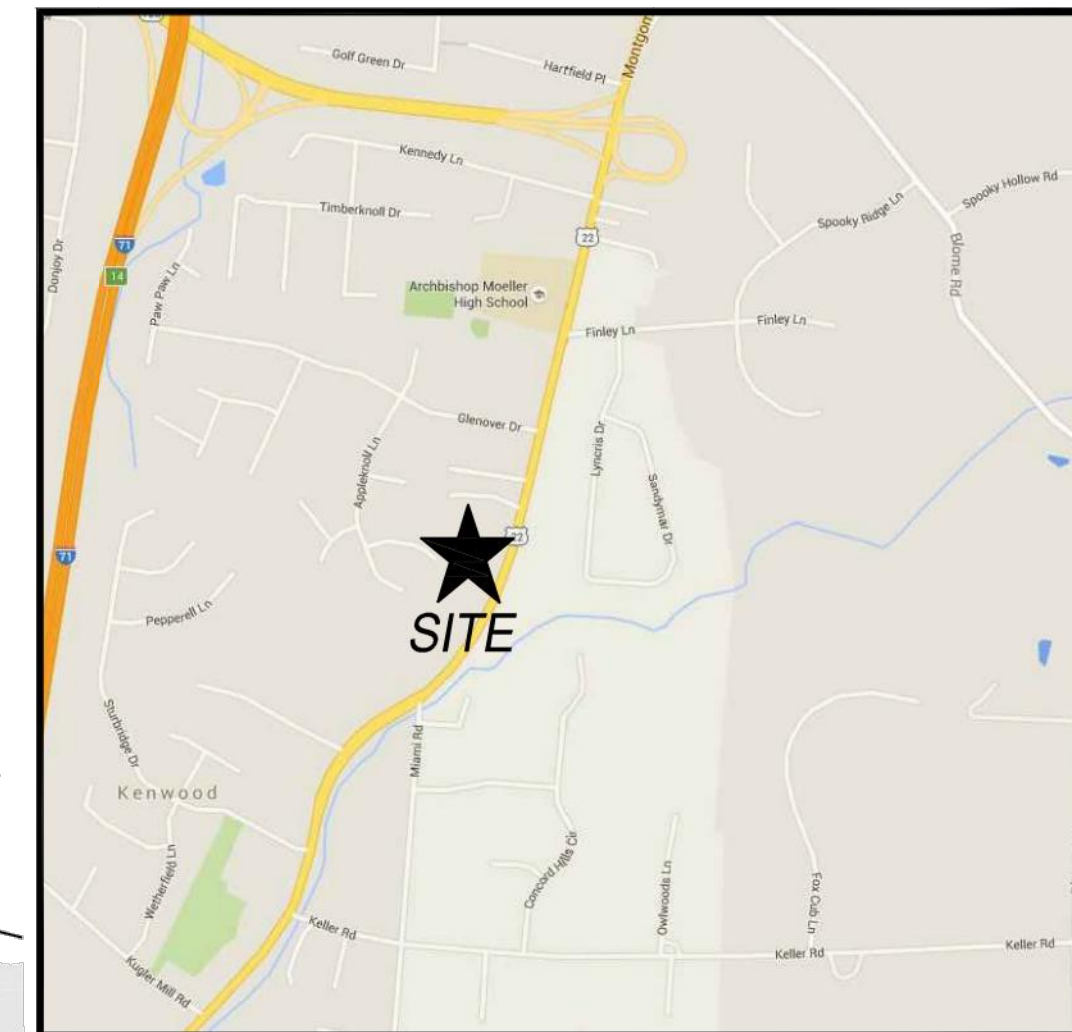
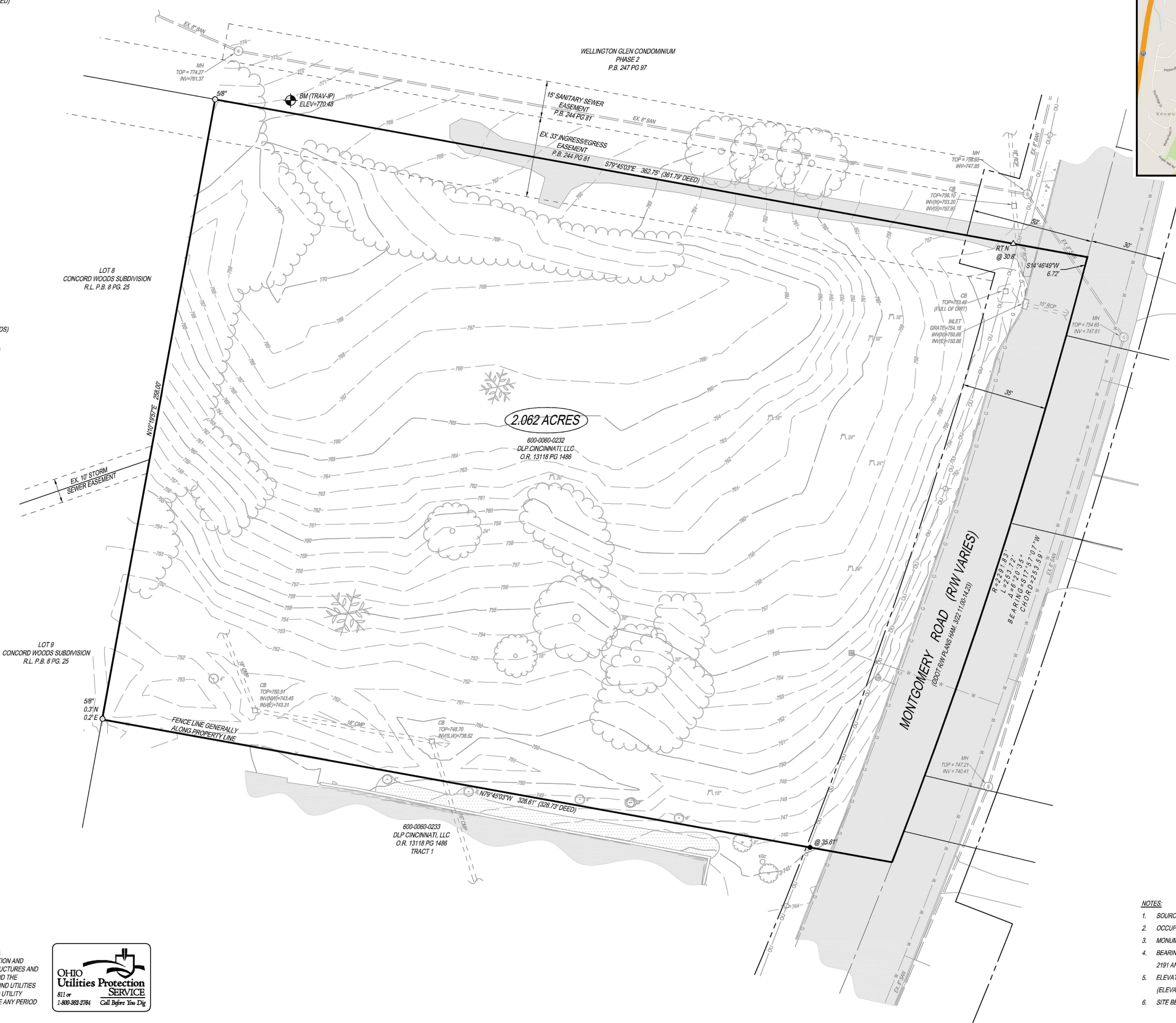


- LEGEND**
- 5/8" IRON PIN SET
  - IRON PIN FOUND (SIZE AS NOTED)
  - ⊙ PIPE FOUND (SIZE AS NOTED)
  - △ RAILROAD SPIKE FOUND
  - SANITARY MANHOLE
  - INLET
  - ⊙ GAS VALVE
  - ⊙ GAS METER
  - ⊕ FIRE HYDRANT
  - ⊙ WATER METER
  - ⊙ WATER VALVE
  - ⊙ WATER SERVICE
  - UTILITY POLE
  - GUY WIRE
  - DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE
  - TREE LINE
  - FENCE LINE
  - WATER LINE (PER RECORDS)
  - GAS LINE (PER RECORDS)
  - OVERHEAD UTILITY
  - SANITARY SEWER
  - STORM SEWER
  - ▒ CONCRETE
  - ▒ ASPHALT
  - ▒ LANDSCAPE



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PROJECT

**MERCEDES-BENZ  
OF CINCINNATI**

**AUTOHAUS<sup>2</sup>  
RENOVATION**

ARCHITECT

**reztark**

ENGINEER



GSP/IOH, INC.  
 AN AFFILIATE OF  
**GRESHAM  
SMITH AND  
PARTNERS**

SEAL

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**



NO. DATE DESCRIPTION  
 1 9/25/2017 BASEMAP - MDH

**BOUNDARY AND  
TOPOGRAPHIC  
SURVEY**  
**2.062 ACRES**  
 SECTION 2, TOWN 4, RANGE 1  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO  
 FOR: GSP/IOH, INC.

PROJECT NO: 170557VSD000  
 DATE: 9/26/2017  
 SCALE:  
 1" = 20'  
 0 10 20 40

SHEET NAME:  
**MERCEDES BENZ  
MONTGOMERY RD.**  
 SHEET NO:  
**1 OF 1**

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
  - OCCUPATION IN GENERAL FITS SURVEY.
  - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON HAMILTON COUNTY BENCHMARKS NOS. 2191 AND 2192 (NAD 83).
  - ELEVATIONS ARE BASED ON HAMILTON COUNTY BM #2192 (ELEVATION=78578) (NGVD 29).
  - SITE BENCHMARK AS SHOWN HEREON.

**NOTE:**  
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED LIST OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



ISSUE:

11/06/17	SD Package

PROJECT NAME:

**Mercedes-Benz of Cincinnati  
Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS: 8727 Montgomery Rd  
 Cincinnati, OH 45236

PROJECT NO: 17033\_000  
 DRAWN BY: IMR  
 CHECKED BY: GA  
 FILE NAME: 42910 C100 EXISTING CONDITIONS.DWG  
 COPYRIGHT: GRESHAM SMITH & PARTNERS  
 SHEET SIZE: 30" x 42"

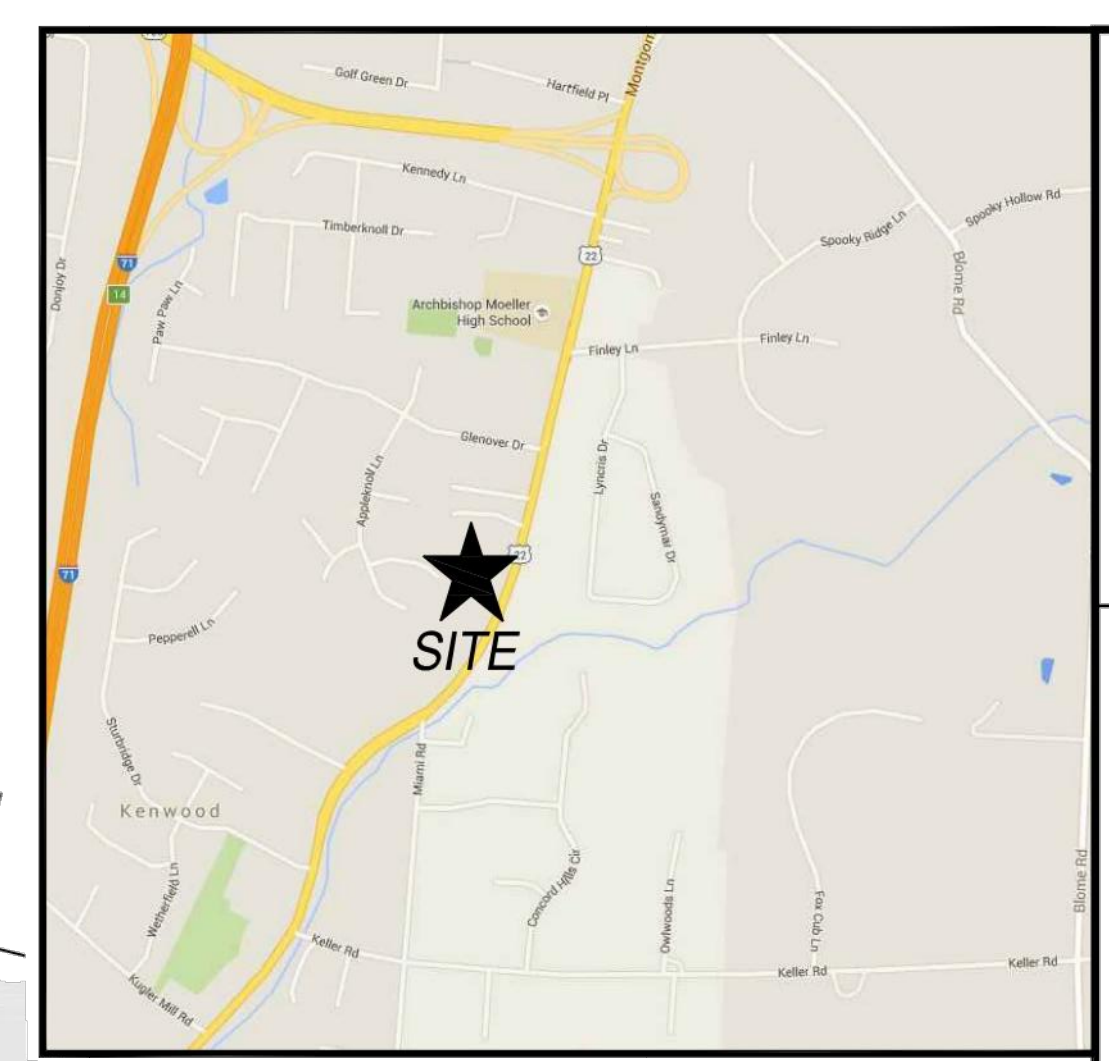
SHEET TITLE & NUMBER

EXISTING CONDITIONS

# C100



- LEGEND**
- 5/8" IRON PIN SET
  - IRON PIN FOUND (SIZE AS NOTED)
  - ⊙ PIPE FOUND (SIZE AS NOTED)
  - △ RAILROAD SPIKE FOUND
  - ⊕ SANITARY MANHOLE
  - INLET
  - ⊕ GAS VALVE
  - ⊕ GAS METER
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ WATER SERVICE
  - UTILITY POLE
  - GUY WIRE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE LINE
  - FENCE LINE
  - W WATER LINE (PER RECORDS)
  - G GAS LINE (PER RECORDS)
  - OU OVERHEAD UTILITY
  - SANITARY SEWER
  - STORM SEWER
  - CONCRETE
  - ASPHALT
  - LANDSCAPE



VICINITY MAP  
N.T.S.



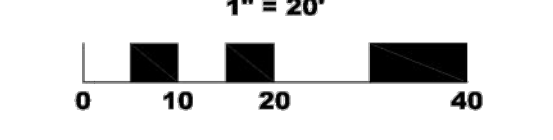
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 513.779.7851



NO.	DATE	DESCRIPTION
1	9/25/2017	BASEMAP - MDH

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**2.062 ACRES**  
 SECTION 2, TOWN 4, RANGE 1  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO  
 FOR: GSP/IOH INC.

PROJECT NO: 170557VSD000  
 DATE: 9/25/2017



SHEET NAME:  
**MERCEDES BENZ MONTGOMERY RD.**

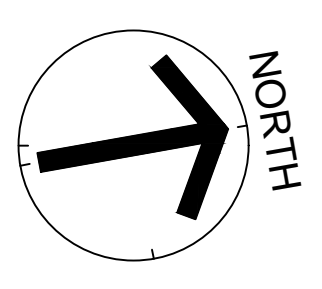
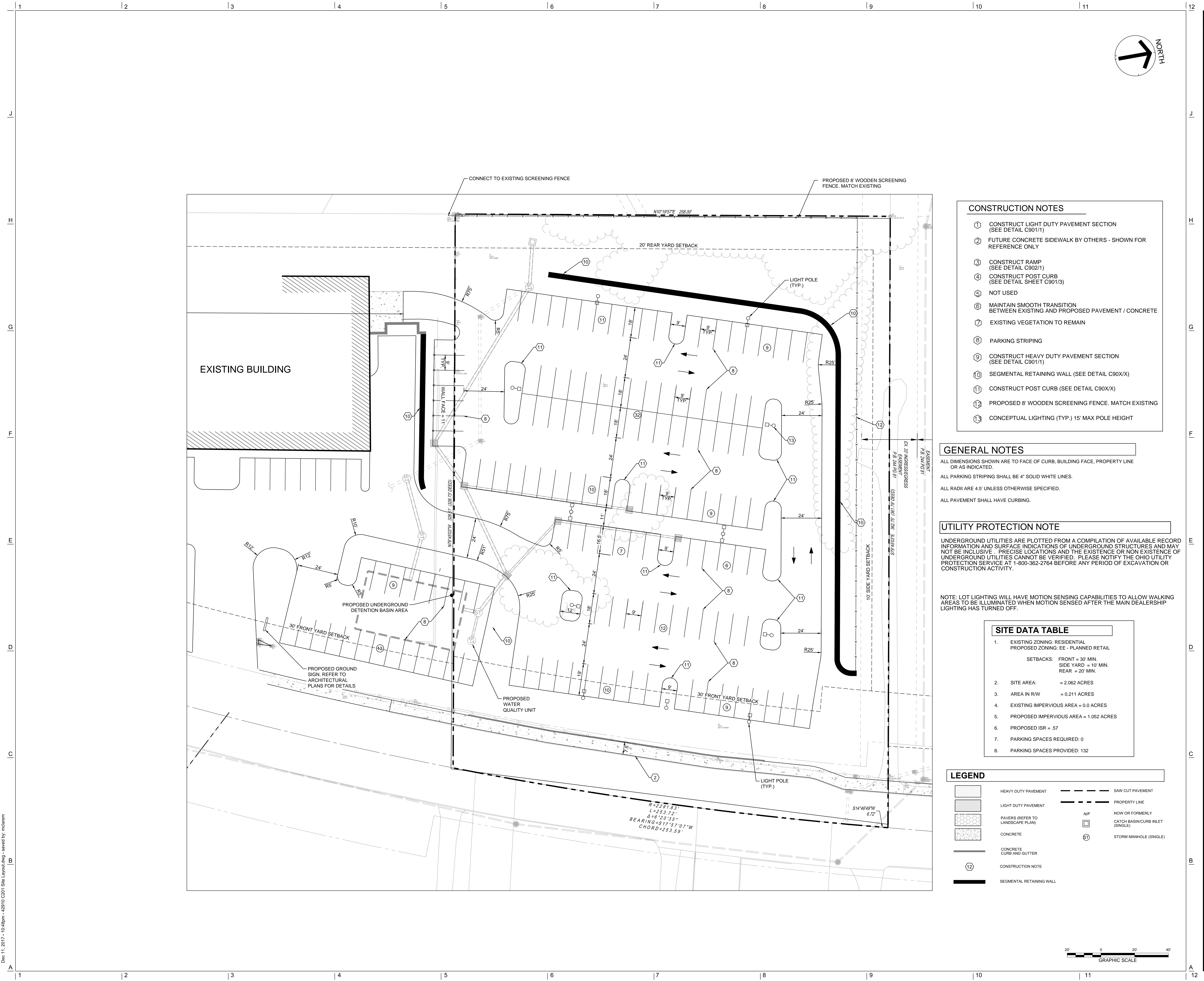
SHEET NO.  
**1 OF 1**

**NOTE:**  
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- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
  - OCCUPATION IN GENERAL FITS SURVEY.
  - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON HAMILTON COUNTY BENCHMARK NOS. 2191 AND 2192. (NAD 83)
  - ELEVATIONS ARE BASED ON HAMILTON COUNTY BM #2192 (ELEVATION=78576)(NGVD 29)
  - SITE BENCHMARK AS SHOWN HEREON.





- CONSTRUCTION NOTES**
- 1 CONSTRUCT LIGHT DUTY PAVEMENT SECTION (SEE DETAIL C901/1)
  - 2 FUTURE CONCRETE SIDEWALK BY OTHERS - SHOWN FOR REFERENCE ONLY
  - 3 CONSTRUCT RAMP (SEE DETAIL C902/1)
  - 4 CONSTRUCT POST CURB (SEE DETAIL SHEET C901/3)
  - 5 NOT USED
  - 6 MAINTAIN SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT / CONCRETE
  - 7 EXISTING VEGETATION TO REMAIN
  - 8 PARKING STRIPING
  - 9 CONSTRUCT HEAVY DUTY PAVEMENT SECTION (SEE DETAIL C901/1)
  - 10 SEGMENTAL RETAINING WALL (SEE DETAIL C90X/X)
  - 11 CONSTRUCT POST CURB (SEE DETAIL C90X/X)
  - 12 PROPOSED 8' WOODEN SCREENING FENCE. MATCH EXISTING
  - 13 CONCEPTUAL LIGHTING (TYP.) 15' MAX POLE HEIGHT

**GENERAL NOTES**

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING FACE, PROPERTY LINE OR AS INDICATED.

ALL PARKING STRIPING SHALL BE 4" SOLID WHITE LINES.

ALL RADII ARE 4.5' UNLESS OTHERWISE SPECIFIED.

ALL PAVEMENT SHALL HAVE CURBING.

**UTILITY PROTECTION NOTE**

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

NOTE: LOT LIGHTING WILL HAVE MOTION SENSING CAPABILITIES TO ALLOW WALKING AREAS TO BE ILLUMINATED WHEN MOTION SENSED AFTER THE MAIN DEALERSHIP LIGHTING HAS TURNED OFF.

**SITE DATA TABLE**

1. EXISTING ZONING: RESIDENTIAL PROPOSED ZONING: EE - PLANNED RETAIL	SETBACKS: FRONT = 30' MIN. SIDE YARD = 10' MIN. REAR = 20' MIN.
2. SITE AREA: = 2.062 ACRES	
3. AREA IN R/W = 0.211 ACRES	
4. EXISTING IMPERVIOUS AREA = 0.0 ACRES	
5. PROPOSED IMPERVIOUS AREA = 1.052 ACRES	
6. PROPOSED ISR = .57	
7. PARKING SPACES REQUIRED: 0	
8. PARKING SPACES PROVIDED: 132	

**LEGEND**

	HEAVY DUTY PAVEMENT		SAW CUT PAVEMENT
	LIGHT DUTY PAVEMENT		PROPERTY LINE
	PAVERS (REFER TO LANDSCAPE PLAN)		CATCH BASIN/CURB INLET (SINGLE)
	CONCRETE		STORM MANHOLE (SINGLE)
	CONCRETE CURB AND GUTTER		
	CONSTRUCTION NOTE		
	SEGMENTAL RETAINING WALL		



PROJECT

**MERCEDES-BENZ OF CINCINNATI**

**AUTOHAUS<sup>2</sup> RENOVATION**

ARCHITECT

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SEAL

**PRELIMINARY - NOT FOR CONSTRUCTION**



**Mercedes-Benz**

ISSUE:

11/06/17	SD Package

PROJECT NAME:  
**Mercedes-Benz of Cincinnati Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS: 8727 Montgomery Rd  
Cincinnati, OH 45236

PROJECT NO: 17033.000  
DRAWN BY: IMR  
CHECKED BY: GA  
FILE NAME: 42910 C201 SITE LAYOUT.DWG  
COPYRIGHT: GRESHAM SMITH & PARTNERS  
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

SITE LAYOUT PLAN

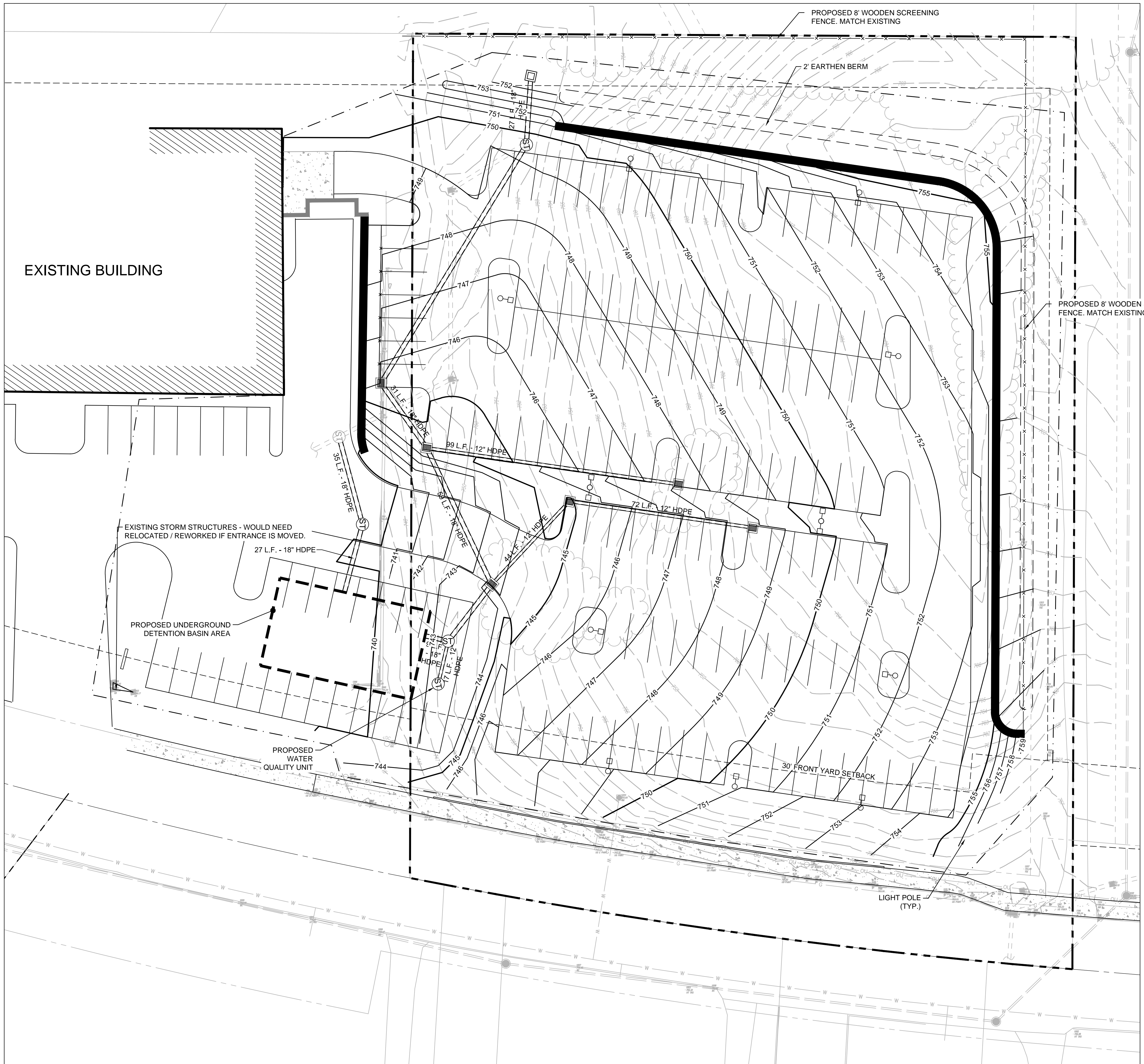
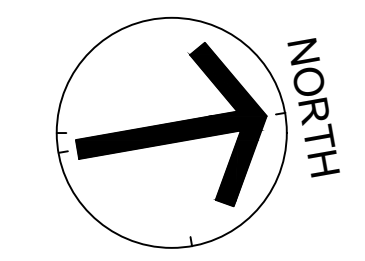
**C201**

Dec 11, 2017 - 10:46am - 42910 C201 Site Layout.dwg saved by: mclaren



1 2 3 4 5 6 7 8 9 10 11 12

J H G F E D C B A



**UTILITY PROTECTION NOTE**

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY DISCREPANCIES ON THESE PLANS BEFORE PROCEEDING WITH CONSTRUCTION.

**LEGEND**

- 15 — PROPOSED MINOR CONTOUR
- 15 — PROPOSED MAJOR CONTOUR
- - - 15 - - - EXISTING MINOR CONTOUR
- - - 15 - - - EXISTING MAJOR CONTOUR
- M.E.F.G. MATCH EXISTING FINISHED GRADE
- PIPE FLOW
- ⇒ DRAINAGE DIRECTION
- S— S— STORM SEWER
- CATCH BASIN/CURB INLET (MSD DG-02-04) (SINGLE)
- ⊙ STORM MANHOLE (MSD GM-01-04/GM-02-04)
- AREA DRAINS
- CLEAN OUTS (C902/4)
- (A12) STORM PIPE NUMBER
- 715.50 (F) SPOT ELEVATION (ALL SPOTS TAKEN AT BTM OF CURB) (F) INDICATES FLUSH CONDITION
- DS 10' ROOF LEADER, COORDINATE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- CONCEPTUAL LIGHTING
- — — LIMITS OF DISTURBANCE



Dec 11, 2017 - 10:29am - 42910 C301 Grading and Drainage.dwg - saved by: mlabram

PROJECT

# MERCEDES-BENZ OF CINCINNATI - AUTOHAUS<sup>2</sup> RENOVATION

ARCHITECT



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SMITH AND  
PARTNERS

SEAL

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**



Mercedes-Benz

ISSUE:  
11/06/17 SD Package

PROJECT NAME:  
**Mercedes-Benz of Cincinnati  
Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS:  
8727 Montgomery Rd  
Cincinnati, OH 45236

PROJECT NO: 17033.000  
DRAWN BY: IMR  
CHECKED BY: GA  
FILE NAME: 42910 C301 GRADING AND DRAINAGE.DWG  
COPYRIGHT: GRESHAM SMITH & PARTNERS  
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

GRADING AND DRAINAGE PLAN

# C301

1 2 3 4 5 6 7 8 9 10 11 12

J H G F E D C B A



# MERCEDES-BENZ OF CINCINNATI

## AUTOHAUS<sup>2</sup> RENOVATION

ARCHITECT

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### PRELIMINARY - NOT FOR CONSTRUCTION



## Mercedes-Benz

ISSUE:

11/06/17 SD Package

PROJECT NAME:

Mercedes-Benz of Cincinnati Autohaus<sup>2</sup> Renovation

PROJECT ADDRESS:

8727 Montgomery Rd Cincinnati, OH 45236

PROJECT NO: 17033.000

DRAWN BY: IMR

CHECKED BY: GA

FILE NAME: 42910.L201.LANDSCAPE.PLAN.DWG

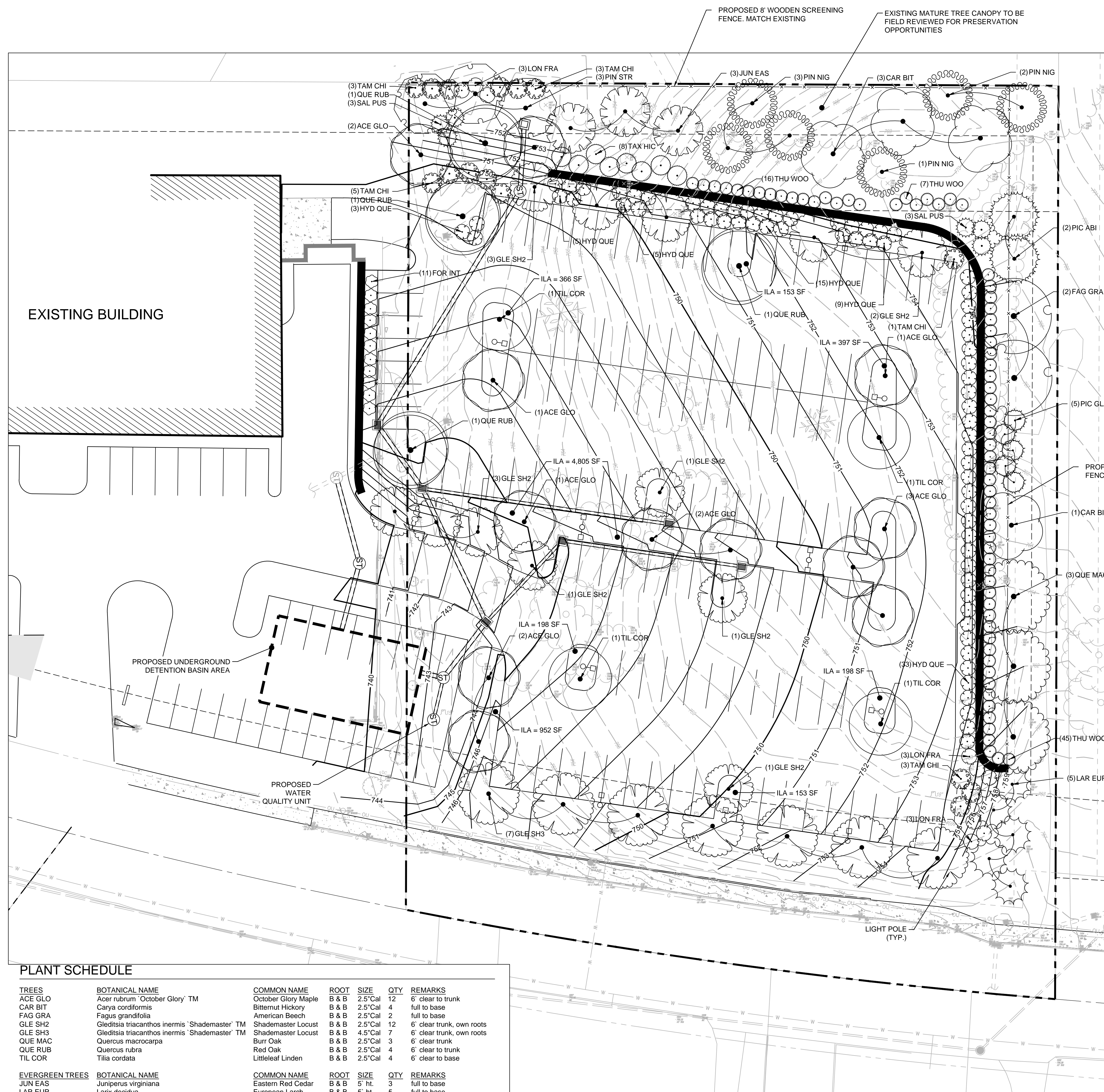
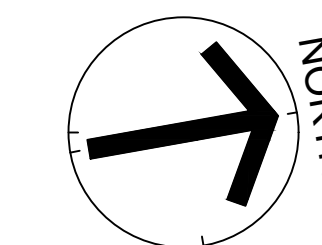
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SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

LANDSCAPE PLAN

# L201



### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
ACE GLO	<i>Acer rubrum</i> 'October Glory'™	October Glory Maple	B & B	2.5" Cal 12'	12	6' clear to trunk
CAR BIT	<i>Carya cordiformis</i>	Bitternut Hickory	B & B	2.5" Cal 4'	4	full to base
FAG GRA	<i>Fagus grandifolia</i>	American Beech	B & B	2.5" Cal 2'	2	full to base
GLE SH2	<i>Gleditsia triacanthos inermis</i> 'Shademaster'™	Shademaster Locust	B & B	2.5" Cal 12'	12	6' clear trunk, own roots
GLE SH3	<i>Gleditsia triacanthos inermis</i> 'Shademaster'™	Shademaster Locust	B & B	4.5" Cal 7'	7	6' clear trunk, own roots
QUE MAC	<i>Quercus macrocarpa</i>	Burr Oak	B & B	2.5" Cal 3'	3	6' clear trunk
QUE RUB	<i>Quercus rubra</i>	Red Oak	B & B	2.5" Cal 4'	4	6' clear to trunk
TIL COR	<i>Tilia cordata</i>	Littleleaf Linden	B & B	2.5" Cal 4'	4	6' clear to base
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
JUN EAS	<i>Juniperus virginiana</i>	Eastern Red Cedar	B & B	5' ht.	3	full to base
LAR EUR	<i>Larix decidua</i>	European Larch	B & B	5' ht.	5	full to base
PIC ABI	<i>Picea abies</i>	Norway Spruce	B & B	5' ht.	2	full to base
PIC GLA	<i>Picea glauca</i>	White Spruce	B & B	5' ht.	5	full to base
PIN NIG	<i>Pinus nigra</i>	Austrian Black Pine	B & B	5" Cal 6'	6	full to base
PIN STR	<i>Pinus strobus</i>	White Pine	B & B	5' ht.	3	full to base
SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
FOR INT	<i>Forsythia x intermedia</i>	Border Forsythia	3 gal	18" ht.	11	full
HYD QUE	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3 gal	24" ht.	70	full
LON FRA	<i>Lonicera fragrantissima</i>	Winter Honeysuckle	3 gal	18" ht.	9	full
SAL PUS	<i>Salix discolor</i>	Pussy Willow	5 gal	24" ht.	6	full
TAM CHI	<i>Tamarix chinensis</i>	Chinese Tamarisk	5 gal	24" ht.	15	full
TAX HIC	<i>Taxus x media</i> 'Hickoi'	Hicks Yew	5 gal	24" ht.	8	full
THU WOO	<i>Thuja occidentalis</i> 'Woodwardii'	Woodward Arborvitae	3 gal	18" ht.	68	full

### LEGEND

- 15 - PROPOSED MINOR CONTOUR
- 15 - PROPOSED MAJOR CONTOUR
- 15 - EXISTING MINOR CONTOUR
- 15 - EXISTING MAJOR CONTOUR
- M.E.F.G. - MATCH EXISTING FINISHED GRADE
- - PIPE FLOW
- - DRAINAGE DIRECTION
- - STORM SEWER
- - CATCH BASIN/CURB INLET (MSD DG-02-04) (SINGLE)
- ⊙ - STORM MANHOLE (MSD GM-01-04/GM-02-04)
- - AREA DRAINS
- - CLEAN OUTS (C902/4)
- (A12) - STORM PIPE NUMBER
- 715.50 (F) - SPOT ELEVATION (ALL SPOTS TAKEN AT BTM OF CURB) (F) INDICATES FLUSH CONDITION
- DS - 10' ROOF LEADER, COORDINATE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.



Dec 11, 2017 - 10:44am - 42910.L201.Landscape.Plan.dwg saved by: midkem





Dec 05, 2017 - 1:23pm - 42910\_Site\_Render.dwg - saved by asjbert

PROJECT

**MERCEDES-BENZ  
OF CINCINNATI**  
-  
**AUTOHAUS<sup>2</sup>  
RENOVATION**

ARCHITECT

**reztark**  
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T 513.233.3333  
F 513.233.3434  
www.reztark.com

SEAL



Mercedes-Benz

ISSUE:	
11/06/17	SD Package

PROJECT NAME:

**Mercedes-Benz of Cincinnati  
Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS: 8727 Montgomery Rd  
Cincinnati, OH 45236

PROJECT NO: 17033.000

DRAWN BY: IMR

CHECKED BY: GA

FILE NAME: 42910\_SITE\_RENDER.DWG

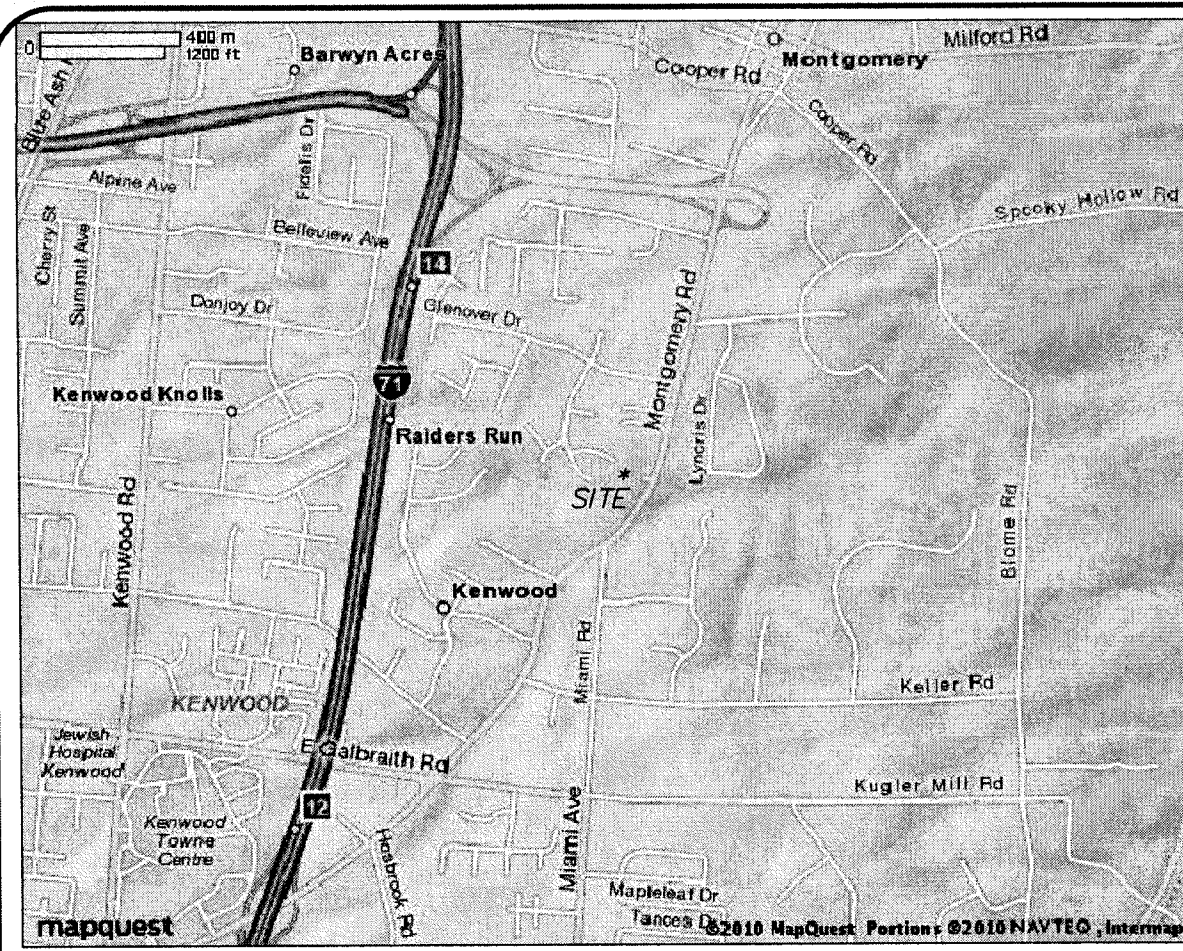
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SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

SITE LAYOUT PLAN





VICINITY MAP  
N.T.S.

**EXHIBIT A**

(8755, 8727 & 8663 Montgomery Rd., Hamilton County, OH)

**Tract I**  
**Parcel I - Auditor's Parcel No. 600-0060-0233**

Lying and being in Section 2, Town 4, Entire Range 1, Sycamore Township, in the County of Hamilton, State of Ohio, and being more particularly described as follows:

Beginning at the South East Corner of Lot No. 10 of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, South 87°40' East, along the South Line of said Lot 10 produced Eastwardly, 290.26 feet to the center line of Montgomery Road as now built; thence Northwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the left, having a radius of 2317.59 feet for a distance of 179.37 feet, chord of said curve bearing North 19°59'22" East, 179.33 feet; thence North 82°50' West, 328.73 feet to a point in the East Line of said Concord Woods Subdivision; thence South 7°15' West, along the East Line of said Concord Woods Subdivision; 199.31 feet to the South East Corner of Lot 10 of said Subdivision and the place of beginning.

**Parcel II - Auditor's Parcel No. 600-0060-0007**

Lying and being in Section 2, Town 4, Entire Range 1, Sycamore Township, in the County of Hamilton, State of Ohio, and being more particularly described as follows:

Beginning at the South East corner of Lot No. 10 of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, North 87°40' West, along the South Line of said Lot 10 and said line produced Westwardly, 178 feet to a point in the West Line of said Section 2; thence South 2°20' West, along the West Line of said Section 2, 316.84 feet; thence South 50°25' East, 279.30 feet to the center line of Montgomery Road as now built; thence Northwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the left, having a radius of 2241.82 feet for a distance of 545.95 feet, chord of said curve bearing North 29°10'40" East, 544.60 feet; thence leaving Montgomery Road, North 87°40' West, 230.26 feet to the South East Corner of said Lot 10 and the place of beginning.

Said premises also described as follows:

Beginning at the South East corner of Lot No. 10 of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, North 87°40' West, along the South Line of said Lot 10 and said line produced Westwardly, 178 feet to a point in the West Line of said Section 2; thence South 2°20' West, along the West Line of said Section 2, 316.84 feet; thence South 49°18'31" East, 279.67 feet to the center line of Montgomery Road as now built; thence Northwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the left, having a radius of 2241.82 feet for a distance of 551.37 feet, chord of said curve bearing North 29°14'49" East, 549.98 feet; thence leaving Montgomery Road, North 87°40' West, 230.26 feet to the South East Corner of said Lot 10 and the place of beginning.

**Tract II - Auditor's Parcel No. 600-0060-0050**

Situate in the County of Hamilton, in the State of Ohio and in the Township of Sycamore beginning at a point on the east line of Section 8, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio, 46.16 1/2 chains north of the southeast corner of said section, said point also being 2.18 1/2 chains north of the center line of Montgomery Road as now constructed; running thence north 42 degrees 49' west 4.17 chains; thence north 2 degrees east 1.75 chains to the south line of lands formerly owned by Nicholas Todd; thence with said line south 77 degrees 45' east 2.89 chains to the east line of said Section; thence south with the section line 28 links; thence still following the Nicholas Todd line in Section 2 of the above Township and Range south 50 degrees 15' east 3.92 chains to the north line of Montgomery Road; thence with said line south 36 degrees 27' west 1.33 chains and south 44 degrees 07' west 1.67 chains; thence north 51 degrees 39' west 1.35 chains to the place of beginning. Containing 1.68 acres; 0.81 acres being in Section 2 and 0.85 acres being in Section 8.

Said premises also described as follows:

Beginning at an existing iron pin in the east line of Section 8; 3046.89 feet north of the southeast corner of said Section; thence north 42 degrees 49' West, 279.22 feet to an existing iron pin; thence North 2 degrees 00' east 115.50 feet; thence South 77 degrees 43' East, 198.48 feet to an existing iron pin in the east line of Section 8; thence with the east line of said section, south 2 degrees 20' west, 18.46 feet thence south 49 degrees 18 minutes 31 seconds east, 248.73 feet to the right of way of Montgomery Road; thence with the right of way of said road the following two courses: south 36 degrees 27' west, 87.70 feet and south 44 degrees 07' west, 110.22 feet; thence leaving said road, north 51 degrees 39' west, 89.10 feet to the point of beginning. Containing 1.665903 acres of land.

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

**UNDERGROUND UTILITIES**  
2 WORKING DAYS BEFORE YOU DIG  
PHONE: 1-800-362-2764  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST BE CALLED DIRECTLY

**Tract III - Auditor's Parcel No. 600-0060-0232**

Lying and being in Section 2, Town 4, Entire Range 1, Sycamore Township, in the County of Hamilton, State of Ohio, and being more particularly described as follows:

Beginning at the North East Corner of Lot No. 8 and the North East Corner of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, South 82°50' East, along the North Line of Lot 8 produced Eastwardly and the center line of a 33 foot private road, 361.79 feet to the center line of Montgomery Road as now built; thence Southwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the right, having a radius of 2317.59 feet for a distance of 260.23 feet, chord of said curve bearing South 14°33' West, 260.08 feet; thence North 82°50' West, parallel with the first above mentioned course, 328.73 feet to a point in the east line of Concord Woods Subdivision; thence North 7°15' East, along the East Line of Concord Woods Subdivision, 258 feet to the North East Corner of Lot 8 of said Subdivision and the place of beginning.

Said premises also described as follows:

Beginning at the South East corner of Lot No. 10 of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, North 87°40' West, along the South Line of said Lot 10 and said line produced Westwardly, 178 feet to a point in the West Line of said Section 2; thence South 2°20' West, along the West Line of said Section 2, 316.84 feet; thence South 50°25' East, 279.30 feet to the center line of Montgomery Road as now built; thence Northwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the left, having a radius of 2241.82 feet for a distance of 545.95 feet, chord of said curve bearing North 29°10'40" East, 544.60 feet; thence leaving Montgomery Road, North 87°40' West, 230.26 feet to the South East Corner of said Lot 10 and the place of beginning.

Said premises also described as follows:

Beginning at the South East corner of Lot No. 10 of Concord Woods Subdivision, as recorded in Plat Book 8, Pages 25 and 26, of the Registered Land Records of Hamilton County, Ohio; thence from said beginning point, North 87°40' West, along the South Line of said Lot 10 and said line produced Westwardly, 178 feet to a point in the West Line of said Section 2; thence South 2°20' West, along the West Line of said Section 2, 316.84 feet; thence South 49°18'31" East, 279.67 feet to the center line of Montgomery Road as now built; thence Northwardly along the center line of Montgomery Road as now built, on a curved line deflecting toward the left, having a radius of 2241.82 feet for a distance of 551.37 feet, chord of said curve bearing North 29°14'49" East, 549.98 feet; thence leaving Montgomery Road, North 87°40' West, 230.26 feet to the South East Corner of said Lot 10 and the place of beginning.

Said premises also described as follows:

Beginning at an existing iron pin in the east line of Section 8; 3046.89 feet north of the southeast corner of said Section; thence north 42 degrees 49' West, 279.22 feet to an existing iron pin; thence North 2 degrees 00' east 115.50 feet; thence South 77 degrees 43' East, 198.48 feet to an existing iron pin in the east line of Section 8; thence with the east line of said section, south 2 degrees 20' west, 18.46 feet thence south 49 degrees 18 minutes 31 seconds east, 248.73 feet to the right of way of Montgomery Road; thence with the right of way of said road the following two courses: south 36 degrees 27' west, 87.70 feet and south 44 degrees 07' west, 110.22 feet; thence leaving said road, north 51 degrees 39' west, 89.10 feet to the point of beginning. Containing 1.665903 acres of land.

Said premises also described as follows:

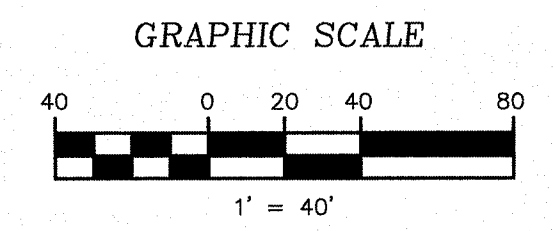
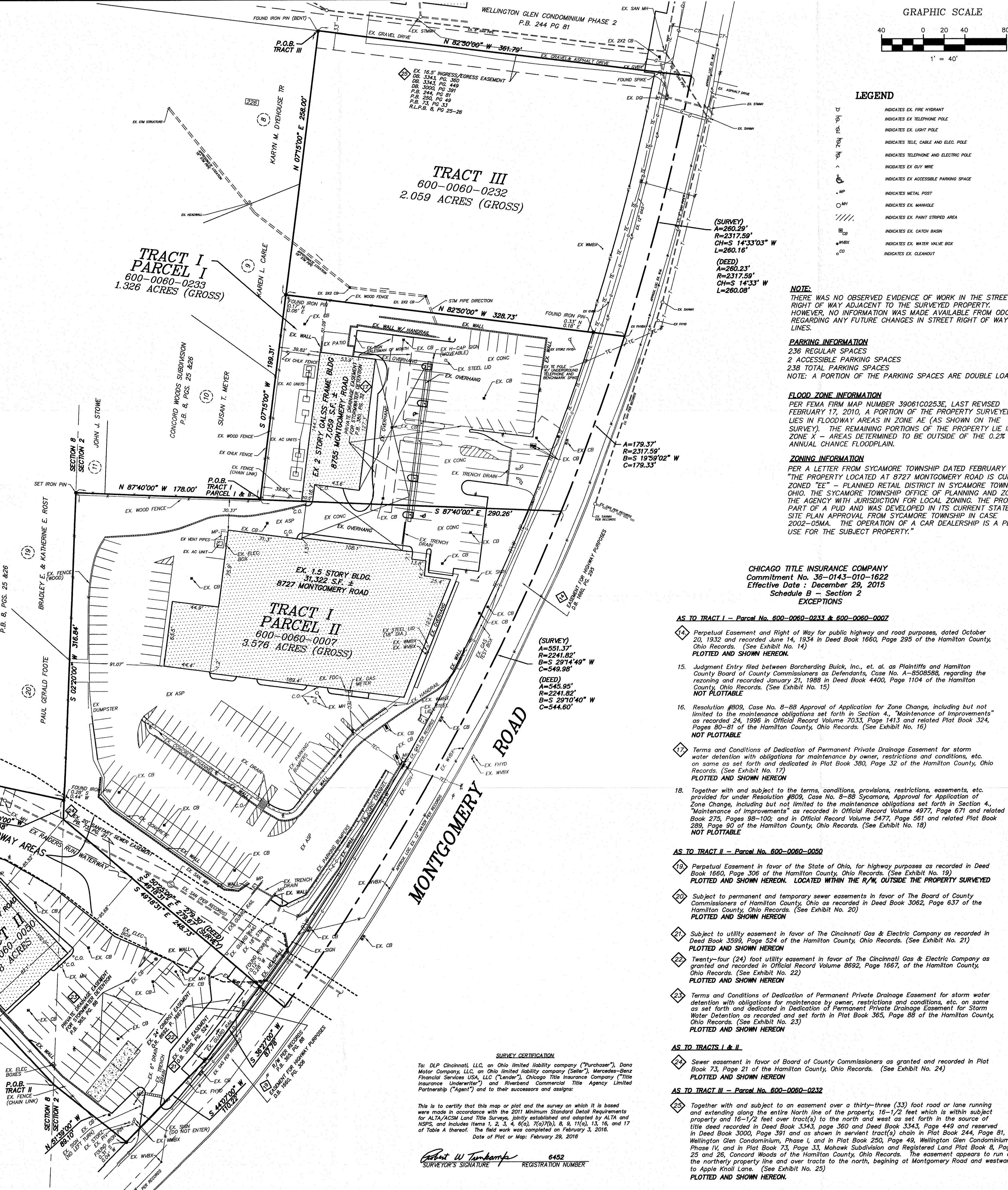
Beginning at an existing iron pin in the east line of Section 8; 3046.89 feet north of the southeast corner of said Section; thence north 42 degrees 49' West, 279.22 feet to an existing iron pin; thence North 2 degrees 00' east 115.50 feet; thence South 77 degrees 43' East, 198.48 feet to an existing iron pin in the east line of Section 8; thence with the east line of said section, south 2 degrees 20' west, 18.46 feet thence south 49 degrees 18 minutes 31 seconds east, 248.73 feet to the right of way of Montgomery Road; thence with the right of way of said road the following two courses: south 36 degrees 27' west, 87.70 feet and south 44 degrees 07' west, 110.22 feet; thence leaving said road, north 51 degrees 39' west, 89.10 feet to the point of beginning. Containing 1.665903 acres of land.

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- LEGEND**
- INDICATES EX FIRE HYDRANT
  - INDICATES EX TELEPHONE POLE
  - INDICATES EX LIGHT POLE
  - INDICATES TELE, CABLE AND ELEC. POLE
  - INDICATES TELEPHONE AND ELECTRIC POLE
  - INDICATES EX GUY WIRE
  - INDICATES EX ACCESSIBLE PARKING SPACE
  - INDICATES METAL POST
  - INDICATES EX MANHOLE
  - INDICATES EX PAINT STRIPED AREA
  - INDICATES EX CATCH BASIN
  - INDICATES EX WATER VALVE BOX
  - INDICATES EX CLEANOUT

**NOTE:**  
THERE WAS NO OBSERVED EVIDENCE OF WORK IN THE STREET RIGHT OF WAY ADJACENT TO THE SURVEYED PROPERTY. HOWEVER, NO INFORMATION WAS MADE AVAILABLE FROM ODOT REGARDING ANY FUTURE CHANGES IN STREET RIGHT OF WAY LINES.

**PARKING INFORMATION**  
236 REGULAR SPACES  
2 ACCESSIBLE PARKING SPACES  
238 TOTAL PARKING SPACES  
NOTE: A PORTION OF THE PARKING SPACES ARE DOUBLE LOADED

**FLOOD ZONE INFORMATION**  
PER FEMA FIRM MAP NUMBER 38061G0253E, LAST REVISED FEBRUARY 17, 2010, A PORTION OF THE PROPERTY SURVEYED LIES IN FLOODWAY AREAS IN ZONE AE (AS SHOWN ON THE SURVEY). THE REMAINING PORTIONS OF THE PROPERTY LIE IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**ZONING INFORMATION**  
PER A LETTER FROM SYCAMORE TOWNSHIP DATED FEBRUARY 24, 2016: "THE PROPERTY LOCATED AT 8727 MONTGOMERY ROAD IS CURRENTLY ZONED "EE" - PLANNED RETAIL DISTRICT IN SYCAMORE TOWNSHIP, OHIO. THE SYCAMORE TOWNSHIP OFFICE OF PLANNING AND ZONING IS THE AGENCY WITH JURISDICTION OVER THE PROPERTY. THIS PART OF A PUD AND WAS DEVELOPED IN ITS CURRENT STATE WITH SITE PLAN APPROVAL FROM SYCAMORE TOWNSHIP IN CASE 2002-05MA. THE OPERATION OF A CAR DEALERSHIP IS A PERMITTED USE FOR THE SUBJECT PROPERTY."

**CHICAGO TITLE INSURANCE COMPANY**  
Commitment No. 35-0143-010-1622  
Effective Date: December 29, 2015  
Schedule B - Section 2  
EXCEPTIONS

- AS TO TRACT I - Parcel No. 600-0060-0233 & 600-0060-0007**
- 14. Perpetual Easement and Right of Way for public highway and road purposes, dated October 20, 1932 and recorded June 14, 1934 in Deed Book 1660, Page 295 of the Hamilton County, Ohio Records. (See Exhibit No. 14)  
PLOTTED AND SHOWN HEREON.
  - 15. Judgment Entry filed between Barchering Buick, Inc., et al. as Plaintiffs and Hamilton County Board of County Commissioners as Defendants, Case No. A-8508588, regarding the rezoning and recorded January 21, 1988 in Deed Book 4400, Page 1104 of the Hamilton County, Ohio Records. (See Exhibit No. 15)  
NOT PLOTTABLE.
  - 16. Resolution #809, Case No. 8-88 Approval of Application for Zone Change, including but not limited to the maintenance obligations set forth in Section 4, "Maintenance of Improvements" as recorded 24, 1996 in Official Record Volume 7033, Page 1413 and related Plat Book 324, Pages 80-81 of the Hamilton County, Ohio Records. (See Exhibit No. 16)  
NOT PLOTTABLE.
  - 17. Terms and Conditions of Dedication of Permanent Private Drainage Easement for storm water detention with obligations for maintenance by owner, restrictions and conditions, etc. on same as set forth and dedicated in Plat Book 380, Page 32 of the Hamilton County, Ohio Records. (See Exhibit No. 17)  
PLOTTED AND SHOWN HEREON.
  - 18. Together with and subject to the terms, conditions, provisions, restrictions, easements, etc. provided for under Resolution #809, Case No. 8-88 Sycamore, Approval for Application of Zone Change, including but not limited to the maintenance obligations set forth in Section 4, "Maintenance of Improvements" as recorded in Official Record Volume 4977, Page 671 and related Plat Book 275, Pages 98-100; and in Official Record Volume 5477, Page 561 and related Plat Book 289, Page 30 of the Hamilton County, Ohio Records. (See Exhibit No. 18)  
NOT PLOTTABLE.
- AS TO TRACT II - Parcel No. 600-0060-0050**
- 19. Perpetual Easement in favor of the State of Ohio, for highway purposes as recorded in Deed Book 1660, Page 306 of the Hamilton County, Ohio Records. (See Exhibit No. 19)  
PLOTTED AND SHOWN HEREON. LOCATED WITHIN THE R/W, OUTSIDE THE PROPERTY SURVEYED
  - 20. Subject to permanent and temporary sewer easements in favor of the Board of County Commissioners of Hamilton County, Ohio as recorded in Deed Book 3062, Page 637 of the Hamilton County, Ohio Records. (See Exhibit No. 20)  
PLOTTED AND SHOWN HEREON.
  - 21. Subject to utility easement in favor of The Cincinnati Gas & Electric Company as recorded in Deed Book 355, Page 524 of the Hamilton County, Ohio Records. (See Exhibit No. 21)  
PLOTTED AND SHOWN HEREON.
  - 22. Twenty-four (24) foot utility easement in favor of The Cincinnati Gas & Electric Company as granted and recorded in Official Record Volume 8692, Page 1667, of the Hamilton County, Ohio Records. (See Exhibit No. 22)  
PLOTTED AND SHOWN HEREON.
  - 23. Terms and Conditions of Dedication of Permanent Private Drainage Easement for storm water detention with obligations for maintenance by owner, restrictions and conditions, etc. on same as set forth and dedicated in Dedication of Permanent Private Drainage Easement for Storm Water Detention as recorded and set forth in Plat Book 365, Page 88 of the Hamilton County, Ohio Records. (See Exhibit No. 23)  
PLOTTED AND SHOWN HEREON.
- AS TO TRACTS I & II**
- 24. Sewer easement in favor of Board of County Commissioners as granted and recorded in Plat Book 73, Page 21 of the Hamilton County, Ohio Records. (See Exhibit No. 24)  
PLOTTED AND SHOWN HEREON.
- AS TO TRACT III - Parcel No. 600-0060-0232**
- 25. Together with and subject to an easement over a thirty-three (33) foot road or lane running and extending along the entire North line of the property, 16-1/2 feet which is within subject property and 16-1/2 feet over tract(s) to the north and west as set forth in the source of title deed recorded in Deed Book 3343, page 360 and Deed Book 3343, Page 449 and reserved in Deed Book 3000, Page 391 and as shown in servient tract(s) chain in Plat Book 244, Page 81, Wellington Glen Condominium, Phase I, and in Plat Book 250, Page 49, Wellington Glen Condominium, Phase IV, and in Plat Book 73, Page 33, Mohawk Subdivision and Registered Land Plat Book 8, Page 25 and 26, Concord Woods of the Hamilton County, Ohio Records. The easement appears to run along the northerly property line and over tracts to the north, beginning at Montgomery Road and westwardly to Apple Knoll Lane. (See Exhibit No. 25)  
PLOTTED AND SHOWN HEREON.

**SURVEY CERTIFICATION**  
I, DLP Cincinnati, LLC, an Ohio limited liability company ("Purchaser"), Dana Motor Company, LLC, an Ohio limited liability company ("Seller"), Mercedes-Benz Financial Services USA, LLC ("Lender"), Chicago Title Insurance Company ("Title Insurance Underwriter") and Riverbend Commercial Title Agency Limited Partnership ("Agent") and to their successors and assigns:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 7(a)(7)(b), 8, 9, 11(c), 13, 16, and 17 of Table A thereto. The field work was completed on February 3, 2016. Date of Plat or Map: February 29, 2016.

*Robert W. Trenkamp*  
SURVEYOR'S SIGNATURE 6452  
REGISTRATION NUMBER

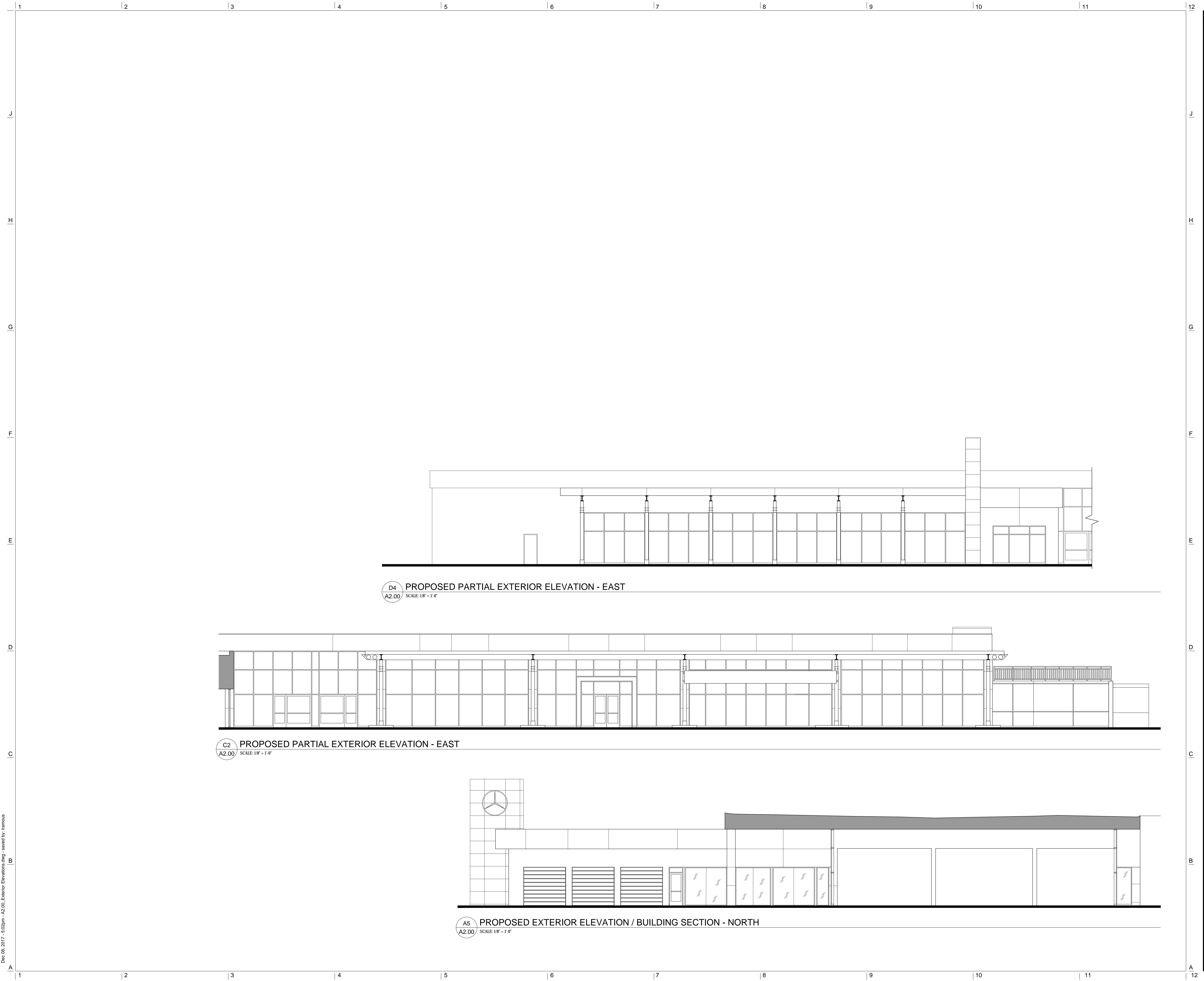
**tga**  
THOMAS GRAHAM ASSOCIATES, INC.  
• Engineers  
• Surveyors  
803 Compton Road  
Cincinnati, Ohio 45231  
513-521-4760  
Fax # 521-2439

Date: FEB. 29, 2016  
Scale: 1" = 40'  
Job No: 7725  
Revisions  
No. Date

**ALTA/ACSM LAND TITLE SURVEY**  
SECTION 2 & 8, TOWN 4, E.RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

STATE OF OHIO  
ROBERT W. TRENKAMP  
6452  
REGISTERED SURVEYOR  
Drawn By: R.J. TRENKAMP  
Sheet  
Job No: 7725-10





D4 PROPOSED PARTIAL EXTERIOR ELEVATION - EAST  
A2.00 SCALE: 1/8" = 1'-0"

C2 PROPOSED PARTIAL EXTERIOR ELEVATION - EAST  
A2.00 SCALE: 1/8" = 1'-0"

A5 PROPOSED EXTERIOR ELEVATION / BUILDING SECTION - NORTH  
A2.00 SCALE: 1/8" = 1'-0"

Dec 08, 2017 - 5:02pm - A2.00\_Exterior Elevations.dwg - saved by: jaramas

PROJECT

**MERCEDES-BENZ  
OF CINCINNATI**  
-  
**AUTOHAUS<sup>2</sup>  
RENOVATION**

ARCHITECT

**reztark**

601 Main Street  
Suite 200  
Cincinnati, OH 45202  
T 513.233.3333  
F 513.233.3434  
www.reztark.com

SEAL

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**



ISSUE:

11/06/17	SD Package

PROJECT NAME:

**Mercedes-Benz of Cincinnati  
Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS:

8727 Montgomery Rd  
Cincinnati, OH 45236

PROJECT NO: 17033.000

DRAWN BY: IMR

CHECKED BY: GA

FILE NAME: A2.00\_EXTERIOR ELEVATIONS.DWG

COPYRIGHT: REZTARK DESIGN STUDIO, LLC

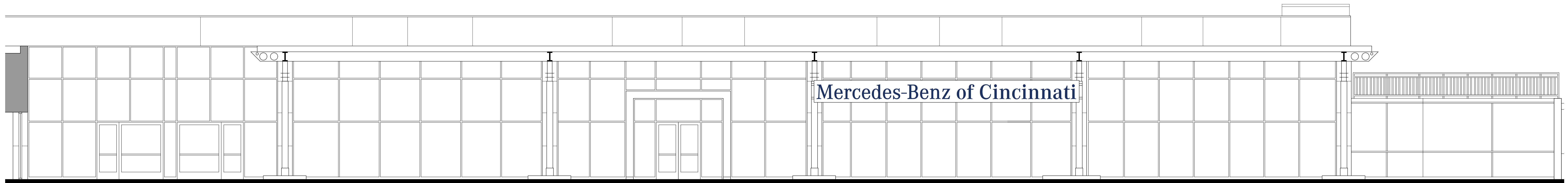
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SHEET TITLE & NUMBER

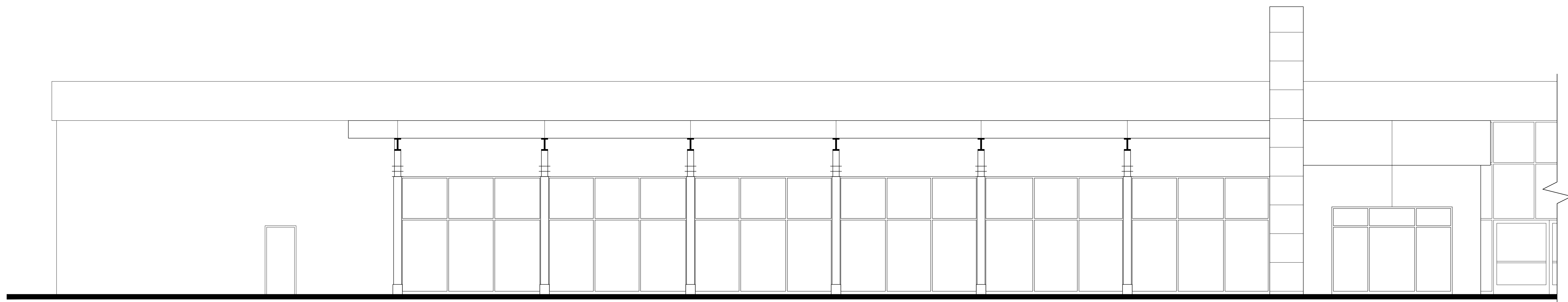
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ELEVATIONS**

**A2.00**

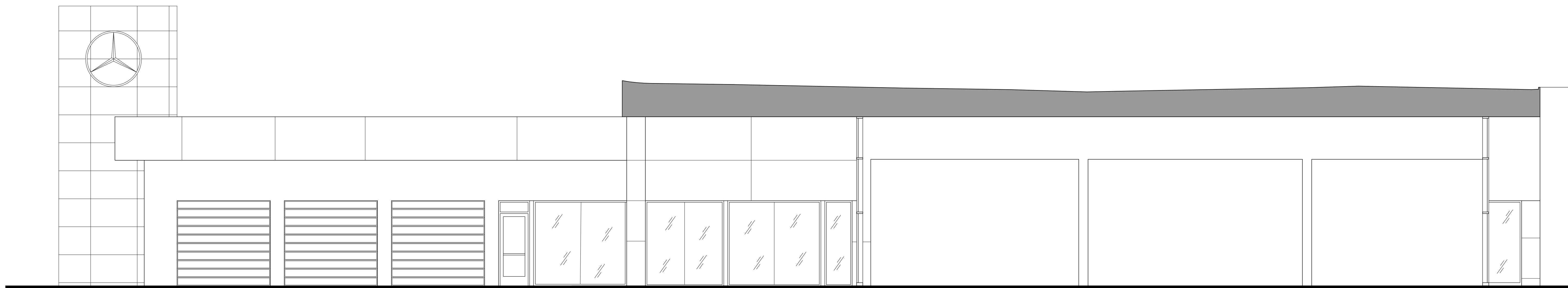




PARTIAL EAST ELEVATION

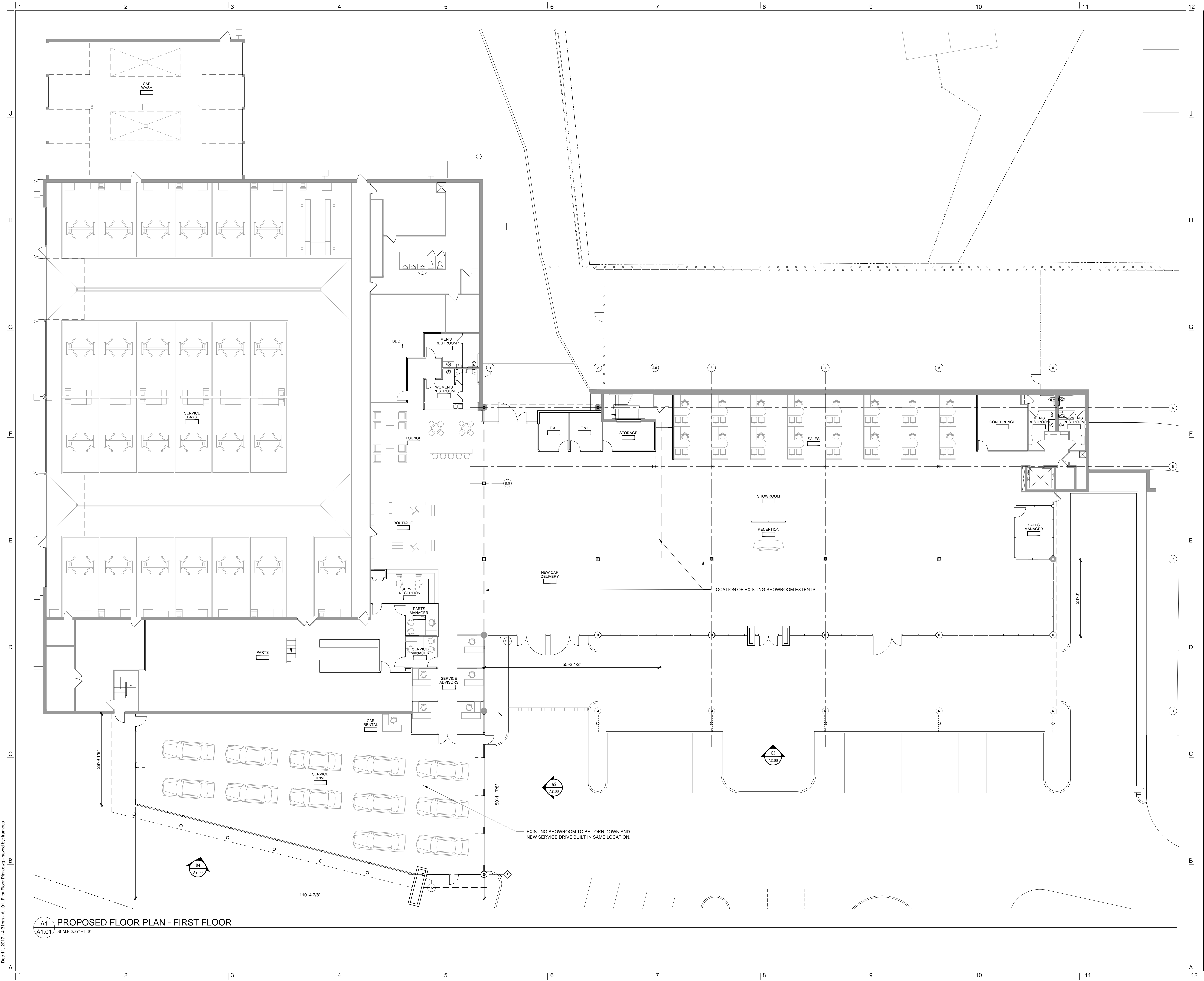


PARTIAL EAST ELEVATION



NORTH ELEVATION / BUILDING SECTION





**A1** PROPOSED FLOOR PLAN - FIRST FLOOR  
**A1.01** SCALE: 3/32" = 1'-0"

Dec 11, 2017 - 4:31pm - A1.01\_First Floor Plan.dwg - saved by: jmanus

PROJECT

**MERCEDES-BENZ  
 OF CINCINNATI**  
 -  
**AUTOHAUS<sup>2</sup>  
 RENOVATION**

ARCHITECT  
**reztark**  
 601 Main Street  
 Suite 200  
 Cincinnati, OH 45202  
 T 513.233.3333  
 F 513.233.3434  
 www.reztark.com

SEAL

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**



ISSUE:

11/06/17	SD Package

PROJECT NAME:  
**Mercedes-Benz of Cincinnati  
 Autohaus<sup>2</sup> Renovation**

PROJECT ADDRESS:  
 8727 Montgomery Rd  
 Cincinnati, OH 45236

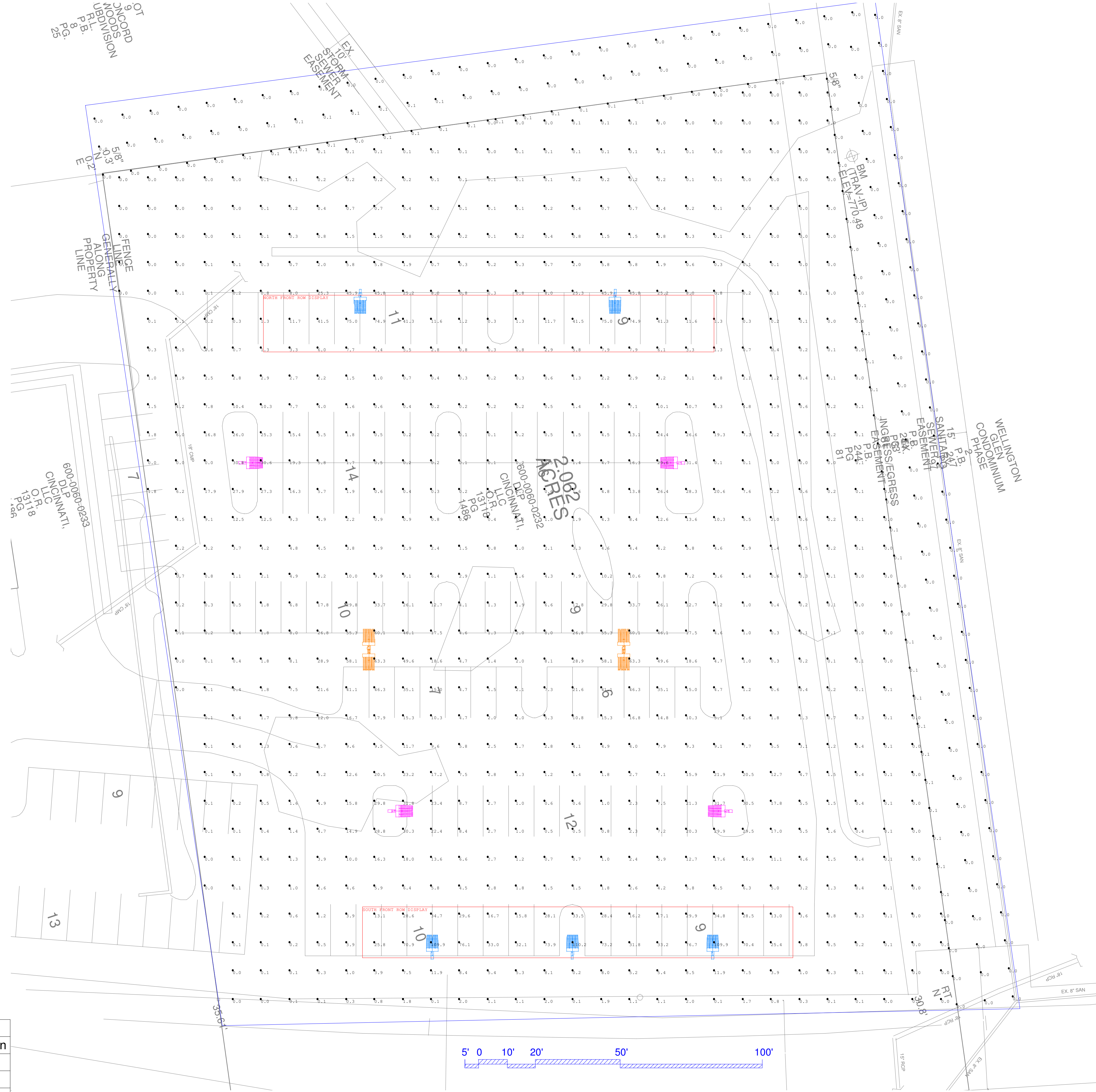
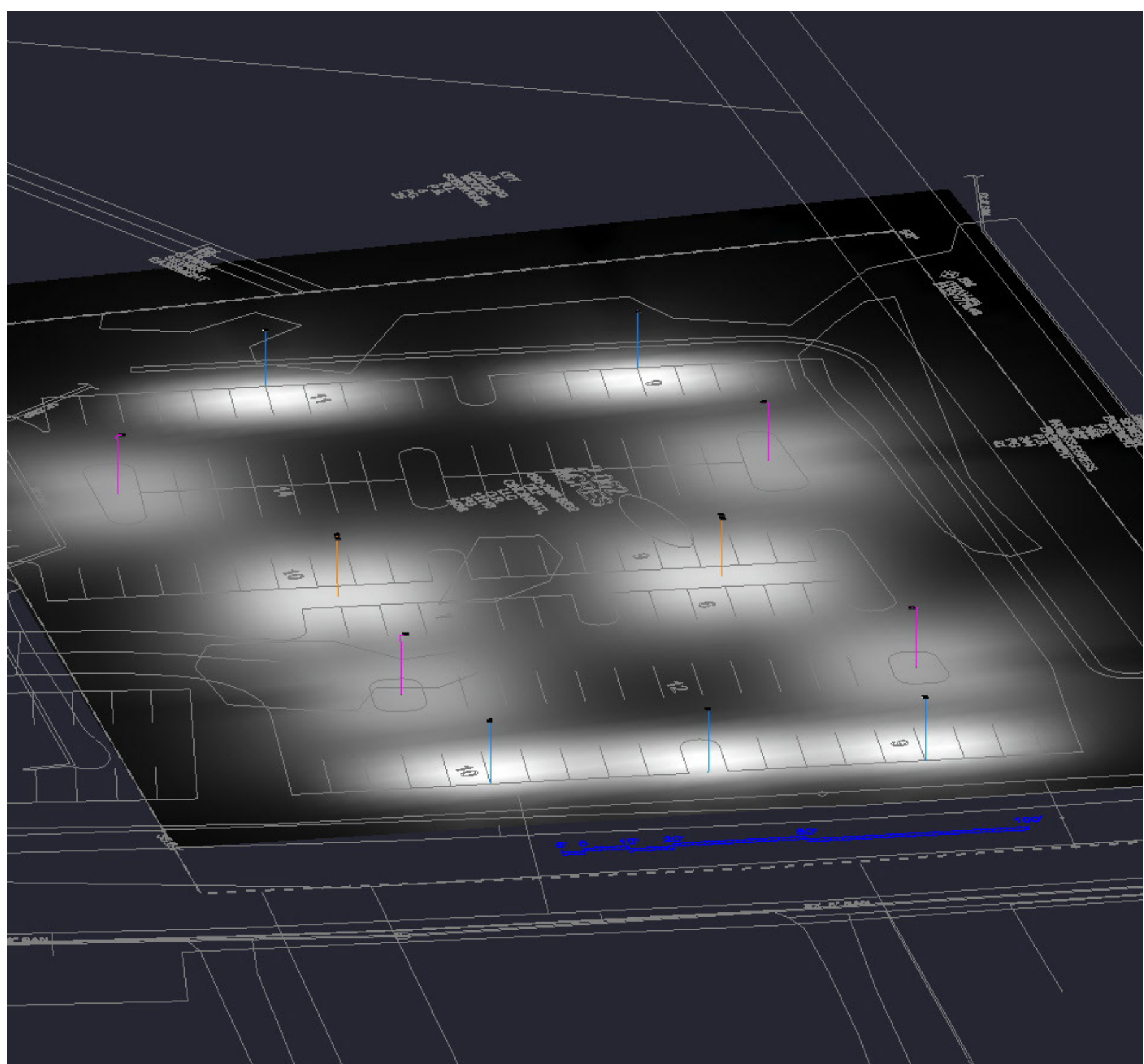
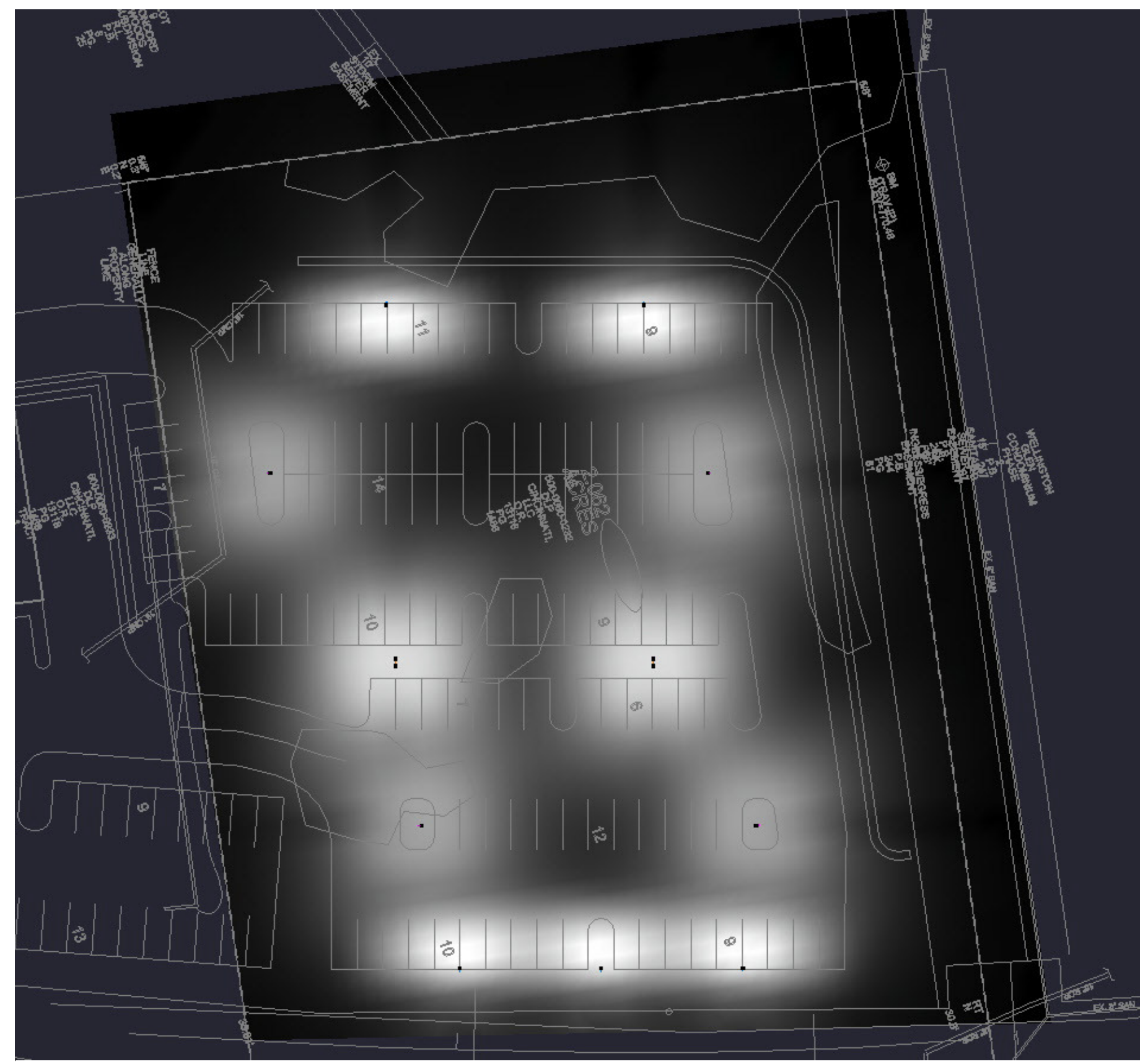
PROJECT NO: 17033.000  
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 CHECKED BY: GA  
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 COPYRIGHT: REZTARK DESIGN STUDIO, LLC  
 SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

**FIRST FLOOR PLAN**

**A1.01**





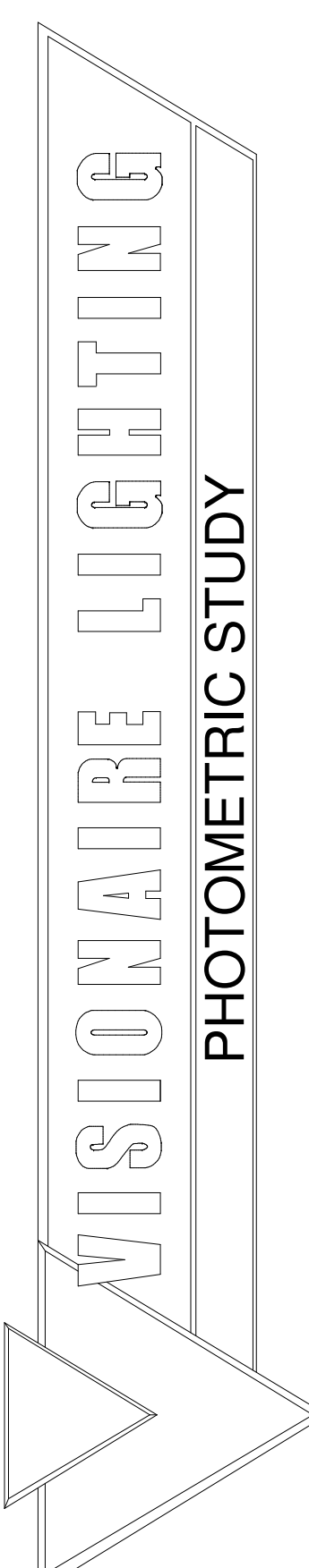
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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	7.54	110.2	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
NORTH FRONT ROW DISPLAY	Illuminance	Fc	19.44	75.0	0.3	64.80	250.00
SOUTH FRONT ROW DISPLAY	Illuminance	Fc	44.02	110.2	13.0	3.39	8.48

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	5	A	SINGLE	N.A.	0.950	KK1-SINGLE @ 13' POLE HT. WITH 2' BASE	B4-U0-G3	434
	4	B	SINGLE	N.A.	0.950	KK1-SINGLE @ 13' POLE HT. WITH 2' BASE	B5-U0-G4	434
	2	2B	2 @ 180 DEGREES	N.A.	0.950	KK1-D180° @ 13' POLE HT. WITH 2' BASE	B5-U0-G4	434

**DRAWING NUMBER :** KY113017KK-MERCEDES BENZ OF CINCINNATI-03  
**LAYOUT DESIGNER :** KY  
**DESIGNER EMAIL :** kyeung@visionairelighting.com  
**PROJECT DATE :** 11/30/17  
**REVISION DATE :** 12/04/17  
**REP :** KIRKER KUBALA  
**NOTE/S:** -

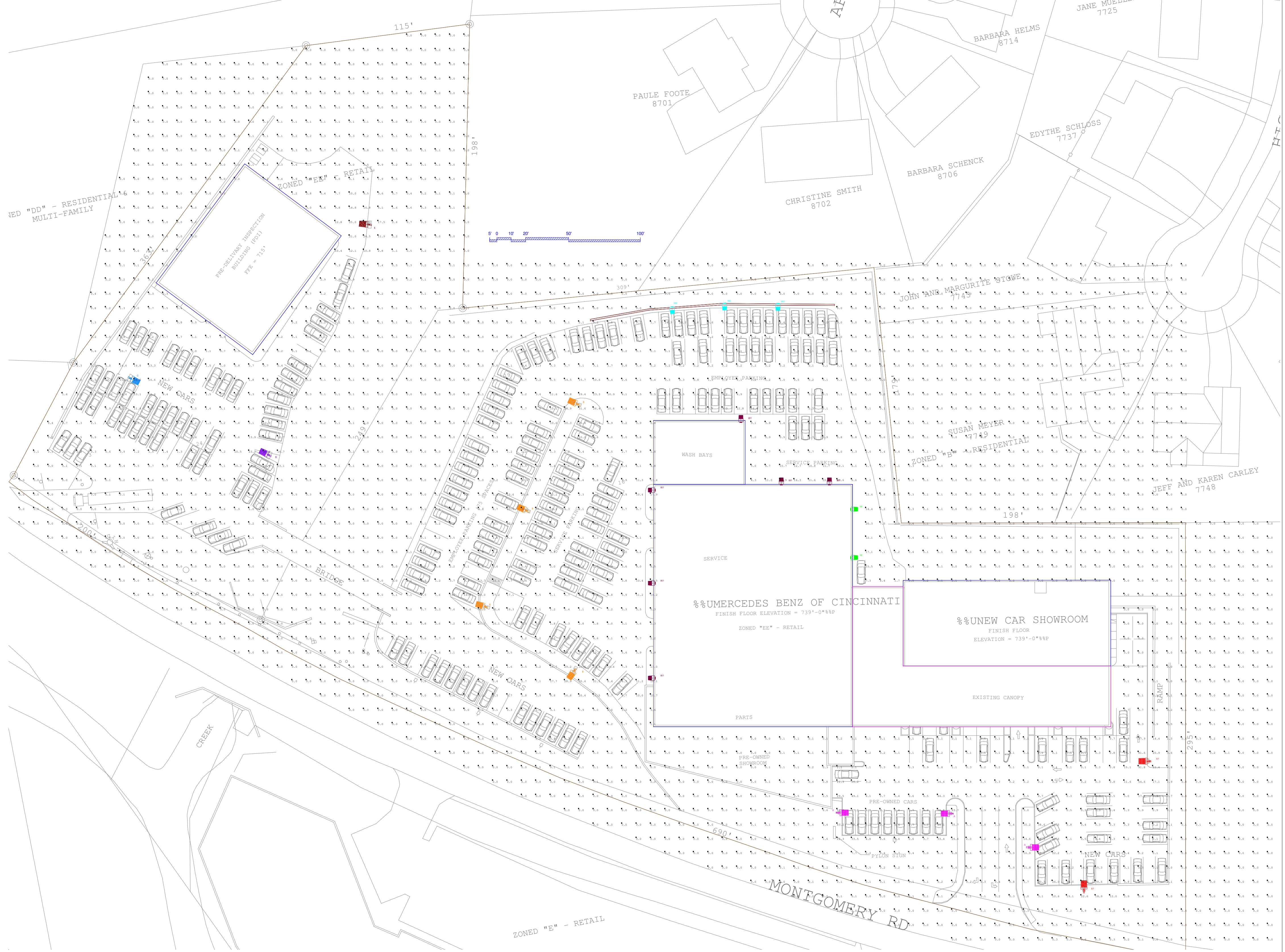
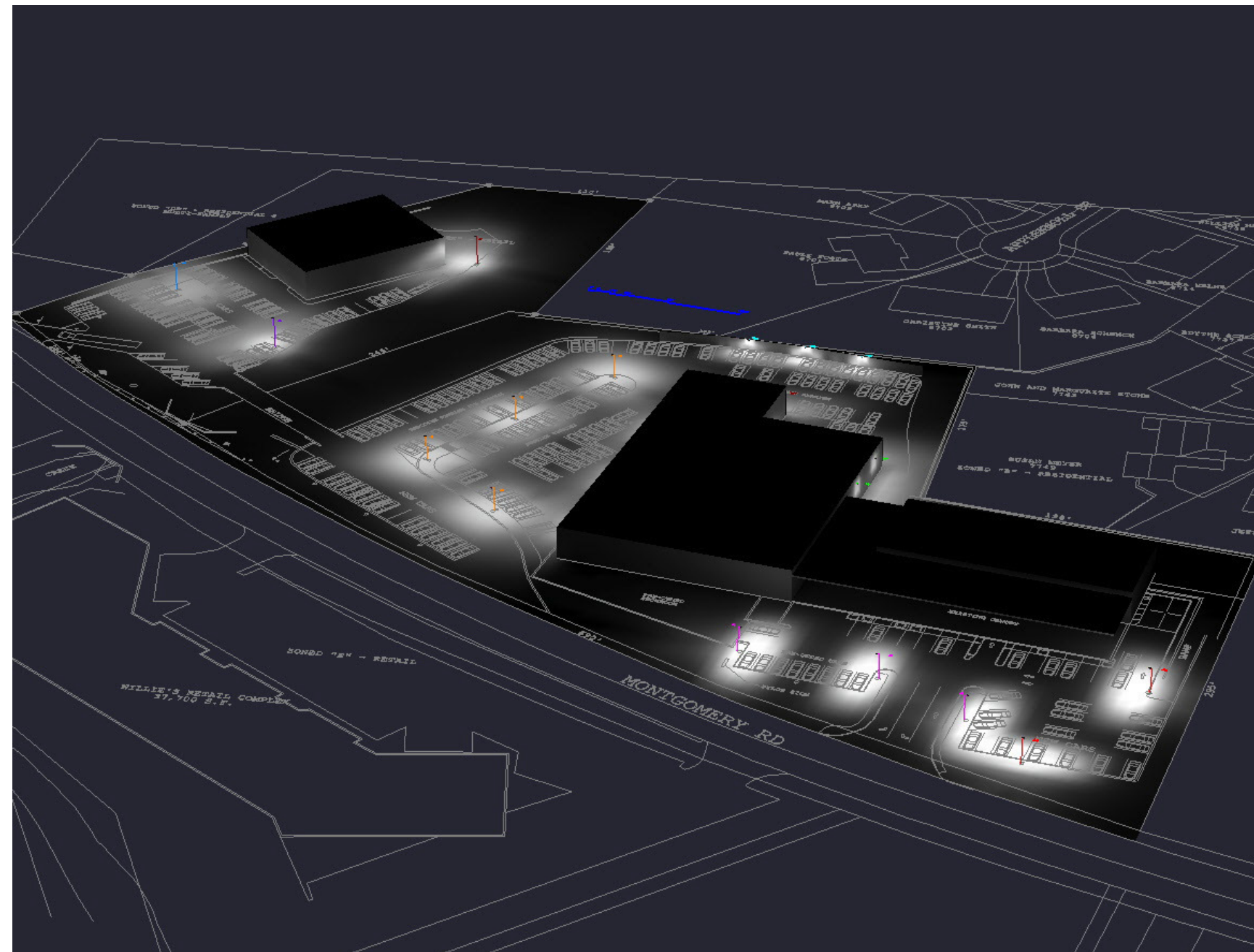
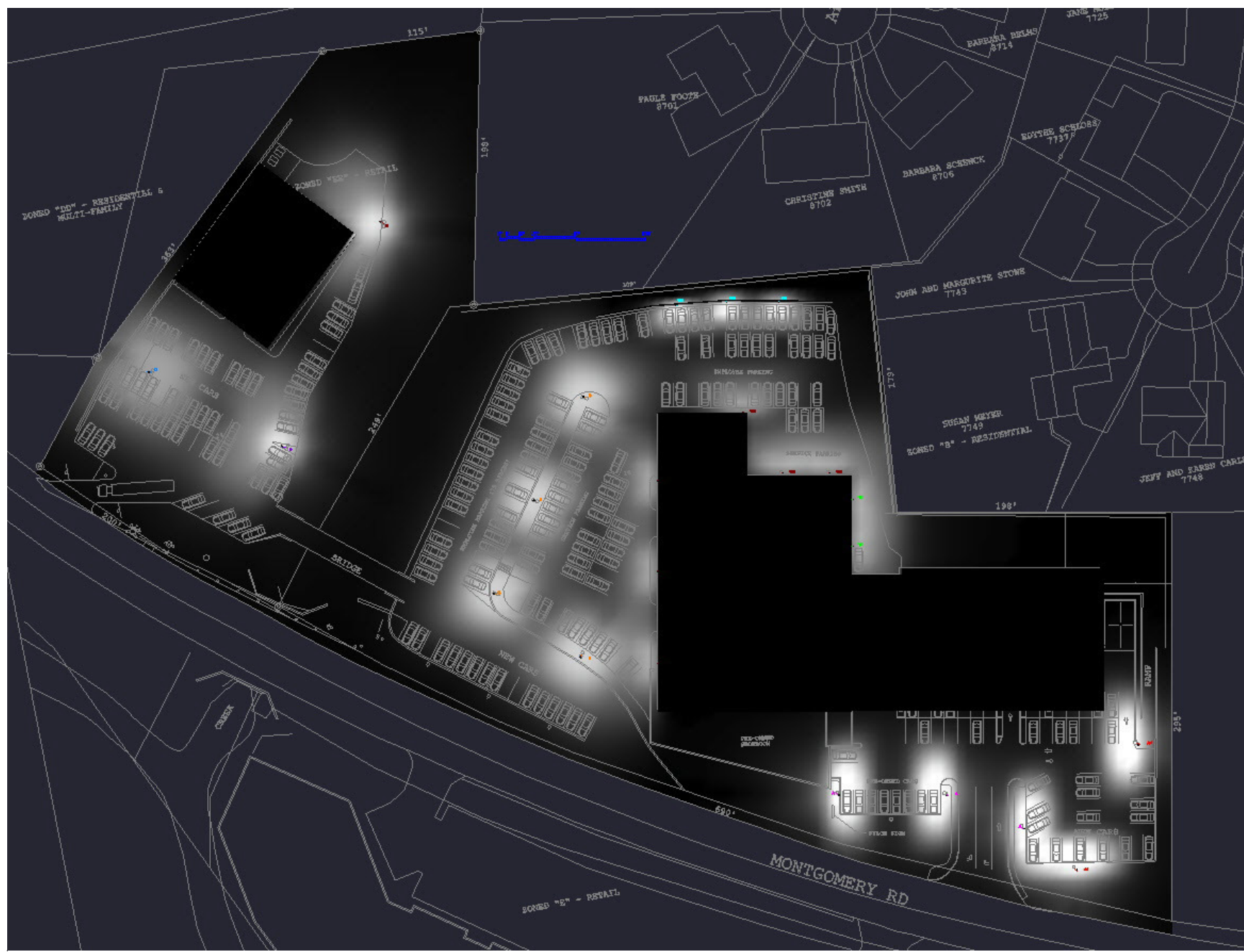
www.visionairelighting.com

Phone: (310) 512-6480 Fax: (310) 512-6486  
 19645 Rancho Way-Rancho Dominguez, CA. 90220  
 POINT-BY-POINT CALCULATION  
 Illuminance at Grade (Footcandles), unless otherwise specified.



\*\*\*DISCLAIMER\*\*\*  
 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.  
 \*\*\*ALL PHOTOMETRIC LAYOUTS, SUBMITTALS, AND QUOTES BY VISIONAIRE AND OTHERS MUST BE PROVIDED AT THE TIME OF PURCHASE ORDER ENTRY. VISIONAIRE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN PROVIDED PRODUCT DOCUMENTS ARE NOT SUPPLIED.\*\*\*  
 COPYRIGHT © 2015 - VISIONAIRE LIGHTING LLC. THIS DOCUMENT AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN CANNOT BE USED, IN WHOLE OR IN PART FOR THIS OR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF VISIONAIRE LIGHTING.





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	2.15	99.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	3	A	SINGLE	N.A.	0.950	KK1-SINGLE @ 13' POLE ON 2' BASE.	B4-U0-G3	434
	4	B	SINGLE	N.A.	0.950	KK2-SINGLE @ 13' POLE ON 2' BASE.	B5-U0-G4	434
	1	C	SINGLE	N.A.	0.950	KK3-SINGLE @ 18' POLE ON 2' BASE.	B5-U0-G4	434
	1	D	SINGLE	N.A.	0.950	KK4-SINGLE @ 18' POLE ON 2' BASE.	B4-U0-G5	434
	1	E	SINGLE	N.A.	0.950	KK5-SINGLE @ 18' POLE ON 2' BASE.	B4-U0-G5	434
	2	W	SINGLE	N.A.	0.950	KK6-WM @ 15' MTG. HT.	B2-U0-G2	106
	2	A1	SINGLE	N.A.	0.950	KK7-SINGLE @ 13' POLE ON 2' BASE.	B4-U0-G3	434
	6	W1	SINGLE	N.A.	0.950	KK8-WM @ 15' MTG. HT.	B2-U0-G2	106
	3	W2	SINGLE	N.A.	0.950	KK9-WM @ 7' MTG. HT.	B2-U0-G2	106

**DRAWING NUMBER :** KY120517KK-MECEDES BENZ OF CINCINNATI (EXISTING)-01  
**LAYOUT DESIGNER :** KY  
**DESIGNER EMAIL :** kyeung@visionairelighting.com  
**PROJECT DATE :** 12/06/17  
**REVISION DATE :** -  
**REP :** KIRKER KUBALA  
**NOTE/S:** -

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