

PARCEL SPLIT SURVEY

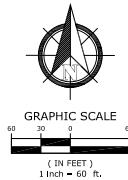
SUBJECT PROPERTY
 CINCINNATI METROPOLITAN HOUSING AUTHORITY
 D.B. 4215, PG. 1166
 AUDITOR'S PARCEL NO. 173-0004-0165
 TOTAL AREA - 6.3424 ACRES

DOCUMENTS
 DEEDS AND PLATS AS NOTED HEREON.



VICINITY MAP ~ N.T.S.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICA DATUM OF 1983 (BE ADJ.). BASED ON GPS OBSERVATIONS OF THE HAMILTON COUNTY GPS HORIZONTAL CONTROL NETWORK.

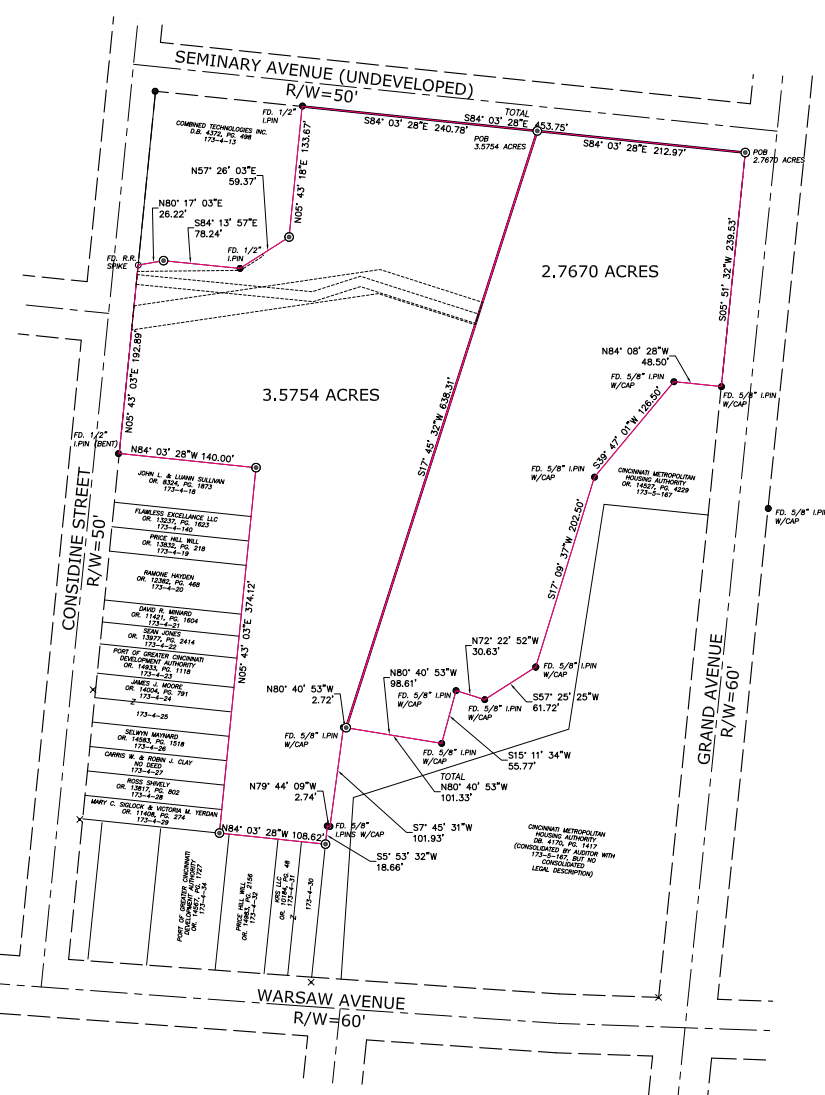


3.5754 ACRE CLOSURE

North: 411801.5887' East: 1383666.0408'	Segment #9 : Line	Course: N05° 43' 03"E Length: 192.89'	
Segment #1 : Line	Course: S17° 45' 32"W Length: 638.31'	North: 411801.5887' East: 1383259.5011'	
North: 411193.6973' East: 1383471.3483'	Segment #10 : Line	Course: N80° 17' 03"E Length: 26.22'	
Segment #2 : Line	Course: N80° 40' 53"W Length: 26.22'	North: 411869.4177' East: 1383265.3480'	
Course: N80° 40' 53"W Length: 2.72'	Segment #11 : Line	Course: N84° 08' 28"W Length: 48.50'	
North: 411194.1378' East: 1383468.6642'	Segment #12 : Line	Course: N57° 28' 03"E Length: 78.24'	
Segment #3 : Line	Course: S07° 45' 31"W Length: 101.93'	North: 411661.5551' East: 1383363.1920'	
North: 411093.1408' East: 1383454.9039'	Segment #13 : Line	Course: S84° 13' 57"E Length: 78.24'	
Segment #4 : Line	Course: N1194.1378' East: 1383468.6642'	Segment #14 : Line	Course: N57° 28' 03"E Length: 59.37'
Course: S07° 45' 31"W Length: 2.74'	North: 411693.5121' East: 1383413.2275'	Segment #15 : Line	Course: N80° 17' 03"E Length: 202.50'
North: 411093.6291' East: 1383452.2077'	Segment #5 : Line	Course: N05° 43' 16"E Length: 133.67'	
Segment #5 : Line	Course: S05° 53' 32"W Length: 18.66'	North: 411826.5151' East: 1383426.5536'	
Course: S05° 53' 32"W Length: 18.66'	North: 411075.0667' East: 1383450.2920'	Segment #16 : Line	Course: S84° 03' 28"E Length: 240.78'
North: 411075.0667' East: 1383450.2920'	Segment #6 : Line	Course: N84° 03' 28"E Length: 240.78'	
Course: N84° 03' 28"E Length: 108.62'	North: 411066.3108' East: 1383342.2616'	Segment #17 : Line	Course: N84° 03' 28"E Area: 155743 Sq. Ft.
North: 411066.3108' East: 1383342.2616'	Segment #7 : Line	Error Closure: 0.0001 Course: S39° 59' 59"E	
Course: N05° 43' 03"E Length: 374.12'	Course: N05° 43' 03"E Length: 374.12'	Error North: -0.0000 East: 0.00008	
North: 411458.5695' East: 1383379.5332'	Segment #8 : Line	Prediction: 1:21182680	
Segment #8 : Line	Course: N84° 03' 28"W Length: 140.00'		
North: 411473.0619' East: 1383240.2845'			

2.7670 ACRE CLOSURE

North: 411779.5414' East: 1383877.8657'	Segment #7 : Line	Course: S15° 11' 34"W Length: 55.77'
Segment #1 : Line	Course: 505° 51' 32"W Length: 239.53'	North: 411177.7304' East: 1383566.6574'
Course: 505° 51' 32"W Length: 239.53'	Segment #8 : Line	Course: N80° 40' 53"W Length: 98.61'
North: 411541.2576' East: 1383853.4147'	Segment #9 : Line	Course: N17° 45' 32"E Length: 1383471.3487'
Segment #2 : Line	Course: N84° 08' 28"W Length: 48.50'	North: 411193.6978' East: 1383471.3487'
North: 411546.2083' East: 1383805.1681'	Segment #9 : Line	Course: N17° 45' 32"E Length: 638.31'
Segment #3 : Line	Course: S39° 47' 01"W Length: 126.50'	North: 411801.5889' East: 1383666.0412'
North: 411448.9911' East: 1383724.2222'	Segment #10 : Line	Course: S84° 03' 28"E Length: 212.97'
Segment #4 : Line	Course: S17° 09' 37"W Length: 202.50'	North: 411779.5416' East: 1383877.8659'
Course: S17° 09' 37"W Length: 202.50'	North: 411295.5117' East: 1383964.4788'	Perimeter: 1715.04' Area: 120531 Sq. Ft.
North: 411295.5117' East: 1383964.4788'	Segment #5 : Line	Error Closure: 0.0003 Course: N44° 16' 27"E
Segment #5 : Line	Course: S57° 25' 25"W Length: 61.72'	Error North: 0.00025 East: 0.00024
Course: S57° 25' 25"W Length: 61.72'	North: 411222.2801' East: 1383612.4680'	Prediction: 1:5718986
North: 411222.2801' East: 1383612.4680'	Segment #6 : Line	
Course: N72° 22' 52"W Length: 30.83'	Course: N72° 22' 52"W Length: 30.83'	
North: 411231.5512' East: 1383563.2728'		



- LEGEND**
- IRON PIN FOUND (AS NOTED)
 - ⊙ 5/8" IRON PIN SET W/CAP "FINN S-7181 OH"
 - ⊗ IRON PIPE FOUND (AS NOTED)
 - × CHISELED "X" FOUND
 - ⊗ CHISELED "X" SET
 - MAG NAIL

PARCEL SPLIT SURVEY
 SECTION 36, TOWN 4, FRACTIONAL RANGE 1
 STORRS TOWNSHIP, CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

PATRICK S. FINN OHIO P.S. 7181 DATE

FIELD	DRAFT	CHECK
NR/TB	PF	PF
ARCADIS NO.	147530	
DATE:	DECEMBER 2024	
SCALE:	1"=60'	
PRINT DATE:		
SHEET NO.:	1/1	



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.



210 Canal Center
Cincinnati, OH 45219
10/20/2018



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
Tel: 513.942.3141
Fax: 513.981.2993
Contact: Jeff Koehn
jkoehn@arcadis.com

SANTA MARIA
DEVELOPMENT
1046 WOODBURN AVENUE
CINCINNATI, OH 45205

EXISTING LEGEND

- SIGN
- EX. SANITARY LINE
- EX. STORM SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY BOX
- LIGHT POLE
- COMMUNICATION BOX
- MAIL BOX
- SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- GAS LINE
- WATER LINE
- GAS METER
- IRON PIN FOUND (AS NOTED)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC LINE
- FENCE
- PROPERTY LINE
- CONTROL POINT

CODED NOTES

1. EXISTING TREES TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED TO PROPERTY LINE
3. EXISTING CURB TO BE REMOVED
4. EXISTING WATER METER TO BE REMOVED
5. EXISTING POLE TO REMAIN
6. EXISTING CURB TO REMAIN
7. EXISTING FIRE HYDRANT TO REMAIN
8. EXISTING WATER VALVE TO REMAIN
9. EXISTING ABANDONED GAS SERVICE TO BE REMOVED

HATCH LEGEND

- CONCRETE (TO BE REMOVED)
- HILLSIDE OVERLAY DISTRICT

DISTURBED AREA

137,562 S.F. = 3.16 AC.

DEMOLITION PLAN NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE, EXCEPT AS NOTED.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEETS C502-C503 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS. REMOVE AND REINSTALL.
6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REVISION MAY OCCUR.
10. THE CONTRACTOR SHALL POthOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UNDERGROUND VERGION LINE ALONG THE WESTERLY PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS FOUND, DO NOT DISTURB EXISTING LINE.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: DJC

DRAWN BY: PSL REVIEWED BY: JKH

ISSUE DATE: October, 2024

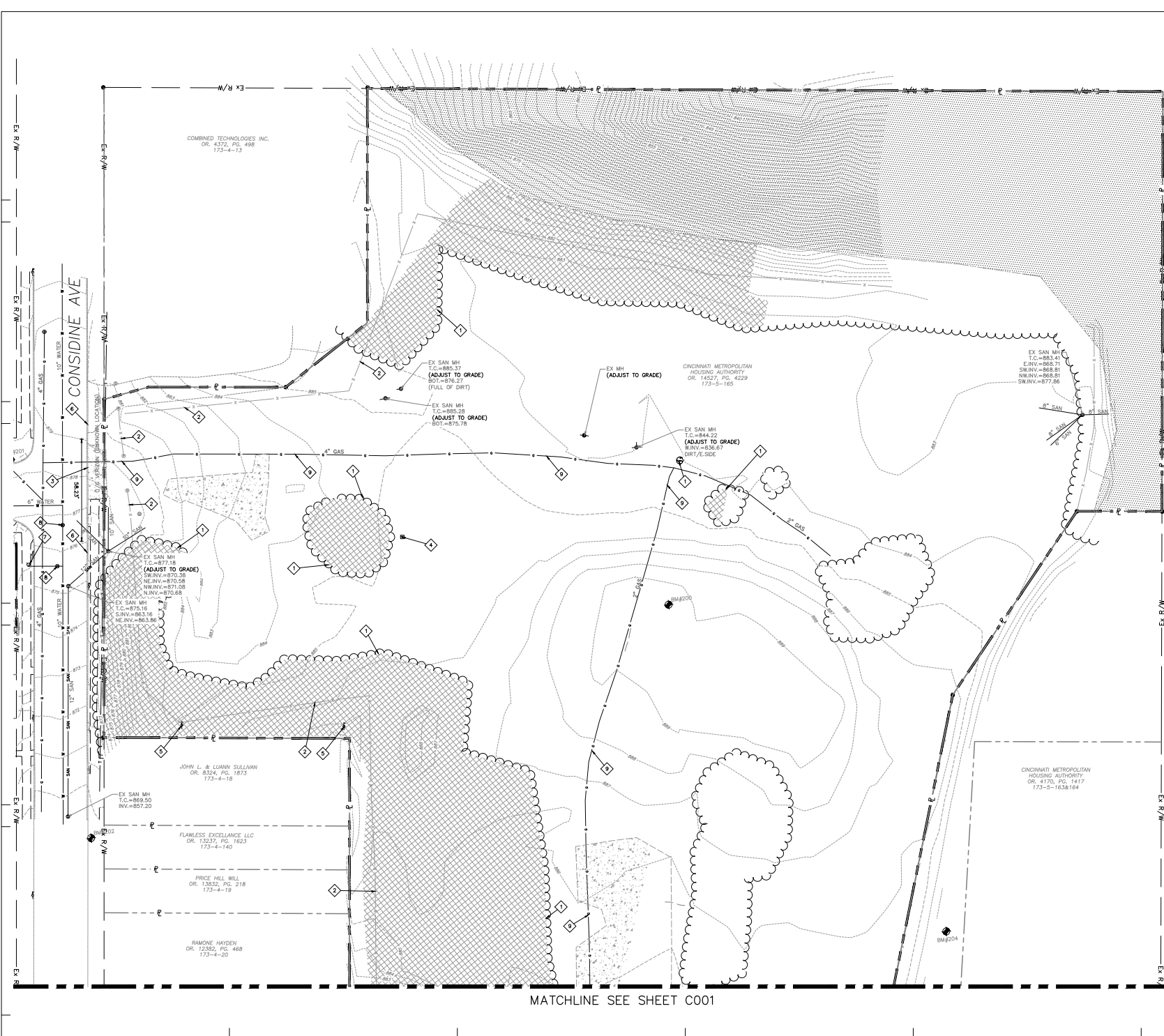
SHEET TITLE:

EXISTING
CONDITIONS &
DEMOLITION

PROJECT NUMBER:

C000

© 2024 DSK ARCHITECTS, INC.



MATCHLINE SEE SHEET C001

MATCHLINE SEE SHEET C000



GRAPHIC SCALE
 20 10 0 20
 (IN FEET)
 1 inch = 20 ft.

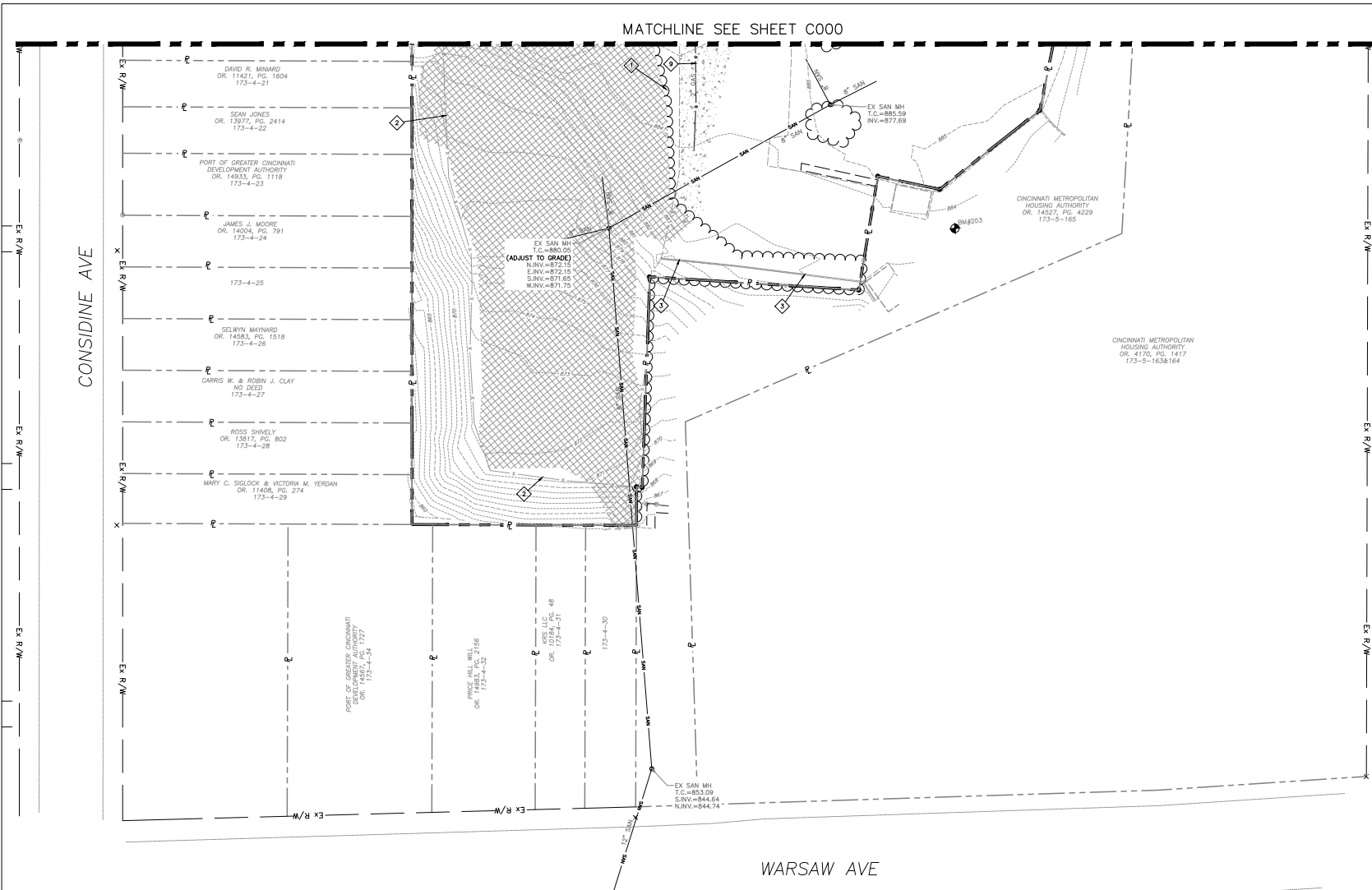


210 Central Expressway
 Cincinnati, OH 45201
 513.962.1141
 513.981.2903
 Contact: Jeff Koehn
 jeff@dnk.com



ARCADIS
 23 Triangle Park Drive
 Cincinnati, OH 45246
 Tel 513 942 3141
 Fax 513 961 2903
 Contact: Jeff Koehn
 jeff@dnk.com

CONSINDINE AVE



EXISTING LEGEND

- SIGN
- EX. SANITARY LINE
- EX. STORM SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY BOX
- LIGHT POLE
- COMMUNICATION BOX
- MAIL BOX
- SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- GAS LINE
- WATER LINE
- GAS METER
- IRON PIN FOUND (AS NOTED)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC LINE
- FENCE
- PROPERTY LINE
- CONTROL POINT

CODED NOTES

1. EXISTING TREES TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED TO PROPERTY LINE
3. EXISTING CURB TO BE REMOVED
4. EXISTING WATER METER TO BE REMOVED
5. EXISTING POLE TO REMAIN
6. EXISTING CURB TO REMAIN
7. EXISTING FIRE HYDRANT TO REMAIN
8. EXISTING WATER VALVE TO REMAIN

HATCH LEGEND

- CONCRETE (TO BE REMOVED)
- HILLSIDE OVERLAY DISTRICT
- LIMITS OF TREE CLEARING

DISTURBED AREA

137,562 S.F. = 3.16 AC.

DEMOLITION PLAN NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE, EXCEPT AS NOTED.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEETS C502-C503 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS. REMOVE AND REINSTALL.
6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REVISION MAY OCCUR.
10. THE CONTRACTOR SHALL POT-HOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UNDERGROUND VERGON LINE ALONG THE WESTERLY PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS FOUND, DO NOT DISTURB EXISTING LINE.

WARSAW AVE

SANTA MARIA DEVELOPMENT
 1046 CONSINDINE AVENUE
 CINCINNATI, OH 45205

REVISIONS	
No.	Description

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PSL	REVIEWED BY: JSH
ISSUE DATE:	October, 2024
SHEET TITLE:	

EXISTING CONDITIONS & DEMOLITION

C001



GRAPHIC SCALE
 20 10 0
 (IN FEET)
 1 inch = 20 ft.



210 Canal Street
 Cincinnati, OH 45202
 513.982.2000



ARCADIS
 23 Triangle Park Drive
 Cincinnati, OH 45244
 Tel: 513.942.3141
 Fax: 513.981.2993
 Contact: Jeff Koehn
 jeffkoehn@arcadis.com

SANTA MARIA
 DEVELOPMENT
 1646 Macomber Avenue
 Cincinnati, OH 45205

SITE LEGEND:
 ———— BOUNDARY LINE
 - - - - - SETBACK LIMITS
 - - - - - RIGHT-OF-WAY
 (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE
 TAX DISTRICT/PARCEL: 017300040165
 SITE AREA: 3.71 AC.
 ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)
 IMPERVIOUS AREA: EXISTING = 0.12 AC. PROPOSED = 1.71 AC.
 TOTAL BUILDING AREA: 24,062 S.F.
 SETBACKS: REAR - 20'
 FRONT - 5'
 SIDE - 5'
 PARKING: OFFICE
 REQUIRED PARKING SPACES:
 1 FOR EVERY 400 S.F. = 61 SPACES
 TOTAL PROPOSED STANDARD PARKING SPACES = 65
 TOTAL PROPOSED ADA PARKING SPACES = 6
 TOTAL PARKING SPACES = 71

CODED NOTES:

- PROPOSED PAVEMENT STRIPING
- PROPOSED ADA PARKING STALL, STRIPING, AND SIGN. SEE DETAILS ON SHEET C400
- PROPOSED HEAVY DUTY CONCRETE DUMPMSTER PAD. SEE DETAIL SHEET C400
- PROPOSED DUMPMSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
- PROPOSED 4" CURBS. SEE DETAIL SHEET C400
- PROPOSED SIDEWALK. SEE DETAIL SHEET C400
- PROPOSED REDESTRIBUTION CROSSWALK. SEE DETAILS ON LANDSCAPING PLAN
- PROPOSED PLANTER BED. SEE DETAILS ON LANDSCAPING PLAN
- PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS. SEE DETAIL SHEET C302
- PROP. SIGN (SEE ARCH. FOR DETAILS)

HATCH LEGEND:

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

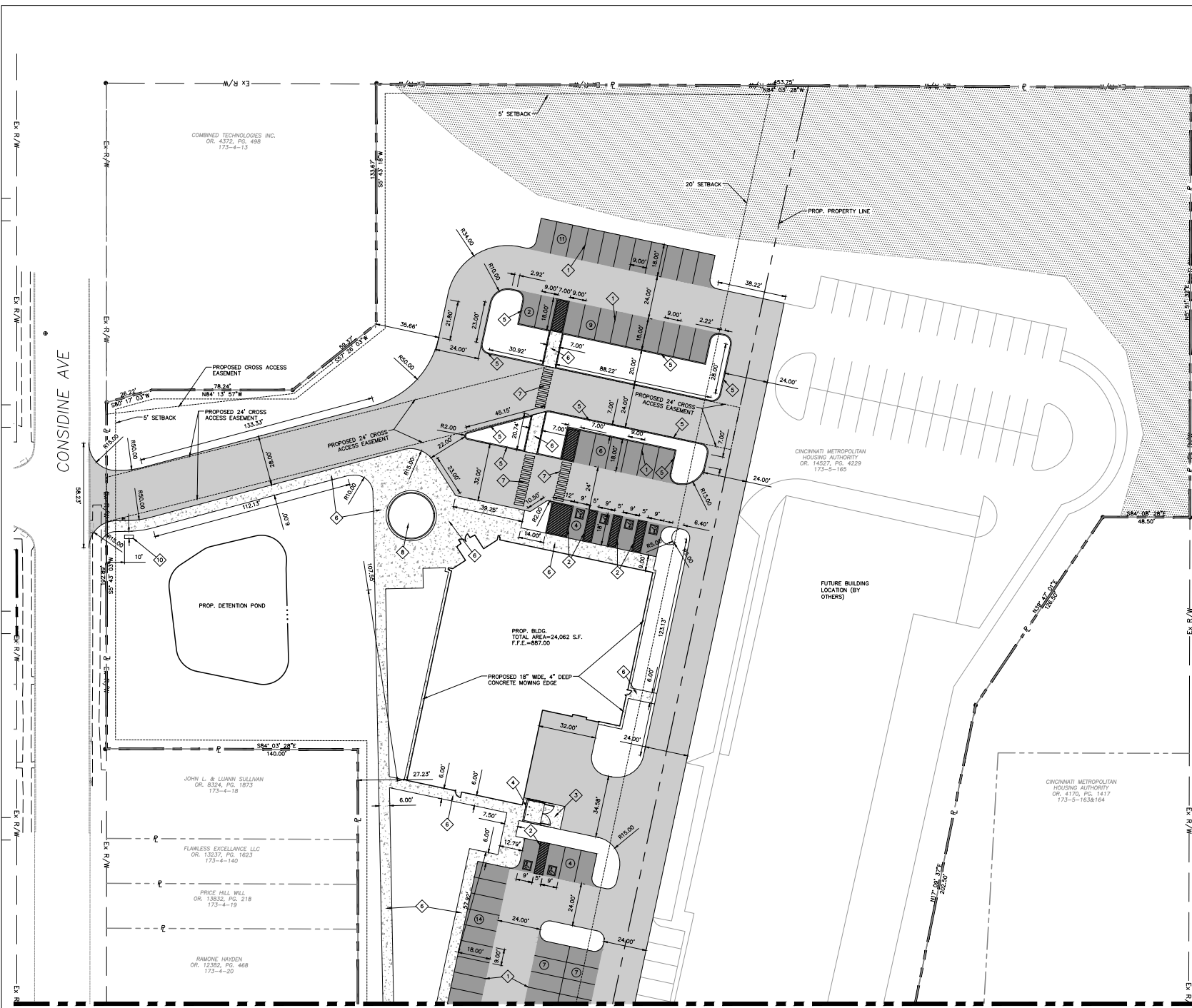
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

REVISIONS

No.	Date	Description

PROJECT NO. ISSUED BY: DIC
 DRAWN BY: PSC REVIEWED BY: JSH
 ISSUE DATE: October 2024
 SHEET TITLE:

NOTE:
 ALL PROPOSED EDGE OF PAVEMENT RADI ARE
 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS



MATCHLINE SEE SHEET C101

SITE PLAN

C100

MATCHLINE SEE SHEET C100



2100 Central Expressway
Cincinnati, OH 45204
313.881.2203



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
Tel 513.942.3141
Fax 513.981.2203
Contact: Jeff Koehn
jkoehn@arcadis.com

SITE LEGEND

- BOUNDARY LINE
- - - - - SETBACK LIMITS
- - - - - RIGHT-OF-WAY
- ⊙ PARKING COUNT

SITE DATA

ADDRESS: 1048 CONSIDINE AVENUE
 TAX DISTRICT/PARCEL: 017300040165
 SITE AREA: 3.71 AC.
 ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)
 IMPERVIOUS AREA: EXISTING = 0.12 AC.
 PROPOSED = 1.71 AC.
 TOTAL BUILDING AREA: 24,062 S.F.
 SETBACKS: REAR - 20'
 FRONT - 5'
 SIDE - 5'
 PARKING: OFFICE
 REQUIRED PARKING SPACES:
 1 FOR EVERY 400 S.F. = 81 SPACES
 TOTAL PROPOSED STANDARD PARKING SPACES = 65
 TOTAL PROPOSED ADA PARKING SPACES = 6
 TOTAL PARKING SPACES = 71

CODED NOTES

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN. SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD. SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB. SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK. SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED. SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS. SEE DETAIL SHEET C302

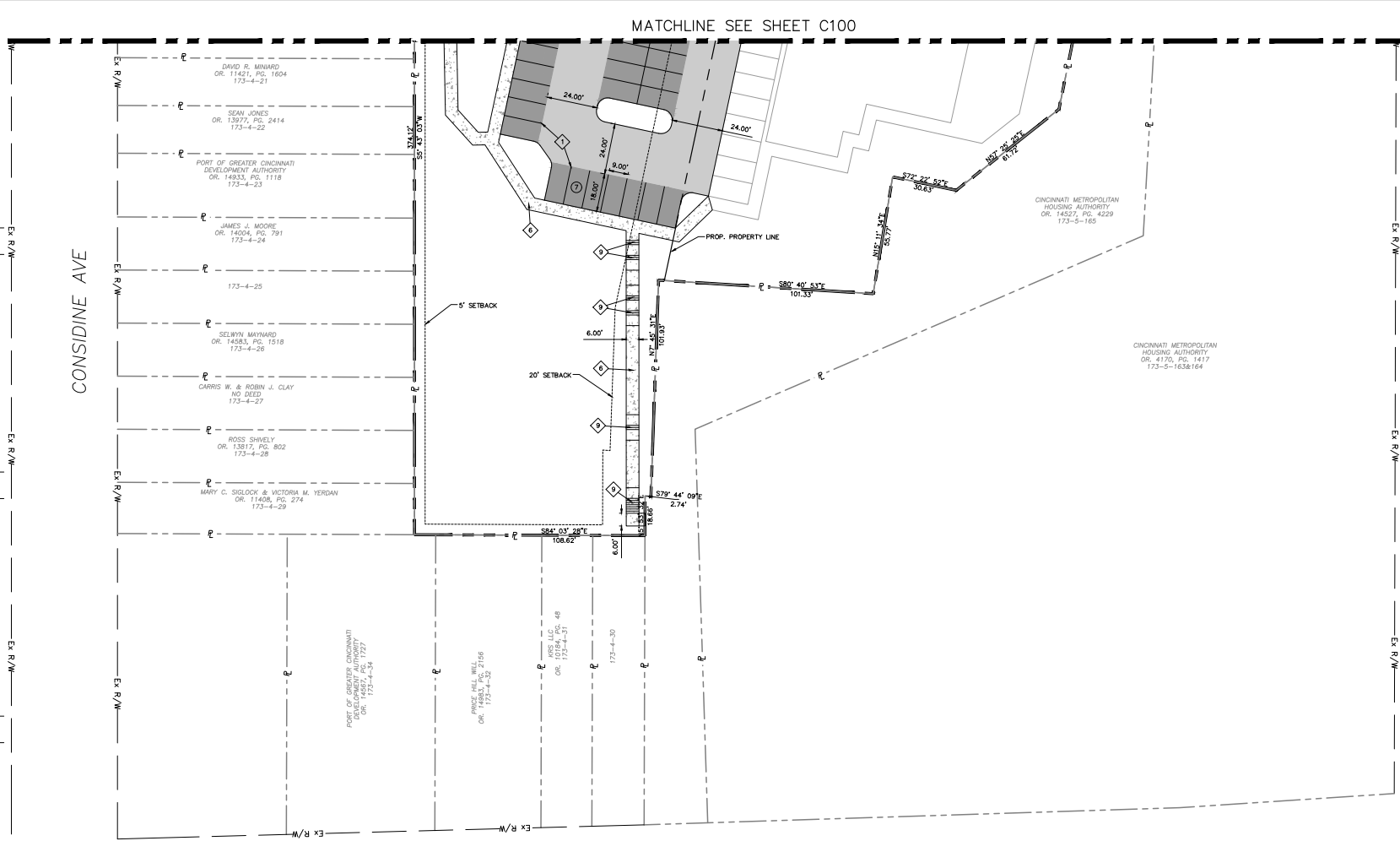
SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADI ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

CONSIDINE AVE

WARSAW AVE



SANTA MARIA
DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45204

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DIC
DRAWN BY: PFC	REVIEWED BY: JKH
ISSUE DATE:	October, 2024
SHEET TITLE:	

SITE PLAN

C101



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 Inch = 20 ft.



210 Canal Plaza
Cincinnati, OH 45202
10/24/2018



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
Tel: 513.942.3141
Fax: 513.981.2263
Contact: Jeff Koehn
jkoehn@arcadis.com

UTILITY LEGEND

- SIGN
- EX. SANITARY LINE
- EX. STORM SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY BOX
- LIGHT POLE
- COMMUNICATION BOX
- MAIL BOX
- SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- GAS LINE
- WATER LINE
- GAS METER
- IRON PIN FOUND (AS NOTED)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC LINE

CODED NOTES

1. PROPOSED 6" SDR-35 SANITARY SERVICE LATERAL.
2. PROPOSED 2-1/2" DOMESTIC WATER SERVICE.
3. PROPOSED OUTLET CONTROL STRUCTURE, SEE DETAIL SHEET C202.
4. PROPOSED 8" WATER MAIN.
5. PROPOSED FIRE HYDRANT CONNECTION WITH TWO 2-1/2" INCH SWIVEL FITTINGS. FINAL PIPING CONFIGURATION AND DETAILS BY FIRE SUPPRESSION ENGINEER.
6. PROPOSED FIRE LINE.
7. PROPOSED PRIVATE FIRE HYDRANT.
8. PROPOSED FROST PROOF BOX AND METER, SEE DETAIL SHEET C202.
9. PROPOSED 10"x8"x10" TEE.
10. PROPOSED WATER VALVE.
11. PROPOSED 2" WATER SERVICE.
12. PROPOSED 2" 2-1/2" REDUCER, REFER TO MEP PLANS FOR FINAL SIZING.
13. PROPOSED GAS SERVICE, REFER TO MEP PLANS FOR SIZING.
14. PROPOSED GAS SERVICE TO EXISTING 4" GAS MAIN CONNECTION.
15. PROPOSED 8" ROOF DRAIN CONNECTION, MAINTAIN 2% MINIMUM SLOPE.
16. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND SANITARY CROSSING.
17. MAINTAIN 18" VERTICAL CLEARANCE AT STORM/WATER AND GAS CROSSING.
18. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSING.
19. EXISTING WATER METERS TO BE ABANDONED.
20. PROPOSED SANITARY CLEANOUT.
21. CONTRACTOR TO FOTHOKE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT.
22. CONTRACTOR TO CAP END OF PROPOSED 8" WATER MAIN.
23. PROPOSED 8"x6"x6" TEE.
24. PROPOSED SIGN (SEE ARCH DETAILS).

HATCH LEGEND

- [Hatched Box] PROPOSED CONCRETE

GENERAL NOTES

1. A PLUMBING PERMIT AND INSPECTION ARE REQUIRED FROM THE CITY OF CINCINNATI PLUMBING DEPARTMENT.
2. IF LOWEST LEVEL BUILDING ELEVATION IS BELOW THE FIN ELEVATION OF AN UPSTREAM MANHOLE, THEN THE SANITARY TAP MUST INCLUDE A BACKFLOW PREVENTER.
3. PROPOSED SANITARY LATERAL TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE.

UTILITY PLAN NOTES

1. SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
2. WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 36 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
4. WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
5. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. CONTRACTOR TO CONFIRM ALL WATER SERVICE MATERIALS WITH OWNER.
7. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND TAKE DETERMINING MEASURES AROUND FOUNDATIONS AND UTILITY STRUCTURES DURING CONSTRUCTION PROCESS.

SANTA MARIA
DEVELOPMENT

1046 W. WASHINGTON AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: PFP

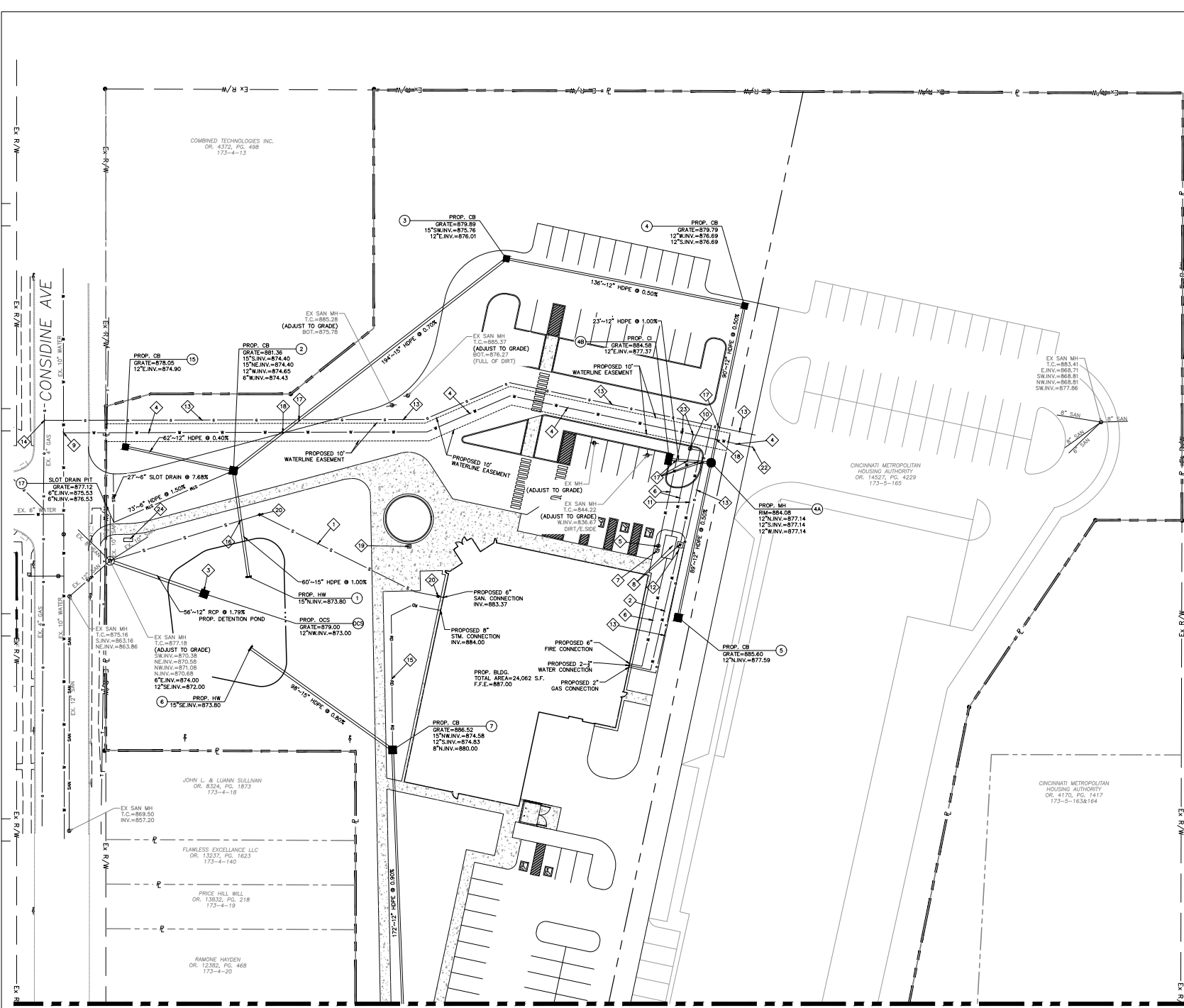
DRAWN BY: PFP REVIEWED BY: PFP

TASK DATE: October 2024

SHEET TITLE:

UTILITY PLAN

C200



MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C200



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 Inch = 20 ft.



210 Canal Center
Cincinnati, OH 45219
10/20/16



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
tel 513 942 3141
fax 513 981 2903
Contact: Jeff Koehn
jkoehn@arcadis.com

CONSIDINE AVE

WARSAW AVE

UTILITY LEGEND

- SIGN
- EX. SANITARY LINE
- EX. STORM SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY BOX
- LIGHT POLE
- COMMUNICATION BOX
- MAIL BOX
- SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- GAS LINE
- WATER LINE
- GAS METER
- IRON PIN FOUND (AS NOTED)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC LINE

CODED NOTES

1. PROPOSED 6" SDR-35 SANITARY SERVICE LATERAL.
2. PROPOSED 2-1/2" DOMESTIC WATER SERVICE.
3. PROPOSED OUTLET CONTROL STRUCTURE, SEE DETAIL SHEET C202.
4. PROPOSED 8" WATER MAIN.
5. PROPOSED FIRE HYDRANT CONNECTION WITH TWO 2-1/2" INCH SWIVEL FITTINGS. FINAL PIPING CONFIGURATION AND DETAILS BY FIRE SUPPRESSION ENGINEER.
6. PROPOSED 6" FIRE LINE.
7. PROPOSED PRIVATE FIRE HYDRANT.
8. PROPOSED FROST PROOF BOX AND METER, SEE DETAIL SHEET C202.
9. PROPOSED 10"x8"x10" TEE.
10. PROPOSED WATER VALVE.
11. PROPOSED 2" WATER SERVICE.
12. PROPOSED 2" x 2-1/2" REDUCER, REFER TO MEP PLANS FOR FINAL SIZING.
13. PROPOSED GAS SERVICE, REFER TO MEP PLANS FOR SIZING.
14. PROPOSED GAS SERVICE TO EXISTING 4" GAS MAIN CONNECTION.
15. PROPOSED 8" ROOF DRAIN CONNECTION, MAINTAIN 2% MINIMUM SLOPE.
16. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND SANITARY CROSSING.
17. MAINTAIN 18" VERTICAL CLEARANCE AT STORM/WATER AND GAS CROSSING.
18. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSING.
19. EXISTING WATER METER TO BE ABANDONED.
20. PROPOSED SANITARY CLEANOUT.
21. CONTRACTOR TO NOTIFIE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT.
22. CONTRACTOR TO CAP END OF PROPOSED 6" WATER MAIN.
23. PROPOSED 8"x6"x8" TEE.

HATCH LEGEND

- PROPOSED CONCRETE

GENERAL NOTES

1. A PLUMBING PERMIT AND INSPECTION ARE REQUIRED FROM THE CITY OF CINCINNATI PLUMBING SECTION.
2. IF FLOWEST LEVEL BUILDING ELEVATION IS BELOW THE FIN ELEVATION OF AN UPSTREAM MANHOLE, THEN THE SANITARY TAP MUST INCLUDE A BACKFLOW PREVENTER.
3. PROPOSED SANITARY LATERAL TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE.

UTILITY PLAN NOTES

1. SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
2. WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 36 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
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5. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. CONTRACTOR TO CONFIRM ALL WATER SERVICE MATERIALS WITH OWNER.
7. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND TAKE Dewatering MEASURES AROUND FOUNDATIONS AND UTILITY STRUCTURES DURING CONSTRUCTION PROCESS.

SANTA MARIA DEVELOPMENT
1000 WASHINGTON AVENUE
CINCINNATI, OH 45205

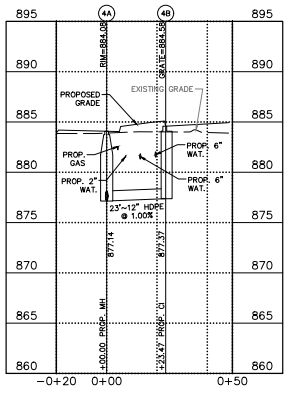
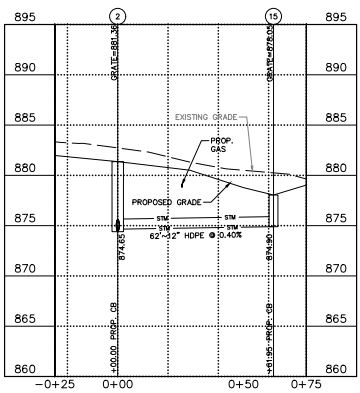
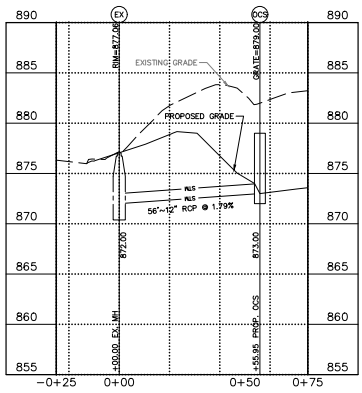
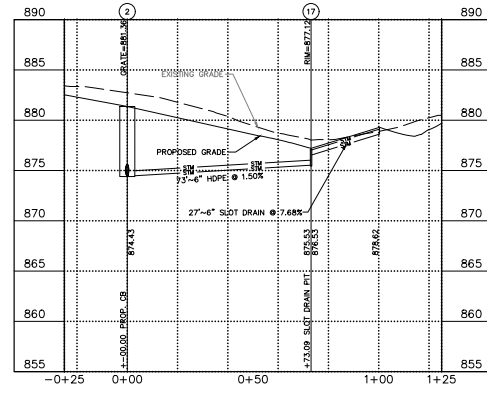
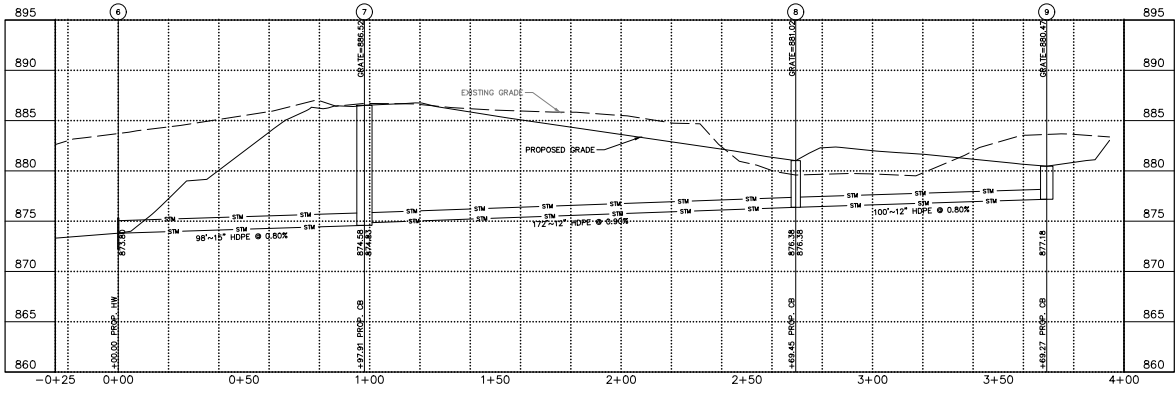
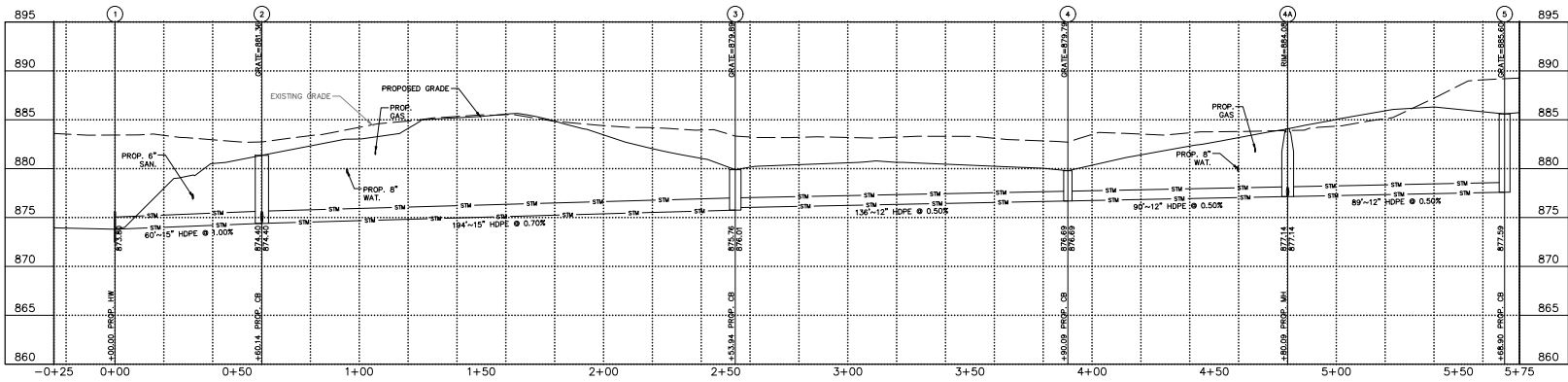
REVISIONS

No.	Date	Description

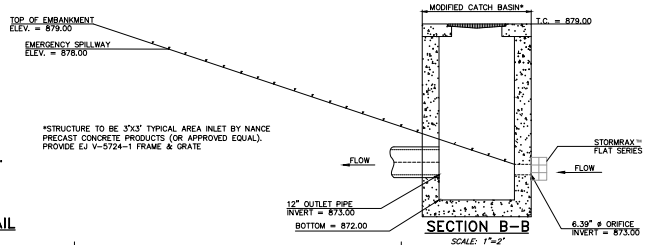
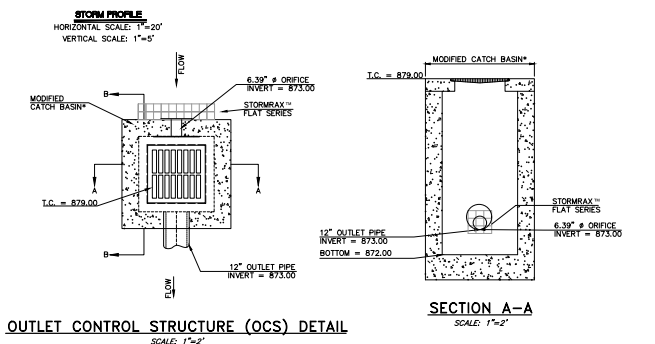
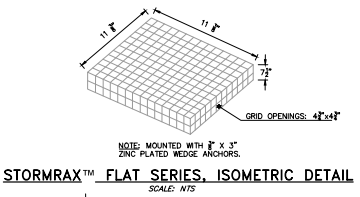
PROJECT NO. ISSUED BY: PFP
DRAWN BY: PFP REVIEWED BY: PFP
ISSUE DATE: October 2024
SHEET TITLE:

UTILITY PLAN

C201



STORM PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



REVISIONS

No.	Date	Description

PROJECT NO. ISSUED BY: DDC

DRAWN BY: JPK REVISIONS BY: JPK

ISSUE DATE: OCTOBER 2024

SHEET TITLE: STORM PROFILES & DETAILS

PROJECT NO. C202



GRAPHIC SCALE
20 10 0
IN FEET
1 inch = 20 ft.



2925 Central Expressway
Cincinnati, OH 45215
1994-1995



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45216
Tel 513 942 3141
Fax 513 981 2953
Contact: Jeff Koehn
jkoehn@arcadis.com

GRADING LEGEND

- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED PAVEMENT GRADE
- PROPOSED GROUND GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB
- PROPOSED EDGE OF PAVEMENT
- GRATE=XXX PROPOSED TOP OF GRATE
- F.F.E.=21.05 FINISHED FLOOR ELEVATION
- S.S. PROPOSED SLOPE
- PROPOSED DRAINAGE BOUNDARY
- MAJOR STORM RUNOFF PATH
- CONSTRUCTION LIMITS

EARTHWORK ANALYSIS

CUT = 6,456 C.Y.
FILL = 2,310 C.Y.
NET = 4,146 C.Y. (CUT)

NOTE:
EARTHWORK ANALYSIS IS SURFACE TO SURFACE ONLY (DOES NOT INCLUDE BUILDING PAD, UTILITY TRENCHES, ETC.) AND TO BE USED AS A REFERENCE ONLY.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT



MATCHLINE SEE SHEET C301

SANTA MARIA
DEVELOPMENT
1646 WOODBRIDGE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DDC
DRAWN BY: PHS	REVIEWED BY: JHK
ISSUE DATE:	October, 2024
SHEET TITLE:	

GRADING PLAN

C300

MATCHLINE SEE SHEET C300

CONSINIDE AVE

WARSAW AVE



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
Tel 513 942 3141
Fax 513 981 2263
Contact: Jeff Koehn
jeffkoehn.com

GRADING LEGEND

- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR

- PROPOSED PAVEMENT GRADE
- PROPOSED GROUND GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF GRATE
- FINISHED FLOOR ELEVATION
- PROPOSED SLOPE
- PROPOSED DRAINAGE BOUNDARY
- MAJOR STORM RUNOFF PATH
- CONSTRUCTION LIMITS

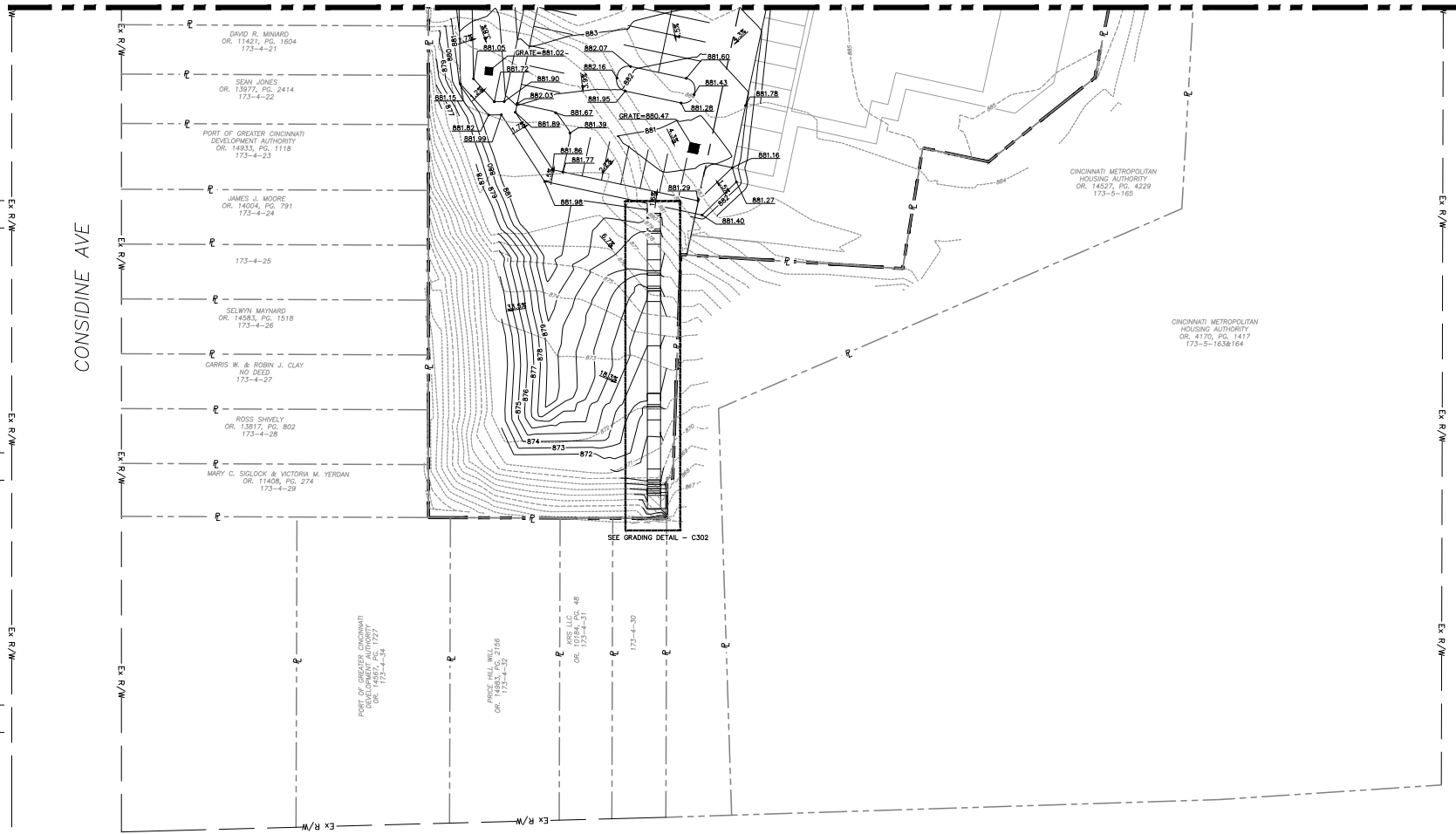
EARTHWORK ANALYSIS

CUT	=	6,456 C.Y.
FILL	=	2,310 C.Y.
NET	=	4,146 C.Y. (CUT)

NOTE:
EARTHWORK ANALYSIS IS SURFACE TO SURFACE ONLY (DOES NOT INCLUDE BUILDING PAD, UTILITY TRENCHES, ETC.) AND TO BE USED AS A REFERENCE ONLY.

HATCH LEGEND

- HILLSIDE OVERLAY DISTRICT



SANTA MARIA DEVELOPMENT
1000 CONSINIDE AVENUE
CINCINNATI, OH 45205

REVISIONS

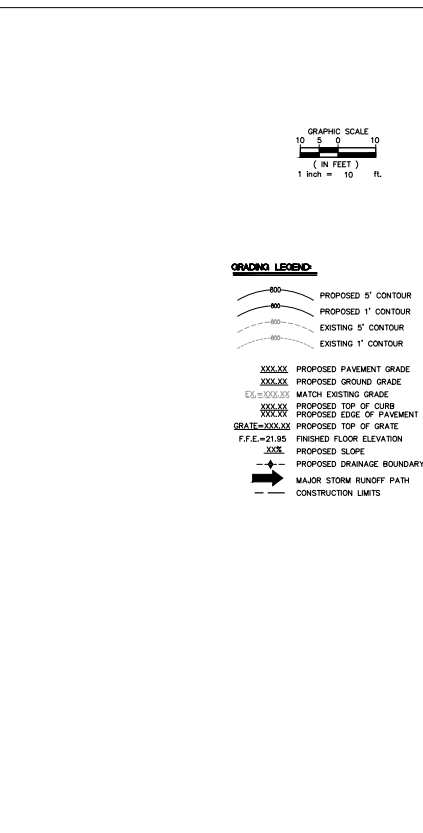
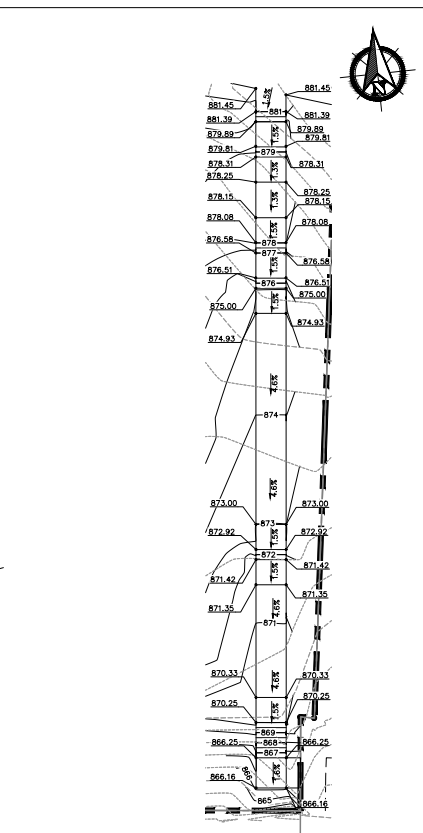
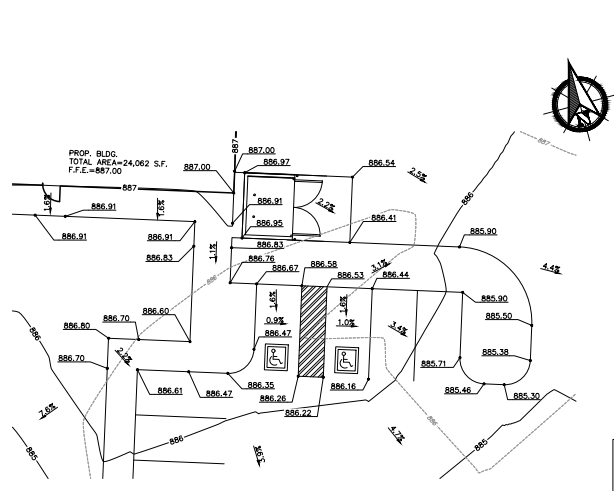
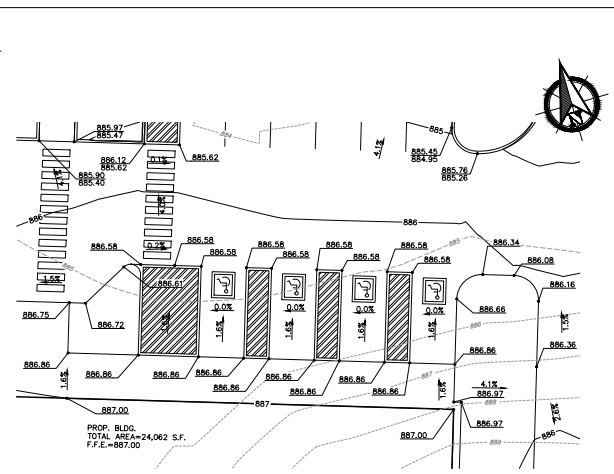
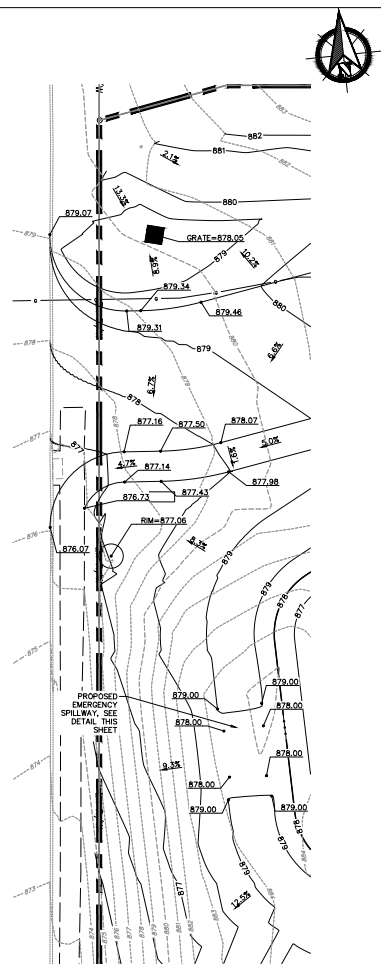
No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: D.K.
DRAWN BY: P.H. REVIEWED BY: J.H.
ISSUE DATE: October, 2024
SHEET TITLE:

GRADING PLAN

C301



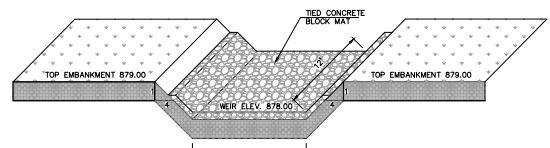
GRAPHIC SCALE

10 5 0 10
IN FEET
1 inch = 10 ft.

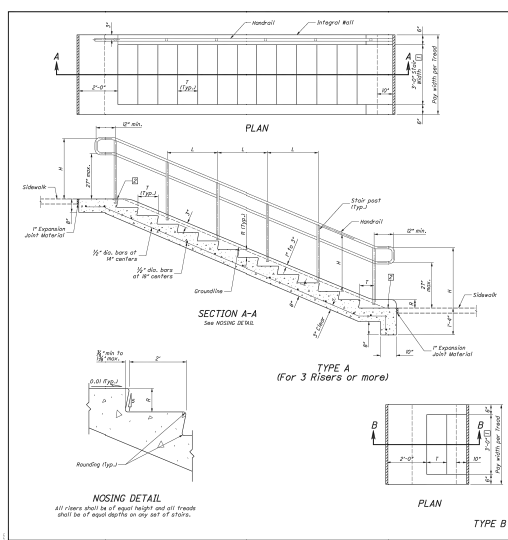
GRADING LEGEND

800 PROPOSED 5' CONTOUR
800 PROPOSED 1' CONTOUR
800 EXISTING 5' CONTOUR
800 EXISTING 1' CONTOUR

XXX.XX PROPOSED PAVEMENT GRADE
XXX.XX PROPOSED GROUND GRADE
XXX.XX MATCH EXISTING GRADE
XXX.XX PROPOSED TOP OF CURB
XXX.XX PROPOSED TOP OF GROUND GRADE
XXX.XX PROPOSED TOP OF GAVATE
F.F.E.=XXX.XX FINISHED FLOOR ELEVATION
PROPOSED SLOPE
XXX PROPOSED DRAINAGE BOUNDARY
MAJOR STORM RUNOFF PATH
CONSTRUCTION LIMITS



EMERGENCY SPILLWAY DETAIL
SCALE: NTS



NOTES

GENERAL Locate the top of the integral wall 1" to 3" above ground line.

TYPE A Fabricate hand railing and stair posts from rounded pipe 1 1/2" diameter (2" o.d. and thickness 1/4" thick) using the equipment in the Specifications. The Specifications for metal and composite steel pipe are in 2.2 Structural Steel, Concrete Reinforcing Steel Institute (CSI) Manual 308, and the Specification for Reinforcing Steel Institute (CSI) Manual 308, Section Number 40.

TYPE B Fabricate handrails and stair posts from fabric pipe, as specified in 4.216 and 4.217, and galvanized steel railing. The locations on which the separator coating has been damaged, as specified in 4.216 and 4.217, shall be repaired prior to installation of the railing. The railing shall be installed on the exterior of the structure with the railing separating member installed facing inward (interior) of the structure.

Install a single handrail to the right side of the stairs, facing up, unless otherwise shown on the plans.

For riser widths greater than 41", a handrail is required on both sides of the stairs. Install hand railings on both sides of stairs that are less than 41" wide, when required by the plans.

Provide galvanized steel channel railing with integral sleeves, and after welding, be smooth and without "spits".

End-toggles on set stair posts is sockets filled with 1/2" proper flamed cement mortar. Grout in heavy concrete of adjacent riser on exterior side of stairs inside and outside to the portion of structural stair posts set into concrete or masonry.

Detail the stair posts to minimum depth as:

- Install stair posts and handrails free of bars, or other projections.

LEGEND

~ 3/4" dia., 20# rebar
~ 1" dia., 20# rebar
~ 1 1/2" dia., 20# rebar

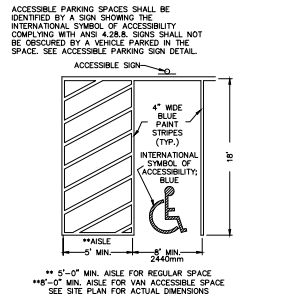
Equal interior panel lengths equal. The upper and lower panel lengths may vary. Panel lengths are not to exceed 3'-0".

Unless shown otherwise on the plans.

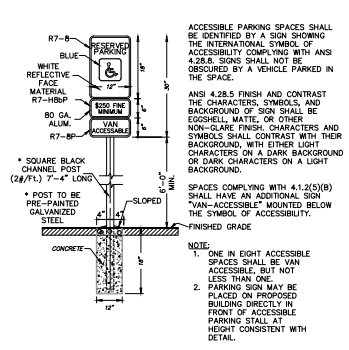
Measurable: Meas per CDS 608.08

CONCRETE STEPS

PROJECT NO. ISSUED BY: D.C.
DRAWN BY: PFG. REVIEWED BY: JKH
ISSUE DATE: OCTOBER 2024
SHEET TITLE:
GRADING DETAILS
C302



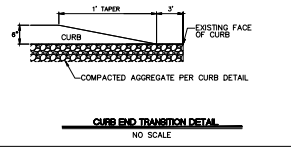
ACCESSIBLE PARKING SPACE
NO SCALE



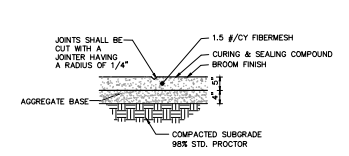
ACCESSIBLE PARKING SIGN
NO SCALE



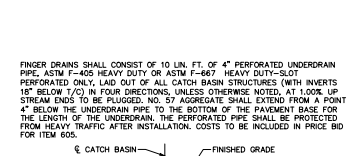
PARKING STRIPING DETAIL
NO SCALE



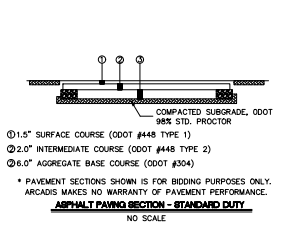
CURB END TRANSITION DETAIL
NO SCALE



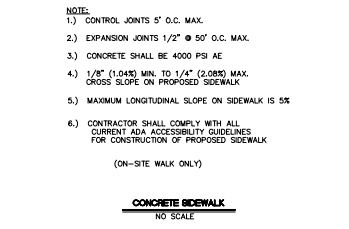
CONCRETE SIDEWALK
NO SCALE



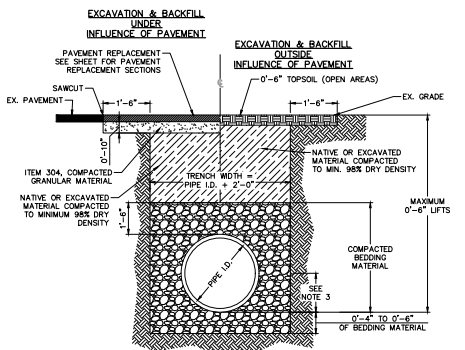
FINDER DRAIN DETAIL
NO SCALE



ASPHALT PAVING SECTION - STANDARD DUTY
NO SCALE

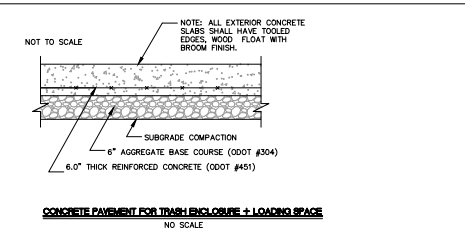


ASPHALT PAVING SECTION - HEAVY DUTY
NO SCALE

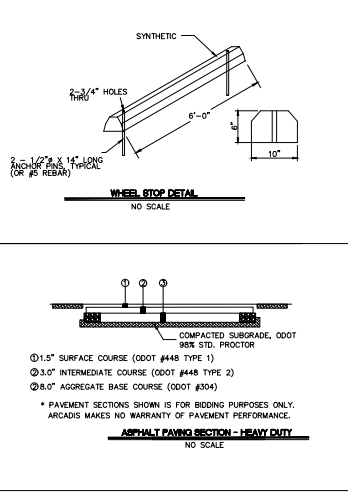


- NOTES:**
1. ALL PIPE BEDDING IS TO CONSIST OF 8'S, 9'S, OR WASHED 57'S.
 2. REFER TO OSHA REQUIREMENTS FOR MAXIMUM ALLOWABLE TRENCH SLOPES.
 3. THE BEDDING FOR THIS PORTION OF THE PIPE EMBEDMENT ZONE MUST BE RECOMPACTED TO PROPER DENSITIES AFTER MOVING SUPPORT SYSTEM FORWARD.
 4. PROVIDE FILTER FABRIC WHEN VERY FINE OR UNSTABLE MATERIAL IS ENCOUNTERED.
 5. APPLY ITEM 407 TACK COAT TO VERTICAL FACE OF SAWCUT PAVEMENT.

UTILITY CONDUIT - OPEN OUT DETAIL
NO SCALE



CONCRETE PAVEMENT FOR TRASH ENCLOSURE + LOADING SPACE
NO SCALE

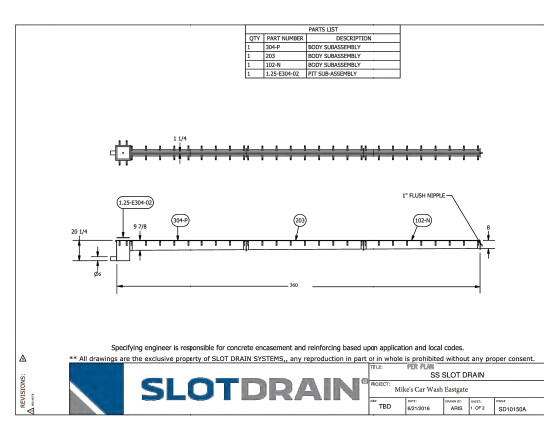


WHEEL STOP DETAIL
NO SCALE

- NOTES:**
1. 1.5" SURFACE COURSE (000T #448 TYPE 1)
 2. 3.0" INTERMEDIATE COURSE (000T #448 TYPE 2)
 3. 8.0" AGGREGATE BASE COURSE (000T #304)

* PAVEMENT SECTIONS SHOWN IS FOR BIDDING PURPOSES ONLY. ARCADIS MAKES NO WARRANTY OF PAVEMENT PERFORMANCE.

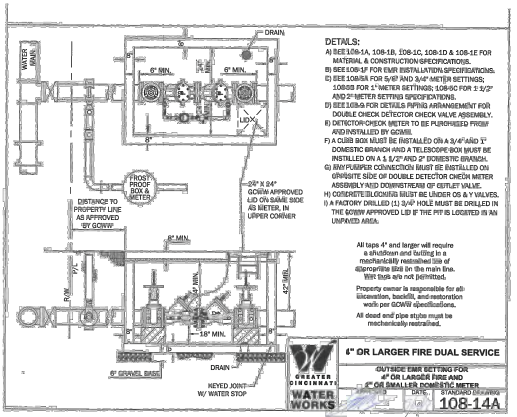
ASPHALT PAVING SECTION - HEAVY DUTY
NO SCALE



SLOT DRAIN NOTES

1. Excavate a trench allowing for room underneath and on both sides of Slot Drain. There should be a minimum of 6" of concrete surrounding the drain.
2. It is recommended to pre-pour a concrete pad underneath the Slot Drain pit so it can be properly secured. If no pad is poured, peg the sump pit down (using the flat bar mounting brackets bolted to the sides of the sump and wooden stakes) before Slot Drain is connected.
3. Install all Slot Drain pits and piping, making sure that the Slot Drain pit walls are reinforced to prevent sidewall bowing.
4. Bolt the last (deepest) section of Slot Drain to the Slot Drain pit. If a Slot Drain pit is not being used, start at the deepest section. Bolt all remaining sections of Slot Drain together using the numbered flanges as a guide. For example, if you have a section 102, a section 203, a section 304 and a Slot Drain pit. First, bolt flange 4 of section 304 to the Slot Drain pit side marked 4. Next, bolt flange 3 of section 203 to flange 3 of section 203. Finally, bolt flange 2 of section 203 to flange 2 of section 102. Use a continuous bead of silicone sealant between all bolted sections.

5. Use wooden stakes to set the desired elevation of drain sections. Secure drain sections to the stakes with the mounting holes provided on the leveling brackets.
6. Once Slot Drain is secured and the appropriate elevation is achieved, for structural support, tie the rebar from the floor grid into the rebar/leveling bars on the drain assembly. Cover the opening with the duct tape, or insert Styrofoam if needed.
7. To ensure that Slot Drain will not float, it is recommended that the concrete be poured in two stages. Once adequate time for the first concrete pour to set has elapsed, the floor slab can be completed. The use of a pencil vibrator is strongly recommended to make sure that the concrete has completely surrounded Slot Drain, leaving no bubbles or voids.
8. Once the concrete slab is firm, first remove the tape or Styrofoam from the slot and then break out all metal tabs to ensure a continuous open slot. Using the paddle, clean out the Slot Drain.



- DETAILS:**
- A. SEE SECTION 14, 108-18, 108-1C, 108-1D & 108-1E FOR MATERIAL & CONSTRUCTION SPECIFICATIONS.
 - B. SEE TOP OF FOR REBAR INSTALLATION SPECIFICATIONS.
 - C. SEE SLOTTAS FOR 5/8" AND 3/4" METER SETTINGS; SLOTTAS FOR 1/2" METER SETTINGS; SLOTTAS FOR 3/2" AND 2" METER SETTINGS OR OTHER.
 - D. SEE SLOTTAS FOR DETAILS PIPING ARRANGEMENT FOR DOUBLE CHECK DETECTOR CHECK VALVE ASSEMBLY.
 - E. DETECTOR CHECK VALVE TO BE FURNISHED FROM MANUFACTURER BY OWNER.
 - F. A CURB BOX MUST BE INSTALLED ON A 3/4" x 6" x 48" 1" DOMESTIC BRANCH AND A TELESCOPE BOX MUST BE INSTALLED ON A 1 1/2" x 2" x 24" 1" DOMESTIC BRANCH.
 - G. REBAR CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DOUBLE DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF CURB VALVE.
 - H. CONCRETE FLOOR MUST BE UNDER 68" x 6" VALVES.
 - I. A FACTORY DRILLED (1) 3/4" HOLE MUST BE DRILLED IN THE LOWER APPROVED LIP OF EACH PIT IS LOCATED IN AN UNPAVED AREA.

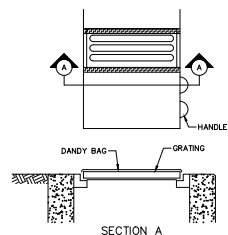
All pipe 4" and larger will require a subdrain and falling to a mechanically restrained type of stopflange fit on the main line. See back for full specifications.
Property owner is responsible for all installation, ductile, and restoration work per owner specifications.
All steel and pipe sizes must be mechanically restrained.

WATER WORKS
108-14A
4" OR LARGER FIRE DUAL SERVICE
OUTSIDE FIRE SETTING FOR 4" OR LARGER FIRE AND 6" OR SMALLER DOMESTIC METER
108-14A

SANTA MARIA DEVELOPMENT
108 CONCORD AVENUE
CONCORD, MA 03305

REVISIONS	No.	Date	Description

PROJECT NO. ISSUED BY: D.C.
DRAWN BY: PFC. REVIEWED BY: JSH
ISSUE DATE: OCTOBER 2024
SHEET TITLE:
SITE DETAILS

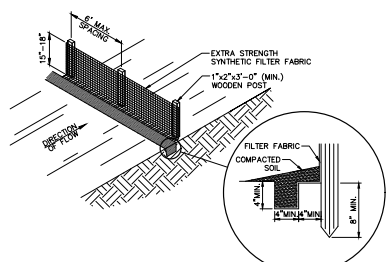


SECTION A

INSTALLATION: STAND GRATE ONE END, PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK, TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE: AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BRUSH.

DANDY BAG DETAIL (EP-1)
NO SCALE

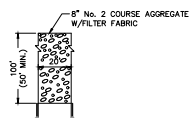


NOTES

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

14-GAUGE WIRE FENCE REINFORCEMENT, A MINIMUM OF 18-INCHES IN HEIGHT AND HAVING A MAXIMUM MESH SPACING OF 6-INCHES, MAY BE USED AS A FENCE SUPPORT. IF THE WIRE REINFORCEMENT IS USED, STANDARD STRENGTH SYNTHETIC FILTER FABRIC MAY BE USED AND WOODEN POSTS MAY BE SPACED AT 10-FOOT INTERVALS. THE WIRE REINFORCEMENT SHALL BE BURIED A MINIMUM OF 4-INCHES AND SHALL BE FASTENED TO THE WOODEN POSTS USING 1-INCH HEAVY-DUTY STAPLES.

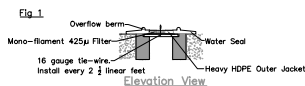
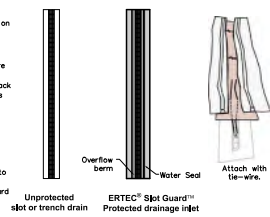
SILT FENCE DETAIL (SF-1)
NO SCALE



STABILIZED CONSTRUCTION EXIT DETAIL (CE)
NO SCALE

Installation Notes

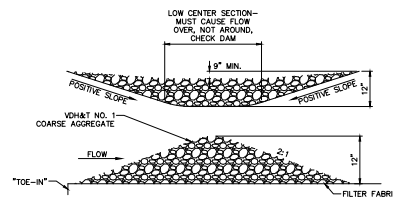
1. Placement: Lay the Slot Guard (64" x 12") on top of slot or trench drain. Do not remove grate if one is present.
2. Anchor methods: A) Attach with 16 gauge tie-wire every 2 1/2 linear feet (Fig. 1). Cut wire to 18" length. Feed one end of wire down through Slot Guard, around grate bar, and back up thru Slot Guard. Above ground, twist wires several times, cut-off excess.
3. Overlap: For long slot drains, Slot Guard can be overlapped.
4. Clean: Accumulation of leaves, debris and sediment can cause backup! Clean after every storm or as necessary.
5. Protect: In stop and go traffic areas where exposed to constant line abuse, it is useful to place traffic cones or delineators on or near Slot Guard to discourage run-overs. Slot Guard works well with periodic run-overs, but does not survive long in constant stop and start traffic.



Maintenance: Perform maintenance as required. Inspect following rainfall events and at least daily during prolonged rainfall. Maintain to provide an adequate sediment holding capacity. Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 50% of the barrier height. Removed sediment shall be incorporated in the project at designated locations.

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy or completeness of the information, and disclaims any liability regarding its use. ERTEC Environmental System's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental, indirect or consequential damages arising from the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

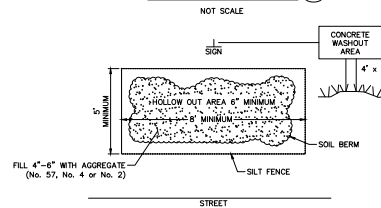
ERTEC Slot Guard Guard™
For drainage inlets with slot openings
(SDP-1)
NO SCALE



1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 8" DIA. STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 8" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR SHALL NOT EXCEED 3 FT.
4. SPACING BETWEEN DAMS SHALL BE AS SHOWN IN THE PLANS OR BY THE FOLLOWING TABLE:

DAM HEIGHT (FEET)	CHANNEL SLOPE			
	<5%	5-10%	10-15%	15-20%
1	30 FT.	20 FT.	10 FT.	6 FT.
2	60 FT.	40 FT.	20 FT.	12 FT.
3	90 FT.	60 FT.	30 FT.	15 FT.

ROCK CHECK DAM DETAIL (RD)

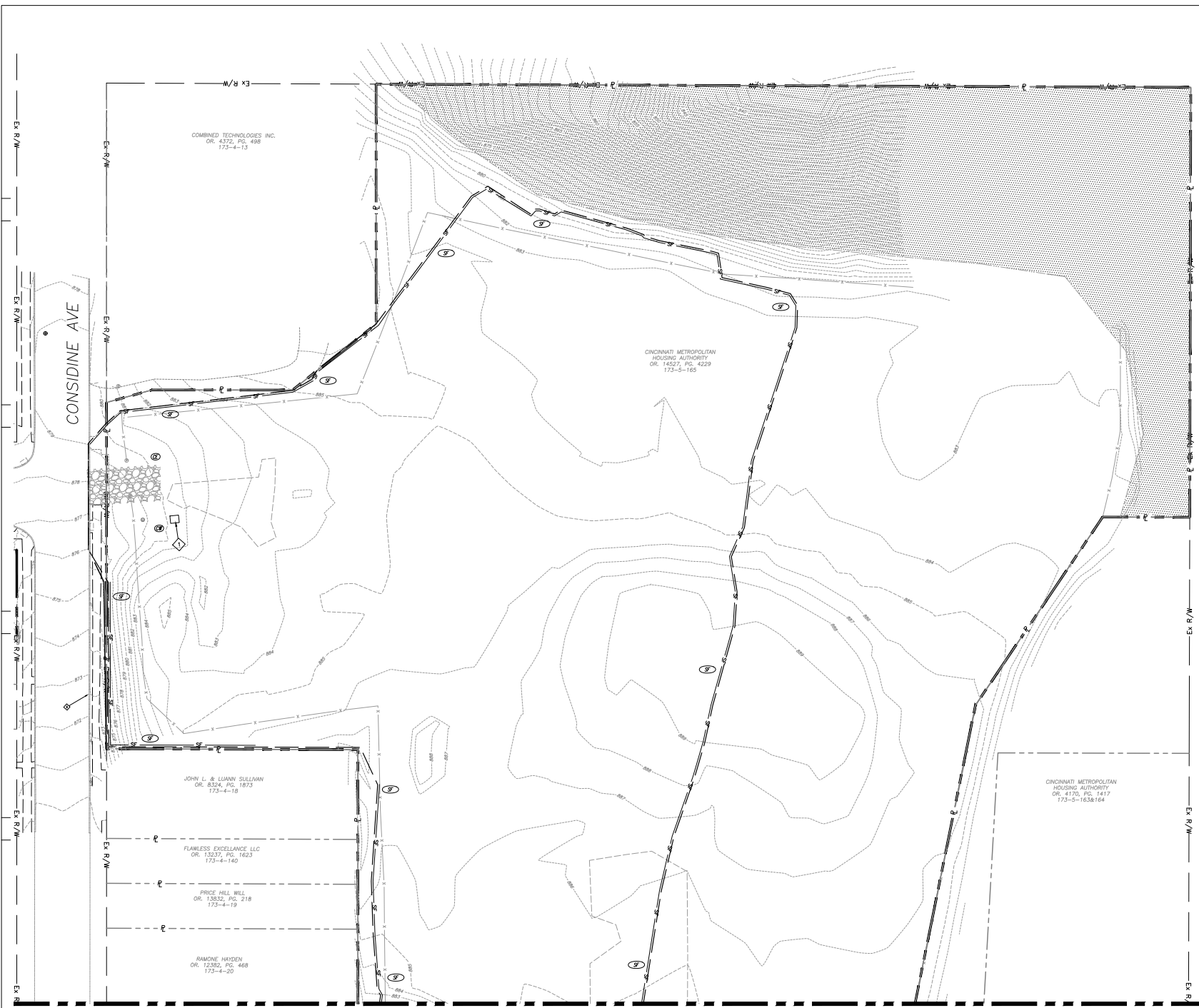


CONCRETE WASHOUT AREA (CW)
NO SCALE

REVISIONS

No.	Date	Description

PROJECT NO. ISSUED BY: D.C.
DRAWN BY: JHS. REVENUED BY: JHS.
ISSUE DATE: October, 2024
SHEET TITLE:



GRAPHIC SCALE
 20 10 0
 (IN FEET)
 1 inch = 20 ft.

EROSION PREVENTION LEGEND	
(A)	CONSTRUCTION ACCESS
(B)	CONCRETE WASHOUT
(C)	SEDIMENT BARRIER (SILT FENCE)
(D)	TEMPORARY INLET SEDIMENT TRAP
(E)	LIMITS OF DISTURBANCE

CODED NOTES

- EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSLOPE OVERLAY DISTRICT

DNK
 210 Central Expressway
 Cincinnati, OH 45202
 513.942.1111

ARCADIS
 23 Triangle Park Drive
 Cincinnati, OH 45246
 Tel 513.942.3141
 Fax 513.989.2993
 Contact: Jeff Koehn
 jeffkoehn@arcadis.com

SANTA MARIA DEVELOPMENT
 1646 W. WASHINGTON AVENUE
 CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: DDC
 DRAWN BY: PHS REVIEWED BY: JSH
 ISSUE DATE: October, 2024
 SHEET TITLE:

EP&S PHASE I
 C502

MATCHLINE SEE SHEET C503

MATCHLINE SEE SHEET C502



GRAPHIC SCALE
20 10 0 20
IN FEET
1 inch = 20 ft.



3102 Central Expressway
Cincinnati, OH 45244
616-866-1100



ARCADIS
23 Trangle Park Drive
Cincinnati, OH 45246
tel 513 942 3141
fax 513 993 2933
Contact: Jeff Koehn
jkoehn@arcadis.com

EROSION PREVENTION LEGEND

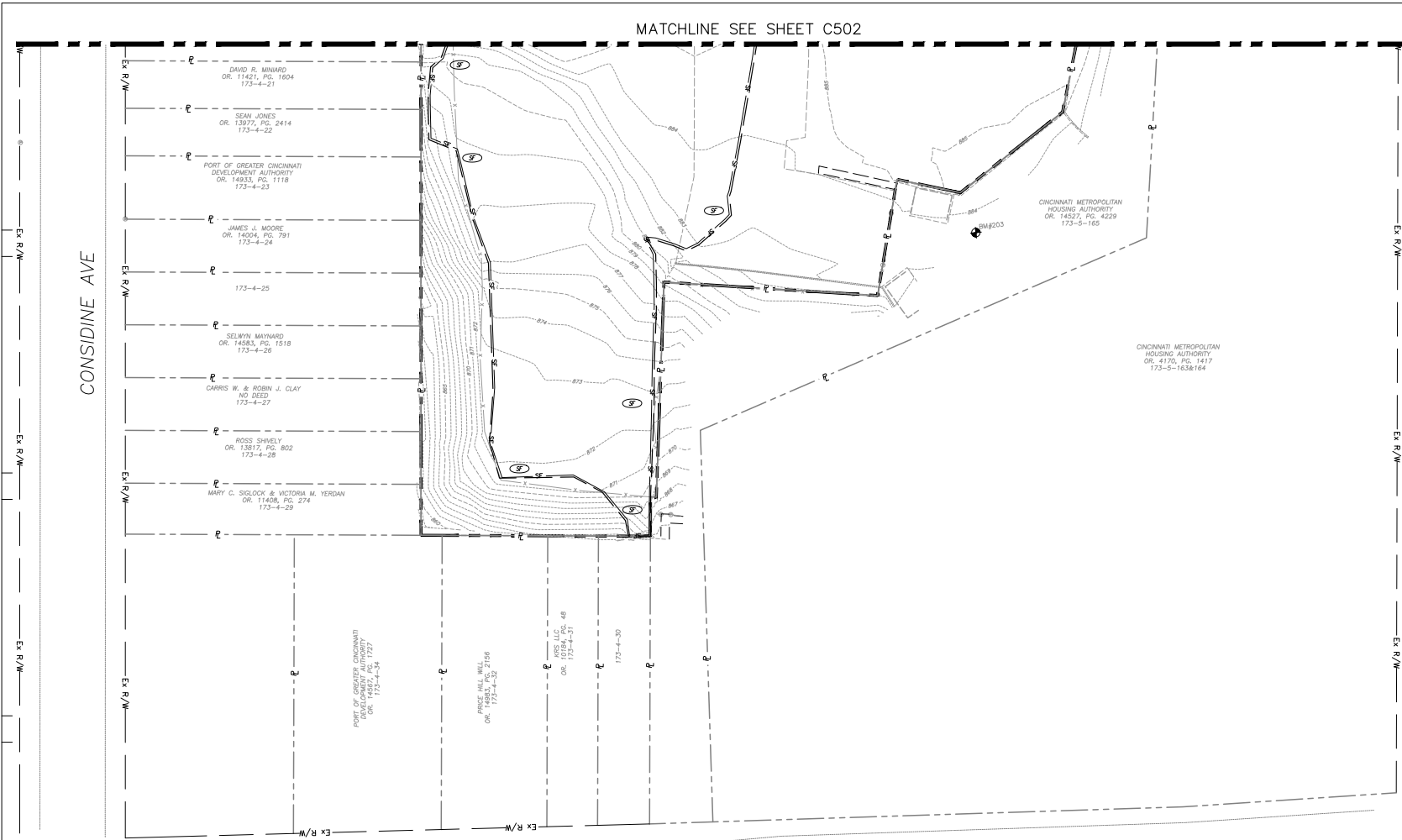
	CONSTRUCTION ACCESS	
	CONCRETE WASHOUT	
	SEDIMENT BARRIER (SILT FENCE)	
	TEMPORARY INLET SEDIMENT TRAP	
		LIMITS OF DISTURBANCE

CODED NOTES

- EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT



WARSAW AVE

SANTA MARIA
DEVELOPMENT
1806 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: D.C.
DRAWN BY: P.S. REVIEWED BY: J.H.
ISSUE DATE: October, 2024
SHEET TITLE:

EP&SC PHASE I
C503



GRAPHIC SCALE
20 10 0
IN FEET
1 inch = 20 ft.



210 Central Expressway
Cincinnati, OH 45202
304.866.1234



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45266
Tel 513 942 3141
Fax 513 989 2993
Contact: Jeff Koehn
jeffkoehn@arcadis.com

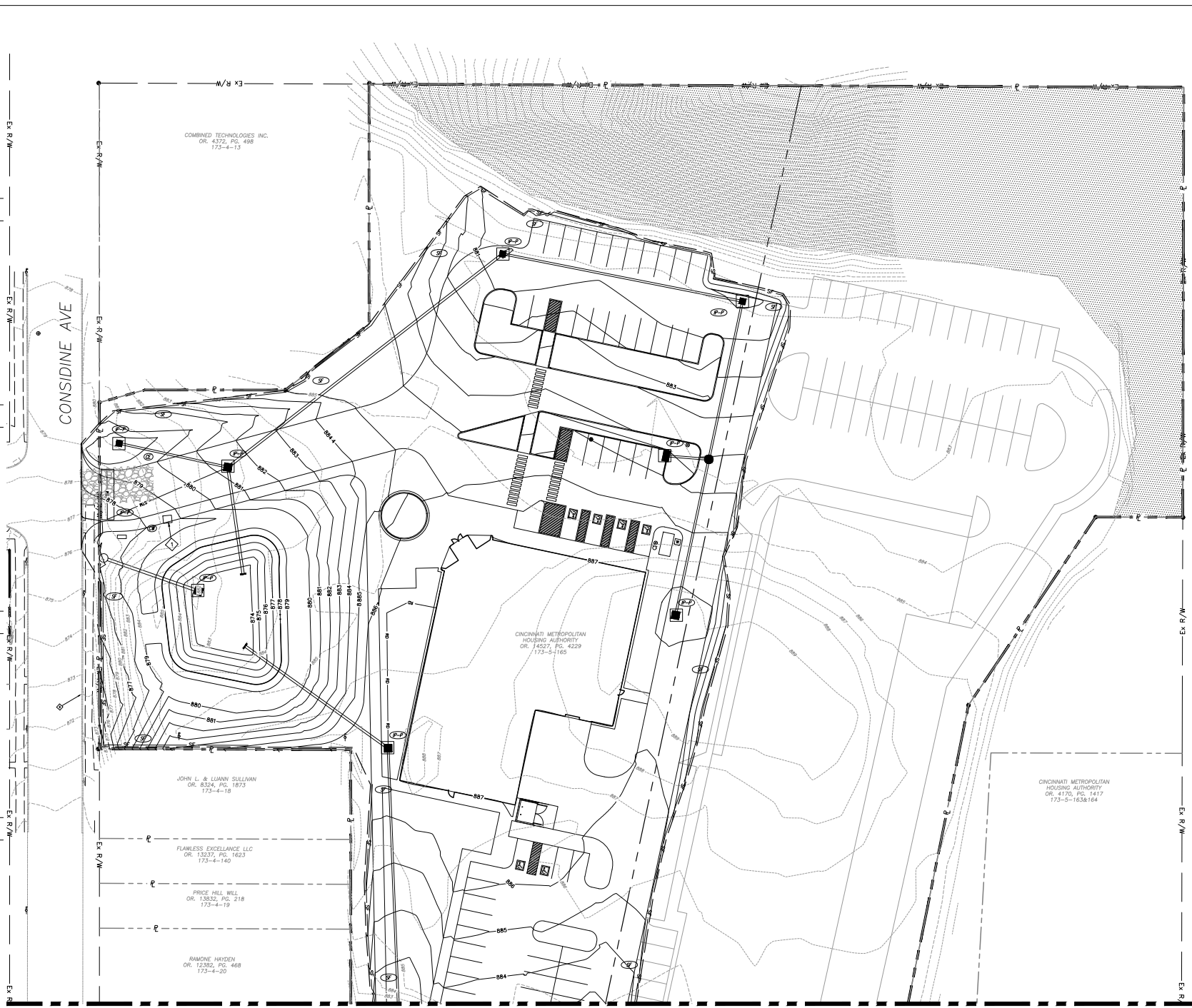
EROSION PREVENTION LEGEND	
(CA)	CONSTRUCTION ACCESS
(CW)	CONCRETE WASHOUT
(SB)	SEDIMENT BARRIER (SILT FENCE)
(TIS)	TEMPORARY INLET SEDIMENT TRAP
(LD)	LIMITS OF DISTURBANCE
(PS)	PERMANENT STABILIZATION

CODED NOTES

- EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSLOPE OVERLAY DISTRICT



COMBINED TECHNOLOGIES INC.
OR: 4372, PG. 488
173-4-13

CINCINNATI METROPOLITAN HOUSING AUTHORITY
OR: 14527, PG. 429
173-5-1165

JOHN L. & LUANN SULLIVAN
OR: 8324, PG. 1873
173-4-10

FLAWLESS EXCELLENCE LLC
OR: 13237, PG. 1623
173-4-140

PRICE HILL HILL
OR: 13832, PG. 218
173-4-19

RAMONE HAYDEN
OR: 12382, PG. 468
173-4-20

CINCINNATI METROPOLITAN HOUSING AUTHORITY
OR: 4178, PG. 1417
173-5-163&164

MATCHLINE SEE SHEET C505

REVISIONS		
No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY:	DATE:
DRAWN BY:	REVIEWED BY:	DATE:
ISSUE DATE:	SHEET TITLE:	

EP&S PHASE II

C504

MATCHLINE SEE SHEET C504



GRAPHIC SCALE
20 10 0 20
IN FEET
1 inch = 20 ft.



2820 Central Expressway
Cincinnati, OH 45204
4540840



ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45226
tel 513 942 3141
fax 513 993 2993
Contact: Jeff Koehn
jeffkoehn@arcadis.com

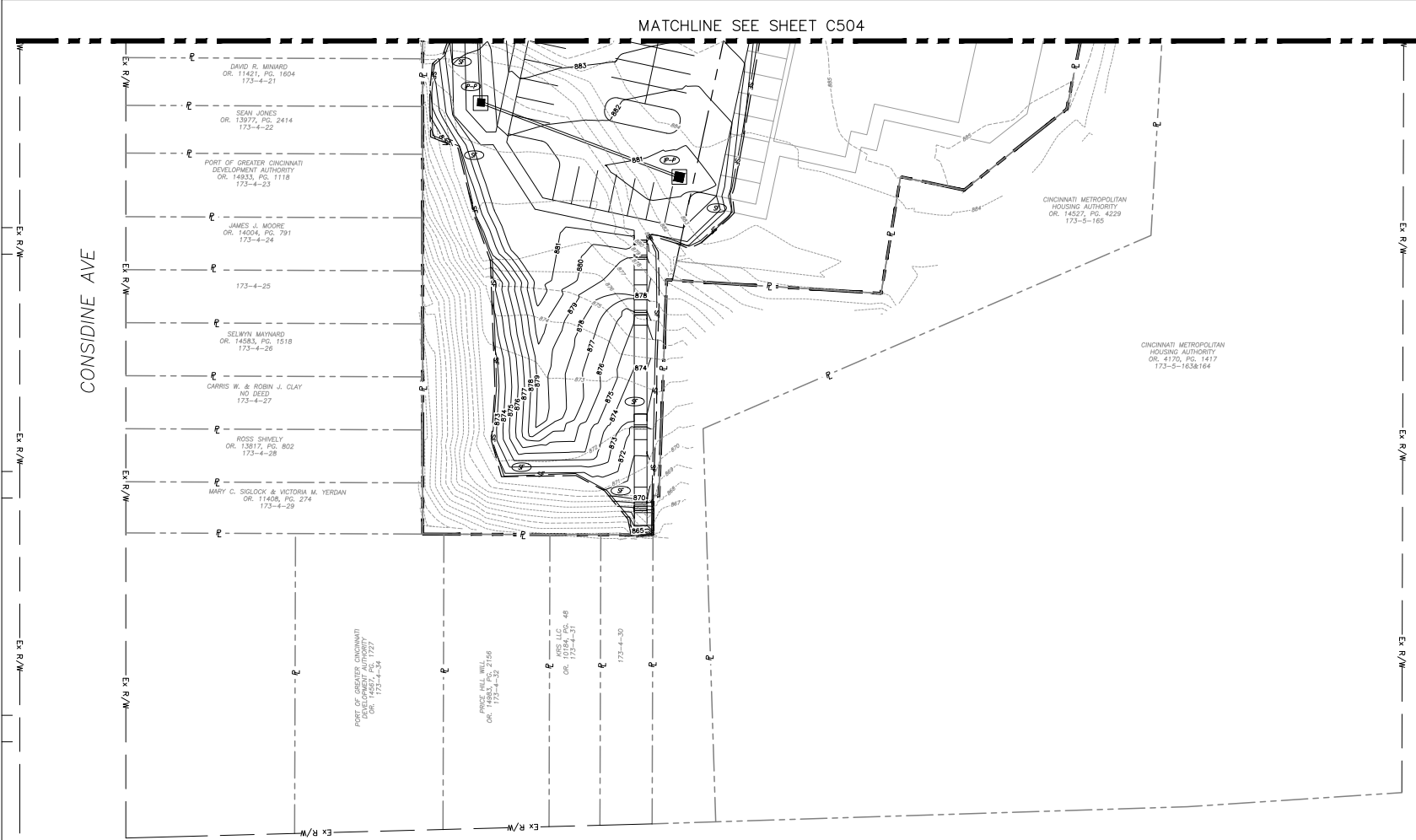
(CA)	CONSTRUCTION ACCESS	(CB)
(CW)	CONCRETE WASHOUT	(CT)
(SB)	SEDIMENT BARRIER (SILT FENCE)	(ST)
(TIS)	TEMPORARY INLET SEDIMENT TRAP	(PT)
(LSD)	LIMITS OF DISTURBANCE	
(PS)	PERMANENT STABILIZATION	(PS)

CODED NOTES

1. EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT



WARSAW AVE

SANTA MARIA DEVELOPMENT
1046 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. ISSUED BY: D.K.

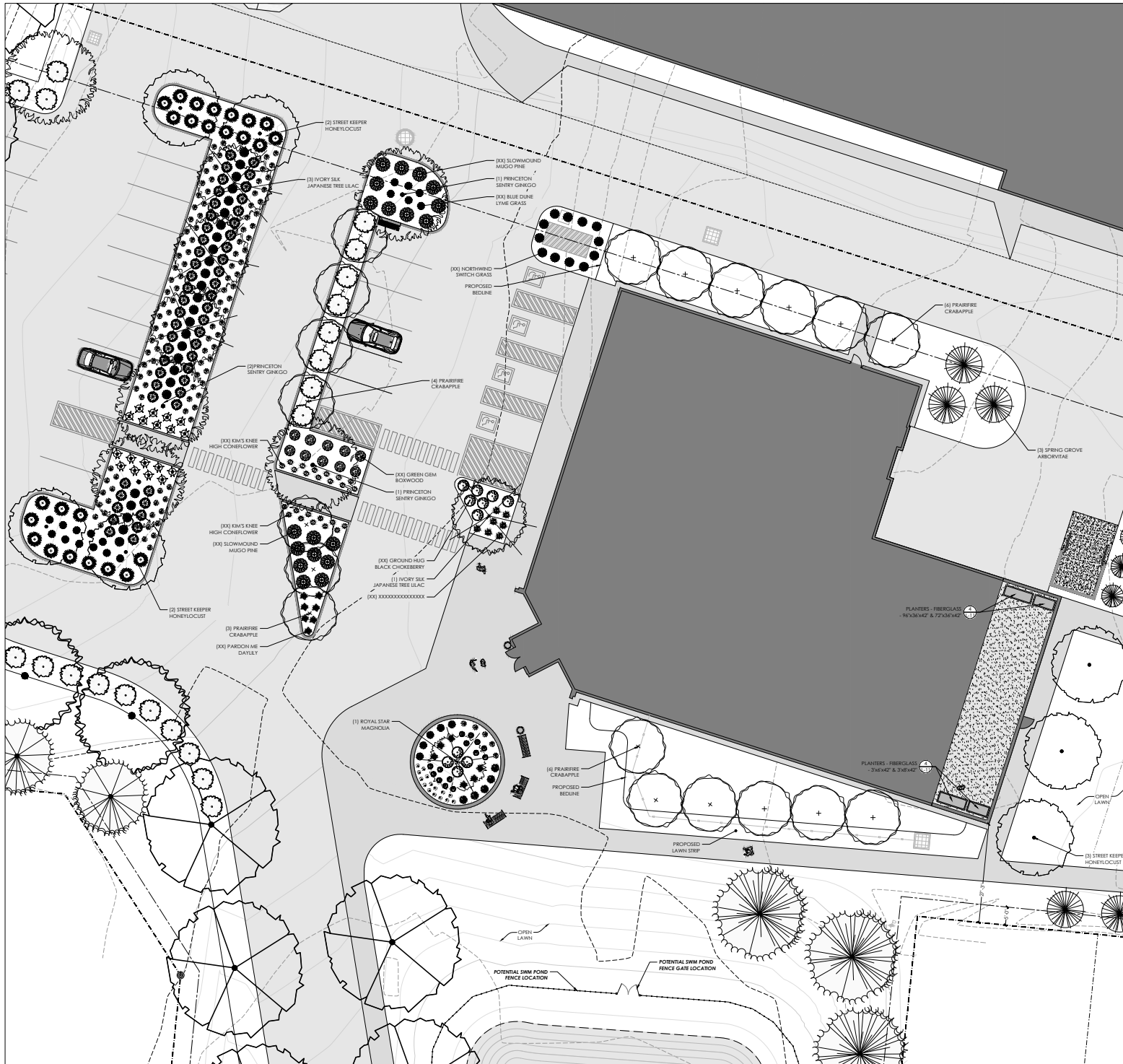
DRAWN BY: PFG. REVIEWED BY: JKH

ISSUE DATE: October, 2024

SHEET TITLE:

EP&SC PHASE II

C505



LEGEND

----- CONTROL JOINT

----- EXPANSION JOINT

NOTES:

- EXPANSION JOINTS AT ALL STRUCTURE EDGES, CURBS, STORM UNDERGROUND, LIGHT FOUNDATIONS, DRAINS.
- EXPANSION JOINT SHALL BE STRAIGHT, INSTALLED WITH POURS AND HAVE 1/2" PREFORMED ASPHALTIC JOINT MATERIAL. HOLD JOINT MATERIAL 1/4" - 3/8" SURFACE.
- CONTROL JOINTS SHALL BE SAW CUT STRAIGHT LINE WITH NO IMPERFECTIONS

DNK

218 Canal Park
Columbus, OH 43215

MEISNER

1145 N. High Street
Columbus, OH 43215

ARCADIS

ARCADIS
1048 Considine Avenue
Cincinnati, OH 45225
www.arcadisusa.com

**SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES**

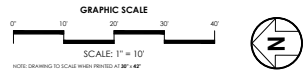
1048 Considine Avenue
Cincinnati, OH 45225

REVISIONS

No.	Date	Description

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 12/17/2024



PROJECT NO. 4401 ISSUED BY: DNK.ARCADIS@DNK.COM

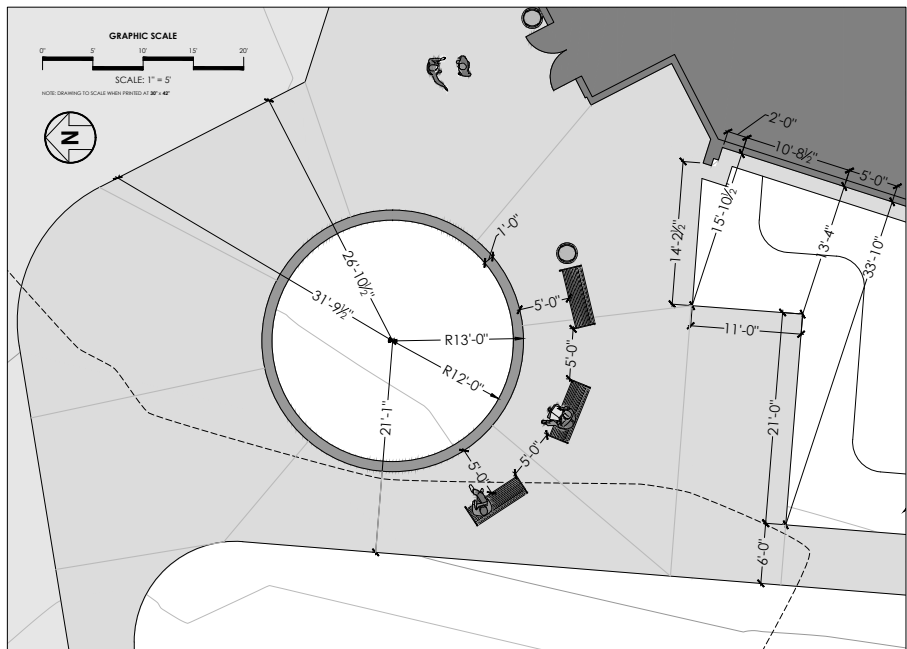
DRAWN BY: G.S. REVIEWED BY: G.S.

ISSUE DATE: 12/17/2024

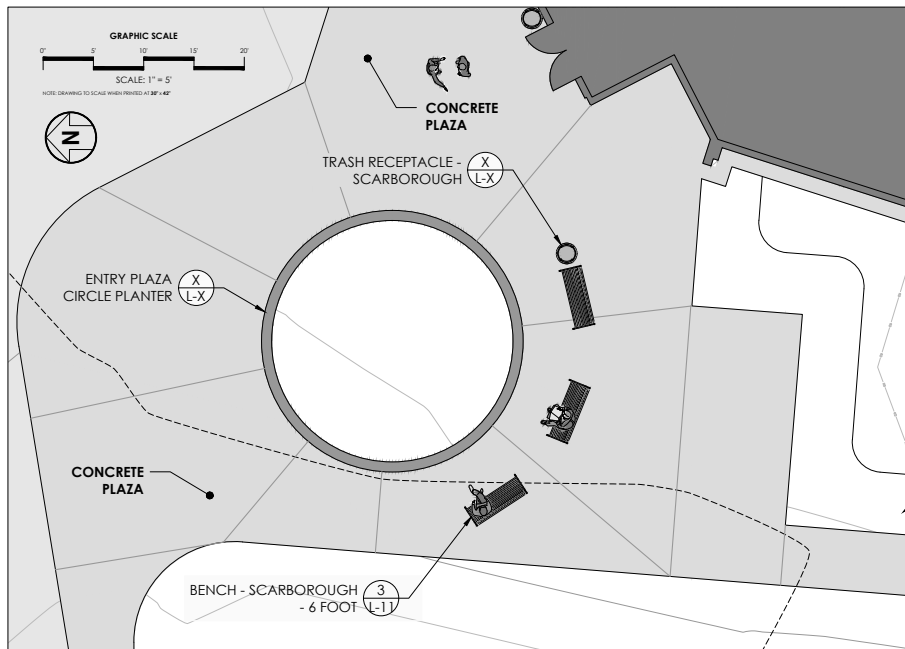
SHEET TITLE: ENTRY DROP OFF AREA - ENLARGEMENT PLAN

L-3

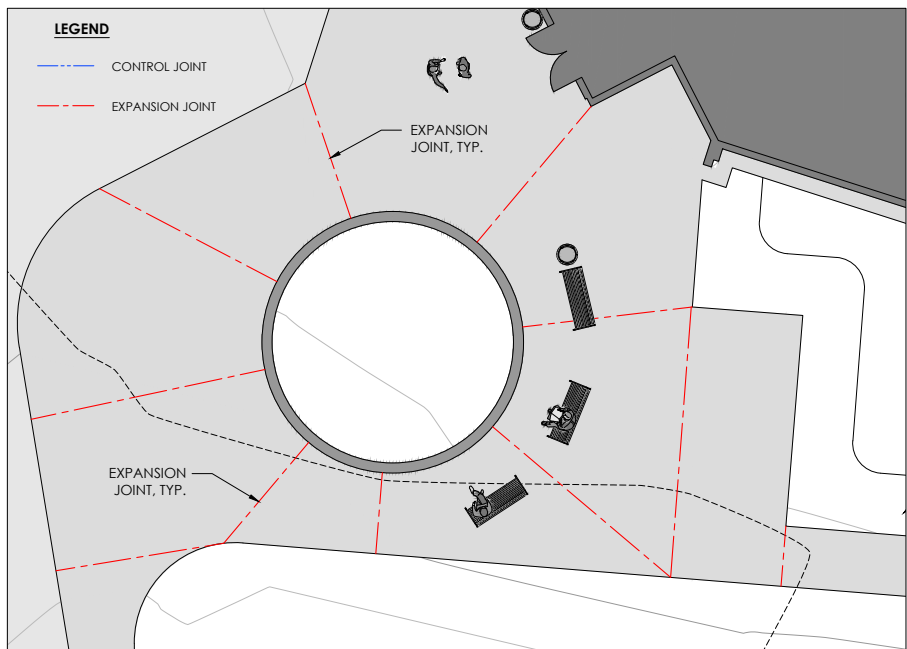
C:\Users\lgflem\Desktop\GIS Desktop\Utility\work\work - firm\work - meisner - Associate\lmh\A - Project - g\PROJECTS - 2024\4503 Santa Maria - Head Start - g\CAD\CAD - 12/17/24.dwg - 12/17/24.dwg - 12/17/2024 3:58:02 PM - DWG to PDF - f33



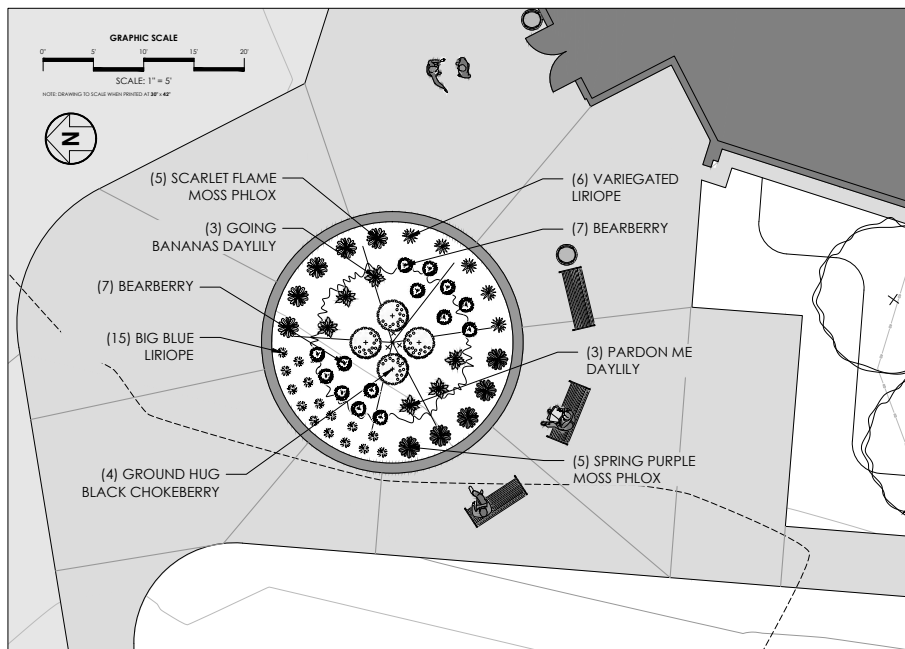
LAYOUT PLAN



MATERIALS PLAN



JOINERY PLAN



LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

REVISIONS

No.	Date	Description

PROJECT NO.: 4401
ISSUED BY: DNK/ARCDIS/TSB/NC
DRAWN BY: G.S.
REVIEWED BY: G.S.
ISSUE DATE: 12/17/2024

SHEET TITLE:
ENTRY DROP OFF
AREA -
ENLARGEMENT PLAN

C:\Users\lgem\Desktop\38.Donovan\Utility\Work - Firm\Work - Meisner + Associates\WVA - Project - gbl\PROJECTS - 2024\4401 Santa Maria - Head Start - gbl\CAD\CAD - 12-17-24\Santa Maria - Head Start - LAYOUT.dwg, 12/17/2024, 3:58:08 PM, DWG to PDF, fcs3

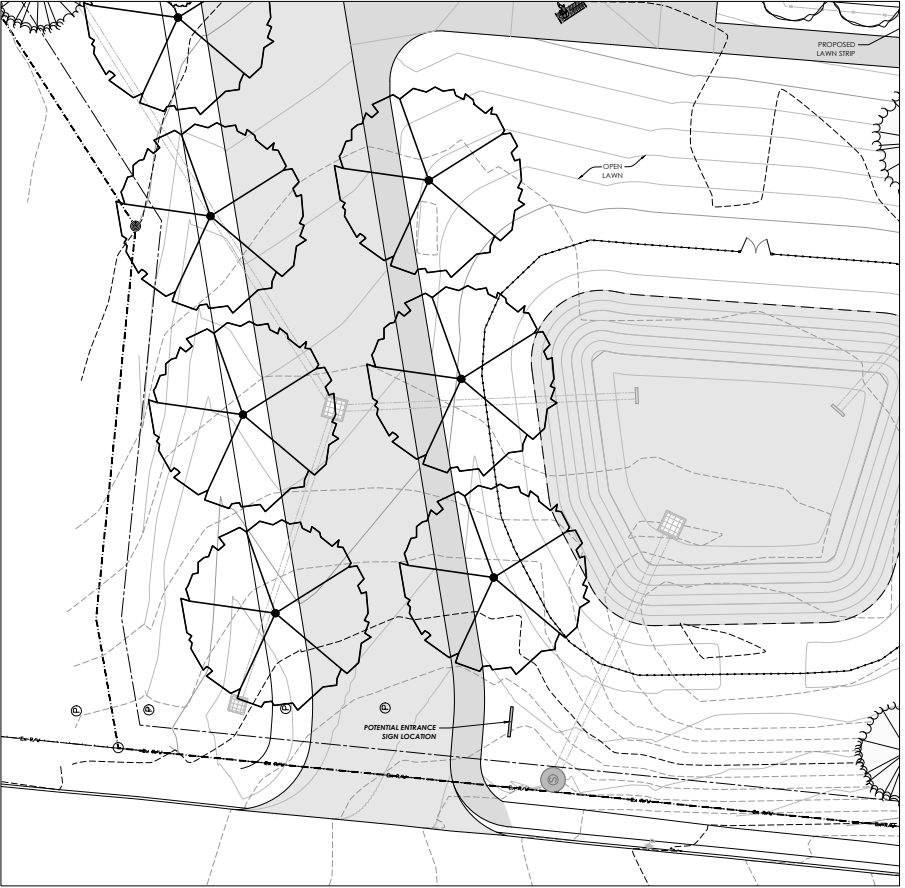
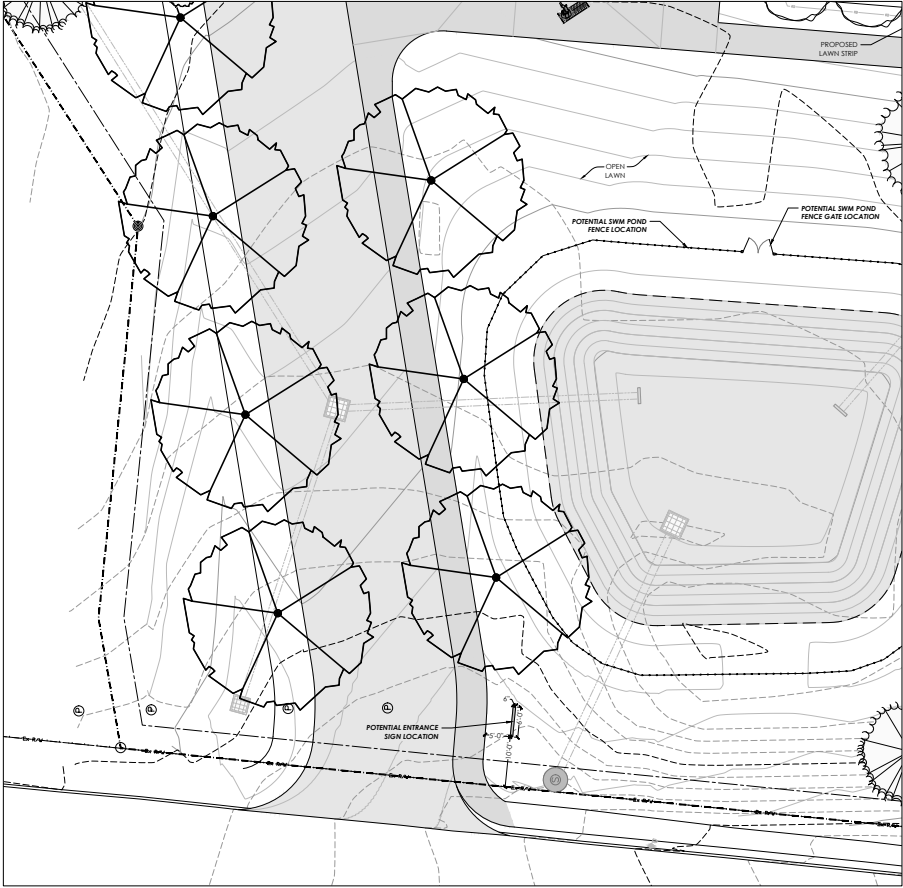
REVISIONS	
No.	Date / Description

SEAL:

PROJECT NO. 4401	ISSUED BY DNK ARCHITECTS, INC.
DRAWN BY G.B.	REVIEWED BY G.B.
ISSUE DATE: 12/17/2024	

SHEET TITLE:
LANDSCAPE
ENLARGEMENT PLAN
- SITE ENTRY PLAN

ARCHITECTURAL SHEET NUMBER
L-5



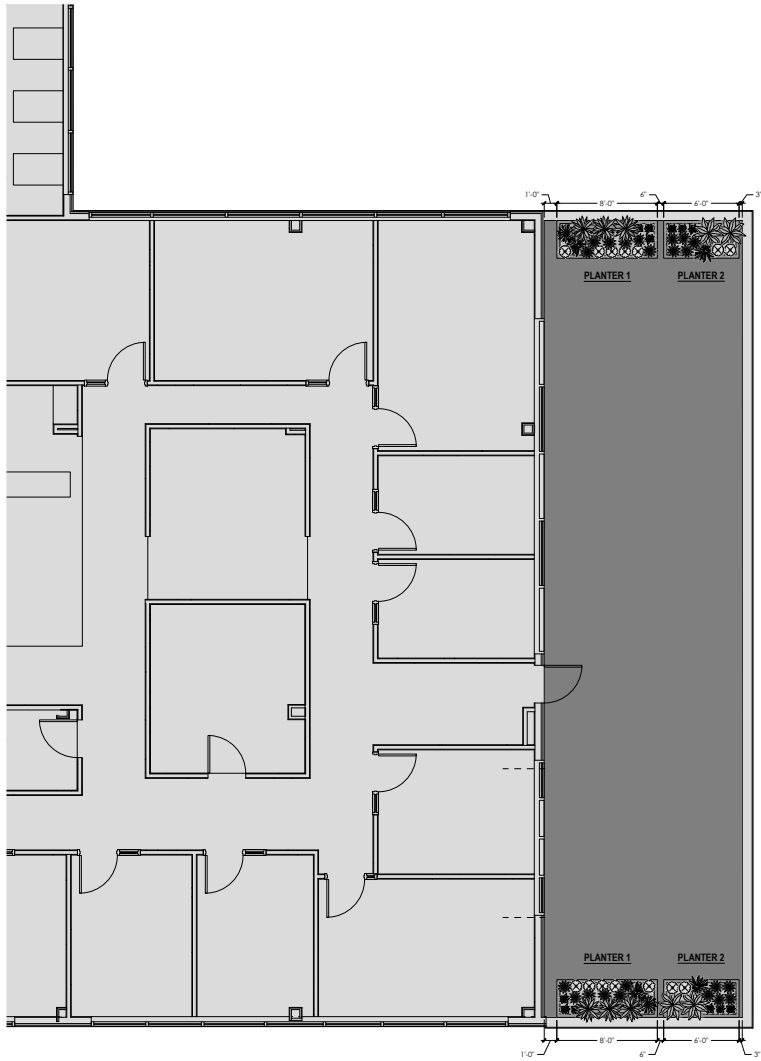
LAYOUT PLAN

LANDSCAPE PLAN

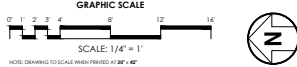
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024



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1 ROOF DECK PLAN

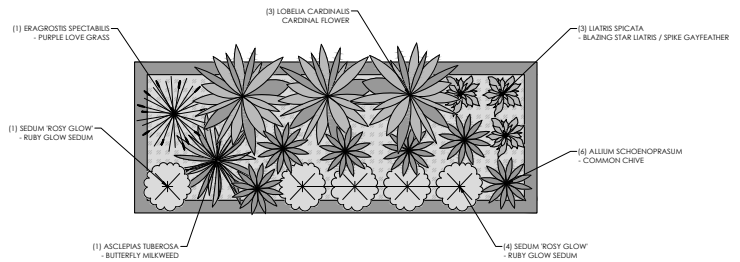


PLANTER DIMENSIONS

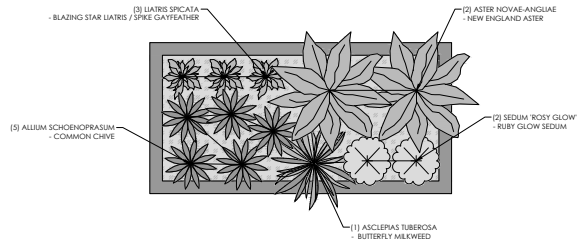
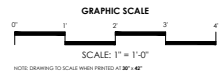
PLANTER 1
 LENGTH: 8'
 WIDTH: 3'-6"

PLANTER 2
 LENGTH: 6'
 WIDTH: 3'-6"

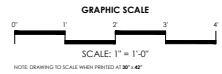
NOTES:
 OVERFLOW FROM PLANTERS SHOULD
 BE CONNECTED TO DOWNSPOUTS
 THAT CONNECT TO DRAIN



2 PLANTER 1 PLAN



3 PLANTER 2 PLAN



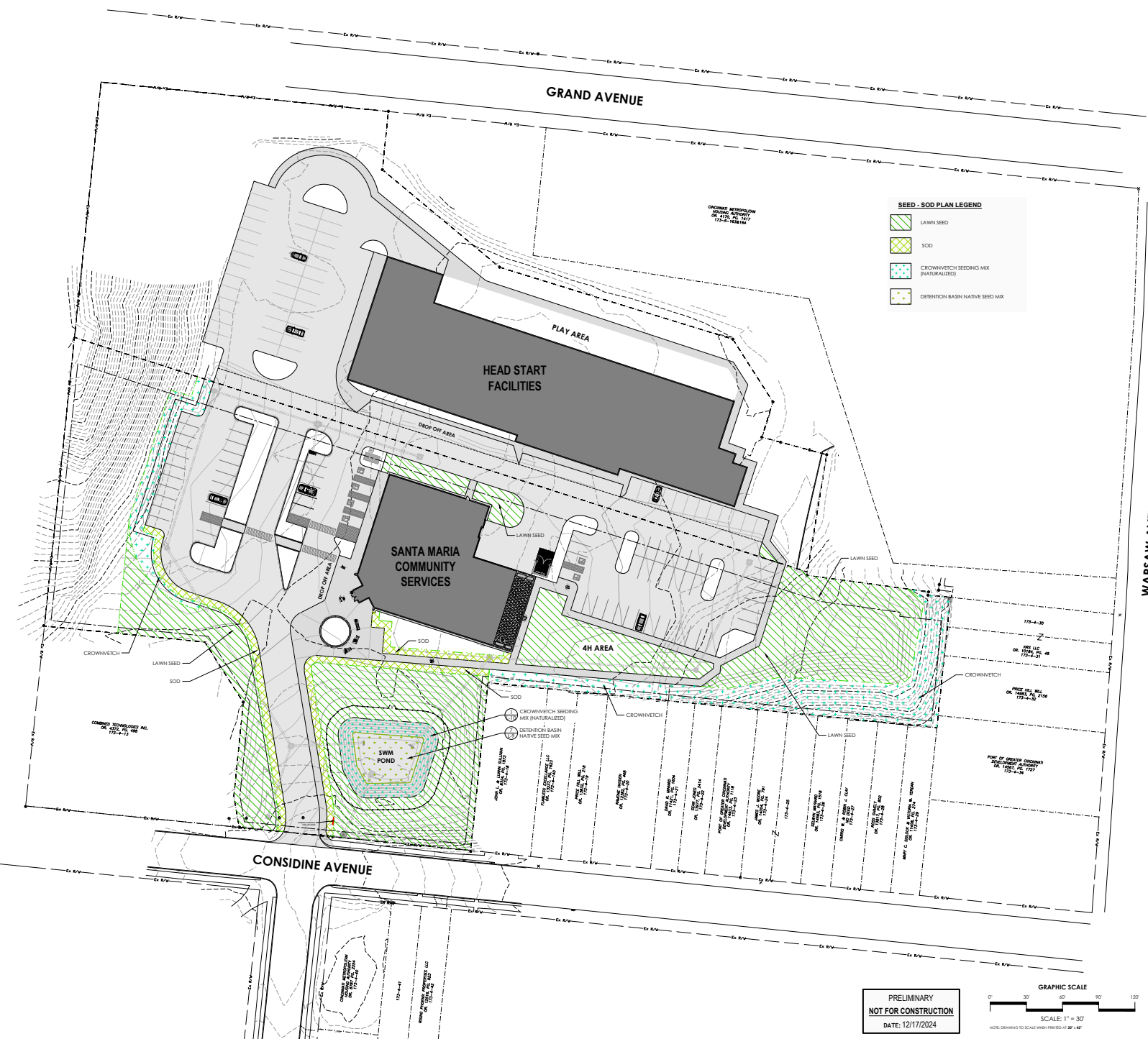
Santa Maria / Head Start Plant List - PLANTERS

Key	Scientific Name	Common Name	Size	Root	Quantity	Spacing	Bloom Color	Remarks
Perennials								
AS	<i>Allium schoenoprasum</i>	Common Chives	1 Gal	Container	0	as shown on plan	Light Purple	Full plant
AST	<i>Asclepias tuberosa</i>	Butterfly Weed	1 Gal	Container	0	as shown on plan	Bright Orange	Full plant
ANA	<i>Aster novae-angliae</i>	New England Aster	1 Gal	Container	0	as shown on plan	Deep Lavender-Purple	Full plant
LS	<i>Liatris spicata</i>	Blazing Star Liatris / Spike Gayfeather	1 Gal	Container	0	as shown on plan	Purple	Full plant
LC	<i>Lobelia cardinalis</i>	Cardinal Flower	1 Gal	Container	0	as shown on plan	Flaming Red	Full plant
SRG	<i>Sedum 'Rosy Glow'</i>	Rosy Glow Sedum	1 Gal	Container	0	as shown on plan	Dark Ruby Red	Full plant
Ornamental Grasses								
ES	<i>Eragrostis spectabilis</i>	Purple Lovegrass	1 Gal	Container	0	as shown on plan	Soft Reddish-Purple	Full plant

PRELIMINARY
NOT FOR CONSTRUCTION
 DATE: 12/17/2024

REVISIONS

No.	Date	Description



SEED - SOD PLAN LEGEND

- LAWN SEED
- SOD
- CROWNVECH SEEDING MIX (NATURALIZED)
- DETENTION BASH NATIVE SEED MIX

DNK
216 Capital Building
Cincinnati, OH 45202

MEISNER
PLANNING
DESIGN
LANDSCAPE
ARCHITECTURE

ARCADIS
ARCADIS
25 Triangle Park Drive
Cincinnati, OH 45246
Tel: 513.651.2300
Tel: 513.942.2444
Cincinnati, OH 45202
arcadis.com

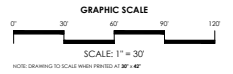
**SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES**
1048 Considine Avenue
Cincinnati, OH 45225

REVISIONS

No.	Date	Description

PROJECT NO. 4401
ISSUED BY: DNK ARCHITECTS, INC.
DRAWN BY: G.B.
REVIEWED BY: G.B.
ISSUE DATE: 12/17/2024
SHEET TITLE: SEED - SOD PLAN

**PRELIMINARY
NOT FOR CONSTRUCTION**
DATE: 12/17/2024





**SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES**
1048 Considine Avenue
Cincinnati, OH 45225

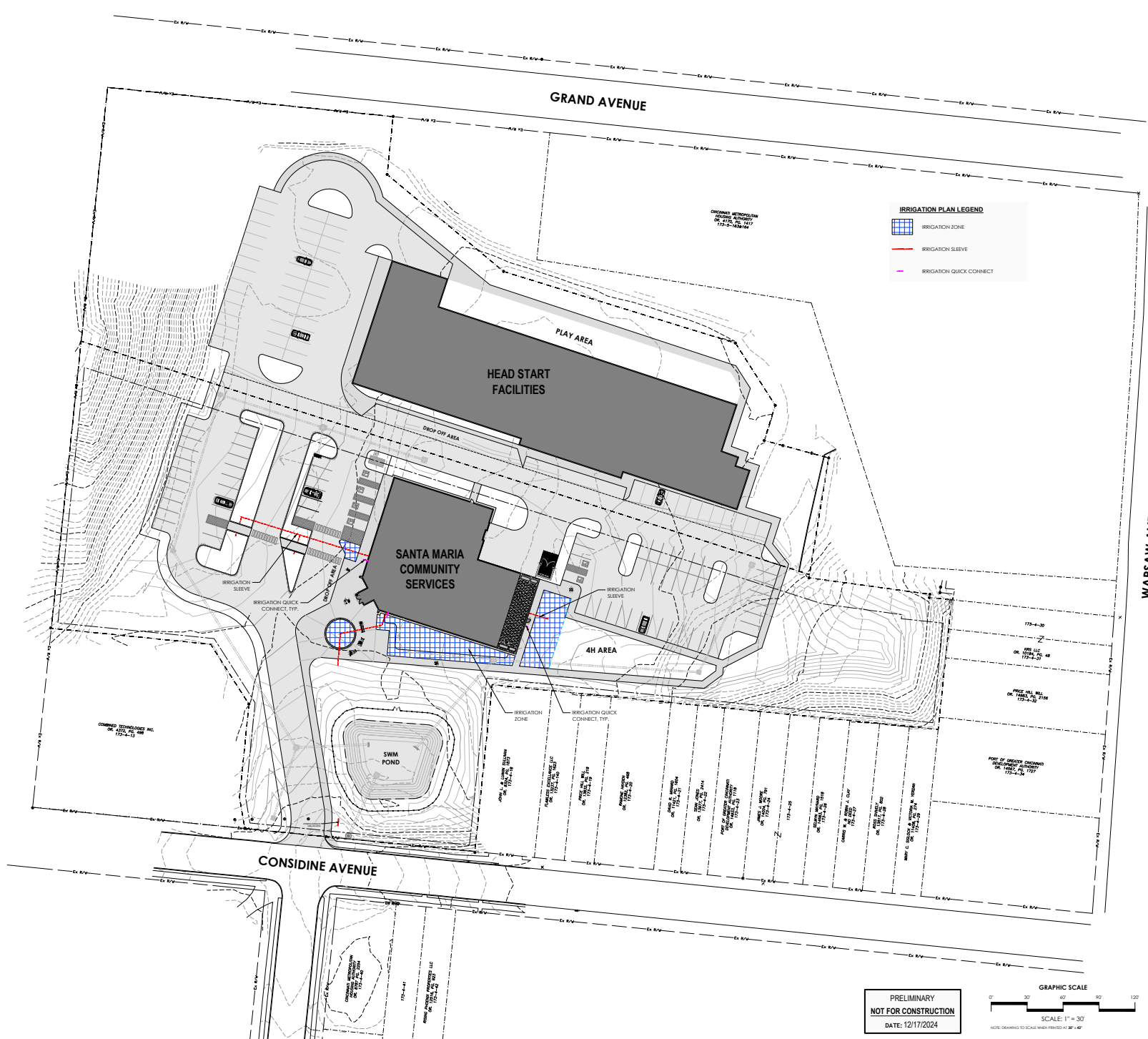
REVISIONS

No.	Date	Description

PROJECT NO. 4401
ISSUED BY: DNK ARCHITECTS, INC.
DRAWN BY: G.S.
REVIEWED BY: G.S.
ISSUE DATE: 12/17/2024

SHEET TITLE:
ZONAL IRRIGATION PLAN (INSTALLED - DESIGN BUILD)

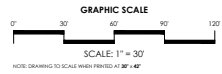
PROJECT SHEET NO.
L-8



IRRIGATION PLAN LEGEND

- IRRIGATION ZONE
- IRRIGATION SLEEVE
- IRRIGATION QUICK CONNECT

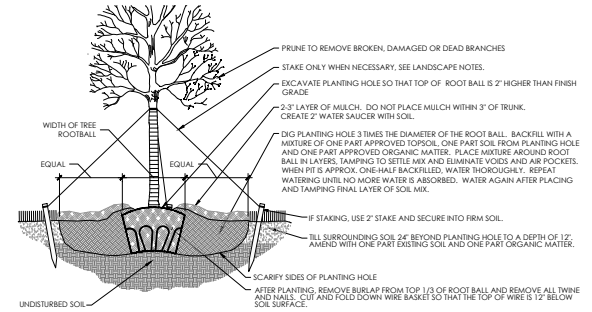
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024



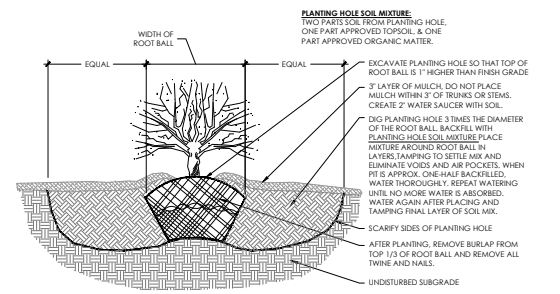
C:\Users\lgp\OneDrive\GIS\Desktop\Addition\work - final\work - final\PROJECTS - 2024\4401 Santa Maria - Head Start - IPI\CAD\CAD - 12-17-24.dwg, 12/17/2024, 3:52:26 PM, DWG to PDF, plot

Santa Maria / Head Start Plant List - SITE

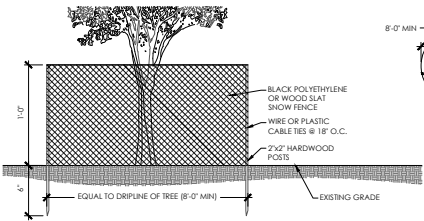
Key	Scientific Name	Common Name	Size	Root	Quantity	Spacing	Bloom Color	Remarks
Deciduous Trees								
AFJ	Acer x Freemanii 'Jeffersii'	Alumna Blaze Maple	2.5' caliper	B&B	0	as shown on plan	n/a	Specimen
GBF	Ginkgo biloba 'Fairmont'	Pileatone Sanby Ginkgo	2.5' caliper	B&B	0	as shown on plan	n/a	Specimen
GTSK	Gleditsia triacanthos 'Drovers'	Street Keeper Honeylocust	2.5' caliper	B&B	0	as shown on plan	n/a	Specimen
GTSB	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	2.5' caliper	B&B	0	as shown on plan	n/a	Specimen
Flowering Trees								
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	6' HT	B&B	1	as shown on plan	White	Specimen
MP	Molais x 'Prairie'	Prairie Crabapple	1.5' caliper	B&B	0	as shown on plan	Deep Pinkish Red	Specimen
SIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5' caliper	B&B	0	as shown on plan	Creamy White	Specimen
Evergreen Trees								
PA	Picea abies	Norway Spruce	6' HT	B&B	0	as shown on plan	n/a	Unsheared
PO	Picea omorika	Selbiton Spruce	6' HT	B&B	0	as shown on plan	n/a	Unsheared
TPS	Thuja plicata 'Spring Grove'	Spring Grove Arborvitae	8' HT	B&B	0	as shown on plan	n/a	Unsheared
Deciduous Shrubs								
AMGH	Aronia melanocarpa 'Ground Hug'	Ground Hug Black Chokeberry	3 Gal	Container	0	as shown on plan	White	Full plant
RA	Rhus aromatica 'Gra-Low'	Gra-Low Sumac	2 Gal	Container	0	as shown on plan	Yellowish	Deer Resistant, Full plant
Evergreen Shrubs								
AUJ	Arctostaphylos uva-ursi	Bearberry (aka: Kinnikinnick)	1 Gal	Container	0	as shown on plan	White	Full plant
BGGSG	Buxus 'Green Gem'	Green Gem Boxwood	3 Gal	Container	0	as shown on plan	n/a	Full plant
PMS	Pinus mugo 'Stowmound'	Stowmound Mugo Pine	3 Gal	Container	0	as shown on plan	n/a	Full plant
Perennials								
AST	Asclepias tuberosa	Butterfly Weed	1 Gal	Container	0	as shown on plan	Bright Orange	Full plant
EKK	Echinacea purpurea 'Kim's Knee High'	Kim's Knee Coneflower	1 Gal	Container	0	as shown on plan	Clear Pink	Full plant
HHS	Hemerocallis 'Going Bananas'	Going Bananas Daylily	1 Gal	Container	0	as shown on plan	Bright Yellow	Full plant
HPM	Hemerocallis 'Paradise Me'	Paradise Me Daylily	1 Gal	Container	0	as shown on plan	Deep Burgundy Red	Full plant
LMB	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	2.5 G1	Container	0	as shown on plan	Blue/Lavender	Full plant
LNV	Liriodendron 'Variegata'	Variegated Liriodendron	2.5 G1	Container	0	as shown on plan	Purple	Full plant
PSF	Phlox subulata 'Scarlet Flame'	Scarlet Flame Moss Phlox	1 Gal	Container	0	as shown on plan	Magenta-Pink	Evergreen
PSP	Phlox subulata 'Spring Purple'	Spring Purple Moss Phlox	1 Gal	Container	0	as shown on plan	Light Purple	Evergreen
Ornamental Grasses								
LAB	Leymus arenarius 'Blue Dune'	Blue Dune Lyme Grass	1 Gal	Container	0	as shown on plan		Full plant
PVN	Panicum virgatum 'Narrowwind'	Narrowwind Switch Grass	3 Gal	Container	0	as shown on plan		Full plant, 4'-6" T x 2'-3" W
Seeding								
CVSM	Crownvetch Seeding Mix (Naturalized)	Crownvetch Seeding Mix (Naturalized)	XXXXXX sqft	2 lb/1,000 sq ft	0	n/a	Pink	seed per manufacturer specifications
DBSM	Detention Basin - Bioswale Seed mix	Detention Basin - Bioswale Seed mix	XXXXXX sqft	1/4 lb/1,000 sq ft	0	n/a	mixed colors	seed per manufacturer specifications



1) PLANTING DETAIL : BALLED AND BURLAPPED TREE

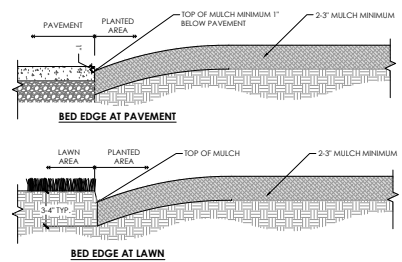


2) PLANTING DETAIL : BALLED AND BURLAPPED SHRUB

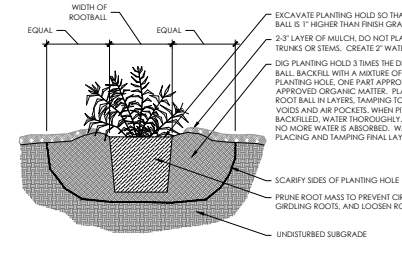


- NOTES:
- PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
 - NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
 - ANY EXCAVATING WITHIN DRIPLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND DUG.
 - CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 - STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
 - ALL EXPOSED ROOT STUBS AND ROOT ARE TO BE BACK FILLED WITH APPROVED TOPSOIL.
 - INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.

7) PLANTING DETAIL : TREE PROTECTION FENCE



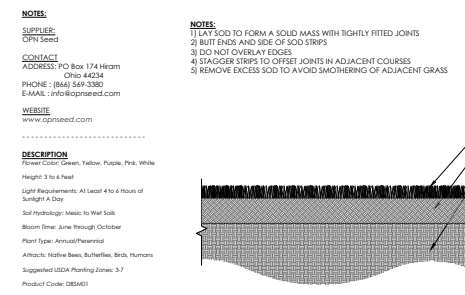
5) PLANTING DETAIL : BED EDGE



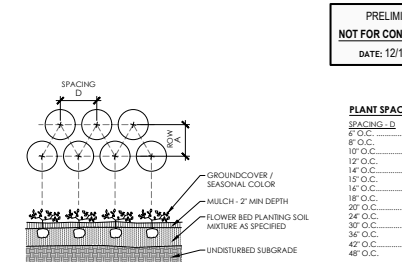
3) PLANTING DETAIL : CONTAINERIZED PLANTS

CONTAINS THE FOLLOWING SPECIES:

<u>Grass and Grasslike:</u>	<u>Wildflowers:</u>	<u>NOTES:</u>
Andropogon gerardii - Big Bluestem	Achillea millefolium - Sweetflag	SUPPLIER: OPN Seed
Carex hystericaria - Parakeep Sedge	Ammanium coccineum - Scarlet Toothcup	CONTACT: P.O. Box 174 Hiram, Ohio 44234
Carex lasiocoma - Shallow/Wild Sedge	Angelica atropurpurea - Angelica	PHONE: (866) 549-3300
Elymus macgregorii - Early Wild Eye	Asclepias incarnata - Swamp Milkweed	E-MAIL: info@opnseed.com
Elymus virginicus - Virginia Wild Eye	Aster novae-angliae - New England Aster	WEBSITE: www.opnseed.com
Juncus effusus - Common Rush	Bidens aristata - Tickseed Sunflower	
Panicum clandestinum - Deer Tongue Grass	Echinacea purpurea - Purple Coneflower	
Scirpus atrovirens - Dark Green Bulrush	Eupatorium helianthum - Hollow Joe Pye	
Scirpus capillatus - Woodgrass	Hibiscus moscheutos - Swamp Rose Mallow	
Scirpus pendulus - Rufous Bulrush	Lycopus americanus - Common Water Horehound	
	Mimulus ringens - Monkey Flower	
	Pycnanthemum tenuifolium - Narrow Leaved Mountain Mint	
	Ratibida pinnata - Yellow/Grey-headed Coneflower	
	Semina hebecarpa - Wild Senna	
	Verbena hastata - Blue Vervain	



6) PLANTING DETAIL : SOD



4) PLANTING DETAIL : GROUNDCOVER & SEASONAL COLOR

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

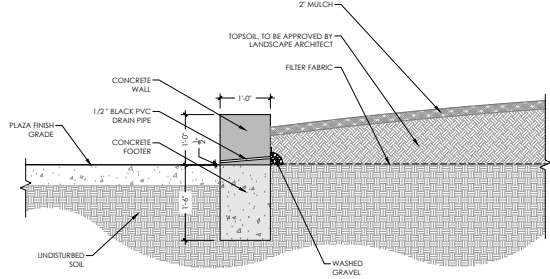
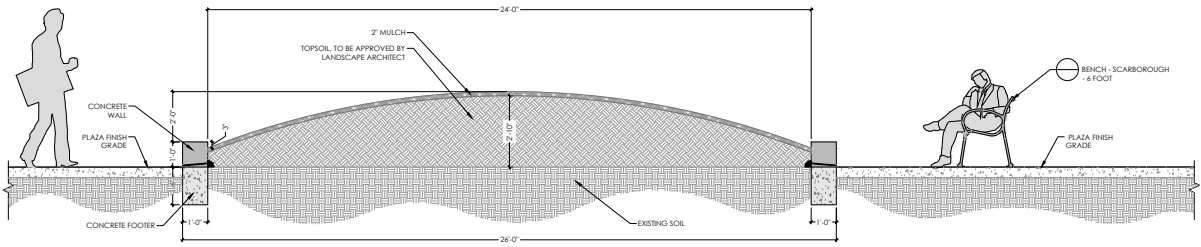
8) PLANTING DETAIL : SEED MIXES - DETENTION BASIN NATIVE

SANTA MARIA COMMUNITY SERVICES
 HEAD START FACILITIES
 1048 Conscience Avenue
 Cincinnati, OH 45205

REVISIONS

No.	Date	Description

PROJECT NO.:
 ISSUED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 12/17/2024
 SHEET TITLE:
 PLANT LIST AND PLANTING DETAILS
 L-9



1 ENTRY PLAZA CIRCLE PLANTER
Scale: 1/2"=1'-0"

2 ENTRY PLAZA CIRCLE PLANTER WALL
Scale: 1"=1'-0"

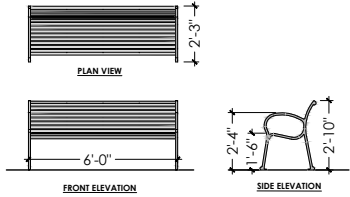
NOTES:
MANUFACTURER:
Toumesol Siteworks
CONTACT:
ADDRESS: 2930 Faber Street
Union City, CA 94587
PHONE: (888) 923-6364
EMAIL: info@toumesol.com
WEBSITE:
www.toumesol.com
SUPPLIER:
Toumesol Siteworks
Rep. - Iron Milato - Midwest / Southeast
CONTACT:
ADDRESS: 2930 Faber Street
Union City, CA 94587
PHONE: (847) 867-9290
EMAIL: info@ironmilato.com
WEBSITE:
www.ironmilato.com
DESCRIPTION:
• **Wire Meshes - FRP Rectangle**
• **MATERIAL:** Lightweight fiberglass
• **TEXTURE:** Orange Peel
• **COLOR:** Shadow



PLANTER 1
MODEL: WP-95342
LENGTH: 8' (96")
WIDTH: 9' (36")
HEIGHT: 3'-6" (42")
WEIGHT: 198 LBS.
VOLUME: 78 CUBIC FT.

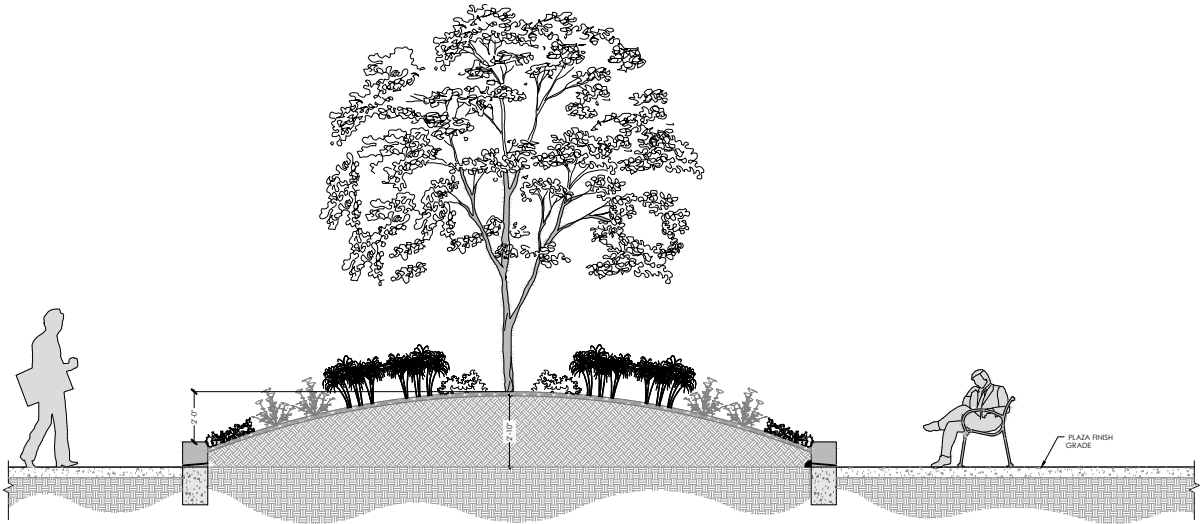
PLANTER 2
MODEL: WP-72342
LENGTH: 8' (96")
WIDTH: 9' (36")
HEIGHT: 3'-6" (42")
WEIGHT: 164 LBS.
VOLUME: 58.3 CUBIC FT.

4 PLANTERS - FIBERGLASS - 9'6"x3'6"x42" & 7'2"x3'6"x42"
Scale: 1"=1'-0"



3 BENCH - SCARBOROUGH - 6 FOOT
Scale: N.T.S.

NOTES:
MANUFACTURER:
Landscapeforms
CONTACT:
ADDRESS: 7800 E. Michigan Ave.
Kalamazoo, MI 49008
PHONE: (269) 381-0396
E-MAIL: info@landscapeforms.com
WEBSITE:
www.landscapeforms.com
SUPPLIER:
Landscapeforms - CHIRKY Direct Rep
Rep. - Kendra Brown
CONTACT:
ADDRESS: 7800 E. Michigan Ave.
Kalamazoo, MI 49008
PHONE: (269) 374-4440 (cell)
E-MAIL: kendra@landscapeforms.com
WEBSITE:
www.landscapeforms.com
DESCRIPTION:
STYLE: BRICED
LENGTH: 72 INCHES (6')
SEAT: HORIZONTAL STRAP
COLOR: BLACK
MOUNTING: SURFACE



5 ENTRY PLAZA CIRCLE PLANTER PLANTINGS
Scale: 1/2"=1'-0"



**SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES**
1048 Constance Avenue
Cincinnati, OH 45205

NO.	DATE	DESCRIPTION

PROJECT NO. 4401 ISSUED BY: DNK ARCHITECTS, INC.
DRAWN BY: G.B. REVIEWED BY: G.B.
ISSUE DATE: 12/17/2024
SHEET TITLE:
CONSTRUCTION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024



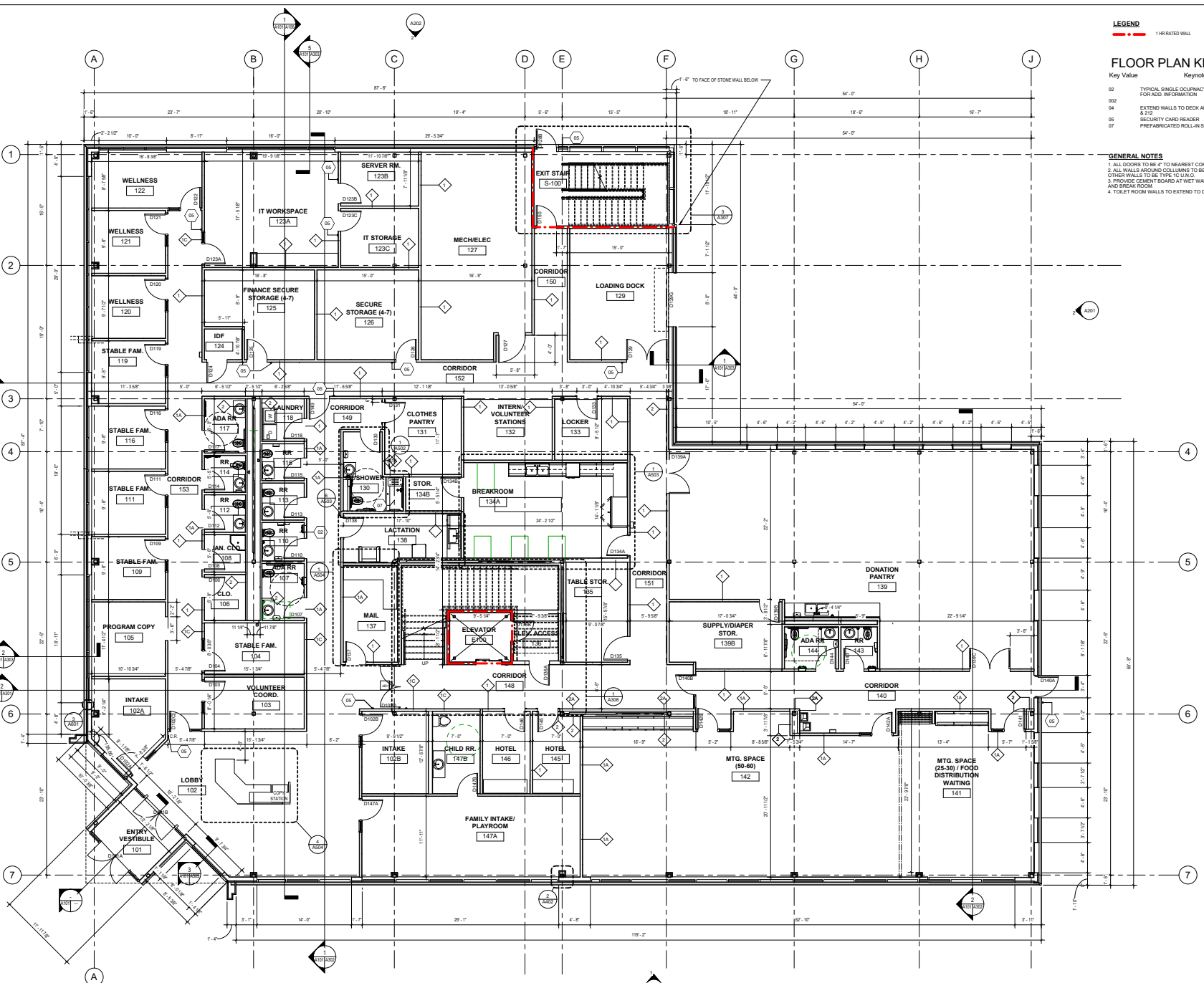
SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

LEGEND
 1 HR RATED WALL

FLOOR PLAN KEYNOTES

Key Value	Keynote Text
02	TYPICAL SINGLE OCCUPANCY RESTROOM. SEE A4111 FOR ADD. INFORMATION.
04	EXTEND WALLS TO DECK ABOVE IN ROOMS 219, 218, & 217
05	SECURITY CARD READER
07	PREFABRICATED ROLL-IN SHOWER BASE

GENERAL NOTES
 1. ALL DOORS TO BE 4" TO NEAREST CORNER U.N.D.
 2. ALL WALLS AROUND COLUMNS TO BE WALL TYPE 2. ALL OTHER WALLS TO BE TYPE 10 UNL.D.
 3. PROVIDE CEMENT BOARD AT WET WALLS OF TOILET ROOMS AND BREAK ROOM.
 4. TOILET ROOM WALLS TO EXTEND TO DECK ABOVE



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

No.	Date	Description

PROJECT NO.: 2023-0201
ISSUED BY: [Signature]
DRAWN BY: [Signature]
REVIEWED BY: [Signature]
ISSUE DATE: 11-17-24
SHEET TITLE:

FIRST FLOOR PLAN

A101



202 Santa Maria
 Document: 2023-10-01
 10/24/24

**SANTA MARIA COMMUNITY SERVICES
 OFFICE BUILDING**

1048 CONSIDINE AVE.

LEGEND

1 HR RATED WALL

FLOOR PLAN KEYNOTES

Key Value Keynote Text

03 TYPICAL SINGLE OCCUPANCY RESTROOM, SEE A4141 FOR ADD. INFORMATION.

04 EXTEND WALLS TO DECK ABOVE IN ROOMS 219, 216, & 212

05 SECURITY CARD READER

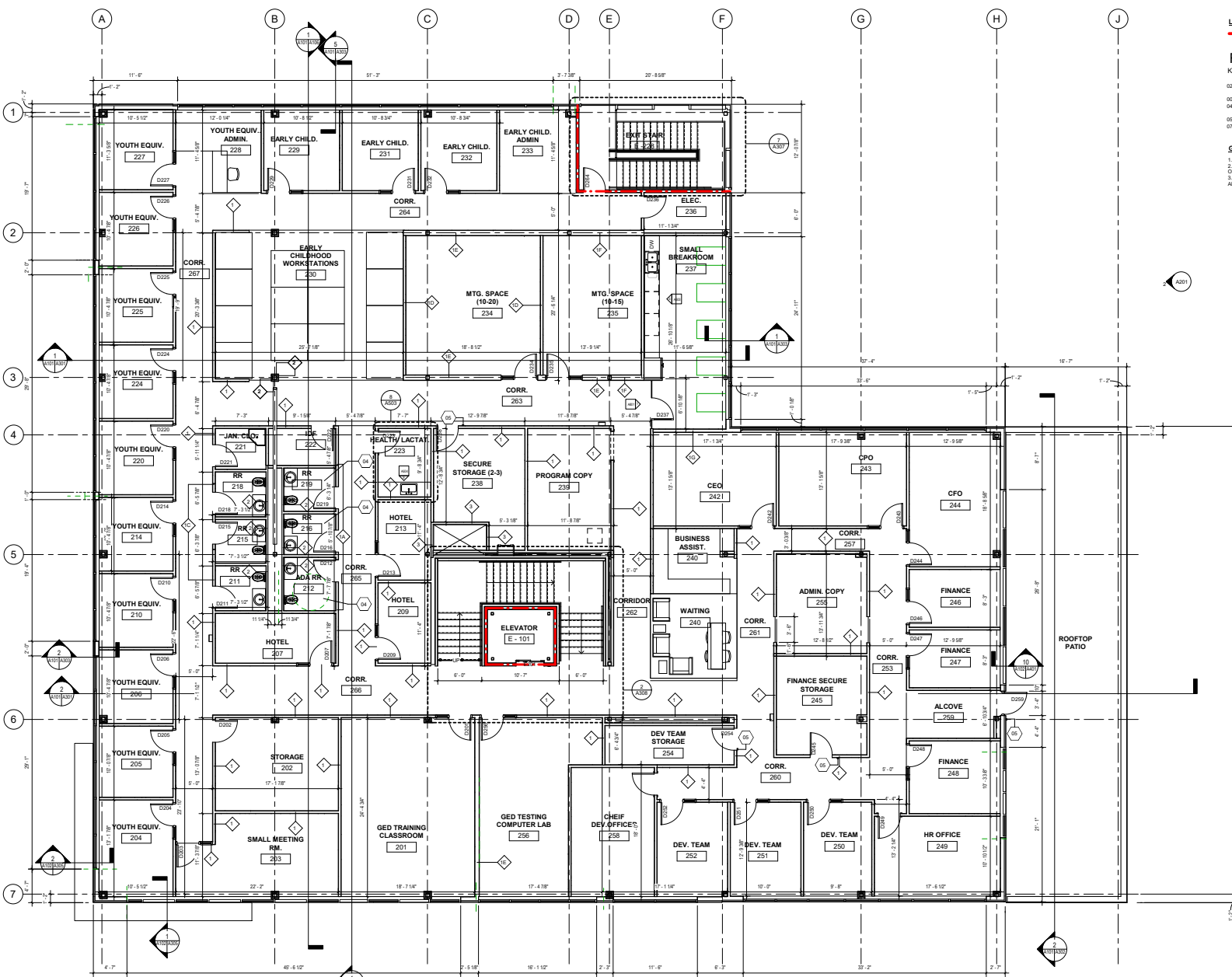
07 PREFABRICATED ROLL-IN SHOWER BASE

GENERAL NOTES

1. ALL DOORS TO BE 4" TO NEAREST CORNER I.N.O.

2. ALL WALLS AROUND COLUMNS TO BE WALL TYPE 2. ALL OTHER WALLS TO BE TYPE 15 I.N.O.

3. PROVIDE CEMENT BOARD AT WET WALLS OF TOILET ROOMS AND BREAK ROOM.



SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

REVISIONS

No.	Date	Description

PROJECT NO. 2023-10-01	ISSUED BY: [Signature]
DRAWN BY: [Signature]	REVIEWED BY: [Signature]
ISSUE DATE: 11-17-24	
SHEET TITLE:	

SECOND FLOOR PLAN






A102

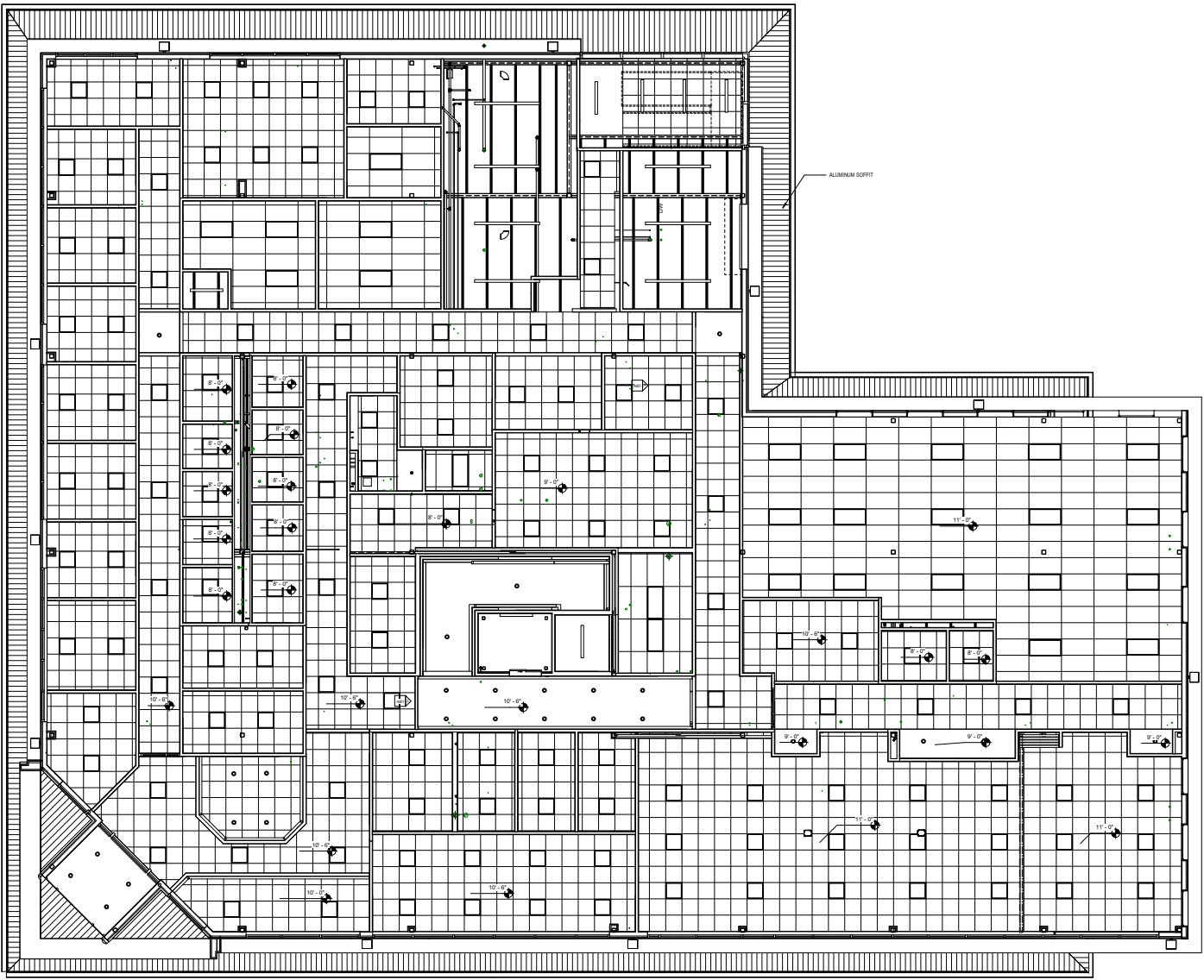


202 Santa Maria
Durham, NC 27604
10046494

GENERAL NOTES
1. ALL DOOR @ 3'-0" x 7'-0" UNLESS NOTED OTHERWISE

RCP LEGEND

-  2X2 LAY-IN CEILING
-  2X4 LAY-IN CEILING
-  SUSPENDED GYPSUM BOARD CEILING
-  EXIT SIGN
-  ALUMINUM SOFFIT



**SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING**
1048 CONSIDINE AVE.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023-0201
ISSUED BY: [Signature]
DRAWN BY: [Signature] REVIEWED BY: [Signature]
ISSUE DATE: 11-17-24

SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

ARCHITECTURE
A103

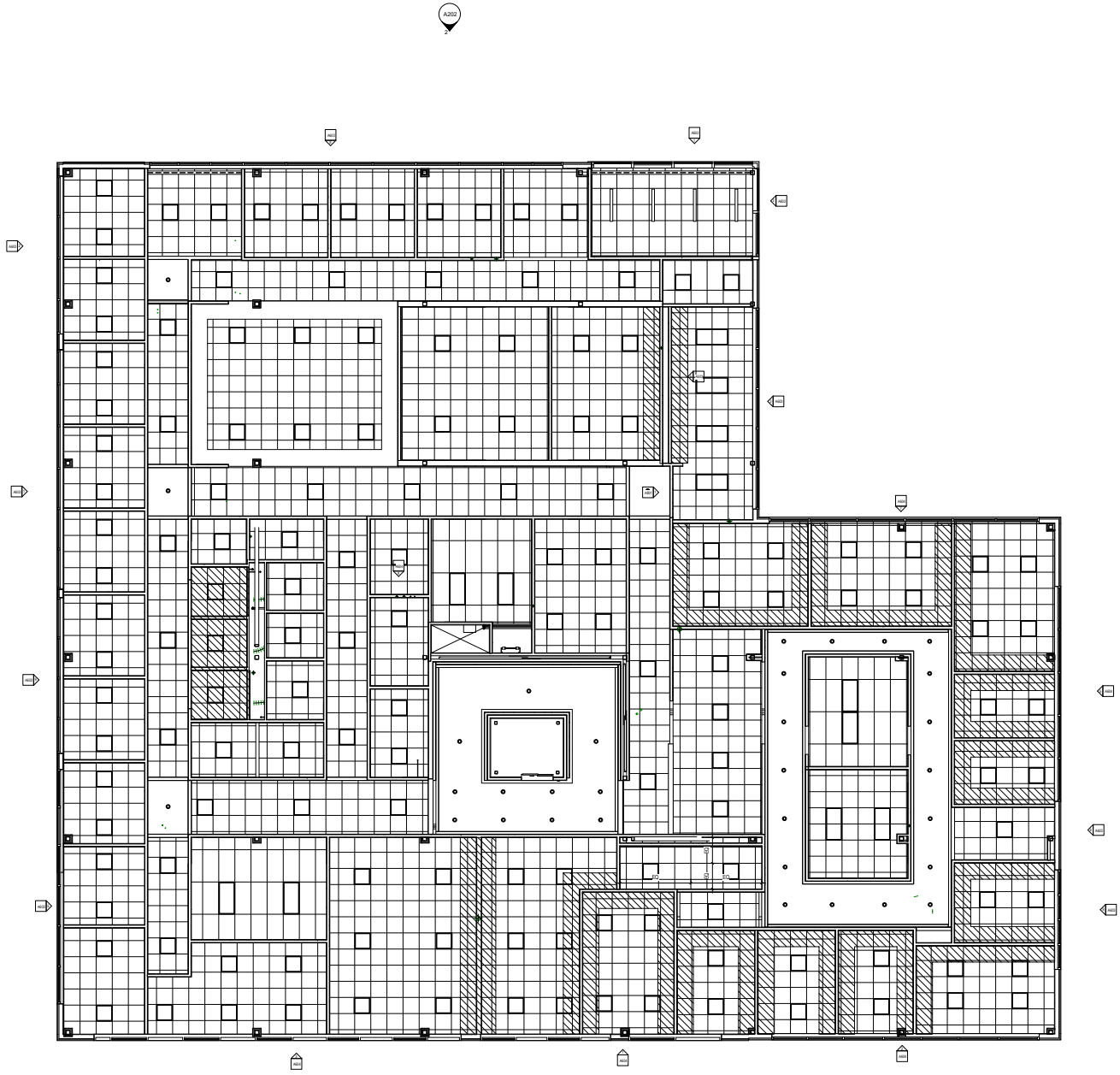
1 FIRST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"



**SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING**
1048 CONSIDINE AVE.

GENERAL NOTES
1. ALL GLASS @ 1/4" @ 1/8" UNLESS NOTED OTHERWISE

- ROP LEGEND**
- 2X2 LAY-IN CEILING
 - 2X4 LAY-IN CEILING
 - SUSPENDED GYPSUM BOARD CEILING
 - EXIT SIGN
 - ALUMINUM SOFFIT



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

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.:	ISSUED BY:
2023-10-01	lp
DRAWN BY:	REVIEWED BY:
lp	Chicker
ISSUE DATE:	
11-17-24	
SHEET TITLE:	

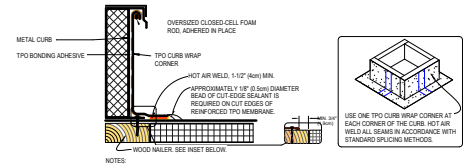
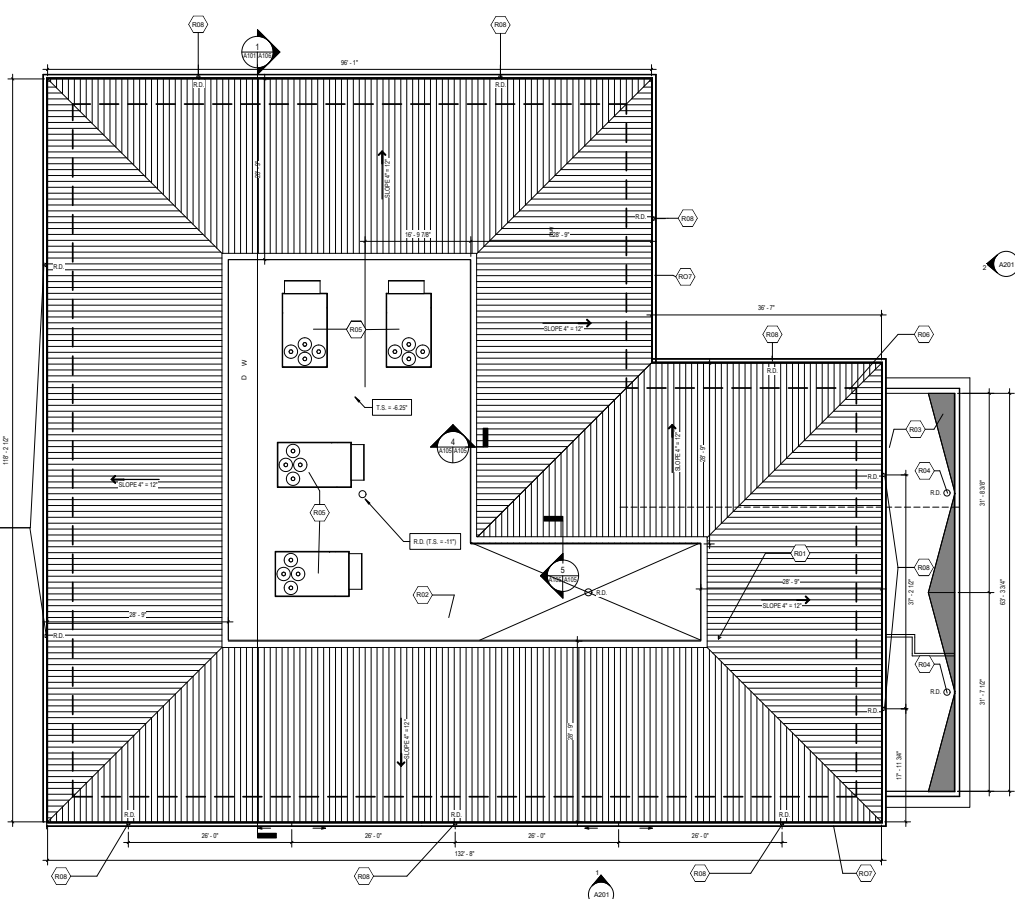
**SECOND FLOOR
REFLECTED CEILING
PLAN**

ARCHITECTURE
A104

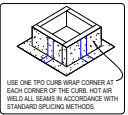
REVISIONS

No.	Date	Description

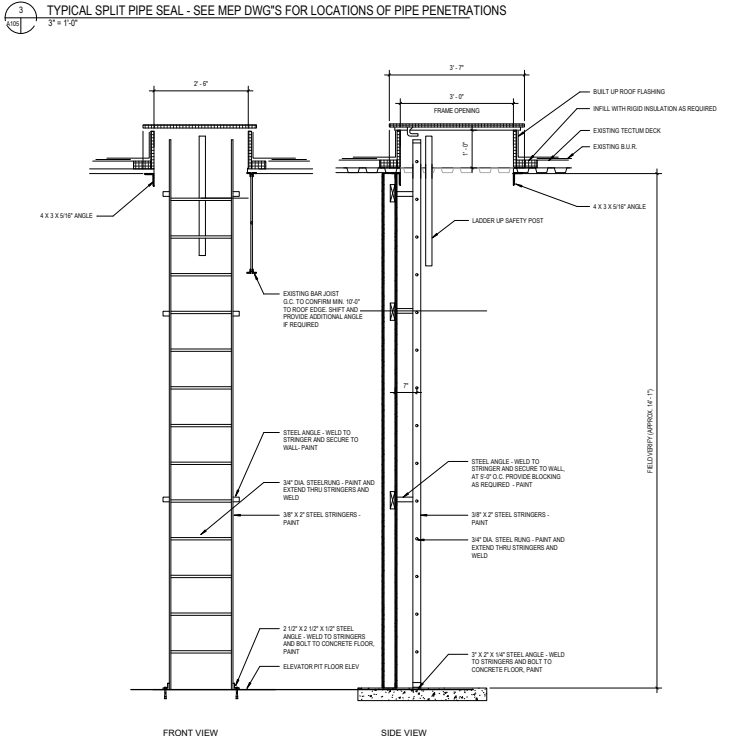
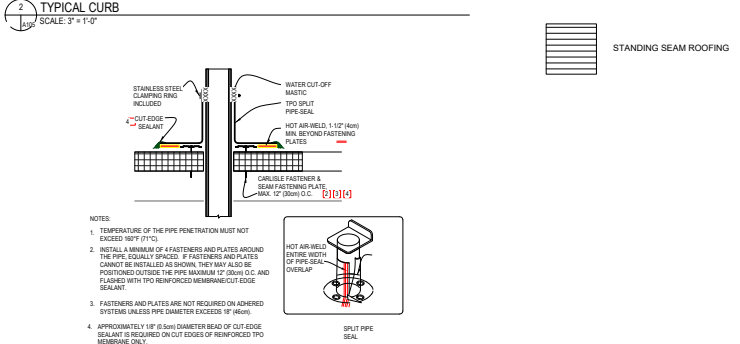
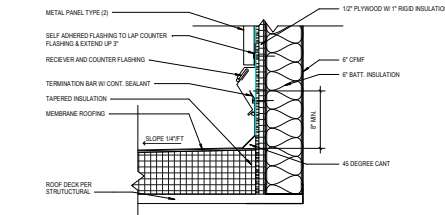
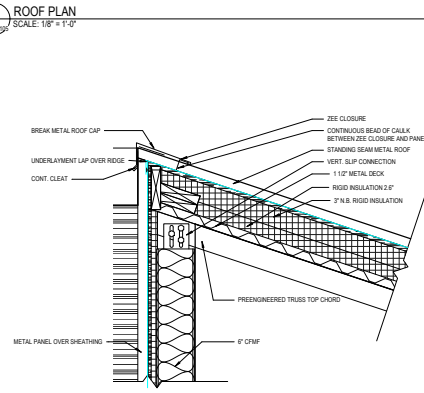
PROJECT NO. 2023-0220
ISSUED BY: [Signature]
DRAWN BY: [Signature]
REVIEWED BY: [Signature]
ISSUE DATE: 11-15-24
SHEET TITLE:



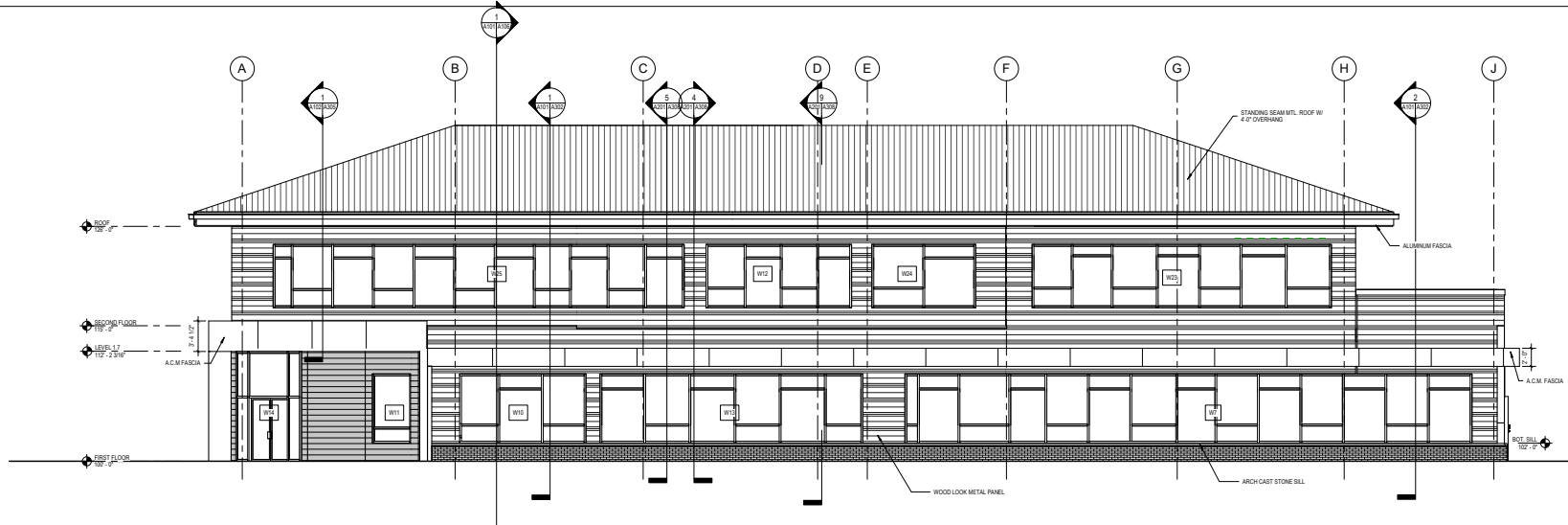
NOTES:
1. FORM CURB WRAP CORNERS WILL COMPLETELY FLASH & MAINTAIN CURB SIZE OF 3/4" @ 30x30 ROOM. FOR LARGER CURBS USE THE TPO CURB WRAP CORNER IN CONJUNCTION WITH ADDITIONAL SECTIONS OF SURE-WELD TPO.



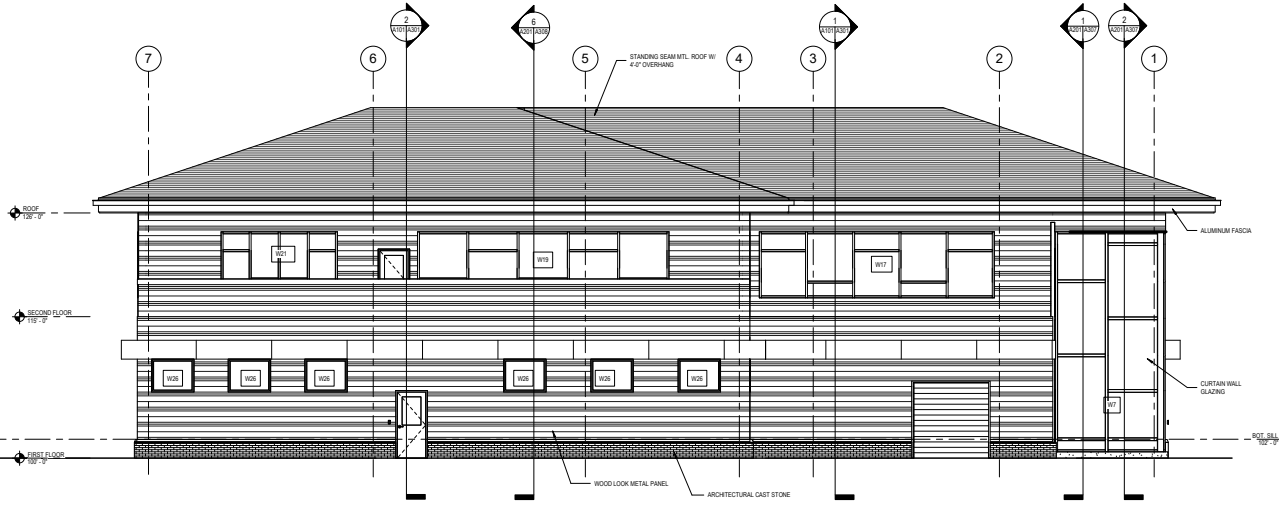
NOTES:
1. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 90°F (32°C).
2. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE. EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" 300N D.C. AND FLASHED WITH TPO REINFORCED MEMBRANE/CUT EDGE SEALANT.
3. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18" (46n).
4. APPROXIMATELY 1/8" (3.2n) DIA. DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE ONLY.



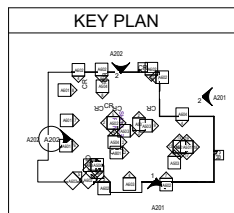
6 ROOF HATCH DETAIL SCALE: 3/4" = 1'-0"



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



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



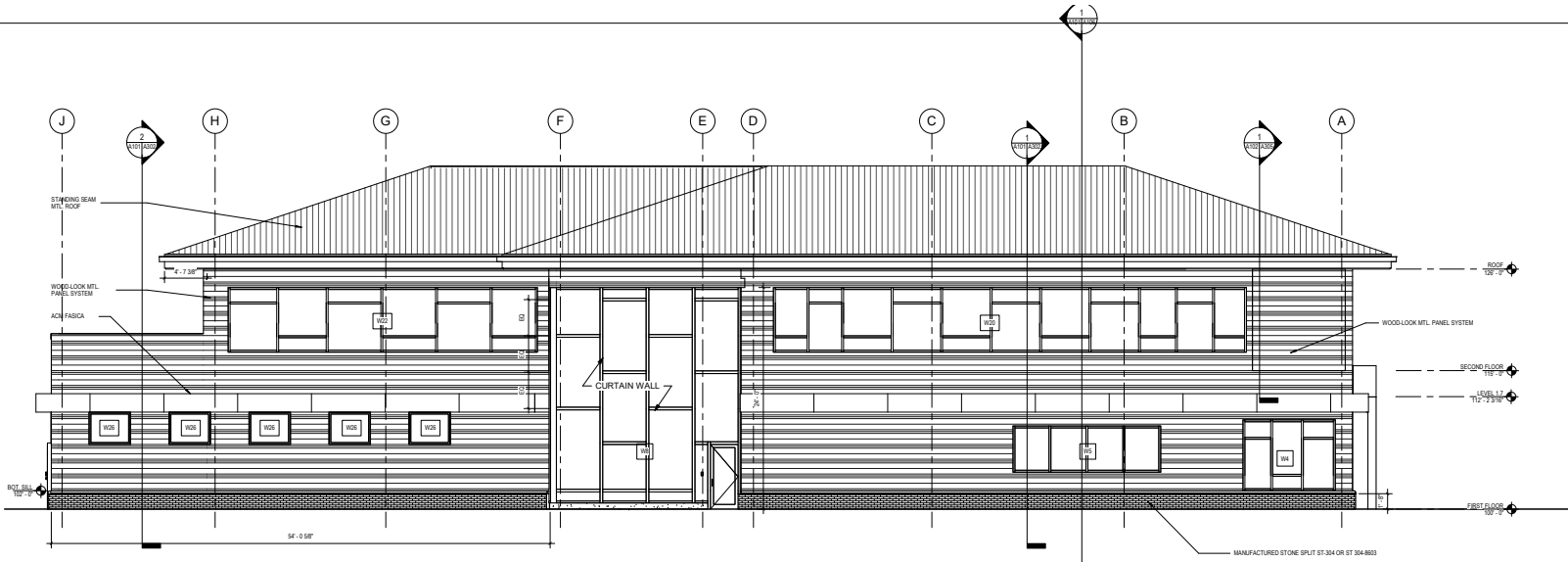
REVISIONS

No.	Date	Description

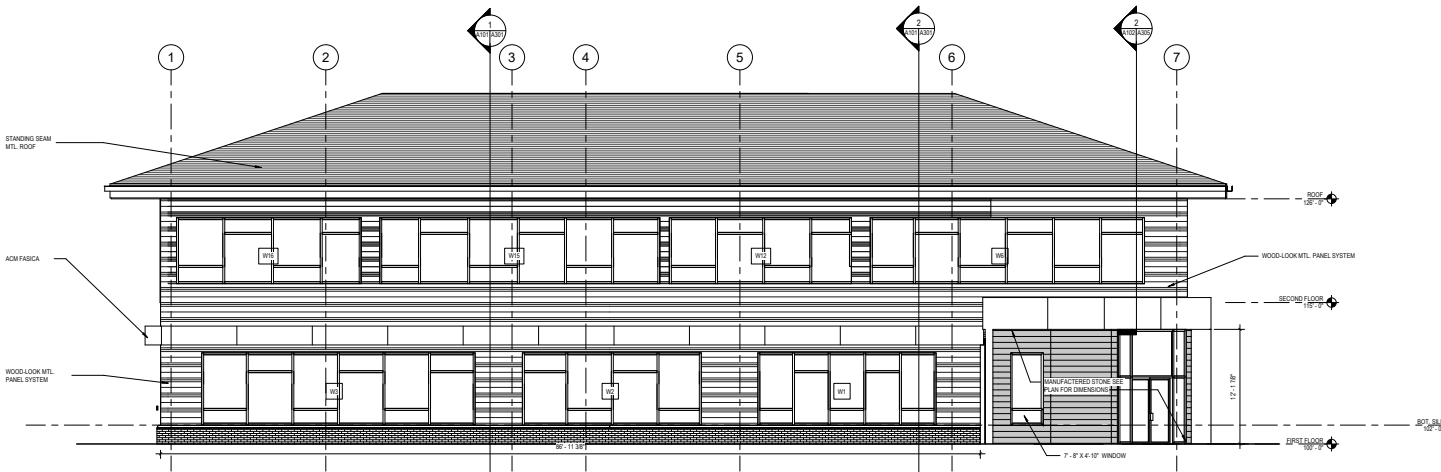
PROJECT NO.: 2023-1021
ISSUED BY: LP
DESIGNED BY: LP
REVIEWED BY: Checker
ISSUE DATE: 11-17-24
SHEET TITLE: ELEVATIONS

SEAL:

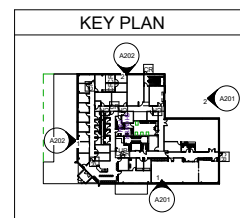
ARCHITECTURE SHEET NUMBER: A201



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



REVISIONS		
No.	Date	Description

SEAL:

PROJECT NO. 2023-0201	ISSUED BY: LP
DRAWN BY: LP	REVIEWED BY: Chriscie
ISSUE DATE: 11-17-24	

SHEET TITLE:

ELEVATIONS

A202