

LEGEND-PROP. FEATURES

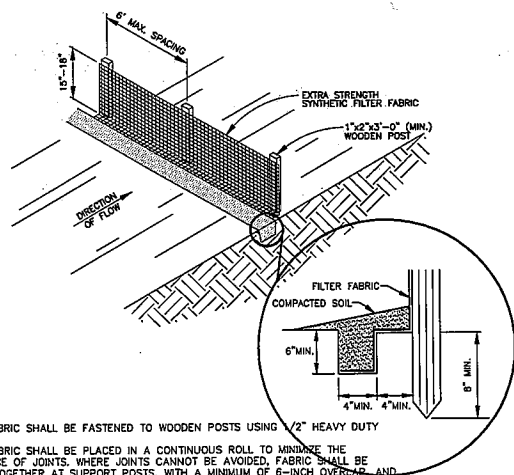
PROPOSED DOMESTIC WATER SERVICE
 PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.08% MIN.
 SILT FENCE

NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON FIELD SURVEY BY NORDLOH AND ASSOCIATES.
- ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
 DUKE ENERGY-GAS/ELECTRIC
 CINCINNATI BELL TELEPHONE-TELEPHONE
 METROPOLITAN SEWER DISTRICT - SANITARY SEWER
 GREATER CINCINNATI WATER WORKS - WATER SERVICE
- THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
- THE PLUMBING CONTRACTOR MUST CONDUCT A TV-CAMERA INSPECTION OF THE EXISTING LATERALS AND VERIFY/DETERMINE THE ACTUAL DEPTH AND CONDITION OF LATERALS TO BE RE-USED. A TAP PERMIT MUST BE OBTAINED FROM MSD FOR BUILDING SEWERS. THE SEWER CONTRACTOR MUST CONTACT THE MSD FIELD OFFICE AT 244-1366 FOR SEWER INSPECTION AFTER TAP PERMIT IS ISSUED. THE SEWER CONTRACTOR MUST BE LICENSED AND BONDED WITH MSD.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
- COORDINATE WITH GCWW FOR BUILDING WATER TAP.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED IN ACCORDANCE WITH SECTION 401 OF MSD RULES AND REGULATIONS. A NOTARIZED AFFIDAVIT STATING THAT THE SANITARY WASTEWATERS ARE FREE OF SUCH CLEAR WATERS MUST BE SUBMITTED TO MSD BEFORE A TAP PERMIT WILL BE ISSUED.

NOTES:

THE PROPOSED CONSTRUCTION MUST NOT DISRUPT ANY EXISTING STORMWATER DRAINAGE PATTERNS. ALSO, THIS SITE MUST ADHERE TO SEDIMENT AND EROSION CONTROLS MEASURES AS DETAILED IN THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL, PUBLISHED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES (CURRENT EDITION). THESE MEASURES MUST BE IN PLACE PRIOR TO AND DURING CONSTRUCTION. MINIMUM CONTROLS INCLUDE MINIMIZING SOIL DISTURBANCE, INSTALLING A CONSTRUCTION ENTRANCE, INSTALLING SILT FENCING ALONG THE CONSTRUCTION LIMITS AND AROUND ANY SOIL STOCKPILES.



NOTES:

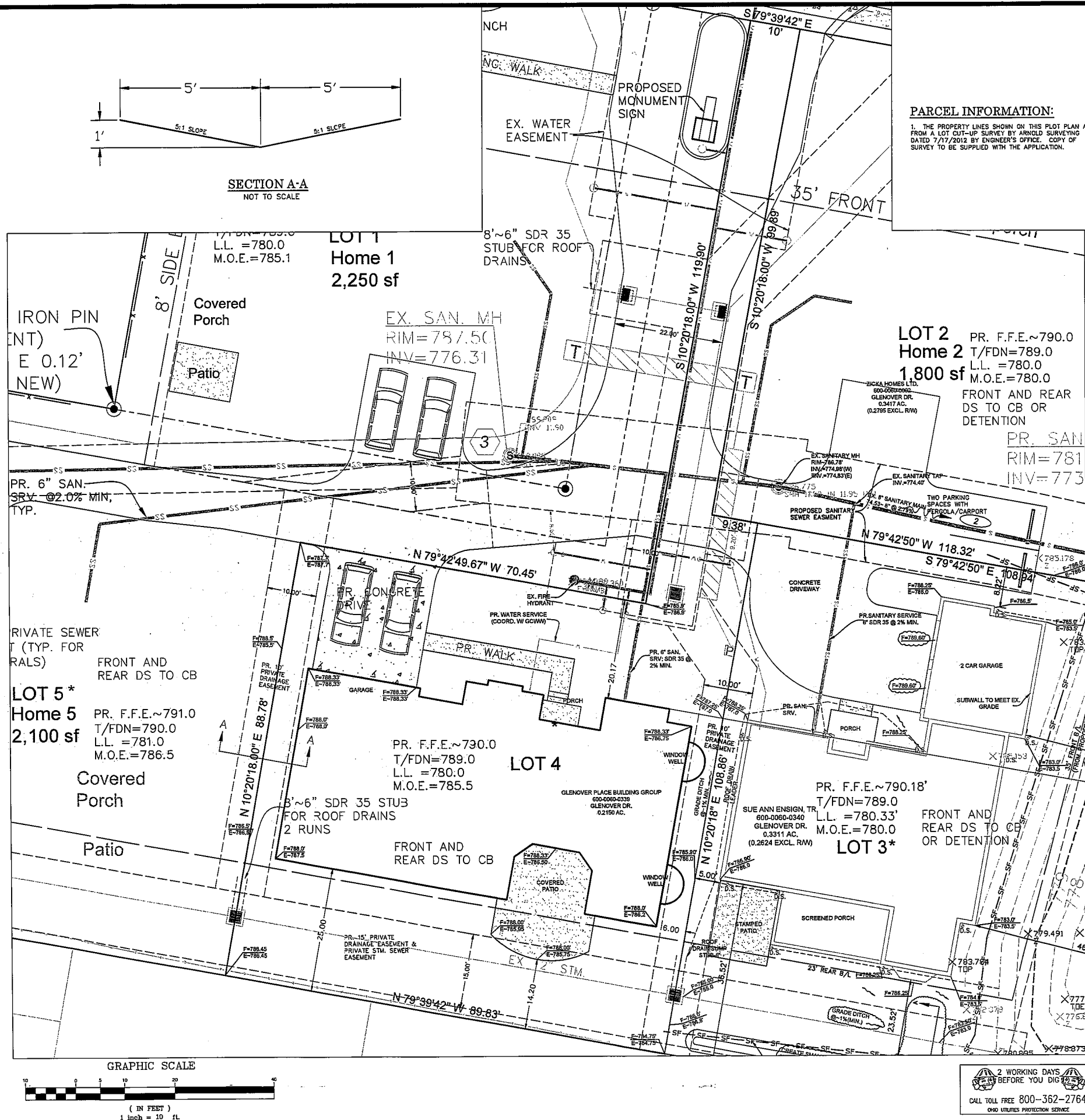
FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
 FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SECURED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

SILT FENCE (SF) DETAIL

NO SCALE

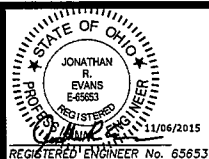
DRIVEWAY RELEASE STATEMENT:

1. THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAN AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT AGREES, AS A CONDITION OF APPROVAL OF THIS PLAN, THAT THERE WILL BE INCLUDED IN THE DEED OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION, SUBSERVIENT TO AN ACCESS EASEMENT A CONDITION REQUIRING THE GRANTEE, HIS HEIRS AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE PURPOSE DESIGNED AND A CONDITION THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE USE OF THE EASEMENT, SUCH CONDITIONS BEING FOR THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE RESERVED.



PARCEL INFORMATION:

1. THE PROPERTY LINES SHOWN ON THIS PLOT PLAN ARE FROM A LOT CUT-UP SURVEY BY ARNOLD SURVEYING DATED 7/17/2012 BY ENGINEER'S OFFICE. COPY OF SURVEY TO BE SUPPLIED WITH THE APPLICATION.



REVISIONS
 BY NO. & DESCRIPTION
 DATE

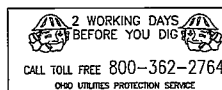
EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 108
 CINCINNATI, OHIO 45226
 (513) 321-2168
 (513) 321-2173 FAX
 ATTN: JONATHAN R. EVANS, P.E.

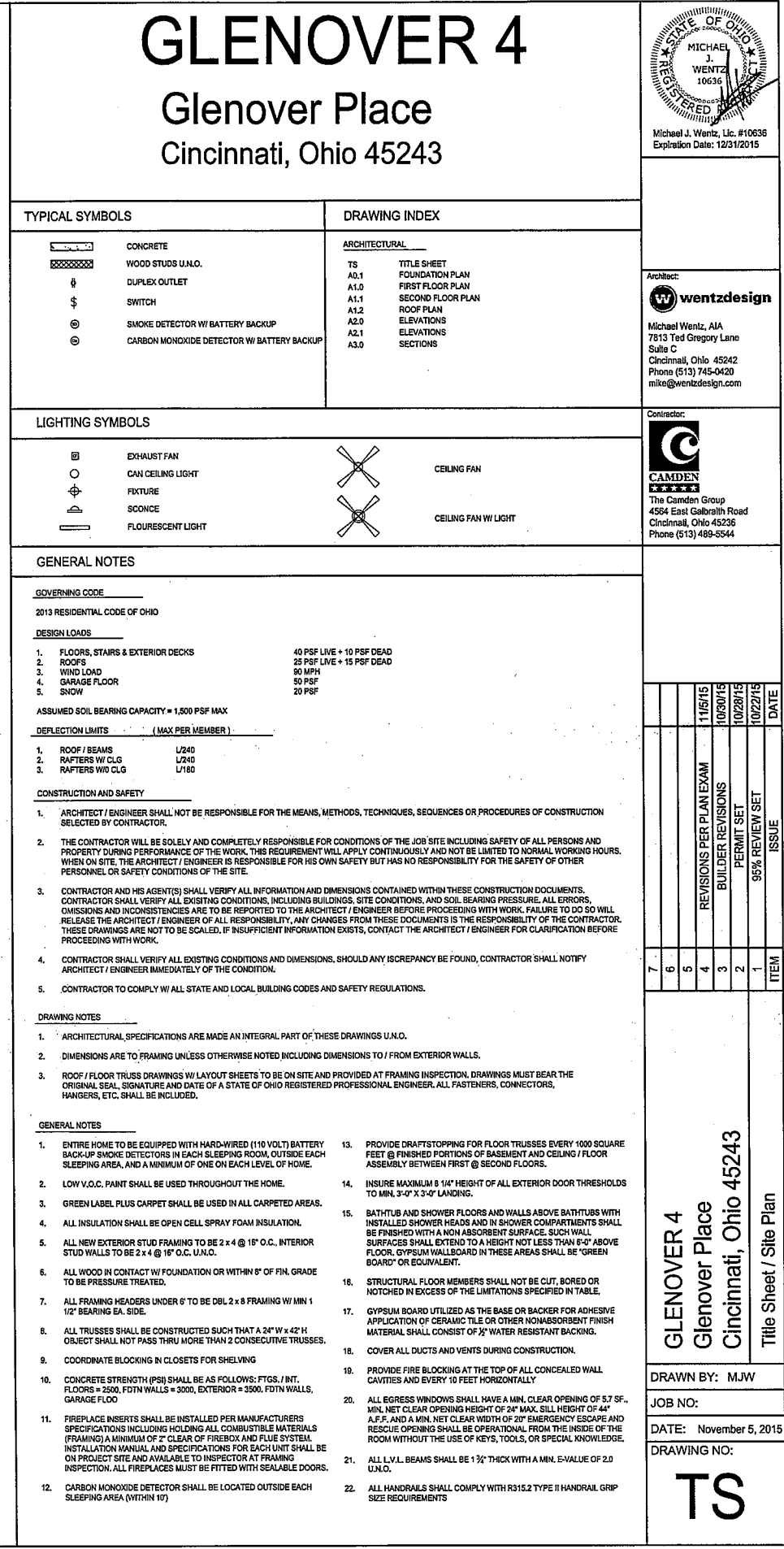
PLOT PLAN-LOT 4

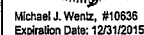
GLENOWER DR. SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

SCALE: HORIZ. VERT.
 1"=10' N/A
 JOB NO. 11-129
 DATE NOV. 6, 2015

SHEET NO.





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1022151268
1234 - 15

7		
6		
5	REVISIONS PER PLAN EXAM	11/5/15
4	BUILDER REVISIONS	10/30/15
3	PERMIT SET	10/28/15
2	95% REVIEW SET	10/22/15
	INQUIRY FOR REVIEW	10/14/15

GLENOVER 4
Glenover Place
Cincinnati, Ohio 45243

1000

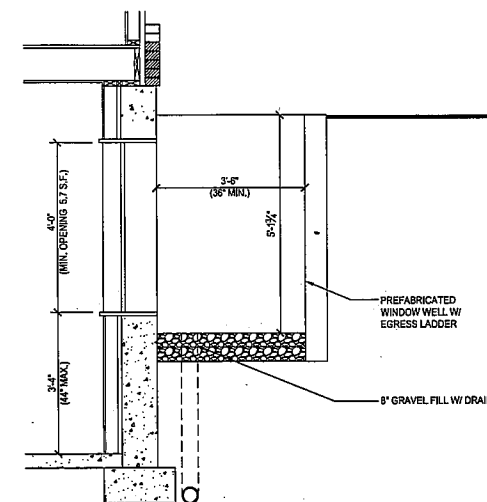
DRAWN BY: MJW

JOB	
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DATE: November 5, 2015

DRAWING NO:

A0.



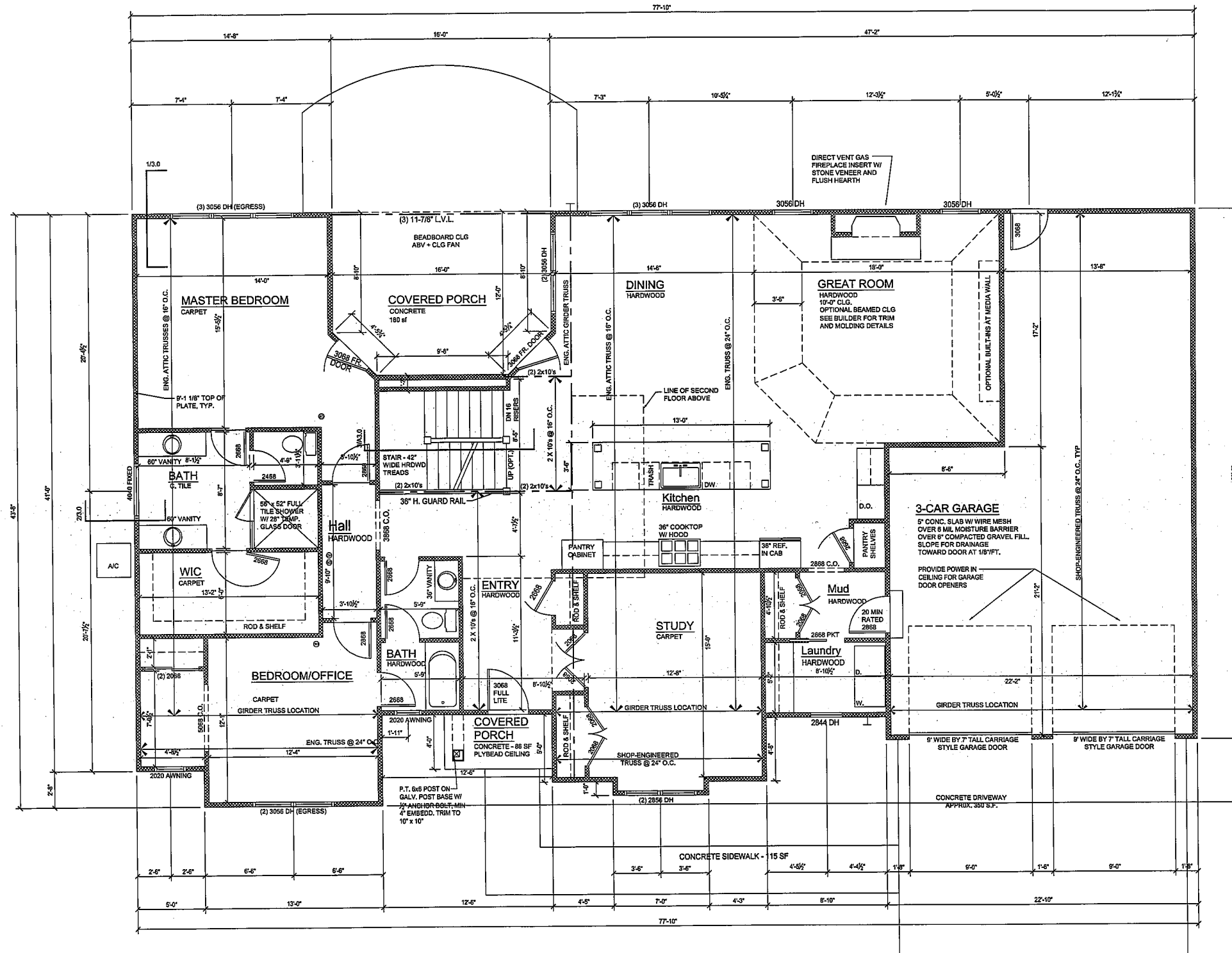
Window Well Detail

Scale: 1/2" = 1'-0"

Optional Finished Lower Level

Scale: $1/4" = 1'-0"$

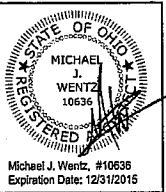
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First Floor Plan - Option A

Scale: 1/4" = 1'-0"

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DATE	ISSUE	ITEM
11/5/15	REVS PER PLAN EXAM	7
10/30/15	BUILDER REVISIONS	5
10/28/15	PERMIT SET	3
10/22/15	95% REVIEW SET	2
		1

GLENOVER 4
Glover Place
Cincinnati, Ohio 45243
First Floor Plan - Option A

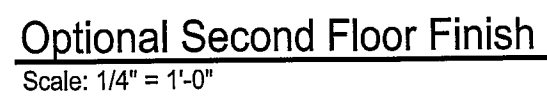
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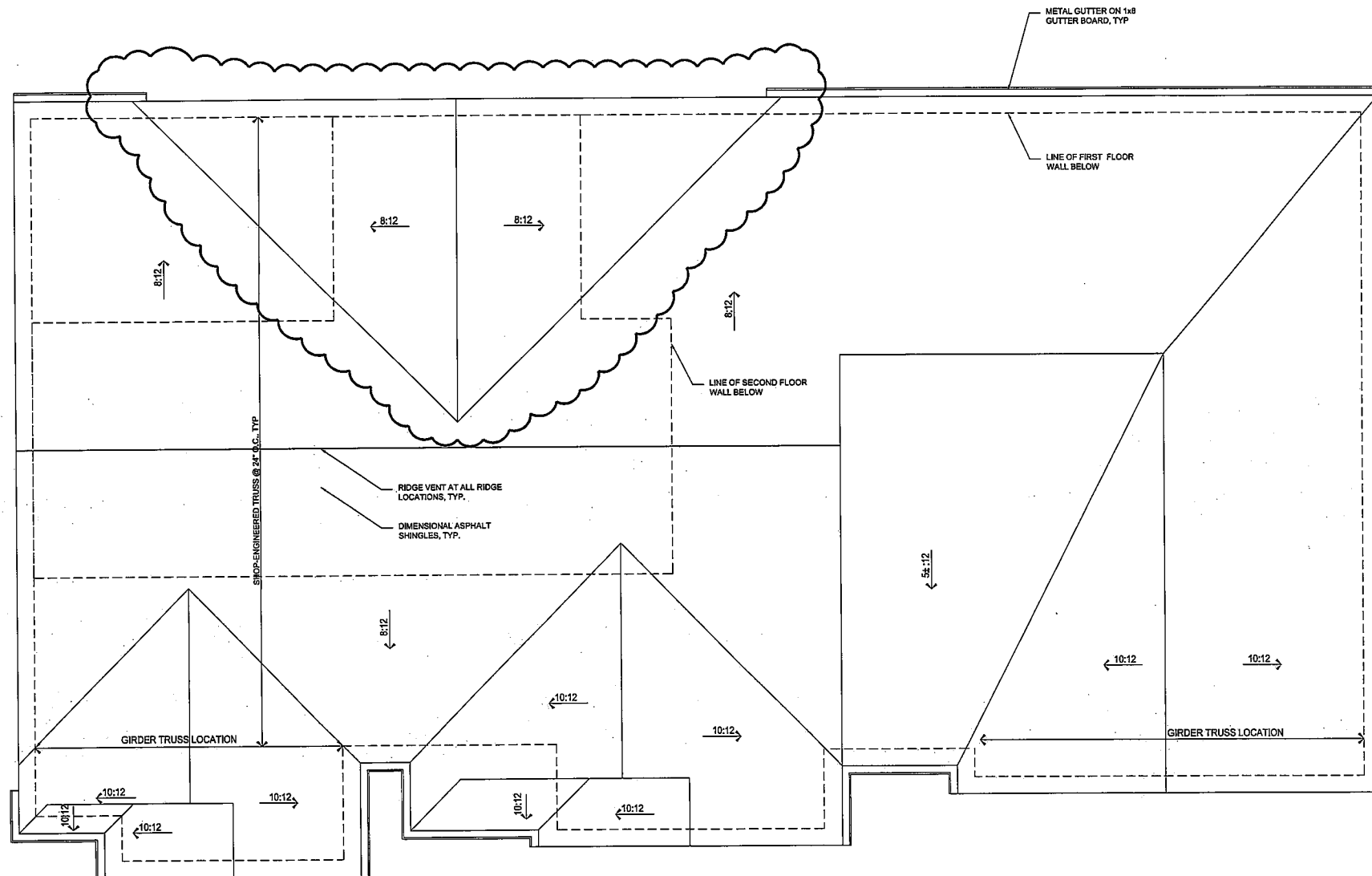
DATE: November 5, 2015

DRAWING NO:

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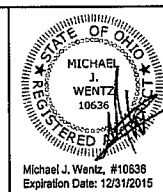


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Roof Plan - Option A
 Scale: 1/4" = 1'-0"

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1105154169
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 4169 - 15

ITEM	DATE	ISSUE	95% REVIEW SET	PERMIT SET	BUILDER REVISIONS	REVS PER PLAN EXAM	REVS PER BUILDER
7	11/30/15						
6	11/05/15						
5	10/30/15						
4	10/28/15						
3	10/28/15						
2	10/22/15						
1	10/22/15						

GLENOVER 4
 Glenover Place
 Cincinnati, Ohio 45243
 Roof Plan - Option A

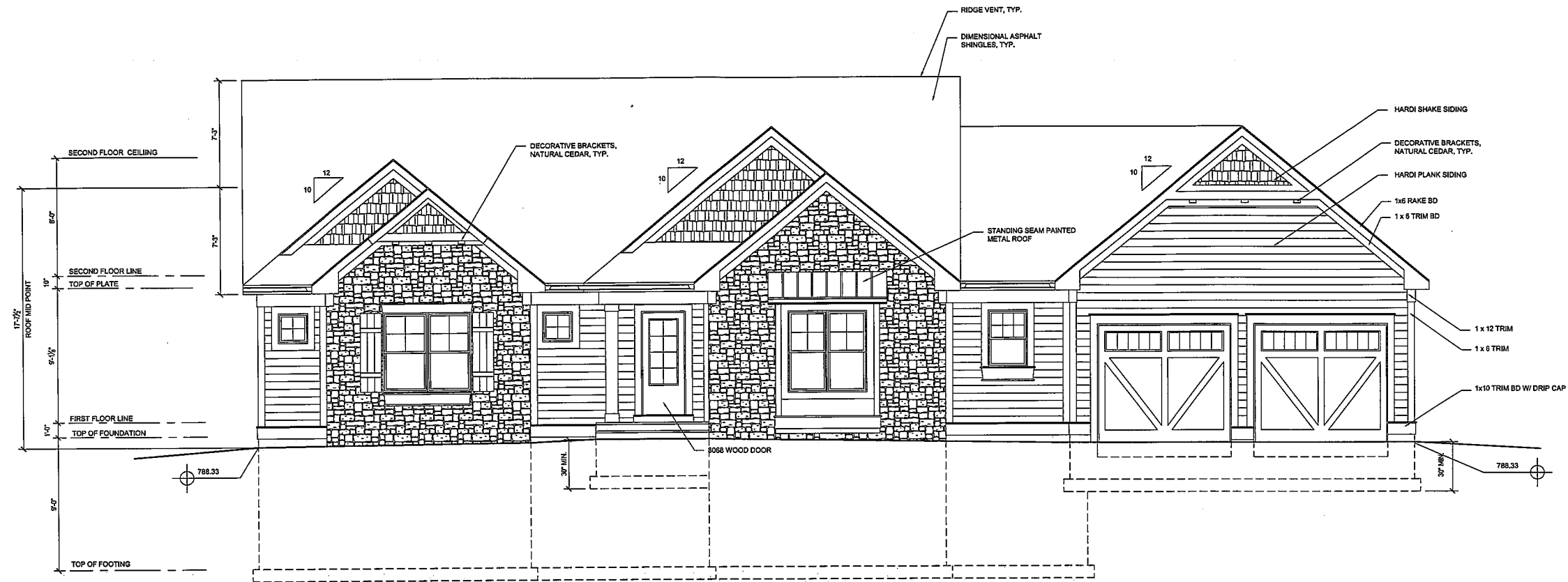
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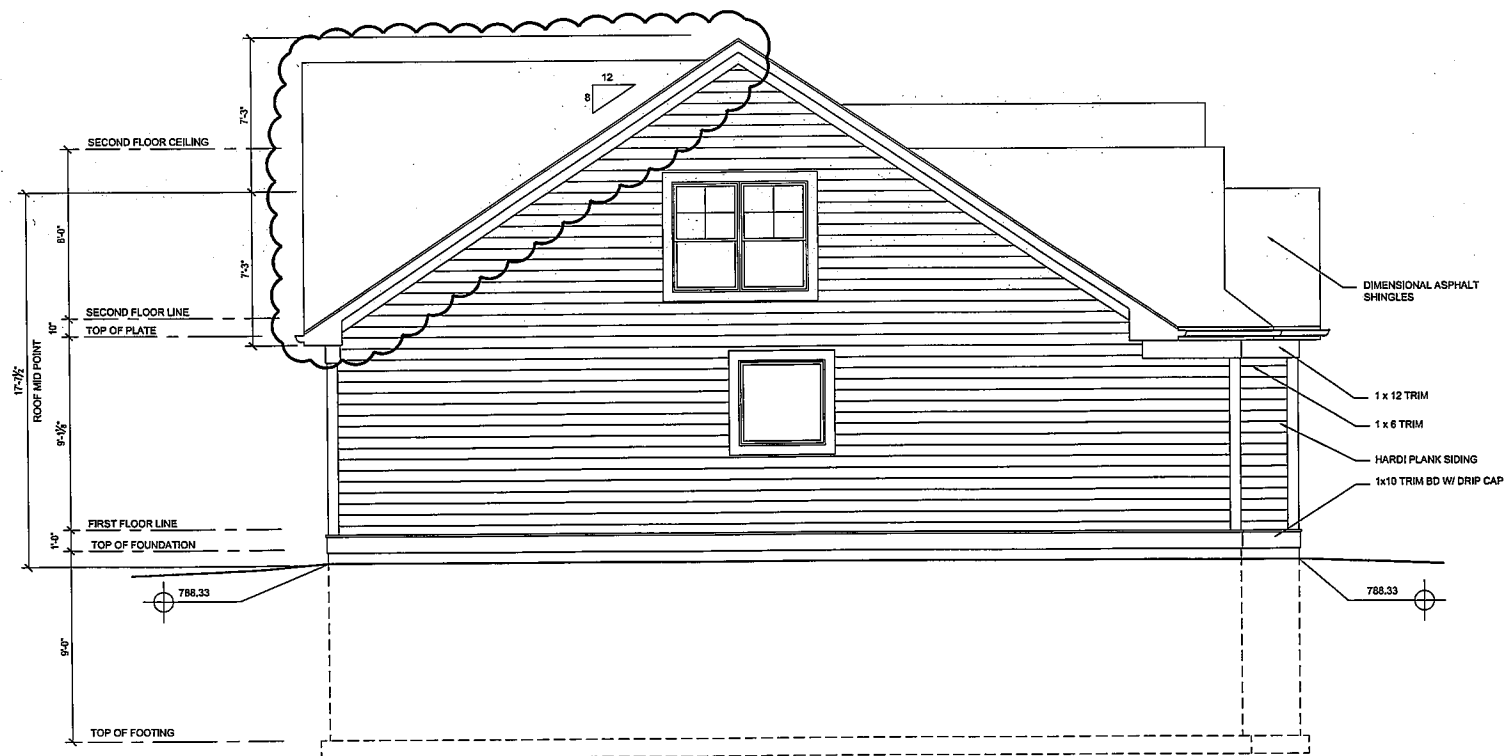
DATE: November 30, 2015

DRAWING NO:

A1.2

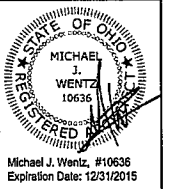


Front Elevation
Scale: 1/4" = 1'-0"



Side Elevation
Scale: 1/4" = 1'-0"

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ITEM	DATE	ISSUE	95% REVIEW SET	PERMIT SET	BUILDER REVISIONS	REVS PER PLAN EXAM	REVS PER BUILDER
7							
6							
5							
4							
3							
2							
1							

GLENOVER 4
Glenover Place
Cincinnati, Ohio 45243
Elevations - Option A

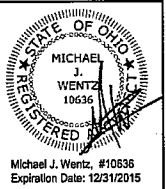
DRAWN BY: M.J.W.

JOB NO:

DATE: November 5, 2015

DRAWING NO:

A2.0



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ITEM	ISSUE	DATE
1	95% REVIEW SET	10/22/15
2	PERMIT SET	10/28/15
3	BUILDER REVISIONS	10/30/15
4	REVS PER PLAN EXAM	11/6/15
5	REVS PER BUILDER	11/6/15

GLENOVER 4
Glover Place
Cincinnati, Ohio 45243

Elevations

DRAWN BY: MJW

JOB NO:

DATE: November 5, 2015

DRAWING NO:

A2.1

Architectural elevation drawing of a building facade. The drawing includes the following details:

- Roof:** A gabled roof with a 12/8 pitch indicated by a triangle. The roof is covered with "DIMENSIONAL ASPHALT SHINGLES". The roof height is marked as 17'-0" from the roof mid-point.
- Second Floor:** The "SECOND FLOOR LINE" is indicated. The "TOP OF PLATE" is also marked.
- First Floor:** The "FIRST FLOOR LINE" is indicated. The "TOP OF FOUNDATION" is also marked.
- Siding and Trim:** The facade features "HARDI PLANK SIDING" and "1x6 TRIM". The roofline is finished with "1x12 TRIM".
- Foundation and Footing:** The "TOP OF FOOTING" is indicated. The foundation is shown with a 30" MIN. clearance from the footing.
- Dimensions:** The overall height of the building is 16'-0". The width of the building is 16'-0". The height of the first floor is 10'-0". The height of the second floor is 6'-0".
- Level Markers:** Two level markers are shown: 788.33 and 788.33.

Side Elevation
Scale: 1/4" = 1'-0"

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ROOF:
DIMENSIONAL ASPHALT SHINGLES
15# ROOF FELT
1/2" OSB APA SPAN RATED SHEATHING
WITH PLY CLIPS
PRE-ENGINEERED TRUSSES AT 24" o.c.
SIMPSON TCEA SLIP ANCHORS
AT TOP OF PLATE
VAPOR BARRIER
(4 MIL POLYETHYLENE)
1/2" DRYWALL

ICE BARRIER UNDERLAYMENT
FROM LOWEST EDGE OF ROOF
SURFACE TO 24" INSIDE EXTERIOR
WALL LINE
TOP OF PLATE

SOFFIT:
METAL DRAIN EDGE
METAL GUTTER ON 1 x 8 GUTTER BOARD (U.N.O.)
1/2" HARD BOARD SOFFIT W/ CONT. EYE VENT
1x10 TRIM

WALLS:
HARD PLANK SIDING, 8" EXPOSURE
TYVEK HOUSEWRAP APPLIED PER MANUF. SPECS
1/2" PLYWOOD SHEATHING, CONT.
BLOCKING BEHIND ALL EDGES AND SEAMS
(CONTINUOUS 1/2" PLYWOOD SHEATHING TO PROVIDE BRACING AT
CORNERS)
2 x 4 WOOD STUDS AT 16" o.c. U.N.O.
R-13 BATT INSULATION
1/2" GYP BOARD

FIRST FLOOR:
1/2" HARDWOOD (U.N.O.)
3/4" T.G. PLYWOOD, GLUED AND NAILED
2x10 FLOOR JOISTS @ 16" o.c. (U.N.O.)
R-19 BATT INSULATION AT BAND BOARDS

SHEATHING SHALL LAP RIM JOIST AND EXTEND
DOWN TO COVER FOUNDATION SILL PLATE

FIRST FLOOR LINE

TOP OF FOUNDATION

NOTE:
GRADE SHALL FALL MIN. 6" IN THE FIRST 10' FROM
THE BUILDING

SILL:
FLASHING AS REQUIRED
2 x 4 P.T. WOOD SILL PLATE W/ SILL SEALER
FIREBLOCKING AS REQ'D
1/2" DIA. x 10" ANCHOR BOLT AT 32" o.c.
(6" MIN. EMBEDMENT)

FOUNDATION WALL:
WATERPROOF FOUNDATION WALLS WITH APPROVED
WATERPROOFING SYSTEM
10" THICK CONCRETE WALL (U.N.O.) WITH
(2) #4 BARS TOP, 10, 20, AND BOTTOM (HORIZ. REINFORCING) &
#6 BARS 36" O.C. (VERT. REINFORCING)
1" AIRSPACE
2x4 WOOD STUDS @ 16" o.c.
R-13 OWENS CORNING CERTIFIED R METAL BUILDING INSULATION
INSTALLED PER MANUF. SPECS.

NOTE:
AT UNFRAMED BASEMENT WALLS
PROVIDE CONT. R-10 INSULATED
SHEATHING, MIN.

NOTE:
ALL WOOD IN CONTACT WITH
CONCRETE SHALL BE PRESSURE
TREATED

4" THICK CONCRETE SLAB OVER 6"
GRAVEL FILL ON 6 MIL VAPOR
BARRIER

FOOTING:
10" x 22" CONCRETE FOOTING WITH
(2) #4 BARS CONTINUOUS
#4 BAR 18" LONG, 24" o.c. WITH 4" HOOK
4" PERFORATED FOOTING DRAIN WITH MIN. 18"
THICK PEA GRAVEL AND SILT PROTECTION

TOP OF SLAB

1 Typical Wall Section
A3.0 Scale: 3/4" = 1'-0"

ROOF:
DIMENSIONAL ASPHALT SHINGLES
15# ROOF FELT
1/2" OSB APA SPAN RATED SHEATHING
WITH PLY CLIPS
PRE-ENGINEERED TRUSSES AT 24" o.c.
SIMPSON TCEA SLIP ANCHORS
AT TOP OF PLATE
VAPOR BARRIER
(4 MIL POLYETHYLENE)
1/2" DRYWALL

TOP OF PLATE

SECOND FLOOR:
1/2" HARDWOOD (U.N.O.)
3/4" T.G. PLYWOOD, GLUED AND NAILED
2x10 FLOOR JOISTS @ 16" o.c. (U.N.O.)
R-13 BATT INSULATION AT BAND BOARDS

NOTE: A VAPOR RETARDER SHALL BE PROVIDED
ON THE WARM IN WINTER SIDE OF ALL FRAMED
WALLS, TYP.

WALLS:
HARD PLANK SIDING, 8" EXPOSURE
TYVEK HOUSEWRAP APPLIED PER MANUF. SPECS
1/2" PLYWOOD SHEATHING, CONT.
BLOCKING BEHIND ALL EDGES AND SEAMS
(CONTINUOUS 1/2" PLYWOOD SHEATHING TO PROVIDE BRACING AT
CORNERS)
2 x 4 WOOD STUDS AT 16" o.c. U.N.O.
R-13 BATT INSULATION
1/2" GYP BOARD

FIRST FLOOR:
1/2" HARDWOOD (U.N.O.)
3/4" T.G. PLYWOOD, GLUED AND NAILED
2x10 FLOOR JOISTS @ 16" o.c. (U.N.O.)
R-19 BATT INSULATION AT BAND BOARDS

SHEATHING SHALL LAP RIM JOIST AND EXTEND
DOWN TO COVER FOUNDATION SILL PLATE

FIRST FLOOR LINE

TOP OF FOUNDATION

NOTE:
GRADE SHALL FALL MIN. 6" IN THE FIRST 10' FROM
THE BUILDING

SILL:
FLASHING AS REQUIRED
2 x 4 P.T. WOOD SILL PLATE W/ SILL SEALER
FIREBLOCKING AS REQ'D
1/2" DIA. x 10" ANCHOR BOLT AT 32" o.c.
(6" MIN. EMBEDMENT)

FOUNDATION WALL:
WATERPROOF FOUNDATION WALLS WITH APPROVED
WATERPROOFING SYSTEM
10" THICK CONCRETE WALL (U.N.O.) WITH
(2) #4 BARS TOP, 10, 20, AND BOTTOM (HORIZ. REINFORCING) &
#6 BARS 36" O.C. (VERT. REINFORCING)
1" AIRSPACE
2x4 WOOD STUDS @ 16" o.c.
R-13 OWENS CORNING CERTIFIED R METAL BUILDING INSULATION
INSTALLED PER MANUF. SPECS.

NOTE:
AT UNFRAMED BASEMENT WALLS
PROVIDE CONT. R-10 INSULATED
SHEATHING, MIN.

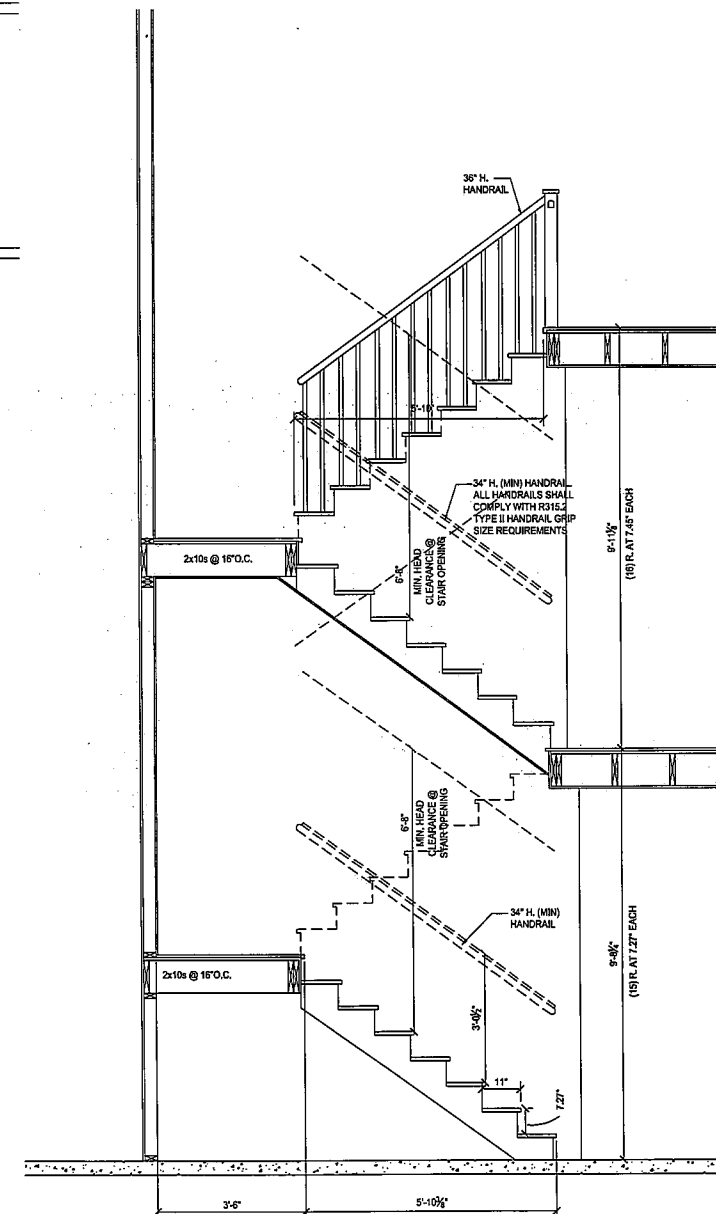
NOTE:
ALL WOOD IN CONTACT WITH
CONCRETE SHALL BE PRESSURE
TREATED

4" THICK CONCRETE SLAB OVER 6"
GRAVEL FILL ON 6 MIL VAPOR
BARRIER

FOOTING:
10" x 22" CONCRETE FOOTING WITH
(2) #4 BARS CONTINUOUS
#4 BAR 18" LONG, 24" o.c. WITH 4" HOOK
4" PERFORATED FOOTING DRAIN WITH MIN. 18"
THICK PEA GRAVEL AND SILT PROTECTION

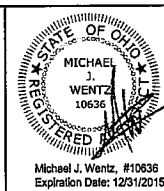
TOP OF SLAB

2 Typical Wall Section @ Opt. 2nd Story
A3.0 Scale: 3/4" = 1'-0"



3 Stair Section
A3.0 Scale: 1/2" = 1'-0"

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7	11/18/15	BUILDER REVISIONS
6	11/18/15	REVS PER PLAN EXAM
5	11/18/15	BUILDER REVISIONS
4	10/28/15	PERMIT SET
3	10/28/15	95% REVIEW SET
2	10/19/15	ISSUE

GLENOVER 4
Glenover Place
Cincinnati, Ohio 45243

DRAWN BY: MJW
JOB NO:
DATE: November 18, 2015
DRAWING NO:

A3.0