

AGENDA

April 4, 2017

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of January 3, 2017

Cases

CASE NO. 2017-2006

Resident Lukas Ruecker, property owner of 6980 Knoll Road is requesting a variance to allow for the newly constructed deck which extends into the front yard to remain.

CASE NO. 2017-2007

Brett Oberholzer, the representative for Mercy Health, has submitted plans for a 15,000 square foot medical office building to be built on 2.1 acres of leased ground in the North Site Zoning District. Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when there are variances requested.

The site plan requires three variances to the North Site Zoning Regulations,

- 1) A variance is required from section 154.78 (C) (1), to allow the east parking lot to encroach into the 25' required setback along the Ronald Reagan Highway.
- 2) A variance is required from section 154.81 (B), to allow for the 130' continuous facade on the south face of the proposed structure (along Ronald Reagan Highway).
- 3) A variance is required from section 154.82, to allow for a second monument sign to be placed at the eastern entrance to the facility and two additional building signs to be placed on the east and west facades.

New Business

Adjournment

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING
TUESDAY, JANUARY 3, 2017

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Tuesday, January 3, 2017 at 7:00 P.M.

Roll was called: PRESENT: Richard Bardach, Chairperson
 Rick Lauer
 Susan Rissover
 Scott Rubenstein
 Scott Wolf

ALSO PRESENT: Kevin Frank, Esq., Solicitor
 Nicole Browder, Clerk
 Wes Brown, Project & Zoning Administrator

Chair Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Chair Bardach asked if there were any corrections to the minutes of the December 5, 2016 meeting minutes. Mr. Rubenstein stated that he would like to recognize that his vote for the fence variance approved for 3120 Fair Haven Lane (at the December meeting) was for a very specific set of facts and circumstances unique to the property. Chair Bardach agreed. Mr. Rubenstein moved to approve the minutes as submitted. Seconded by Mr. Wolf and the motion carried unanimously.

Case 2005

Chair Bardach introduced the application and Mr. Brown provided the staff report. Mr. Brown reported that residents Kevin and Sarah Gilles of 3210 Longmeadow Lane requested a variance to allow for a previously installed seven foot high fence in their rear yard to remain. The request would require a variance from Village Code Section 154.14 (A) regulating that fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard.

Mr. Brown reported that the applicants moved into the Village in 2014 and selected the lot because of the size and that it would allow them to have a garden. The applicants installed, without a permit, at 27' x 78' garden in the rear yard of their home and also installed at 7' high fence to prevent the deer and other animals from damaging the garden.

Chair Bardach invited the applicant to address the Board. Mr. Gilles express his apologies for not checking if a permit was required. He stated that he did participate in the community garden at the Amberley Green and concluded that it was not feasible to travel their daily for gardening. He stated he would appreciate the variance as the purpose of the garden relates to a program for school.

Ms. Rissover inquired as to who installed the fence and Mr. Gilles confirmed that he installed.

Mr. Wolf commented that the Board has received requests in the past for fences higher than the code allows and the Board has been consistent with not granting higher fences. He stated that the high visibility of this location is a factor. He noted he was sympathetic to the situation but it would be very difficult to approve with the history of past cases denied.

Mr. Rubenstein inquired about how the aesthetics might impact surrounding neighbors. He also commented on the very visible lot to many properties. He noted that it may not have been approved had a permit been sought prior to installation.

Mr. Brown shared two letters received anonymously which were against the variance request. Chair Bardach read the letters for those present.

Mr. Gilles asked if the garden fence was brought to the Village through a complaint received. Mr. Brown confirmed it was through a query as to whether a permit was sought.

Mr. Lauer reviewed the factors the Board considers to determine whether a property owner seeking a variance has encountered practical difficulties in the use of his property including, but not limited to:

- whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- whether the variance is substantial; whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- whether the variance would adversely affect the delivery of governmental services, that is water, sewer, garbage; whether the property owner purchased the property with knowledge of the zoning restriction;
- whether the property owner's predicament feasibly can be obviated through some method other than a variance; or whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Mr. Lauer stated that the issue is that the Village Code does not support the high fence although there are a lot of people who like to garden and would like to have the high fence. He noted that he plans to present the Board with topics to consider where the code needs addressed and updated. He stated there should be a way to have temporary structures for gardens.

Mr. Gilles asked if landscaping would have helped in approving the variance.

Ms. Rissover stated that the Board has never granted a deer fence for gardening and has only granted higher fences in very specific circumstances like properties bordering the Village corporation line. She stated the Amberley Green garden fence was a high deer fence approved for the community garden to allow for those wanting to garden without damage from deer.

Mr. Lauer commented that he would like to find a way to permit higher garden fences if done correctly and in a way that protects neighbors.

Mr. Wolf stated that the Board will look into updating the code as the existing code written in the sixties does not address gardening in 2017. He noted the garden can remain with a fence at 4.5 feet in height.

Mr. Wolf moved to approve the request as submitted. Seconded by Mr. Lauer and the voice vote showed the following vote: Aye (0), Nay (5).

NEW BUSINESS

Mr. Lauer informed the Board he will be bringing the list of topics to consider for update in the code. Examples he provided of areas to address were garden fences, temporary structures, subdivision regulations.

The Board held a brief discussion on reviewing code sections for updating and ultimately submitting to the council for review and consideration.

There being no further business the meeting was adjourned.

Nicole Browder, Clerk

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

BOARD OF ZONING APPEALS/PLANNING COMMISSION
MEETING NOTICE

WHEN: Tuesday, April 4, 2017 at 7:00 p.m.

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals **Tuesday, April 4, 2017** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Resident Lukas Ruecker at 6980 Knoll Road is requesting a variance to allow for the newly constructed deck to remain which extends 18 feet into the front yard. The request would require an 8 foot variance from the zoning regulation that an open deck may project into a front yard for a distance not exceeding ten feet. Village Code 154.25(A).

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **April 4, 2017** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Lukas Ruecker, 6980 Knoll Road
James & Ava Frank, 3530 Section Road
Richard & Sara Jane King, 7000 Knoll Road
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 03/24/17



Amberley Village Board of Zoning Appeals Staff Report

April 4, 2017

Subject:

6980 Knoll Road

Variance:

18'x31' deck encroaching into front yard

Item: Case#2017-2006

Variance Request: Resident Lukas Ruecker, property owner of 6980 Knoll Road is requesting a variance to allow for the newly constructed deck which extends into the front yard to remain.

Zoning Code Review: 154.52 Yard exceptions (A) An open unenclosed porch, deck, patio or paved terrace may project into a front yard for a distance not exceeding ten feet, or into a side yard for a distance not more than half the side yard required.

Variance Review: Mrs. Ruecker, purchased the 6980 Knoll Road property in 2015 and began renovating the Frank Lloyd Wright house (Tonkens House) on the property. When the renovation slowed, she moved into the smaller house on the property (3510 Section Road) to manage the project.

It was determined that work needed to be done to 3510 Section Road also. Not realizing zoning approval was needed to replace the existing 6'x31' front porch, the zoning permit was not sought.

The letter to the board states that the intention was to increase the usable space of the 3510 Section Road house without expanding the foot print or encroaching on the historical Frank Lloyd Wright house (Tonkens House). Mrs. Ruecker, expanded the existing 6'x31' porch project to the 18'x31' foot print after the project started.

Mrs. Ruecher also stated that the Tonkens House is on the National Historical Register and would like to preserve and protect the surroundings and is asking the variance be approved to allow the deck to remain.

A variance is needed to allow the new deck to encroach 8' beyond the allowable 10' into a front yard.

Project Recommendations: Staff recommends consideration of the request on its merits.

Mr. Scot F. Lahrmer

Village Manager

Amberley Village

7149 Ridge Road

Cincinnati, Ohio 45237

14 March, 2017

Re: Request for Variance, Zoning Approval

Dear Mr. Lahrmer,

I would be grateful for zoning approval for a variance on my property 3510 Section Road, which is part of my parcel 6980 Knoll Road.

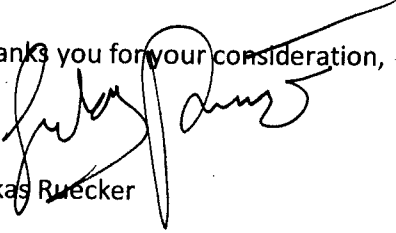
I wish to construct an open deck on the cottage situated on the property. The deck would be a total of 31 ft by 18 ft, exceeding the original porch which was 31 ft by 6 feet.

The set back would be 83 feet from Knoll Road and 195 feet from Section Road.

The deck is discrete and out of view of both Section and Knoll Rd.

My intention is to expand usable space for 3510 Section Rd without expanding the footprint of the house and without making any alterations on the side facing the Tonkens House. My main residence, the Tonkens House at 6980 Knoll Road is listed on the National Historic Register and I am keen to preserve it and protect its surrounds.

Thank you for your consideration,



Lukas Ruecker

Ph: 617 331 7167

Date: March 15, 2017

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

Construction of PORCH

31 ft. length x 18 ft. width

Set back from Knoll Rd = 83 ft.

Set back from Section Rd = 195 ft.

The structure is proposed at the following address:

3510 SECTION Rd.

I certify the attached plat and measurements are accurate.

LEE BUCKLEY
NATBUCK CONTRACTING.
Contractor's Name

PO Box 42671 Cincinnati
Contractor's Address OH 45242

513 377 6445
Telephone Number

Sincerely,


Homeowner's Signature

LUKAS RUECKER
Homeowner's Printed Name

617 331 7167
Telephone Number (daytime)



Estimate Prepared for:**Store Information:**

- #3832

(513) 631-1705

1015 4368

Estimate Created: 02/13/2017**Days Valid:** 14**Estimate Prepared by:**Big Hammer
Design Systems 8

Deck 4

Decks Total Price (pre-tax):**\$3,286.97**

"Please take this quote to the Contractor Services or Special Services Desk."

"Products and prices shown online may vary from those at The Home Depot store near you. Prices shown on this quote may be different due to changes in product availability and market conditions. Prices for identical items may also vary from store to store."

"Los productos y precios demostrados en linea pueden variar de los en el almacen The Home Depot cerca de usted. Los precios demostrados en esta cotizacion pueden ser diversos debido a los cambios en condiciones de la disponibilidad y del mercado del producto. Los precios para los articulos identicos pueden tambien variar de almacen al almacen."

"* Special Order Items where price is not included in total - Please take to The Home Depot Special Services Desk for a price quote."

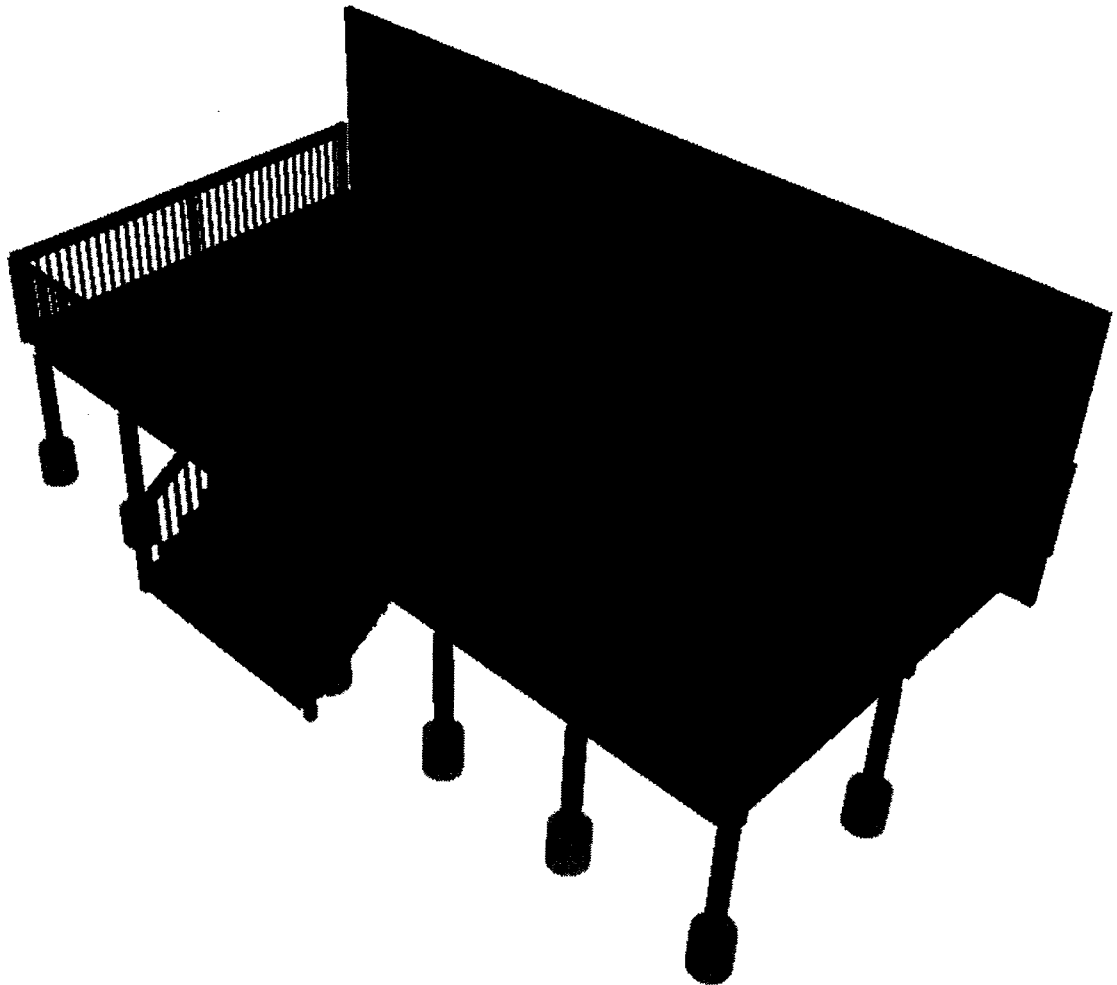
"* Los Articulos de la Orden Especial donde el precio no se incluye en total - Favor de llevar a la Mesa de Servicios Especiales del Home Depot para una cotizacion del precio."

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3D View

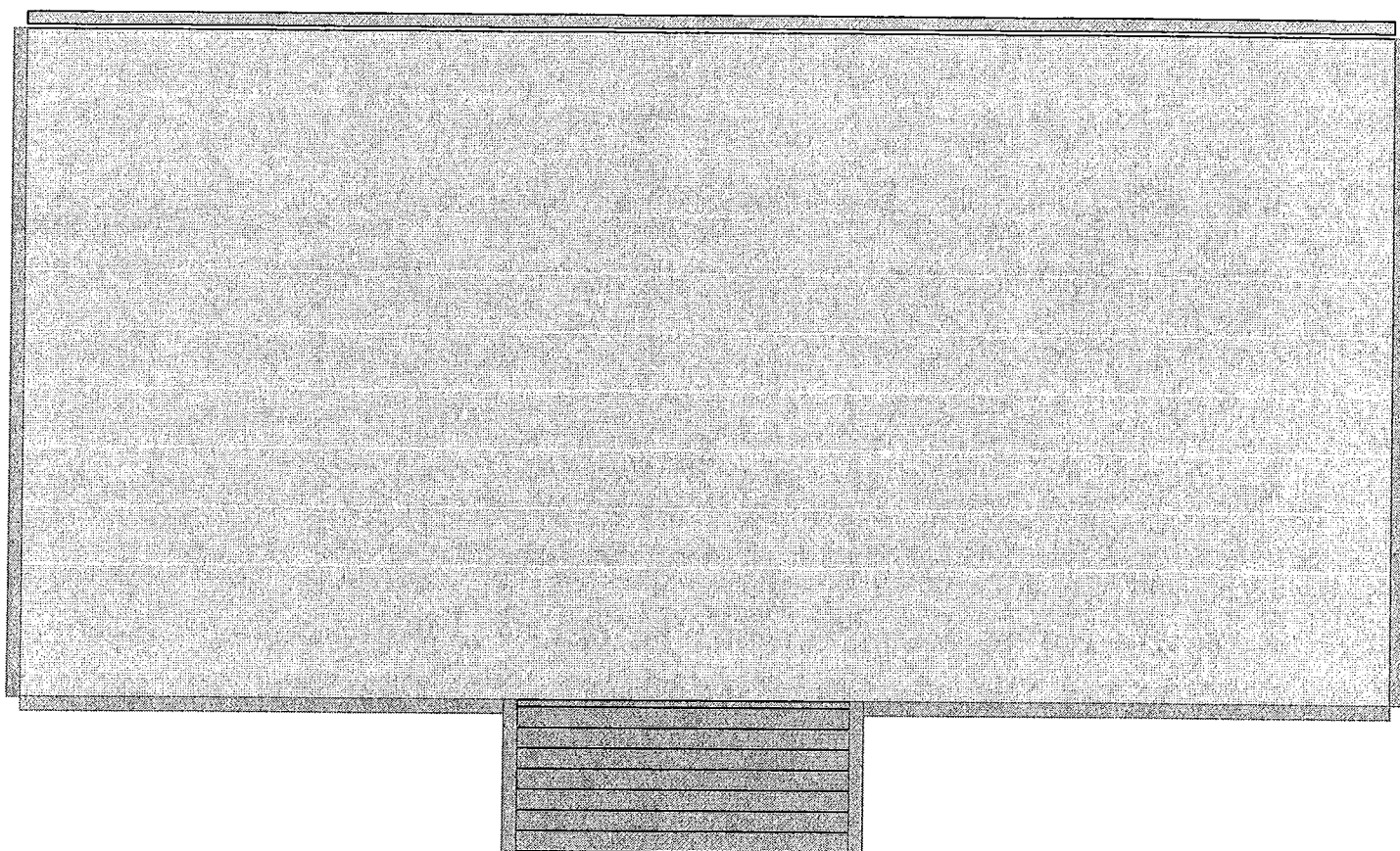


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Plan View

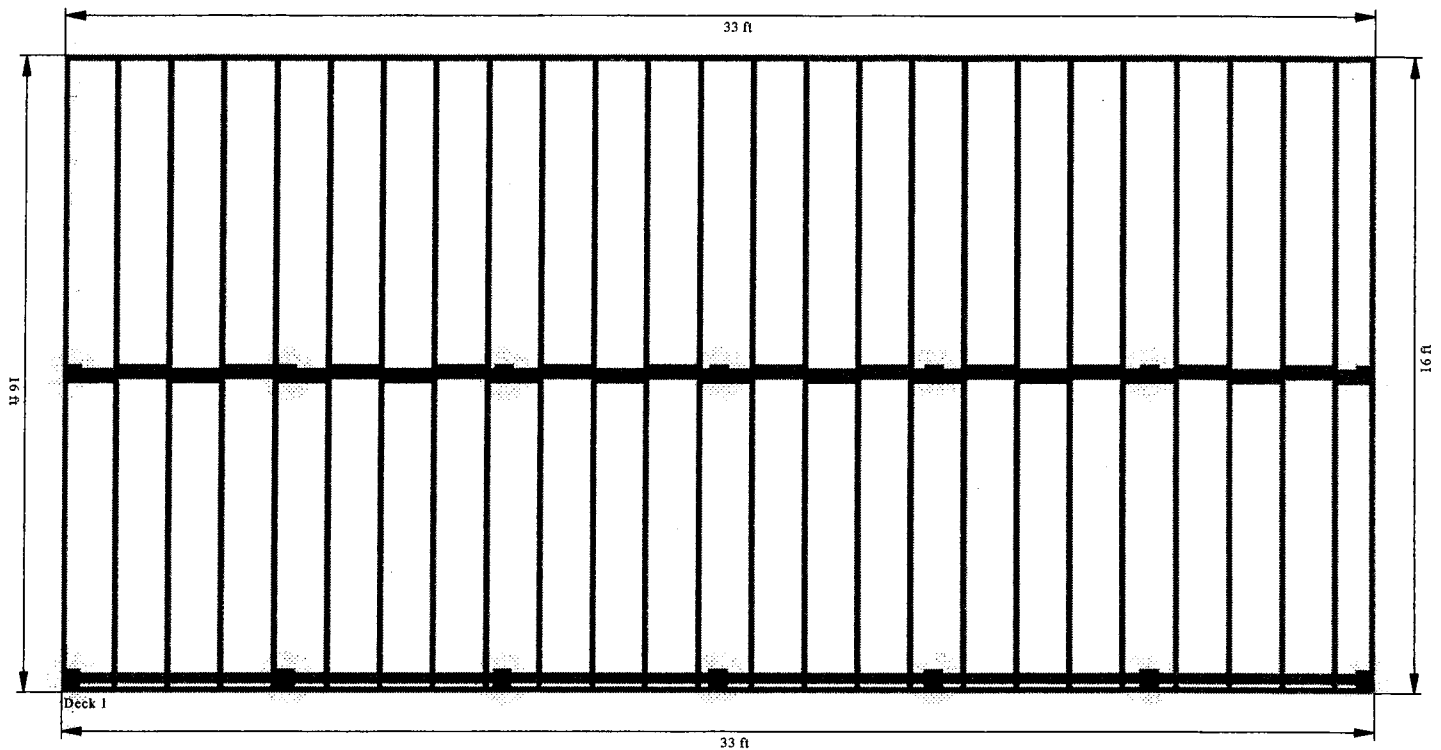


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Dimension View

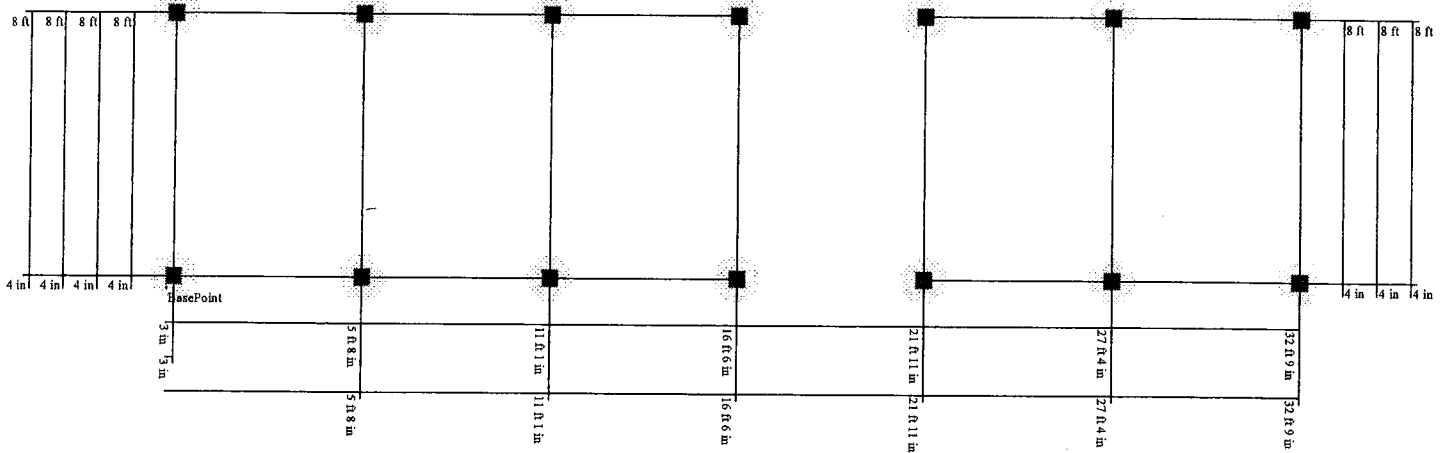


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Post View

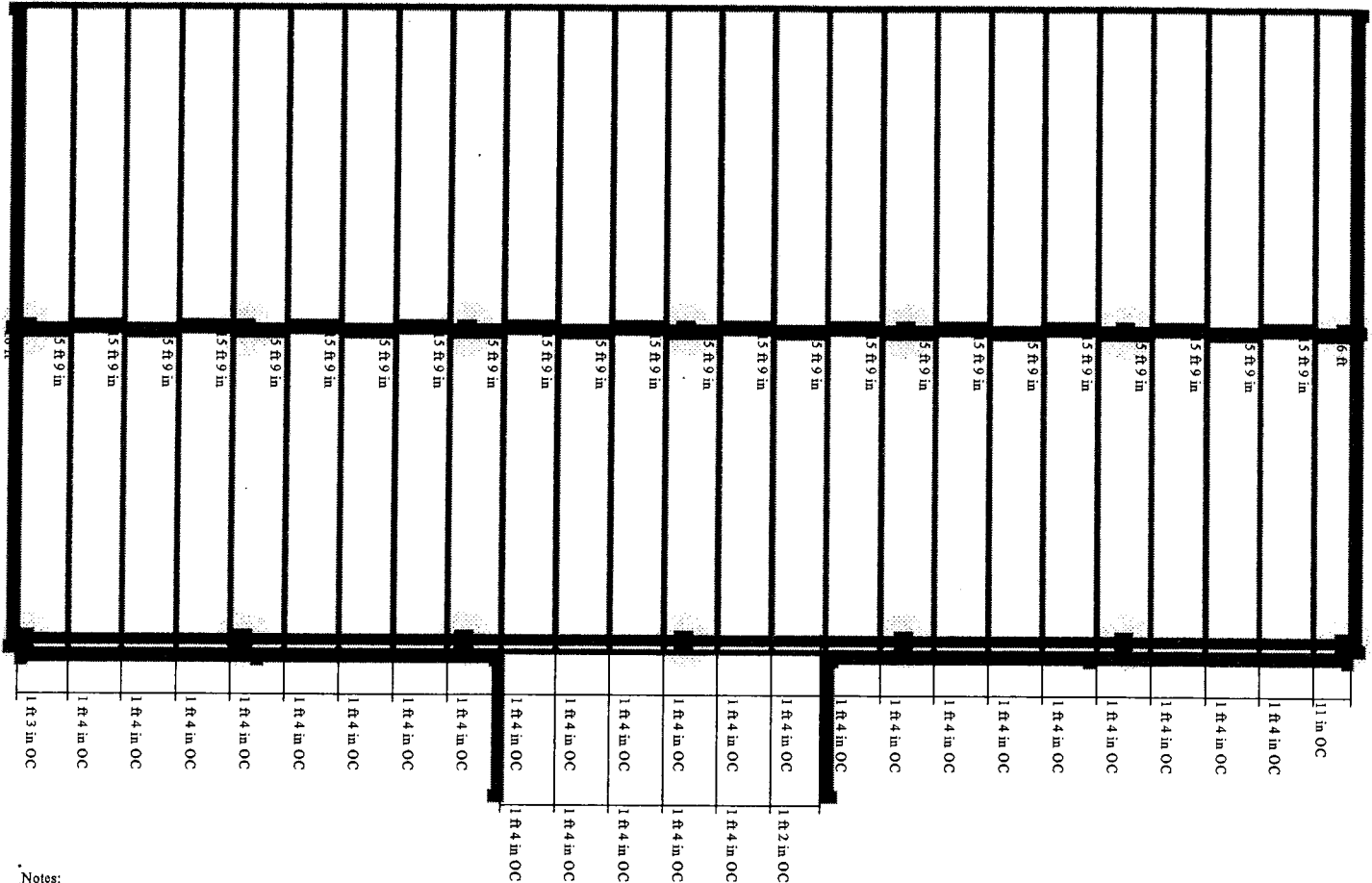


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Joist Layout View

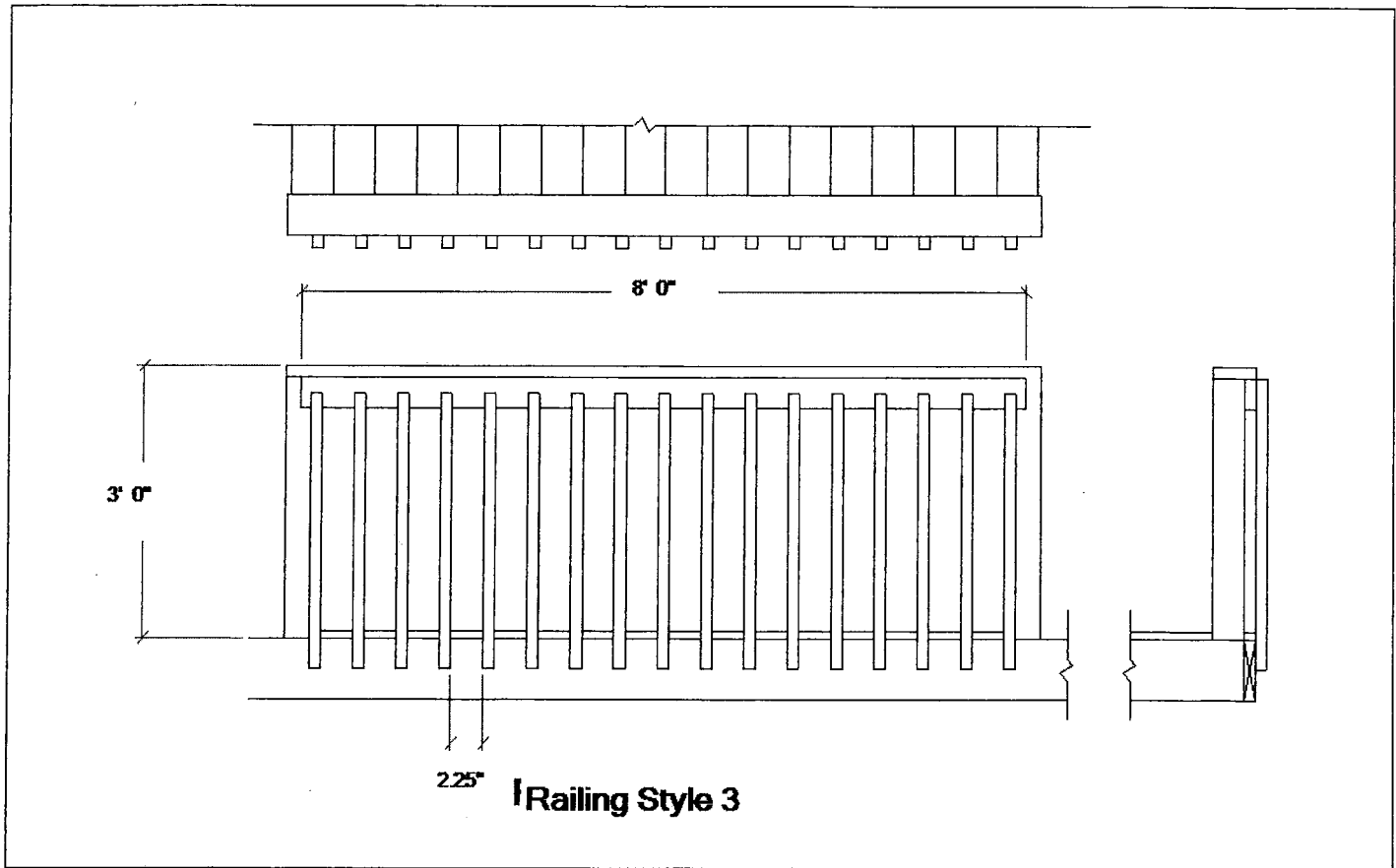


Notes:
All joist and stringer spacing dimensions are measured in OC.

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Railing Details View



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Deck Information

Deck 1

Construction Method - Beam on Top of Post
Footing Type - In-Ground
Live Load - 60
Dead Load - 10
Decking Spacing - 1/8 in
Joist Spacing - 16 in
Beam Spacing - 96 in
Post Spacing - 65 1/16 in
Decking - L5/4x6 Treated Southern Pine Standard
Beams - L2x8 Treated Southern Pine No. 2
Joists - L2x8 Treated Southern Pine No. 2
Posts - L6x6 Treated Southern Pine No. 2
Deck Height - 36 in
Diagonal Bracing - Yes
Joist Overhang - 0 in
Beam Overhang - 0 in
Decking Deflection Factor - 360
Joist Deflection Factor - 360
Beam Deflection Factor - 360
Pref Decking Size - 5/4x6
Pref Joist Size - 2x8
Pref Beam Size - 2x8
Pref Post Size - 6x6
Diag Brace Height 1 - 24 in
Diag Brace Height 2 - 24 in

Railing 1

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 2

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 3

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 6

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

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Railing 5

Railing Height - 36 in

Baluster Spacing - 3 3/4 in

Railing 4

Railing Height - 36 in

Baluster Spacing - 3 3/4 in

Stair 1

Step Width - 96 in

Step Height - 28 3/4 in

Step Rise - 7 3/16 in

Step Run - 11 in

Stringers - L2x12 Treated Southern Pine No. 1

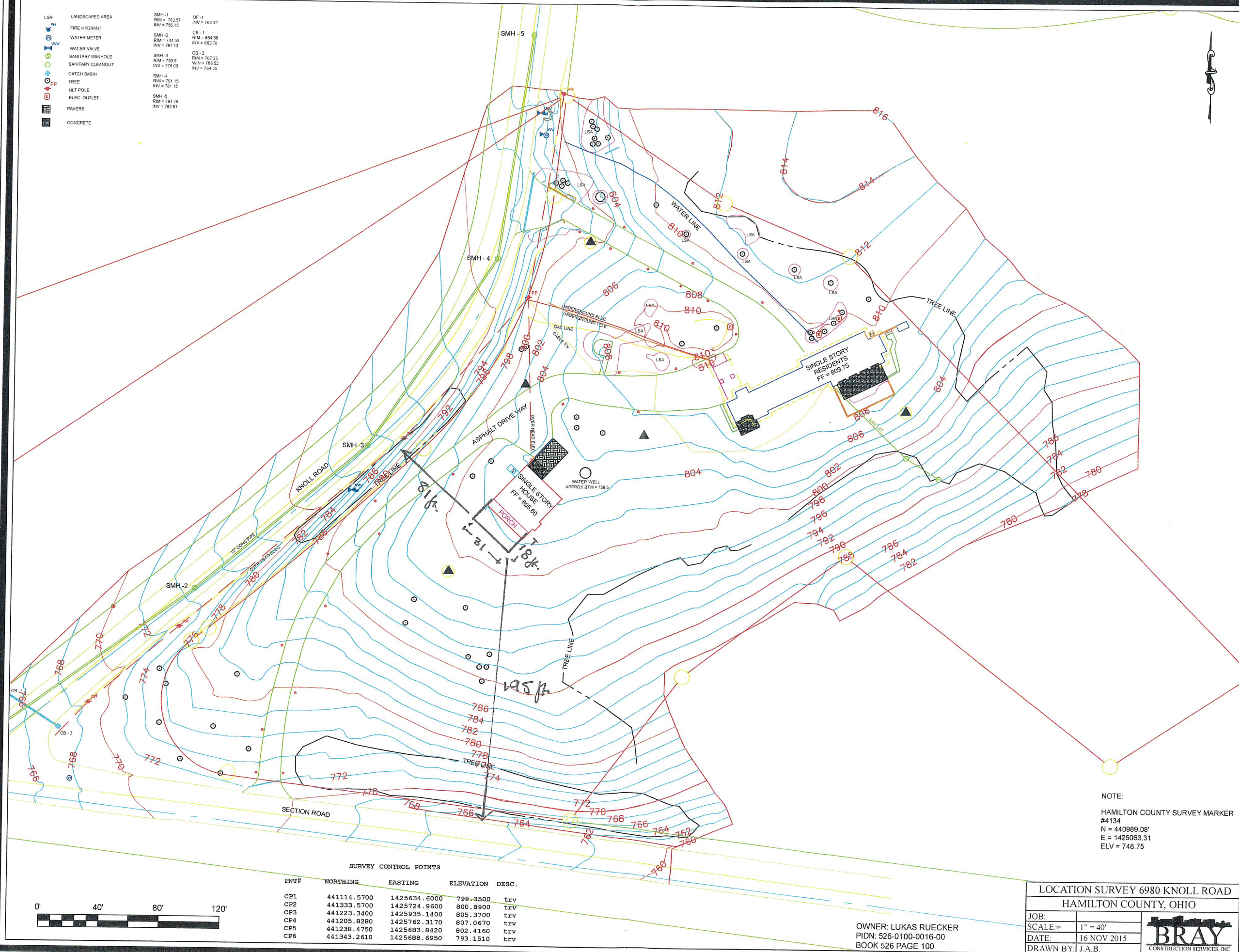
Risers - L2x4 Treated Southern Pine No. 2

Treads - L5/4x6 Treated Southern Pine Standard

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- LSA LANDSCAPED AREA
 FH FIRE HYDRANT
 WM WATER METER
 WV WATER VALVE
 SMH-1 RIM = 762.57
 INV = 756.15
 SMH-2 RIM = 744.55
 INV = 767.13
 SMH-3 RIM = 783.5
 INV = 775.00
 SMH-4 RIM = 791.15
 INV = 781.15
 SMH-5 RIM = 794.79
 INV = 782.61
 OF-1 INV = 762.42
 CB-1 RIM = 864.88
 INV = 862.78
 CB-2 RIM = 787.35
 INV = 786.52
 INV = 764.35
 SANITARY MAINHOLE
 SANITARY CLEANOUT
 CATCH BASIN
 TREE
 ULT POLE
 ELEC OUTLET
 PAVERS
 CONCRETE



NOTE:
 HAMILTON COUNTY SURVEY MARKER
 #4134
 N = 440989.08'
 E = 1425063.31
 ELV = 748.75



SURVEY CONTROL POINTS				
PNT#	NORTHING	EASTING	ELEVATION	DESC.
CP1	441114.5700	1425634.6000	799.3500	trv
CP2	441333.5700	1425724.9600	800.8900	trv
CP3	441223.3400	1425935.1400	805.3700	trv
CP4	441205.8280	1425762.3170	807.0670	trv
CP5	441238.4750	1425683.8420	802.4160	trv
CP6	441343.2610	1425688.6950	793.1510	trv

OWNER: LUKAS RUECKER
 PIDN: 526-0100-0016-00
 BOOK 526 PAGE 100

LOCATION SURVEY 6980 KNOLL ROAD	
HAMILTON COUNTY, OHIO	
JOB:	
SCALE:	1" = 40'
DATE:	16 NOV 2015
DRAWN BY:	J.A.B.

BRAY
 CONSTRUCTION SERVICES, INC.



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

BOARD OF ZONING APPEALS/PLANNING COMMISSION
MEETING NOTICE

WHEN: Tuesday, April 4, 2017 at 7:00 p.m.

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

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Mercy Health has submitted a site plan to construct a 15,000 sq. ft. medical office building on the 2.1 acre leased portion of the North Site property. Village Code Section 154.83 requires a site plan review by the Board of Zoning Appeals and a public hearing when there are variances requested.

The three related variances from the North Site District Regulations are as follows:

1. A variance is required for section 154.78 to allow the east parking lot to encroach into the required setback along Ronald Reagan Highway.
2. A variance is required for section 154.81 (B) to allow for the 130' continuous facade on the south side of the proposed structure (along Ronald Reagan Highway).
3. A variance is required for section 154.82 to allow a second monument sign to be placed at the eastern entrance to the facility and three additional building signs to be placed on the east, west and the north facades.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **April 4, 2017** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Christopher & Carla Clemons, 841 Maple Drive
Mary Ann Burckard, 837 Maple Drive
Thelma Adams, 833 Maple Drive
Brenda Barrett, 829 Maple Drive
Jean Hartman, 825 Maple Drive
Kathleen Plummer, 866 E. Columbia
Mary Hill, 817 Maple Drive
Barbara Evans, 813 Maple Drive





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amberleyvillage.org

Chasity Lay, 809 Maple Drive
John Dillon, 805 Maple Drive
Kyle Theis, 7 Camelot Drive, Unit F
Andrew & Melissa Rodenfels, 757 Maple Drive
Kelly & David Knox, 753 Maple Drive
Ronald Fasce , 749 Maple Drive
Jerome & Donna Minks, 745 Maple Drive
Brian Mueller, 741 Maple Drive
Terry Deyhle, 737 Maple Drive
Marlee Enterprises LLC, 5289 Lakeside Drive
Dorothy & Mary Lynn Points, 729 Maple Drive
Maple Drive Properties LLC, 10115 Sprucewood Lane
Arthur Matz, 721 Maple Drive
Travis & Darla Freeman, 717 Maple Drive
Anthony & Michael Wash, 713 Maple Drive
Louis Burdine, 709 Maple Drive
David Powell & Debra Niehaus, 705 Maple Drive
Vera Hirka, 701 Maple Drive
Bradford & Joan Wolfenden, 4822 Bradtford Ct.
Bradley Wilhelm, 4307 Cornell Road
Cynthia Brown, 641 Maple Drive
Keith Papania, 2437 Clara Bea Lane
Elvin Hunley, P.O. Box 247
Patrick Ross, Safety Services Director, City of Reading, 1000 Market St.
Mayor Robert Bemmes, City of Reading, 1000 Market Street
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 03/21/17



Amberley Village Board of Zoning Appeals Staff Report

April 4, 2017

Subject:

8599 Ridge Road

Variance:

Site Plan Review and required variances.

Item: Case#2017-2007

Variance Request: Brett Oberholzer, the representative for Mercy Health, has submitted plans for a 15,000 square foot medical office building to be built on 2.1 acres of leased ground in the North Site Zoning District. Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when there are variances requested.

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Zoning Code Review:

154.83 Site Plan Review Requirements: states that a site plan review by the Board of Zoning Appeals is required for all new structures and expansions of existing uses located in the North Site NS District. This review shall be conducted in accordance with the standards and procedures outlined in § 154.662.

154.78 Required Minimum Area and Distance from Lot Lines regulations: states that all construction and structures shall comply with at least the following minimum requirements.

(C) All structures shall comply with the following minimum yard requirements:

- (1) Ronald Reagan Highway: 25 feet.
- (2) Front yard: 25 feet.
- (3) Side yard: 20 feet.
- (4) Rear yard: 20 feet.

154.81 Architectural Regulations: states that the purpose of this section is to require architectural

features which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.

(B) Buildings with continuous facades that are 90 feet or greater in width shall be designed with offsets (projecting or recessed) not less than two feet deep, and over intervals between offsets of not greater than 60 feet.

154.82 Signage regulations

(B) *Building signs.* Any business or other permissible use shall be permitted one square foot of building sign surface area for each foot of building frontage that fronts a public right-of-way, including Ronald Reagan Highway, or the facade that contains the main entrance to the building and such building signage shall be located on the facade from which the measurement is taken.

(C) *Freestanding signs.* Businesses and/or centers containing multiple businesses shall be permitted a maximum of one monument or pole sign for the business or center for the joint use of all tenants for which the facility is designed, including any outlots, subject to the following criteria.

Variance Review: The Village began marketing 14 acres of the North Site property in 2015 and had discussions with Schuermann Properties to purchase and develop the property. During the diligence period, it was determined that the intersection at Ridge Road and Ronald Reagan would not support the size development that was being proposed.

During this time the Village was also in discussions with Hamilton County to purchase three county owned parcels within the North Site property. Due to the traffic issues and the Village not being able to acquire the Hamilton County owned parcel at Ridge Road, the agreement was not finalized.

In mid 2016, the Village was presented with a possible user for a small portion of the property and began investigating leasing 2 to 3 acres for the development of a Mercy Health Medical Office Building. An agreement between the Village and Schuermann Properties was formalized in late 2016 to lease 2.1 acres of the former Amberley Swim Club property for the development.

Staff and Village Engineers, met several times with the Hamilton County Engineer to discuss the purchase of the county parcels, the proposed development and any possible traffic impact the development might have. Two parcels within the North Site have been acquired from the County but the County felt it was in their best interest to maintain ownership of the third parcel at Ridge Road.

To determine what traffic volumes the site would generate and the intersections would be able to sustain, the Village contracted with TEC Engineering to perform a Traffic Study. The study encompassed the amount of traffic a medical office of this size would generate and effect on the intersections from Maple Drive in Reading to the south entrance/exit ramps for Ronald Reagan Highway.

TEC performed traffic counts for the four intersections to use as a baseline for the analysis. Manual turning counts were used and a 2% growth rate was used to determine opening year (2018) and design year (2028). TEC stated, this is an aggressive growth rate to show the worst case scenario as the historical counts on the ramps and SR 126 show a growth rate of only 0.5-1%.

The proposed medical office building is anticipated to generate 36 new trips in the AM-peak hour (7 to 9 am), 28 inbound and 8 outbound and 53 trips during the PM-peak hour (4 to 6 pm) 15 inbound and 38 outbound.

TEC determined as a result of their study, the proposed development has a moderate effect on the transportation network. The study also showed there are slight increases in delays and queues but the overall level of service of the intersections is unchanged. The Hamilton County Engineer agreed that the proposed development would not have a detrimental impact on the intersections.

Medical Building site plan review

Project Snapshot

Zoning District	North Site NS District
Area size	2.1 acre leased area (Village owned)
Building use	Medical Office
Building size	15,000 square feet
Building Height	24' at highest point at the southwest corner
Off street parking	83 spaces (required 76 spaces)

The proposed development will be a 15,000 square foot medical office building for a Mercy Family Practice. Medical office is a permitted use in the North Site Zoning District. The structure will be a one story brick and mortar, with parapet walls and flat roof construction. The building construction is similar to the construction of the Jewish Community Center south of Ronald Reagan Highway.

The North Site Regulations (Section 154.77) allow a building height of 60 feet, which is 36' higher than the proposed 24' at the southwest corner near Ronald Reagan Highway.

Code Section 154.78 of the regulations calls for a three acre minimum lot area. The 2.1 acres being developed is a small portion of Village owned property which will be leased to the Schuermann Properties for the development. Due to the project being on a leased portion of the Village owned property and not a separate parcel, staff determined the 3 acre minimum is not required for this particular project.

The minimum yard setbacks in section 154.78, states that all structures shall comply with the minimum yard requirements.

Minimum Yard Requirements

1) Ronald Reagan Highway:	25 feet
2) Front yard:	25 feet
3) Side Yard:	20 feet
4) Rear Yard:	20 feet

The grading plan requires the installation of a 358' long retaining wall between the parking lot and the

access driveway. The wall will vary in height from 0' to 7', Village code allows retaining walls to be taller than four and a half feet in height if there is a need. The proposed wall is required to support the access driveway and required streetscape. The wall will have a three cable guard rail installed along the access drive; the guard rail system is the same system the Village utilizes in the right of ways on public streets.

Parking

The east parking lot extends 6' into the required yard along Ronald Reagan Highway, therefore requires a variance to allow the encroachment. All other structures meet the minimum yard requirements.

The off street parking requirements in Section 154.79 for the proposed 15,000 medical building is 76 spaces (6 spaces plus one space for every 200 square feet of floor space in excess of 1000 square feet) and proposed plans show 83 spaces.

Sidewalks

Section 154.79 also calls for sidewalks to be installed on both sides of all streets and from the building to the street. The proposed development is on a leased portion of Village-owned property, no new streets or sidewalks are planned to be constructed with this project. Staff has determined sidewalks are not required for this project, due to the existing access that is a driveway and not a public street, and the Village does not own the parcel that abuts Ridge Road.

Exterior Lighting

The submitted plans meet the exterior lighting requirements in Section 154.79. The regulations call for zero foot-candle at any residential property line and the plan shows zero-foot candle at 25 to 30 feet from all residential property lines.

Dumpster and trash handling areas

The final regulation in Zoning Section 154.79 requires the dumpsters and trash handling areas meet the same minimum setback (25') as the main building and be surrounded on three sides with a wall or fence with a height of no more than 7' and no less than 5'. The proposed dumpster/trash handling area will be 47' from the lease line and 83' from the residential property line, surrounded by a 6'4" brick wall.

Landscaping

The existing landscaping east of the leased area on Village property, Hamilton County property and Ohio Department of Transportation along Ronald Reagan Highway will be cleared to provide visibility to the medical facility from Ronald Reagan Highway and Ridge Road. The regulations in Zoning Section 154.80 requires streetscape buffers along property lines abutting public streets, boundary buffers and interior parking landscaping.

The streetscape requirement is to install 4 under-story or canopy trees and 3 shrubs per 100' of frontage. The medical building frontage on the leased area is approximately 578' which would require 24 trees and 18 shrubs. The proposed landscape plans show 24 trees and 40 shrubs along the North Site driveway to satisfy the streetscape requirement.

The boundary buffer has the same requirement of 4 trees and 3 shrubs per 100'. The development has approximately 542' on the east, west and south borders, which requires 20 trees and 15 shrubs. The plans show a total of 20 trees and 69 shrubs to satisfy the boundary buffer requirement.

The interior parking lot requires 22 square feet of landscaping per parking space; plans submitted show a total of 83 parking spaces, which would require 1,826 square feet of landscaping. The landscape plan shows five landscape beds totaling 2,315 square feet which meets the minimum square footage required in Zoning Section 154.80.

Architectural regulations

The exterior architectural features of the proposed structure will consist of brick and mortar with parapet walls, flat roof with screening to enclose the roof top HVAC unit. Architectural features surround the main entrance (including a covered entry) and the southwest corner of the building.

Section 154.81 also requires that continuous facades of 90' or greater in width be designed with an offset not less than two feet and that intervals between offsets not be greater than 60'. The south wall along Ronald Reagan Highway is proposed to be a 130' continuous facade and will require a variance to this section to be constructed as planned.

Signage Regulations

The North Site Code Section 154.82 regulates the signage in the North Site District. The regulation states that no sign may be posted in the public right of way except for public signs such as regulatory and traffic signs and must be placed in such away that they will not obstruct the vision of drivers.

The code allows one square foot of building sign per foot of frontage that fronts a public street including Ronald Reagan and located on the facade in which the measurement was taken. The code also permits one freestanding or monument sign for parcels with at least 150' of frontage. The freestanding sign shall not exceed 20' in height and must be a minimum of 5' from all public right of ways.

The signage proposed for the development is three building signs on the south, east and west walls. The south facing building sign is per code but the east and west building signs require a variance to allow the installation. The signage plan also proposes to have two monument signs, a 4.5" high and 10' long sign 15' from the back of the curb on Ridge Road and a second sign at the east entrance to the facility. The second sign will be 4.5" high and 6' long; this sign will require a variance to this section to be permitted.

For the monument sign on Ridge Road, the intent is for this to serve as a marker sign for any developments on the North Site. The Village entered into a revocable agreement with Hamilton County for the sign to be placed on the County owned property.

Required variances

The Mercy Health Medical Office Building requires three zoning variances to allow the facility to be constructed per the submitted plans.

- 1) A variance is required for Section 154.78 to allow the east parking lot to encroach into the required setback along Ronald Reagan Highway.
- 2) A variance is required for Section 154.81 (B) to allow for the 130' continuous facade on the south side of the proposed structure (along Ronald Reagan Highway).
- 3) A variance is required for Section 154.82 to allow a second monument sign to be placed at the eastern entrance to the facility and two additional building signs to be placed on the east and west facades.

Project Recommendations: Staff recommends approving the site plan for the Mercy Health Medical Office Building and the required variances. The facade and setback variances are on the south lease line bordering Ronald Reagan Highway and do not affect the residential properties in the City of Reading. Staff feels that adding a projecting or recessed offset is not needed in this case due to facing the highway and would decrease the appearance of the building from the south. The signage variance is also recommended due to the building signs that will face the east and west and increase the visibility to travelers on Ridge Road and Ronald Reagan Highway. The second monument sign is minimal, identifies the driveway entering the facility and will have little to no effect on the residential properties.

CT Consultants also reviewed the plans and recommends approval of the site plan.

Date: February 22, 2017

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

New MercyHealth Medical Office Building located at 8599 Ridge Road

We are requesting variance on 2 items, 154.81 (A) and 154.81 (B):

Item A speaks to architectural style, usually more applicable to historic or residential buildings and does not seem to be directly applicable to our Medical Office Building.

Item B - Though the proposed building is brick and is articulated in a way consistent with the Mercy Health Brand, the building as proposed does not comply, to the letter, with Item B.

The structure is proposed at the following address:

8599 Ridge Road, Cincinnati OH 45215

I certify the attached plat and measurements are accurate.

Oswald Construction

Contractor's Name

308 E 8th St

#500, Cincinnati, OH 45202

Contractor's Address

513.745.4424

Telephone Number

Sincerely,



Owner's Representative Signature

Brett Oberholzer

Owner's Representative Printed Name

513-241-4474 x120

Telephone Number (daytime)



VIEW FROM SOUTH WEST CORNER

DRAWING LIST	
SHEET NO.	SHEET NAME
00-GENERAL	
G000	COVER SHEET
G001	CODE INFO, PROJECT GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
G002	PARTITION TYPES AND DETAILS
01-LIFESAFETY	
LS001	LIFE SAFETY PLANS / CODE ANALYSIS
02-CIVIL	
C 0.1	SITE PLAN NOTES
D0.1	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C 1.0	SITE LAYOUT PLAN
C 2.0	SITE GRADING PLAN
C 3.0	SITE UTILITY PLAN
C 3.1	SANITARY UTILITY PLAN SANITARY SEWER PLAN AND PROFILE
C 4.0	SITE DETAIL SHEET
EC1.0	SWPPP EROSION & SEDIMENTATION CONTROL PLAN MAP
EC3.0	EROSION & SEDIMENTATION CONTROL NOTES
EC3.1	EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
EC3.2	EROSION & SEDIMENTATION CONTROL DETAILS
03-LANDSCAPING	
L101	LANDSCAPING PLAN
04-SITE LIGHTING	
LS-01	SITE LIGHTING PLAN
LS-02	SITE LIGHTING SCHEDULES
05-ARCHITECTURAL	
AE010	ARCHITECTURAL SITE PLAN
AE101	LEVEL 1 - FLOOR PLAN - CORE & SHELL
AE110	ROOF PLAN
AE201	EXTERIOR BUILDING ELEVATIONS
AE301	BUILDING SECTIONS
AE302	WALL SECTIONS
AE303	WALL SECTIONS
AE510	ROOF DETAILS
06-STRUCTURAL	
F1.1	FOUNDATION PLAN
F2.1	FOUNDATION DETAILS
F2.2	GENERAL NOTES AND FOUNDATION DETAILS
S1.1	ROOF FRAMING PLAN
S1.2	SCREEN WALL FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
S2.3	GENERAL NOTES AND STRUCTURAL DETAILS



MERCYHEALTH

MERCY HEALTH - AMBERLEY VILLAGE
MEDICAL OFFICE BUILDING

8599 RIDGE ROAD
CINCINNATI, OHIO 45215

CORE & SHELL - ZONING ISSUANCE
FEBRUARY 22, 2017

GENERAL CONTRACTOR



DEVELOPER



DEVELOPER



CIVIL ENGINEER



803 Compton Road
Cincinnati, OH 45231
Tel: 513.521.4760
Fax: 513.521.2439

STRUCTURAL ENGINEER



1207 US Route 42 S
Lebanon, Ohio 45036
Tel: 513.228.1680

ARCHITECT

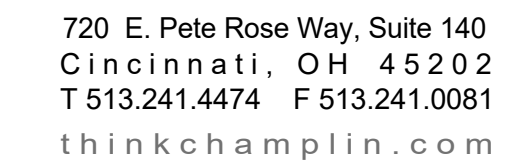


720 E. Pete Rose Way
Cincinnati, OH 45202
Tel: 513.241.4474
Fax: 513.241.0081

ARCHITECT'S SEAL



B.L. OBERHOLZER
LICENSE 10266
EXPIRATION DATE 12/31/2015



THINK CREATE REALIZ

Schuermann
Properties



**MERCY HEALTH
AMBERLEY
VILLAGE MOB**

8599 RIDGE ROAD
CINCINNATI, OHIO 45215

ISSUANCES

No.	Description	Date
1	ZONING ISSUANCE	2/22/20

[illegible]

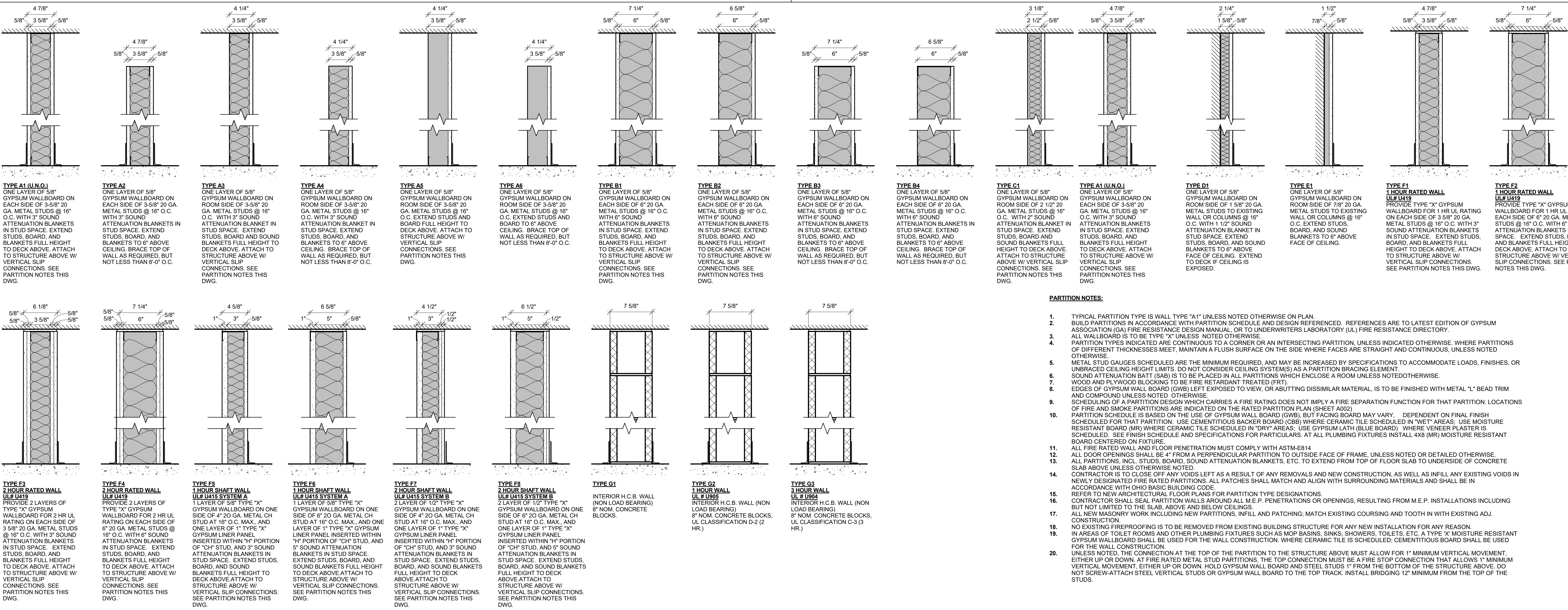
Drawn By	
Author	
Checked By	
Checker	
Client Number	

660

Project Number	B.L. OBERHOLZER LICENSE 10266 EXPIRATION DATE 12/31/201
5722	

PARTITION TYPES AND DETAILS

G002



PARTITION SCHEDULE

LIFE SAFETY PLAN - CODE ANALYSIS

MERCY EASTGATE PROPOSED MULTI-SPECIALTY CLINIC

UNION TOWNSHIP, CLERMONT COUNTY, OHIO

CONSTRUCTION TYPE: IIB (Fully fire sprinklered)
OCCUPANCY: "B" (AMBULATORY HEALTHCARE)

RATINGS FOR IIB CONSTRUCTION TYPE (Table 601):

Structural Frame: 0 hour
Floor Construction: 0 hour
Roof Construction: 0 hour
Vertical Exit Enclosures (Section 1022): 1 hour
Shaft Enclosures (Section 708.4): 1 hour
Structure supporting vertical exit and enclosures: 1 hour

FLOOR TO FLOOR HEIGHT: 15'-0"

PHASE ONE AREA (2 STORIES): 25,000 SF PER FLOOR / 50,000 SF TOTAL

PHASE TWO AREA (3 STORIES): 20,000 SF PER FLOOR / 60,000 SF TOTAL

COMBINED PHASE ONE AND TWO AREA: 110,000 SF

ALLOWABLE AREA: 86,250 SF [23,000 SF x 3 (sprinkler increase) x 75% (frontage increase)]

NUMBER OF PARKING SPACES REQUIRED: 275 SPACES
PROPOSED NUMBER OF PARKING SPACES: 580 SPACES

GREEN ROOF AREA: 10,000 SF

ATRIUM - 3 STORIES: 1ST FLOOR AREA: 2,500 SF / 2ND FLOOR AREA: 1,000 SF / 3RD FLOOR AREA: 500 SF (This is based on doing a stepped atrium space). SMOKE EVAC NOT REQUIRED WHEN ONLY CONNECTING AT TWO FLOORS PER 404.5. EXCEPTION: LEVEL 3 TO BE SEPARATED FROM THE ATRIUM WITH GLASS WALL AND WATER CURTAIN.

OVERALL BUILDING AREA:
SOLID WALL: 27,832 SF 55.17%
GLASS WALL: 22,617 SF 44.83%
TOTAL FACADE: 50,449 SF 100%

PARKING PER UNION TOWNSHIP, CLERMONT COUNTY ZONING 814.4:
3 SPACES PLUS 1 SPACE FOR EVERY 400 SF OVER 1,000 SF
NUMBER OF PARKING SPACES REQUIRED: 275 SPACES
PROPOSED NUMBER OF PARKING SPACES: 580 SPACES

LANDSCAPING

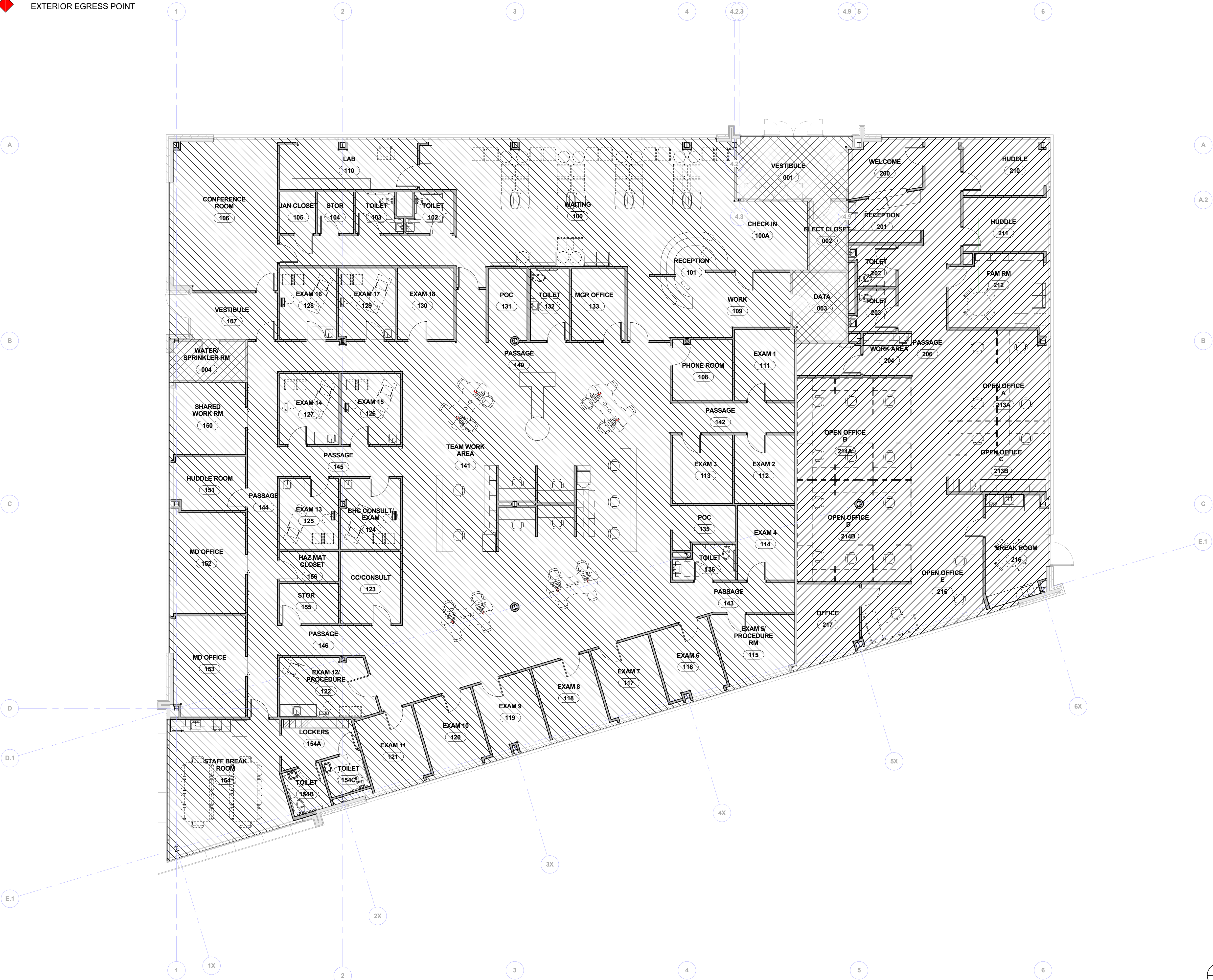
TOTAL LOT: 564,700 SF
LANDSCAPE AREA REQUIRED: 56,470 SF = 10%
LANDSCAPE AREA PROVIDED: 111,440 SF = 20%
PARKING LOT AREA: 361,325 SF
LANDSCAPE ISLANDS REQUIRED: 18,066 SF = 5%
LANDSCAPE ISLANDS PROVIDED: 40,590 SF = 10%

LIFE SAFETY PLANS - KEY

- 1FSB 1 HR FIRE RATED SMOKE BARRIER (FIRE/SMOKE DAMPERS REQUIRED)
- 1FB 1 HR FIRE RATED BARRIER (FIRE DAMPERS REQUIRED)
- 1FS 1 HR FIRE RATED SMOKE BARRIER (SMOKE DAMPERS REQUIRED)
- 1HR 1 HR RATED PARTITION
- SIP NON-RATED SMOKE INHIBITING ASSEMBLY
- IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME LOT
- EXTERIOR EGRESS POINT

AREA LEGEND

- JEWISH FAMILY SERVICES 3255 SQ FT
- WYOMING PRIMARY CARE 10911 SQ FT
- COMMON AREA 500 SQ FT



720 E. Pete Rose Way, Suite 140
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thinkchamplin.com

THINK CREATE REALIZE

Schuermann Properties



MERCY HEALTH
AMBERLEY
VILLAGE MOB

8599 RIDGE ROAD
CINCINNATI, OHIO 45215

ISSUANCES

No.	Description	Date
1	ZONING ISSUANCE	2/22/2017

Drawn By	Author
Checked By	Checker
Client Number	660
Project Number	5722
Project Number	5722
Project Number	5722

LIFE SAFETY PLANS /
CODE ANALYSIS

LS001

1. *Topographic Information – As follows:*

17. Contractor is to secure all necessary permits from governing authorities prior to start of any work. Contractor shall coordinate this process with the owner.
18. Limit work to that only indicated on drawings. If any additional unforeseen work is required after beginning project, those items must be reported to the owner for decision and method of payment prior to execution of that work.
19. Contractor is to furnish all labor, materials, tools, supplies and equipment to perform the work indicated on plans and specifications.
20. The work included shall be performed as indicated on the plans. Stockpiling, storage of materials and access to the site shall be coordinated with the owner.
21. Preservation of Stakes. The Contractor shall be responsible for the preservation of all stakes. If any of the stakes have been carelessly or needlessly destroyed or disturbed by the Contractor, the cost of replacing them shall be charged against him and deducted from his final estimate. Property line monuments shall be protected by the Contractor and shall be preserved.

Item 614 – Maintaining Traffic
All pavement and/or right-of-way openings must conform to the current addition the State of Ohio Department of Highway Construction and Material Specifications, with supplements or changes thereto. Also, the owner assumes all responsibilities and liabilities regarding strict adherence to applicable sections for the maintenance of traffic and public safety as set forth in the "Ohio Manual of Uniform Traffic Control Devised for Streets and Highways." All traffic control devised must be in place prior to starting construction.

24. Structural design of any retaining walls on site by others.

25. All pavement striping to conform with ODOT 644

26. Contractor to remove trees and clear areas as necessary to perform all site work including grading and utility work.

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. Adjust all existing castings, cleanout, etc. within project area to grade as required.

30. Any field tile cut in excavation which drains an offsite area must be tied into the storm drainage system.

31. The contractor shall verify location and elevation of all existing utilities (including those labeled per record) prior to the beginning of construction to prevent moving operations. Inform engineer of any conflicts detrimental to the design intent.

32. STORM DRAINAGE NOTES

A. INTENTIONALLY DELETED

B. All storm sewer, surface drainage and detention/retention facility construction and material shall be in accordance with the State of Ohio Construction and Material Specifications, current edition.

C. INTENTIONALLY DELETED

D. 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.

E. All proposed private storm sewers and surface or other drainage facilities are to be private and maintained by the owner for nonresidential developments.

F. 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 State of Ohio Specification Item 659.

G. Steps shall be provided in all catch basins where the depth exceeds 4'-0" and shall meet the requirements of the State of Ohio Std. Construction Drawing MH-1.

H. No direct connections of effluent pipes from household sewage disposal systems are permitted to storm drainage systems. Furthermore, the discharge shall not enter the public storm sewer.

I. In addition to any temporary erosion, sediment, and debris control details and basins shown on the plans, the developer shall construct temporary sediment basins, earth dikes, temporary or permanent seeding, mulching and/or mulch netting or any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, on newly constructed or existing roads, or into existing sewers or new sewers within the development. The developer shall continually monitor the construction progress and make any necessary temporary adjustments to maintain this control.

33. The site contractor is to backfill all lawn/grass areas to the top of curb with clean material in accordance with the finish grades shown on the grading plan. The top 4 inches of this fill shall be clean topsoil material. The site contractor is also to complete the backfill of all landscape mulch areas in the same manner (minimum 4" topsoil required), however, the finish grade shall be left 2 inches below the curb to allow for placement of mulch by the landscape contractor. Typically in small islands there will be a crown at the center of the island. Refer to landscape plan for location of these areas.

34. All subgrade conditions within the site shall be clean and free of any rock, garbage, or any other debris or poor quality soil as deemed unsuitable for construction by a certified Geotechnical Engineering firm. All subsurface soil conditions with the site and building plans must provide adequate bearing capacity at the bottom of all footing elevations as inspected and approved by a certified Geotechnical Engineer.

35. Storm sewers shall be laid to line and grade as shown on the plans. Unless otherwise specified, storm sewers shall be Type "B" conduit with Class "B" bedding as per ODOT 603.04. Storm sewer pipe shall be ODOT 707.33 smooth lines corrugated polyethylene pipe with rubber gasket joints per ASTM F437 and 12" minimum cover. Sewer trenches with depths areas to be provided shall be backfilled to pavement subgrade elevation with granular material. Bedding shall be Class I, as required in ASTM 2321, Latest Edition. Minimum bedding thickness shall be 6". Haunching and Initial Backfill shall be Class I and installed as required in ASTM D2321, Latest Edition. For H2O loading provide 24" minimum cover. Unless otherwise noted, minimum depth is taken from the top of pipe to ground surface.

36. Storm lines from downspouts to catch basins shall be PVC Pipe (heavy wall SDR 35) or equal.

37. Catch Basins shall be built as shown on the plans. Heavy duty frame and grate shall be used in all paved areas.

38. Aggregate base drainage for interior drained parking lots is required when full depth asphalt pavement section is not used. Drainage into catch basin inlets is to be provided by installing 10 foot lengths of 4 inch perforated pipe tapped into inlet structures. Four such lengths are to be provided, one in each quadrant around the inlet. Pipe is to be laid on subgrade and covered with granular base materials.

39. Sanitary building sewer laterals shall be PVC SDR 35 Clean outs in parking lots and drives to be set in concrete.

40. Roof drains, foundation drains, cooling water, swimming pool water or other clean water connections to the sanitary sewer systems are prohibited.

41. Water lines, meters and appurtenances shall be installed in accordance with specifications and regulations of the Cincinnati Water Works and the Village of Amberley Fire Department. Private water line shall be Ring-Tite PVC (AWWA C900) water pipe.

42. Domestic water supply system piping and installation shall conform to the latest edition on the National Plumbing Code, the standard requirements of the local water utility, and fire department.

43. Fire Protection System underground supply piping and fittings shall conform to the Standard Specifications of N.F.P.A. Pamphlet No. 24 and the local water utility or fire department requirements.

44. Pipe material for water/fire lines shall be: Polyvinyl Chloride (PVC) per AWWA C900 trade name Blue Brute or equal. DR-18 (Private). Domestic water lines shall be: Type K Copper

45. Sanitary sewer piping and installation shall conform to the current "American Standard National Plumbing Code" in addition to the standard requirements of the local utility.

46. Pipe material for sanitary lines shall be: Polyvinyl Chloride (PVC) per A.S.T.A. D-3034, SDR-35.

47. Natural gas supply system piping and installation shall conform to the N.G.A. and the local gas utility requirements. Unless otherwise specified, underground gas supply piping system shall be polyethylene plastic materials designated by ASTM on the pipe as PE2406, with trace wire (approved by local utility company).

48. Telephone conduit, as required by local telephone company, minimum one (1) 4" diameter. PVC conduit with (4) pull strings from the utility origin to the location in the building.

49. Street sign circuiting (as required) must be routed through underground heavy wall Schedule 40-PVC conduit systems, meeting NEMA Standard Publication No. TC-2 Type EPC-40-PVC. Conduit shall be sealed to prevent moisture penetration.

- A. INTENTIONALLY DELETED
- B. All storm sewer, surface drainage and detention/retention facility construction and material shall be in accordance with the State of Ohio Construction and Material Specifications, current edition.
- C. INTENTIONALLY DELETED
- D. 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.
- E. All proposed private storm sewers and surface or other drainage facilities are to be private and maintained by the owner for nonresidential developments.
- F. 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 State of Ohio Specification item 659.
- G. Steps shall be provided in all catch basins where the depth exceeds 4'-0" and shall meet the requirements of the State of Ohio Std. Construction Drawing MH-1.
- H. No direct connections of effluent pipes from household sewage disposal systems are permitted to closed public storm drainage systems. Furthermore, the discharge shall not enter the public storm sewer.
- I. In addition to any temporary erosion, sediment, and debris control details and notes shown on the plans, the developer shall construct temporary sediment basins, earth dikes, temporary or permanent seeding, mulching and/or mulch netting or any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, newly constructed existing roads, or into existing sewers or new sewers within the development. The developer shall continually monitor the construction progress and make any necessary temporary adjustments to maintain this control.
33. The site contractor is to backfill all lawn/grass areas to the top of curb with clean material in accordance with the finish grades shown on the grading plan. The top 4 inches of this fill shall be clean topsoil material. The site contractor is also to complete the backfill of all landscape mulch areas in the same manner (minimum 4" topsoil required), however, the finish grade shall be left 2 inches below the curb to allow for placement of mulch by the landscape contractor. Typically in small islands there will be a crown at the center of the island. Refer to landscape plan for location of these areas.
34. All subgrade conditions within the site shall be clean and free of any rock, garbage, or any other debris or poor quality soil as deemed unsuitable for construction by a certified Geotechnical Engineering firm. All subsurface soil conditions with the site and building pad must provide adequate bearing capacity at the bottom of all footing elevations as inspected and approved by a certified Geotechnical Engineer.
35. Storm sewers shall be laid to line and grade as shown on the plans. Unless otherwise specified, storm sewers shall be Type "B" conduit with Class "B" bedding as per ODOT 68104. Storm sewer pipe shall be ODOT 707.33 smooth lines corrugated polyethylene pipe with rubber gasket joints per ASTM F477 and 12" minimum cover. Sewer trenches beneath areas to be paved shall be backfilled to pavement subgrade elevation with granular material. Bedding shall be Class 1, as required in ASTM 2321, Latest Edition. Minimum bedding thickness shall be 6". Haunching and Initial Backfill shall be Class I and installed as required in ASTM D2321, Latest Edition. For H20 loading provide 24" minimum cover. Unless otherwise noted, minimum depth is taken from the top of pipe to ground surface.
36. Storm lines from downslopes to catch basins shall be PVC Pipe (heavy wall SDR 35) or equal.
37. Catch Basins shall be built as shown on the plans. Heavy duty frame and grate shall be used in all paved areas.
38. Aggregate base drainage for interior drained parking lots is required when full depth asphalt pavement section is not used. Drainage into catch basin inlets is to be provided by installing 10 foot lengths of 4 inch perforated pipe tapped into inlet structures. Four such lengths are to be provided, one in each quadrant around the inlet. Pipe is to be laid on subgrade and covered with granular base materials.
39. Sanitary building sewer laterals shall be PVC SDR 35 Clean outs in parking lots and drives to be set in concrete.
40. Roof drains, foundation drains, cooling water, swimming pool water or other clean water connections to the sanitary sewer systems are prohibited.
41. Water lines, meters and appurtenances shall be installed in accordance with specifications and regulations of the Cincinnati Water Works and the Village of Amberley Fire Department. Private water line shall be Ring-Tite PVC (AWWA C900) water pipe.
42. Domestic water supply system piping and installation shall conform to the latest edition of the National Plumbing Code, the standard requirements of the local water utility, and fire department.
43. Fire Protection System underground supply piping and fittings shall conform to the Standard Specifications of N.F.P.A. Pamphlet No. 24 and the local water utility or fire department requirements.
44. Pipe material for water/fire lines shall be:
Polyvinyl Chloride (PVC) per AWWA C900 trade name Blue Brute or equal. DR-18 (Private)
Domestic water lines shall be: Type K Copper
45. Sanitary sewer piping and installation shall conform to the current "American Standard National Plumbing Code" in addition to the standard requirements of the local utility.
46. Pipe material for sanitary lines shall be:
Polyvinyl Chloride (PVC) per A.S.T.A. D-3034, SDR-35.
47. Natural gas supply system piping and installation shall conform to the N.G.A. and the local gas utility requirements. Unless otherwise specified, underground gas supply piping system shall be polyethylene plastic materials designated by ASTM on the pipe as PE2406, with trace wire (approved by local utility company).
48. Telephone conduit, as required by local telephone company, minimum one (1) 4" diameter. PVC conduit with (4) pull strings from the utility origin to the location in the building.
49. Street sign circuiting (as required) must be routed through underground heavy wall Schedule 40-PVC conduit systems, meeting NEMA Standard Publication No. 1C-2 Type EPC-40-PVC. Conduit shall be sealed to prevent moisture penetration.

Drawn By	JKL	
Checked By	TGG	
Client Number	660	
Project Number	5722	
SITE PLAN NOTES SHEET		
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UNDERGROUND UTILITIES

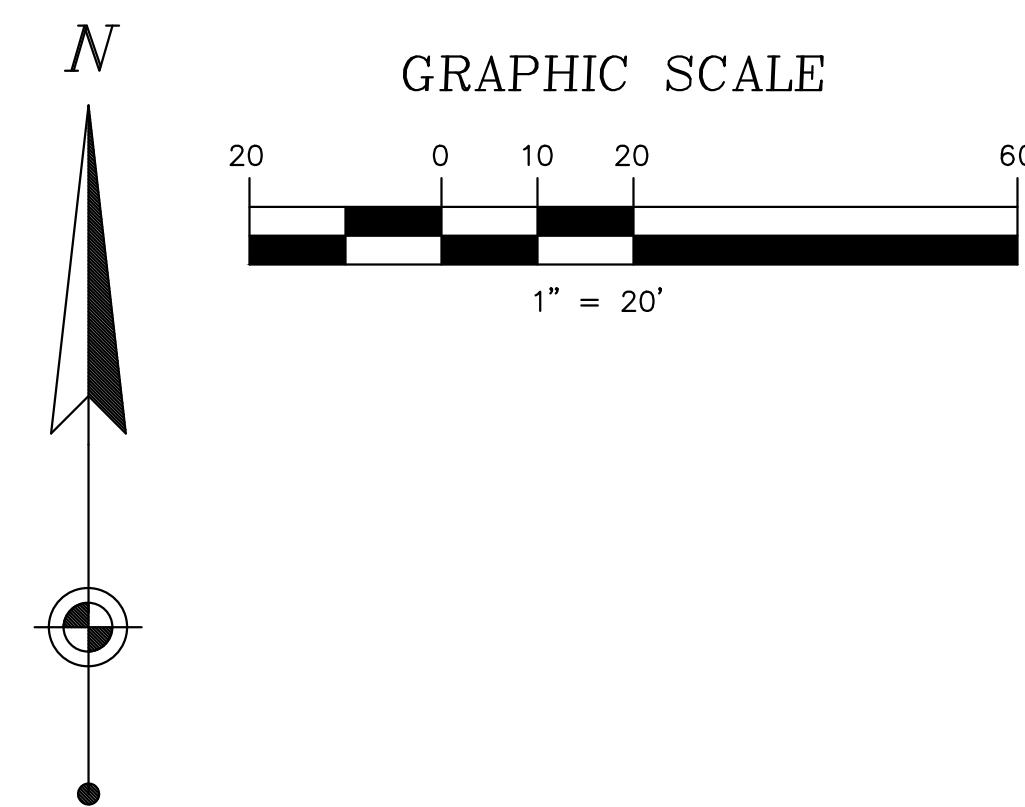
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----- INDICATES SAWCUT LINE FOR EXISTING PAVEMENT REMOVAL

1. ALL DEMOLITION AREAS INCLUDING EXCAVATED FOUNDATIONS AND DITCHES SHALL BE EXCAVATED AND MAINTAINED IN A SAFE MANOR IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE OHIO INDUSTRIAL COMMISSION AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
2. AFTER SUBGRADE DEMOLITION INCLUDING FOUNDATIONS AND WALLS ETC., ARE REMOVED, THE EXCAVATED FOUNDATION AREAS ARE TO BE BACK FILLED IN A CONTROLLED MANNER IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
3. COORDINATE THE SHUTDOWN AND REMOVAL OF ALL EXISTING UTILITIES WITH THE UTILITY PROVIDER.
4. ANY PERMITS OR FEES ASSOCIATED WITH THE REMOVAL OF HAZARDOUS MATERIALS SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
5. ITEM 614 - MAINTAINING 614 - TRAFFIC ALL PAVEMENT AND/OR TRAFFIC - OF WAY OPENINGS MUST CONFORM TO THE CURRENT ADDITION THE STATE OF OHIO DEPARTMENT OF HIGHWAY CONSTRUCTION AND MATERIAL SPECIFICATIONS WITH SUPPLEMENTARY CHANGES THERETO. ALSO, THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITIES AND LIABILITIES REGARDING TRAFFIC ADHERENCE TO THE APPLICABLE SECTION OF THE MAINTENANCE OF TRAFFIC AND PUBLIC SAFETY AS SET FORTH IN THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE PRIOR TO STARTING CONSTRUCTION.
6. ALL GRADING AND EARTH MOVEMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH OEPA, GENERAL PERMIT FOR CONSTRUCTION ACTIVITY. SEE THE EROSION CONTROL SHEETS C2.0 FOR SPECIFIC GUIDANCE.
7. REMOVE EXISTING LIGHT POLE, BASE AND EXISTING CONDUIT. COORDINATE DEMOLITION OF THESE ITEMS WITH THE OWNER.
8. TEMPORARY FENCING, BARRICADES & DIRECTIONAL SIGNAGE REQUIRED AT ALL DISTURBED AREAS UNDER CONSTRUCTION THROUGHOUT THE PROJECT.
9. ALL LIFE SAFETY DEVICES INCLUDING HYDRANTS, ALARMS, F.D. SERVICE, ETC. MUST BE MAINTAINED THROUGHOUT THE PROJECT.
10. DEMOLITION CONTRACTOR IS TO COORDINATE PHASING OF DEMOLITION ITEMS WITH THE OWNER. MAINTAIN DRIVE ACCESS AND UTILITIES AS NEEDED.

- ①. REMOVE EXISTING BITUMINOUS PAVING TO SUBGRADE.
- ②. REMOVE EXISTING CONCRETE TO SUBGRADE.
- ③. REMOVE EXISTING PAVERS TO SUBGRADE.
- ④. REMOVE EXISTING SIGN



EXISTING SITE IS ZONED: NS NORTH SITE DISTRICT



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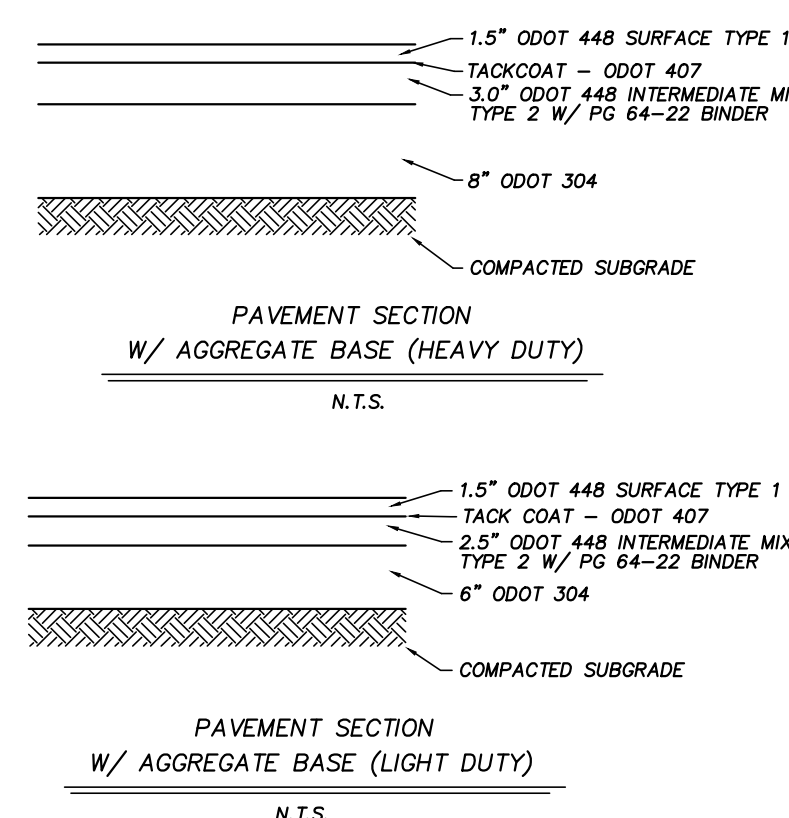
UNDERGROUND UTILITIES

Ohio Utilities Protection Service

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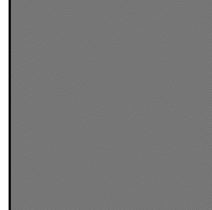
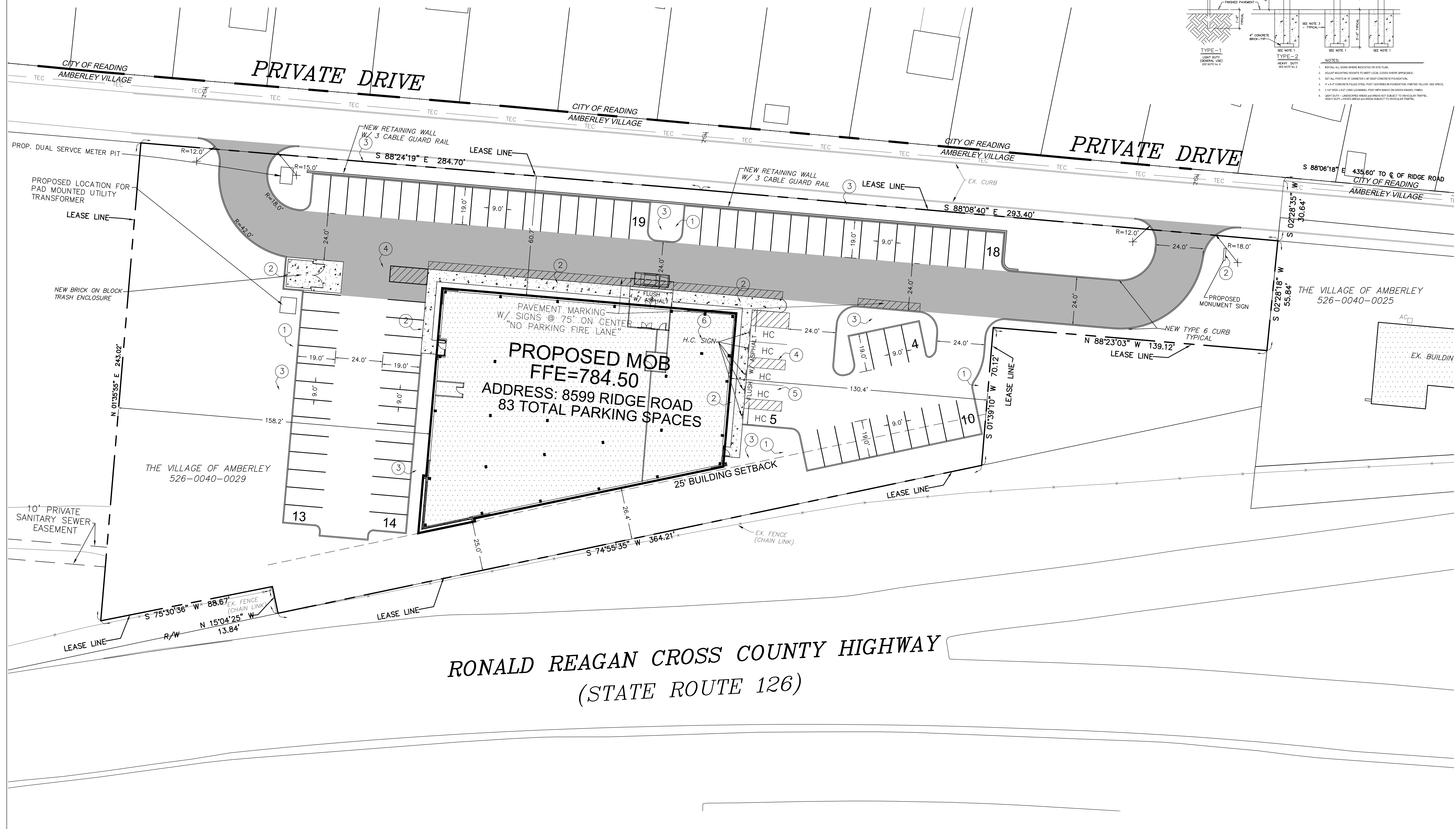
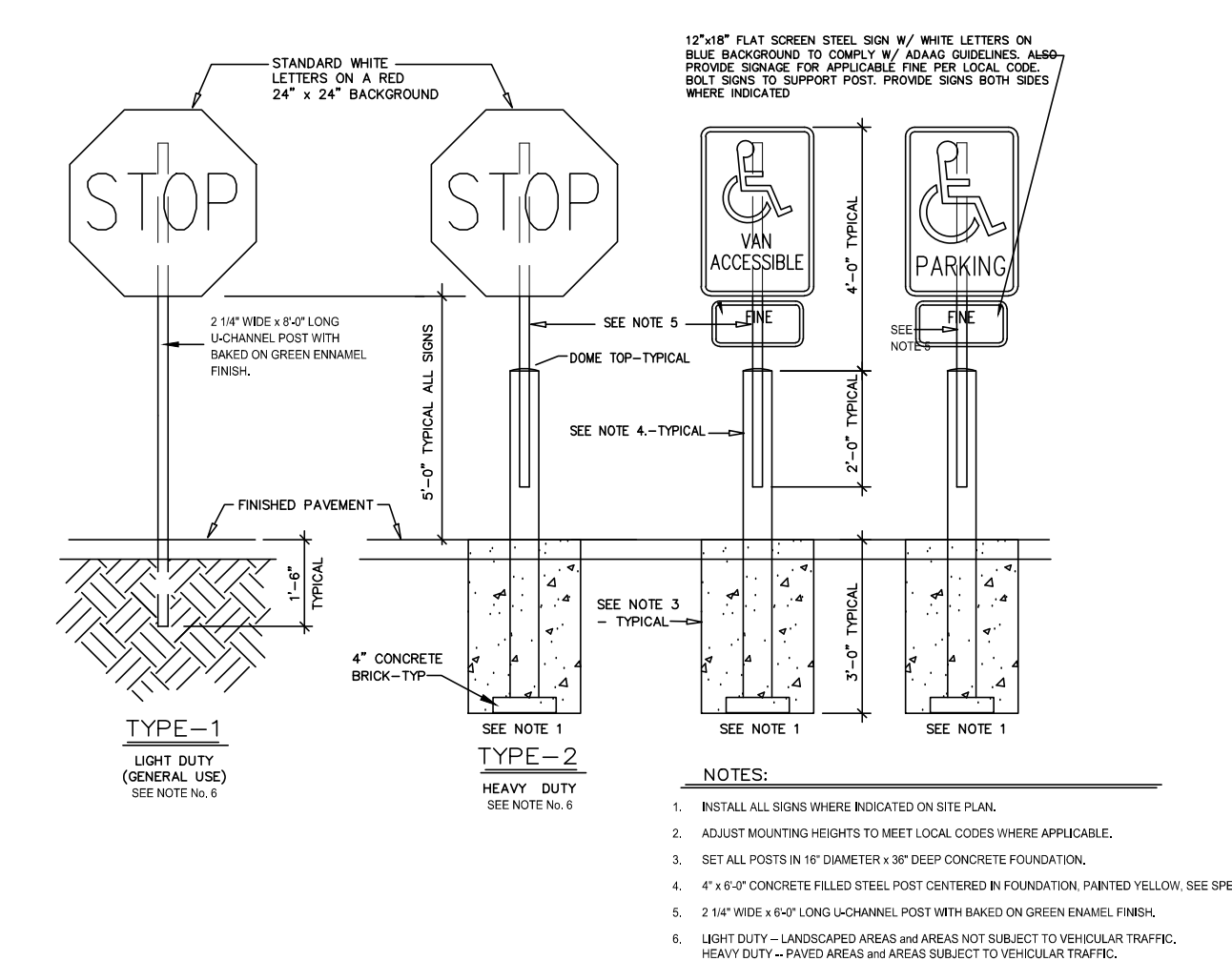
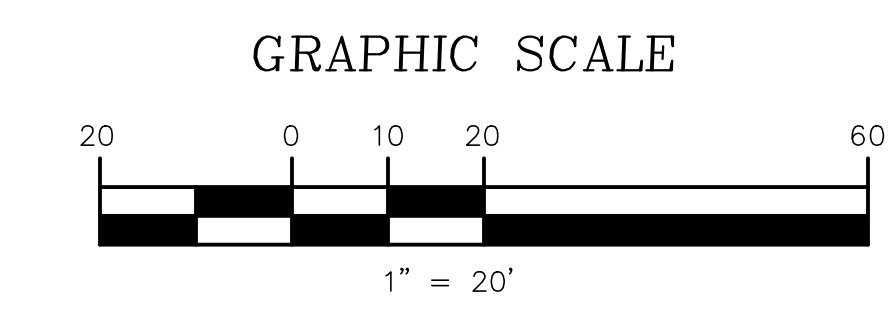
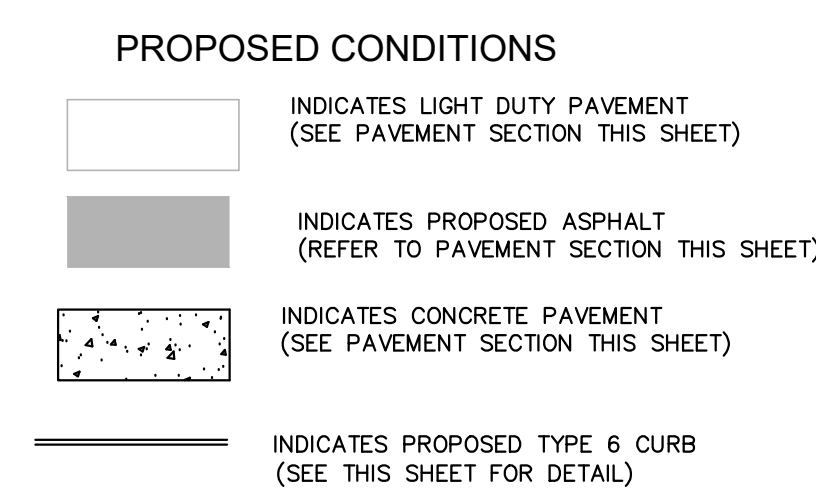
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NOTE
MAXIMUM SLOPE 5% ALONG WALKS
MAXIMUM 2% CROSS SLOPE ALONG WALKS
MAXIMUM SLOPE IS 2% ALLOWED IN ANY DIRECTION FOR THE
HANDICAPPED PARKING AREAS.
NO MORE THAN 5% SLOPE IN PARKING AREA

- ## KEYNOTES
- 
1. SEE SEPARATE LIGHTING PLAN FOR DETAILS OF LIGHT POLES & LIGHT FIXTURES.
 2. SEE ARCHITECTS PLANS FOR DETAILS OF WALKS, RAMPS, BOLLARDS ECT., AROUND THE BUILDING, AND FOR DETAILS OF THE DUMPSTER/MECHANICAL ENCLOSURE AND MONUMENT SIGN.
 3. SEE LANDSCAPE PLAN (BY OTHERS) FOR DETAILS OF LANDSCAPED AREAS.
 4. PAVEMENT MARKINGS SHALL BE WHITE PAINT, 4" WIDTH AND 2' ON CENTER FOR HANDICAPPED AREAS.
 5. ADA ACCESSIBLE SPACES, AISLES, & ROUTE TO BE ADA COMPLIANT.
 6. SEE ACCESSIBLE PARKING SIGN DETAIL ON SHEET C1.0. TO BE LOCATED AT EACH ACCESSIBLE SPACE.

EXISTING SITE IS ZONED: NS NORTH SITE DISTRICT



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ASSOCIATES, INC.

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Cincinnati, OH 45221
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Fax: 513.521.2439



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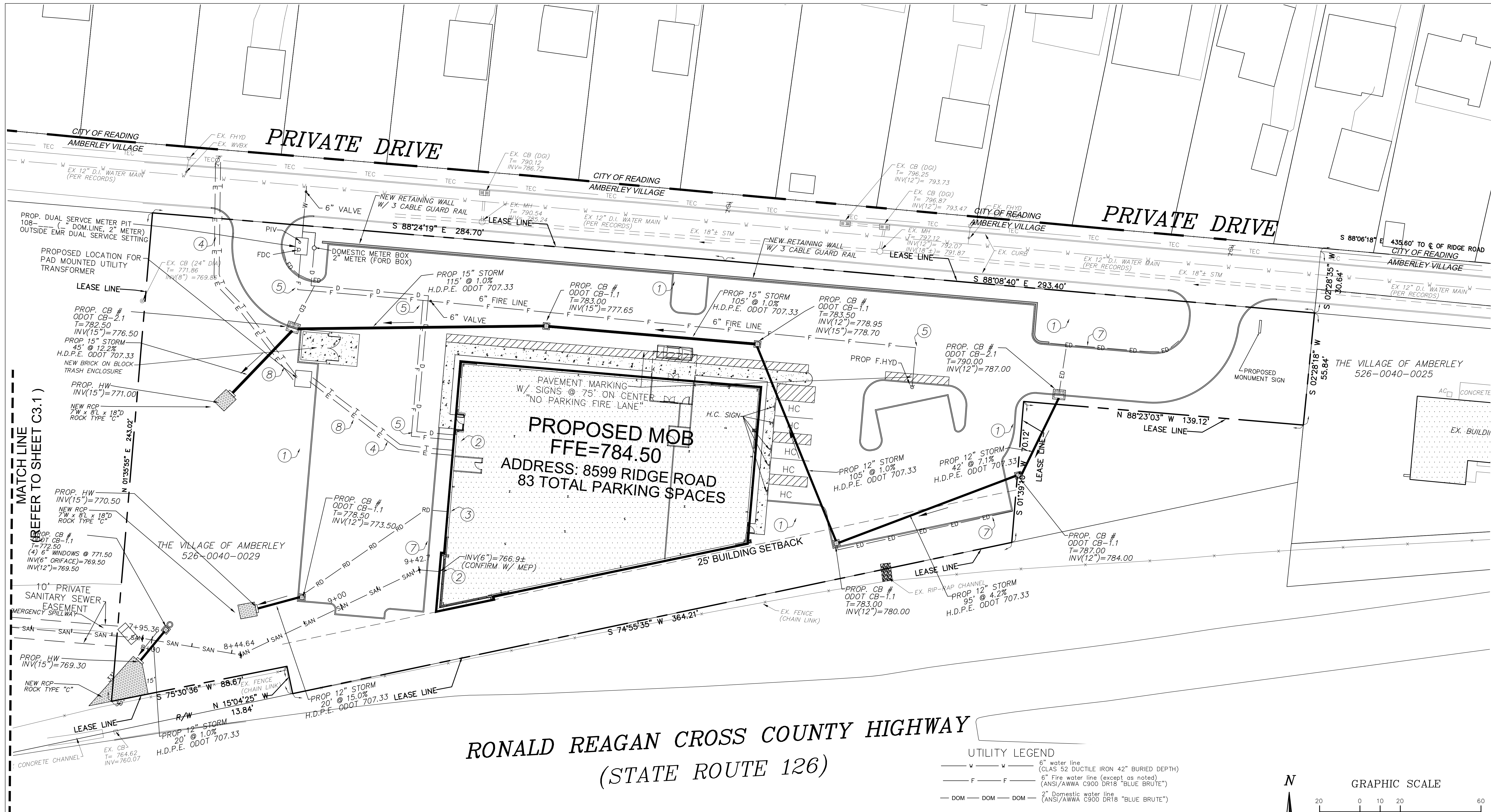
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Client Number 660	
Project Number 5722	

SITE LAYOUT PLAN

C1.0

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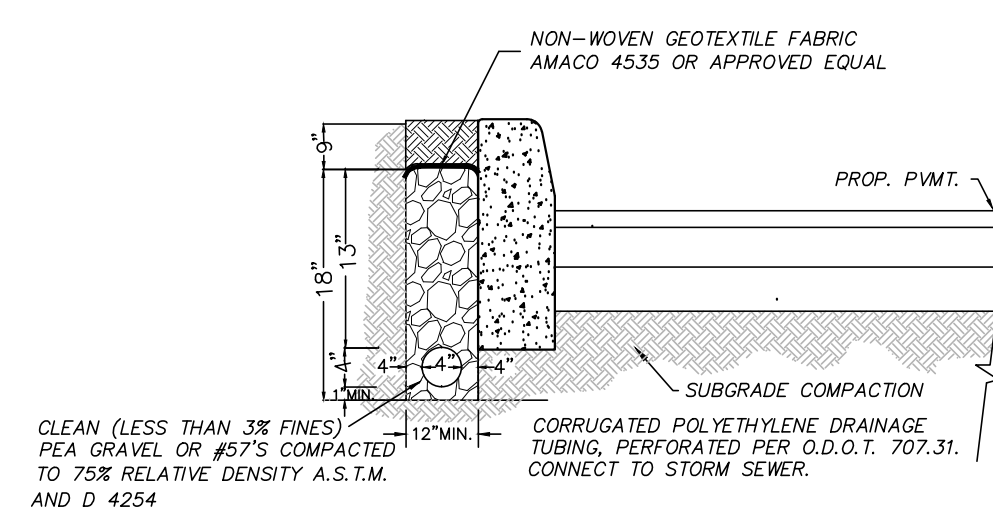
RONALD REAGAN CROSS COUNTY HIGHWAY (STATE ROUTE 126)

UTILITY LEGEND

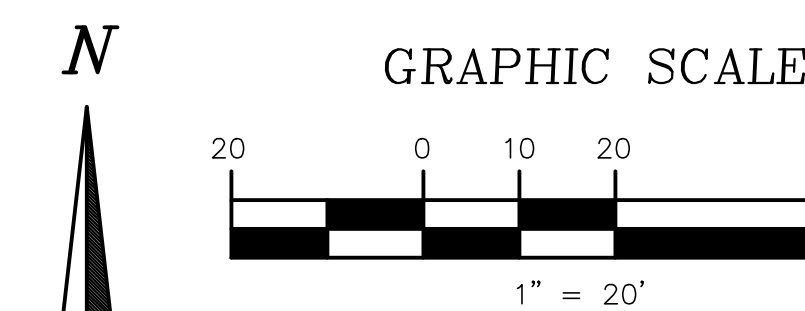
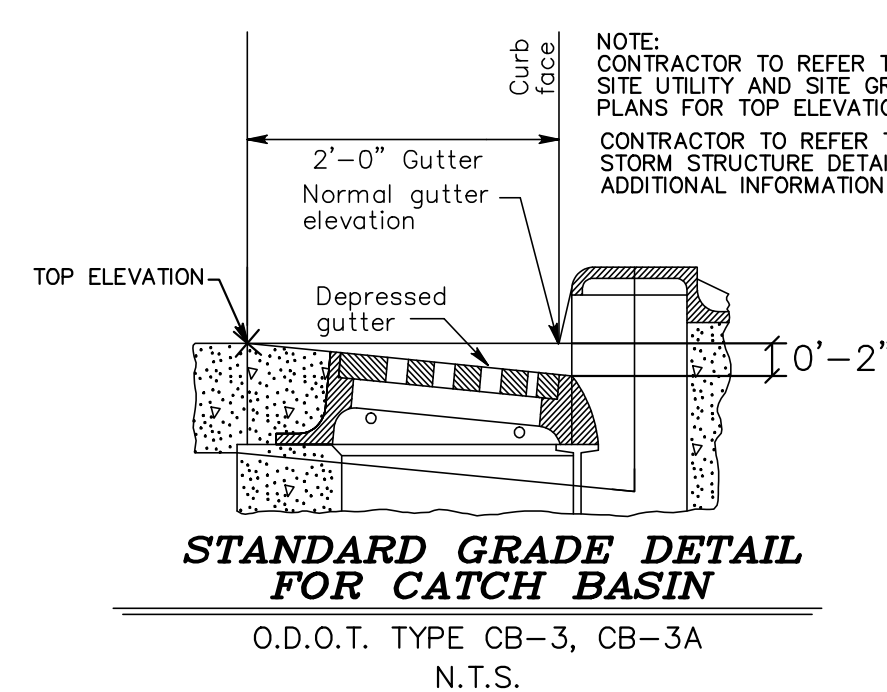
W	W	6" water line (CLASS 52 DUCTILE IRON 42" BURIED DEPTH)
F	F	6" Fire water line (except as noted) (ANSI/AWWA C900 DR18 "BLUE BRUTE")
DOM	DOM	2" Domestic water line (ANSI/AWWA C900 DR18 "BLUE BRUTE")
SAN	SAN	NEW 6" SANITARY SEWER (PCV SDR-35 @ 1.0% MIN. SLOPE)
E	E	W/ CLEANOUTS EVERY 100' MIN.
T	T	NEW UNDERGROUND ELECTRIC SERVICE
ED	ED	NEW UNDERGROUND TELEPHONE SERVICE
RD	RD	NEW EDGE DRAIN (SEE DETAIL THIS SHEET)
		NEW STORM LINE FOR ROOF DRAINS

KEYNOTES

- SEE SEPARATE LIGHTING PLAN FOR DETAILS OF LIGHT POLES & LIGHT FIXTURES.
- SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF UTILITY CONNECTIONS AT BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF INTERNAL ROOF DRAIN AND DOWN SPOUTS.
- MULTIPLE CONDUITS FOR ELECTRIC AND TELEPHONE SERVICE. COORDINATE FINAL ELECTRIC AND TELEPHONE SERVICES WITH SERVICE PROVIDER.
- REFER TO SHEET C4.0 FOR THRUST BLOCKING DETAIL FOR PROPOSED FIRE LINE.
- PROPOSED GAS SERVICE LINE. COORDINATE WITH DUKE ENERGY.
- INSTALL EDGE DRAIN (SEE DETAIL THIS SHEET).
- REFER TO ELECTRICAL SITE PLAN BY OTHERS FOR DETAILS OF ELECTRIC & TELECOMMUNICATION SERVICE.



4" EDGE DRAIN (ED) DETAIL
N.T.S.
ITEM SPECIAL - AS DIRECTED BY THE ENGINEER
NOTE: LOCATION TO BE DETERMINED BY THE ENGINEER



The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES



NON-MEMBERS MUST BE CALLED DIRECTLY

UTILITY INSTALLATION TABLE

UTILITY	TYPICAL DEPTH
GAS	36"
WATER	42"
ELECTRIC	30"
TELEPHONE	30"
CABLE TV	30"

IF CONFLICT OCCURS BETWEEN UTILITIES SHOWN ABOVE, AND THE GRAVITY SYSTEMS INCLUDING SANITARY AND STORM SEWERS, THE CONTRACTOR IS TO ADJUST THE UTILITIES LISTED ABOVE AS NEEDED.



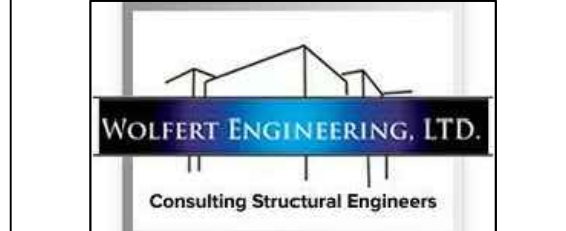
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AMBERLEY
VILLAGE MOB

8599 RIDGE ROAD
CINCINNATI, OHIO
45216

ISSUANCES

No.	Description	Date
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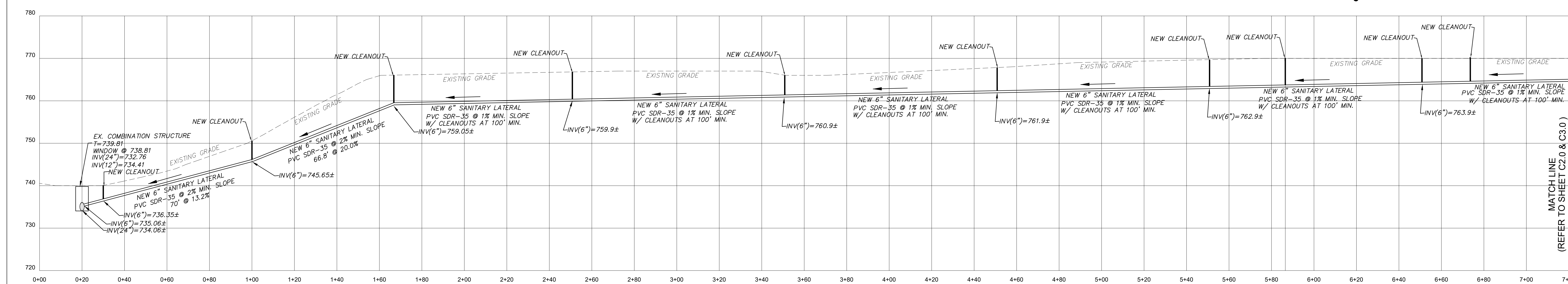
1 ZONING ISSUANCE 2/22/2017

Drawn By	JLK
Checked By	TGG
Client Number	660
Project Number	5722

SITE UTILITY PLAN

C3.0

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MATCH LINE
(REFER TO SHEET C2.0 & C3.0)

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Checked By JKL	
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Project Number 5722	

SITE UTILITY PLAN SANITARY SEWER PLAN & PROFILE

C3.1



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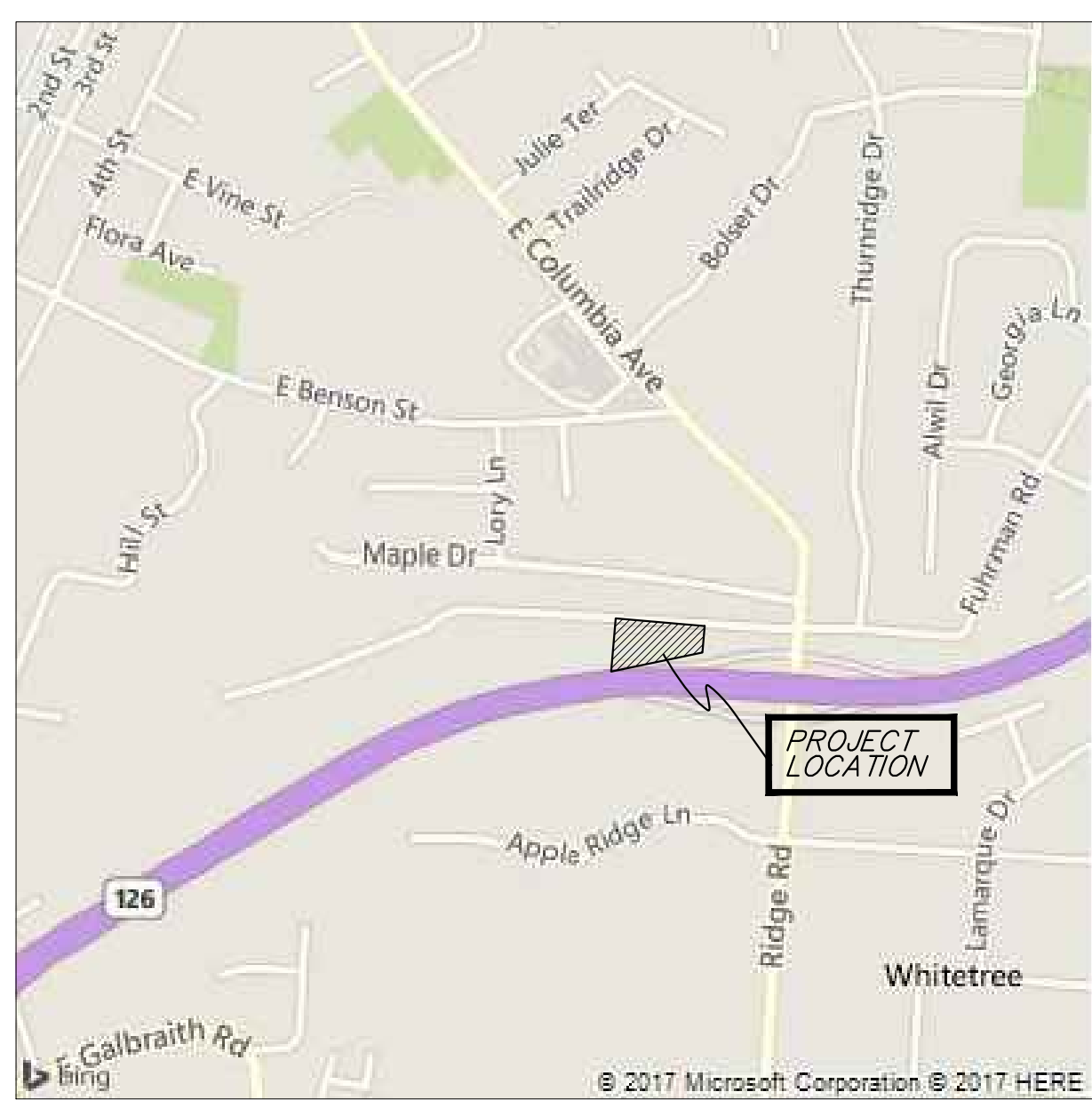
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GRAHAM
ASSOCIATES, INC.

803 Compton Road
Cincinnati, OH 45231
Tel: 513.521.4760
Fax: 513.521.2439

 **MERCYHEALTH**

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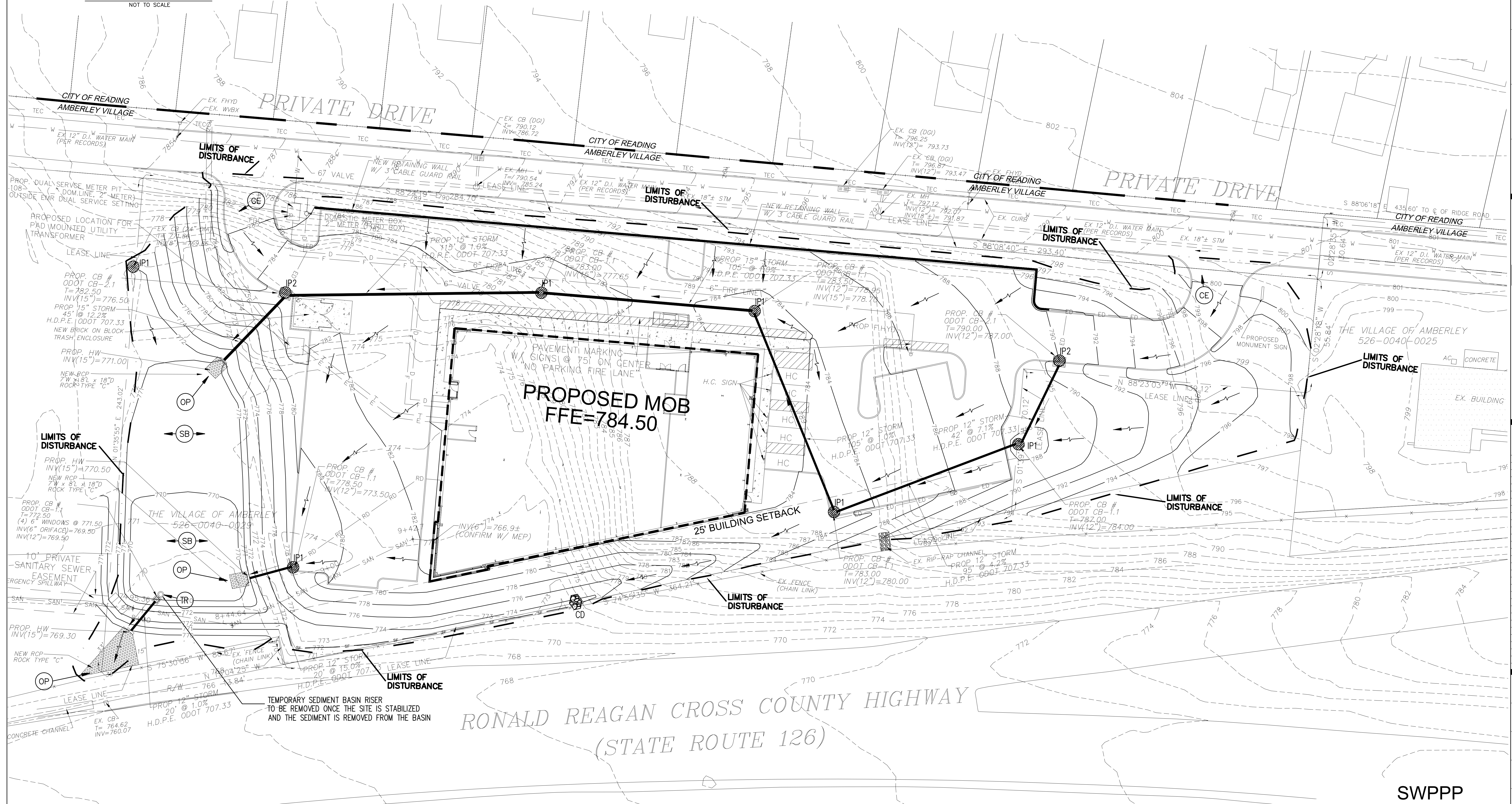
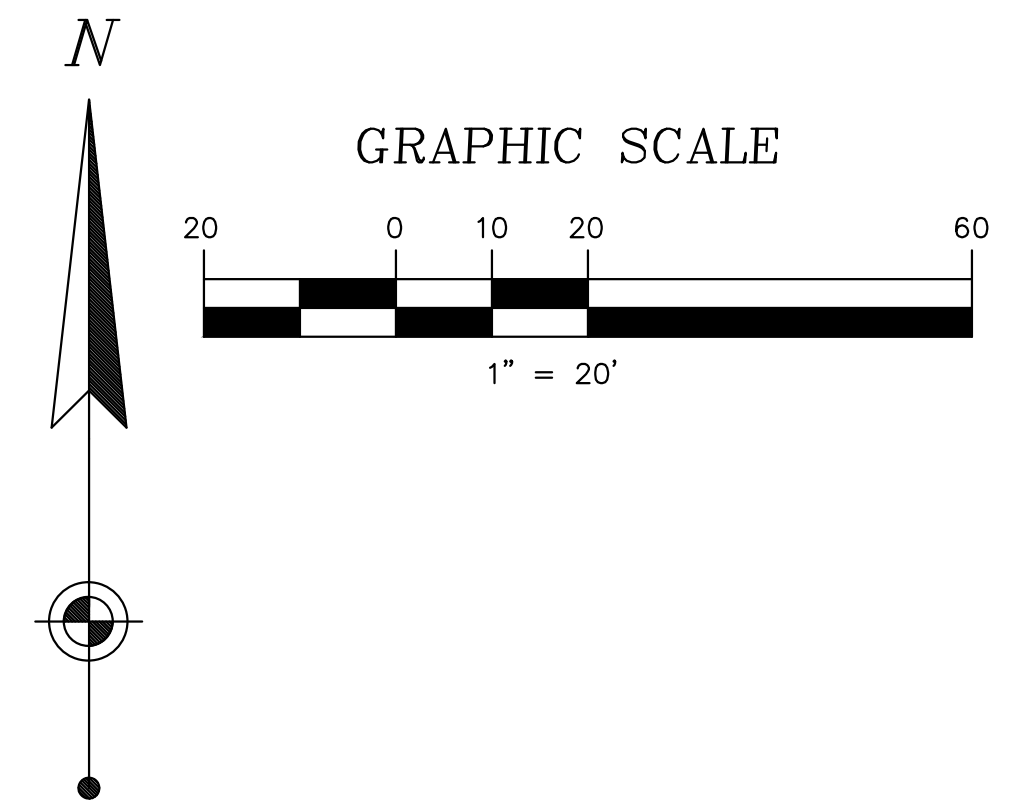
8599 RIDGE ROAD
CINCINNATI, OHIO
45246



SITE LOCATION MAP

NOT TO SCALE

LEGEND	
	LIMITS OF DISTURBANCE
	PROPOSED CONTOUR ELEVATIONS
	EXISTING CONTOUR ELEVATIONS
	DIRECTION OF OVERLAND FLOW
	TEMPORARY PARKING AND STORAGE (CONTRACTOR TO IDENTIFY)
	TEMPORARY STONE CONSTRUCTION EXIT (REFER TO SHEET EC3.1 FOR DETAIL)
	CONCRETE WASHOUT (CONTRACTOR TO IDENTIFY) (SEE SHEET EC3.1 FOR DETAIL)
	TEMPORARY TOILETS (CONTRACTOR TO IDENTIFY)
	MOBILE FUEL TANKS (CONTRACTOR TO IDENTIFY)
	TEMPORARY SILT FENCE (REFER TO SHEET EC3.1 FOR DETAIL)
	INLET SEDIMENT CONTROL DEVICE (DANDY BAG) (REFER TO SHEET EC3.1 FOR DETAIL)
	INLET SEDIMENT CONTROL DEVICE (DANDY BAG CURB FILTER) (REFER TO SHEET EC3.1 FOR DETAIL)
	INDICATES TEMPORARY CONSTRUCTION FENCE (CONTRACTOR TO IDENTIFY)
	PS PERMANENT SEEDING (REFER TO SHEET EC3.0 FOR SPEC)
	SB TEMPORARY SEDIMENT BASIN
	BA BORROW AREA (CONTRACTOR TO IDENTIFY)
	TSM APPROXIMATE LOCATION OF TEMPORARY SOIL STOCK PILE INSTALL TEMPORARY SILT FENCE COMPLETELY AROUND THE STOCK PILE (CONTRACTOR TO IDENTIFY)
	CD ROCK CHECK DAM (REFER TO SHEET EC3.2 FOR DETAIL)
	OP OUTLET PROTECTION (REFER TO SHEET EC3.2 FOR DETAIL)



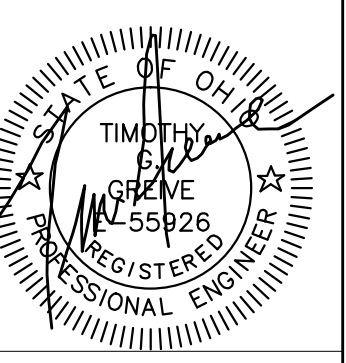
SITE INFORMATION

8599 RIDGE ROAD
SITUATED IN
SECTION 26, TOWN 4, E. RANGE 1
VILLAGE OF AMBERLEY
HAMILTON COUNTY, OHIO

SWPPP
EROSION &
SEDIMENTATION
CONTROL PLAN
SITE MAP

SWPPP
EROSION &
SEDIMENTATION
CONTROL PLAN
SITE MAP
EC1.0

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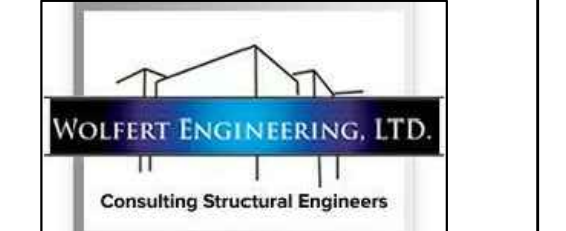
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THIS PLAN MUST BE POSTED IN JOB TRAILER

THIS PLAN MUST BE POSTED IN JOB TRAILER

GENERAL EROSION NOTES

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF OHIO'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED, PROPERLY TREATED AND/OR DISPOSED. IF CONCRETE CHUTES ARE TO BE WASHED, A PLACE MUST BE PROVIDED FOR FOR THE WASH RUNOFF IN A PLACE AWAY FROM THE STORM SEWER. NO RUNOFF FROM THE WASHING OF CONCRETE CHUTES SHALL BE ALLOWED TO DRAIN TO STORM SEWER SYSTEM. THIS AREA TO BE DELINEATED ON RECORD DRAWING ON FILE IN JOB TRAILER.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. DUST ON THE SITE SHALL BE CONTROLLED THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. (SEE TABLE 1 & 2) EC3.1
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. (SEE TABLE 1 & 2)
- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, INLET FILTER, CHECK DAMS, ETC.) TO PREVENT EROSION.
- U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- V. THE CONTRACTOR IS TO DESIGNATE THE LOCATIONS FOR CONCRETE WASHOUT, MATERIAL STORAGE AND VEHICLE FUEL/MAINTENANCE.

MAINTENANCE

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

NON-SEDIMENT POLLUTANT CONTROLS.

NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE PERMITTED MUST IMPLEMENT ALL NECESSARY BMP'S TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORM WATER TO WASTE MATERIALS IS RECOMMENDED.

MAINTENANCE

ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE SWP3 SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

INSPECTIONS

AT A MINIMUM, PROCEDURES IN AN SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS (E.G., SITE IS COVERED WITH SNOW, ICE, OR THE GROUND IS FROZEN). A WAIVER OF INSPECTION REQUIREMENTS IS AVAILABLE UNTIL ONE MONTH BEFORE THAWING CONDITIONS ARE EXPECTED TO RESULT IN A DISCHARGE IF ALL OF THE FOLLOWING CONDITIONS ARE MET: THE PROJECT IS LOCATED IN AN AREA WHERE FROZEN CONDITIONS ARE ANTICIPATED TO CONTINUE FOR EXTENDED PERIODS OF TIME (I.E. MORE THAN ONE MONTH); LAND DISTURBANCE ACTIVITIES HAVE BEEN SUSPENDED; AND THE BEGINNING AND ENDING DATES OF THE WAIVER PERIOD ARE DOCUMENTED IN THE SWP3. ONCE A DEFINABLE AREA HAS BEEN FINALLY STABILIZED, YOU MAY MARK THIS ON YOUR SWP3 AND NO FURTHER INSPECTION REQUIREMENTS APPLY TO THAT PORTION OF THE SITE. THE PERMITTED SHALL ASSIGN "QUALIFIED INSPECTION PERSONNEL" TO CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULED PROPOSED IN PART IIL.G.1.G OF THIS PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT MUST INCLUDE:

- I. THE INSPECTION DATE;
- II. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- III. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- IV. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- V. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- VI. LOCATION(S) OF BMP'S THAT NEED TO BE MAINTAINED;
- VII. LOCATION(S) OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- VIII. LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- IX. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

EROSION CONTROL NARRATIVE

The erosion control measures required for this site are intended to minimize the environmental impact of unwanted sediment transport to areas which are sensitive to sedimentation. These areas include but are not limited to streams, wetlands areas, adjoining properties, and downstream watersheds.

In order to accomplish effective sediment control, the contractor must undertake erosion control measures as soon as site preparations begin. As construction proceeds, further erosion control is implemented in stages.

Primary erosion control measures include the installation of sedimentation/silt fences or mulch berms and the crushed stone construction entrance.

The stone construction entrance is placed at the anticipated point of entry into the site.

The stone is placed to a depth of 12" and has a width and length as specified on the erosion control plan.

Secondary erosion control measures include the stripping and stockpiling of topsoil, the placement of silt fencing or mulch berms around the stockpile areas, and the immediate seeding of all topsoil stockpile areas.

Tertiary erosion control measures include the immediate seeding of all cut/fill slopes, the construction of the detention ponds, and the installation of inlet sediment filters. The contractor shall seed all cut and fill slopes AS THEY ARE CONSTRUCTED. The contractor SHALL NOT wait until the completion of the grading operations to establish vegetation on constructed slopes. The detention pond, shall be used as sediment trap during the course of construction. Inlet sediment filters are to be installed at all proposed inlet locations as shown on the erosion control plan to prevent the sedimentation of storm drainage lines.

Final erosion control measures include the spreading of the stockpiled topsoil on the faces off all constructed slopes, excavation of the detention ponds back to the original design elevation, and preparing the final grades to receive pavement and/or grass. The redistributed topsoil from the stockpile areas shall be seeded, fertilized, mulched, and watered according to the specifications.

Failure to comply with the above stated measures may result in fines being levied by the State of Ohio. The contractor shall be solely responsible for any and all fines imposed.

SPECIFICATIONS REQUIREMENTS

THE REQUIREMENTS SHOWN ON THIS PLAN ARE SUPPLEMENTED BY THE SWPPP NARRATIVE. IN CASE OF CONFLICTS BETWEEN THE PLANS, SWPPP SPECIFICATIONS AND THE ACTUAL GENERAL PERMIT, THE MOST STRINGENT SHALL APPLY.

GENERAL EROSION NOTES

RECEIVING WATERS
THE PROPERTY WILL DRAIN TO A COMBINED SEWER WHICH ULTIMATELY DRAINS INTO THE OHIO RIVER.

BORROW/FILL AREAS

AN OFFSITE BORROW/FILL AREA WILL BE USED IF ANY BORROW/FILL MATERIAL IS REQUIRED ONCE DEVELOPMENT BEGINS. THE LOCATION OF THIS OFFSITE BORROW/FILL AREA WILL BE DETERMINED BY THE CONTRACTOR IF REQUIRED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE SWPPP & FILE NOTICE OF INTENT FOR SELECTED BORROW/FILL SITE PRIOR TO START OF EARTH DISTURBING ACTIVITIES AT THAT SITE.

NATURE AND PURPOSE OF PROJECT

THE NATURE AND PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MEDICAL OFFICE BUILDING AND ASSOCIATED PARKING AREAS

TOTAL AREA (EXPECTED TO BE DISTURBED) = 2.5± ACRES

RUNOFF COEFFICIENTS "c"

PRE DEVELOPMENT = .65

POST DEVELOPMENT = .85

IMPERVIOUS AREAS

PRE DEVELOPMENT = 1.8± ACRES

POST DEVELOPMENT = 2.0± ACRES

EXISTING VEGETATION

THE EXISTING SITE VEGETATION CONSISTS OF LAWN AREA WITH SOME TREES

100 YEAR FLOODPLAINS, FLOODWAY FRINGES, AND FLOODWAYS AREA SHOWN

THE PROPERTY SURVEYED LIES IN FLOOD ZONE X DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY NUMBER 39061C, PANEL 233E AMBERLEY VILLAGE

SOIL TYPE

THE ON-SITE SOIL TYPES PRESENT IN THE AREA OF THE SUBJECT SITE ARE: UHUXC - URBAN LAND UDORTHENTS COMPLEX, 0 TO 12% SLOPES

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. EARTHWORK ACTIVITIES WILL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER

SIGNATURES

CONTRACTOR:

SIGNATURE _____ DATE _____

NAME _____

TITLE _____

EROSION CONTROL DATA

BUILDING/PAVED AREA	2.0 ACRES +/-
GRASSED AREA	0.5 ACRES +/-
TOTAL DISTURBED AREA	2.5 ACRES +/-

EROSION CONTROL SEQUENCING PHASE

STAGE I - INSTALL, REPLACE, REPAIR OR MAINTAIN PERIMETER SILT FENCE, MULCH BERM, AND STONE CONSTRUCTION ENTRANCE WHERE NOTED ON THIS PLAN. DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE COMPLETE.

STAGE II - CONSTRUCT CATCH BASINS WITH INLET FILTERS AND ROCK ROCK CHECK DAMS AROUND INLET HEADWALLS, AS SOON AS POSSIBLE, FOR USE AS POSSIBLE, FOR USE AS SEDIMENT TRAPS. DO NOT BEGIN STAGE III UNTIL STAGE II MEASURES ARE COMPLETE.

STAGE III - AS SOON AS STAGE II IS COMPLETE AND PARKING AREAS HAVE BEEN SURFACED WITH STONE, ALL OTHER GRADING ACTIVITIES SHOULD ALSO BE COMPLETED AT THIS TIME. DO NOT BEGIN STAGE IV UNTIL STAGE III MEASURES ARE COMPLETE.

STAGE IV - AS SOON AS STRUCTURAL LIFTS ARE COMPLETED, SPREAD TOPSOIL ON FACE OF SLOPES AND ON PROPOSED GRASSED AREAS. IMMEDIATELY SEED AND/OR SOD (WHERE SO INDICATED ON SITE PLANTING PLAN) FERTILIZE, MULCH AND WATER ALL TOPSOIL CONTAINING AREAS IN ACCORDANCE WITH SITework SPECIFICATIONS.

SEEDBED PREPARATION

- 1) Chisel compacted areas and spread topsoil 6 inches deep over adverse soil conditions.
- 2) Rip the entire area to 6 inches depth.
- 3) Remove all loose rock, roots, and other obstructions leaving surface reasonably smooth and uniform.
- 4) Apply agricultural lime, fertilizer, and superphosphate uniformly and mix with soil (see below).
- 5) Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 6 inches deep.
- 6) Seed on a freshly prepared seedbed and cover seed lightly with seeding equipment or cultivate after seeding.
- 7) Mulch immediately after seeding and anchor mulch.
- 8) Inspect all seeded areas and make necessary repairs of reseeds within the planting season, if possible if stand should be over 60% damaged, reestablish following original lime, fertilizer and seeding rates.
- 9) Consult conservation inspector on maintenance treatment and fertilization after permanent cover is established.

Apply: Agricultural Limestone - 2 ton/acre

Fertilizer - 1000 lbs./acre - 10-10-10

Superphosphate - 500 lbs./acre -20%

Mulch - 2 tons/acre - Grainstraw

Anchor - Asphalt Emulsion - 300 gals./acre

Temporary seeding mixture (if required):

70 lbs./acre:

50% tall fescue

30% sericea lespedeza

20% rye grain

SEEDBED SPECIFICATIONS:

Shoulders, side ditches, slopes (maximum 3:1)

Date	Type	Planting Rate
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Aug 15-Nov 01	Tall Fescue	120 lbs./acre
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Nov 01-Mar 01	Tall Fescue	120 lbs./acre
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& Abruzzi Rye	25 lbs./acre	
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Mar 01-Apr 15	Tall Fescue	120 lbs./acre
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Apr 15-Jul 30	Hulled Common Bermuda Grass	12 lbs./acre
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Jul 15-Aug 15	Tall Fescue and	60 lbs./acre
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Browntop millet	35 lbs./acre	
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Or sorghum-sudan hybrids	30 lbs./acre	
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- CAUTION NOTICE TO CONTRACTOR -

IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER, IT IS ACKNOWLEDGED THAT NO ONE PLAN CAN BE PREPARED THAT WILL DEPICT ALL POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES ON CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ADEQUATE FUNDS TO PROVIDE ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CODES FOR THE DURATION OF THE CONSTRUCTION PROJECT.

LIMITS OF DISTURBANCE

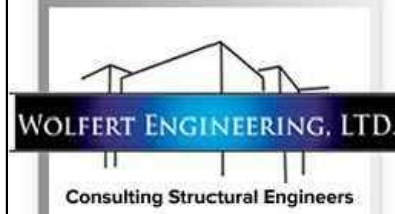
CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.



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VILLAGE MOB

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CINCINNATI, OHIO
45246

ISSUANCES

No.	Description	Date
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1	ZONING ISSUANCE	2/22/2017
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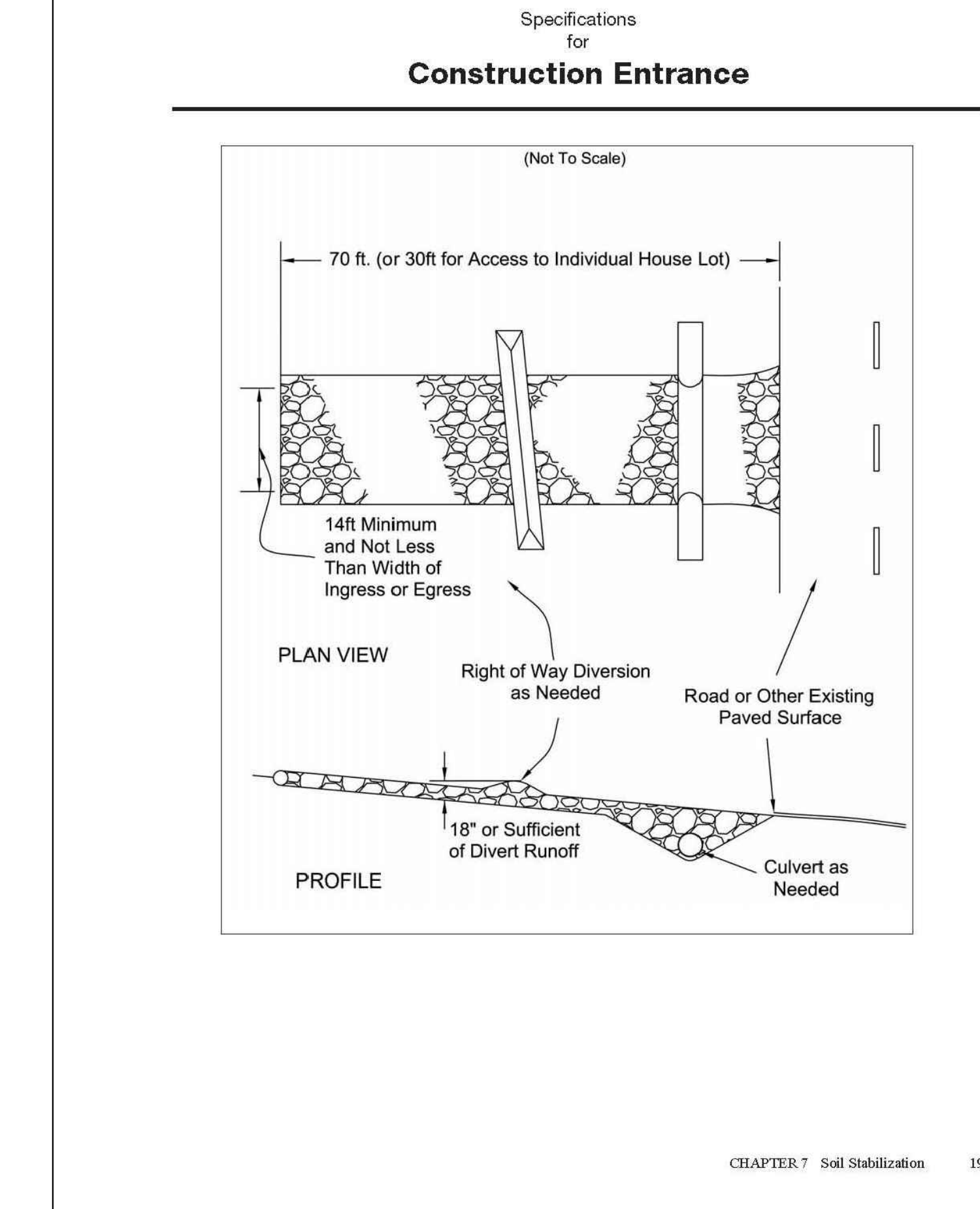
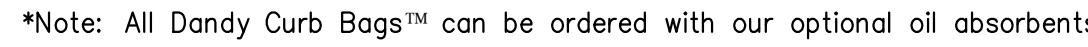
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SITE DETAILS & NOTES

EROSION PREVENTION & SEDIMENTATION CONTROL PLAN

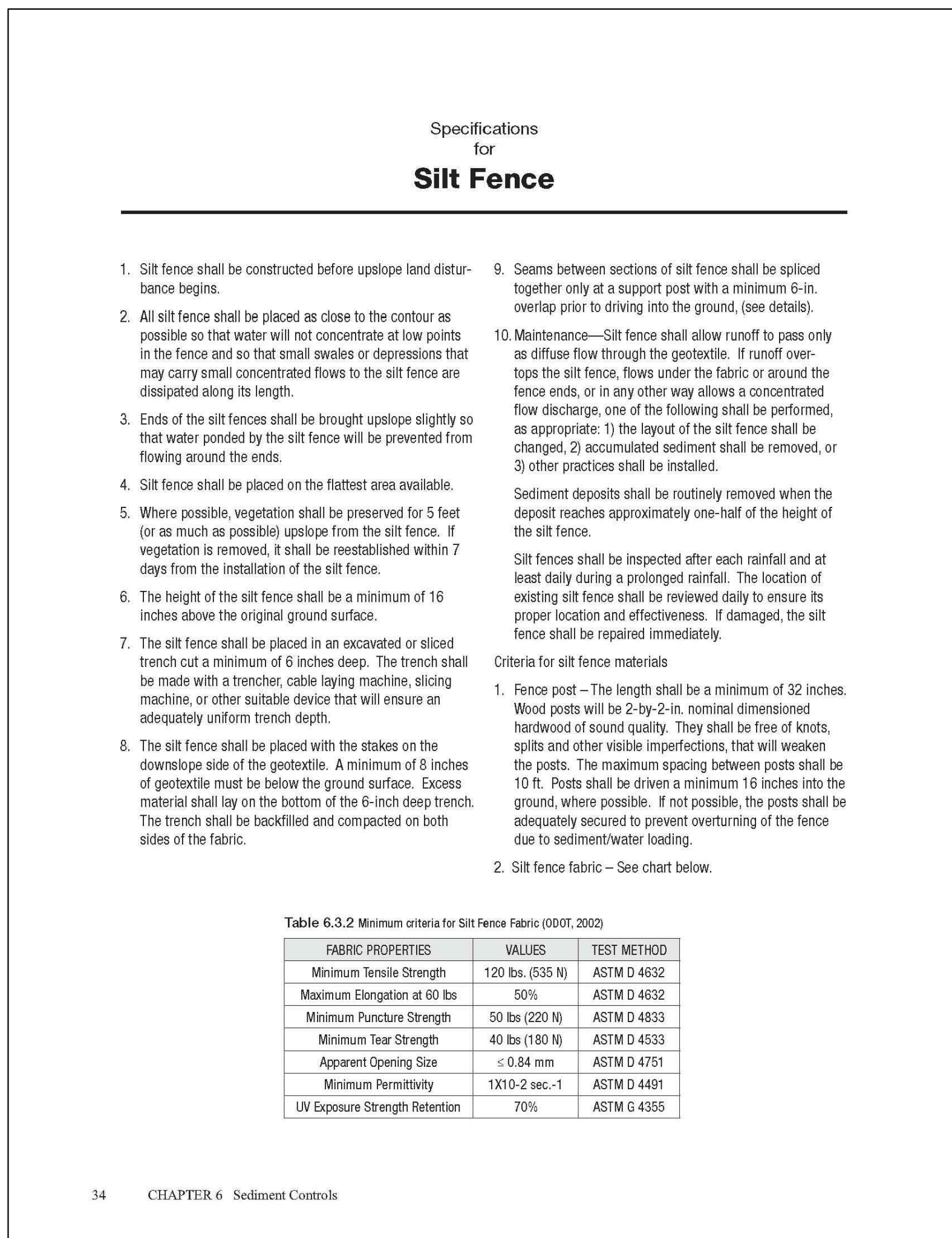


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LIMITS OF DISTURBANCE

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FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 kN)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 435

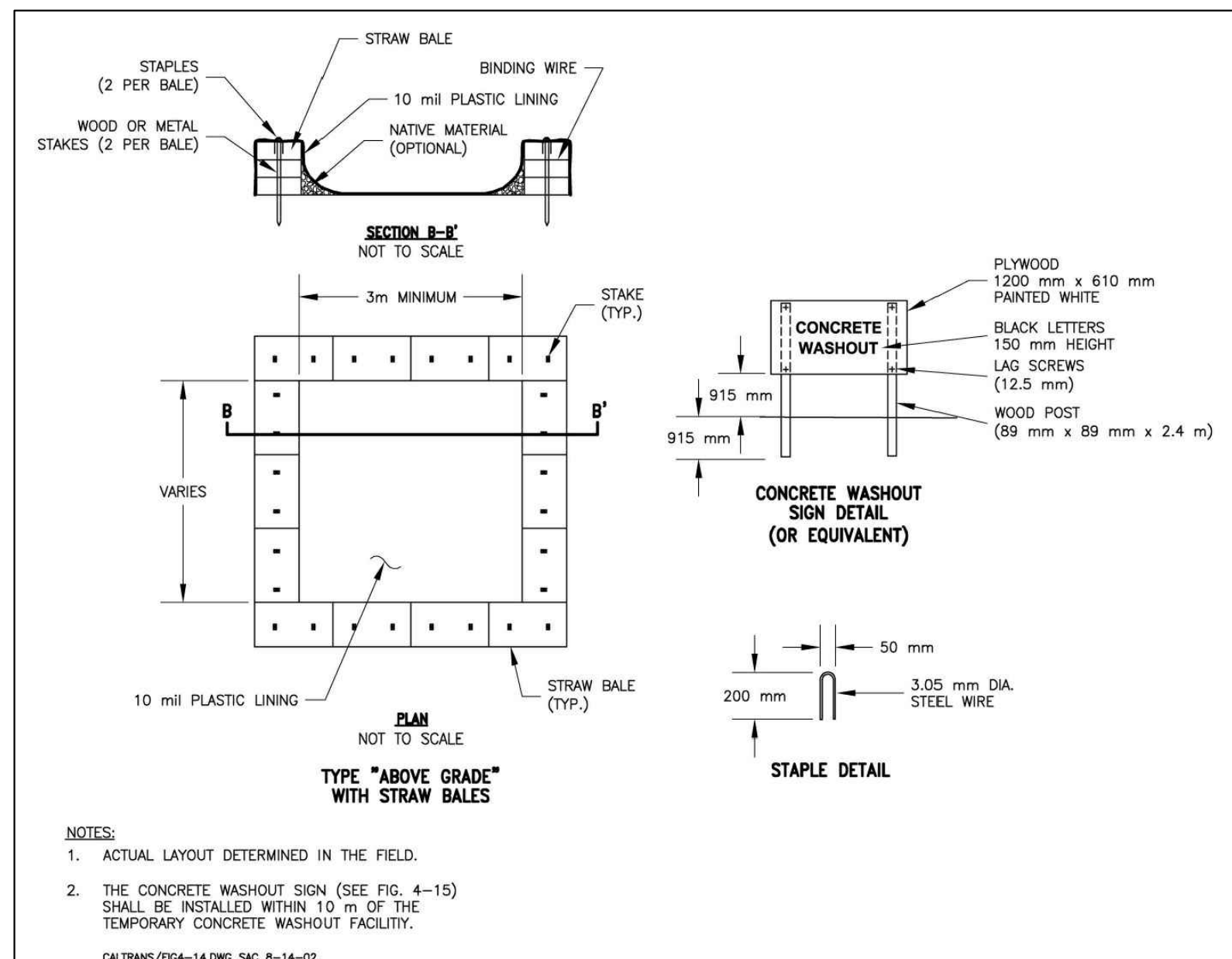
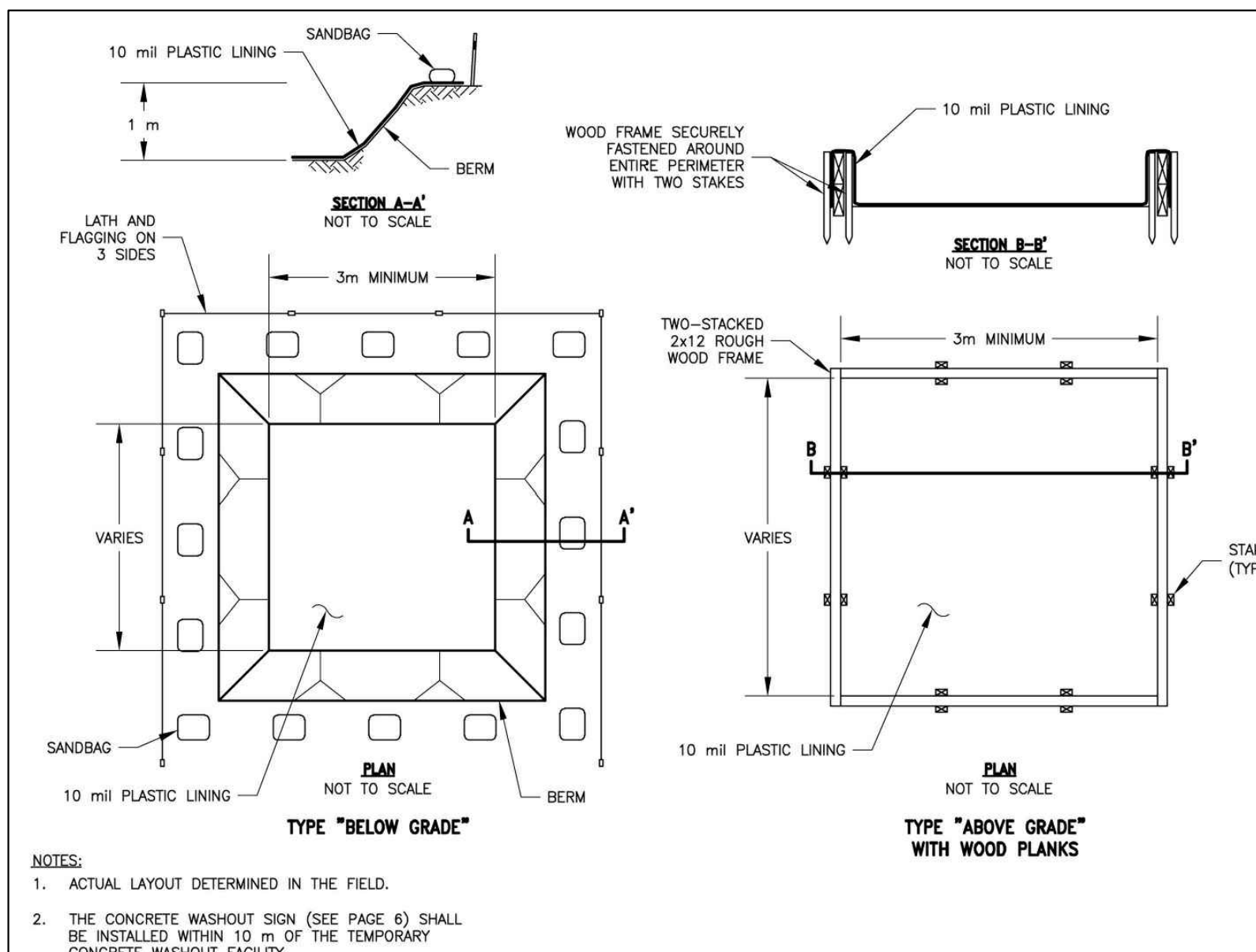
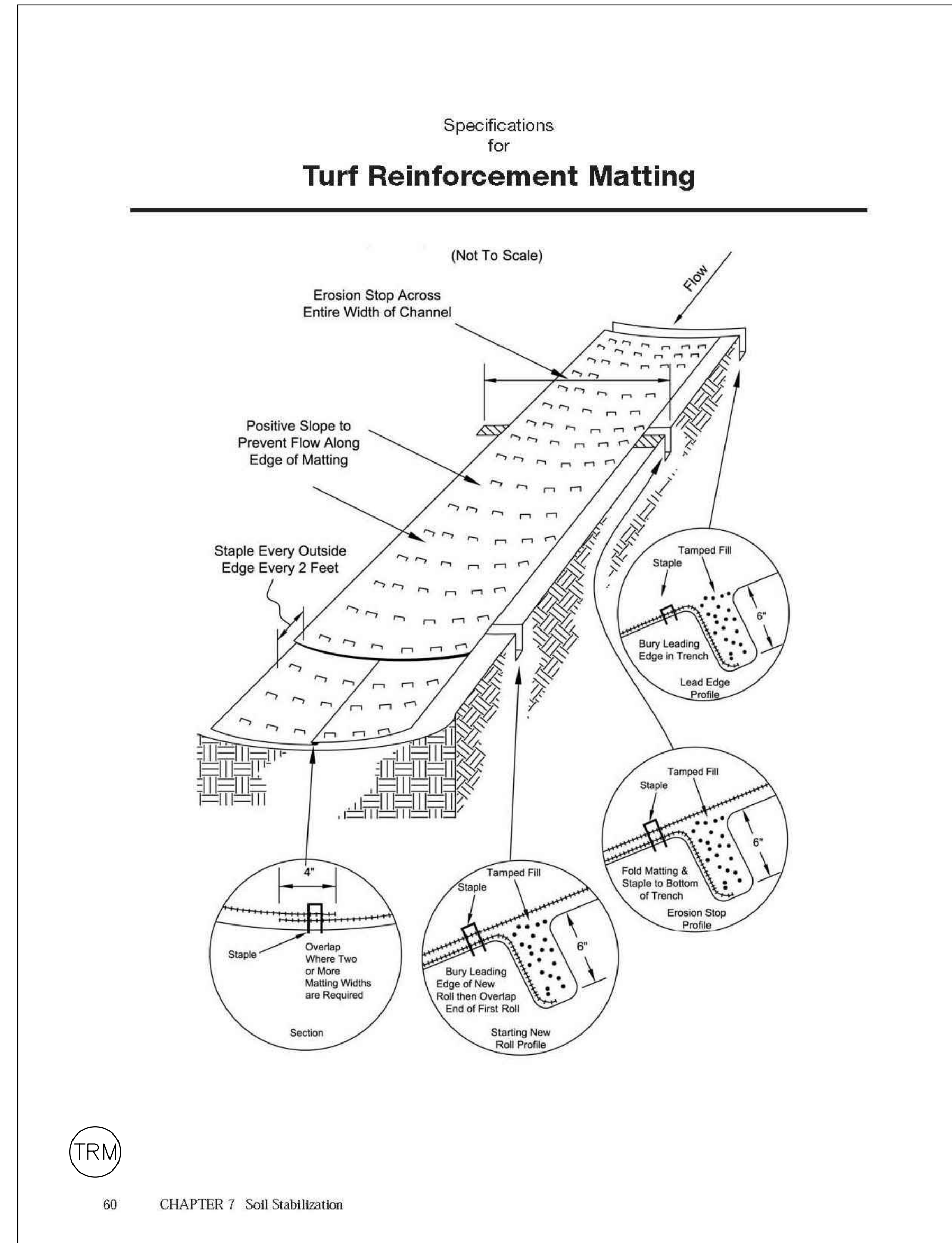
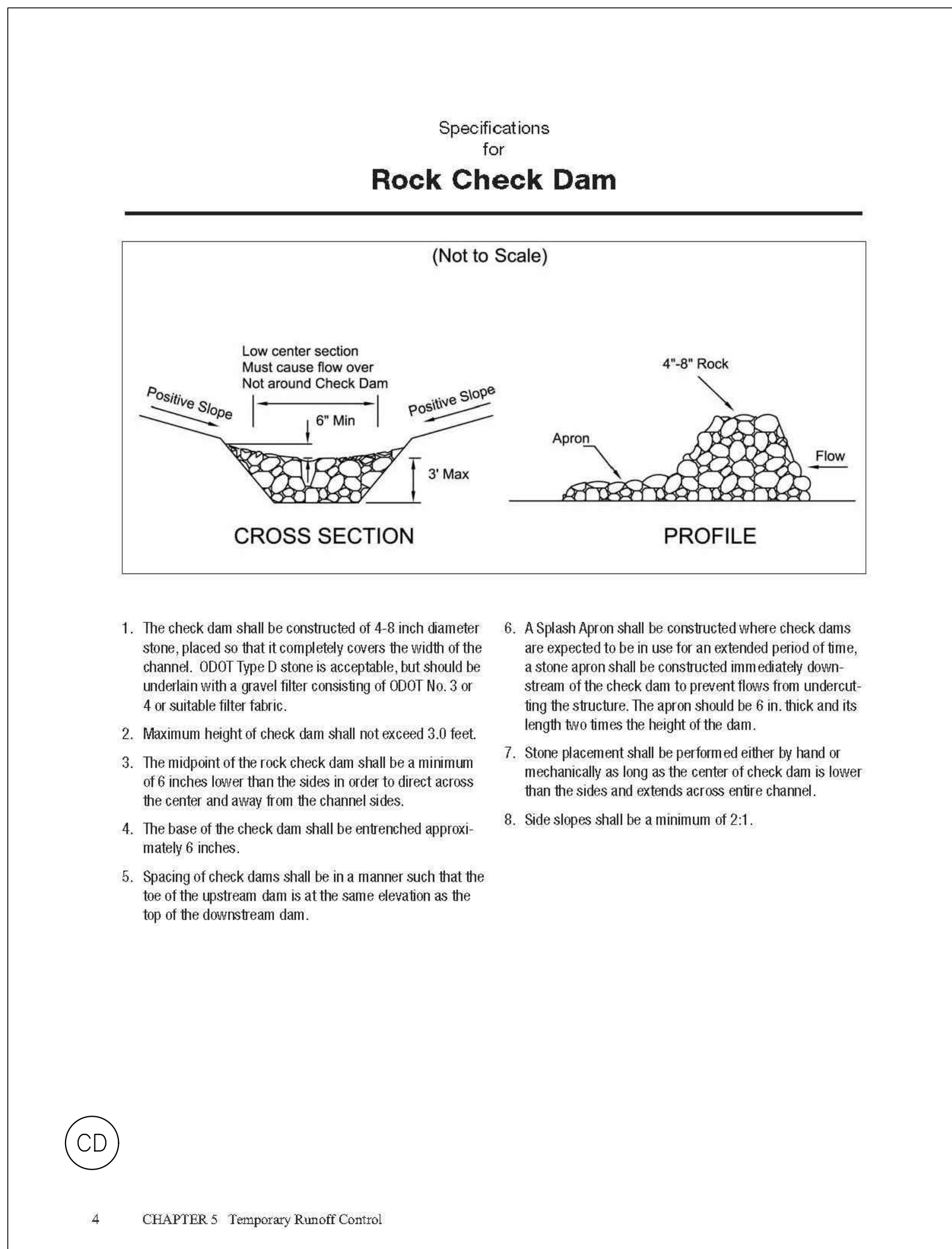
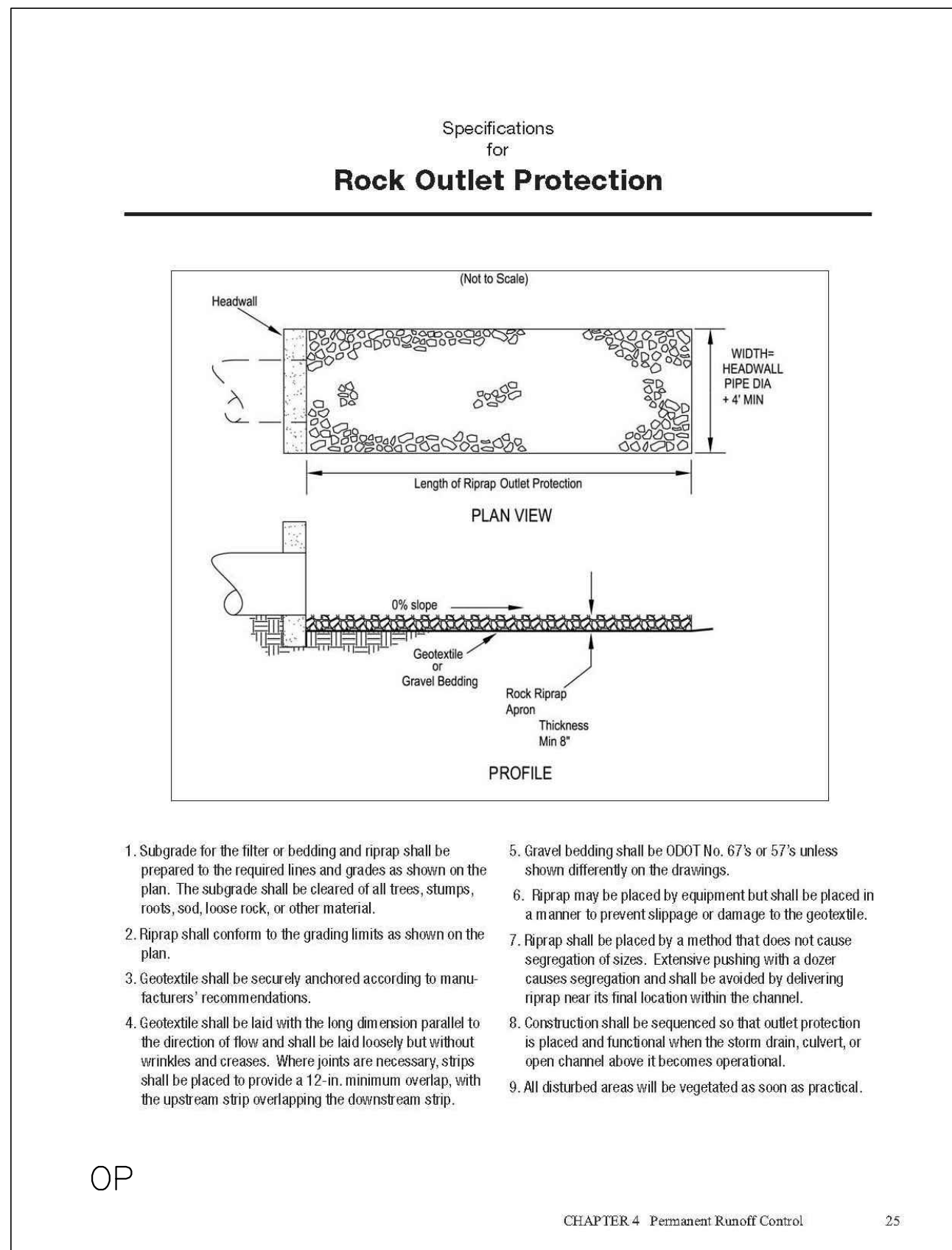
**Specifications
for
Construction Entrance**

1. Stone Size—#102 (2 1/2-5 1/2 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft (exception: apply 30 ft. minimum to single residence lots).
3. Thickness—The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width—The entrance shall be at least 14 feet wide, but not less than the full width of points where ingress or egress occurs.
5. Geotextile—A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong not proof polymeric fibers and meet the following specifications:

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	300 psi.
Minimum Degradation	20%
Equivalent Opening Size	DS: < 0.6 mm.
Permeability	1x10-3 cm/sec.
6. Timing—The Construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert - A pipe or culvert shall be constructed under the entrance in order to prevent surface water from flowing across the entrance or to prevent runoff from being directed onto paved surfaces.
8. Water Bar - A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by sweeping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

[illegible]

THIS PLAN MUST BE POSTED IN JOB TRAILER



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

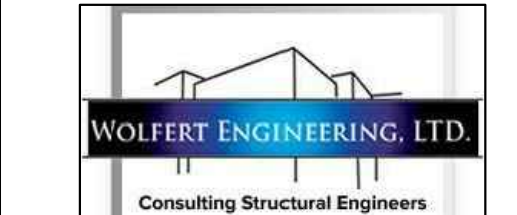
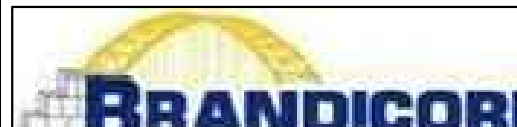


1. Channel/Slope Soil Preparation Grade and compact area of the installation. Prepare seeding bed by loosening 2"-3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed TRM will have direct contact with the soil surface.
 2. Channel/Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding Specification for seeding recommendations.
- ### Slope Installation
3. Excavate top and bottom trenches (12"x6"). Intermittent erosion check slots (6"x6") may be required based on slope length. Excavate top anchor trench 2' x 3' over crest of the slope.
 4. If intermittent erosion check slots are required install TRM in 6"x6" slot at a maximum of 30' centers or the mid point of the slope. TRM should be stapled into trench at 12' centers.
 5. Install TRM in top anchor trench, anchor on 12" spacings, backfill and compact soil.
 6. Unroll TRM down slope with adjacent rolls overlapped a minimum of 3". Anchor the seam every 18'. Lay the TRM loose to maintain direct soil contact, do not pull tight.
 7. Overlap rolls at a minimum of 12" with upslope TRM top for a single effect. Begin all new rolls in an erosion check slot if required, double anchor across roll every 12'.
 8. Install TRM in bottom anchor trench (12"x6"), anchor every 12". Place all other staples throughout slope at 1 to 2.5 per square yard dependent on slope. Refer to manufacturer's anchor guide.
- ### Channel Installation
9. Excavate initial anchor trench (12"x6") across the lower end of the project area.
 10. Excavate intermittent check slots (6"x6") across the channel at 30' intervals along the channel.
 11. Excavate longitudinal channel anchor slots (4"x4") along both sides of the channel to bury the edges. Whenever possible extend the TRM 2'-3' above the crest of channel side slopes.
 12. Install TRM in initial anchor trench (downstream) anchor every 12", backfill and compact soil.
 13. Roll out TRM beginning in the center of the channel toward the intermittent check slot. Do not pull tight. Unroll adjacent rolls upstream with a 3" minimum overlap (anchor every 18") and up each channel side slope.
 14. Lay top of channel side slopes install TRM in the longitudinal anchor slots, anchor every 18".
 15. Install TRM in intermittent check slots. Lay into trench and secure with anchors every 12", backfill with soil and compact.
 16. Overlap rolls end a minimum of 12" with upstream TRM on top for a shingle effect. Begin all new rolls in an intermittent check slot, double anchored every 12".
 17. Install upstream end in a terminal anchor trench (12"x6") anchor every 12", backfill and compact.
 18. Complete anchoring throughout channel at 2.5 per square yard using suitable ground anchoring devices (U shaped wire staples, metal geotextile pins, plastic stakes, and triangular wood stakes). Anchors should be of sufficient length to resist pullout. Longer anchors may be required in loose sandy or gravelly soils.



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45215

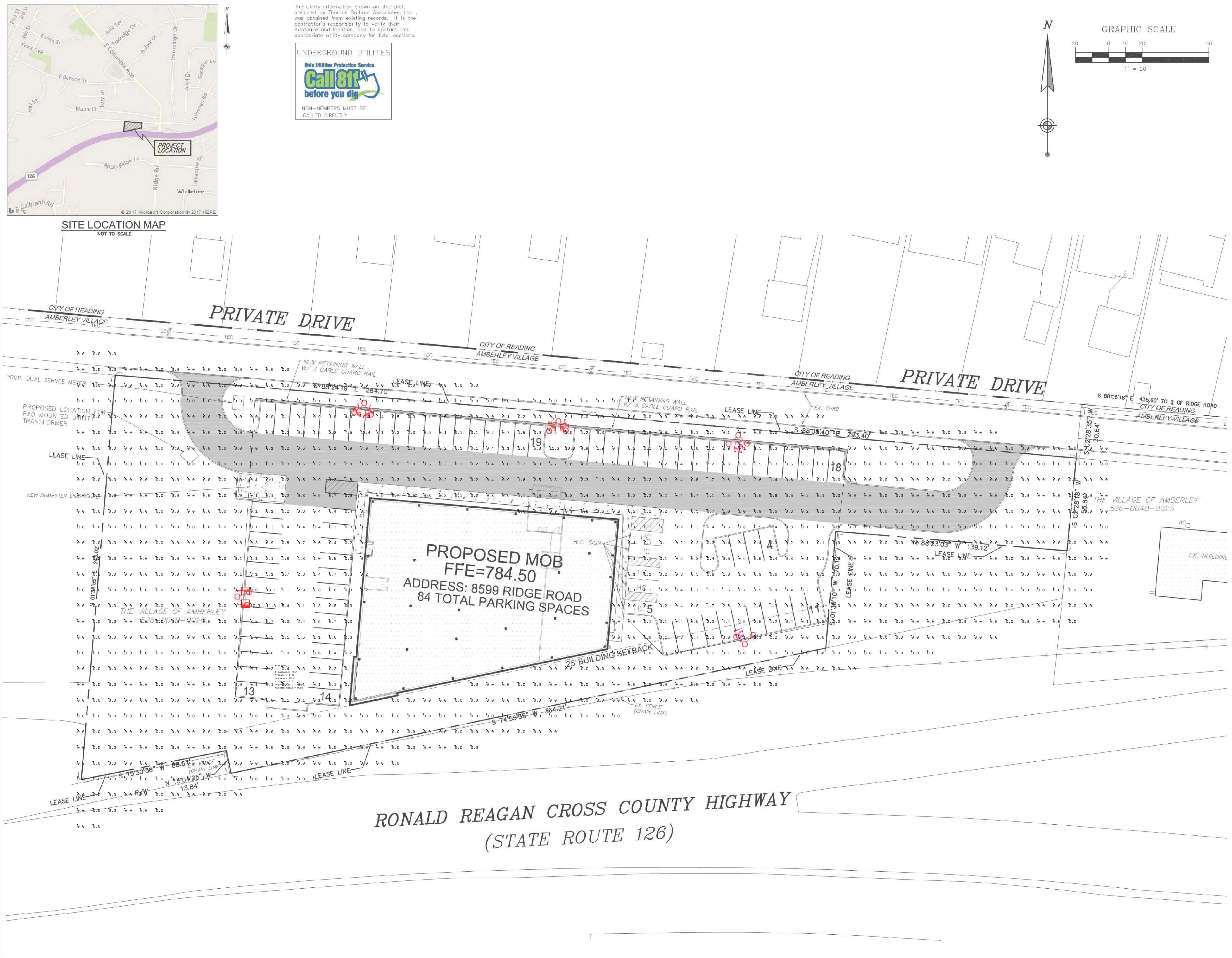
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Checked By TGG	
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Project Number 5732	

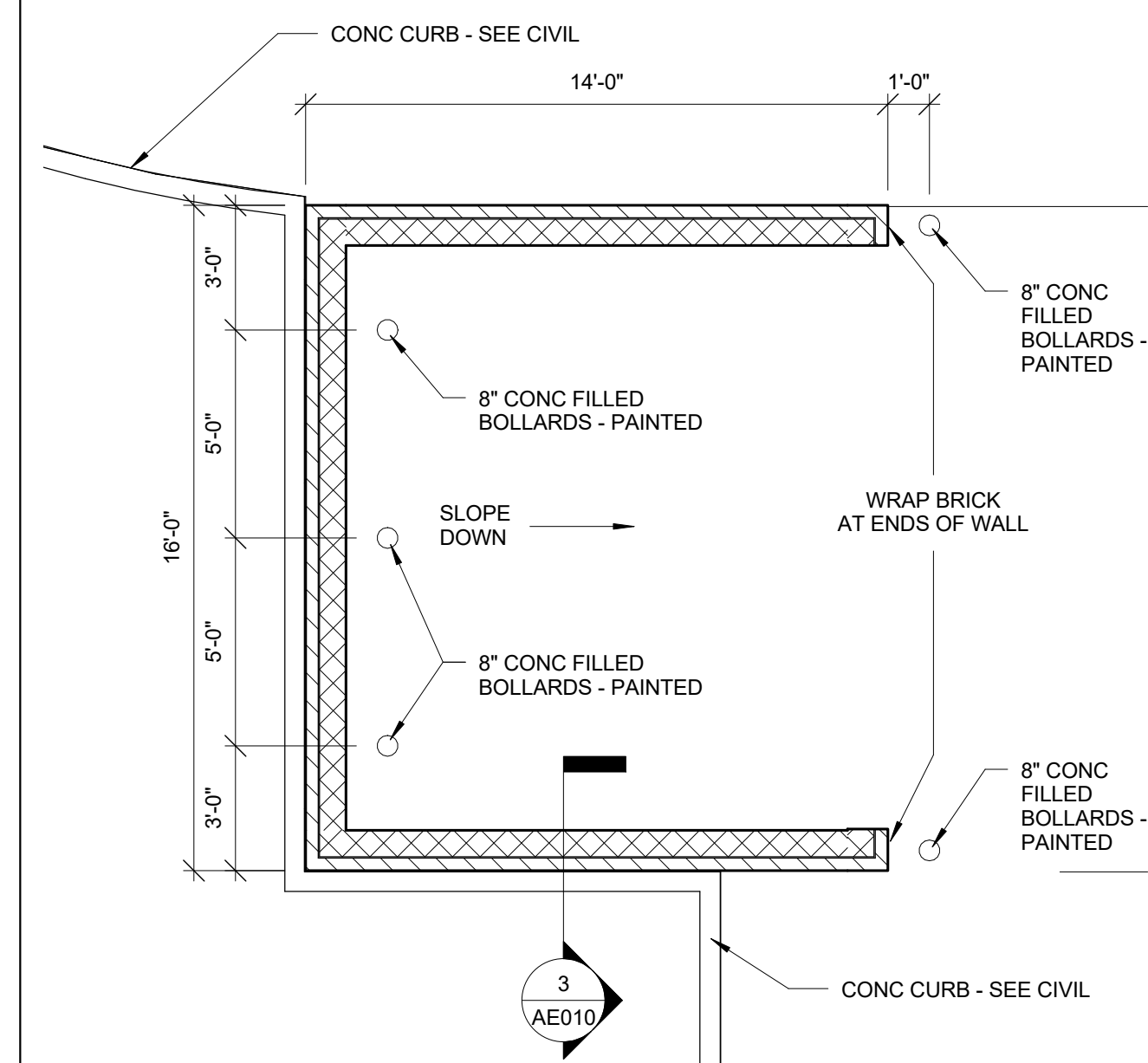
EROSION & SEDIMENTATION CONTROL DETAILS

EC3.2

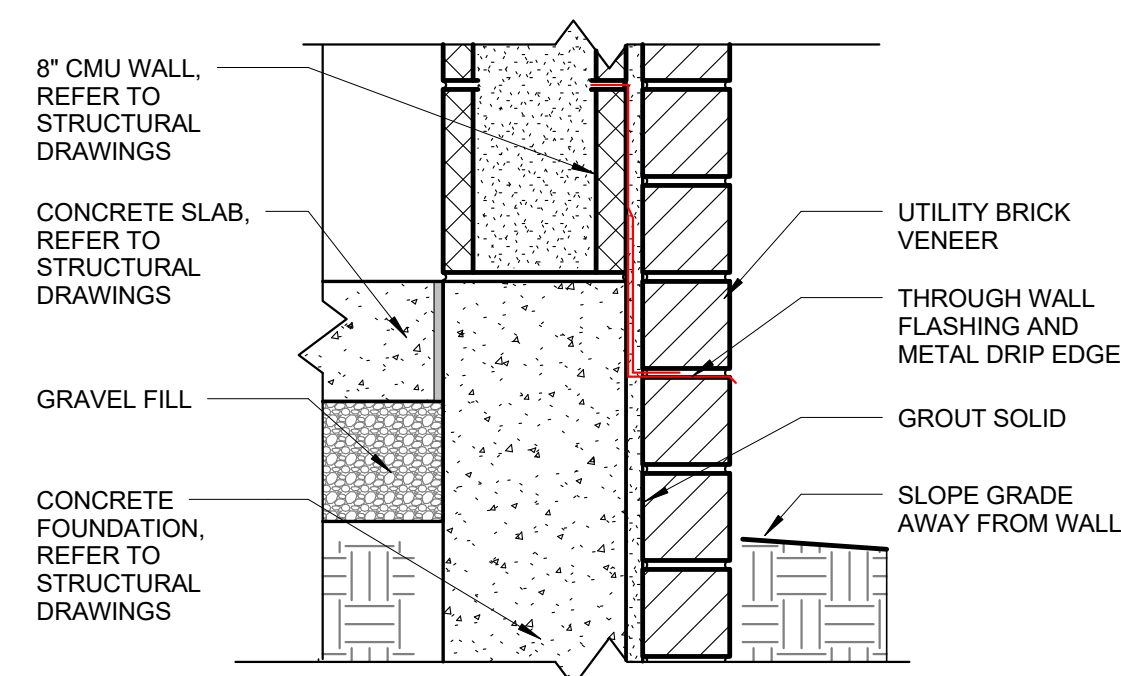


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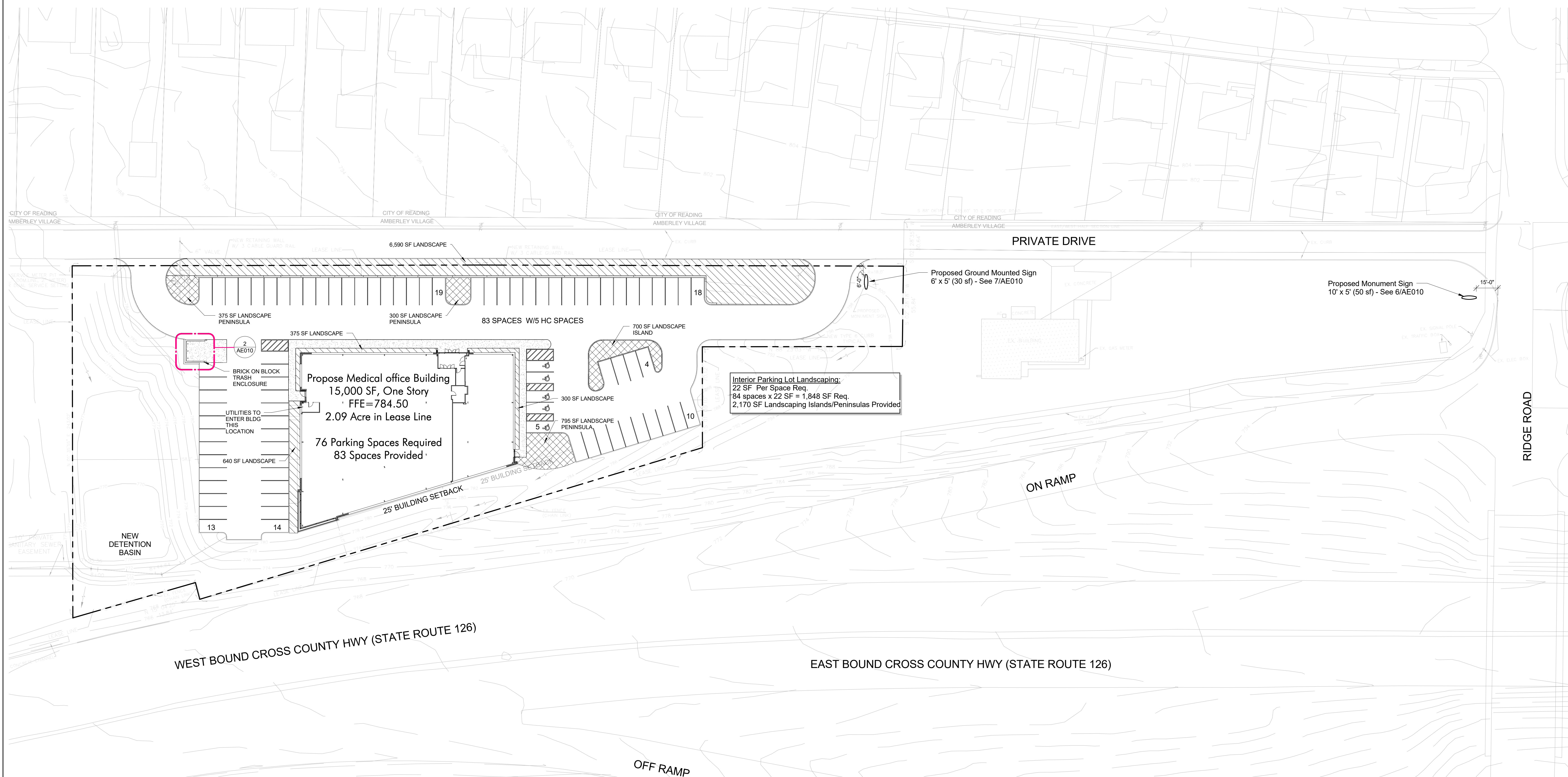
COOPER ELECTRICAL SALES	Prepared For: ANDY PRESTON RICHARDS ELECTRIC	Job Name: MERCY Lighting Layout Version A	Lighting Design Disclaimer	
			The Lighting Analysis, layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by "YOUR COMPANY". "YOUR COMPANY" does not warrant, represent or guarantee the accuracy or completeness of the information supplied by "YOUR COMPANY". "YOUR COMPANY" is not responsible for any errors or omissions in the Lighting Design or for any consequences arising therefrom. "YOUR COMPANY" is not responsible for any damage to property or injury to persons resulting from the use of the Lighting Design. "YOUR COMPANY" is not responsible for any damage to property or injury to persons resulting from the use of the Lighting Design. "YOUR COMPANY" is not responsible for any damage to property or injury to persons resulting from the use of the Lighting Design.	
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			Drawn By: TONY BROWN	
			The Village of Amberley	
			File Name: C:\Users\Cooper Electric Sales\Desktop\AGI JOBS\MERCY PARKING AMBERLY AGI	



2	TRASH ENCLOSURE - ENLARGED PLAN
AE010	1/4" = 1'-0"



4	SECTION DETAIL AT DUMPSTER ENCLOSURE BASE
AE010	1 1/2" = 1'-0"



1	ARCHITECTURAL SITE PLAN
AE010	1" = 30'-0"



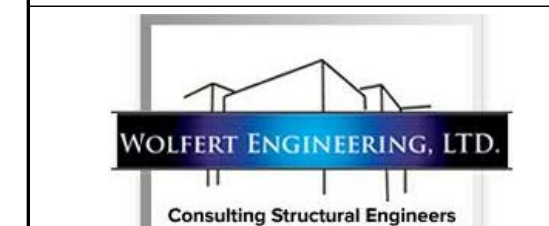


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OSWALD
CONSTRUCTION | DESIGN-BUILD | DEVELOPMENT



**MERCY HEALTH
AMBERLEY
VILLAGE MOB**

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CINCINNATI, OHIO 45215

ISSUANCES

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Drawn By

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Client	
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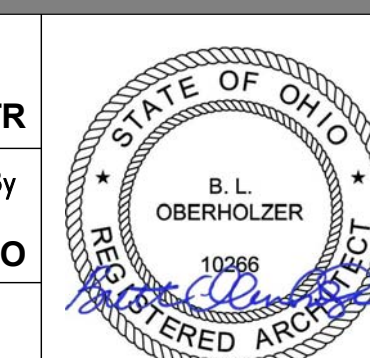
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572

ROOF PLAN

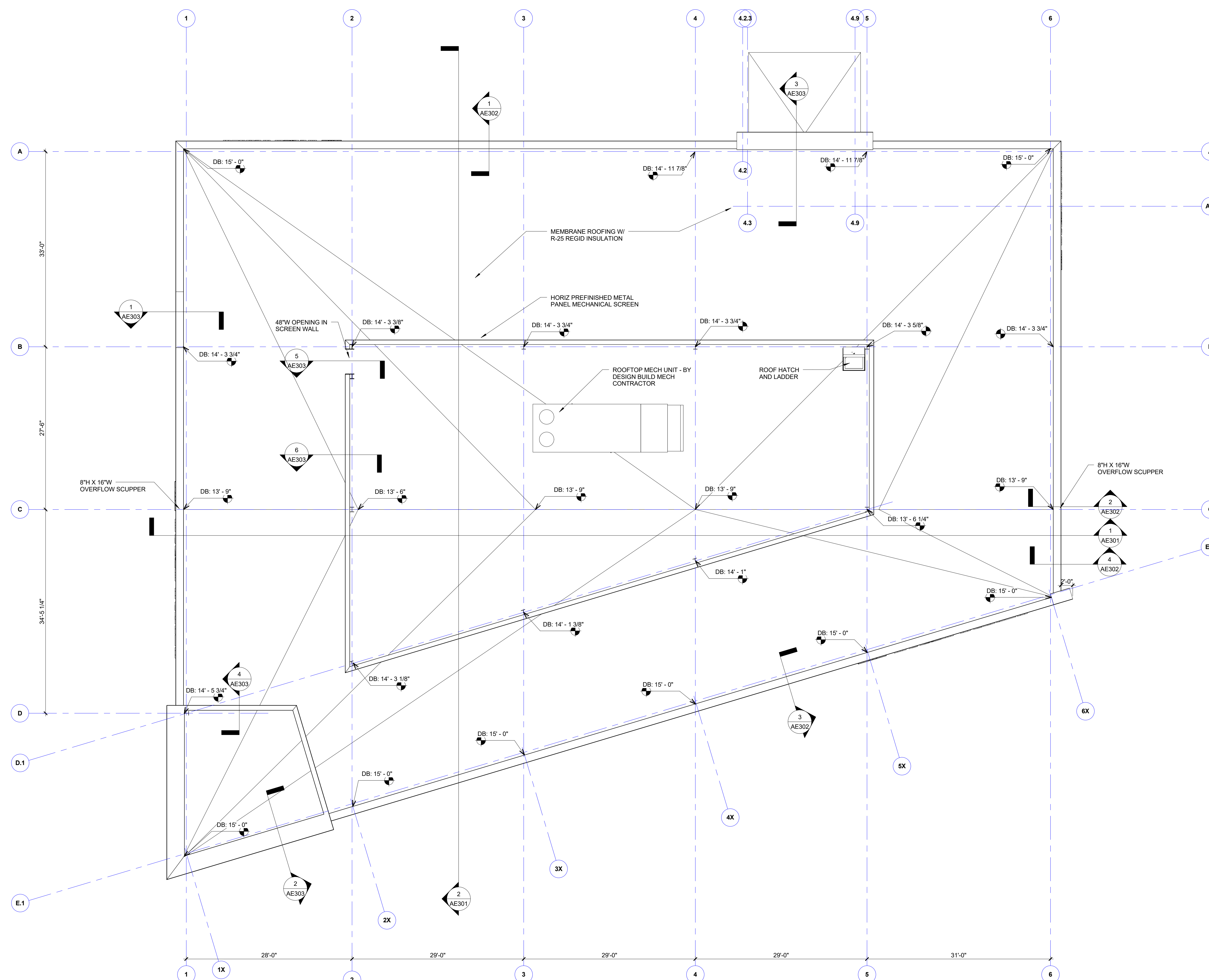
AE110

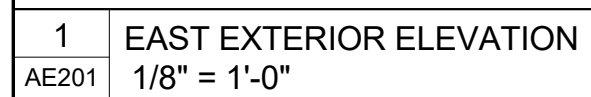
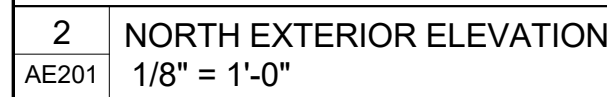
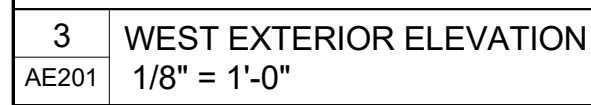


Project Number 5722	B.L. OBERHOLZER LICENSE 10266 EXPIRATION DATE 12/31/2011
-------------------------------	--

ROOF PLAN

AE110





3/13/2017 4:55:20 PM

ISSUANCES

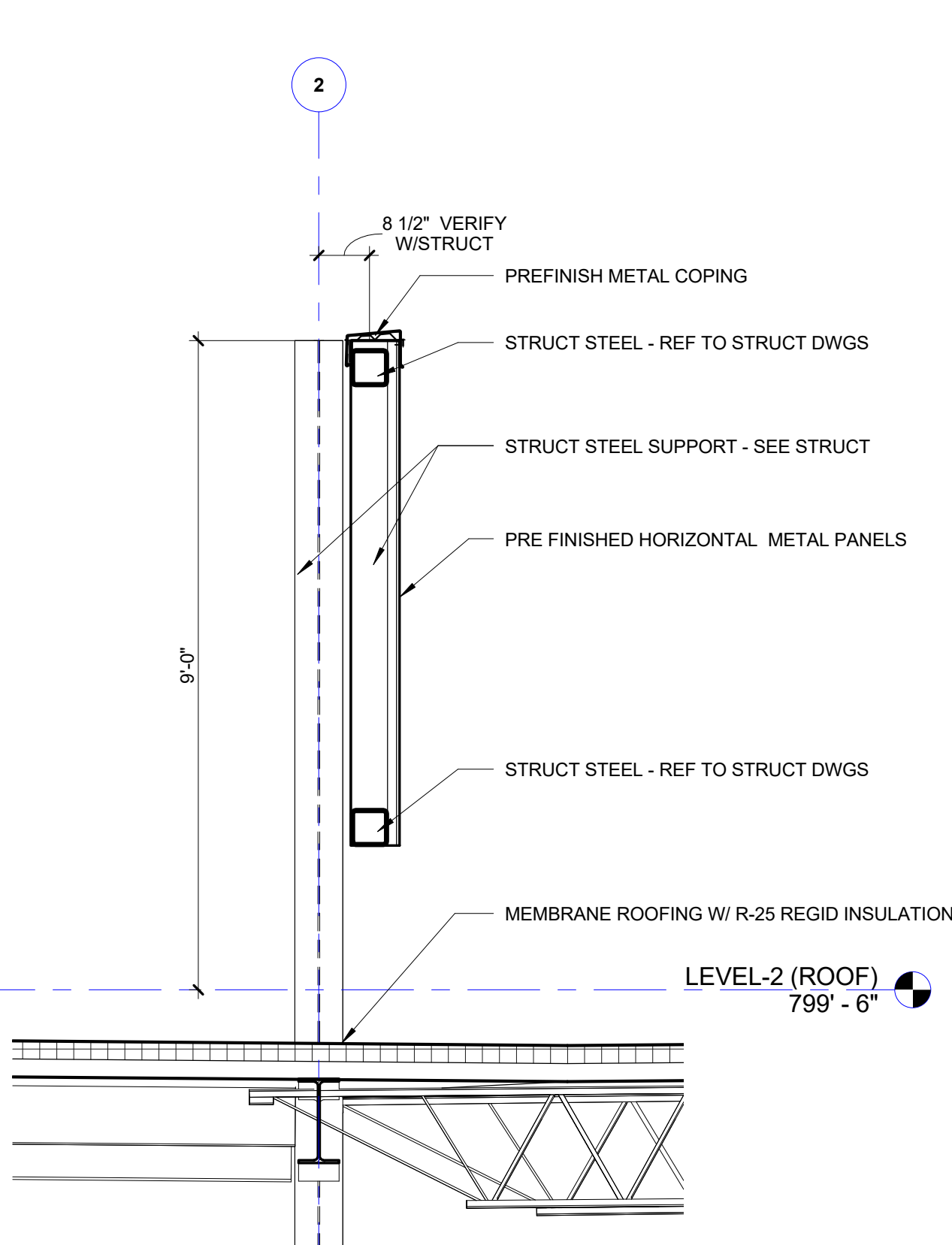
No.	Description	Date
1	ZONING ISSUANCE	2/22/2017

Drawn By MTR	
Checked By BLO	
Client Number 660	
Project Number 5722	B. L. OBERHOLZER LICENSE 10266 EXPIRATION DATE 12/31/2015

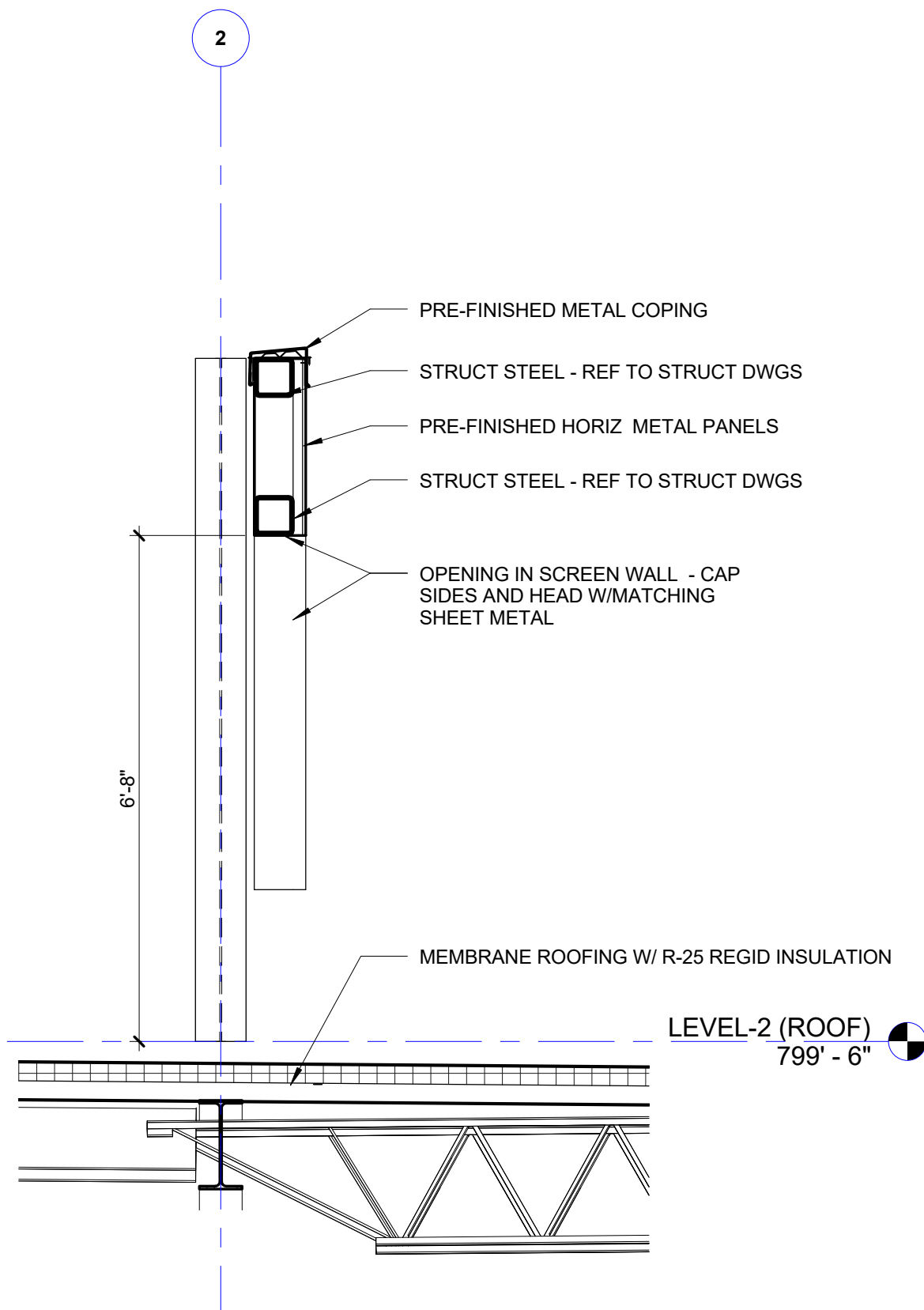


WALL SECTIONS

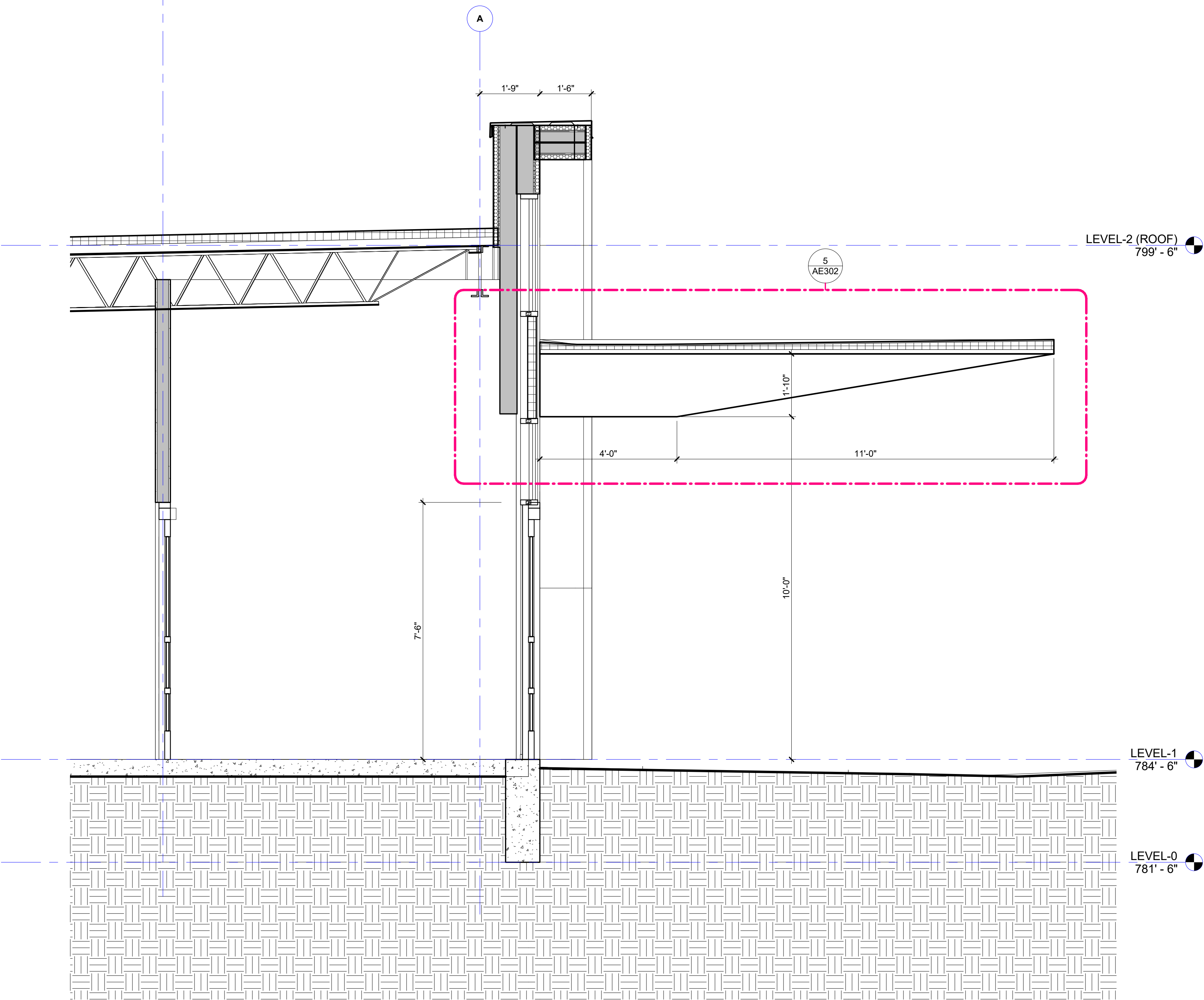
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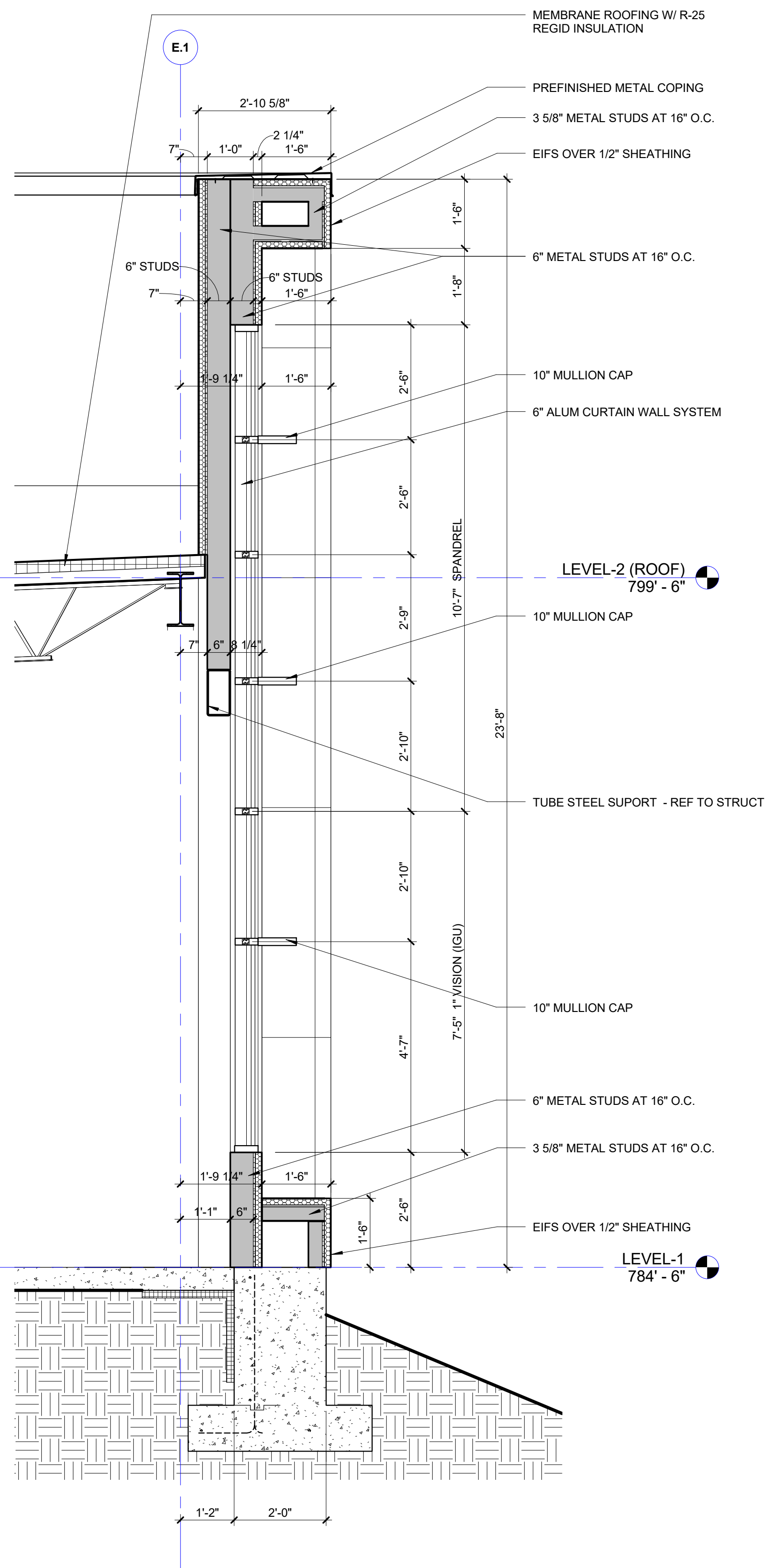
6	WALL SECTION - MECH SCREEN AT ROOF
AE303	1/2" = 1'-0"



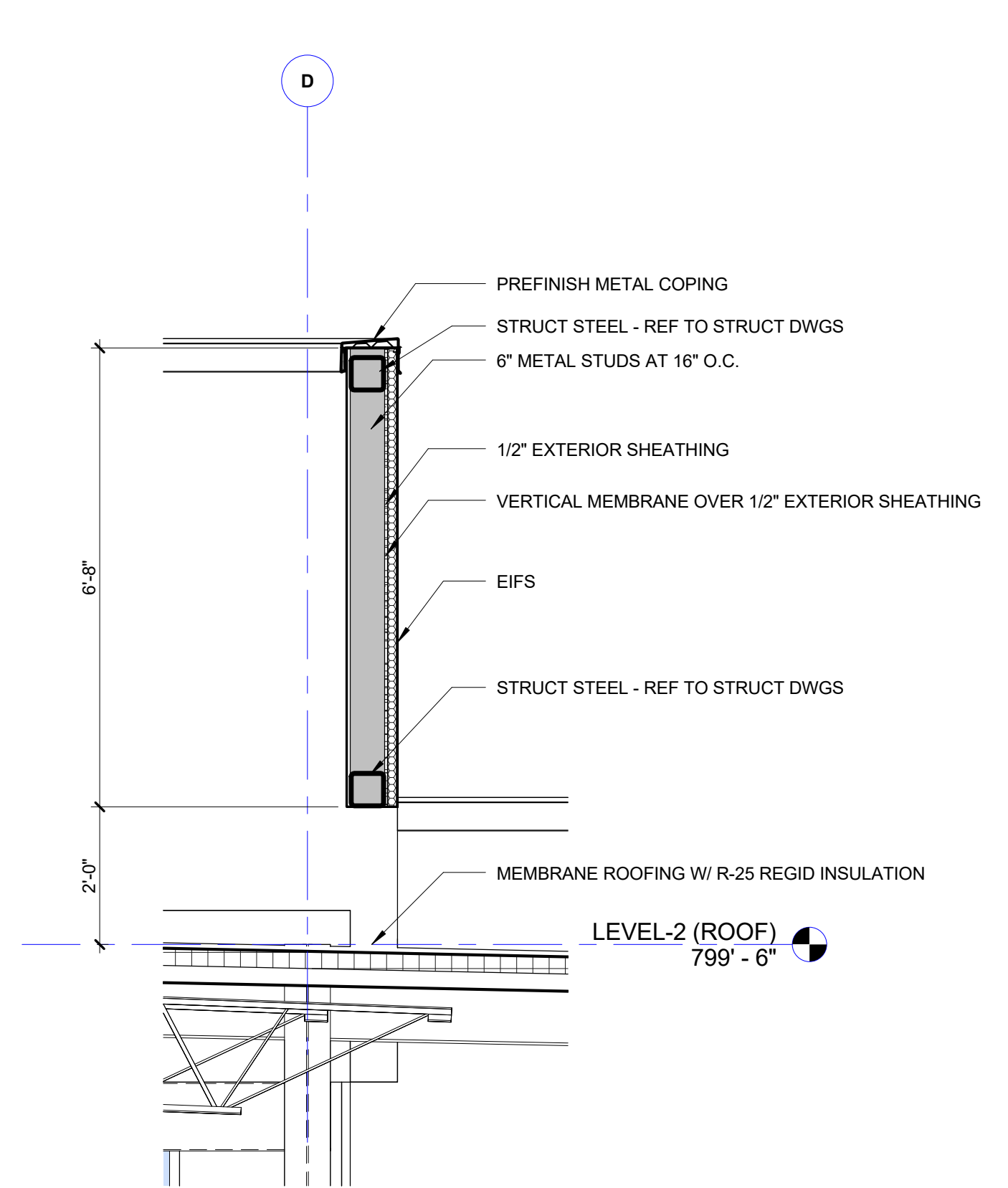
5	WALL SECTION - MECH SCREEN AT DOOR
AE303	1/2" = 1'-0"



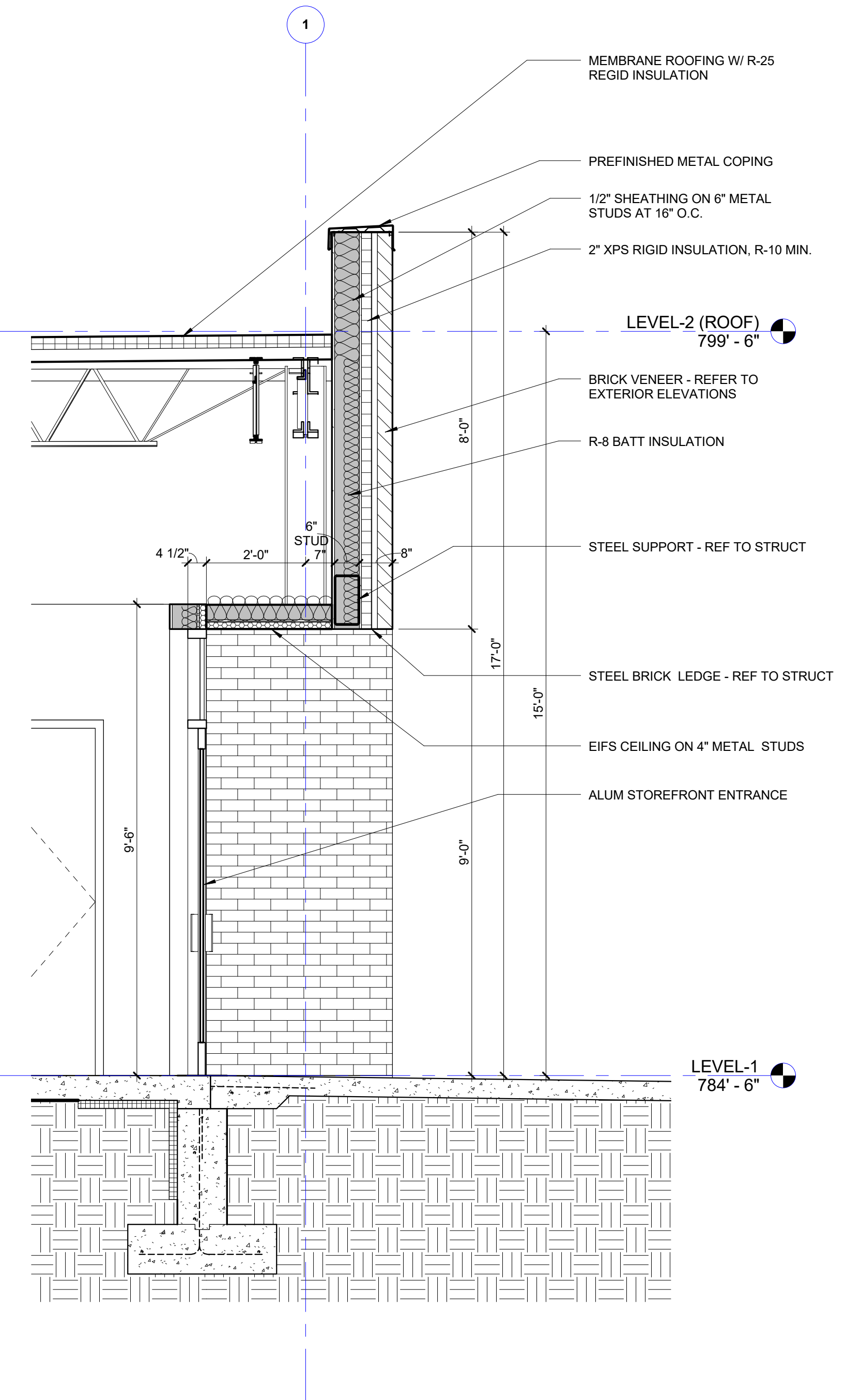
3	WALL SECTION - AT CANOPY
AE303	1/2" = 1'-0"



2	WALL SECTION - SOUTH AT CORNER
AE303	1/2" = 1'-0"



4	WALL SECTION - CORNER WALLS AT ROOF
AE303	1/2" = 1'-0"



1	WALL SECTION - WEST AT DOOR ALCOVE
AE303	1/2" = 1'-0"



THOMAS
GRAHAM
ASSOCIATES, INC.

800 Compton Road
Cincinnati, OH 45231
Tel: 513.521.4700
Fax: 513.521.2439



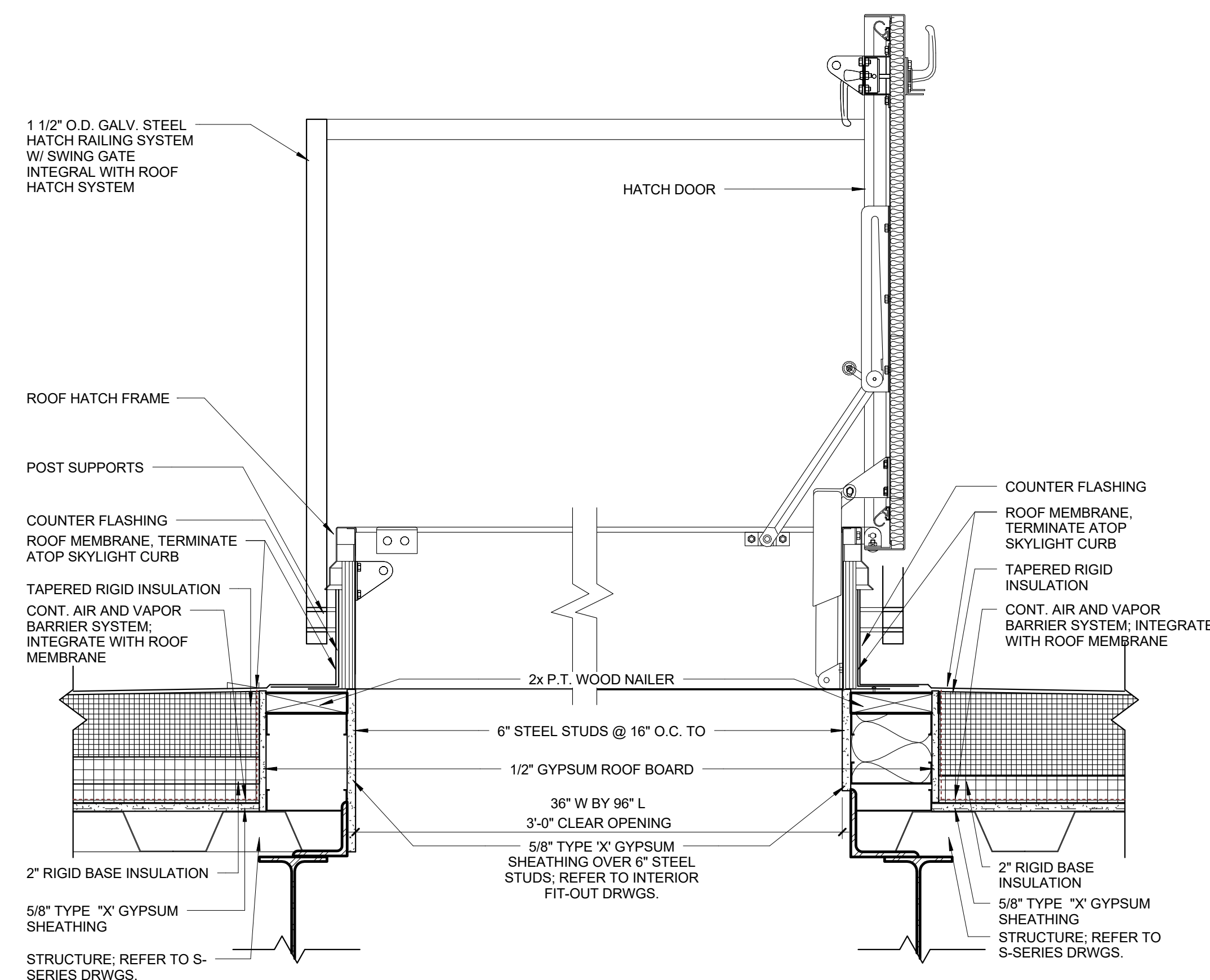
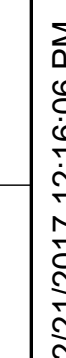
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CINCINNATI, OHIO 45215

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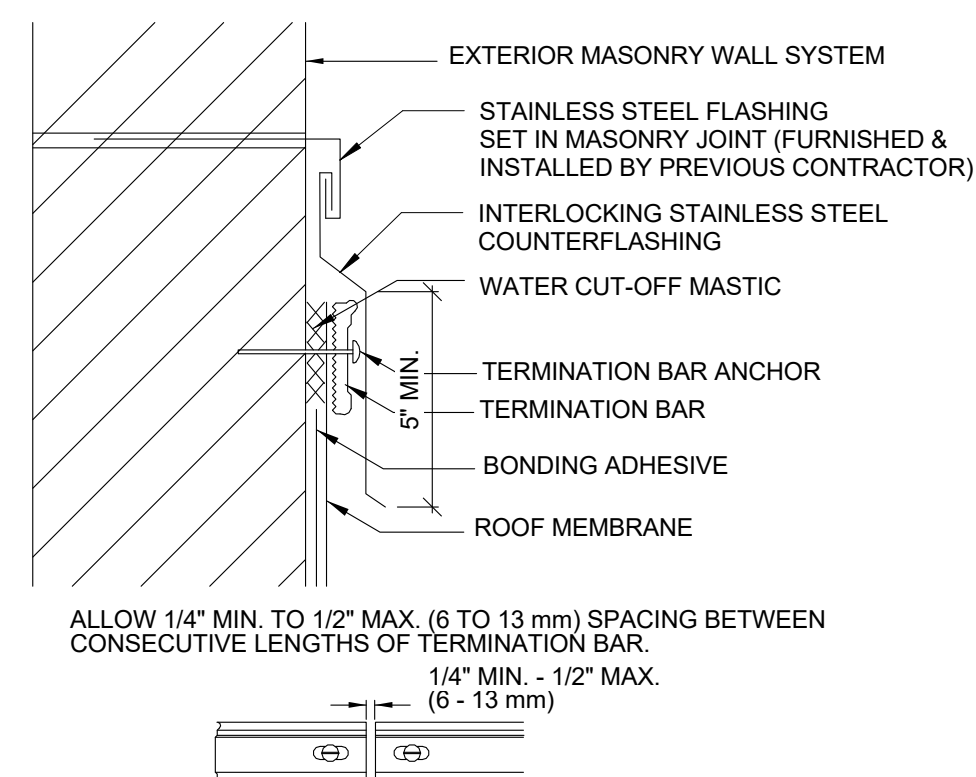
Drawn By MTR	
Checked By BLO	
Client Number 660	
Project Number 5722	

ROOF DETAILS

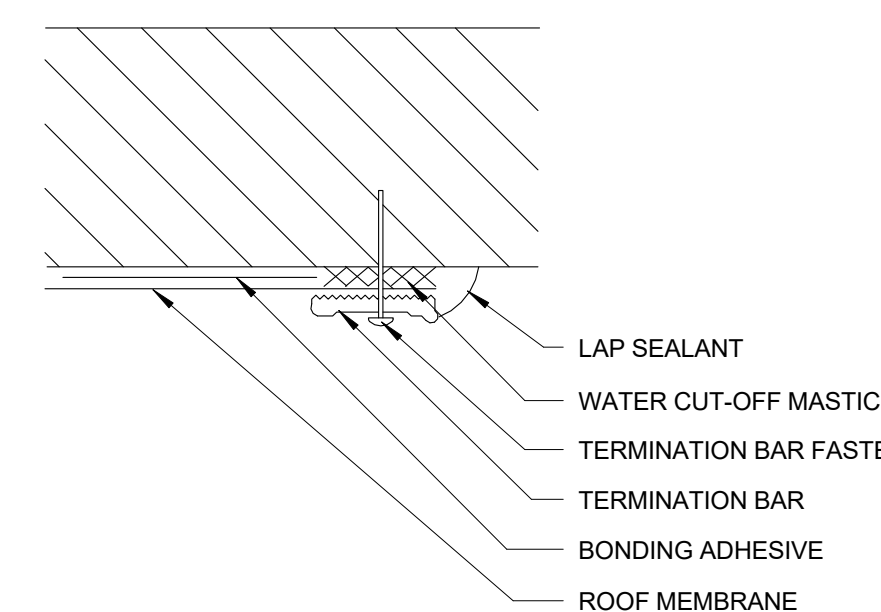
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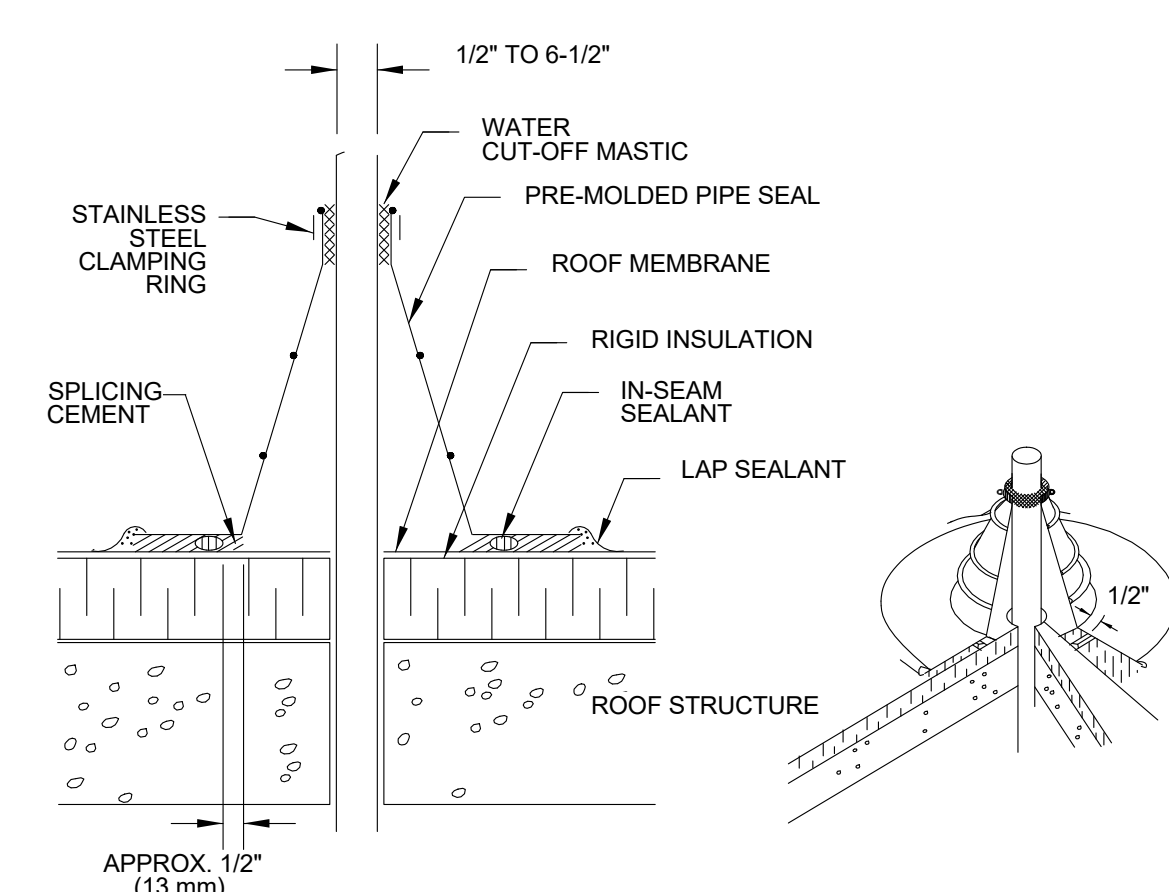
10	ROOF DETAIL - ROOF ACCESS HATCH DETAIL 1
AE510	1 1/2" = 1'-0"



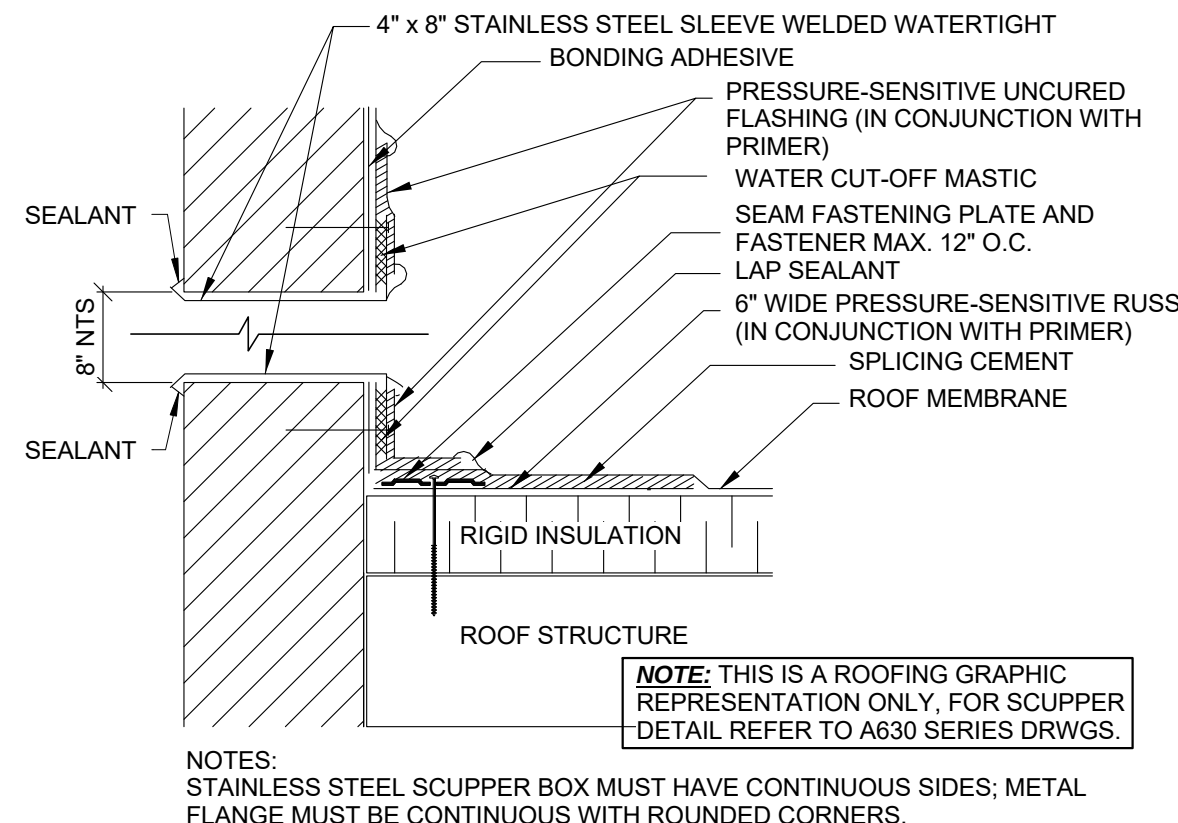
6	ROOF DETAIL- HORIZONTAL MEMBRANE TERMINATION
AE510	NTS



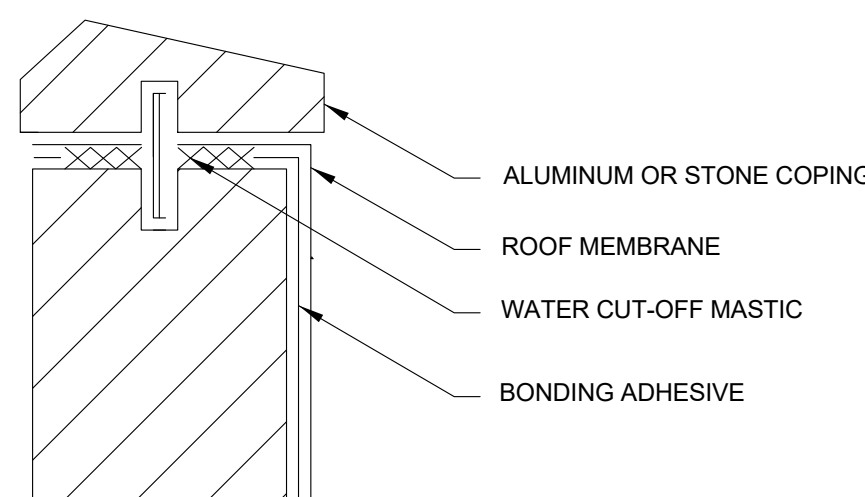
5	ROOF DETAIL - VERTICAL MEMBRANE TERMINATION
AE510	NTS



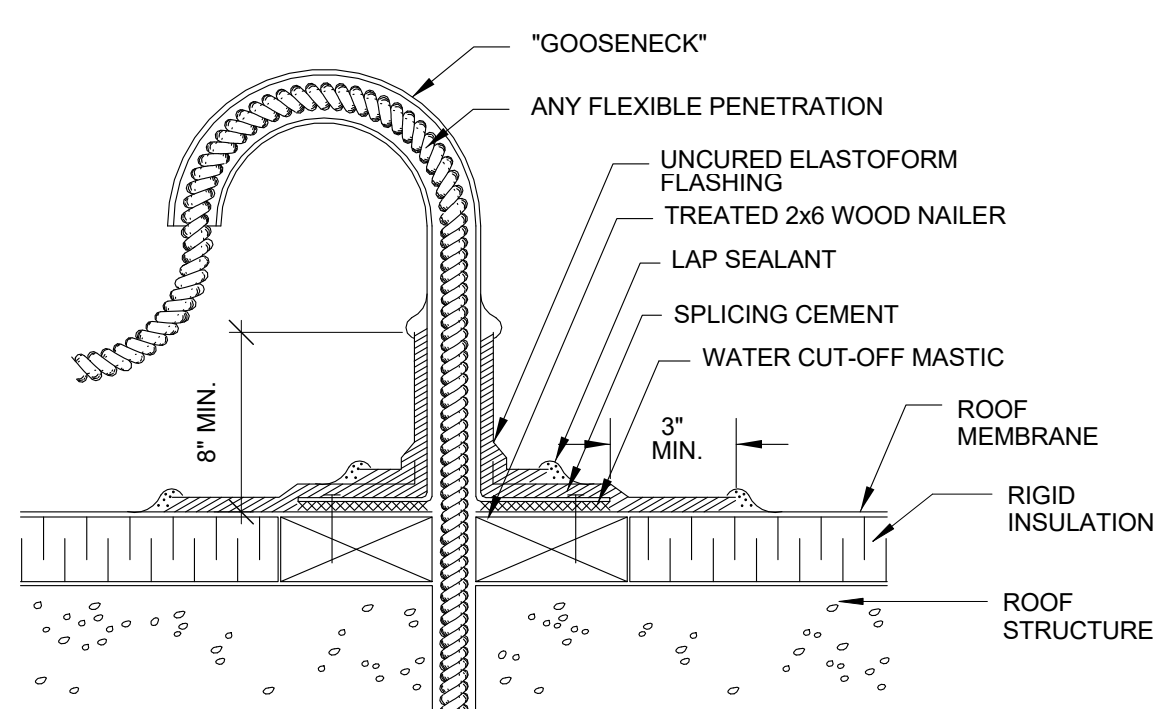
9	ROOF DETAIL - VENT PIPE FLASHING
AE510	NTS



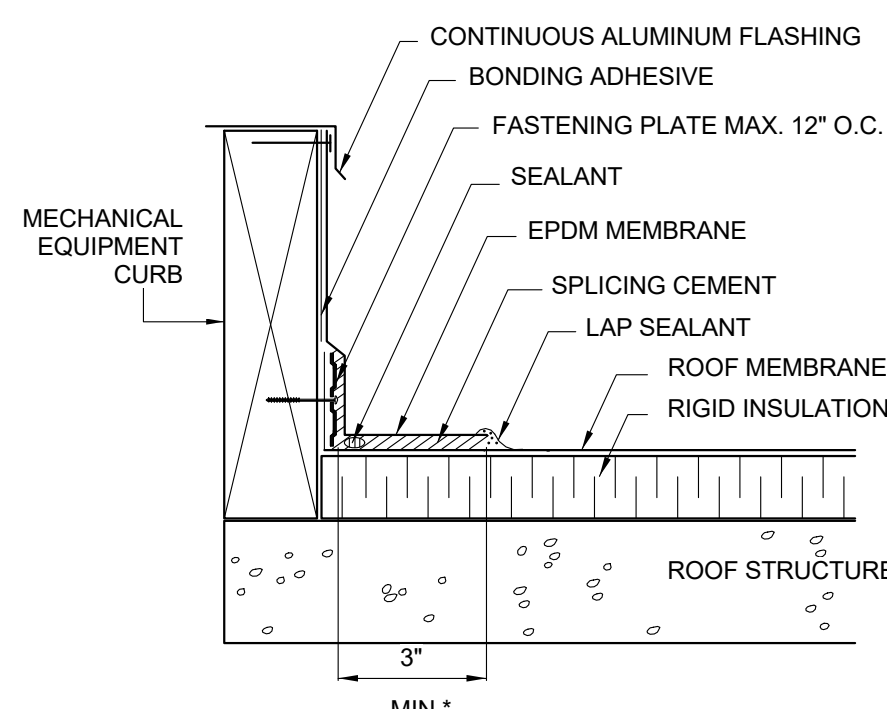
8	ROOF DETAIL - SECONDARY SCUPPER1
AE510	NTS



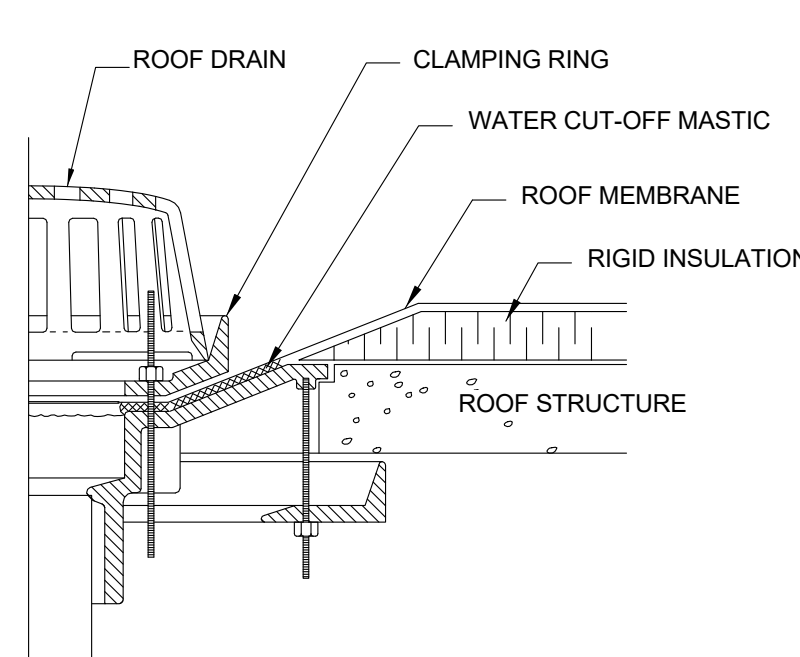
7	ROOF DETAIL - TYPICAL PARAPET
AE510	NTS



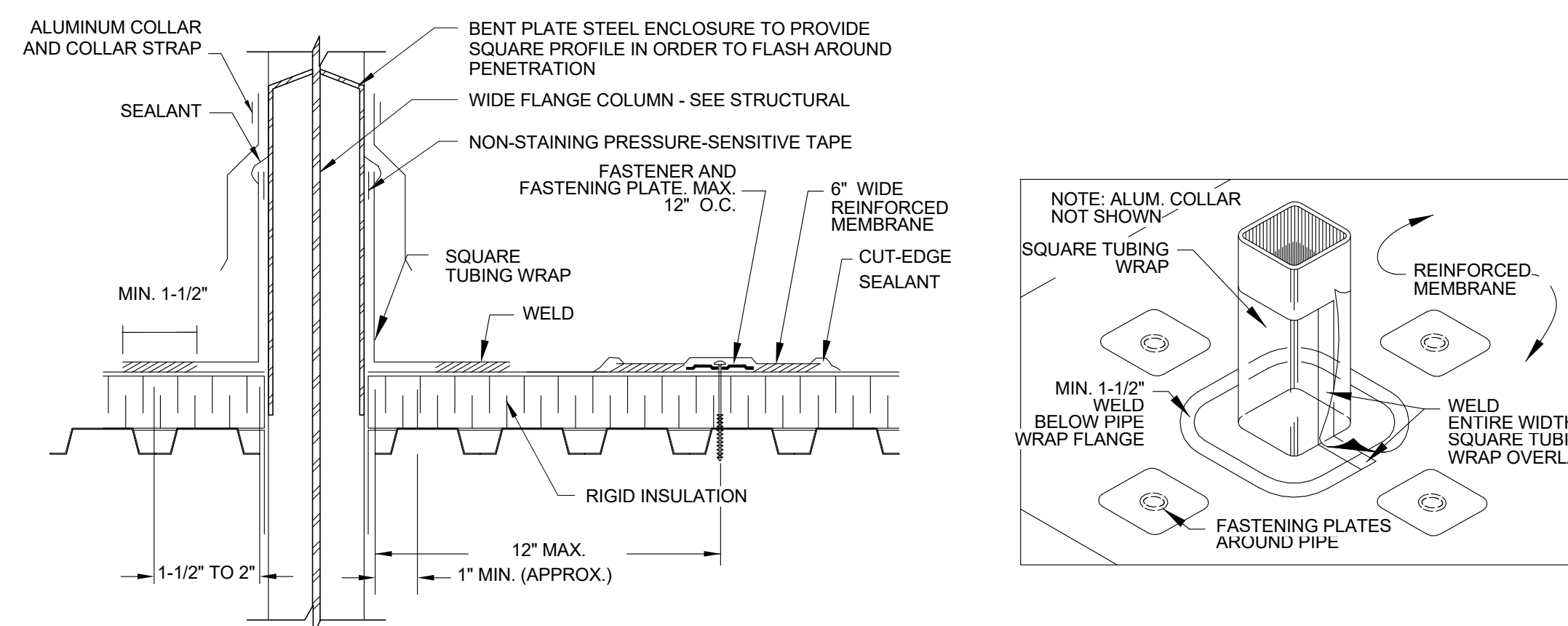
4	ROOF DETAIL - FLEXIBLE PIPE (CONDUIT) FLASHING
AE510	NTS



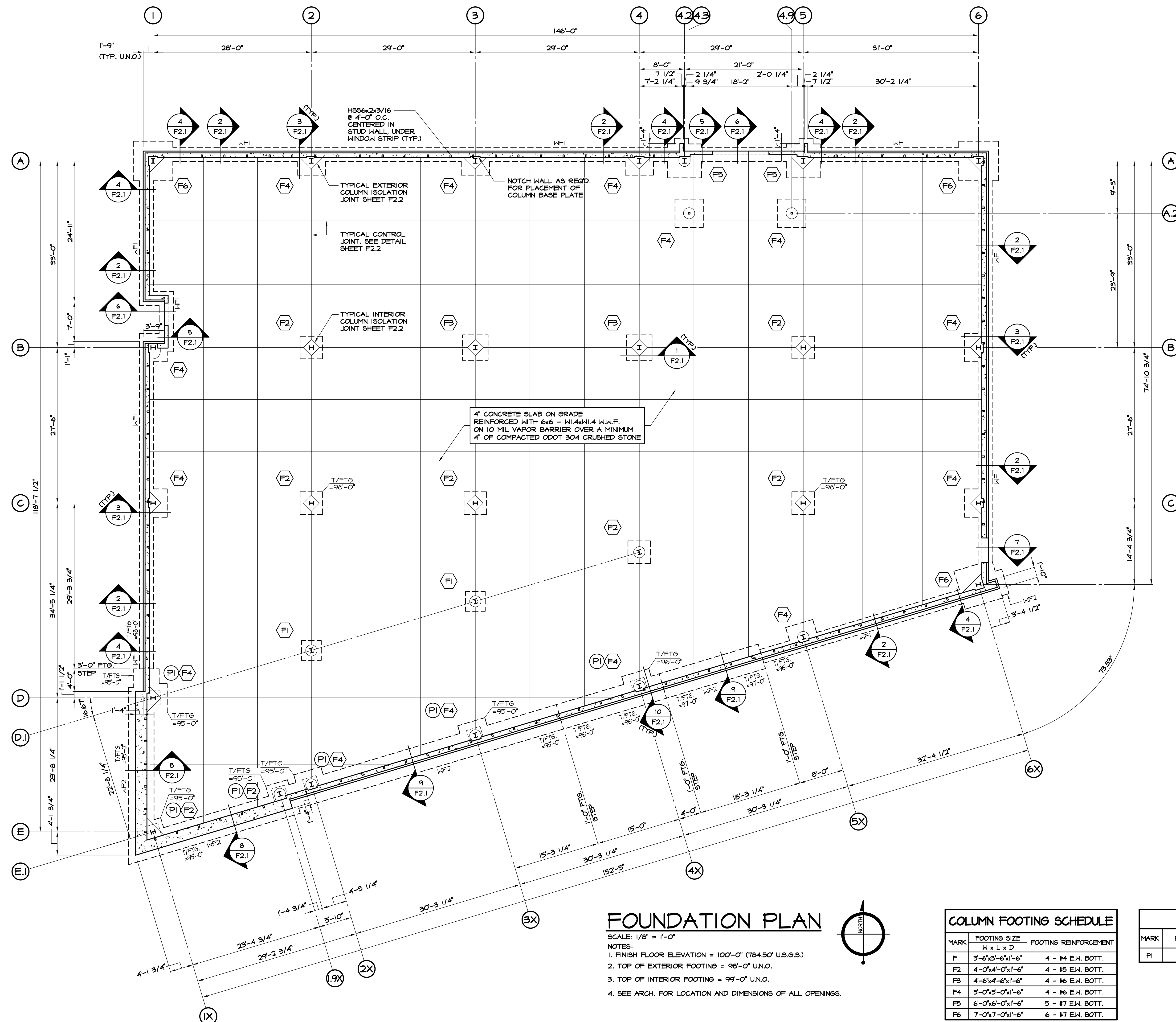
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AE510	NTS



2	ROOF DETAIL - ROOF DRAIN
AE510	NTS



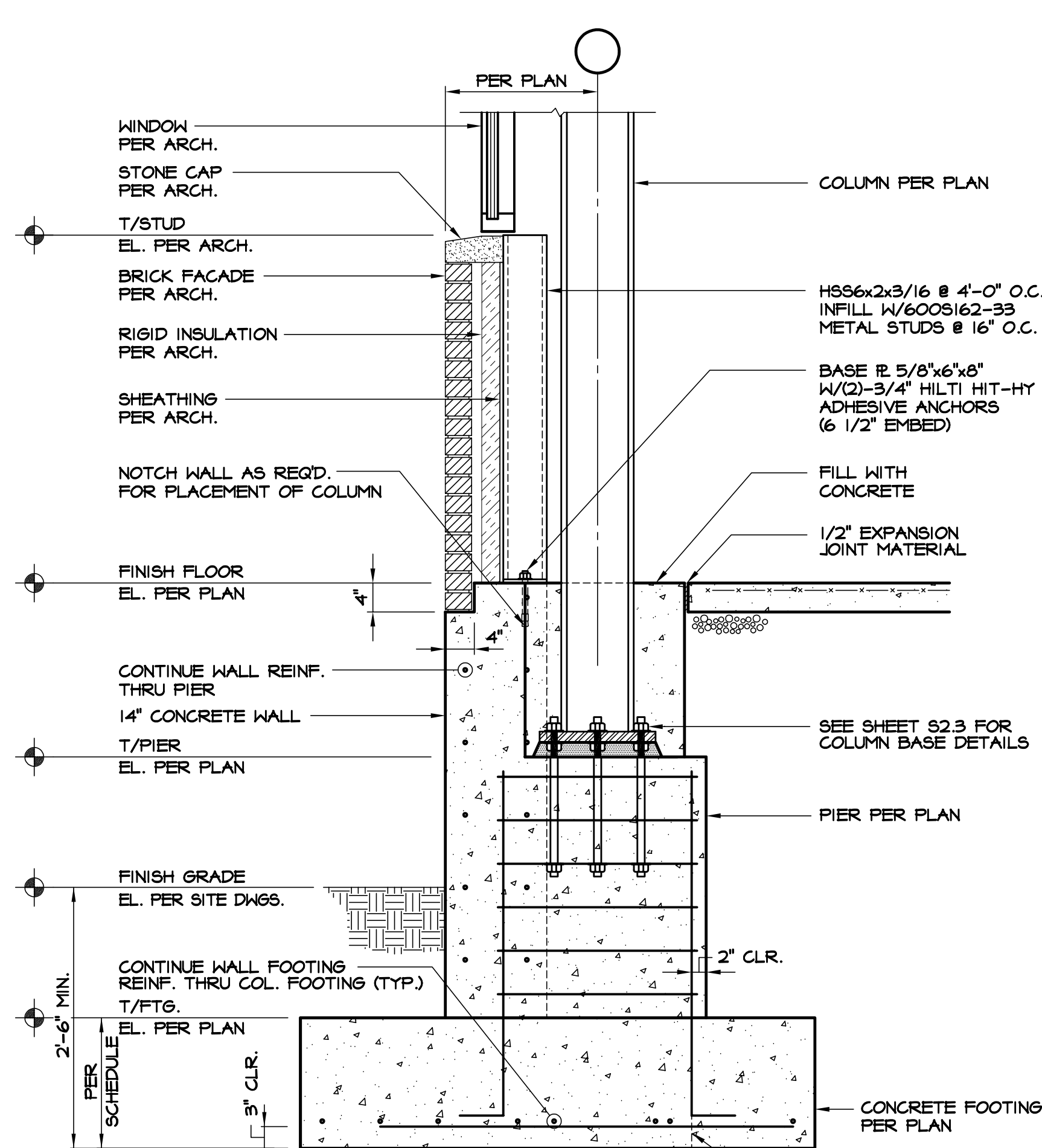
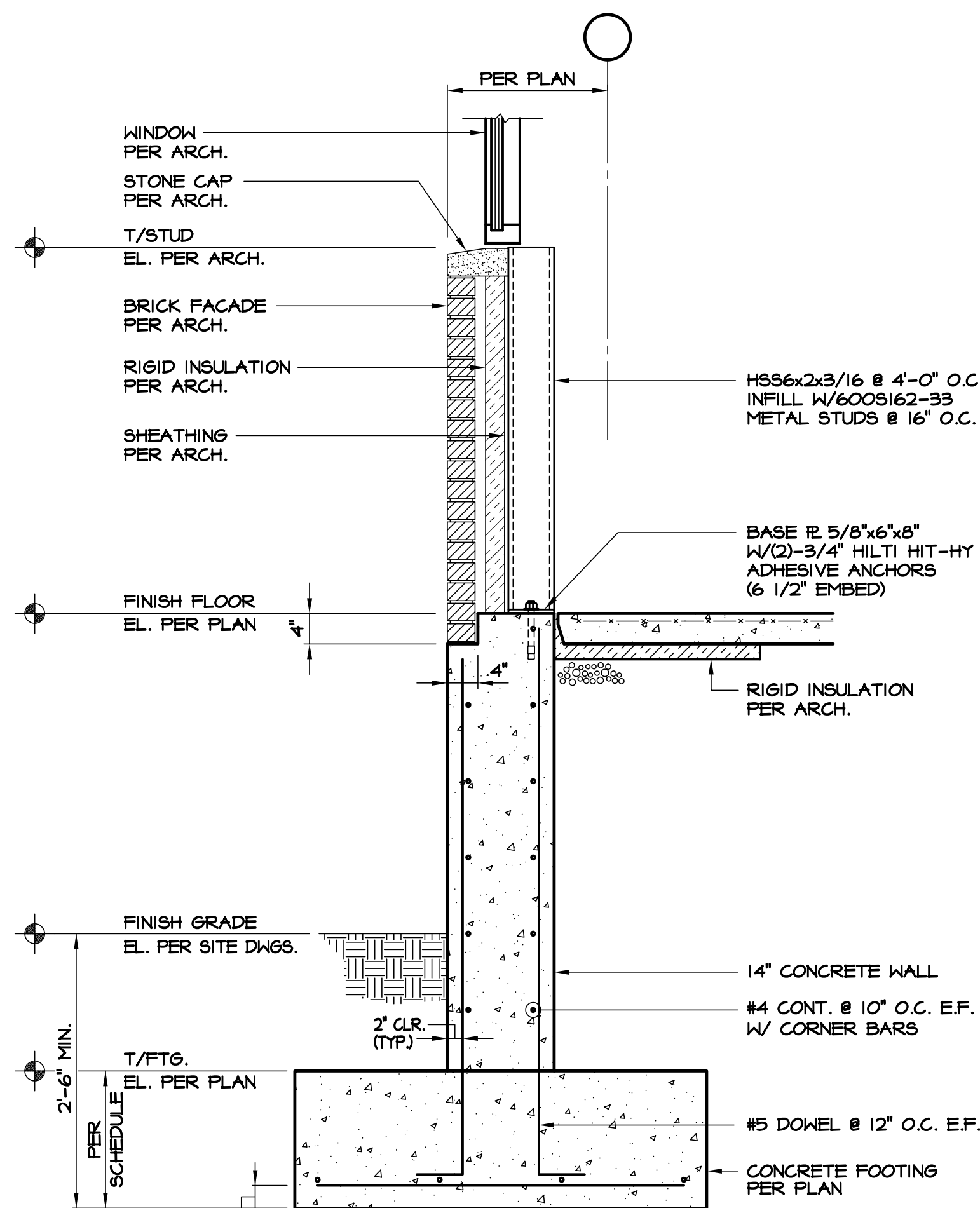
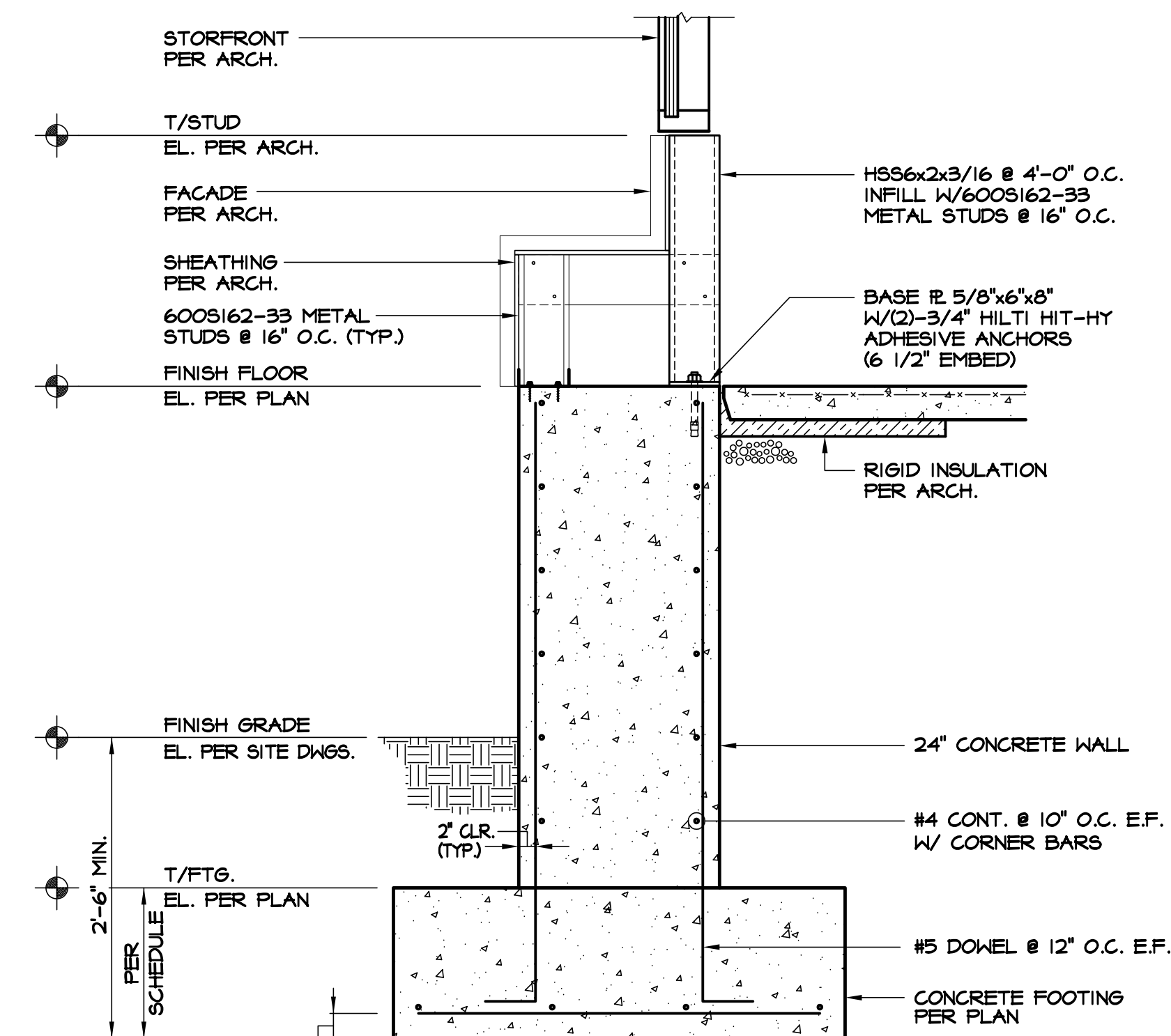
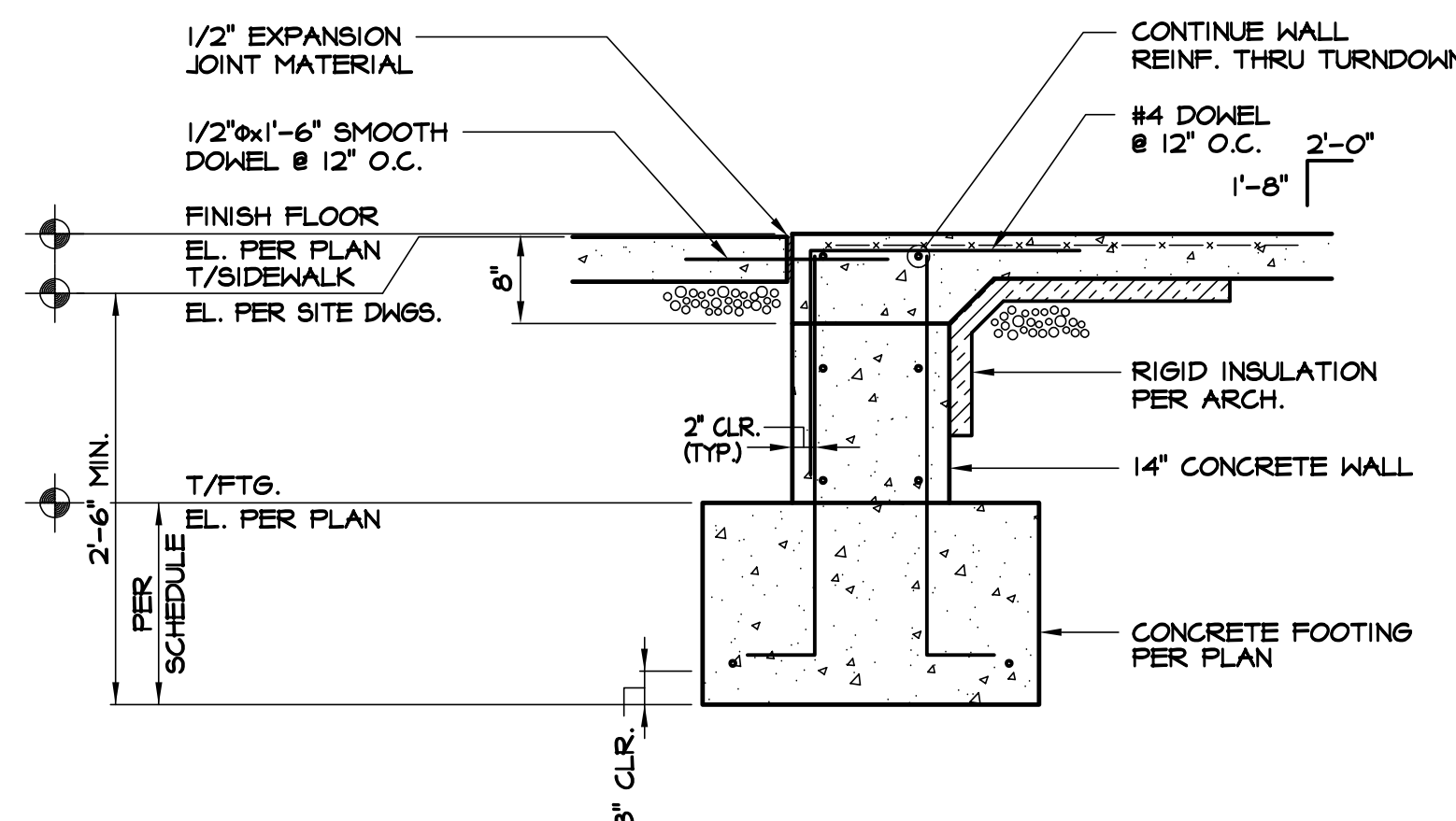
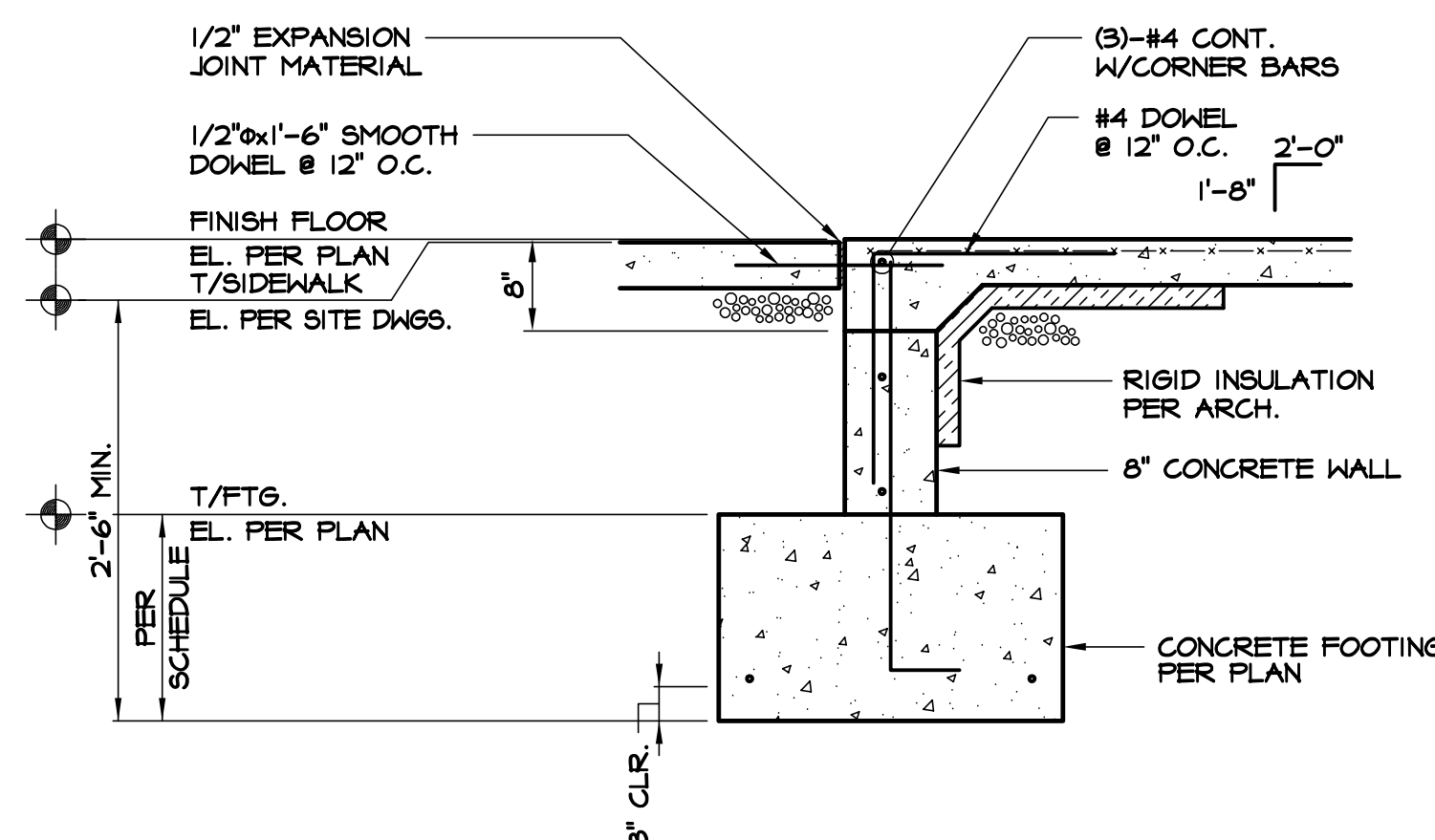
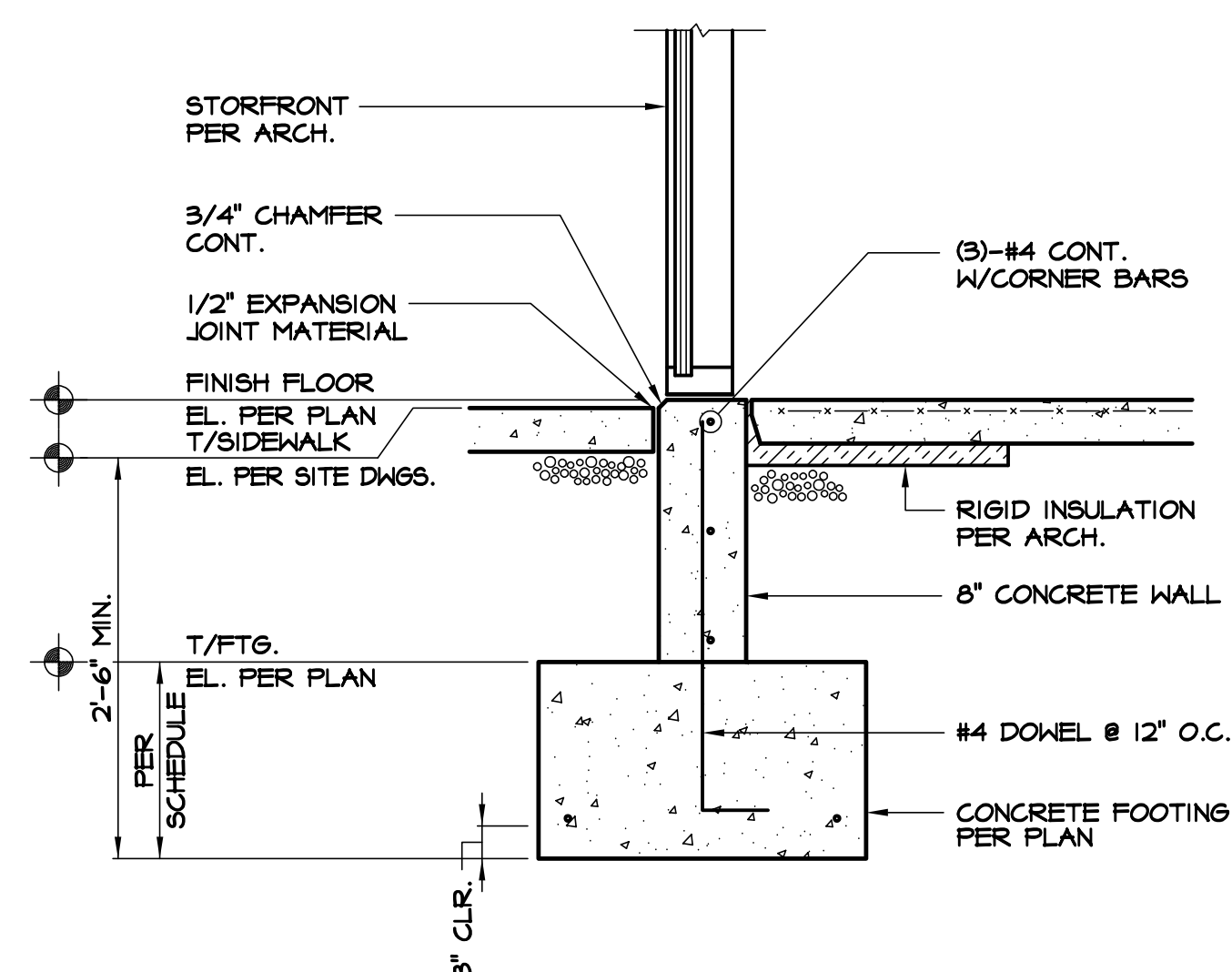
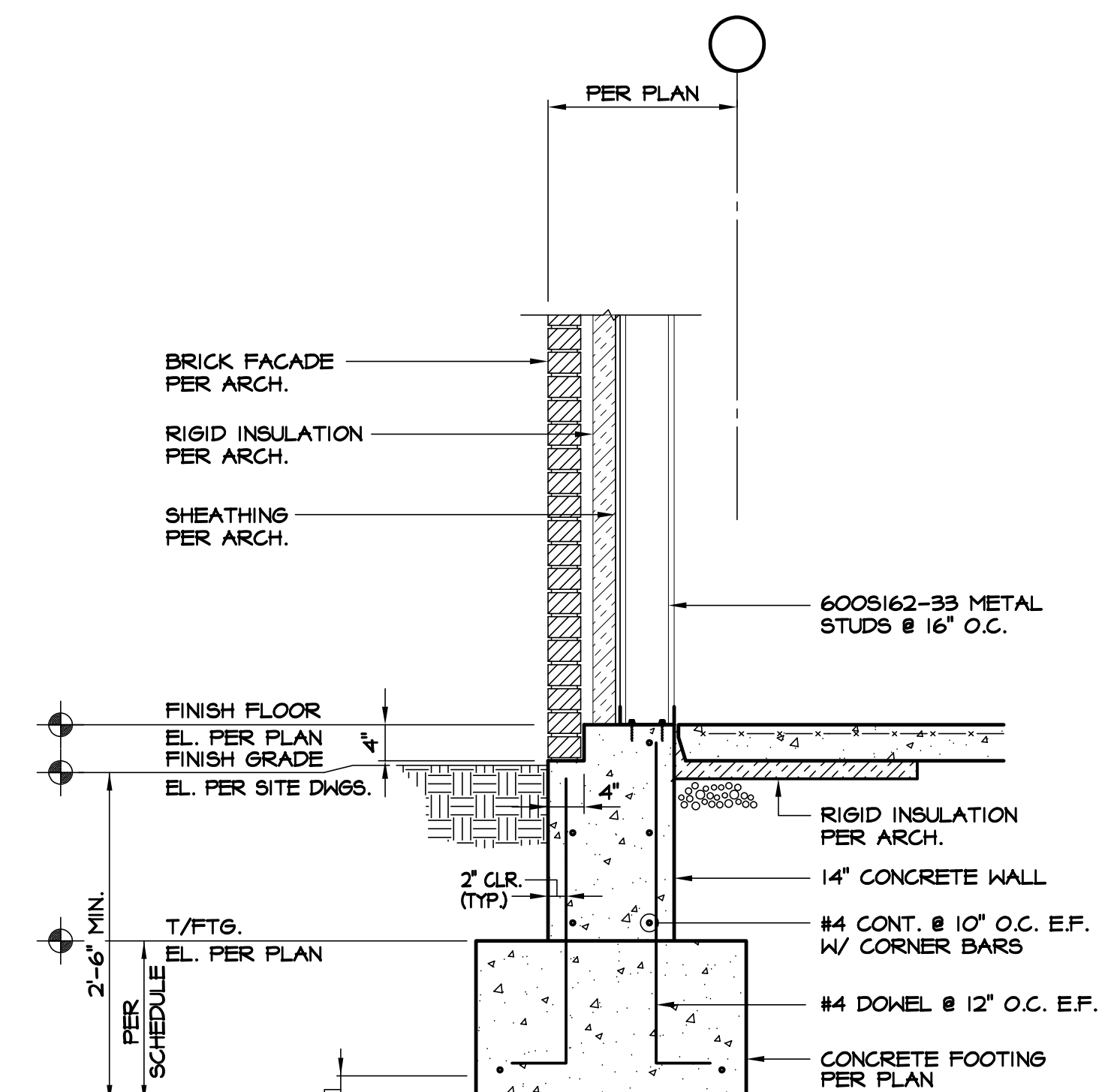
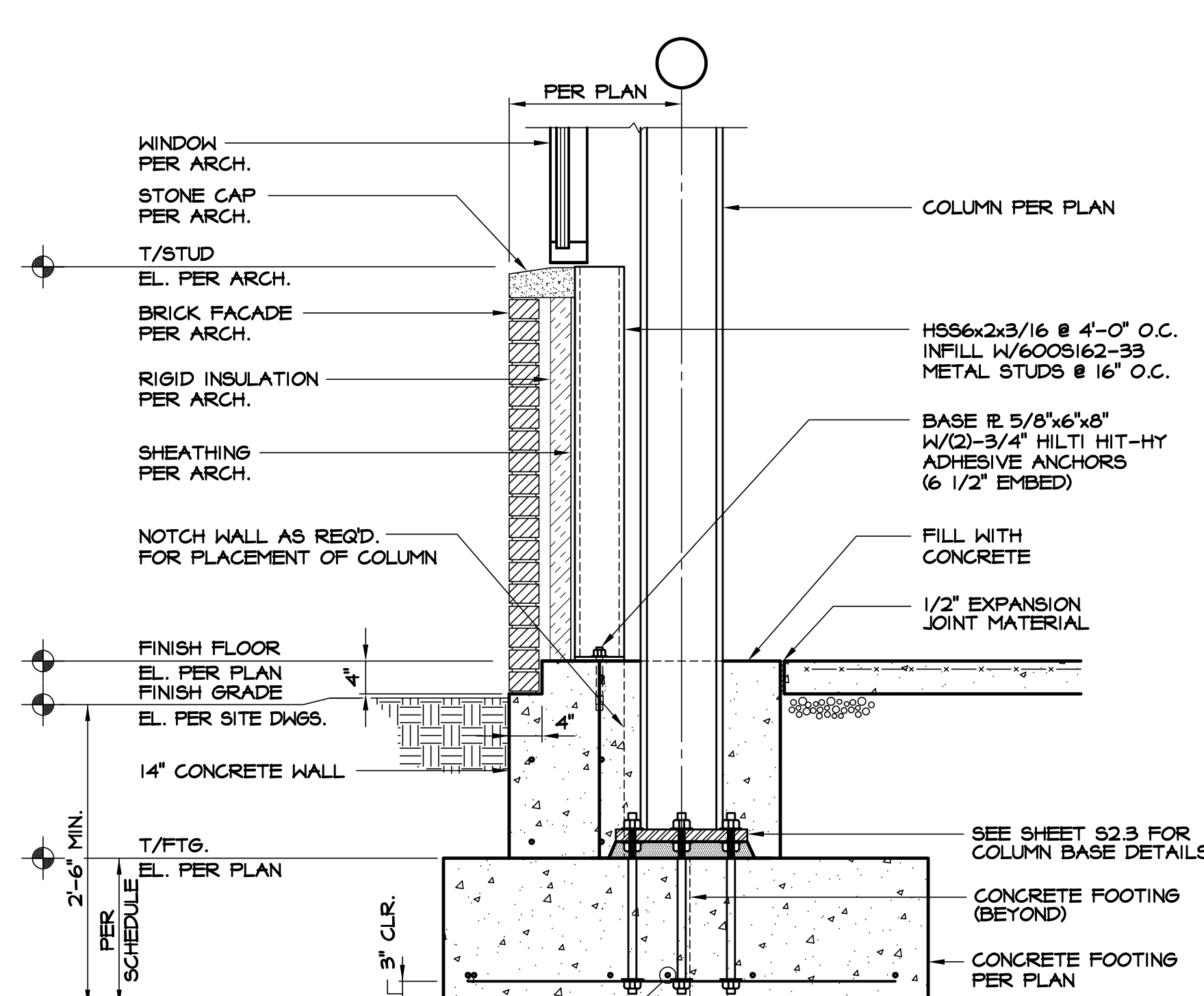
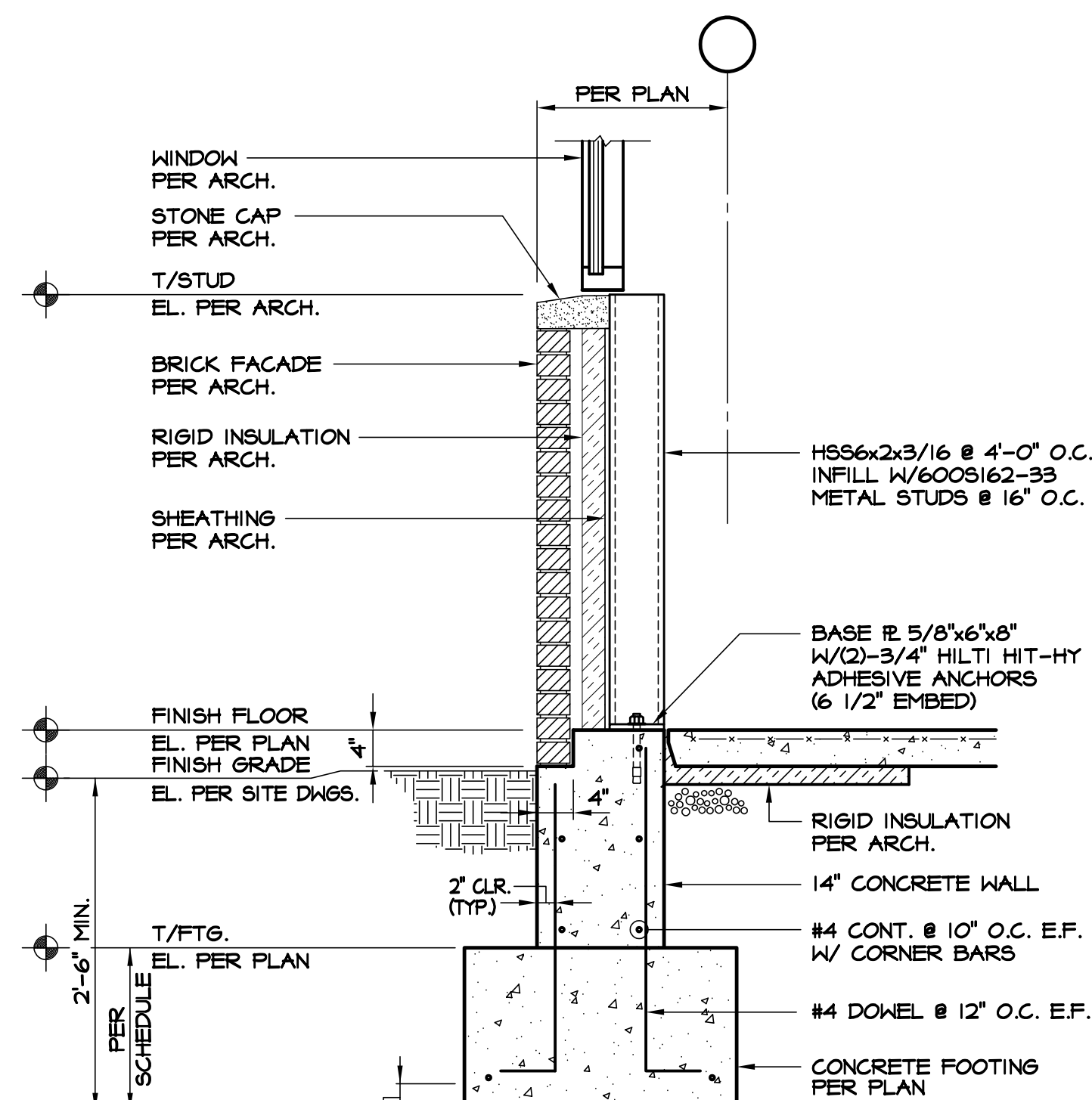
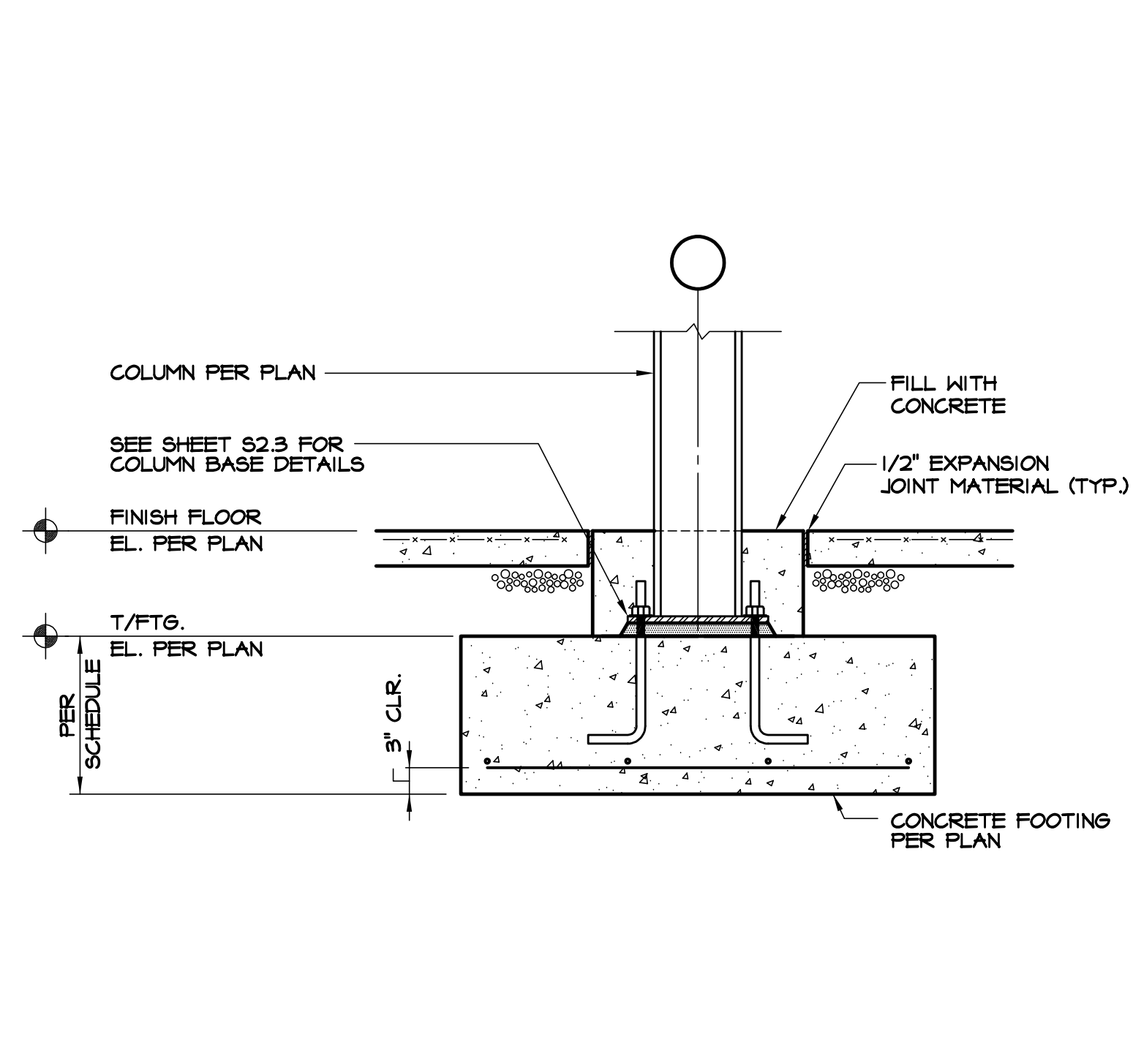
1	ROOF DETAIL - WIDE FLANGE COLUMN PENETRATION @ SCREEN WALL
AE510	NTS



COLUMN FOOTING SCHEDULE		
MARK	FOOTING SIZE W x L x D	FOOTING REINFORCEMENT
F1	3'-6"x3'-6"x1'-6"	4 - #4 E.W. BOTT.
F2	4'-0"x4'-0"x1'-6"	4 - #5 E.W. BOTT.
F3	4'-6"x4'-6"x1'-6"	4 - #6 E.W. BOTT.
F4	5'-0"x5'-0"x1'-6"	4 - #6 E.W. BOTT.
F5	6'-0"x6'-0"x1'-6"	5 - #7 E.W. BOTT.
F6	7'-0"x7'-0"x1'-6"	6 - #7 E.W. BOTT.

PIER SCHEDULE			
MARK	PIER SIZE	PIER REINFORCEMENT	T/PIER EL.
PI	2'-6"x2'-6"	8 - #8 VERT. W/ #4 TIES @ 6" OC	98'-0"

WALL FOOTING SCHEDULE		
MARK	FOOTING SIZE	FOOTING REINFORCEMENT
	W x D	
WF1	2'-6"x1'-6"	2 - #6 CONT. BOTT.
WF2	4'-6"x1'-6"	4 - #6 CONT. BOTT. W/#6 TRANS @ 12" O.C.



GENERAL FOUNDATION / CONCRETE NOTES

MISCELLANEOUS:

The structure and its several parts have been designed for the in-service loads only. The methods, means, procedures, and sequences of construction are the responsibility of the Contractor. The Contractor shall take all necessary precautions to insure safe working conditions and maintain the integrity of the structure during all stages of construction. The adequacy of the design of temporary bracing, shoring, etc. is the contractor's responsibility.

The bracing design for cast-in-place concrete, tilt-up concrete, precast concrete and masonry walls is the complete responsibility of the Contractor. Temporary bracing for walls shall be adequate to resist the forces imposed during construction. Bracing for a wall shall not be removed until all supporting levels or units have been erected and the concrete of the supporting levels has attained the specified compressive strength (F'c). In the case of walls supporting soil, the braces shall additionally remain in place until the backfilling procedures have been completed.

FOUNDATIONS:

The foundation design is based on recommendations contained in the soils report prepared by Alt & Witzig Engineering, Inc. dated January 06, 2017

Foundations and soils related work shall be performed in accordance with the geotechnical report and inspected by a qualified Geotechnical Engineer.

Design Net Soil Pressure:
Spread Footings 3,000 psf
Continuous Wall Footings 3,000 psf

Subgrade modulus for slab on grade design: 100 p.c.i.

Foundation conditions noted during construction, which differ from those described in the geotechnical report shall be reported to the Architect, Structural Engineer and Geotechnical Engineer before construction is continued.

Existing footings and foundations affected by any excavation shall be underpinned as required to adequately protect against settlement and lateral movement.

Foundation elevations shown are for bidding purposes and may vary to suit sub-surface soil condition. Elevation and bearing strata shall be approved by a geotechnical engineer prior to placing concrete.

Footings may be placed without side forms if excavated walls stand approximately vertical as long as the excavation is 3' wider than shown on the drawings.

All footings shall bear on level (within 1 in 12) undisturbed soil or approved engineered fill.

Contractor shall contact utility companies for locating underground services and is responsible for their protection and support.

COMPACTION:

- A. All fill materials shall be approved by a Geotechnical consultant.
- B. Engineered fill beneath footings: Minimum compaction 98% standard proctor density at the optimum moisture content.
- C. Backfill Against Walls:
1. Backfill along interior face of dock walls shall be clayey material compacted in 6" lifts to 95% standard proctor density or concrete with a compressive strength of f'c = 500 PSI

D. Fill below floor slabs:
Top 12" of subbase below interior floor slab to be proof rolled to 98% standard proctor density prior to placement of slab.
Provide engineered fill or low strength concrete (500 PSI) under foundations at soft spots and for extending excavation to adequate bearing material. Install foundations at designed elevations.

All areas within the footprint of the building, including utility trenches, must be free of any wet and/or soft areas prior to placement of fill material or slab.

Seal utility trench at the exterior foundation wall by using a compacted clayey backfill or lean concrete to create a dam to prevent entry of water.

Finished grade shall slope away from the perimeter foundation.

CONCRETE:

Reinforced concrete has been designed in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318).

Mixing, transporting, and placing of concrete shall conform to the latest edition of the "Specifications for Structural Concrete for Buildings" (ACI 301).

Concrete Mix Designs shall be submitted to the Structural Engineer for approval in accordance with ACI 301.

Concrete in the following areas shall consist of natural sand fine aggregate and normal weight coarse aggregate conforming to ASTM C33, Type I Portland Cement conforming to ASTM C150, and shall have the following compressive strength (F'c) at 28 days:

Footings 3,000 psi
Foundation walls 4,000 psi
Slabs-on-Grade: 4,000 psi
Retaining Walls, Curbs, Sidewalks and Slabs Exposed to De-icers: 4,000 psi (6%± 1% entrained air by volume)

Provide concrete with maximum water-cement (w/c) ratio as follows:
A. All building concrete unless noted = .50
B. Exterior flatwork including walls, walks and pavement = .45
C. Interior slab-on-grade = .50
D. Footings = .60

Provide concrete with maximum aggregate size as follows:
A. All building concrete unless noted = #57
B. Exterior flatwork including walls, walks and pavement = #57
C. Interior slab-on-grade = #467
D. Footings = #57

Fly ash: ASTM C618 type F or C. Limit use of fly ash (where permitted) to less than 25% of portland cement content by weight. Fly ash shall not be permitted in concrete for exterior slab-on-grade construction.

Machine trowel finish floor slab and cure using water soluble curing compound, U.S.D.A. approved, VOC compliant. For application exposed to sunlight use light broom finish and acrylic based curing compound.

Concrete compressive strength tests shall be performed in accordance with ASTM C39. Copies of the test results shall be forwarded directly to the Structural Engineer. One set of specimens shall be taken for each day's pour of appreciable size and for each 100 cubic yards in accordance with the latest edition of ASTM C31. Each set shall include one specimen tested at 7 days, 1 specimens tested at 28 days and one specimen retained in reserve. This set of test cylinders shall be protected against freezing.

Slump tests shall be made prior to the addition of plasticizers. Where concrete is placed by pumping methods, concrete for test cylinders and slump tests shall be taken at the point of final placement.

Adjustment of slump by adding water to the mix at the job site shall not be permitted.

Protect the concrete surface between finishing operations on hot, dry days or any time plastic shrinkage cracks could develop by using wet burlap, plastic membranes or fogging. Protect concrete deck at all times from rain, hail or other injurious effects.

Construction joints shall be prepared by roughening the contact surface in an approved manner to a full amplitude of approximately 1/4 inch leaving the contact surface clean and free of laitance.

Use of construction joints at locations other than those indicated on the drawings shall be submitted to the Structural Engineer for approval.

The Contractor shall verify the location of sleeves, openings, embedded items, etc. and shall insure that they are in place prior to the placement of the concrete.

The Contractor shall submit for review by the Structural Engineer a mix design for each proposed class of concrete. Mix designs shall show weight proportions for components of the mix. The Contractor shall not vary from the mix design without the approval of the Structural Engineer.

Place concrete in a manner so as to prevent segregation of the mix. Delay floating and troweling operations shall not occur until the concrete has lost surface water sheen or all free water. Do not sprinkle free cement on the slab surface.

Principal openings in the structure are indicated on the contract documents. Refer to the architectural, mechanical, electrical, and plumbing drawings for sleeves, curbs, inserts, etc. not herein indicated. Openings in slabs with a maximum side dimension or diameter of 10 inches or less shall not require additional framing or reinforcement, unless noted otherwise. The location of sleeves or openings in structural members shall be approved by the Structural Engineer.

CONCRETE SLABS-ON-GRADE:

Slabs-on-grade shall be constructed in accordance with the latest edition of the "Guide for Concrete Floor and Slab Construction" (ACI 302.1R).

In addition to the specifications noted elsewhere, the normal weight concrete for flatwork shall conform to the following:

Minimum Cement Content: 5.5 sacks / cys
Maximum Water Cement Ratio by Weight 0.50
Maximum Slump Prior to Addition of Plasticizers 4 inches
Maximum Slump if Plasticizers are not used: 4 inches

Minimum cement content shall be 6 sacks/cys and max w/c ratio shall be 0.45 for Curbs, Sidewalks and Slabs exposed to de-icers.

Slabs-on-grade shall be placed to achieve the following minimum flatness and levelness tolerances when measured in accordance with ASTM E1155:

Overall Values: Ff = 35 Ff = 25
Local Values: Ff = 25 Ff = 18

Provide curing of concrete slabs immediately after finishing using a sprayed on liquid curing compound. Other methods may be used with approval by Structural Engineer.

CONCRETE REINFORCEMENT:

Reinforcing bar detailing, fabricating, and placing shall conform to the latest edition of the following standards: "Specifications for Structural Concrete Buildings" (ACI 301) and "ACI Detailing Manual" (SP66).

Reinforcing steel shall be deformed bars of new billet steel conforming to ASTM A615 and shall have a minimum yield strength of 60,000 psi.

Provide standard bar chairs and spacers as required to maintain concrete protection specified.

Welded wire fabric in slabs-on-grade shall be placed 2" down from the top of the slab unless otherwise noted.

Welded wire fabric shall be smooth wire fabric conforming to ASTM A185 unless otherwise noted. Fabric shall be supplied in flat sheets and lapped a minimum of 14 inches.

Unless otherwise shown or noted, splicing of reinforcing bars shall conform to ACI 318. Where the length of lap is not shown or noted, provide a Class "B" lap at splices.

Horizontal bars in walls or grade beams shall be bent at corners and intersections in such a way that continuity is provided through the joint. Separate corner bars of the same size and spacing as the horizontal reinforcing may be substituted for the bent portion of the continuous bars.

The Concrete Contractor shall prepare detailed working or shop drawings to enable him to fabricate, erect and construct all parts of the work in accordance with the drawings and specifications and shall submit one reproducible copy and one blue line copy to the Structural Engineer for approval. These shop drawings will be reviewed for design concepts expressed in the contract documents only. The Contractor shall be responsible for all dimensions, accuracy, and fit of work.

NON-SHRINK GROUT:

Grout shall be a non-metallic, shrinkage resistant (when tested in accordance with the latest edition of ASTM C827 or CRD-C621), premixed, non-corrosive, non-staining product containing Portland Cement, silica sands, shrinkage compensating agents and fluidity improving compounds. Grout shall have a minimum compressive strength (F'c) of 5,000 psi in 28 days.

Grout compressive strength tests shall be performed in accordance with the latest edition of ASTM C109.

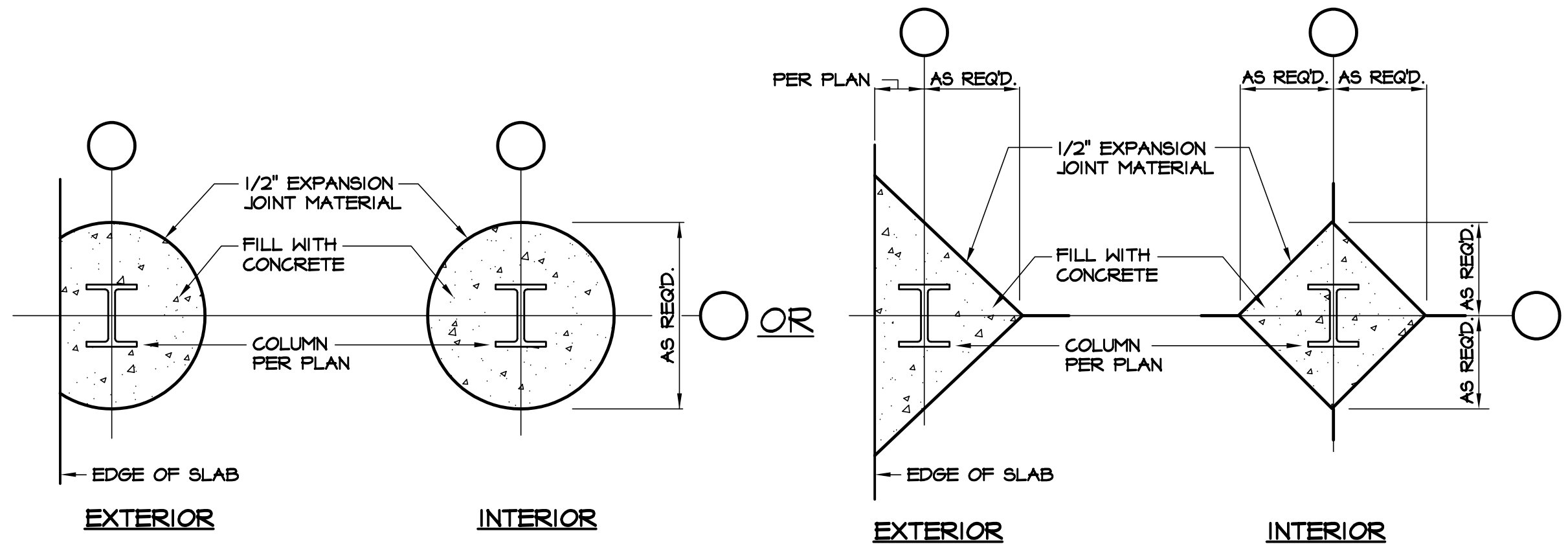
SCHEDULE OF SPECIAL INSPECTIONS

All inspections, testings and verifications shall be in accordance with IBC's table 1704.3 and 1704.4 and as follows:

1. Soils.	Frequency	
	All	Periodic
A. Verify site preparation complies with approved soils report.		X
B. Verify placement and compaction of fill materials complies with approved soils report.		X
C. Verify dry-density of compacted fill complies with approved soils report.		X
2. Concrete verification and inspection		
A. Verifying use of required design mix		X
B. Sampling fresh concrete and performing slump, air content and determining the temperature of fresh concrete at the time of making specimens for strength tests	X	
C. Inspection of concrete placement for proper application techniques	X	
D. Inspection for maintenance of specified curing temperature and techniques		X
3. Spread footings and continuous footings		
A. Inspect plan dimensions and depth		X
B. Inspect quantity and spacing of bars		X
C. Inspect proper clearance is provided for bars at top and bottom.		X
D. Verify proper laps are provided		X
E. Inspect for proper dowel embedment into footing and extension above footing	X	
F. Inspect for corner bars, step bars, dowels, anchor bolts, or embedded material		X
G. Verify soils engineer has approved design bearing capacity	X	
H. Verify that all loose material is removed from bottom of footing. No side forming is permitted		X
I. Inspect bats to be installed in footings prior to and during concrete placement	X*	X
4. Structural steel		
A. Material verification of high strength bolts, nuts and washers	X*	X
B. Check anchor bolts and grouting of base	X*	X
C. Inspect complete penetration of multi-pass fillet welds		X
D. Inspect high-strength bolting	X*	X
E. Inspect all joists welded down or connected to steel per S.U.I. specs.		X
F. Inspect all bridging, "x" bridging, and miscellaneous steel.		X
G. Inspect that field welded areas are painted		X
H. Inspect that friction type connections have no painted surfaces.	X	
I. Inspect that metal deck is welded as called for on drawings		X
J. Inspect that proper bearing is provided for joists and beams on steel or concrete		X
K. Inspection of steel frame joint details for compliance with approved construction documents: Member locations and application of joint details at each connection.	X*	X
L. Inspect bottom chord of joists and joist girders at stabilizer plates to insure no attachment is made.		X

(*) For braced frame & moment frame columns

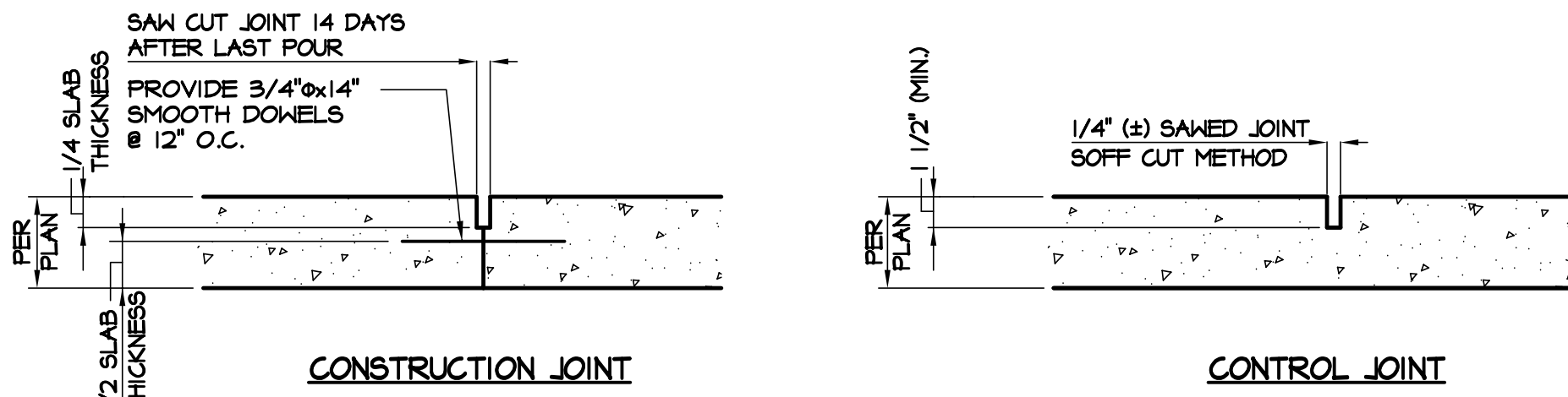
- Notes:
1. Reports of inspections, verifications, and/or testings shall be submitted every two weeks or less as required to allow for timely review and field modifications if any are required.
 2. It is the responsibility of the contractor to notify the special inspector or inspection agency at least one working day prior to performing any work that requires special inspection.
 3. Specially inspected work that is installed or covered without the approval of the city inspector is subject to removal



TYPICAL COLUMN ISOLATION JOINTS

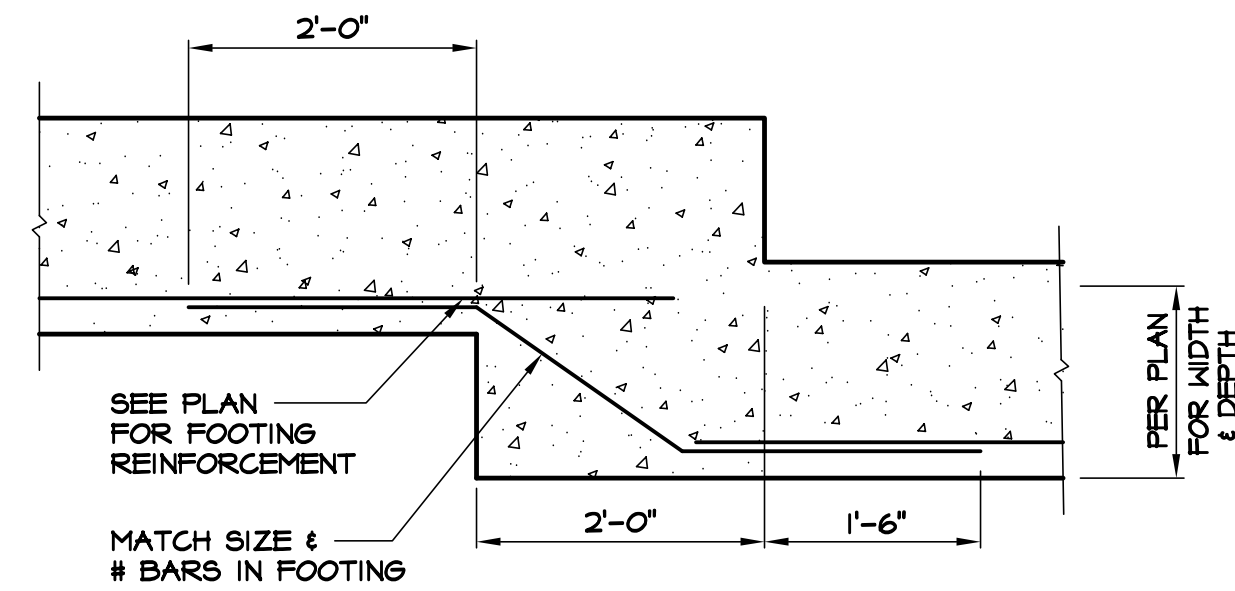
NO SCALE

NOTE:
1. COLUMN ISOLATION BLOCK OUT SIZES SHALL BE COORDINATED WITH STEEL FABRICATOR. OVER SIZE BLOCK OUTS WILL BE REQD. AT BRACED BAYS FOR FIELD WELDING.



SLAB ON GRADE JOINTS

SCALE: NONE



TYPICAL STEPPED FOOTING

SCALE: NONE

WOLFERT ENGINEERING, LTD.
1207 US ROUTE 42 S.
LEBANON, OHIO 45036
513-228-1680 PH

CERTIFIED BY:
STATE OF OHIO
Professional Engineer
Wolfert Engineering, Ltd.
Professional Engineer

CHAMPLIN
ARCHITECTURE

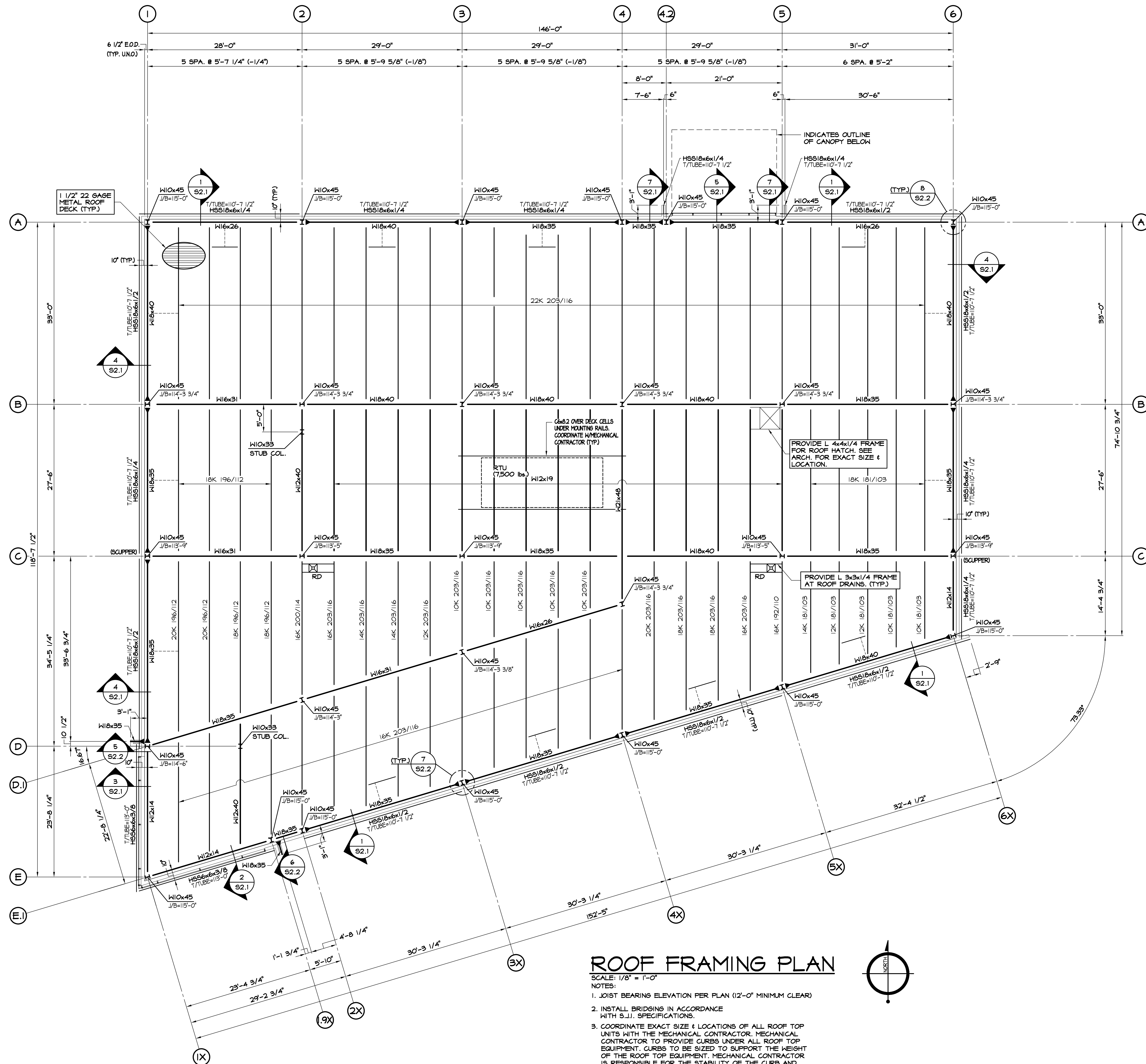
720 E Pete Rose Way, Suite 140
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think@champlin.com
THINK CREATE REALIZE

MERCYHEALTH
MERCY HEALTH
AMBERLEY VILLAGE MOB
8599 RIDGE ROAD
CINCINNATI, OHIO 45215

GENERAL
NOTES AND
FOUNDATION
DETAILS

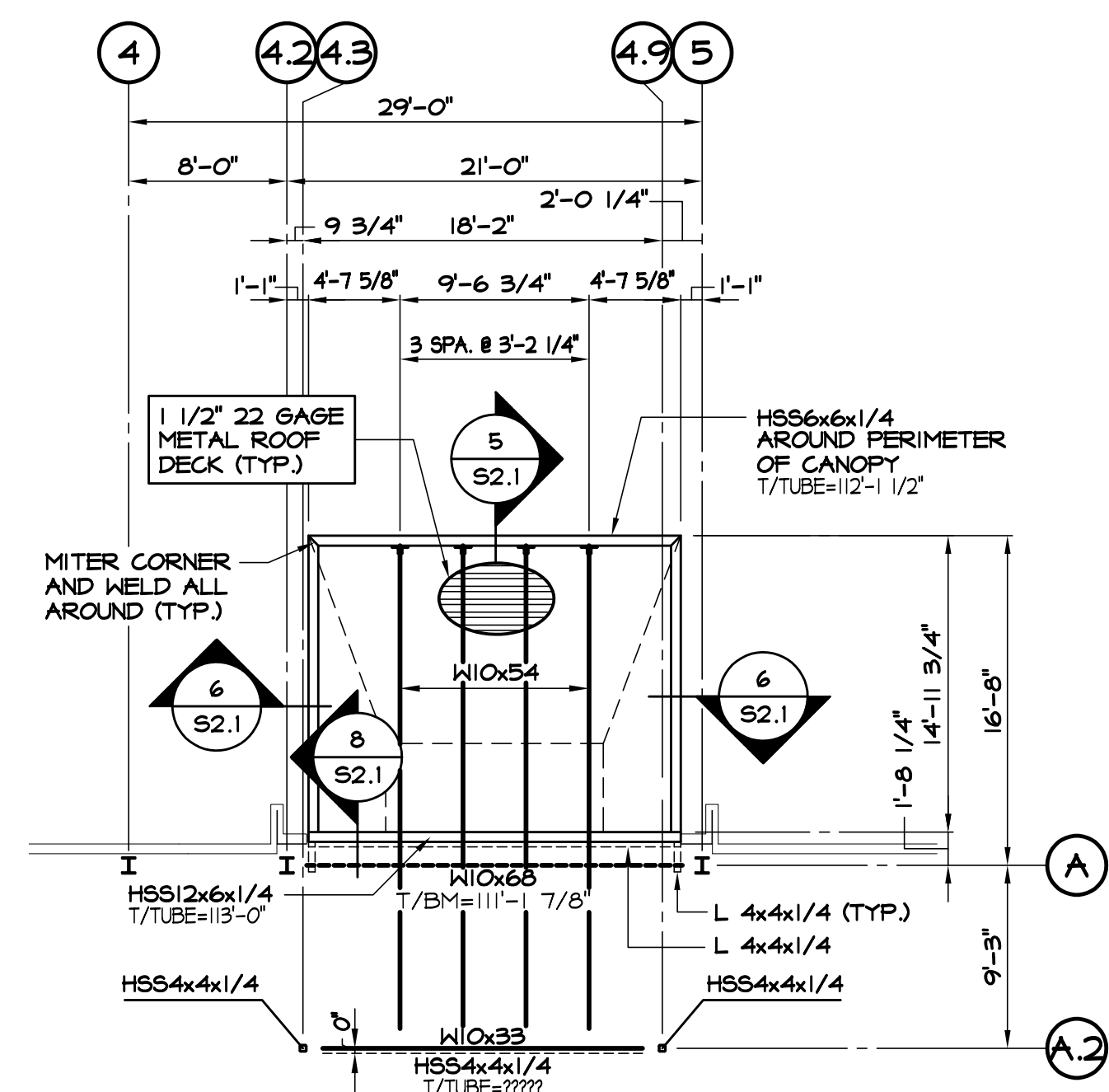
DATE: FEBRUARY 22, 2017
JOB NUMBER: 17-004
SCALE: AS NOTED
CREATED BY: J.T.D.
CHECKED BY: J.R.W.
ISSUED FOR:
GMP ISSUANCE 01-13-17
ZONING ISSUANCE 02-22-17

SHEET NO.
F2.2



ROOF FRAMING PLAN

- SCALE: 1/8" = 1'-0"
- NOTES:
- JOIST BEARING ELEVATION PER PLAN (12'-0" MINIMUM CLEAR)
 - INSTALL BRIDGING IN ACCORDANCE WITH S.J.I. SPECIFICATIONS.
 - COORDINATE EXACT SIZE & LOCATIONS OF ALL ROOF TOP UNITS WITH THE MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR TO PROVIDE CURBS UNDER ALL ROOF TOP EQUIPMENT. CURBS TO BE SIZED TO SUPPORT THE WEIGHT OF THE ROOF TOP EQUIPMENT. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE CURB AND THE ROOF TOP EQUIPMENT.
 - SPRINKLER SUPPLIER AND JOIST SUPPLIER SHALL COORDINATE LOCATION OF SPRINKLER HEADS WITH HORIZONTAL BRIDGING LOCATIONS PRIOR TO FABRICATION & ERECTION OF THE JOISTS.
 - UPLIFT BRIDGING IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH S.J.I. SPECIFICATIONS. ROOF JOISTS SHALL BE DESIGNED FOR A NET UPLIFT OF 7.9 PSF IN THE FIELD AND 10.4 PSF IN PERIMETER STRIP OF 6'-0" AND 16.7 PSF IN CORNERS.
 - INDICATES MOMENT CONNECTION.

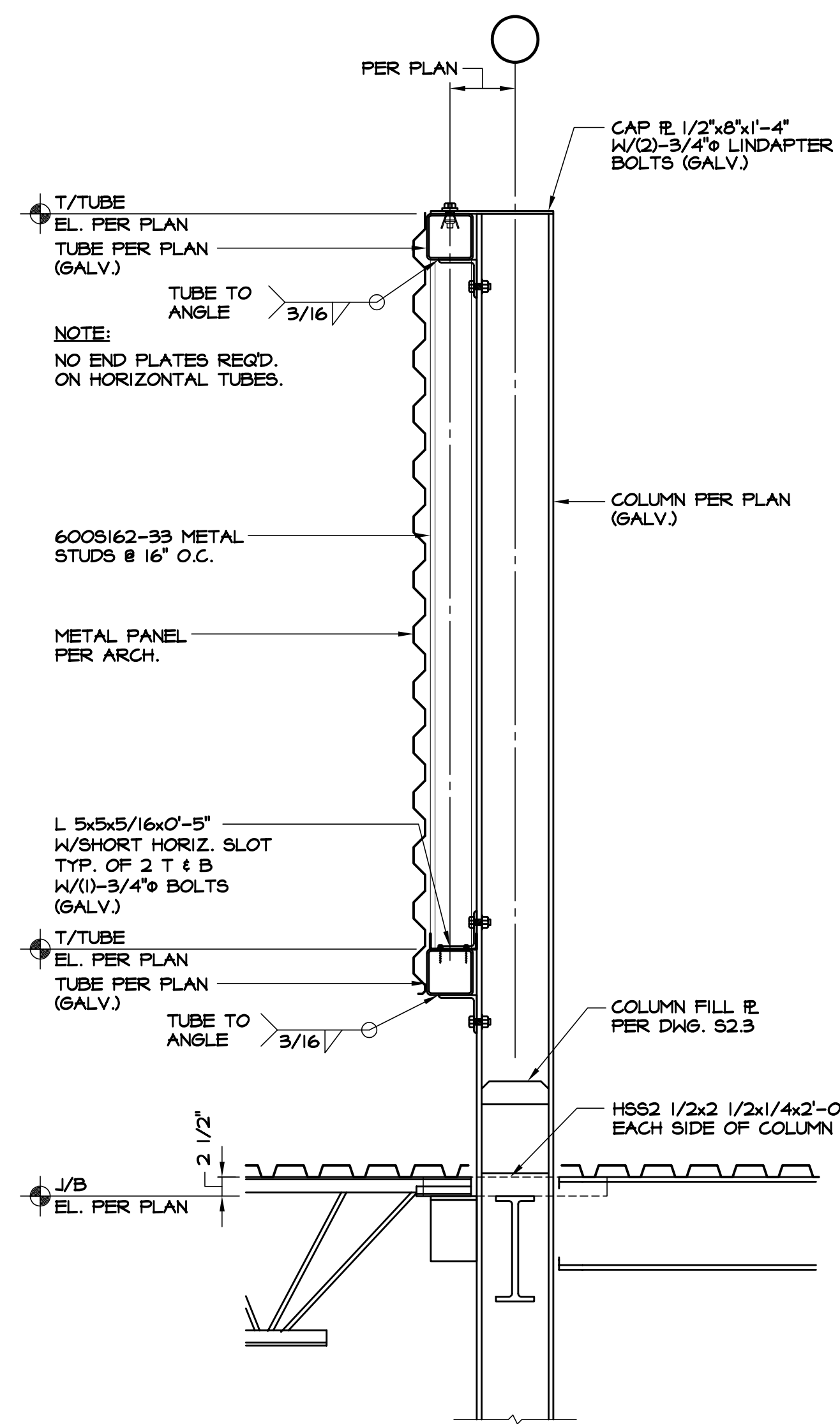


CANOPY FRAMING PLAN

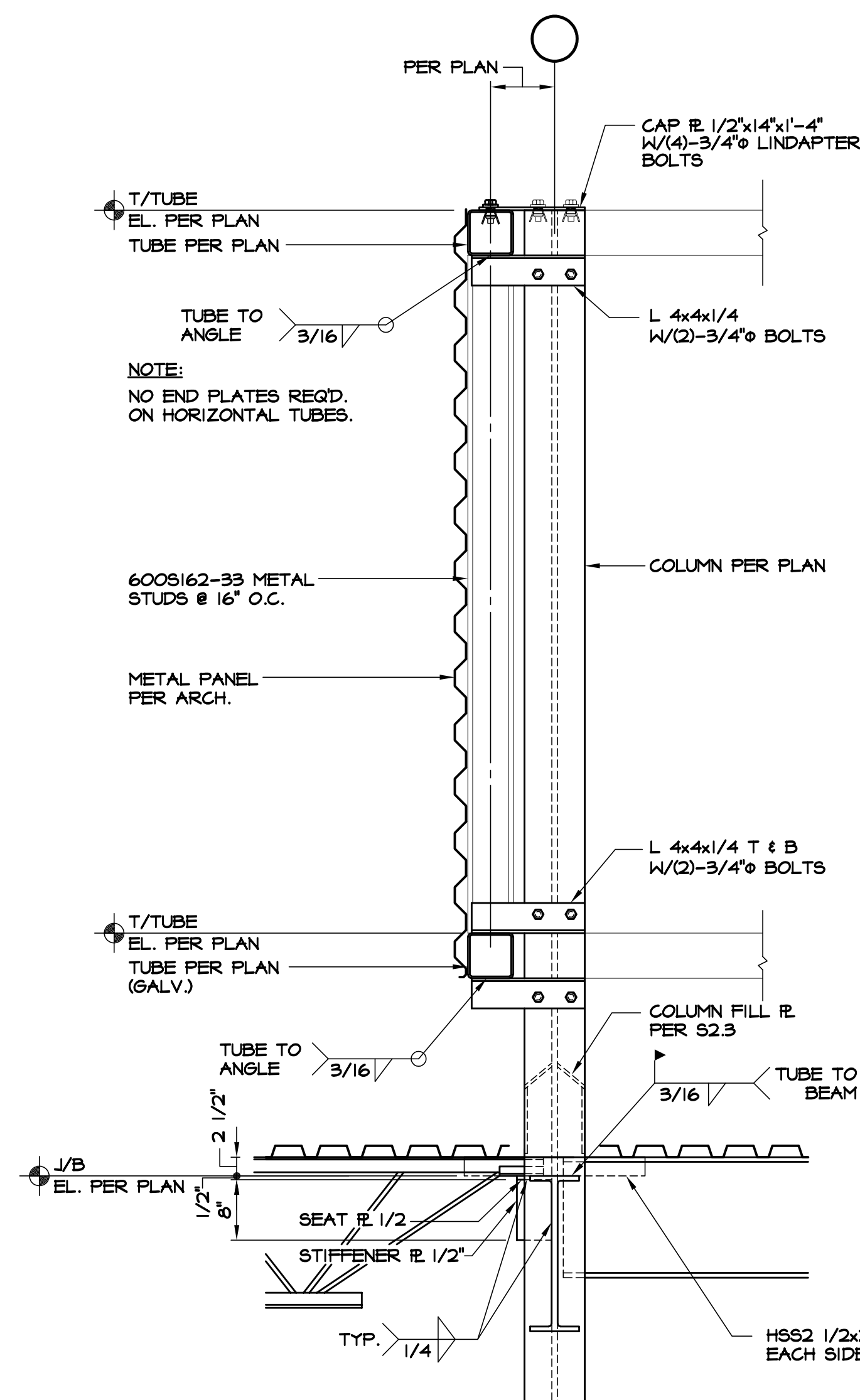
- SCALE: 1/8" = 1'-0"
- NOTES:
- TOP OF BEAM ELEVATION= 112'-0" (TYP. UNO.)
 - INDICATES MOMENT CONNECTION.



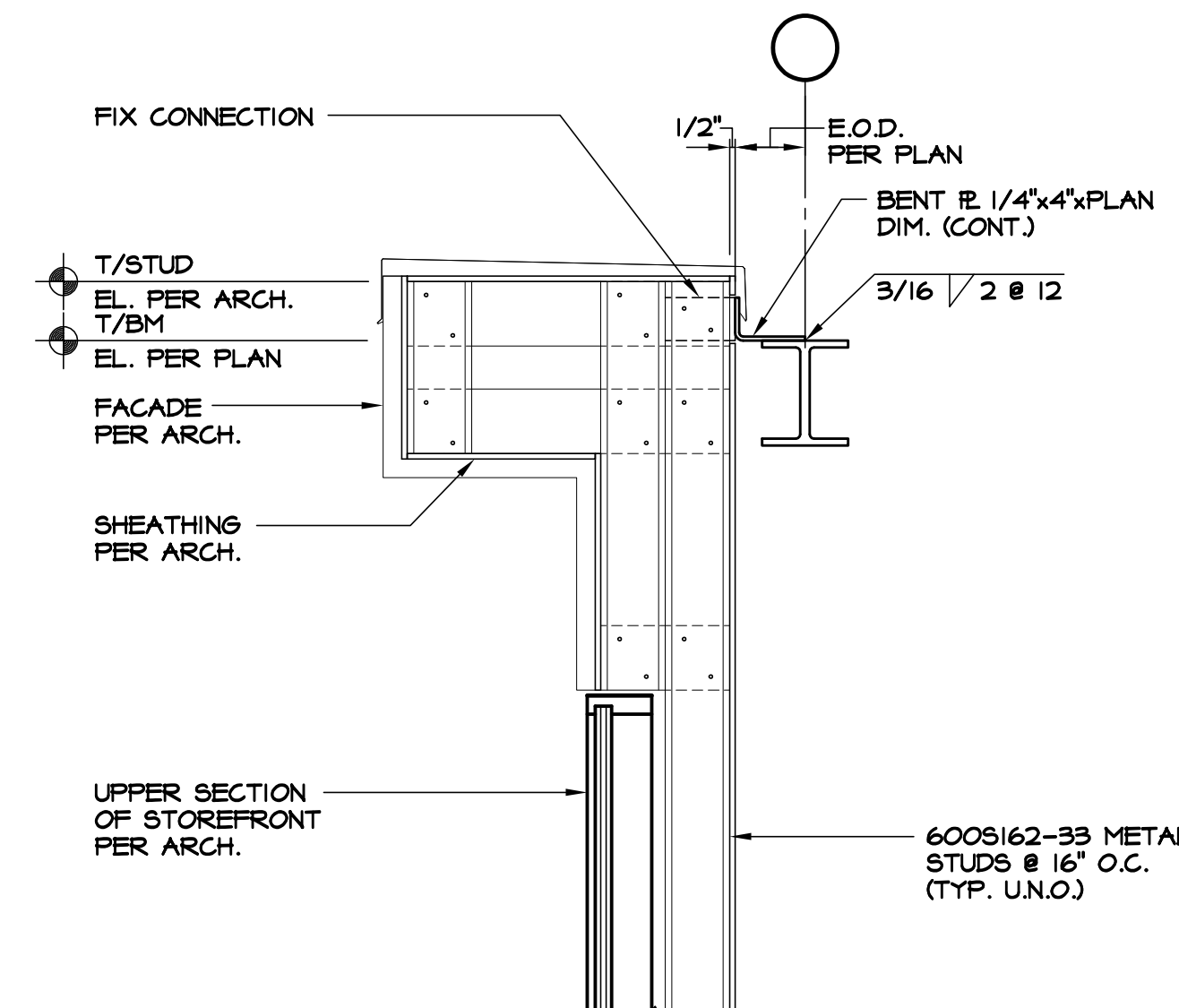




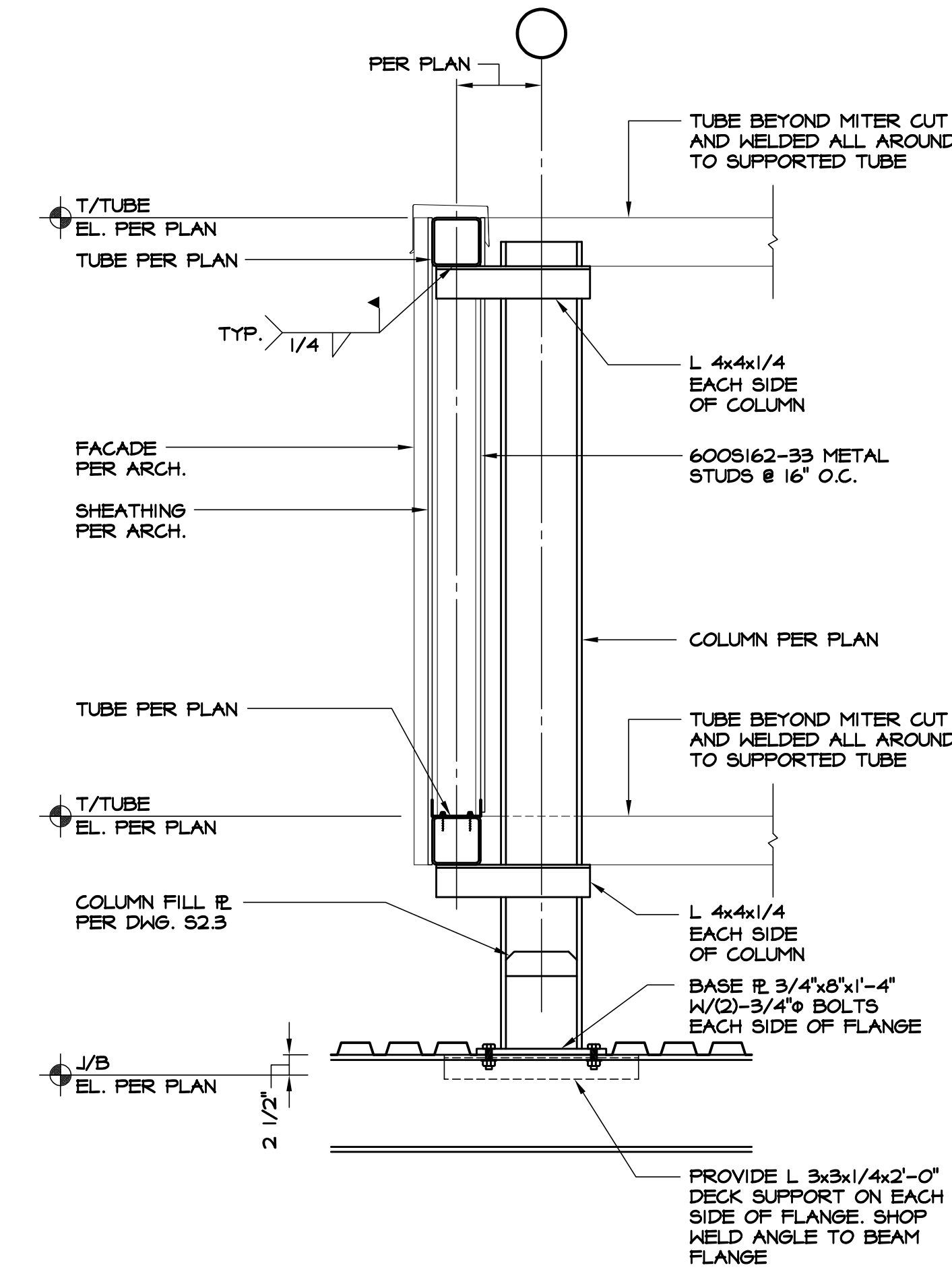
1 SECTION
S2.2 SCALE: 3/4" = 1'-0"



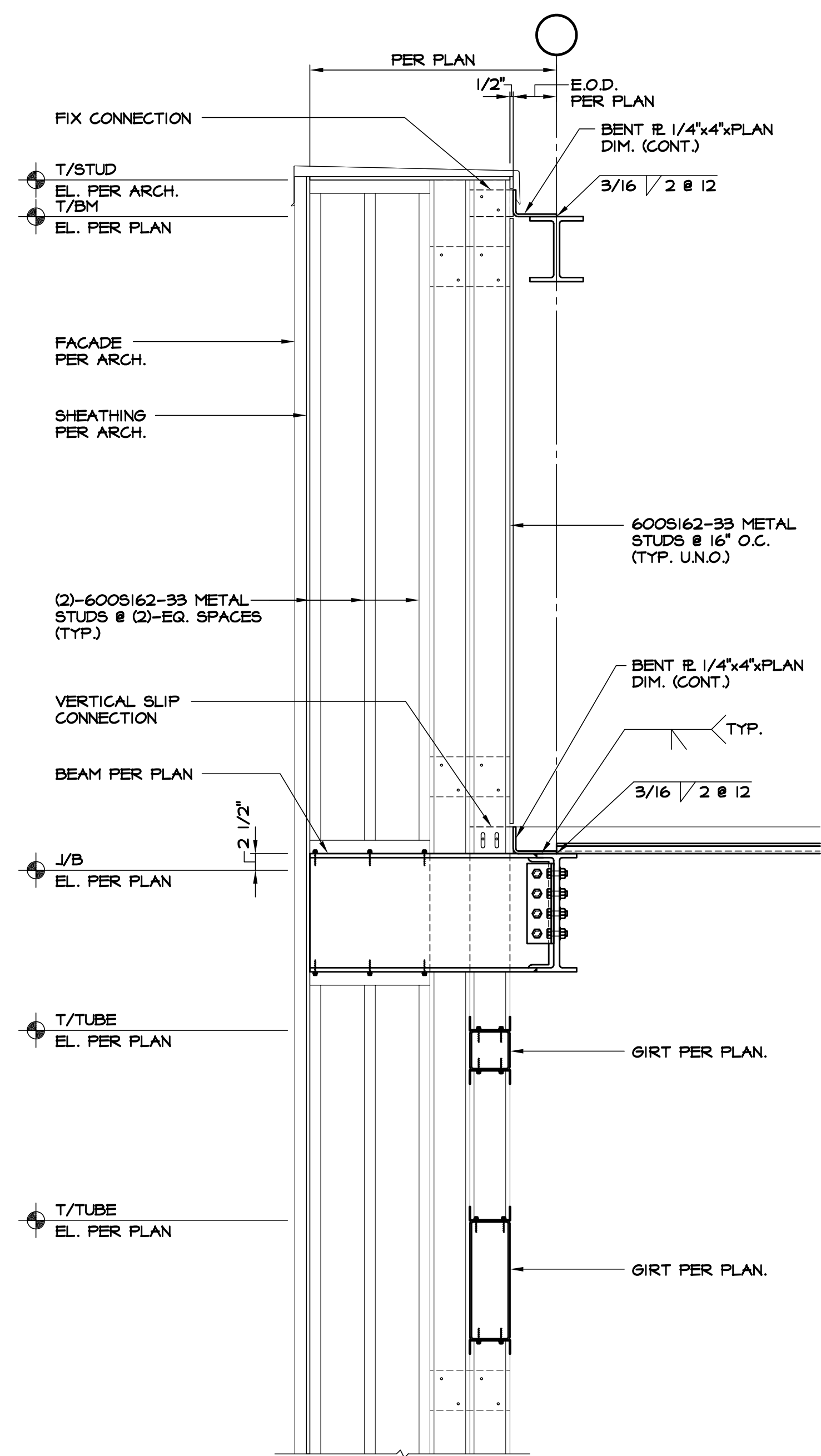
2 SECTION
S2.2 SCALE: 3/4" = 1'-0"



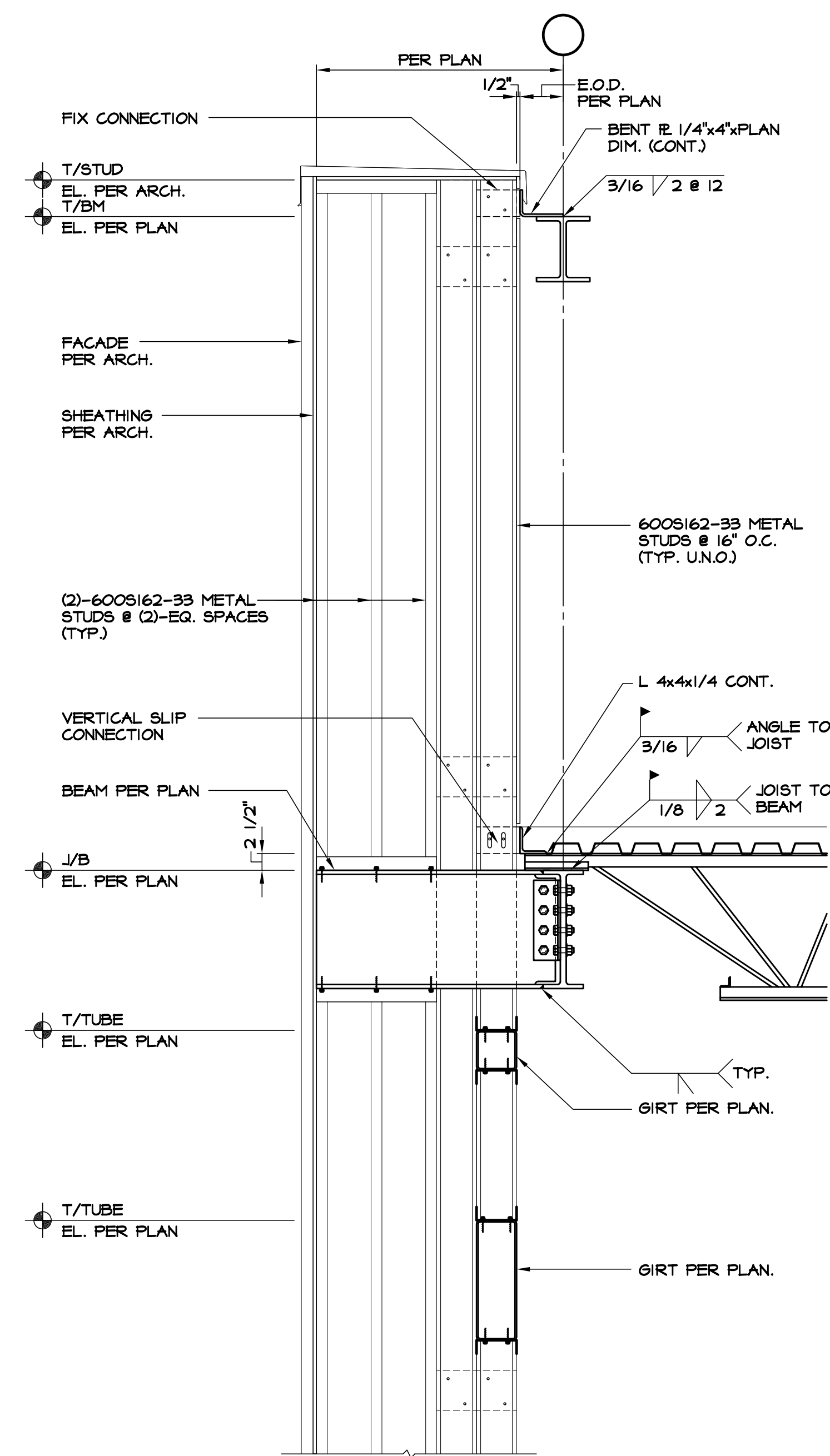
3 SECTION
S2.2 SCALE: 3/4" = 1'-0"



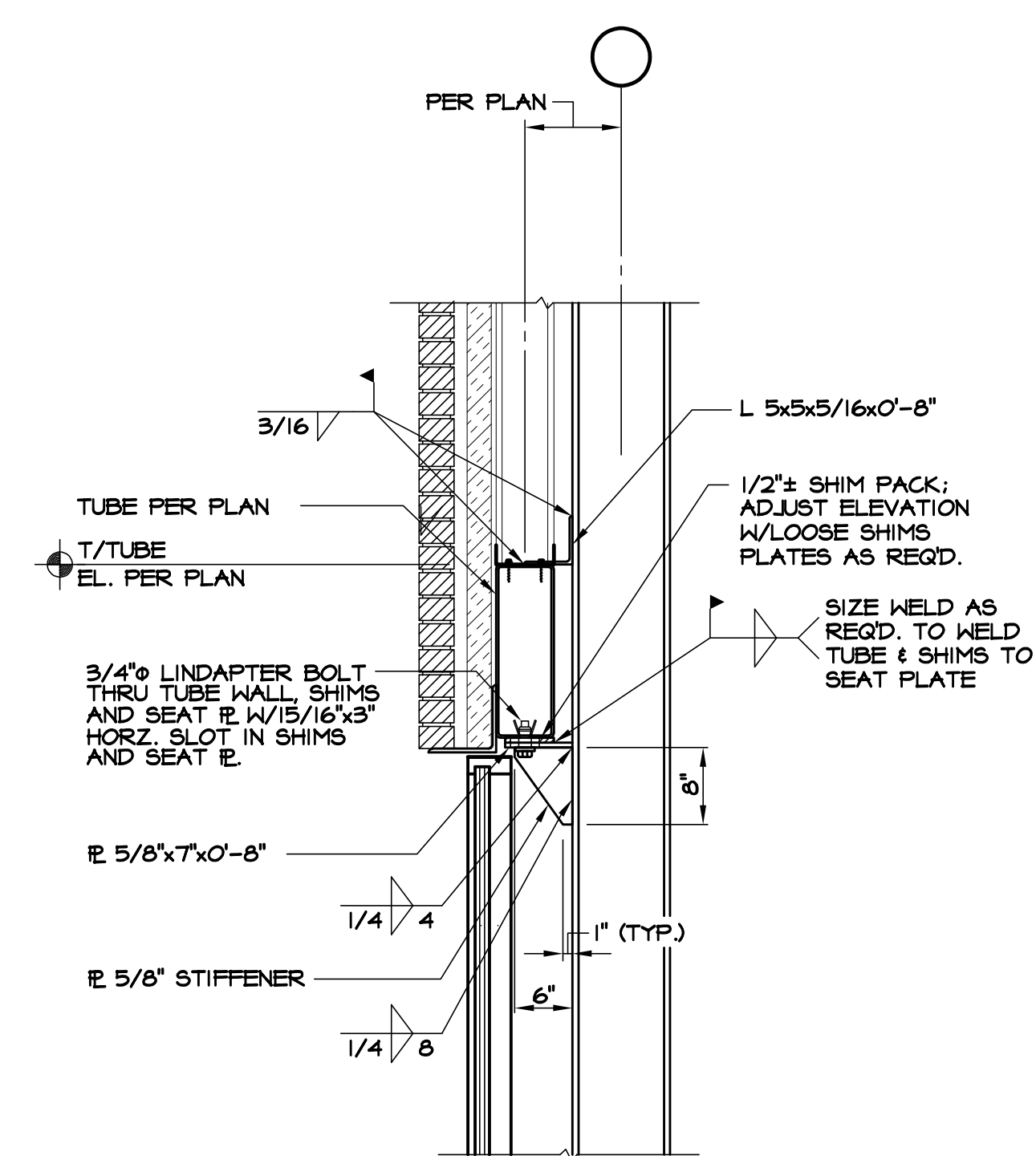
4 SECTION
S2.2 SCALE: 3/4" = 1'-0"



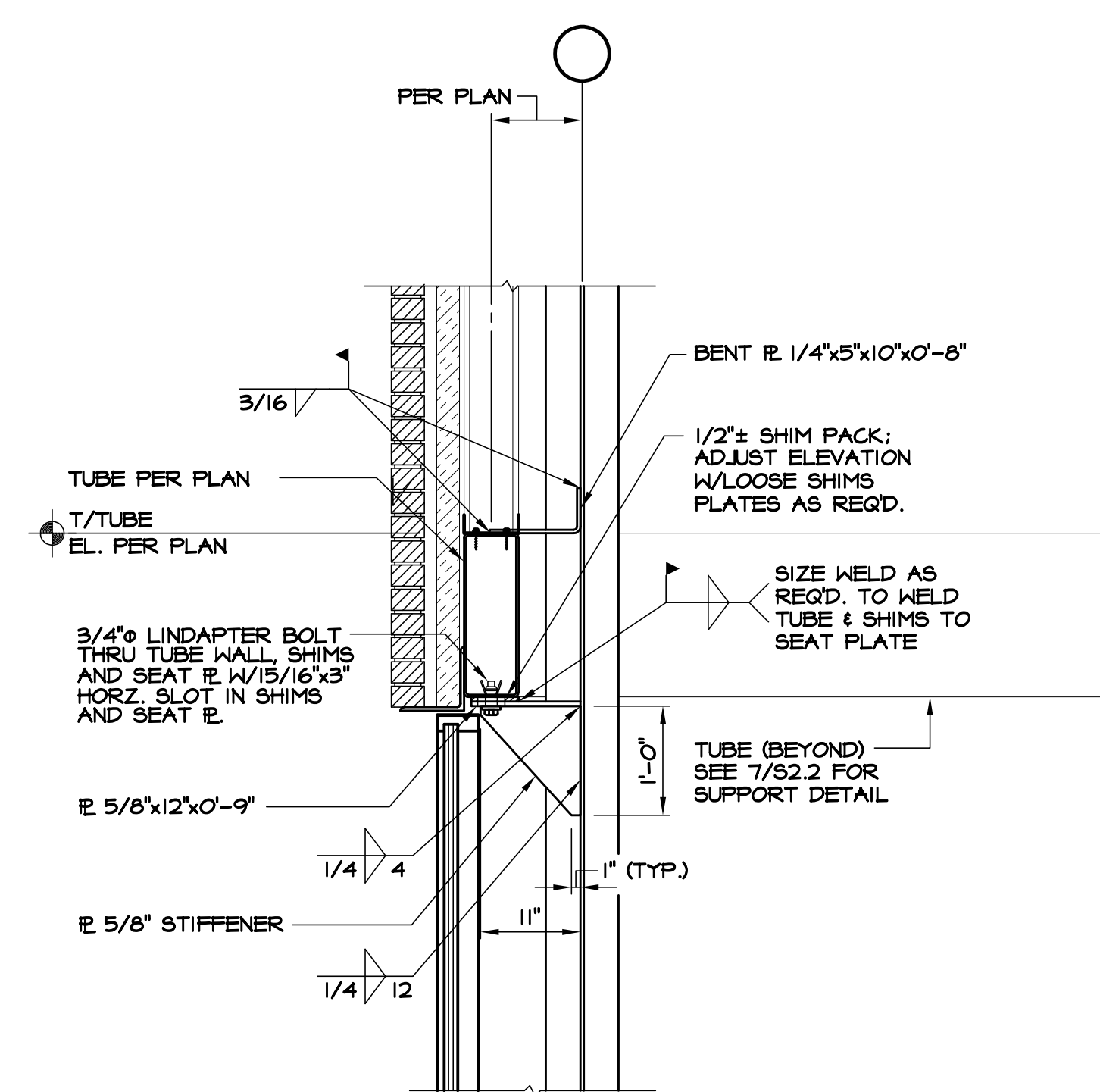
5 SECTION
S2.2 SCALE: 3/4" = 1'-0"



6 SECTION
S2.2 SCALE: 3/4" = 1'-0"



7 SECTION
S2.2 SCALE: 3/4" = 1'-0"



8 SECTION
S2.2 SCALE: 3/4" = 1'-0"

GENERAL STRUCTURAL NOTES

MISCELLANEOUS:

The structure and its several parts have been designed for the in-service loads only. The methods, means, procedures, and sequences of construction shall be responsibility of the Contractor. The Contractor shall take all necessary precautions to insure safe working conditions and maintain the integrity of the structure during all stages of construction. The adequacy of the design of temporary bracing, shoring, etc. is the Contractor's responsibility.

STRUCTURAL STEEL:

Structural steel detailing, fabrication and erection shall conform to the AISC Specification for Structural Steel Buildings, latest edition with amendments, and the AISC Code of Standard Practice for Steel Buildings and Bridges, latest edition with amendments.

Erector shall maintain adequate temporary bracing in each direction until diaphragm and lateral brace construction is completed.

Structural steel rolled shapes, except plates, angles and channels shall conform to ASTM A 992, Grade 50 (Fy = 50 ksi), unless otherwise noted. Plates, angles and channels shall conform to ASTM A36.

Structural tube steel shall conform to ASTM A 500, Grade B (Fy=46 ksi) Anchor bolts shall conform to ASTM A36, unless noted otherwise.

Expansion anchors shall be manufactured by Hilti and shall be the type, size and embedment indicated on drawings. Install per manufacturer's recommendations. Substitutes may be considered. Submit manufacturer's data prior to installation.

Structural steel shall be shop-painted with a gray rust-inhibiting primer. Steel which will be exposed to weather shall receive one additional finish coat. All abrasions caused by handling after shop painting shall be touched-up after erection is complete.

Unless otherwise noted, bolted connections for structural steel members shall be made with 3/4" diameter high strength bolts, conforming to ASTM A325. Except as noted, bolted connections shall be tightened to the snug tight condition. Bolted connections in wind brace elements shall be tightened using the turn-of-nut method. Connections shall conform to the Specification for Structural Joints Using ASTM A325 or A490 Bolts, approved by the Research Council on Structural Connections of the Engineering Foundation.

Welding procedures shall conform to the latest edition of the American Welding Society's (AWS) Structural Welding Codes for: Steel ANSI / AWS D1.1, Sheet Steel ANSI / AWS D1.3, and Reinforcing Steel ANSI / AWS D1.4.

Splicing of structural steel members where not detailed on the contract documents is prohibited without the prior approval of the Structural Engineer as to location, type of splice and connection to be made.

Surfaces within 2-inches of any field weld shall be free of materials that would prevent proper welding or produce toxic fumes while welding is being done.

The Structural Steel Contractor shall prepare detailed working or shop drawings to enable him to fabricate, erect and construct all parts of the work in accordance with the drawings and specifications, and shall submit one reproducible copy and one blue line copy to the Structural Engineer for approval. These shop drawings will be reviewed for design concepts expressed in the contract documents only. The Contractor shall be responsible for all dimensions, accuracy, and fit of work.

STRUCTURAL STEEL CONNECTION:

The contractor shall employ or retain a licensed structural engineer in the state in which this project is located to design and detail structural steel connections.

Connection material shall conform to the following minimum requirements or as needed for connection design.

- Angles: ASTM A36
- WT's: ASTM A992
- Plates: ASTM A36, min yield strength is 36 ksi
- Bolts: ASTM A325N
- Nuts: ASTM A563
- Washers: ASTM F436
- Anchor Rods: ASTM F1554, Grade 36 or 55
- Headed Studs: ASTM A108, Grade 1010 thru 1020 headed stud type, cold finished carbon steel, AWS D1.1, Type B, 3/4" diameter
- Weld Electrodes: E70xx

All steel details and connections shall be in accordance with the requirements of "Specification for Structural Steel Buildings"

All connections, unless indicated as being fully designed on the structural drawings, shall be designed and detailed by a licensed structural engineer in the state in which the project is located. The design shall comply with all the applicable codes and specification sections.

Unless otherwise noted, details indicated on the drawings indicate general criteria for design and detailing of connections. Details indicated on the drawing are not intended to convey complete connector sizes, weld sizes, number of bolts or any other specific information that is obtained through designing the individual connection for a given set of loads. These details do not show erection aids. Provide erection aids as required and remove them after work is complete.

Submit connections not specifically detailed on the drawings to the SER for review prior to the review of shop drawings. For bidding purposes, where no moment is indicated on drawings, provide full moment capacity of member and where no vertical shear is indicated on drawings, provide full shear capacity.

Alternate connections to those shown on drawings will only be considered acceptable if contractor formally submits alternates and SER approves the submittal.

For connection design and detailing, set connection work point at intersection of member centerlines. Design all connections for forces indicated on the plans.

All welding shall conform to the requirements of the structural welding code, ANSI/AWS D1.1 latest edition. All weld sizes shall be the larger of the size required by connection force, the minimum size per ANSI/AWS D1.1 or 3/16" minimum fillet weld. Any weld sizes shown on the design drawings are considered effective weld sizes and shall be increased in accordance with AWS as required by gaps or skews between components.

Welding exposed to low (outdoor or refrigerated) temperatures in service shall conform to AWS D1.5.

Use runoff tabs at all bevel and full penetration welds. Remove runoff tabs by neat cuts after weld is completed. Grind smooth where required by detail.

Where required by detail, remove weld back up bars and grind smooth after weld is completed.

For truss detailing, use a minimum bolt spacing of 3 times the bolt diameter and a minimum edge distance of 2 inches. Also refer to typical details.

Design, detail, furnish and install stiffeners, continuity plates, doubler plates or other necessary additional local strengthening measures as required. Member sizes indicated on the drawing are based on member behavior away from connections.

STEEL DECK:

Metal deck shall be installed in accordance with the latest edition of the Steel Deck's Institute's Specifications and Code of Standard Practice.

Deck manufacturer shall provide all roof deck accessories, including closures, supplementary framing, and sump pans.

Steel roof deck and accessories shall be shop-painted with a rust-inhibiting primer.

Roof deck shall be attached to the structural steel in accordance with the details shown in the plans. Welding shall be performed in accordance with the latest edition of the American Welding Society's Structural Welding Code - Sheet Steel ANSI / AWS D1.3.

STEEL JOISTS:

Steel bar joists shall be designed, fabricated, erected and braced in accordance with the latest Steel Joist Institute (SJI) specifications.

All bar joists shall be shop painted with a gray, rust-inhibiting primer.

Steel joists shall be fabricated in accordance with the design specification shown for each joist on the drawings. The design specifications follow the form:

DD K TL / LL

where DD indicates the maximum joist depth, K indicates the joist series, TL / LL indicates the design total load and live load respectively in pounds per lined foot. Deflection due to live load shall be limited to 1/240 of the joist span.

Where bearing depth, length and end anchorages for steel joists are not shown or noted, provide anchorages as required by the SJI specifications.

Horizontal bridging and diagonal bridging for steel joists shall be located and designed as required by the SJI specifications. Bridging members shall be connected to the joist chords by welding or other mechanical means. The ends of bridging lines terminating at concrete block walls or steel beams shall be securely anchored thereto at top and bottom chords.

Hangers and other supports for mechanical, electrical, or plumbing systems shall be located at the intersection of the chord and web members. Concentrated loads in excess of 200 pounds must be reviewed by the Structural Engineer.

Where columns are not framed in at least two directions with steel beams, the joist at or nearest each column line shall be bolted to supporting members during erection.

DESIGN DATA:

The building structure has been designed in accordance with the 2011 Ohio Building Code.

Roof Loads

- Live Load 20 psf
- Flat Roof Snow Load (P_r) 20 psf
- Dead Load 15 psf

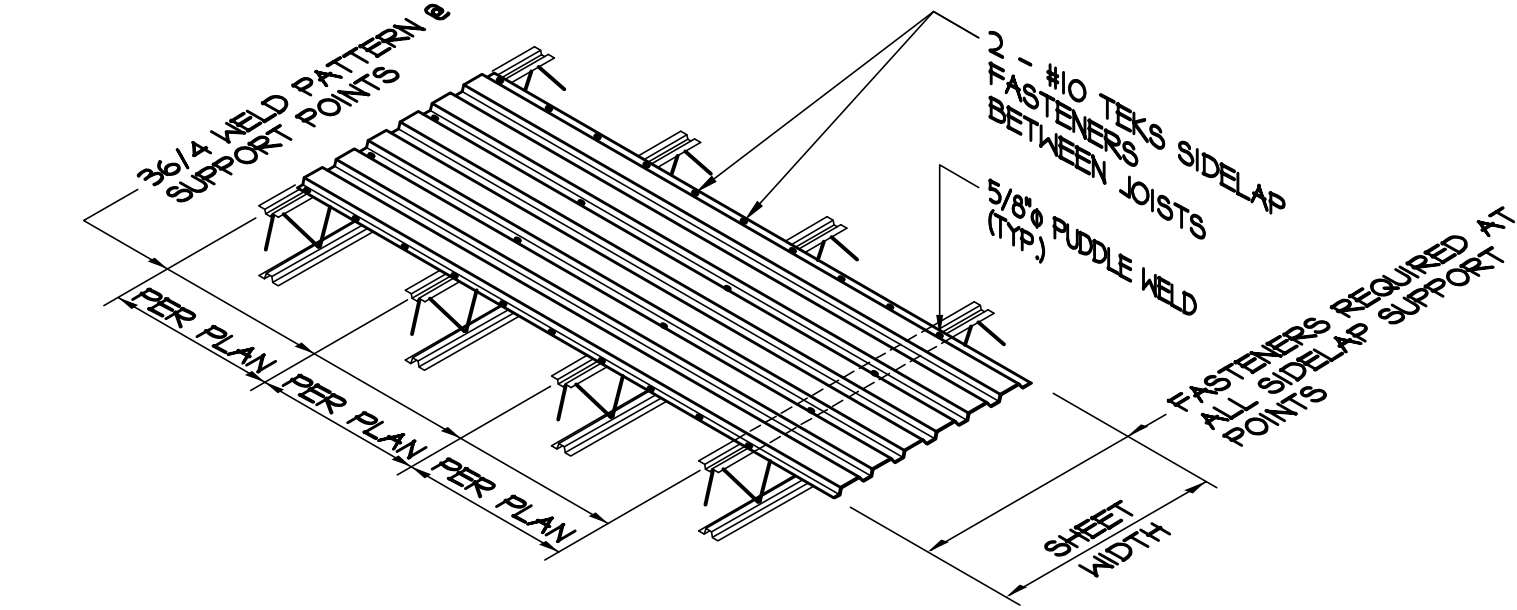
(Ground Snow Load (P_g)= 20 psf, Ce= 1.0, Ct= 1.0, I= 1.0)

Wind Design Data:

- Basic Wind Speed (3 second gust) - 90 mph
- Wind Load Importance Factor - 1.0
- Wind Exposure Category - B
- Horizontal WFRS - Combined Windward + Leeward = 13.1 psf Transverse Combined Windward + Leeward = 12.5 psf Longitudinal
- Internal Pressure Coefficient - ±0.18

Seismic Design Data:

- Occupancy Category - II
- Seismic Importance Factor - 1.0
- Spectral Response Acceleration Parameters S_a & S_i: 17.5%, 7.4%
- Spectral Response Acceleration Parameters S_{ae} & S_{ie}: 140, .084
- Site Class - C
- Seismic Design Category - B
- Basic Seismic-Force-Resisting System = Steel System not specifically detailed for seismic resistance; (R= 3.0)
- Design Base Shear - 31.8 Kips
- Analysis Procedure - Equivalent lateral force procedure

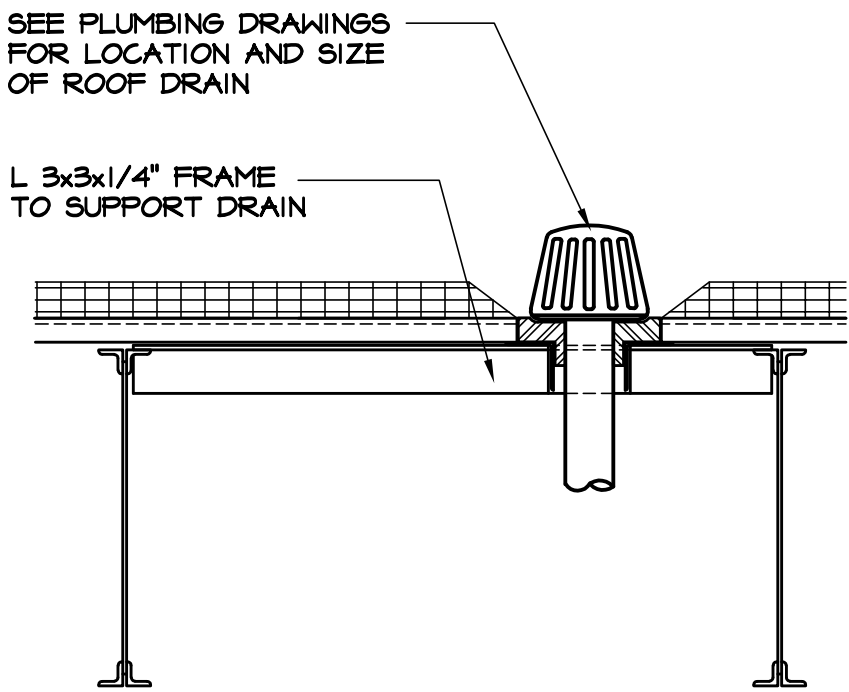


TYPICAL ROOF DECK ATTACHMENT

SCALE: NONE

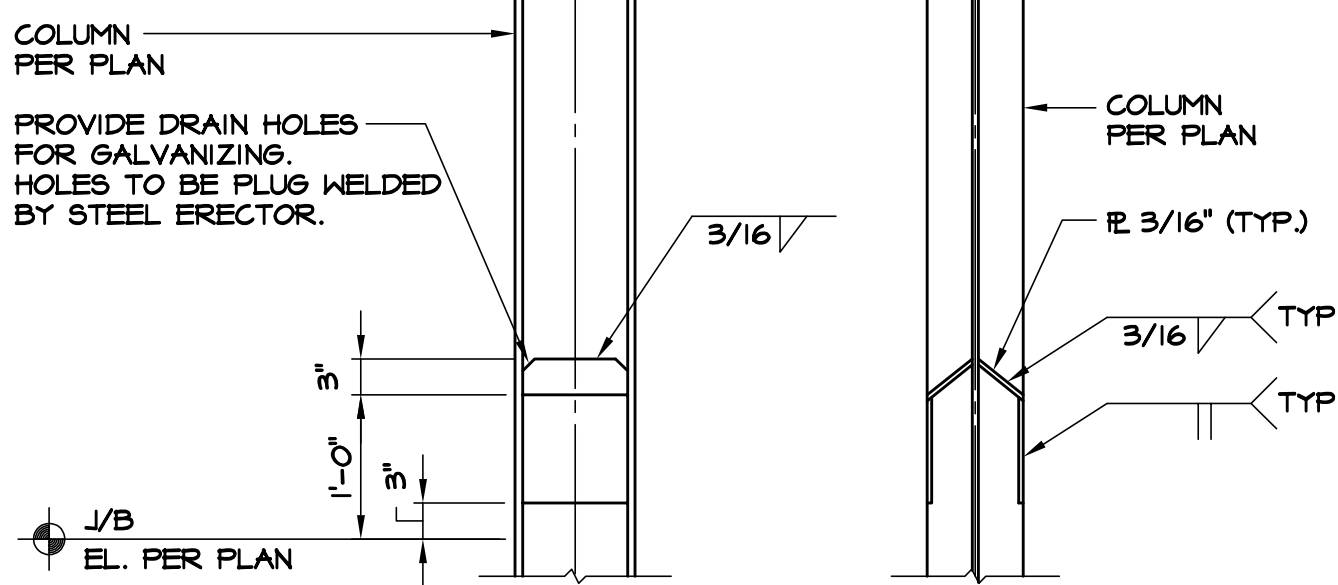
NOTES:

- 1 1/2" TYPE "B" WIDE RIB, 22 GAGE METAL ROOF DECK - MINIMUM THREE SPAN CONDITION.
- SCREW THROUGH MULTIPLE SHEETS AT ALL END AND SIDE LAPS.
- END LAPS SHALL OCCUR ONLY AT SUPPORT POINTS.



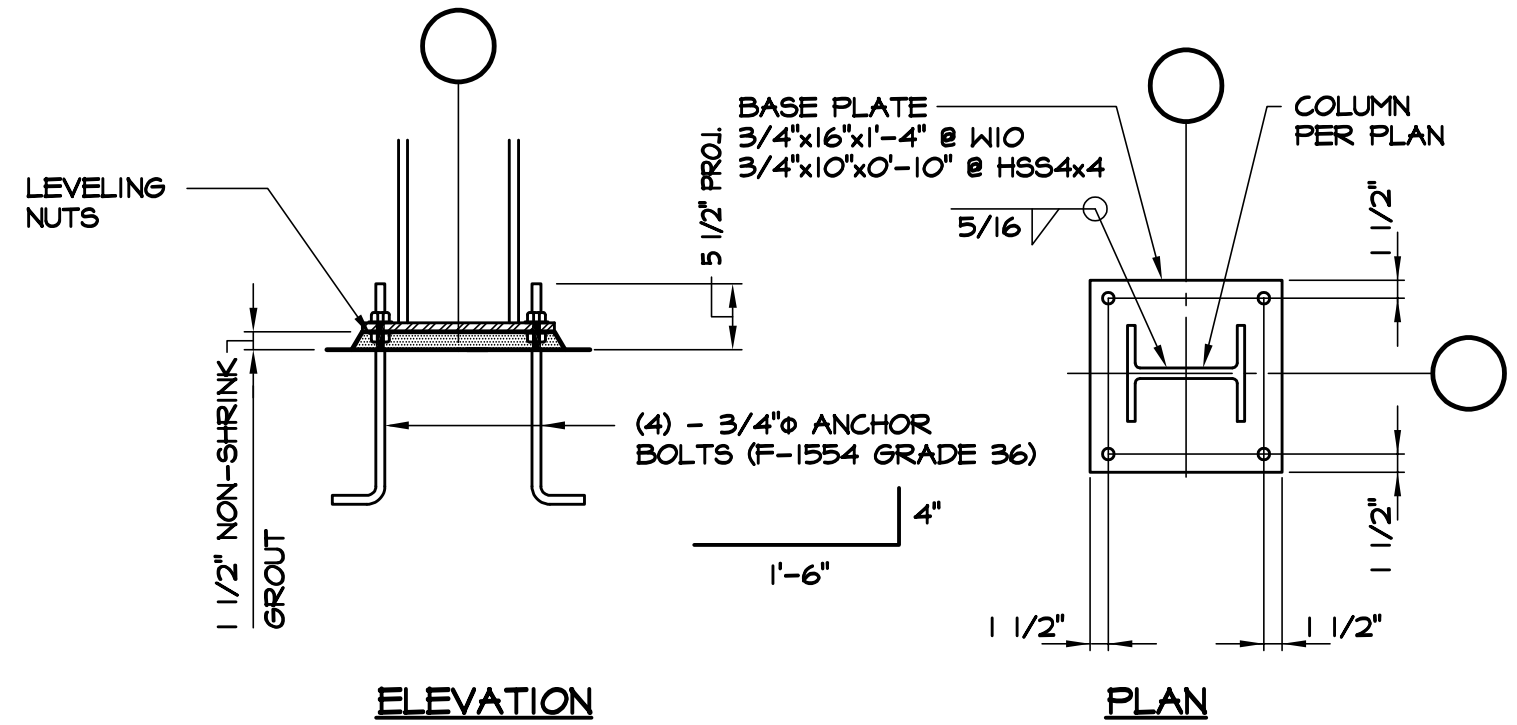
TYPICAL ROOF DRAIN SUPPORT

SCALE: NONE



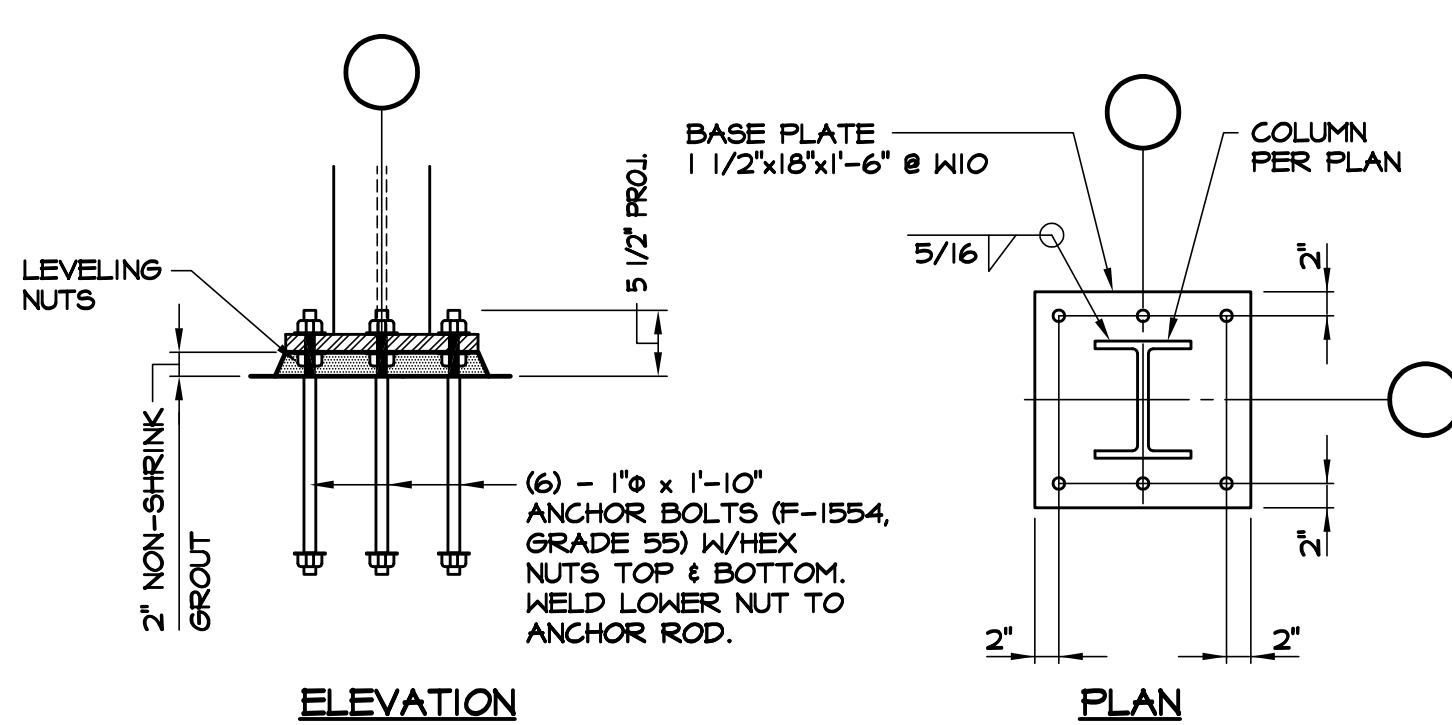
COLUMN FILL PLATE DETAIL

SCALE: NONE

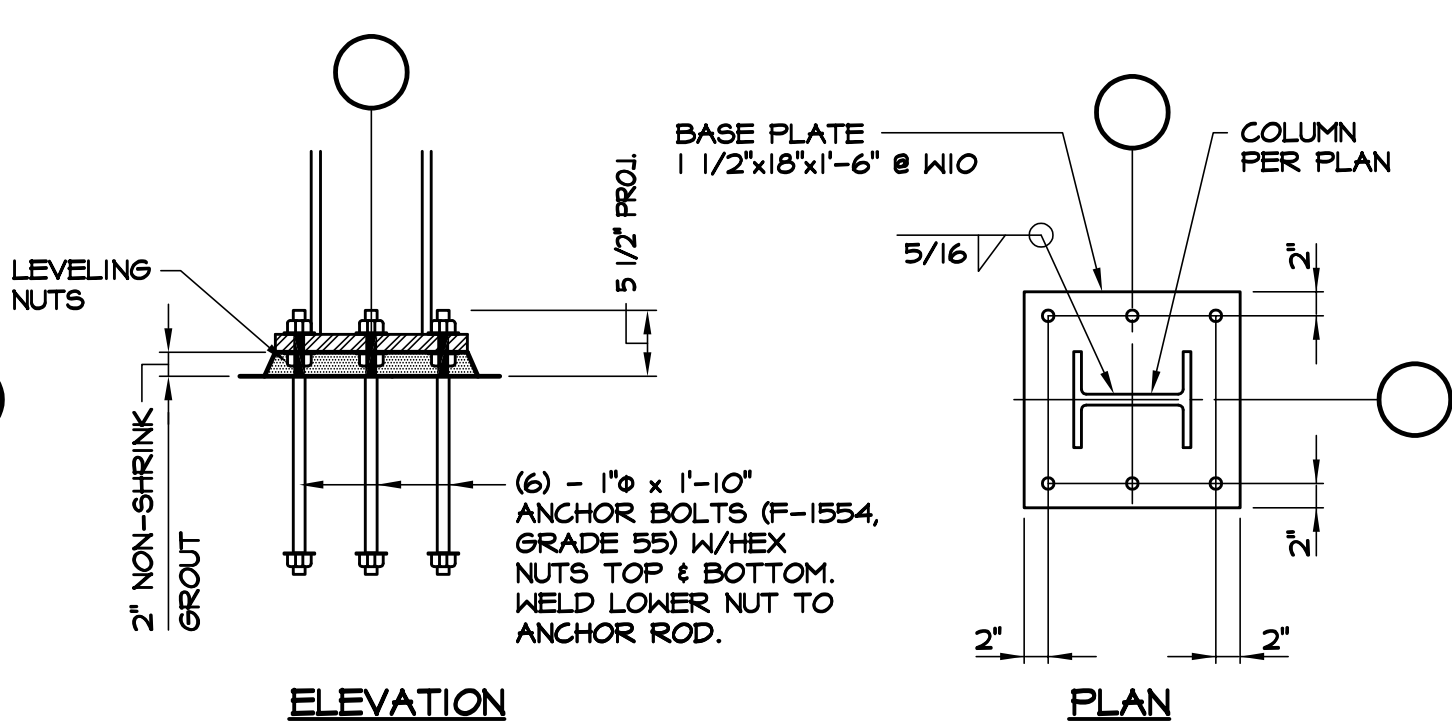


TYPICAL BUILDING COLUMN DETAIL

SCALE: NONE



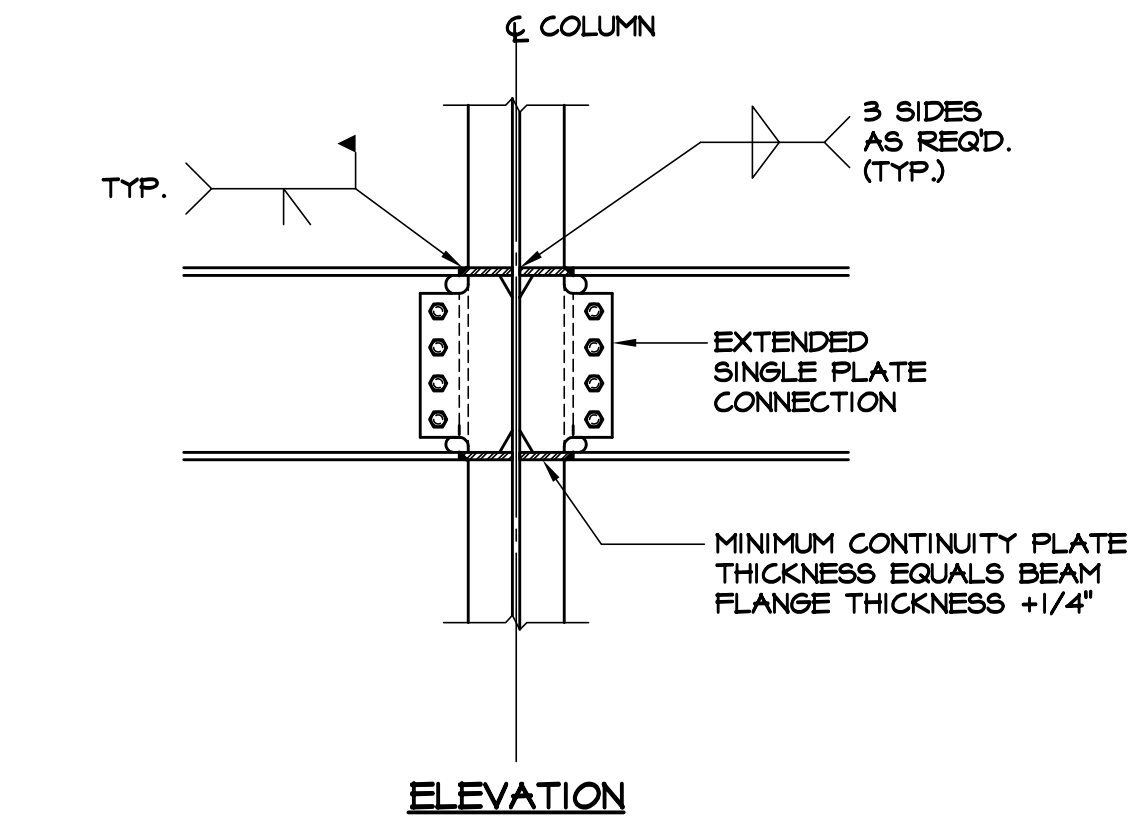
STRONG-AXIS BENDING



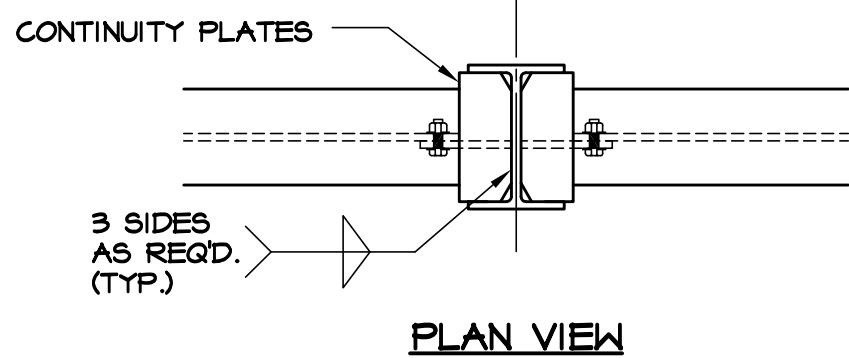
WEAK-AXIS BENDING

TYPICAL MOMENT FRAME COLUMN DETAIL

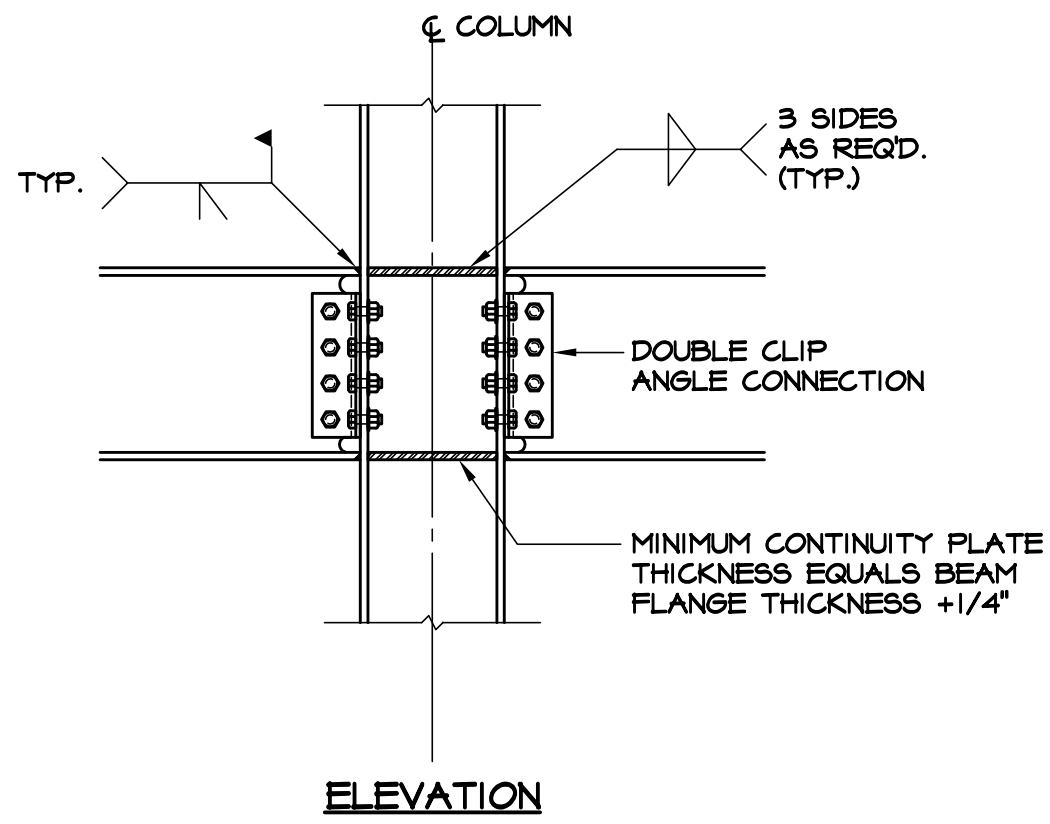
SCALE: NONE



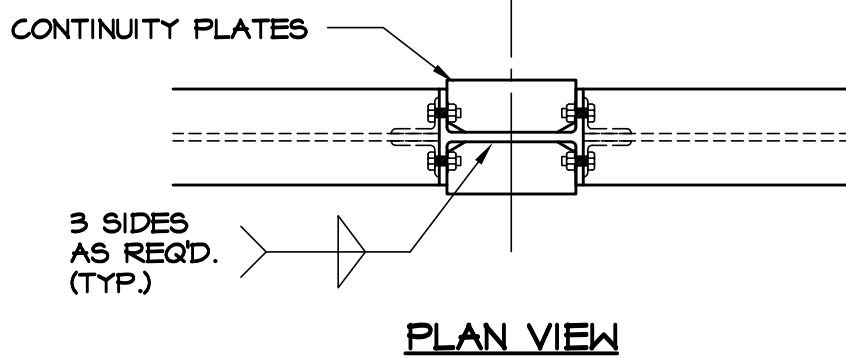
ELEVATION



PLAN VIEW



ELEVATION



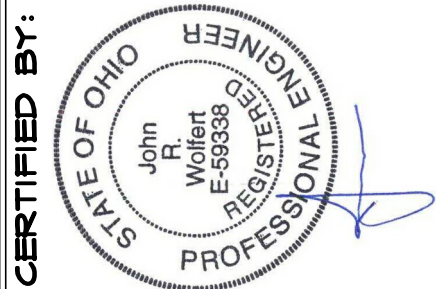
PLAN VIEW

TYPICAL BEAM TO COLUMN MOMENT CONNECTION

SCALE: NONE

WOLFERT ENGINEERING, LTD.

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GENERAL
NOTES AND
STRUCTURAL
DETAILS

DATE: FEBRUARY 22, 2017
JOB NUMBER: 17-004
SCALE: AS NOTED
CREATED BY: J.T.D.
CHECKED BY: J.R.W.
ISSUED FOR:
GMP ISSUANCE 01-13-17
ZONING ISSUANCE 02-22-17

SHEET NO.
S2.3



