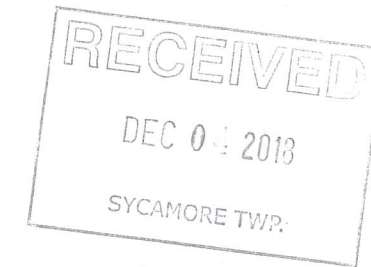


Christopher Kidd and Associates, LLC
ARCHITECTS ENGINEERS PLANNERS

N48W16550 Lisbon Road Menomonee Falls, Wisconsin 53051-6630
P 262.901.0505 F 262.901.0510 arch@cka-ae.com cka-ae.com



Cincinnati Home Dialysis Medical Office Building

4600 block of E. Galbraith Road
Sycamore Township, Ohio 45236

Revised per Zoning Commission comments
November 30, 2018

BUILDING OWNER



Contact:
Harman Kaur
4750 E. Galbraith Road, Suite 103
Cincinnati, OH 45236
513.791.2137

CIVIL ENGINEER



Contact:
Douglas Smith
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
513.759.3208

DRAWING INDEX

Titlesheet
Zone Modification Plat
Existing Site Features
Proposed Site features
Grading Plan
Landscape Plan
Landscape Details
Trash Enclosure Details
Site Lighting Plan
Site Lighting Fixtures
First Floor Plan
Second Floor Plan
Building Sections
Roof Plan
North & West Exterior Elevations
East & South Exterior Elevations
Signage Details
North Elevation Rendering
South Elevation & Buffer Rendering
Site Plan Rendering

ARCHITECTS

ENGINEERS

PLANNERS

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ZONE MODIFICATION PLAT



OHIO
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(NON MEMBERS MUST BE CALLED DIRECTLY)

SMC KENWOOD, LLC.
4665 E GALBRAITH ROAD
Cincinnati, OH 45236
513-489-5544
Contact: Robert Cambruzzi

APPLICANT
Christopher Kidd and Associates
N48W16550 LISBON ROAD
MENOMONEE FALLS, WI 53051
262-901-0505
Contact: Chris Kidd

**PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO**

DAS				
BPK				
08A21034-IMP-00_Pht2				
(K-ref(s))				
Drawn By				
PWC				
Project Manager				
No.				
Date				
Issue/Revision				
1				
10/22/18				

McGill Smith Pughon
Architecture
Engineering
Landscape Architecture
Planning
Surveying
www.msdesign.com
3700 Park 42 Drive
Suite 1508
Cincinnati OH 45241
Phone 513.759.0004

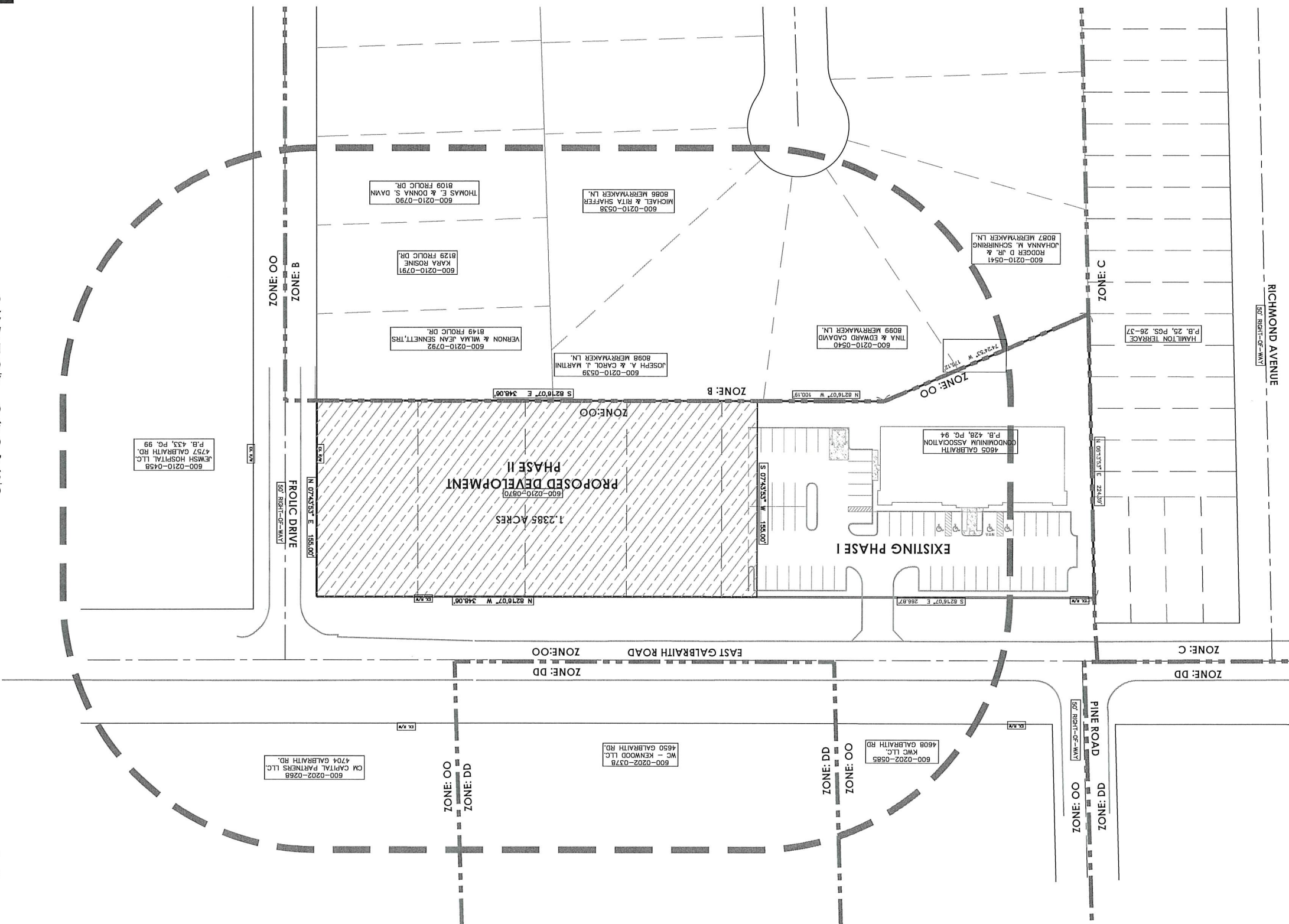


MSP
DESIGN

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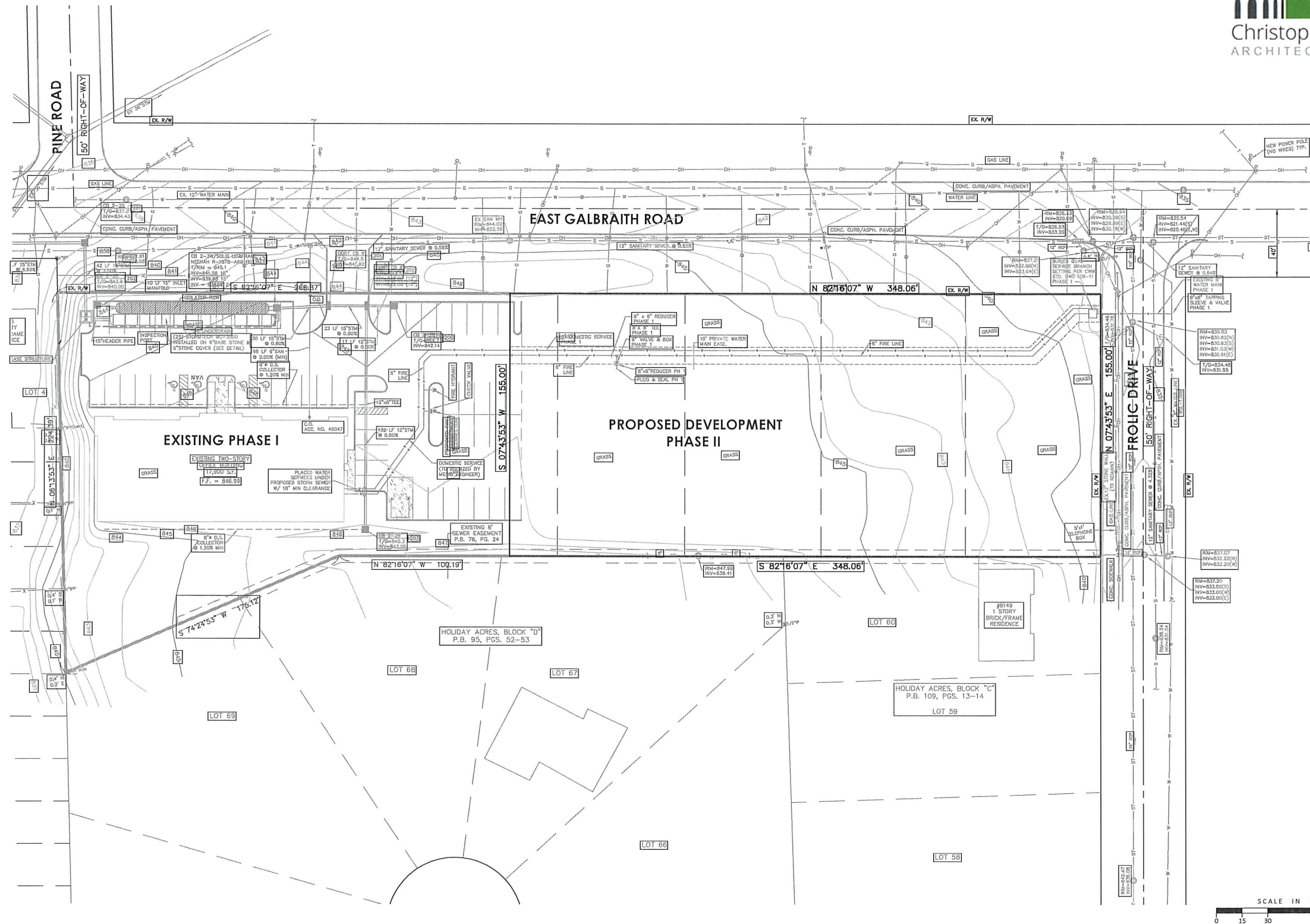
11-30-18



Issue/Revision	No.	Date
ISSUE	1	10/22/18

**PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO**

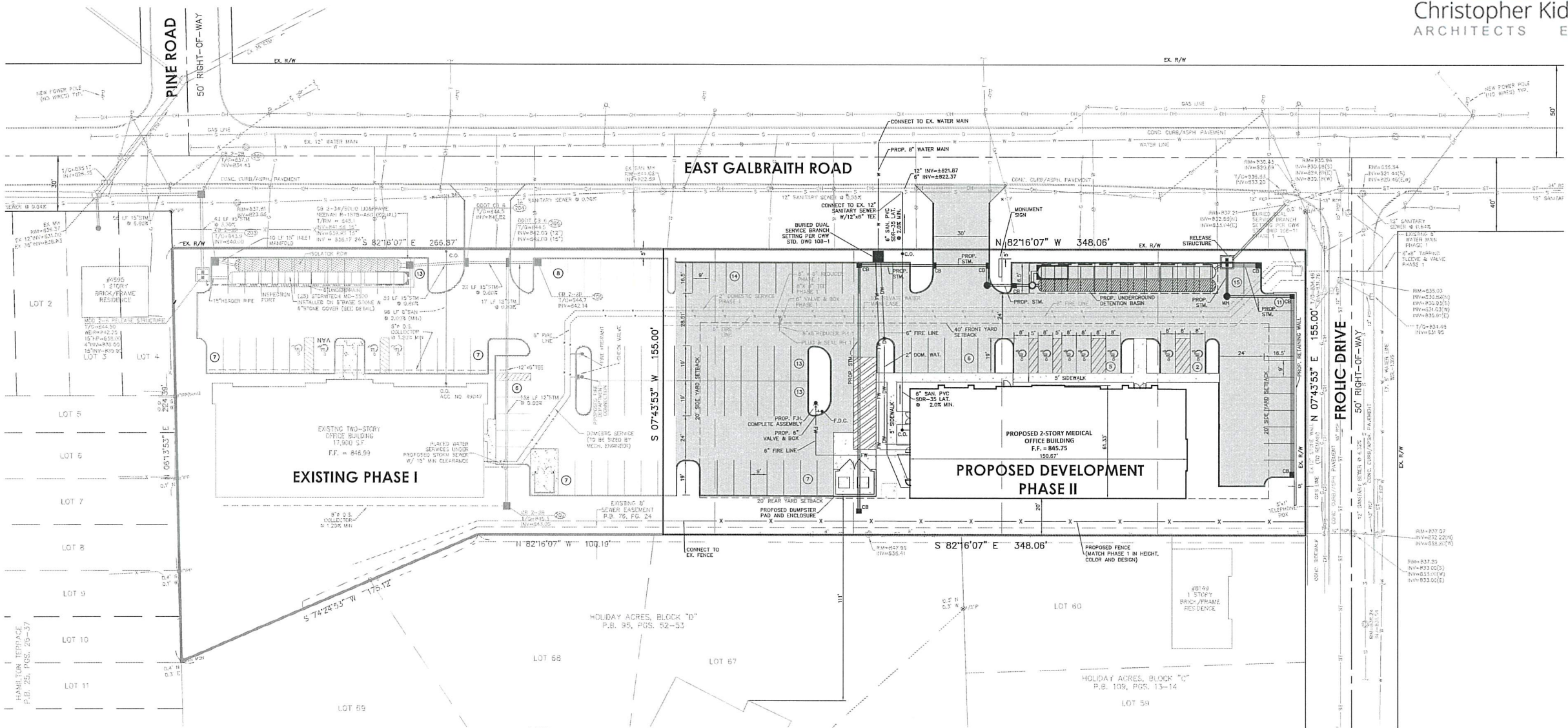
EXISTING SITE FEATURES



CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

Issue/Revision	No.	Date
ISSUE	1	10/22/18
GM SIGN	2	11/28/18

**PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO**



I.S.R.

PROPOSED	
PHASE 2 BUILDING AREA:	9,044 S.F.
PHASE 2 WALKS:	1,483 S.F.
PHASE 2 PAVEMENT/WALLS:	28,920 S.F.
TOTAL PHASE 2 IMPERVIOUS AREA:	39,447 S.F.
PHASE 2 SITE AREA:	53,950 S.F.
EXISTING	
PHASE 1 BUILDING AREA:	8,950 S.F.
PHASE 1 PAVEMENT/WALKS:	20,795 S.F.
TOTAL PHASE 1 IMPERVIOUS AREA:	29,745 S.F.
PHASE 1 SITE AREA:	46,687 S.F.
TOTALS	
TOTAL BUILDING AREA:	17,994 S.F.
TOTAL PAVEMENT/WALKS/WALLS:	51,425 S.F.
TOTAL IMPERVIOUS AREA:	69,192 S.F.
TOTAL SITE AREA:	100,637 S.F. = 68.80%

PARKING SUMMARY

GROSS FLOOR AREA:	PHASE 1	PHASE 2	OVERALL
NET FLOOR AREA:	17,900 S.F.	18,088 S.F.	35,988 S.F.
MEDICAL OFFICE AREA:	14,300 S.F.	14,471 S.F.	28,771 S.F.
GENERAL OFFICE AREA:	7,160 S.F.	14,471 S.F.	21,631 S.F.
			7,160 S.F.

PARKING SPACES REQUIRED:	
MEDICAL OFFICE	
(6 PER FIRST 1,000 S.F. THEN 1/200 S.F.) = 110 SPACES	
GENERAL OFFICE	
(4 PER FIRST 1,000 S.F. THEN 1/400 S.F.) = 20 SPACES	
TOTAL SPACES REQUIRED:	130 SPACES
NUMBER PROVIDED: (STANDARD SPACES)	83 SPACES (9'x19')
(MODIFIED SPACES)	40 SPACES (9'x16.5')
HANDICAP SPACE:	11 SPACES (5 VAN ACCESSIBLE)
TOTAL PROVIDED:	134 SPACES

ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

OWNER

SMC KENWOOD, LLC
4665 E. GALBRAITH ROAD
CINCINNATI, OH 45236

APPLICANT

CHRISTOPHER KIDD AND ASSOCIATES
N48W16550 LISBON ROAD
MENOMONEE FALLS, WI 53051
262-901-0505
CONTACT: CHRIS KIDD

DEVELOPMENT SUMMARY

GROSS AREA:	1.2385 ACRES
AREA IN RIGHT OF WAY:	0.0000 ACRES
NET AREA:	1.2385 ACRES
EXISTING ZONING:	OO - PLANNED OFFICE DISTRICT
PROPOSED USE:	MEDICAL OFFICE & GENERAL OFFICE



PROPOSED SITE FEATURES

CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

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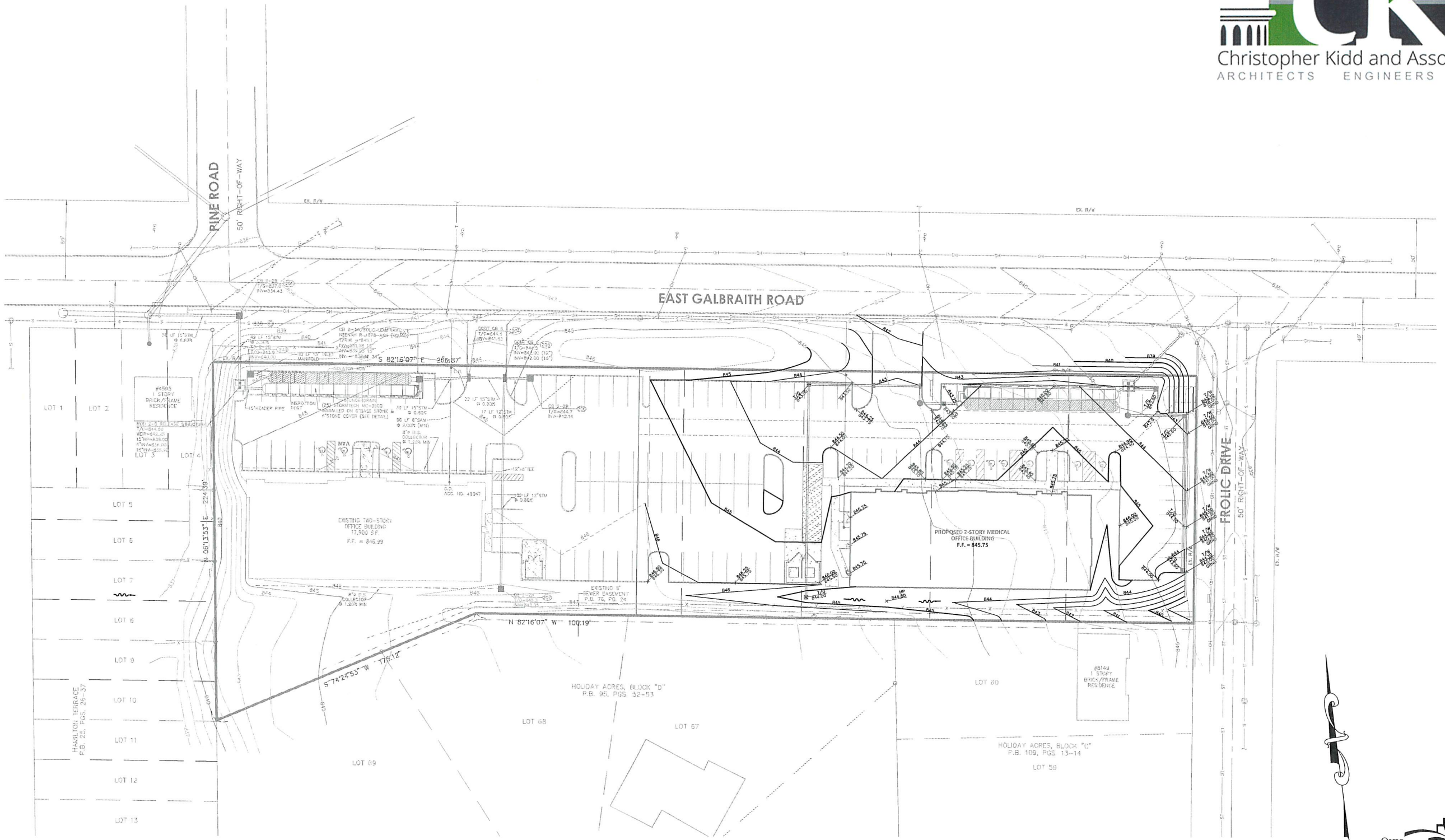
Issue/Revision	No.	Date
ISSUE	1	10/22/18
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**PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO**



Project Number 08321.03
Drawing Scale 1" = 30'
Sheet Number C200
File Number 08321

SCALE IN FEET
0 15 30 60 90



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PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

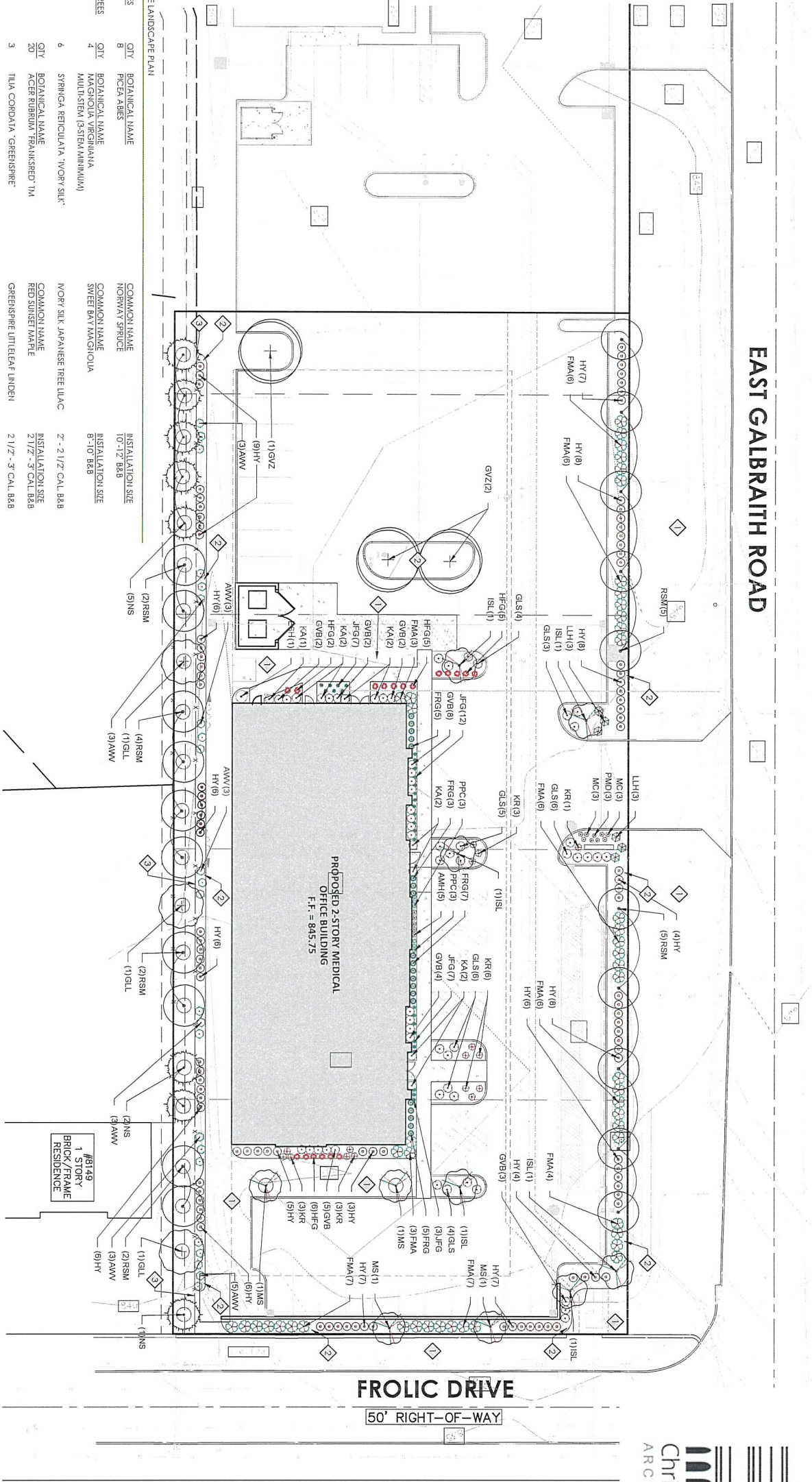
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CAUTION: ALL UTILITIES
AND DEVICES MUST BE CALLED DIRECTLY

Project Number 08321.03
Drawing Scale 1" = 20'
Sheet Number L101
File Number 08321

LANDSCAPE PLAN

CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

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Issue/Revision	No.	Date
ISSUE	1	10/22/18

PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

Project Number	08321.03
Drawing Scale	AS SHOWN
Sheet Number	L201
File Number	08321

LANDSCAPE DETAILS

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GENERAL NOTES - PLANTING

- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
- LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202) 789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR. PRE EMERGENT HERBICIDE TO BE INSTALLED PRIOR TO MULCHING LANDSCAPE BEDS.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
- LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
- ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED). IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
- LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUB'S CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
- STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

1. CHANGE RED TEXT DEPENDING ON CONDITIONS

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

- IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
- PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT), 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

NOTES

- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- CENTRAL LEADER (SEE CROWN OBSERVATION DETAIL)
- TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE
- ROOT BALL MODIFIED AS REQUIRED
- ROUND-TOPPED SOIL BERM 4" HIGH x 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- FINISHED GRADE
- ORIGINAL GRADE
- BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMMENDED SOIL
- 3x WIDEST DIMENSION OF ROOT BALL
- ROOT BALL SURFACE SHALL BE POSITIONED TO BE ONE-QUARTER ABOVE FINISHED GRADE.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE SOIL.
- EXISTING SITE SOIL ADDED TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE FINISHED GRADE AT A 15% MAX. SLOPE.
- 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
- LOOSENE SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.
- EXISTING SOIL

1 TREE PLANTING

NOT TO SCALE

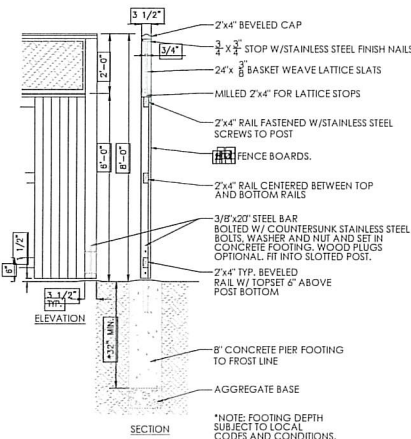
329303-05

SECTION

2 SHRUB PLANTING

NOT TO SCALE

329302-01



DETAIL

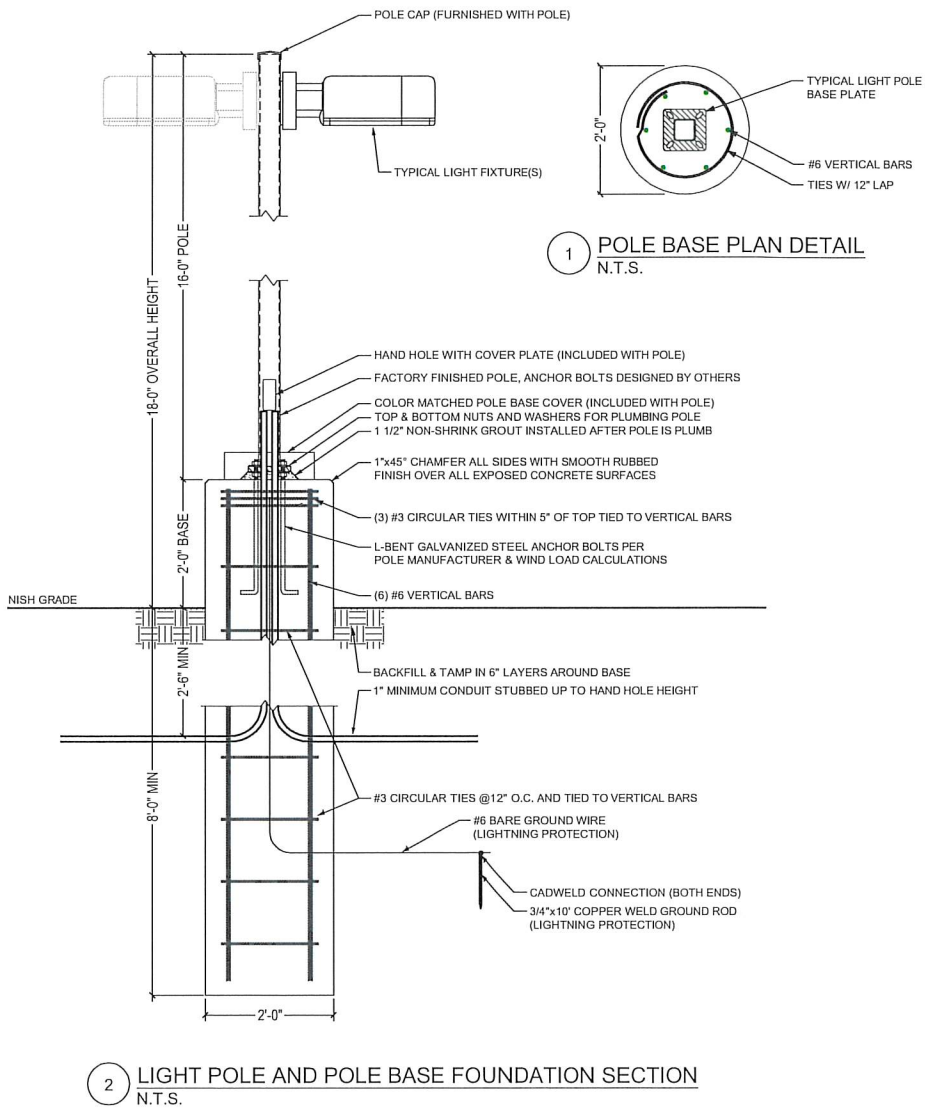
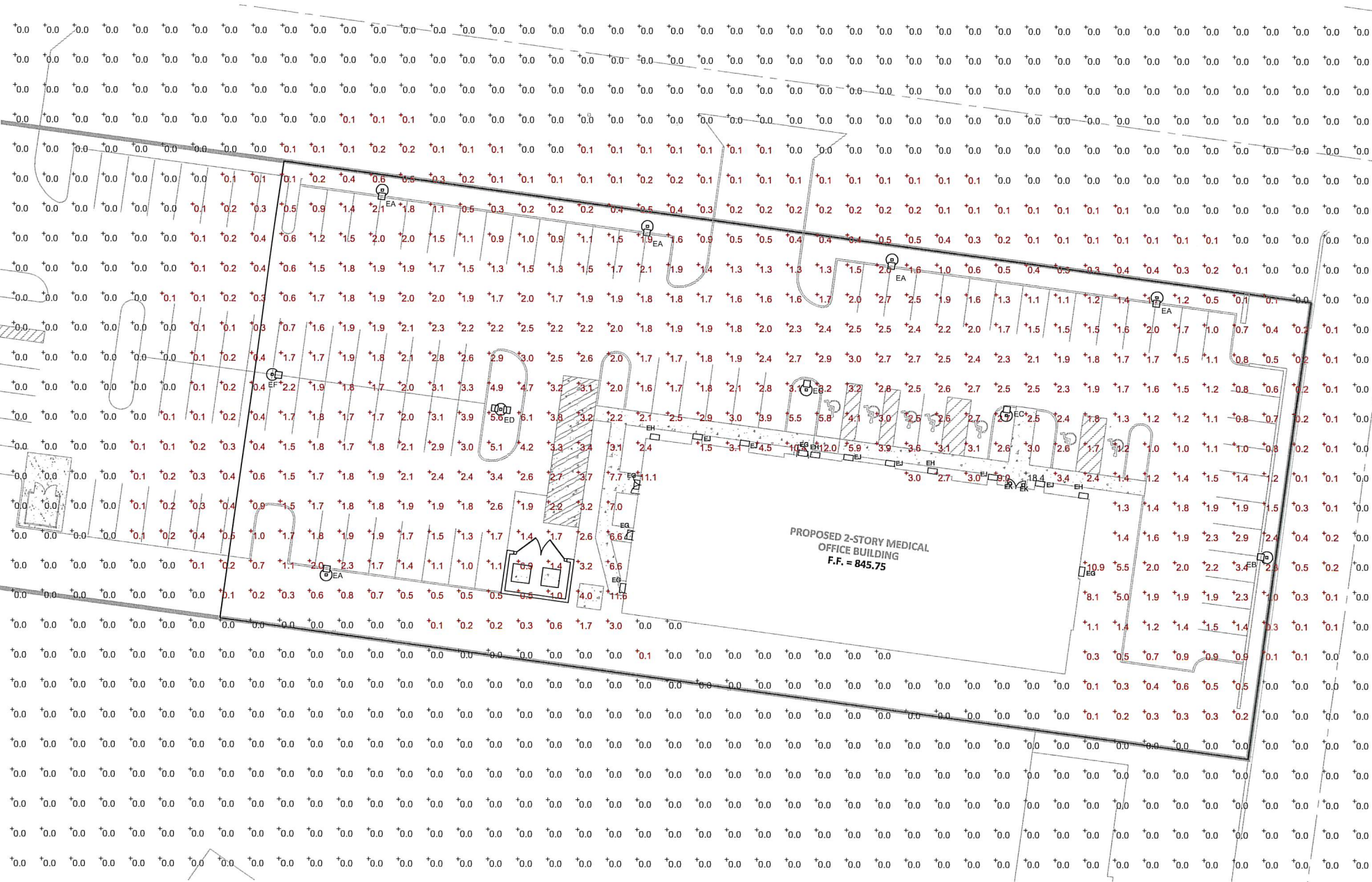
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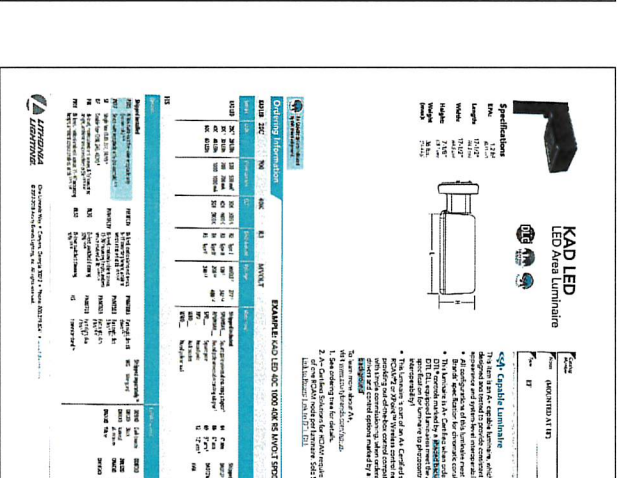
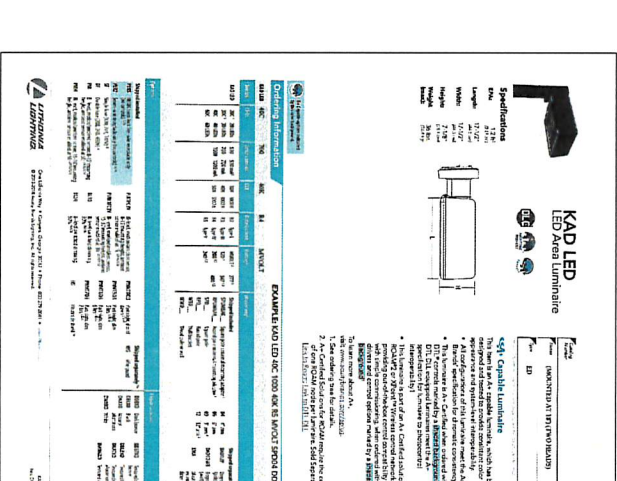
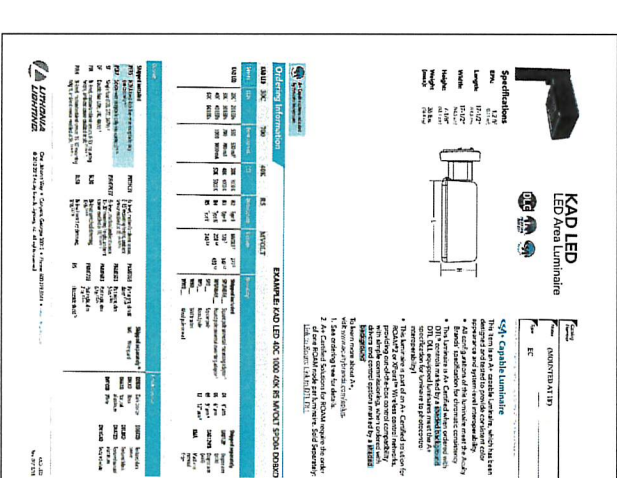
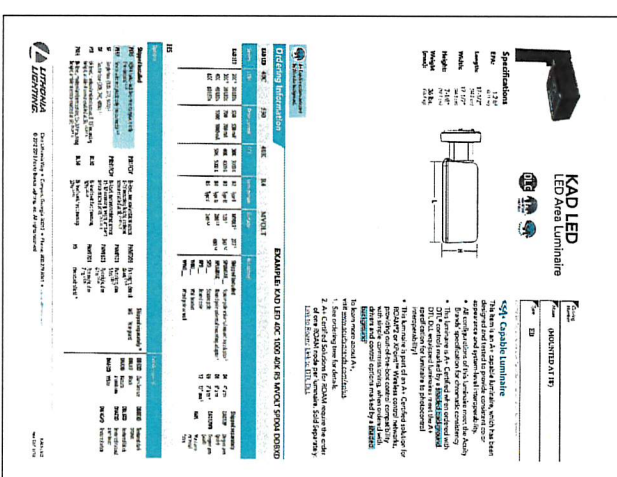
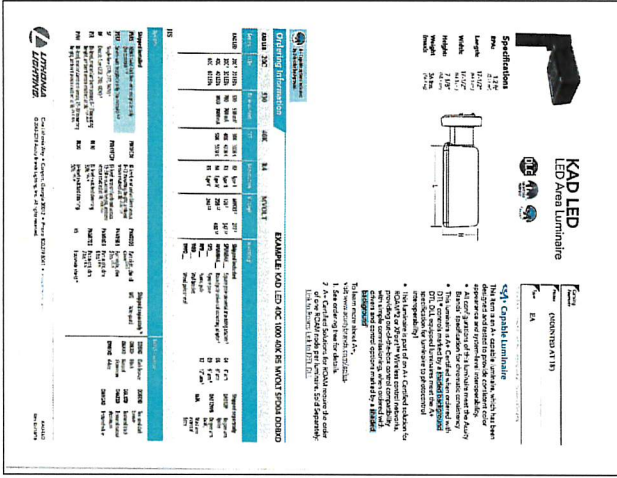
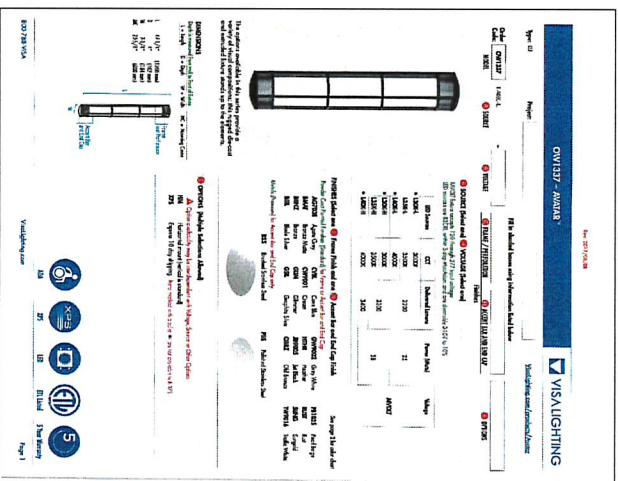
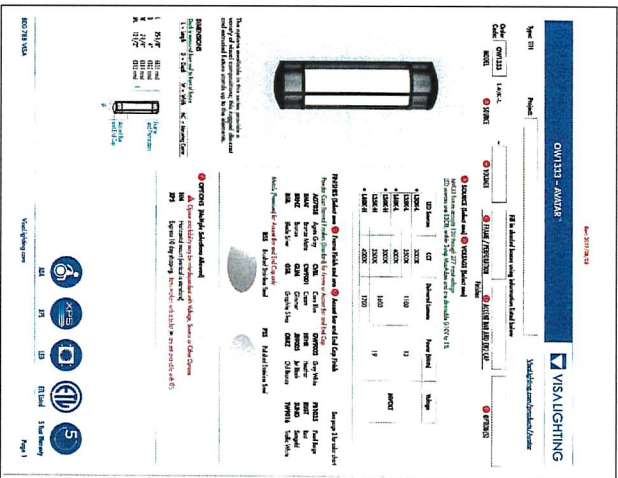
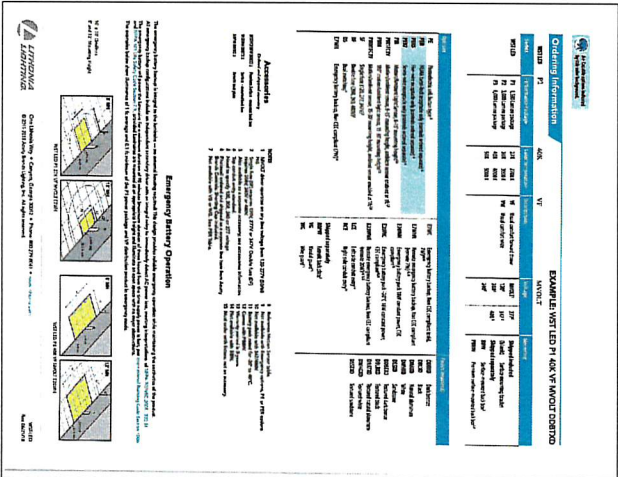
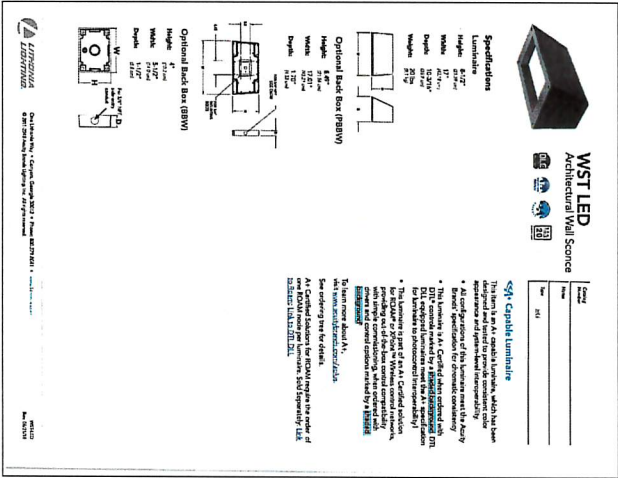
CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

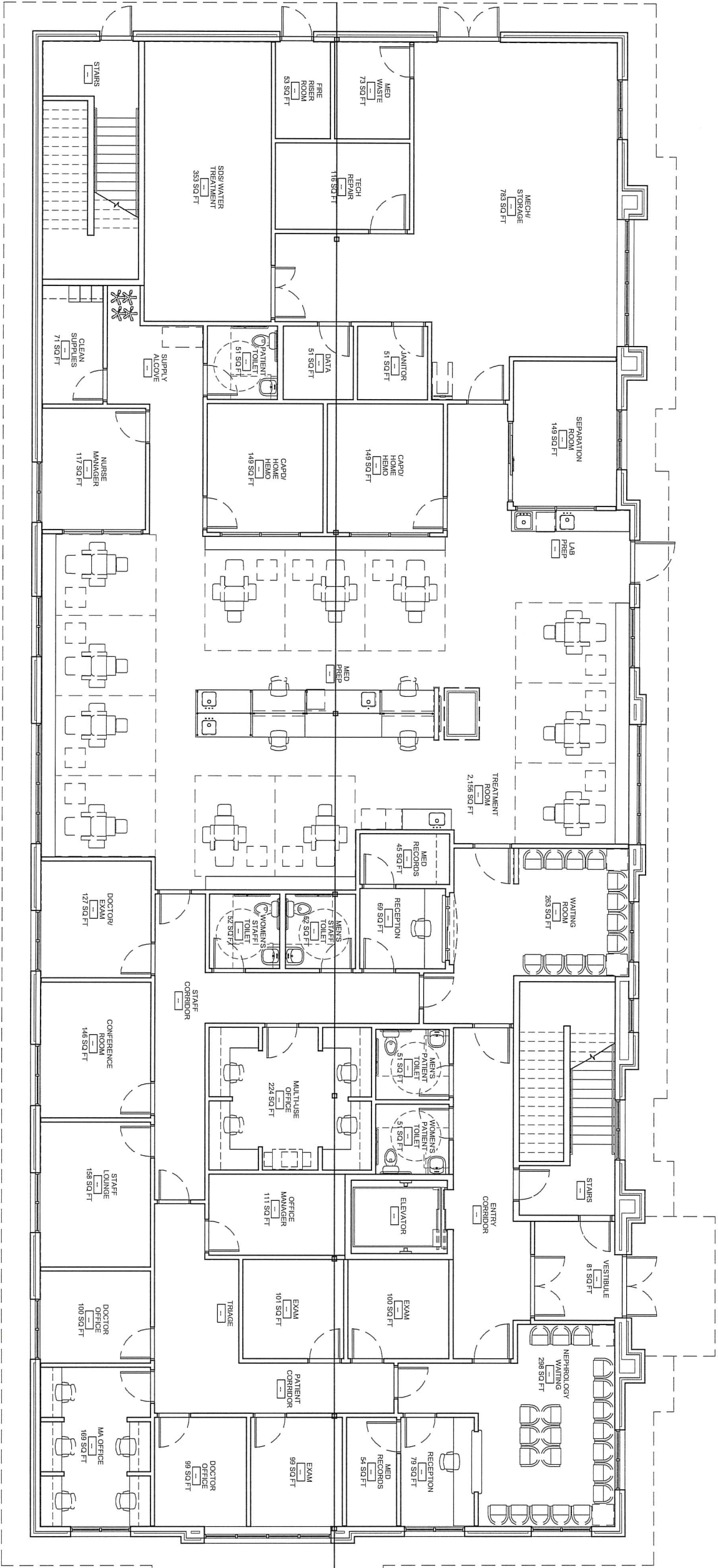
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EXTERIOR LIGHTING FIXTURE SCHEDULE					
TYPE	LAMPS		Description	Manufacturer	Model Number
	Quantity	Catalog Number			
EA	-	LED 4000K	LED SINGLE HEAD POLE LIGHT MOUNTED AT 18' AFF	LITHONIA	KADLED-20C-530-40K-R4-MVOLT-HS
EB	-	LED 4000K	LED SINGLE HEAD POLE LIGHT MOUNTED AT 18' AFF	LITHONIA	KADLED-40C-530-40K-R4-MVOLT-HS
EC	-	LED 4000K	LED SINGLE HEAD POLE LIGHT MOUNTED AT 18' AFF	LITHONIA	KADLED-30C-700-40K-R5-MVOLT
ED	-	LED 4000K	LED TWIN HEAD POLE LIGHT MOUNTED AT 18' AFF	LITHONIA	KADLED-40C-700-40K-R4-MVOLT
EF	-	LED 4000K	LED SINGLE HEAD POLE LIGHT MOUNTED AT 18' AFF	LITHONIA	KADLED-20C-700-40K-R3-MVOLT-HS
EG	-	LED 4000K	LED WALL SCONCE MOUNTED AT 10' AFF	LITHONIA	WSTLED-P2-40K-VF-MVOLT
EH	-	LED 4000K	LED WALL SCONCE MOUNTED AT 7' AFF	VISA	OW1333-L40K-L-MVOLT
EJ	-	LED 4000K	LED WALL SCONCE MOUNTED AT 7' AFF	VISA	OW1337-L40K-L-MVOLT

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Calcs	+	2.0 fc	7.0 fc	0.5 fc	14.0:1	4.0:1





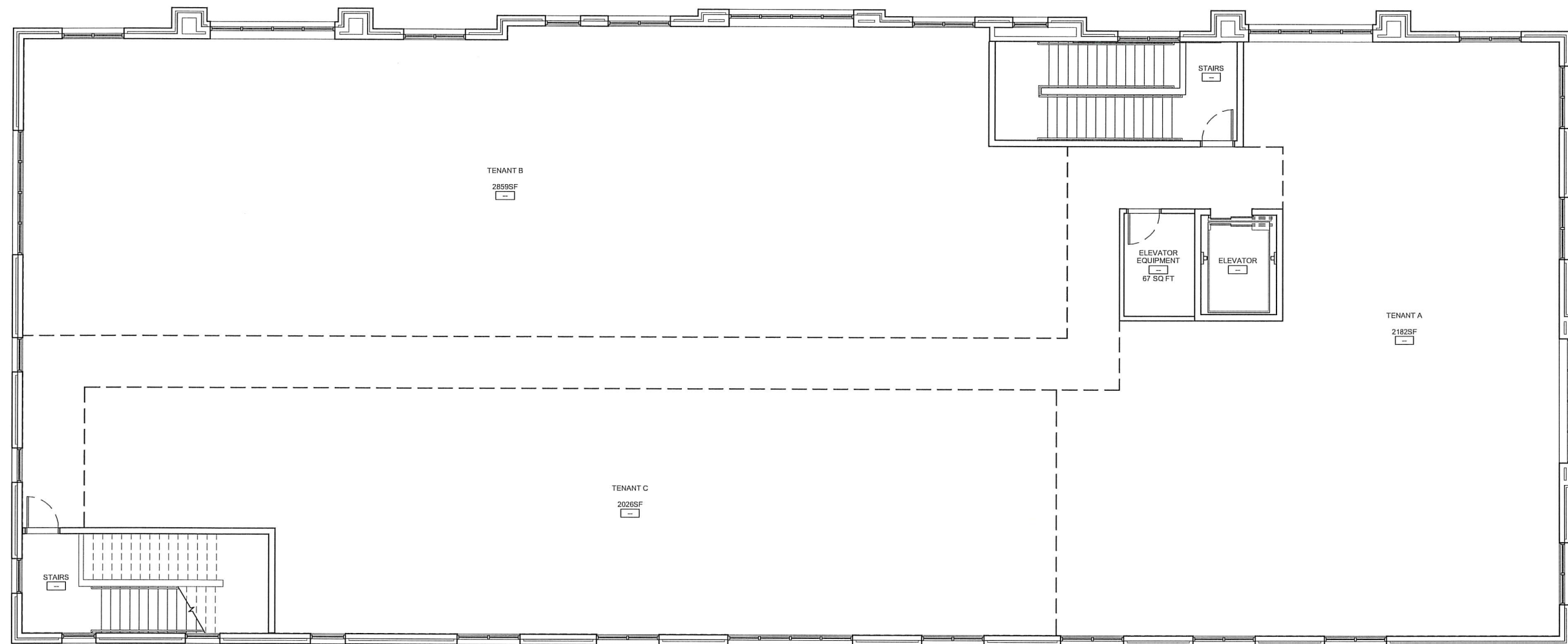


CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

FIRST FLOOR PLAN

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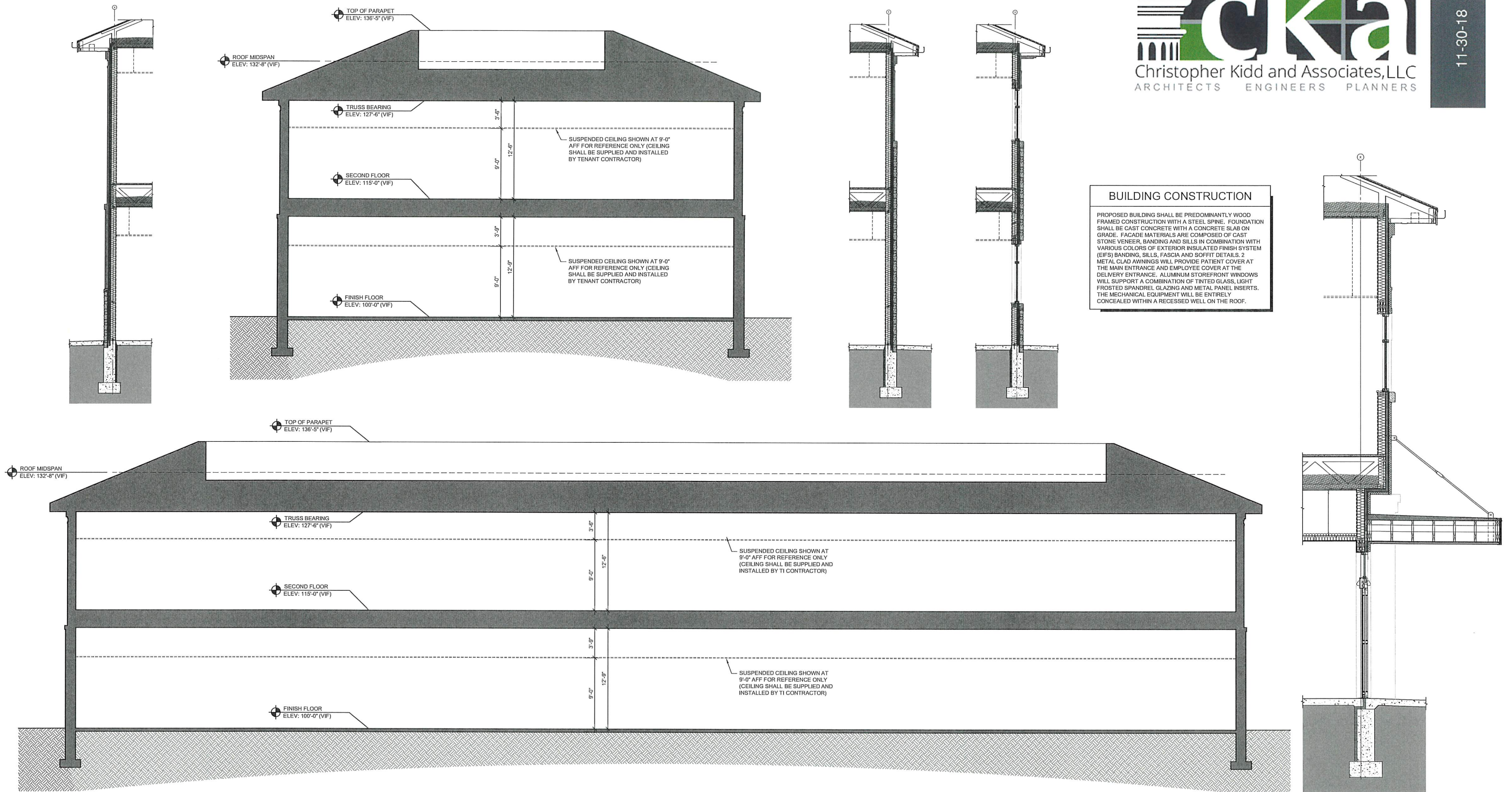


SECOND FLOOR PLAN

CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

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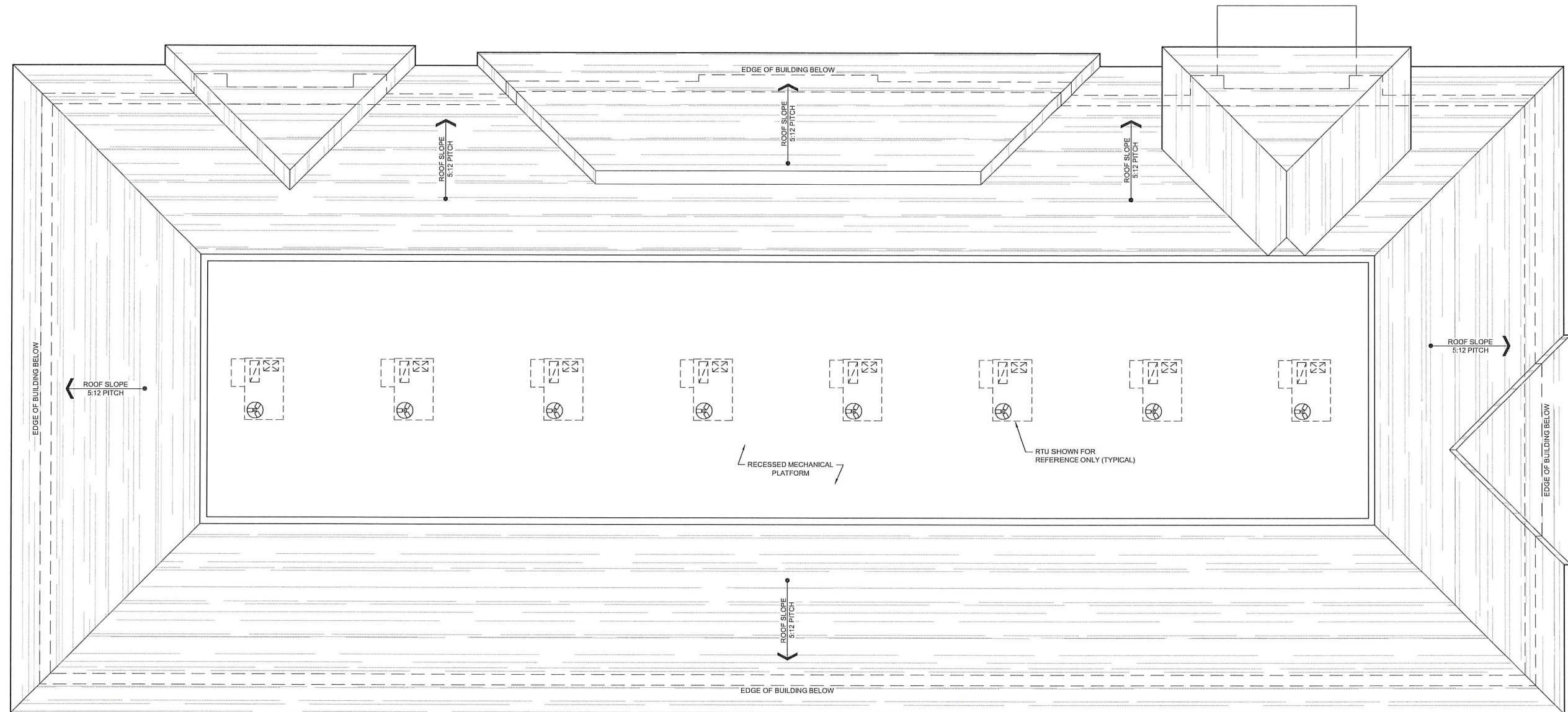


BUILDING SECTIONS

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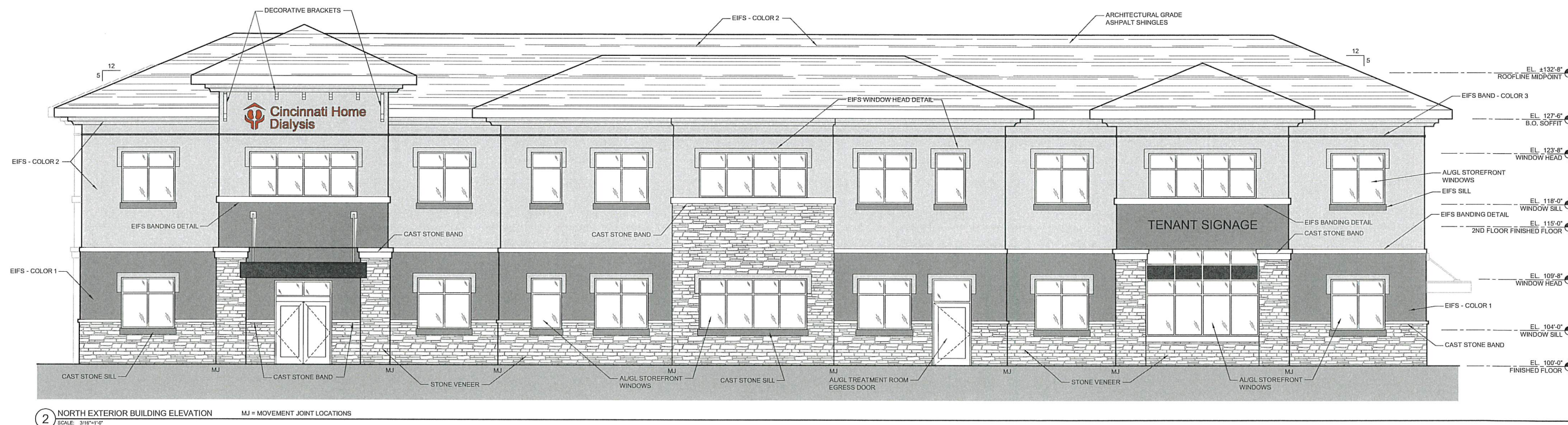
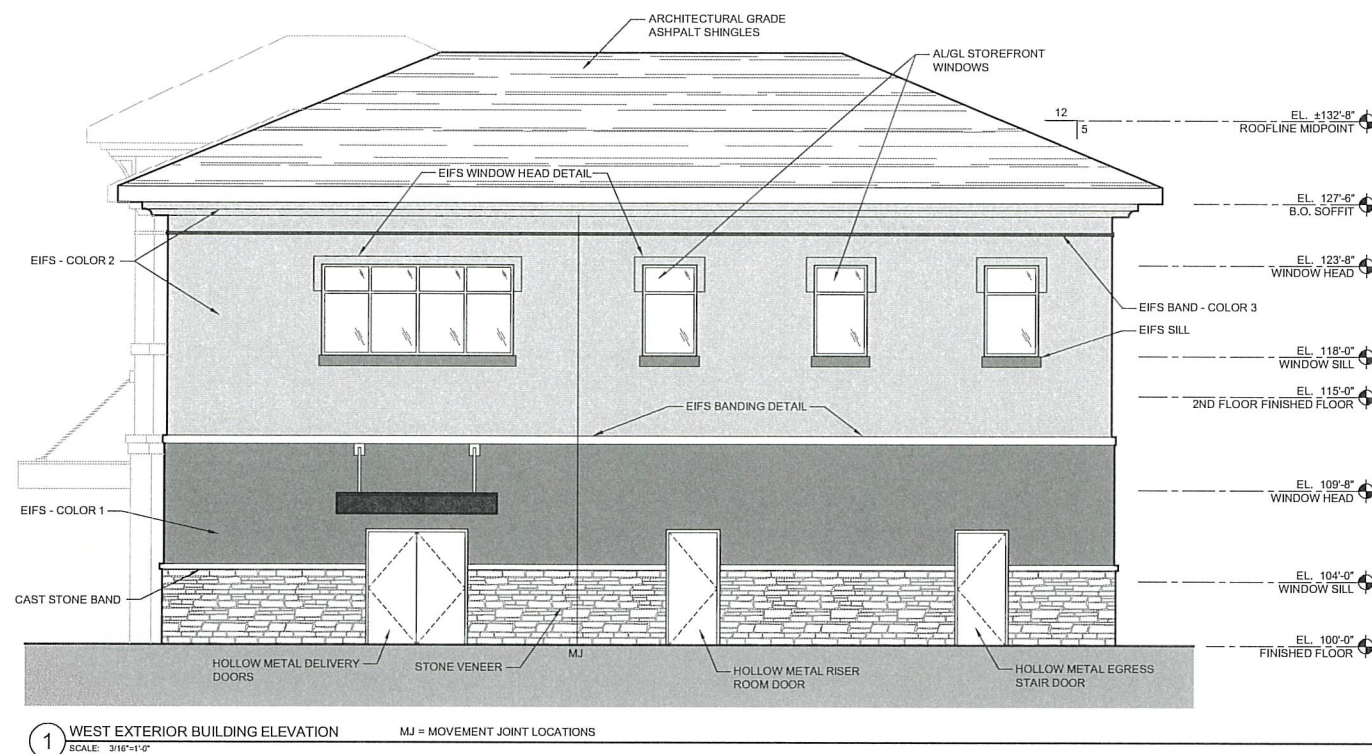


ROOF PLAN

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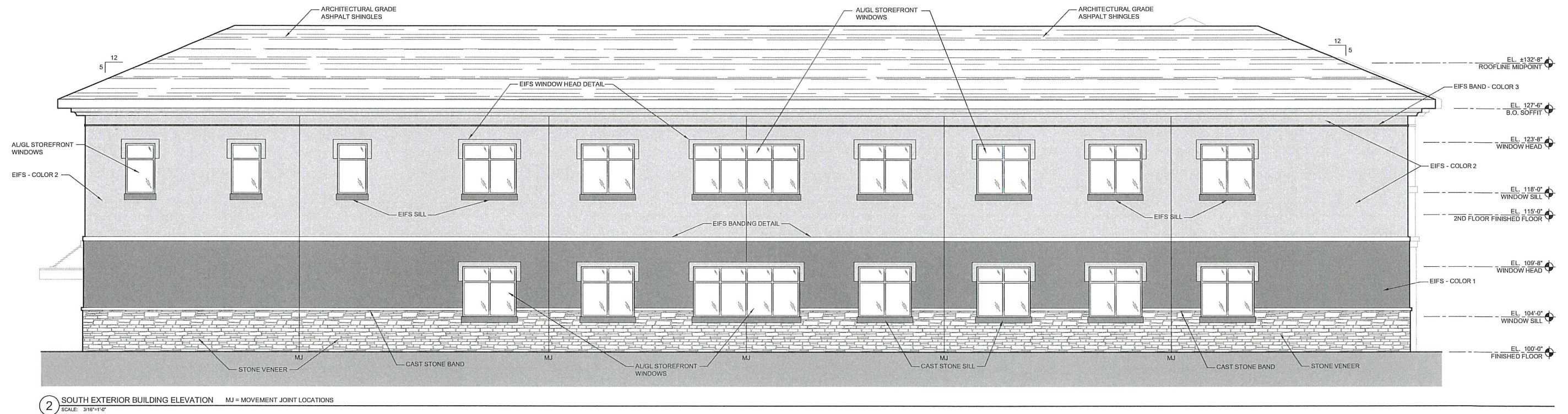
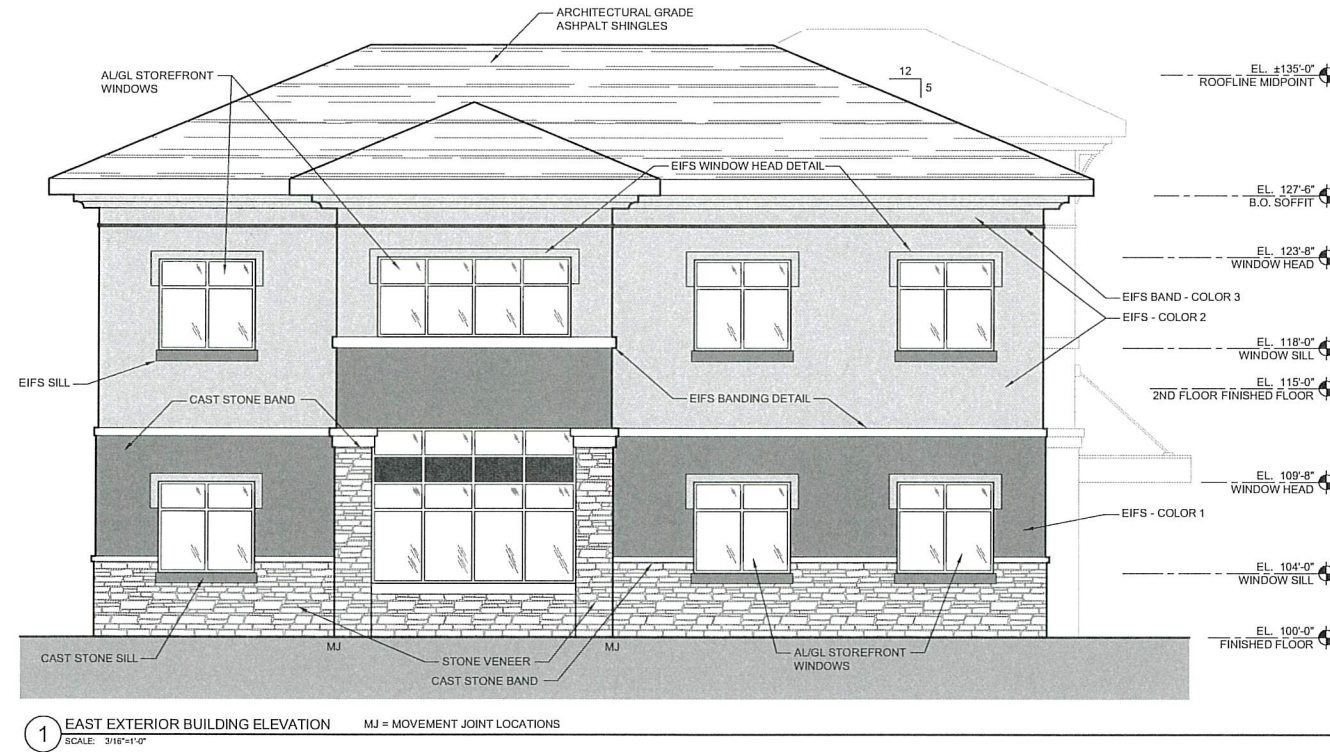


NORTH & WEST EXTERIOR ELEVATIONS

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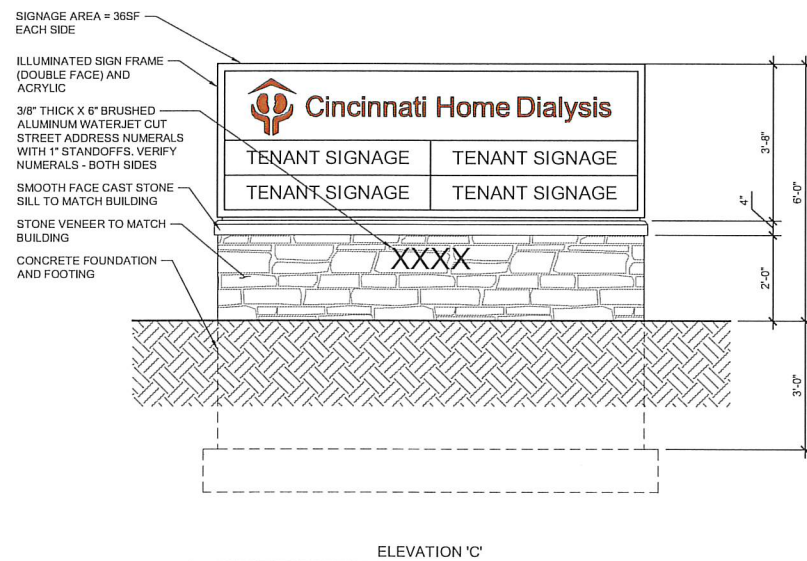
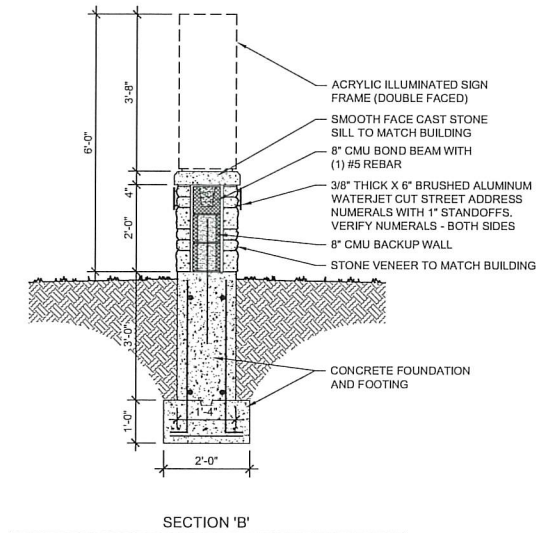
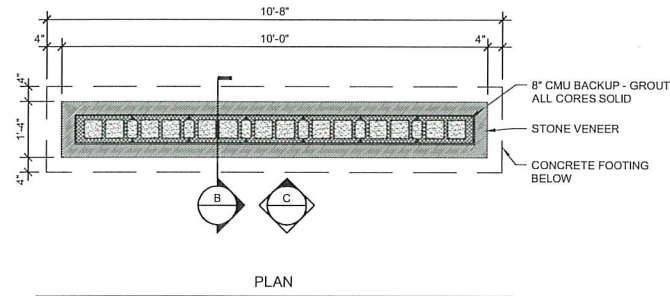


EAST & SOUTH EXTERIOR ELEVATIONS

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MONUMENT SIGN DETAILS



SIGNAGE CALCULATIONS

MONUMENT SIGN

ONE MULTI-TENANT MONUMENT SIGN IS PROPOSED AT THE CORNER OF GALBRAITH AND FROLIC.

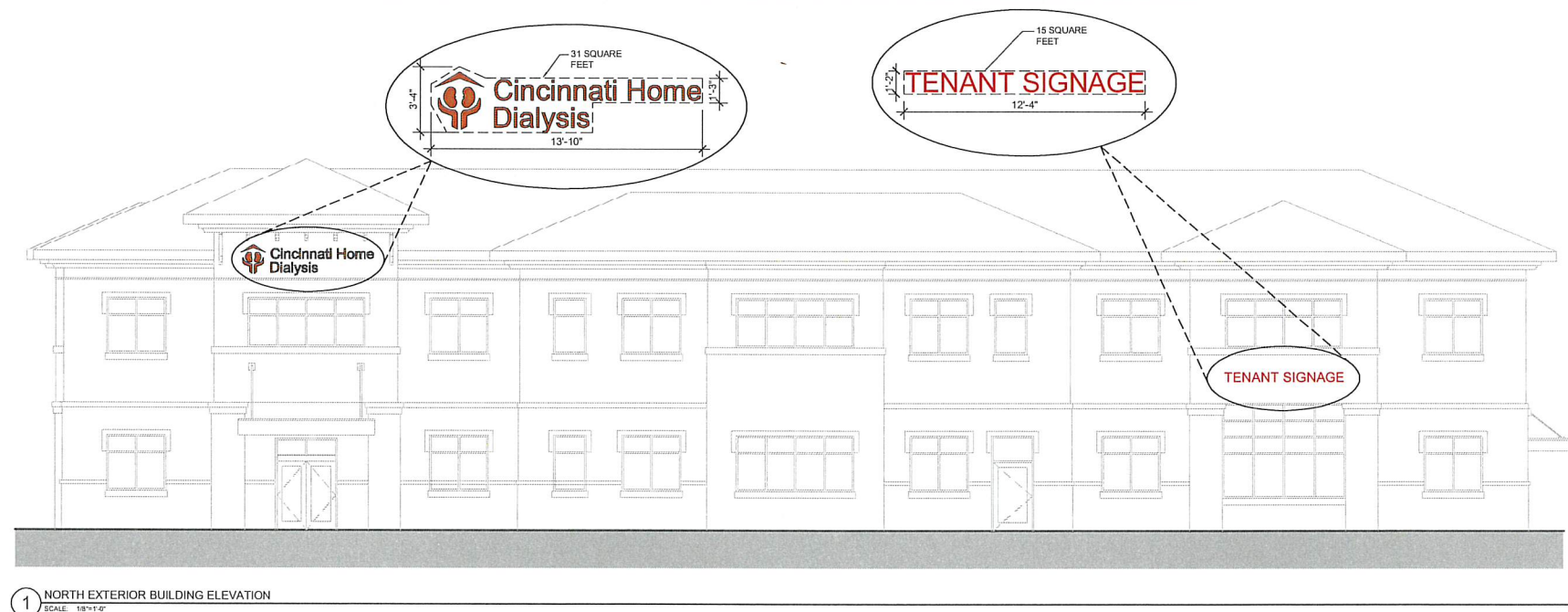
SIGN AREA = 36SF
SIGN AREA ALLOWED = 64SF

WALL SIGNAGE

ONE WALL SIGN IS CURRENTLY PROPOSED ALONG WITH 1 ADDITIONAL FUTURE TENANT SIGN.

CINCINNATI DIALYSIS WALL SIGN AREA = 31SF
FUTURE TENANT WALL SIGN = 15SF
TOTAL PROPOSED WALL SIGN AREA = 46SF

WALL SIGN AREA ALLOWED BASED ON FRONTAGE = 174SF
HOWEVER
TOTAL MAX WALL SIGN AREA ALLOWED = 100SF



SIGNAGE DETAILS

CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

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NORTH ELEVATION RENDERING

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BUFFER YARD LANDSCAPING FROM FROLIC



SOUTH ELEVATION FROM NEIGHBORING PROPERTY

SOUTH ELEVATION & BUFFER RENDERING

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Issue/Revision	No.	Date
ISSUE	1	10/22/18

PUD MAJOR MODIFICATION
CINCINNATI HOME DIALYSIS
PROPOSED MEDICAL OFFICE BUILDING
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO



Project Number	08321.03
Drawing Scale	1" = 20'
Sheet Number	L101
File Number	08321

SITE PLAN RENDERING

CINCINNATI HOME DIALYSIS - MEDICAL OFFICE BUILDING

