

## AGENDA

1. Open Meeting
2. Pledge of Allegiance
3. Invocation
4. Roll Call
5. Minutes – June 4, 2025
6. Presentation: SOS Scholarship (Julie Tudor)
7. Committee and Official Reports
  - A. Civil Service Commission                      Mr. Coleman – Mrs. McNear – Mr. Dunigan
  - B. Rules and Laws                                      Mr. Jacobs – Mr. Vanover
  - C. Finance Committee                                Mr. Vanover – Mrs. Webster
  - D. Planning Commission                            Mrs. Sullivan-Wisecup – Ms. McFarland
  - E. Board of Zoning Appeals                        Mr. Gleaves – Mr. Jacobs
  - F. Board of Health                                      Ms. McFarland
  - G. Capital Improvements                           Mrs. Sullivan-Wisecup
  - H. O-K-I    Mr. Anderson
  - I. Mayor’s Report                                      Mayor Hawkins
  - J. Administrator’s Report                           Mr. Uhl – Ms. Morgan
  - K. Law Director’s Report                           Mr. Braun
  - L. Engineer’s Report                                   Mr. Riggs
  - M. Rental Program Committee                    Mr. Vanover
  - N. Urban Farming Special Committee           Ms. McFarland
8. Communications
9. Communications from the Audience (*Five minutes each speaker, Springdale Code §30.05*)
10. Ordinances and Resolutions

Ordinance No. 25-2025 (Second Reading)

AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY’S HEALTH INSURANCE PLAN

Ordinance No. 26-2025 (Second Reading & Public Hearing)

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE CENTURY BUSINESS PARK PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 865 EAST KEMPER ROAD

Ordinance No. 27-2025 (Second Reading)

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH DONOVAN ENERGY FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT DESIGN SERVICES FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS IN THE CITY OF SPRINGDALE

Ordinance No. 28-2025 (First Reading)

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SAID SURPLUS PROPERTY

11. Old Business
12. New Business
13. Meetings and Announcements
14. Communications from the Audience (*Five minutes each speaker, Springdale Code §30.05*)
15. Recap of Legislative Items
16. Legislation in Development
17. Adjournment

# City of Springdale Council

June 4, 2025

President of Council Anderson called Council to order on June 4, 2025.

The governmental body and those in attendance recited the Pledge of Allegiance.

Ms. Browder took roll call. Council members Anderson, Gleaves, Jacobs, McFarland, Sullivan-Wisecup, Vanover and Webster were present.

The minutes of the May 21, 2025, meeting were considered. Mr. Vanover made a motion to accept the minutes; Ms. Sullivan-Wisecup seconded. The minutes were approved with six affirmative votes and one abstention (Mrs. Webster).

## Communications

President Anderson: Are there any communications for Council this evening?

Ms. Browder: We do have two liquor permits that the City has received. These are existing permits being transferred between entities or locations you're probably familiar with; Mi Cozumel, and then the other is related to the BF LLC going on Sheakley Way, which was a transfer from the P & G Restaurant Group out of Columbus.

President Anderson: Council, there's no vote or action on this; just if there's any concerns or questions, this is your opportunity to ask them. I'm sure if there were concerns from the Police Department, Administration would let us know.

Mr. Uhl: No concerns from Police.

President Anderson: Sounds like you can go ahead and file those without comment.

Ms. Browder: Thank you.

Communications from the Audience - None

## Ordinances and Resolutions

### Ordinance No. 24-2025

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A FUNDING AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO TO ADMINISTER A 2025 SMALL EVENT GRANT

Ms. Sullivan-Wisecup made a motion to adopt Ordinance No. 24-2025; Mr. Vanover seconded.

Ordinance No. 24-2025 passes with seven affirmative votes.

## City of Springdale Council

June 4, 2025

### Ordinance No. 25-2025

AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY'S HEALTH INSURANCE PLAN

Mayor Hawkins: Just for Council, again, this has been going on since 2010. These are the same percentages and contributions that the City's made since 2010. Just for a point of reference going back in time. It's been something that has worked well for the employees, and I think that they appreciate it. Thank you.

President Anderson: Council, we will see this again at our next meeting.

### Ordinance No. 26-2025

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE CENTURY BUSINESS PARK PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 865 EAST KEMPER ROAD

President Anderson: Council this was the first reading of Ordinance No. 26-2025. Keep in mind we will have a public hearing at our next meeting at the same time. Are there any questions or discussion this evening?

Ms. Sullivan-Wisecup: At Planning Commission we did talk about this at length, and I did want to bring up one thing in particular on this. Under Section 1(C), "There shall be a canopy system approved for the site for drop off/pick up, etc.". I want to specify something with this is that it will not be hanging over where the public will be driving. This is not going to be hanging out into any area outside of the sidewalk. It's going to be right in front of the entrance. It is something that we might end up going back and revisiting on the final or speak to Staff about to see exactly how that's going to work in that space. So, that piece, I just want to let you know that it's not a big canopy. It's very small, just to enter into the space canopy for the walkway.

President Anderson: So, a question with that in mind, should we be removing Section C and just relying on point A and B that have that as just a reference in the Planning Commission report? I'm just concerned that if we leave this in here it will require a canopy regardless of what Planning Commission says. And I'm seeing Mr. Braun nod his head "yes", so I think I've got it right.

Ms. Sullivan-Wisecup: I'd say if we're allowed to do it, I would like to make a motion.

Mr. Uhl: Just by way of clarification, as Ms. Sullivan-Wisecup stated, I guess there was some discussion at the Planning Commission meeting in the way the motion was written didn't necessarily specify the type of. Staff's recommendation is to not extend out into the parking lot because that would prevent and cause some obstruction to the vehicular traffic and the flow in the parking lot. So, it's up to Council as well to strike entirely or modify the language.

## City of Springdale Council

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Mr. Braun: If we do want to do what I'm hearing you want to do, I think we should modify it to be clear, because remember what you pass is what's going to be in effect. And it's slightly different than what was passed down below. So, the only thing I would remind Council of is you need a supermajority to pass it that way because if you accept it, simple majority. If you reject or modify it, super majority. I don't think that's going to be a problem because I think what we're really doing is clarifying what was the intent down below, but I just wanted to remind you of that requirement should you make that amendment. But I do think if you want to accomplish what Ms. Sullivan-Wisecup said, and I think it would be wise to do, you should have us amend that and bring it back in that form for a second reading.

President Anderson: So, by amend, do you mean strike "C", or amend "C" to reference whatever Planning approves.

Mr. Braun: Whatever you all as a Council decide you want to do is fine, whether it's amend or remove, but I think that revision should definitely be there just so that they don't run with it the way we worded it.

President Anderson: So, I guess that's a question back to Ms. Sullivan-Wisecup. Based on what you know with Planning.

Ms. Sullivan-Wisecup: My question is still, I understand that the purpose of it that Ms. Fields was actually the one who had brought it up that she had wanted it in there was to break up across the front, and make it stand out as theirs. My question is, is it going to be more of a problem than a help if you have people who are coming in wheelchairs and different things, and you have an awning; half if it's still going to be coming down and so you have to think about loading and unloading their buses and things like that. I had concerns about that, but, basically, the canopy part was the only part that I was confused about. I personally would like to remove it if it doesn't serve a purpose in Planning other than design.

President Anderson: The only concern is if we strike it completely as opposed to clarifying, that will then force sending our vote after the public hearing next time to a super majority, which is fine if it's what we're trying to do is to address that canopy concern. I mean, it makes sense to me to strike it and leave it in as the covenants. I wonder thought if we could leave "C" in there and just amend it to say something like, "based on Planning's final approval", but that's duplicate from "A", so I would think we should strike it, but we can find out if you want to make a motion.

Ms. Sullivan-Wisecup: I would like to make a motion to strike Section 1(C) from Ordinance No. 26-2025.

Mr. Jacobs: Second.

## City of Springdale Council

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President Anderson: We have a motion to amend Ordinance No. 26-2025 to strike Section 1(C) in its entirety. As Mr. Braun mentioned, if this is approved, the ordinance when it comes for a full vote next time will require a super majority. So, just keep that in mind. Is there deliberation available for amendment? So, at this point the floor is open for deliberation on the amendment if anyone has questions or concerns, this is your chance to ask questions or concerns about the proposed amendment. (none). Seeing none, Ms. Browder would you poll Council on the proposed amendment to strike Section 1(C) from Ordinance No. 26-2025.

Motion on proposed amendment to strike Section 1(C) from Ordinance No. 26-2025 passes with seven affirmative votes.

President Anderson: Going forward, we will consider this Ordinance No. 26-2025 as amended. We will see this at our next Council meeting, and we will have a public hearing slated for that as well.

### Ordinance No. 27-2025

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH DONOVAN ENERGY FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT DESIGN SERVICES FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS IN THE CITY OF SPRINGDALE

President Anderson: Council, you've heard the first reading of Ordinance No. 27-2025. Questions or discussion this evening? (None) Seeing none, we will see this again at our next meeting.

### Public Hearing

### Resolution No. R13-2025

A RESOLUTION ADOPTING THE TAX BUDGET OF THE CITY OF SPRINGDALE FOR THE FISCAL YEAR JANUARY 1, 2026, THROUGH DECEMBER 31, 2026

President Anderson: Next on our agenda is Resolution No. R13-2025. There's a public hearing attached to this as well. So, we'll handle this just like we did the other public hearing, where we had one inside of a second reading. So, we'll go ahead and read the resolution, I'll open the public hearing, we'll complete that, and then I'll ask Council if you want to proceed with the vote or not.

President Anderson: Council, Resolution No. R13-2025 requires a public hearing. So, at this point, I'm opening the public hearing related to Resolution No. R13-2025. If anyone would like to address Council related to this resolution, the floor is now open. You simply need to come forward to the podium, state your name and address, and speak to this issue. At this point, the floor is now open. (No discussion) At this point, I'm closing the public hearing related to Resolution No. R13-2025. Council, you've heard the reading, what is your pleasure?

Mr. Vanover made a motion to adopt Resolution No. R13-2025; Ms. Sullivan-Wisecup seconded.

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Motion to adopt Resolution No. R13-2025 passes with seven affirmative votes.

## Old Business – Zoning Code Revision Committee Appointment

President Anderson: We had one item already populated for Old Business, and that's the Zoning Code Revision Committee that we spoke on last meeting. How we'll handle this is as opposed to just me appointing a member from Council, what we'll do is we'll go ahead and open the floor for nominations just as we normally would for any other Committee appointment. So, we'll go through nominations. Once we have all the nominations, if there's more than one person nominated, then we simply we go by a name vote down the row, and whoever has the majority of votes will be Council's appointee to that position. Any questions about the process? Was that a question about the process Ms. Sullivan-Wisecup?

Ms. Sullivan-Wisecup: I have a question. If someone is on Planning or BZA already and they're on Council, are they considered for nomination? I didn't know if it was since we do have people from Planning and people from BZA also, so I wanted to clarify that.

President Anderson: Yes. All seven members of Council are available to be nominated. That's certainly your prerogative to accept or not accept the nomination if you think it would be a conflict, but it's not a conflict so much as just additional experience that you would bring. So, anyone on Council would be eligible for it. And, again, the nominations are a standard process. It doesn't require a "second". You can nominate yourself. It just requires simply a name, and then you're in the pool for the Committee. Any other questions about the process?

Mayor Hawkins: I guess I just want to be clear, and I was at the BZA meeting. Mr. Gleaves had referenced it to those members as well. Is the ideal end goal within selecting representation from Council, Planning Commission, and Board of Zoning Appeals to only have one person versus two people?

President Anderson: One person from each Committee, and they'll represent that body. So, the idea is that that person would then respond back and reflect the views of the rest of that body and carry those issues forward so they can be a working group.

Mayor Hawkins: Okay. That's what I thought. I just wanted to make sure for clarity's sake.

President Anderson: Yes. But, if somebody were nominated by that other Board, they wouldn't be eligible to be also the Council appointee and then have two votes.

Mayor Hawkins: Right.

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President Anderson: So, we should clarify that. Has BZA and Planning already nominated a person. I thought they were both discussed it but haven't actually placed the nominee. So, the floor is wide open then at this point for anyone from Council that could be on that Committee. So, at this point we'll go ahead and do nominations for our Council's appointment to the Committee.

Mr. Jacobs: I'd like to nominate David Gleaves to serve on the Committee.

Mrs. Webster: I was before him.

President Anderson: Go ahead Mr. Jacobs. I didn't hear you. There was cross speak.

Mr. Jacobs: Thank you. I'd like to nominate David Gleaves to serve on the Committee.

President Anderson: Are there other nominations?

Mr. Vanover: I'll throw in my hat, as I said at the previous meeting, into the ring, and continue to keep it there.

Mrs. Webster: As per your request from a couple of weeks ago, I have given this Committee appointment a lot of thought. Since I have the time, I would like to be appointed to this Committee. Because there's a lot of talk about how much time the Committee, how many meetings there will be, and all the working, I feel like I could do a good job there. I do not think the district Council people should be appointed to this Committee because of the upcoming elections. There is no guarantee that anybody is going to be back, and this Committee is supposed to go for a couple of years. As for the at-large Councilmembers, Mrs. McFarland is already on Planning Commission, and Mr. Gleaves is already on Board of Zoning. So, I guess by process of elimination, the new appointment should be me. I only have one Committee meeting and that meets just two or three times a year; it's the Finance Committee so we don't meet that often. Thank you for your consideration. And, before I go any further, Mr. Anderson, I had my light had it on for four people. I had it on before Meghan's, I had it on before Lawrence's, I had it on before Jacobs, and I had it on before Vanover's. And this is about the 16<sup>th</sup> time you've done that to me, and you will not do it again. You always go over me when I'm the last resort, and I don't like it, and it better not happen again. I'm tired of it.

President Anderson: We have three names currently for the pool of nominees. Are there any other nominations? Seeing none, there are three nominees for the Council appointment to the Zoning Code Revision Committee. The three names that are eligible are Mr. Gleaves, Mr. Vanover, and Mrs. Webster. So, as the process has been in the past for when there's multiple nominations, we'll simply go down the line and all you simply need to do to respond is the name that you're voting for to be appointed, and then whoever has the majority of votes will then be our appointment.

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Mrs. Webster: I have a question about your Executive Session at the last meeting. Somebody is supposed to be telling me what went on in the meeting, and I have yet to hear about it.

President Anderson: So, right now we're dealing with Committee appointments.

Mrs. Webster: Okay, well I just want to make sure you don't forget me.

President Anderson: Okay, so we're voting for the Zoning Code and Revision Committee appointment currently. There are three names eligible. Mr. Gleaves, Mr. Vanover, and Mrs. Webster, so Ms. Browder will then go down and poll Council, and you simply need to respond with the name that you want to vote for.

Ms. Sullivan-Wisecup: Mr. Gleaves.

Mr. Gleaves: Mr. Gleaves.

Mr. Jacobs: Mr. Gleaves.

Mr. Vanover: Mr. Vanover.

Mrs. Webster: Mrs. Webster.

Ms. McFarland: Mr. Gleaves.

President Anderson: Mr. Vanover. So, with four votes, Mr. Gleaves is our appointment to the Zoning Revision Committee. Mr. Gleaves, when we get the additional names, we'll go ahead and do kickoff and we can talk about the process and, again, Mr. Braun and Administration will be able to. Being on that Committee is going to make up people both from Council, and then residents, most likely residents from Planning and BZA just know some of the process they'll need some help with. So, we'll be looking for you to take a leadership role with that. Just to address the question from Mrs. Webster that happened during the Committee appointments, in terms of getting caught up from Executive Session, we can take that offline. That's something that's usually done at the request of the person who's absent, so we can talk about that after the meeting if you'd like or find another time. We don't usually discuss Executive Session or the process of that in the public meetings.

New Business

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None

Meetings and Announcements

Ms. Sullivan-Wisecup: Planning Commission will meet in these chambers on June 10<sup>th</sup>, next Tuesday, at 7:00 p.m., and we also have our first concert coming up in the park next week on Thursday the 12<sup>th</sup>; it's The Remains. Thanks.

# City of Springdale Council

June 4, 2025

Ms. Morgan: The Civil Service Commission will meet tomorrow, June 5<sup>th</sup> at 2:00 p.m. adjacent to these chambers.

Mr. Gleaves: The Board of Zoning Appeals is scheduled to meet this month, the 24<sup>th</sup> of June at 7:00 p.m. in these chambers. I'm not sure if we're going to have training that has been tentatively scheduled. I had heard that it's possibly pushed back to July. Mr. Braun, do you know where we're at with that?

Mr. Braun: It's my understanding that it is going to be in July. Mr. Uhl, do you know that? Or Ms. Morgan? Is it your understanding that Ms. Hays is going to be out in June for the training for BZA and is going to be in July? I'll get back to you and clarify, but it was my understanding that she had requested that be done at your meeting in July, so I'll confirm that.

Mr. Gleaves: Thank you.

Mr. Vanover: Just while we're in meetings and announcements, clarify the meeting day and time for next month, our regular Council meeting because we're moving into the summer schedule.

President Anderson: Yes, that's a good reminder. So, we still have our regular June meeting that's coming up, June 18<sup>th</sup>, and then after that, we will have a July 2<sup>nd</sup> meeting, which is the one that's usually cancelled for summer schedule, but that's where we switched, so, our next two meetings are going to be June 18<sup>th</sup>, at 7:00 p.m. here, and then July 2<sup>nd</sup>. The July 16<sup>th</sup> meeting is cancelled, and then the meeting after that would then be August 20<sup>th</sup>. Just for Council to keep in mind if there's ordinances that are required, especially if they require two readings, just keep in mind the timing that there's going to be a big gap after that first meeting in July until the meeting in August that we have. So, if you have things that you want to bring forward, make sure that you're accounting for that.

Communications from the Audience

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None

President Anderson: And just for the record, if we could just record that Mrs. Webster has left the meeting or is leaving the podium and walking out. Just so we have that in the record.

Recap of Legislative Items

Mr. Jacobs: As you review your Legislative Summary, Item I was addressed by Ordinance No. 24-2025 receiving a second reading; An Ordinance Authorizing the Mayor and City Administrator to Enter Into a Funding Agreement with the Board of County Commissioners of Hamilton County, Ohio to Administer a 2025 Small Event Grant. That passed with seven affirmative votes. Item II was addressed by Resolution No. R13-2025; A Resolution Adopting the Tax Budget of the City of Springdale for the Fiscal Year January 1, 2026, Through December 31, 2026. That passed with seven

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Mr. Jacobs (continued): affirmative votes. Item III was addressed by Ordinance No. 25-2025; An Ordinance Authorizing Contributions to Certain Health Accounts of Employees of the City of Springdale Related to the City's Health Insurance Plan. That received a first reading. Item IV was addressed by Ordinance No. 26-2025 receiving a first reading; An Ordinance Approving a Major Modification to the Century Business Park Planned Unit Development for the Property Located at 865 East Kemper Road. That received a first reading, and we did strike Section C of that ordinance. Item V was addressed by Ordinance No. 27-2025 receiving a first reading; An Ordinance Authorizing the Execution of an Agreement with Donovan Energy, LLC for Electric Vehicle Supply Equipment Design Services for the Installation of Electric Vehicle Charging Stations in the City of Springdale. Council also voted to appoint Mr. Gleaves to serve on the Zoning Code Revision Committee. Unless there's something else from Administration, that's all I have.

President Anderson: That covered (Items) 12 and 13?

Mr. Jacobs: Yes.

Adjournment

President Anderson: Then all we have left before us is Item 14.

Ms. Sullivan-Wisecup: Move to adjourn.

President Anderson: We're adjourned. Thank you everyone.

Council adjourned at 7:31 p.m.

Respectfully submitted,

Nicole Browder  
Clerk of Council

Minutes Approved:  
Jeffrey Anderson, President of Council

\_\_\_\_\_, 2025

**ORDINANCE NO. 25-2025**

**AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY'S HEALTH INSURANCE PLAN**

WHEREAS, the City of Springdale (the "City") became a member of the Center for Local Government Benefits Pool offered through The Center for Local Government, beginning August 1, 2010; and

WHEREAS, as part of the City's health insurance plan, the City has established health savings accounts ("HSAs") and health reimbursements accounts ("HRAs") for full-time City employees; and

WHEREAS, the Council for the City of Springdale has determined that it is appropriate for the City to make contributions to these funds up to certain levels in order to provide an additional medical benefit that assists employees with health care expenses.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. The City of Springdale shall make contributions to the HSA and/or HRA accounts for all current full-time employees participating in the City's Health Insurance Plan for the 2025-2026 plan year, beginning August 1, 2025, in an amount up to 50% of the deductible for a full year, but shall not exceed \$1,000 for single coverage or \$2,000 for employee/spouse, employee/child, or family coverage provided the employee is in compliance with all requirements of the City's Health Insurance Program.

Section 2. The City shall make contributions to the HSA and/or HRA accounts for all new full-time City employees on a prorated basis as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided the employee is in compliance with all requirements of the City's Health Insurance Program.

Section 3. The Finance Officer/Tax Commissioner is hereby authorized to take any actions necessary to make said contributions.

Section 4. This Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance shall take effect on the earliest date allowed by law.

Passed this 18<sup>th</sup> day of June, 2025.

Attest:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE NO. 25-2025  
EXHIBIT A**

**CONTRIBUTION SCHEDULE FOR  
FULL-TIME EMPLOYEES HEALTH ACCOUNTS**

**Current Full-Time Employees**

<b>Coverage Type</b>	<b>Contribution Amount</b>
Single	\$1,000.00
Employee/Spouse	\$2,000.00
Employee/Child	\$2,000.00
Family	\$2,000.00

**New Full-Time Employees as of August 1, 2025**

<b>Month Employed</b>	<b>Single Coverage Contribution Amount</b>	<b>Employee/Spouse, Employee/Child, or Family Coverage Contribution Amount</b>
August	\$1,000.00	\$2,000.00
September	\$916.67	\$1,833.33
October	\$833.33	\$1,666.67
November	\$750.00	\$1,500.00
December	\$666.67	\$1,333.33
January	\$583.33	\$1,166.67
February	\$500.00	\$1,000.00
March	\$416.67	\$833.33
April	\$333.33	\$666.67
May	\$250.00	\$500.00
June	\$166.67	\$333.33
July	\$83.33	\$166.67

**ORDINANCE NO. 26-2025**

**AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE CENTURY BUSINESS PARK PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 865 EAST KEMPER ROAD**

WHEREAS, the Council of the City of Springdale, Ohio (“Council”), has previously approved the Century Business Park Planned Unit Development (the “PUD”); and

WHEREAS, the applicant has submitted an application for a major modification to the PUD located at 865 East Kemper Road to allow for a modification to be made by Active Day Ohio to convert the property from commercial use to an adult day care facility; and

WHEREAS, at its meeting of May 13, 2025, the Planning Commission recommended approval of the proposed major modification; and

WHEREAS, a public hearing was held by Council on June 18, 2025 pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. The major modification to the Century Business Park PUD associated with the modification of the property at 865 East Kemper Road to allow for a modification to be made by Active Day Ohio to convert the property from commercial use to an adult day care facility, which has been reviewed and approved by the Planning Commission in accordance with the attached Exhibit A, which is incorporated herein by reference, is hereby approved, subject to the conditions of the Planning Commission including:

- A. Staff, City Engineer, and City Planner recommendations and considerations contained in their reports; and
- B. As a PUD, this shall include Staff, Law Director and City approvals of Covenants as necessary.

Section 2. This Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period allowed by law.

Passed this 18<sup>th</sup> day of June, 2025.

Attest:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**Active Day of Cincinnati  
865 E Kemper Road  
Planned Unit Development Modification  
Application PC #20250202  
May 13, 2025**

**Request:**

The applicant is requesting a Major Modification to a “PUD” Planned Unit Development to change the use of the property from commercial to an adult day care facility. The use is looking to locate in an open tenant space between Auto Zone and K&G Fashion Superstore.

**Comments:**

The location of the proposed adult day care facility is within the large-scale multi-tenant commercial building at the southern end of the property. The specific tenant space is a vacant area located between Auto Zone and K&G Fashion Superstore. This property has been zoned “PUD” Planned Unit Development since the development of the site in the mid-1990s. The applicant is primarily proposing interior alterations to the existing building for the new use, with minimal changes to the exterior façade – new doors and windows on the front elevation.

Due to the nature of this use, staff would like to see a designated drop-off/pick-up area for patrons that includes a covered walk or porte cochere to allow clients to go from the drop-off/pick-up area to the front door of the use in a protected state. Additionally, staff would like to request that if fleet vehicles are going to be parked or stored on the property, that they do so in an organized and respectful manner. Staff would prefer the parking of these vehicles on the western side of the property in the furthest row of parking spaces.

To allow for the change in use of the property from commercial to an adult day care facility, it will require the review and approval of a Major Modification to the PUD, pursuant to Section 153.256(H)(1) following concurrence by the two members of Council who serve on Planning Commission.

The City’s adopted Comprehensive Plan identifies this site as “Regional Mixed Use”. Suggested uses include multifamily residential, entertainment, fitness, contemporary offices or co-working facilities, and other similar options to encourage new life and reinvestment in the area. The proposed use will provide a service for the community that currently doesn’t exist.

**Considerations:**

The Planning Commission shall make a recommendation to City Council on the proposed Major Modification to a “PUD” Planned Unit Development to change the use of the property from commercial to an adult day care facility and should consider the following:

1. The applicant establishes a designated pick-up/drop-off area in front of the use that includes sufficient queuing area and a covered entrance to protect patrons from the elements.
2. Any fleet vehicles should be parked or stored on the western edge of the parking lot.

Submitted By:

A handwritten signature in black ink, appearing to read "Liz Fields", with a stylized flourish at the end.

Liz Fields, AICP  
City Planner



**CITY OF SPRINGDALE - BUILDING DEPARTMENT**  
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246  
 PHONE: 513-346-5730 FAX: 513-346-5747  
 WEBSITE: [www.springdale.org/building-department.aspx](http://www.springdale.org/building-department.aspx)  
 EMAIL: [Building@Springdale.org](mailto:Building@Springdale.org)

Application Number

**PLANNING/ZONING APPLICATION**

**Project Name:** Active Day of Cincinnati **Area of Development:** \_\_\_\_\_ Acres  
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

**Project Location:** 935 E. Kemper Rd. Store #3 Springdale OH 45246  
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

**Applicant:** Active Day OH, Inc. 215-642-6600  
(Name) (Daytime Phone Number)

6 Neshaminy Interplex Ste 401 Treviso PA 19053 KteKlinsky@activeday.com  
(Mailing Address: Street No, Street Name, City, State, Zip) (E-mail Address)

**APPLICATION FOR:** (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: <https://www.springdale.org/building-department.aspx>

<input checked="" type="checkbox"/> <b>Major Project:</b> Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council. Include <u>Major Projects Submission Requirements</u> Document with this Application  <small>Project Types include the following: (Pick 1 Below)</small>	<input type="checkbox"/> <b>Minor Project:</b> Application process requires a Meeting and a Decision by Planning Commission. Include <u>Minor Project Submission Requirements</u> Document with this Application  <small>Project Types include the following: (Pick 1 Below)</small>	<input type="checkbox"/> <b>BZA Hearing:</b> Application process requires a Public Hearing and a Decision by the Board of Zoning Appeals. Include <u>BZA Submission Requirements</u> document <small>Project Types: (Pick 1 Below)</small>
--	---	--

<input type="checkbox"/> <b>Zoning Text or Map Amendments</b> Describe Zone Change and Total (Net) Acres Below <small>Section 153.202</small>	<input type="checkbox"/> Concept Plan (Hearing by PC/ No Decision) <input type="checkbox"/> Development Plan <small>Section 153.203</small> <input checked="" type="checkbox"/> Conditional Use Permits <small>Section 153.204</small> <input checked="" type="checkbox"/> Determination of Similar Uses <small>Sec 153.205</small>	<input type="checkbox"/> Variance <small>Section 153.206</small>
<b>Planned Unit Development (PUD):</b> <input type="checkbox"/> Preliminary Development Plan <small>Sec 153.255(F)(1)</small> <input checked="" type="checkbox"/> Major Modification <small>Section 153.255 (H)(1)</small>	<b>Planned Unit Development (PUD):</b> <input type="checkbox"/> Final Development Plan <small>Section 153.255(F)(5)</small> <input type="checkbox"/> Minor Modification <small>Section 153.255 (H)(2)</small>	<input type="checkbox"/> Appeal <small>Section 153.208</small>
<b>Transition Overlay District (T-District):</b> <input type="checkbox"/> Preliminary Development Plan <small>Sec 153.256(F)(1)</small> <input type="checkbox"/> Major Modification <small>Section 153.256 (G)(1)</small>	<b>Transition Overlay District (T-District):</b> <input type="checkbox"/> Final Development Plan <small>Sect. 153.256 (F)(5)</small> <input type="checkbox"/> Minor Modification <small>Section 153.256 (G)(2)</small>	
	<input type="checkbox"/> <b>Route 4 Corridor Review District Plan</b> All new exterior work on properties in the Rt 4 Corridor required to be Approved. <small>Sec 153.257(I)</small>	

**BRIEFLY DESCRIBE PROJECT:** Build out of existing location to accommodate  
(Provide Existing and Proposed Zoning for this Property)  
an Adult Day Services location (Active Day). Mostly Interior Modification.  
Active Day has +/- 90 Locations in 12 States, and will be re-locating a local  
one to this location.

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

[Signature] Robert SIVASIA 4/28/25  
(12/16/2020) (Signature of Owner/Agent) (Print Name) (Date)



**CITY OF SPRINGDALE - BUILDING DEPARTMENT**

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246

PHONE: 513-346-5730 FAX: 513-346-5747

WEBSITE: [www.springdale.org/building-department.aspx](http://www.springdale.org/building-department.aspx)

EMAIL: [Building@Springdale.org](mailto:Building@Springdale.org)

Application Number

Blank box for Application Number

**PLANNING/ZONING APPLICATION**

Project Name: Active Day of Cincinnati Total Area/Development: \_\_\_\_\_ Acres  
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 935 E. Kemper Rd. Store # 3 Springdale, OH 45246  
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: 0.028 Acres Parcel ID: 059900200091  
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

Property Owner: TCC 975 Associates, LLC 914-570-3451  
(Name From Auditor's Website) (Daytime Phone Number)

550 Mamaroneck Ave. Ste 411, Harrison NY 10528  
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

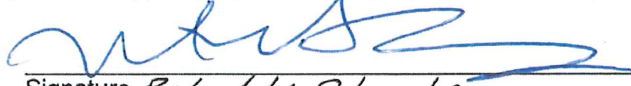
Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

**OWNER'S AFFIDAVIT**

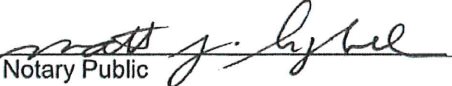
STATE OF OHIO, COUNTY OF HAMILTON

I (we) TCC 975 ASSOCIATES LLC, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.

  
Signature Robert Y. Skrascha  
550 MAMARONECK AVE. SUITE 411  
Mailing Address  
HARRISON, NY 10528  
City and State  
914-570-3444  
Phone

Subscribed and sworn to before  
me this 28<sup>th</sup> day of April, 2025

  
Notary Public

MATT J HYBEL  
Notary Public, State of New York  
No. 01HY6311526  
Qualified in Westchester County  
Commission Expires Sept. 15, 2026

**3 WRITTEN REQUIREMENTS**

- 3.1 METES AND BOUNDS LEGAL DESCRIPTION** - Submit on 8 1/2" x 11" a metes and bounds description of the subject site; the amount of area contained within the site; and, a statement, signed by a registered surveyor in the State of Ohio, certifying that the description of the property proposed to be revised is a complete, proper and legal description thereof.
- 3.2 PROPERTY DEED** - Submit one (1) copy of the deed of the subject property as filed in the Hamilton County Recorder's Office.
- 3.3 DESCRIPTION OF REQUEST AND REASONS FORM** - Complete and submit the Description of Request and Reasons Form (provided in this packet).
- 3.4 MAJOR PROJECT APPLICATION FORM** - Complete submit the original Major Project Application with the type of project identified.
- 3.5 OWNER'S AFFIDAVIT** - Complete and submit the original of the Owner's Affidavit for EACH DIFFERENT PARCEL included in the overall project (provided with Application).
- N/A **3.6 APPROVED PRELIMINARY DEVELOPMENT PLAN** - If previously approved, provide one (1) copy of the previously approved Preliminary Development Plan (11"x 17"). *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT or PRELIMINARY DEVELOPMENT PLAN APPLICATION)*
- N/A **3.7 FINAL FORM OF COVENANTS** - The final form of covenants running with the land and deed restrictions (including the use of common land); covenants, restrictions or easements to be recorded; declaration of covenants, restrictions, and bylaws of a homeowners association and its incorporation; declaration of condominium ownership and other covenants, if any for maintenance; *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- N/A **3.8. ESTIMATED COST** - The estimated project cost, including estimates for all public and private improvements. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- N/A **3.9. CONSTRUCTION SCHEDULE** - Provide an estimated Construction Schedule for the project through completion. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- N/A **3.10. TRAFFIC STUDY** - If the proposed development will generate more than 100 trips in a peak hour period, a traffic impact analysis shall be required identifying existing roadway capacity, trips to be generated by the proposed development, anticipated impact of the proposed development on the existing roadway network and what improvements are necessary to mitigate any impact the development may have. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- 3.11 CHECKLIST OF REQUIREMENTS** - Submit this checklist fully completed.

#### 4. GRAPHIC REQUIREMENTS

- X **4.1 DETAILED DRAWINGS** - Submit any drawings which help to describe the request before the Planning Commission and illustrate how the Project complies with the City's Zoning Code (i.e. Site Plans Floor Plans, Building Elevations, Sign Drawings, (all in color), Etc.) Drawings should include (when applicable) all of the following:
- A. Name of project, date, scale, north arrow, map title and Index, name and address of applicant and present owner, and vicinity map, existing/proposed property lines, parcel numbers, right-of-way and utility easements, Zone Districts identified, existing/proposed contour lines, and front, side, and rear yard setbacks for all structures and parking areas;
  - B. Summary table calculating existing and proposed uses of facilities, proposed parking spaces, parking spaces required by the Zoning Code, existing and proposed trees and landscape features and other physical and natural features required by the Zoning Code, floor areas, density and seating capacity (where applicable);
  - C. Site Area Calculations (net) of entire site, excluding streets and right-of-ways;
  - D. Such other relevant information as the Planning Commission may require.

*(The Following Are NOT Required for ZONE TEXT/MAP AMENDMENT APPLICATIONS)*

- E. The use and approximate location of existing pavements, public access points and driveway aprons, sanitary and storm sewers, sidewalks and curbs, trees and landscape features and other physical and natural features; structures to be demolished shown in dashed lines and existing structures within 200 feet, proposed general location of buildings, parking areas, open space, signage, waste receptacle and landscape areas;
- F. Proposed density levels of each residential area and acreage and square feet of business uses;
- G. Proposed general location of major vehicular and pedestrian circulation, showing how this circulation pattern relates to the primary and secondary road alignments designated on the City of Springdale Thoroughfare Plan;
- H. Tree Survey and Tree Removal Plan;
- I. Portion of property with acreage and percentage, to be developed as impervious surface;

NA **4.2 PHOTOGRAPHS** (If Applicable) - Provide photographs to help to clarify project and request to the Planning Commission.

X **4.3 OTHER SUPPORTING INFORMATION** (If Applicable) - Provide any other supporting information which will assist the Board in understanding and evaluating your case (i.e. brochures, literature, etc.)

#### 5 ELECTRONIC DOCUMENT REQUIREMENTS

X **5.1 PROJECT APPLICATION** - Submit One (1) electronic copy of all Project Application documents.

X **5.2 DETAILED DRAWINGS** - Submit an electronic copy of all documents.

**DESCRIPTION OF REQUEST AND REASONS  
FOR ZONING TEXT or MAP AMENDMENTS;  
PLANNED UNIT DEVELOPMENT and TRANSITION OVERLAY DISTRICT  
PRELIMINARY REDEVELOPMENT PLAN or MAJOR MODIFICATION**

**THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)**

- 1) Describe the proposed revisions and the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing Zoning/ Planned Unit Development/ Transition District classification or to make the property appropriate for the proposed Zoning/ Planned Unit Development/ Transition District?

We anticipate just interior modification for our use. Store #3

- 2) What is the benefit that the neighborhood or community as a whole will derive from this Redevelopment Plan/ Major Modification?

The neighborhood / community will benefit by having a well established organization continue services to individuals who need our services throughout the area & surrounding communities.

- 3) Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon if the change is granted, or will road improvements be required? Has this project been discussed with regard to traffic design with the City Engineer? When? Who?

The site is currently accessible from public roads. No road improvements will be required. Traffic generated will be the same or less than a retail store.

- 4) Is the property currently or can it be serviced by public sewer and water and can proper storm drainage be provided?

The property as a whole is currently serviced by public water and sewer. Storm drainage is being provided, with no changes being made.

- 5) What is the anticipated proposed use of the property and what is the character (architectural treatment) of the development? How is this more beneficial to the Community than the current approved conditions?

The proposed use for Store #3 will be for an Adult Day Services location. The community will benefit by having access to Active Day's Adult Day Services programs.

- 6) How will the proposed revisions/development affect adjacent properties and uses?

The proposed revisions / development to Store #3 are interior in nature and will not affect adjacent properties and uses.

## WARRANTY DEED

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LA SALLE BANK, NATIONAL ASSOCIATION, FOR THE REGISTERED HOLDERS OF THE J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORPORATION, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-PNC1 ("Grantor") for valuable consideration paid grants, with general warranty covenants, to TCC 975 Associates, LLC, a Delaware limited liability company, whose tax mailing address is 550 Mamaroneck Avenue, Suite 411, Harrison, NY 10528 all interest in the real property described in the legal description attached hereto as Exhibit A.

Parcel Numbers: 599-0020-0087-00, 599-0020-0092-00, 599-0020-0090-00, 599-0020-0091-00

Property Address: 865 - 975 E. Kemper Rd., Cincinnati, Ohio 45246

Prior Deed Reference: Document Number 2018-0045770, in OR Book 13678, Page 00722 of the Hamilton County, Ohio Records

GRANTOR CONVEYS THE PROPERTY TO GRANTEE AND BY ACCEPTING THIS DEED, GRANTEE ACCEPTS THE PROPERTY **AS-IS, WHERE-IS**, AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) THE STRUCTURAL INTEGRITY OF ANY IMPROVEMENTS ON THE PROPERTY, (II) THE MANNER, CONSTRUCTION, CONDITION, AND STATE OF REPAIR OR LACK OF REPAIR OF ANY OF SUCH IMPROVEMENTS, (III) THE CONFORMITY OF THE IMPROVEMENTS TO ANY PLANS OR SPECIFICATIONS FOR THE PROPERTY, INCLUDING BUT NOT LIMITED TO ANY PLANS AND SPECIFICATIONS THAT MAY HAVE BEEN OR WHICH MAY BE PROVIDED TO GRANTEE, (IV) THE CONFORMITY OF THE PROPERTY TO PAST, CURRENT OR FUTURE APPLICABLE ZONING OR BUILDING CODE REQUIREMENTS OR THE COMPLIANCE WITH ANY OTHER LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY, (V) THE FINANCIAL EARNING CAPACITY OR HISTORY OR EXPENSE HISTORY OF THE OPERATION OF THE PROPERTY, (VI) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION, OR OTHERWISE, (VII) THE EXISTENCE OF SOIL INSTABILITY, PAST SOIL REPAIRS, SOIL ADDITIONS OR CONDITIONS OF SOIL FILL, SUSCEPTIBILITY TO LANDSLIDES, SUFFICIENCY OF UNDERSHORING, SUFFICIENCY OF DRAINAGE, (VIII) WHETHER THE

PROPERTY IS LOCATED WHOLLY OR PARTIALLY IN A FLOOD PLAIN OR A FLOOD HAZARD BOUNDARY OR SIMILAR AREA, (IX) THE EXISTENCE OR NON-EXISTENCE OF ASBESTOS, UNDERGROUND OR ABOVE GROUND STORAGE TANKS, HAZARDOUS WASTE OR OTHER TOXIC OR HAZARDOUS MATERIALS OF ANY KIND OR ANY OTHER ENVIRONMENTAL CONDITION OR WHETHER THE PROPERTY IS IN COMPLIANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS, (X) THE PROPERTY'S INVESTMENT POTENTIAL OR RESALE AT ANY FUTURE DATE, AT A PROFIT OR OTHERWISE, (XI) ANY TAX CONSEQUENCES OF OWNERSHIP OF THE PROPERTY OR (XII) ANY OTHER MATTER WHATSOEVER AFFECTING THE STABILITY, INTEGRITY, OTHER CONDITION OR STATUS OF THE LAND OR ANY BUILDINGS OR IMPROVEMENTS SITUATED ON ALL OR PART OF THE PROPERTY (COLLECTIVELY, THE "PROPERTY CONDITIONS"), AND BY ACCEPTING THIS DEED, **GRANTEE HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVES ANY AND ALL ACTUAL OR POTENTIAL RIGHTS GRANTEE MIGHT HAVE REGARDING ANY FORM OF WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE** RELATING TO THE PROPERTY, ITS IMPROVEMENTS OR THE PROPERTY CONDITIONS, SUCH WAIVER BEING ABSOLUTE, COMPLETE, TOTAL AND UNLIMITED IN ANY WAY.

[SIGNATURE PAGE TO FOLLOW]

Executed this 14th day of December, 2023.

U.S. Bank, National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, as successor by merger to La Salle Bank, National Association, for the registered holders of the J.P. Morgan Chase Commercial Mortgage Securities Corporation, Commercial Mortgage Pass-Through Certificates, Series 2004-PNC1,

by and through Midland Loan Services, a division of PNC Bank, National Association, not individually, but solely in its sole and limited capacity as Special Servicer.

By: Andrea S Helm  
Name: Andrea S Helm  
Title: Senior Vice President

STATE OF Kansas  
COUNTY OF Johnson

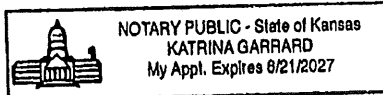
The foregoing instrument was acknowledged before me the 13 day of December, 2023, by Andrea S. Helm, as Senior Vice President of Midland Loan Services, a division of PNC Bank, National Association, not individually, but solely in its sole and limited capacity as Special Servicer on behalf of U.S. Bank, National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, as successor by merger to La Salle Bank, National Association, for the registered holders of the J.P. Morgan Chase Commercial Mortgage Securities Corporation, Commercial Mortgage Pass-Through Certificates, Series 2004-PNC1. This is an acknowledgement clause; no oath or affirmation was administered to the signer.

Date: December 13, 2023

Katrina Garrard

SEAL

Katrina Garrard  
Notary Public  
My Commission Expires: 06/21/27



**PREPARED BY:**

Dalia Abdow, Esq.

Gordon Rees Scully Mansukhani LLP

37000 Woodward Ave

Suite 2225

Bloomfield Hills, MI 48304

**Exhibit A to Deed**

**Legal Description**

PARCEL I:

SITUATE IN THE CITY OF SPRINGDALE, IN SECTION 6, TOWN 3, ENTIRE RANGE 1, HAMILTON COUNTY, OHIO, AND BEING ALL OF LOT 7 AS THE SAME APPEARS ON RE-PLAT OF CENTURY BUSINESS PARK SUBDIVISION. RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY, OHIO RECORDS.

PARCEL II - AREA "A"

SITUATE IN THE CITY OF SPRINGDALE IN SECTION 6, TOWN 3, ENTIRE RANGE 1, HAMILTON COUNTY, OHIO AND BEING ALL OF AREA "A" AS SHOWN ON THE VACATION PLAT PREPARED BY CDS ASSOCIATES DATED APRIL, 1995 AND RECORDED IN PLAT BOOK 326, PAGE 31 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CENTURY BOULEVARD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7 OF THE REPLAT OF CENTURY BUSINESS PARK AS RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY RECORDER'S OFFICE; THENCE, SOUTH 00° 45' 00" WEST, 5.12 FEET; THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET, CLOCKWISE, 97.62 FEET (CHORD OF SAID ARC BEARS SOUTH 47°21'45" WEST, 87.12 FEET) TO A POINT IN THE NORTHLINE OF CENTURY CIRCLE NORTH; THENCE CONTINUING ALONG THE SAID NORTHLINE OF CENTURY CIRCLE NORTH, NORTH 86°01'30" WEST, 4.84 FEET; THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 130.00 FEET, COUNTERCLOCKWISE, 77.88 FEET, (CHORD OF SAID ARC BEARS SOUTH 76° 48' 49 WEST, 79.72 FEET); THENCE DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF CENTURY CIRCLE NORTH, NORTH 27°48'53" WEST, 105.76 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 7 OF CENTURY BUSINESS PARK; THENCE ALONG THE SAID SOUTHERLY LINE OF LOT 7 WITH THE ARC OF A CURVE WHOSE RADIUS IS 100.00 FEET, CLOCKWISE, 92.54 FEET (CHORD OF SAID ARC BEARS SOUTH 72° 59' 27" EAST, 89.28 FEET); THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 70.00 FEET, COUNTERCLOCKWISE, 124.31 FEET, (CHORD OF SAID ARC BEARS NORTH 82° 37' 53' EAST, 108.61 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED TRACT CONTAINS 0.1917 ACRES OF LAND.

PARCEL II - AREA "B"

SITUATE IN THE CITY OF SPRINGDALE IN SECTION 6, TOWN 3, RANGE 1, HAMILTON COUNTY, OHIO, AND BEING ALL OF AREA "B" AS SHOWN ON THE VACATION PLAT PREPARED BY CDS ASSOCIATES DATED APRIL, 1995 AND RECORDED IN PLAT BOOK 326, PAGE 31 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY CORNER OF LOT 7 OF THE REPLAT OF CENTURY BUSINESS PARK AS RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY RECORDER'S OFFICE THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7 OF CENTURY BUSINESS PARK AS RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7 OF CENTURY BUSINESS PARK WITH THE ARC OF A CURVE WHOSE RADIUS IS 100.00 FEET, CLOCKWISE, 36.56 FEET, (CHORD OF SAID ARC BEARS NORTH 64°04'43" EAST 36.36 FEET); THENCE DEPARTING THE SAID SOUTHERLY LINE OF LOT 7 SOUTH 27°48'53" EAST, 109.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CENTURY CIRCLE WEST; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF CENTURY CIRCLE WEST, WITH THE ARC OF A CURVE WHOSE RADIUS IS 130.00 FEET, COUNTERCLOCKWISE, 12.05 FEET, (CHORD OF SAID ARC BEARS SOUTH 52°34'26" WEST, 12.04 FEET); THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF CENTURY CIRCLE WEST, NORTH 40°04'50" WEST 115.17 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED TRACT CONTAINS 0.0624 ACRES OF LAND.

### PARCEL III

SITUATE IN THE CITY OF SPRINGDALE, IN SECTION 6 TOWN 3 ENTIRE RANGE 1 HAMILTON COUNTY OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CENTURY BOULEVARD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7 OF THE REPLAT OF CENTURY BUSINESS PARK, AS RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CENTURY BOULEVARD, NORTH 00°45'00" EAST, 267.99 FEET; THENCE DEPARTING THE SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF CENTURY BOULEVARD WITH THE ARC OF A CURVE WHOSE RADIUS IS 200.00 FEET, COUNTERCLOCKWISE, 44.81 FEET, (CHORD OF SAID ARC BEARS SOUTH 05° 40' 10" EAST, 44.72 FEET; THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 200.00 FEET, CLOCKWISE, 44.81 FEET, (CHORD OF SAID ARC BEARS SOUTH 05° 40' 10" EAST, 44.72 FEET); THENCE SOUTH 00°45'00" WEST, 143.06 FEET; THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 70.00 FEET, CLOCKWISE, 37.88 FEET, (CHORD OF SAID ARC BEARS SOUTH 16°15'16" WEST, 37.42 FEET) TO THE POINT OR BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED TRACT CONTAINS 0.049 ACRES OF LAND.

PARCEL IV:

SITUATE IN THE CITY OF SPRINGDALE IN SECTION 6 TOWN 3 ENTIRE RANGE 1 HAMILTON COUNTY OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF EAST KEMPER ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7 OF THE REPLAT OF CENTURY BUSINESS PARK AS RECORDED IN PLAT BOOK 319, PAGE 56 OF THE HAMILTON COUNTY RECORDERS OFFICE; THENCE DEPARTING THE SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF EAST KEMPER ROAD, NORTH 00°45'00" EAST, 80.1 FEET; THENCE SOUTH 86°01'30" EAST 118.81 FEET, SOUTH 03° 58' 30" WEST, 13.00 FEET TO A POINT IN TEE SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF EAST KEMPER ROAD; THENCE ALONG THE SAID PROPOSED SOUTHERLY LINE OF EAST KEMPER ROAD NORTH 86° 01' 30" WEST, 53.17 FEET; THENCE NORTH 03° 58' 30" EAST, 5.00 FEET; THENCE NORTH 86°01'30" WEST 65.19 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED TRACT CONTAINS 0.028 ACRES OF LAND.

PARCEL V:

NON EXCLUSIVE EASEMENT TO INGRESS AND EGRESS, PARKING AND UTILITIES AS CREATED IN EASEMENT AGREEMENT BY AND BETWEEN ANCHOR DEVELOPMENTS, LTD., AN OHIO LIMITED LIABILITY COMPANY AND MODERNAGE, INC. A DELAWARE CORPORATION, DATED JULY 13, 1995, FILED FOR RECORD JULY 18, 1995 AND RECORDED IN OFFICIAL RECORD 6807, PAGE 1493, RECORDER'S OFFICE HAMILTON COUNTY OHIO.



# Ohio Locations

**Cincinnati**  
2600 Civic Center Drive  
Cincinnati, OH 45231  
(513) 984-8000

## Why choose Active Day?



- › Prolonged independence and improved daily functioning
- › Effective management of chronic conditions
- › Hands-on medical care by RNs/LPNs
- › Access to physical, occupational, and speech therapies
- › Cognitive and physical stimulation
- › Nutrition and medication management
- › Comprehensive social services
- › Transportation services, provided or arranged
- › Cost-effective alternative to nursing homes and institutions

877-435-3372  
Visit us at [activeday.com](http://activeday.com)



# ActiveDay

## Adult Day Health Services



The Brighter Side of Caring.

### The Premier Provider of Adult Day Health Services

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sexual orientation, sex, age, regional, genetic information, or disability.



Welcome to the brighter side of caring. Our thoughtful and attentive professionals are here to provide

health care supervision, engaging therapeutic activity programs, and rehabilitative therapies in a comfortable, homelike environment. With our daily program of health services, Active Day gives disabled adults and seniors access to a safe, engaging, and supportive environment.



We work with our members to improve overall quality of life, health care, and daily functioning. We are focused on providing peace of mind for everyone involved, members and caregivers alike.



## Support



Our caring, compassionate team provides active support so that members can maintain independence and dignity. At the same time, caregivers feel good, knowing that loved ones are receiving the appropriate level of care.

## Confidence

Choosing Active Day means working with one of the largest providers of adult day health and home care services, with more than 100 centers in 11 states serving approximately 8,000 members.

## Care

Our staff is specifically trained to meet the unique needs of those who require health care and support services as a result of chronic conditions such as:

- › COPD
- › Stroke
- › Dementia/Alzheimer's
- › Seizures
- › Diabetes
- › Parkinson's
- › Multiple Sclerosis
- › Hypertension/Heart Disease
- › Developmental and Intellectual Disabilities

## Value



Among the many advantages that Active Day centers offer, the cost-effective nature of our long-term care is yet another benefit. Nationwide averages show annual costs for adult day health services are significantly less than those for other long-term care options. And with Active Day, our members have access to a full team of nursing professionals, personal care assistants, activities staff, and therapists.



For You, and With You...  
Bright Expectations!



Programs for Adults with  
Developmental Disabilities



Active Day is dedicated  
to making every day brighter.

Everything we do is centered  
around helping our members  
live rich and fulfilling lives.

We'd love to brighten  
your day, too.



# For You, and With You... Bright Expectations!

Active Day is one of the nation's leading providers of services for adults with developmental disabilities. We provide a safe, engaging, and supportive environment where our thoughtful, attentive professionals create a positive experience for everyone involved.



**The mission of our Active Day centers is to provide person-centered opportunities for meaningful and integrated vocational, recreational, leisure, social, volunteer, and educational activities for individuals with disabilities.**

Active Day provides a full range of services and support that both encourage and assist individuals to be participating members of their community.

Our centers are staffed by attentive and caring professionals who provide training to the members to learn and maintain those skills necessary to achieve self-determined goals.



# Thrive



# Excel



## Our Services

Our unique approach ensures choice, develops independence, and maximizes the skill set of each member. Our programming includes five separate tracts that are interwoven into the fabric of each day.

### Independent Living Skills . . . . .

Achieving and maintaining independence, self-sufficiency, and confidence is a significant hallmark of a purposeful, energy-driven, action-packed day enjoyed by Active Day members!

### Volunteer . . . . .

Volunteer programs create opportunities for members to participate in activities and events that may not be available to them otherwise, and open a world of exploration, learning and socialization. These are the distinctive characteristics of an active, engaged lifestyle!

### Pre-Vocational and Career Planning . . . . .

The outcome of career planning is for the person to find a competitive job in an integrated setting and/or advance in employment via new skill sets, change in role and responsibility, and/or increased compensation.

### Group Employment Support . . . . .

The expected outcome of group employment support is paid employment and work experience leading to further career development and competitive integrated employment.

## Develop Independence



# Volunteer

## Community Integration.....

Creating rich and fulfilling lives that promote self-expression, empowerment, independence, while enjoying the benefits of an active, engaged lifestyle in the community.

## Competitive Integrated Employment.....

The opportunity to be employed as direct hires in their community. Competitive Integrated Employment includes two components: job development and job coaching.

## Transportation.....

Ride the best mode of transportation...proud to provide safe, reliable transportation to all members at our centers, community engagement and employment.

## Workforce Exploration and Learning Pods.....

The anticipated outcomes resulting from participation in a Workforce Exploration and Learning Pod is to motivate members to regularly research potential employment opportunities; gain general work skills; and to progress on one's path to employment.





Telephone: 888-338-6898

info@activeday.com

www.activeday.com

#### **Ashtabula**

5959 Green Rd.  
Ashtabula, OH 44004  
(440) 335-1603

#### **Beckman**

2600 Civic Center Dr.  
Cincinnati, OH 45231  
(513) 742-1576

#### **Berea**

1213 W. Bagley Rd.  
Berea, OH 44017  
(216) 848-1268

#### **Brook Park**

17400 Holland Rd.  
Brook Park, OH 44142  
(216) 848-1118

#### **Champaign**

330 W Twain Ave.  
Urbana, OH 43078  
(937) 508-4709

#### **Clinton**

4595 State Route 730  
Wilmington, OH 45177  
(937) 382-3838

#### **Darke**

5312 Sebring-Warner Rd.  
Greenville, OH 45331  
(937) 548-6025

#### **Defiance**

810 Davidson Ave.  
Defiance OH 43512  
(419) 782-7274

#### **Fairfield**

820 Refugee Rd.  
Pickerington, OH 43147  
(614)-856-1630

#### **Franks**

5884 Bridgetown Rd.  
Cincinnati, OH 45248  
(513) 598-2965

#### **Jackson**

221 East 2nd St.  
Wellston, OH 45692  
(740) 384-2155

#### **Kidd**

9910 Reading Rd. #3106  
Cincinnati, OH 45241  
(513) 563-2500

#### **Lawrence**

212 N. 2nd St.  
Ironton, OH 45638  
(740) 442-7348

#### **Monroe**

47013 OH-26  
Woodsfield, OH 43793  
(740) 472-5445

#### **Trumbull**

509 Rush Ave. SE  
Girard, OH 44420  
(234)-421-5772

#### **Tuscarawas**

638 Commercial Ave. SW  
New Philadelphia, OH 44663  
(330) 339-3578

#### **Warrensville Heights**

26210 Emery Rd.  
Warrensville Heights, OH 44128  
(216) 245-3912



# City of Springdale



## Building Department

(513) 346-5730

11700 Springfield Pike  
Springdale, Ohio 45246

Fax (513) 346-5747

# Planning/Zoning Application

Date: 04/08/2025

## Applicant / Owner

Applicant Name: Active Day OH, Inc  
Address: 6 Neshaminy Interplex, Ste  
401  
City, State, Zip: Trevoese, PA 19053  
Phone: 2156426600  
E-mail: kteklinsky@activeday.com

Owner Name:  
Address:  
City, State, Zip: ,  
Phone:  
Email:

## Project

Project Name: Active Day of Cincinnati  
Project Location: 865 E. Kemper Rd  
City, State, Zip: Cincinnati, OH 45246  
Parcel(s):  
Dev. Area:

Major Project: PUD - Major Modification  
Minor Project: Conditional Use Permits  
BZA Hearing: Appeal  
Permit Type: Planning - Minor Project  
Use Group: R - Residential  
Flood Hazard: NA  
Project Cost: 0

Project Description: Adult Day Services

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

Kane Teklinsky

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



# INTERIOR IMPROVEMENTS FOR: ACTIVE DAY

865 E KEMPER RD.  
CINCINNATI, OH 45246



PMBA Architects  
10805 Indeco Drive  
Cincinnati, OH 45241  
513.791.0456  
PMBA@PMBAArchitects.com  
www.PMBAArchitects.com

## INDEX OF DRAWINGS

SHEET NO.	SHEET NAME	BID 03/20/2025	ISSUED FOR APPROVAL 4/8/2025
X - DRAWINGS CHANGED AND SHEET ISSUED			
GENERAL			
G000	TITLE SHEET	X	X
G100	GENERAL NOTES	X	X
LIFE SAFETY			
LS01	LIFE SAFETY PLAN - FIRST FLOOR	X	X
STRUCTURAL			
S100 FRAMING PLANS			
S500	STRUCTURAL DETAILS AND SECTIONS		
S700	DESIGN NOTES AND MATERIAL SPECIFICATIONS		
ARCHITECTURAL			
A001	DEMOLITION PLAN - FIRST FLOOR	X	X
A101	NEW FLOOR PLAN - FIRST FLOOR	X	X
A150	ENLARGED PLANS	X	X
A201	REFLECTED CEILING PLAN - FIRST FLOOR	X	X
A300	EXTERIOR ELEVATIONS AND DETAILS	X	X
A350	DOOR AND HARDWARE SCHEDULE, WINDOW SCHEDULE, AND INTERIOR PARTITION TYPES	X	X
A501	INTERIOR MATERIALS LIST AND FINISH PLAN - FIRST FLOOR	X	X
A600	INTERIOR ELEVATIONS	X	X
A700	CASEWORK SECTIONS	X	X
A801	FF&E PLAN - FIRST FLOOR	X	X

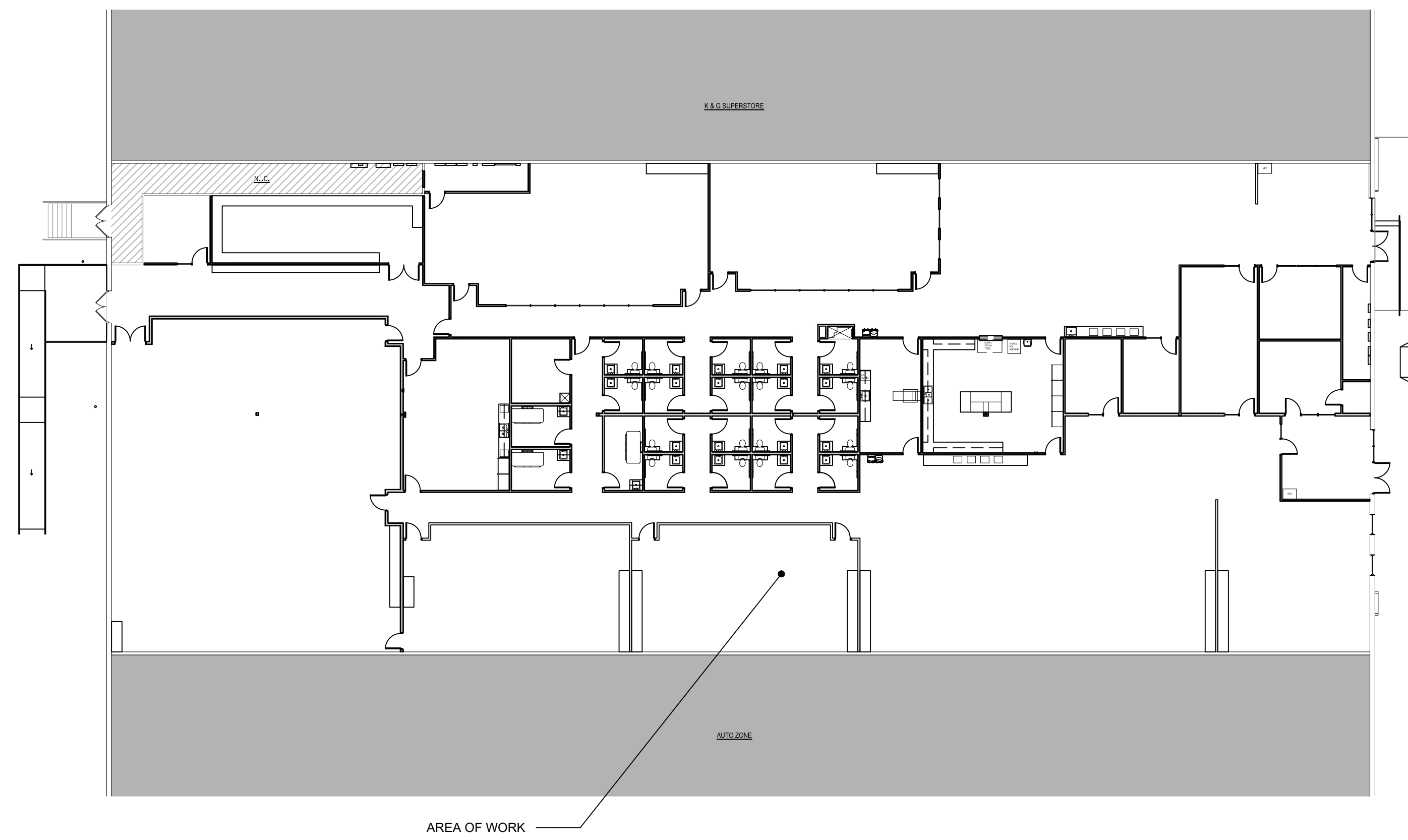
## OWNER

TCC 975 ASSOCIATES  
550 MAMARONECK AVE, STE 411  
HARRISON, NY 10528

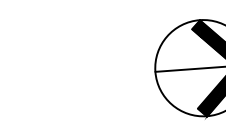
## ARCHITECT

PMBA ARCHITECTS  
10805 INDECO DR.  
CINCINNATI, OH 45241  
(513) 791-0456

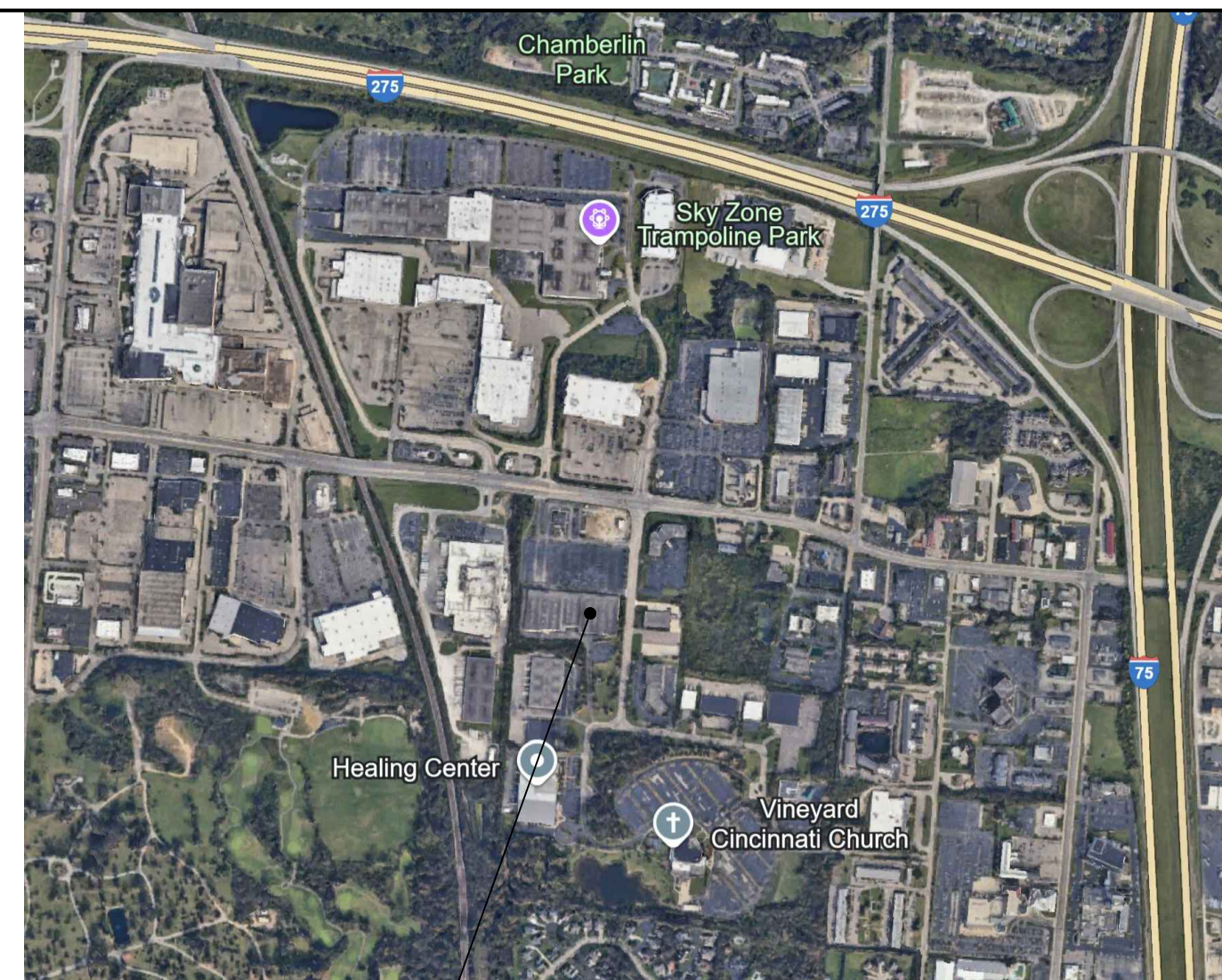
## KEY PLAN



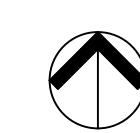
AREA OF WORK



## LOCATION MAP



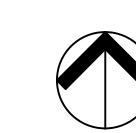
LOCATION OF PROJECT



## SITE PLAN



LOCATION OF PROJECT



## CODE COMPLIANCE

PROJECT IS AN INTERIOR RENOVATION OF AN EXISTING RETAIL SPACE FOR A NEW TENANT, LOCATED ON THE FIRST FLOOR OF A ONE STORY BUILDING. EXTERIOR WORK SHALL INCLUDE NEW ADA COMPLIANT RAMP AND DECK AND PREFABRICATED METAL STAIR AT BUILDINGS REAR. NEW EXTERIOR WINDOWS AND STOREFRONTS, INCLUDING AN ADDITIONAL ENTRY AT FRONT OF BUILDING. THERE WILL BE NO SITE WORK.

### BUILDING DESCRIPTION PER 2024 OHIO EXISTING BUILDING CODE

CH. 3	CONSTRUCTION CLASSIFICATION OF WORK	LEVEL 3
SECT. 602	CONSTRUCTION TYPE	II-B
	EXISTING USE GROUP CLASSIFICATION	B
SECT. 605	PROPOSED USE GROUP CLASSIFICATION	B/A-3 (NON-SEPARATED MIXED USE)
SECT. 506	FIRE SUPPRESSION	FULLY SPRINKLED
	AREA OF TENANT SPACE	23,717 SF
	AREA OF PROPOSED ALTERATIONS	23,717 SF
TABLE 1004	OCCUPANT LOAD	
	ASSEMBLY: 1 PER 15 SF	12,365 SQ. FT. / 15 = 825
	PRODUCTION	3,703 SQ. FT.
	PRODUCTION BREAK	1,100 SQ. FT.
	ACTIVITY	5,347 SQ. FT.
	DINING	2,215 SQ. FT.
	BUSINESS: 1 PER 150 SF	4,701 SQ. FT. / 150 = 32
	CIRCULATION/TOILET	6,651 SQ. FT. (NO NET INCREASE TO OCCUPANT LOAD)
	TOTAL SQ. FT. / OCCUPANT LOAD	23,717 SQ. FT. / 857

### EGRESS REQUIREMENTS (OBC 2024)

TABLE 1006.2.1	COMMON PATH OF EGRESS TRAVEL	250' (FOR MOST RESTRICTIVE OCCUPANCY)
TABLE 1017.2	MAX TRAVEL DISTANCE	250'
TABLE 1006.3.3	NUMBER OF EXITS (REQUIRED)	3 (FOR OCC. LOAD 501-1,000)
	NUMBER OF EXITS (ACTUAL)	3
TABLE 1020.3	MINIMUM CORRIDOR WIDTH	44" FOR OCC. LOAD GREATER THAN 49
SECTION 1020.5	DEAD END CORRIDOR	20' (FOR MOST RESTRICTIVE OCCUPANCY)

### APPLICABLE CODES

CH. 11	ACCESSIBILITY	COMPLIES WITH ICC A117.1 - 17
MISC. GOVERNING CODES		
	OHIO EXISTING BUILDING CODE - 2024	OHIO PLUMBING CODE - 2024
	LIFE SAFETY CODE - (NFPA 101-21)	OHIO MECHANICAL CODE - 2024
	NATIONAL ELECTRIC CODE - (NFPA 70)	ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010

### ENERGY COMPLIANCE

	NOT REQUIRED FOR THIS PROJECT
X	MECHANICAL, ELECTRICAL & PLUMBING PROVIDED BY GENERAL CONTRACTOR IN DESIGN-BUILD METHOD. DRAWINGS WILL BE SUBMITTED SEPARATELY. SEE ATTACHED SHEETS

### STATEMENT OF SPECIAL INSPECTIONS

	NOT REQUIRED FOR THIS PROJECT
X	SEE ATTACHED SHEETS

### FIRE PROTECTION SYSTEM NOTES

X	FIRE PROTECTION SYSTEMS CONTRACTOR(S) SHALL PROVIDE CONSTRUCTION DOCUMENTS, CALCULATIONS AND SHOP DRAWINGS. CONSTRUCTION DOCUMENTS SHALL BE APPROVED PRIOR TO THE START OF THE SYSTEM INSTALLATION. RELATED PRODUCT LISTING INFORMATION SHALL BE PROVIDED AND DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY THE INSTALLATION STANDARDS REFERENCED IN CHAPTER 9 OF OBC.
	NO FIRE ALARM SYSTEM WORK IS REQUIRED FOR THIS PROJECT.
	NO FIRE SUPPRESSION SYSTEM WORK IS REQUIRED FOR THIS PROJECT.

### ELECTRICAL / HVAC NOTES

THE G.C. SHALL PROVIDE ELECTRICAL, HVAC, PLUMBING AND FIRE PROTECTION SUB-CONTRACTORS AND COORDINATE AND ENSURE THAT ALL THE MINOR ELECTRICAL, HVAC, AND FIRE PROTECTION WORK FOR THIS PROJECT COMPLIES WITH ALL CITY, STATE AND LOCAL REQUIREMENTS. SUB-CONTRACTORS SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND SAFE INSTALLATION, AND SHALL SECURE AND PAY ALL NECESSARY REGISTRATIONS, PERMITS, INSPECTION AND APPROVAL FEES.

### PLUMBING SYSTEMS

A, USE GROUP	TABLE 2902.1	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		MALE	FEMALE	MALE	FEMALE		
CALCULATION		1 PER 125	1 PER 65	1 PER 200		1 PER 500	1
REQUIRED		4	7	5		2	1
B, USE GROUP	TABLE 2902.1	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		MALE	FEMALE	MALE	FEMALE		
CALCULATION		1 PER 25 FOR FIRST 50	1 PER 40 FOR FIRST 80	1 PER 100		1	1
REQUIRED		1	1	1		1	1
TOTAL PROVIDED FOR BOTH USE GROUPS		18	18	2		2	1

## ACTIVE DAY

865 E KEMPER RD.  
CINCINNATI, OH 45246

NOT FOR  
CONSTRUCTION

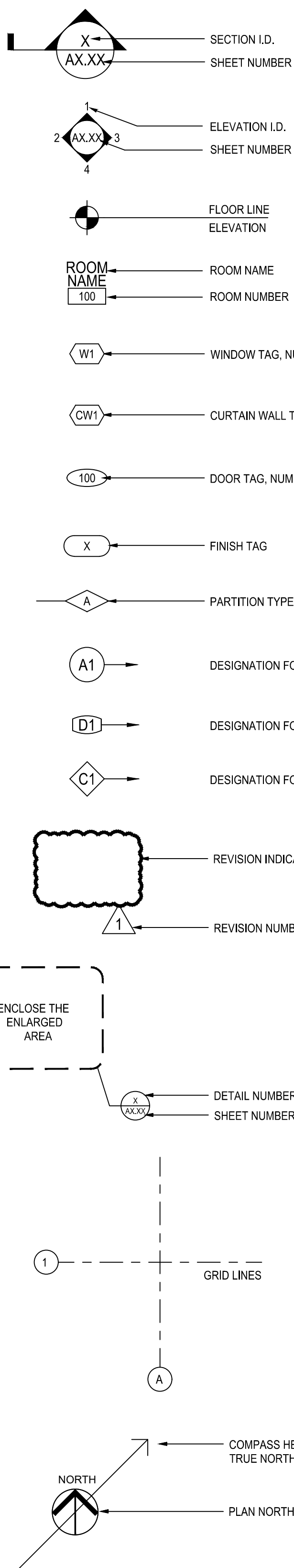
ISSUED FOR APPROVAL	04-08-25	NDH
BID	03-20-25	JML
REVISION	DESCRIPTION	DATE
BY	FILE NAME	BY
BMB		
CHECKED BY	PROJECT NO.	START DATE
NDH	24.C117.6046	02/25/2025
DRAWING TITLE		

TITLE SHEET

DRAWING NO.

G000

GRAPHIC SYMBOLS



INTERIM LIFE SAFETY MEASURES

- THE GENERAL CONTRACTOR OR (C.M.) SHALL PROVIDE INTERIM LIFE SAFETY MEASURES DURING CONSTRUCTION, INCLUDING:
  - ENSURE EXITS PROVIDE FREE AND UNOBSTRUCTED EGRESS. PROVIDE TEMPORARY SIGNAGE IF NECESSARY.
  - TRAIN PERSONNEL IF ALTERNATE EXIT ROUTES ARE REQUIRED AND DESIGNATED.
  - MAINTAIN ESCAPE FACILITIES FOR CONSTRUCTION WORKERS AT ALL TIMES.
  - INSPECT MEANS OF EGRESS IN CONSTRUCTION AREAS DAILY.
  - MAINTAIN FREE AND UNOBSTRUCTED ACCESS.
  - MAINTAIN FIRE ALARM, DETECTION AND SUPPRESSION SYSTEMS TO THE GREATEST EXTENT POSSIBLE. PROVIDE TEMPORARY, BUT EQUIVALENT SYSTEMS WHILE ANY FIRE PROTECTION SYSTEM IS DISABLED. OBTAIN APPROVAL BY LOCAL BUILDING AND FIRE OFFICIALS PRIOR TO DISABLING ANY SYSTEM. INSPECT AND TEST TEMPORARY SYSTEMS MONTHLY.
  - BUILD TEMPORARY CONSTRUCTION PARTITIONS SMOKE TIGHT AND OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS THAT WILL NOT CONTRIBUTE TO THE DEVELOPMENT OR SPREAD OF FIRE.
  - PROVIDE ADDITIONAL FIRE FIGHTING EQUIPMENT AND TRAINING FOR PERSONNEL.
  - PROHIBIT SMOKING IN ALL CONSTRUCTION AREAS.
  - ENFORCE STORAGE, HOUSEKEEPING, AND DEBRIS REMOVAL PRACTICES THAT REDUCE FLAMMABLE AND COMBUSTIBLE FIRE LOAD TO LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.
  - PROVIDE HAZARD SURVEILLANCE OF BUILDING, GROUNDS, AND EQUIPMENT WITH SPECIAL ATTENTION TO EXCAVATIONS, CONSTRUCTION AREAS, CONSTRUCTION STORAGE AND FIELD OFFICE.

ABBREVIATIONS

ACC	ACCESSORIES	M	MIRROR
ACM	ALUMINUM COMPOSITE MATERIAL	MBS	MASONRY
ACR	ACRYLIC	MATL	MATERIAL
ADJ	ADJACENT / ADJUSTABLE	MAX	MAXIMUM
AF	ABOVE FINISHED FLOOR	ME	MATCH EXISTING
ALUM	ALUMINUM	MF	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
AM	AMENITIES	MNC	MISCELLANEOUS
AP	ACoustic PANEL	NO	MASONRY OPENING
APPROX	APPROXIMATELY	NP	MODULAR PANEL
B	BASE CABINET	MRGW	MOISTURE RESISTANT GYPSUM WALLBOARD
BCC	BASE CORNER CABINET	MS	NOF SINK
BG	BUMPER GUARD	MTD	MOUNTED / MOUNTING
BLKG	BLOCKING	MTL	METAL
BOT	BOTTOM	NA	NOT APPLICABLE
CFD	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	NC	NURSE CALL
CFI	CONTRACTOR FURNISHED, OWNER INSTALLED	NC	NOT IN CONTRACT
CH	CHAIR	NO.	NUMBER
CHR	CHAIR RAIL	NON-COM	NON-COMBUSTIBLE
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTELINE	OC	ON CENTER
CLG	CEILING	OCF	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR	CLEAR	OCF	OWNER FURNISHED, OWNER INSTALLED
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
CONC	CONCRETE	PARTN	PARTITION
CONT	CONTINUOUS	PC	POURED CONCRETE
CR	CARD READER	PLST	PLASTER
CS	CONCRETE SEALER	PLYWD	PLYWOOD
CTR	CENTER	PLTUBE	PNEUMATIC TUBE
CW	CURTAIN WALL	PAL	PANEL
DB	DRAWER BASE CABINET	PD	PULL OUT CABINET
DC	DIAPER CHANGING STATION	PR	PAIR
DM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN	PTC	PASS THRU CABINET
DS	DOWNSPOUT	PTD	PAPER TOWEL DISPENSER
DTL	DETAIL	RAI	REMAN AS IS
DWG	DRAWING	RD	ROOF DRAIN
E, EX, EXST.	EXISTING	REF	REFRIGERATOR
EA	EACH	RENF	REINFORCING
EJ	EXPANSION JOINT	REDD	REQUIRED
EL, ELEV.	ELEVATION	REV	REVISION
EP	ELECTRICAL PANEL	RM	ROOM
EQ	EQUAN	RO	ROUGH OPENING
ETR	EXISTING TO REMAIN	RINK, RW	RIGHT OF WAY
EWC	ELECTRIC WATER COOLER	SAB	SOUND ATTENUATION BATT
EXP	EXPOSED	SB	SINK BASE CABINET
EXT	EXTERIOR	SDF	STAINED / STAMPED CONCRETE FLOOR
FD	FLOOR DRAIN	SGS	SUSPENDED CEILING GRID
FE	FIRE EXTINGUISHER	SCHED	SCHEDULE
FFC	FIRE EXTINGUISHER CABINET	SCHW	SOLID CORE WOOD DOOR
FFE	FINISH FLOOR ELEVATION	SD	SOAP DISPENSER
FFAE	FURNITURE, FIXTURES AND EQUIPMENT	SE	SEALANT
FF	FULL HEIGHT CABINET	SECT	SECTION
FHC	FIRE HOSE CABINET	SF	SQUARE FOOTAGE
FX	FIXTURE	SHT	SHEET
FLRFL	FLOOR	SM	SIMILAR
FURN	FURNITURE	SND	SANITARY NAPIN DISPENSER
FND	FOUNDATION	SM	SHEET METAL
FRTW	FIRE-RESISTANT TREATED WOOD	SS	STAINLESS STEEL
FTG	FOOTING	STD	STANDARD
FURR	FURRING	STL	STEEL
FV, F.V.	FIELD VERIFY	STR	STAR TREAD
G	GROUT	STRUCT	STRUCTURAL
GA	GAUGE	SUSP	SUSPENDED
GALV	GALVANIZED	TBD	TO BE DETERMINED
GB	GRAB BAR	TRD	TOILET PAPER DISPENSER
GL	GLASS	TEMP.	TEMPERED
GLB	GLASS BLOCK	TH	THRESHOLD
GWB, GYP BO	GYPSUM BOARD	TSD	TOILET SEAT COVER DISPENSER
HC	HANDCOP	TR	TRANSITION
HCWD	HOLLOW CORE WOOD DOOR	TYP	TYPICAL
HD	HAND DRYER	UNO, UNO	UNLESS NOTED OTHERWISE
HDWS	HARDWARE	VF	VERIFY IN FIELD
HM	HOLLOW METAL	W	WALL CABINET
HR	HAND RAIL	WI	WITH
HT, HGT	HEIGHT	W/O	WITHOUT
INSL	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WCC	WALL CORNER CABINET
LAV	LAVATORY	WD	WOOD
		WR	WATER RESISTANT
		WWF	WELDED WIRE FABRIC

NOTE: REFER TO SHEET LEGENDS FOR ADDITIONAL ABBREVIATIONS AND SYMBOLS

GENERAL REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION

SINGLE PRIME (GENERAL) CONTRACTOR

- ALL WORK UNDER THE CONTRACT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA; DOCUMENT NO. A201-2017; 2017 EDITION, ARTICLES 1 THROUGH 14 INCLUSIVE, BY THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006, EXCEPT AS PROVIDED OTHERWISE HEREINAFTER. THE CONTRACTOR AND SUBCONTRACTORS WILL BE HELD TO HAVE READ AND FAMILIARIZED THEMSELVES WITH ALL OF THESE REQUIREMENTS, WHICH SHALL APPLY TO, AND BE BINDING ON THE CONTRACTOR AND ALL SUBCONTRACTORS WHO ARE PARTIES TO, OR ARE PERFORMING WORK UNDER, THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE CERTAIN THAT ALL OF HIS SUBCONTRACTORS HAVE ACCESS TO AND ARE MADE AWARE OF ALL THE PROVISIONS IN THE BIDDING REQUIREMENTS, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, DRAWINGS, SPECIFICATIONS, ADDENDA AND CONTRACT MODIFICATIONS.
- EACH BIDDER SHALL VISIT THE SITE AT THE APPOINTED TIME (SEE TIME AND DATE OF PREBID MEETING) AND FULLY ACQUAINT AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AND MATERIALS AS THEY EXIST AND SHALL MAKE SUCH INVESTIGATIONS AS HE SEES FIT TO FULLY UNDERSTAND THE FACILITIES, CONDITIONS, AND RESTRICTIONS PERTAINING TO THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE FAILURE OF THE BIDDER TO PROPERLY APPRAISE AND VERIFY THE EXISTING CONDITIONS.
- IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT THE FINISHED WORK SHALL BE COMPLETE, PROVIDING A FIRST CLASS INSTALLATION. THE DRAWINGS SHOW MAJOR WALL, FLOOR, AND CEILING WORK; SMALL ITEMS NOT SHOWN SHALL BE REMOVED, REPLACED, OR INCLUDED IN THE CONTRACT AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION MATCHING THE FINISH, MATERIALS, OR MANUFACTURER OF THE ADJACENT AREAS.
- EXACT CONDITIONS, AND LOCATIONS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CHECK FOR INTERFERENCE PRIOR TO CONSTRUCTION OR FABRICATION. CONTACT THE ARCHITECT REGARDING FIELD CONDITIONS OR DRAWING INTERPRETATIONS REQUIRING CLARIFICATION PRIOR TO PROCEEDING WITH ANY WORK.
- ALL WORK SHALL CONFORM TO FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ORDINANCES THAT APPLY TO THIS TYPE OF WORK. MATERIALS NOT OTHERWISE SPECIFIED SHALL CONFORM TO THE EXISTING BUILDING'S MATERIALS AND FINISHES. THE CONTRACTOR SHALL VERIFY THE MANUFACTURER AND STYLE OF ALL SUCH ITEMS, AND SUBMIT SAMPLES FOR APPROVAL.
- ALL FINISH MATERIALS (CARPET, WALL COVERINGS, ETC.) SHALL BE IN COMPLIANCE WITH ALL LOCAL FIRE CODES, AND OTHER AUTHORITIES HAVING JURISDICTION OVER THIS WORK. SUBMIT TO THE OWNER PRODUCT DATA SHEETS SHOWING FIRE CLASSIFICATION, SMOKE, AND FLAME DATA FOR APPROVAL.
- THE DRAWING SPECIFICATIONS ARE NOT INTENDED TO COVER ALL NECESSARY ITEMS, BUT ARE TO SERVE ONLY AS A GUIDE. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT TO PERFORM ALL WORK SHOWN ON THE DRAWINGS, OR AS IMPLIED AND REQUIRED FOR THE COMPLETE AND PROPER INSTALLATION OF THE WORK. ALL WORK SHALL BE PERFORMED BY SKILLED MECHANICS IN THEIR RESPECTIVE TRADES, FOLLOWING ALL OF THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS IN ORDER TO PRODUCE A FIRST CLASS INSTALLATION.
- THERE SHALL BE NO INTERRUPTION OF EXISTING SERVICES TO THE PRESENT FACILITIES FROM ANY CAUSE, UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM AND SCHEDULED WITH THE OWNER. THE CONTRACTOR SHALL COORDINATE ALL SERVICE SHUT DOWN REQUESTS THROUGH THE BUILDING FACILITIES MAINTENANCE DEPARTMENT.
- PORTIONS OF THE FLOORS ABOVE, BELOW, AND OUTSIDE THE FLOOR AREAS SHOWN ON THE PLANS MAY BE INCLUDED WITHIN THE SCOPE OF THIS WORK. REMOVE AND REPLACE EXISTING CEILING AT AREAS AFFECTED BY NEW PIPES, DUCTS, CONDUIT, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND PAYING FOR ALL PERMITS, PLAN APPROVALS AND INSPECTIONS REQUIRED FOR THIS WORK, INCLUDING THE BUILDING PERMIT, AND VERIFYING THAT ALL SUBCONTRACTORS HAVE OBTAINED THEIR PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND PAYING FOR ALL TESTING REQUIRED FOR THIS PROJECT.
- THESE GENERAL REQUIREMENTS DO NOT PRECLUDE OR LIMIT ANY ADDITIONAL REQUIREMENTS OF THE OWNER, CONTAINED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS AND SAMPLES FOR ALL ITEMS OF WORK FOR APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES INCLUDING, WATER, HEAT, ELECTRICITY, VENTILATION, TELEPHONE, STORM AND SANITARY SEWERS, AND SUPPORT FACILITIES INCLUDING FIELD OFFICES, STORAGE SHEDS, TEMPORARY ROADS, DE-WATERING FACILITIES, TEMPORARY ENCLOSURES, HOISTS, IDENTIFICATION SIGNS, WASTE DISPOSAL SERVICES, PEST CONTROL AND SECURITY/PROTECTION FACILITIES, ALL AS REQUIRED TO PERFORM THE WORK AND PROTECT THE WORK, WORKERS AND GENERAL PUBLIC. THE OWNER'S TOILET AND DRINKING WATER FACILITIES MAY NOT BE USED BY THE CONTRACTOR UNLESS SPECIFICALLY AGREED TO BY THE OWNER. COORDINATE THE LOCATION OF SUPPORT FACILITIES WITH THE OWNER.
- AREAS ADJACENT TO THE CONSTRUCTION AREA WILL CONTINUE TO BE OCCUPIED BY THE OWNER TO PERFORM HIS REGULAR ACTIVITIES. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE CONSTRUCTION AREA AND SHALL NOT ENTER OTHER PORTIONS OF THE BUILDING WITHOUT PERMISSION FROM THE OWNER.
- IT IS INTENDED THAT WHEN THE WORK IS COMPLETE, ALL SMOKE BARRIERS, FIRE SEPARATION WALLS, SHAFT WALLS, HORIZONTAL ASSEMBLIES AND CORRIDOR WALLS WITHIN THE AREA OF THIS WORK WILL PROVIDE THE NOTED FIRE RESISTANCE, AND ALL UNPROTECTED OPENINGS SHALL BE CLOSED. EXISTING WALLS SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MEET THE FIRE RATING. PENETRATIONS (PIPES, DUCTS, CONDUITS, WIRES, STRUCTURAL MEMBERS, PNEUMATIC TUBES, AND ANY OTHERS REQUIRED BY THE BUILDING OFFICIAL WITH JURISDICTION) THROUGH NEW AND EXISTING WALLS SHALL BE SEALED. PENETRATIONS THROUGH NEW AND EXISTING FIRE RATED ASSEMBLIES, INCLUDING SMOKE BARRIERS, SHALL BE FIRE STOPPED WITH AN APPROVED UL RATED PRODUCT THAT MEETS OR EXCEEDS THE RATING OF THE ASSEMBLY, EVEN IF NOT SPECIFICALLY INDICATED ON THE DRAWINGS. AT REMOVED PIPE, ETC. THROUGH A FLOOR SLAB FILL ALL HOLES WITH CONCRETE TO PROVIDE A TWO (2) HOUR FIRE RATING. AT ALL FLOOR PENETRATIONS, FIRE STOP THE PENETRATIONS WITH A TWO (2) HOUR FIRE STOP SYSTEM.
- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN A COMPLETE COPY OF THE DRAWINGS AND SPECIFICATIONS FOR THE PURPOSE OF MAKING A RECORD OF CONSTRUCTION WHICH DIFFERS FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUPERVISE THE GATHERING AND MAINTAINING OF THIS INFORMATION, AND SHALL DELIVER ONE COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR AT THE CONCLUSION OF THE PROJECT SHALL PROVIDE THE OWNER WITH THE FOLLOWING ITEMS:
  - OCCUPANCY AND USE PERMITS
  - CERTIFICATES OF APPROVAL
  - GUARANTEES AND WARRANTIES (2 COPIES)
  - INSPECTION AND TEST REPORTS
  - TWO (2) SETS OF OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT
  - WAIVERS OF LIEN FOR ALL SUBCONTRACTS AND MATERIAL SUPPLIERS (2 COPIES)
  - IN-SERVICE TRAINING FOR OWNER PERSONNEL ON ALL NEW EQUIPMENT AND SYSTEMS



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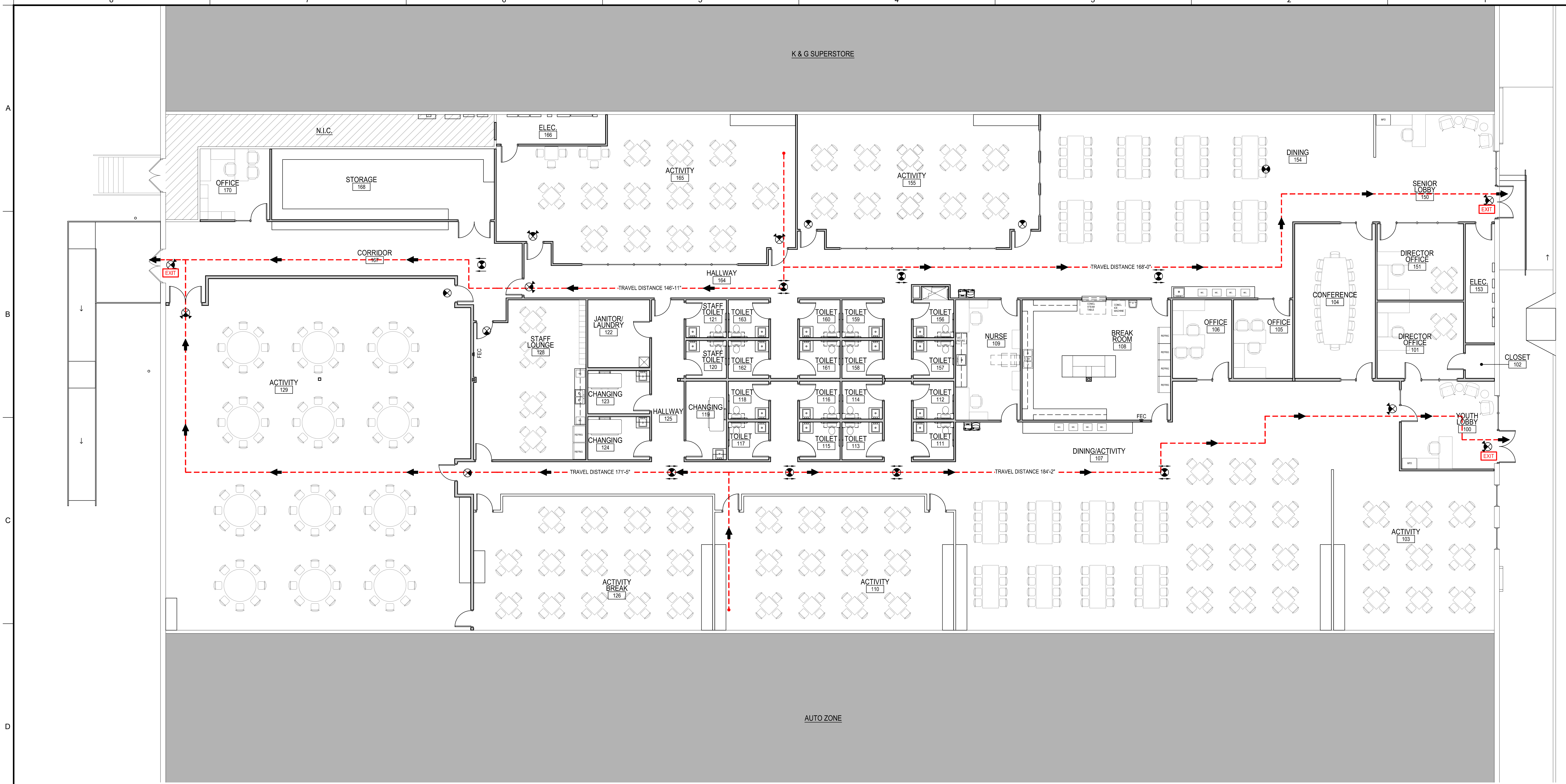
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GENERAL NOTES

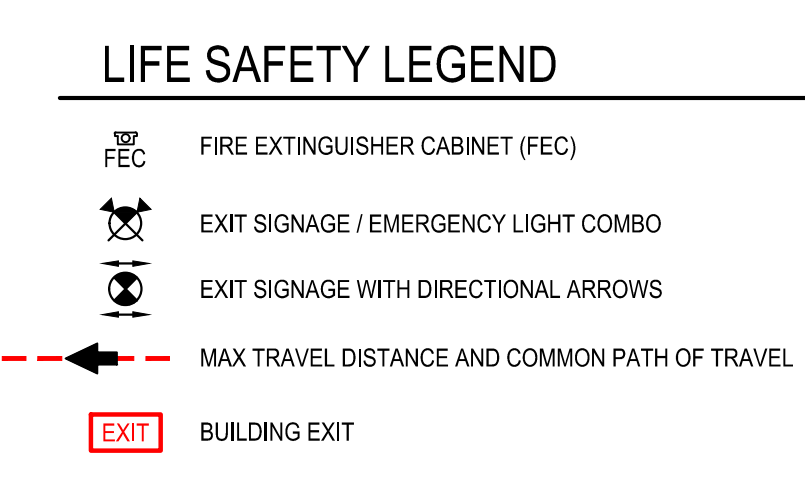
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CONSTRUCTION



LIFE SAFETY PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**  
A. FIRE EXTINGUISHER CABINET & EXTINGUISHER (FEC) - FINAL LOCATIONS TO BE DETERMINED BY LOCAL FIRE DEPARTMENT.

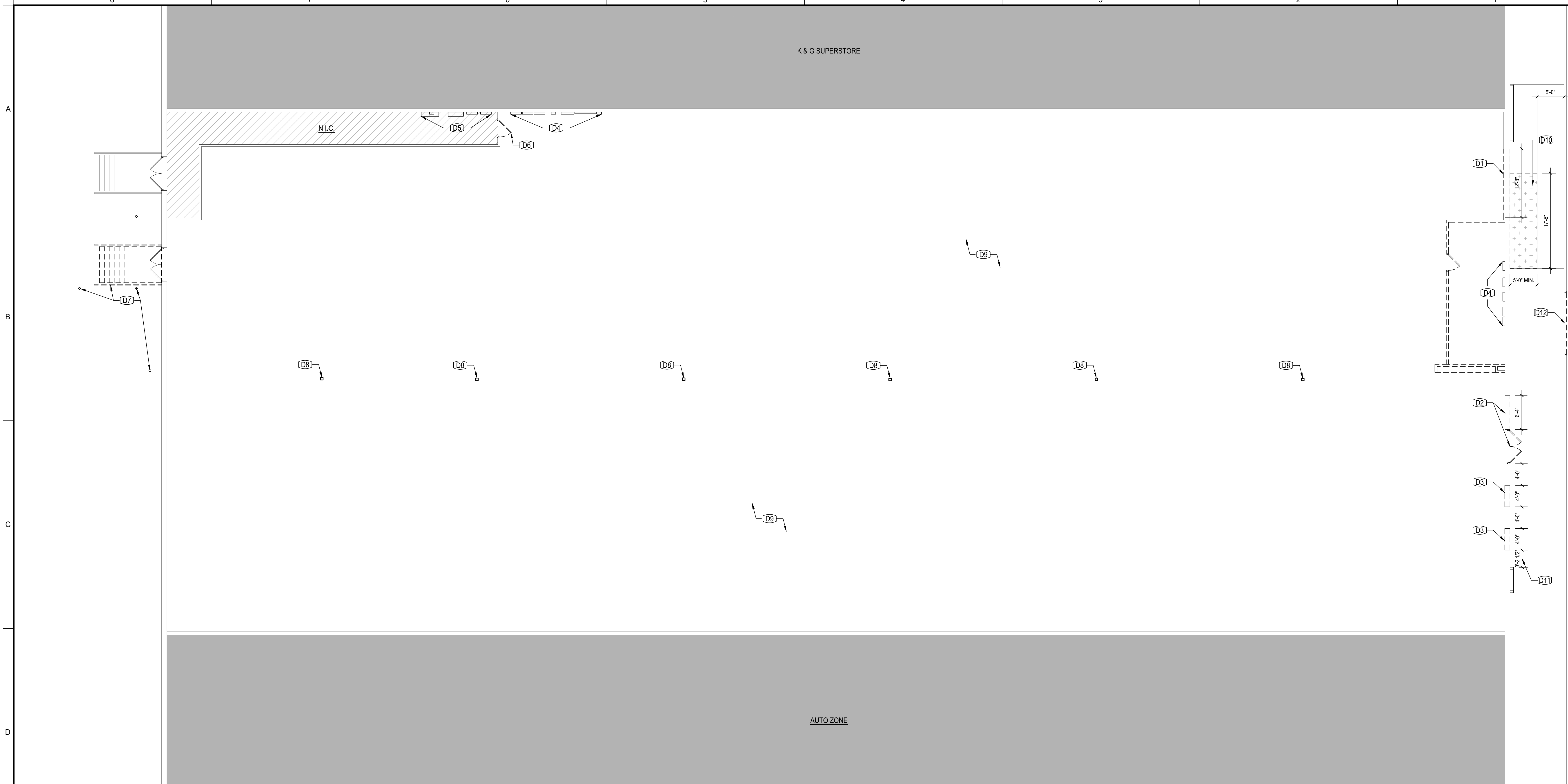


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DRAWING TITLE		
LIFE SAFETY PLAN - FIRST FLOOR		
DRAWING NO.		
LS01		

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**DEMOLITION PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

**GENERAL DEMOLITION NOTES**

- A. DEMOLITION WORK SHALL BE GOVERNED BY THE "ANSI STANDARD SAFETY CODE FOR BUILDING CONSTRUCTION", LATEST EDITION.
- B. ALL DASHED ITEMS ON THE DEMOLITION PLAN TO BE REMOVED AS SHOWN. REFER TO WALL LEGEND.
- C. ALL WORK SHALL BE SCHEDULED WITH THE OWNER AS TO PROVIDE A MINIMUM OF INTERFERENCE WITH THE OWNER'S ACTIVITIES.
- E. DISPOSE OF ALL DEMOLITION MATERIALS IN LEGAL MANNER AND AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. THE OWNER'S DUMPSTER SYSTEM MAY NOT BE USED FOR THIS PROJECT. THE CONTRACTOR'S DUMPSTER SHALL BE LOCATED AS APPROVED BY THE OWNER.
- F. PROVIDE TEMPORARY WALLS, BARRICADES, ENCLOSURES, ETC. AS REQUIRED FOR SAFETY, LOCALIZING, AND MINIMIZING DUST AND SEPARATING CONSTRUCTION AREA FROM OCCUPIED AREAS. AND AT SHAPTS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP THE CONSTRUCTION AREA CLEAN. SEAL OFF THE CONSTRUCTION AREA FROM ADJACENT AREAS TO ENSURE THAT DUST, VAPORS AND NOISE ARE KEPT TO A MINIMUM LEVEL AND ISOLATED ONLY TO THE WORK AREA. ANY DEBRIS LEAVING THE CONSTRUCTION AREA SHALL BE SUITABLY COVERED WITH IMMEDIATE CLEANUP FOLLOWING THE ROUTE TO THE DUMPSTER.
- G. FIELD VERIFY EXTENT OF REQUIRED DEMOLITION WORK WITH EXISTING CONDITIONS. CERTAIN WORK TO BE REMOVED IS DESIGNATED ON THE DRAWINGS FOR THE BENEFIT OF THE CONTRACTOR BUT NO ATTEMPT HAS BEEN MADE TO STIPULATE EVERY REQUIRED ITEM OF DEMOLITION. CONTRACTOR MUST VISIT THE SITE, STUDY THE ACTUAL PHYSICAL CONDITIONS AND REVIEW ALL DRAWINGS TO DETERMINE THE WORK NECESSARY TO ACCOMPLISH THE PROJECT. REMOVE, REINSTALL, OR RELOCATE ALL ITEMS NOT SHOWN ON THE DRAWINGS THAT WILL INTERFERE WITH THE INSTALLATION OF THE NEW WORK, AND NEW FINISHES. ITEMS INCLUDE, BUT ARE NOT LIMITED TO, MARKER AND TACK BOARDS, SIGNS, PLAQUES, CHART HOLDERS, ART WORK, TOILET ACCESSORIES, BRACKETS, FASTENERS, ELECTRICAL, MECHANICAL FIXTURES, AND COVERS.
- H. REMOVE ALL WALL AND FLOOR FINISHES IN AREA OF WORK UNLESS OTHERWISE NOTED.
- I. SEE MEP DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- J. REMOVE EXISTING TOILET FIXTURES AND ACCESSORIES UNLESS NOTED OTHERWISE.
- K. ALL PIPING, WIRING, DUCTWORK, ETC. WHICH IS OBSOLETE OR NOT IN SERVICES SHALL BE REMOVED TO THE MAIN SERVICE LINE, PANEL OR MAIN DUCT AND CAPPED. ANY DUCTS, SERVICES, PIPING, ETC. ENCOUNTERED DURING DEMOLITION WHICH IS NOT SHOWN ON THE DRAWINGS THAT SERVE AREAS OUTSIDE THE CONSTRUCTION AREA AND MUST BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- L. WHERE IT IS NECESSARY TO PENETRATE STRUCTURAL MEMBERS AND THE DRAWINGS DO NOT SHOW A SPECIFIC DETAIL FOR REINFORCING THE STRUCTURAL MEMBER, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH CUTTING OR DRILLING.
- M. THE OWNER WILL REVIEW WITH THE CONTRACTOR ALL REMOVED ITEMS THAT ARE TO BE DELIVERED TO THE OWNER AS SALVAGE. ALL ITEMS UNWANTED BY THE OWNER AND NOT REQUIRED TO BE REINSTALLED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE.
- N. EXISTING FREESTANDING EQUIPMENT AND FURNITURE WILL BE REMOVED BY THE OWNER.
- O. SHOULD ASBESTOS OR MOLD BE FOUND DURING DEMOLITION CONTRACTOR (OR C.M.) TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY.

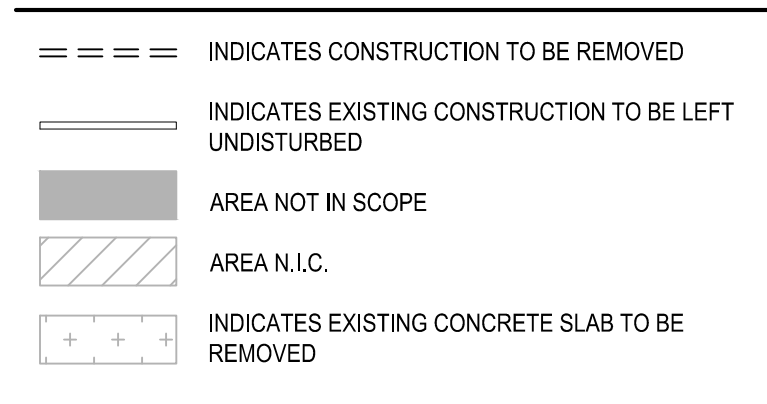
**PATCH AND REPAIR NOTES**

- R1. ALL EXISTING WALLS WITHIN THE AREA OF RENOVATION SHALL BE PATCHED AND REPAIRED TO REMOVE ALL VISIBLE DEFECTS PRIOR TO PAINTING OR FINISHING OF WALL.
- R2. PATCHING AND REPAIR SHALL CONSIST OF REMOVING LOOSE, CRACKED AND UNSOUND GYPSUM BOARD OR OTHER MATERIALS AND SUPPORT, AND INSTALLING NEW MATERIAL TO MATCH THE EXISTING CONSTRUCTION. REPAIRED AREAS SHALL NOT BE VISIBLY APPARENT FROM AREAS.
- R3. HOLES SHALL BE FILLED AND VISIBLE JOINTS, CRACKS, TOOLMARKS, WAVES, STAINS OR OTHER DEFECTS SHALL NOT APPEAR ON FINISHED WORK.
- R4. WHERE PIPES, CONDUIT, DUCTS, ETC. PENETRATE FLOOR SLABS, OR ARE REMOVED, COAT THE EXISTING CONCRETE WITH CONCRETE BONDING AGENT AND FILL WITH CONCRETE FULL THICKNESS OF SLAB.
- R5. FLOOR PREPARATION FOR NEW FLOOR COVERING.
  - PATCH Voids IN FLOOR AND WALLS AT REMOVED WALLS TO PROVIDE A SMOOTH SURFACE AS REQUIRED TO MATCH EXISTING AND FOR NEW FINISHES.
  - GRIND HIGH SPOTS AND FILL LOW AREAS IN FLOOR WITH LATEX CONCRETE TO PROVIDE A SURFACE FREE FROM RIDGES, DEPRESSIONS, AND BLEMISHES WHICH CAN BE SEEN OR FELT AFTER NEW FLOOR COVERING IS INSTALLED.
  - WHERE WALLS ARE REMOVED VERIFY THAT THE ADJACENT WALLS OR FLOORS ARE IN THE SAME PLANE. SAND, GRIND OR FILL AS REQUIRED TO PROVIDE A SMOOTH TRANSITION AT ALL SUCH DIFFERENCES.

**DEMOLITION NOTES**

- D1. REMOVE PORTION OF EXISTING EXTERIOR WALL FOR NEW ENTRY DOOR AND STOREFRONT SYSTEM.
- D2. REMOVE PORTION OF EXISTING EXTERIOR WALL, DOOR AND FRAME FOR NEW STOREFRONT.
- D3. REMOVE PORTION OF EXISTING EXTERIOR WALL FOR NEW PUNCHED WINDOWS.
- D4. LOCATION OF EXISTING, TENANT, ELECTRICAL PANELS TO REMAIN.
- D5. LOCATION OF EXISTING, BUILDING, ELECTRICAL PANELS TO REMAIN.
- D6. REMOVE EXISTING DOOR, FRAME AND HARDWARE.
- D7. REMOVE EXISTING PREFABRICATED METAL STAIRS AND ASSOCIATED BOLLARDS.
- D8. EXISTING STRUCTURAL COLUMN TO REMAIN. ENSURE PROTECTION DURING DEMOLITION.
- D9. REMOVE EXISTING CEILING GRID AND ASSOCIATED COMPONENTS INCLUDING TILES, FIXTURES, DIFFUSERS, AND EMERGENCY LIGHTING.
- D10. SAW CUT EXISTING SIDEWALK. PREP SITE WORK TO RECEIVE NEW CONCRETE SLAB. SEE SHEET A101.
- D11. APPROXIMATE DIMENSION PROVIDED. COORDINATE WITH MASONRY UNITS, Y.I.F.
- D12. SAW CUT EXISTING SIDEWALK FOR NEW CURB CUT ACCESSIBLE ACCESS. COORDINATE LOCATION WITH NEW LAYOUT.

**WALL LEGEND**

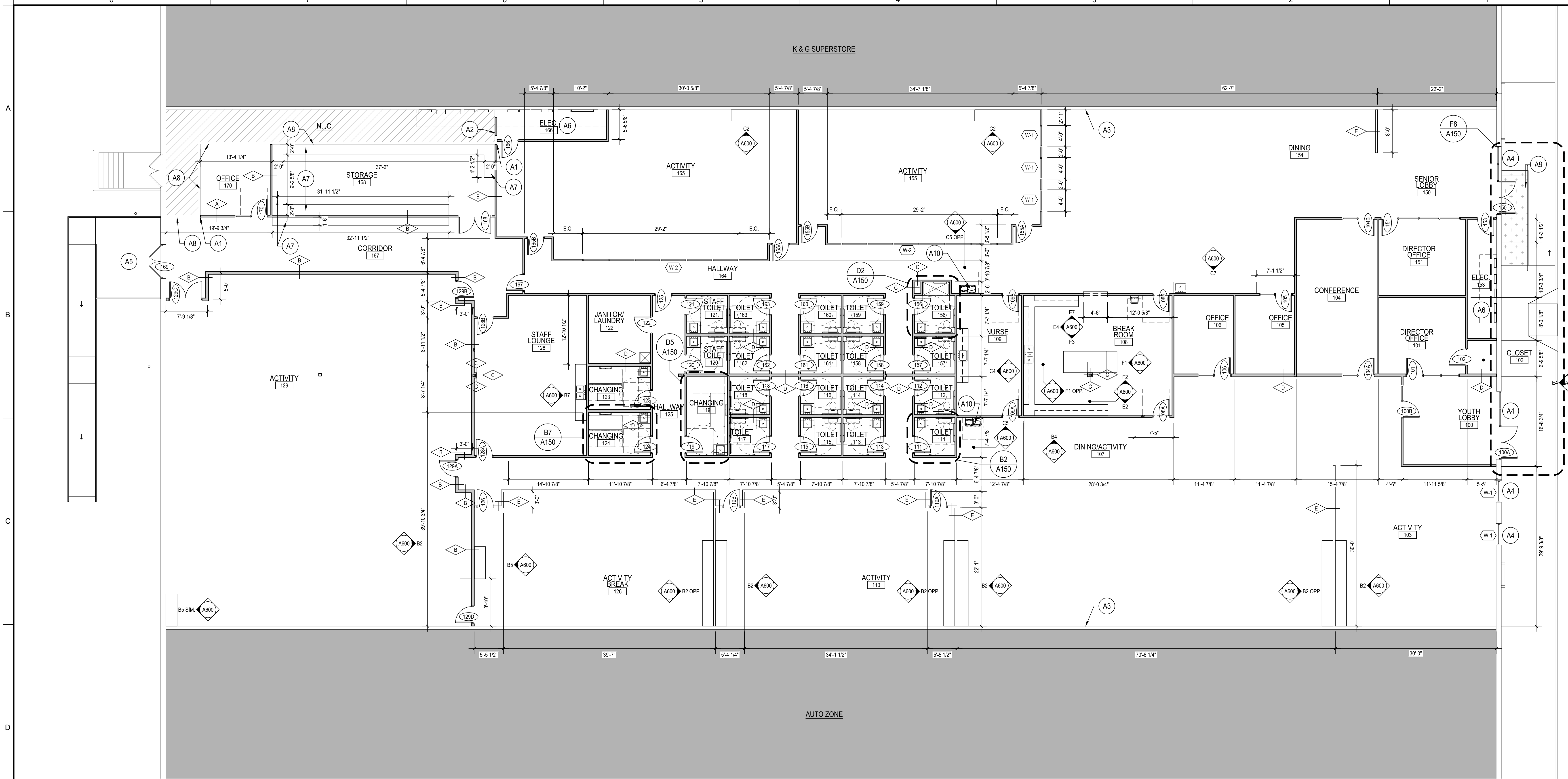


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DRAWING TITLE	DEMOLITION PLAN - FIRST FLOOR	
DRAWING NO.	A001	

**ACTIVE DAY**

865 E. KEMPER RD.  
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**NEW FLOOR PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- A. DISTURBED AREAS CAUSED BY NEW OR REMODELED CONSTRUCTION WHICH ARE NOT SPECIFICALLY NOTED TO RECEIVE NEW FINISHES SHALL BE REFINISHED TO MATCH EXISTING FINISH.
  - B. EDGES OF GYPSUM BOARD LEFT EXPOSED TO VIEW, OR ABUTTING DISSIMILAR MATERIAL, IS TO BE FINISHED WITH A METAL BEAD TRIM AND COMPOUND.
  - C. ALL RATED WALL AND SMOKE PARTITIONS ARE TO BE CONSTRUCTED TIGHT TO THE STRUCTURE, PIPING, DUCT WORK AND ALL PENETRATIONS.
  - D. DIMENSIONS ARE TO COLUMN CENTER LINE, FACE OF NEW STUD TO FACE OF NEW STUD AND FACE OF EXISTING WALL TO FACE OF NEW STUD.
  - E. THE CONTRACTOR SHALL LAY OUT THE PARTITIONS, COORDINATE ALL EMBEDDED AND RECESSED ITEMS AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES.
  - F. PROVIDE ADEQUATE BLOCKING FOR ANCHORING ALL CABINETS AND WALL HUNG ITEMS, FURNISHED BY CONTRACTOR OR TENANT PROVIDED EQUIPMENT INCLUDING BUILT-IN CABINETS, COUNTERTOP SUPPORTS, GRAB BARS, ETC.... PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD BLOCKING IN GYPSUM BOARD PARTITIONS AT WALL MOUNTED EQUIPMENT TYPICAL.
  - G. PROVIDE ADEQUATE BLOCKING FOR ANCHORING ALL CABINETS AND WALL HUNG ITEMS, FURNISHED BY CONTRACTOR OR TENANT PROVIDED EQUIPMENT INCLUDING BUILT-IN CABINETS, COUNTERTOP SUPPORTS, GRAB BARS, ETC.... PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD BLOCKING IN GYPSUM BOARD PARTITIONS AT WALL MOUNTED EQUIPMENT TYPICAL.
  - H. IN LOCATIONS WHERE DOORS ARE IN WALL ASSEMBLIES, HAVE FURRED OUT DRYWALL WRAP BACK TO DOOR FRAME.
  - I. PROVIDE ALL FIRE BLOCKING AS REQUIRED PER OHO BUILDING CODE.
  - J. USE 5/8" MILD STEEL RESISTANT TYPE "X" GYPSUM BOARD AT ALL WALLS IN WET LOCATIONS (SHOWERS AND TOILET ROOMS) AND BEHIND ALL SINKS, LAVATORIES, WATER CLOSETS, ETC.
  - K. THESE DRAWINGS SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE ASSOCIATE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
  - L. PROVIDE FINISHED PANELS ON ALL EXPOSED ENDS AND BACKS OF CASEWORK AND MILLWORK.
  - M. AT AREAS WHERE EXISTING WALLS REMAIN AND THE NEW CEILING HEIGHT IS ABOVE THE EXISTING, EXTEND GYPSUM BOARD WALL PARTITION TO ABOVE NEW CEILING HEIGHT FOR CONTINUOUS AND MONOLITHIC FINISH.

- FLOOR PLAN KEY NOTES**
- A1. ALIGN FINISH FACE OF NEW PARTITION WITH FINISH FACE OF EXISTING PARTITION.
  - A2. INFILL OPENING TO MATCH EXISTING WALL CONSTRUCTION.
  - A3. EXISTING DEMISING WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED.
  - A4. REFER TO STRUCTURAL LINTEL SCHEDULE AT NEW EXTERIOR OPENINGS. TYPICAL, VERIFY IN FIELD PRECISE LOCATION BASED ON BLOCK DIMENSION.
  - A5. SEE STRUCTURAL DRAWINGS FOR FOOTING, DECK AND RAMP DETAILS.
  - A6. MAINTAIN 3'-0" REQUIRED CLEAR FLOOR SPACE IN FRONT OF EXISTING ELECTRICAL PANELS.
  - A7. ADJUSTABLE SHELVING. SEE DETAIL E2/A700. SEE PLAN FOR DEPTH OF SHELVES.
  - A8. PROVIDE NEW 4" THICK 3000 PSI CONCRETE WITH REINFORCING MESH. MINIMUM 2" COVERAGE. PROVIDE ADDITIONAL GRAVEL, AS NEEDED AND COMPACT LEVEL. CLASS A AGGREGATE OR BETTER, TO RECEIVE FINISHES AS INDICATED. PROVIDE EXPANSION JOINT ALONG PERIMETER WHERE NEW SLAB CONSTRUCTION ABUTS EXISTING EXTERIOR WALL, WHERE NEW SLAB CONSTRUCTION ABUTS EXISTING EXTERIOR SLAB, PROVIDE 1" #4 REBAR DOWEL 24" O.C. WITH MINIMUM 8" EPOXY EMBEDMENT IN EXISTING SLAB AND 4" EMBEDMENT IN NEW CONSTRUCTION.
  - A10. ELECTRIC WATER COOLER - HI AND LOW WITH BOTTLE FILLER. SEE PLUMBING DRAWINGS.

- WALL LEGEND**
- INDICATES EXISTING CONSTRUCTION TO BE LEFT UNDISTURBED.
  - INDICATES NEW CONSTRUCTION
  - AREA NOT IN SCOPE
  - AREA N.I.C.
  - AREA OF NEW CONCRETE SLAB. SEE NOTE #9.

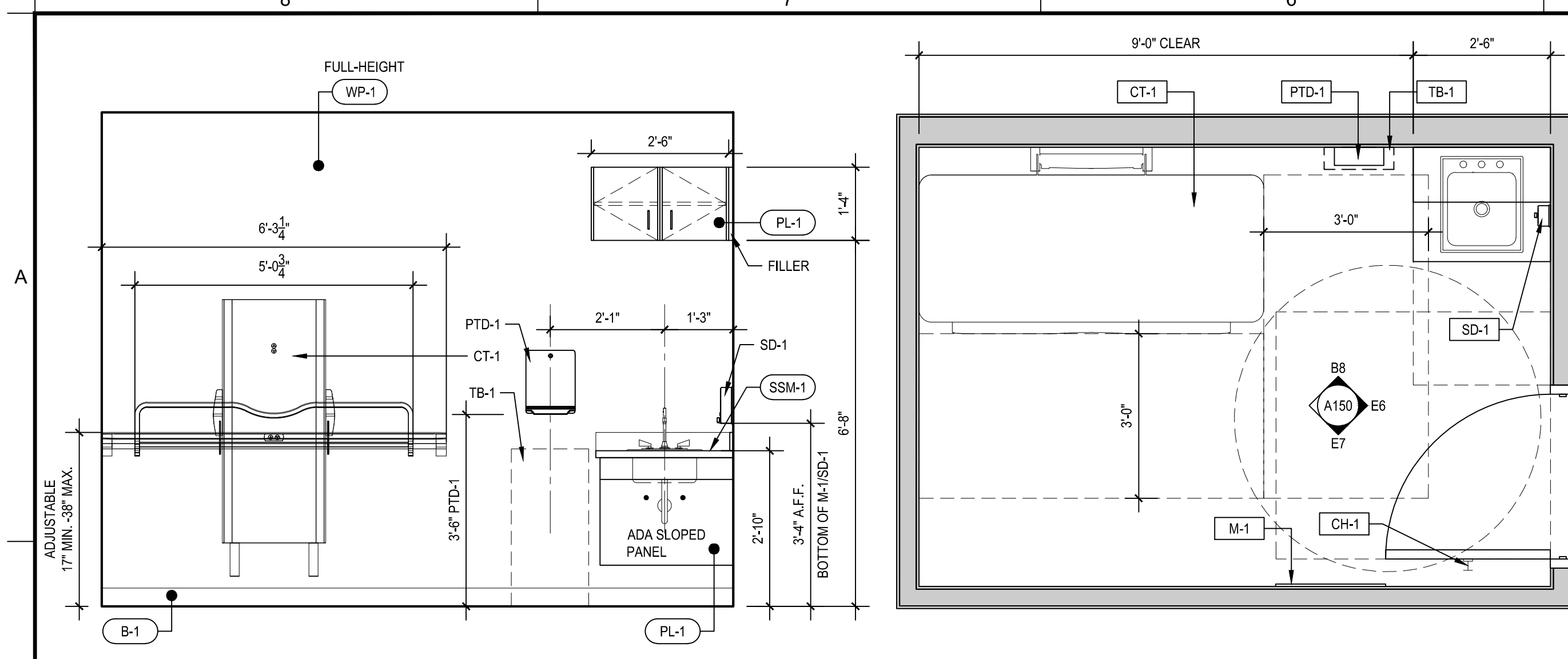
- PARTITION NOTES**
- 1. ALL NEW PARTITIONS SHALL BE WALL TYPE 'W' UNLESS NOTED OTHERWISE. SEE DETAILS ON SHEET A350.
  - A GYP. BD. WALL TO CEILING SEE DETAIL F1/A350
  - B GYP. BD. WALL TO DECK SEE DETAIL F3/A350
  - C ONE SIDE GYP. BD. WALL TO CEILING SEE DETAIL F4/A350
  - D GYP. BD. WALL TO CEILING SEE DETAIL F5/A350
  - E PARTIAL HEIGHT WALL SEE DETAIL F6/A350

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NDH	24.C.117.6046	02/25/2025	
DRAWING TITLE			
NEW FLOOR PLAN - FIRST FLOOR			
DRAWING NO.			
A101			

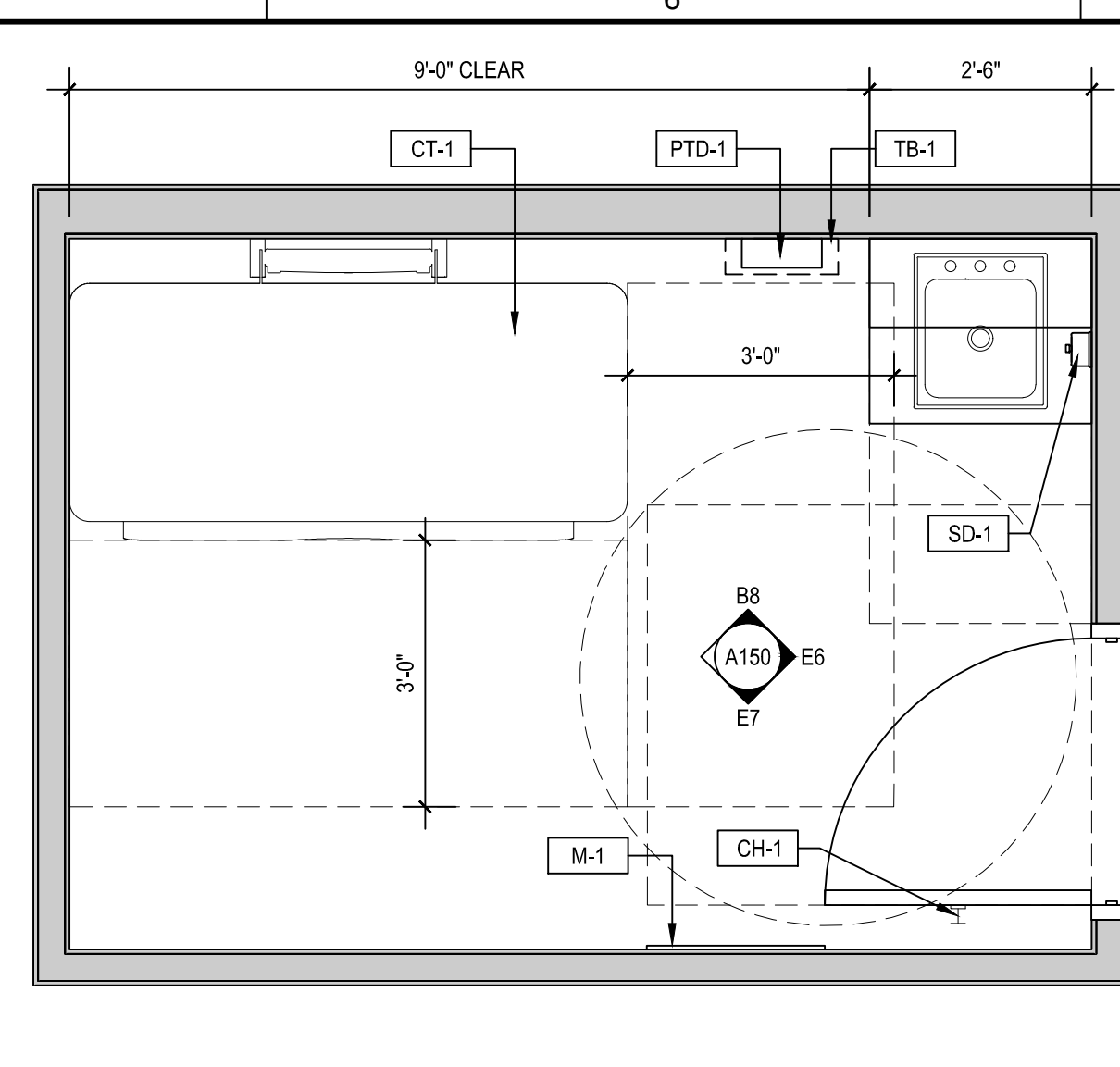
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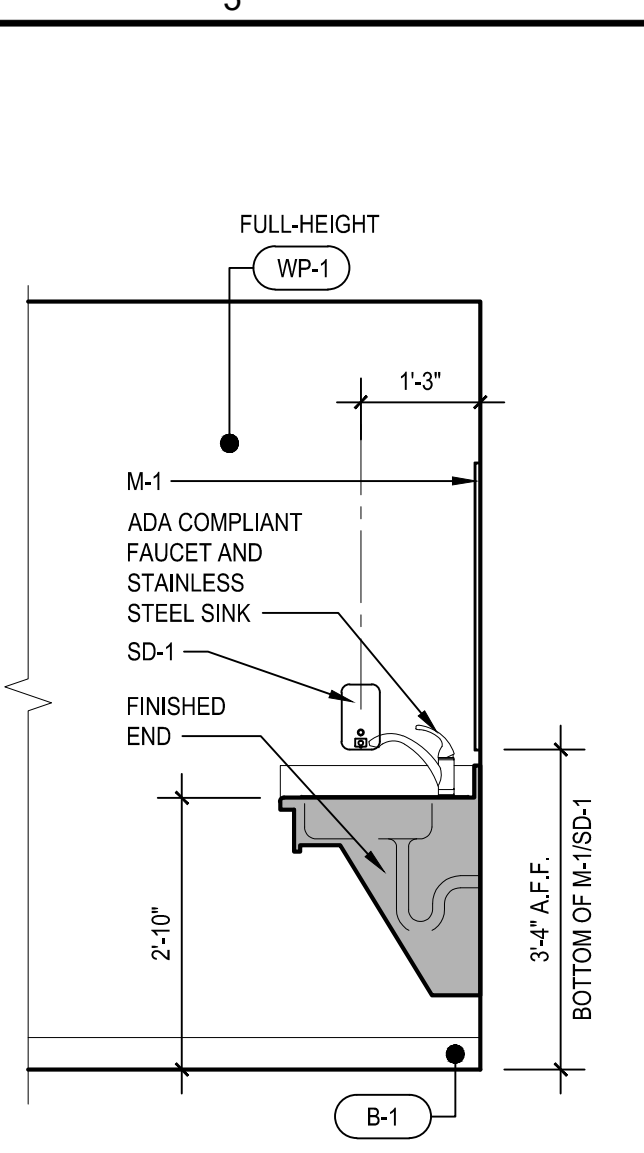
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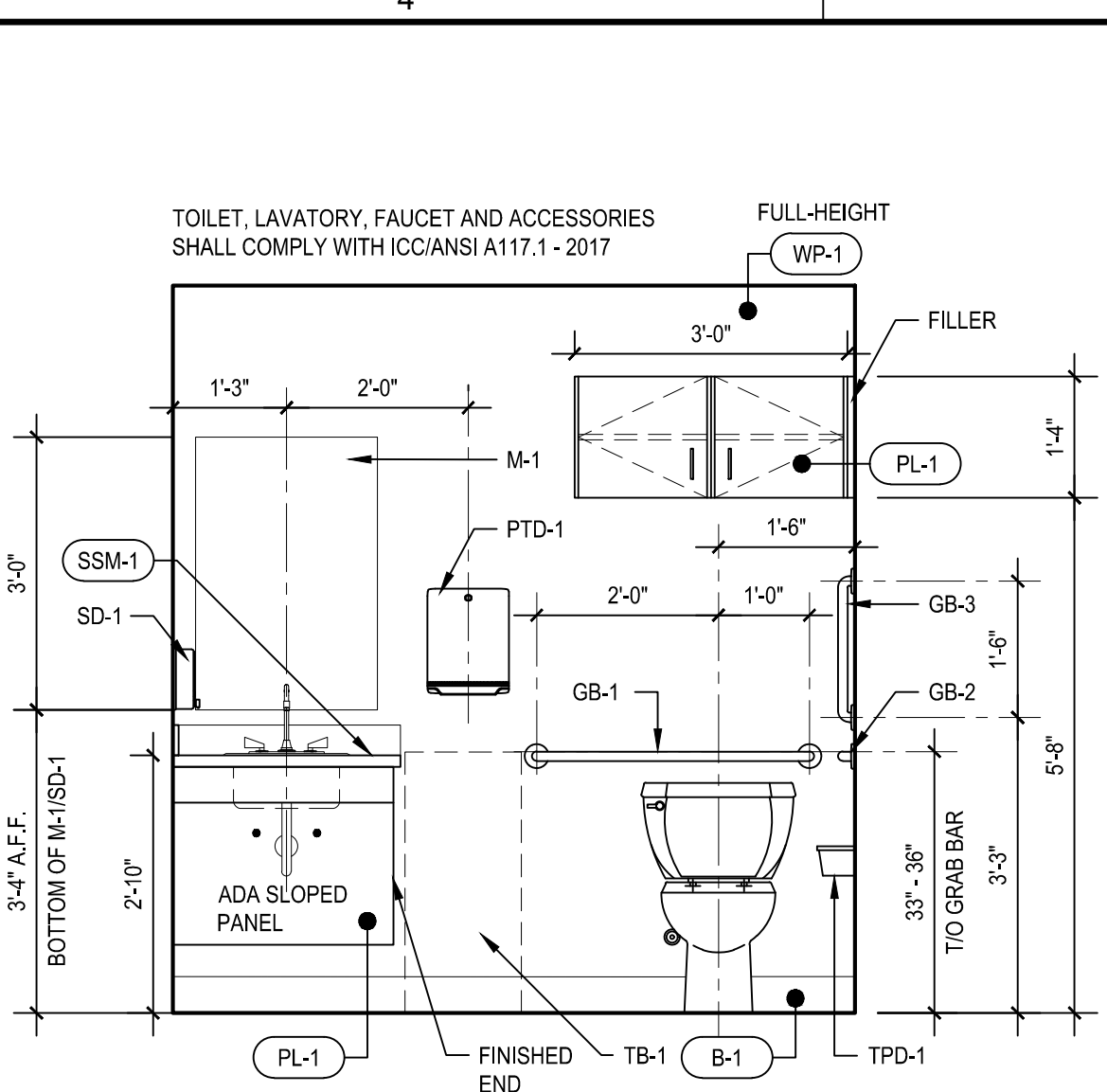
**B8** TYPICAL CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"



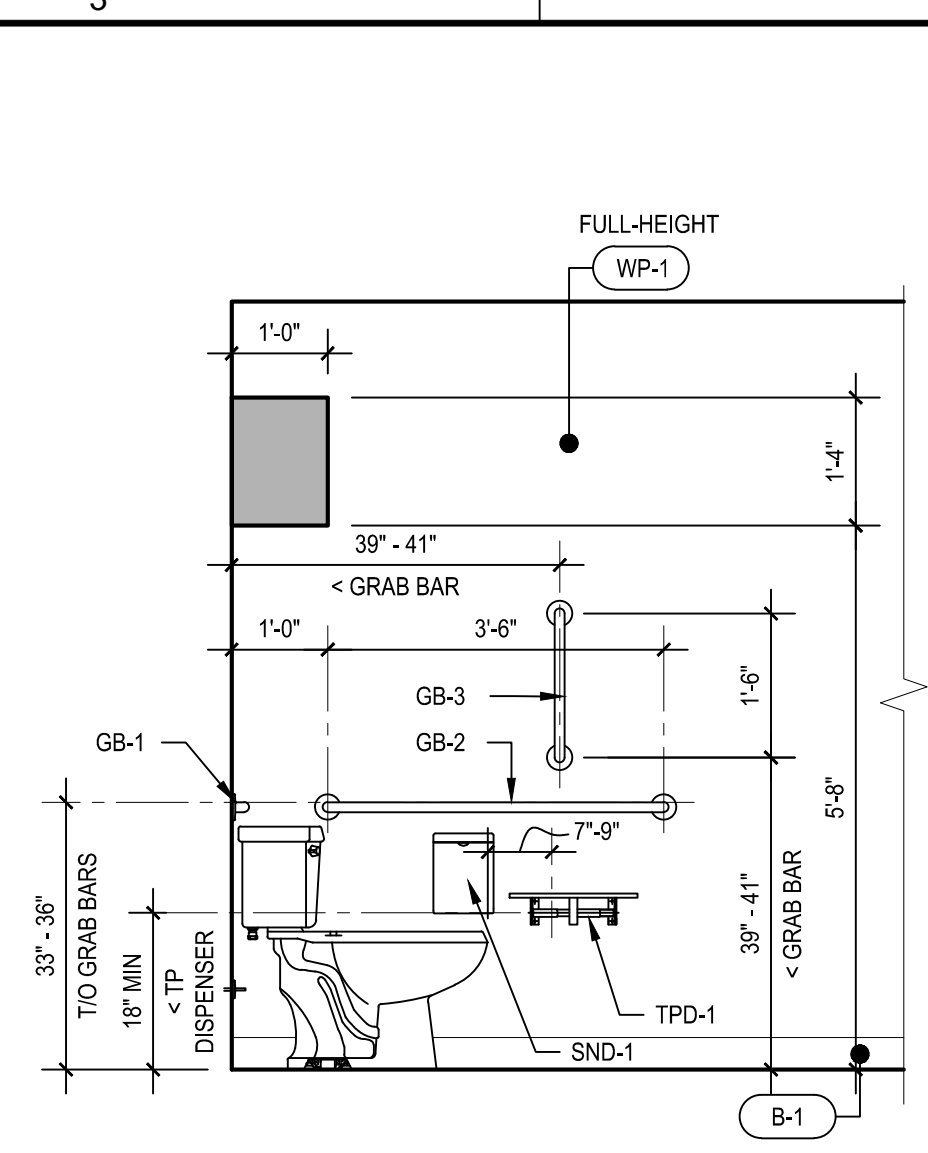
**B7** TYPICAL CHANGING ROOM PLAN  
SCALE 1/2" = 1'-0"



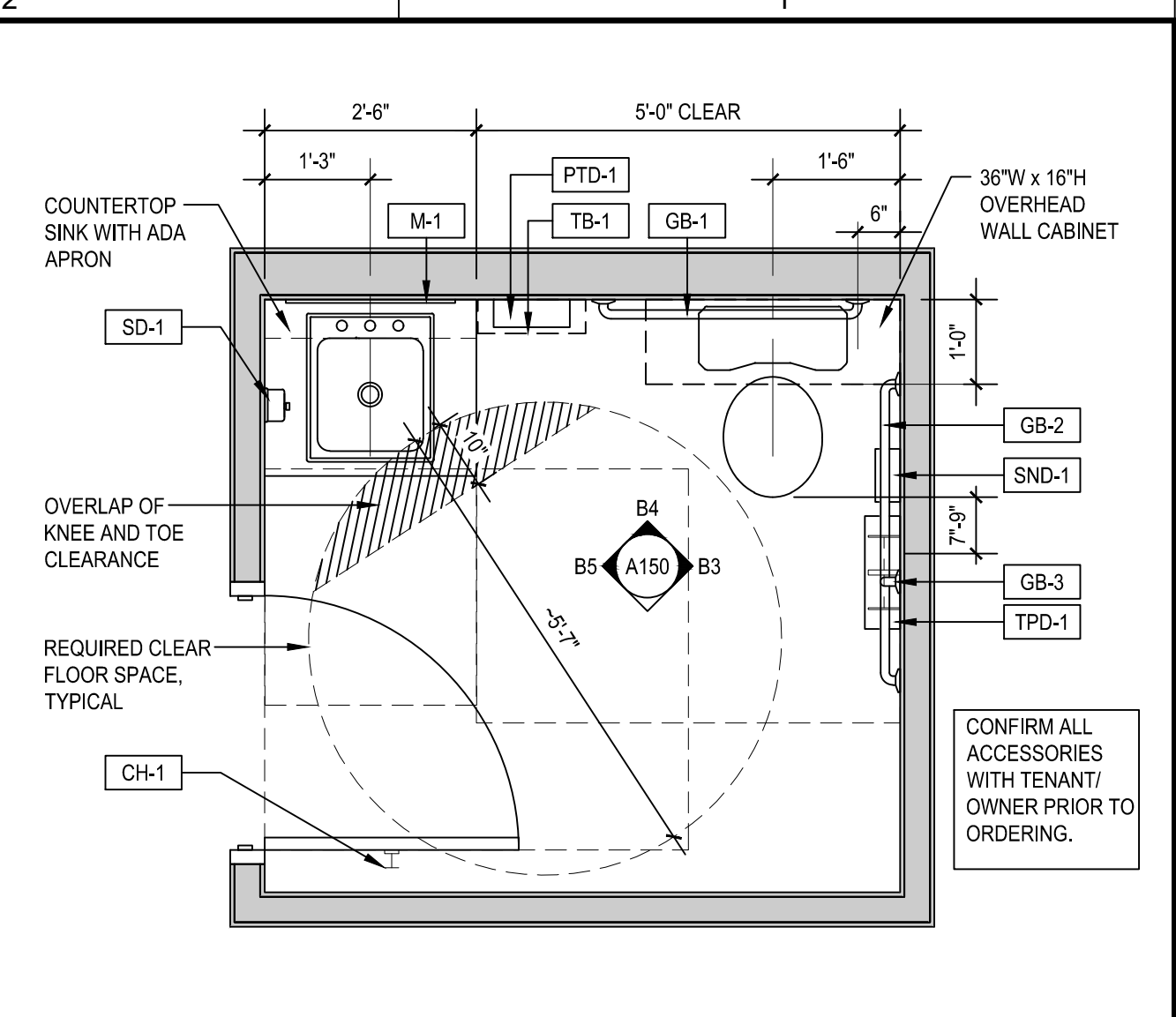
**B5** TYPICAL TOILET ROOM ELEVATION  
SCALE 1/2" = 1'-0"



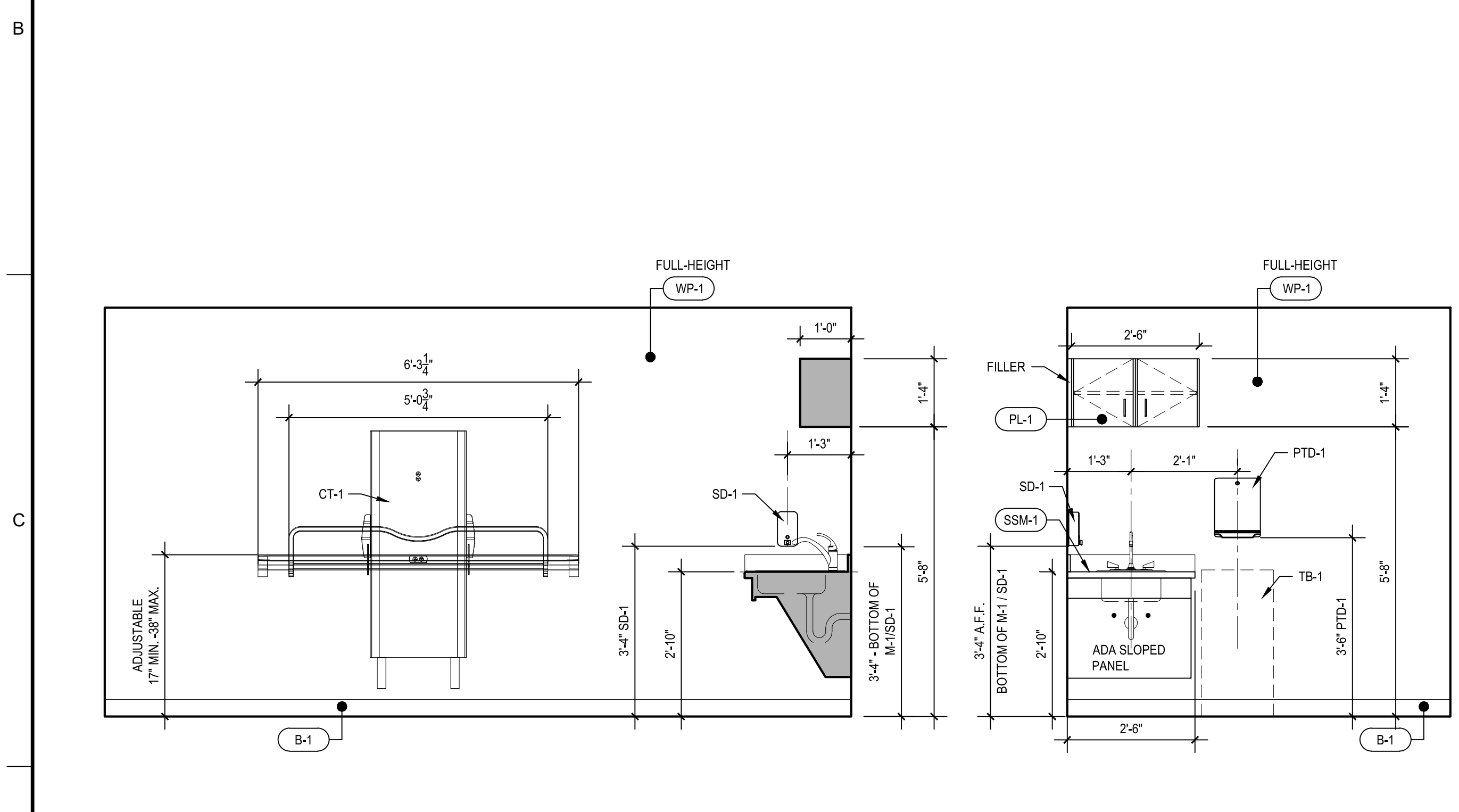
**B4** TYPICAL TOILET ROOM ELEVATION  
SCALE 1/2" = 1'-0"



**B3** TYPICAL TOILET ROOM ELEVATION  
SCALE 1/2" = 1'-0"

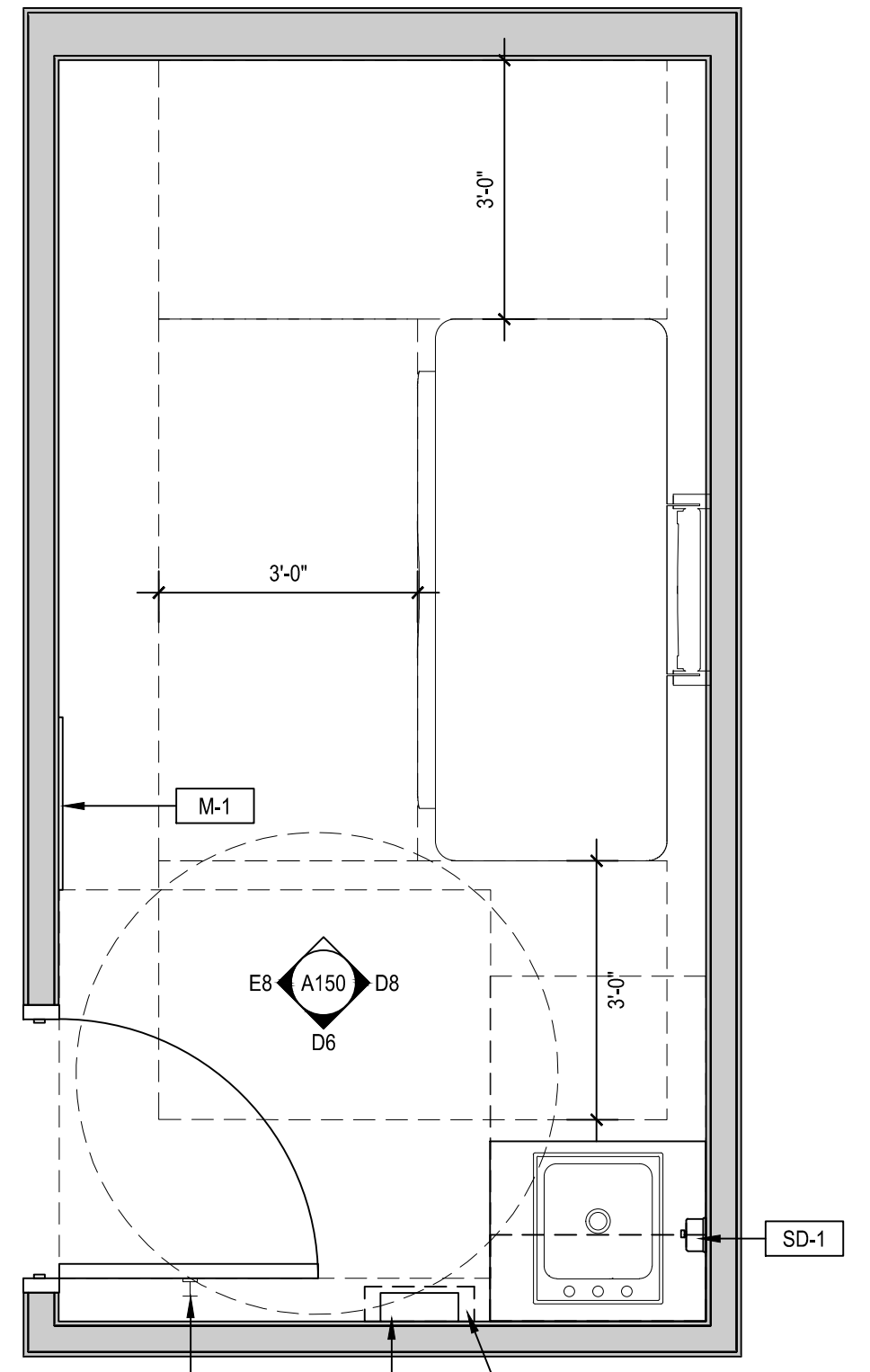


**B2** TYPICAL TOILET ROOM PLAN  
SCALE 1/2" = 1'-0"

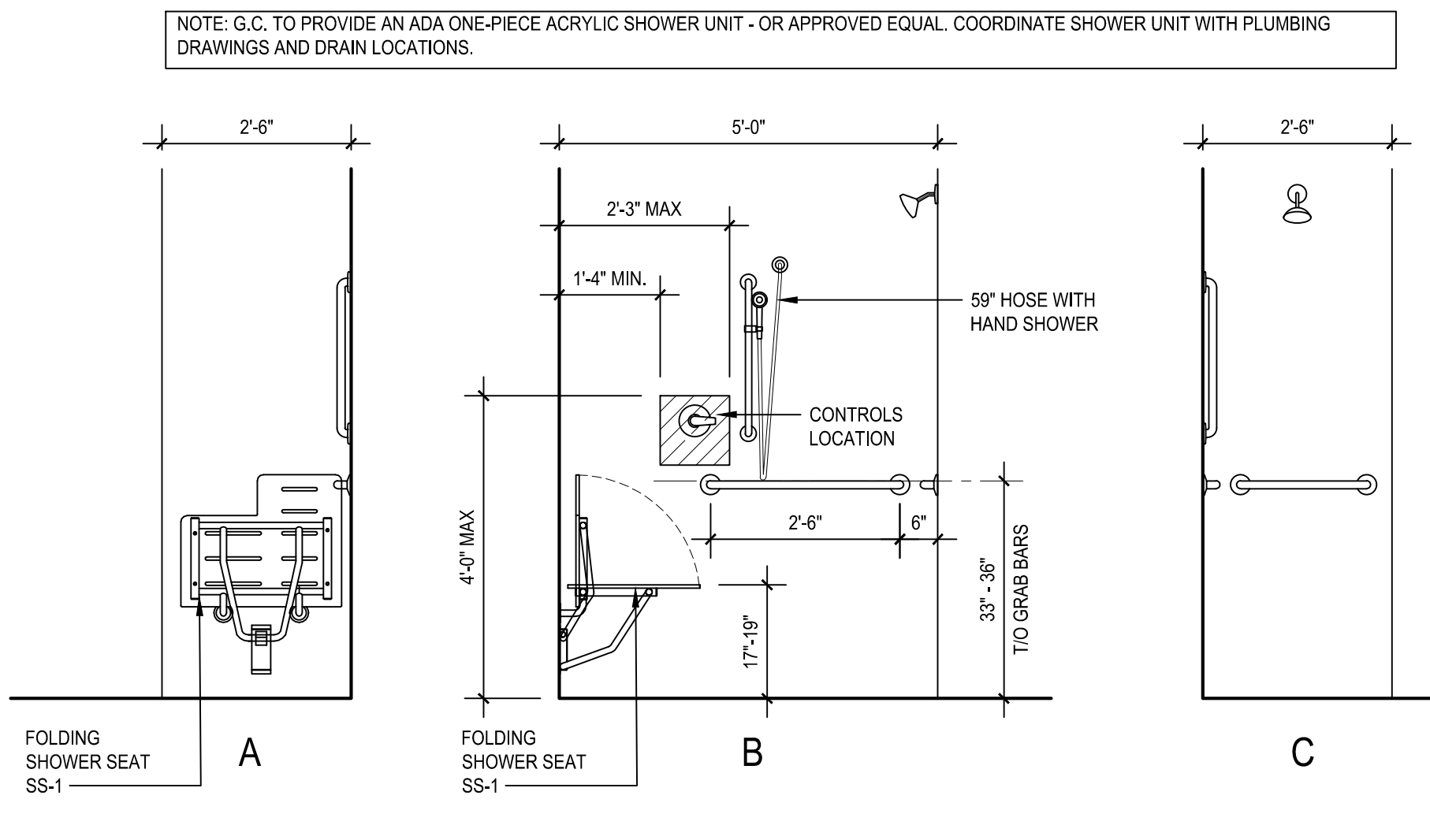


**D8** 119 - CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"

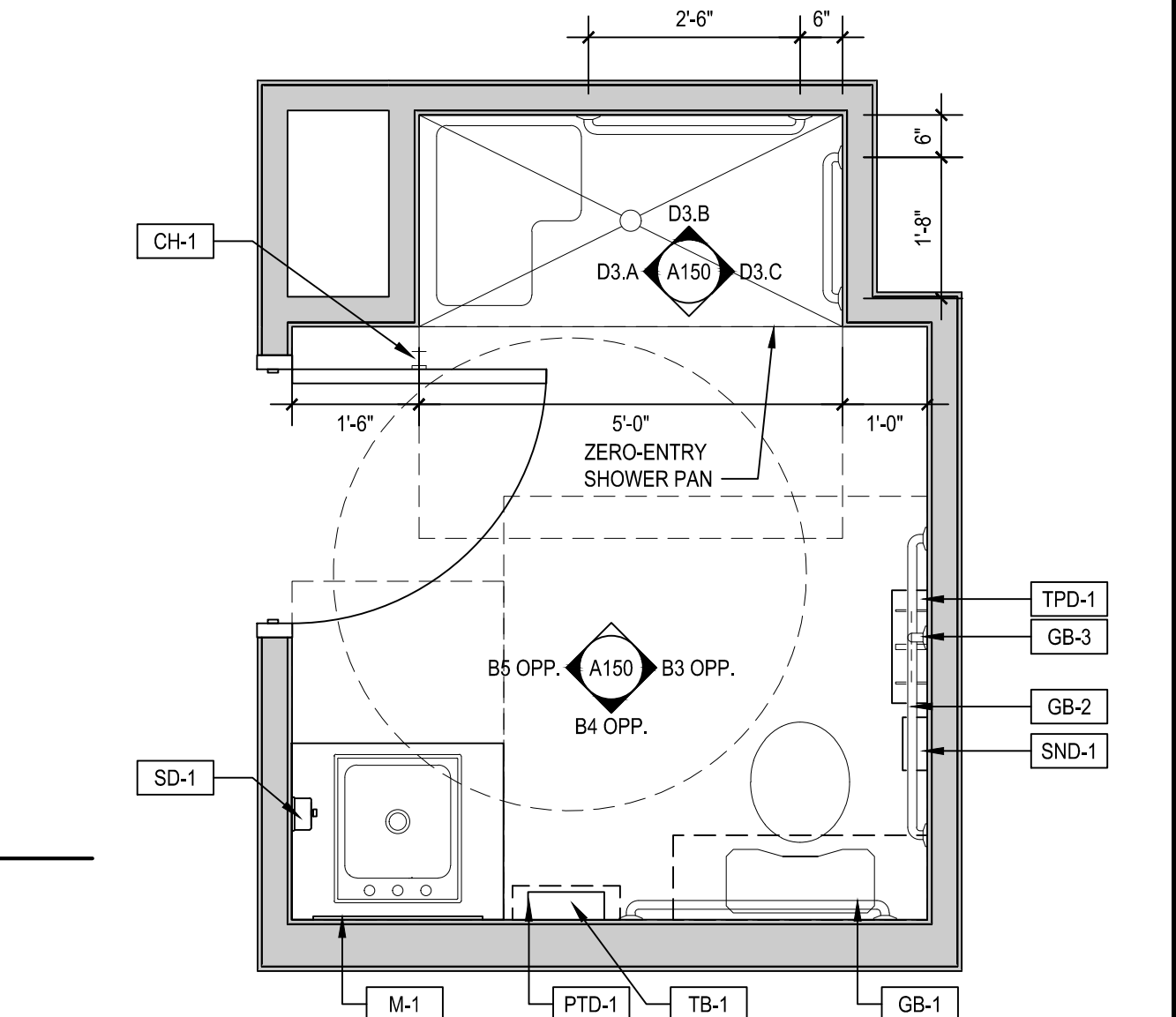
**D6** 119 - CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"



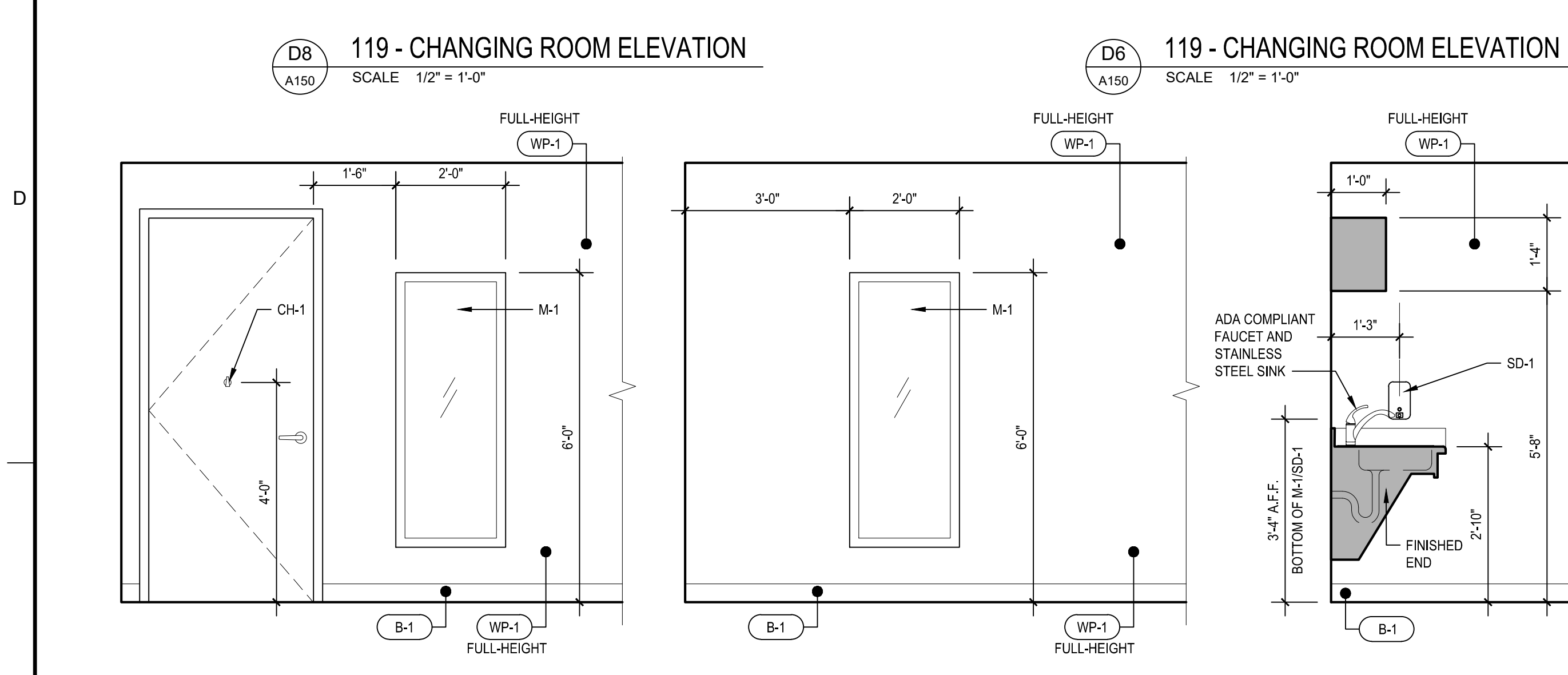
**D5** 119 CHANGING ROOM PLAN  
SCALE 1/2" = 1'-0"



**D3** ADA ROLL-IN SHOWER ELEVATIONS  
SCALE 1/2" = 1'-0"



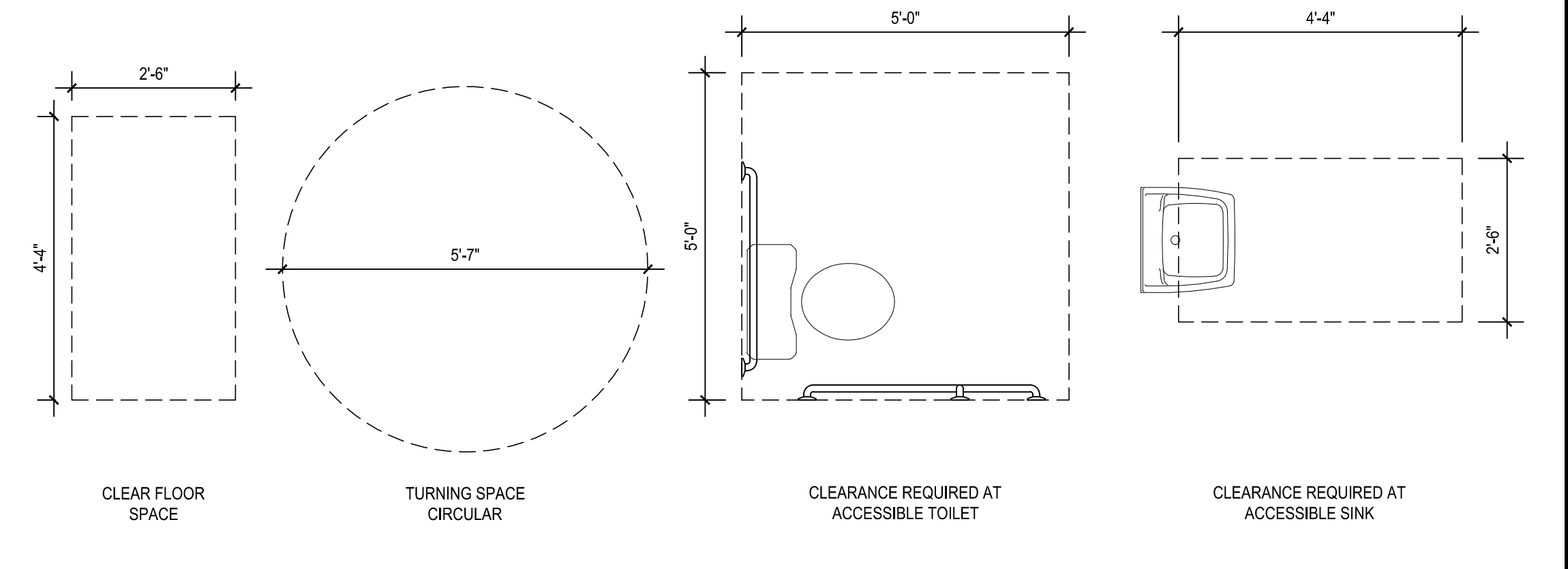
**D2** 156 TOILET ROOM PLAN  
SCALE 1/2" = 1'-0"



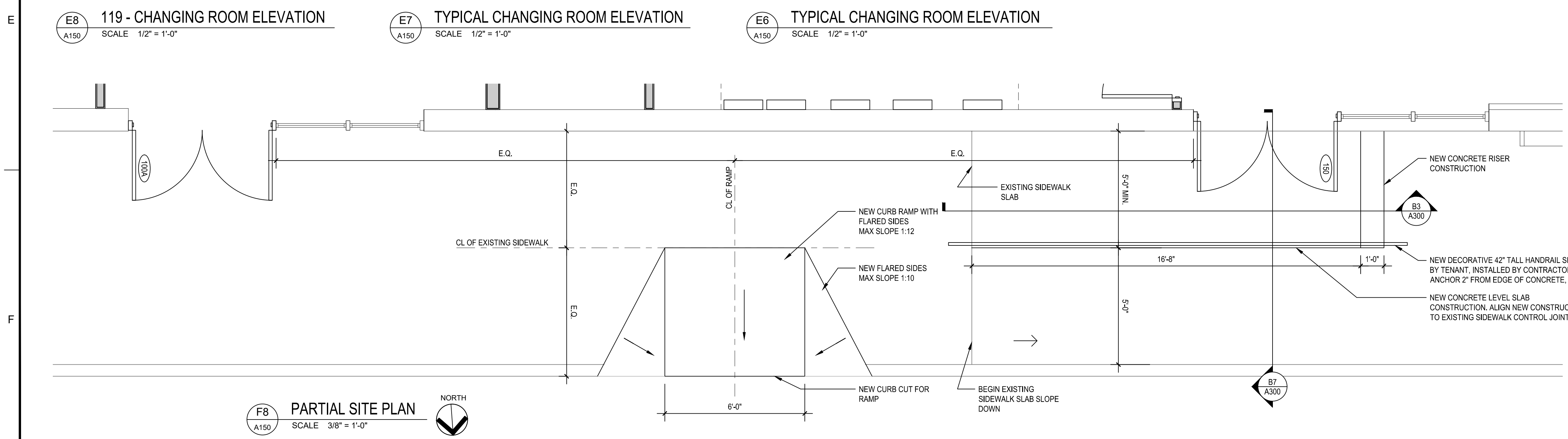
**E8** 119 - CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"

**E7** TYPICAL CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"

**E6** TYPICAL CHANGING ROOM ELEVATION  
SCALE 1/2" = 1'-0"



**E2** ICC A117.1 - 2017 CLEARANCE DETAILS  
SCALE 1/2" = 1'-0"



**F8** PARTIAL SITE PLAN  
SCALE 3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE				
ABBREVIATIONS	DESCRIPTION	SIZE	PRODUCT	REMARKS
CH-1	COAT HOOK		BOBRICK B-6707	ALL TOILET RMS CENTERED AT BACK OF DOOR. MOUNT TO 4'-2" A.F.F.
CT-1	ADULT CHANGING TABLE		OWNER SUPPLIED	ALL CHANGING ROOMS
GB-1	GRAB BAR	36"	BOBRICK B8806x36	
GB-2	GRAB BAR	42"	BOBRICK B8806x42	
GB-3	GRAB BAR	18"	BOBRICK B8806x18	24"x36" AT TYPICAL TOILET ROOMS. 24" WIDTH X FULL LENGTH AT CHANGING ROOMS.
M-1	FRAMED MIRROR		OWNER SUPPLIED	
PTD-1	PAPER TOWEL DISPENSER		BOBRICK B-2620	
SD-1	SOAP DISPENSER		BOBRICK B-2111	
SM-1	SANITARY NAPKIN DISPOSAL		BOBRICK B-270	
SS-1	FOLDING SHOWER SEAT		BOBRICK B-5181	
TB-1	TRASH BIN		OWNER SUPPLIED	
TD-1	MULTI-ROLL TOILET TISSUE DISPENSER		BOBRICK B-2840	

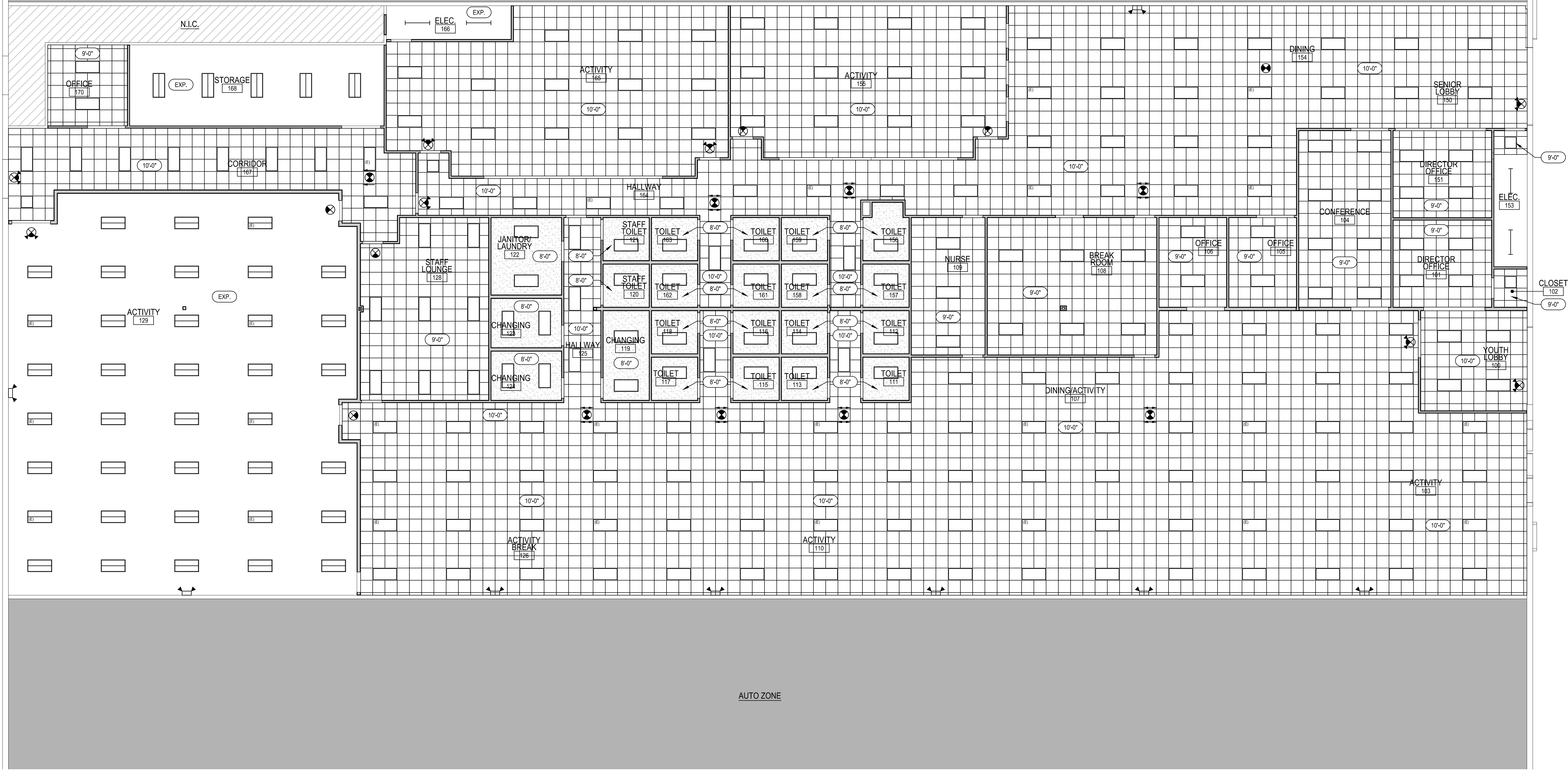
- TOILET ACCESSORY NOTES**
- INDICATES ACCESSORIES AND/OR PLUMBING FIXTURES SHALL BE HANDICAPPED ACCESSIBLE.
  - ALL TOILET ACCESSORIES SHALL BE SURFACE MOUNTED UNLESS NOTED OTHERWISE.
  - ACTUAL HARDWARE EMPLOYED MAY DIFFER FROM THAT SHOWN ABOVE. MANUFACTURER AND MODEL NUMBERS ARE SHOWN TO ESTABLISH FUNCTION AND QUALITY.
  - PROVIDE COAT HOOKS AT ALL TOILET ROOMS (INSIDE OF DOOR), CENTER TO DOOR AND MOUNT TO 4'-0" A.F.F.

REVISION	DESCRIPTION	DATE	BY
ISSUED FOR APPROVAL		04-08-25	NDH
BID		03-20-25	JML
REVISION	DESCRIPTION	DATE	BY
DRAWN BY	FILE NAME		
BMG			
CHECKED BY	PROJECT NO.	START DATE	
NDH	24.C.117.6046	02/25/2025	
DRAWING TITLE			
	ENLARGED PLANS		
DRAWING NO.	A150		

**ACTIVE DAY**

865 E KEMPER RD.  
CINCINNATI, OH 45246

NOT FOR  
CONSTRUCTION



**REFLECTED CEILING PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

**CEILING NOTES**

- A. MODIFY EXISTING SPRINKLER AND HVAC SYSTEMS AS REQUIRED BY PARTITION AND CEILING CHANGES. WORK SHALL INCLUDE ENGINEERING (SYSTEMS DESIGN AND CODE COMPLIANCE ANALYSIS) BY CONTRACTOR.
- B. MODIFY EXISTING LIGHTING SYSTEM TO SUIT NEW TENANT LAYOUT. WORK SHALL INCLUDE ELECTRICAL ENGINEERING (SYSTEMS DESIGN, CODE COMPLIANCE ANALYSIS & CIRCUITRY) BY CONTRACTOR.
- C. THIS IS NOT AN ENGINEERING DRAWING AND SHALL NOT BE EMPLOYED FOR ANY PURPOSE OTHER THAN GENERAL DESIGN INTENT.
- D. THIS DRAWING SHOWS LIGHT FIXTURES FOR GENERAL TYPE & LOCATION ONLY. MATCH BLDG. STD. OR PROVIDE SPECIFIC PRODUCTS AS NOTED.
- E. EXIT AND EMERGENCY LIGHTING SHOWN FOR INTENT TO COMPLY WITH BUILDING CODE EGRESS REQUIREMENTS.
- F. PROVIDE ADDITIONAL LIGHTING AS REQUIRED BY CODE OFFICIAL.
- G. EXIT & EMERGENCY LIGHTING SHALL BE BATTERY BACK-UP.
- H. FASTEN ALL LIGHTS TO A SECURE MAIN CEILING SUPPORT OR SUSPEND LIGHT INDEPENDENTLY OF CEILING GRID. DO NOT LAY LIGHTS INTO GRID OR ACOUSTIC PANEL FOR SOLE SUPPORT.
- I. CONTROL LIGHTS IN EACH ROOM FROM SWITCH NEXT TO DOOR OR AS NOTED. LOCATE SWITCHES AT 4'-0" FROM FLOOR TO CENTER.
- J. REPLACE DEFECTIVE EXIT SIGNS AND EMERGENCY LIGHTS IN PROJECT AREA.
- K. SPRINKLER CONTRACTOR IS RESPONSIBLE FOR SUBMITTING DRAWINGS TO LOCATE SPRINKLER HEADS PER CODE.
- L. INSTALL TILES SO GRAIN LINES ARE RUNNING IN THE SAME DIRECTION. USE ONLY LIKE TILES AT ANY CONTINUOUS AREA IN IT ENTIRETY.
- M. SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIAL IN EACH AREA.
- N. CEILING GRIDS OR TILES TO BE CENTERED IN ALL ROOMS IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE. PARTIAL TILES SHALL NOT BE LESS THAN 6" IN EITHER DIRECTION. PARTIAL TILES SHALL BE CUT FROM TILES OF THE SAME TYPE.
- O. COORDINATE REFLECTED CEILING PLANS WITH ELECTRICAL, MECHANICAL, TECHNICAL AND ROOM FINISH PLANS.
- P. IN THE CASE OF MINOR DISCREPANCIES IN LOCATION OF CEILING MOUNTED COMPONENTS, THE REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- Q. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.
- R. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS OF PREVIOUSLY INSTALLED CONSTRUCTION CONDITIONS PRIOR TO FABRICATION OR STARTING OF CEILING CONSTRUCTION.

**CEILING KEY NOTES**

- C1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS OF PREVIOUSLY INSTALLED CONSTRUCTION CONDITIONS PRIOR TO FABRICATION OR STARTING OF CEILING CONSTRUCTION.

**CEILING FIXTURE LEGEND**

- 2x4 LED FLAT PANEL LIGHTING FIXTURE
- 2x4 HIGH BAY LED LIGHTING FIXTURE
- 2x2 LED FLAT PANEL LIGHTING FIXTURE
- EXIT SIGN / EMERGENCY LIGHT COMBO
- EXIT SIGNAGE WITH DIRECTIONAL ARROWS
- WALL MOUNTED EMERGENCY LIGHT
- 4' STRIP LED FIXTURE

NOTE:  
(E) INDICATES EMERGENCY EGRESS LIGHTING. MAY COINCIDE WITH NIGHT LIGHTING AS DETERMINED BY DESIGN-BUILD CONSULTANTS. REFER TO ELECTRICAL DRAWINGS

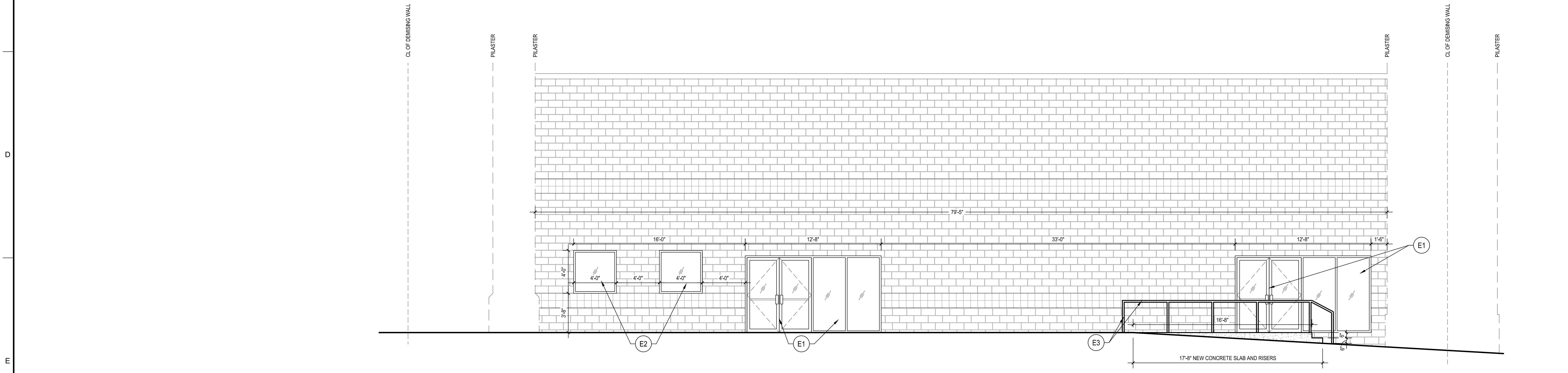
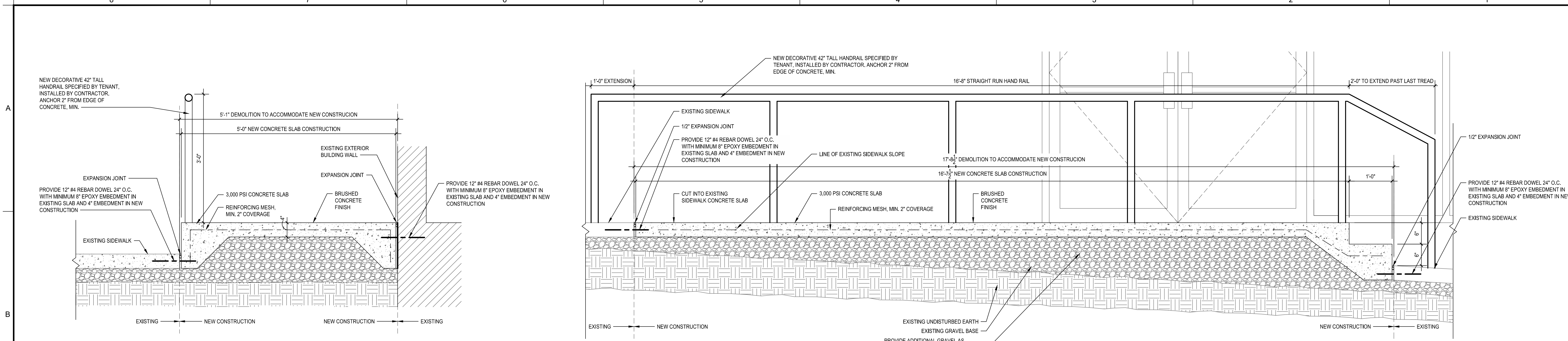
NOTE:  
SPRINKLER CONTRACTOR IS RESPONSIBLE FOR SUBMITTING DRAWINGS TO LOCATE SPRINKLER HEADS PER CODE.

ISSUED FOR APPROVAL	04-08-25	NDH
BID	03-20-25	JML
REVISION	DESCRIPTION	DATE
BY		
DRAWN BY	FILE NAME	
BMB		
CHECKED BY	PROJECT NO.	START DATE
NDH	24.C.117.6046	02/25/2025
DRAWING TITLE		
	<b>REFLECTED CEILING PLAN - FIRST FLOOR</b>	
DRAWING NO.	<b>A201</b>	

ACTIVE DAY

865 E KEMPER RD.  
CINCINNATI, OH 45246

NOT FOR  
CONSTRUCTION



**GENERAL NOTES**

A. ALUMINUM STOREFRONT FINISH CLASS 1, CLEAR ANODIC FINISH; AA-M1022M1 (MECHANICAL FINISH NONSPECULAR AS FABRICATED, CHEMICAL FINISH ETCHED, MEDIUM MATTE, ANODIC COATING; ARCHITECTURAL CLASS 1, CLEAR COATING 0.018 MM OR THICKER) COMPLYING WITH AAMA 611.

B. REFER TO STRUCTURAL LINTEL SCHEDULE AT NEW EXTERIOR OPENINGS, TYP. VERIFY IN FIELD PRECISE LOCATION BASED ON BLOCK DIMENSION.

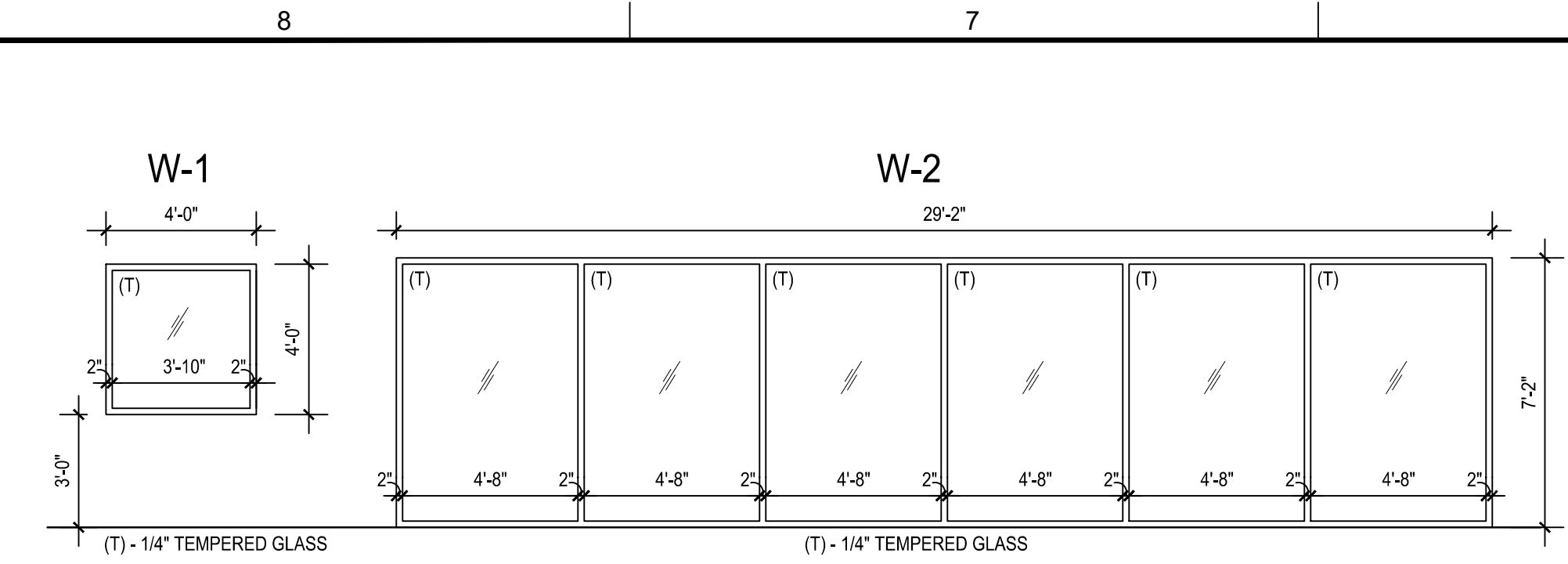
**ELEVATION KEY NOTES**

E1. ALUMINUM STOREFRONT DOOR AND WINDOW, TYP.

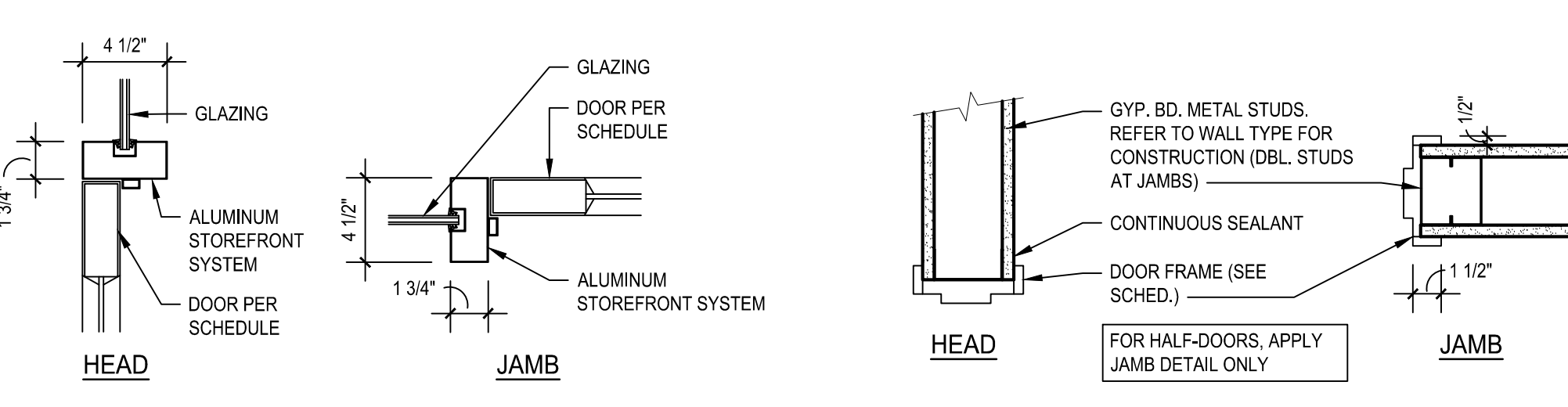
E2. ALUMINUM STOREFRONT WINDOW, TYP.

E3. NEW STEEL DECORATIVE 42" TALL HANDRAIL SPECIFIED BY TENANT, INSTALLED BY CONTRACTOR, ANCHOR 2" FROM EDGE OF CONCRETE, MIN.

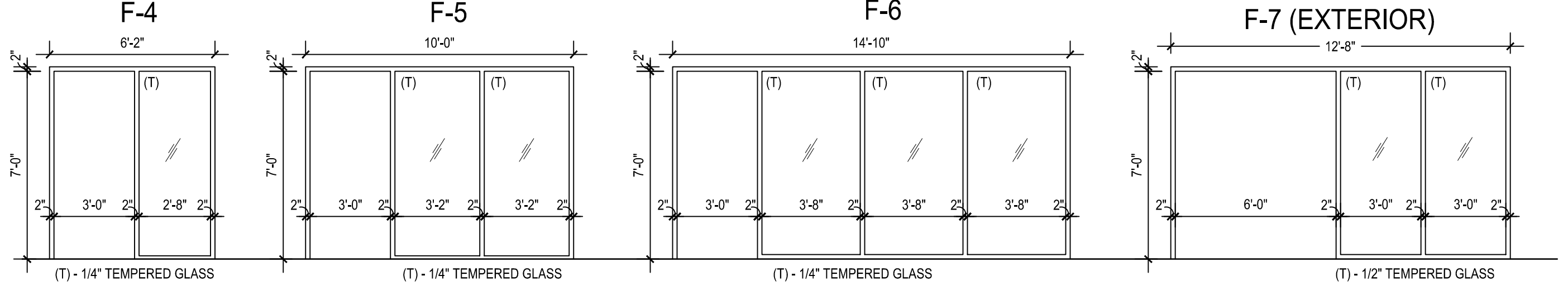
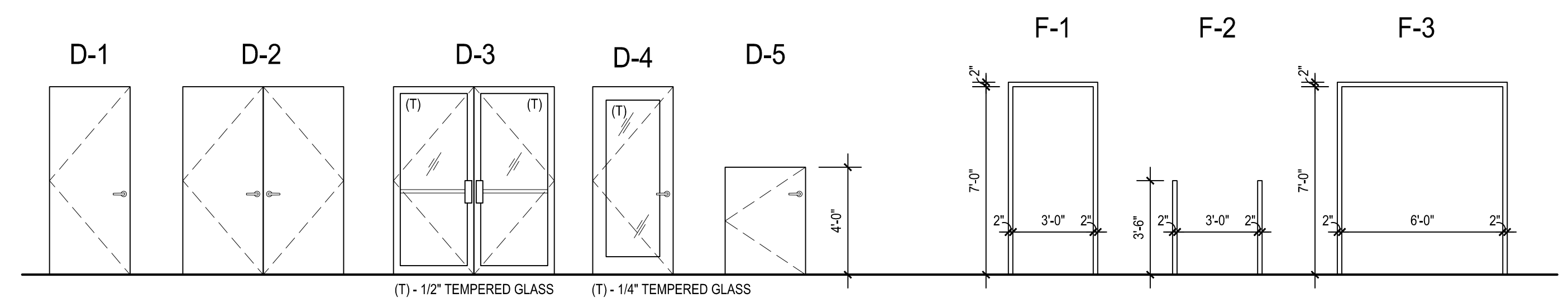
ISSUED FOR APPROVAL	04-08-25	NDH
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BY		
DRAWN BY	FILE NAME	
BMB		
CHECKED BY	PROJECT NO.	START DATE
NDH	24.C117.6046	02/25/2025
DRAWING TITLE		
EXTERIOR ELEVATIONS AND DETAILS		
DRAWING NO.		
A300		



**WINDOW ELEVATIONS**  
SCALE 1/4" = 1'-0"



**ENTRY DOOR DETAILS** SCALE 1 1/2" = 1'-0"  
**DOOR DETAILS** SCALE 1 1/2" = 1'-0"



**DOOR & FRAME ELEVATIONS**  
SCALE 1/4" = 1'-0"

WINDOW SCHEDULE AND NOTES				
WINDOW	WIDTH x HEIGHT	MISC.	REMARKS	
A	4'-0" x 4'-0"	W-1	ALUM.	
B	SEE ELEVATION	W-2	ALUM.	

**EXTERIOR WINDOW NOTES**

- OPENING SIZES INDICATED ARE NOMINAL AND ACTUAL WINDOW SIZES MAY VARY DEPENDING ON MFG. OPENINGS SHALL BE FIELD MEASURED PRIOR TO FABRICATION.
- EXTERIOR GLAZING SYSTEM SHALL BE THERMALLY BROKEN WITH INSULATED GLAZING WITH LOW-E COATING. REFER TO ELEVATIONS FOR FINISH.
- PROVIDE SSM-1 INTERIOR WINDOW SILLS WITH EASED EDGES FOR ALL NEW WINDOWS.

DOOR SCHEDULE AND NOTES				
ITEM	MFG.	MODEL NO.	FINISH	
PASSAGE SET	BEST	73K01H150S (LEVER)	US32D	
LOCKSET - ENTRY/OFFICE	BEST	73K07A150S (LEVER)	US32D	
LOCKSET - PRIVACY	BEST	73K01L150S (LEVER)	US32D	
LOCKSET - STORAGE	BEST	73K07H150S	US32D	
DUMMY TRM	BEST	73K01D150	US32D	
CLOSER	LCN	1480		
HOLD OPEN ARM	LCN	3049		
PUSH-PULL	TRIMCO	1018-3B	US32D	
HINGES	HAGER	1279-4 x 4	US32D	
2 PAIR / DOOR UNDER 7'-0" IN HGT (HALF-HGT DOORS)				
3 PAIR / DOOR 7'-0" AND OVER IN HGT (TYP.)				
FLOOR STOP	IVES	FS-17	US32D	
WALL STOP	IVES	WS420CV	US32D	
MAN. FLUSH BOLT	IVES	FB158	US32D	
AUTO. FLUSH BOLT	IVES	FB41P	US32D	

INTERIOR DOOR HARDWARE AND ACCESSORIES				
ITEM	MFG.	MODEL NO.	FINISH	
100A				YOUTH LOBBY
100B				YOUTH LOBBY
101				DIRECTOR OFFICE
102				CLOSET
104A				CONFERENCE
104B				CONFERENCE
105				OFFICE
106				OFFICE
108A				BREAK ROOM
108B				BREAK ROOM
109A				NURSE
109B				NURSE
110A				ACTIVITY
110B				ACTIVITY
111				TOILET
112				TOILET
113				TOILET
114				TOILET
115				TOILET
116				TOILET
117				TOILET
118				TOILET
119				CHANGING
120				STAFF TOILET
121				STAFF TOILET
122				JANITOR/LAUNDRY
123				CHANGING
124				CHANGING
125				HALLWAY
126				PRODUCTION BREAK
128A				STAFF LOUNGE
128B				STAFF LOUNGE
128C				STAFF LOUNGE
129A				PRODUCTION
129B				PRODUCTION
129C				PRODUCTION
129D				PRODUCTION
130				SENIOR LOBBY
131				DIRECTOR OFFICE
133				ELECTRICAL
135A				ACTIVITY
135B				ACTIVITY
136				TOILET
137				TOILET
138				TOILET
139				TOILET
140				TOILET
141				TOILET
142				TOILET
143				TOILET
145A				ACTIVITY
146				ELECTRICAL
147				CORRIDOR
148				STORAGE
149				CORRIDOR
160				OFFICE

**NOTE:** PROVIDE ADA COMPLIANT LEVER TYPE HANDLES AND DOOR HARDWARE WITH A SATIN NICKEL FINISH US32D. ACTUAL HARDWARE EMPLOYED MAY DIFFER FROM THAT SHOWN ABOVE. MFG. AND MODEL NUMBERS ARE SHOWN TO ESTABLISH FUNCTION AND QUALITY.

**NOTE:** RESTROOM AND JANITORIAL DOORS TO HAVE STAINLESS STEEL KICK PLATES INSIDE AND OUTSIDE.

**AUDIBLE ALARM:** INTENT IS TO SOUND THE ALARM WHEN NON-STAFF EXIT THE DOOR (SAFETY FOR GUESTS). STAFF WILL HAVE BADGE SWIPE TO OVERRIDE THE AUDIBLE ALARM. DOOR IS PASSAGE HARDWARE - UNLOCKED AT ALL TIMES FOR EGRESS.

**HALF HEIGHT DOOR HARDWARE:** WATSON HYDRAULIC INTERIOR HALF DOOR HINGES K51M-45-82 OR APPROVED EQUAL 2 HINGES WITH JAMB ONLY. NO HEADER. HARDWARE FINISH TO MATCH ABOVE SPECIFICATIONS.

HARDWARE SETS				
HARDWARE SET #	DESCRIPTION	LOCATION	FINISH	REMARKS
HARDWARE SET #1:	OFFICE LOCKSET	OFFICE	US32D	
HARDWARE SET #2:	PASSAGE SET	STORE ROOMS	US32D	
HARDWARE SET #3:	TOILET CHANGING ROOMS	TOILET	US32D	
HARDWARE SET #4:	EXTERIOR DOOR ENTRY LOCKSET	EXTERIOR DOOR	US32D	
HARDWARE SET #5:	EXTERIOR DOOR ENTRY LOCKSET	EXTERIOR DOOR	US32D	
HARDWARE SET #6:	ALARMED DOOR	PRODUCTION	US32D	
HARDWARE SET #7:	PRODUCTION OFFICE LOCKSET	PRODUCTION	US32D	
HARDWARE SET #8:	PRODUCTION OFFICE LOCKSET	PRODUCTION	US32D	
HARDWARE SET #9:	EXTERIOR DOOR ENTRY LOCKSET	EXTERIOR DOOR	US32D	

DOOR SCHEDULE AND NOTES									
DOOR NUMBER	ROOM NAME	WIDTH x HEIGHT	FRAME	DOOR	HARDWARE SET	REMARKS			
100A	YOUTH LOBBY	6'-0" x 7'-0"	F-7	B8A350	AL D-3	AL	5		
100B	YOUTH LOBBY	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	2		
101	DIRECTOR OFFICE	3'-0" x 7'-0"	F-5	B7A350	HM D-1	HM	1		
102	CLOSET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	2		
104A	CONFERENCE	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	9		
104B	CONFERENCE	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	9		
105	OFFICE	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	1		
106	OFFICE	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	1		
108A	BREAK ROOM	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
108B	BREAK ROOM	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
109A	NURSE	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
109B	NURSE	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
110A	ACTIVITY	3'-0" x 4'-0"	F-2	B7A350	HM D-5	HM	2		HALF-HEIGHT DOOR
110B	ACTIVITY	3'-0" x 4'-0"	F-2	B7A350	HM D-5	HM	2		HALF-HEIGHT DOOR
111	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
112	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
113	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
114	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
115	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
116	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
117	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
118	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
119	CHANGING	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
120	STAFF TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
121	STAFF TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
122	JANITOR/LAUNDRY	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	3		
123	CHANGING	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
124	CHANGING	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
125	HALLWAY	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
126	PRODUCTION BREAK	3'-0" x 4'-0"	F-2	B7A350	HM D-5	HM	2		HALF-HEIGHT DOOR
128A	STAFF LOUNGE	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
128B	STAFF LOUNGE	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
128C	STAFF LOUNGE	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
129A	PRODUCTION	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	8		
129B	PRODUCTION	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	9		
129C	PRODUCTION	(2) 3'-0" x 7'-0"	F-3	B7A350	HM D-2	HM	7		LOCKING AT CORRIDOR FACE
129D	PRODUCTION	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	8		
130	SENIOR LOBBY	6'-0" x 7'-0"	F-7	B8A350	AL D-3	AL	5		
131	DIRECTOR OFFICE	3'-0" x 7'-0"	F-6	B7A350	HM D-1	HM	1		
133	ELECTRICAL	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	3		
135A	ACTIVITY	3'-0" x 7'-0"	F-1	B7A350	HM D-4	HM	2		
135B	ACTIVITY	3'-0" x 7'-0"	F-1	B7A350	HM D-4	HM	2		
136	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
137	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
138	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
139	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
140	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
141	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
142	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
143	TOILET	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	4		
145A	ACTIVITY	3'-0" x 7'-0"	F-1	B7A350	HM D-4	HM	2		
146	ELECTRICAL	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	3		
147	CORRIDOR	3'-0" x 7'-0"	F-1	B7A350	HM D-1	HM	6		AUDIBLE ALARM. DELAYED EGRESS. SEE NOTES
148	STORAGE	(2) 3'-0" x 7'-0"	F-3	B7A350	HM D-2	HM	3		AUDIBLE ALARM. VERIFY EXISTING HARDWARE COORDINATED WITH INTENDED FUNCTION
149	CORRIDOR	EXISTING	-	-	-	-	5A		
160	OFFICE	3'-0" x 7'-0"	F-4	B7A350	HM D-1	HM	1		

**DELAYED EGRESS LIFE SAFETY DOOR NOTES**

IN ACCORDANCE WITH 2024 OHIO BUILDING CODE, THE BELOW SHALL BE IN ACCORDANCE TO SECTION 1010.2.13 DELAYED EGRESS.

DELAYED EGRESS LOCKING SYSTEMS SHALL BE PERMITTED TO BE INSTALLED ON DOORS SERVING THE FOLLOWING OCCUPANCIES IN BUILDINGS THAT ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR AN APPROVED AUTOMATIC SMOKE OR HEAT DETECTION SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 907.

- GROUP B, F, I, M, R, S AND U OCCUPANCIES.
- IN COURTROOMS IN GROUP A-3 AND B OCCUPANCIES, DELAYED EGRESS LOCKING SYSTEMS SHALL BE PERMITTED TO BE INSTALLED ON EXIT OR EXIT ACCESS DOORS, OTHER THAN THE MAIN EXIT OR EXIT ACCESS DOOR, IN BUILDINGS THAT ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

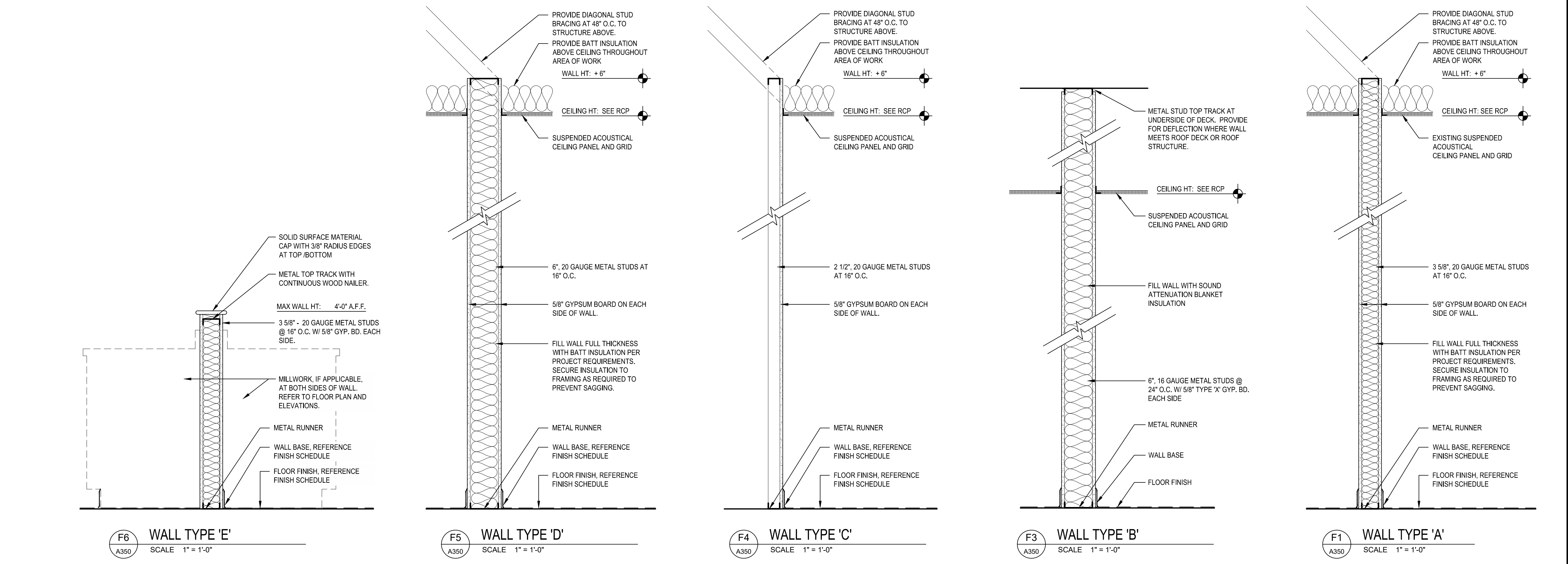
1010.2.13.1 DELAYED EGRESS LOCKING SYSTEM

THE DELAYED EGRESS LOCKING SYSTEM SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH ALL OF THE FOLLOWING:

- THE DELAY ELECTRONICS OF THE DELAYED EGRESS LOCKING SYSTEM SHALL DEACTIVATE UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM, ALLOWING IMMEDIATE FREE EGRESS.
- THE DELAY ELECTRONICS OF THE DELAYED EGRESS LOCKING SYSTEM SHALL DEACTIVATE UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM, ALLOWING IMMEDIATE FREE EGRESS.
- THE DELAYED EGRESS LOCKING SYSTEM SHALL HAVE THE CAPABILITY OF BEING DEACTIVATED AT THE FIRE COMMAND CENTER AND OTHER APPROVED LOCATIONS.
- AN ATTEMPT TO EGRESS SHALL INITIATE AN IRREVERSIBLE PROCESS THAT SHALL ALLOW SUCH EGRESS IN NOT MORE THAN 15 SECONDS WHEN A PHYSICAL EFFORT TO EXIT IS APPLIED TO THE EGRESS SIDE DOOR HARDWARE FOR NOT MORE THAN 3 SECONDS. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DELAY ELECTRONICS HAVE BEEN DEACTIVATED, REARMING THE DELAY ELECTRONICS SHALL BE BY MANUAL MEANS ONLY.

EXCEPTION: WHERE APPROVED, A DELAY OF NOT MORE THAN 30 SECONDS IS PERMITTED ON A DELAYED EGRESS DOOR.

- THE EGRESS PATH FROM ANY POINT SHALL NOT PASS THROUGH MORE THAN ONE DELAYED EGRESS LOCKING SYSTEM.
- A SIGN SHALL BE PROVIDED ON THE DOOR AND SHALL BE LOCATED ABOVE AND WITHIN 12 INCHES (305 MM) OF THE DOOR EXIT HARDWARE:
  - FOR DOORS THAT SWING IN THE DIRECTION OF EGRESS, THE SIGN SHALL READ, "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS."
  - FOR DOORS THAT SWING IN THE OPPOSITE DIRECTION OF EGRESS, THE SIGN SHALL READ, "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS."
- THE SIGN SHALL COMPLY WITH THE VISUAL CHARACTER REQUIREMENTS IN ICC A117.1.
- EMERGENCY LIGHTING SHALL BE PROVIDED ON THE EGRESS SIDE OF THE DOOR.
- THE DELAYED EGRESS LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 294.
- THE PROCEDURES FOR THE OPERATION(S) OF THE UNLOCKING SYSTEM ARE TO BE DESCRIBED AND APPROVED AS PART OF THE EMERGENCY PLANNING AND PREPAREDNESS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL FIRE CODE.
- ALL CLINICAL STAFF ARE TO HAVE THE KEYS, CODES OR OTHER MEANS NECESSARY TO OPERATE THE LOCKING DEVICES.



**WALL TYPE 'E'** SCALE 1" = 1'-0"  
**WALL TYPE 'D'** SCALE 1" = 1'-0"  
**WALL TYPE 'C'** SCALE 1" = 1'-0"  
**WALL TYPE 'B'** SCALE 1" = 1'-0"  
**WALL TYPE 'A'** SCALE 1" = 1'-0"

**PMBA ARCHITECTS**  
designingwellness

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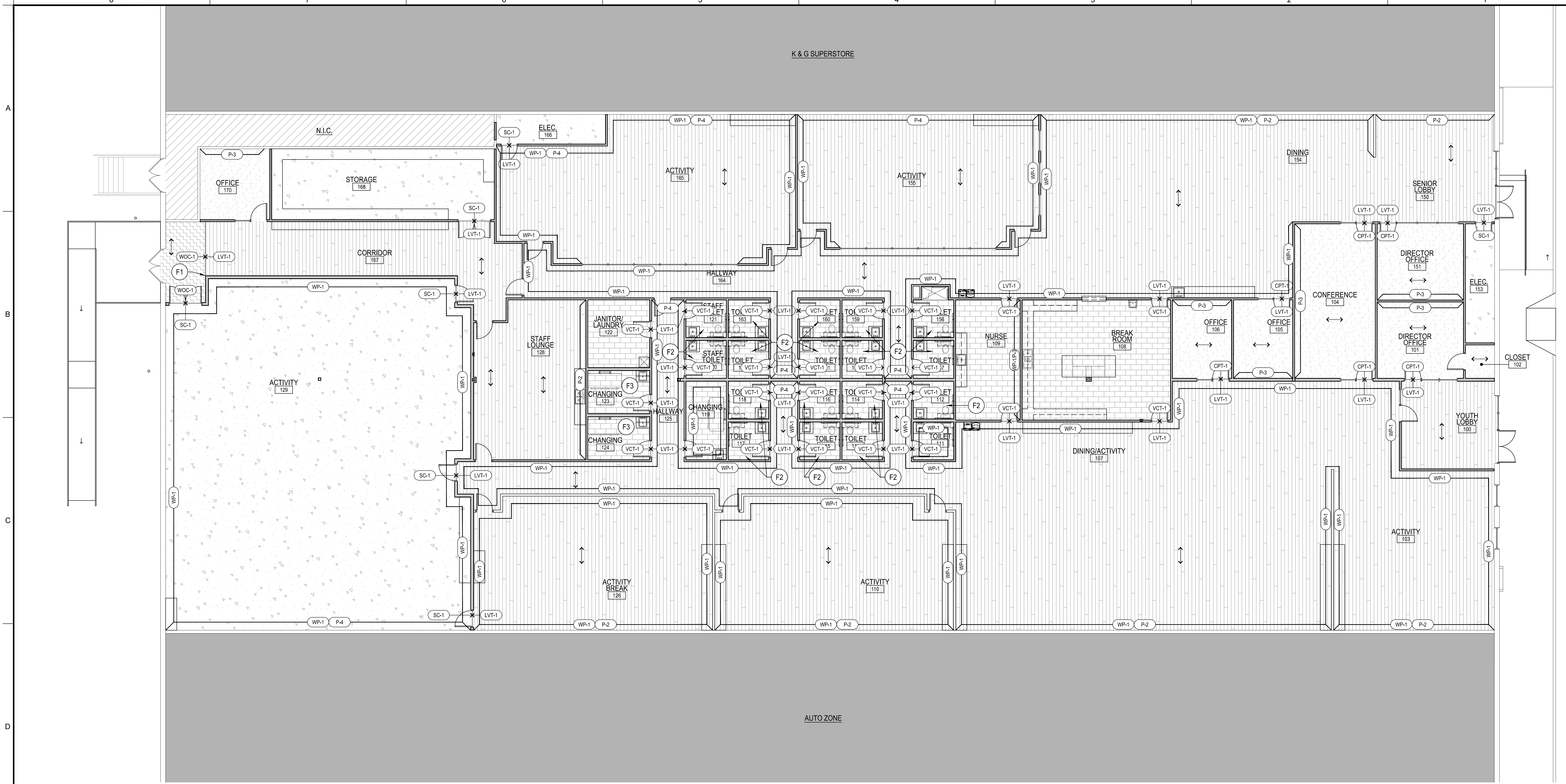
**ACTIVE DAY**  
865 E KEMPER RD.  
CINCINNATI, OH 45246

NOT FOR CONSTRUCTION

ISSUED FOR APPROVAL	DATE	BY
BID	03-20-25	

NOT FOR  
CONSTRUCTION

K & G SUPERSTORE



**FINISH PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

- FINISH NOTES**
- ALL MATERIALS ARE TO BE ORDERED WHEN THE CONSTRUCTION CONTRACT IS AWARDED. AT THIS TIME THE CONTRACTOR IS TO CONFIRM THAT ALL DELIVERIES WILL MEET CONSTRUCTION SCHEDULE. SUBSTITUTIONS WILL NOT BE ACCEPTED DUE TO LATER ORDERING. IN THE EVENT THAT MATERIALS ARE NOT AVAILABLE IN TIME TO MEET SCHEDULED COMPLETION DATES, THE CONTRACTOR SHALL PROVIDE PROOF OF DATE OF ORDER OF MATERIALS PRIOR TO REQUESTING SUBSTITUTIONS.
  - STRICTLY FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS INSTALLED.
  - ALL TENANT FINISHES INSTALLED BY LANDLORD OR TENANT SHALL COMPLY WITH OHIO BUILDING CODE 2024 CHAPTER 8, SPECIFICALLY TABLE 803.13, FOR FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS.
  - ALL INTERIOR FLOOR FINISHES INSTALLED BY LANDLORD OR TENANT SHALL COMPLY WITH DOC FF-1 "PILL TEST" ACCORDING TO SECTION 804.4.1 OF THE OBC 2024.
  - WALLS TO BE PAINTED 1 COAT PRIMER AND 2 COATS OF LATEX THROUGHOUT, UNLESS NOTED OTHERWISE.
  - PROVIDE TRANSITION STRIP AT ANY DISSIMILAR MATERIAL FOR A SMOOTH TRANSITION. ALL FLOORING COLOR AND MATERIAL TRANSITIONS TO OCCUR UNDER CENTERLINE OF DOOR WHERE APPLICABLE.
  - ALIGN FLOORING PATTERNS WITH EDGE OF WALLS AND CASEWORK AS SHOWN.
  - ALL EXISTING AND NEW HOLLOW METAL DOOR FRAMES TO BE PAINTED P-4.
  - ALL FLOORING TO BE INSTALLED UNDER COUNTERTOPS AND NEW CASEWORK INCLUDING BASE CABINETS.
  - ALL EXPOSED CONDUIT, ELECTRIC PANELS, BOXES AND PIPES SHALL BE PAINTED TO MATCH EXISTING WALLS.
  - DISTURBED AREAS CAUSED BY NEW OR REMODELED CONSTRUCTION WHICH ARE NOT SPECIFICALLY NOTED TO RECEIVE NEW FINISHES SHALL BE REFINISHED TO MATCH EXISTING FINISH.

**FINISH PLAN KEY NOTES**

- F1. ALIGN FLOORING WITH ADJACENT PARTITION.  
F2. SEE TOILET 111 FOR TYPICAL TOILET ROOM FINISHES AND LOCATIONS. REFER TO ELEVATIONS ON SHEET A150.  
F3. SEE CHANGING 119 FOR CHANGING ROOM FINISHES AND LOCATIONS. REFER TO ELEVATIONS ON SHEET A150.

**FINISH LEGEND**

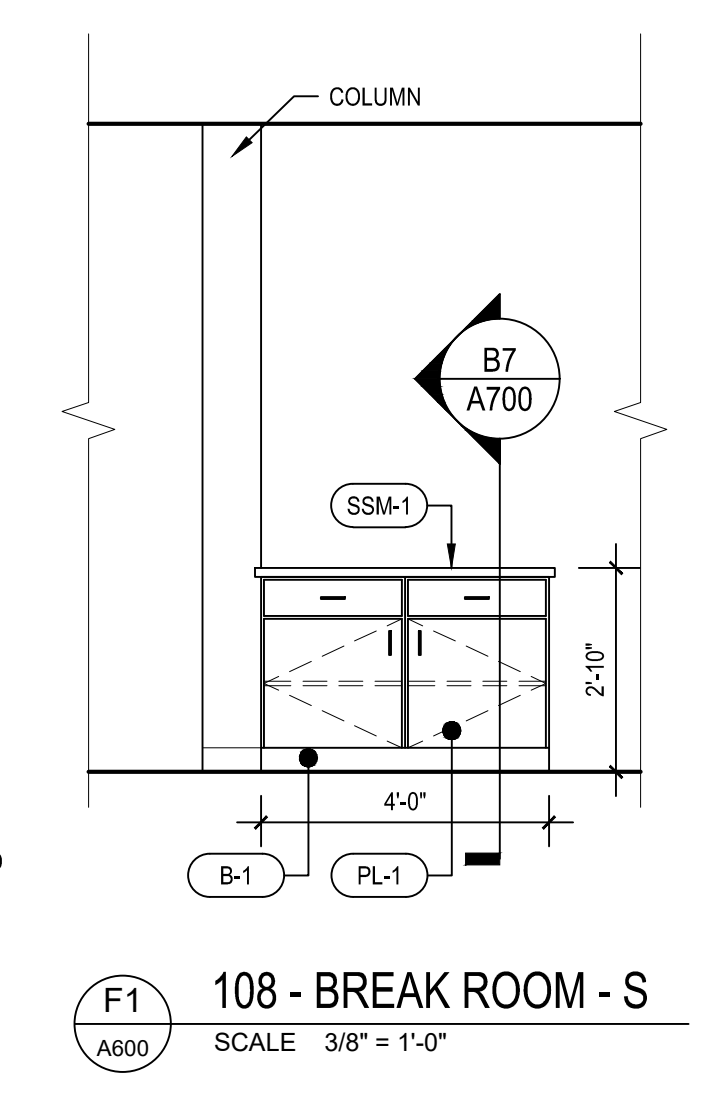
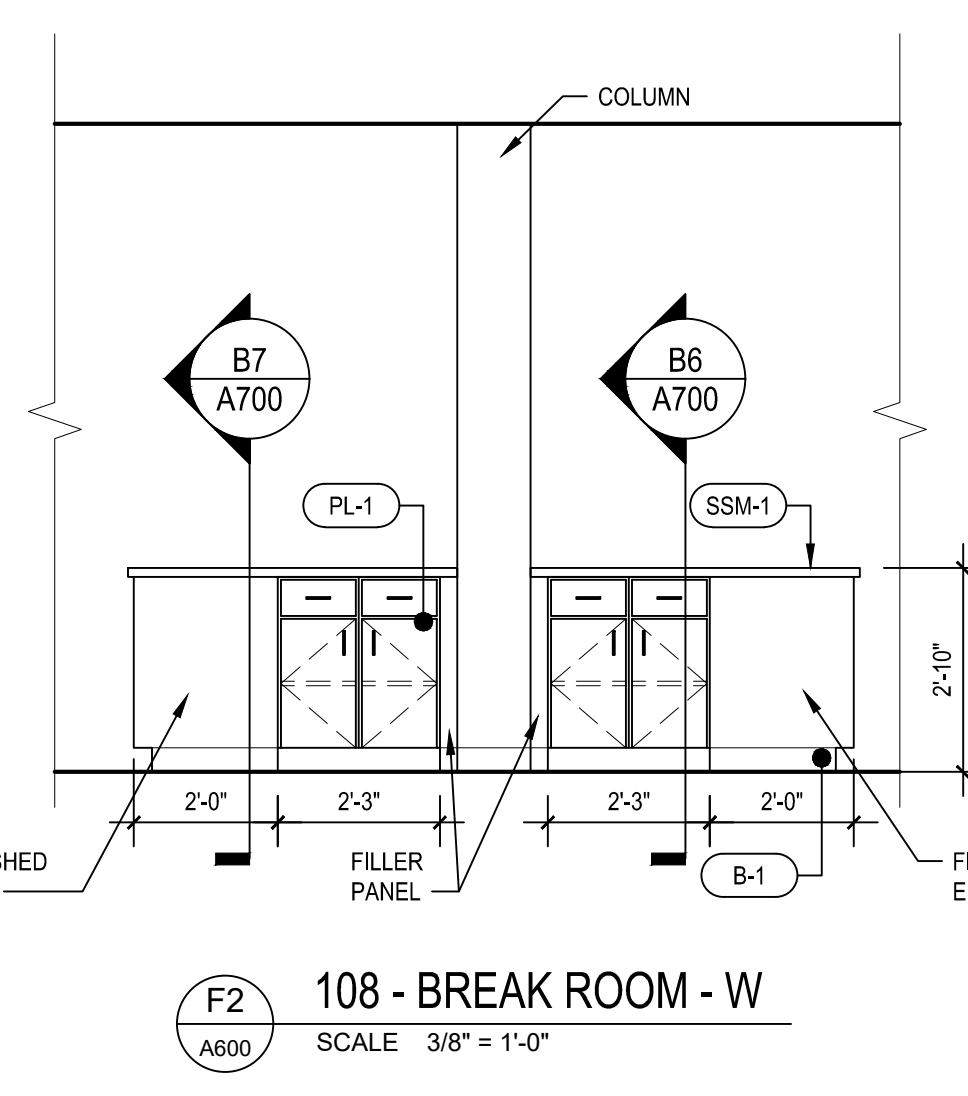
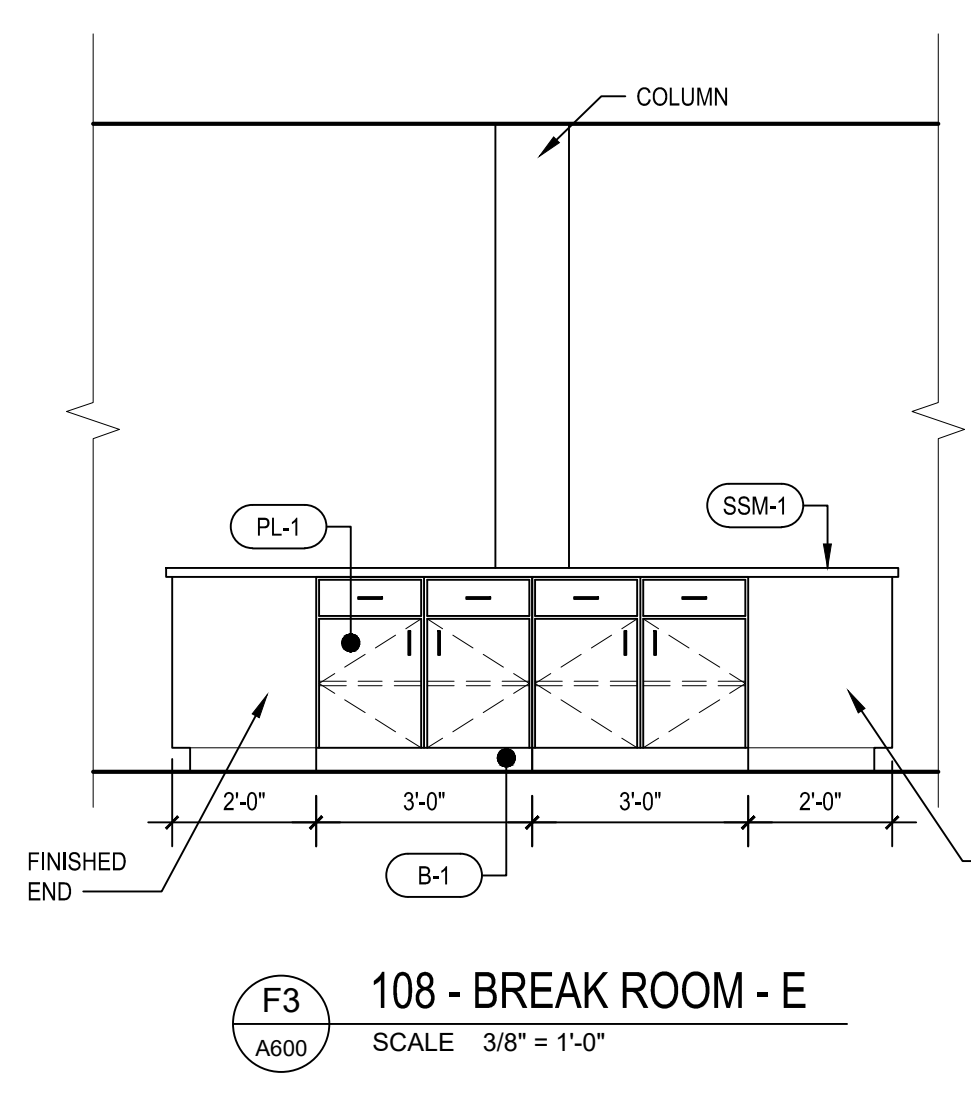
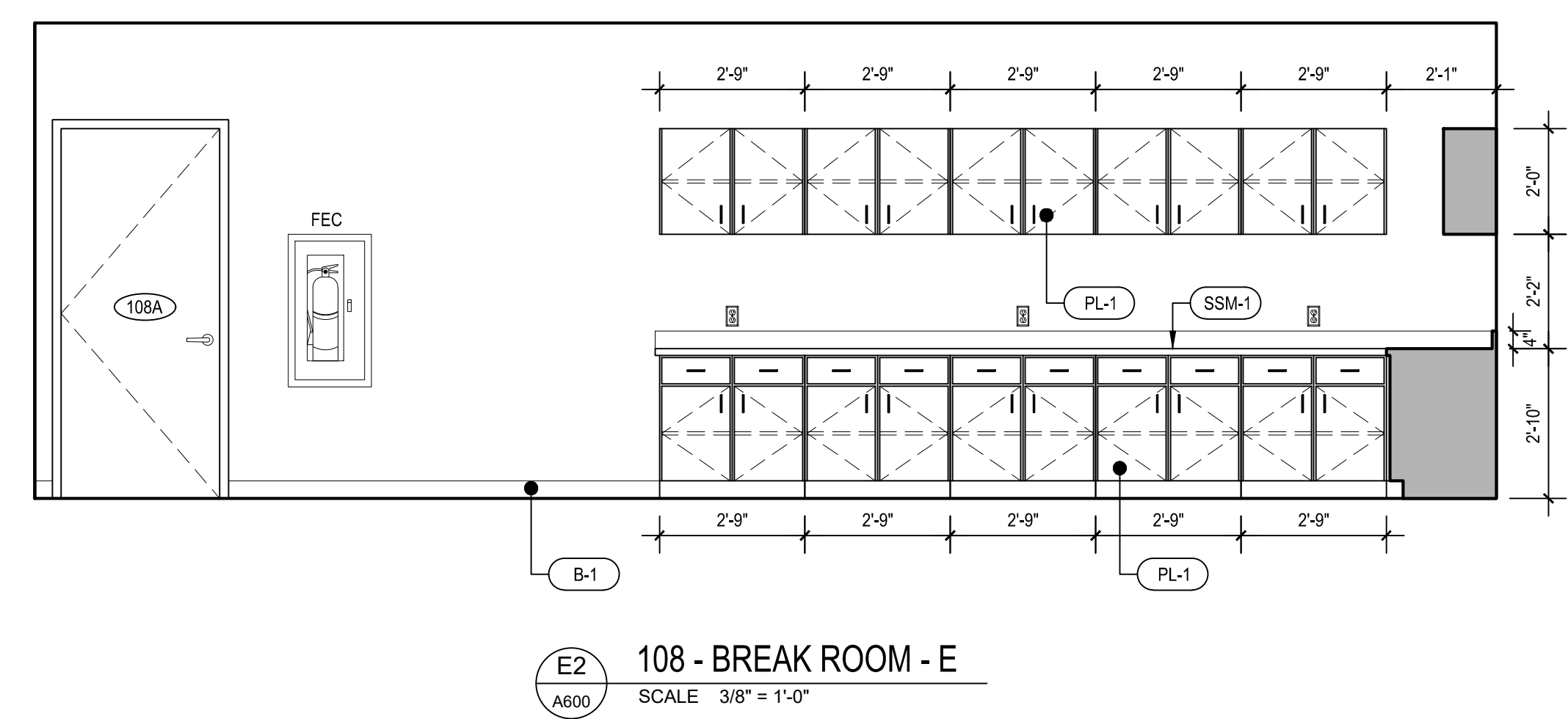
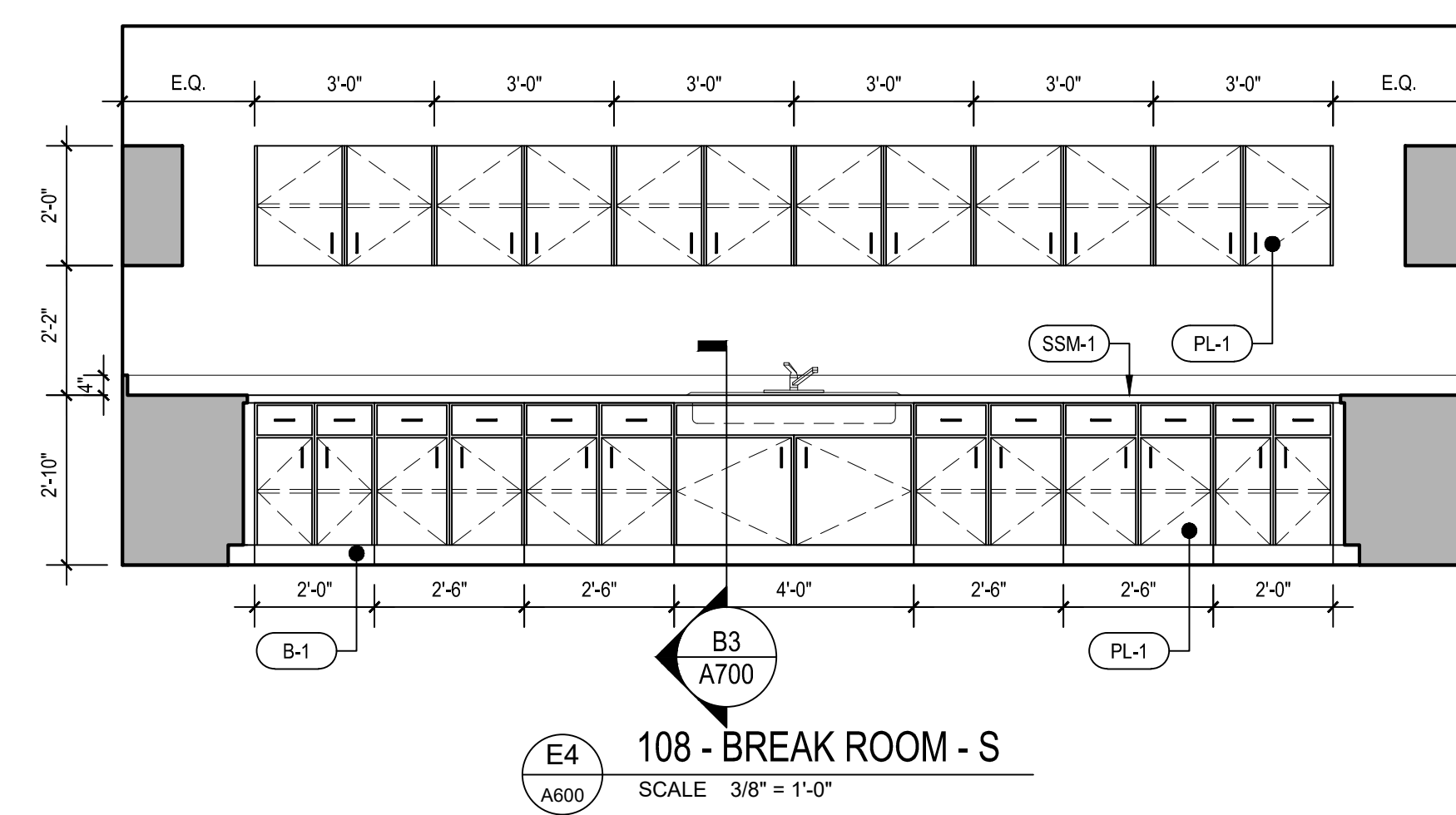
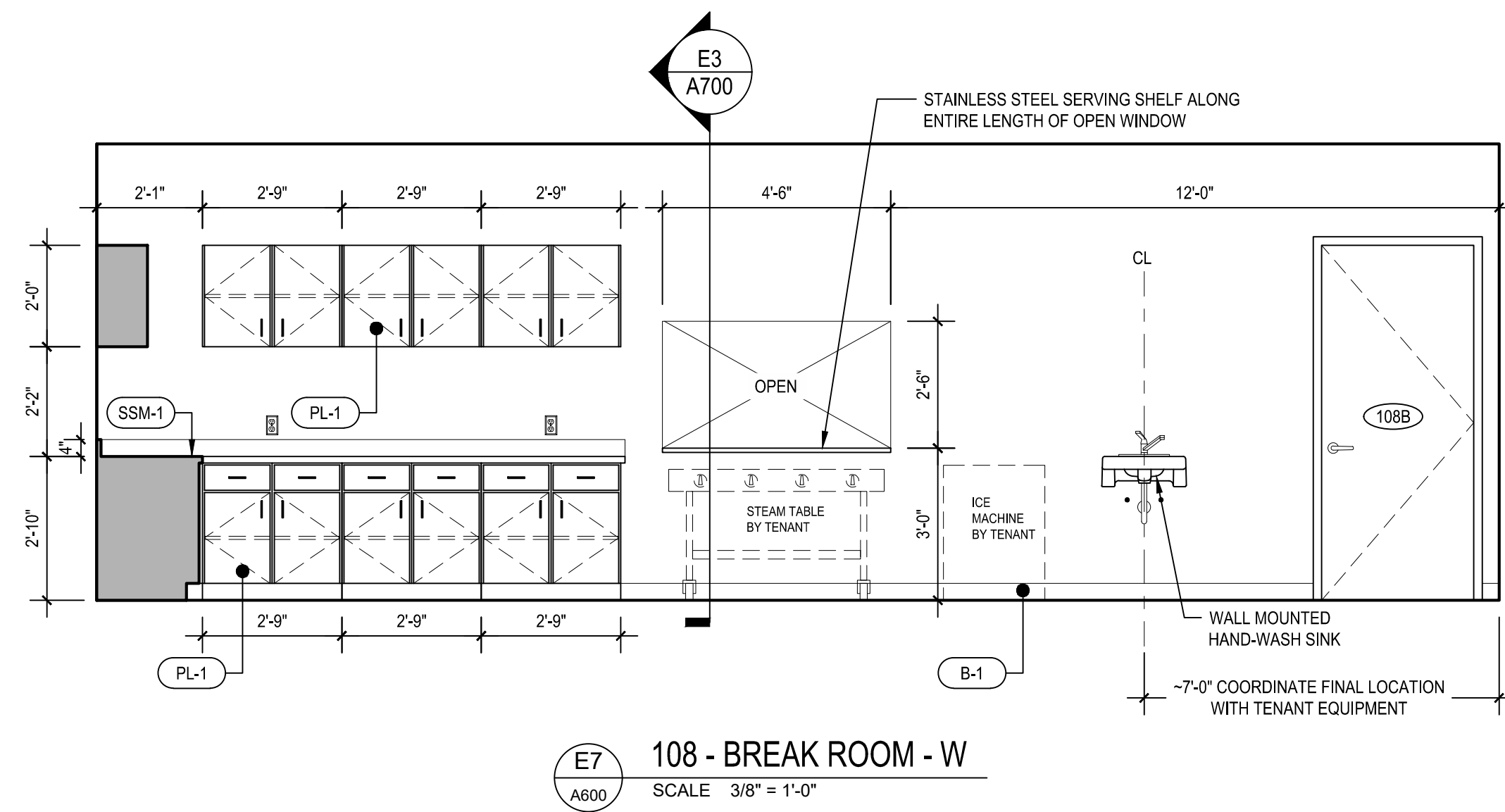
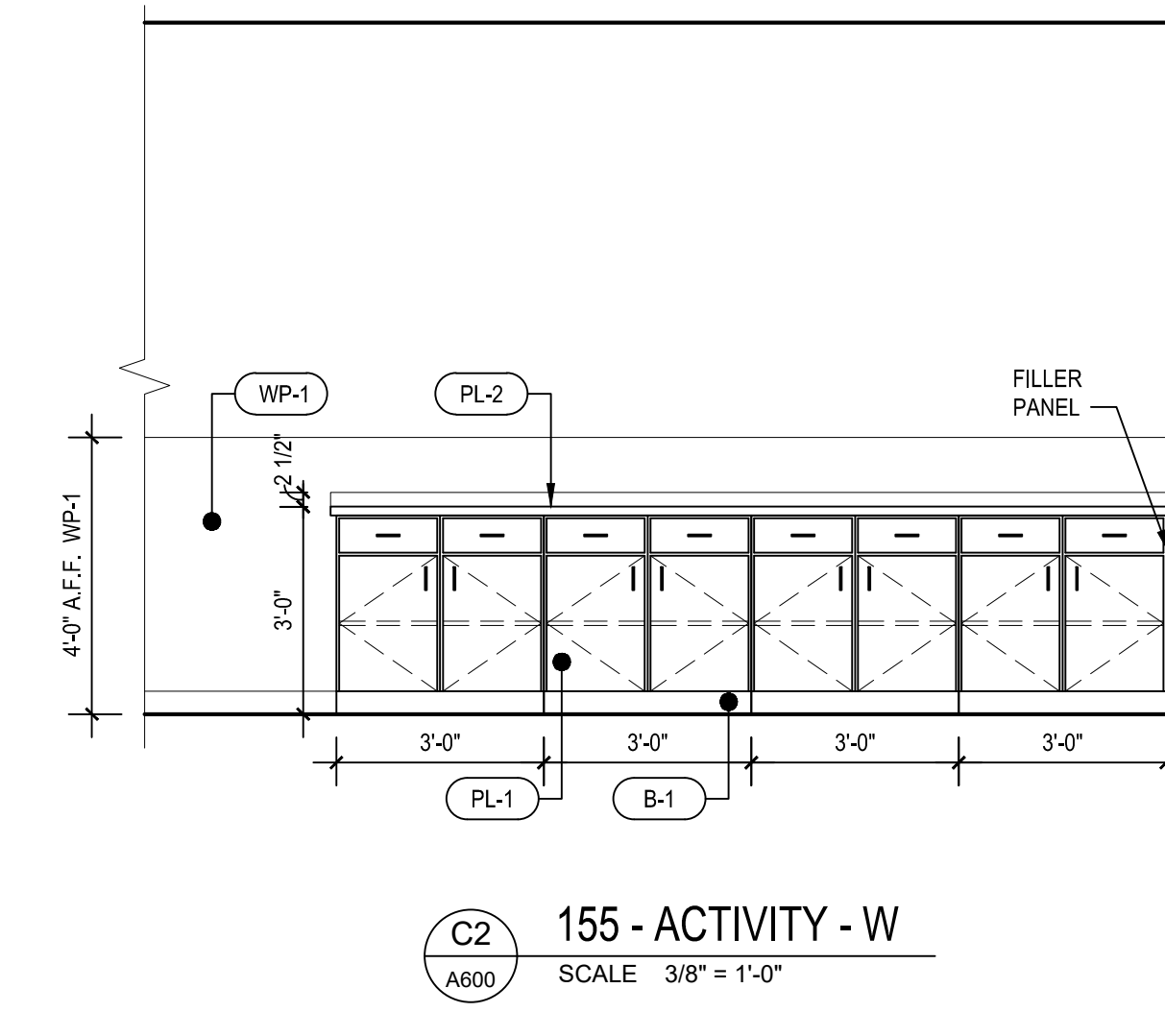
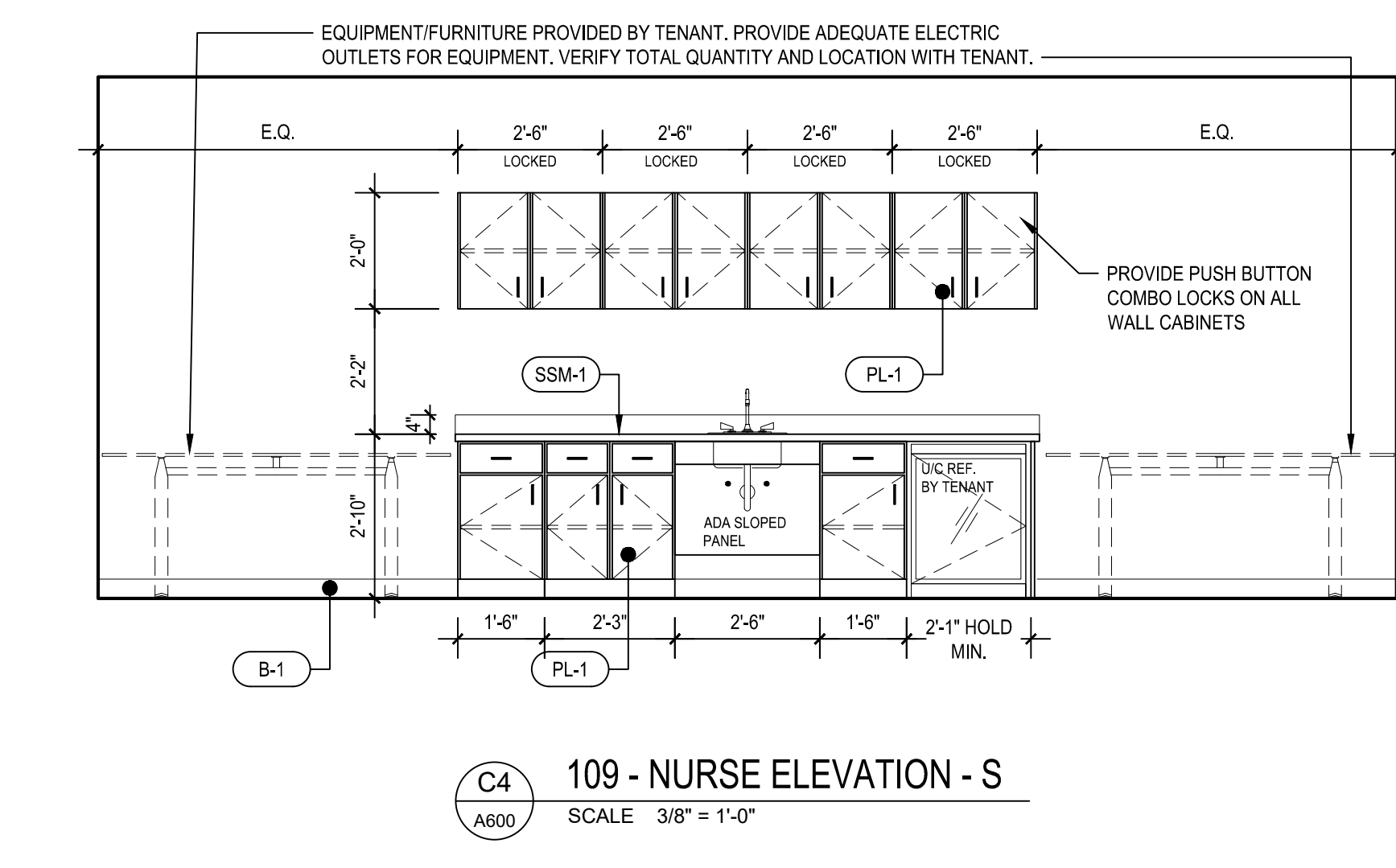
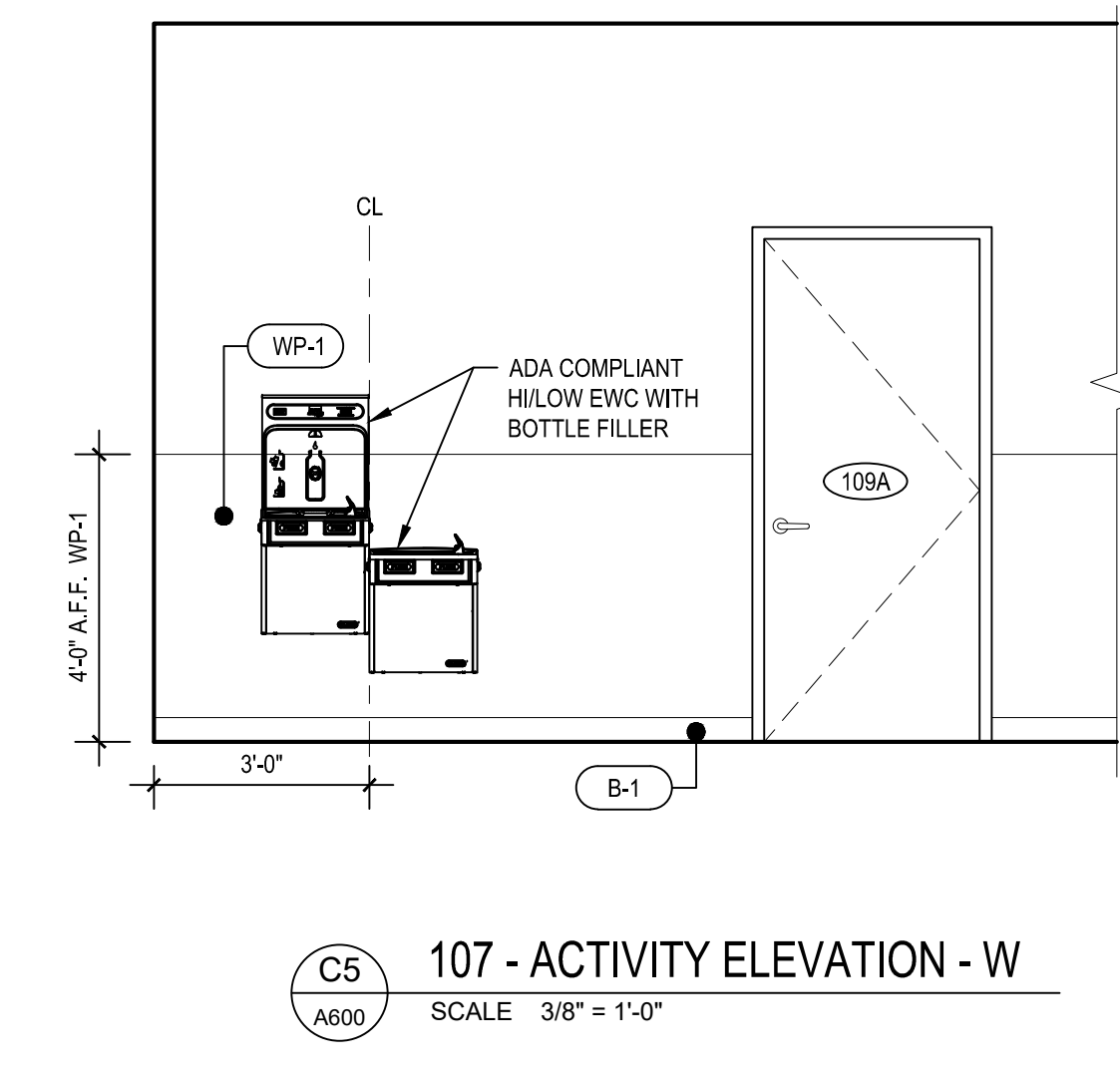
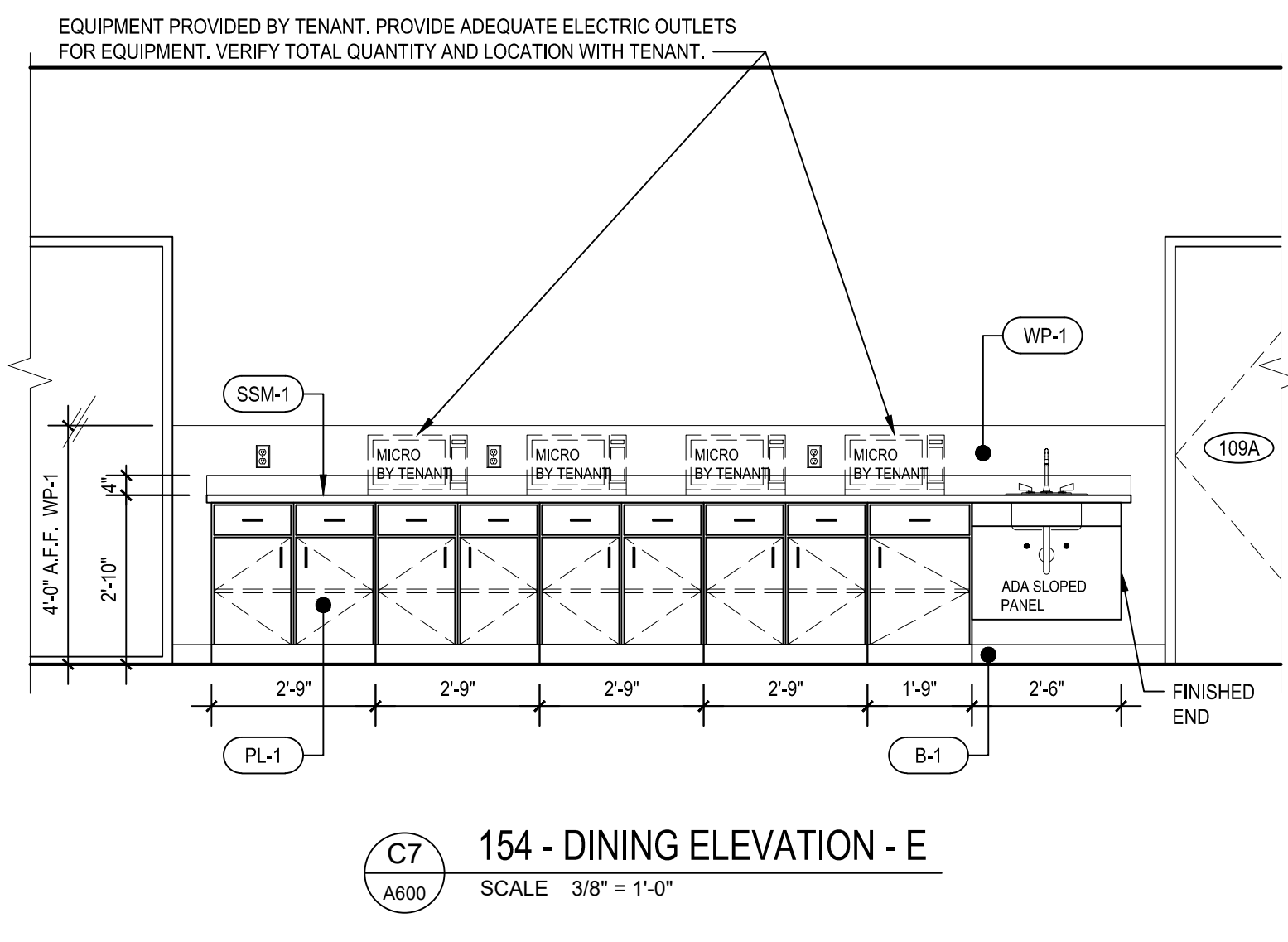
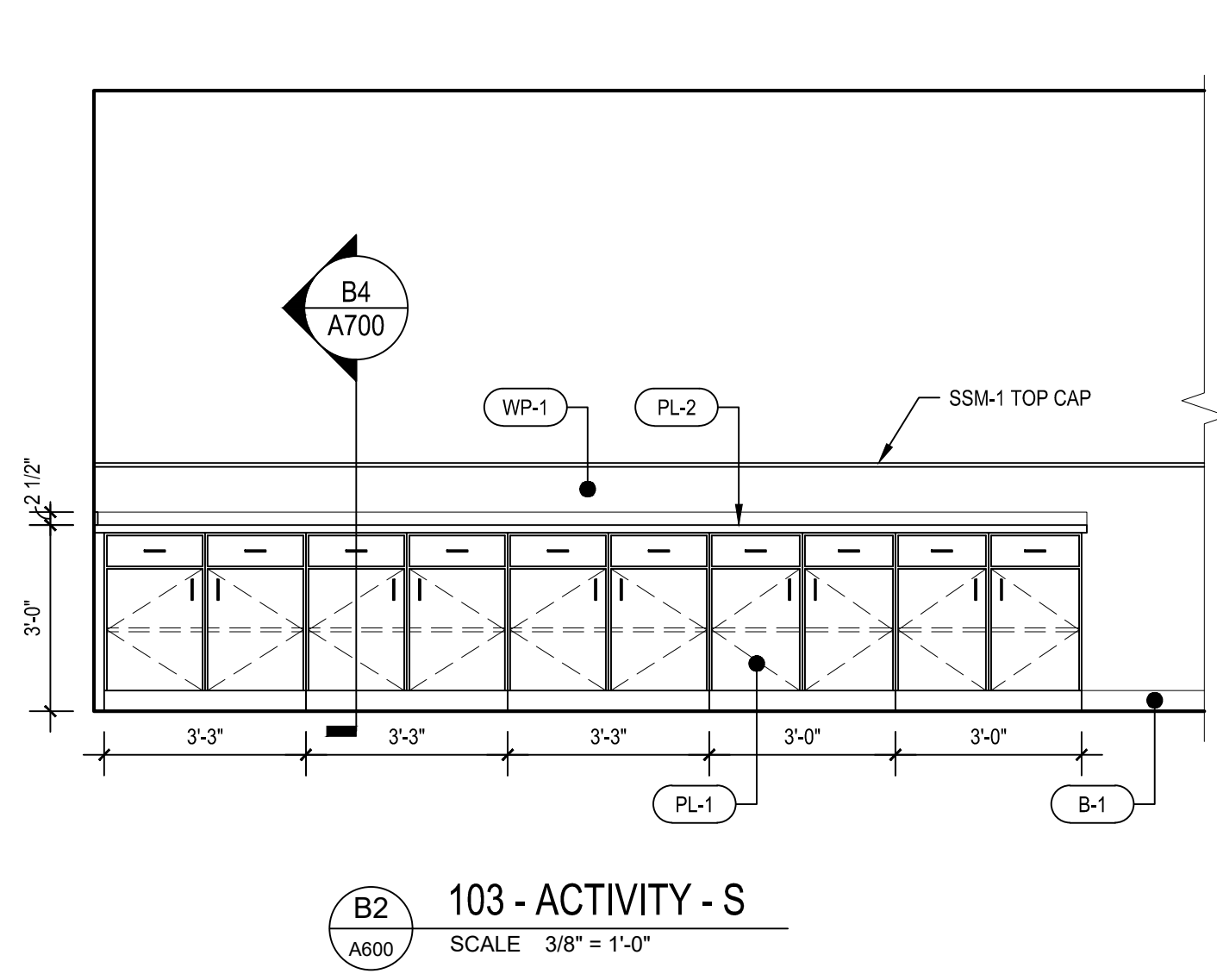
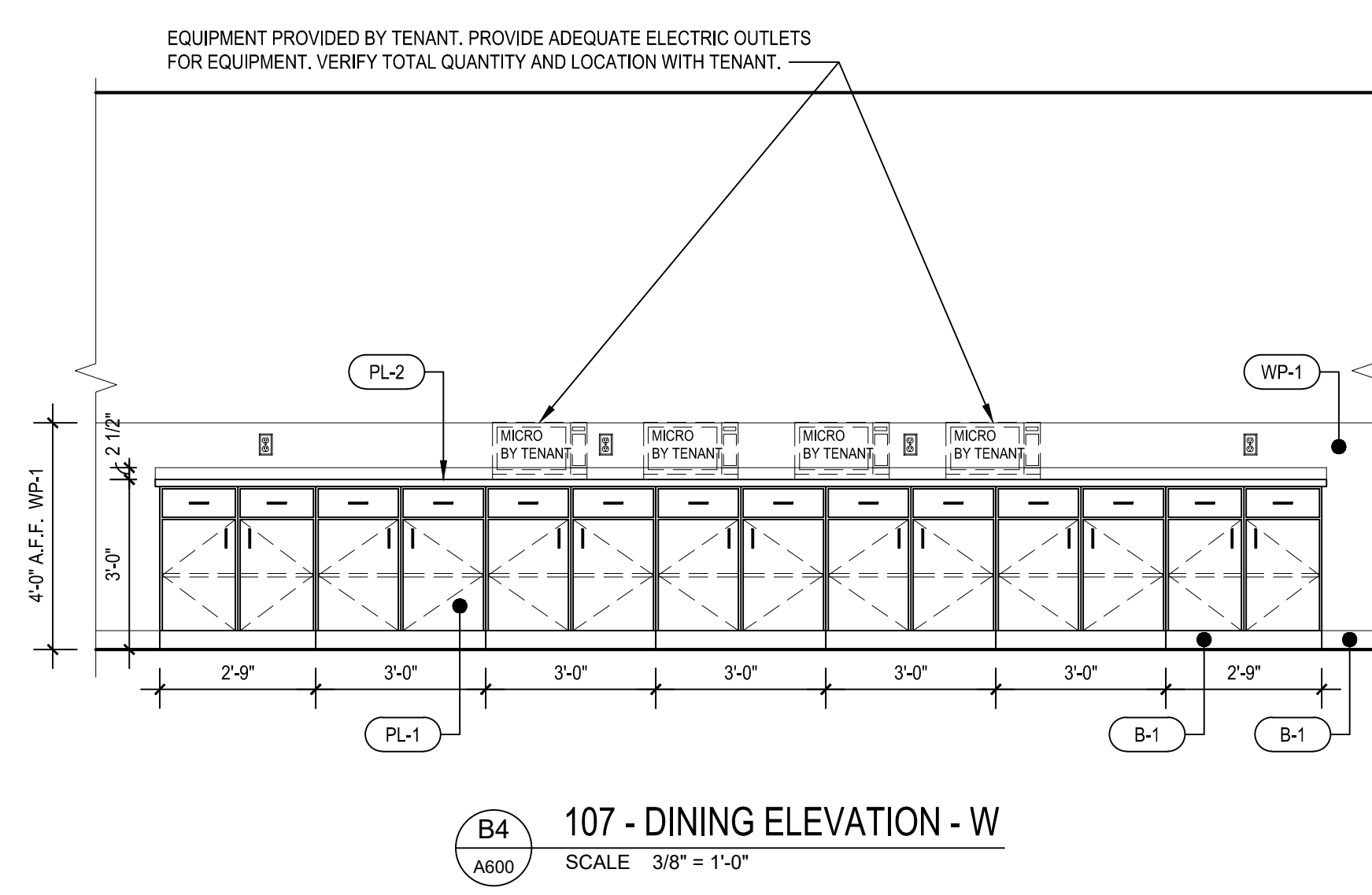
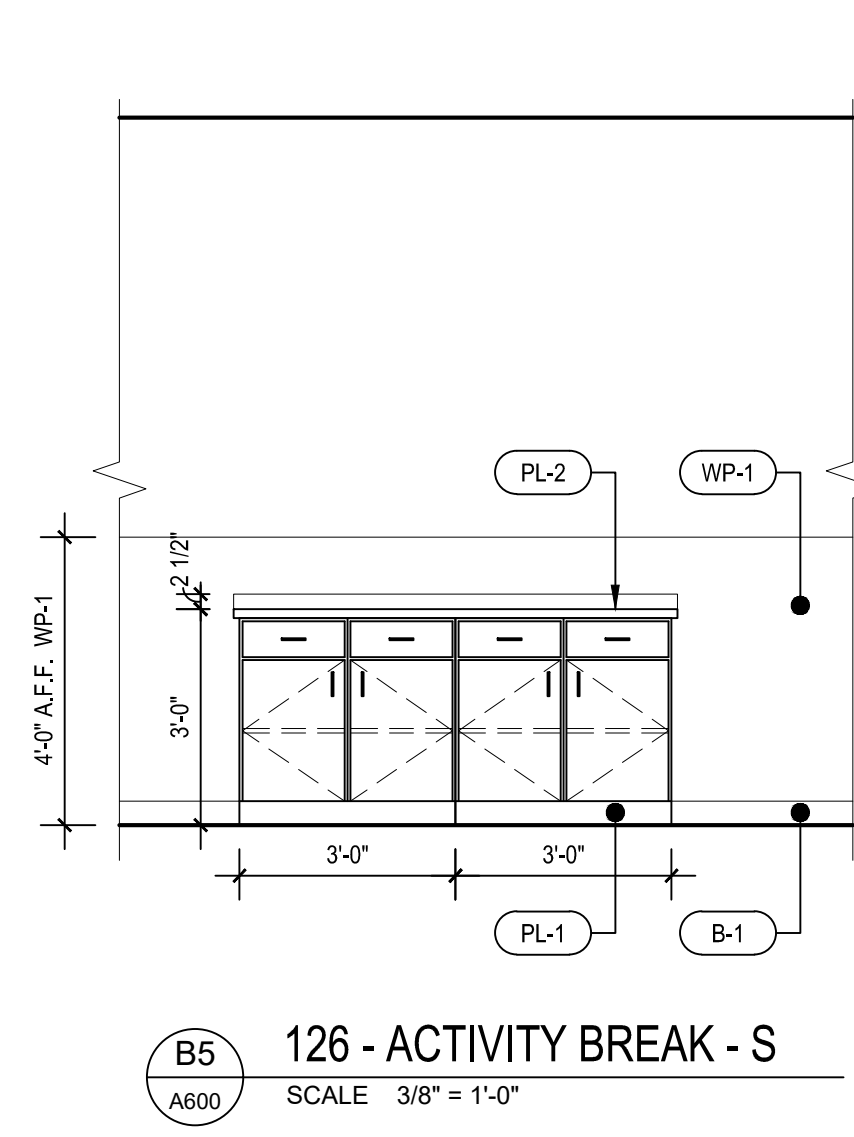
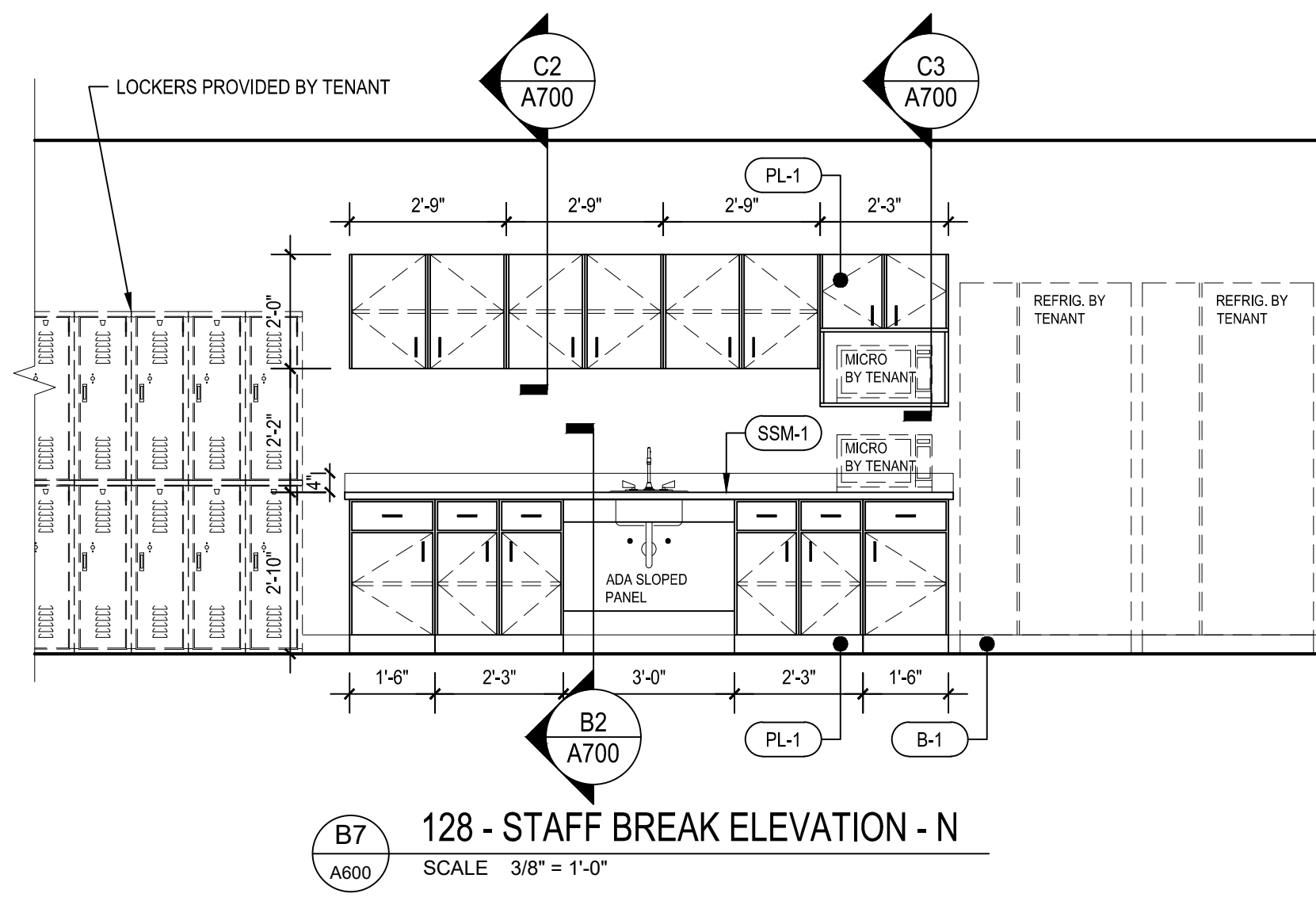
- LVT-1 (LUXURY VINYL FLOORING) WITH B-1
- CPT-1 (CARPET FLOORING) WITH B-1
- VCT-1 (VINYL COMPOSITE FLOORING) WITH B-1
- WOC-1 (WALK OFF CARPET FLOORING) WITH B-1
- SC-1 (SEALED CONCRETE FLOORING) WITH B-1
- FLOORING DIRECTION

**INTERIOR MATERIALS SCHEDULE**

TAG	TYPE	MANUFACTURER	MODEL	SIZE	COLOR	FINISH	NOTES	CONTACT
<b>FLOORING</b>								
WOC-1	WALK-OFF CARPET	MANNINGTON COMMERCIAL	RUFFIAN II	24" X 24"	EBONY EARTH 1508		MONOLITHIC INSTALLATION	
CPT-1	BROADLOOM CARPET	MANNINGTON COMMERCIAL	SUCCESSION II BROADLOOM	12'-0"	AFTER DARK 00900			
LVT-1	LUXURY VINYL TILE	TBD						
VCT-1	VINYL COMPOSITE TILE	TBD						
SC-1	SEALED CONCRETE	TBD						
<b>BASE</b>								
B-1	4" VINYL COVE BASE	JOHNSONITE	COVE BASE	4" VINYL WITH TOE 1/8" THICK	MEDIUM GRAY #28			
<b>PAINT</b>								
P-1	PAINT	BENJAMIN MOORE	COROTECH PRE-CATALYZED WATERBORNE EPOXY		TUNDRA 2133-70	EGGSHELL FINISH	GENERAL PAINT	
P-2	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY K45-T-1145		HANOKI SW6786	EGGSHELL FINISH	BEIGE ACCENT PAINT	
P-3	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY K45-T-1145		MAJOR BLUE SW6795	EGGSHELL FINISH	BLUE ACCENT PAINT	
P-4	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY K45-T-1145		BUTTERFIELD SW6676	EGGSHELL FINISH	ORANGE ACCENT PAINT	
P-5	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY K45-T-1145		HIGH REFLECTIVE WHITE SW7757	SEMI-GLOSS FINISH	TRIM PAINT	
<b>WALLCOVERING</b>								
WVC-1	VINYL WALLCOVERING	TBD						
<b>WALL PROTECTION</b>								
WP-1	RIGID PLASTIC WALL PROTECTION	INPRO	PALLADIUM RIGID SHEET	48" X 48"	GRAYSTONE 0151	PROVIDE MATCHING TRIM	PROVIDE FULL HEIGHT AT BATHROOMS, 48" HEIGHT AT ALL OTHER AREAS.	
CG-1	CORNER GUARD	KOROSEAL	KOROGARD 6815 VINYL CORNER GUARD	1.5" WINGS X 7" HIGH	PEWTER 21		SURFACE ADHERE	
HR-1	HAND RAIL	INPRO	800 HANDRAIL	12" X 5-1/2" HIGH	DESIGNER WHITE 0101		INSTALL TO 48" A.F.F.	
<b>CASEWORK</b>								
PL-1	PLASTIC LAMINATE	WILSONART			STERLING ASH 7965	38 FINE VELVET TEXTURE		
PL-2	PLASTIC LAMINATE	WILSONART			RAW COTTON 4947	38 FINE VELVET TEXTURE		
SSM-1	SOLID SURFACE	CORIAN	TERRA COLLECTION		WILLOW			
<b>CEILING</b>								
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG	ULTIMA BEVELED REGULAR	24" X 24"	WHITE		USE WITH SUPERFINE XL 1/2" SUSPENSION GRID, WHITE	

ISSUED FOR APPROVAL	04-08-25	NDH
BID	03-20-25	JML
REVISION	DESCRIPTION	DATE
BY	BY	BY
DMB		
CHECKED BY	PROJECT NO.	START DATE
NDH	24.C.117.6046	02/25/2025
DRAWING TITLE	INTERIOR MATERIALS LIST AND FINISH PLAN - FIRST FLOOR	
DRAWING NO.	A501	

- CASEWORK NOTES:**
1. ALL CASEWORK TO BE AWI CUSTOM QUALITY STANDARDS.
  2. ALL CABINETS TO BE FLUSH OVERLAY TYPE.
  3. ALL OUTSIDE EXPOSED CORNERS OF COUNTERTOPS TO HAVE A 1 1/2" RADIUS (TYP).
  4. PROVIDE FINISHED END PANELS AT ALL EXPOSED TO VIEW LOCATIONS.
  5. ALL CABINET PULLS TO BE WIRE METAL PULL MATT CHROME FINISH, 4" LENGTH - OR APPROVED EQUAL.
  6. ALL OFFICE AND "DRY" COUNTERTOPS (NO SINKS) TO BE PL-2.
  7. ALL "WET" COUNTERTOPS (WITH SINKS) - AND PONY WALL CAPS SHALL BE SSM-1. SINKS TO BE STAINLESS STEEL UNDERMOUNT SINKS TYPICAL.
  8. ALL WALL AND BASE CABINETS TO BE PL-1 WITH WOOD GRAIN TO RUN VERTICAL.
  9. PROVIDE SEALANT BETWEEN WALL AND COUNTERTOPS/BACKSPASH.
  10. ALL COUNTERTOPS TO HAVE CONCEALED SUPPORT BRACKETS WHERE POSSIBLE FOR SUPPORT. MAX. DISTANCE BETWEEN BRACKETS IS 4'-0".
  11. BACKSPASH ARE TO BE PROVIDED AT ALL COUNTERTOPS. 4" HIGH BACKSPASH AT ALL "WET" AREAS - ANY COUNTER WITH A SINK. 2 1/2" BACKSPASH AT ALL "DRY" AREAS. BACKSPASH TO MATCH COUNTERTOP MATERIAL.
  12. ALL PLASTIC LAMINATE COUNTERTOPS TO HAVE 2MM EDGE BANDING.



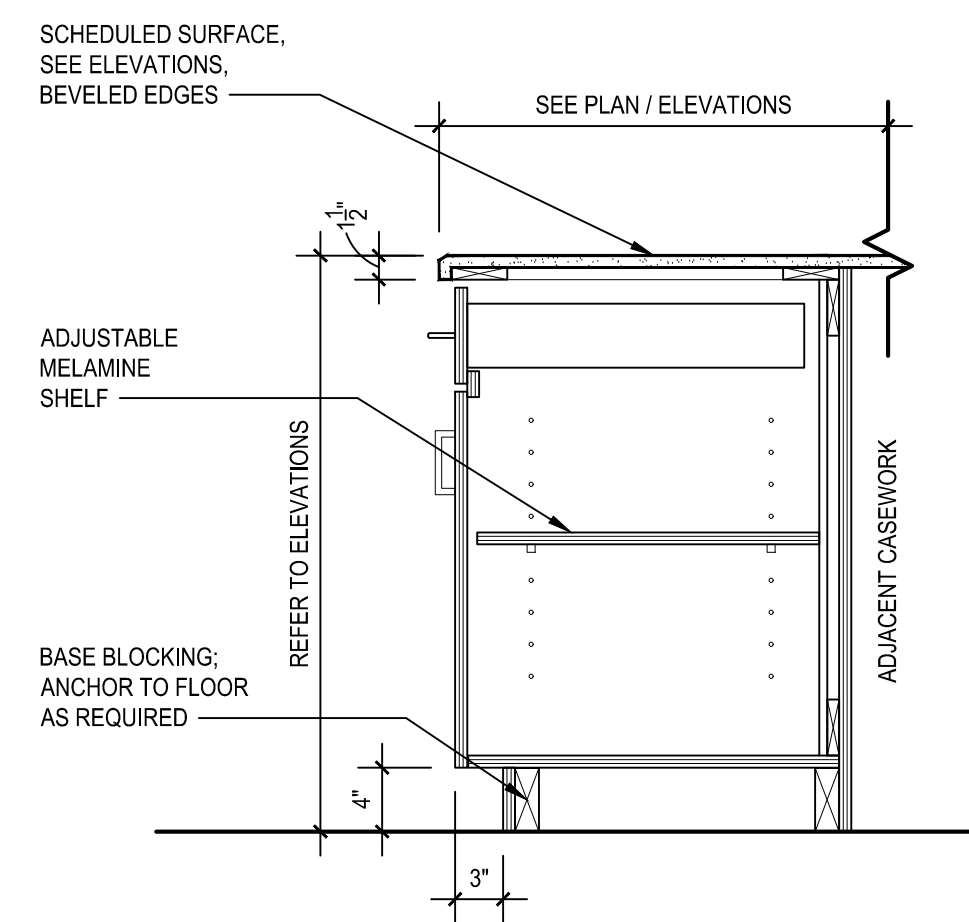
NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	BY
ISSUED FOR APPROVAL		04-08-25	NDH
BID		03-20-25	JML
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BMB			
CHECKED BY	PROJECT NO.	START DATE	
NDH	24.C117.6046	02/25/2025	
DRAWING TITLE			

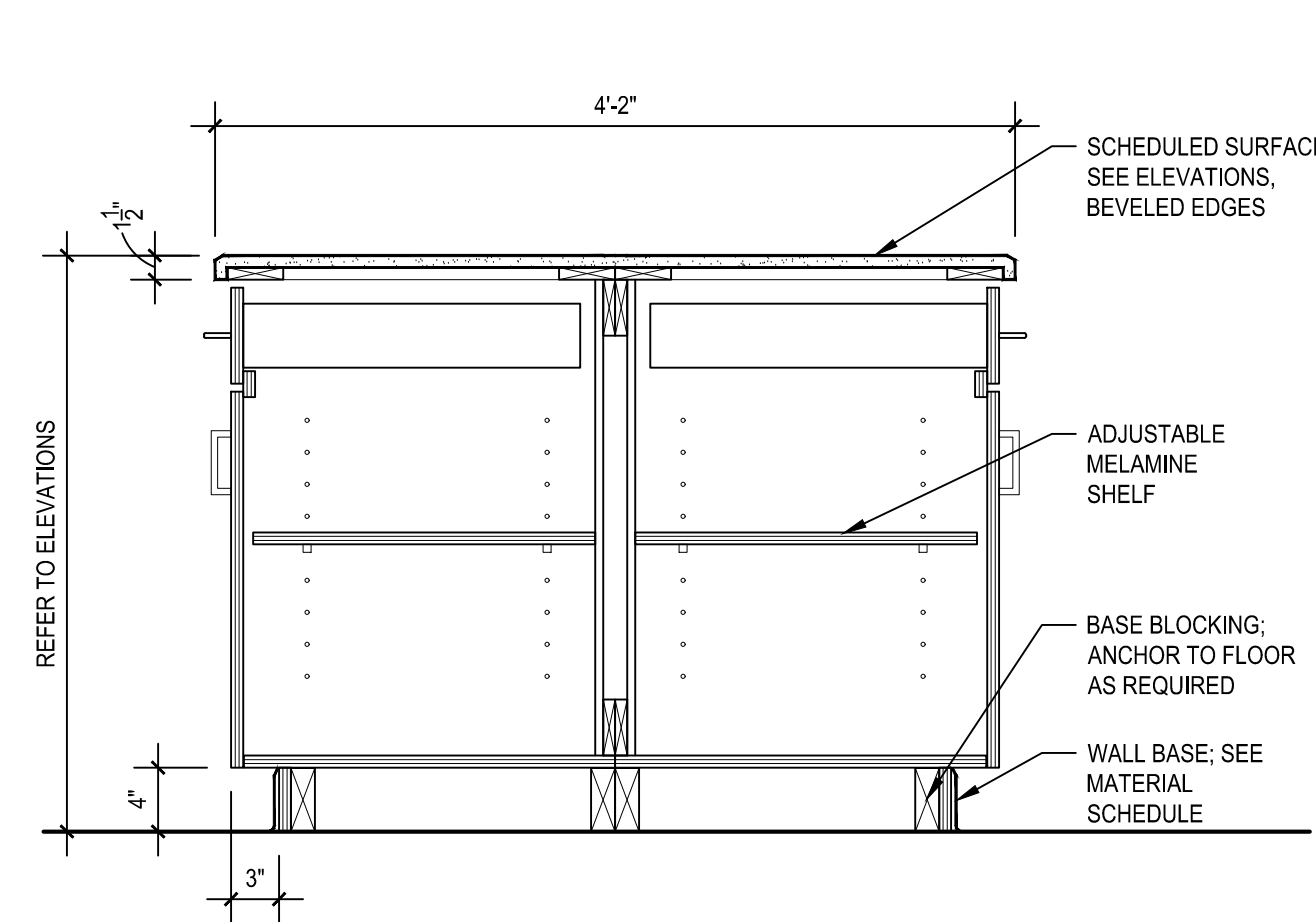
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DRAWING NO.

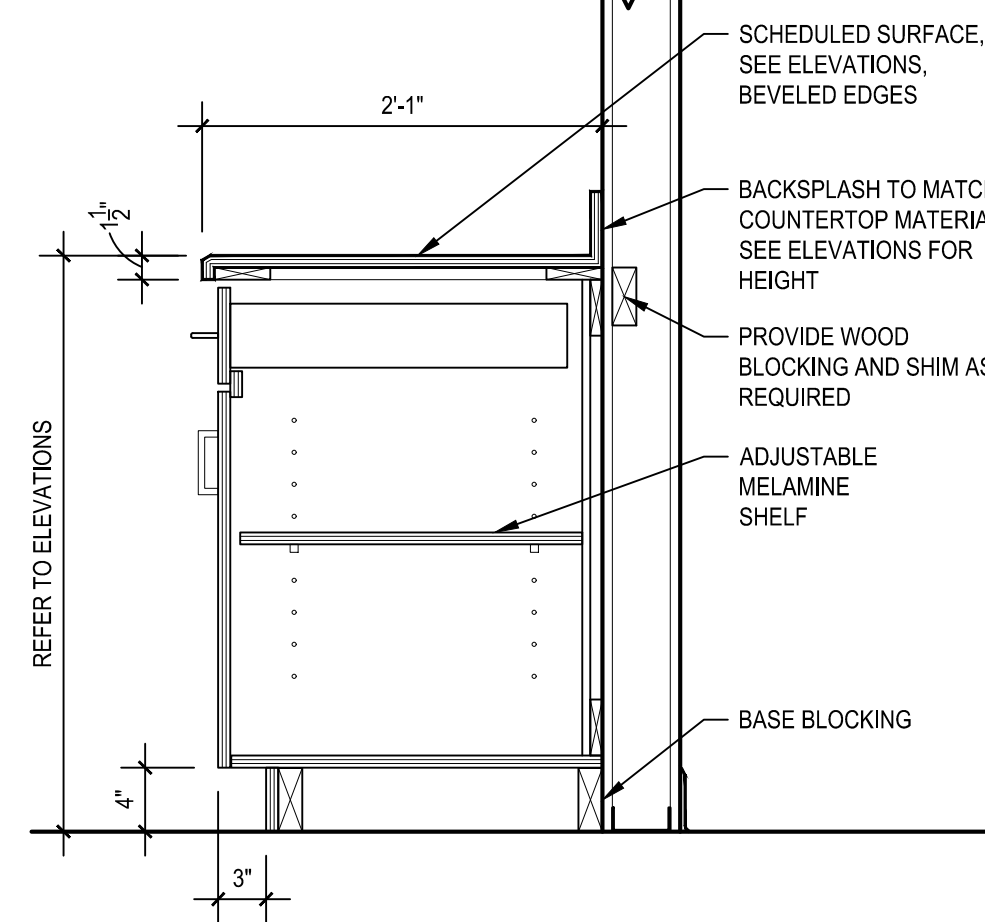
**A600**



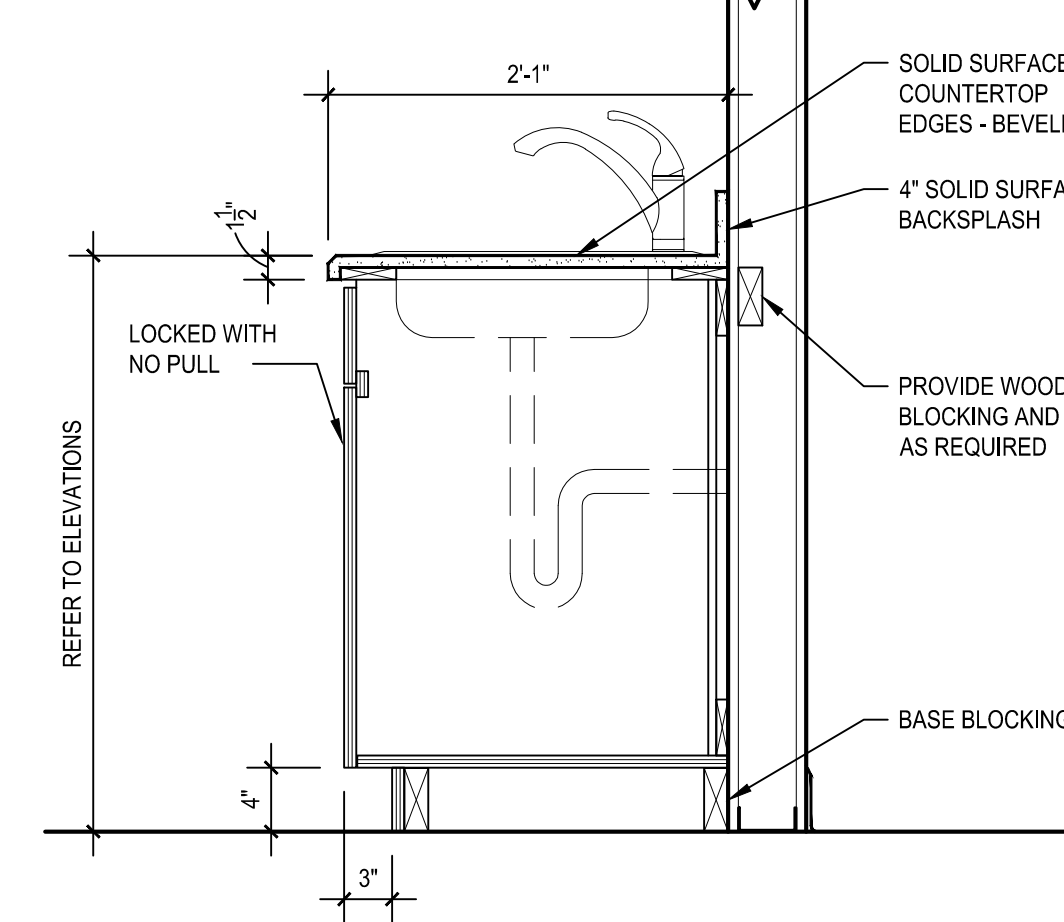
**B7** CABINETRY SECTION  
SCALE 1" = 1'-0"



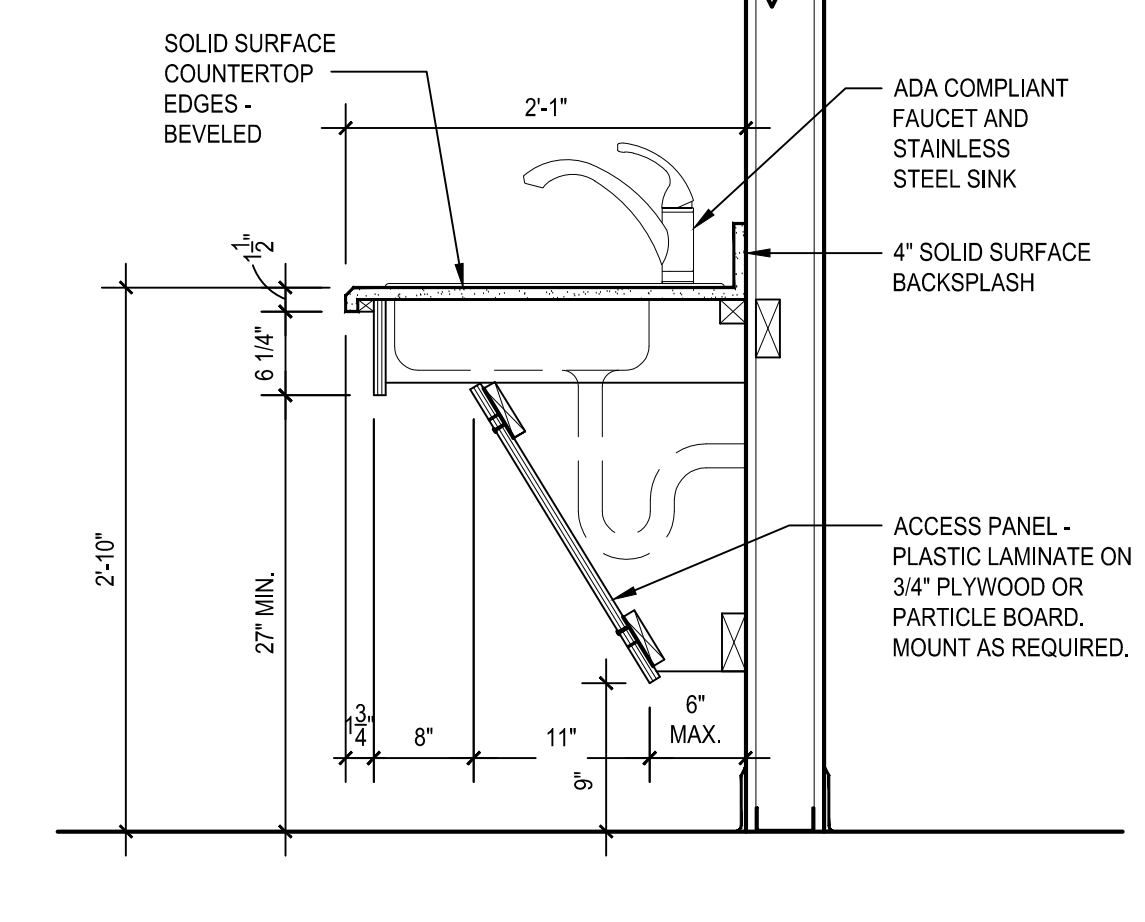
**B6** ISLAND CABINETRY SECTION  
SCALE 1" = 1'-0"



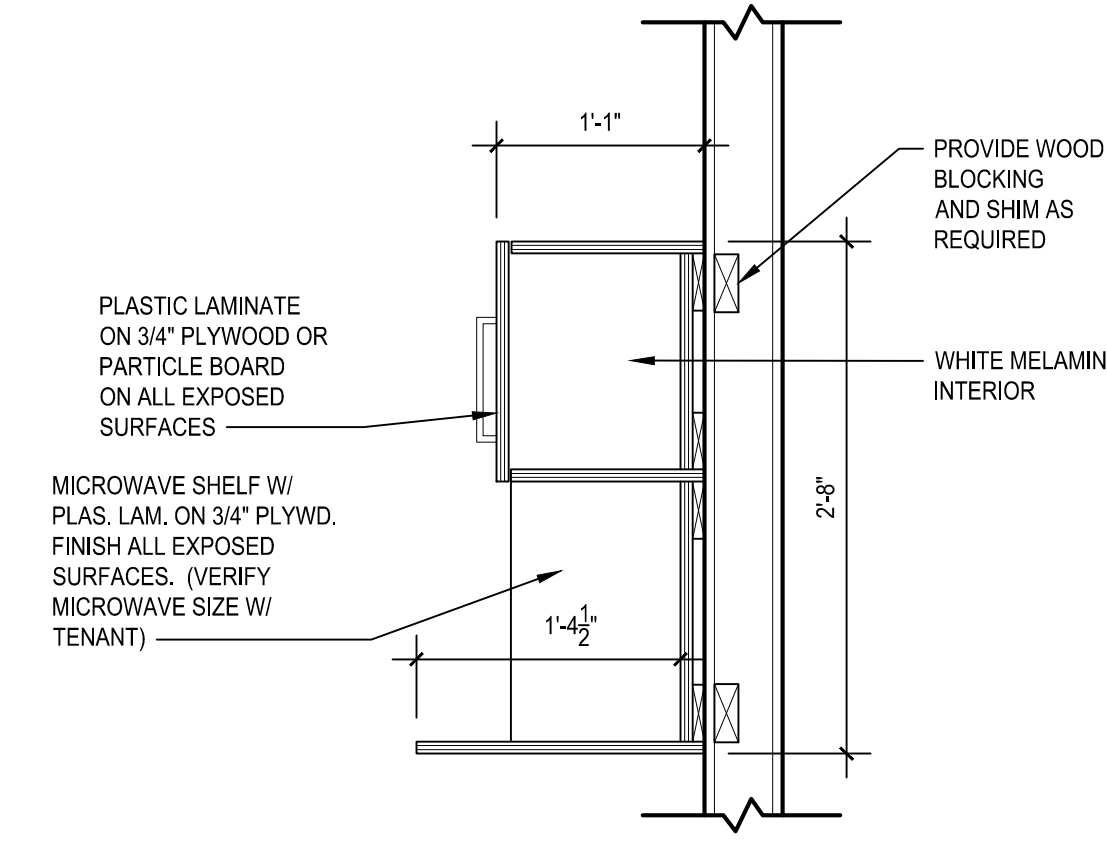
**B4** CABINETRY SECTION  
SCALE 1" = 1'-0"



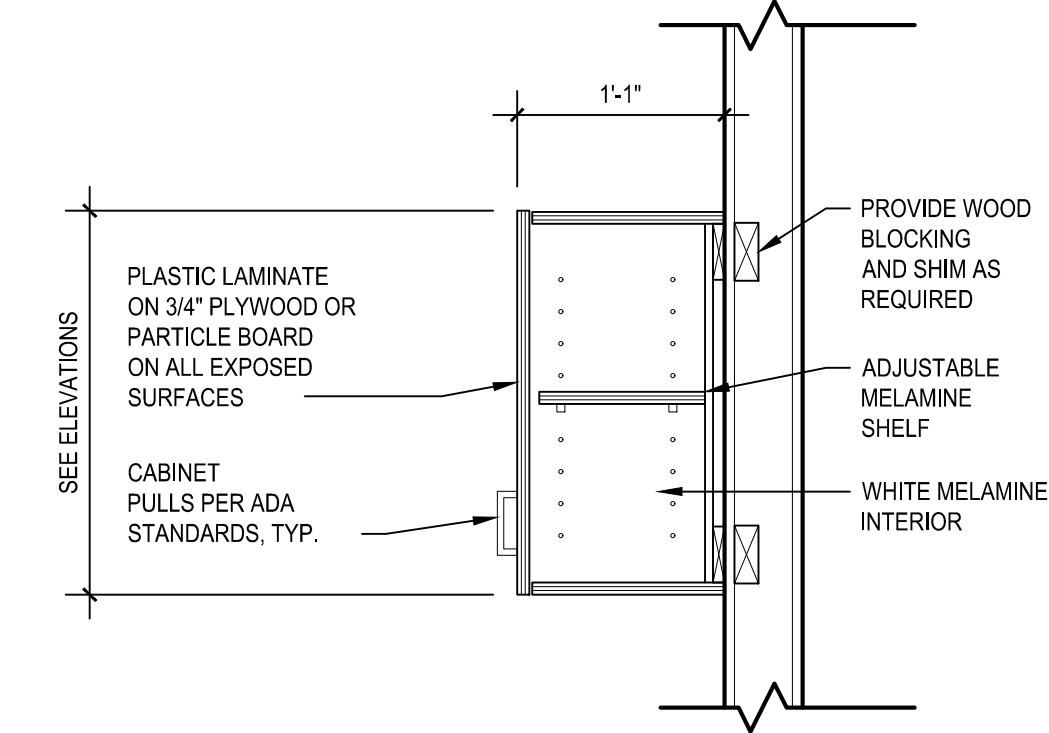
**B3** CABINETRY AT SINK SECTION  
SCALE 1" = 1'-0"



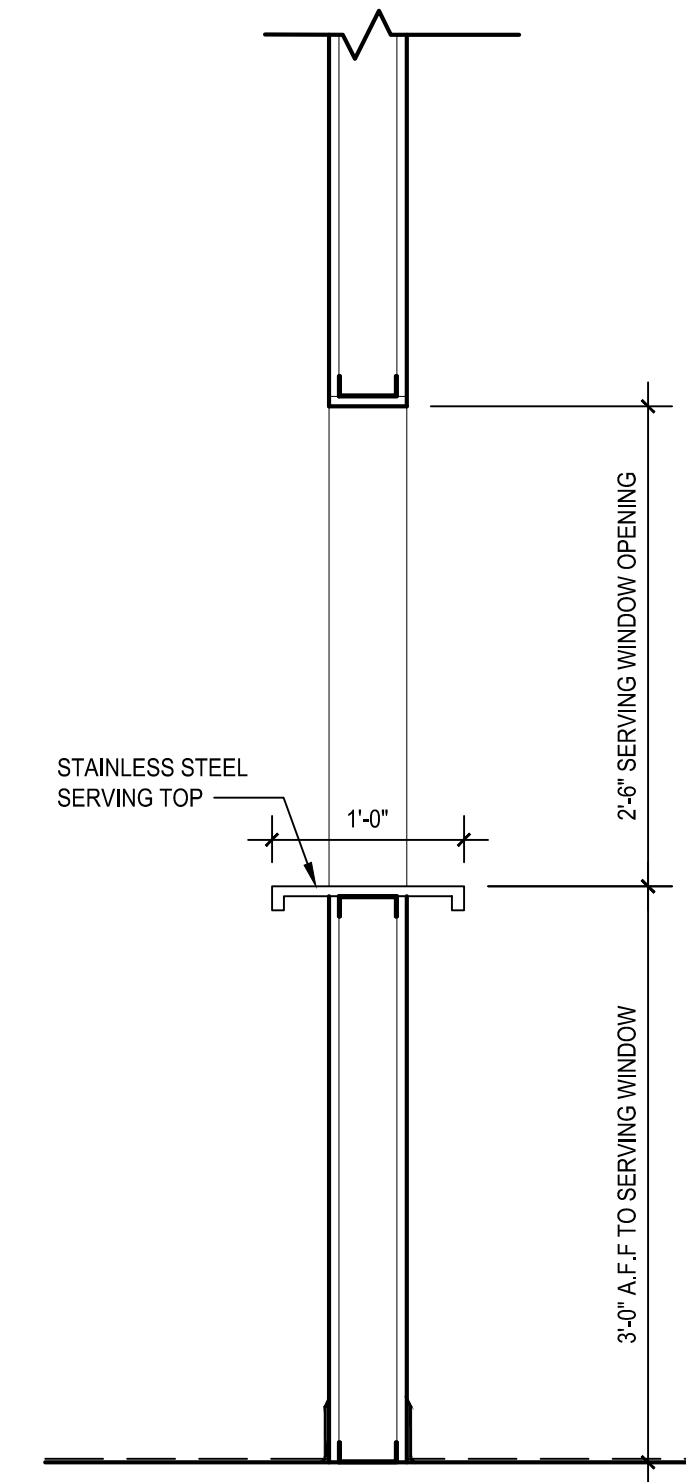
**B2** CABINETRY AT SINK SECTION  
SCALE 1" = 1'-0"



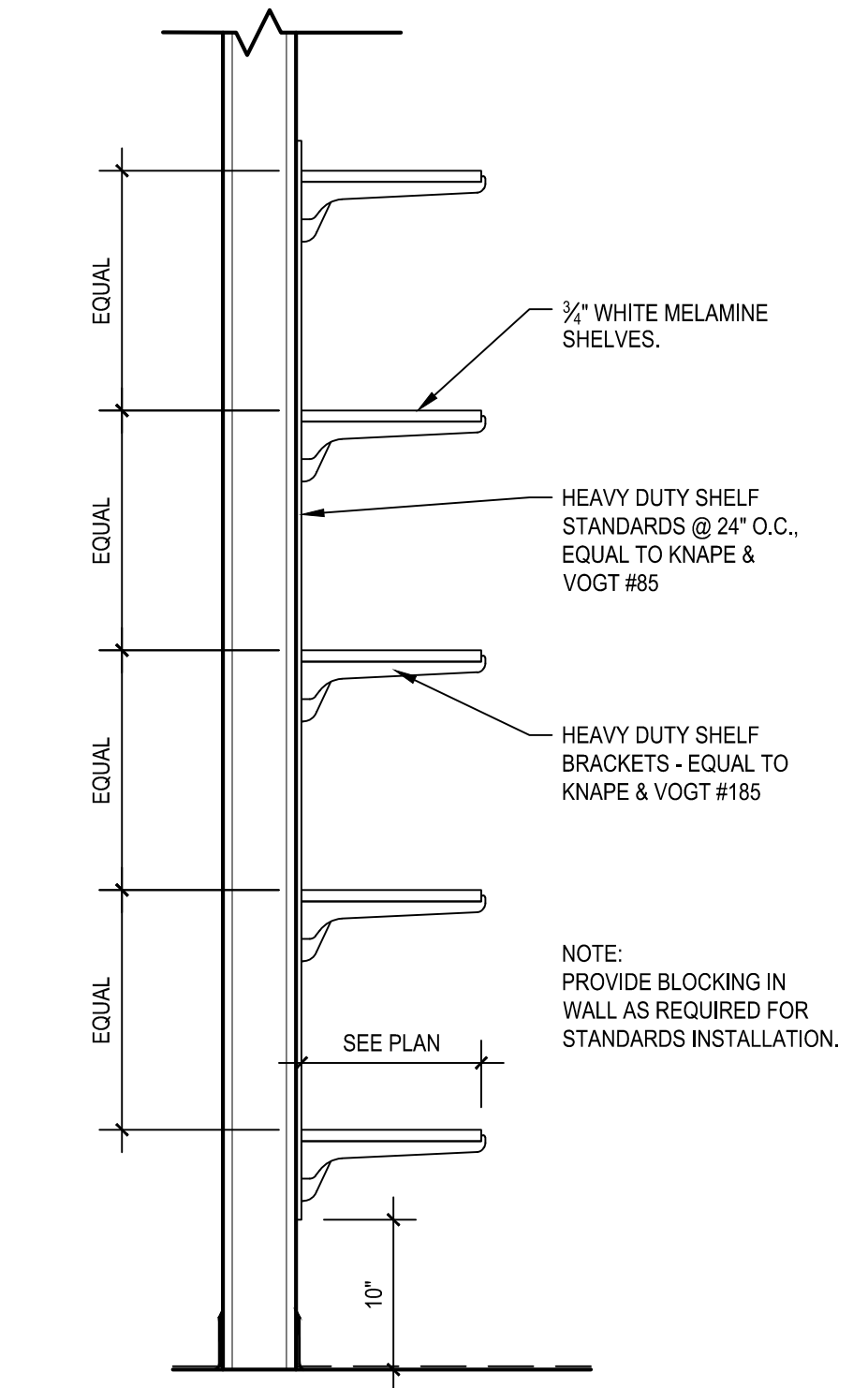
**C3** MICROWAVE SHELF SECTION  
SCALE 1" = 1'-0"



**C2** WALL CABINETRY SECTION  
SCALE 1" = 1'-0"



**E3** WINDOW PASS-THRU SECTION  
SCALE 1" = 1'-0"



**E2** ADJUSTABLE SHELVING SECTION  
SCALE 1" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED FOR APPROVAL	04-08-25	NDH
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REVISION	DESCRIPTION	DATE
BY	FILE NAME	BY
BMB		
CHECKED BY	PROJECT NO.	START DATE
NDH	24.C.117.6046	02/25/2025
DRAWING TITLE		

CASEWORK SECTIONS

DRAWING NO.

**A700**



**ORDINANCE NO. 27-2025**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH DONOVAN ENERGY FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT DESIGN SERVICES FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS IN THE CITY OF SPRINGDALE**

WHEREAS, the City of Springdale (the “City”) secured a grant from the Ohio Kentucky Indiana Regional Council (“OKI”) to assist with the installation of electric vehicle charging stations to be located on municipal property within the City; and

WHEREAS, the City desires to enter into an agreement with Donovan Energy for Electric Vehicle Supply Equipment Design Services to be paid for using the proceeds of the OKI grant the City received.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. That the City Administrator is hereby authorized to execute an agreement with Donovan Energy for Electric Vehicle Supply Equipment Design Services in the amount of \$45,000 (the “Agreement”). A copy of the Agreement is attached as Exhibit A and incorporated herein by reference.

Section 2. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This ordinance shall take effect on the earliest date allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**City of Springdale**  
**EVSE Advisory Services**

May 23, 2025

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**DONOVAN**  
**ENERGY**

## INTRODUCTION

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Donovan Energy (DE) is pleased to submit this proposal to provide EVSE (Electric Vehicle Supply Equipment) Design services to the City of Springdale for EV charging projects at the Municipal Building and Recreation Center funded by the OKI Carbon Reduction Program (CRP) grant. Our expertise in electric vehicle charging infrastructure and project management provides the City of Springdale with a trusted partner to oversee this critical project, guiding its execution to be effective, on time, and in compliance with all grant requirements.

## SCOPE OF WORK

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DE will provide Design & Advisory services for EVSE tailored to the City of Springdale's needs, including but not limited to:

- Supporting compliance with all CRP grant requirements, timelines, and reporting obligations.
- Coordinating with contractors, vendors, City stakeholders including the Ohio Department of Transportation to align deliverables with the City of Springdale's objectives.
- Providing design and advisory support to optimize project outcomes and address challenges.
- Develop and deliver Plans, Specifications, and Estimates (PS&E) in compliance with Ohio Department of Transportation's requirements. This work is predicated on the final determination of charger locations.
- DE will support the Design/Bid/Build process, facilitating the City's efforts to select the optimal hardware, software and Operations & Maintenance protocols.
- Offering guidance throughout the preconstruction process to align with both technical standards and the City of Springdale's specific project goals, until the City receives the Notice to Proceed from ODOT.

## INVESTMENT

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Donovan Energy proposes a fee of \$45,000 to perform these services, based on a monthly fee of \$3,750.

## TIMELINE

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Donovan Energy proposes to perform these services starting in July 2025 through June 2026.

Signed:

**City of Springdale**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Sign Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Donovan Energy, LLC**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Sign Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## **TERMS AND CONDITIONS**

These Terms and Conditions ("Terms"), and the purchase order that accompanies or incorporates them (the "Purchase Order," and together with these Terms, the "Contract") constitute the sole and exclusive terms on which Donovan Energy, LLC ("Company") agrees to be bound to Customer. Any acceptance of the Purchase Order shall be deemed to include acceptance of the express terms contained herein.

- 1. Purchase of Products.** Customer's purchase of Products or Services shall be made by binding, written purchase order ("Purchase Order") specifying the number and model of Products desired to be purchased, requested delivery schedule, and installation services (if any), and that Customer's purchase of Products is subject to all of the terms and conditions contained in these Terms. Any additional printed terms and conditions in the Purchase Order conflicting with, varying or adding to the terms and conditions of these Terms, shall be of no force and effect, unless the parties hereto agree in writing, in advance, to specifically accept such terms and conditions.
- 2. Acceptance of Purchase Orders.** All purchase orders and modifications thereto are subject to acceptance or rejection by Company in its sole discretion. No purchase order shall be binding upon Company unless and until so accepted in writing by Company. Company agrees to use commercially reasonable efforts to notify Customer of its acceptance or rejection of Customer's order within ten (10) business days after receipt thereof. Any purchase order accepted by Company is non-cancelable, non-returnable and non-refundable.
- 3. Price Adjustments.** Notwithstanding Section 2 to the contrary, price adjustments may be made by Company at any time prior to Customer's acceptance of these Terms. Price adjustments may be made by Company after such acceptance from time to time upon written notice to account for (i) any increase in variable costs (such as raw materials or energy), (ii) any material change in any domestic or international tariffs or market conditions that substantially impacts Company's costs or operations, or (iii) any environmental, safety, or regulatory standard that substantially impacts Company's costs or operations.
- 4. Delivery.** Company will take reasonable efforts to comply with Customer's requested delivery schedule. Company shall not be liable for delivery delays beyond its control, including delays caused by manufacturers. All shipments are FOB shipping point, and the risk of loss passes to Customer upon shipment.
- 5. Subscription for Cloud Services.** Some of the Products are designed to work with cloud-based application services ("Cloud Services") provided and managed by third party services providers ("Cloud Services Providers"). Fees for any subscriptions to Cloud Services shall be paid directly to the Cloud Services Providers, pursuant to separate agreement.
- 6. Security Interest.** AS COLLATERAL SECURITY FOR ALL OF CUSTOMER'S PAYMENT OBLIGATIONS UNDER THIS CONTRACT, CUSTOMER HEREBY GRANTS COMPANY A FIRST PRIORITY SECURITY INTEREST IN ALL PRODUCTS PURCHASED OR TO BE PURCHASED HEREUNDER TO THE MAXIMUM EXTENT PERMITTED BY LAW. CUSTOMER SHALL, AT COMPANY'S EXPENSE, TAKE ALL COMMERCIALY REASONABLE ACTION REQUIRED BY COMPANY TO FURTHER EVIDENCE OR PERFECT SUCH SECURITY INTEREST, OR BOTH, INCLUDING WITHOUT LIMITATION EXECUTING AND DELIVERING A SEPARATE SECURITY AGREEMENT AND UCC-1 FINANCING STATEMENT USING A FORM TO BE PROVIDED BY COMPANY. CUSTOMER HEREBY APPOINTS COMPANY AS ITS ATTORNEY-IN-FACT SOLELY FOR PURPOSES OF FILING THE UCC FINANCING STATEMENTS ON ITS BEHALF.
- 7. Taxes & Duties.** All amounts due to Company under the Contract are net of any duties, any sales, use, excise, value-added, withholding, or similar tax of any kind and any and all other fees and charges of any nature (collectively, "Taxes") imposed by the United States or any foreign, state or local governmental entity or instrumentality thereof on the purchase, shipment, use or sale of the Products by or to Customer, other than taxes measured by Company's income, corporate franchise, or personal property ownership.
- 8. Invoice Disputes.** In the event Customer disputes any portion or all of an invoice or any other amount due hereunder, Customer shall pay the undisputed amount in accordance with the Contract, and provide to Company, within five (5) days after receipt of the disputed invoice, a written statement explaining Customer's reason for believing the invoice to be in error. Company will consider in good faith whether the invoice was in error and shall credit Customer's account in the amount of the error if Company determines that an error occurred. Unless written notice of a dispute as to invoice amounts is received by Company within such five (5) day period, the invoice shall be deemed correct and payable in full by Customer. Company reserves the right to suspend further shipments of Products if Customer is over thirty (30) days late in payment of an undisputed invoice. Company reserves the right to terminate the order if Customer is over sixty (60) days late in payment of an undisputed invoice.
- 9. Remedies upon Payment Default.** Upon Customer's default of these terms, Company may, in addition to any other rights or remedies it may have at law or otherwise, subject to any cure rights of Customer, declare the entire balance of Customer's account immediately due and payable or foreclose any security interest in the Products delivered. Customer agrees to pay interest in the amount of 1.5% per month on any past due amounts until collected and Customer further agrees to pay all costs of collection incurred by Company, including fees and expenses charged by attorneys and/or collection agencies.
- 10. Installation of Products.** At Customer's request, Company shall be responsible for arranging for the installation and provisioning of the Products, or delivery of the services, at Customer's sole cost and expense. Company retains the right to contract with a subcontractor of its choice, provided however that company shall enter into a subcontractor agreement with a subcontractor that possesses the requisite expertise and equipment necessary and appropriate to perform the installation services, in Company's sole discretion. EXCEPT AS SPECIFICALLY AGREED TO IN WRITING, COMPANY IS NOT RESPONSIBLE FOR AND WILL NOT BE LIABLE FOR, THE QUALITY OF ANY INSTALLATION SERVICES OR ANY CLAIM IN ANY WAY RELATING TO OR RESULTING FROM SUCH SERVICES.

11. **Capacity attributes of energy efficiency products.** Customer hereby exclusively commits ownership and control of the capacity attributes of all Products to Company for purposes of bidding the capacity into the capacity auctions or markets operated by PJM or any other regional transmission organization or similar entity at Company's sole discretion, with the exception of capacity attributes owned and controlled by a third party in connection with the provision of incentives or rebates, as highlighted on the Energy Savings Detail page in blue. This commitment shall last for the life of the Products. Except as highlighted on the Energy Savings Detail page in blue, Customer warrants that it does not have an agreement with any other entity to commit the capacity attributes of the Products to any other entity and will not enter into such an agreement. Customer will make all reasonable efforts to assist Company in verifying the capacity resources associated with the Products, including but not limited to responding promptly to Company queries as to whether the Products are still installed and operating. Customer shall have no claim on any revenues associated with the offering of capacity resources attached to the energy efficiency products, and Customer shall not be responsible for any costs or liabilities associated with the offering of said resources.
12. **Warranties & Limitation of Liability.**
- A. **Warranty.** With respect to all Products, the manufacturer's warranty ("Warranty"), if any, constitutes the sole warranty with respect to the sale of the Products and Customer shall look solely to the manufacturer in the event of any defect or non-conformity of the Products. Company will reasonably cooperate with Customer in efforts to recover from manufacturer under the terms of the Warranty. Notwithstanding the foregoing, Company will not be liable under any circumstances for any breach of warranty claims or for any damages arising out of Manufacturer's failure to honor its warranty obligations.
- B. **Disclaimer of Warranties.** EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION, COMPANY MAKES NO WARRANTY WITH RESPECT TO THE PERFORMANCE OF THE PRODUCTS, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE. COMPANY EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF NON-INFRINGEMENT OF THIRD PARTY RIGHTS BY THE PRODUCTS, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. COMPANY DOES NOT WARRANT UNINTERRUPTED OR ERROR FREE OPERATION OF THE PRODUCTS.
- C. **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THESE TERMS, IN NO EVENT SHALL COMPANY BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF CUSTOMER IN CONNECTION HERewith, SUCH AS LOSS OF PRODUCTION, LOSS OF ANTICIPATED SAVINGS, ANTICIPATED PROFITS, ANTICIPATED UP-TIME OR DAMAGES OF ANY THIRD PARTY ASSERTED AGAINST CUSTOMER. CUSTOMER'S SOLE REMEDY FOR ANY BREACH BY COMPANY OF ITS OBLIGATIONS OR WARRANTIES HEREUNDER SHALL BE REFUND BY COMPANY OF ALL OR A PART OF THE PURCHASE PRICE OF THE NONCONFORMING PRODUCTS. THE REMEDIES CONTAINED HEREIN ARE CUSTOMER'S SOLE AND EXCLUSIVE REMEDIES AND ARE IN LIEU OF ANY OTHER RIGHTS OR REMEDIES CUSTOMER MAY HAVE AGAINST COMPANY WITH RESPECT TO NONCONFORMANCE OF THE PRODUCTS. FURTHER, THE RESPONSIBILITY FOR CLAIMING TAX CREDITS, DEDUCTIONS, UTILITY REBATE OR OTHER FORMS OF SUBSIDY LIES SOLELY WITH THE BORROWER; THE COMPANY DOES NOT GUARANTEE THE AVAILABILITY, AMOUNT, OR ELIGIBILITY OF SUCH FUNDING. THE PRODUCT OR SERVICE THE COMPANY DELIVERS DOES NOT SUPERSEDE OR REPLACE FORMAL ADVICE BY A QUALIFIED TAX PROFESSIONAL.
13. **Notices.** Any notice, request, demand or other communication by the terms hereof required or permitted to be given by one party to the other shall be given in writing by email with confirmation of receipt, certified or registered mail, return receipt requested, fax or courier addressed to such other party or delivered to the address for each party set forth below their respective signatures, or at such other fax, email address or office address as may be given from time to time by either of the parties.
14. **Controlling Law and Venue.** These Terms shall be governed in all respects by the laws of the State of Ohio, exclusive of conflicts of law principles. The State and Federal courts located in Hamilton County, Ohio shall have exclusive jurisdiction and venue over any dispute arising out of or relating to these Terms.
15. **Severability.** In the event that any provision of these Terms shall be unenforceable or invalid under any applicable law or be so held by applicable court decision, such unenforceability or invalidity shall not render these Terms unenforceable or invalid as a whole, and, in such event, such provision shall be changed and interpreted as to best accomplish the objectives of such provisions within the limits of applicable law or applicable court decisions.
16. **Miscellaneous.** The rights and liabilities of the parties hereto shall bind and inure to the benefit of their successors, provided, however, that Customer may not assign these Terms or any of its licenses, rights or duties hereunder without the prior written consent of the Company in its reasonable discretion, and any attempted assignment in violation of this provision shall be void. If any action at law or in equity is necessary to enforce the terms of these Terms, the prevailing party shall be entitled to reasonable attorneys' fees, costs and expenses in addition to any other relief to which the prevailing party is otherwise entitled. Neither party shall be liable hereunder by reason of any failure or delay in the performance of its obligations hereunder on account strikes, shortages, riots, insurrection, fires, flood, storm, explosion, acts of God, war, governmental action, labor conditions, earthquakes, or any other cause which is beyond the reasonable control of such party. The failure of either party to require performance by the other party of any provision hereof shall not affect such party's full right to require such performance at any time thereafter, nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself. This Contract constitutes the entire agreement between the parties regarding its subject matter.

**ORDINANCE NO. 28-2025**

**AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SAID SURPLUS PROPERTY**

WHEREAS, Council has determined that certain property of the City is no longer needed by the City for municipal purposes or useful as such, absolutely or temporarily.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. Consistent with Article VIII, Section C(3) of the Charter of the City, and as permitted by Ohio Revised Code Section 721.15, the 2006 Ford F-350 Ambulance, VIN: 1FDWF36P66EA56269, owned by the City is hereby declared to be surplus property no longer needed for municipal purposes or useful as such, absolutely or temporarily, and that such property may be sold, by internet auction or otherwise, transferred, disposed of, or traded in by the City and may have the value credited against the purchase price of other personal property to be used by the City.

Section 2. That the City Administrator is hereby authorized to dispose of said property in the manner specified herein.

Section 3. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. That this Ordinance shall take effect at the earliest date allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date