRAINAGE STRUCTURES WITHIN 5 FEET OF A DRIVEWAY.
6. ALL PUBLIC STORM DRAINAGE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE GOVERNING SPECIFICATIONS THE MOST STRINGENT SHALL BE USED. SMU SHALL BE CONTACTED TO RESOLVE ANY DISCREPANCIES PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
7. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER MAIN/LINE INSPECTION FEES, SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR OTHER FEES, WHICH HAVE BEEN ESTABLISHED BY CITY COUNCIL, CITY OF CINCINNATI
8. ALL WORK DONE ON STORMWATER INFRASTRUCTURE WITHIN THE CITY OF CINCINNATI MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED AND BONDED THROUGH THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI.
9. A STORMWATER TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL ACCEPTANCE OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT. A SKETCH SHALL BE SUBMITTED BY THE PLUMBER, WHICH SHALL SHOW THE ELEVATION AND LOCATION OF THE STORMWATER TAP WITH RESPECT TO THE NEAREST STORM MANHOLE. A REQUEST FOR APPLICATION CAN BE SENT TO STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
10. ALL PUBLIC STORMWATER INFRASTRUCTURE THAT IS BEING TAPPED INTO MUST BE CORED, AND INSPECTED AS PART OF THE TAP PERMIT PROCESS.
11. ALL STORMWATER INFRASTRUCTURE WITHIN THIS DEVELOPMENT IS TO BE PRIVATE AND MAINTAINED BY THE OWNER(S). [ONLY IF APPLICABLE.]
12. STORMWATER INFRASTRUCTURE CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
13. NEAR THE COMPLETION OF WORK ON ALL STORMWATER INFRASTRUCTURE, THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL REQUEST CAGIS IDS FROM SMU. UPON COMPLETION OF THE WORK USING SAID IDS THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL CLOSE CIRCUIT TELEVISE (CCTV) THE PUBLIC STORMWATER MAIN/LINES AS WELL AS PROVIDE DIGITAL PHOTOGRAPHS OF THE LINES AND STRUCTURES. THE CCTV SHALL BE PIPELINE ASSESSMENT CERTIFICATION PROGRAM (PACP)-COMPLIANT AND SUBMITTED TO SMU FOR APPROVAL.
14. FINAL ACCEPTANCE: IN ORDER FOR SMU TO GRANT FINAL ACCEPTANCE THE FOLLOWING MUST BE SUPPLIED: A. AS-BUILT DRAWINGS WITH ACCURATE LOCATIONS, DESCRIPTIONS, AND QUANTITIES OF THE INSTALLED MATERIALS B. FINAL CLEANING AND INSPECTION BY THE OWNER OF THE INFRASTRUCTURE MUST BE COMPLETED AND WITHOUT CONFLICTS.
15. SMU RESERVES THE RIGHT TO REFUSE OWNERSHIP ON BEHALF OF THE CITY.

OHIO811.org Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
STEVEN R. KORTE
E-91033
REGISTERED PROFESSIONAL ENGINEER

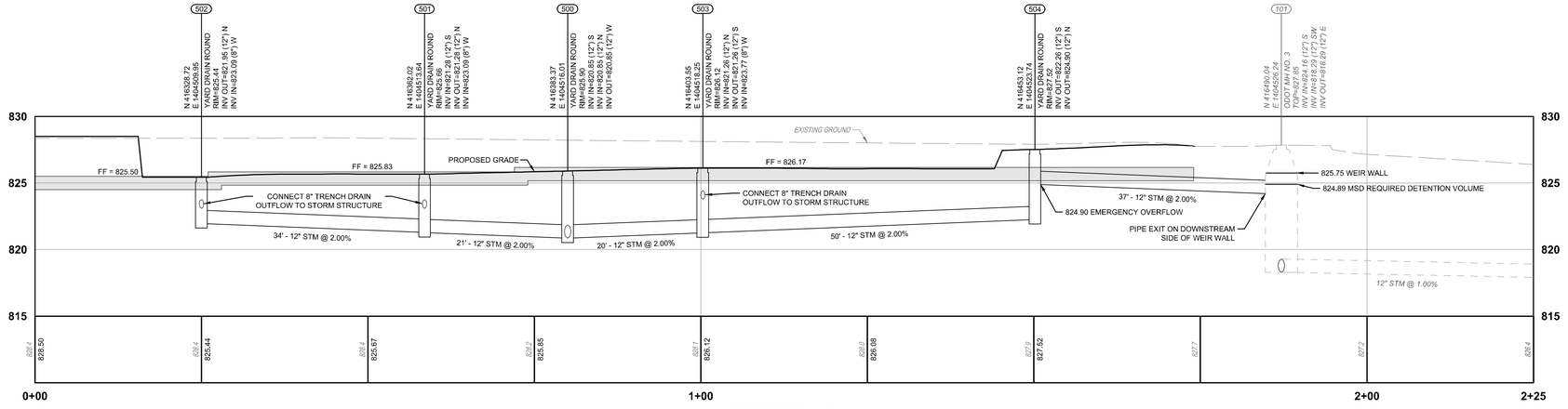
NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

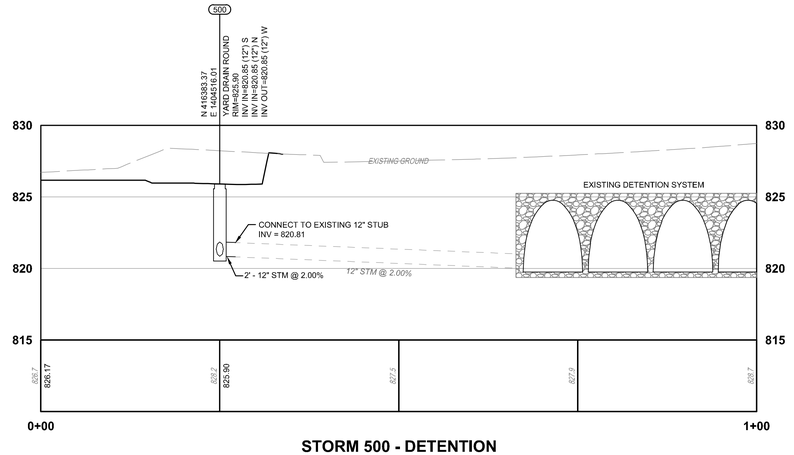
CINCINNATI, OHIO

PROJECT NO:	200208.010
DATE:	2024-02-26
SCALE:	0 5 10 20
SHEET NAME:	UTILITY PLAN
SHEET NO.	C140

N:\2020\200208\09\Dwg\C140_Sheet-200208UTL01.dwg, 2/26/2024 7:18:56 AM, wpetts



STORM 502 - 101



STORM 500 - DETENTION

OHIO811.org
Before You Dig

NOTE :
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
STEVEN R. KORTE
E-91033
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

PROJECT NO:	**200208.010**
DATE:	**2024-02-26**
SCALE:	V 0 2.5 5 10 / H 0 5 10 20

SHEET NAME:

UTILITY PROFILES

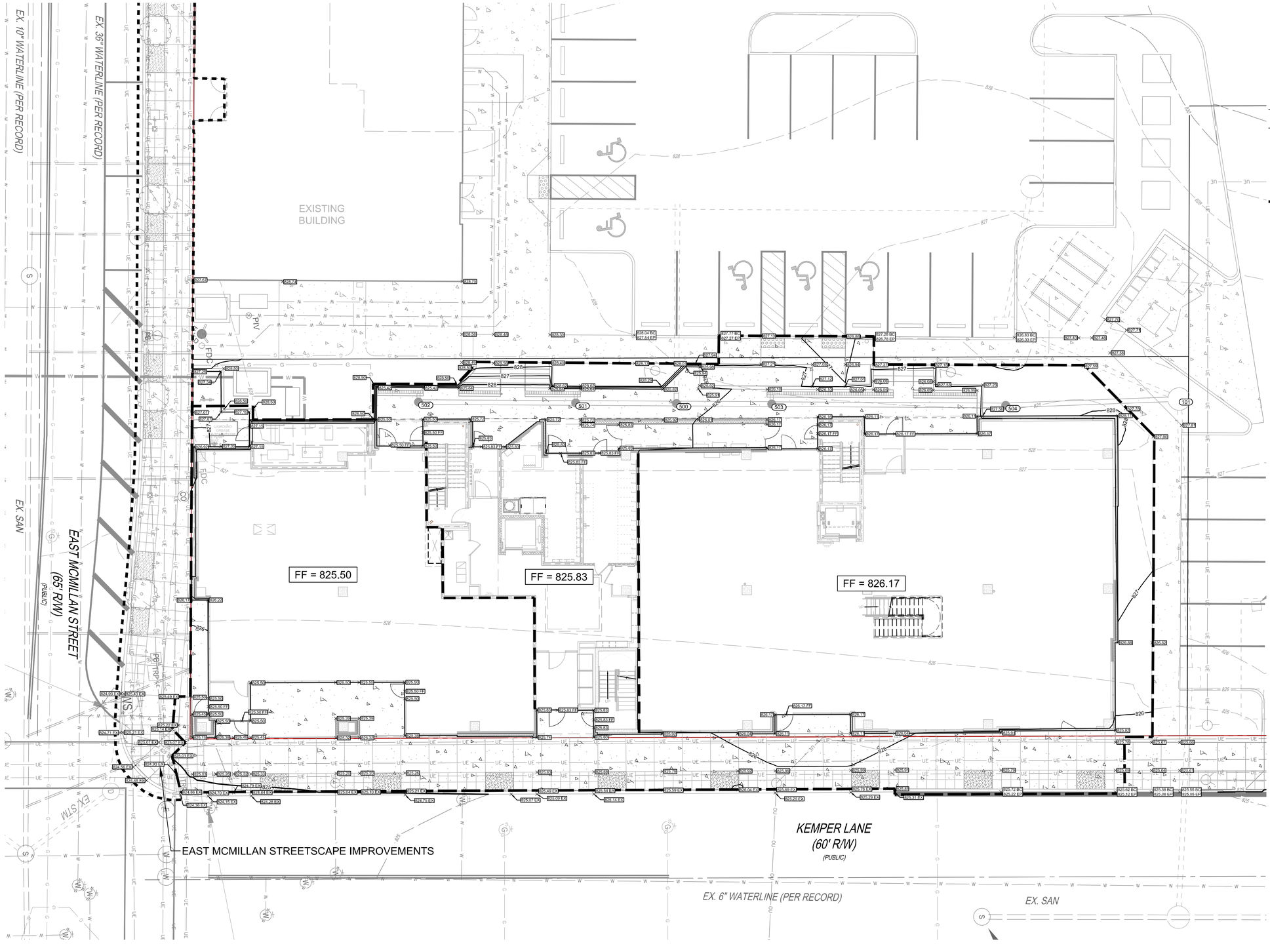
SHEET NO.

C141

I:\2020\200208\010_DWG_Sheets\200208C141(UtilProf).dwg, 2/26/2024 7:19:56 AM, mpetts

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

PROPOSED EROSION CONTROL LEGEND

- IP — INLET PROTECTION
- SF — SILT FENCE
- TP — TREE PROTECTION
- CWO — CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- ODOT TYPE C ROCK CHANNEL PROTECTION
- LIMITS OF DISTURBANCE

OHIO811.org Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO — STEVEN R. KORTE — E-91033 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	02.26.24	PRICING / PERMIT ISSUANCE

PARAMOUNT WORKS

CINCINNATI, OHIO

PROJECT NO:	200208.010
DATE:	2024-02-26
SCALE:	0 5 10 20
SHEET NAME:	GRADING PLAN
SHEET NO.	C150

N:\2020\200208\010_DWG_Sheets\200208C0C010.dwg, 2/26/2024 7:39:21 AM, mgibb

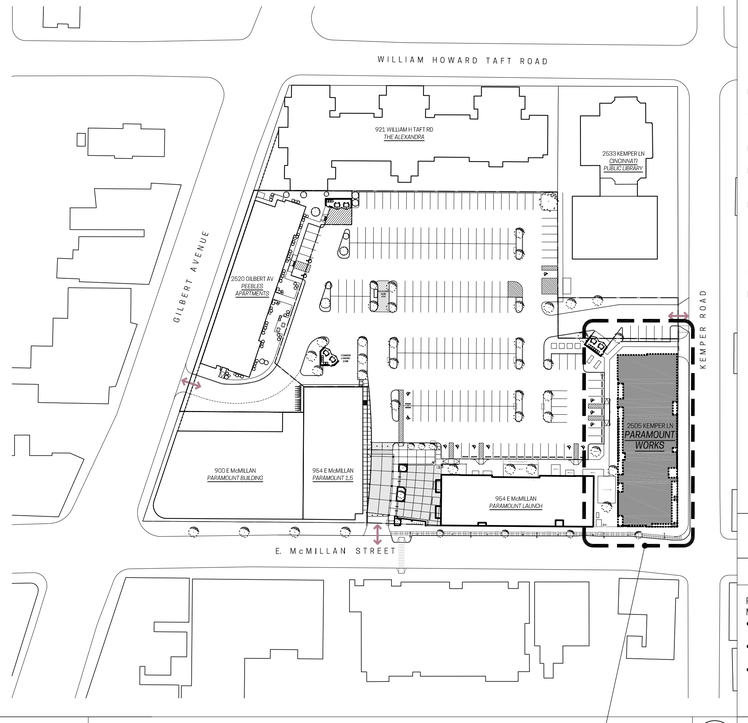


E3 RENDERING

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AN	ANODIC or ANODIZED
B/	BOTTOM or BELOW
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EL	ELEVATION
EQ	EQUAL / EQUALLY
EQUIP	EQUIPMENT
EXST	EXISTING
EXT	EXTERIOR
F/	FACE OF
FD	FLOOR DRAIN
FDTN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FLR	FLOOR/FLOORING
FRT	FIRE RETARDANT TREATED
FT	FOOT / FEET
FV	FIELD VERIFY
GALV	GLAVANIZED
GLZ	GLAZING
GSF	GROSS SQUARE FEET
G&S	GLUED & SCREWED
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL
HR	HOUR
IHM	INSULATED HOLLOW METAL
INS	INSULATED
INSUL	INSULATION
JST	JOIST
LAV	LAVATORY
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MINS	MINUTES
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
NA or n/a	NOT APPLICABLE
NIC	NOT IN CONTRACT
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC or oc	ON CENTER
OCC	OCCUPANCY / OCCUPANT
OH	OPPOSITE HAND
OHD	OVERHEAD DOOR
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PART	PARTITION
PLAM	PLASTIC LAMINATE
PT	PRESSURE TREATED
PVB	POLY VAPOR BARRIER
QTZ	QUARTZ
REF	REFER TO
REQD	REQUIRED
RO	ROUGH OPENING
SOWD	SOLID CORE WOOD
SF	SQUARE FOOT
SGD	SLIDING GLASS DOOR
SIM	SIMILAR
SLD	SOLID
SOH	SIMILAR OPPOSITE HAND
STN	STAINLESS
STC	SOUND TRANSMISSION CLASS
STFT	STOREFRONT
STL	STEEL
SURF	SURFACE
T&G	TONGUE AND GROOVE
T/	TOP or TOP OF
TEMP	TEMPORARY
TLT	TOILET
TYP	TYPICAL
U/	UNDER
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VWC	VINYL WALLCOVERING
WB	WEATHER BARRIER
WD	WOOD
W/	WITH
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

A1 ABBREVIATIONS

TYPICAL to ARCHITECTURAL SHEETS ONLY



A3 LOCATION MAP

A. BEFORE BEGINNING WORK OR ANY PORTION OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS, AS WELL AS INFORMATION PROVIDED BY THE OWNER/OWNERS' REPRESENTATIVE. FIELD MEASURE AND OBSERVE EXISTING CONDITIONS RELATED TO OR AFFECTING THE WORK. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS, HOWEVER, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.

B. ALL WORK IS TO BE PERFORMED AND INSTALLED IN AN APPROVED WORKMANLIKE MANNER, TO THE HIGHEST STANDARD OF CRAFTSMANSHIP BY THEIR RESPECTIVE TRADES.

C. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, SAFETY, DEMOLITION, OR NEW CONSTRUCTION, AS THESE ARE THE RESPONSIBILITY OF THE CONTRACTOR(S) PERFORMING THE WORK.

D. IN CIRCUMSTANCES WHERE CONFLICTING INFORMATION IS SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING.

E. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS, REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS.

F. THE CONTRACTOR SHALL AT NO TIME INCORPORATE ANY MATERIALS THAT ARE COMPOSED OF OR CONTAIN ANY AMOUNT OF ASBESTOS. THE SUBSTITUTION OF MATERIALS THAT CONTAIN ANY AMOUNT OF ASBESTOS WILL IN NO CIRCUMSTANCES BE ACCEPTABLE. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND PROJECT ARCHITECT SHALL SUBMIT WRITTEN STATEMENT OR CERTIFICATIONS ASSERTING THAT NO ASBESTOS CONTAINING MATERIALS WERE USED IN ANY PORTION OF THE CONSTRUCTION.

G. PROVIDE THRU-PENETRATION FIRE STOP SYSTEMS AT PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED FOR ALL TRADES.

H. ACCESSIBILITY:
- THE BUILDING SHALL COMPLY WITH 2017 OBC, CHAPTER 11 and as well as ICC / ANSI 117.1 (2009).
  - ALL EXTERIOR PUBLIC SPACES UNDER THIS PROJECT SHALL ALSO COMPLY WITH THE 2010 STANDARDS FOR ACCESSIBILITY DESIGN (i.e., ADAAG).
- ALL DWELLING UNITS AND ASSOCIATED SPACES SHALL COMPLY WITH "THE FAIR HOUSING ACT" and ASSOCIATED SAFE HARBORS
- FOUR (4) UNITS WILL COMPLY WITH SECTION 504 FOR MOBILITY IMPAIRMENT, AND TWO (2) UNITS WILL COMPLY WITH REQUIREMENTS FOR SIGHT/ HEARING IMPAIRMENT.
- ENERGY EFFICIENCY:
  - PROJECT SHALL BE COMPLIANT ASHRAE 90.1-2010 STANDARDS
  - "GOLD" CERTIFICATION THROUGH THE USGBC LEED MID-RISE PROGRAM SHALL BE PURSUED FOR THIS PROJECT. THE CONSTRUCTION MANAGER AND ALL TRADES SHALL BE REQUIRED TO COORDINATE WITH THE OWNER'S CERTIFIED LEED CONSULTANT TO COMPLY WITH STANDARDS REQUIRED BY THIS PROGRAM.

B7 GENERAL NOTES

PROPOSED 6-STORY MIXED-USE DEVELOPMENT AT THE NW CORNER OF KEMPER LANE AND E. McMILLAN STREET, APPROXIMATELY 78,000 GROSS SQUARE FEET IN AREA.
- FLOORS 1 & 2 CONSIST of TYPE IA CIP CONCRETE "PODIUM" CONSTRUCTION and INCLUDE SEPARATED MIXED OCCUPANCY GROUPS 'A-2', 'B' , 'R-2' and 'S-2'.
- FLOORS 3 THROUGH 6 CONSIST of WOOD FRAMED TYPE IIIB CONSTRUCTION and INCLUDE OCCUPANCY GROUP 'R-2' ONLY (INCLUDING ACCESSORY USE SPACES UNDER 'R-2').
- THE PROJECT INCLUDES: SIXTY-FIVE (65) DWELLING UNITS; RESIDENTIAL LOBBY and RESIDENTIAL SUPPORT SPACES; APROXIMATELY 4000 SF of ' A-2' "RESTAURANT" SHELL SPACE; and APPROXIMATELY 12,000 SF of 'B' OCCUPANCY COMMERCIAL OFFICE SPACE.

A7 PROJECT DESCRIPTION

A9 DRAWING INDEX

DRAWING #	TITLE
G000	COVER SHEET
G001	CODE & PROJECT DATA
G101	LIFE SAFETY PLANS
G102	LIFE SAFETY PLANS
G301	ARCHITECTURAL SITE PLAN
G401	BUILDING SECTIONS
C100	GENERAL NOTES & DETAILS
C110	EXISTING CONDITIONS
C120	DEMOLITION PLAN
C130	LOCATION PLAN
C140	UTILITY PLAN
C141	UTILITY PROFILES
C150	GRADING PLAN
L100	PLANTING PLAN
L101	PLANTING DETAILS
L200	LANDSCAPE SPECIFICATIONS
L201	LANDSCAPE SPECIFICATIONS
L202	LANDSCAPE SPECIFICATIONS
S001	GENERAL NOTES
S002	GENERAL NOTES
S003	GENERAL NOTES
S004	SPECIAL INSPECTIONS
S005	WIND & SNOW DRIFT LOADS
S101	FOUNDATION PLAN
S102	SECOND FLOOR FRAMING PLAN
S102-R	SECOND FLOOR REINFORCING PLAN
S103	THIRD FLOOR FRAMING PLAN
S103-R	THIRD FLOOR REINFORCING PLAN
S104	FOURTH FLOOR FRAMING PLAN
S105	FIFTH FLOOR FRAMING PLAN
S106	SIXTH FLOOR FRAMING PLAN
S107	ROOF FRAMING PLAN
S151	ENLARGED PLANS
S201	TYPICAL FOUNDATION DETAILS & SECTIONS
S211	FOUNDATION DETAILS & SECTIONS
S212	FOUNDATION DETAILS & SECTIONS
S311	WOOD FRAMING DETAILS & SECTIONS
S312	WOOD FRAMING DETAILS & SECTIONS
S313	WOOD ROOF FRAMING DETAILS & SECTIONS
S314	TYPICAL FRAMING DETAILS & SECTIONS
S315	TYPICAL WOOD FRAMING SCHEDULES & DETAILS
S316	TYPICAL WOOD SHEAR WALL SCHEDULES AND DETAILS
S321	CONCRETE COLUMN SCHEDULE & TYPICAL DETAILS
S322	CONCRETE SLAB & TYPICAL DETAILS
S323	CONCRETE SLAB & TYPICAL DETAILS
S331	CONCRETE SHEAR WALL TYPICAL DETAILS
S332	CONCRETE SHEAR WALL ELEVATIONS
S341	CONCRETE FRAMING DETAILS & SECTIONS
S342	CONCRETE FRAMING DETAILS & SECTIONS
S400	MASONRY SCHEDULES AND TYPICAL DETAILS
A010	TYPICAL PARTITION DATA
A020	FIRE-RATED ASSEMBLIES
A021	RATED ASSEMBLY DETAILS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	SIXTH FLOOR PLAN
A111	ROOF PLAN
A121	REFLECTED CEILING PLANS
A122	REFLECTED CEILING PLANS
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A301	ENLARGED STAIR & ELEVATOR PLANS
A302	ENLARGED STAIR & ELEVATOR PLANS
A311	ENLARGED UNIT PLANS
A312	ENLARGED UNIT PLANS
A313	ENLARGED UNIT PLANS
A321	ENLARGED COMMON AREA PLANS
A322	ENLARGED COMMON AREA PLANS
A323	ENLARGED COMMON AREA PLANS
A411	WALL SECTIONS
A412	WALL SECTIONS
A413	WALL SECTIONS
A414	WALL SECTIONS
A415	WALL SECTIONS
A421	STAIR & ELEVATOR SECTIONS
A422	STAIR & ELEVATOR SECTIONS
A501	TYPICAL ASSEMBLIES
A511	DETAILS
A512	DETAILS
A513	DETAILS
A514	DETAILS
A515	DETAILS
A516	DETAILS
A517	DETAILS
A521	ACCESSIBILITY REQUIREMENTS
A601	DOOR DATA
A602	DOOR DETAILS & HARDWARE DATA
A611	TYPICAL WINDOW DETAILS
A621	STOREFRONT ELEVATIONS
A622	STOREFRONT ELEVATIONS
A623	STOREFRONT ELEVATIONS
A624	TYPICAL STOREFRONT DETAILS
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A703	INTERIOR ELEVATIONS
A711	COMMON SPACE INTERIOR ELEVATIONS
A800	OFFICE TI - CODE AND LIFE SAFETY DATA
A801	OFFICE TI - FLOOR + FINISH PLANS
A802	OFFICE TI - FLOOR + FINISH PLANS
A821	OFFICE TI - REFLECTED CEILING PLANS
A831	OFFICE TI - ENLARGED PLANS
A841	OFFICE TI - ENLARGED TOILET RM DETAILS
A861	OFFICE TI - DOOR DATA & SCHEDULE
A871	OFFICE TI - INTERIOR ELEVATIONS
A901	FIRST FLOOR SIGNAGE PLAN
A902	SECOND FLOOR SIGNAGE PLAN
A903	TYPICAL UPPER FLOOR SIGNAGE PLAN
A911	GENERAL SIGNAGE DATA
A912	GENERAL SIGNAGE DATA
M100	MECHANICAL FIRST FLOOR PLAN
M101	MECHANICAL SECOND FLOOR PLAN
M102	MECHANICAL THIRD FLOOR PLAN
M103	MECHANICAL FOURTH FLOOR PLAN
M104	MECHANICAL FIFTH FLOOR PLAN
M105	MECHANICAL SIXTH FLOOR PLAN
M106	MECHANICAL ROOF PLAN
M200	MECHANICAL ENLARGED PLANS
M201	MECHANICAL ENLARGED PLANS
M202	MECHANICAL ENLARGED PLANS
M300	MECHANICAL DETAILS
M301	MECHANICAL SPECIFICATIONS
M302	MECHANICAL DETAILS
TI-M100	MECHANICAL TI OFFICE PLANS
TI-M101	MECHANICAL TI OFFICE PLANS
TI-M106	MECHANICAL ROOF PLAN
TI-M300	MECHANICAL DETAILS
E001	ELECTRICAL SITE PLAN
E100	ELECTRICAL POWER FIRST FLOOR PLAN
E101	ELECTRICAL POWER SECOND FLOOR PLAN
E102	ELECTRICAL POWER THIRD FLOOR PLAN
E103	ELECTRICAL POWER FOURTH FLOOR PLAN
E104	ELECTRICAL POWER FIFTH FLOOR PLAN
E105	ELECTRICAL POWER SIXTH FLOOR PLAN
E106	ELECTRICAL POWER ROOF PLAN
E200	ELECTRICAL LIGHTING FIRST FLOOR PLAN
E201	ELECTRICAL LIGHTING SECOND FLOOR PLAN
E202	ELECTRICAL LIGHTING THIRD FLOOR PLAN
E203	ELECTRICAL LIGHTING FOURTH FLOOR PLAN
E204	ELECTRICAL LIGHTING FIFTH FLOOR PLAN
E205	ELECTRICAL LIGHTING SIXTH FLOOR PLAN
E300	ELECTRICAL ENLARGED PLANS
E301	ELECTRICAL ENLARGED PLANS
E302	ELECTRICAL ENLARGED PLANS
E303	ELECTRICAL ENLARGED PLANS
E400	ELECTRICAL DETAILS
E401	ELECTRICAL DETAILS
E402	ELECTRICAL DETAILS
E403	ELECTRICAL DETAILS
E404	ELECTRICAL DETAILS
E405	ELECTRICAL DETAILS
E406	ELECTRICAL DETAILS
E500	ELECTRICAL SPECIFICATIONS
TI-E100	ELECTRICAL POWER TI OFFICE PLANS
TI-E101	ELECTRICAL POWER TI OFFICE PLANS
TI-E102	ELECTRICAL POWER TI OFFICE PLAN
TI-E200	ELECTRICAL LIGHTING TI OFFICE PLANS
TI-E201	ELECTRICAL LIGHTING TI OFFICE PLANS
TI-E300	ELECTRICAL DETAILS TI OFFICE PLANS
P100	PLUMBING FIRST FLOOR PLAN
P101	PLUMBING SECOND FLOOR PLAN
P102	PLUMBING THIRD FLOOR PLAN
P103	PLUMBING FOURTH FLOOR PLAN
P104	PLUMBING FIFTH FLOOR PLAN
P105	PLUMBING SIXTH FLOOR PLAN
P106	PLUMBING ROOF PLAN
P200	PLUMBING ENLARGED PLANS
P201	PLUMBING ENLARGED PLANS
P202	PLUMBING ENLARGED PLANS
P301	PLUMBING DETAILS
P302	PLUMBING DETAILS
P303	PLUMBING DETAILS
TI-P100	PLUMBING TI OFFICE PLAN
TI-P101	PLUMBING TI OFFICE PLAN
FP100	FIRE PROTECTION FIRST FLOOR PLAN
FP101	FIRE PROTECTION SECOND FLOOR PLAN
FP102	FIRE PROTECTION THIRD FLOOR PLAN
FP103	FIRE PROTECTION FOURTH FLOOR PLAN
FP104	FIRE PROTECTION FIFTH FLOOR PLAN
FP105	FIRE PROTECTION SIXTH FLOOR PLAN
FP200	FIRE PROTECTION ENLARGED PLANS
FP201	FIRE PROTECTION ENLARGED PLANS
FP202	FIRE PROTECTION ENLARGED PLANS
FP300	FIRE PROTECTION DETAILS
TI-FP100	FIRE PROTECTION FIRST FLOOR TI OFFICE PLAN
TI-FP101	FIRE PROTECTION SECOND FLOOR TI OFFICE PLAN

E, P, and FP SERIES SHEETS ARE LISTED for REFERENCE to THE COMPREHENSIVE CONTRACT CONSTRUCTION DOCUMENT SET (NOT INCLUDED as part of COMBO BUILDING / HVAC PERMIT DOCUMENTS

PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO: 23-008

OWNER:
MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
CONTACT: ZACH WOOLARD
PHONE: (513) 559-5863
EMAIL: zwoolard@modelgroup.net

ARCHITECT:
NEW REPUBLIC LIMITED
d.b.a. NEW REPUBLIC ARCHITECTURE
1936 RACE STREET, SUITE C101
CINCINNATI, OH 45202
CONTACT: WILLIAM HOLLENKAMP, AIA
PHONE: (513) 800-1580 x708
EMAIL: bill@newrepublicarchitecture.com

STRUCTURAL ENGINEERING CONSULTANT:
SCHAEFER INC.
537 E. PETE ROSE WAY, SUITE 400
CINCINNATI, OH 45202
CONTACT: CHRIS HAHNEL, PE
PHONE: (513) 699-2594
EMAIL: chris.hahnel@schaefer-inc.com

MEP ENGINEERING CONSULTANT:
ENGINEERED BUILDING SYSTEMS INC.
515 MONMOUTH STREET, SUITE 204
NEWPORT, KY 41071
CONTACT: AJ MEYER
PHONE: (859) 669-1924
EMAIL: aj.meyer@engbldgsys.com

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

GRAHAM MICHAEL KALBLI
LICENSE #13499
EXPIRATION DATE 12/31/25
STATE OF OHIO · GRAHAM MICHAEL KALBLI · 13499 · REGISTERED ARCHITECT

Drawing Title

COVER SHEET

Document No.

G000

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE DISPOSED USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED

PLOTTED: Wednesday, February 28, 2024 5:26:27 PM

© 2024 NEW REPUBLIC LTD.

Applicable Codes:

BUILDING CODE:	2017 OBC (2015 IBC + amendments) TITLE XI – Cincinnati Building Code
FIRE CODE:	2017 OFC
MECHANICAL CODE:	2017 OMC (2015 IMC+ amendments)
PLUMBING CODE:	2017 OPC (2015 IPC + amendments) TITLE XI – Chapter 1105 Cincinnati Plumbing Code
ELECTRICAL CODE:	2017 NEC
ACCESSIBILITY	
PER BUILDING CODE:	2017 OBC, CHAPTER 11/ 2009 ANSI 117.1
PER FEDERAL LAW:	FAIR HOUSING ACT (for Residential Areas) ADAAG for Public Areas
SELECTED SAFE HARBOR:	2017 OBC, CHAPTER 11/ 2009 ANSI 117.1
ZONING:	TITLE XIV – Cincinnati Zoning Code TITLE XVII – LAND DEVELOPMENT CODE Zoning Classification: 'IT5-MS'
# CPRE230063	

Jurisdictional Building Department: City of Cincinnati, Ohio

Use/Occupancy & Building Classification: (Chapters 3 -5)

302.1 Use and Occupancy Classification (by floor):

1st floor:	'A-2' Assembly, 'B' Business, 'R-2' Residential, 'S-2' Storage
2nd floor:	'B' Business, 'R-2' Residential
3rd floor:	'R-2' Residential
4th floor:	'R-2' Residential
5th floor:	'R-2' Residential
6th floor:	'R-2' Residential

303.1.2 Small Assembly Spaces: The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m^2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

Reference Life Safety Plans for Additional information

420.2 Separation Walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal Separation. Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.5 Automatic Sprinkler System. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

CONSTRUCTION TYPE: 3-B (Fully Sprinklered 'S')

TABULAR LIMITS for **'A-2'**

Table 504.3	Maximum Allowable Height:	75 feet
	Design Building Height: *above average grade plane*	73.7 feet
Table 504.4	Maximum Allowable Stories:	3 Stories
	Design Building Stories:	1 Story
Table 506.2	Total Allowable Building Area (per floor):	28,500 SF
	Design Building Area (per floor):	3,623 SF

TABULAR LIMITS for **'B'**

Table 504.3	Maximum Allowable Height:	75 feet
	Design Building Height: *above average grade plane*	73.7 feet
Table 504.4	Maximum Allowable Stories:	4 Stories
	Design Building Stories:	2 Stories
Table 506.2	Total Allowable Building Area (per floor):	57,000 SF
	Design Building Area (per floor): *largest floor reflected*	6,346 SF

TABULAR LIMITS for **'R-2'**

Table 504.3	Maximum Allowable Height:	75 feet
	Design Building Height: *above average grade plane*	73.7 feet
Table 504.4	Maximum Allowable Stories:	5 Stories
	Design Building Stories:	4 Stories*
	**4 stories above podium level as allowed per 510.2*	
Table 506.2	Total Allowable Building Area (per floor):	48,000 SF
	Design Building Area (per floor): *largest floor reflected*	13,307 SF

508.4. SEPARATED OCCUPANCIES *(See Life Safety Plans for additional info)*

Floor	Applicable Use Groups:	
1st Floor:	A-2 / B / R-2	
2nd Floor:	B / R-2	
Table 508.4	Required Separation between 'A-2',' B' and 'R-2' (S)	One Hour
	Provided Separation	One Hour

508.4.2 Allowable building area. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1. *See 'Life Safety Plans' for tabular "ratio" data.*

Rated Construction Analysis: (Chapters 6 & 7)

RESIDENTIAL OVER-BUILD

Table 601 FIRE-RESISTANCE REQUIREMENTS for BUILDING ELEMENTS

Construction Type:	3-B	
	Required	*Designed*
Exterior Bearing Walls:	2 HR	2 HR
Interior Bearing Walls:	0 HR	30 MINS or 1 HR*
Floor Construction:	0 HR	30 MINS*
Roof Construction:	0 HR	0 HR
Exterior Non-Brg. Walls:	per Table 602	0 or 1 HR**

Table 602 Fire Separation Distance:
All Exterior Walls with a Fire Separation Distance (FSD) up to 30' shall have a fir rating of 1-HR unless required otherwise. Exterior Walls with an FSD greater than 30'-0" do not have a fire-rating requirement unless required otherwise.

Table 705.8 Exterior Opening Protectives % of allowed unprotected openings are as follows:

FSD	Degree	Allowable Area	Designed
0' < 3'	UP, S	Not Permitted	n/a
>3' < 5'	UP, S	15%	n/a
>5' < 10'	UP, S	25%	n/a
>10' < 15'	UP, S	45%	*
>15' < 20'	UP, S	75%	n/a
>20'	UP, S	No Limit	**

** Applicable to North and West Elevations*
*** Applicable to South and East Elevations*
Reference Building Elevation sheets for additional information

707 Fire Barriers:

707.3.1 & 713.4	Shaft Enclosures	2 HR
707.3.2 & 1023.1	Interior Exit Stairways	2 HR
707.3.9 & 508.4	Separated Occupancies	1 HR

See below for Trash room enclosures

707.5 Continuity. Fire barriers shall extend from the top of the foundation or floor / ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9.
Exceptions:
1. Shaft enclosures shall be permitted to terminate at atop enclosure complying with Section 713.12.
2. Interior exit stairway and ramp enclosures required by Section 1023 and exit access stairway and ramp enclosures required by Section 1019 shall be permitted to terminate at a top enclosure complying with Section 713.12.

707.5.1 Supporting Construction
Supporting construction of a fire barrier shall be protected with an equivalent fire rating of the barrier being supported.

708 Fire Partitions: 1 Hour Fire Rating UNO

708.1 & 708.3	Dwelling Unit Sep. Walls	30-minute Fire Rating*
708.1, 708.3 & 1020.1	Corridor Walls	30-minute Fire Rating**

**30-minute rating permitted for Type 3B building with full NFPA 13 sprinklers*
***30-minute rating permitted at Corridor Walls permitted per Table 1020.1*

708.4 Continuity
Fire Partitions shall extend to the underside of floor or roof sheathing above or to the underside of a fire ratedfloor/ceiling or roof/ceiling assembly of an equivalent fire rating, or better.

711 Horizontal Assemblies
711.2.3 Supporting Construction
Structure supporting fire rated horizontal assemblies have the same fire rating as the horizontal assembly *(not required for supporting construction of Dwelling Unit Separation … applicable to bearing walls within a Dwelling Unit).*

711.2.4.1 Separating Mixed Occupancies
Provide fire rating no less than required by Section 508.4 based on the occupancies separated

711.2.4.3 Dwelling Unit Separation
Exception: 30-minute rating permitted for Type 3B building with full NFPA 13 sprinklers

713.13.1 Waste and linen. A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. Openings into the shaft, from access rooms and discharge rooms, shall be protected in accordance with this section and Section 716. Openings into chutes shall not be located in corridors. Doors into chutes shall be self-closing. Discharge doors shall be self-closing.

713.13.3 Chute access rooms. Trash rooms shall be enclosed by 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. Doors shall be self-closing.

713.13.4 Chute discharge room. Waste or linen chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure and constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the discharge room from the remainder of the building shall be protected by opening protectives having a fire protection rating equal to the protection required for the shaft enclosure. Doors shall be self closing.

714.3.1 & 714.4.1 Through Penetrations
Provide UL listed Through Penetration Systems at penetrations through Fire Rated Assemblies

717.6.2 Membrane Penetrations at Horizontal Rated Assemblies:
Ceiling Radiation Dampers are provided as required per code.
See Mechanical Drawings for specific types, ratings and locations.

718 Concealed Spaces:
718.2 Fireblocking
Fire blocking is provided separating all vertical from horizontal spaces.

718.3 Floor Draftstopping
Draftstopping is provided in line w/ the dwelling units

718.4 Attic Draftstopping
Draftstopping is provided in the attic and located in line w/ dwelling unit separation walls separating the attic into sections not exceeding 3000 S.F. per area.

Fire Protection: Chapter 9

ALL FIRE PROTECTION SYSTEMS REQUIRED FOR THIS PROJECT SHALL BE DESIGNED, DOCUMENTS AND SUBMITTED UNDER SEPARATE AGREEMENT AND SEPARATE COVER BY A LICENSED FIRE DESIGN PROFESSIONAL.

901.6 Supervisory service. Where required, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72.

903.3.1.1 All areas of the building shall be equipped with a fully automatic sprinkler system in accordance NFPA 13 unless excepted by Sections 903.3.1.1.1 or in Dwelling Unit Bathrooms < 55sf per 903.3.1.1.2

903.3.4 Actuation. Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

905.3 Standpipe Systems: Provided
The Standpipe System shall be executed by a certified Fire Protection System Contractor and shall be submitted for review and approved by the Authority Having Jurisdiction prior to installation of the system.

IFC 906 Portable Fire Extinguishers:
2-A extinguishers provided with a maximum travel distance of 75 feet from all occupied areas. Reference Life Safety Plans for locations (subject to change by local Fire AHJ).

907 Fire Alarm & Detection System
Provided
The Fire Alarm & Detection System shall be executed by a certified Fire Protection System Contractor and shall be submitted for review and approved by the Authority Having Jurisdiction prior to installation of the system.

907.2 Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

907.4.2 Where provided, Manual Fire Alarm boxes shall:
- be located within 5-feet of the entrance to an Exit
- be installed between 42" – 48" aff to activating lever of the box
- be red in color
- have an adjacent sign stating, "WHEN ALARM SOUNDS CALL FIRE DEPARTMENT" *(unless sing is integral to equipment)*
- have a protective cover if required by the Building Official

907.2.9.1, Exception 2
At the R-2 occupancy areas, Manual Fire Alarm boxes are not required, other than as required by 907.2, where sprinkler waterflow will activate notification devices.

907.2.11 Single & Multiple Station Smoke Alarm Requirements based on Use Group:
Provided at R-2 occupancy areas only

907.5.2 Alarm Notification Appliances:
The alarm notification devices shall be included in the Fire Alarm & Detection System and shall be executed by a certified Fire Protection System Contractor. This package shall be submitted for review and approved by the Authority Having Jurisdiction prior to installation of the system.

Audible and Visual alarms shall also be provided R-2 occupancy common areas in compliance with this section.

907.5.2.2 Emergency Voice/Alarm communication system shall be provided

916 Emergency Responder Radio Coverage
Emergency responder radio coverage shall be provided in accordance with Section 510 of the fire code.

Means of Egress: Chapter 10

Table 1004.1.1 Occupant Load Calculations

SEE LIFE SAFETY PLANS FOR DESIGN OCCUPANT LOAD DATA

1005.3.1.1 Required Capacity based on Occupant load: Stairways
1005.3.2 1st Floor: 'A-2' at 133 Occ. X 0.2" = 26.6" min., 'B' at 62 Occ. X 0.2 = 12.4" min.; 'R-2' at 6 Occ. X 0.2 = 1.2" min.
2nd Floor: 'B' & 'R-2': 67 + 39 *(respectively)* = 86 Occ. X 0.2" = 21.2" min total width required.
Floors 03 thru 06: 'R-2' at 64 occ X .2" = 12.8" min total width required.

44" minimum provided at all Corridors and Exit and Exit Access Stairways (32" min clear width provided at all Exit Doorways)

1007.1.1 Two Exits or Exit Access Doorways
Exception 2; Building is protected by an automatic fire suppression system. Exits shall be located such that the distance between them is not less than 1/3 of the overall diagonal dimension of the area served. Reference Life Safety Plans for further clarification.

1008 Means of Egress Illumination
Means of Egress will always be illuminated while the building is occupied. Emergency Lighting shall be provided with 90-minute battery standby power.
1008.2 Exception: Not required within R-2 Dwelling Units.

1009 Accessible Means of Egress
None of the Interior Exit Stairways serve as an Accessible Means of Egress.

1009.2.1 Elevator is required as an Accessible Means of Egress as the highest floor is more than three stories above the level of discharge.

1009.3 Stairways
A 48" clear width and Area of Refuge are NOT required as the building is fully sprinklered (Exception 2)

1009.8 Two-way Communication
A two-way communication system shall be provided at the elevator landing at the second through sixth floor elevator landings.

1011.2 Stairway Width
44" min. width required and provided

1013.1 Exit Signs
Exit signs are provided throughout the exit access corridors and all spaces requiring two means of egress. Reference Life Safety Plans for specific locations.

1020 Corridors All designed Corridors have a minimum width of 44" and appropriate width as required to provide maneuverability and door clearances for accessibility.

1028 Exit Discharge
1.1 All Exit Discharges egress directly to the exterior.

Accessibility: Chapter 11

1104.3 An Accessible Route is provided connecting all accessible spaces.

1105.1 All building entrances are accessible.

1107 Dwelling Units:

1107.6.2.1.2 Type B Units:
All dwelling units comply with Type B requirements.

1107.6.2.1.1 Type A Units:
At least 2% of units comply with ICC/ANSI 117.1 Type A requirements (two units). Four (4) Type A units (>5%) and at least one of each Unit Type are included in the Design solution.

Elevators: Chapter 30

3002.4 Elevator Car to Accommodate a Stretcher.
The Residential elevator is sized to accommodate an ambulance stretcher and will provide fire department emergency access.

3003.2 Fire Fighter's Emergency Operation:
Elevator shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44..

3003.3 Standardized Fire Door Keys
Elevator shall be equipped to operate with a standardized fire service elevator key.

3006.2 Hoistway Opening Protection:
The building is fully suppressed per 903.3.1.1 and as such elevator lobbies are not required.

PARAMOUNT WORKS - BUILDING SQUARE FOOTAGE SUMMARY

Dwelling Unit Gross SF measured per BOMA Multifamily Method A- exterior face of exterior walls, centerline of demising walls, dwelling side of shaft enclosures, and corridor side of corridor walls. Dwelling Unit Net SF measured to interior finish face of perimter walls enclosing the Unit (*paint to paint*). Balconies excluded from Unit SF values and tabulated separately.

BOMA Retail SF (Commercial Tenant 1) measured to exterior face of exterior walls, centerline of demising / corridor walls, tenant side of shaft/stair enclosures

BOMA Office SF (Commercial Tenant 2) measured to dominant interior surface of exterior walls, centerline of demising walls, tenant side of common Corridors or shaft/stair enclosures (any shafts not serving their space excluded). Exterior Terrace tabulated separately.

									Accessible* Units meet ANSI 117.1 Accessible & Type A requirements			Accessible Units	
	Unit Type	Floor GSF	COMM BOMA SF	COMM GROSS SF	Comm 1 Common SF	Bldg Common SF	Ross Common GSF	Dwelling Unit Gross SF	Balcony	Dwelling Unit Net SF	STUDIO	1 BR	2 BR	Accessible / Type A	Sensory Impaired Unit
First Floor		17,427													
Commercial Tenant 1 (Retail)				3260											
Outdoor Seating				363											
Commercial Tenant 2 (Office)			6017	6365											
Bldg Common															
Pumps						183									
Stair E						177									
Ross Common															
Vestibules							237								
Lobby / Mail / Corridor							582								
Trash / Electrical							348								
Mech							95								
Utility							40								
Bikes							293								
Elevator							89								
Stair-N							181								
Stair-S							226								
floor subtotal				9,969		360	2,051								
1st Floor Load Factor	81%														
Second Floor		13,204													
Unit 201	11							1,041	68	931			◆	◆	
Unit 202	12							1,012	65	927			◆		
Unit 203	9							728	64	660		◆			
Unit 204	10							499	-	464	◆				
Unit 205	10							515	-	465	◆				
											2	1	2		
Commercial Tenant 2			6065	6257											
Terrace			677	-											
Bldg Common															
Stair-E						181									
Ross Common															
Fitness							696								
Toilet							75								
Trash							99								
Mech							43								
Utilities							103								
Elevator							86								
Stair-N							171								
Stair-S							213								
Corridor							662								
Shafts / Vert Enclosures					29										
floor subtotal				6,257	29	181	2,149	3,795	192	3,447					
2nd Floor Load Factor	82%														
Third Floor		13,307													
Unit 301	7							1,042	57	940			◆		
Unit 302	8							1,014	63	931			◆		
Unit 303	3							727	58	663		◆			
Unit 304	1							515	-	469	◆				◆
Unit 305	3							725	60	661		◆		◆	
Unit 306	1							515	-	469	◆				
Unit 307	3							725	58	663		◆			
Unit 308	1							515	-	468	◆				
Unit 309	3							724	59	663		◆			
Unit 310	3							724	60	664		◆			
Unit 311	1							514	-	467	◆				
Unit 312	3							725	60	664		◆			
Unit 313	1							515	-	467	◆				
Unit 314	6							818	61	734			◆		
Unit 315	5							965	65	895			◆		
											5	7	3		
Ross Common Areas															
Trash							99								
Mech							73								
Utilities							102								
Elevator							86								
Stair-N							187								
Stair-S							186								
Corridors							1,160								
Shafts / Vert Enclosures					31										
Floor Subtotals					31		1,893	10,763	601	9,818					
3rd Floor Load Factor	86%														
Fourth Floor		13,307													
Unit 401	7							1,042	57	940			◆		
Unit 402	8							1,014	63	931			◆		
Unit 403	3							727	58	663		◆			
Unit 404	1							515	-	469	◆				◆
Unit 405	3							725	60	661		◆		◆	
Unit 406	1							515	-	469	◆				
Unit 407	3							725	58	663		◆			
Unit 408	1							515	-	468	◆				
Unit 409	3							724	59	663		◆			
Unit 410	3							724	60	664		◆			
Unit 411	1							514	-	467	◆				
Unit 412	3							725	60	664		◆			
Unit 413	1							515	-	467	◆				
Unit 414	6							818	61	734			◆		
Unit 415	5							965	65	895			◆		
											5	7	3		
Ross Common Areas															
Trash							99								
Mech							73								
Utilities							102								
Elevator							86								
Stair-N							187								
Stair-S							186								
Corridors							1,160								
Shafts / Vert Enclosures					31										
Floor Subtotals					31		1,893	10,763	601	9,818					
4th Floor Load Factor	86%														
Fifth Floor		13,307													
Unit 501	7							1,042	57	940			◆		
Unit 502	8							1,014	63	931			◆		
Unit 503	3							727	58	663		◆			
Unit 504	1							515	-	469	◆				
Unit 505	3							725	60	661		◆			
Unit 506	1							515	-	469	◆				
Unit 507	3							725	58	663		◆			
Unit 508	1							515	-	468	◆				
Unit 509	3							724	59	663		◆			
Unit 510	3							724	60	664		◆			◆
Unit 511	1							514	-	467	◆				
Unit 512	3							725	60	664		◆			
Unit 513	1							515	-	467	◆				
Unit 514	6							818	61	734		◆			
Unit 515	5							965	65	895			◆		
											5	7	3		
Ross Common Areas															
Trash							99								
Mech							73								
Utilities							102								
Elevator							86								
Stair-N							187								
Stair-S							186								
Corridors							1,160								
Shafts / Vert Enclosures					31										
Floor Subtotals					31		1,893	10,763	601	9,818					
5th Floor Load Factor	86%														
Sixth Floor		13,228													
Unit 601	7							1,042	57	940			◆		
Unit 602	8							999	63	931			◆		
Unit 603	3							727	58	663		◆			
Unit 604	1							510	-	469	◆				
Unit 605	3							725	60	661		◆			
Unit 606	1							510	-	469	◆				
Unit 607	3							721	58	663		◆			
Unit 608	1							510	-	468	◆				
Unit 609	3							719	59	663		◆			
Unit 610	3							719	60	664		◆			
Unit 611	1							509	-	467	◆				
Unit 612	3							726	60	664		◆			
Unit 613	1							509	-	467	◆			◆	
Unit 614	6							818	61	734		◆			
Unit 615	5							961	65	895			◆		
											5	7	3		
Ross Common Areas															
Trash							99								
Custodial / HVAC							73								
Utilities							98								
Elevator							86								
Stair-N							187								
Stair-S							183								
Corridors							1,158								
Shafts / Vert Enclosures					31										
Floor Subtotals					31		1,884	10,705	601	9,818					
6th Floor Load Factor	86%														

PROJECT TOTALS															
BUILDING Gross SF	78,775														
Residential Common Area GSF						11,773									
Dwelling Unit Gross SF						46,789									
Dwelling Unit Net SF						42,719									
Residential Balconies GSF						2,596									
Ross Common Area Subtotals															
Vestibules						237									
Lobby / Mail Combo (03)						582									
Bikes (03)						293									
Trash / Electrical (01) & Trash (02-06)						943									
Mech (02-06)						430									
Utilities (01-06)						547									
Resident Elevator (01-06)						519									
Resident Stairs (01-06)						2,459									
Corridors (02-06)						5,300									
Other Common Areas															
Pumps (01)					183										
Stair-E (01 & 02) , 1/2 Comm 1/2 Res					358	179									
Shafts (02-06)				153											
Sum Common SF (Comm + Ross)						12,467									
Building Gross SF						78,775									
Building Load Factor						84.17%									

Studios	1 BRs	2 BRs	Accessible / Type A	Sensory Impaired
12	29	14	4	2
34%	45%	22%	6%	3%

65

Unit Types	
1	Studio
2	Studio - Type 'A'
3	1 BR
4	1 BR - Type 'A'
5	2 BR - NE corner
6	1 BR - NW corner
7	2 BR - SE corner
8	2 BR - SW corner
9	1 BR - 2w/Fr
10	Studio - 2w/Fr
11	2 BR - 2w/Fr 1E ('A')
12	2 BR - 2w/Fr SW

PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO. 23-008

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

GRAHAM MICHAEL KALBLI
LICENSE # 13499
EXPIRATION DATE 12/31/25
STATE OF OHIO · GRAHAM · 13499 · REGISTERED ARCHITECT

Drawing Title
CODE & PROJECT DATA

Document No.
G001

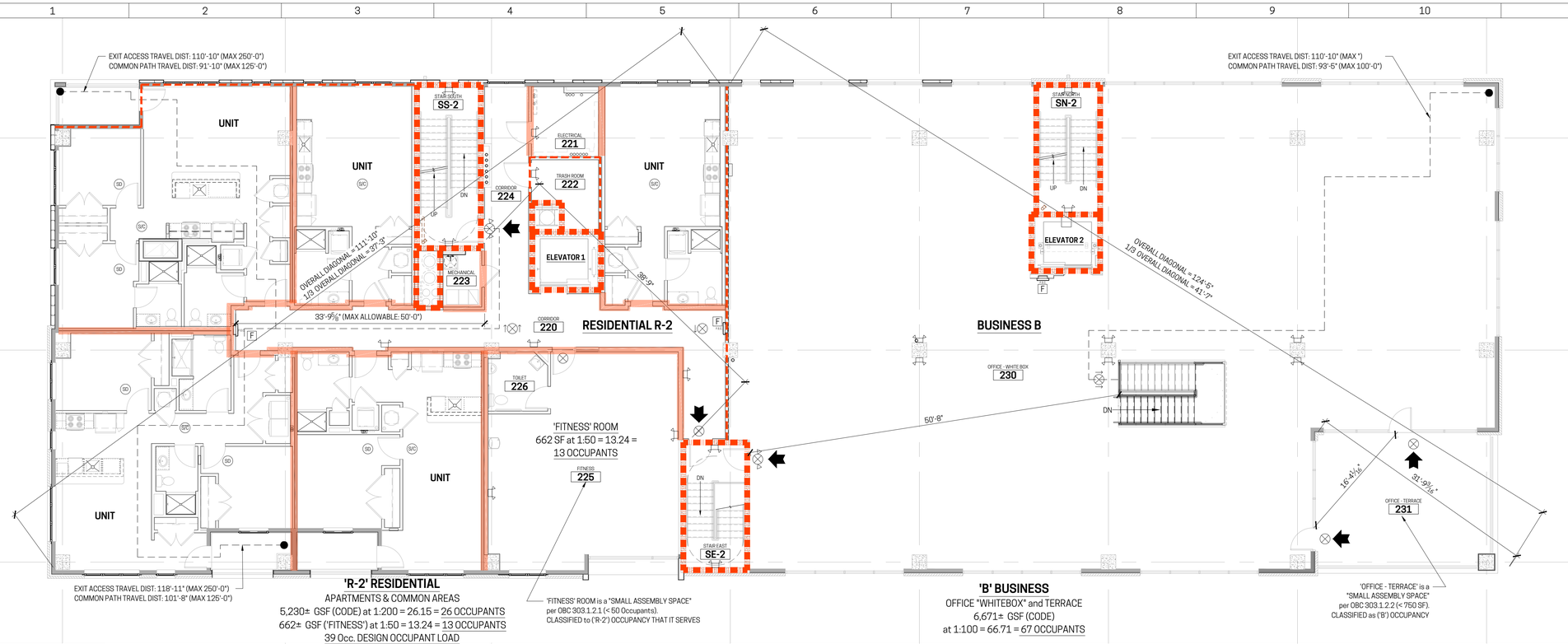
© 2024 NEW REPUBLIC LTD.

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED

PLOTTED: Tuesday, February 27, 2024 12:38:23 PM

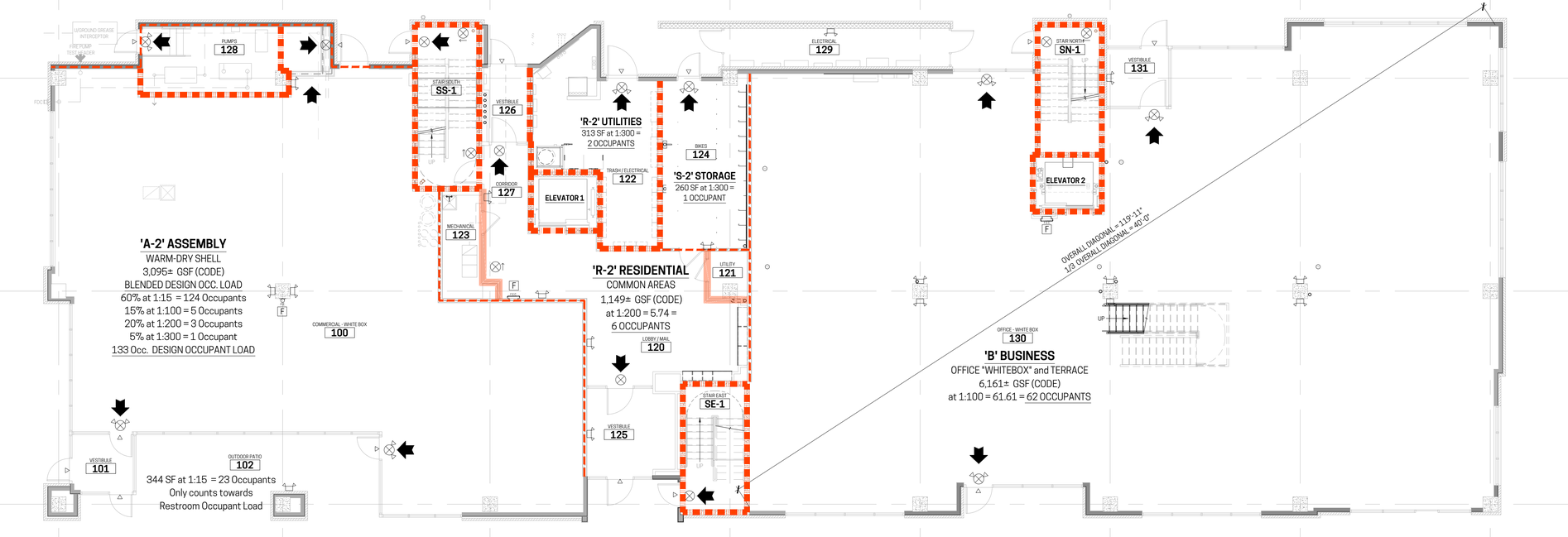
A1 CODE DATA

A10 PROJECT DATA



E1 SECOND FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



A1 FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

GENERAL NOTES

A. ALL FLOOR-CEILING AND ROOF-CEILING HORIZONTAL ASSEMBLIES SHALL BE ONE HOUR FIRE RESISTANCE RATED IN ACCORDANCE WITH OBC 711 UNO.

B. ALL PERIMETER WALLS OF DWELLING UNITS (i.e. WALLS SEPARATING DIFFERENT UNITS AND WALLS SEPARATING UNITS FROM CORRIDORS) SHALL PROVIDE DRAFTSTOPPING per OBC 718.3 (718.3.2).

C. REFER TO SHEETS A020 & A021 FOR COMPOSITION OF FIRE RATED ASSEMBLIES (e.g. FIRE PARTITIONS, FIRE BARRIERS, & HORIZONTAL ASSEMBLIES).

D. IN ACCORDANCE w/ OBC 916 (OFC 510), SHOULD AN EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM BE REQUIRED RESULTANT TO FIELD SIGNAL TESTING BY THE FIRE AUTHORITY HAVING JURISDICTION (AHJ), THE SYSTEM SHALL REQUIRE THE FOLLOWING:
- POWER AND TEL-DATA PROVISIONS AS REQUIRED BY THE SYSTEM DESIGN (SYSTEM DESIGN WILL BE A 'DELEGATED DESIGN' BY OTHERS).
- SPACE IN A ROOM PROTECTED w/ 2-HOUR RATED FIRE BARRIERS / HORIZONTAL ASSEMBLIES IN A LOCATION THAT HAS BEEN COORDINATED W/ THE FIRE AHJ.
- 24-HOUR "STANDBY POWER" PROVIDED TO THE SYSTEM via BATTERY POWER.

LIFE SAFETY PLAN LEGEND

- 30-MINUTE RATED 'FIRE PARTITION' or HORIZONTAL ASSEMBLY, PROVIDE 20 MINUTE RATED DOORS at FIRE PARTITIONS.
- 3-HOUR RATED FLOOR / CEILING ASSEMBLY AT PODIUM SLAB
- 2-HOUR RATED 'FIRE BARRIER' or LOAD - BEARING EXTERIOR WALL, PROVIDE 90 MINUTE DOORS at FIRE BARRIERS
- 1-HOUR RATED 'FIRE BARRIER', PROVIDE 45 OR 60 MINUTE DOORS
- DIRECTION OF EGRESS FLOW
- EXIT SIGN or EXIT/ EMERGENCY LIGHT COMBO SIGN w/ 90-MINUTE BATTERY STANDBY
- EXTERIOR REMOTE HEAD
- EMERGENCY LIGHT w/ 90-MINUTE BATTERY STANDBY
- (SD) INTERCONNECTED SMOKE DETECTOR
- (S/C) INTERCONNECTED COMBINATION SMOKE/ CO DETECTOR
- F.E.C. FE F — FIRE EXTINGUISHER IN SEMI-RECESSED CABINET or FIRE EXTINGUISHER on BRACKET

KEY NOTES

1. -
2. -
3. -

PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO. 23-008

LEGEND

- Xx — PARTITION TAG
- - — FLOOR PLAN / ELEVATION KEY NOTE
- - — RCP NOTES
- ROOM XXX A|T|A|T|An — ROOM NAME, NUMBER TAG, ROOM FINISH DATA
- ### — DOOR ID TAG or CEILING HEIGHT TAG
- 30" BC — GENERAL TEXT NOTE
- X# / X### — DETAIL REF TAG
- X# / X### — ELEVATION TAG
- X# / A### — SECTION TAG
- N / W X### E / S — INTERIOR ELEVATION TAG
- Δ — REVISION

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

GRAHAM MICHAEL KALBLI
LICENSE #13499
EXPIRATION DATE 12/31/25
STATE OF OHIO · GRAHAM MICHAEL KALBLI · 13499 · REGISTERED ARCHITECT

Drawing Title

LIFE SAFETY PLANS

Document No.

G101

PLOTTED: Tuesday, February 27, 2024 12:36:30 PM

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED

© 2024 NEW REPUBLIC LTD.

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED

PLOTTED: Tuesday, February 27, 2024 12:36:32 PM

GENERAL NOTES

A. ALL FLOOR-CEILING AND ROOF-CEILING HORIZONTAL ASSEMBLIES SHALL BE ONE HOUR FIRE RESISTANCE RATED IN ACCORDANCE WITH OBC 711 UNO.

B. ALL PERIMETER WALLS OF DWELLING UNITS (i.e. WALLS SEPARATING DIFFERENT UNITS AND WALLS SEPARATING UNITS FROM CORRIDORS) SHALL PROVIDE DRAFTSTOPPING per OBC 718.3 (718.3.2).

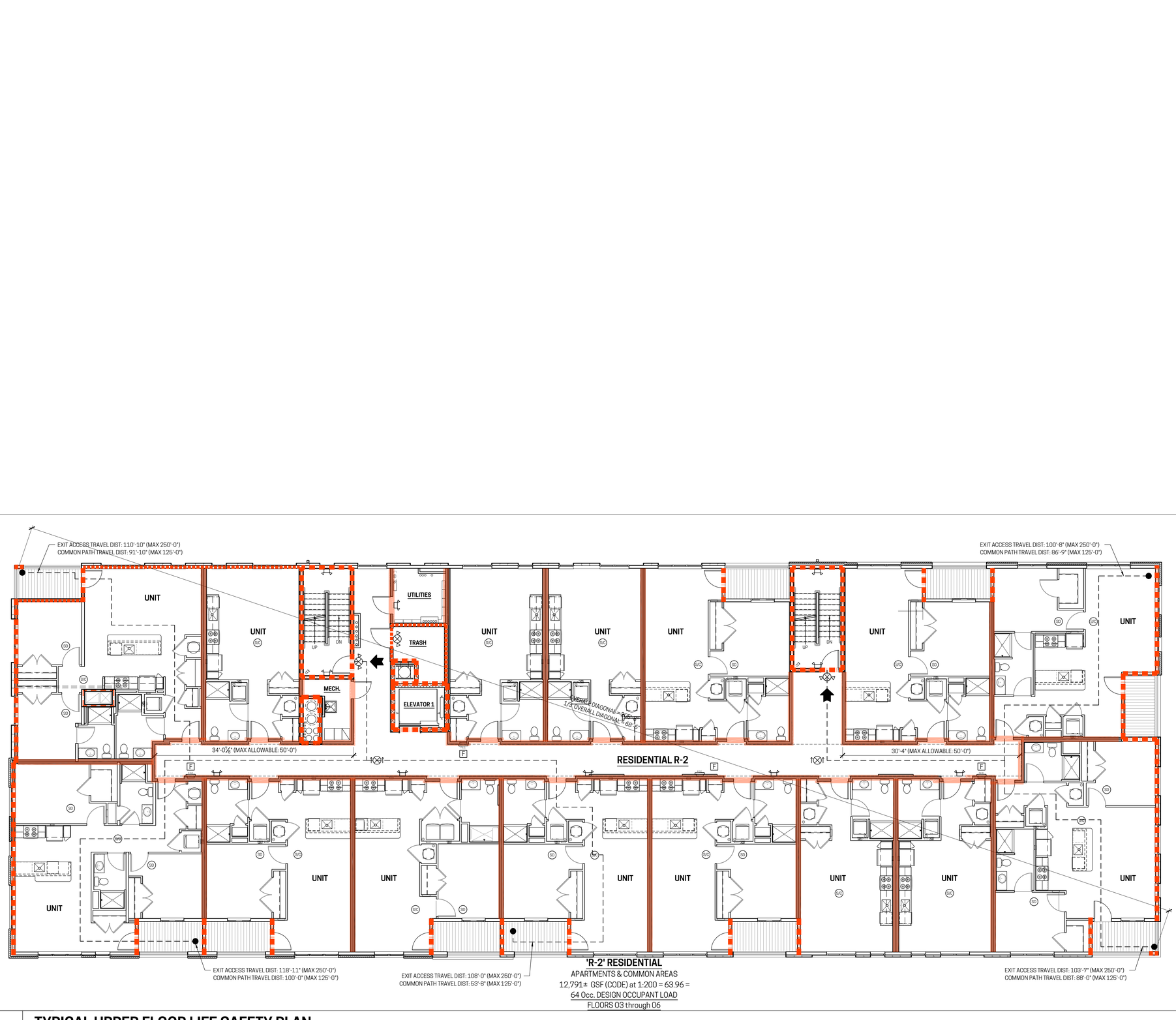
C. REFER TO SHEETS A020 & A021 FOR COMPOSITION OF FIRE RATED ASSEMBLIES (e.g. FIRE PARTITIONS, FIRE BARRIERS, & HORIZONTAL ASSEMBLIES).

D. IN ACCORDANCE w/ OBC 916 (OFC 510), SHOULD AN EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM BE REQUIRED RESULTANT TO FIELD SIGNAL TESTING BY THE FIRE AUTHORITY HAVING JURISDICTION (AHJ), THE SYSTEM SHALL REQUIRE THE FOLLOWING:

- POWER AND TEL-DATA PROVISIONS AS REQUIRED BY THE SYSTEM DESIGN (SYSTEM DESIGN WILL BE A 'DELEGATED DESIGN' BY OTHERS).
- SPACE IN A ROOM PROTECTED w/ 2-HOUR RATED FIRE BARRIERS / HORIZONTAL ASSEMBLIES IN A LOCATION THAT HAS BEEN COORDINATED W/ THE FIRE AHJ.
- 24-HOUR "STANDBY POWER" PROVIDED TO THE SYSTEM via BATTERY POWER.

LIFE SAFETY PLAN LEGEND

- 30-MINUTE RATED 'FIRE PARTITION' or HORIZONTAL ASSEMBLY, PROVIDE 20 MINUTE RATED DOORS at FIRE PARTITIONS.
- 3-HOUR RATED FLOOR / CEILING ASSEMBLY AT PODIUM SLAB
- 2-HOUR RATED 'FIRE BARRIER' or LOAD - BEARING EXTERIOR WALL, PROVIDE 90 MINUTE DOORS at FIRE BARRIERS
- 1-HOUR RATED 'FIRE BARRIER', PROVIDE 45 OR 60 MINUTE DOORS
- DIRECTION OF EGRESS FLOW
- EXIT SIGN or EXIT/ EMERGENCY LIGHT COMBO SIGN w/ 90-MINUTE BATTERY STANDBY
- EXTERIOR REMOTE HEAD
- EMERGENCY LIGHT w/ 90-MINUTE BATTERY STANDBY
- INTERCONNECTED SMOKE DETECTOR
- INTERCONNECTED COMBINATION SMOKE/ CO DETECTOR
- FIRE EXTINGUISHER IN SEMI-RECESSED CABINET or FIRE EXTINGUISHER on BRACKET



'R-2' RESIDENTIAL
APARTMENTS & COMMON AREAS
12,791± GSF (CODE) at 1:200 = 63.96 =
64 Occ. DESIGN OCCUPANT LOAD
FLOORS 03 through 06

KEY NOTES

1. -
2. -
3. -

A1 TYPICAL UPPER FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

APPLIES to FLOORS 03 THROUGH 06

PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO: 23-008

LEGEND

- PARTITION TAG
- FLOOR PLAN / ELEVATION KEY NOTE
- RCP NOTES
- ROOM NAME / NUMBER TAG / ROOM FINISH DATA
- DOOR ID TAG or CEILING HEIGHT TAG
- GENERAL TEXT NOTE
- DETAIL REF TAG
- ELEVATION TAG
- SECTION TAG
- INTERIOR ELEVATION TAG
- REVISION

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

GRAHAM MICHAEL KALBLI
LICENSE #13499
EXPIRATION DATE 12/31/25
STATE OF OHIO GRAHAM KALBLI 13499 REGISTERED ARCHITECT

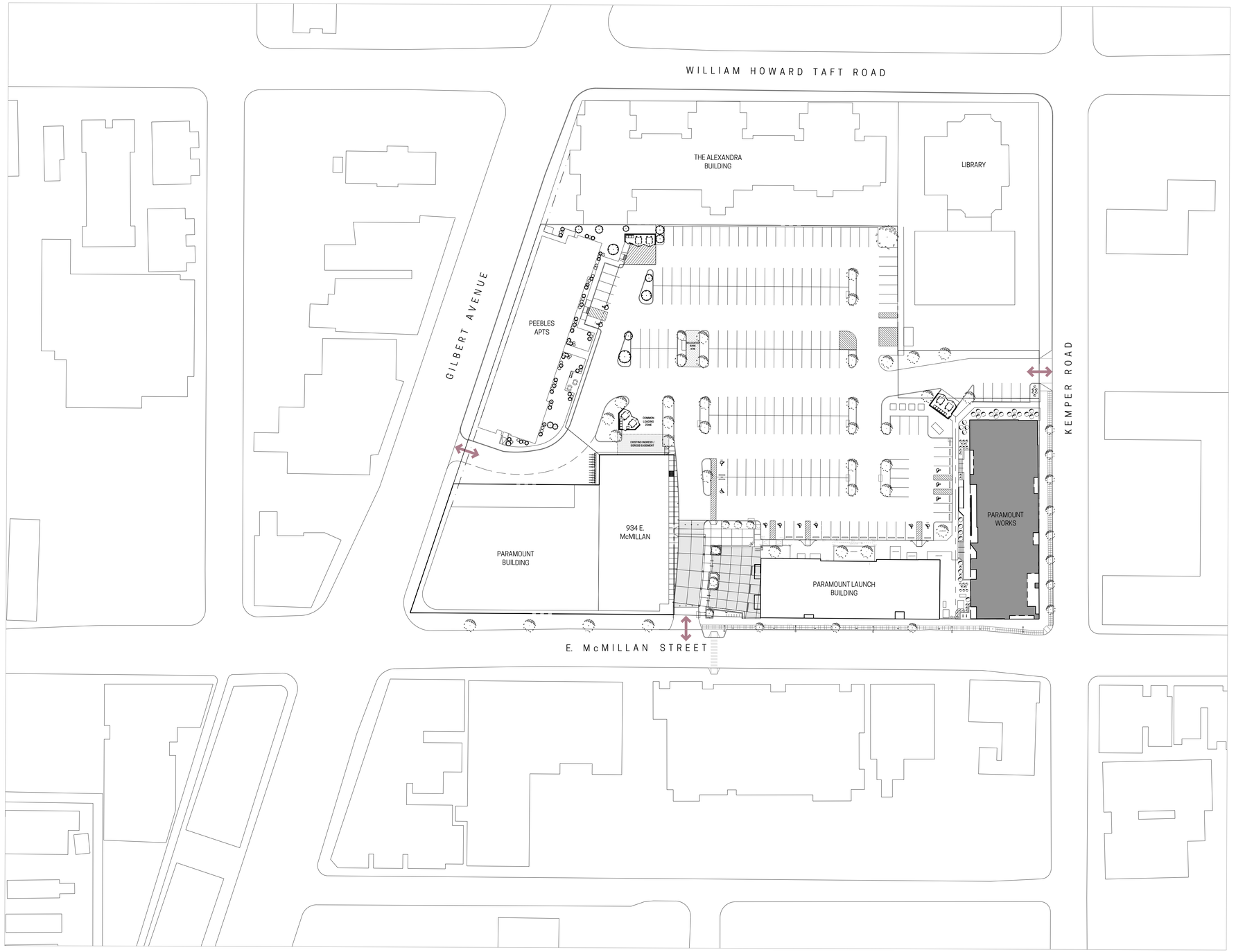
Drawing Title

LIFE SAFETY PLANS

Document No.

G102

© 2024 NEW REPUBLIC LTD.



PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO: 23-008

LEGEND

- Xx — PARTITION TAG
- FLOOR PLAN / ELEVATION KEY NOTE
- RCP NOTES
- ROOM NAME / NUMBER TAG / ROOM FINISH DATA
- ### — DOOR ID TAG *or* CEILING HEIGHT TAG
- 30" BC — GENERAL TEXT NOTE
- X# / X### — DETAIL REF TAG
- X# / X### — ELEVATION TAG
- X# / A### — SECTION TAG
- INTERIOR ELEVATION TAG
- REVISION

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

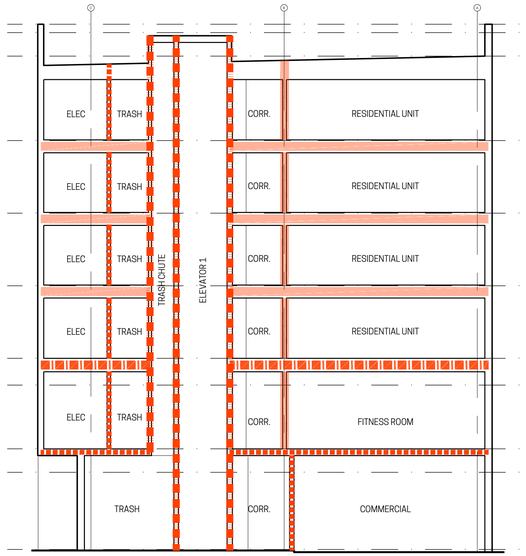
GRAHAM MICHAEL KALBLI
LICENSE #13499
EXPIRATION DATE 12/31/25
STATE OF OHIO · GRAHAM MICHAEL KALBLI 13499 · REGISTERED ARCHITECT

Drawing Title
ARCHITECTURAL SITE PLAN

Document No.
G301

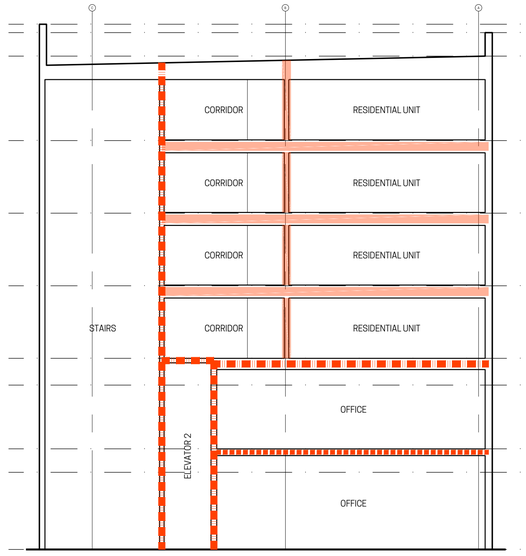
A1 **ARCHITECTURAL SITE PLAN**
1" = 30'-0"

PLOTTED: Tuesday, February 27, 2024 12:36:35 PM
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED
© 2024 NEW REPUBLIC LTD.



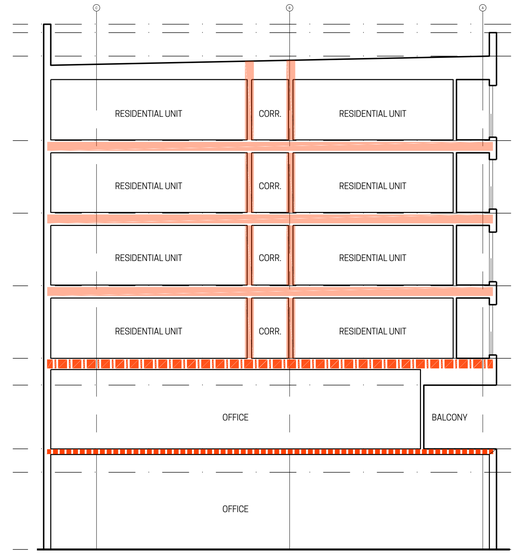
E1 TRANSVERSE BUILDING SECTION

3/32" = 1'-0" AT ELEVATOR 1 & TRASH ROOM



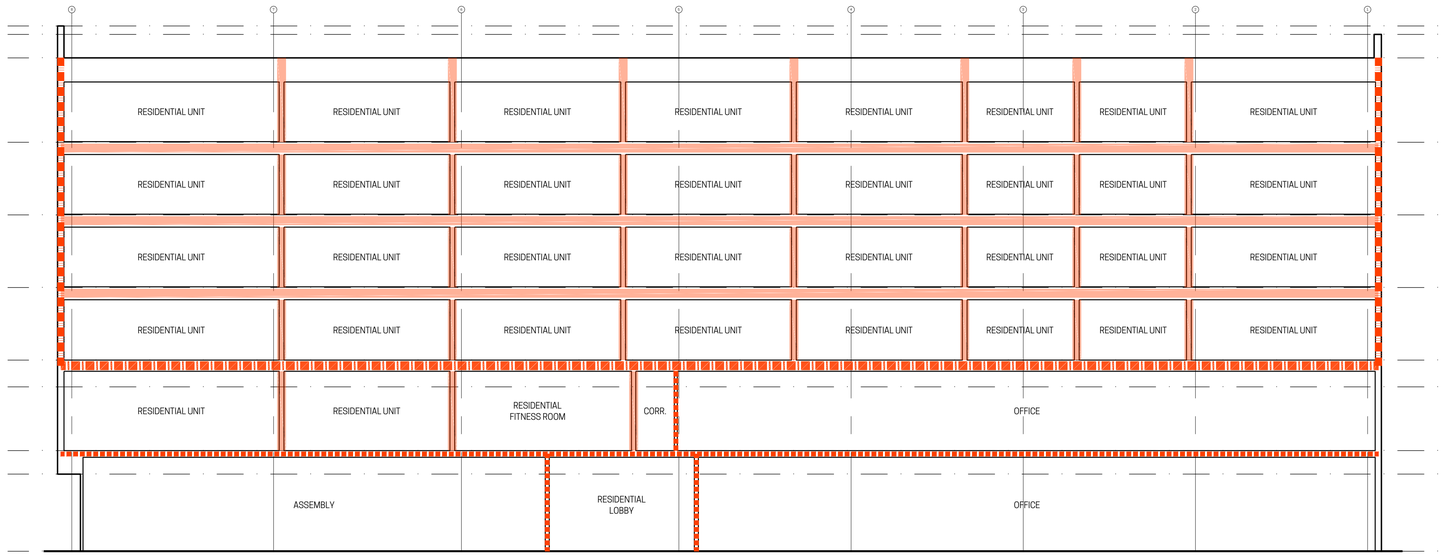
E4 TRANSVERSE BUILDING SECTION

3/32" = 1'-0" AT ELEVATOR 2 & NORTH STAIRS



E7 TRANSVERSE BUILDING SECTION

3/32" = 1'-0" AT OFFICE BALCONY



A1 LONGITUDINAL BUILDING SECTION

3/32" = 1'-0"

T/ HIGH PARAPET 178'-3 3/4"
T/ ROOF 173'-6 3/4"
SIXTH FLOOR T/ SHEATHING 160'-11 5/8"
FIFTH FLOOR T/ SHEATHING 150'-1 3/4"
FOURTH FLOOR T/ SHEATHING 139'-3 7/8"
THIRD FLOOR T/ PODIUM 128'-6"
T/ STOREFRONT 124'-6"
SECOND FLOOR 115'-0"
T/ STOREFRONT 111'-6"
FIRST FLOOR OFFICE 100'-0"

GENERAL NOTES

A. ALL FLOOR-CEILING AND ROOF-CEILING HORIZONTAL ASSEMBLIES SHALL BE ONE HOUR FIRE RESISTANCE RATED IN ACCORDANCE WITH OBC 711 UNO.

B. ALL PERIMETER WALLS OF DWELLING UNITS (i.e. WALLS SEPARATING DIFFERENT UNITS AND WALLS SEPARATING UNITS FROM CORRIDORS) SHALL PROVIDE DRAFTSTOPPING per OBC 718.3 (718.3.2).

C. REFER TO SHEETS A020 & A021 FOR COMPOSITION OF FIRE RATED ASSEMBLIES (e.g. FIRE PARTITIONS, FIRE BARRIERS, & HORIZONTAL ASSEMBLIES).

D. IN ACCORDANCE w/ OBC 916 (OFC 510), SHOULD AN EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM BE REQUIRED RESULTANT TO FIELD SIGNAL TESTING BY THE FIRE AUTHORITY HAVING JURISDICTION (AHJ), THE SYSTEM SHALL REQUIRE THE FOLLOWING:

- POWER AND TEL-DATA PROVISIONS AS REQUIRED BY THE SYSTEM DESIGN (SYSTEM DESIGN WILL BE A 'DELEGATED DESIGN' BY OTHERS).
- SPACE IN A ROOM PROTECTED w/ 2-HOUR RATED FIRE BARRIERS / HORIZONTAL ASSEMBLIES IN A LOCATION THAT HAS BEEN COORDINATED W/ THE FIRE AHJ.
- 24-HOUR "STANDBY POWER" PROVIDED TO THE SYSTEM via BATTERY POWER.

LIFE SAFETY PLAN LEGEND

- 30-MINUTE RATED 'FIRE PARTITION' or HORIZONTAL ASSEMBLY, PROVIDE 20 MINUTE RATED DOORS at FIRE PARTITIONS.
- 3-HOUR RATED FLOOR / CEILING ASSEMBLY AT PODIUM SLAB
- 2-HOUR RATED 'FIRE BARRIER' or LOAD - BEARING EXTERIOR WALL, PROVIDE 90 MINUTE DOORS at FIRE BARRIERS
- 1-HOUR RATED 'FIRE BARRIER', PROVIDE 45 OR 60 MINUTE DOORS
- DIRECTION OF EGRESS FLOW
- EXIT SIGN or EXIT/ EMERGENCY LIGHT COMBO SIGN w/ 90-MINUTE BATTERY STANDBY
- EXTERIOR REMOTE HEAD
- EMERGENCY LIGHT w/ 90-MINUTE BATTERY STANDBY
- (SD) INTERCONNECTED SMOKE DETECTOR
- (S/CA) INTERCONNECTED COMBINATION SMOKE/ CO DETECTOR
- FEC FE F FIRE EXTINGUISHER IN SEMI-RECESSED CABINET or FIRE EXTINGUISHER on BRACKET

PARAMOUNT WORKS

NWC KEMPER LANE & E. McMILLAN ST
2505 KEMPER LN
CINCINNATI, OH 45206
WALNUT HILLS NEIGHBORHOOD
NR PROJECT NO: 23-008

LEGEND

- Xx PARTITION TAG
- FLOOR PLAN / ELEVATION KEY NOTE
- RCP NOTES
- ROOM NAME / XXX NUMBER TAG / AfAfAfAfn ROOM FINISH DATA
- ### DOOR ID TAG or CEILING HEIGHT TAG
- 30" BC GENERAL TEXT NOTE
- X# / X### DETAIL REF TAG
- X# / X### ELEVATION TAG
- X# / A### SECTION TAG
- X# / X### / X INTERIOR ELEVATION TAG
- REVISION

No.	Issuances / Revisions / Submissions	Date
	PRICING / PERMIT ISSUANCE	02.26.2024

NEW REPUBLIC architecture

GRAHAM MICHAEL KALBLI
LICENSE #13499
EXPIRATION DATE 12/31/25
STATE OF OHIO GRAHAM MICHAEL KALBLI 13499 REGISTERED ARCHITECT

Drawing Title
BUILDING SECTIONS

Document No.
G401

© 2024 NEW REPUBLIC LTD.

PLOTTED: Tuesday, February 27, 2024 12:36:39 PM
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR REUSED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITED