

The Gallery at Kenwood PUD II Submittal

Kenwood Road & Happiness Way
Cincinnati, OH
June 2018

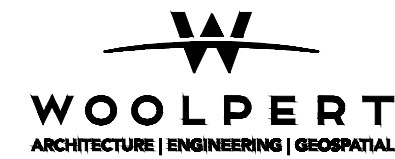
Kenwood Partners, LLC

226 W 8th Street, Cincinnati, OH



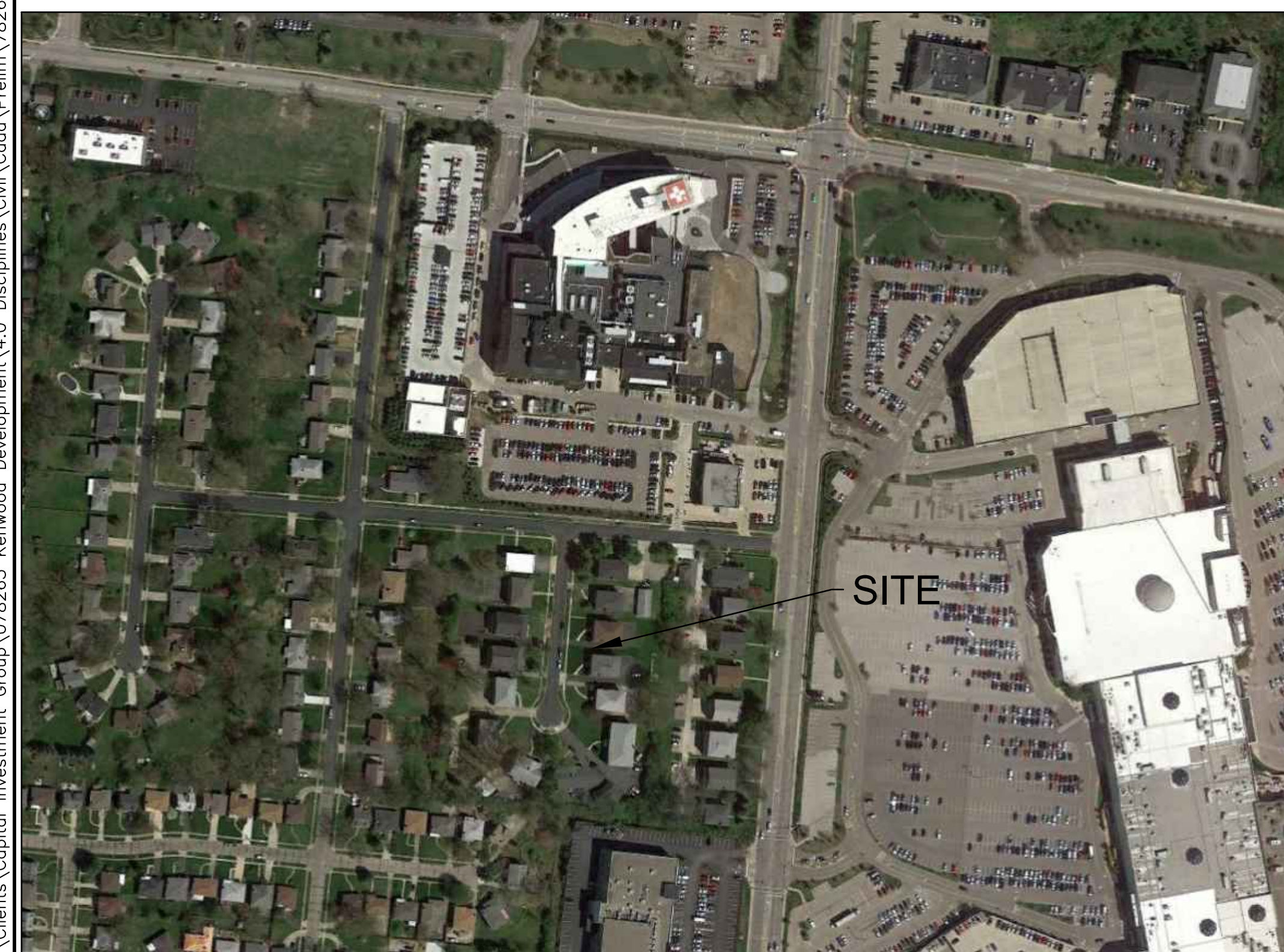
226 E 8th Street
Cincinnati, OH 45202
513.241.5090
FAX: 513.241.9390

APPLICANT

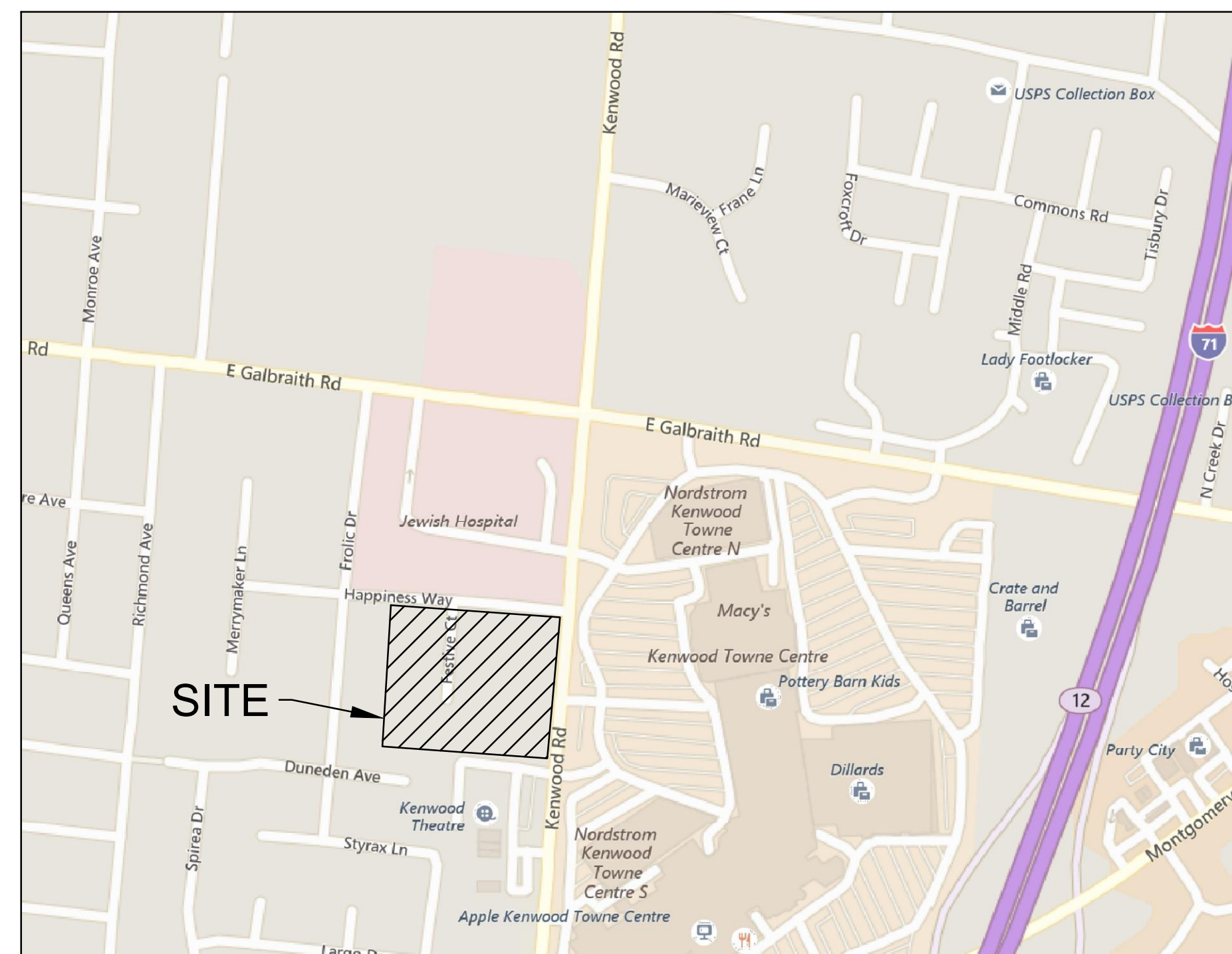


1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743

AERIAL PHOTO



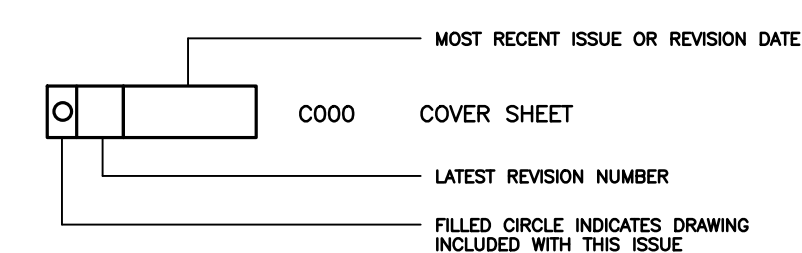
VICINITY MAP



SHEET INDEX

●	- 06/15/18	C000.....	COVER SHEET
●	- 06/18/18	C-1.0.....	ZONE CHANGE PLAT
●	- 06/15/18	C101.....	EXISTING ZONING PLAT
●	- 06/15/18	C102.....	EXISTING FEATURES
●	- 06/15/18	C200.....	PROPOSED FEATURES
●	- 06/15/18	C300.....	PRELIMINARY GRADING PLAN
●	- 06/15/18	C400.....	UTILITY PLAN
●	- 06/15/18	C600.....	LANDSCAPE PLAN
●	- 06/15/18	C601.....	LANDSCAPE PLAN RENDERING
●	- 06/15/18	C602.....	LANDSCAPE PLAN - ALTERNATE NO. 1
●	- 06/18/18	A000.....	GROUND FLOOR PLAN
●	- 06/18/18	A001.....	TYPICAL FLOOR PLAN
●	- 06/18/18	A101.....	GROUND FLOOR PLAN
●	- 06/18/18	A102.....	SECOND FLOOR PLAN
●	- 06/18/18	A103.....	THIRD & FOURTH FLOOR PLAN
●	- 06/18/18	A106.....	B1 PARKING FLOOR PLAN
●	- 06/18/18	A107.....	B2 PARKING FLOOR PLAN
●	- 06/18/18	A110.....	RESIDENTIAL DIAGRAM
●	- 06/18/18	A201-202.....	RESIDENTIAL BUILDING ELEVATIONS
●	- 06/18/18	A205.....	HOTEL BUILDING ELEVATIONS
●	- 06/18/18	A210.....	OFFICE BUILDING ELEVATIONS
●	- 06/18/18	A304.....	BUILDING SECTION HOTEL DEDICATED

DRAWING INDEX LEGEND



No.	DATE	REVISION

PROJECT No.: 78265

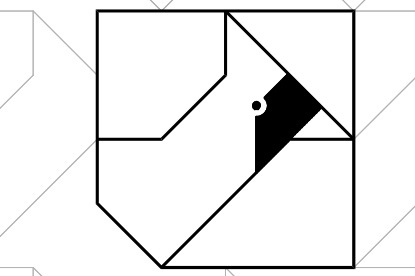
C000

Layout Tab Name: C000 COVER SHEET, Images: AERIAL PHOTO.jpg, Kenwood Map.jpg, LOGO.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg
 Last Saved By: mastrolanni, 6/18/2018 1:54:34 PM
 G:\DE\Clients\Captial Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Prelim\78265-00V.dwg Plotted By: mastrolanni, Alicia Plotted: June 18, 2018, 2:14:14 PM

REVISIONS DATE	#	ITEM
2018/06/14	1	REVISED ZONE BOUNDARY

EXISTING SITE DATA

LOT SIZE	8.160 AC
EXISTING ZONING	D-RESIDENCE
PROPOSED ZONING	PUD - II



CARDINAL

ENGINEERING
 LAND SURVEYING
 ONE MOORE ROAD
 WILDER, KENTUCKY 41071
 PHONE: (859) 581-9600
 FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

LEGEND

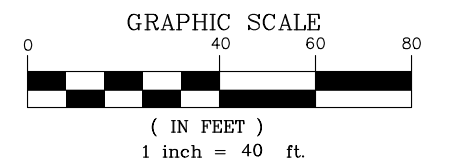
- AREA OF PROPOSED REZONING
- EXISTING ZONING DISTRICT LINE
- PROPOSED ZONE CHANGE AREA
- EXISTING BOUNDARY LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C20	90°00'00"	12.50'	19.63'	S 39°14'30" E	17.68'	

THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY BY CARDINAL ENGINEERING AND REPRESENTS A COMPLETE, PROPER LEGAL DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED PREPARED BY DANIEL K. YORK.

Daniel K. York
 DANIEL K. YORK P.S. 8729 Date 6/18/18



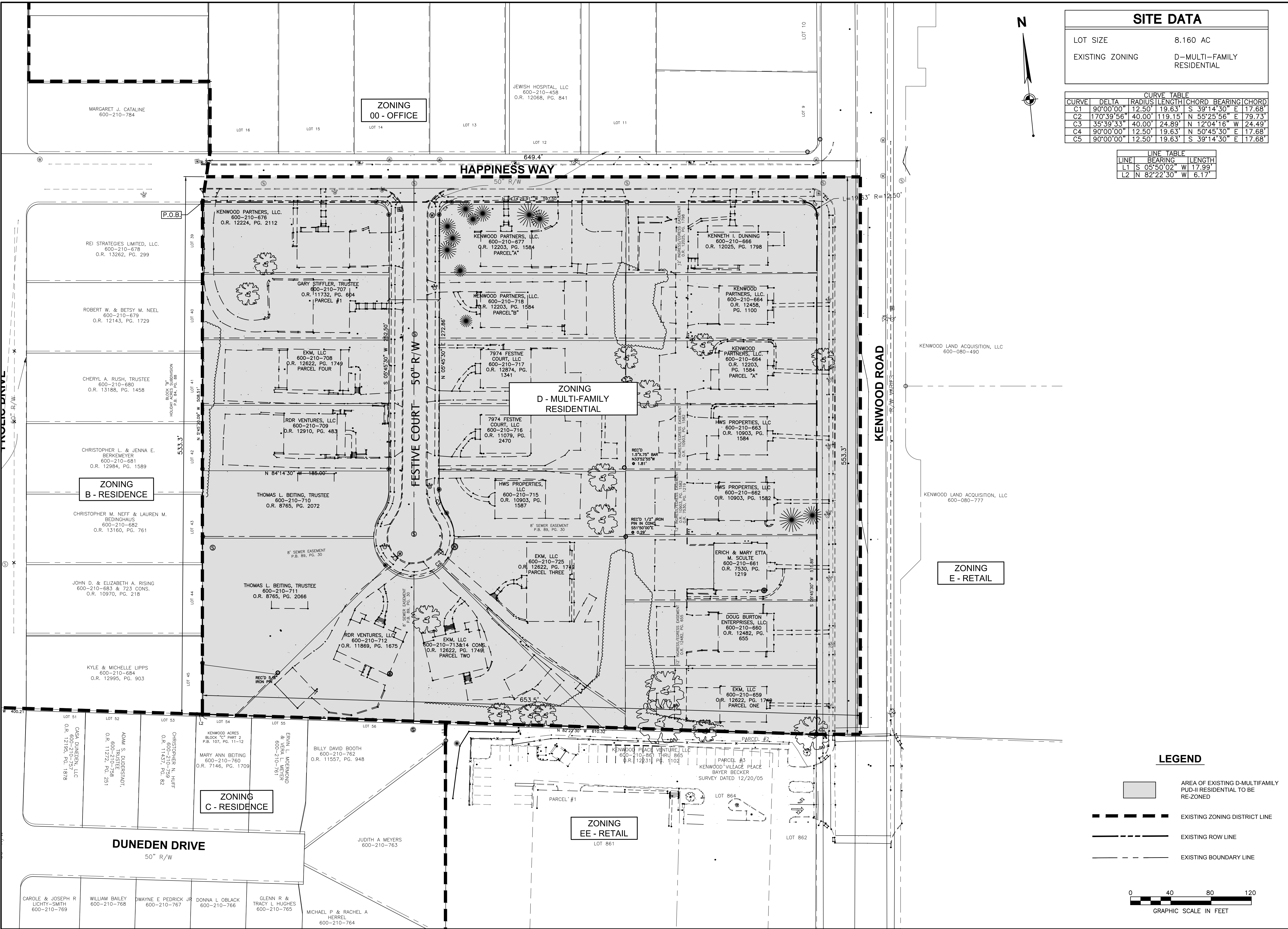
PROJECT: ZONE CHANGE PLAT
 KENWOOD ROAD, HAPPINESS WAY
 & FESTIVE COURT

CLIENT: CAPITAL INVESTMENT GROUP, INC.
 226 EAST 8TH STREET
 CINCINNATI, OHIO & 45202

DRAWN BY:	SEAL
MRH	
CHECKED BY:	
DKY	
PROJECT MANAGER:	
SCS	

PROJECT NO. 17-117
 SCALE 1" = 40'
 DATE 6/18/2018

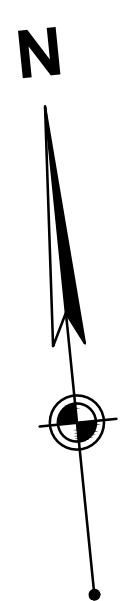
ZONE CHANGE PLAT
 SHEET **C-1.0**



SITE DATA	
LOT SIZE	8.160 AC
EXISTING ZONING	D-MULTI-FAMILY RESIDENTIAL

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	90°00'00"	12.50'	19.63'	S 39°14'30" E	17.68'	
C2	170°39'56"	40.00'	119.15'	N 55°25'56" E	79.73'	
C3	35°39'33"	40.00'	24.89'	N 12°04'16" W	24.49'	
C4	90°00'00"	12.50'	19.63'	N 50°45'30" E	17.68'	
C5	90°00'00"	12.50'	19.63'	S 39°14'30" E	17.68'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 05°50'02" W	17.99'
L2	N 82°22'30" W	6.17'



REVISION	
No.	DATE

PROJECT No:	78265
DATE	06/15/18
DES. DR.	MTF
ANN/AB	
CKD.	BLS

APPLICANT: **KENWOOD PARTNERS, LLC**
 OWNER: **KENWOOD PARTNERS, LLC**

ENGINEER/PREPARER: **WOOLPERT**
 WOOLPERT ARCHITECTURAL ENGINEERING CONSULTANTS
 CINCINNATI, OH

THE GALLERY AT KENWOOD
PUD II SUBMITTAL
 KENWOOD RD & HAPPINESS WAY
 CINCINNATI, OH

EXISTING ZONING PLAT

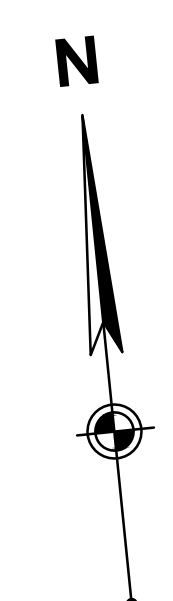
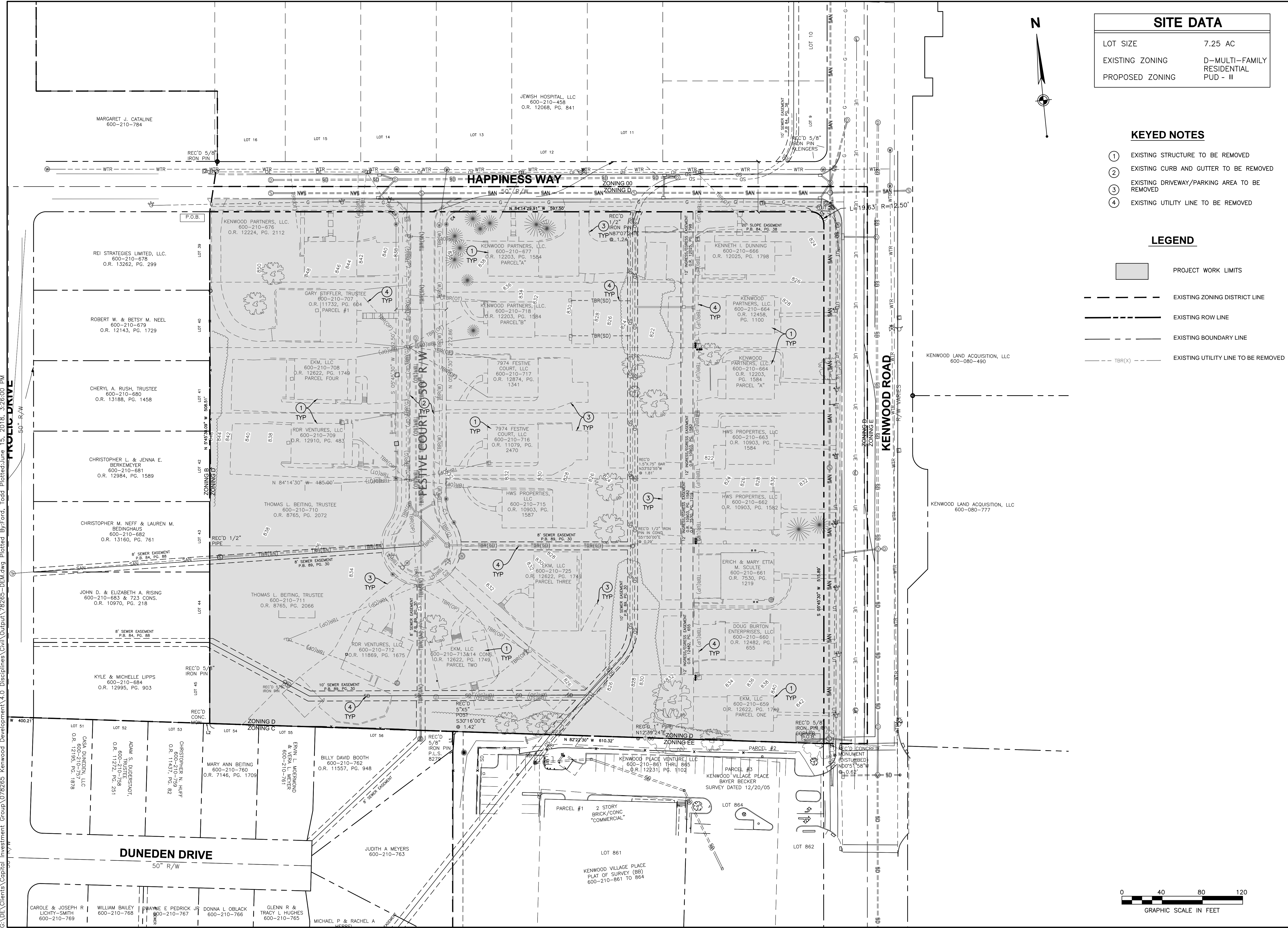
SHEET NO. **C101**

LEGEND

- AREA OF EXISTING D-MULTIFAMILY PUD-II RESIDENTIAL TO BE RE-ZONED
- EXISTING ZONING DISTRICT LINE
- EXISTING ROW LINE
- EXISTING BOUNDARY LINE



Layout Tab Name: C102 EXISTING FEATURES, Images: AERIAL PHOTO.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg, 078265-T.dwg
 Last Saved By: mastroraianni, 6/15/2018 2:19:58 PM
 G:\Clients\Copital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Output\78265-DEM.dwg Plotted By: Ford, Todd Plotted: June 15, 2018, 3:26:00 PM



SITE DATA	
LOT SIZE	7.25 AC
EXISTING ZONING	D-MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING	PUD - II

- KEYED NOTES**
- EXISTING STRUCTURE TO BE REMOVED
 - EXISTING CURB AND GUTTER TO BE REMOVED
 - EXISTING DRIVEWAY/PARKING AREA TO BE REMOVED
 - EXISTING UTILITY LINE TO BE REMOVED

LEGEND

	PROJECT WORK LIMITS
	EXISTING ZONING DISTRICT LINE
	EXISTING ROW LINE
	EXISTING BOUNDARY LINE
	EXISTING UTILITY LINE TO BE REMOVED

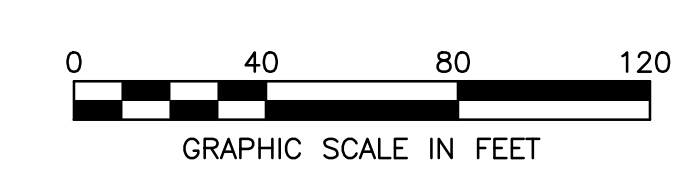
No.	DATE	REVISION

PROJECT No:	78265	DATE	06/15/18	DES. MTF	ANN/AB	CKD. BLS
-------------	-------	------	----------	----------	--------	----------

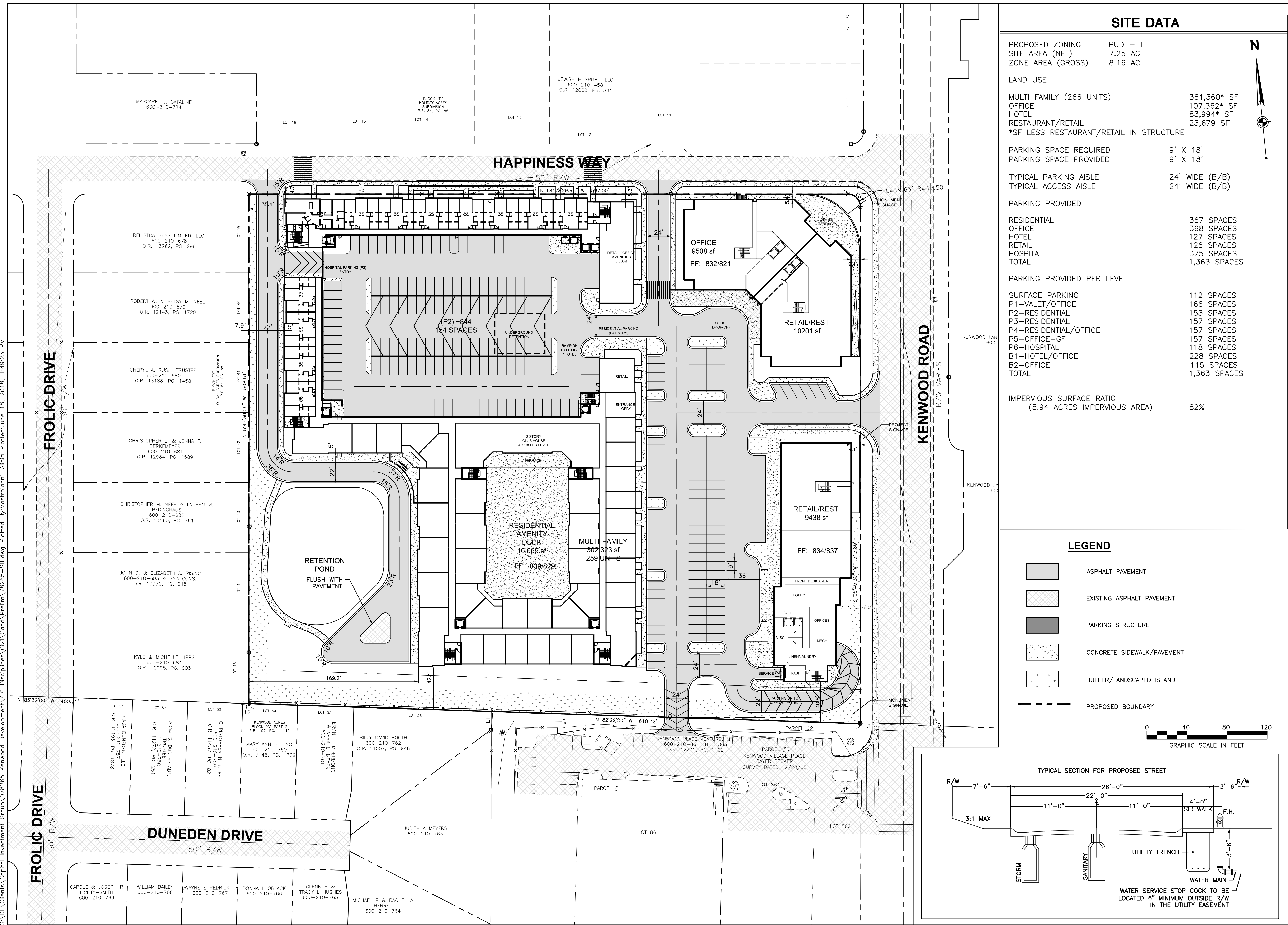
 WOOLPERT ARCHITECTURAL ENGINEERING INCORPORATED ENGINEER/PREPARER	APPLICANT KENWOOD PARTNERS, LLC OWNER
--	--

THE GALLERY AT KENWOOD PUD II SUBMITTAL KENWOOD RD & HAPPINESS WAY CINCINNATI, OH	EXISTING FEATURES
--	--------------------------

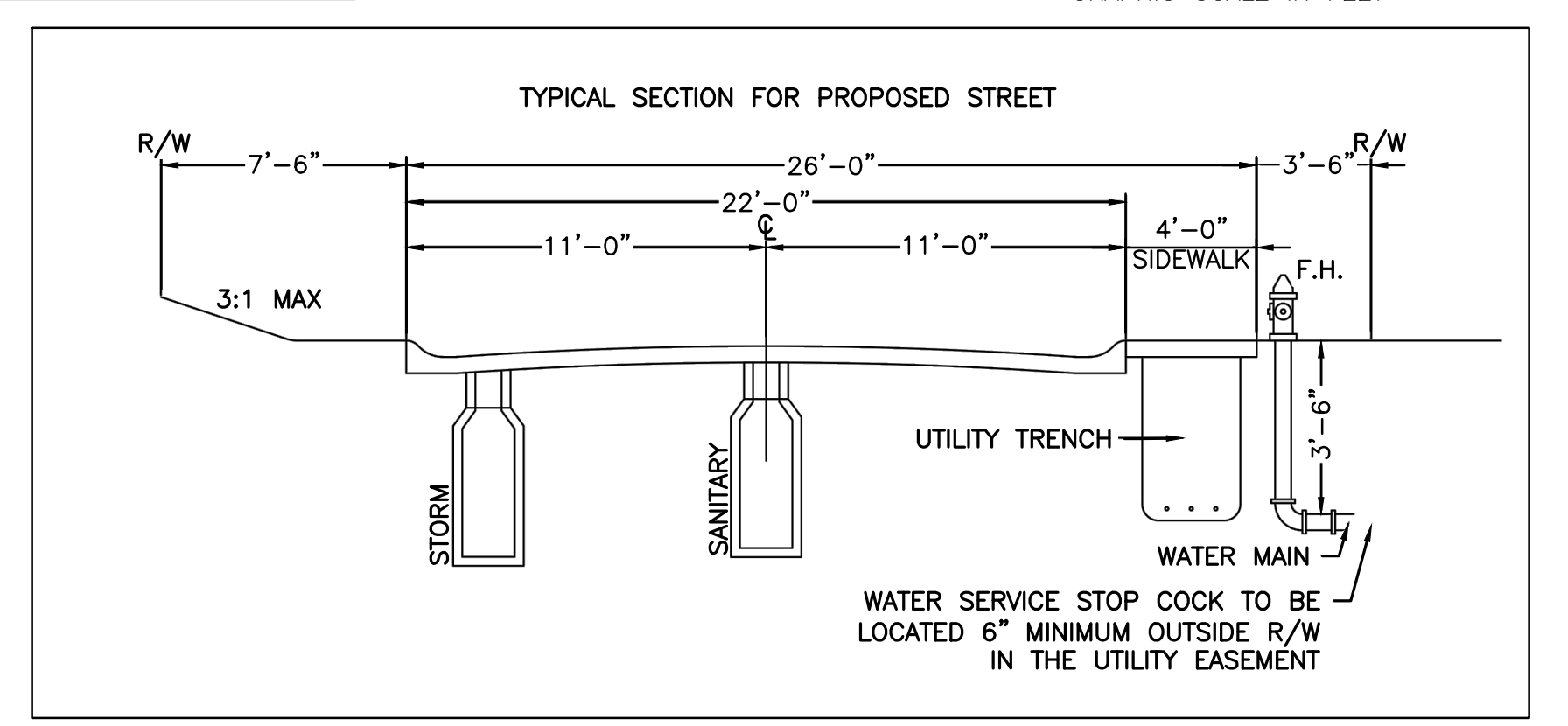
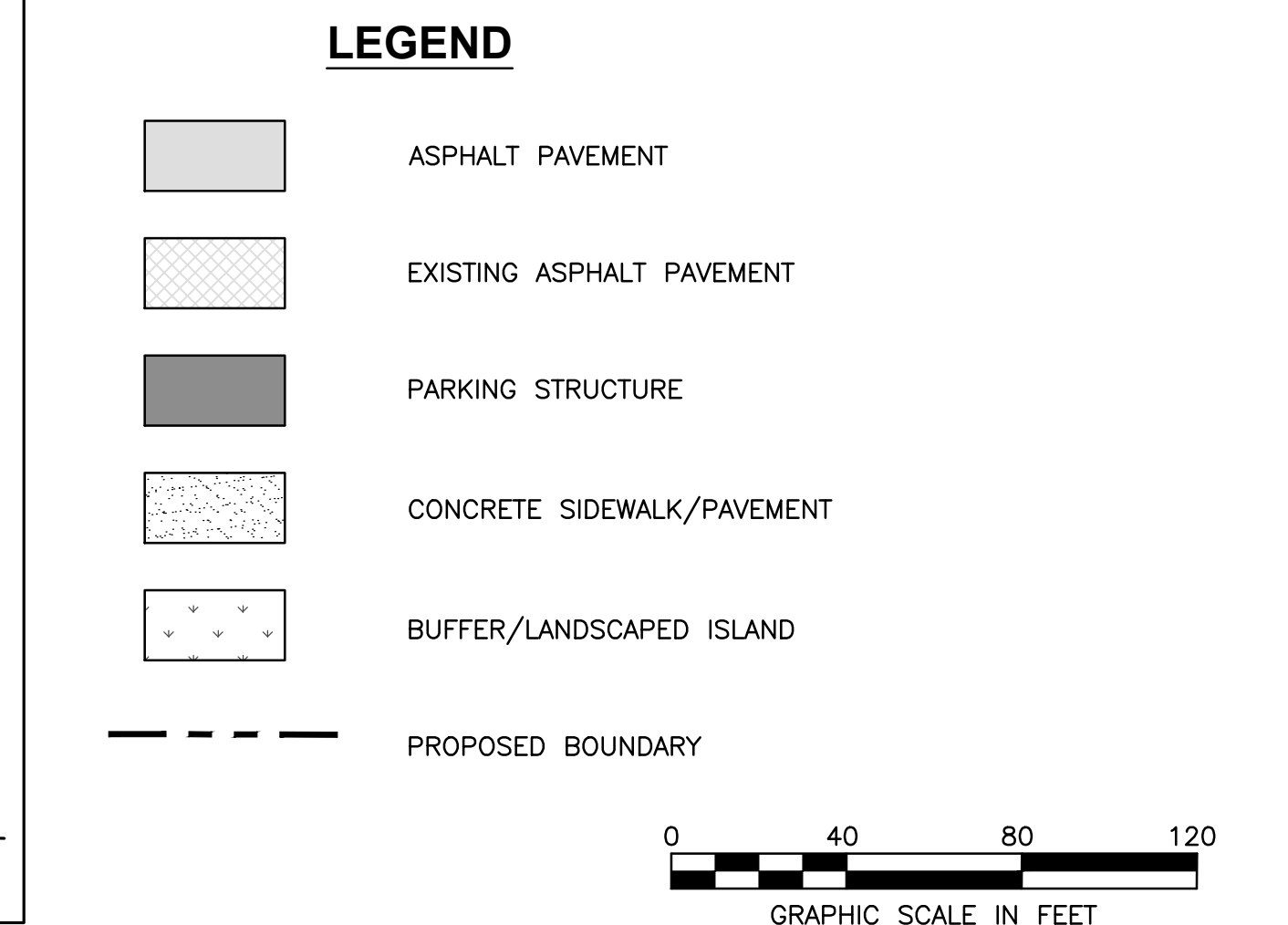
SHEET NO. **C102**



Layout Tab Name: C200 PROPOSED FEATURES; Images: L060.jpg; Xrefs: 078265-P.dwg; 078265-X.dwg; 078265-T.dwg
 Last Saved By: bart, 6/18/2018 1:32:21 PM
 G:\DE\Clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Prelim\78265-SIT.dwg Plotted: June 18, 2018, 1:49:23 PM



SITE DATA	
PROPOSED ZONING	PUD - II
SITE AREA (NET)	7.25 AC
ZONE AREA (GROSS)	8.16 AC
LAND USE	
MULTI FAMILY (266 UNITS)	361,360* SF
OFFICE	107,362* SF
HOTEL	83,994* SF
RESTAURANT/RETAIL	23,679 SF
*SF LESS RESTAURANT/RETAIL IN STRUCTURE	
PARKING SPACE REQUIRED	9' X 18'
PARKING SPACE PROVIDED	9' X 18'
TYPICAL PARKING AISLE	24' WIDE (B/B)
TYPICAL ACCESS AISLE	24' WIDE (B/B)
PARKING PROVIDED	
RESIDENTIAL	367 SPACES
OFFICE	368 SPACES
HOTEL	127 SPACES
RETAIL	126 SPACES
HOSPITAL	375 SPACES
TOTAL	1,363 SPACES
PARKING PROVIDED PER LEVEL	
SURFACE PARKING	112 SPACES
P1-VALET/OFFICE	166 SPACES
P2-RESIDENTIAL	153 SPACES
P3-RESIDENTIAL	157 SPACES
P4-RESIDENTIAL/OFFICE	157 SPACES
P5-OFFICE-GF	157 SPACES
P6-HOSPITAL	118 SPACES
B1-HOTEL/OFFICE	228 SPACES
B2-OFFICE	115 SPACES
TOTAL	1,363 SPACES
IMPERVIOUS SURFACE RATIO (5.94 ACRES IMPERVIOUS AREA)	82%



REVISION	
No.	DATE

PROJECT No: 78265
 DATE: 06/15/18
 DES. MTF
 DR. ANN/AB
 CKD. BLS

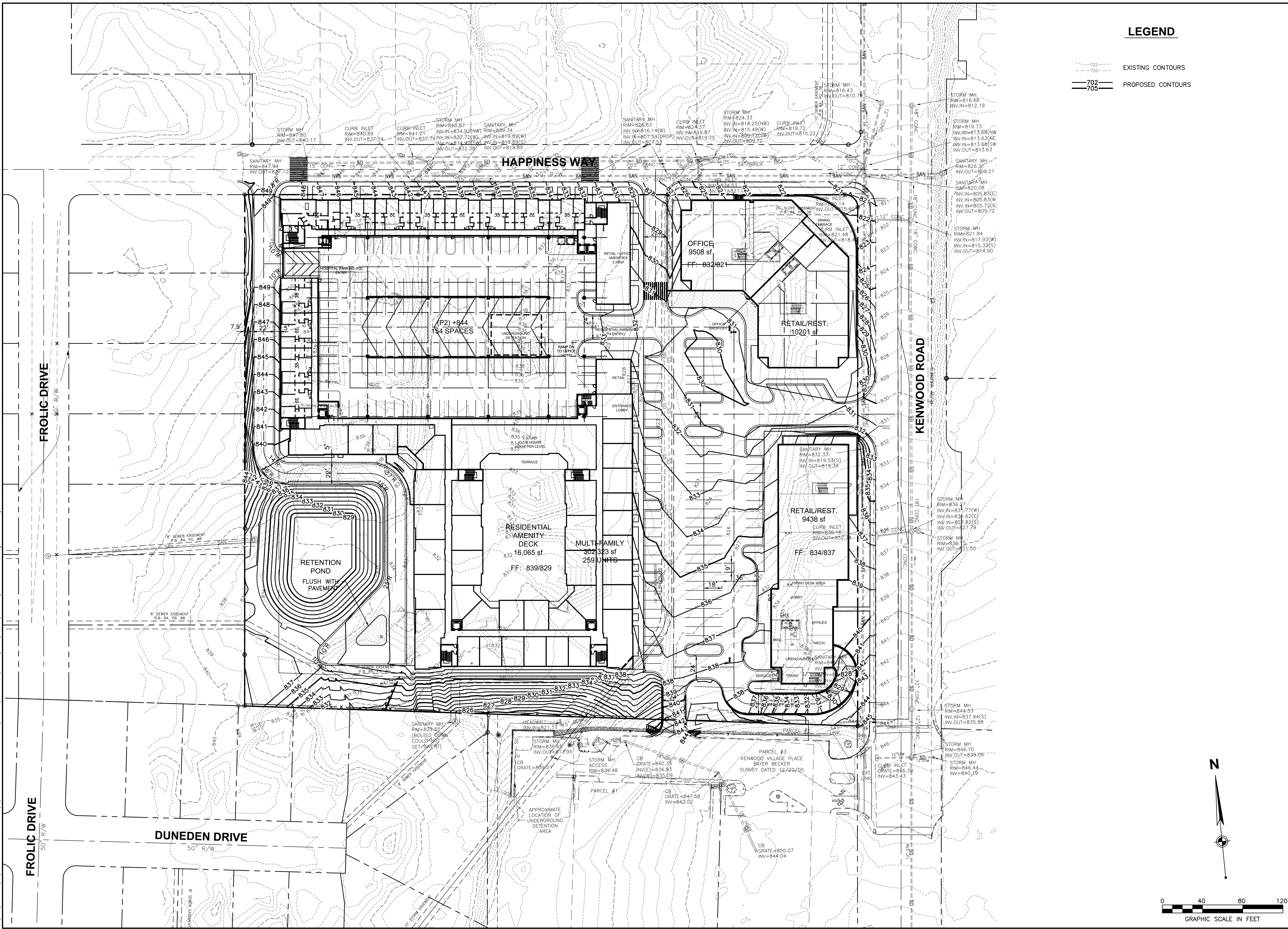
CAPITAL INVESTMENT GROUP, INC. APPLICANT
 WOOLPERT ARCHITECTURAL ENGINEERING INC. ENGINEER/PREPARER
 KENWOOD PARTNERS, LLC OWNER

THE GALLERY AT KENWOOD PUD II SUBMITTAL
 KENWOOD RD & HAPPINESS WAY
 CINCINNATI, OH

PROPOSED FEATURES

SHEET NO. **C200**

Layout Tab Name: C300 PRELIMINARY GRADING PLAN, Images: LOGO.jpg, Xrefs: 078265-P.dwg; 078265-X.dwg; 078265-T.dwg
 Last Saved By: mstroilanni, 6/15/2018 2:20:09 PM
 G:\DE\Clients\Captial Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Preim\78265-GRA.dwg Plotted By: Ford, Todd Plot Date: June 15, 2018, 3:26:29 PM

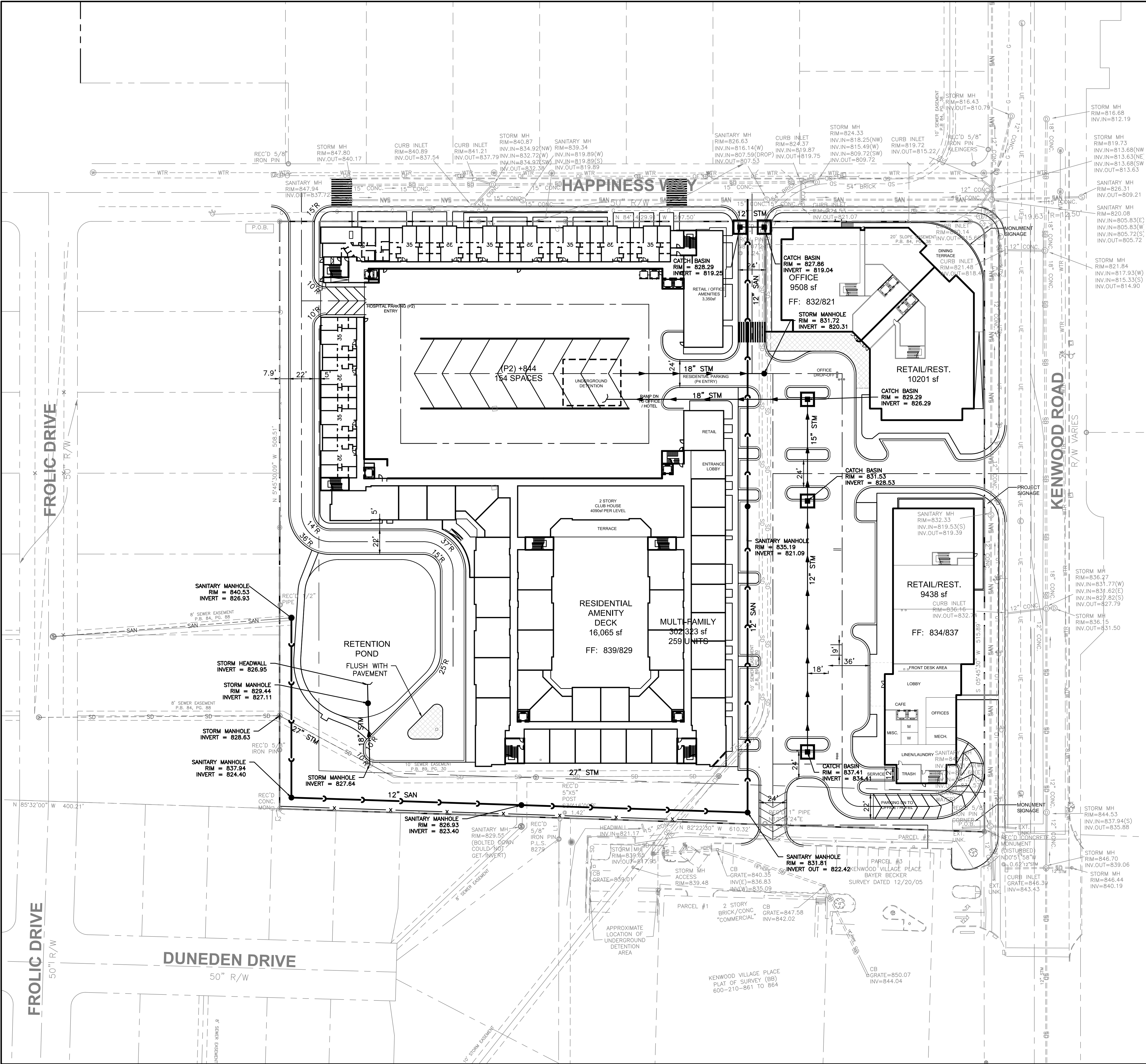


LEGEND

- - - 722 - - - EXISTING CONTOURS
- - - 720 - - -
- 702 — PROPOSED CONTOURS
- 705 —

<p>THE GALLERY AT KENWOOD PUD II SUBMITTAL KENWOOD RD & HAPPINESS WAY CINCINNATI, OH</p>		<p>PRELIMINARY GRADING PLAN</p>	
<p>CAPITAL INVESTMENT GROUP, INC. APPLICANT</p>		<p>WOOLPERT ENGINEER/PREPARER</p>	
<p>KENWOOD PARTNERS, LLC OWNER</p>		<p>PROJECT No: 78265 DATE: 06/15/18 DES. DR. MTF ANN/AB CKD. BLS</p>	
REVISION	No.	DATE	
SHEET NO.		C300	

Layout Tab Name: C400 UTILITY PLAN, Images: L060.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg, 078265-T.dwg
 Last Saved By: mstroilanni, 6/15/2018 2:23:45 PM
 G:\DE\clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cada\Preim\78265-UTL.dwg Plotted: June 15, 2018, 3:26:52 PM



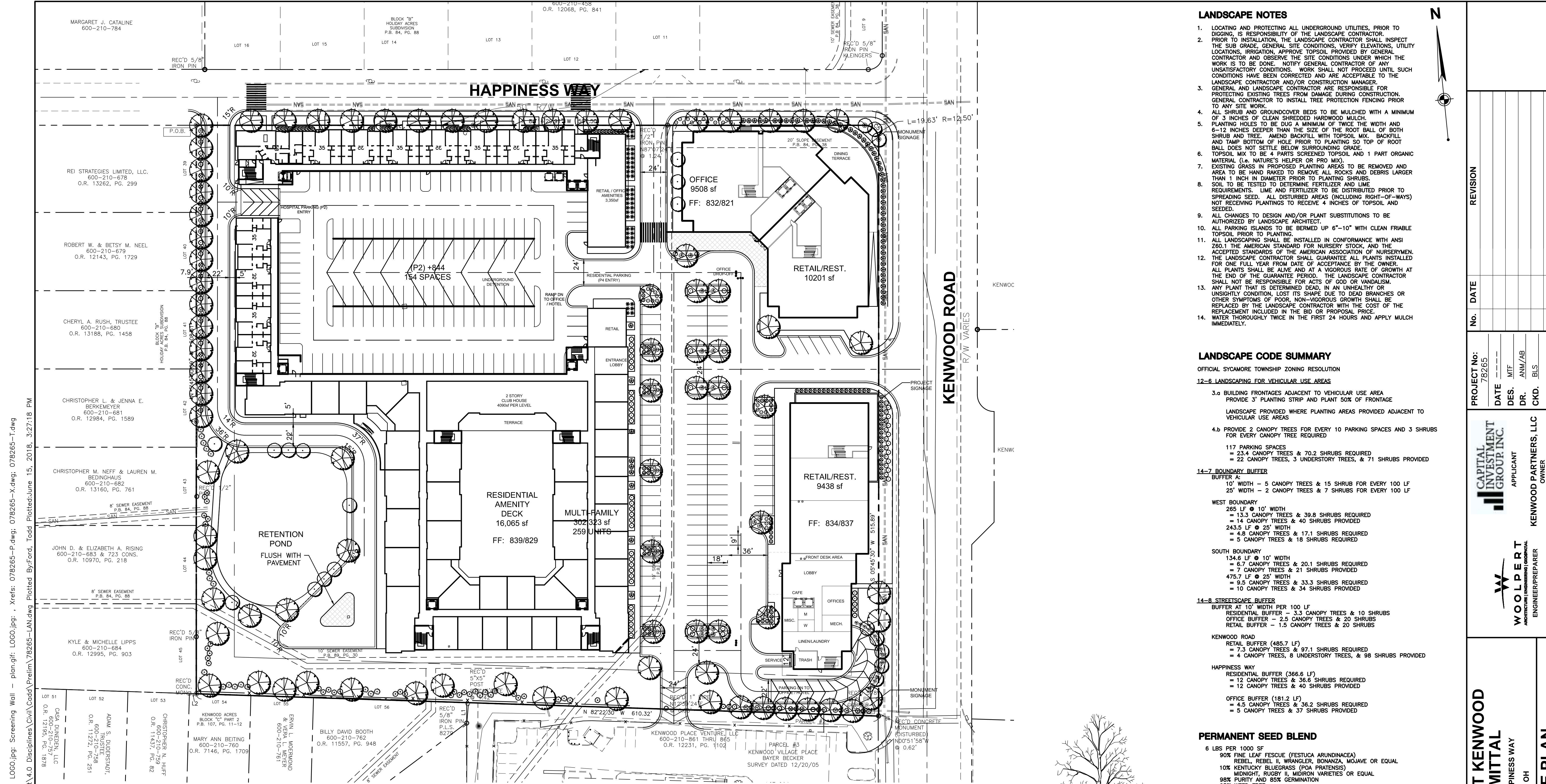
UTILITY LEGEND

- 12" SD → PROPOSED STORM SEWER
- 8" SAN → PROPOSED SANITARY SEWER
- 10" WTR → PROPOSED WATER MAIN
- UET → PROPOSED ELECTRIC & TELEPHONE IN SAME TRENCH
- UEGT → PROPOSED ELECTRIC, GAS & TELEPHONE IN SAME TRENCH
- → PROPOSED GAS
- → PROPOSED MANHOLE
- → PROPOSED CATCH BASIN
- ▣ → PROPOSED CURB INLET
- ▲ → PROPOSED FIRE HYDRANT
- → PROPOSED VALVE
- → PROPOSED CLEAN OUT

NOTES

EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, ARE SHOWN ON THE PLANS ACCORDING TO THE BEST AVAILABLE RECORDS AND INFORMATION OBTAINED IN THE FIELD, WHERE AVAILABLE. SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITIES OR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH UTILITIES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CONTRACTOR SHALL ALSO COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES IN ORDER TO OBTAIN DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR ANY NECESSARY REMOVAL OR ADJUSTMENT.

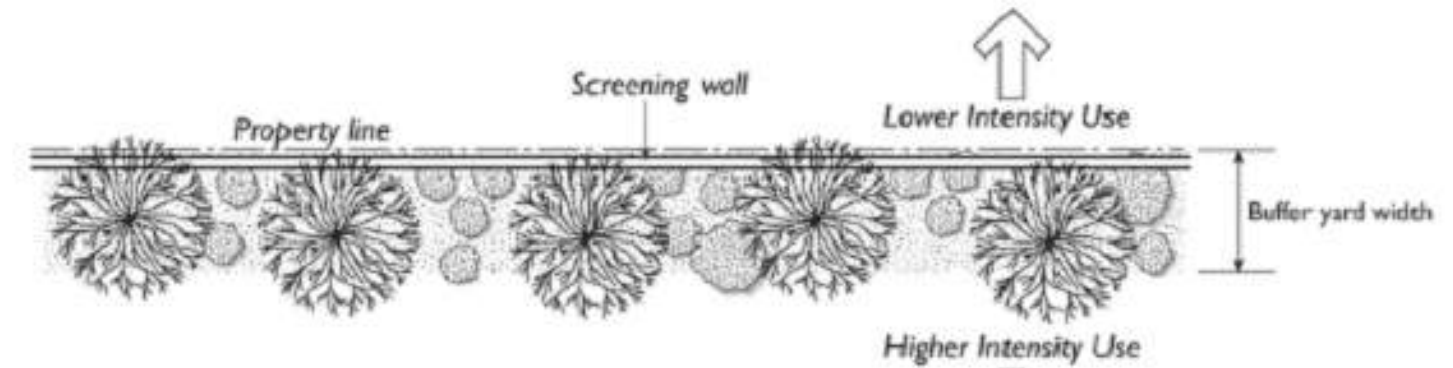
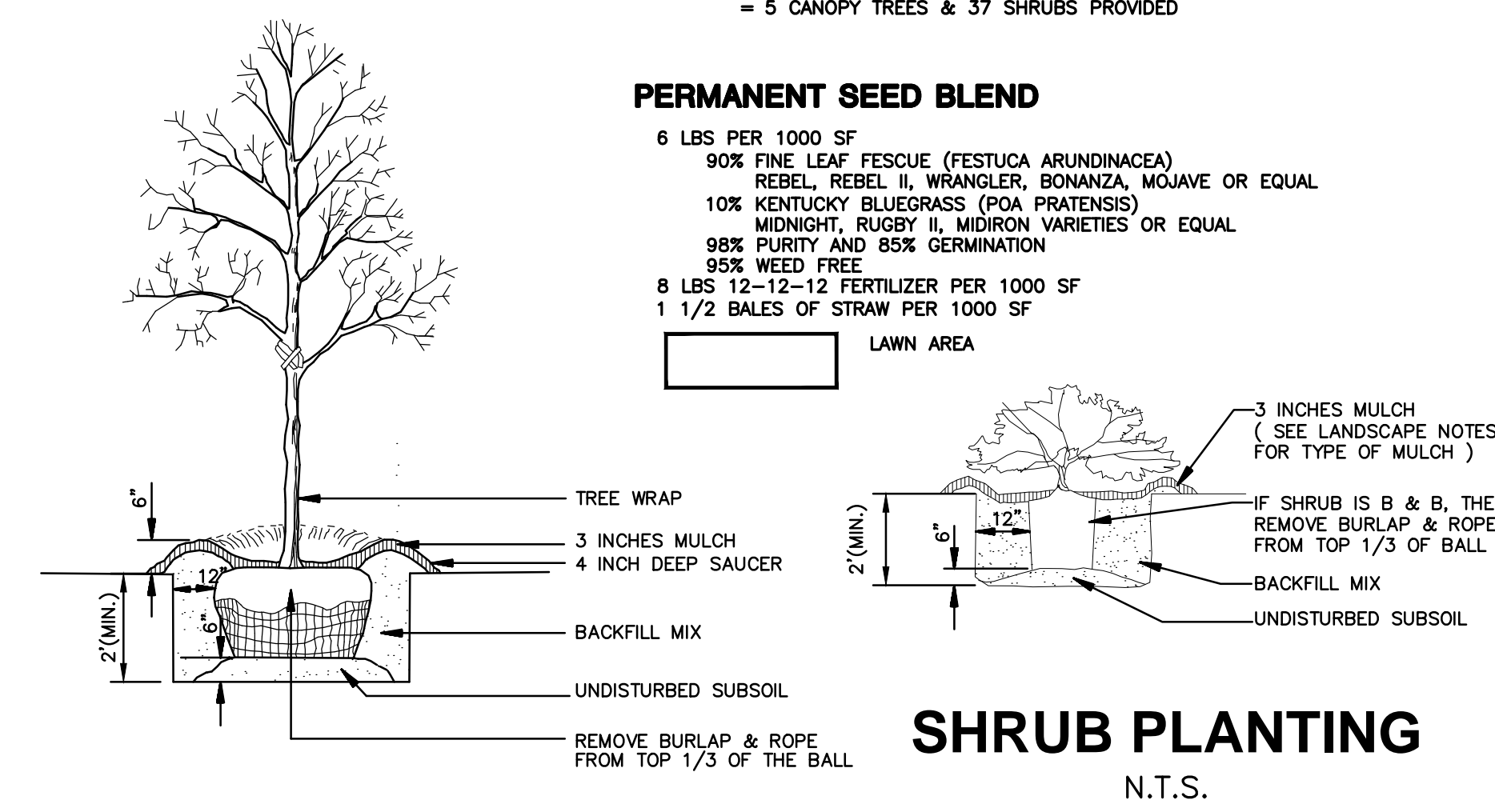
REVISION	
No.	DATE
PROJECT No:	78265
DATE	06/15/18
DES. DR.	MTF
ANN/AB	
CKD.	BLS
APPLICANT CAPITAL INVESTMENT GROUP INC.	
OWNER KENWOOD PARTNERS, LLC	
ENGINEER/PREPARER WOOLPERT <small>ARCHITECTURAL ENGINEERING GROUP, INC.</small>	
THE GALLERY AT KENWOOD PUD II SUBMITTAL KENWOOD RD & HAPPINESS WAY CINCINNATI, OH	
UTILITY PLAN	
SHEET NO.	
C400	



- ### LANDSCAPE NOTES
- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
 - GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
 - ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
 - PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
 - TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
 - EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
 - SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED. ALL DISTURBED AREAS (INCLUDING DRIVEWAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEEDING.
 - ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
 - ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEMEN.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
 - ANY PLANT THAT IS DETERMINED DEAD IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
 - WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

- ### LANDSCAPE CODE SUMMARY
- OFFICIAL SYCAMORE TOWNSHIP ZONING RESOLUTION
12-6 LANDSCAPING FOR VEHICULAR USE AREAS
- 3.a BUILDING FRONTAGES ADJACENT TO VEHICULAR USE AREA
PROVIDE 3" PLANTING STRIP AND PLANT 50% OF FRONTAGE
LANDSCAPE PROVIDED WHERE PLANTING AREAS PROVIDED ADJACENT TO VEHICULAR USE AREAS
- 4.b PROVIDE 2 CANOPY TREES FOR EVERY 10 PARKING SPACES AND 3 SHRUBS FOR EVERY CANOPY TREE REQUIRED
- 117 PARKING SPACES
= 23.4 CANOPY TREES & 70.2 SHRUBS REQUIRED
= 22 CANOPY TREES, 3 UNDERSTORY TREES, & 71 SHRUBS PROVIDED
- ### 14-7 BOUNDARY BUFFER
- BUFFER A:
10' WIDTH - 5 CANOPY TREES & 15 SHRUB FOR EVERY 100 LF
25' WIDTH - 2 CANOPY TREES & 7 SHRUBS FOR EVERY 100 LF
- WEST BOUNDARY
265 LF @ 10' WIDTH
= 13.3 CANOPY TREES & 39.8 SHRUBS REQUIRED
= 14 CANOPY TREES & 40 SHRUBS PROVIDED
243.5 LF @ 25' WIDTH
= 4.8 CANOPY TREES & 17.1 SHRUBS REQUIRED
= 5 CANOPY TREES & 18 SHRUBS PROVIDED
- SOUTH BOUNDARY
134.6 LF @ 10' WIDTH
= 6.7 CANOPY TREES & 20.1 SHRUBS REQUIRED
= 7 CANOPY TREES & 21 SHRUBS PROVIDED
475.7 LF @ 25' WIDTH
= 9.5 CANOPY TREES & 33.3 SHRUBS REQUIRED
= 10 CANOPY TREES & 34 SHRUBS PROVIDED
- ### 14-8 STREETSCAPE BUFFER
- BUFFER AT 10' WIDTH PER 100 LF
RESIDENTIAL BUFFER - 3.3 CANOPY TREES & 10 SHRUBS
RETAIL BUFFER - 2.5 CANOPY TREES & 20 SHRUBS
RETAIL BUFFER - 1.5 CANOPY TREES & 20 SHRUBS
- KENWOOD ROAD
RETAIL BUFFER (485.7 LF)
= 7.3 CANOPY TREES & 97.1 SHRUBS REQUIRED
= 4 CANOPY TREES, 8 UNDERSTORY TREES, & 98 SHRUBS PROVIDED
- HAPPINESS WAY
RESIDENTIAL BUFFER (366.6 LF)
= 12 CANOPY TREES & 36.6 SHRUBS REQUIRED
= 12 CANOPY TREES & 40 SHRUBS PROVIDED
- OFFICE BUFFER (181.2 LF)
= 4.5 CANOPY TREES & 36.2 SHRUBS REQUIRED
= 5 CANOPY TREES & 37 SHRUBS PROVIDED

- ### PERMANENT SEED BLEND
- 6 LBS PER 1000 SF
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE
- 8 LBS 12-12-12 FERTILIZER PER 1000 SF
1 1/2 BALES OF STRAW PER 1000 SF
- LAWN AREA



PLANT LEGEND					
SYMBOL	NAME	QTY.	ROOT	SIZE	REMARKS
DECIDUOUS		EVERGREEN			
CANOPY TREES					
⊙	Ashum Blase Maple Common Hackberry KY Coffeetree Black Cypripedium Blackgum Flowering Dogwood American Linden American Elm	83	BAB	2.5' CAL. 12' HT.	
UNDERSTORY TREES					
⊙	Eastern Redbud Red Bark Paper Birch Serviceberry Black Gum Dogwood Honeylocust Fringetree Horseshoe	11	BAB	1.5' CAL. 5' HT.	
LARGE SHRUB					
⊙	Red Twig Dogwood Limeglow/Coralbeef Hydrangea Whiteflower Knock Out Rose Dwarf Korean Lilac Lamb's Ear Little Devil Nivalon	259	BAB	24" HT.	
SMALL SHRUB					
⊙	Summerwell Cestrum Little Henry Yucca Top/Little Princess Spirea White Coral Rose Gro-Low Fragrant Sumac	185	CONT.	18" HT.	
ORNAMENTAL GRASS					
⊙	Red Salsola Feather Reed Grass Purple Drop Seed Lilopa	46	CONT.	2'-3" HT.	

SCREEN WALL PLAN
N.T.S.

TREE PLANTING
N.T.S.

SHRUB PLANTING
N.T.S.



Layout Job Name: C600 LANDSCAPE PLAN, Images: AERIAL PHOTO.jpg, LOGO.jpg, Screening Wall - plan.gif, LOGO.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg, 078265-T.dwg
Last Saved By: marmarj@, 6/15/2018 2:20:05 PM
G:\DE\clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Preim\78265-LAN.dwg Plotted: June 15, 2018, 3:27:18 PM

REVISION

PROJECT No: 78265

DATE: ---

DES. DR. MIF

ANN/AB DR. ---

CKD. BLS

CAPITAL INVESTMENT GROUP, INC. APPLICANT

KENWOOD PARTNERS, LLC OWNER

WOOLPERT ARCHITECTURAL ENGINEERING INC. ENGINEER/PREPARER

THE GALLERY AT KENWOOD PUD II SUBMITTAL

KENWOOD RD & HAPPINESS WAY

CINCINNATI, OH

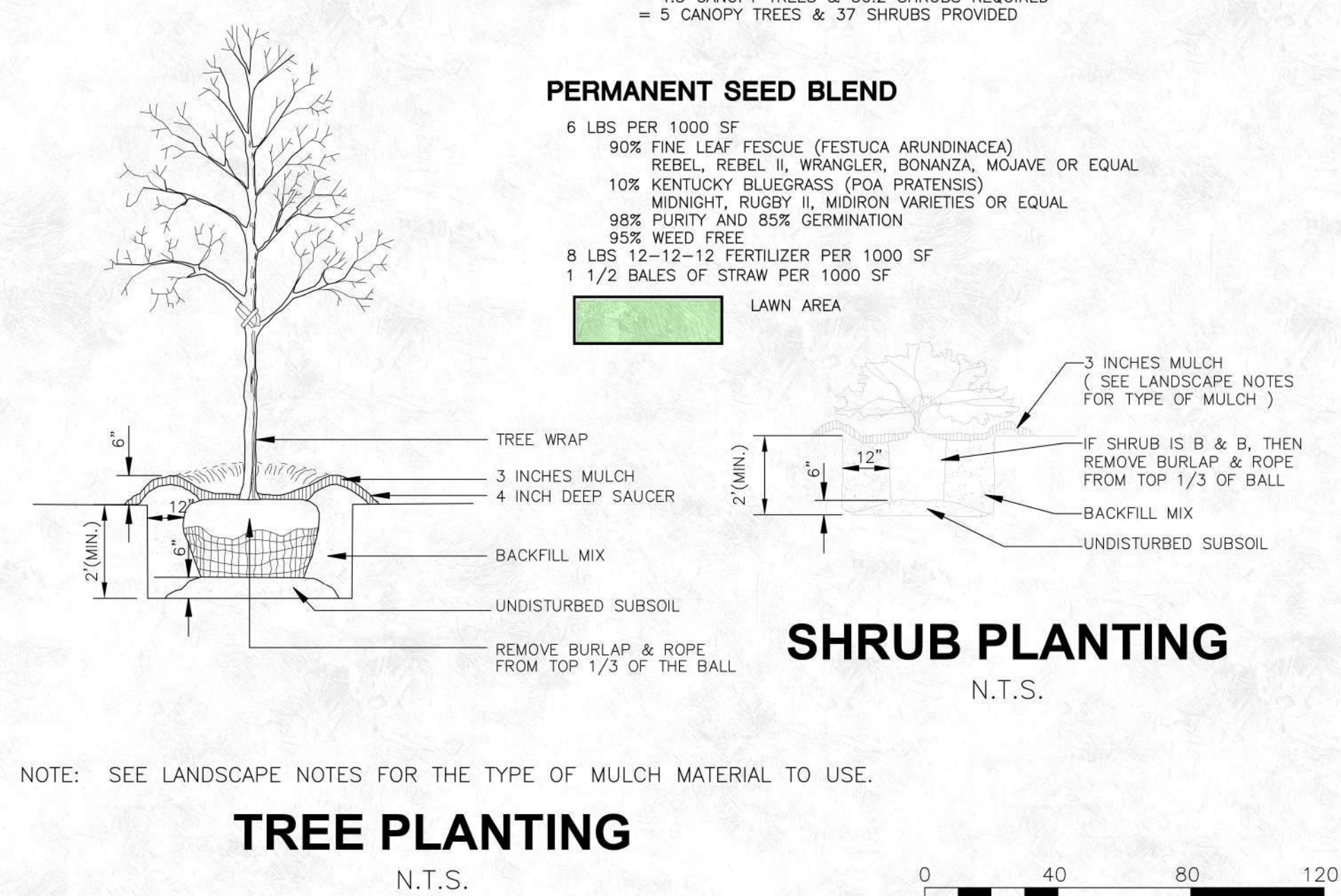
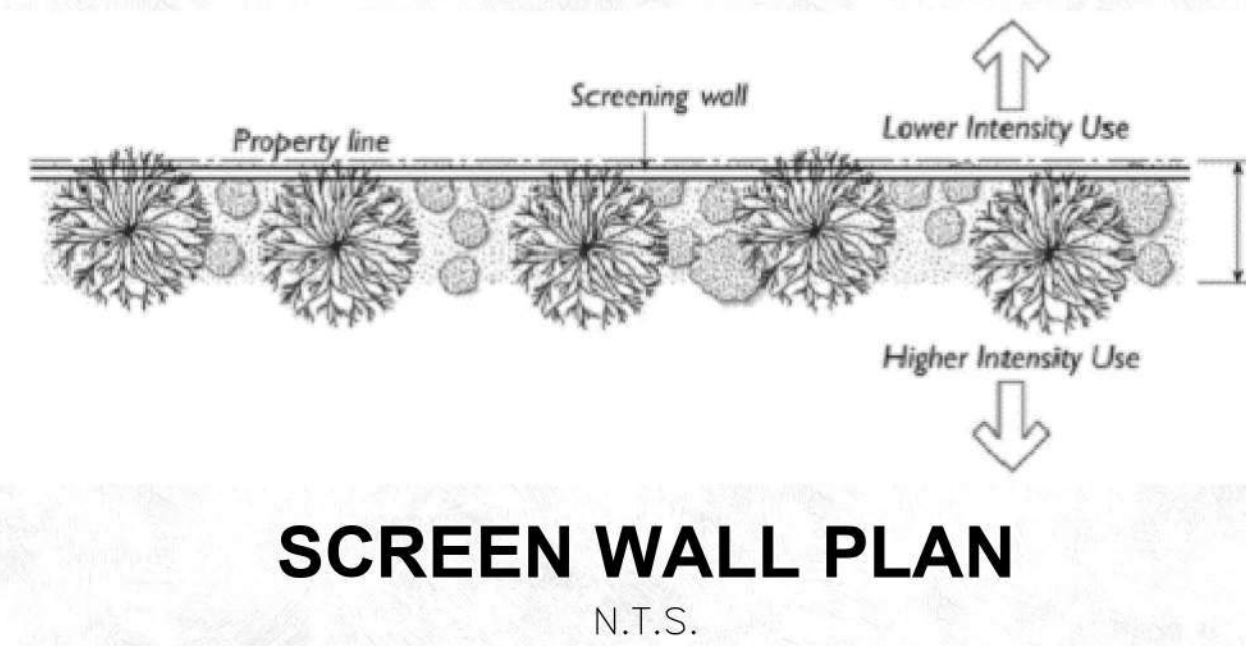
LANDSCAPE PLAN

SHEET NO. C600

Layout Tab Name: C600 LANDSCAPE PLAN, Images: AERIAL_PHOTO.jpg, LOGO.jpg, Screening Wall - plan.tif, LOGO.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg, 078265-T.dwg, 078265-L.dwg
 Last Saved By: martinje, 6/15/2018 2:20:05 PM
 G:\DE\clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Prim\78265-LAN.dwg Plotted By: Martin, John Plotted: June 15, 2018, 3:46:08 PM



PLANT LEGEND					
SYMBOL	DECIDUOUS	NAME	EMERGREEN	QTY.	REMARKS
	CANOPY TREES	Autumn Blaze Maple Common Noddyberry KY Collective Blackgum Alandis Oak Varieties American Linden American Elm	CANOPY TREES	83	8" DBH 25' CAL. 12' HT.
	UNDERSTORY TREES	Eastern Redbud Red Buckeye American Hornbeam Dogwood Varieties Hickory Varieties Fraxinus Ironwood	UNDERSTORY TREES	11	8" DBH 15' CAL. 5' HT.
	LARGE SHRUB	Red Toy Dogwood Limelight/Dorland Hydrangea Winterthur Red Cedar Knock Out Rose Dwarf Korean Lilac Korean Spice Viburnum Little Leaf Noddy	LARGE SHRUB	259	8" DBH 24' HT.
	SMALL SHRUB	Summerwood Clematis Little Henry Rose Toy/Little Princess Spiraea White Coral Bells Glow-Low Fragrant Sumac	SMALL SHRUB	185	CONT. 18" HT.
	ORNAMENTAL GRASS	Red Switchgrass Feather Reed Grass Prairie Drop Seed Liriodendron	ORNAMENTAL GRASS	48	CONT. 2'-3' HT.



LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (I.E. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEED.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER.
- ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

- OFFICIAL SYCAMORE TOWNSHIP ZONING RESOLUTION
12-6 LANDSCAPING FOR VEHICULAR USE AREAS
- 3.a BUILDING FRONTAGES ADJACENT TO VEHICULAR USE AREA PROVIDE 3' PLANTING STRIP AND PLANT 50% OF FRONTAGE
- LANDSCAPE PROVIDED WHERE PLANTING AREAS PROVIDED ADJACENT TO VEHICULAR USE AREAS
- 4.b PROVIDE 2 CANOPY TREES FOR EVERY 10 PARKING SPACES AND 3 SHRUBS FOR EVERY CANOPY TREE REQUIRED
- 117 PARKING SPACES
= 23.4 CANOPY TREES & 70.2 SHRUBS REQUIRED
= 22 CANOPY TREES, 3 UNDERSTORY TREES, & 71 SHRUBS PROVIDED
- 14-7 BOUNDARY BUFFER
- BUFFER A:
10' WIDTH - 5 CANOPY TREES & 15 SHRUB FOR EVERY 100 LF
25' WIDTH - 2 CANOPY TREES & 7 SHRUBS FOR EVERY 100 LF
- WEST BOUNDARY
265 LF @ 10' WIDTH
= 13.3 CANOPY TREES & 39.8 SHRUBS REQUIRED
= 14 CANOPY TREES & 40 SHRUBS PROVIDED
243.5 LF @ 25' WIDTH
= 4.8 CANOPY TREES & 17.1 SHRUBS REQUIRED
= 5 CANOPY TREES & 18 SHRUBS PROVIDED
- SOUTH BOUNDARY
134.6 LF @ 10' WIDTH
= 6.7 CANOPY TREES & 20.1 SHRUBS REQUIRED
= 7 CANOPY TREES & 21 SHRUBS PROVIDED
475.7 LF @ 25' WIDTH
= 9.5 CANOPY TREES & 33.3 SHRUBS REQUIRED
= 10 CANOPY TREES & 34 SHRUBS PROVIDED
- 14-8 STREETScape BUFFER
- BUFFER AT 10' WIDTH PER 100 LF
RESIDENTIAL BUFFER - 3.3 CANOPY TREES & 10 SHRUBS
OFFICE BUFFER - 2.5 CANOPY TREES & 20 SHRUBS
RETAIL BUFFER - 1.5 CANOPY TREES & 20 SHRUBS
- KENWOOD ROAD
RETAIL BUFFER (485.7 LF)
= 7.3 CANOPY TREES & 97.1 SHRUBS REQUIRED
= 4 CANOPY TREES, 8 UNDERSTORY TREES, & 98 SHRUBS PROVIDED
- HAPPINESS WAY
RESIDENTIAL BUFFER (366.6 LF)
= 12 CANOPY TREES & 36.6 SHRUBS REQUIRED
= 12 CANOPY TREES & 40 SHRUBS PROVIDED
- OFFICE BUFFER (181.2 LF)
= 4.5 CANOPY TREES & 36.2 SHRUBS REQUIRED
= 5 CANOPY TREES & 37 SHRUBS PROVIDED

PERMANENT SEED BLEND

- 6 LBS PER 1000 SF
- 90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
- REBEL, REBEL II, WRANGLER, BONAZIA, MOJAVE OR EQUAL
- 10% KENTUCKY BLUEGRASS (POA PRATENSIS)
- MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
- 98% PURITY AND 85% GERMINATION
- 95% WEED FREE
- 8 LBS 12-12-12 FERTILIZER PER 1000 SF
- 1 1/2 BALES OF STRAW PER 1000 SF

LAWN AREA

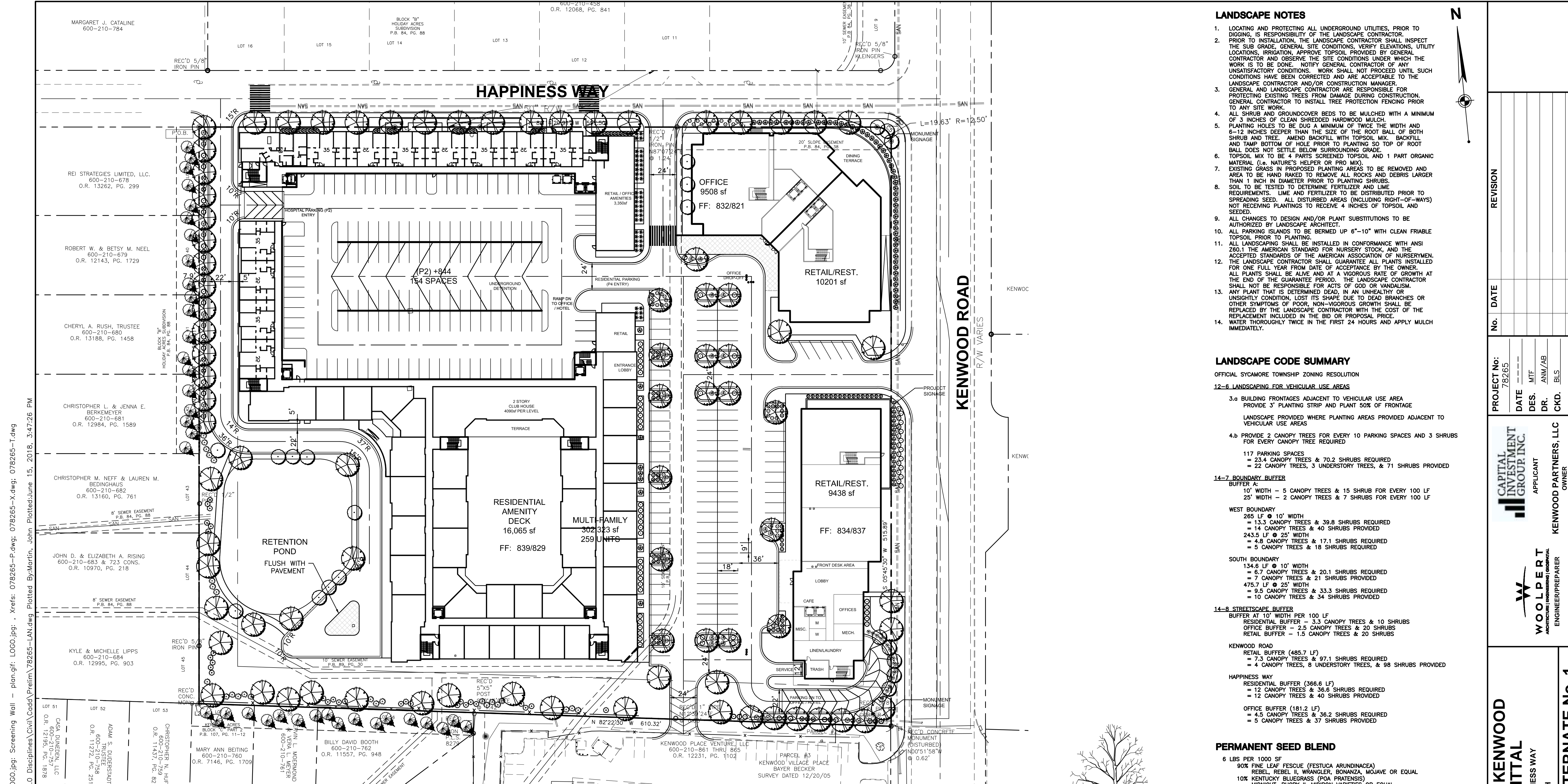
THE GALLERY AT KENWOOD
PUD II SUBMITTAL
KENWOOD RD & HAPPINESS WAY
CINCINNATI, OH

LANDSCAPE PLAN RENDERING

REVISION	DATE	No.

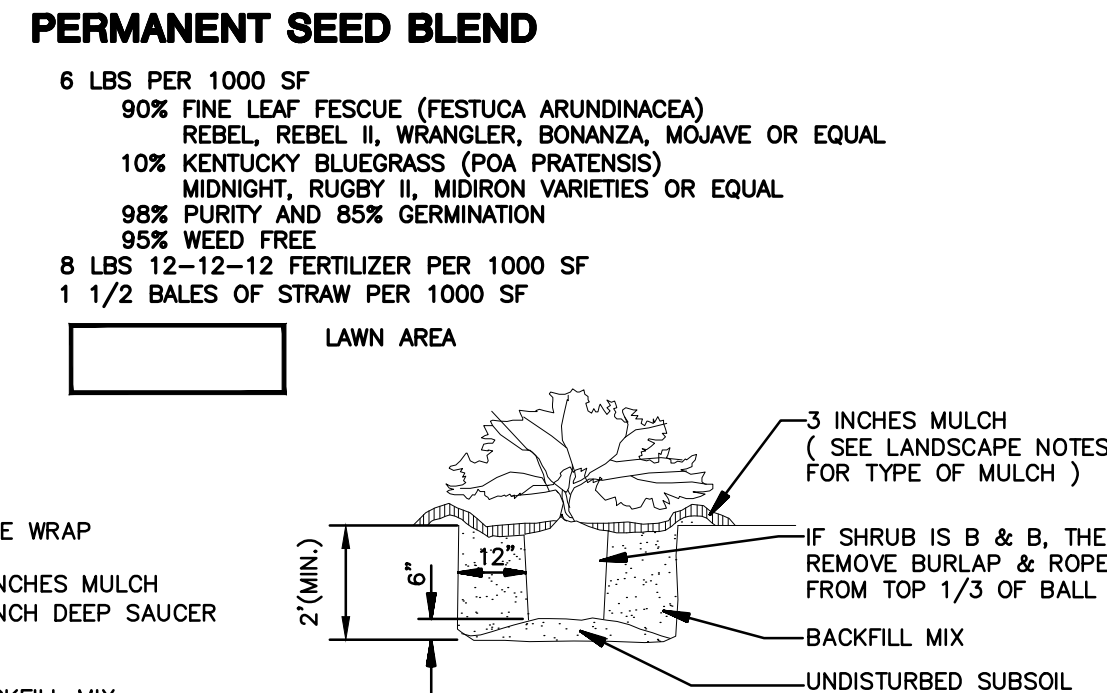
PROJECT No: 78265
DATE: 6/15/2018
DES. DR. MTF
APP. DR. ANM/AB
OWNER: KENWOOD PARTNERS, LLC
ENGINEER/PREPARER: WOOLPERT ARCHITECTURAL ENGINEERING (CINCINNATI, OH)

SHEET NO. **C601**



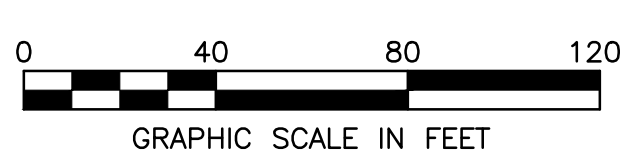
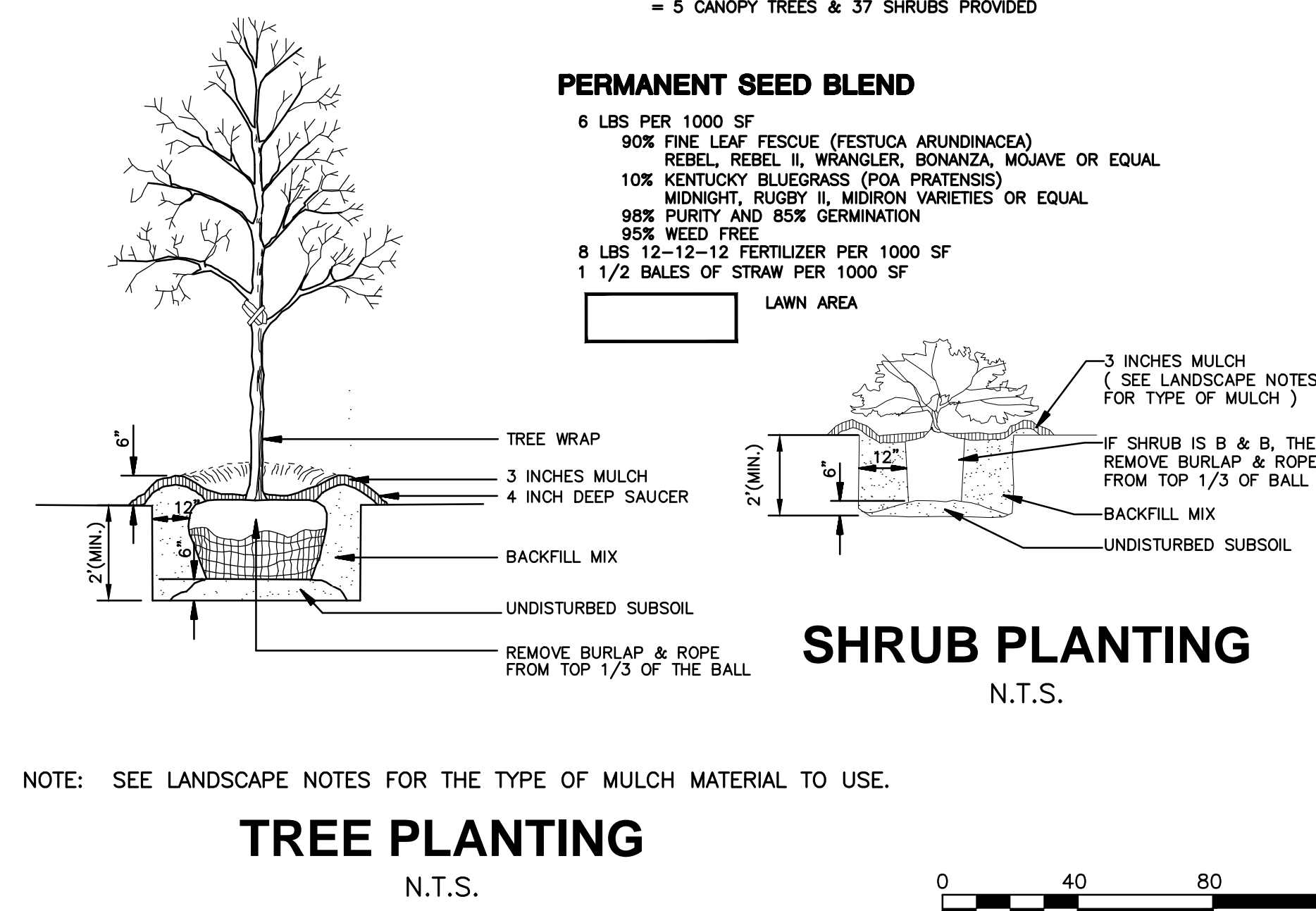
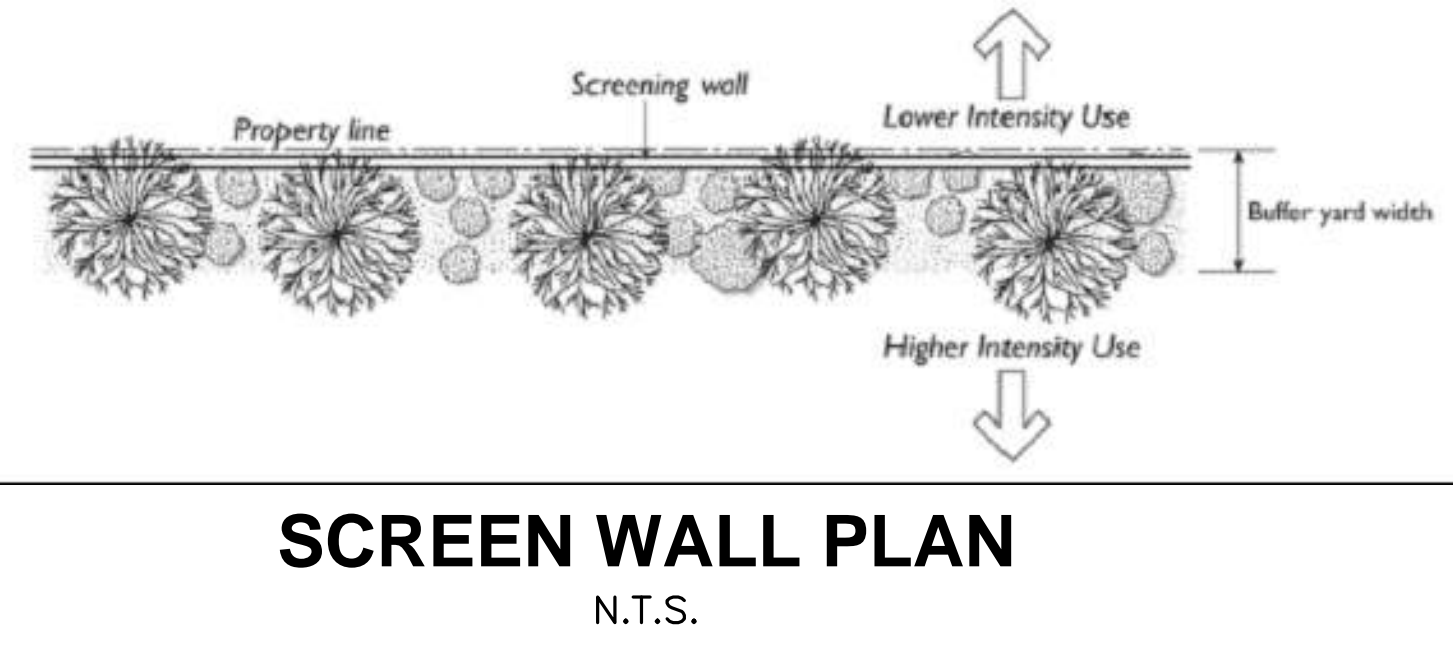
- ### LANDSCAPE NOTES
- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
 - GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
 - ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
 - PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
 - TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
 - EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
 - SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED. ALL DISTURBED AREAS (INCLUDING DRIVEWAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEED.
 - ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
 - ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSESMEN.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
 - ANY PLANT THAT IS DETERMINED DEAD IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
 - WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

- ### LANDSCAPE CODE SUMMARY
- OFFICIAL SYCAMORE TOWNSHIP ZONING RESOLUTION 12-6 LANDSCAPING FOR VEHICULAR USE AREAS
- 3.a BUILDING FRONTAGES ADJACENT TO VEHICULAR USE AREA
 PROVIDE 3" PLANTING STRIP AND PLANT 50% OF FRONTAGE
 LANDSCAPE PROVIDED WHERE PLANTING AREAS PROVIDED ADJACENT TO VEHICULAR USE AREAS
- 4.b PROVIDE 2 CANOPY TREES FOR EVERY 10 PARKING SPACES AND 3 SHRUBS FOR EVERY CANOPY TREE REQUIRED
- 117 PARKING SPACES
 = 23.4 CANOPY TREES & 70.2 SHRUBS REQUIRED
 = 22 CANOPY TREES, 3 UNDERSTORY TREES, & 71 SHRUBS PROVIDED
- ### 14-7 BOUNDARY BUFFER
- BUFFER A:
 10' WIDTH - 5 CANOPY TREES & 15 SHRUB FOR EVERY 100 LF
 25' WIDTH - 2 CANOPY TREES & 7 SHRUBS FOR EVERY 100 LF
- WEST BOUNDARY
 285 LF @ 10' WIDTH
 = 13.3 CANOPY TREES & 39.8 SHRUBS REQUIRED
 = 14 CANOPY TREES & 40 SHRUBS PROVIDED
 243.5 LF @ 25' WIDTH
 = 4.8 CANOPY TREES & 17.1 SHRUBS REQUIRED
 = 5 CANOPY TREES & 18 SHRUBS PROVIDED
- SOUTH BOUNDARY
 134.6 LF @ 10' WIDTH
 = 6.7 CANOPY TREES & 20.1 SHRUBS REQUIRED
 = 7 CANOPY TREES & 21 SHRUBS PROVIDED
 475.7 LF @ 25' WIDTH
 = 9.5 CANOPY TREES & 33.3 SHRUBS REQUIRED
 = 10 CANOPY TREES & 34 SHRUBS PROVIDED
- ### 14-8 STREETSCAPE BUFFER
- BUFFER AT 10' WIDTH PER 100 LF
 RESIDENTIAL BUFFER - 3.3 CANOPY TREES & 10 SHRUBS
 RETAIL BUFFER - 2.5 CANOPY TREES & 20 SHRUBS
 RETAIL BUFFER - 1.5 CANOPY TREES & 20 SHRUBS
- KENWOOD ROAD
 RETAIL BUFFER (485.7 LF)
 = 7.3 CANOPY TREES & 97.1 SHRUBS REQUIRED
 = 4 CANOPY TREES, 8 UNDERSTORY TREES, & 98 SHRUBS PROVIDED
- HAPPINESS WAY
 RESIDENTIAL BUFFER (366.6 LF)
 = 12 CANOPY TREES & 36.6 SHRUBS REQUIRED
 = 12 CANOPY TREES & 40 SHRUBS PROVIDED
- OFFICE BUFFER (181.2 LF)
 = 4.5 CANOPY TREES & 36.2 SHRUBS REQUIRED
 = 5 CANOPY TREES & 37 SHRUBS PROVIDED



PLANT LEGEND

SYMBOL	DEEDOUOUS	EVERGREEN	QTY.	ROOT	SIZE	REMARKS
	CANOPY TREES	CANOPY TREES	83	B&B	2 1/2" CAL. 12' HT.	
	UNDERSTORY TREES	UNDERSTORY TREES	11	B&B	1 1/2" CAL. 5' HT.	
	LARGE SHRUB	LARGE SHRUB	259	B&B	24" HT.	
	SMALL SHRUB	SMALL SHRUB	185	CONT.	18" HT.	
	ORNAMENTAL GRASS	ORNAMENTAL GRASS	48	CONT.	2'-5" HT.	
	EVERGREEN TREE	EVERGREEN TREE	38	B&B	6'-8" HT.	



Layout Tab Name: C600 LANDSCAPE PLAN, Images: AERIAL PHOTO.jpg, Xrefs: 078265-P.dwg, 078265-X.dwg, 078265-T.dwg
 Last Saved By: bmartinje, 6/15/2018 2:20:05 PM
 G:\DE\clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cada\Preim\78265-LAN.dwg Plotted: June 15, 2018, 3:47:26 PM

REVISION

DATE

No.

PROJECT No: 78265

DATE: ---

MTF

DES. DR.

ANN/AB

CKD. BLS

CAPITAL INVESTMENT GROUP, INC.

APPLICANT

KENWOOD PARTNERS, LLC

OWNER

WOOLPERT ARCHITECTURAL ENGINEERING

ENGINEER/PREPARER

THE GALLERY AT KENWOOD PUD II SUBMITTAL

KENWOOD RD & HAPPINESS WAY

CINCINNATI, OH

LANDSCAPE PLAN ALTERNATE No. 1

SHEET NO.

C602

THE GALLERY AT KENWOOD

- Total Retail Area: 23,679 sf
- Total Office Area: 107,363 sf
6 LEVELS
- Total Residential Area: 364,710 sf
4/5 LEVELS (TOTAL UNITS: 266)
- Total Hotel: 83,994 sf
6 LEVELS (TOTAL KEYS: 127)



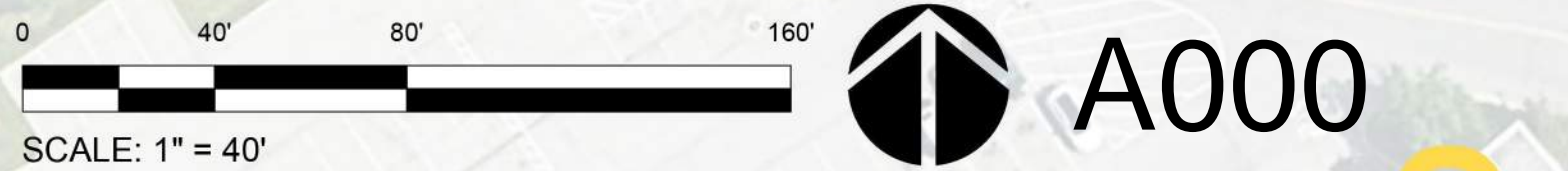
AERIAL VIEW LOOKING NORTH-WEST

DRAFT - ARCHITECTURAL MASSING TO BE REVISED TO INCLUDE ADDITIONAL SOUTHWEST LOTS SINCE LAST SUBMISSION

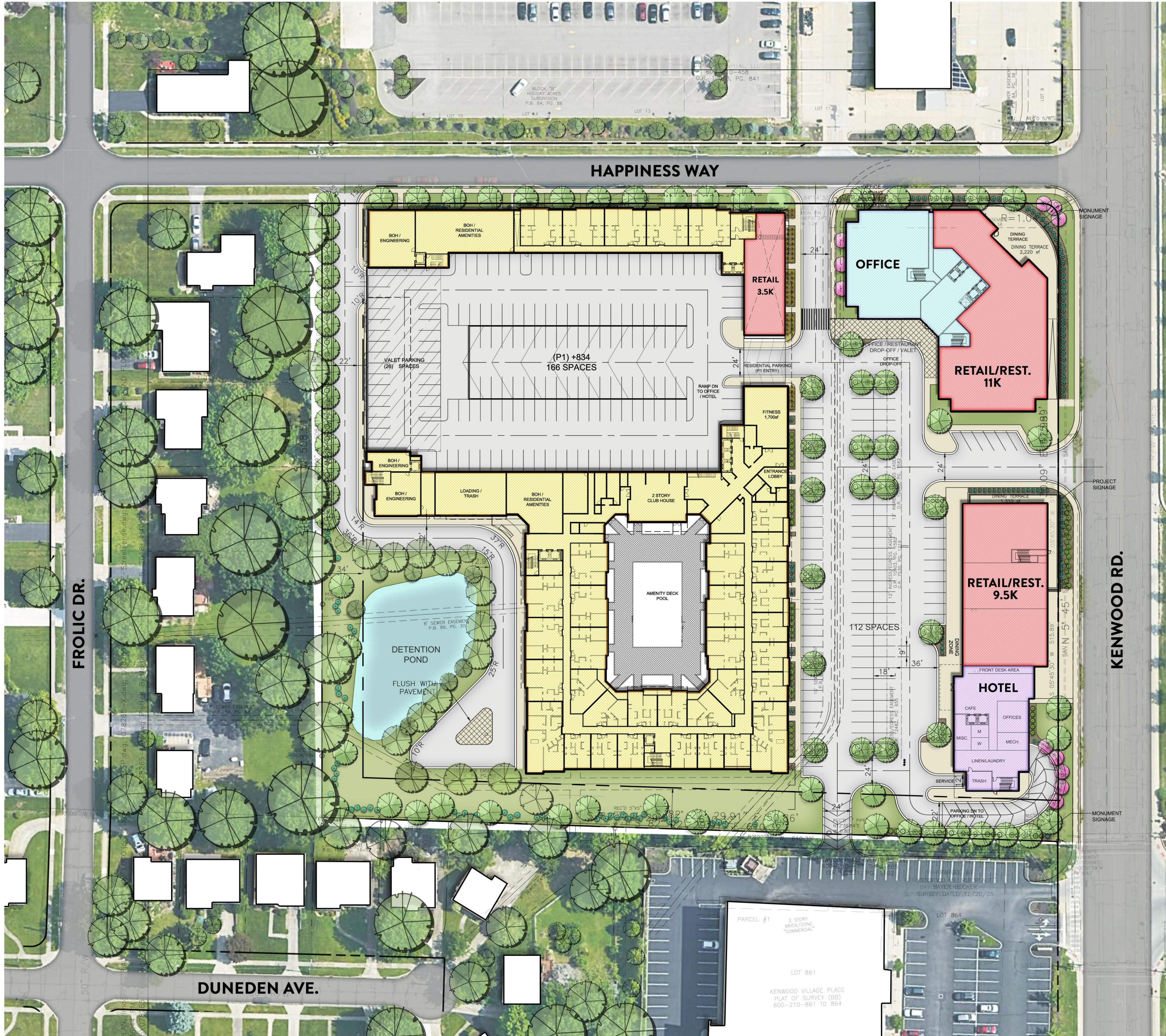


AERIAL VIEW LOOKING NORTH-EAST

DRAFT - ARCHITECTURAL MASSING TO BE REVISED TO INCLUDE ADDITIONAL SOUTHWEST LOTS SINCE LAST SUBMISSION



GROUND FLOOR PLAN



PARCEL #1
2 STORY
BUCK/ZONE
COMMERCIAL

LOT 861
KENWOOD VILLAGE PLACE
PLAT OF SURVEY (BB)
600-210-861 TO 864



THE GALLERY AT KENWOOD

- Total Retail Area:** 23,679 sf
- Total Office Area:** 107,363 sf
6 LEVELS
- Total Residential Area:** 364,710 sf
4/5 LEVELS (TOTAL UNITS: 266)
- Total Hotel:** 83,994 sf
6 LEVELS (TOTAL KEYS: 127)



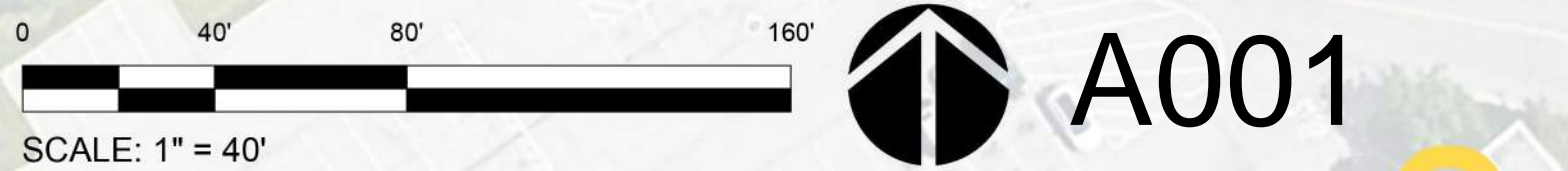
AERIAL VIEW LOOKING NORTH-WEST

DRAFT - ARCHITECTURAL MASSING TO BE REVISED TO INCLUDE ADDITIONAL SOUTHWEST LOTS SINCE LAST SUBMISSION

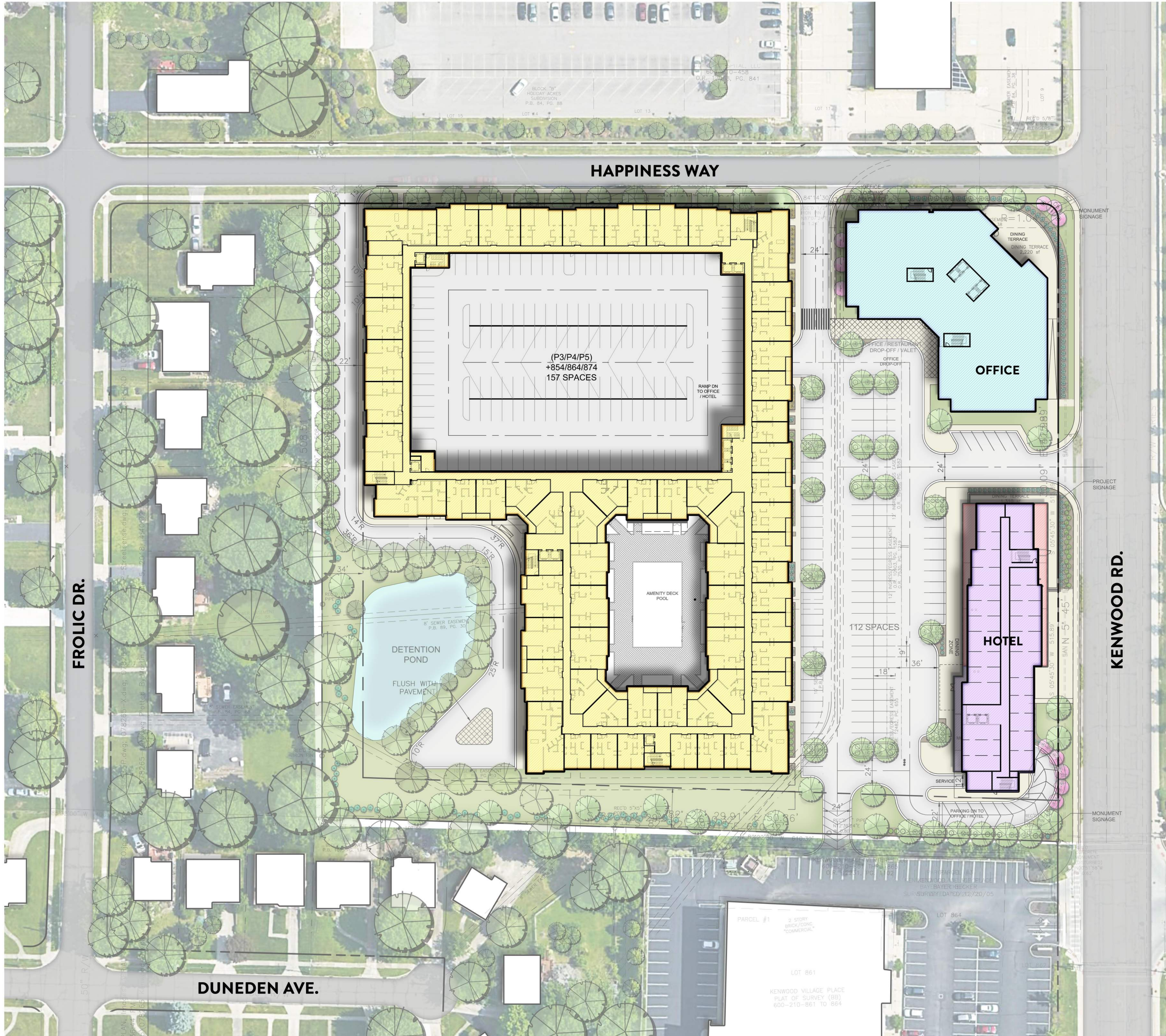


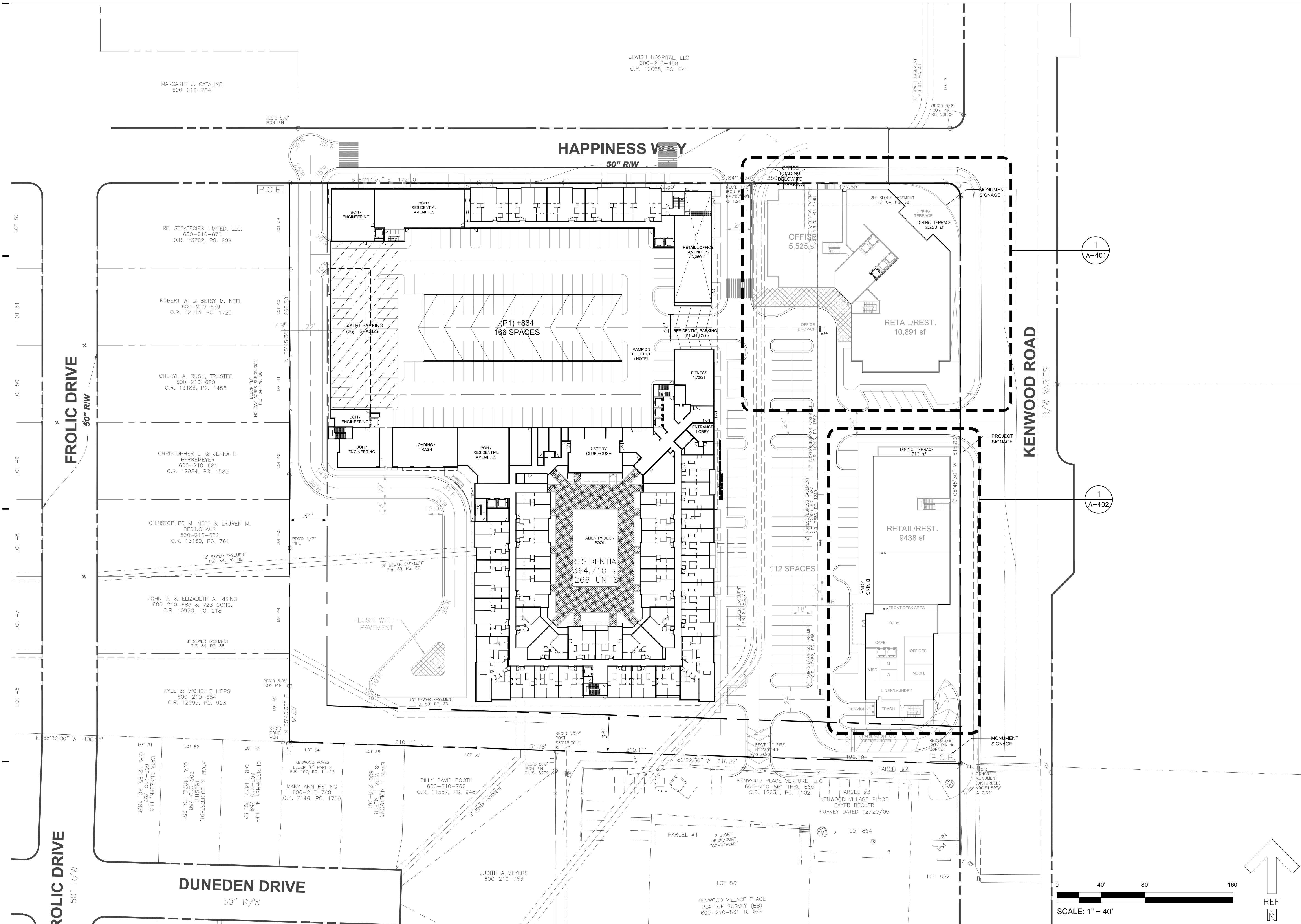
AERIAL VIEW LOOKING NORTH-EAST

DRAFT - ARCHITECTURAL MASSING TO BE REVISED TO INCLUDE ADDITIONAL SOUTHWEST LOTS SINCE LAST SUBMISSION



TYPICAL FLOOR PLAN

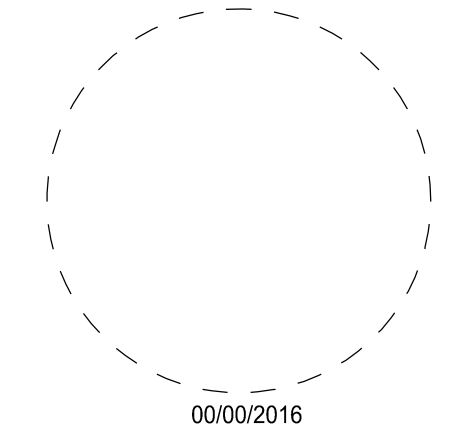




3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

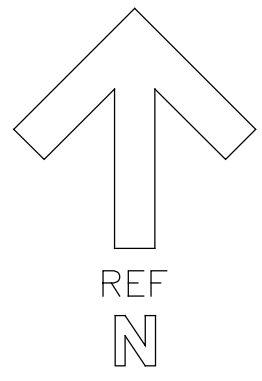
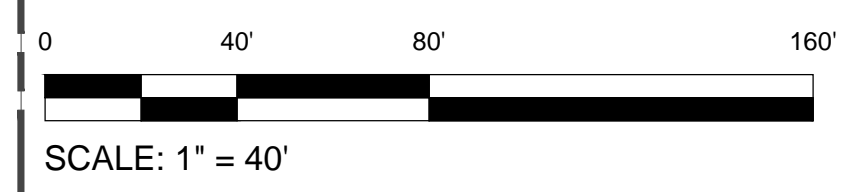
KENWOOD MASTERPLAN

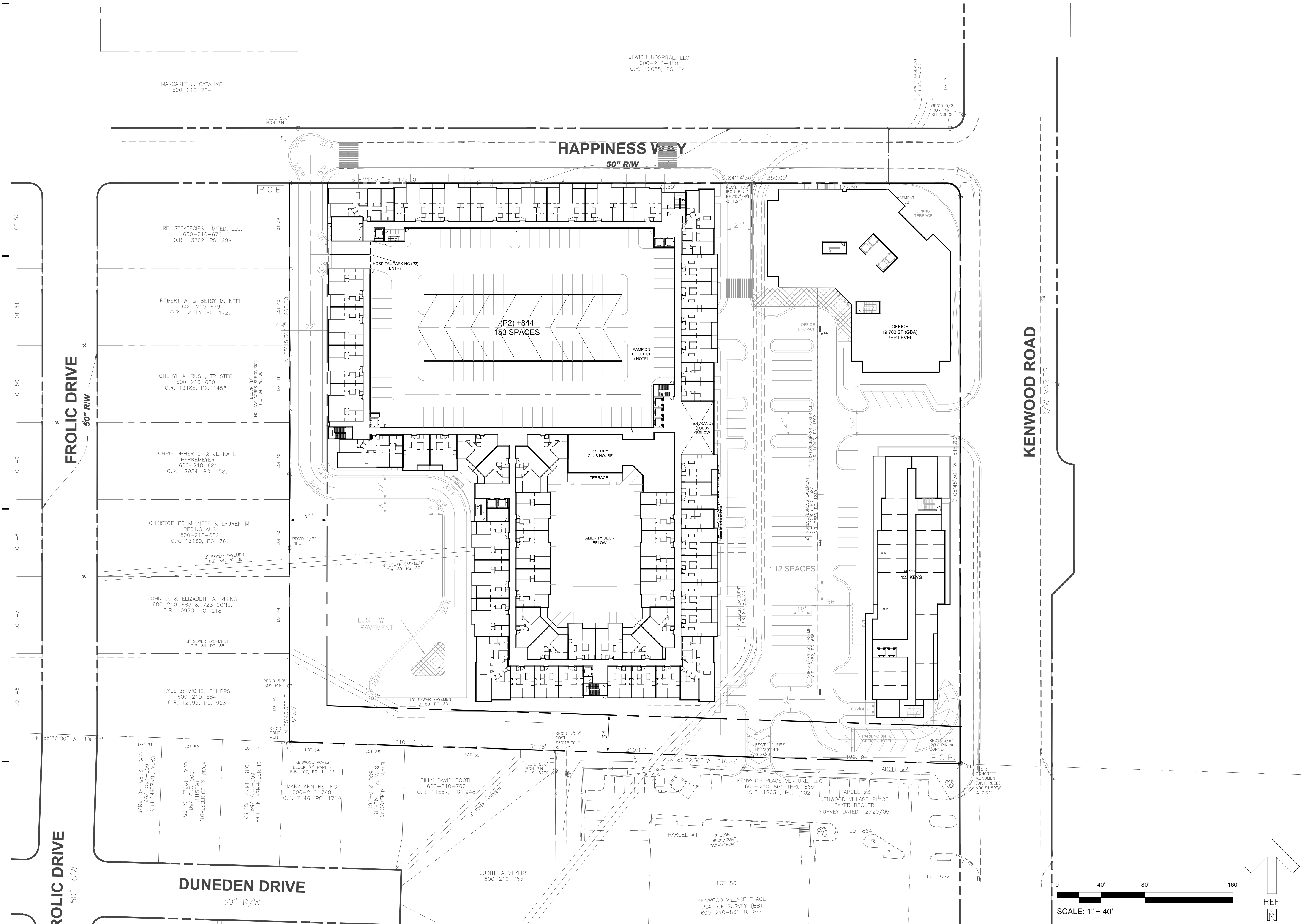
Kenwood Road, Cincinnati, OH

GROUND FLOOR PLAN

A-101

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

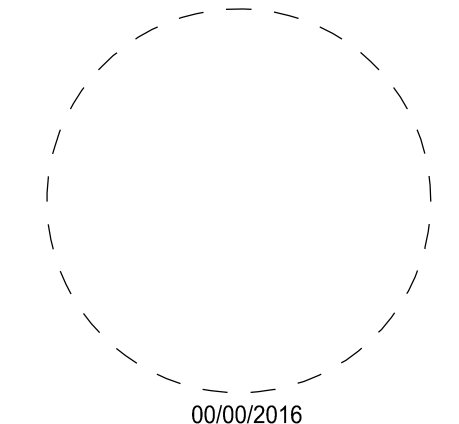




3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

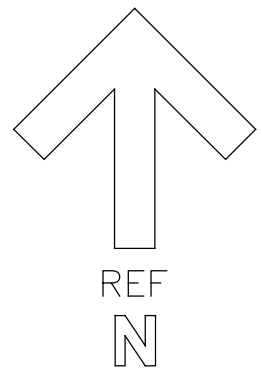
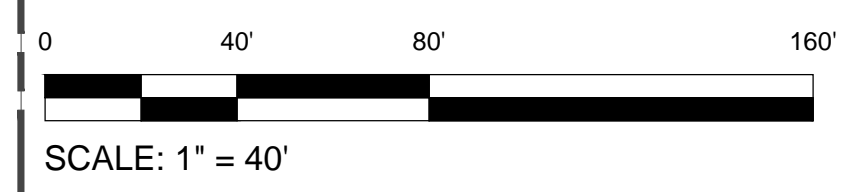
KENWOOD MASTERPLAN

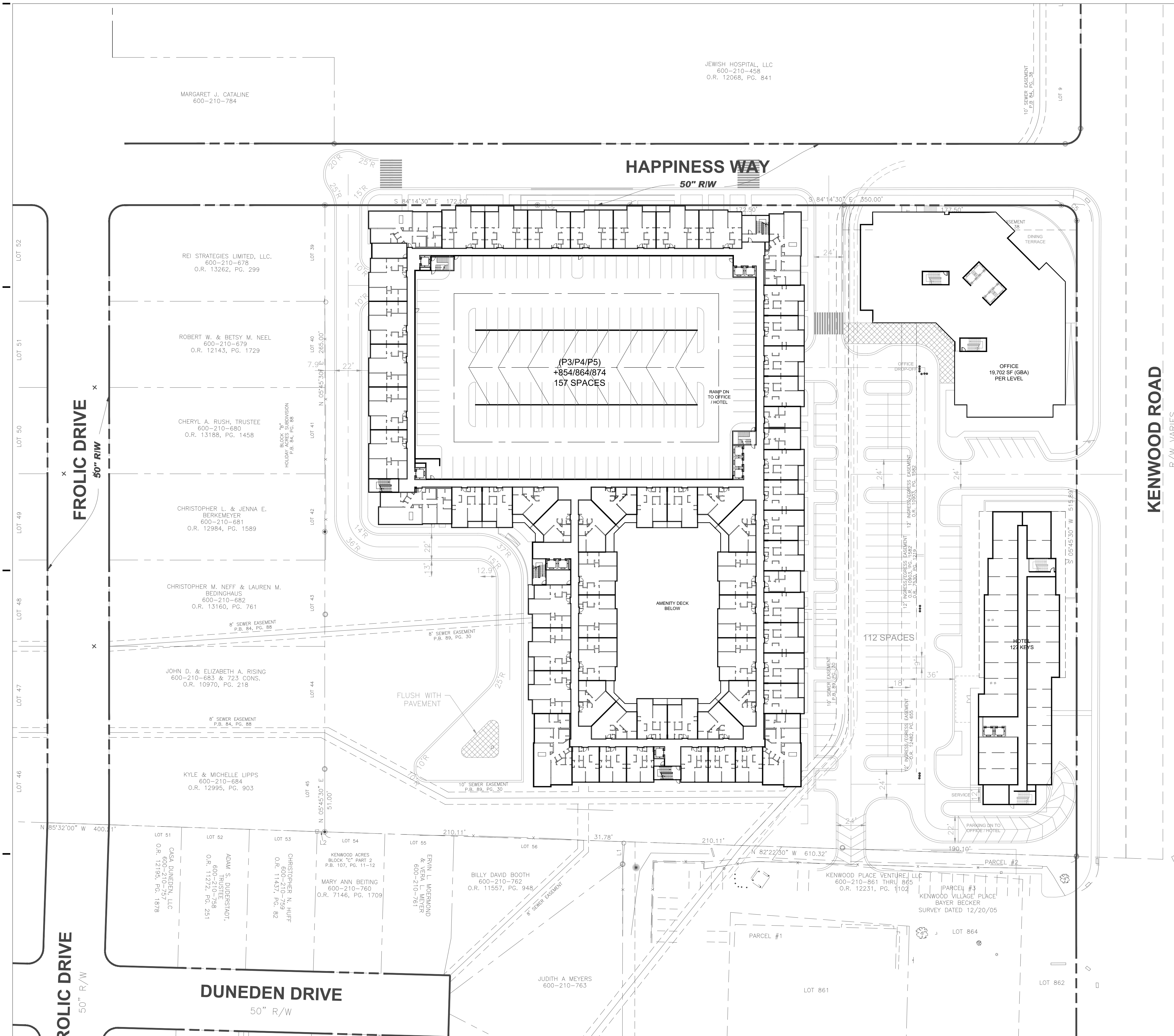
Kenwood Road, Cincinnati, OH

SECOND FLOOR PLAN

A-102

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

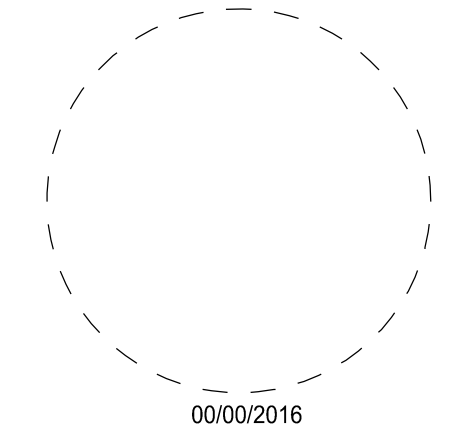




S.
streetsense.
 3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

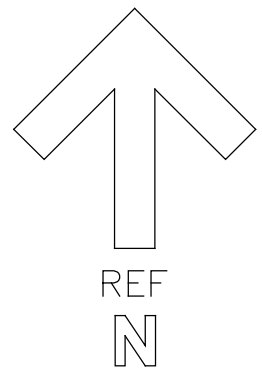
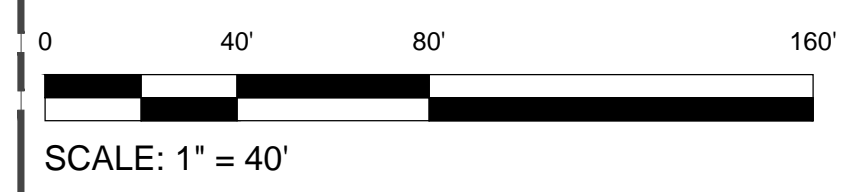
KENWOOD MASTERPLAN

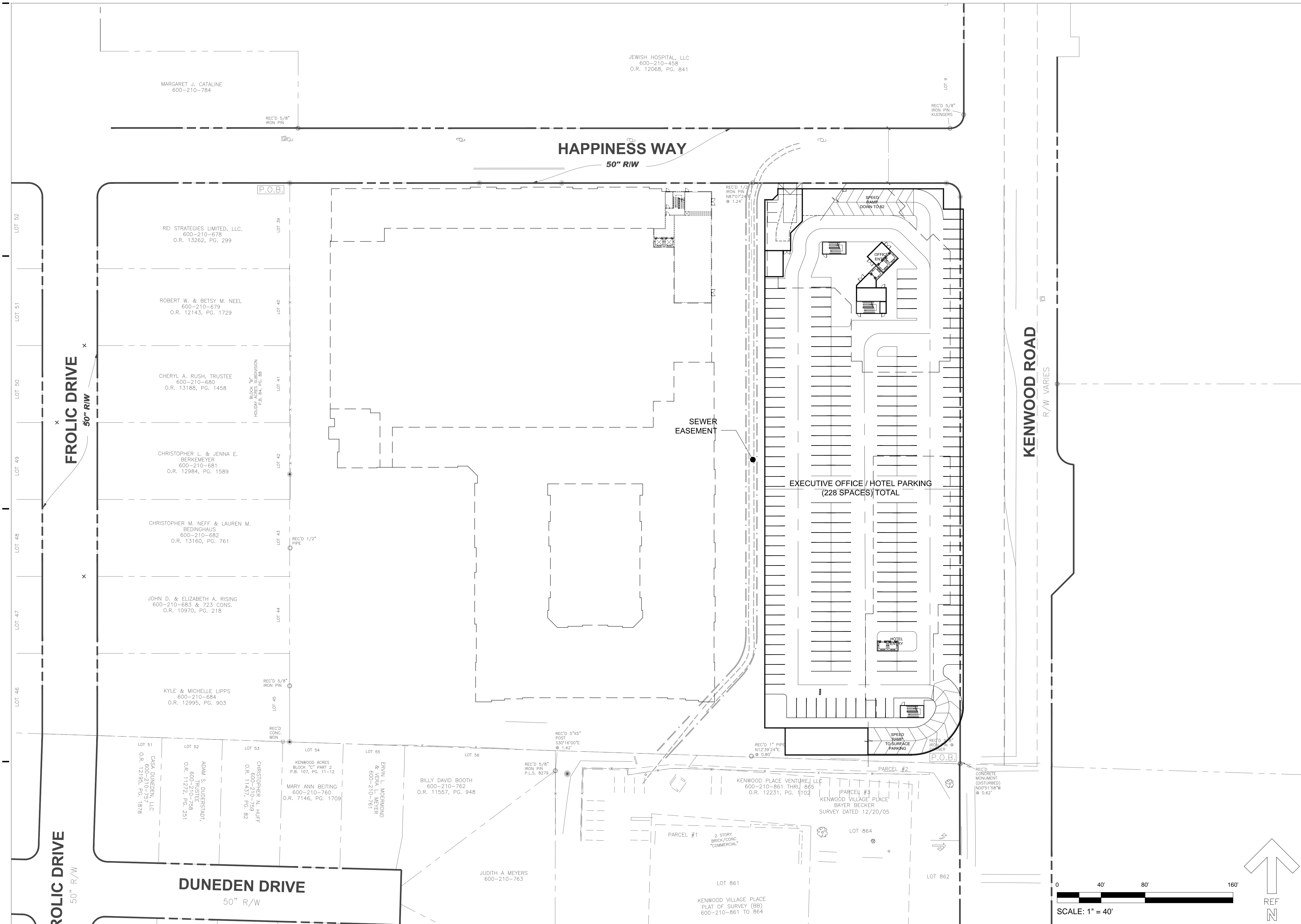
Kenwood Road, Cincinnati, OH

THIRD & FOURTH FLOOR PLAN

A-103

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

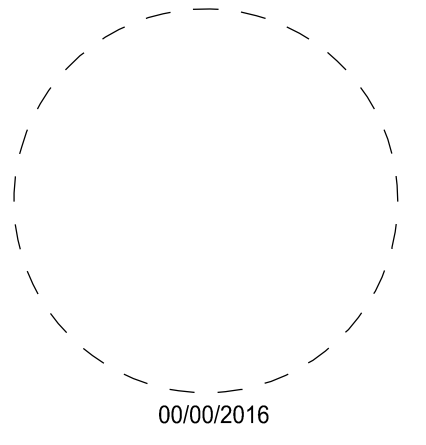




3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

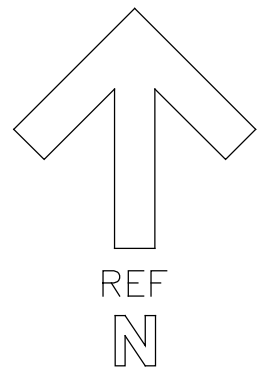
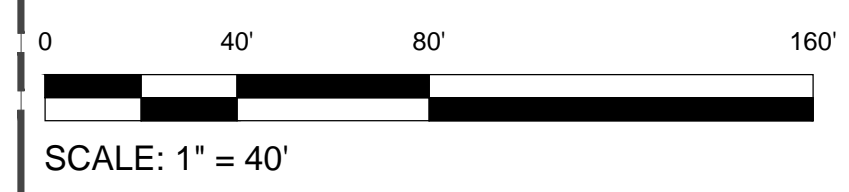
KENWOOD MASTERPLAN

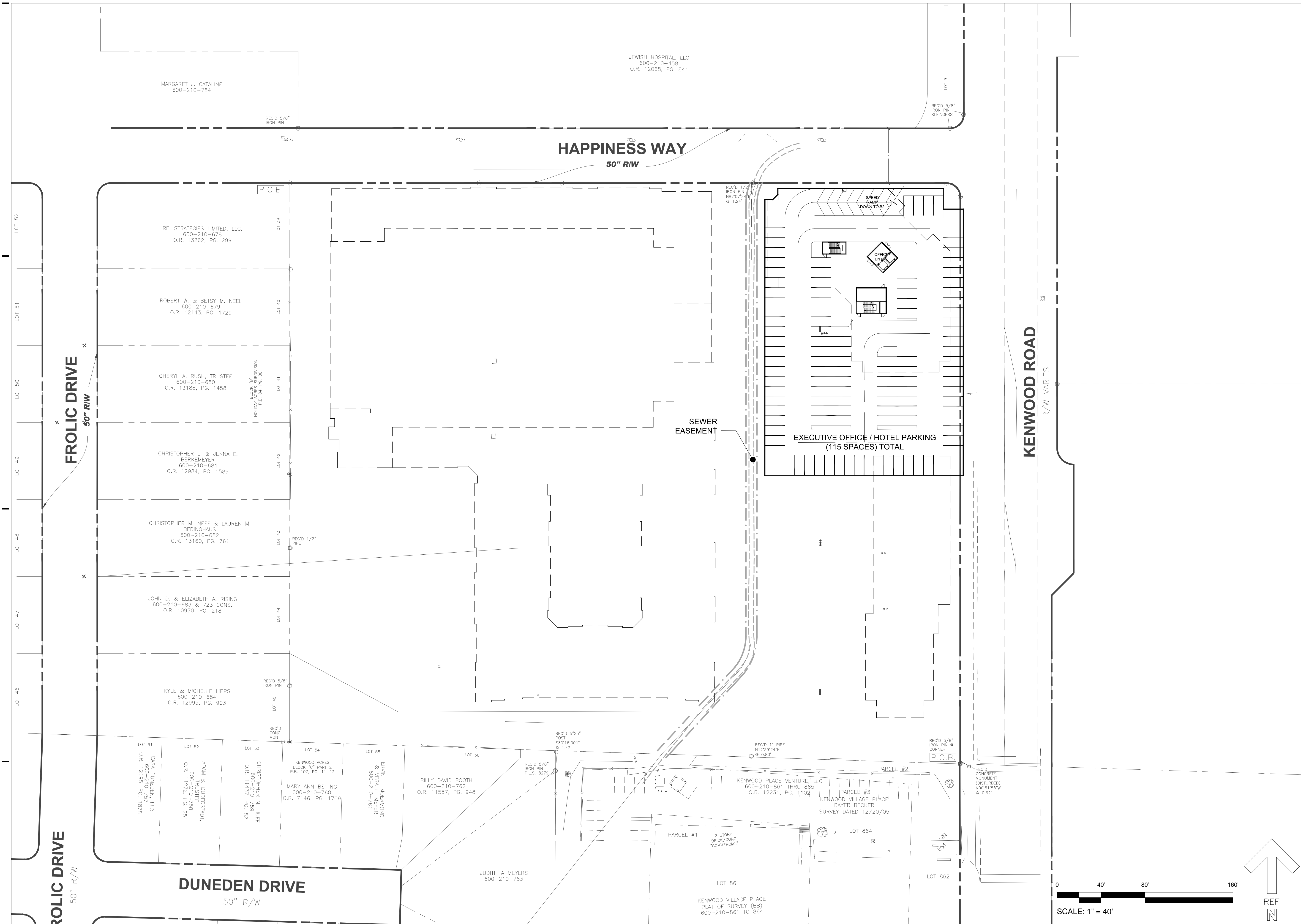
Kenwood Road, Cincinnati, OH

B1 PARKING FLOOR PLAN

A-106

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

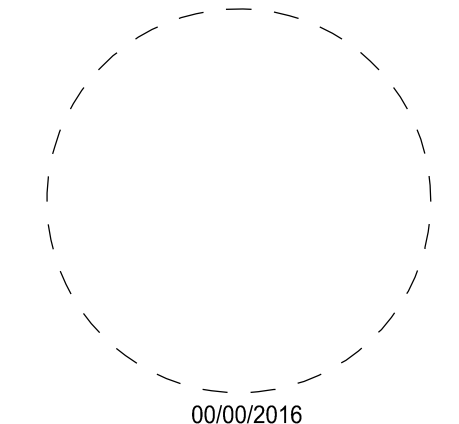




S.
streetsense.
 3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: 00002016 EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

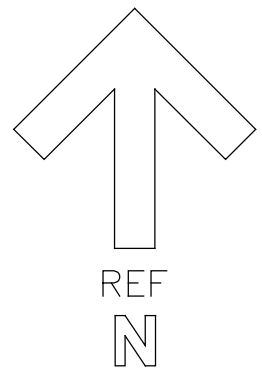
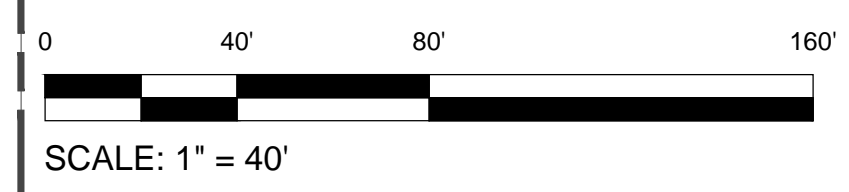
KENWOOD MASTERPLAN

Kenwood Road, Cincinnati, OH

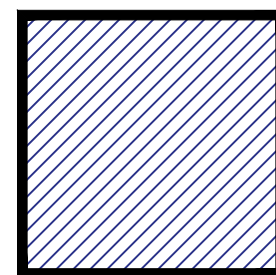
B2 PARKING FLOOR PLAN

A-107

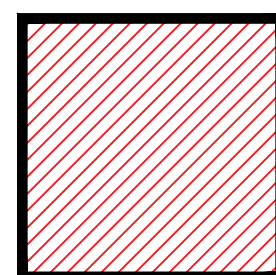
PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS



KEY:



(4) STORY RESIDENTIAL



(5) STORY RESIDENTIAL

(4) STORY
RESIDENTIAL

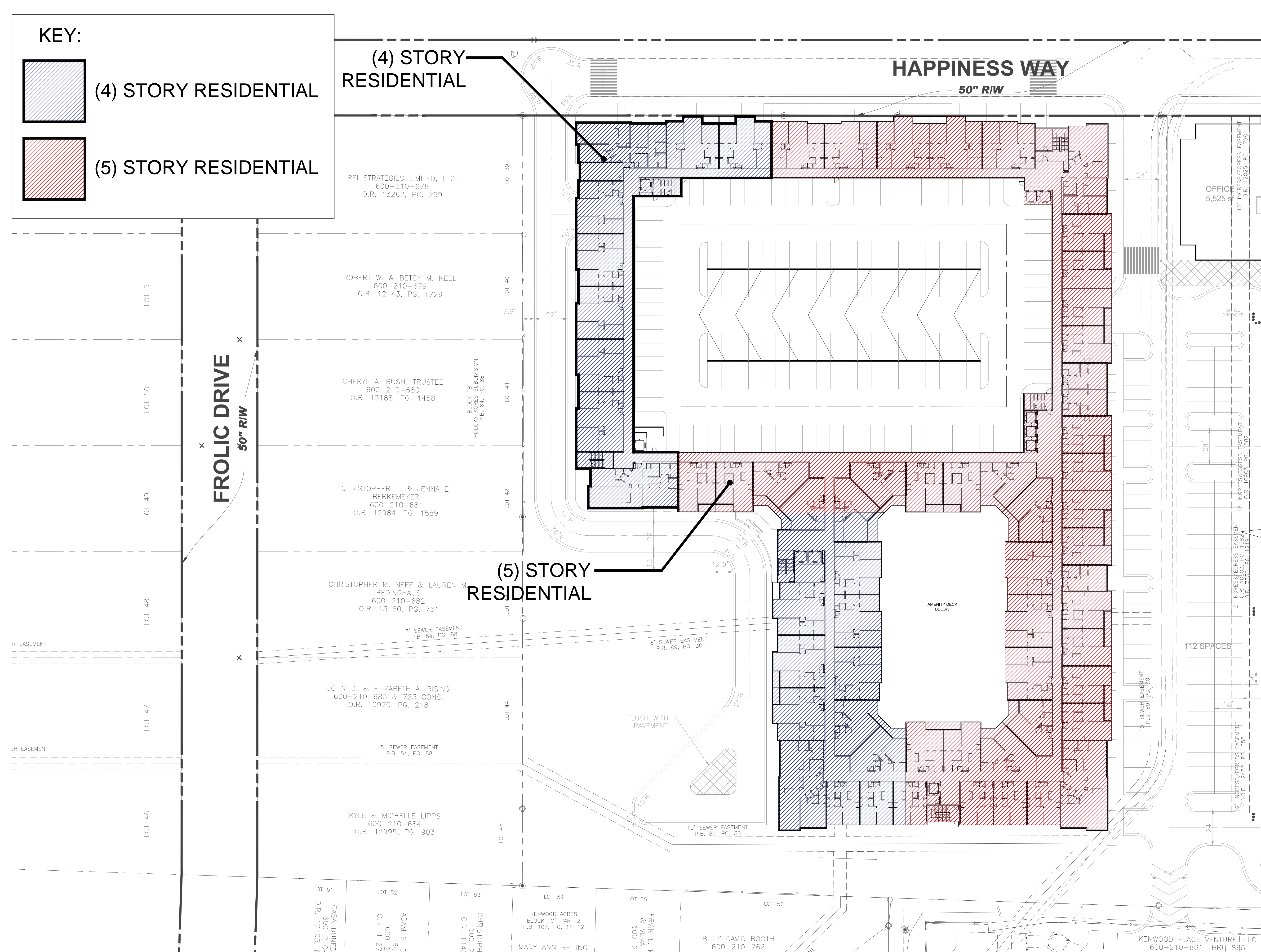
HAPPINESS WAY

50" RIW

FROLIC DRIVE

50" RIW

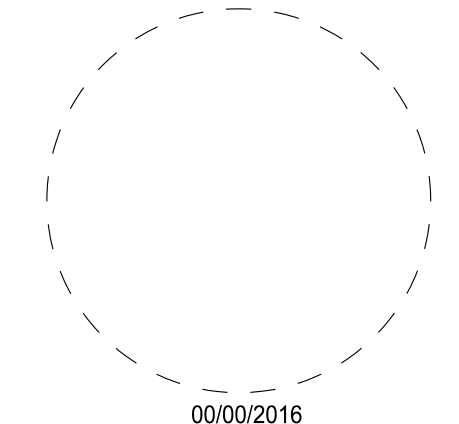
(5) STORY
RESIDENTIAL



3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
© 2016 streetsense architecture, inc.
www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
1	CONCEPT DESIGN	2/3/2018
2	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

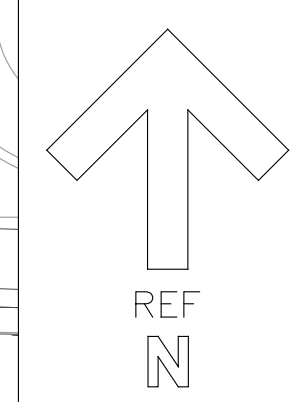
KENWOOD MASTERPLAN

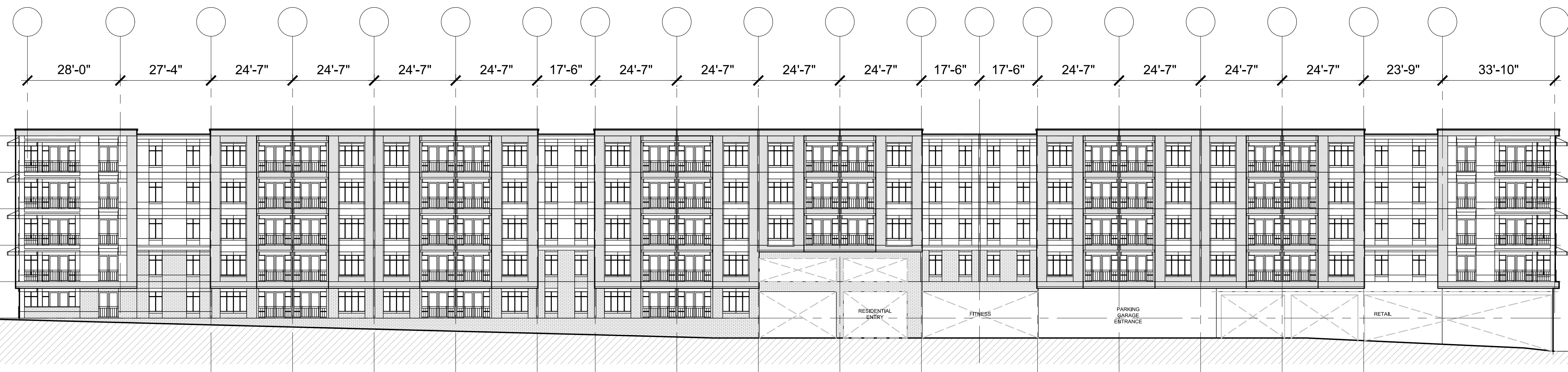
Kenwood Road, Cincinnati, OH

RESIDENTIAL DIAGRAM

A-110

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

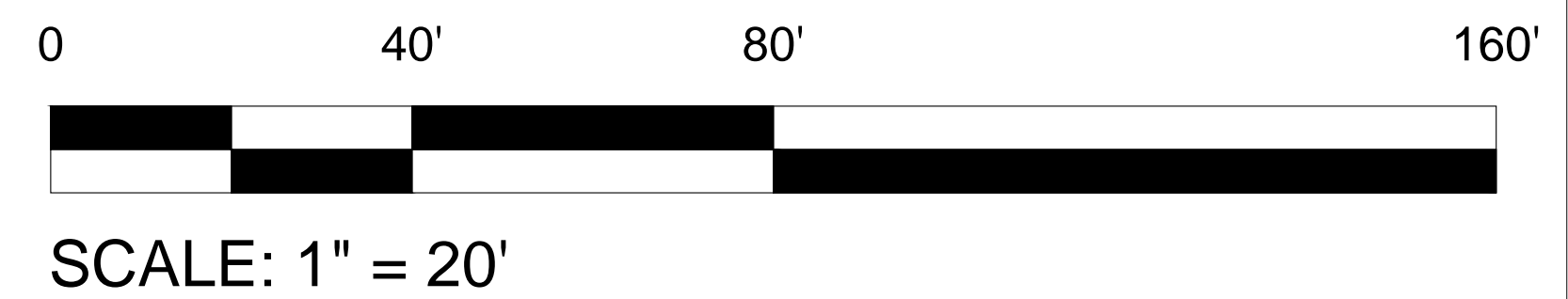




1 RESIDENTIAL BUILDING EAST ELEVATION
1"=20'



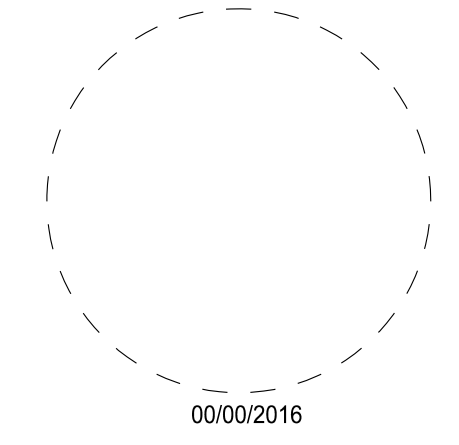
2 RESIDENTIAL BUILDING NORTH ELEVATION
1"=20'



S.
streetsense.
3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
© 2016 streetsense architecture, inc.
www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

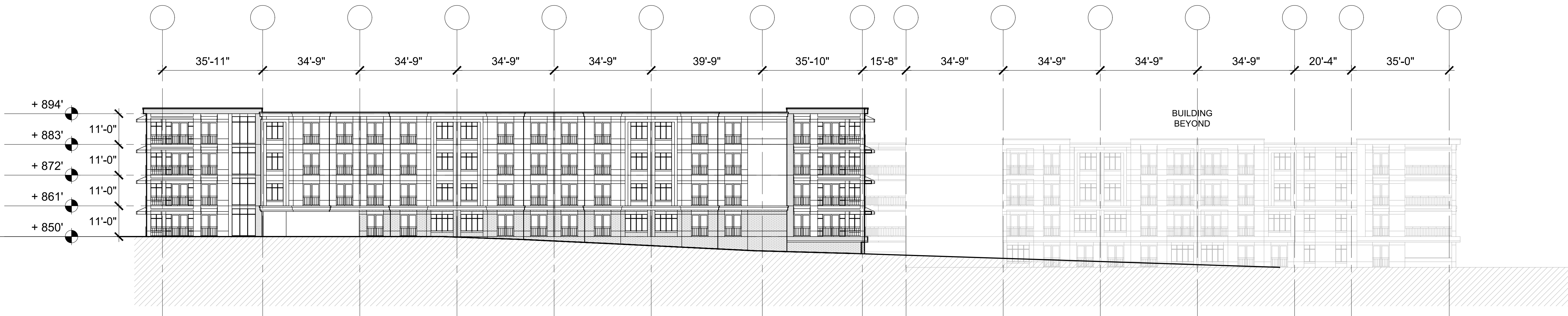
**KENWOOD
MASTERPLAN**

Kenwood Road, Cincinnati, OH

**RESIDENTIAL
BUILDING
ELEVATIONS**

A-201

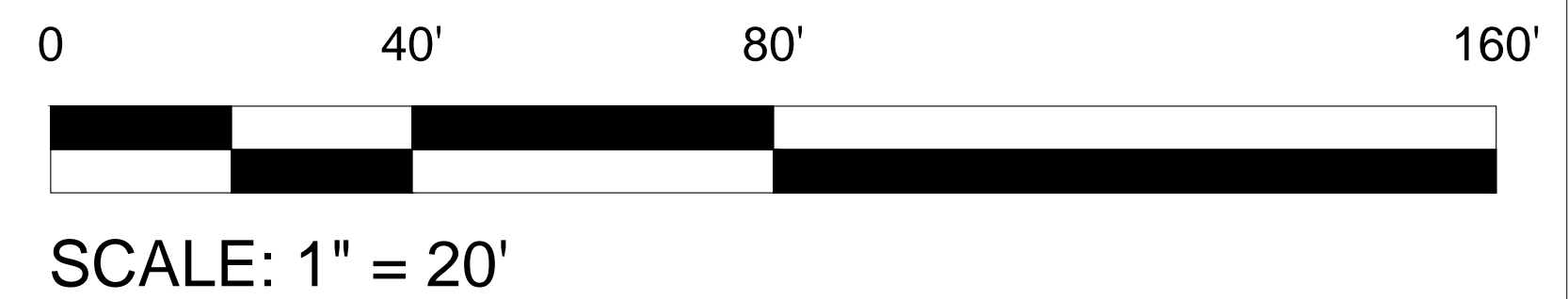
PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS



1 RESIDENTIAL BUILDING WEST ELEVATION
1"=20'



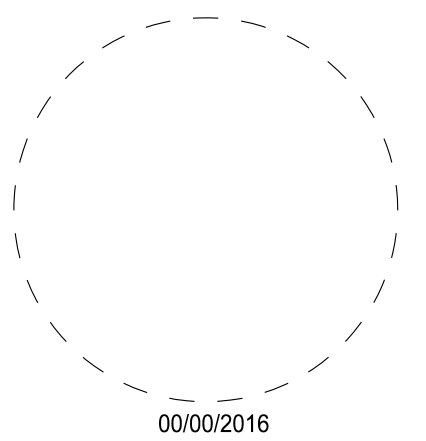
2 RESIDENTIAL BUILDING SOUTH ELEVATION
1"=20'



3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
© 2016 streetsense architecture, inc.
www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

**KENWOOD
MASTERPLAN**

Kenwood Road, Cincinnati, OH

**RESIDENTIAL
BUILDING
ELEVATIONS**

A-202

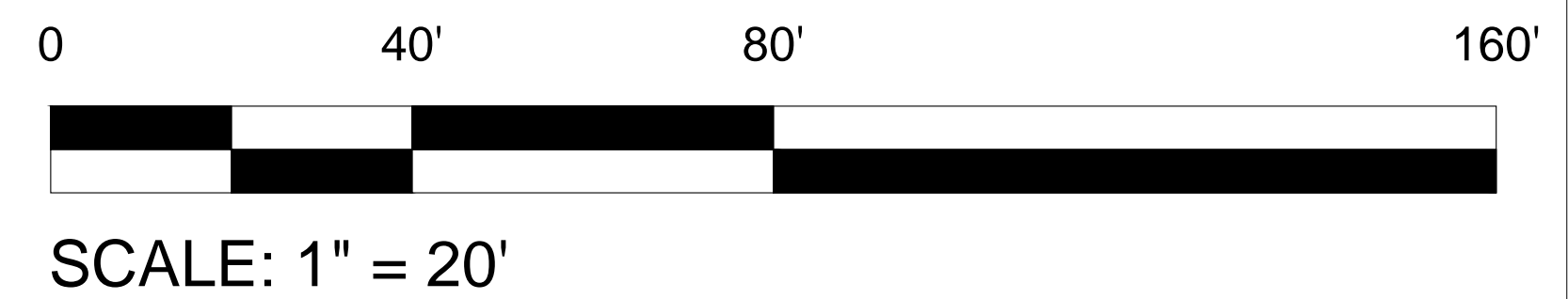
PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS



1 HOTEL BUILDING WEST ELEVATION
1"=20'



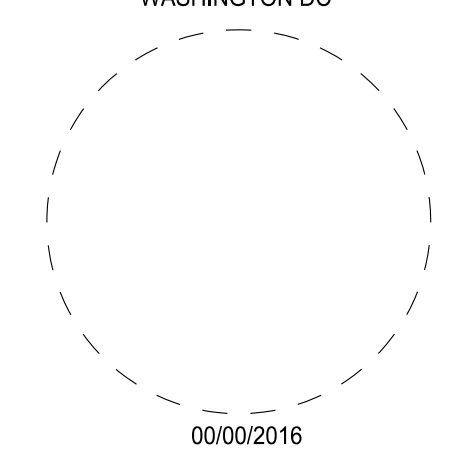
1 HOTEL BUILDING EAST ELEVATION
1"=20'



S.
streetsense.
3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
© 2016 streetsense architecture, inc.
www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

**KENWOOD
MASTERPLAN**

Kenwood Road, Cincinnati, OH

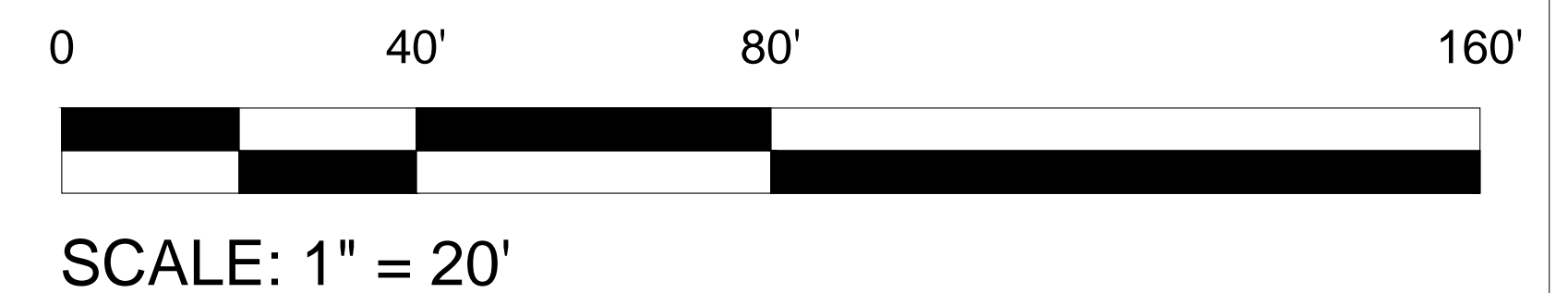
**HOTEL
BUILDING
ELEVATIONS**

A-205

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS



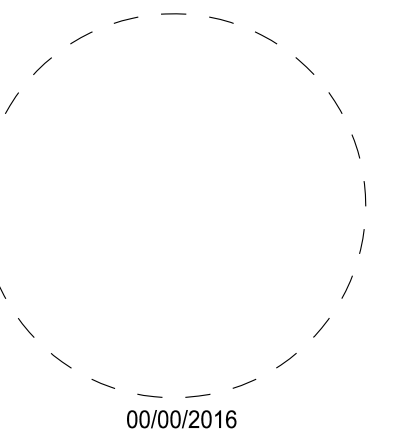
1 OFFICE BUILDING EAST ELEVATION
1"=20'



3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
© 2016 streetsense architecture, inc.
www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

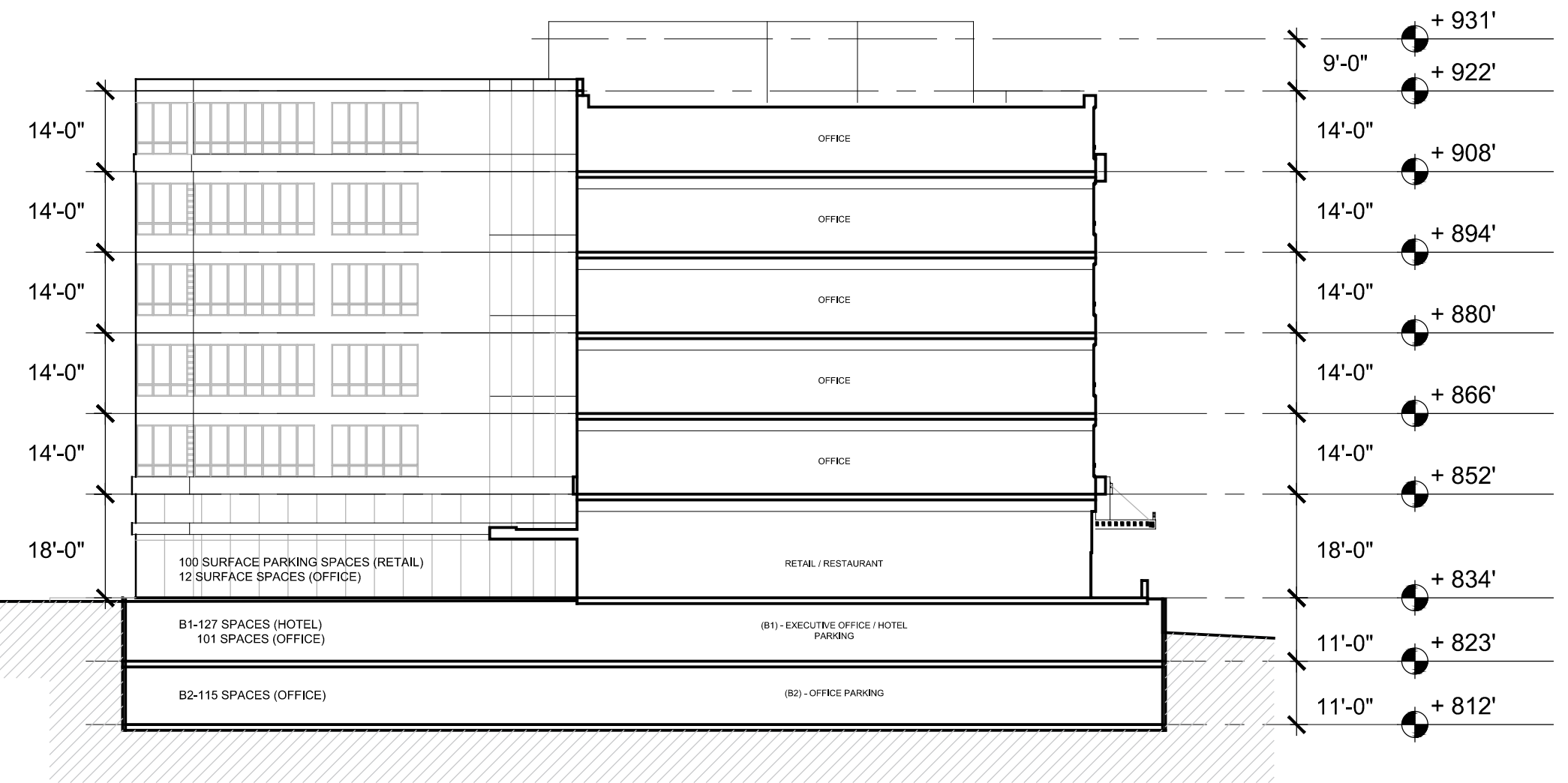
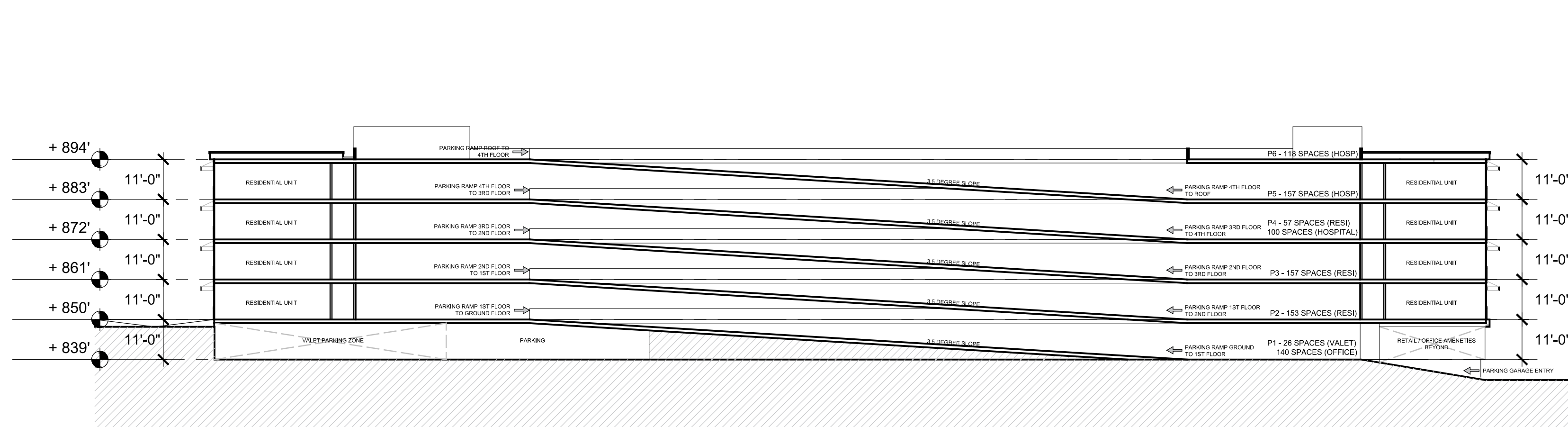
**KENWOOD
MASTERPLAN**

Kenwood Road, Cincinnati, OH

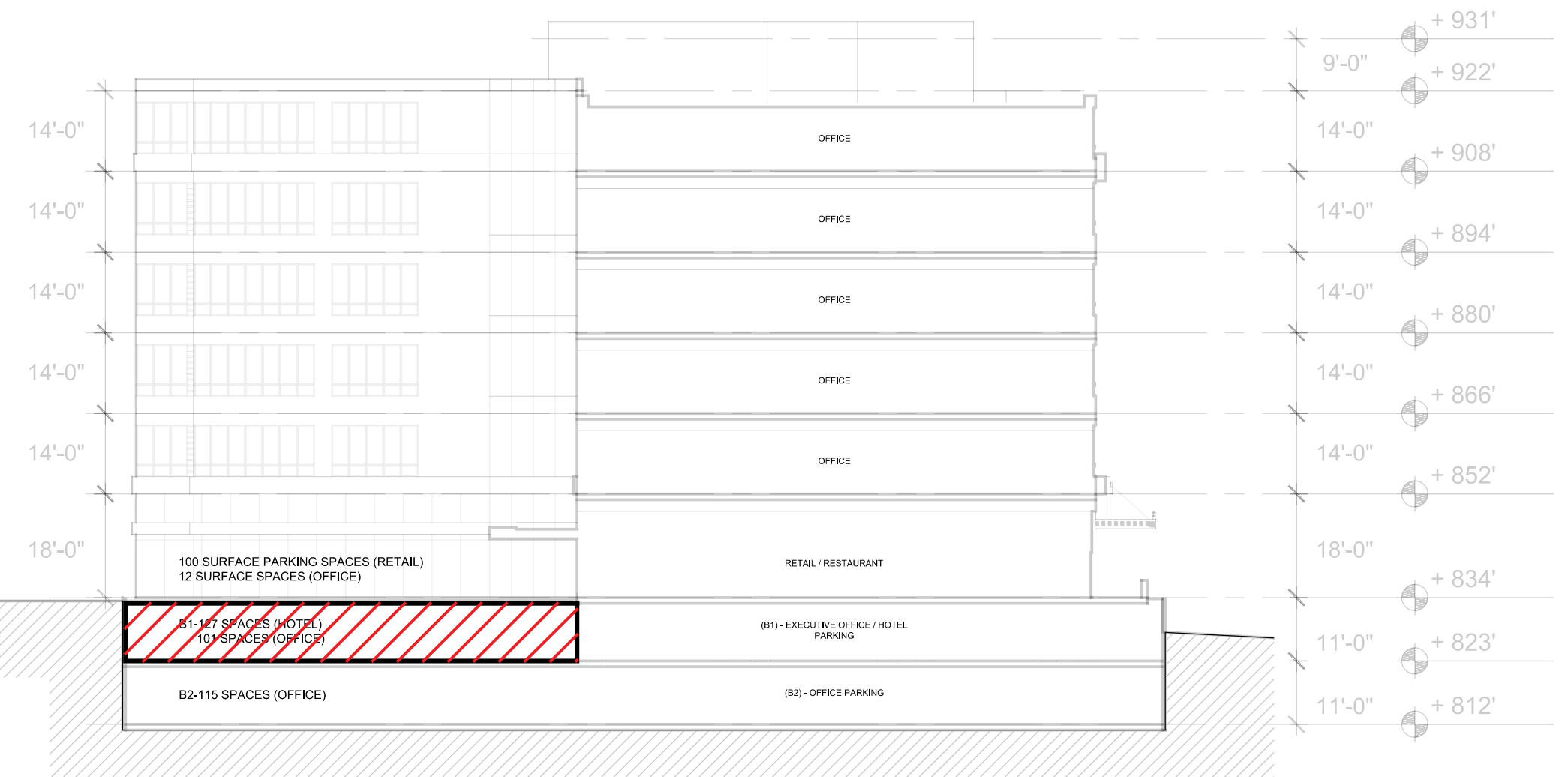
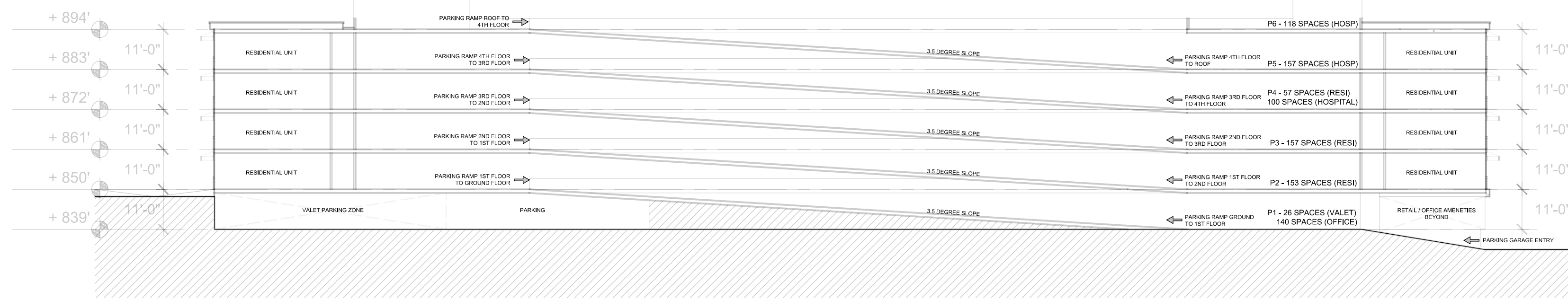
**OFFICE
BUILDING
ELEVATIONS**

A-210

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

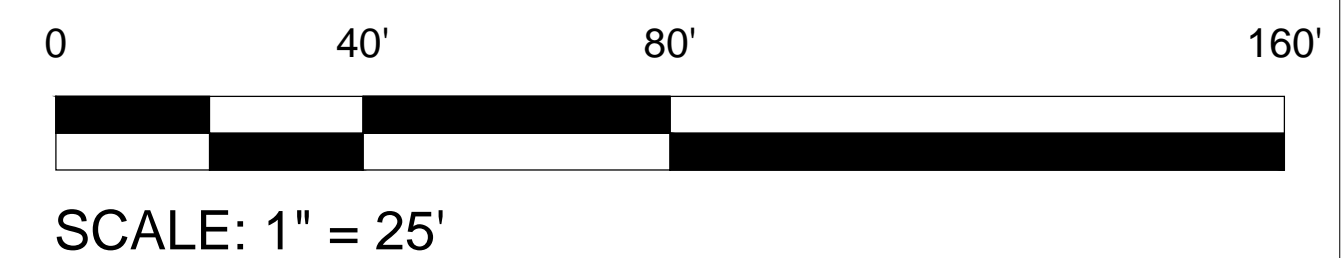


1 OVERALL SITE SECTION
1" = 25'



1 DEDICATED HOTEL PARKING - SECTION
1" = 25'

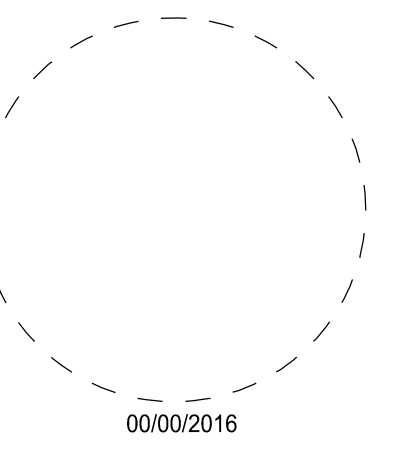
PARKING:
 RESIDENTIAL - 367 SPACES
 OFFICE - 368 SPACES
 HOTEL - 127 SPACES
 RETAIL - 126 SPACES
 HOSPITAL - 375 SPACES
TOTAL:
 1,363 SPACES



3 BETHESDA METRO, SUITE 140
 BETHESDA, MARYLAND 20814
 (P) 301.652.9020 (F) 301.652.9166
 © 2016 streetsense architecture, inc.
 www.streetsense.com

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 WASHINGTON DC



LICENSE NO: EXP:

ISSUANCES

#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

**KENWOOD
 MASTERPLAN**

Kenwood Road, Cincinnati, OH

**BUILDING
 SECTION
 HOTEL DEDICATED**

A-304

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS