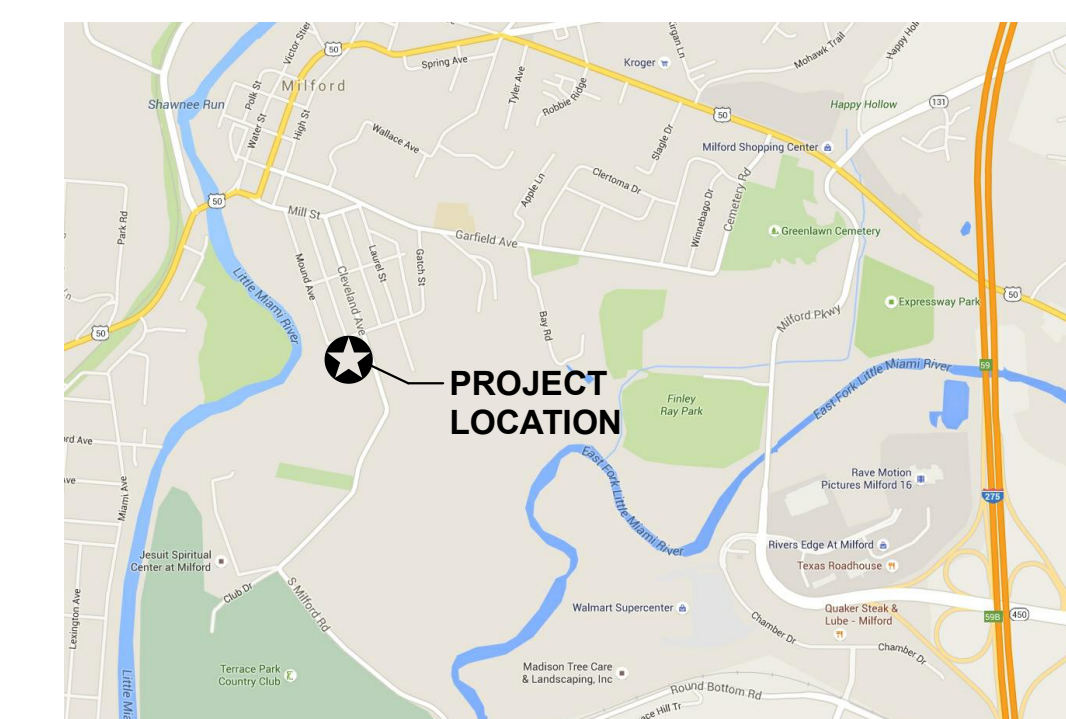


ZONING SHEET LIST				
NO.	SHEET NAME	Rev.	Revision Description	Revision Date
	ZONING REVIEW COVER			
CIVIL				
CT.0	SITE PLAN	1	ISSUE FOR BID	03/17/23
ARCHITECTURAL				
A201	EXTERIOR ELEVATIONS	1	ISSUE FOR BID	03/17/23
SP01	SITE PLAN			
TOTAL SHEETS: 4				



EXPANSION & RENOVATIONS 2023
225 CLEVELAND AVE, MILFORD, OHIO 45150



VICINITY MAP

FOR ZONING REVIEW 5/10/2023

CIVIL ENGINEER



THOMAS GRAHAM ASSOCIATES, INC.

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

STRUCTURAL ENGINEER



Advantage Group Engineers, Inc.
Structural Consultants
1527 Madison Rd Cincinnati, OH 45206
513-396-8900

MEP ENGINEER



KOHR'S LONNEMANN HEIL ENGINEERS, PSC
MECHANICAL/ELECTRICAL ENGINEERS
WWW.KLHENGERS.COM

1538 ALEXANDRIA PIKE, ST. 11 FT. THOMAS, KENTUCKY 41075
909-354-8783
859-442-8080
859-442-8058 FAX

104 BROWN STREET DAYTON, OHIO 45402
937-220-9700
937-220-9702 FAX

TWO MIRANOVA PLACE, ST. 280 COLUMBUS, OHIO 43215
614-228-2188
614-228-2183 FAX

ARCHITECT

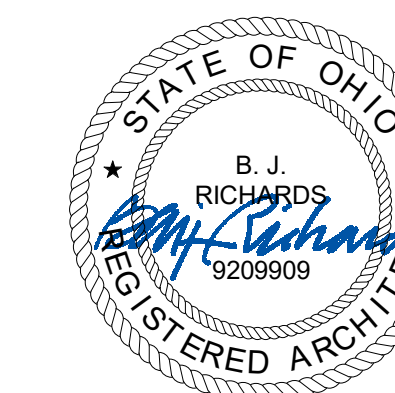


720 E. Pete Rose Way, Suite 140
Cincinnati, OH 45202
Tel: 513.241.4474
Fax: 513.241.0081

OWNER



SEM Haven Inc., dba. SEM Haven Health & Residential Care Center
225 Cleveland Avenue
Milford, Ohio 45150
Tel: 513.248.1270



B. J. RICHARDS
LICENSE #8209909
EXPIRATION DATE 12/31/2023

EXISTING CONDITIONS LEGEND

- 512- INDICATES EX. CONTOUR
- EX CO ° INDICATES CLEANTOUT
- R/W INDICATES RIGHT OF WAY
- W - W - W - INDICATES UNDERGROUND WATER LINE (SHOWN PER RECORDS)
- G - G - G - INDICATES UNDERGROUND GAS LINE (SHOWN PER RECORDS)
- SS-SS- INDICATES EX. SANITARY SEWER LATERAL (SHOWN PER RECORDS)
- X - X - X - INDICATES EXISTING FENCE

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

UNDERGROUND UTILITIES



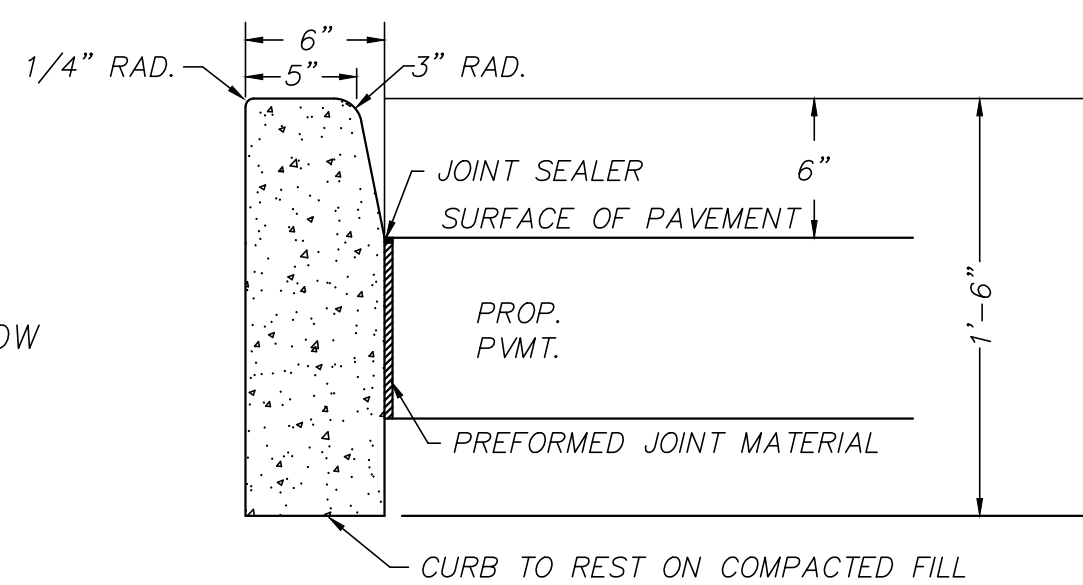
NON-MEMBERS MUST BE CALLED DIRECTLY

PROPOSED CONDITIONS LEGEND

- - - - -530- - - - - INDICATES EXISTING CONTOURS
- 527 INDICATES PROPOSED CONTOURS
- + 527.50 INDICATES PROPOSED PAVEMENT GRADE
- INDICATES PROPOSED DIRECTION OF DRAINAGE FLOW
- IP INLET SEDIMENT CONTROL DEVICE (SEE THIS SHEET FOR DETAIL)
- SB TEMPORARY SILT BARRIER (SILT FENCE/SILT SOCK) (SEE THIS SHEET FOR DETAIL)
- TS TEMPORARY SOIL STOCK PILE (CONTRACTOR TO IDENTIFY LOCATION) INSTALL TEMPORARY SILT FENCE COMPLETELY AROUND THE STOCK PILE

KEYNOTES

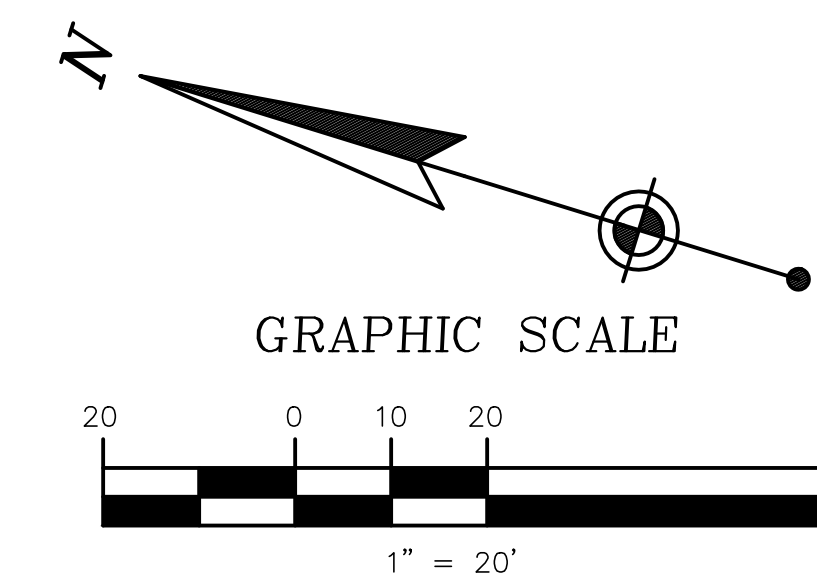
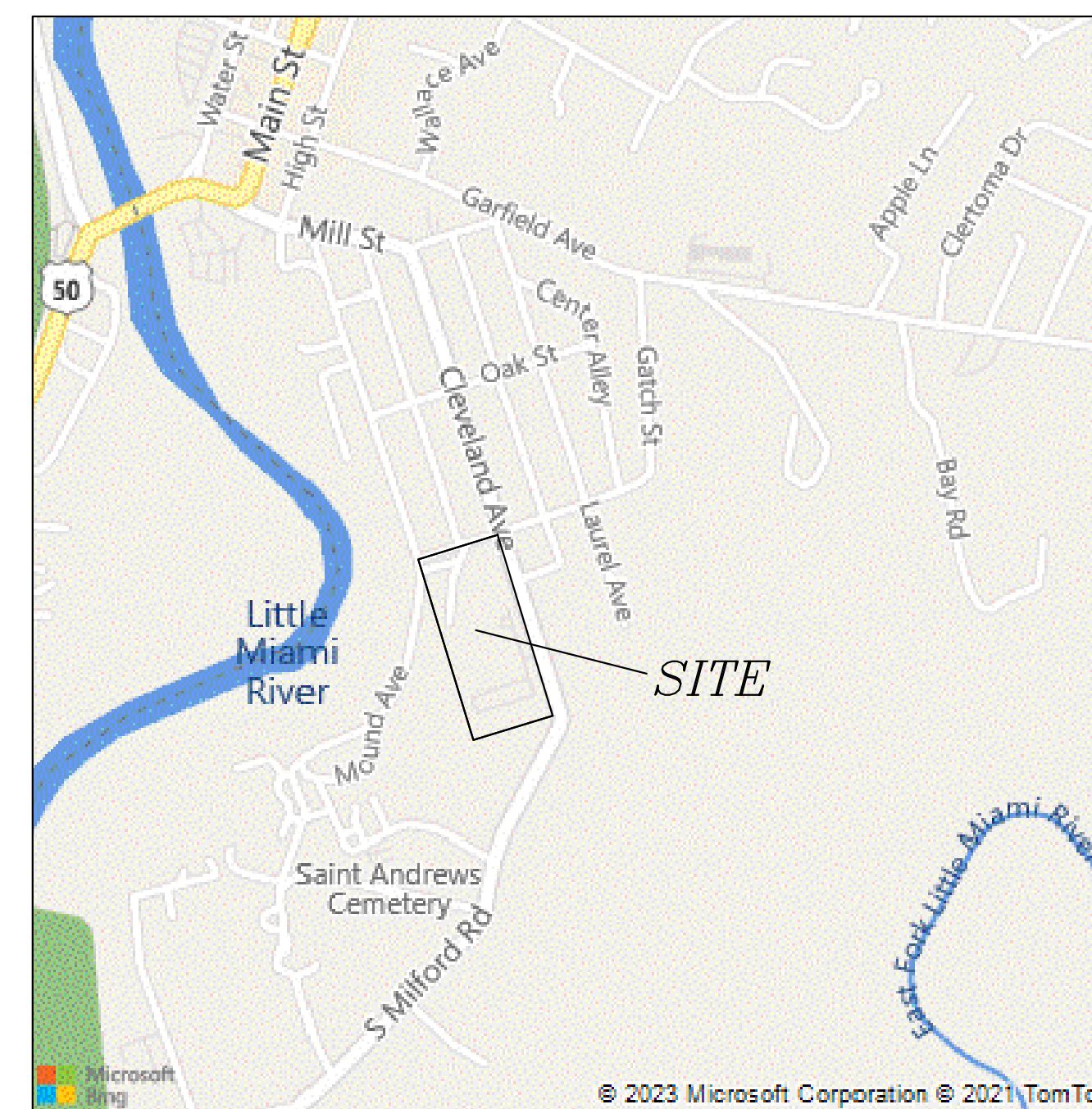
1. SEE ARCHITECTS AND STRUCTURAL PLANS FOR ADA RAMP.
2. SEE ARCHITECTS AND MEP PLANS FOR SANITARY, GAS, ELECTRIC, AND DOWNSPOUT MODIFICATIONS.
3. CARRY AN ALLOWANCE OF \$15,000 FOR LANDSCAPING AROUND THE NEW ADDITION.
4. SEE ARCHITECTURAL PLANS FOR DETAILS OF DOWNSPOUT LOCATIONS, DOWNSPOUT CONNECTIONS, ETC. FOR NEW BUILDING ADDITION.



TYPE 6 CURB

NOT TO SCALE
CAST-IN-PLACE CONCRETE CURB PROVIDE EXPANSION JOINTS @ 25'-0" O/C MAX. & @ CURVES, TANGENTS & CORNERS.

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



PROPERTY INFORMATION
OWNER: S E M HAVEN INC.
ADDRESS: 225 CLEVELAND AVENUE
MILFORD, OHIO 45150
PID: 210733.090.
TL93-0095
CLERMONT COUNTY, OHIO RECORDS

BENCHMARK INFORMATION
OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE.



720 E Pete Rose Way, Suite 140
Cincinnati, OH 45202
T 513.241.4474
thinkchamplin.com

THINK CREATE REALIZE



Advantage Group Engineers, Inc.
1527 Madison Rd Cincinnati, OH 45206
513-394-8000

803 Compton Road
Cincinnati, Ohio
45150
Tel: 513.521.4760
Fax: 513.521.2439

225 Cleveland Avenue
Milford, Ohio 45150

SEM Haven Health & Residential Care Center
Expansion & Renovations
2023

ISSUANCES

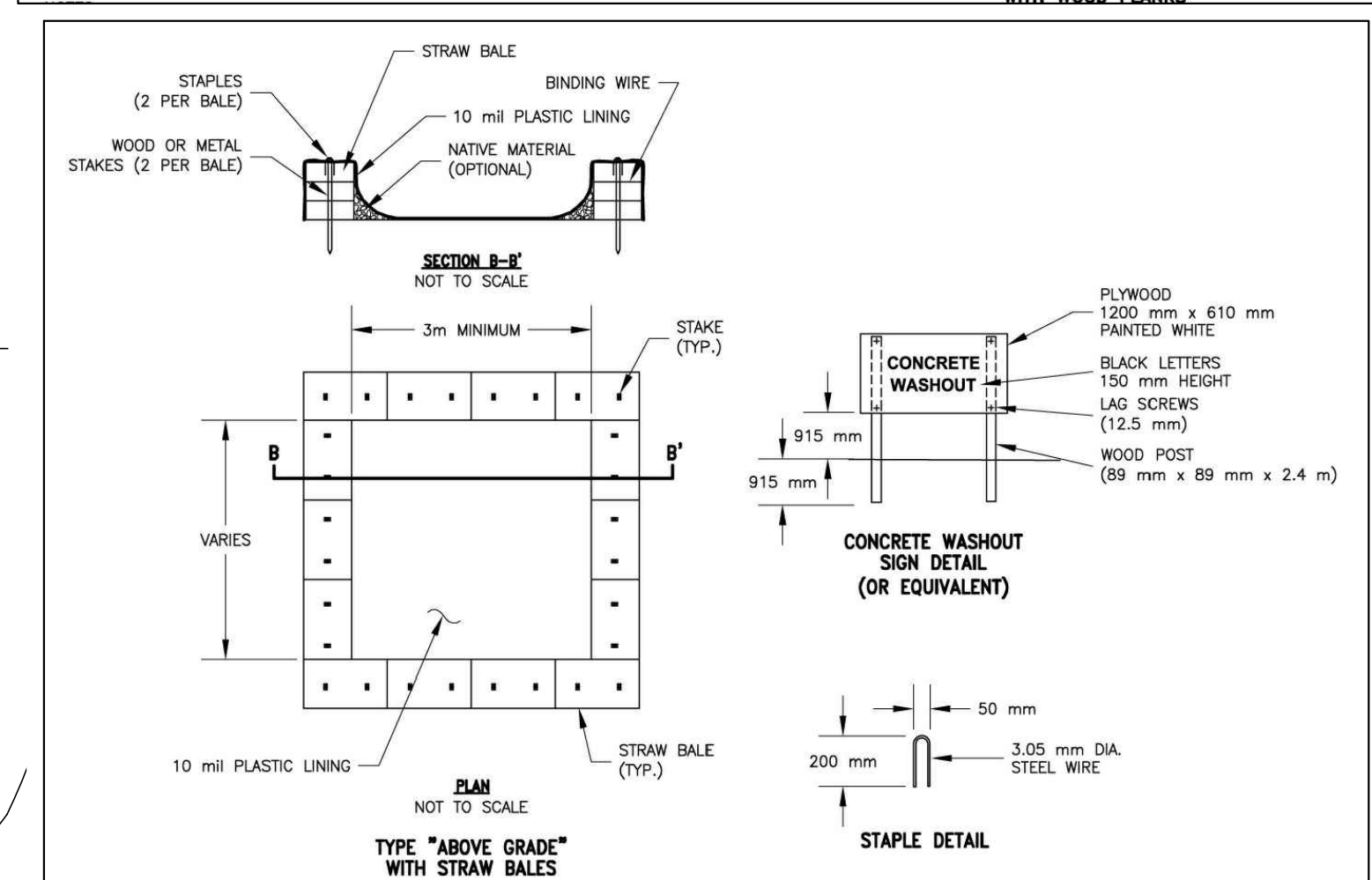
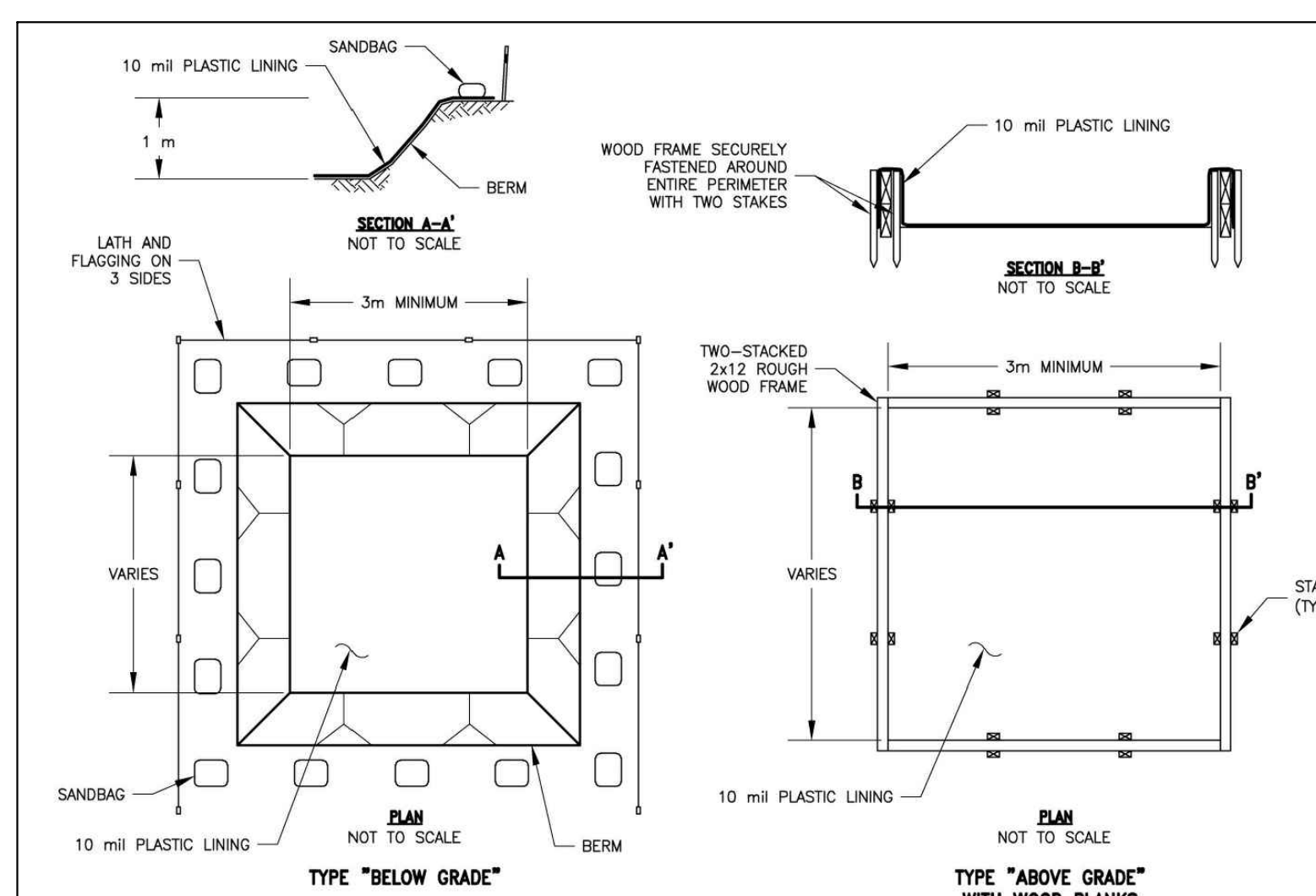
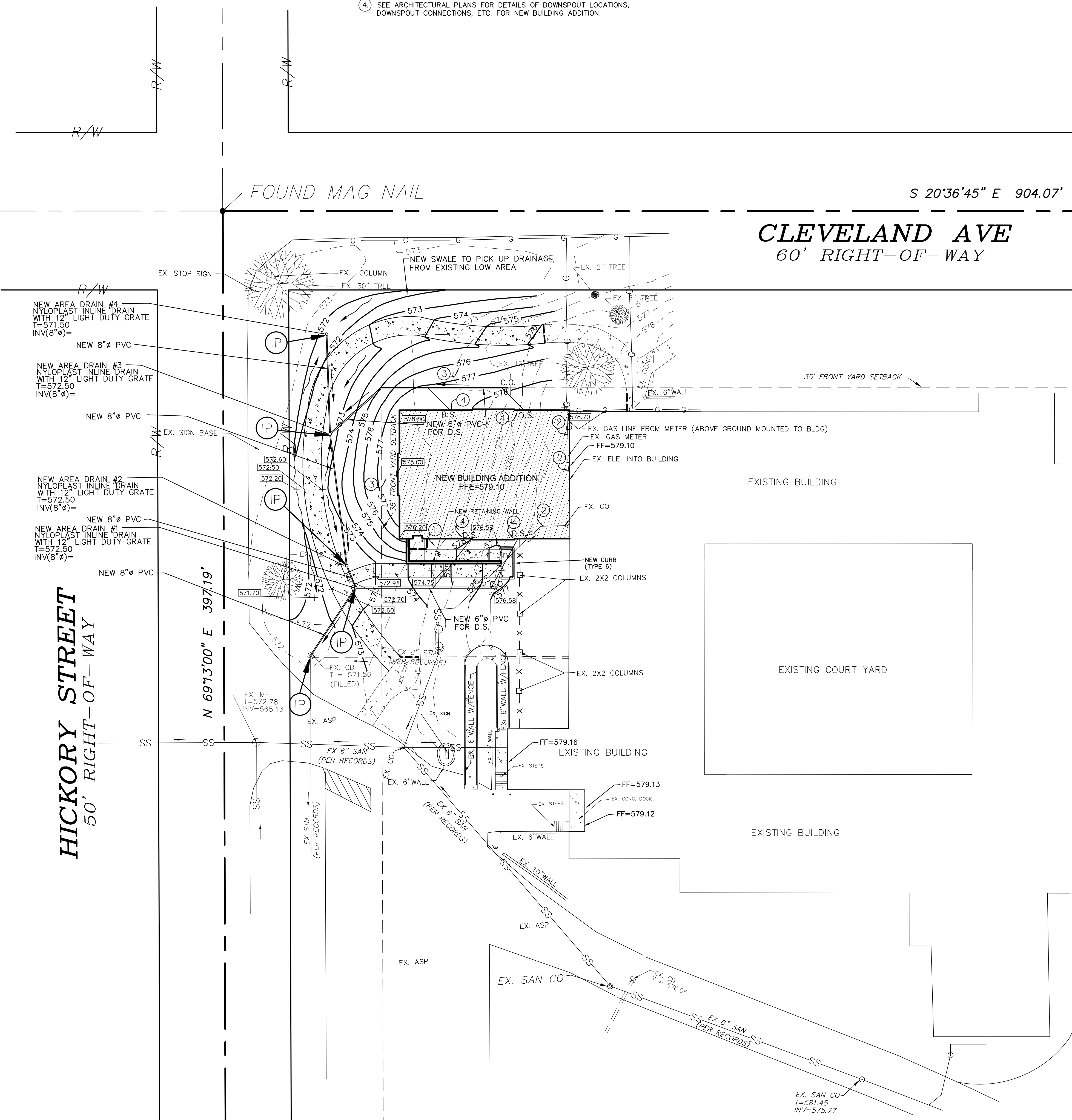
DATE	NO.	ITEM
12/20/23		DESIGN DEVELOPMENT
03/20/23		ISSUED FOR BID
04/28/23		PERMIT SET

DRAWN BY JLK	
CHECKED BY TGG	
CLIENT NO.	
PROJECT NO. 7851	

DRAWING TITLE
SITE PLAN
SHEET 2 OF 4
SHEET NO.
C1.0

S 20°36'45" E 904.07'

CLEVELAND AVE
60' RIGHT-OF-WAY



CONCRETE WASHOUT (CW)

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

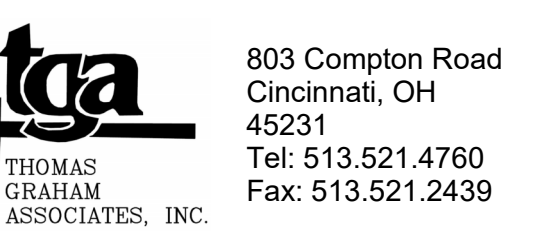
KEYNOTES - BUILDING ELEVATIONS

NO.	NOTE
1	BRICK VENEER
2	VINYL SIDING
3	ROWLOCK BRICK COURSE
4	ALUMINUM GUTTER
5	ADHERED MANUFACTURED STONE VENEER
6	ASPHALT SHINGLE ROOF
7	SIMULATED SHAKE VINYL SIDING
8	DECORATIVE WOOD GABLE BRACKET
9	ALUMINUM GUTTER DOWNSPOUTS
10	RETAINING WALL
11	ALUMINUM GUARDRAIL SYSTEM ANCHORED TO TOP OF WALL
12	TRIM TO MATCH EXISTING
13	ALUMINUM HANDRAIL SYSTEM



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THINK CREATE REALIZE



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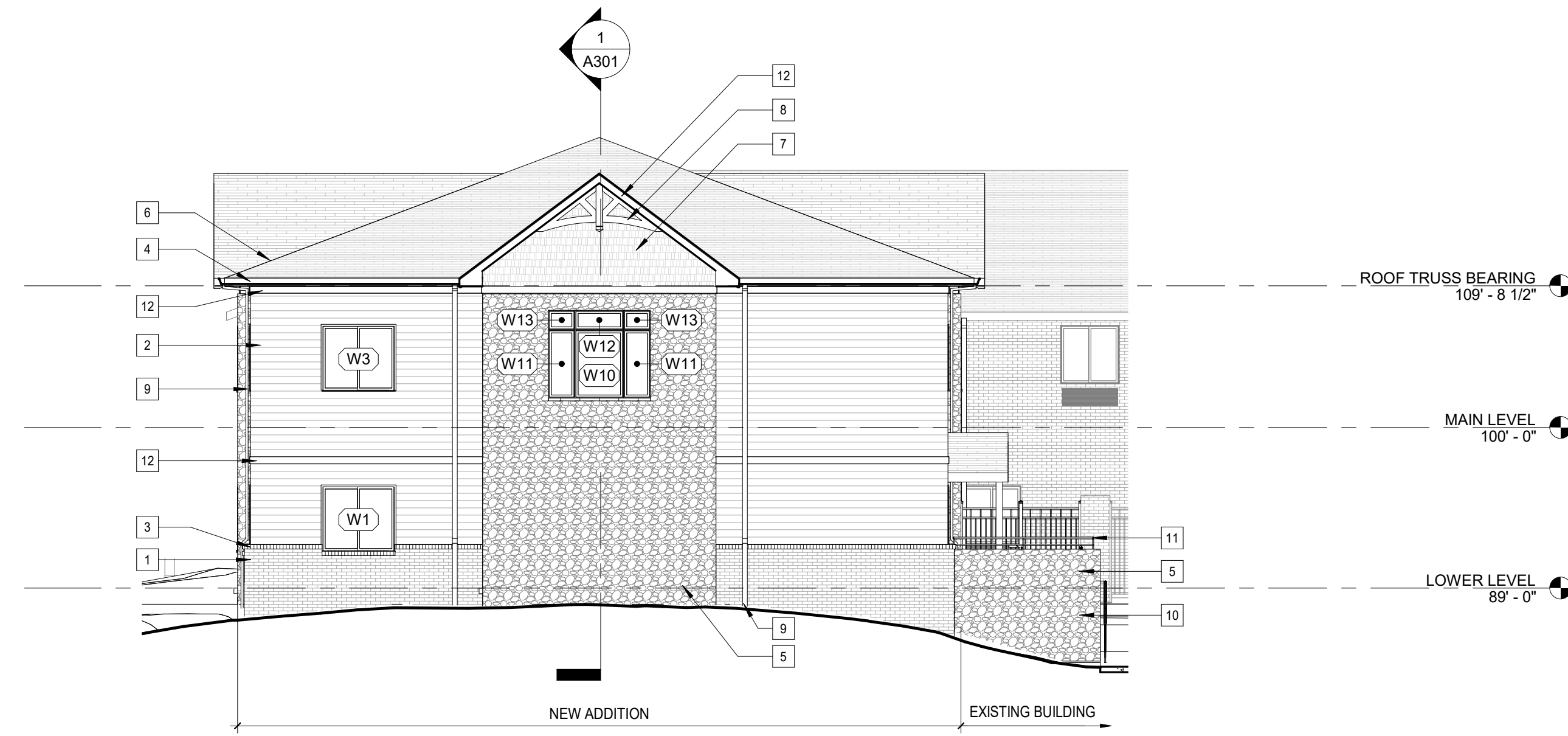
SEM Haven Health & Residential Care Center
Expansion & Renovations 2023

ISSUANCES

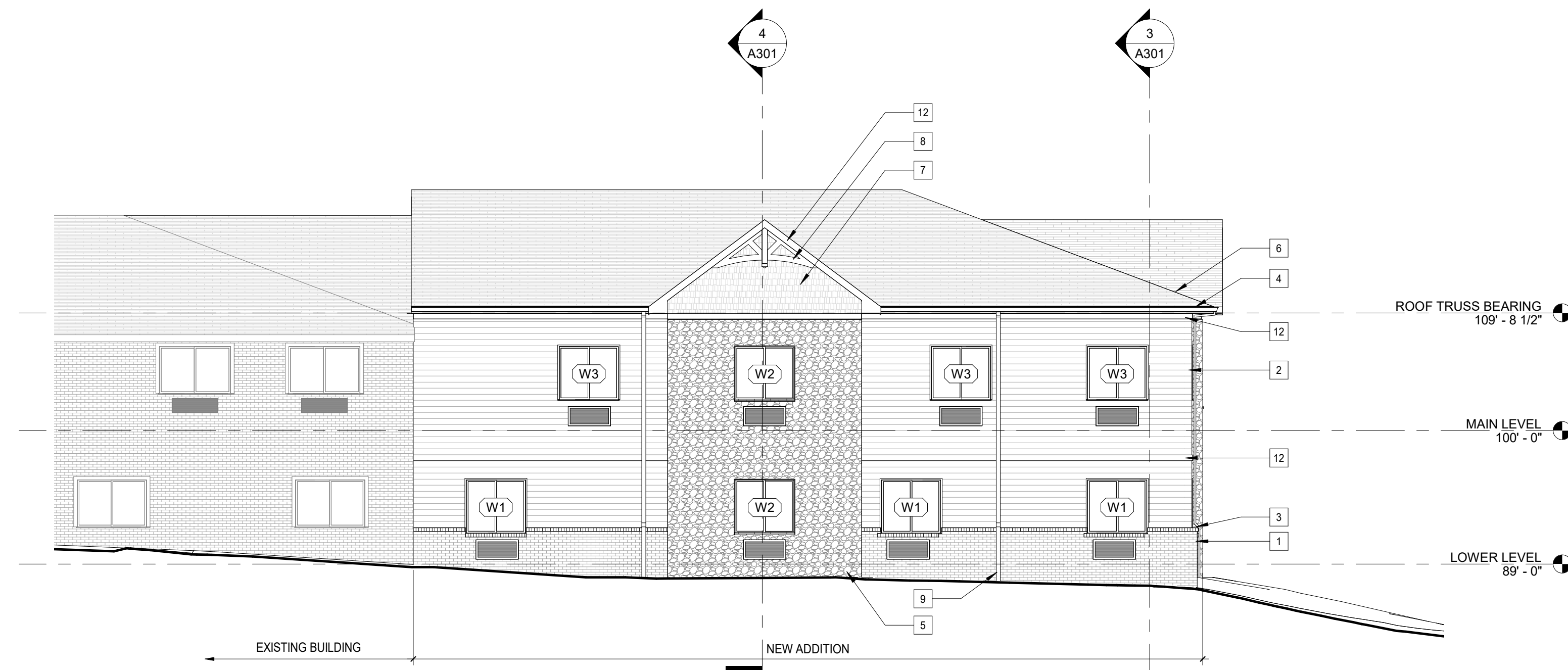
No.	Description	Date
1	ISSUE FOR BID	03/17/23

Drawn By	Author	
Checked By	Checker	
Client Number	618	
Project Number	8100	B. J. RICHARDS LICENSE #9205909 EXPIRATION DATE 12/31/2023

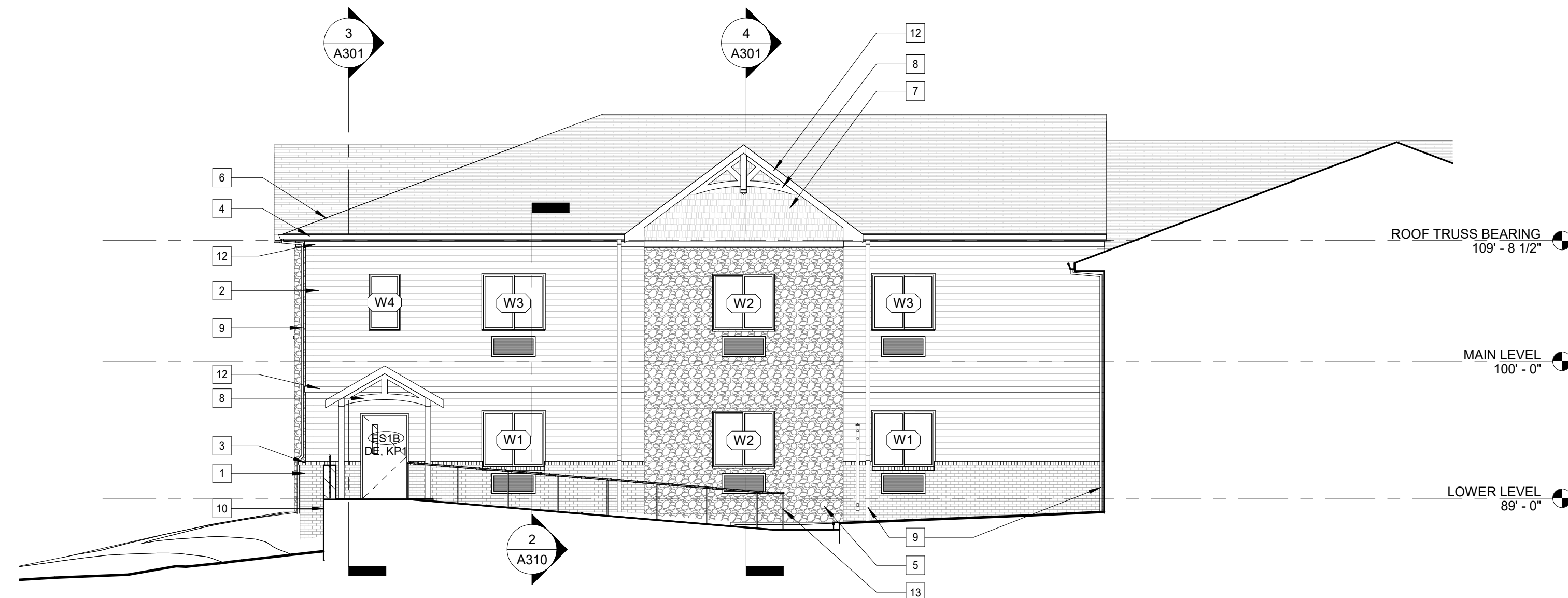
EXTERIOR ELEVATIONS
SHEET 3 OF 4
A201



3 PARTIAL NORTH ELEVATION
A201 1/8" = 1'-0"



2 PARTIAL EAST ELEVATION
A201 1/8" = 1'-0"



1 PARTIAL WEST ELEVATION
A201 1/8" = 1'-0"

NOTE: EXTERIOR FINISHES TO MATCH EXISTING, UNO

5/10/2023 10:15:21 AM

