

PROJECT NAME:	DRAKE APARTMENT CONVERSION
LOCATION:	9109 READING ROAD CINCINNATI, OH 45237
PRIMARY USE CLASS:	R-2 (APARTMENT)
CONSTRUCTION TYPE:	IIIB
ALLOWABLE BUILDING HEIGHT:	55'-0"
ACTUAL BUILDING HEIGHT:	EXISTING
ALLOWABLE BUILDING AREA:	16,000 SF
ALLOWABLE BUILDING AREA WITH FRONTAGE INCREASE:	23,504 SF
ACTUAL BUILDING AREA:	23,102 SF
SPRINKLERED:	NON-SPRINKLERED
BUILDING CODE:	2011 OHIO BUILDING CODE 2009 ICC A 117.1

REVISIONS

DATE:	08.03.17
DRAWN BY:	RZ
SCALE:	AS NOTED
JOB NO.:	17006

TITLE:
 GENERAL NOTES
 KEY PLAN
 RENDERINGS

SHEET NO:
G-1.1
 1 OF 9

GENERAL

ISSUE DATE	SHEET NO.	DESCRIPTION
08-20-17	G-1.1	GENERAL NOTES, KEY PLAN, RENDERINGS

CIVIL

07-13-17	SV01	ZONING PLAT
07-13-17	SV02	EXISTING FEATURES

ARCHITECTURAL

08-03-17	A-1.1	SITE PLAN AND FLOOR PLAN
08-03-17	A-1.2	DETAILS
08-03-17	A-1.3	DEVELOPMENT PLAN
08-03-17	A-2.1	EXTERIOR ELEVATIONS
08-03-17	A-3.1	ROOF PLAN AND BUILDING SECTION

LANDSCAPE

08-03-17	L-1.1	LANDSCAPE PLAN
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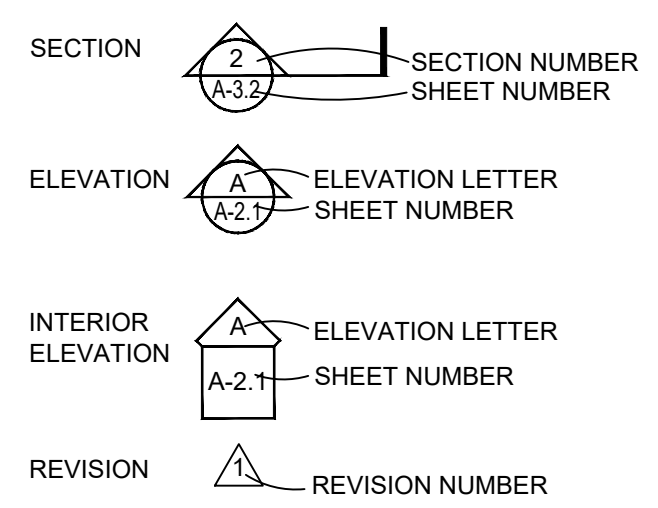
DRAWING INDEX

07.20.17 ZONING SUBMISSION
 ISSUE DATES

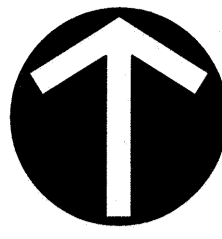
CODE NOTES

AB	ANCHOR BOLT	IN	INCH
ABV	ABOVE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LBS	POUNDS
AHU	AIR HANDLING UNIT	LOC	LOCATION
ALT	ALTERNATE	MANUF	MANUFACTURER
ALUM	ALUMINUM	MAX	MAXIMUM
ASF	ALUMINUM STORE FRONT	MDO	MEDIUM DENSITY OVERLAY
BLDG	BUILDING	MDF	MEDIUM DENSITY FIBERBOARD
BOT	BOTTOM	MIN	MINIMUM
BRG	BEARING	NIC	NOT IN CONTRACT
BP	BASE PLATE	NTS	NOT TO SCALE
CJ	CONTROL JOINT	O.C.	ON CENTER
CL	CENTER LINE	O/C	ON CENTER
CLR	CLEAR	OPCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PREFIN.	PREFINISHED
CU	CONDENSING UNIT	PT	PRESSURE TREATED
DIA	DIAMETER	RD	ROOF DRAIN
DN	DOWN	REINF	REINFORCED
DS	DOWNSPOUT	RTU	ROOF TOP UNIT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SAB	SOUND ATTENUATION BLANKET
EL	ELEVATION	SCH	SCHEDULE
EMB	EMBEDMENT	SCWD	SOLID CORE WOOD DOOR
EQ	EQUAL	SF	SQUARE FEET
EP	ELECTRIC PANEL	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SIPS	STRUCTURAL INSULATED PANELS
EX	EXISTING	SQ	SQUARE
EXIST	EXISTING	SSD	SEE STRUCTURAL DRAWINGS
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FE	FIRE EXTINGUISHER	TGSD	TEMPERED GLASS SLAB DOOR
FEC	FIRE EXTINGUISHER CABINET	T&B	TOP AND BOTTOM
FLR	FLOOR	T&G	TONGUE AND GROOVE
FRT	FIRE-RETARDANT-TREATED	TOS	TOP OF SLAB
FT	FOOT	TPO	THERMOPLASTIC POLYOLEFIN
FTG	FOOTING	TYP	TYPICAL
GYP. BD.	GYP. BOARD	UNO	UNLESS NOTED OTHERWISE
HCWD	HOLLOW CORE WOOD DOOR	VERT	VERTICAL
HMD	HOLLOW METAL DOOR	VCT	VINYL COMPOSITION TILE
HMID	HOLLOW METAL INSULATED DOOR	VIF	VERIFY IN FIELD
HMF	HOLLOW METAL FRAME	WC	WATER CLOSET
HOR	HORIZONTAL	WD	WOOD
HT	HEIGHT	WWF	WELDED WIRE FABRIC

ABBREVIATIONS







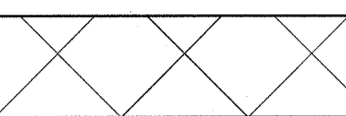

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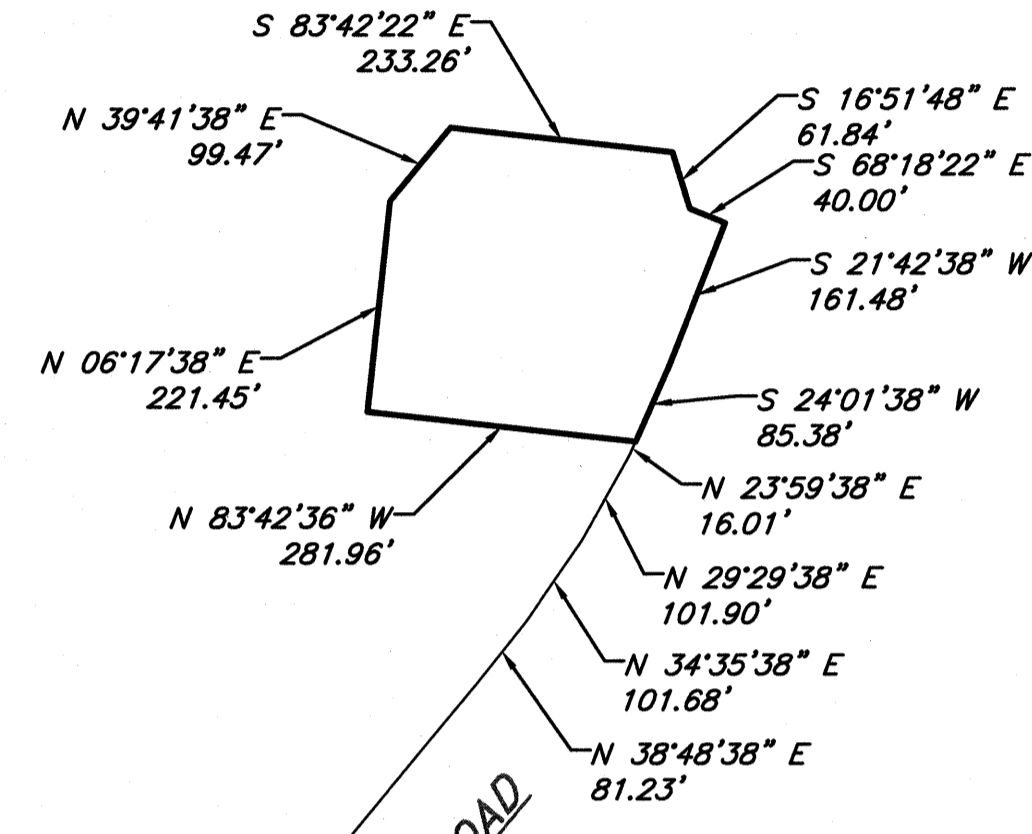
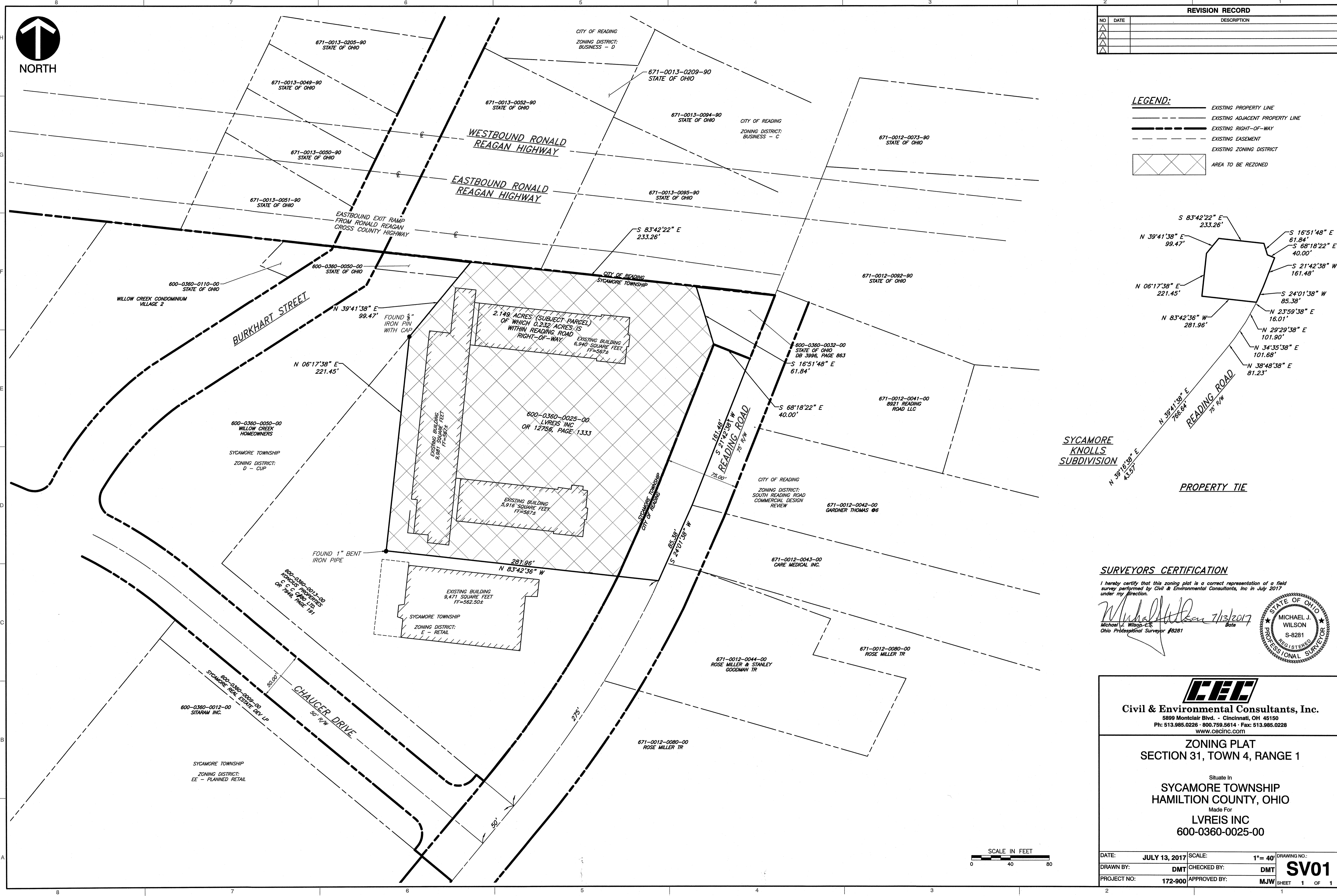


NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION

LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING ZONING DISTRICT
	AREA TO BE REZONED



SYCAMORE KNOLLS SUBDIVISION

PROPERTY TIE

SURVEYORS CERTIFICATION

I hereby certify that this zoning plat is a correct representation of a field survey performed by Civil & Environmental Consultants, Inc in July 2017 under my direction.

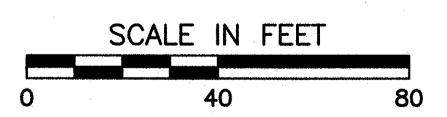
Michael J. Wilson 7/13/2017 Date
Michael J. Wilson, C.S.
Ohio Professional Surveyor #8281



Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. - Cincinnati, OH 45150
Ph: 513.985.0226 • 800.759.5614 • Fax: 513.985.0228
www.ccecinc.com

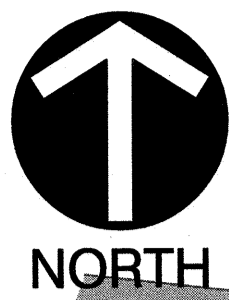
ZONING PLAT
SECTION 31, TOWN 4, RANGE 1

Situate In
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO
Made For
LVREIS INC
600-0360-0025-00



DATE:	JULY 13, 2017	SCALE:	1" = 40'	DRAWING NO.:	SV01 SHEET 1 OF 1
DRAWN BY:	DMT	CHECKED BY:	DMT		
PROJECT NO.:	172-900	APPROVED BY:	MJW		

F:\2017\172-900-001-Survey\Drawings\172900-001-Zoning-Reading\172900-001-Zoning-Reading.dwg(5/11/2017 10:28 AM)



REVISION RECORD		
NO	DATE	DESCRIPTION

- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING EASEMENT
 - - - EXISTING ZONING DISTRICT
 - - - 890 EXISTING INDEX CONTOUR
 - - - 889 EXISTING INTERMEDIATE CONTOUR
 - - - EXISTING WOOD FENCE
 - - - EXISTING CHAINLINK FENCE
 - - - EXISTING TREE LINE
 - ⊕ EXISTING STORM SEWER MANHOLE
 - ⊕ EXISTING CATCH BASIN
 - ⊕ EXISTING CURB INLET
 - ⊕ EXISTING CATCH BASIN / DOWNSPOUT
 - ⊕ EXISTING TRAFFIC PULL BOX
 - ⊕ EXISTING UTILITY POLE & GUY WIRE
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING SIGN
 - ⊕ EXISTING BOLLARD
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING SANITARY CLEANOUT
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING UTILITY VAULT
 - ⊕ EXISTING TREE
 - ⊕ FOUND IRON PIN / PIPE

SURVEYORS NOTES:

BASES OF BEARINGS - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402)
 SOURCE DOCUMENTS USED AS SHOWN

HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402)
 ESTABLISHED FROM HAMILTON COUNTY BENCHMARK #4071, STATE PLANE
 COORDINATES TAKEN TO GROUND AT LATITUDE N39°12'36.75219", LONGITUDE
 W84°26'54.78300", PROJECT HEIGHT 456.229', GROUND SCALE FACTOR
 1.00008127385786.

VERTICAL DATUM - NAVD29 ESTABLISHED FROM HAMILTON HAMILTON COUNTY
 BENCHMARK #4071, ELEVATION = 553.71.

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS
 PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AREAS
 DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY
 THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39061C0229E,
 WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.

CONTOUR INFORMATION SHOWN ON LVREIS INC. PROPERTY AND THE KONGIUS
 PROPERTY ARE FROM AN ACTUAL FIELD SURVEY PERFORMED BY CEC.
 CONTOURS SHOWN BEYOND THESE PROPERTY LINES ARE PROVIDED FROM
 CINCINNATI AREA GEOGRAPHIC INFORMATION SYSTEM (CAGIS).

**ASCE SUBSURFACE UTILITY
 DEPICTION**

- PRECISE HORIZONTAL AND VERTICAL LOCATION OF
 UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND
 SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITY
- INFORMATION OBTAINED THROUGH THE APPLICATION OF
 APPROPRIATE SURFACE GEOPHYSICAL METHODS TO
 DETERMINE THE EXISTENCE AND APPROXIMATE
 HORIZONTAL POSITION OF SUBSURFACE UTILITY (OUPS
 MARKED)
- INFORMATION OBTAINED BY SURVEYING AND PLOTTING
 VISIBLE ABOVE-GROUND UTILITY FEATURES
- INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL
 RECOLLECTIONS.



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 www.cecinc.com

**EXISTING FEATURES
 SECTION 31, TOWN 4, RANGE 1**

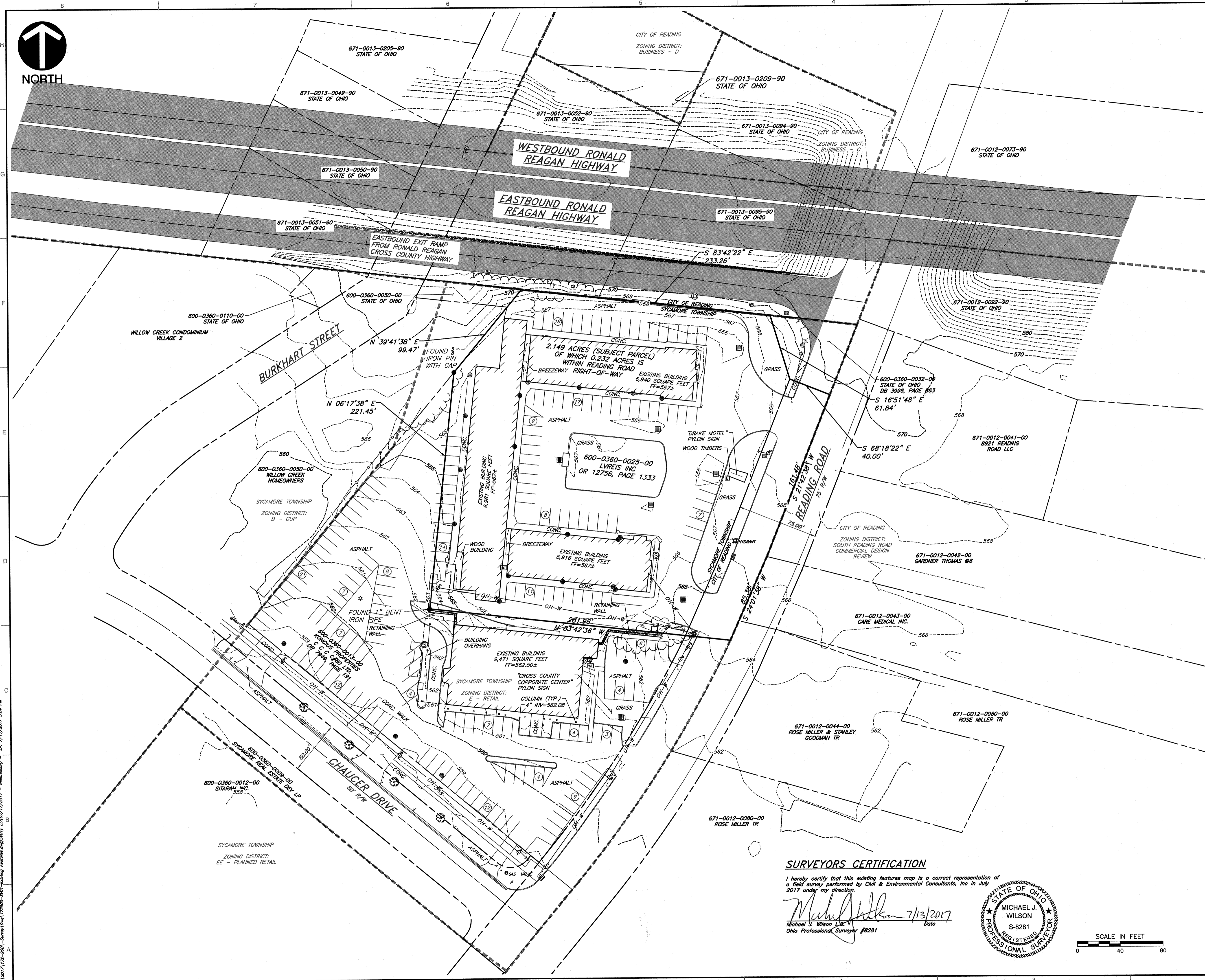
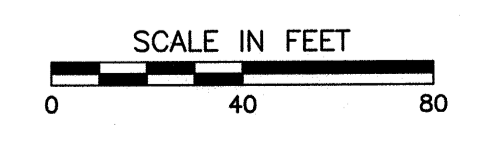
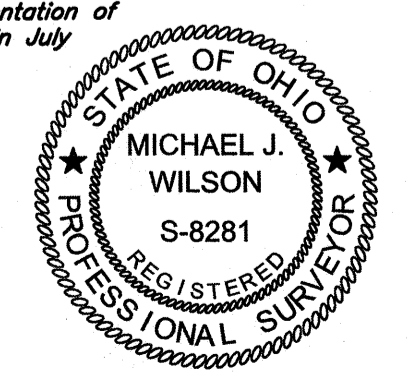
Situate In
**SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO**
 Made For
**LVREIS INC
 600-0360-0025-00**

DATE:	JULY 13, 2017	SCALE:	1" = 40'	DRAWING NO.:	SV02
DRAWN BY:	DMT	CHECKED BY:	DMT	SHEET	
PROJECT NO.:	172-900	APPROVED BY:	MJW	1 OF 1	

SURVEYORS CERTIFICATION

I hereby certify that this existing features map is a correct representation of
 a field survey performed by Civil & Environmental Consultants, Inc in July
 2017 under my direction.

Michael J. Wilson 7/13/2017
 Michael J. Wilson, L.S. Date
 Ohio Professional Surveyor #8281



P:\2017\172-900-Survey\Draw\172900-001-Existing Features.dwg (15/07/2017 10:54 AM) LP: 7/13/2017 10:54 AM
 P:\2017\172-900-Survey\Draw\172900-001-Existing Features.dwg (15/07/2017 10:54 AM) LP: 7/13/2017 10:54 AM

PROJECT SUMMARY:
 BUILDINGS TO BE USED AS R-2 APARTMENT BUILDING.
 BUILDING AREA: 23,102 SF
 NUMBER OF DWELLING UNITS: 67
 PARKING SPACES REQUIRED (1.5 PER UNIT): 101
 PARKING SPACES PROVIDED: 89
 IMPERVIOUS SURFACE RATIO: 82.09%
 DWELLING UNITS PER ACRE: 31.18

IMPERVIOUS SURFACE RATIO WORKSHEET
 (Method of Calculation)

IMPERVIOUS SURFACE "Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities."

IMPERVIOUS SURFACE RATIO (ISR) "The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot."

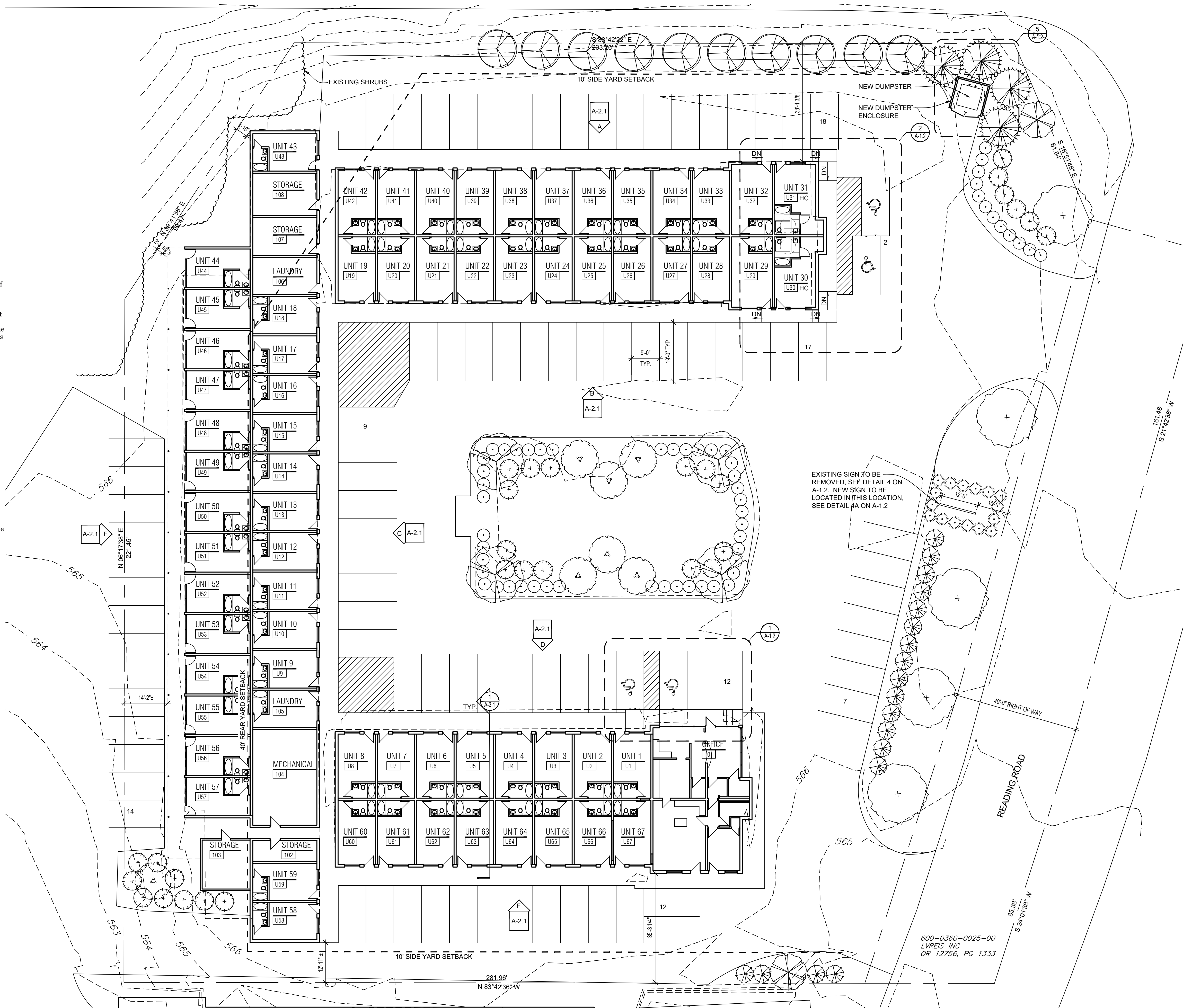
LOT AREA "The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area."

Site Identification 8109 Reading Road	
Lot Area	83,491 square feet
Impervious Surfaces:	
1. Building footprint	23,102 sq.ft.
2. Parking & Drive areas	38,771 sq.ft.
3. Access easements	sq.ft.
4. Walkways	6,662 sq.ft.
5. Other	sq.ft.
Total Impervious Surfaces	68,535 sq.ft.
68,535 divided by	83,491 = 82.09
Total Impervious Surfaces	Impervious Surface Ratio %

I, Anthony E. Ravagnani (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.
 Date: 07/13/17

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.

In the event that there is a conflict of information contained herein, the adopted Zoning Ordinance shall apply.



1 PROPOSED SITE/FLOOR PLAN
 SCALE: 1/16" = 1'-0"



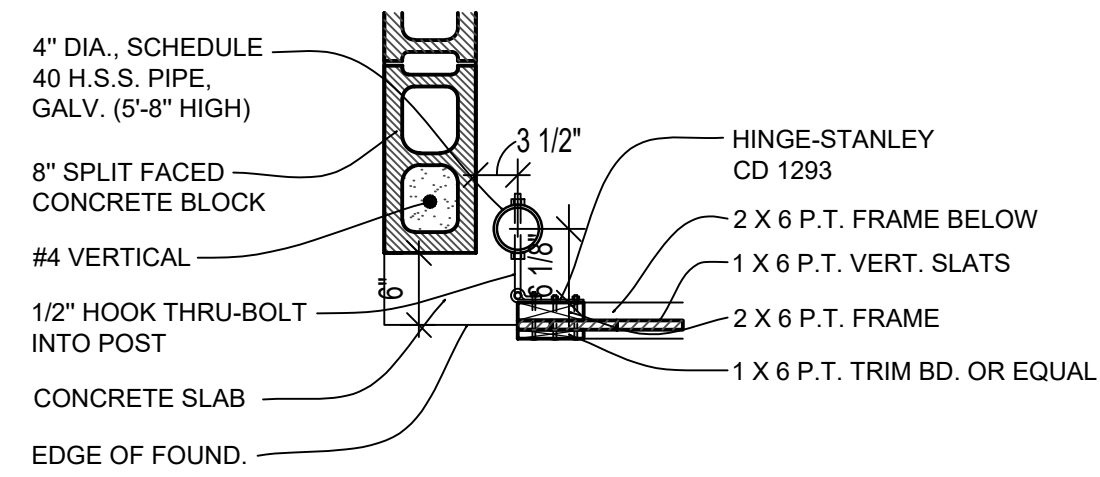
TRA
 ANTHONY E. RAVAGNANI ARCHITECTS, L.L.C.
 4345 MT. CARMEL TOMASCO RD.
 CINCINNATI, OH 45244
 (513) 943-6287
 WWW.TRADESIGN.NET

REVISIONS

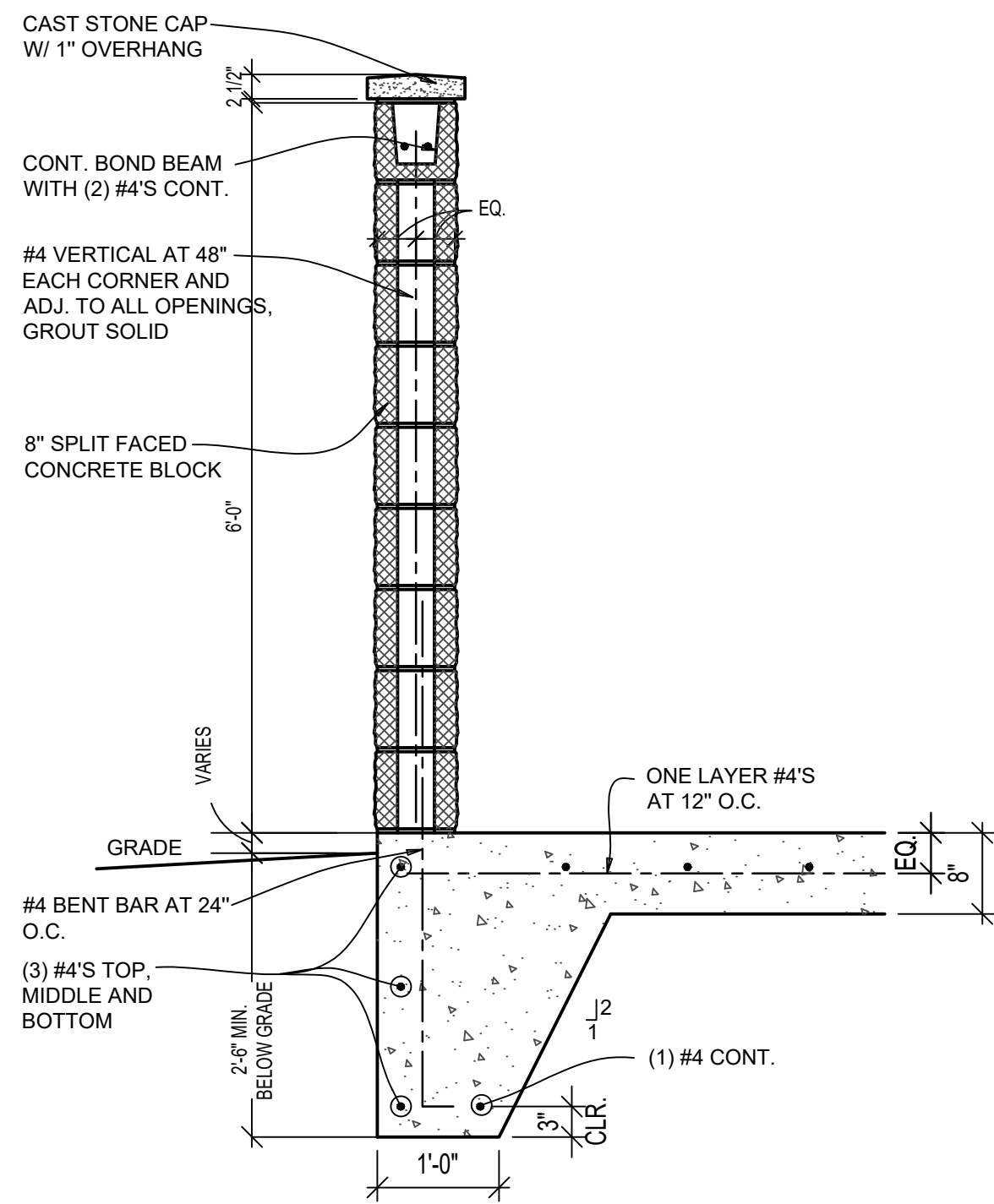
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 ARCHITECTURAL
 SITE PLAN AND
 FLOOR PLAN

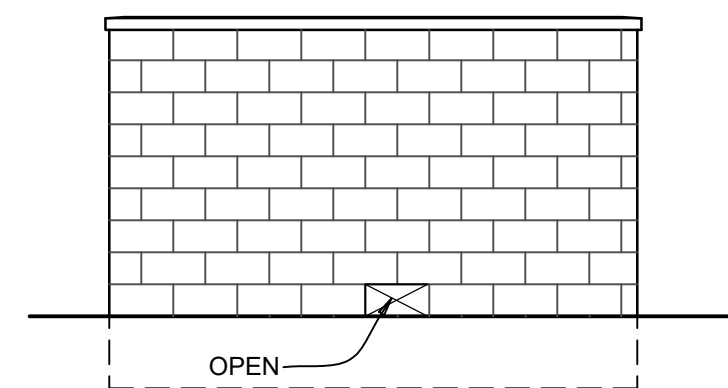
SHEET NO:
A-1.1
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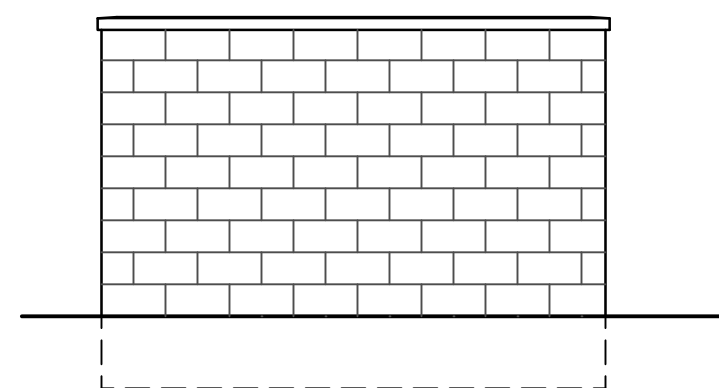
7 DETAIL at DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



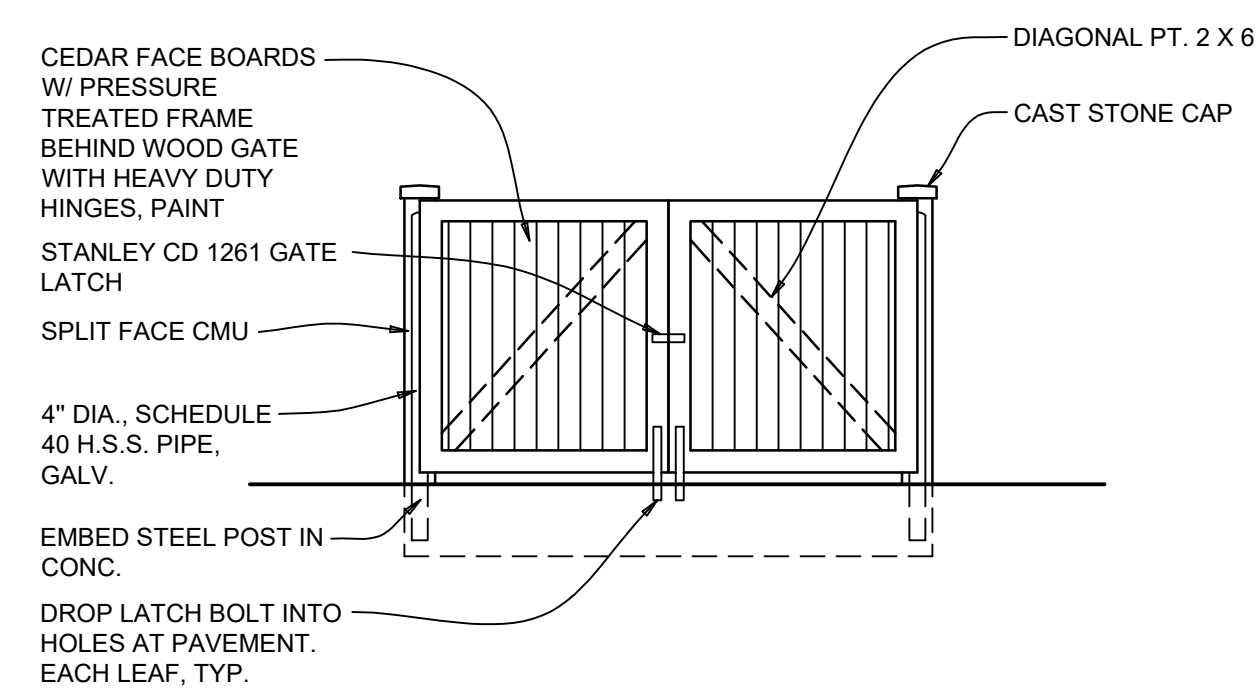
6 SECTION at DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



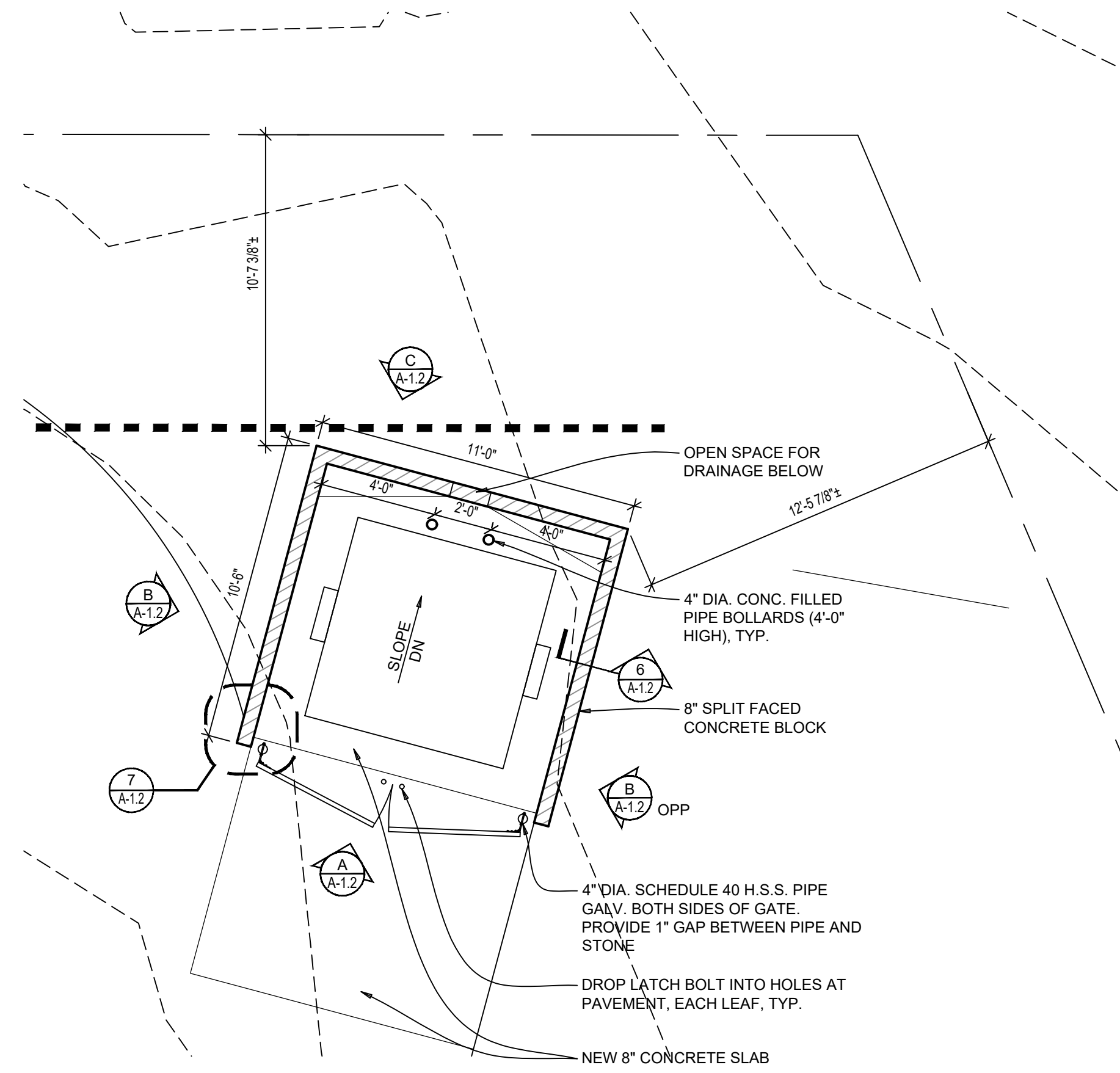
C ELEVATION
SCALE: 1/4" = 1'-0"



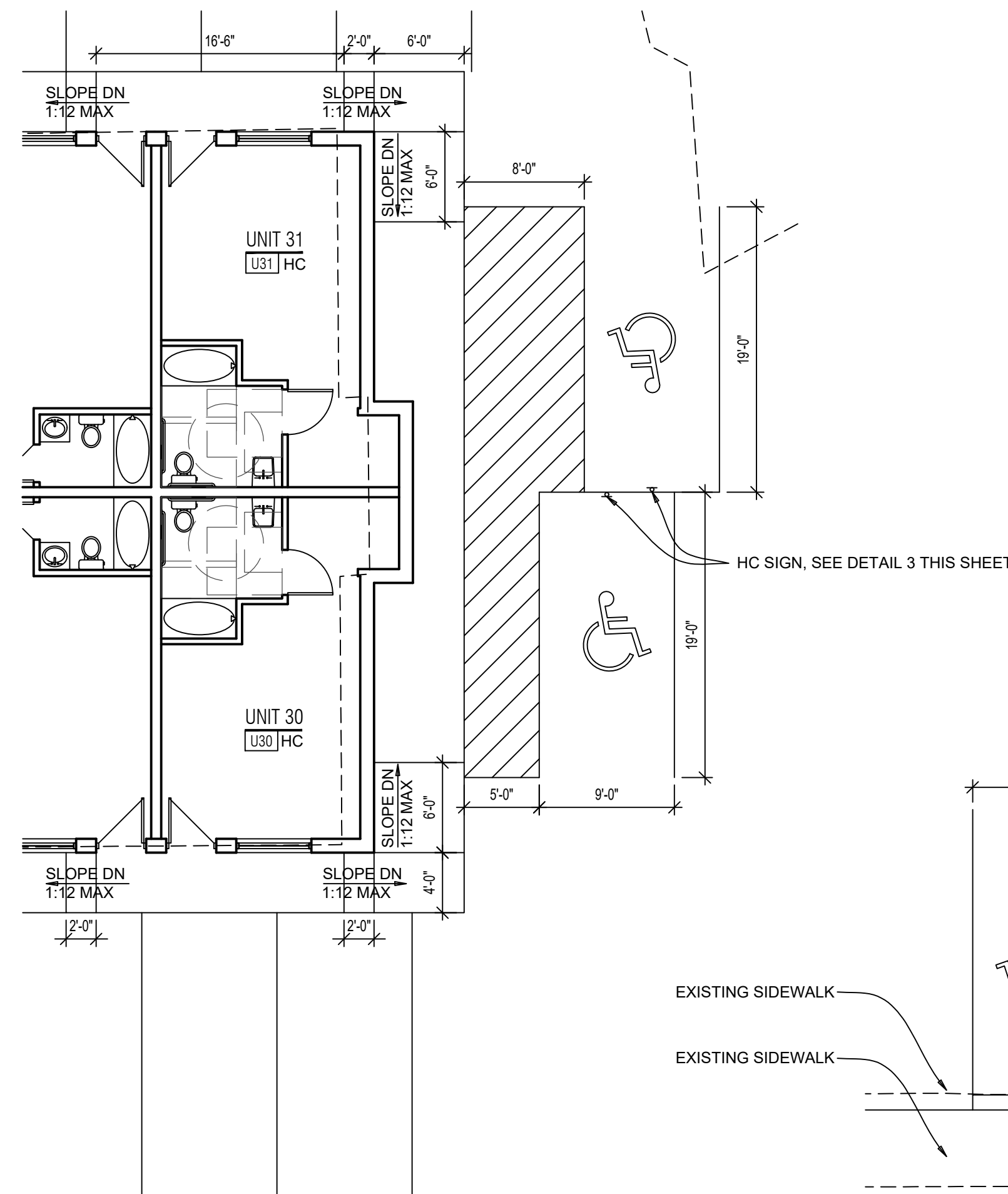
B ELEVATION
SCALE: 1/4" = 1'-0"



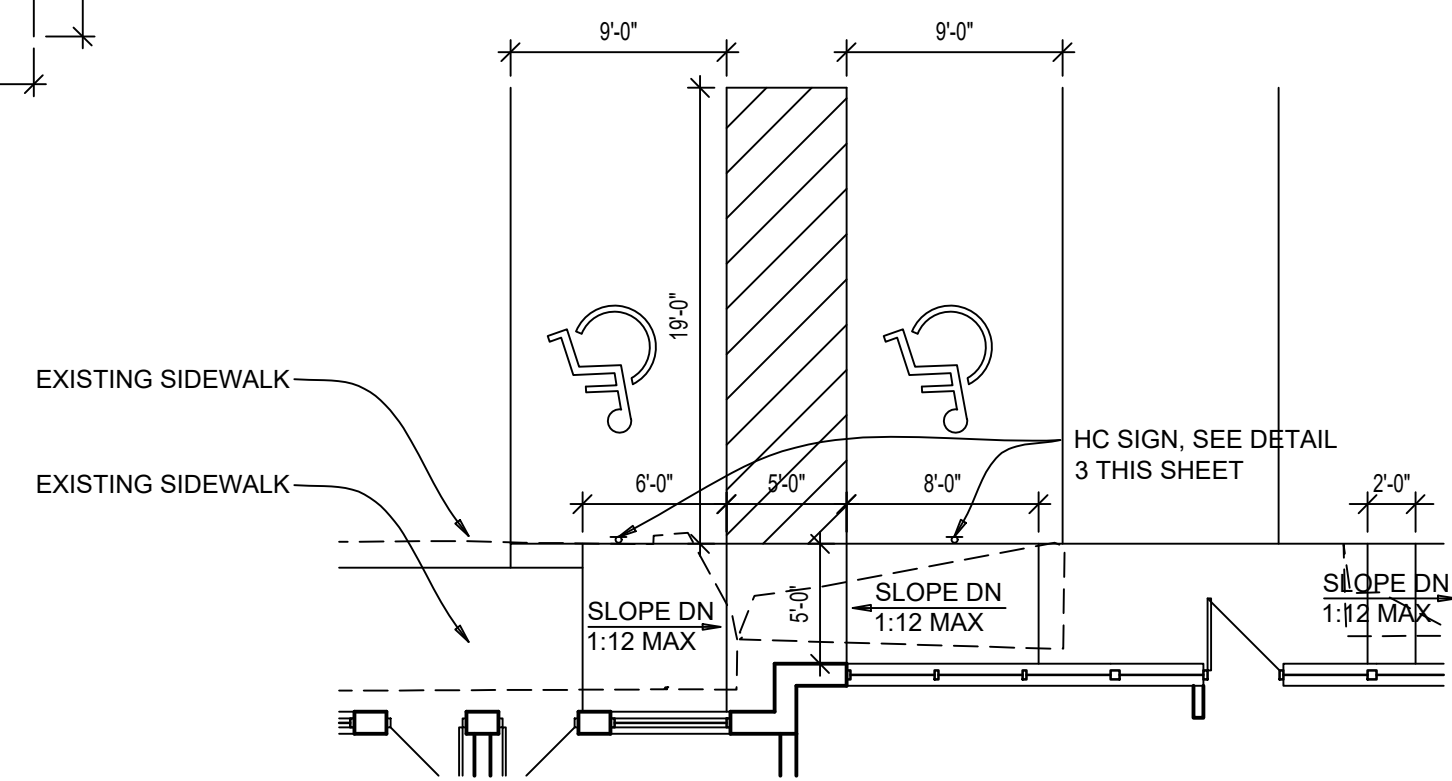
A ELEVATION
SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



2 PARKING DETAIL
SCALE: 1/8" = 1'-0"



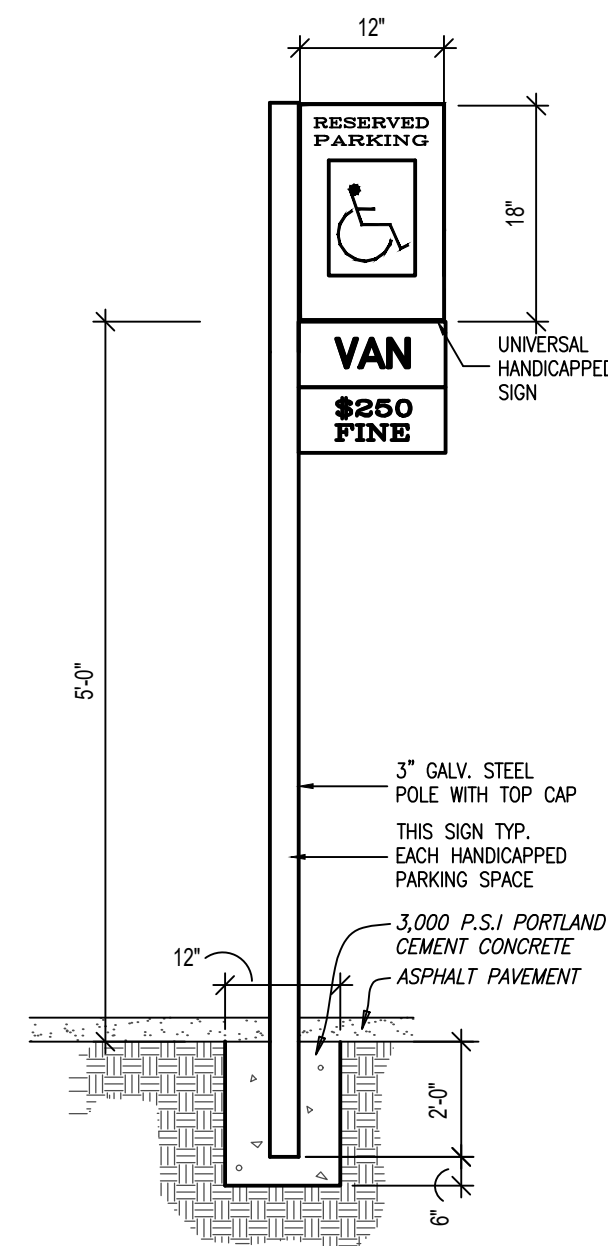
1 PARKING DETAIL
SCALE: 1/8" = 1'-0"



4 EXISTING SIGN
SCALE: N.T.S.



4A PROPOSED NEW SIGN
SCALE: N.T.S.



3 HC SIGN DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS

DATE: 08.03.17
DRAWN BY: RZ
SCALE: AS NOTED
JOB NO.: 17006

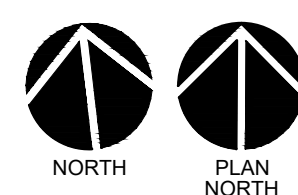
TITLE:

DETAILS

SHEET NO:

A-1.2

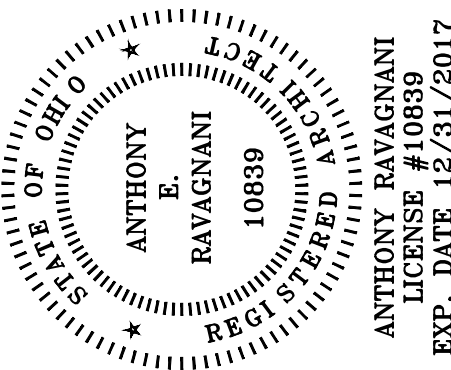
5 OF 9



1

PROPOSED DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"



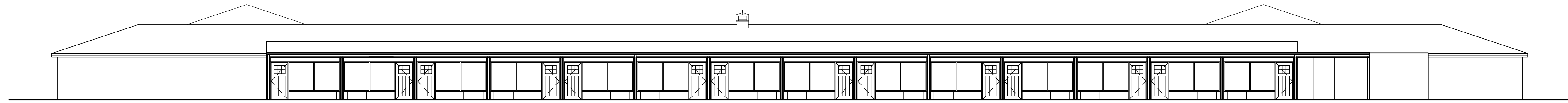
TRA
 ANTHONY E. RAVAGNANI
 LICENSE # 10839
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF OHIO

**DRAKE APARTMENT
 CONVERSION**
 8109 READING ROAD
 CINCINNATI, OH 45237

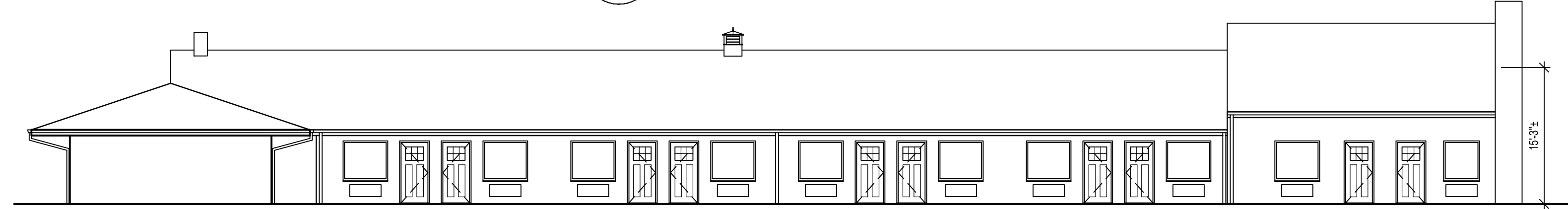
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TITLE:
 DEVELOPMENT PLAN

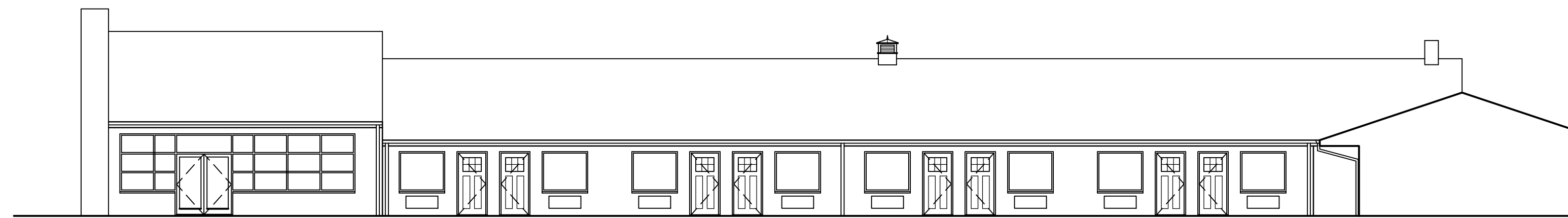
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A-1.3
 6 OF 9



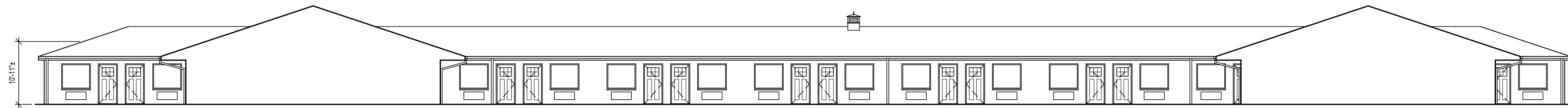
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SCALE: 3/32" = 1'-0"



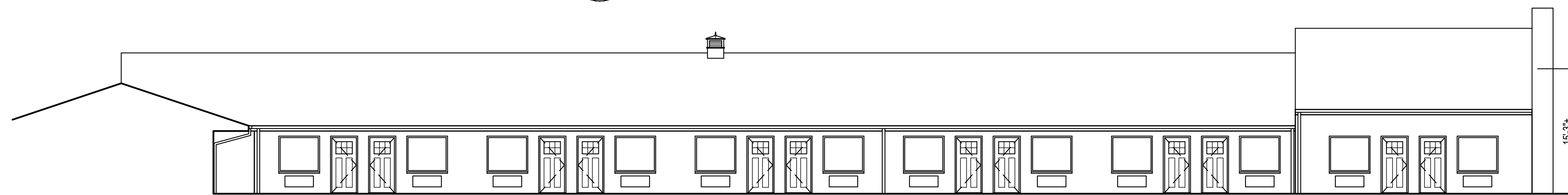
E ELEVATION
SCALE: 3/32" = 1'-0"



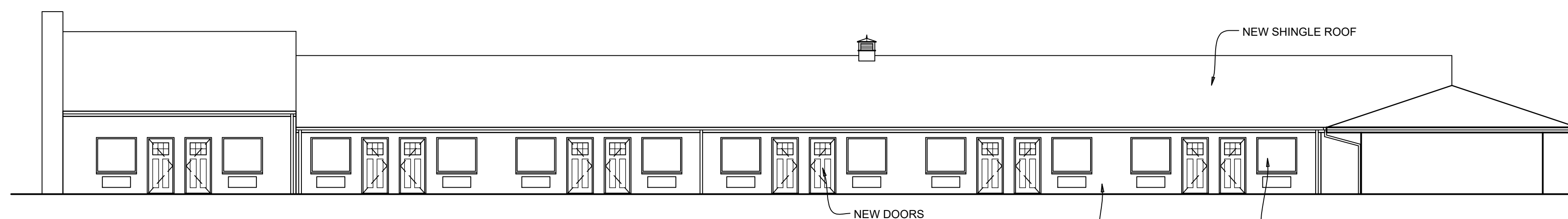
D ELEVATION
SCALE: 3/32" = 1'-0"



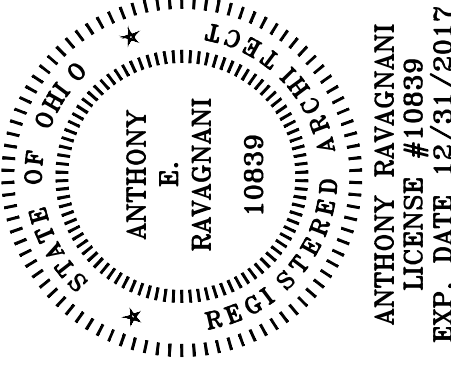
C ELEVATION
SCALE: 3/32" = 1'-0"



B ELEVATION
SCALE: 3/32" = 1'-0"



A ELEVATION
SCALE: 3/32" = 1'-0"



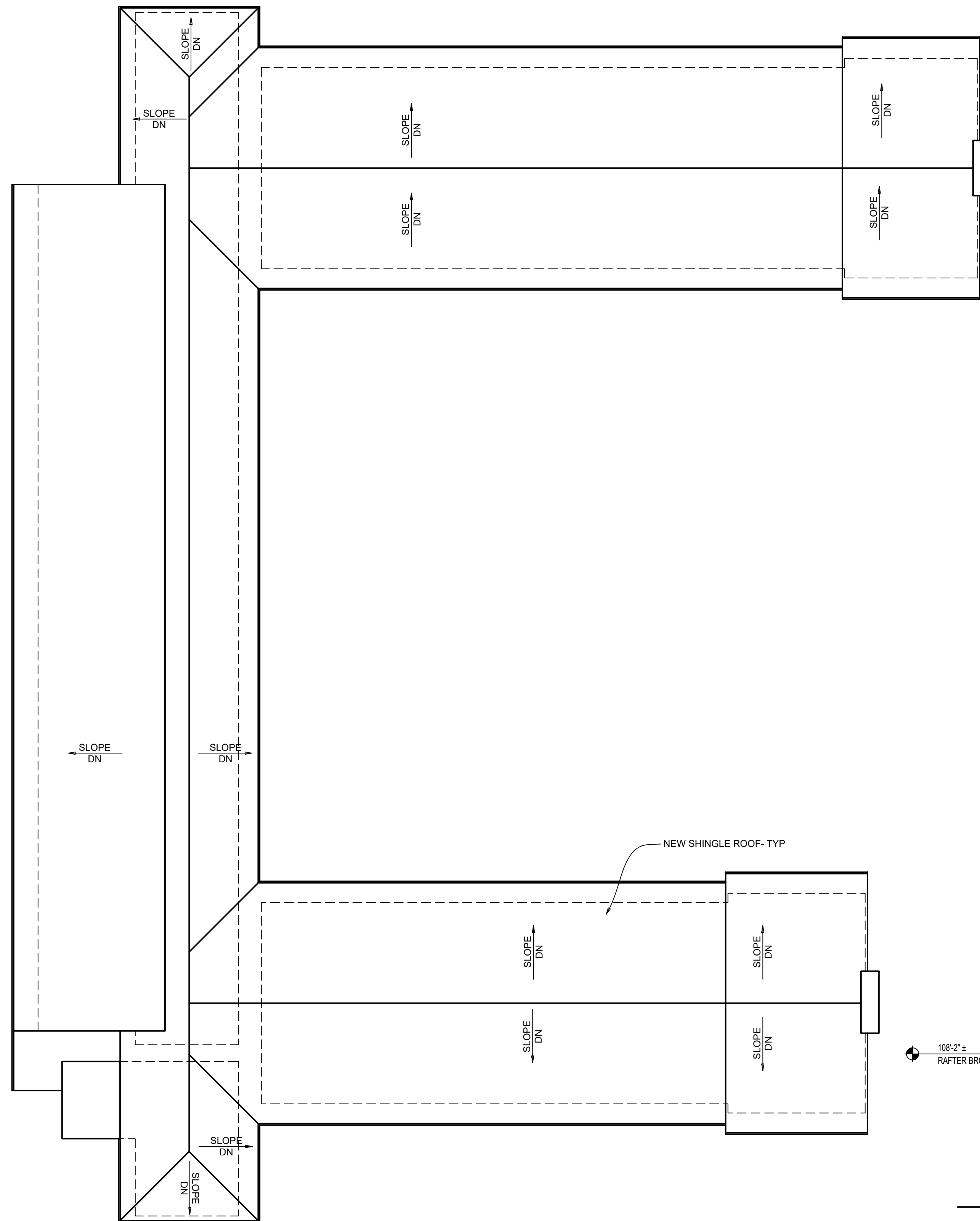
**DRAKE APARTMENT
CONVERSION**
8109 READING ROAD
CINCINNATI, OH 45237

REVISIONS	

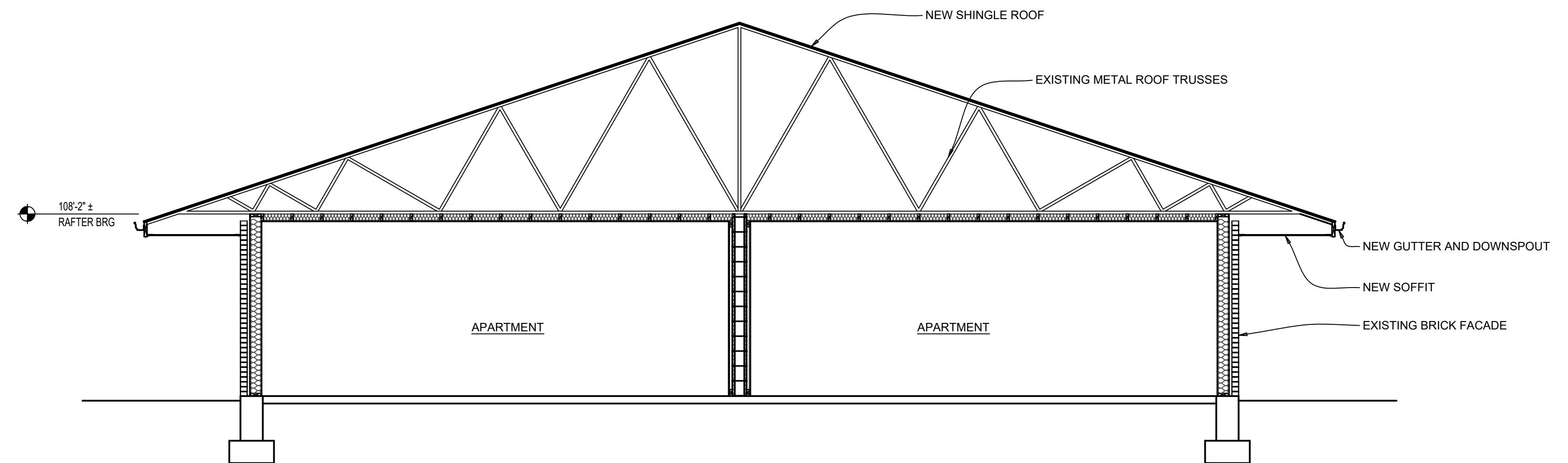
DATE: 08.03.17
DRAWN BY: RZ
SCALE: AS NOTED
JOB NO.: 17006

TITLE:
EXTERIOR
ELEVATIONS

SHEET NO:
A-2.1
7 OF 9



2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 SECTION
SCALE: 1/4" = 1'-0"

**DRAKE APARTMENT
CONVERSION**
8109 READING ROAD
CINCINNATI, OH 45237

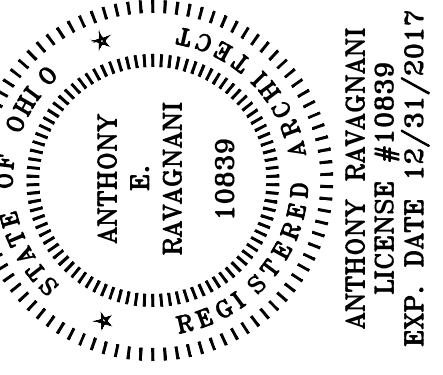
REVISIONS	

DATE:	08.03.17
DRAWN BY:	RZ
SCALE:	AS NOTED
JOB NO.:	17006

TITLE:
**ROOF PLAN AND
BUILDING SECTION**

SHEET NO:
A-3.1

8 OF 9





PLANT NOTES

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	5	GLEDTISIA TRIACANTHOS INERMIS	SKYLINE HONEYLOCUST	2.5" CAL.	AS SHOWN	B&B
	4	GINKGO BILOBA	GINKGO MAIDENHAIR TREE	2.5" CAL.	AS SHOWN	MALE TREE B&B
	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	AS SHOWN	MATCHING FORM B&B
	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2.5" CAL.	AS SHOWN	B&B
	7	MALUS 'SUTYZAM' SUGAR TYME'	SUGARTYME FLOWERING CRABAPPLE	2.5" CAL.	AS SHOWN	B&B
	4	PICEA PUNGENS	COLORADO SPRUCE	7' HT.	AS SHOWN	B&B

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	29	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	#5 CONT.	AS SHOWN	
	18	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	#5 CONT.	AS SHOWN	
	16	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	#5 CONT.	AS SHOWN	
	56	SPIRAEA x BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#5 CONT.	AS SHOWN	

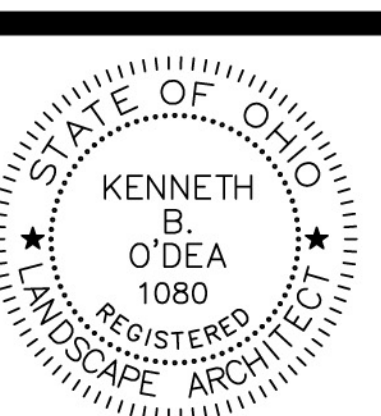
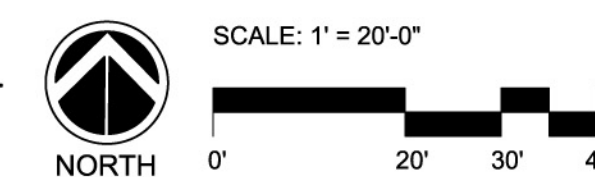
SYCAMORE TOWNSHIP ZONING

- LANDSCAPING FOR VEHICULAR USE AREAS (INTERIOR)**
- 89 PARKING SPACES x 22 s.f. = 1,958 s.f. LANDSCAPE AREA REQUIRED. 4,745 s.f. LANDSCAPE AREA PROVIDED.
 - 89 PARKING SPACES / 3 TREES PER 10 SPACES = 27 TREES REQUIRED. 27 TREES PROVIDED
 - 3 SHRUBS FOR EVERY REQUIRED TREE = 81 SHRUBS REQUIRED. 85 SHRUBS PROVIDED.
- BOUNDARY BUFFER YARDS**
- NORTH BOUNDARY - CROSS COUNTY EXIT RAMP: BUFFER REQUIREMENT NOT APPLICABLE. PROVIDED SCREENING WITH PORTION OF REQUIRED INTERIOR TREES.
 - WEST BOUNDARY - WILLOW CREEK CONDOMINIUMS: LAND USE III ADJACENT TO LAND USE II. BUFFER "A" REQUIRED. EXISTING VEGETATION AT PROPERTY LINE FULFILLS THIS REQUIREMENT.
 - SOUTH BOUNDARY - KONCIUS PROPERTIES: LAND USE III ADJACENT TO LAND USE IV. BUFFER "A" REQUIRED. BUFFER REQUIREMENT NOT APPLICABLE DUE TO EXISTING STRUCTURES.
- STREETSCAPE BUFFER**
- LENGTH OF BUFFER: 168'. WIDTH OF BUFFER: 25'. OFFICE/INDUSTRIAL BUFFER. 5 TREES AND 34 SHRUBS REQUIRED. 5 TREES AND 34 SHRUBS PROVIDED.

GENERAL PLANTING NOTES

1. DETERMINE DRAINAGE PATTERNS BEFORE START OF CONSTRUCTION. ENSURE PROPER DRAINAGE THROUGHOUT SITE.
2. NOTIFY OWNER OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
3. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO PURCHASE OF PLANT MATERIALS.
4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
5. PROVIDE 3" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS, UNLESS NOTED OTHERWISE.
6. APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE IN ALL SHRUB AND PERENNIAL PLANTING BEDS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.

LANDSCAPE PLAN



REVISIONS

NO.	DATE	DESCRIPTION

TITLE:
 LANDSCAPE PLAN

SHEET NO:
L-1.1