

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8564 FAX

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2019-02MA
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7747 Kenwood Road, Cincinnati, OH ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Kenwood Place Venture, LLC	8044 Montgomery Road, Ste 370	Cincinnati	OH	45236	513-792-5000
CONTRACTOR To Be determined					
DESIGNER EOP Architects	201 W Short St #700	Lexington	KY	40507	859-231-7538
APPLICANT Midland Atlantic Development Co., LLC	8044 Montgomery Road, Ste 370	Cincinnati	OH	45236	513-792-5000
APPLICANTS E-MAIL ADDRESS	nchimento@midlandatlantic.com				

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Vinaigrette Salad Kitchen would like to lease the former Orange Leaf space. They sell soups and salads. There is no cooking done except soups on a hot plate and proteins in a vent-less oven. Existing Tenants include: T-Mobile cellular store (2,167 SF), Kenwood Theatre (28,540 SF), Palm Beach Tan (2,878 sf), Lady Janes Haircuts (1,878 sf), Orvis (4,770 sf), Dewey's Pizza (3,848 sf), Caloo Corners fabric store (6,008 SF), TD Ameritrade (4,748 SF), The Salons at Kenwood (4,850 SF), Diamond Rock Jewelry (8,518 SF), Massage Envy (3,478 SF).

5. SQUARE FEET: 2,309 6. USE: Vinaigrette Salad Kitchen 7. HEIGHT: approximately 20'

8. EST. START DATE: February 2019 9. EST. FINISH DATE: May 2019 10. # OF SIGNS: _____ 1 Storefront and 1 Monument sign

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

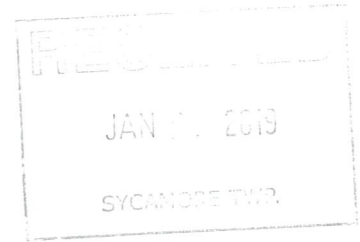
NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

1/17/2019
 APPLICANT'S SIGNATURE DATE

1/17/19
 PROPERTY OWNER'S SIGNATURE DATE



MIDLAND ATLANTIC
PROPERTIES



Wednesday, January 16, 2019

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

RE: PUD I Major Modification - 7747 Kenwood Road, Cincinnati, OH 45236
Vinaigrette Salad Kitchen

Dear Sycamore Township Commission, Zoning Plans examiner and City Staff:

We are requesting a major modification to the PUD for the property located at the above reference address commonly referred to as Kenwood Place. The proposed tenant is Vinaigrette Salad Kitchen and their use is the sale of salads and soups. The only cooking that will be done at this location is the baking of proteins and vegetables in a vent-less combi oven and the boiling/warming of soups on a hot plate; neither of which will create any outside smells.

The tenant shall dispose of their refuse into the temperature controlled garbage storage area currently being utilized by Dewey's Pizza and located in the underground garage of the shopping center.

Included with the application are the tenant's proposed layout and signage drawings.

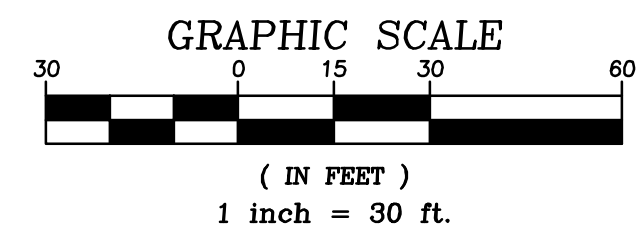
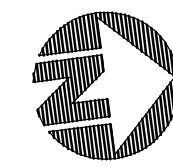
We appreciate your consideration of this application and we will be happy to answer any questions either prior to or at the upcoming zoning meeting.

Kind regards,

Nicole Chimento
Midland Atlantic Development Company, LLC

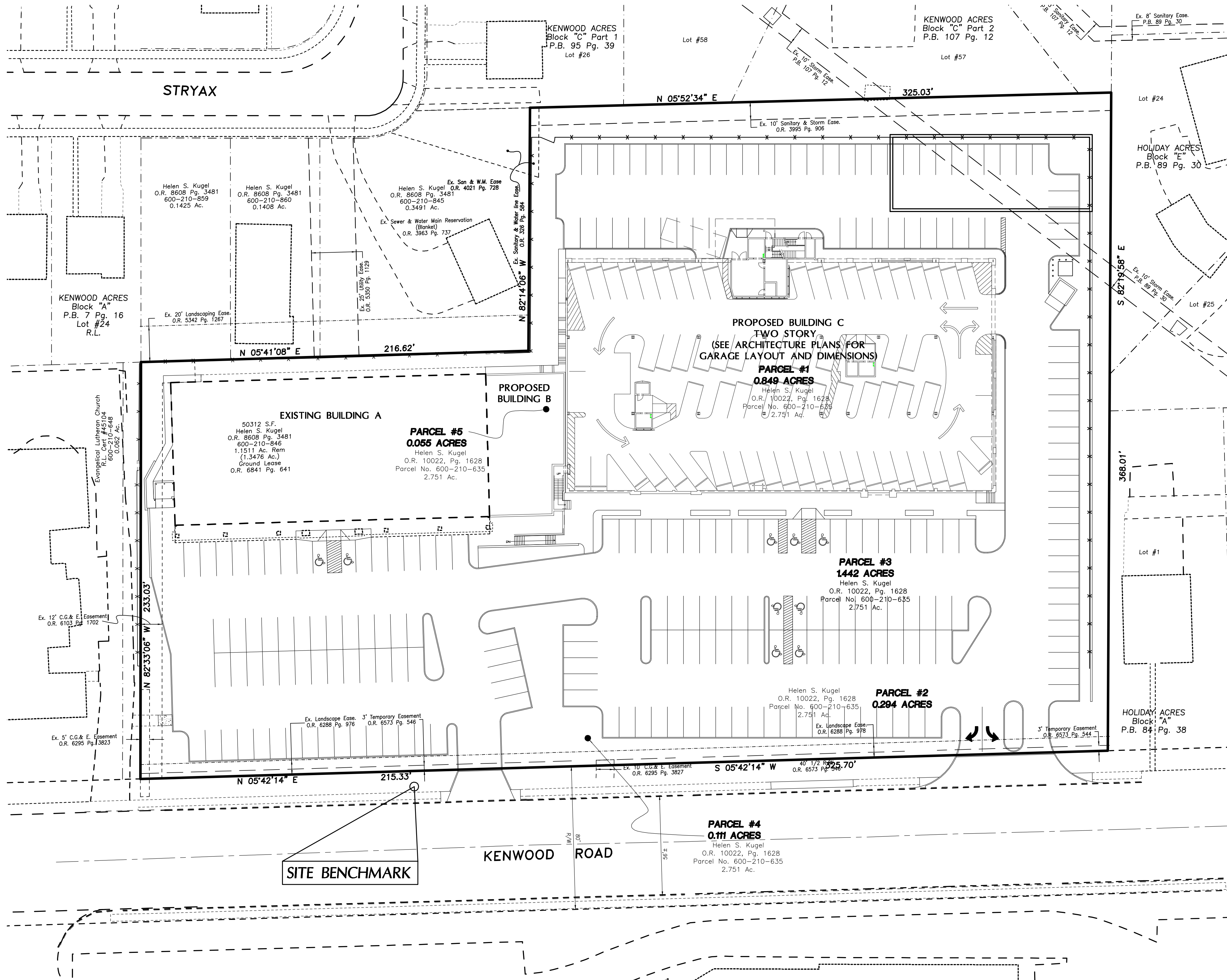
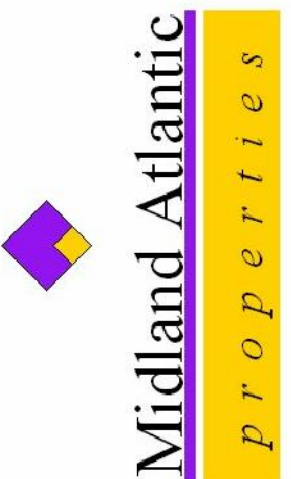
KENWOOD PLACE

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.

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



OWNER/DEVELOPER
MIDLAND ATLANTIC DEVELOPMENT
8044 MONTGOMERY ROAD, SUITE 710
CINCINNATI, OHIO 45236
PH: (513)891-2526

LAND PLANNER/ENGINEER/SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD
SUITE A
MASON, OHIO 45040
PH: (513)336-6600

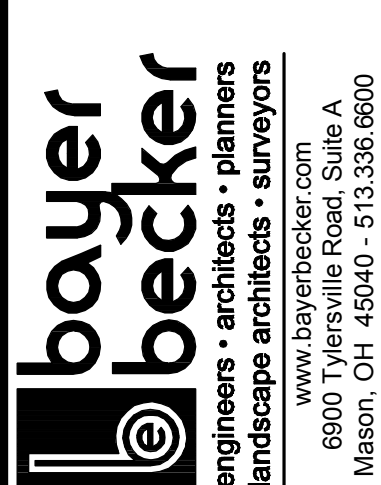
BENCHMARK
STATION 8357 OF THE HAMILTON COUNTY
GEODETIC CONTROL MANUAL
ELEVATION=859.457

ZONING
"EE" - PLANNED RETAIL

4-30-07 GJK

Item	Revision Description	Date	Drawn	Chk
1	REVISE PER ADDENDUM C1	3-06-06	GJK	GJK
2	REVISE PER ADDENDUM C2	3-22-06	GJK	GJK
3	REVISE PER ADDENDUM C3	4-07-06	GJK	GJK
4	REVISE PER ADDENDUM C4	5-04-06	GJK	GJK
5	REVISE PER ADDENDUM C5	5-11-06	GJK	GJK
6	REVISE PER ADDENDUM C6	6-26-06	GJK	GJK
7	REVISE PER ADDENDUM C7	12-07-06	GJK	GJK
8	REVISE PER ADDENDUM C8	1-10-07	GJK	GJK
9	REVISE PER ADDENDUM C9	2-28-07	GJK	GJK

KENWOOD PLACE
KENWOOD ROAD
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

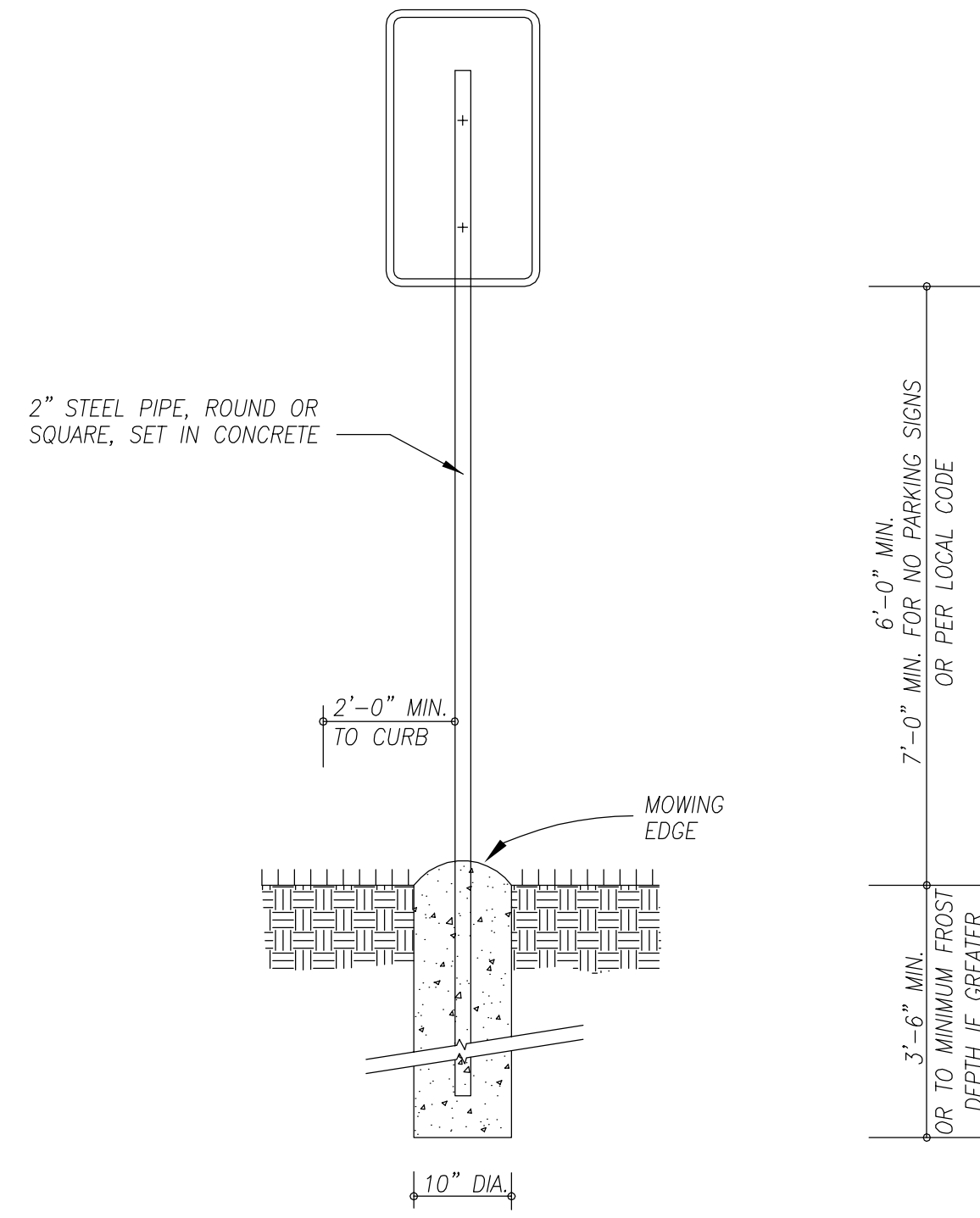


INDEX OF SHEETS

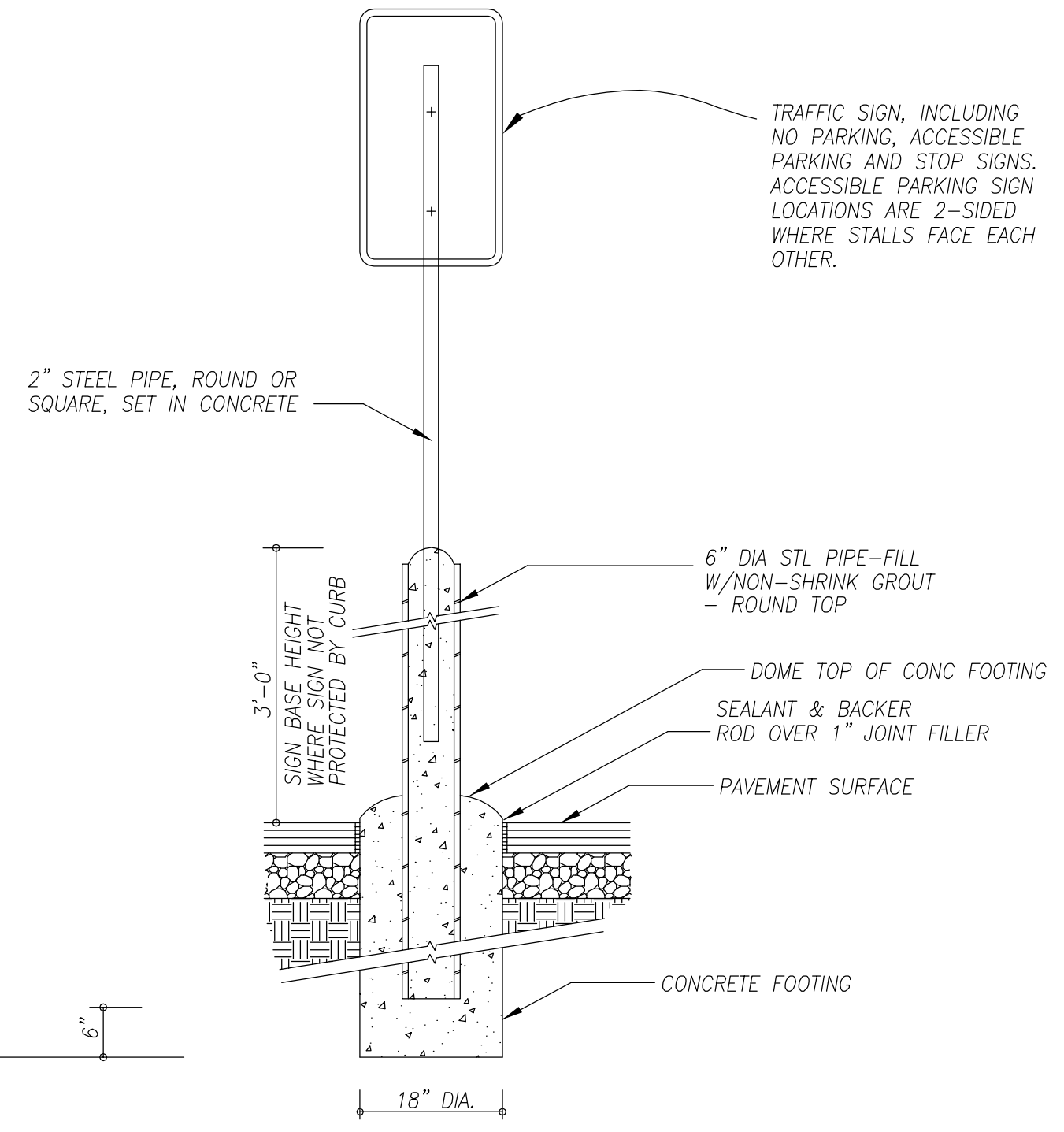
DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C0.1	TITLE PLAN	3-08-06	10	4-30-07
C1.0	DEMOLITION PLAN	2-02-06	3	6-27-06
C2.0	DIMENSION & STAKING PLAN	2-02-06	7	4-30-07
C3.0	UTILITY PLAN	2-02-06	7	2-26-07
C4.0	GRADING PLAN	2-02-06	8	1-10-07
C5.0	MISCELLANEOUS DETAIL SHEET	2-02-06	3	4-07-06
C6.0	SOIL AND EROSION CONTROL	3-08-06		
L1.0	DETAILED PLANTING PLAN	2-02-06	4	6-27-06
L2.0	LANDSCAPE DETAILS	2-02-06	4	6-27-06

Drawing: 05M020-000 ST01
Drawn by: GJK
Checked by: JOL
Issue Date: 2-02-06
Sheet:

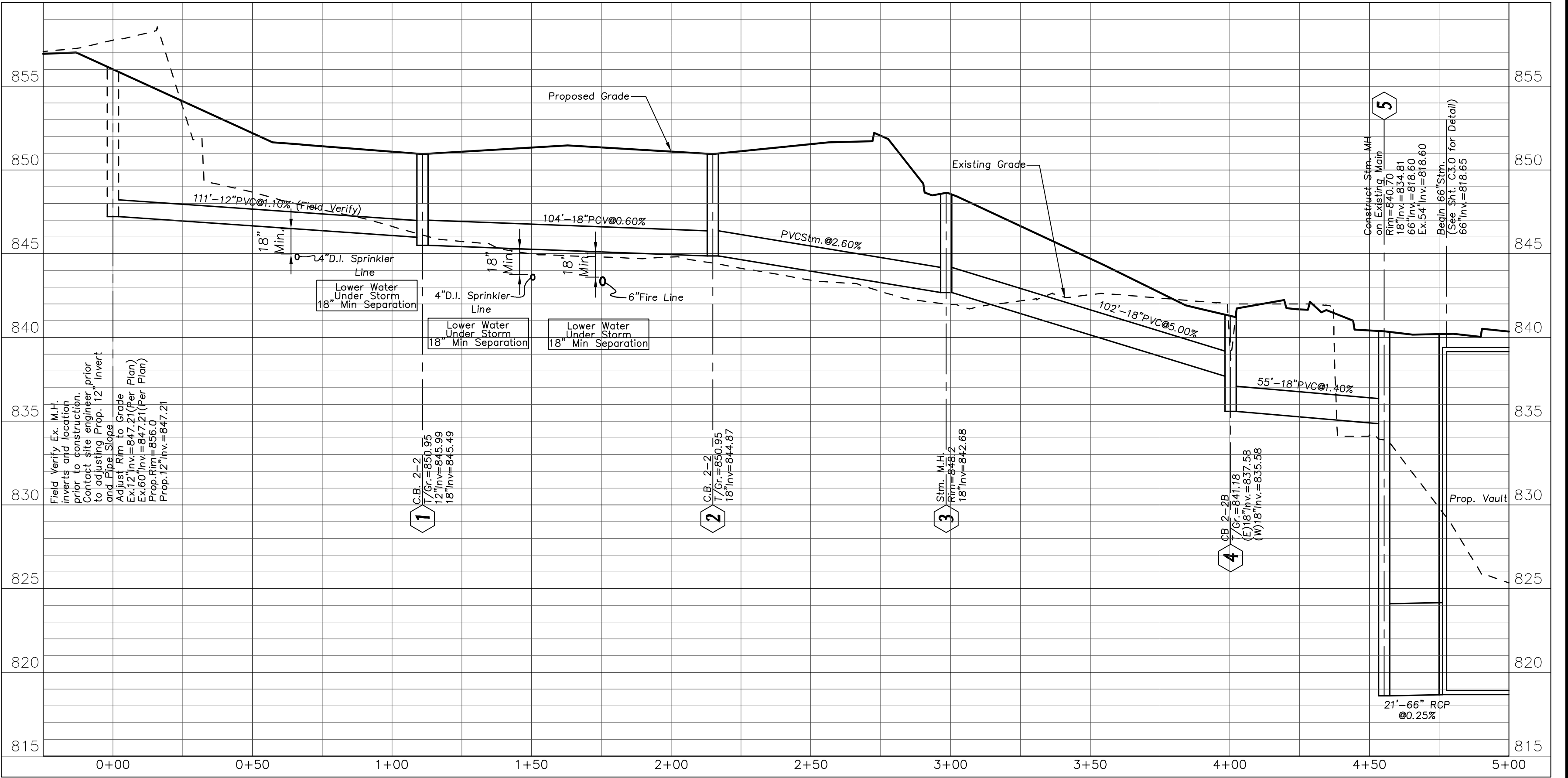
C0.1



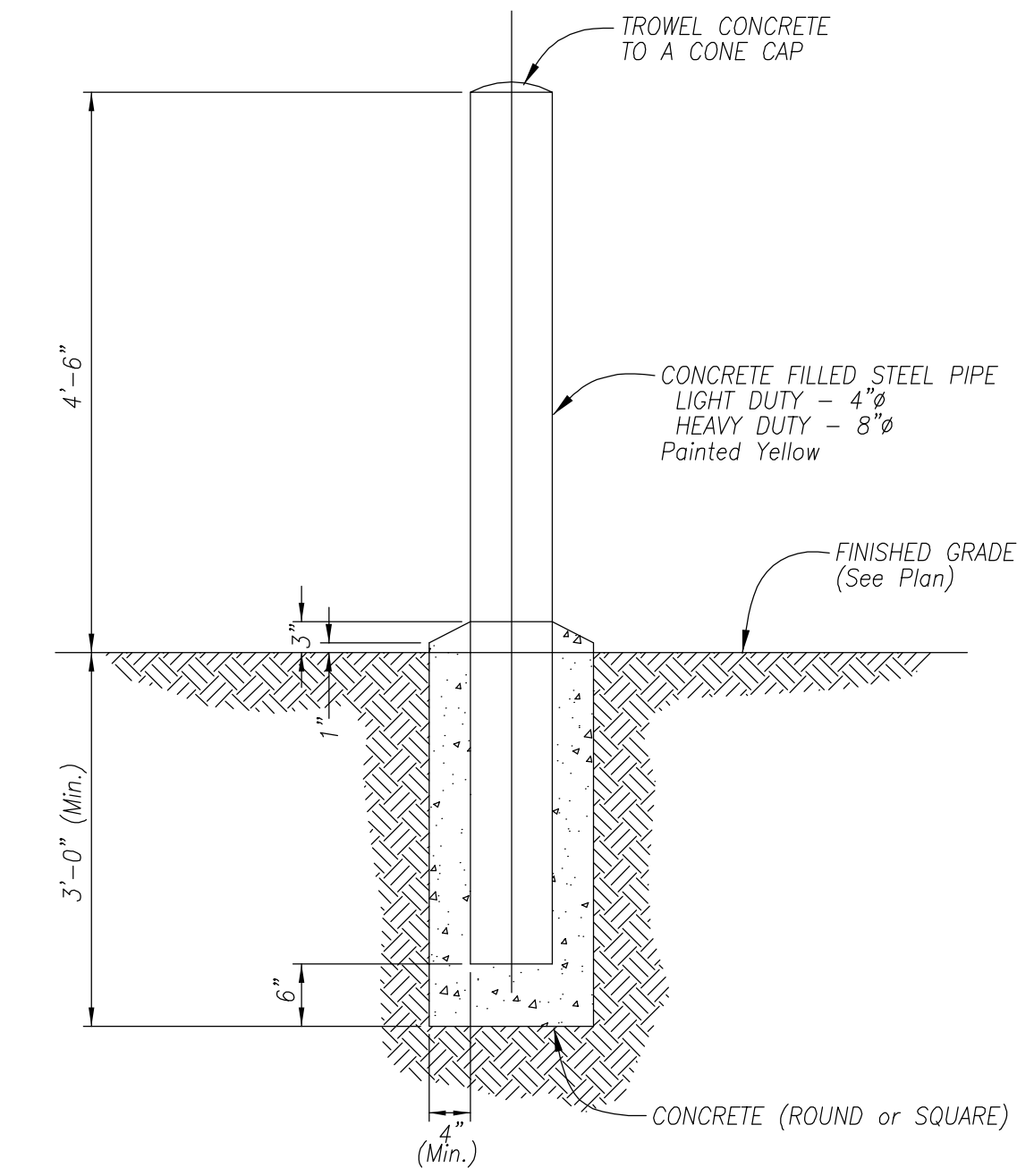
SIGN IN LANDSCAPE AREA OR SIDEWALK
NOT TO SCALE



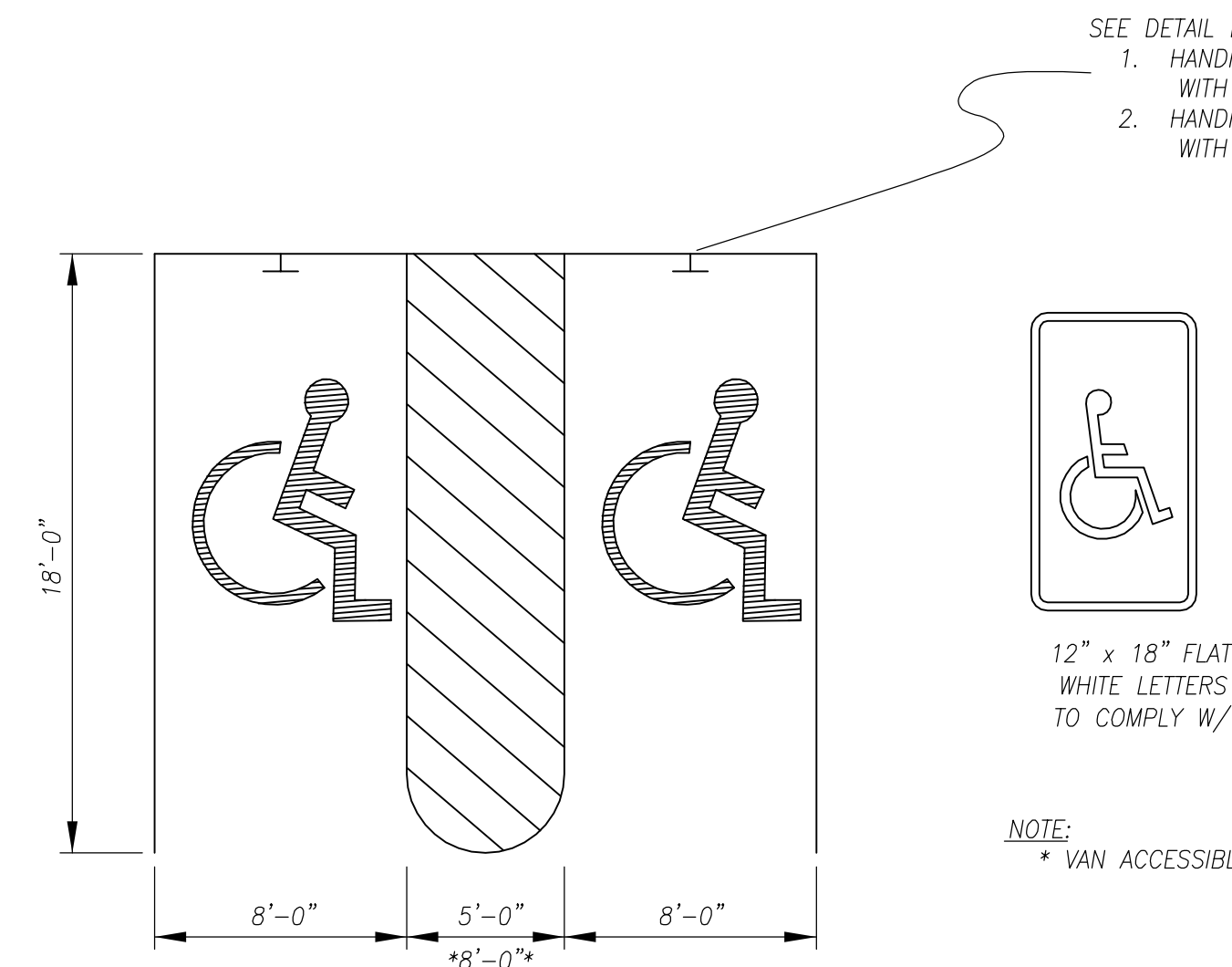
SIGN IN PARKING LOT OR DRIVE
NOT TO SCALE



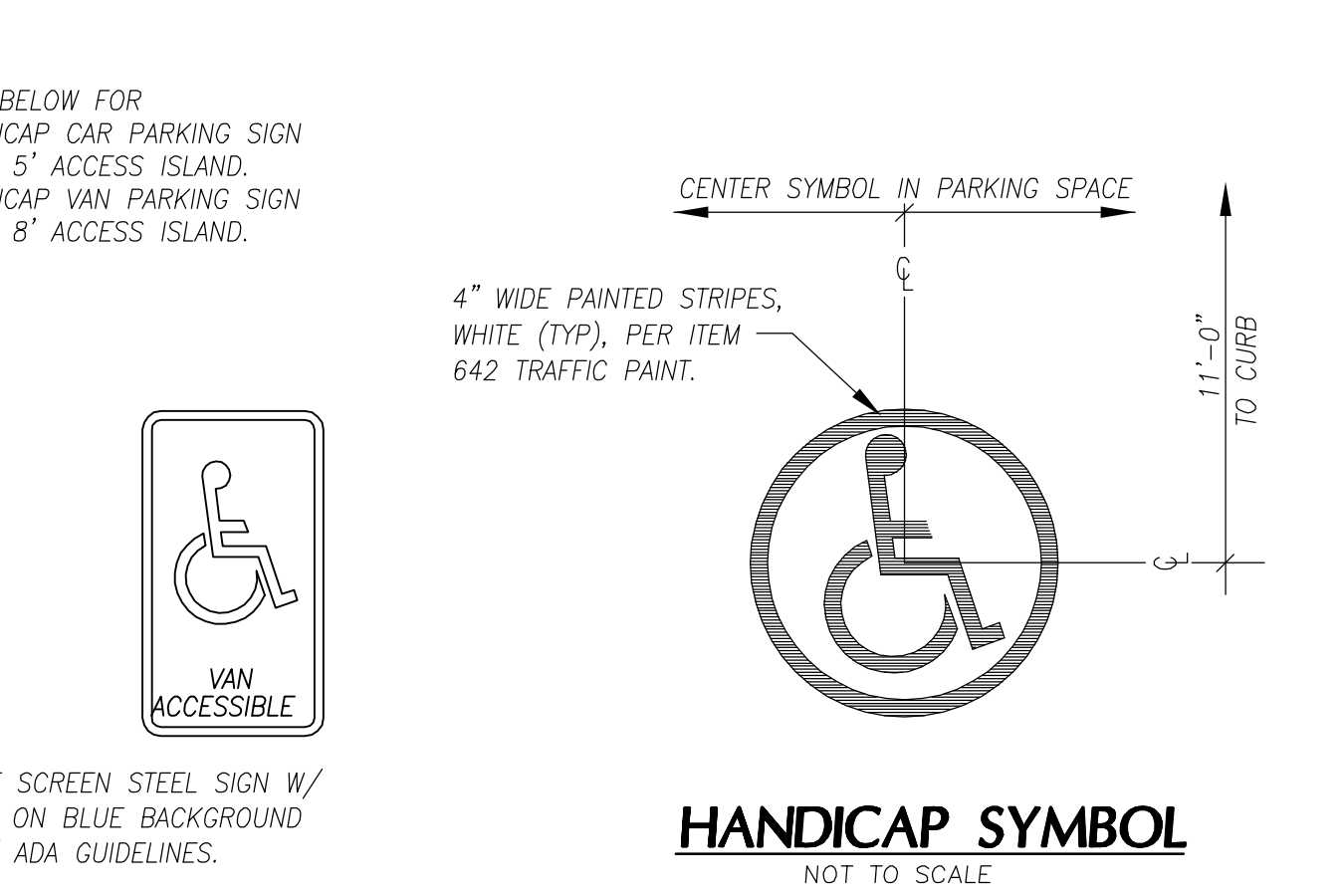
(rcprf001.dwg)



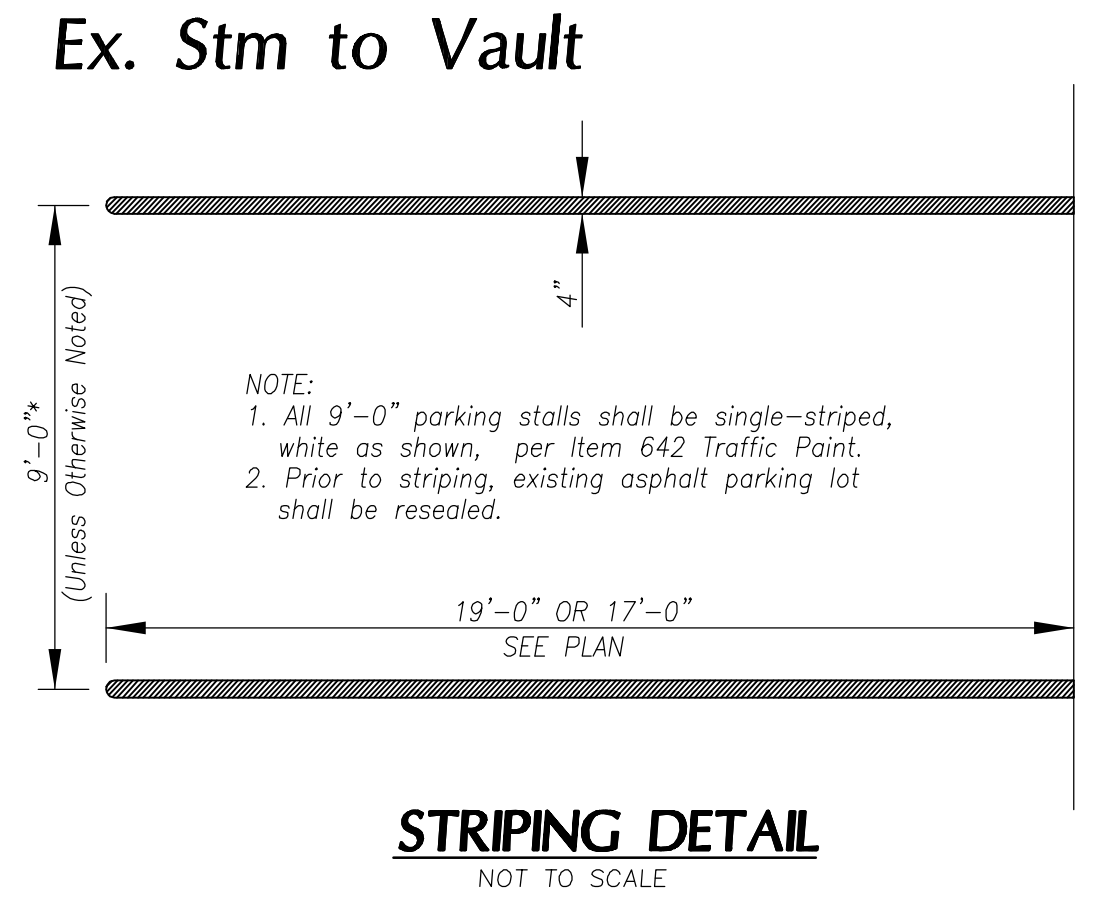
EXTERIOR BOLLARD
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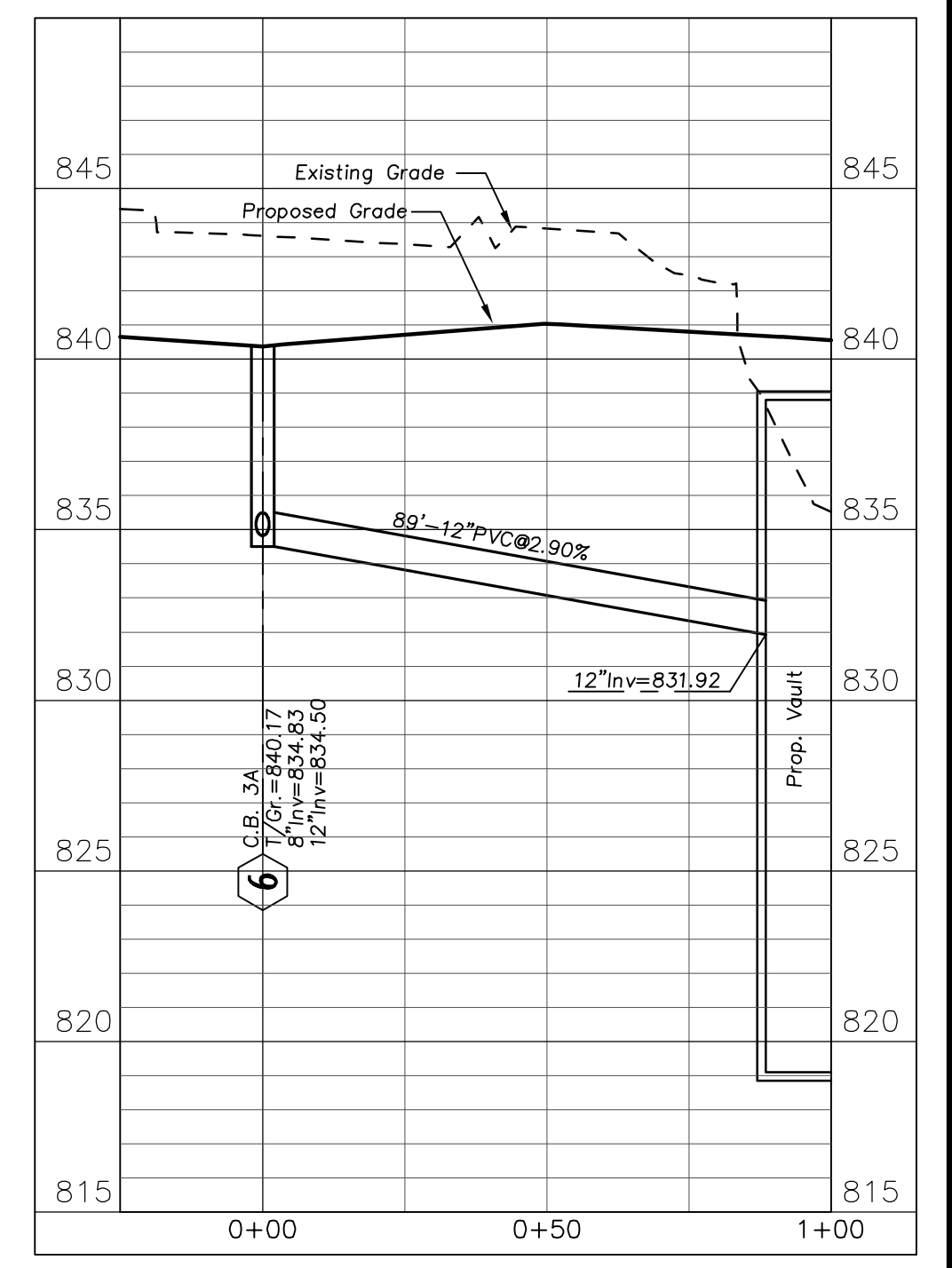
HANDICAP PARKING SPACE DETAIL
NOT TO SCALE



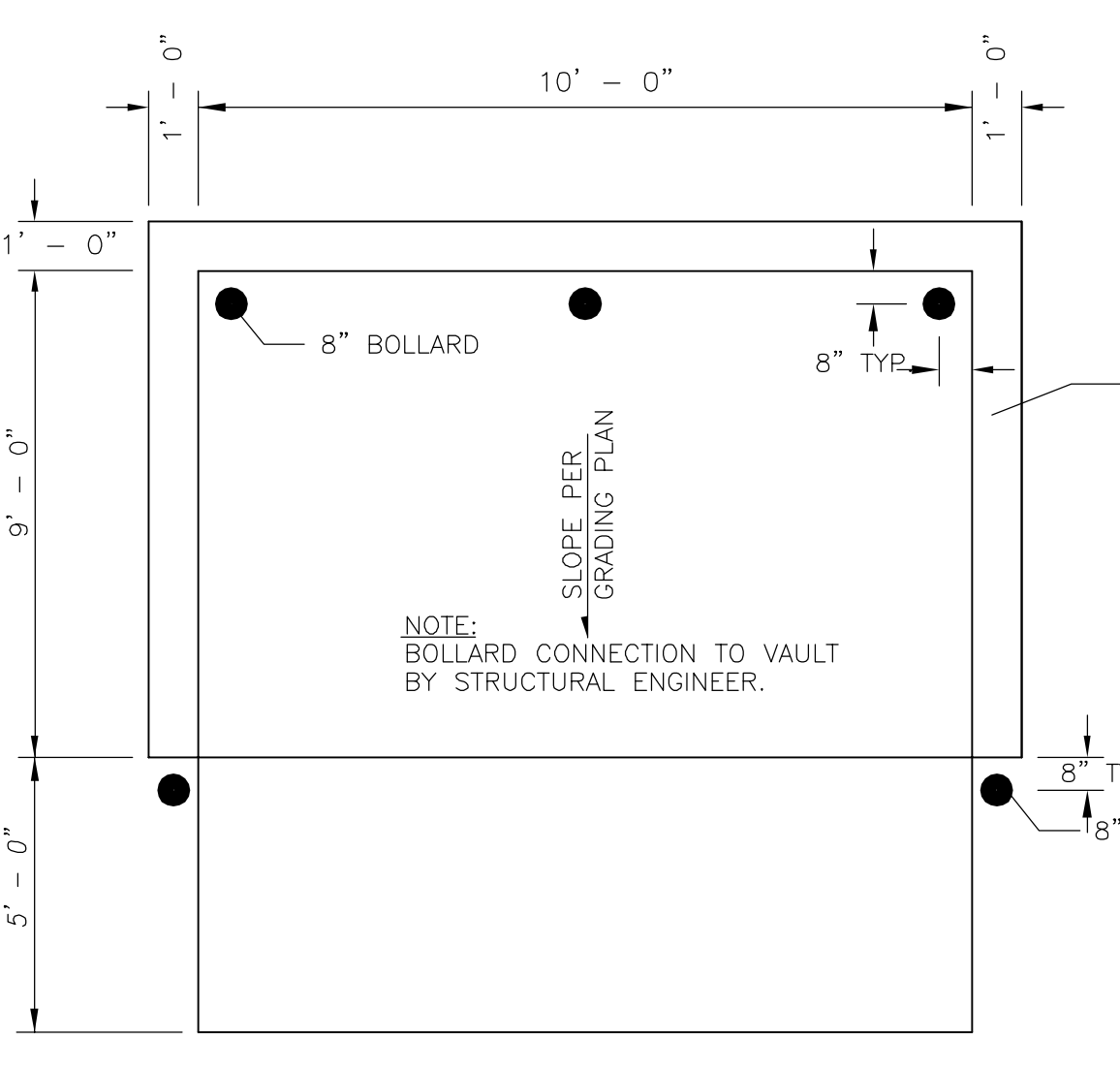
HANDICAP SYMBOL
NOT TO SCALE



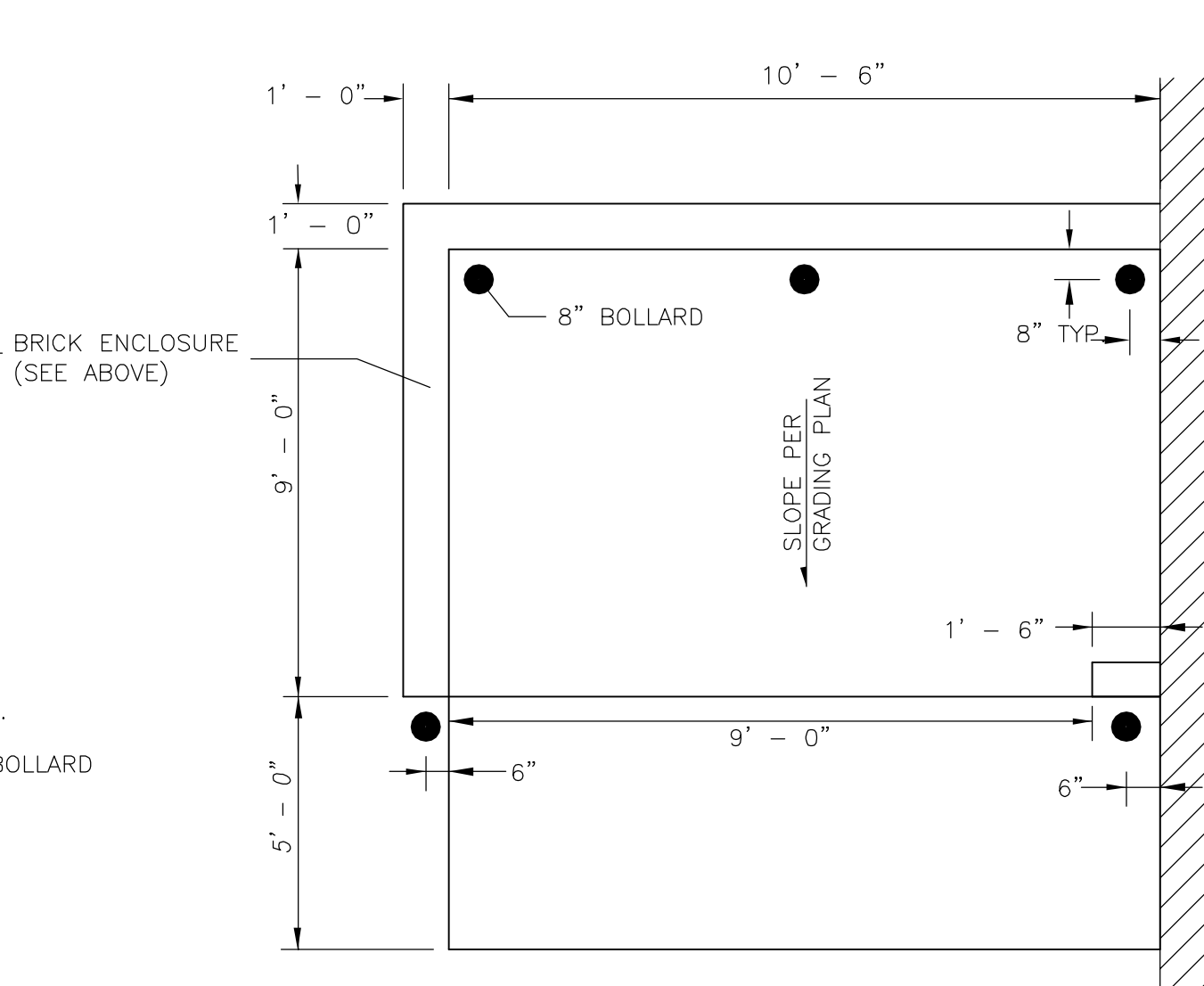
STRIPING DETAIL
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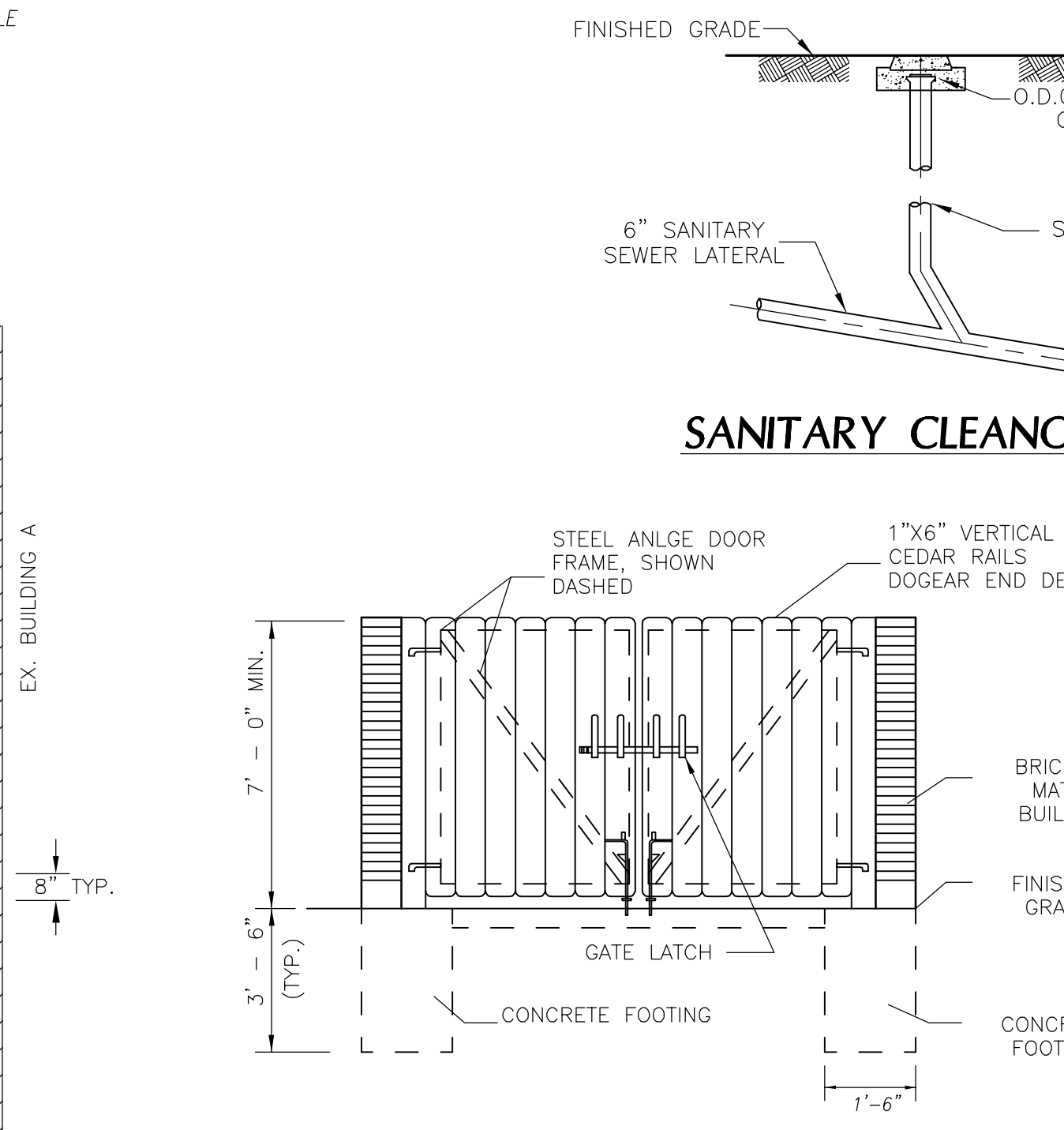
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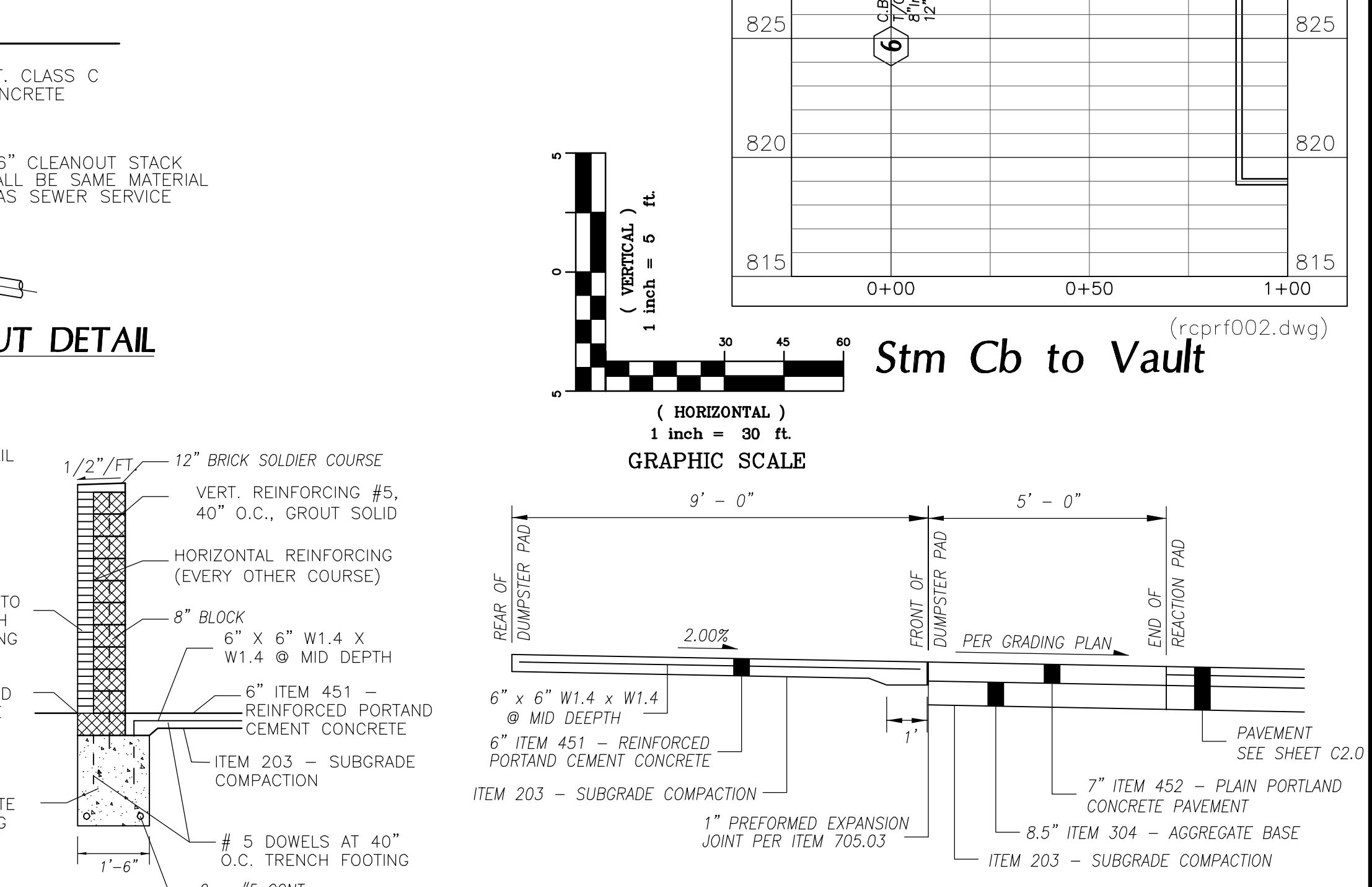
DUMPSTER ENCLOSURE PLAN @ VAULT
NOT TO SCALE



DUMPSTER ENCLOSURE PLAN @ EX. BUILDING
NOT TO SCALE



DUMPSTER ENCLOSURE ELEVATION
NOT TO SCALE



BRICK TRASH ENCLOSURE
NOT TO SCALE

Midland Atlantic
properties

KENWOOD PLACE
KENWOOD ROAD
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

MISCELLANEOUS DETAIL SHEET

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engineers • architects • planners
landscape architects • surveyors
www.bayerbecker.com
6800 Tyersville Road, Suite A
Mason, OH 45040 • 513.338.6600

Item	Revision Description	Date	Drawn:	Chk:
1	REVISE PER ADDENDUM C	3-06-06	GJK	
2	REVISE PER ADDENDUM C	4-07-06	GJK	

Drawing: 05M020-000 ST01
Drawn by: GJK
Checked by: JOL
Issue Date: 2-02-06
Sheet: C5.0

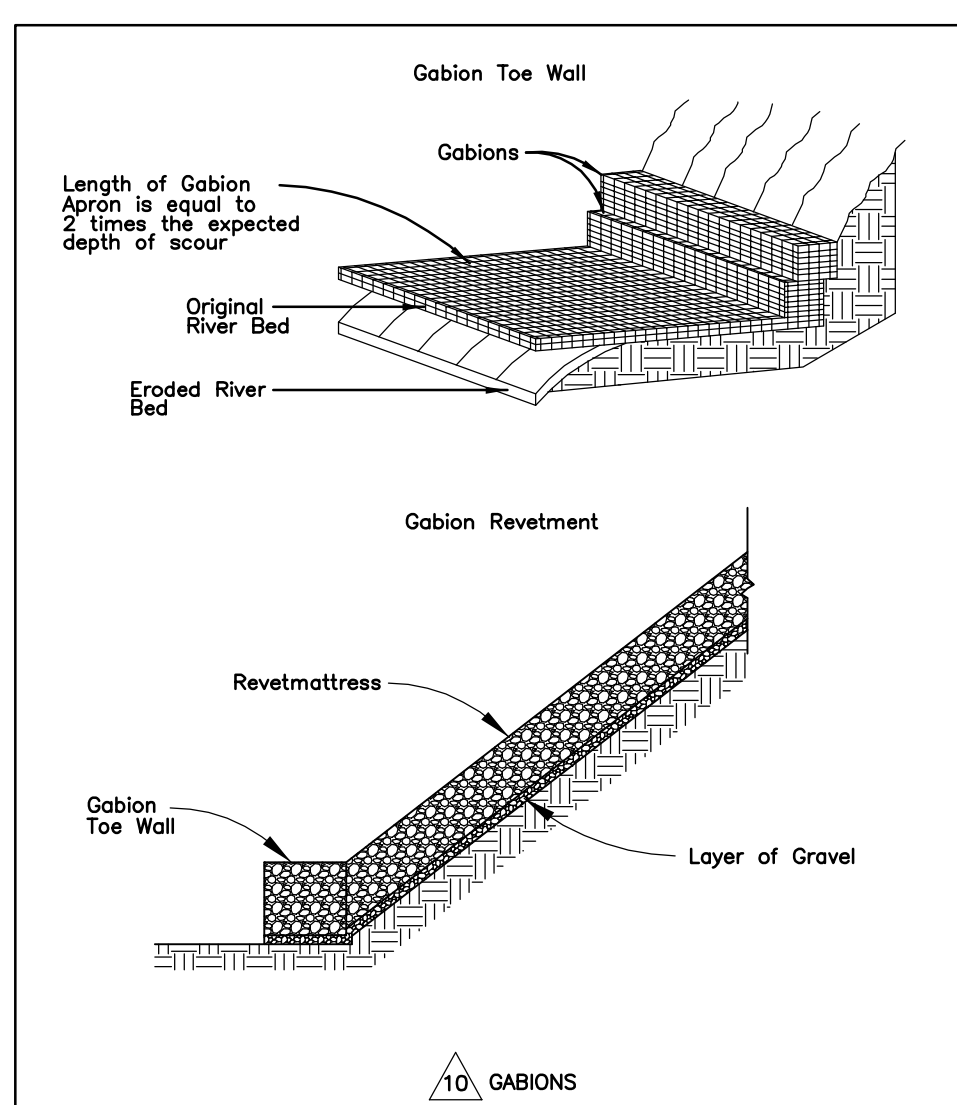
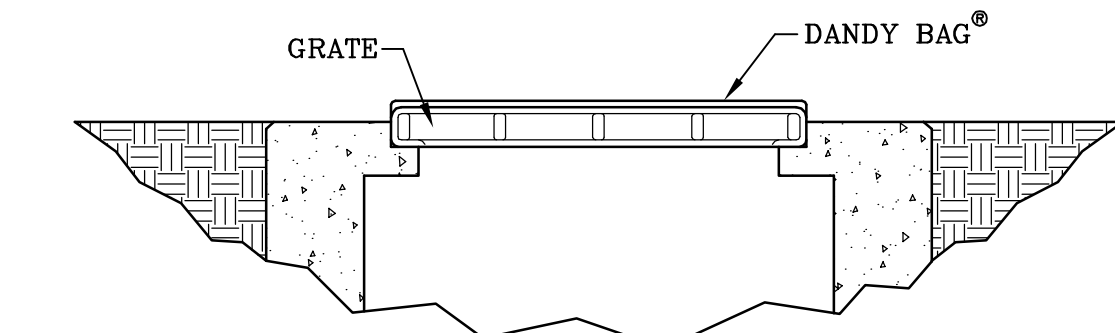
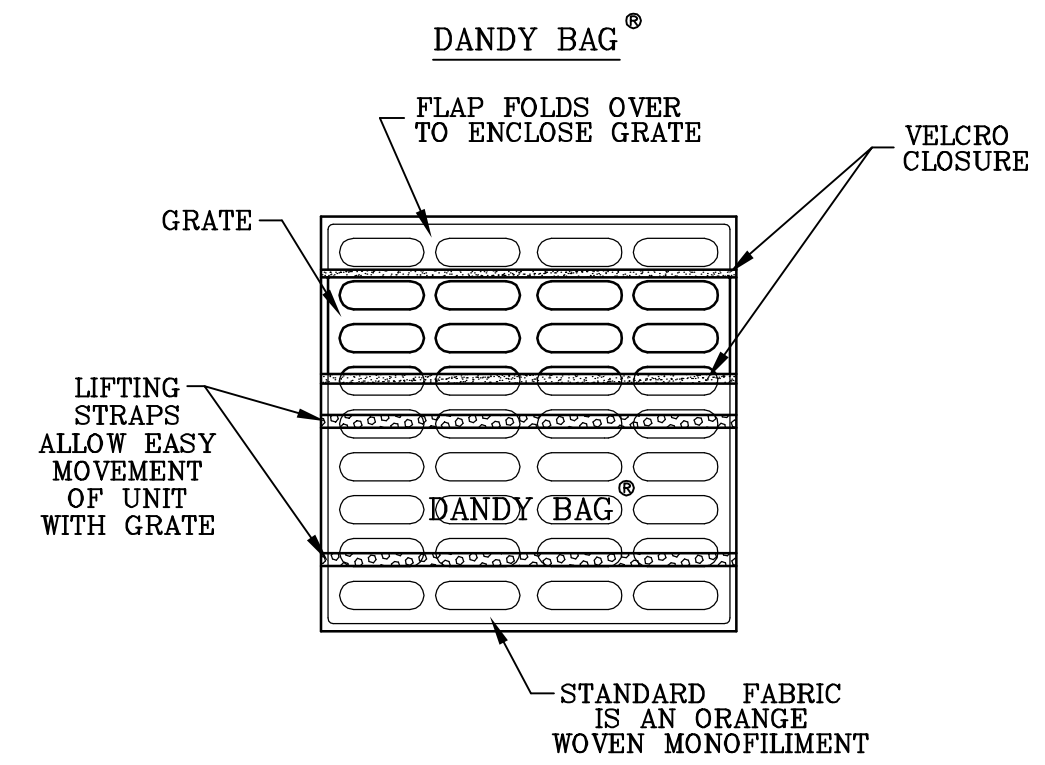
Plot time: Sep 21, 2009 - 4:03pm
Drawing name: J:\2005\05M020-000\CV\DWG\05M020-000 ST01.DWG - Layout.Tab: Details(Pg. C5)

DANDY BAG®

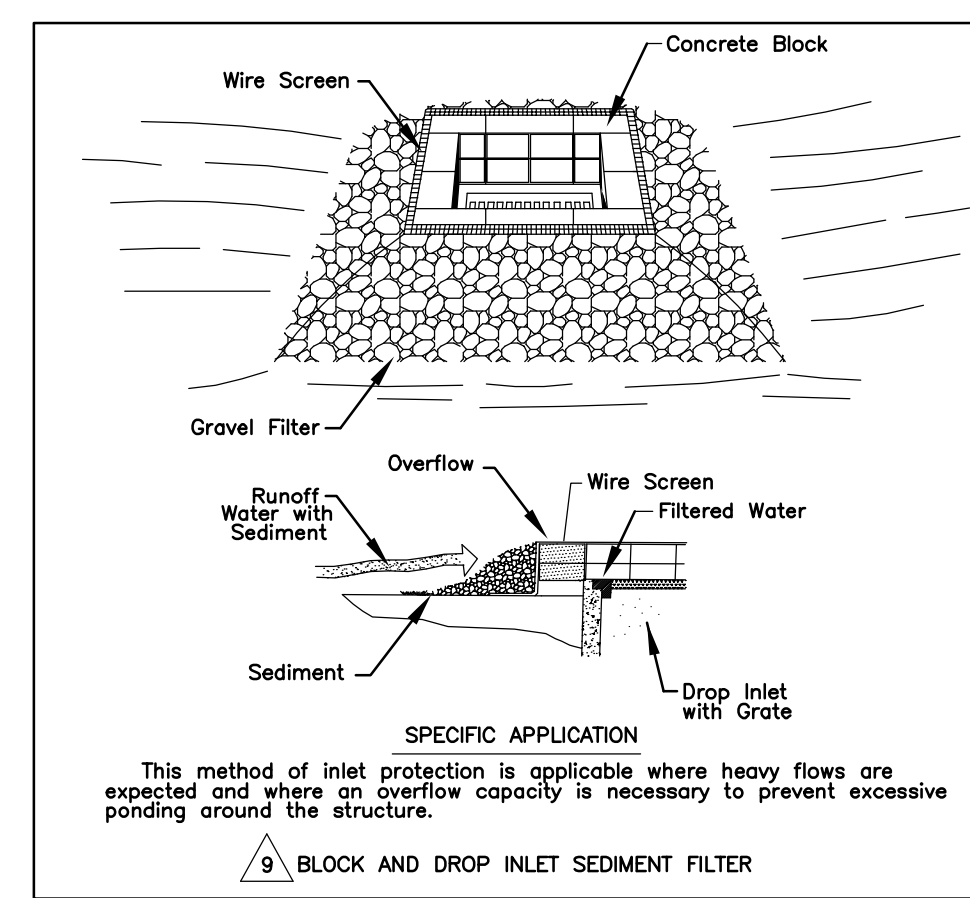
Installation and Maintenance Guidelines

Installation: The empty Dandy Bag® should be placed over the grate as the grate stands on end. If using optional oil absorbents; place absorbent pillow in pouch, on the bottom (below-grade side) of the unit. Attach absorbent pillow to tether loop. Tuck the enclosure flap inside to completely enclose the grate. Holding the lifting devices (do not rely on lifting devices to support the entire weight of the grate), place the grate into its frame.

Maintenance: Remove all accumulated sediment and debris from surface and vicinity of unit after each storm event. Remove sediment that has accumulated within the containment area of the Dandy Bag® as needed. If using optional oil absorbents; remove and replace absorbent pillow when near saturation.



Source: Adapted from product literature of Bekaert Gabions.



Source: Adapted from product literature of Bekaert Gabions.

GENERAL NOTES

EROSION AND SEDIMENT CONTROLS
Vegetative practices
Such practices may include: temporary seeding, permanent seeding, mulching, matting, sod stabilization, vegetative buffer strips, phasing and protection of trees.

Structural Practices
Structural practices shall be used to control erosion and trap sediment from all sites remaining disturbed for more than fourteen (14) days.

Timing
Sediment control structures shall be functional throughout earth disturbing activity. Sediment ponds and perimeter sediment barriers shall be implemented as the first step of grading and within seven days from the start of grubbing.

Sediment Barriers
Sheet flow runoff from denuded areas shall be intercepted by sediment barriers. Sediment barriers, such as sediment fences or diversions direction runoff to settling facilities, shall protect adjacent properties and water resources from sediment transported by sheet flow.

Erosion and sediment control practices used to satisfy the conditions of this plan shall meet the standards and specifications in the current edition of Water Management and Sediment Control in Urbanized Areas (Soil Conservation Service.)

Waste Disposal
No solid or liquid waste, including building materials, shall be discharged in storm water runoff. Off-site vehicle tracking of sediments shall be minimized. The plan shall ensure and demonstrate compliance and applicable State of local waste disposal, sanitary sewer or septic system regulations.

Maintenance
All temporary and permanent control practices shall be maintained and repaired as needed to assure continued performance of their intended function. The contractor shall be responsible for the maintenance described above.

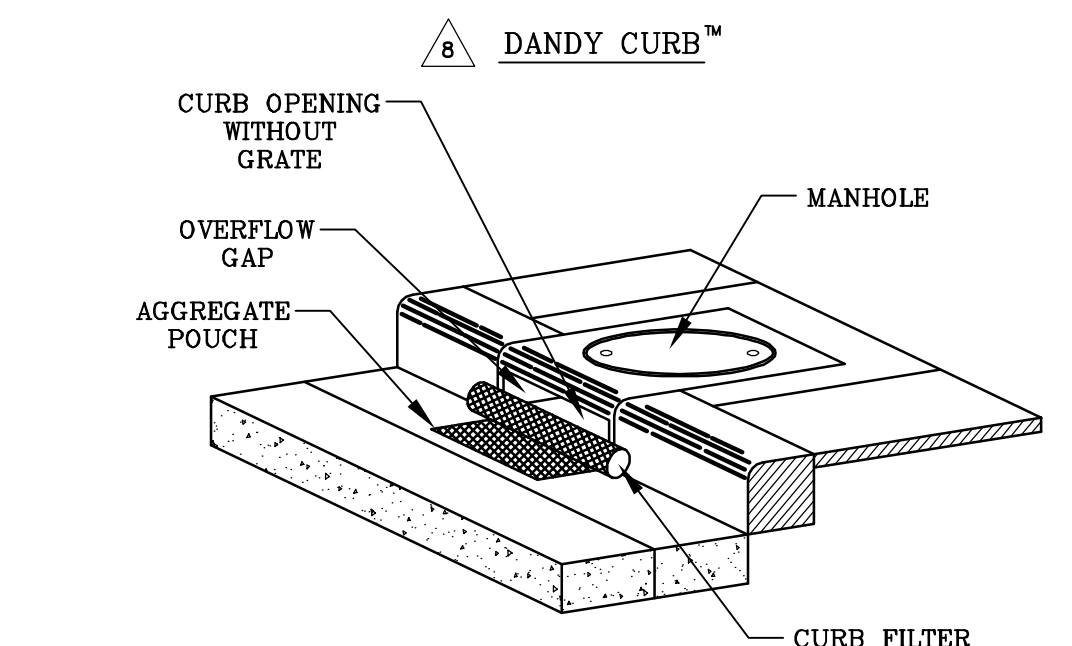
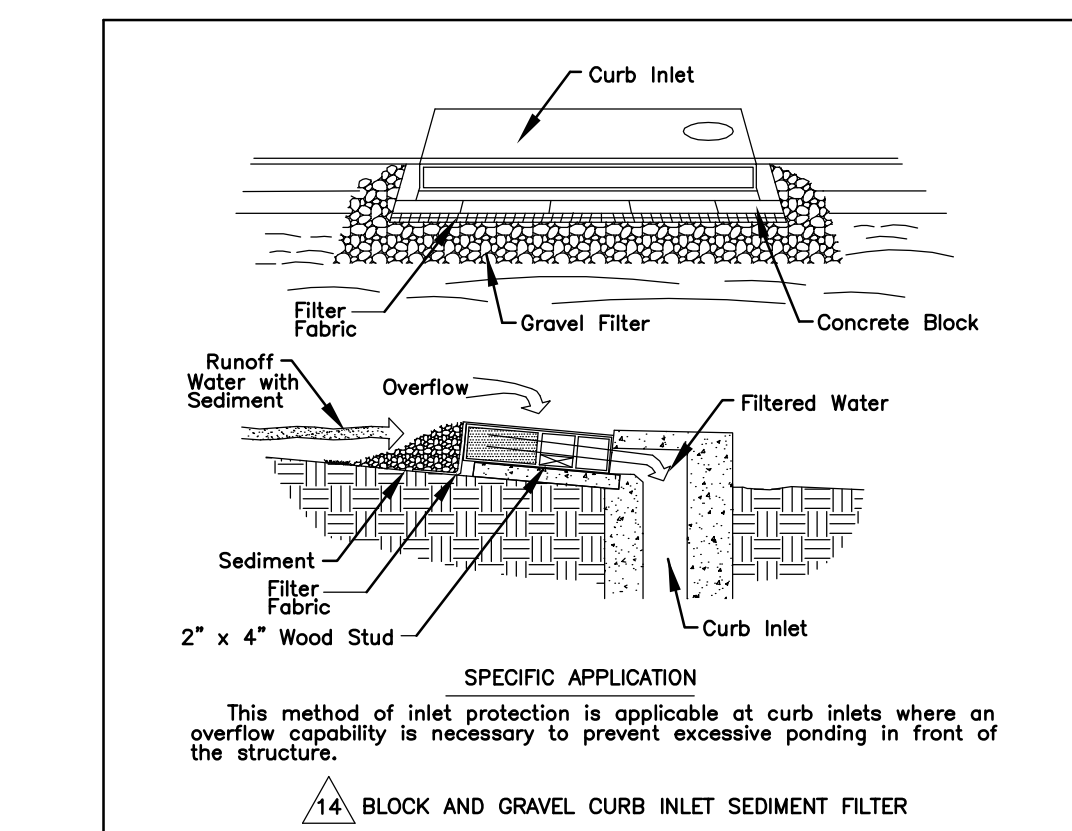
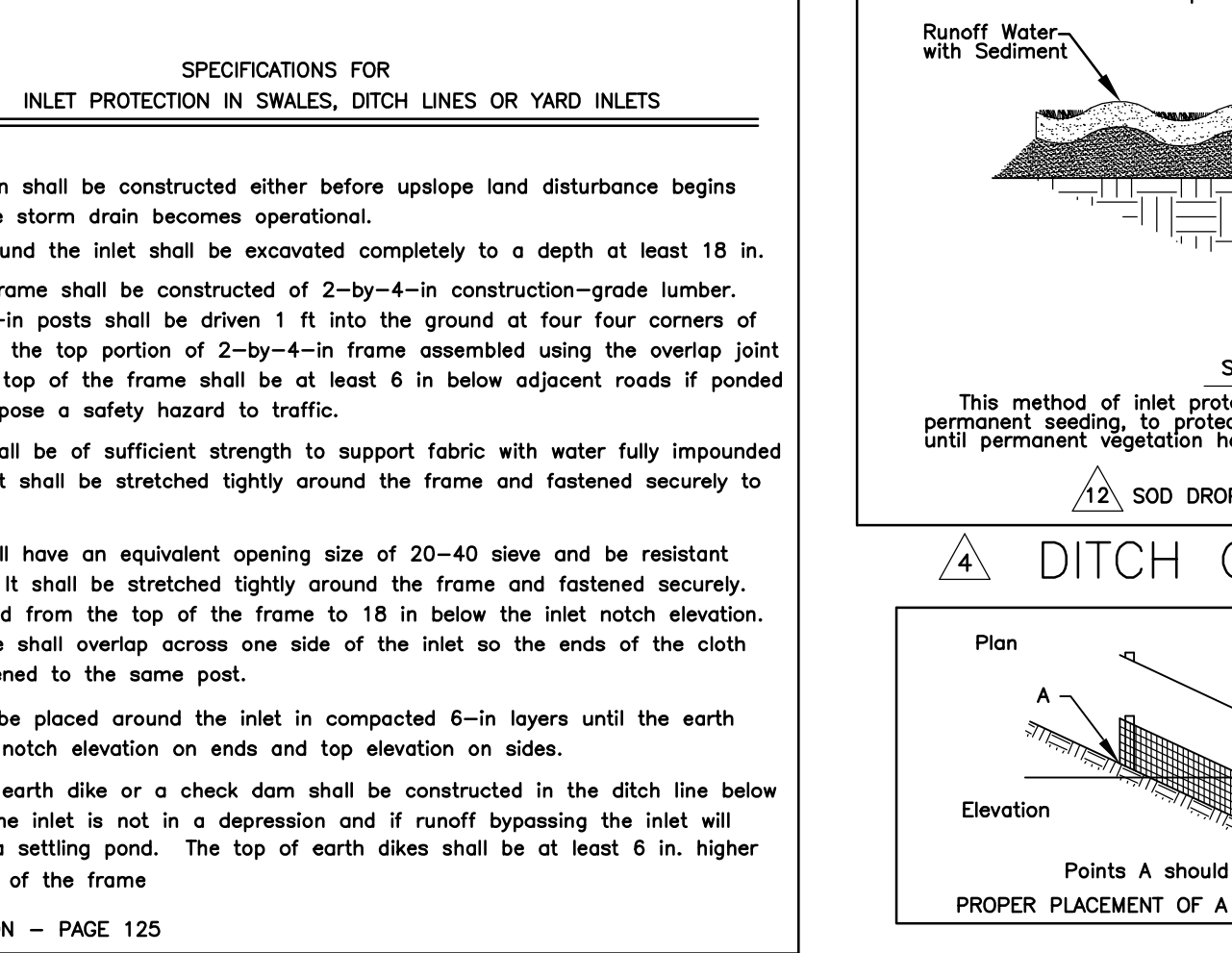
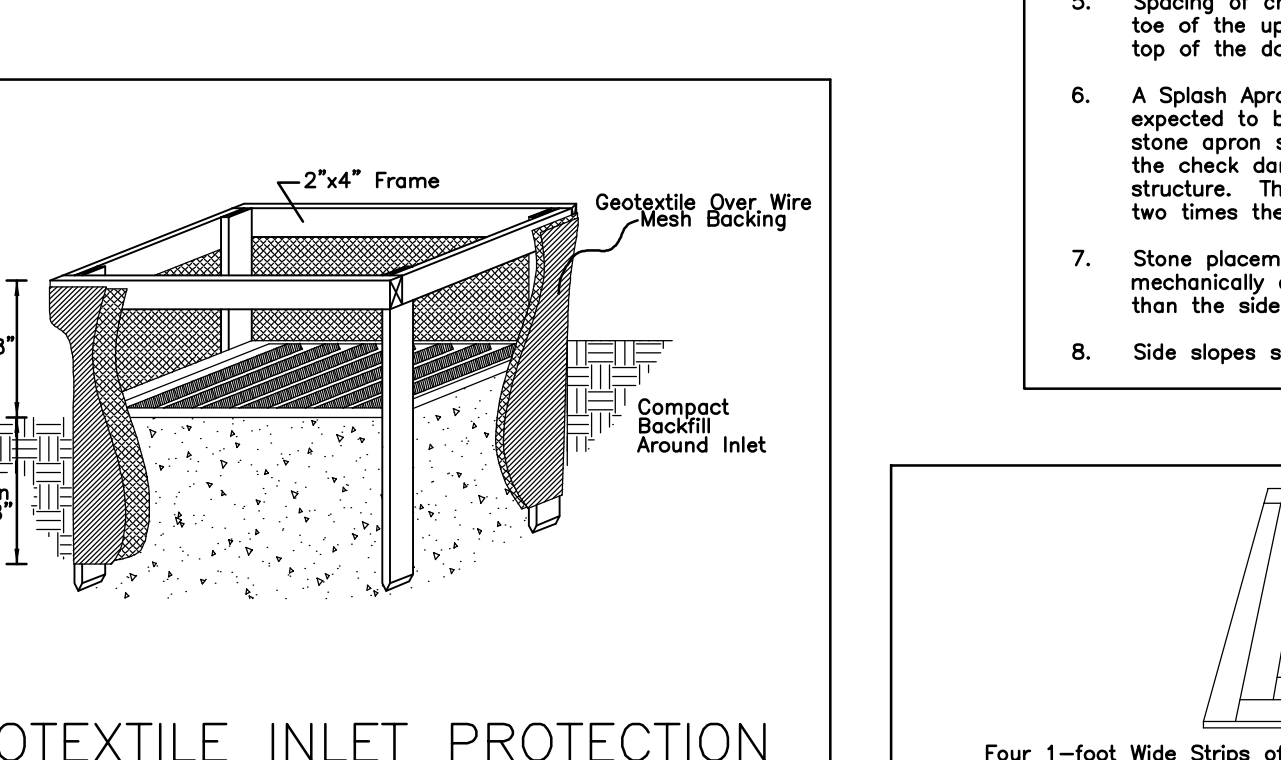
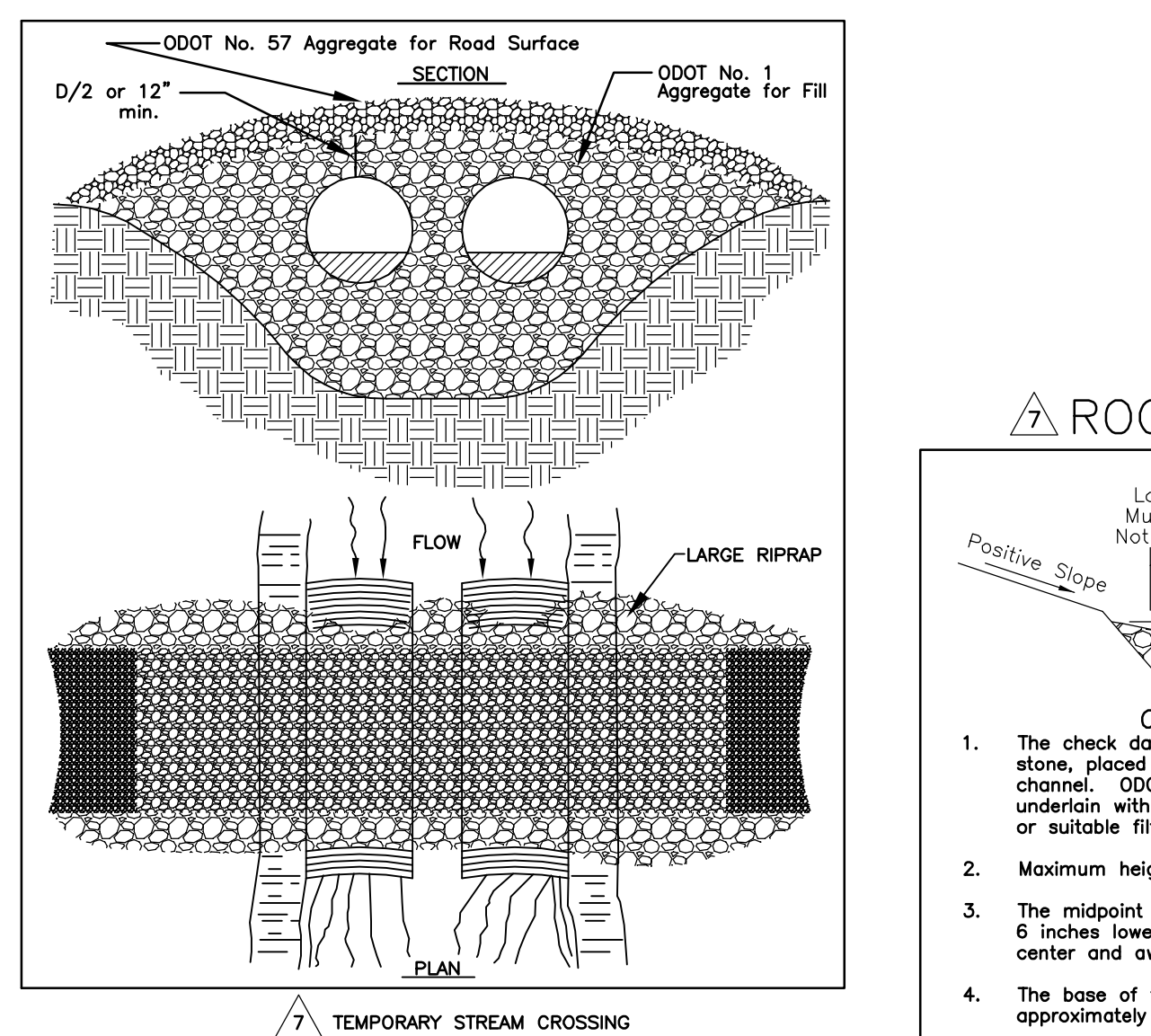
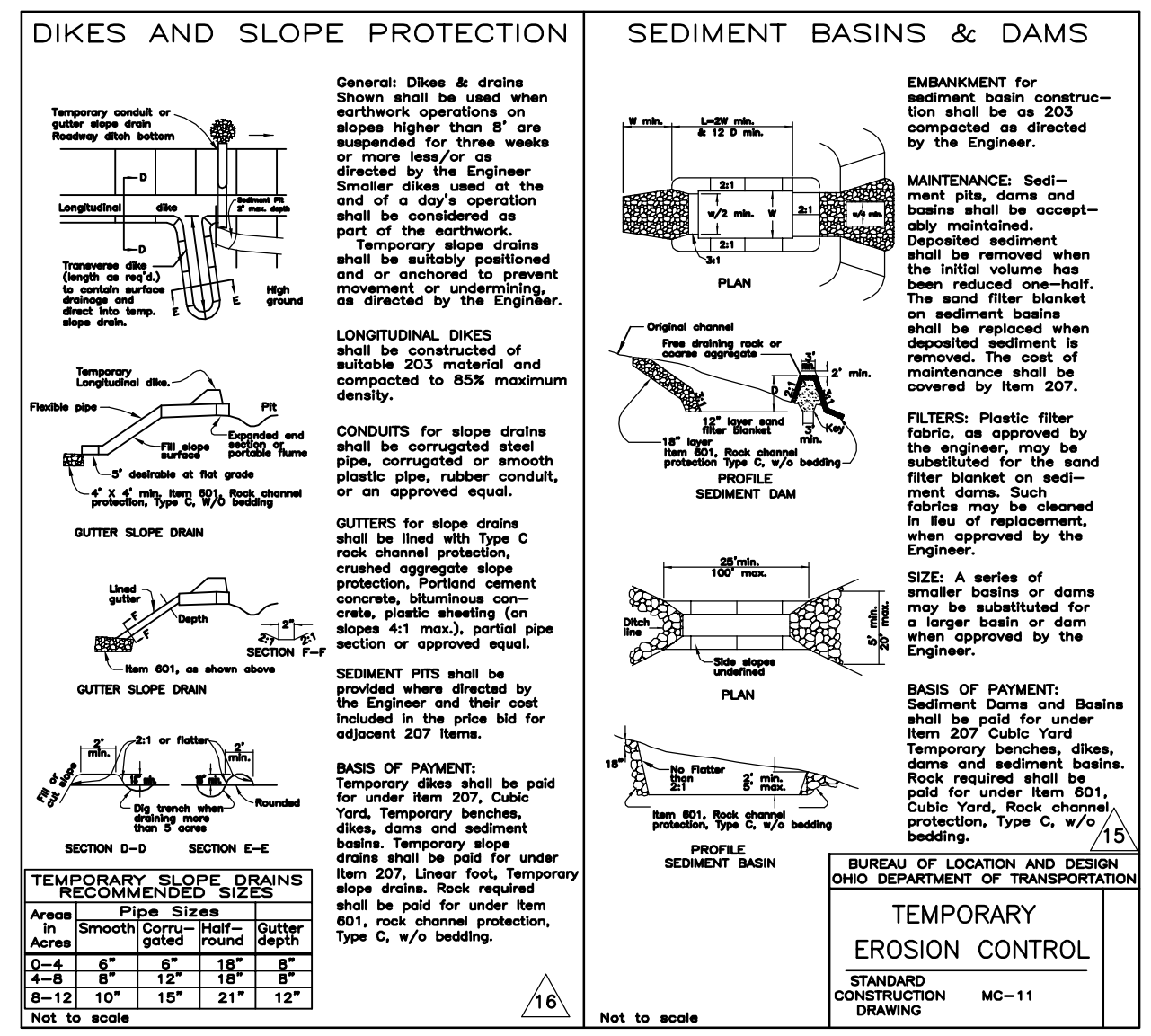


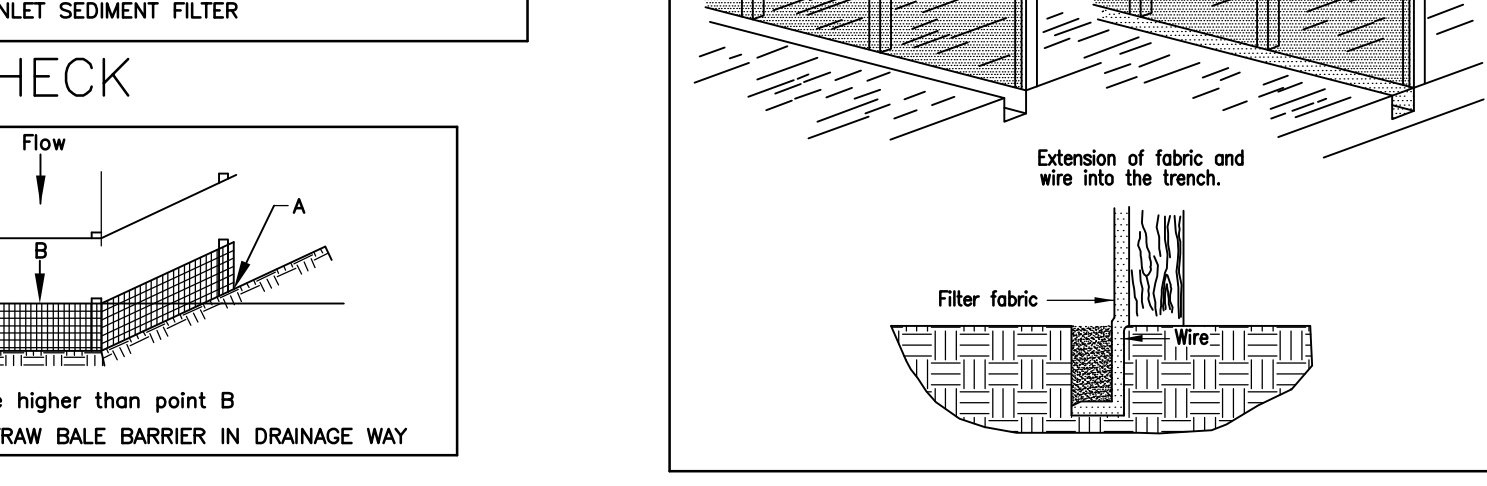
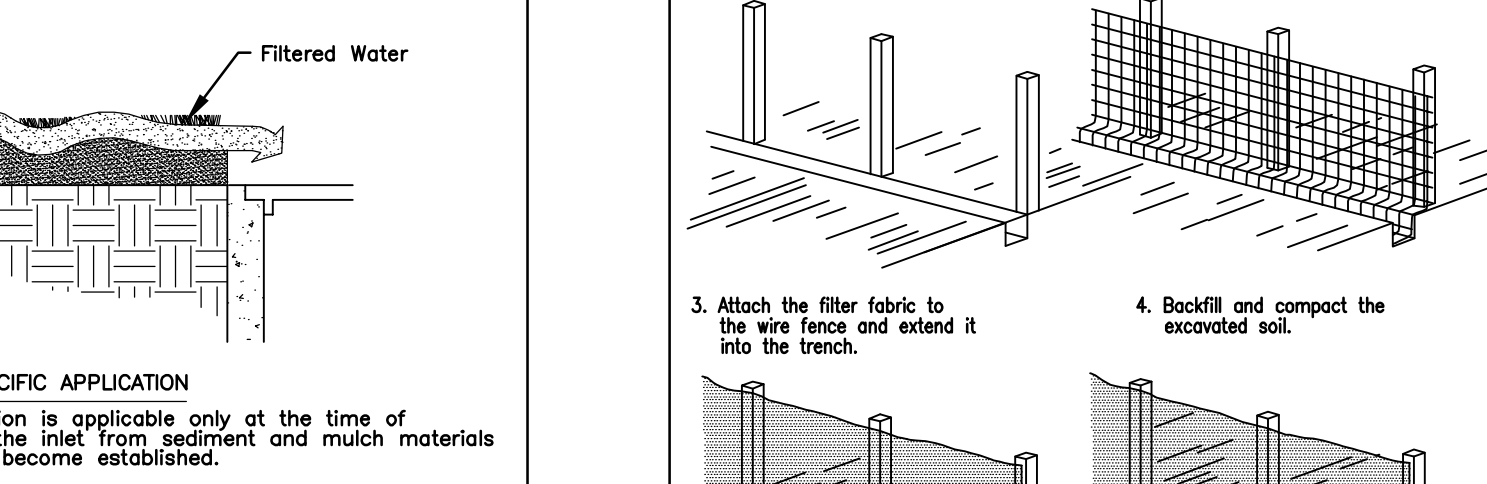
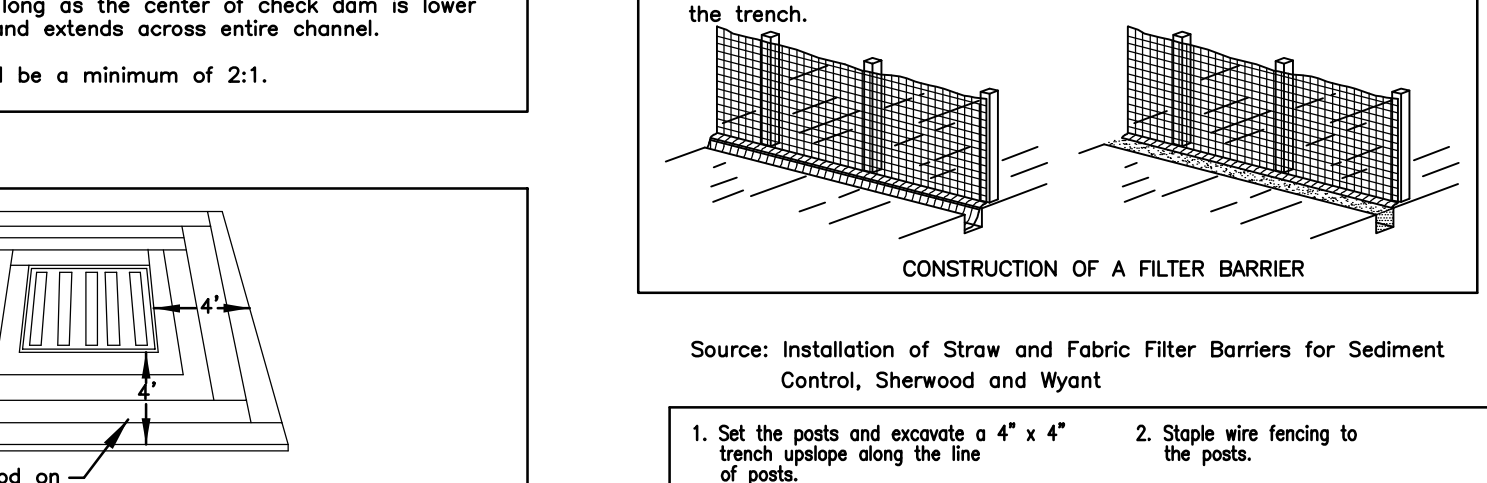
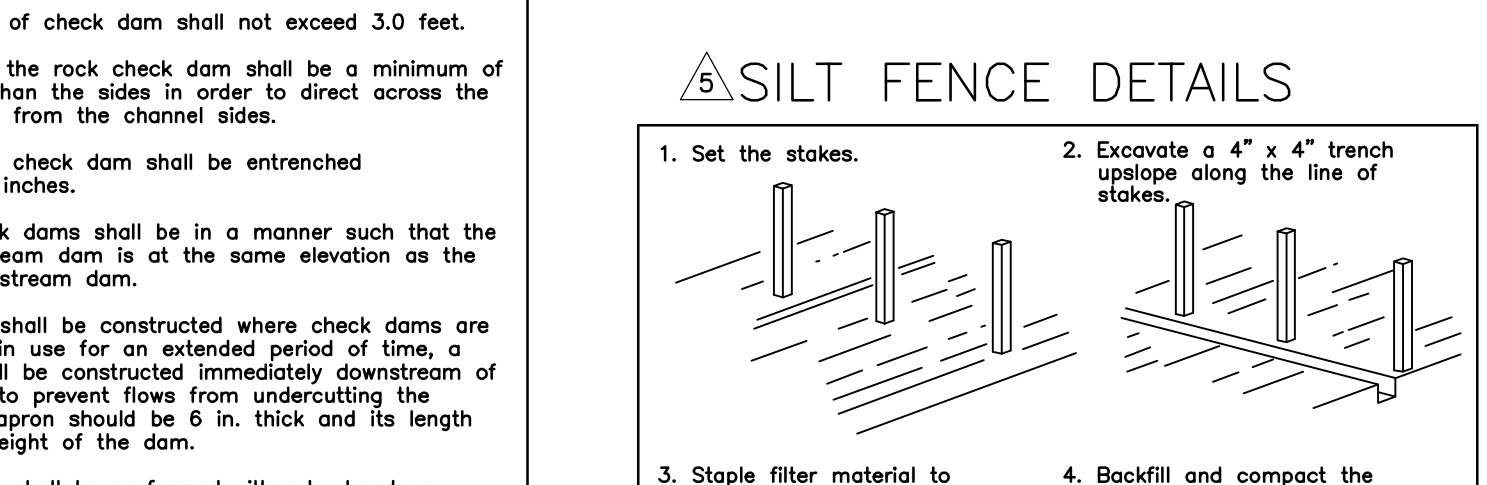
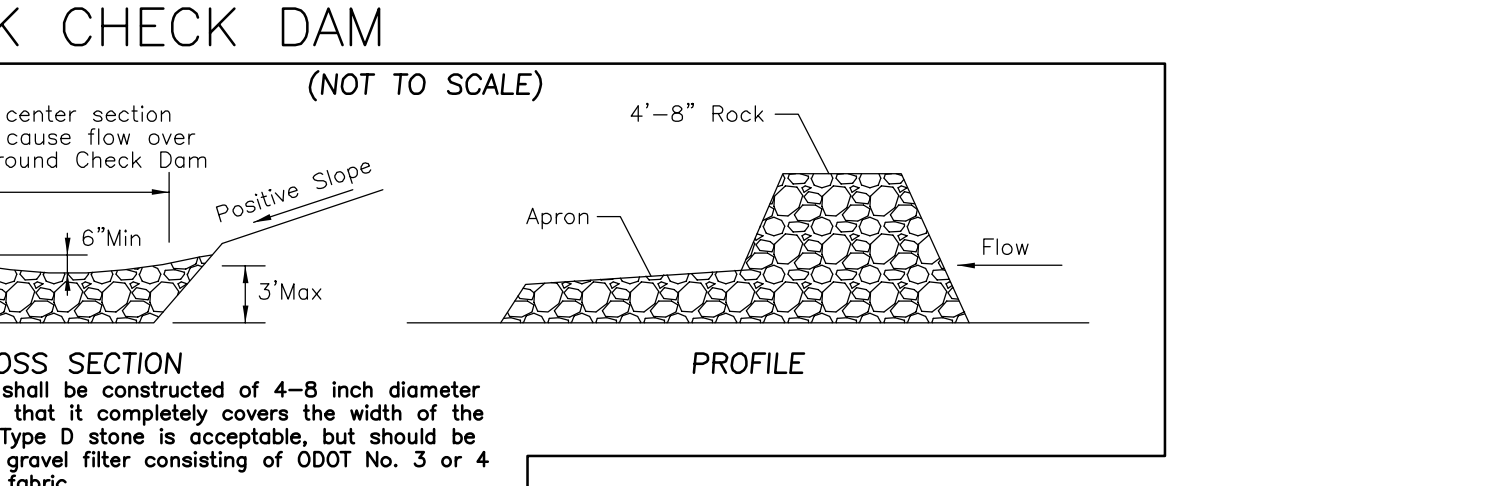
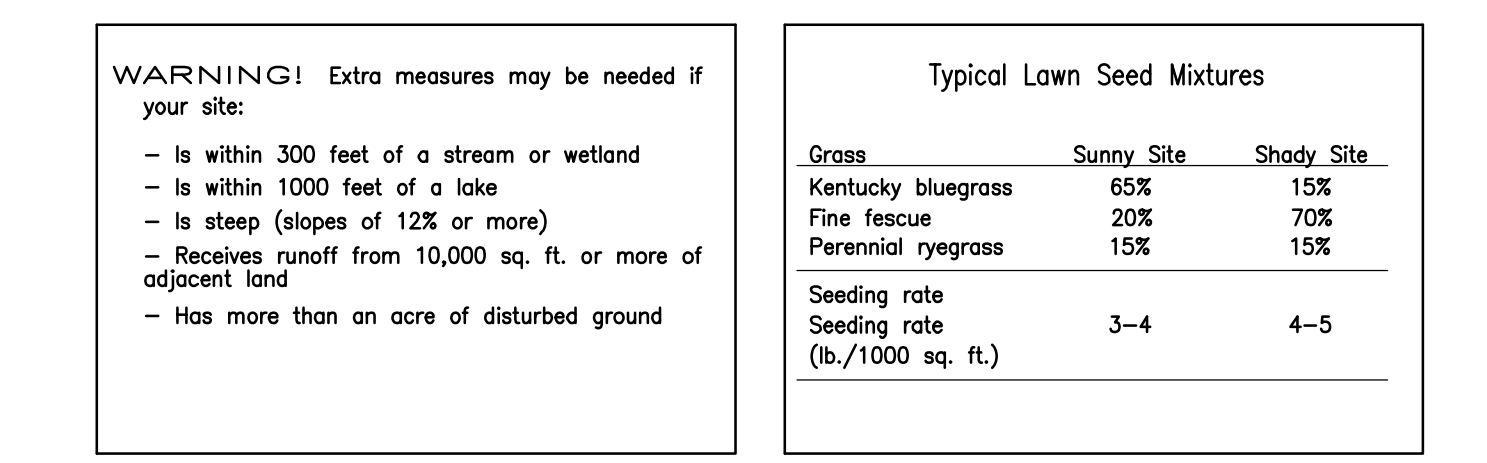
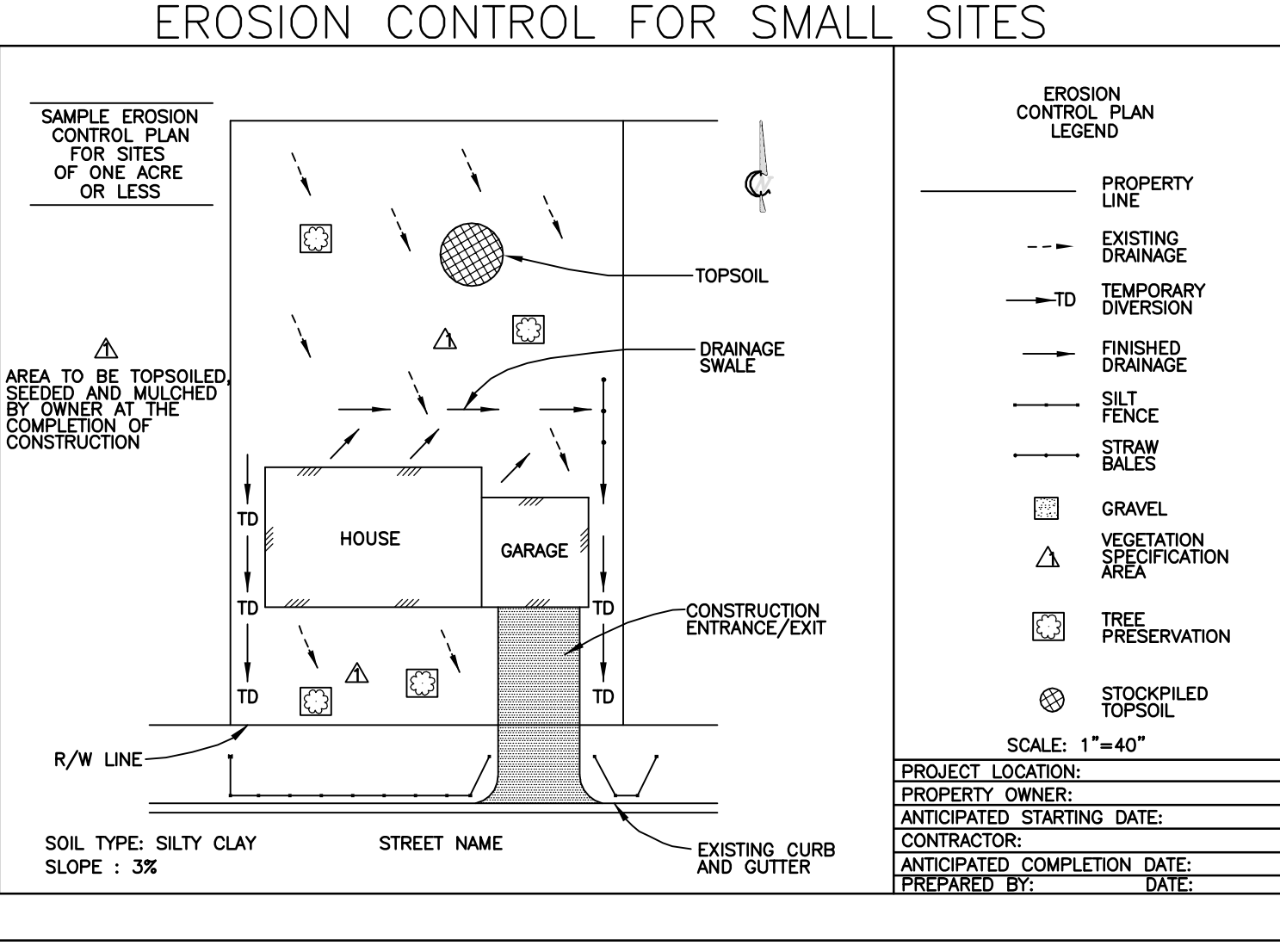
Table with Mechanical Properties, Test Method, Units, and MARV for Dandy Curb. Columns include properties like Grab Tensile Strength, Puncture Strength, and Flow Rate.



Source: Adapted from product literature of Bekaert Gabions.

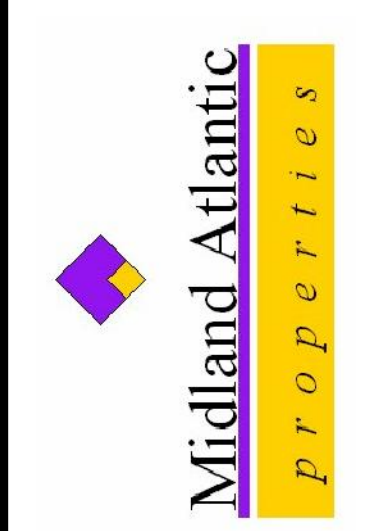
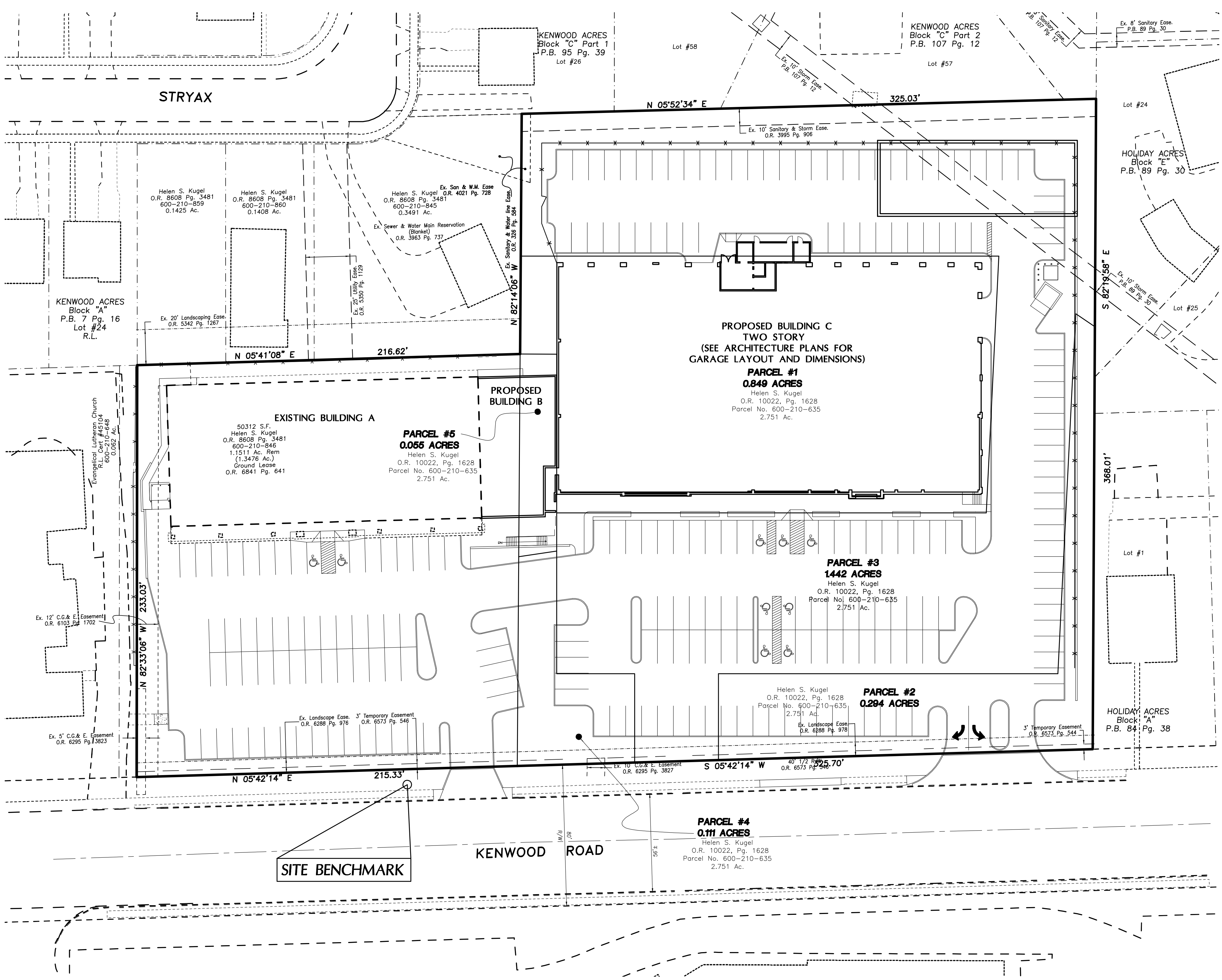
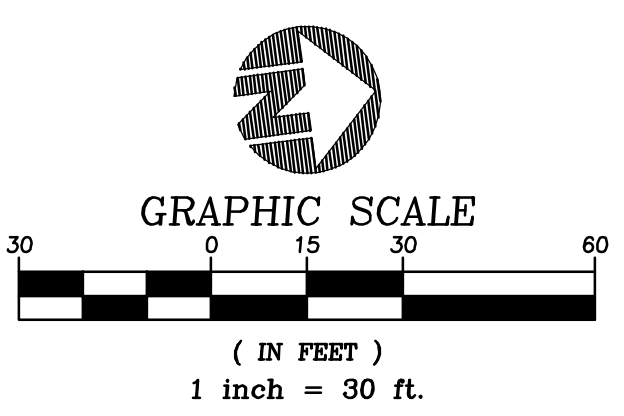


Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant



Right side of the page containing revision table, drawing information, and contact details for Bayer Becker (engineers, architects, planners, landscape architects, surveyors) located at 6800 Tiersville Road, Suite A, Mason, OH 45040. Includes phone and fax numbers.





Item	Revision Description	Date	Drawn	Checked
1	REVISE PER SYCAMORE TOWNSHIP REVIEW	6-13-06	GJK	
2	REVISE PER SYCAMORE TOWNSHIP REVIEW	6-06-07	GJK	

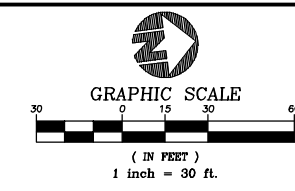
**KENWOOD PLACE
ZONING COMPLIANCE PLAN
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO**

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Drawing:	05M020-000 ZC
Drawn by:	GJK
Checked by:	JOL
Issue Date:	05-02-06
Sheet:	2

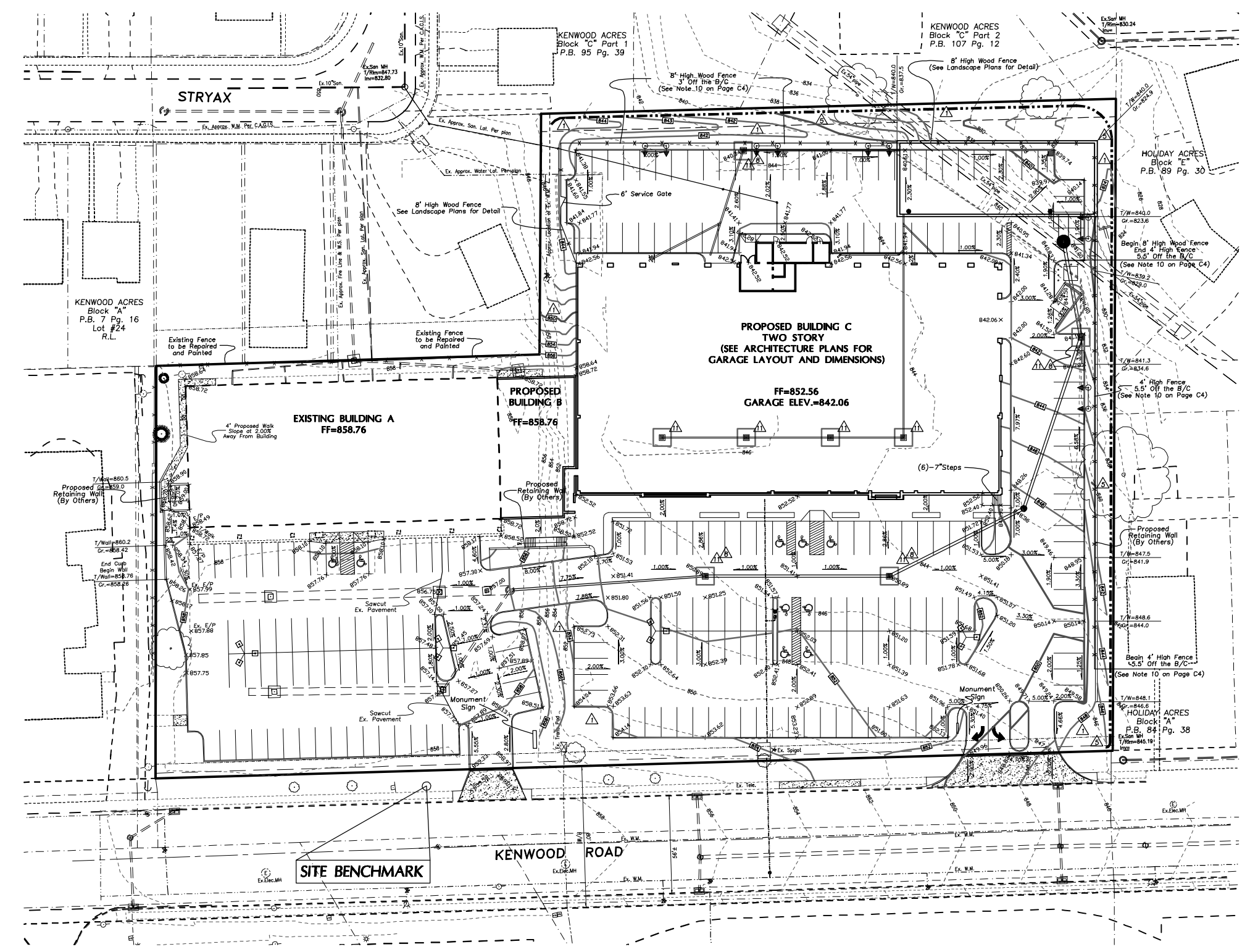
Plot time: May 09, 2007 - 9:01am
Drawing name: J:\2005\05M020-000\05M020-000 ZC.dwg - Layout Tab: SITE LAYOUT PLAN (2)

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BENCHMARK
 STATION 8357 OF THE HAMILTON COUNTY
 GEODETIC CONTROL MANUAL
 ELEVATION=859.457

- LEGEND**
- ▲ SEEDING & MULCHING
 - △ SILT FENCE
 - ▽ INLET PROTECTION
 - ⊠ DANDY BAGS



Item	Revision Description	Date	Drawn	CHK
1	REVIEW PER SYCAMORE TOWNSHIP REVIEW	8/15/08	GJK	
2	REVIEW PER SYCAMORE TOWNSHIP REVIEW	8/20/07	GJK	

KENWOOD PLACE
ZONING COMPLIANCE PLAN
 SECTION 13, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

SITE GRADING PLAN

bayer becker
 engineers - architects - planners
 landscape architects - surveyors
 www.bayerbecker.com
 6900 W. Main Street, Suite A
 Mason, OH 45040 - 513.336.6600

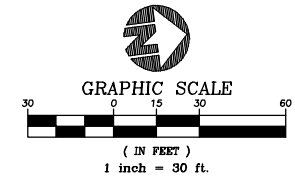
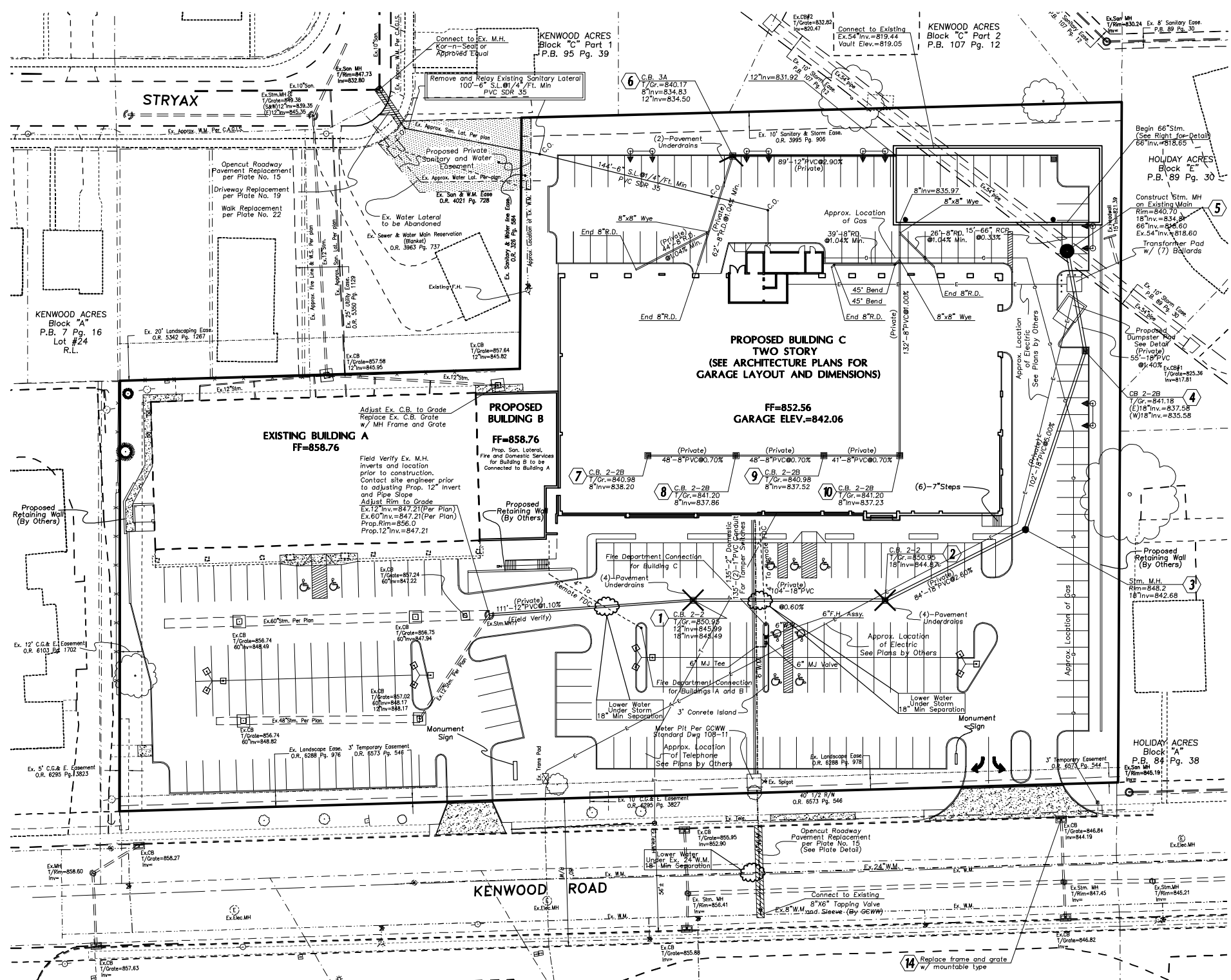
Drawing: **05M020-000 ZC**
 Drawn by: **GJK**
 Checked by: **JOL**
 Issue Date: **05-02-08**
 Sheet: **3**

Plot time: May 09, 2007 - 9:03am
 Drawing name: J:\2005\05M020-000\CV DWG_Zoning Compliance Plan\05M020-000 ZC.dwg - Layout Tab: SITE GRADING PLAN (3)

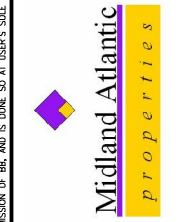
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Plot time: May 09, 2007 - 9:08am
 Drawing name: J:\2005\05M020-000\CV DWG_Zoning Compliance Plan\05M020-000 ZC.dwg - Layout Tab SITE UTILITY PLAN (4)



BENCHMARK
 STATION 8357 OF THE HAMILTON COUNTY
 GEODETIC CONTROL MANUAL
 ELEVATION=859.457



Date	Drawn	CHK
8/15/08	GJK	
5/04/07	GJK	

Item	Revision Description
1	REUSE PER SYCAMORE TOWNSHIP REVIEW
2	REUSE PER SYCAMORE TOWNSHIP REVIEW

KENWOOD PLACE
ZONING COMPLIANCE PLAN
 SECTION 19, TOWN 4, RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

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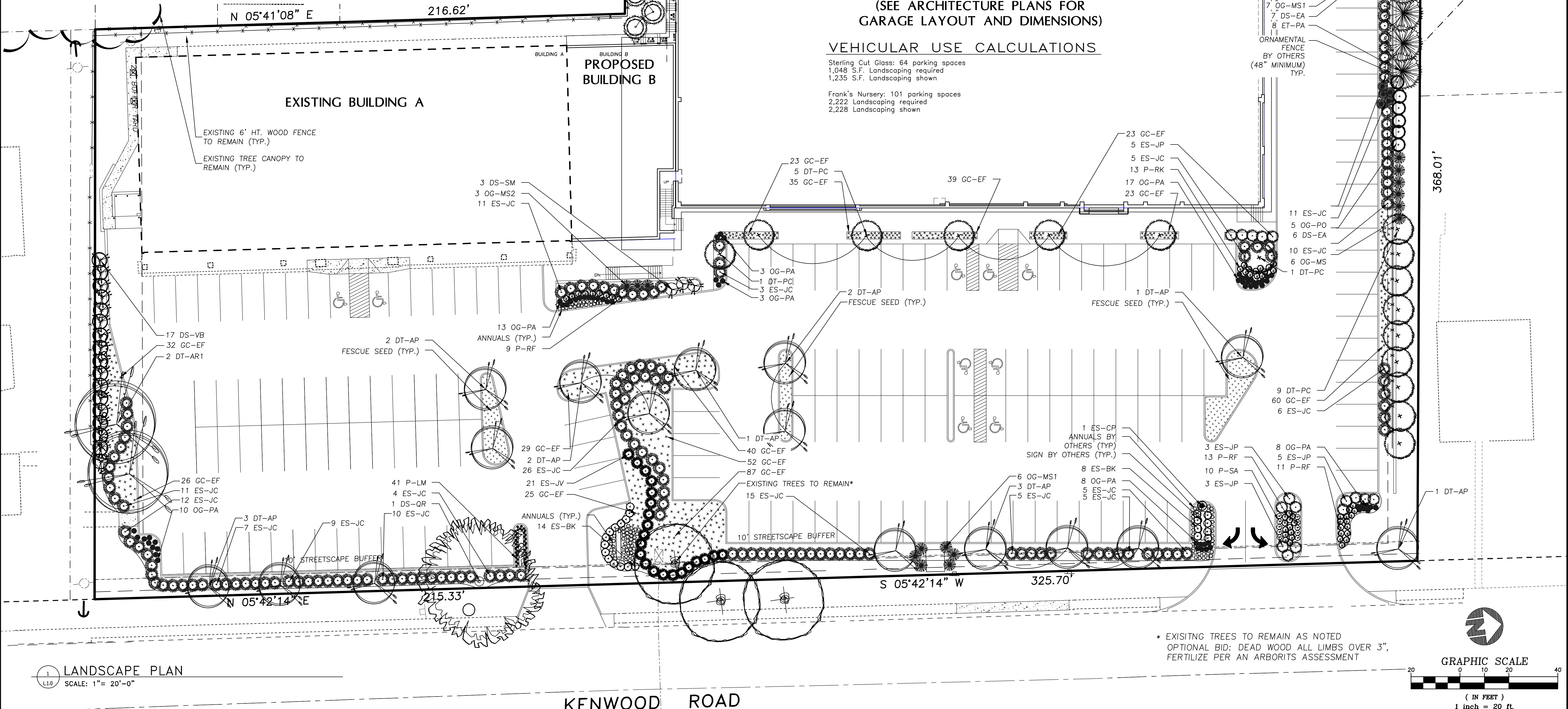
Drawing: **05M020-000 ZC**
 Drawn by: **GJK**
 Checked by: **JOL**
 Issue Date: **05-02-08**

Sheet: **4**

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PLANTING SCHEDULE

Count	KEY	LATIN	COMMON	SIZE	NOTES
Deciduous Trees					
16	DT-AP	Acer platanoides 'Columnar'	Norway Columnar Maple	2.5 in Cal.	B & B
2	DT-AR1	Acer rubrum 'October Glory'	October Glory Maple	2.5 in Cal.	B & B
3	DT-AR2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5 in Cal.	B & B
2	DT-LS	Liquidambar styraciflua	American Sweetgum	2.5 in Cal.	B & B
8	DT-LT	Liriodendron tulipifera	Tulip Poplar	2.5 in Cal.	B & B
1	DT-QR	Quercus rubra	Northern Red Oak	2.5 in Cal.	B & B
16	DT-PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5 in Cal.	B & B
Evergreen Trees					
15	ET-PA	Picea abies	Norway Spruce	6' Ht.	B & B
Shrubs					
13	DS-EA	Euonymus alatus 'Compactus'	Compact Burning Bush	24 in Ht.	B & B
11	DS-FO	Forsythia ovata 'Northern Sun'	Northern Sun Forsythia	3 gal.	CONT.
3	DS-SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	CONT.
17	DS-VB	Viburnum x burkwoodii	Burkwood Viburnum	36 in Ht.	B & B
12	DS-VD	Viburnum dentatum	Arrowwood Viburnum	36 in Ht.	B & B
22	ES-BK	Buxus koreana 'Winter Green'	Winter Green Boxwood	15-18 in Ht.	B & B
1	ES-CP	Chamaecyparis pisifera 'Filifera Aurea'	Gold Leaf Falsecypress	5 gal.	CONT.
155	ES-JC	Juniperus chinensis pfitzeriana 'Nick's Compact'	Nick's Compact Chinese Juniper	3 gal.	CONT.
16	ES-JP	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	2 gal.	CONT.
21	ES-JV	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal.	CONT.
0	ES-PA	Picea abies 'Nidiformis'	Bird's Nest Spruce	3 gal.	CONT.
Ornamental Grasses					
32	OG-MS1	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gal.	CONT.
3	OG-MS2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	3 gal.	CONT.
62	OG-PA	Pennisetum alopecuroides	Dwarf Fountain Grass	3 gal.	CONT.
17	OG-PO	Pennisetum orientale 'Tall Tails'	Tall Tails Fountain Grass	3 gal.	CONT.
Perennials					
41	P-LM	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1.0 Gal.	Cont.
50	P-RF	Rudbeckia fulgida var. speciosa	Black-eyed Susan	1 gal.	CONT.
10	P-SA	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CONT.
Groundcover					
807	GC-EF	Euonymus fortunei var. coloratus	Purple Wintercreeper	1 gal.	CONT.
Annuals					
101	A-A	Annuals	determined by owner	1 gal.	CONT.
Seed					
GRID IRON BLEND FOR FULL SUN APPLICATION - CONTACT JACKLYN SEED COMPANY 1-208-773-7581					
	Percentage	Description	Species		
		80% Tall Fescues	Pixie Amigo		
		10% Kentucky Bluegrass	Nu Blue of Blue Chip		



**PROPOSED BUILDING C
TWO STORY
(SEE ARCHITECTURE PLANS FOR
GARAGE LAYOUT AND DIMENSIONS)**

VEHICULAR USE CALCULATIONS

Sterling Cut Glass: 64 parking spaces
1,048 S.F. Landscaping required
1,235 S.F. Landscaping shown

Frank's Nursery: 101 parking spaces
2,222 Landscaping required
2,228 Landscaping shown

**Midland Atlantic
properties**

Item	Revision Description	Date	Chk:
1	REVISION PER ADJUDICATOR	03-06-06	ELS
2	REVISION PER SYCAMORE TOWNSHIP REVIEW	05-08-07	ELS
3			
4			

**KENWOOD PLACE
ZONING COMPLIANCE PLAN**
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

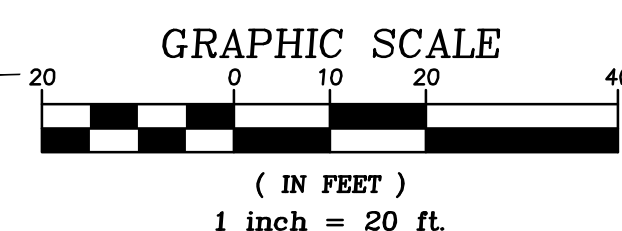
DETAILED PLANTING PLANS

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Drawing: **05M020LP**
 Drawn by: **ELS**
 Checked by: **GAF**
 Issue Date: **02-02-06**
 Sheet: **6**

Plot time: May 09, 2007, 9:02am
 Drawing name: J:\2005\05M020-000\LA\Drawings\05 Construction Documents\05 Archived\Issued\05-08-07\05M020LP.DWG - Layout Tab: L1.0

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



* EXISTING TREES TO REMAIN AS NOTED
OPTIONAL BID: DEAD WOOD ALL LIMBS OVER 3",
FERTILIZE PER AN ARBORISTS ASSESSMENT

Kenwood Place Tenants Revised Hours of Operations 1/30/2019

Tenant	M-T	M-F	Sat	Sun
Palm Beach Tan		9-9pm	9-8pm	10-6pm
Orvis		10-7pm	10-7:00pm	11-5pm
Deweys	11-10pm	11-11pm	11-11pm	4pm-10pm
Calico		10-6pm	10-6pm	1-5pm
Massage Envy		8-10pm	8-8pm	10-8pm
Salon		8-8pm	8-8pm	12-8pm also by special appointment
TD Ameritrade		8-5:30pm	appointment only	appointment only
Diamond Rock		8-5:30	12-4:30pm	closed
T-Mobile		10-8pm	10-8pm	12-6pm
Vinaigrette		11-8pm	11-8pm	11-8pm



South Sign - North Elevation
 Panel location



South Sign - South Elevation
 Panel location

Kenwood Place

Shared Parking Analysis

1/30/2019

Source: Urban Land Institute - Shared Parking Second Edition 2005 and Esquire Theater Group Information

287 spaces on site plus shared parking per agreement with Good Shepherd Church

Retail and Office uses at 70% of capacity

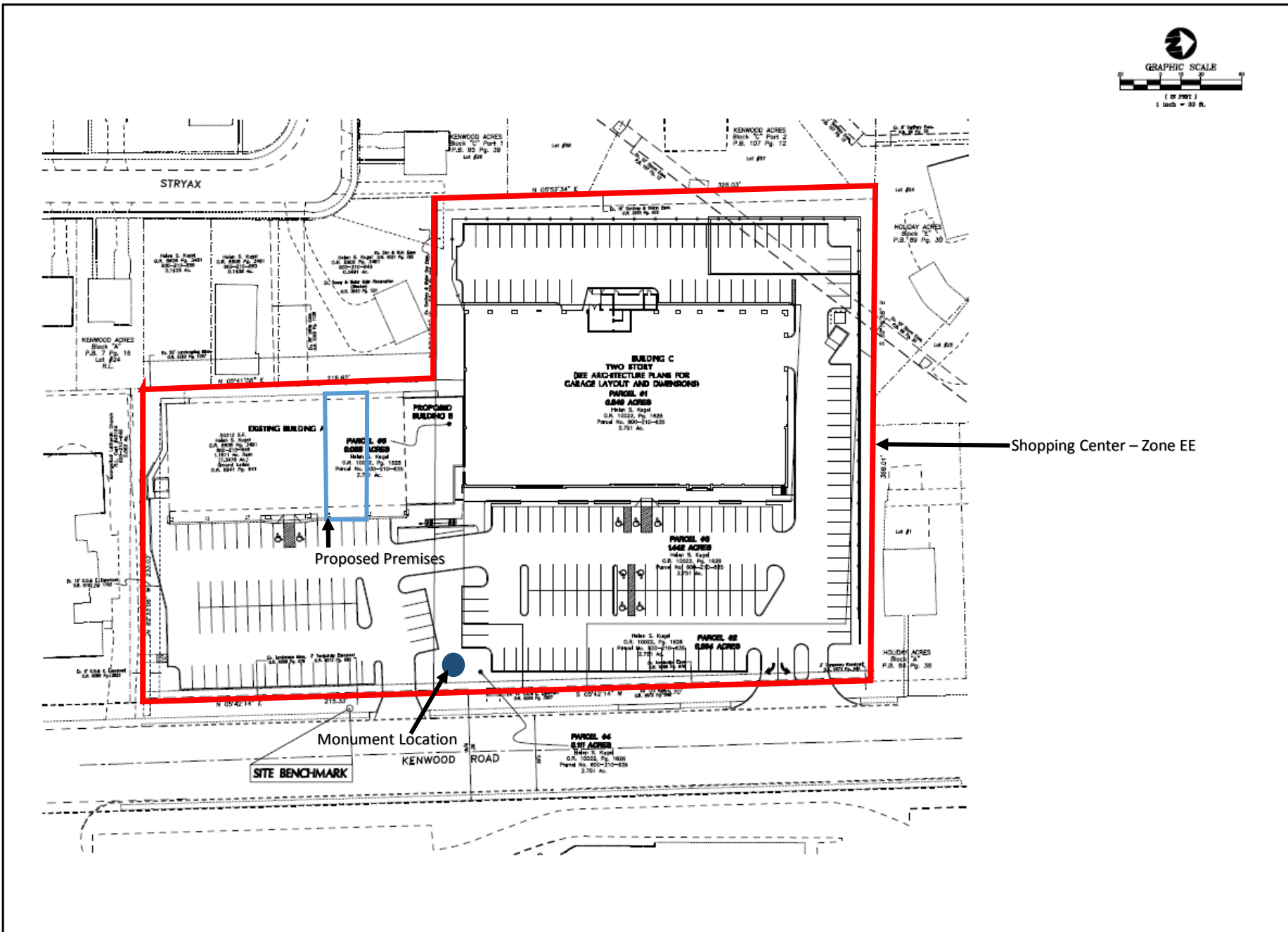
Saturday-Sunday

Use	Size (SF)	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Restaurant		2	3	6	8	10	30	45	45	45	45	60	90	95	100	100	95	85	70
Dewey's	3,648					3.65	10.94	16.42	16.42	16.42	16.42	21.89	32.83	34.66	36.48	36.48	34.66	31.01	
Vinaigrette	2,309					2.31	6.93	10.39	10.39	10.39	10.39	13.85	20.78	21.94	23.09	23.09			
Parking Req't: 10.0x																			
Retail		2	7	21	32	51	60	67	70	70	62	53	46	42	39	28	27	9	0
Palm Beach Tan	2,876			2.42	3.68	5.87	6.90	7.71	8.05	8.05	7.13	6.10	5.29	4.83	4.49				
Orvis	4,770				6.11	9.73	11.45	12.78	13.36	13.36	11.83	10.11	8.78						
Lady Janes	1,678			1.41	2.15	3.42	4.03	4.50	4.70	4.70	4.16	3.56	3.09						
T Mobile	2,167				2.77	4.42	5.20	5.81	6.07	6.07	5.37	4.59	3.99	3.64	3.38				
Calico Corners	5,006				6.41	10.21	12.01	13.42	14.02	14.02	12.41	10.61	9.21						
Salon	4,656		1.30	3.91	5.96	9.50	11.17	12.48	13.04	13.04	11.55	9.87	8.57	7.82	7.26				
Diamonds Rock (25%)	1,630						3.91	4.37	4.56	4.56	4.04	3.45							
Massage Envy	3,479		0.97	2.92	4.45	7.10	8.35	9.32	9.74	9.74	8.63	7.38	6.40	5.84	5.43				
Office		5	14	18	18	25	25	21	14	11	11	4	1	1	0	0	0	0	0
TD Ameritrade	4,742																		
Diamonds Rock (75%)	4,889						4.89	4.11	2.74	2.15	2.15	0.78							
Total Restaurant/Retail/Office			2	11	32	56	86	101	103	102	94	92	99	79	80	60	35	31	-
Theater	Seats	0	0	0	0	0	5	9	31	34	64	48	48	61	61	64	21	21	11
Kenwood Esquire	1,184		0.00	0.00	0.00	0.00	14.80	26.64	91.76	100.64	189.44	142.08	142.08	180.56	180.56	189.44	62.16	62.16	32.56
Total Parking Required		0	2	11	32	56	101	128	195	203	284	234	241	259	261	249	97	93	33

Monday-Friday

Use	Size (SF)	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Restaurant		2	5	10	20	30	50	70	60	60	50	70	90	100	100	100	90	70	50
Dewey's	3,648					10.94	18.24	25.54	21.89	21.89	18.24	25.54	32.83	36.48	36.48	36.48	32.83	25.54	
Vinaigrette	2,309					6.93	11.55	16.16	13.85	13.85	4.21	5.90	7.58	8.42	8.42	8.42			
Retail		6	13	29	48	61	68	70	68	67	61	55	57	62	61	43	22	9	0
Palm Beach Tan	4,495			5.21	8.63	10.97	12.23	12.59	12.23	12.05	10.97	9.89	10.25	11.15	10.97	7.73			
Orvis	4,770				9.16	11.64	12.97	13.36	12.97	12.78	11.64	10.49	10.88	11.83					
Lady Janes	1,678			1.95	3.22	4.09	4.56	4.70	4.56	4.50	4.09	3.69	3.83	4.16	4.09				
T Mobile	2,167				4.16	5.29	5.89	6.07	5.89	5.81	5.29	4.77	4.94	5.37	5.29				
Calico Corners	5,006				9.61	12.21	13.62	14.02	13.62	13.42	12.21	11.01	11.41						
Salon	4,656		2.42	5.40	8.94	11.36	12.66	13.04	12.66	12.48	11.36	10.24	10.62	11.55	11.36				
Diamonds Rock (25%)	1,630		0.85	1.89	3.13	3.98	4.43	4.56	4.43	4.37	3.98	3.58	3.72						
Massage Envy	3,479		1.81	4.04	6.68	8.49	9.46	9.74	9.46	9.32	8.49	7.65	7.93	8.63	8.49	5.98	3.06		
Office		14	44	65	70	70	63	63	68	65	54	33	16	5	5	2	2	0	0
TD Ameritrade	4,742		8.35	12.33	13.28	13.28	11.95	11.95	12.90	12.33	10.24	6.26	3.03						
Diamonds Rock (75%)	4,889		8.60	12.71	13.69	13.69	12.32	12.32	13.30	12.71	10.56	6.45	3.13						
Total Restaurant/Retail/Office			22	44	80	113	130	144	138	136	111	105	110	98	85	59	36	26	0
Theater	Seats	0	0	0	0	0	3	5	18	18	31	18	18	48	48	52	18	18	3
Kenwood Esquire	1,184						7.81	13.62	51.80	54.63	90.53	54.48	54.14	141.23	143.28	153.20	53.67	53.67	8.32
Total Parking Required		0	22	44	80	113	138	158	190	190	202	160	164	239	228	212	90	79	8

Plot File: May 05, 2007 - 1:07pm
 Drawing: zoning - 2:0000\Kenwood-0201-0301\DWG\Zoning Compliance Plan\Kenwood-0201-0301.dwg - Layer: Tab SITE, UNITSET PLAN (D)



NO.	DATE	BY	CHK'D BY	DESCRIPTION

KENWOOD PLACE
ZONING COMPLIANCE PLAN
 SECTION 02, TOWNSHIP & BRIDGE RANGE 1
 HAMILTON COUNTY, OHIO

bayer becker
 ENGINEERS ARCHITECTS PLANNERS
 6950 MARKET AVENUE, SUITE 100
 AMHERST, OHIO 44001-1209

Project No.	060201-020-ZC
Client	OAK
Drawn By	JCL
Issue Date	06-03-09

RECEIVED

JAN 13 2019

SYCAMORE TWR.

01/15/2019

Project:
Vinaigrette Salad Kitchen

From:
Zoll Brothers/Zesco Products
Andy Helmbock
640 North Capitol Ave.
Indianapolis, IN 46204-1206
3172699300
317-269-9300 (Contact)

To:
Vinaigrette Salad Kitchen
Adam O'Donnell

Table of Contents

COMBI OVEN, ELECTRIC - RATIONAL B608106.12.54A (ITEM 1)	1
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Submittal Sheet

01/15/2019

ITEM# 1 - COMBI OVEN, ELECTRIC (1 EA REQ'D)

RATIONAL B608106.12.54A

(SCC XS E 208V Three phase with UltraVent Plus) SelfCooking Center® Combi Oven/Steamer with UltraVent Plus XS, electric, (4) half sheet pans, or (4) 1-1/2" deep 2/3 GN or (3) 2-1/2" deep 2/3 GN pan capacity, iCookingControl with 7 modes, HiDensityControl®, iLevelControl, Efficient CareControl, Combi-Steamer with 3 modes, core temp probe with 6 point measurement, hand shower with automatic retracting system, ethernet interface, recirculating hood is factory installed, includes cord & plug, 208v/60/3-ph, 16.5 amps, NEMA 15-30P (dual voltage: retrofittable to 240v/60/3-ph, 19.0 amps), NSF, CE, cULus, IPX5

ACCESSORIES

Mfr	Qty	Model	Spec
RATIONAL	1		NOTE: All discounts subject to approval by manufacturer
RATIONAL	1		2 years parts and labor, 5 years steam generator warranty
RATIONAL	1	CAP	Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge
RATIONAL	1	1900.1154US	Water Filtration Single Cartridge System, for any single Combi model or Combi-Duo models XS/XS, 61/61 or 61/101, includes: (1) single head with pressure gauge, R95H filter & filter installation kit
RATIONAL	1		NOTE: The Rational Water Filtration Systems helps provide consistent high quality water to your RATIONAL SelfCooking Center or your CombiMaster Plus. The patented carbon block technology reduces the effects of sediment, chloramines and chlorine while providing the required flow rates
RATIONAL	1		NOTE: All public water systems using surface water and most ground water systems treat with either chlorine/chloramine or chlorine dioxide (EPA will allow levels as high as 4ppm safe for drinking water, exceeding our maximum level of .2ppm.
RATIONAL	1		NOTE: Chloride concentrations above 80ppm can cause corrosion. RATIONAL Water Filtration does NOT reduce chloride
RATIONAL	1		Free Water Testing Kits are available (contact factory for info)
RATIONAL	1		Door hinged on right std.
RATIONAL	1	60.31.046	UG II Stationary Oven Stand, (4) sets of supporting rails & storage compartment, closed top & side panels, rear panel open, height 21-7/8", stainless steel construction, for XS on XS

ELECTRICAL

	VOLTS	CYCLE	PHASE	CONN	AFF	NEMA	AMPS	KW	HP	MCA	MOCP
1	208	60	3	Cord & Plug		15-30P	16.5				

ELECTRICAL 1 REMARKS

(dual voltage: retrofittable to 240v/60/3-ph, 19.0 amps)

WATER

	HOT SIZE	HOT AFF	HOT GPH	COLD SIZE	COLD AFF	FILTERED SIZE	FILTERED AFF	CONDENSER INLET SIZE	CONDENSER OUTLET SIZE
1				3/4"					

WASTE

	INDIRECT SIZE	DIRECT SIZE
1	1-1/2"	

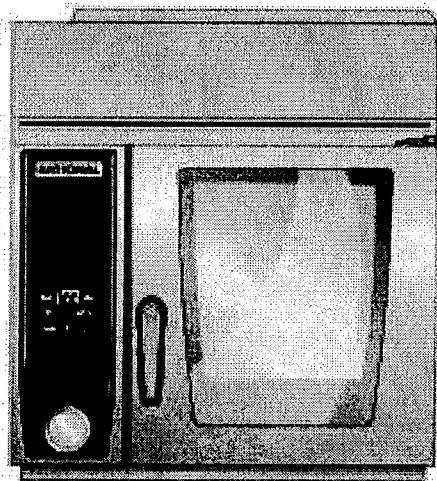
Project:	Quantity:	Item No:	FCSI Section:	Approval:	Date:
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Specification

Tue Oct 23 16:35:15 CEST 2018

SelfCookingCenter® SCC XS E (4 x 13 x 18 inch) UltraVent Plus XS



5 years warranty on steam generator

- Integral, maintenance-free grease extraction system
- Turbo fan cool down function
- Automatic adaptation to the installation location (elevation)
- 304 (DIN 1.4301) stainless steel material inside and out
- Seamless interior and with rounded corners
- Demand-related energy supply
- 5 programmable proofing stages
- Automatic, pre-selected starting time with adjustable date/time
- Delta-T cooking
- Factory installed UltraVent Plus with 2 speed fan motor. The condensation technology in the UltraVent captures and dissipates steam in the form of condensate. The UltraVent Plus is equipped with special filters, which prevents both vapours and the lingering smoke that builds up while grilling and roasting. Units can be installed even in critical locations, such as front shop-front areas. There is no need for a connection to the outside.
- UL listed as Commercial Cooking Appliance with Integral Systems for Limiting the Emission of Grease-laden Air

Operation

- Digital, graphically supported overview of the current cooking chamber climate, review and forecast as well as repeat and change options at the end of the cooking process
- Remote control function for appliance using software and mobile app
- Control second unit from the main unit (units must be connected via ethernet or network)
- Real-time information about automatic adjustments on current cooking process
- Self-learning operation, automatically adapts to actual usage
- Intelligent energy-management system controls the energy and airflow, fully automated
- Record mode – determination of the ideal cooking process for calibrated products using the core temperature probe for subsequent use without a core temperature probe, with automatic consideration of the load quantity
- Self-configurable, user-specific operating display 8.5" TFT color monitor and touch screen with self-explanatory symbols for ease of operation
- Application and user manuals can be viewed on the unit display for the current actions

Safety features

- Detergent and Care Tabs (solid detergents) for optimum working safety
- HACCP data output and software update via the integrated Ethernet and USB port
- Safety temperature limiter for steam generator and hot-air heating
- VDE approved for unsupervised operation (e.g. overnight cooking or cleaning)
- Maximum rack height 5 ¼ ft./1.60 m when original stand is used
- Integral fan impeller brake
- Door handle with right/left and slam function

Cleaning and Care

- Self-cleaning and care system for cooking cabinet and steam generator, regardless of the water pressure supplied
- 7 cleaning stages for unsupervised cleaning and care - even overnight
- Automatic cleaning and descaling of the steam generator
- Automatic cleaning prompts indicating the cleaning stage and volume of chemicals in relation to the level of soiling
- Soiling and care status are displayed on the monitor
- Diagnostic system with automatic service notices displayed
- Self-test function for actively checking unit's functions
- 100% biodegradable Cleaner and Care tabs

Ventilation approvals

- This appliance conforms to the EPA 202 test in accordance to the ANSI/NFPA 96 "Ventilation Control and Fire Protection of Commercial Cooking Operations" Refer to UL Listing KNLZ.E148536 (America) or KNLZ7.E148536 (Canada).

Capacity

- Three (3) GN 2/3 (1 1/2") or GN 2/3 (2 1/2 ") or four (4) 1/2 size sheet pans
- Removable, swivel hinging rack with flexible rack options on 7 levels

Standard Features

- Electrically heated table device for automatic cooking of meat, poultry, fish, side dishes, vegetables, egg dishes, desserts, bakery products and for automatic rethermalization
- Mixed loads with individual supervision of each rack, depending on type, load amount, and the number of door openings
- LED cooking cabinet and rack lighting - energy-saving, durable and low-maintenance
- Unit base with surrounding seal
- Rear-ventilated triple-pane cooking cabinet door, two hinged inside panes (for easy cleaning) with a special heat-reflecting coating
- Combi-steamer according to DIN 18866, DIN 10535 for selective use of steam and hot air, separately, sequentially, or combined
- Integrated Ethernet and USB port to connect to a cloud based system for administration of cooking processes, management of HACCP and service data and remote control
- Lengthwise loading for 2/3, 1/2, 1/3 GN (12" x 14", 12" x 10", 12" x 7") accessories, 1/2 size sheet pans and steam pans
- No water softening system or additional descaling is necessary
- 2-Year parts and labor warranty
- 5-Year steam generator warranty
- No-charge 4-hour RATIONAL certified chef assistance program
- Core temperature probe with 6 measuring points, including positioning aid - automatic error correction in case of incorrect positioning
- 1% - accurate regulation of moisture, adjustable, and retrievable via the control panel
- Combi-steamer mode °F/(°C): steam: 85 to 265/(30 to 130), hot air: 85 to 575/(30 to 300), combination: 85 to 575/(30 to 300)
- Individual programming of at least 1,200 cooking programs with up to 12 steps transferable via USB
- Hand shower with automatic retracting system
- Moisturising in 3 steps of °F/(°C) 85 to 500/(30 to 260)
- High-performance fresh steam generator, pressureless, with automatic filling and automatic decalcification
- Dynamic air circulation in cooking cabinet with reversing wheel fan with 5 fan speeds, programmable

Approval/Labels



Project:	Quantity:	Item No:	FCSI Section:	Approval:	Date:
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Specification

Tue Oct 23 16:35:15 CEST 2018

SelfCookingCenter® SCC XS E (4 x 13 x 18 inch) UltraVent Plus XS

ConnectedCooking



For proper usage of ConnectedCooking a network socket according to RJ45 has to be provided. For optimal performance a cable-bound connection with a data rate of at least 10 Mb/s is the preferred connection. Alternatively W-LAN connections with appropriate W-LAN adaptors can be used.

iCookingControl - Automatic cooking



7 application modes for meat, poultry, fish, side dishes, egg dishes, desserts, baked goods and Finishing® (rethermalization)

Combi-Steam mode



Steam °F/(°C) 85 to 265/(30 to 130)



Hot air °F/(°C) 85 to 575/(30 to 300)



Combi °F/(°C) 85 to 575/(30 to 300)

HiDensityControl®



Highest steam saturation, and dynamic air mixing for perfect and even cooking

Efficient CareControl



Efficient self-cleaning CareControl recognizes soiling and scale and removes it

iLevelControl



Mixed loads with individual monitoring of every rack depending on the quantity of the load as well as the number of door openings.

Technical Specification

Dimensions	Width	Depth	Height
Exterior	25 7/8" (657 mm)	22 1/2" (568 mm)	35 3/8" (897 mm)
Shipping	35 7/8" (910 mm)	37 1/4" (945 mm)	42 3/8" (1075 mm)

Weight

Max Per Shelf	22 lbs
Max Load Size	44 lbs
Net	229 lbs
Shipping	255 lbs

Size	Electric, 60 hz	Breaker	Cable connection	Running Amps
XS	208V 3 PH	30A*	15-30P	16.5 amps
XS	240V 3 PH	30A	15-30P	19.0 amps
XS*	208V 1 PH	50A	6-50P	27.5 amps
XS*	240V 1 PH	50A	6-50P	31.5 amps

EACH XS unit is supplied with 8 ft 14-3 AWG cord and plug. *Rated for 30 amp breaker due to plug size, 20 amp breaker is adequate. Use copper wire only. 3Ph 4-wire system (3 wire w/ ground)-dedicated 3 pole circuit breaker required. 1 Ph L1, L2, G-dedicated 2 pole circuit breaker required. 208 v is field retrofittable to 240v, 480v is field retrofittable to 440v. Do not use fuses. Supplied with an external data interface (splashwater proof LAN socket RJ45).

Thermal load and airflow requirements

Latent	283 W
Sensible	375 W
Unit free standing	13314 ft³/h
One side against a wall	8405 ft³/h
Noise values	65 dBA
Extraction power	9,900-20,000 ft³/h

Clearance Requirements

To facilitate servicing, we recommend leaving a 18"-20" (450-500 mm) gap on the left-hand side of the unit. If there is not 18"-20" (450-500 mm) left side clearance available, provisions for moving the unit or appliance to the left for service access must be made. These include, but are not limited to, having quick connections (water, gas, etc.) and lengthened electrical connections with flexible cords. If there are no external heat sources acting on the unit, there should be a minimum gap of 2" (50 mm) to the left, right, and back of unit. If a high temperature heat source is on the left side of the unit, the left-hand gap must be a minimum of 14" (350 mm). This gap may be reduced to 2" (50 mm) by using a heat shield (see options). Recommended clearance from unobstructed rear exhaust pipes and any surface collecting grease or flammable material; 16" (400 mm) gas, 10" (254 mm) electric. It is recommended to have a hood overhang of 6" (150 mm) to 18" (450 mm) at the front of the unit and 6" (150 mm) on the side if installed at the end of the cooking line. Please refer to the Installation Manual for further technical data and for instructions on installation and setup. Installations must comply with all local electrical, plumbing, and ventilation codes. The local standards and regulations for ventilation systems must be adhered to.

Water Requirements

Connection	3/4" GHT
Supply	Minimum 1/2" ID Drinking Quality Cold
Pressure	21-87 psi (1.5-6 bar)
Average Treated Water	1 gal/h
Consumption	
Min/Max Flow Rate	3 gpm/5.3 gpm
Water Drain	1 1/2" OD (40 mm) hub

Connect only to 2" (XS = 1 1/2") high-temperature resistant pipe. Water discharge temperature can be field adjusted to meet section 701.7 of the International Plumbing Code. Contact RATIONAL for back flow recommendation.

Water Quality

Untreated water can be 0 to 24.5 gr/gal (0 to 420ppm) hardness. We do not recommend treated water hardness < 5 gr/gal (86ppm) because the water could be corrosive. Sodium ion exchangers are not recommended; H+ Ion exchange systems are recommended. Water that does not meet the following minimum standards will require the proper conditioning.

Contaminant	Water Requirements	If > than recommended
Sand/Particles	< 15 µm	Particle filter
Chlorine (Cl ₂)	< 0.12 gr/gal (0.2 ppm)	Active carbon filter
Chloride (Cl ₋)	< 4.68 gr/gal (80 ppm)	RO or deionization

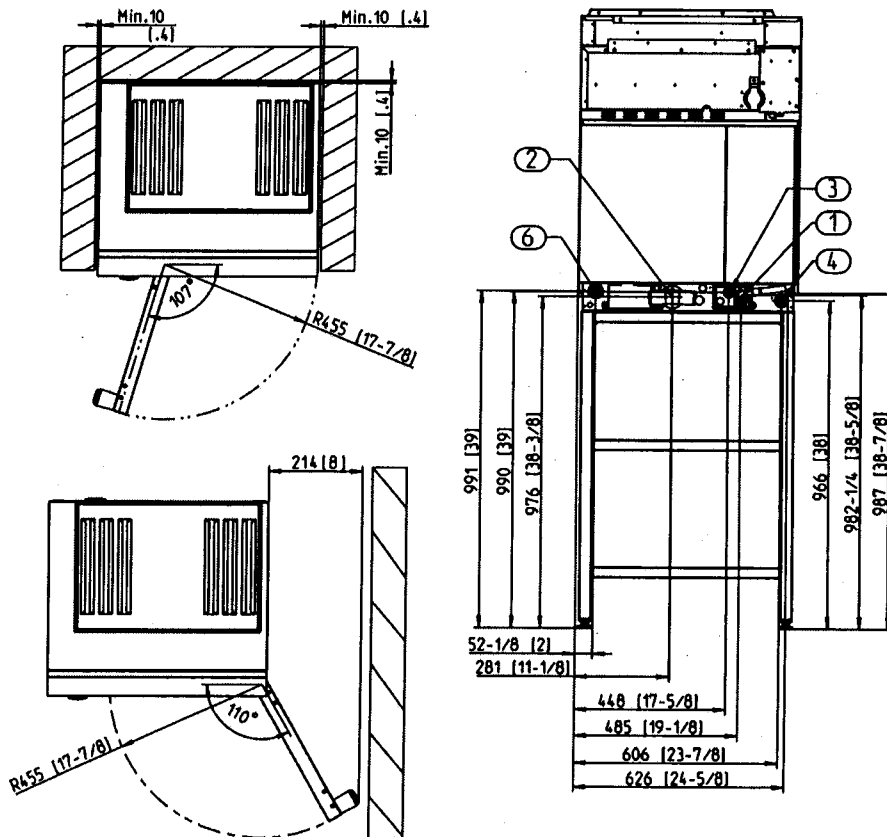
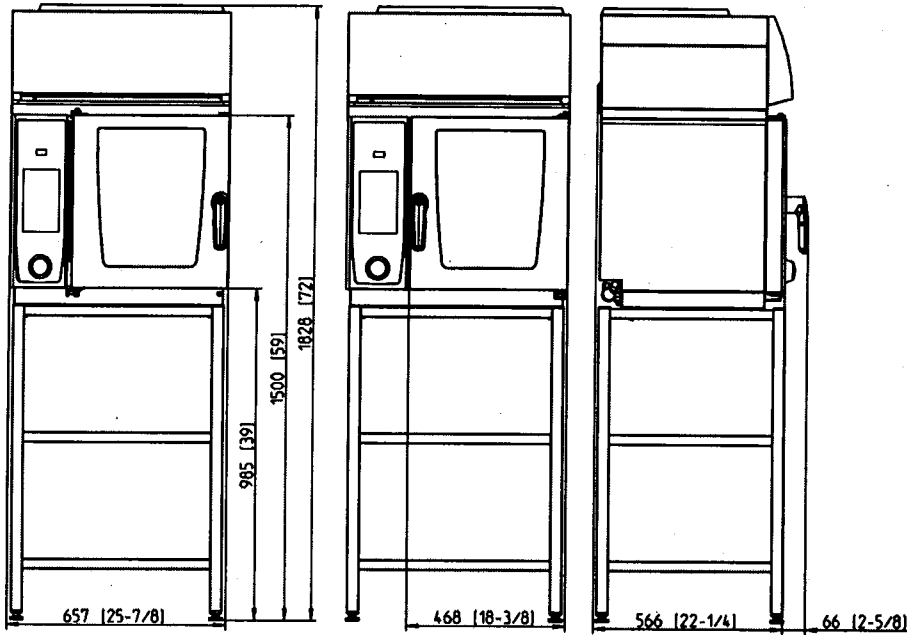
Project:	Quantity:	Item No:	FCSI Section:	Approval:	Date:
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Specification

Tue Oct 23 16:35:15 CEST 2018

SelfCookingCenter® SCC XS E (4 x 13 x 18 inch) UltraVent Plus XS



1. Common water supply (cold water) "Single" water connection as shipped 2. Drain 3. Electrical connection wire entrance 4. Chassis Ground connection 5. Steam Vent pipe 2 3/8" / 60mm 6. Splashwater-proof Ethernet socket RJ45; Minimum Clearance 1/2" / 50 mm Left side clearance 20" recommended for servicing of unit without the ability to move unit while connected. Measurements in mm (inch)

Project:	Quantity:	Item No:	FCSI Section:	Approval:	Date:
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Specification

Tue Oct 23 16:35:15 CEST 2018

SelfCookingCenter® SCC XS E (4 x 13 x 18 inch) UltraVent Plus XS

ELECTRICAL OPTIONS (all 60Hz) Special voltages available upon request

Voltage / breaker / running amps / AWG	Voltage / breaker / running amps / AWG
<input type="checkbox"/> 208V 1 Ph / 50 / 27.5 / #8 - field retrofittable to 240 V	<input type="checkbox"/> 240V 1 Ph / 50/ 31.5 / #8
<input type="checkbox"/> 208V 3 Ph / 30 / 16.5 / #12 - field retrofittable to 240 V	<input type="checkbox"/> 240V 3 Ph / 30 / 19 / #12

ACCESSORIES

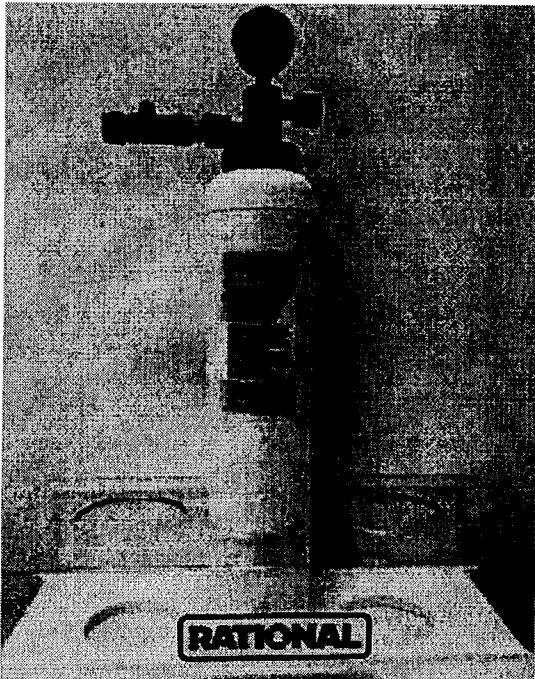
<input type="checkbox"/> Installation Kits – include electrical, water and drainage connection	
<input type="checkbox"/> 208 or 240/60/1Ph- copper drain	87.01.404US
<input type="checkbox"/> 208 or 240/60/1Ph- CPVC drain	87.01.403US
<input type="checkbox"/> 208 or 240/60/3Ph- copper drain	87.01.402US
<input type="checkbox"/> 208 or 240/60/3Ph- CPVC drain	87.01.201US
<input type="checkbox"/> RATIONAL Cleaner Tabs without phosphorous – guarantee maximum cleaning power	56.00.210A
<input type="checkbox"/> RATIONAL Care Tabs – prevents scale deposits	56.00.562
<input type="checkbox"/> Certified installation by RATIONAL SERVICE-PARTNERS	See document
<input type="checkbox"/> RATIONAL Single Water Filter- for all single models and Combi-Duo XS/XS, 61/61 and 61/101	1900.1154US
<input type="checkbox"/> UG I stationary stand	60.31.018
<input type="checkbox"/> UG I stationary stand for Combi-Duo	60.31.020
<input type="checkbox"/> UG II stationary stand- 8 sets of support rails	60.31.044
<input type="checkbox"/> UG II stationary stand for Combi-Duo- 4 sets of support rails	60.31.046
<input type="checkbox"/> UG XS stand- adjustable by 1 ½" on uneven work surface	60.31.029
<input type="checkbox"/> Stackable Combi-Duo kit, – for stacking XS on XS, right-hinged doors	60.73.768
<input type="checkbox"/> Stackable Combi-Duo kit, – for stacking XS on XS, left-hinged doors	60.74.276
<input type="checkbox"/> Wall bracket- for space-saving wall assembly	60.30.968
<input type="checkbox"/> Combi-Duo UltraVent XS or UltraVent Plus XS adapter kit	60.73.945
<input type="checkbox"/> RATIONAL USB data-memory stick – for transferring cooking programs and HACCP data	42.00.162
<input type="checkbox"/> Heat shield for left side panel	60.74.182
<input type="checkbox"/> Hinging rack – 11 racks	60.73.724
<input type="checkbox"/> Hinging rack – 7 racks–standard with the unit	60.74.331
<input type="checkbox"/> For a full list of ¾ size accessories for ideal grilling, baking, roasting, frying, rotisserie, steaming, Finishing®, and much more	See accessories brochure

FACTORY INSTALLED OPTIONS (special order)

- Left-hinged door 208V / 240V / 1PH | 208V / 240V / 3PH
- Door safety lock – handle is turned left then right before the door can be opened
- Marine Version

Water Filtration Products.

R195-CL



R195-CL

RATIONAL Water Filtration Products Model R195-CL single cartridge water filtration system helps provide consistent high quality water for your RATIONAL combi by reducing the effects of sediment, chloramines, chlorine, taste & odor while providing the required flow rates for any single Combi model or Combi-Duo models 61/61 or 61/101 or XS/XS.

Product Benefits

- > Carbon block technology effectively reduces chloramines, chlorine, taste, and odor for better equipment protection.
- > NSF Standard 42 and FDA CFR-21 compliant materials.
- > Sanitary Quick Change (SQC) encapsulated cartridge design allows for fast and easy cartridge change-outs with ¼" turn.
- > ½" FNPT horizontal inlet and outlet ports allow direct or easily adaptable connections to existing plumbing lines.

Model Number	Article No.	Reduction Claims	Nominal Micron Rating	Capacity	Service Flow Rate	Replacement Cartridge
R195-CL	1900.1154US	Sediment, Chloramines ¹ , Chlorine, Taste and Odor	5.0 ²	30,000 gallons (113,550 liters)	2.5 gpm (9.5 lpm)	R95-CL 1900.1155US

¹ As tested and certified by independent third party laboratory

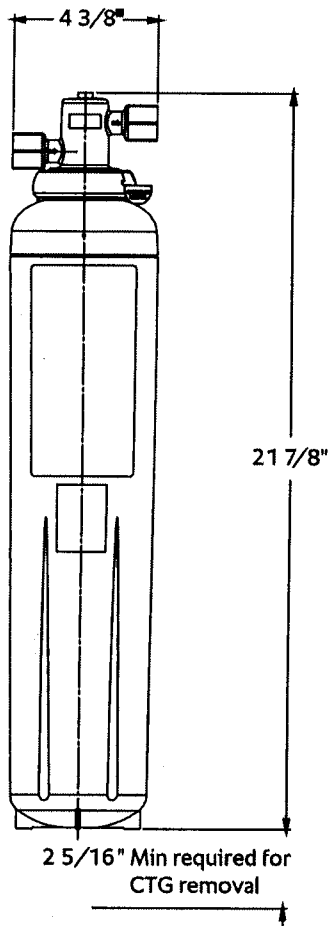
² NSF Certified for Particulate Reduction



Visit www.nsf.org for the claims associated with products that are NSF listed.

Water Filtration Products.

R195-CL



Application Guide

- > All single SCC or CMP units.
- > XS/XS Combi-Duo
- > 61/61 Combi-Duo
- > 61/101 Combi-Duo

Important: Installation Tips

These installation tips are for informational purposes only and are not intended to be used as actual installation instructions. **Caution:** To reduce the risk associated with property damage due to water leakage:

- > Read and follow Use Instructions before installation and use of this system.
- > Installation and use must comply with all state and local plumbing codes.
- > Protect from freezing, remove filter cartridge when temperatures are expected to drop below 40°F (4.4°C).
- > Do not install on hot water supply lines. The maximum operating water temperature of this filter system is 100°F (37.8°C).
- > Do not install if water pressure exceeds 125 psi (862 kPa). If your water pressure exceeds 80 psi (552 kPa), you must install a pressure limiting valve. Contact a plumbing professional if you are uncertain how to check your water pressure.
- > Do not install where water hammer conditions may occur. If water hammer conditions exist you must install a water hammer arrester. Contact a plumbing professional if you are uncertain how to check for this condition.
- > The disposable filter cartridge must be replaced every 12 months, at the rated capacity or sooner if a noticeable reduction in flow rate occurs.

Warning

To reduce the risk associated with the ingestion of contaminants:

Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system.

RATIONAL recommends regularly scheduled maintenance and replacement of the filter cartridge(s) in order for the product to perform as advertised/sold. RATIONAL shall not be liable for system failures due to improper maintenance.

RATIONAL USA
1701 Golf Road
Suite C-120, Commerce
Rolling Meadows, IL 60008

Tel. 888-320-7274 (Toll Free)
Fax 847-755-9583

info@rational-online.us
rationalusa.com

Limited Warranty

RATIONAL warrants this Product will be free from defects in material and manufacture for five (5) years from the date of purchase: The filter cartridge or filter membrane is warranted to be free from defects in material and manufacture for one (1) year. This warranty does not cover failures resulting from abuse, misuse, alteration or damage not caused by RATIONAL Water Filters or failure to follow installation and use instructions. No warranty is given as to the service life of any filter cartridge or membrane as it will vary with local water conditions and water consumption. RATIONAL MAKES NO OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY OR CONDITION ARISING OUT OF A COURSE OF DEALING, CUSTOMER OR USAGE OF TRADE. If the Product fails to satisfy this Limited Warranty during the warranty period, RATIONAL will replace the Product or refund your Product purchase price. This warranty does not cover labor. The remedy stated in this paragraph is Customer's sole remedy and RATIONAL exclusive obligation. For additional information, see the entire Limited Warranty located in the product installation and Operating Instruction Manual.

Limitation of Liability. RATIONAL will not be liable for any loss or damage arising from this RATIONAL product, whether direct, indirect, special, incidental, or consequential, regardless of the legal theory asserted, including warranty, contract, negligence or strict liability. Some states and countries do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

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SYCAMORE TWP.

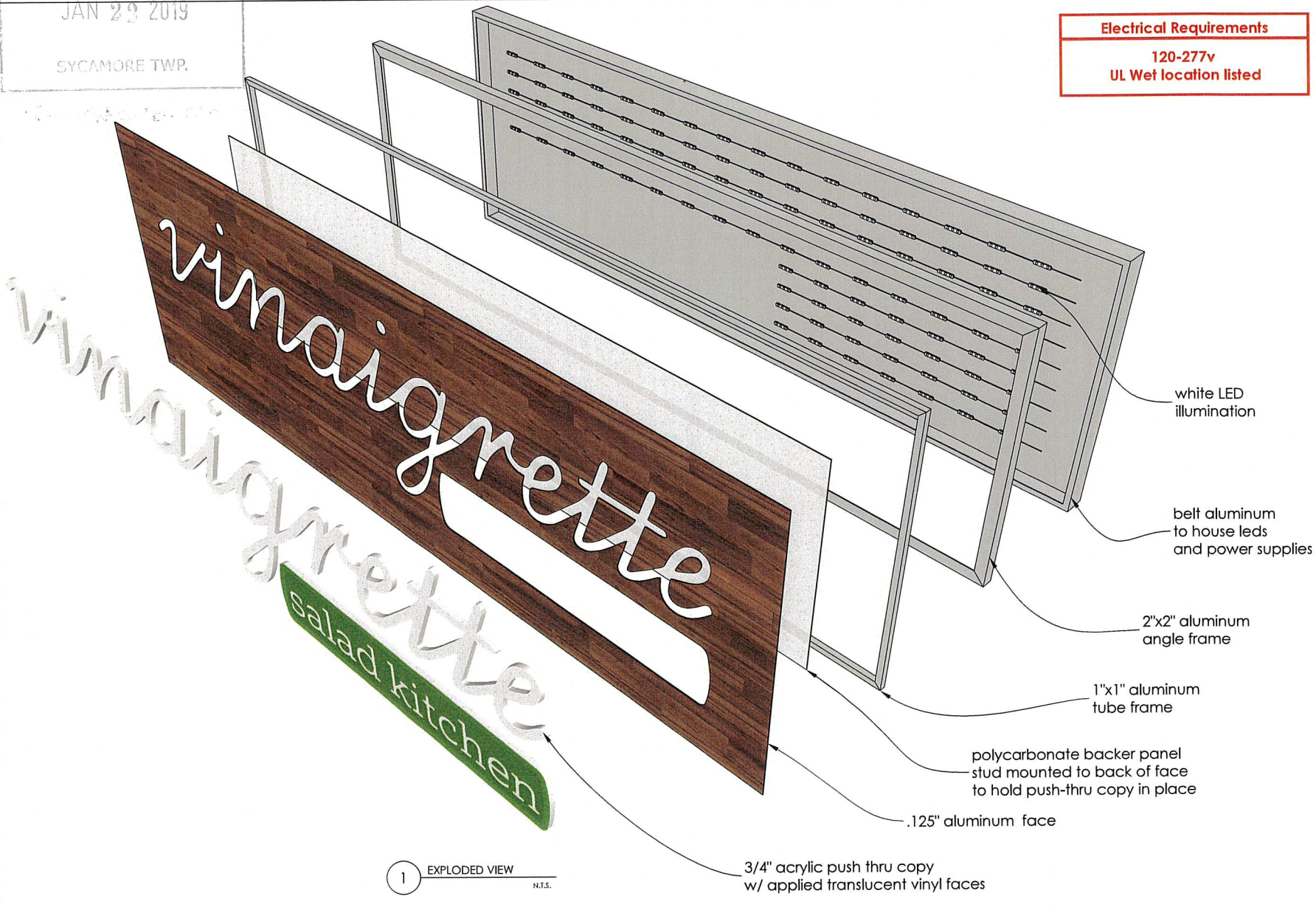
Electrical Requirements

**120-277v
UL Wet location listed**



**INTEGRATED
SIGN & GRAPHIC INC.**
5031 BIRCHWOOD
LEXINGTON, KY 40503
TEL: 606-253-7300
FAX: 606-253-7301

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white LED illumination

belt aluminum to house leds and power supplies

2"x2" aluminum angle frame

1"x1" aluminum tube frame

polycarbonate backer panel stud mounted to back of face to hold push-thru copy in place

.125" aluminum face

3/4" acrylic push thru copy w/ applied translucent vinyl faces

1 EXPLODED VIEW
N.T.S.

**Vinaigrette
Salad Kitchen**

Project #
60238

Date: 01/27/2017

Rev 1:

Rev 2:

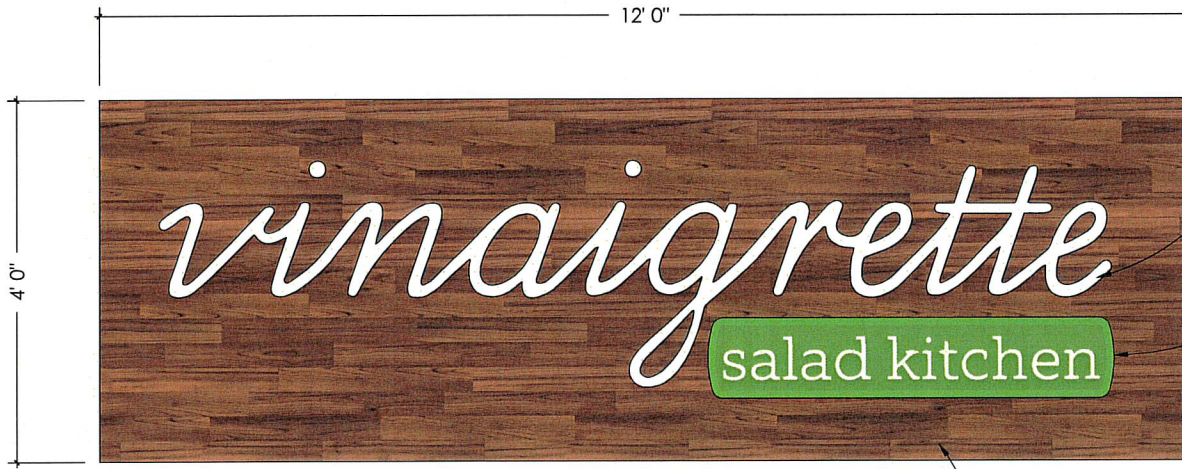
Lexington, KY
Quantity - 2

Exterior Building Signs

A2



2 PLAN VIEW
3/4" = 1'-0"



VECTOR ARTWORK NEEDED FOR PRODUCTION

1 FRONT ELEVATION
3/4" = 1'-0"



3 RIGHT ELEVATION
3/4" = 1'-0"

3/4" ACRYLIC
PUSH-THRU LETTERS
W/ WHITE TRANSLUCENT
VINYL FACES

3/4" PUSH THRU
ACRYLIC ELEMENT
W/ DIGITALLY
PRINTED TRANSLUCENT
VINYL FACES

DIGITALLY PRINTED
WOOD TEXTURE

RETURNS AND
BACK PAN PAINTED
BLACK

4 1/4"



**INTEGRATED
SIGN & GRAPHIC INC.**
5033 BRISTOL CT
LEXINGTON, KY 40511
2025-26-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

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Vinaigrette Salad Kitchen

Project #
60238

Date: 01/27/2017

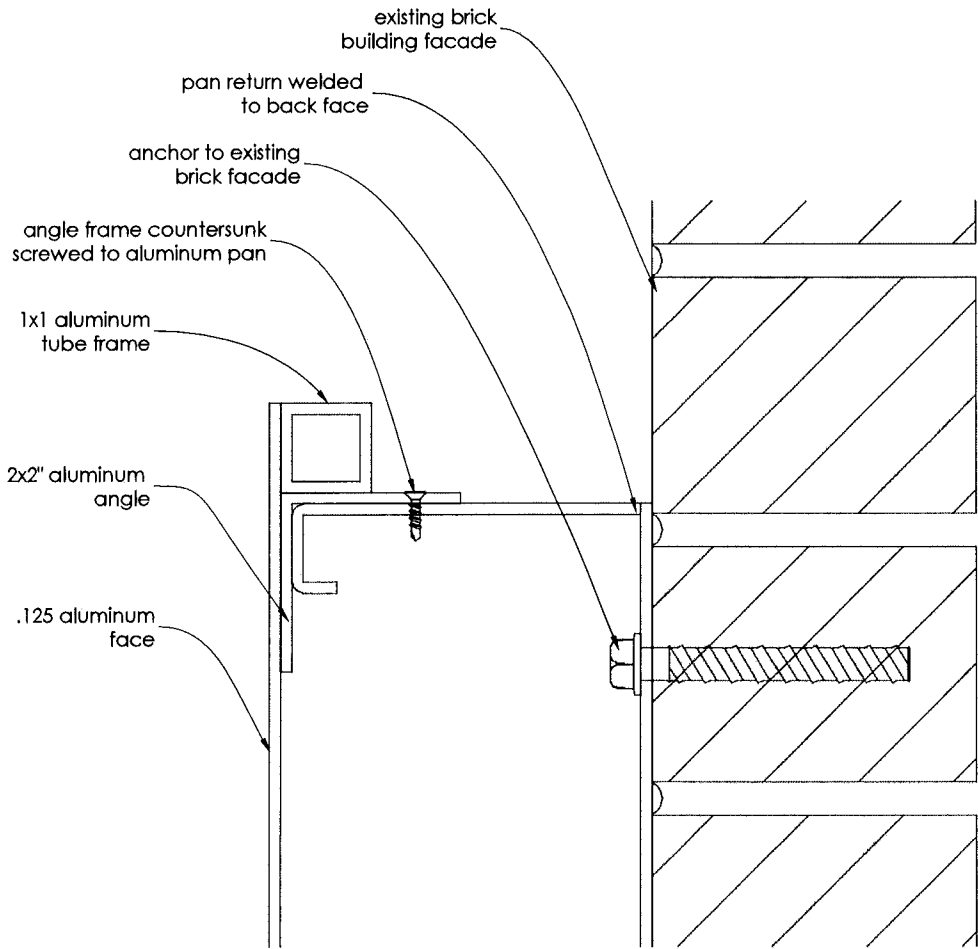
Rev 1:

Rev 2:

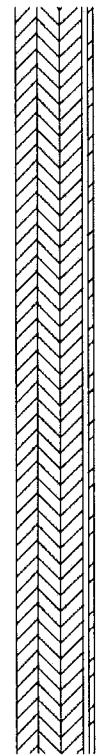
Lexington, KY	Quantity - 2
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Exterior Building Signs

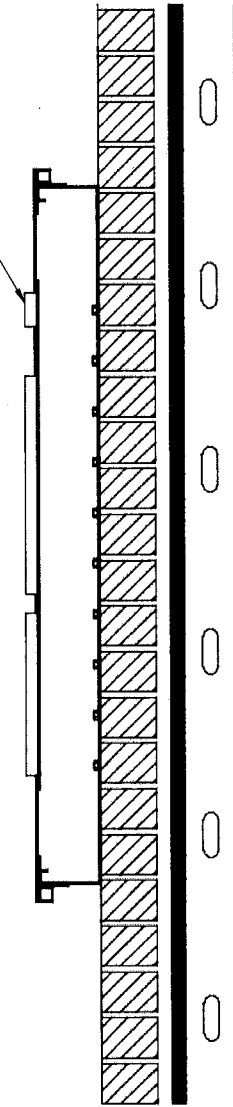
A1



1 SECTION VIEW - DETAILS
N.T.S.



3/4" clear acrylic push thru copy



2 SECTION VIEW
N.T.S.



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401 BRANCH ST.
LEXINGTON, KY 40502
TEL: 606-251-5500
FAX: 606-251-5103

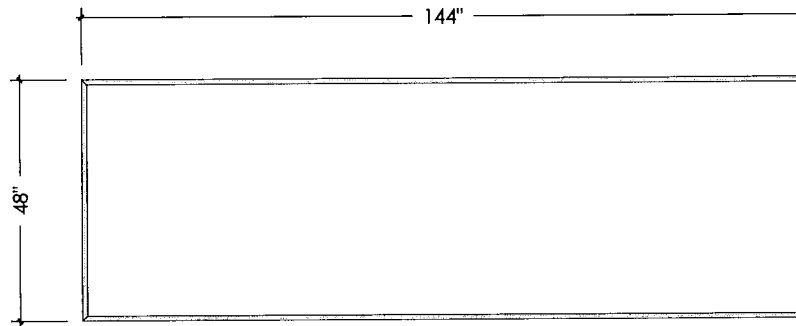
This design shall be an exact reproduction of the original design. It is the responsibility of the client to provide all necessary information and materials for the sign. The client shall be responsible for obtaining all necessary permits and approvals. The sign shall be installed in accordance with the manufacturer's instructions. The sign shall be maintained in good condition at all times. The sign shall be removed at the discretion of the client. The sign shall be replaced at the discretion of the client. The sign shall be replaced at the discretion of the client.

Vinaigrette Salad Kitchen

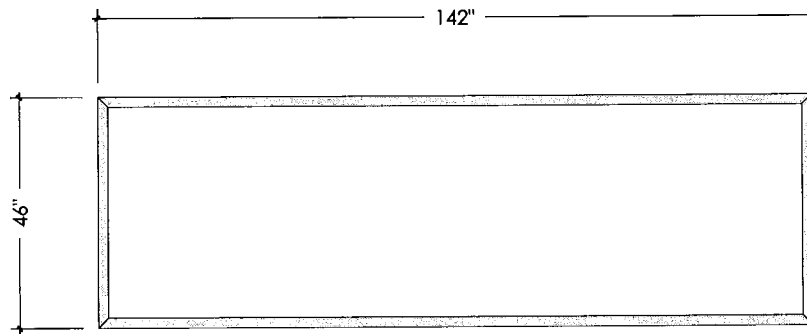
Project #
60238
Date: 01/27/2017
Rev 1:
Rev 2:

Lexington, KY
Quantity - 2
Exterior Building Signs

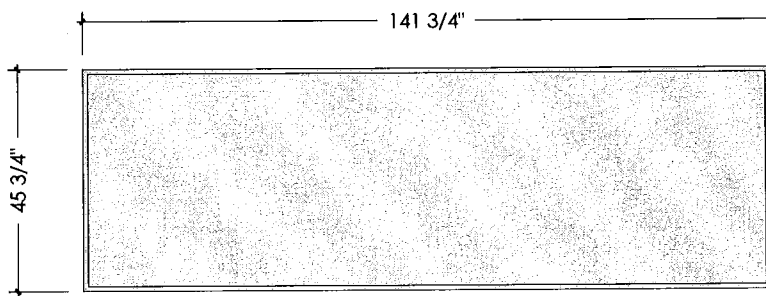
A3



1X1" TUBE FRAME



2X2" ANGLE FRAME



.125" ALUMINUM
BACK PAN



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17-89-03-10-3

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Vinaigrette Salad Kitchen

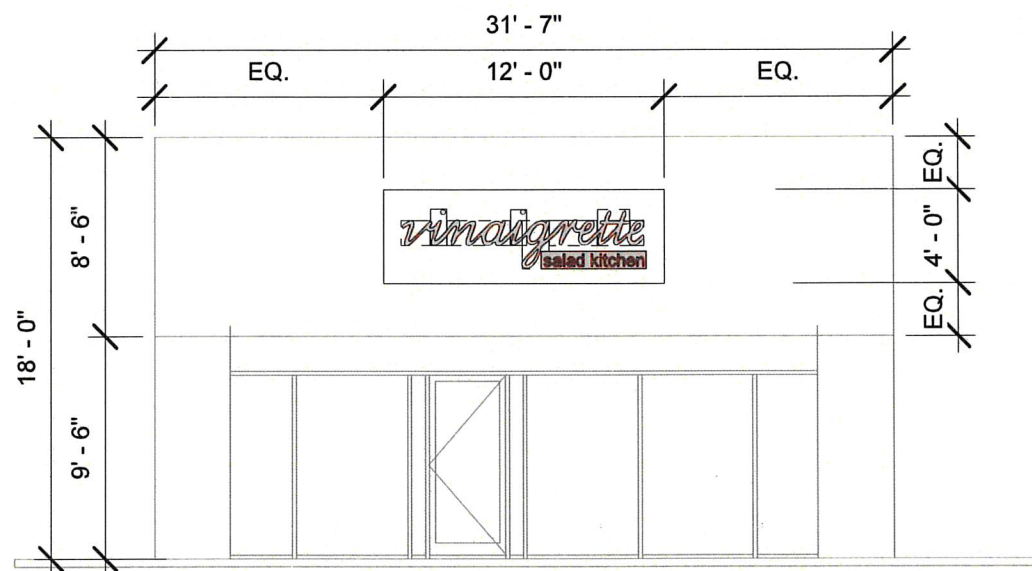
Project #
60238
Date: 01/27/2017
Rev 1:
Rev 2:

Lexington, KY
Quantity - 2
Exterior Building Signs

A4



1 SIGN ELEVATION
A-700 SCALE: 1/2" = 1'-0"



2 SIGN ELEVATION - Calculations
A-700 SCALE: 1/8" = 1'-0"

BUILDING SIGNAGE

13-12.4 Building Signs

(b) Shopping Centers consisting of three (3) or more stores shall be permitted one (1) sign per store front at a ratio of one (1) square foot of sign surface area for each foot of building frontage that faces the center parking lot or that face any public road where the principal access is located, not to exceed 100 feet for any sign.

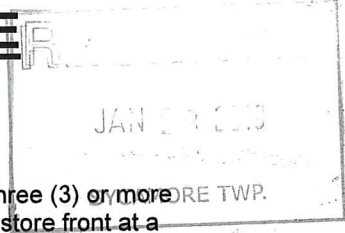
TOTAL BUILDING FRONTAGE = 31.5 FEET
TOTAL SIGN FACE AREA = 17.6 SF



CONCEPT RENDERING



LEXINGTON STORE



SIGN	A-700	As indicated							
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Proj. No. 201864.00	Date 01-17-2019	Checked by DW	DATE						
Drawn by KF	REVISION								
<p>VINAIGRETTE - KENWOOD</p> <p>7747 KENWOOD RD, CINCINNATI, OH, 45236</p>									

VINAIGRETTE - KENWOOD
VINAIGRETTE KENWOOD

7747 KENWOOD RD.
CINCINNATI, OH, 45236

PUD DRAWINGS

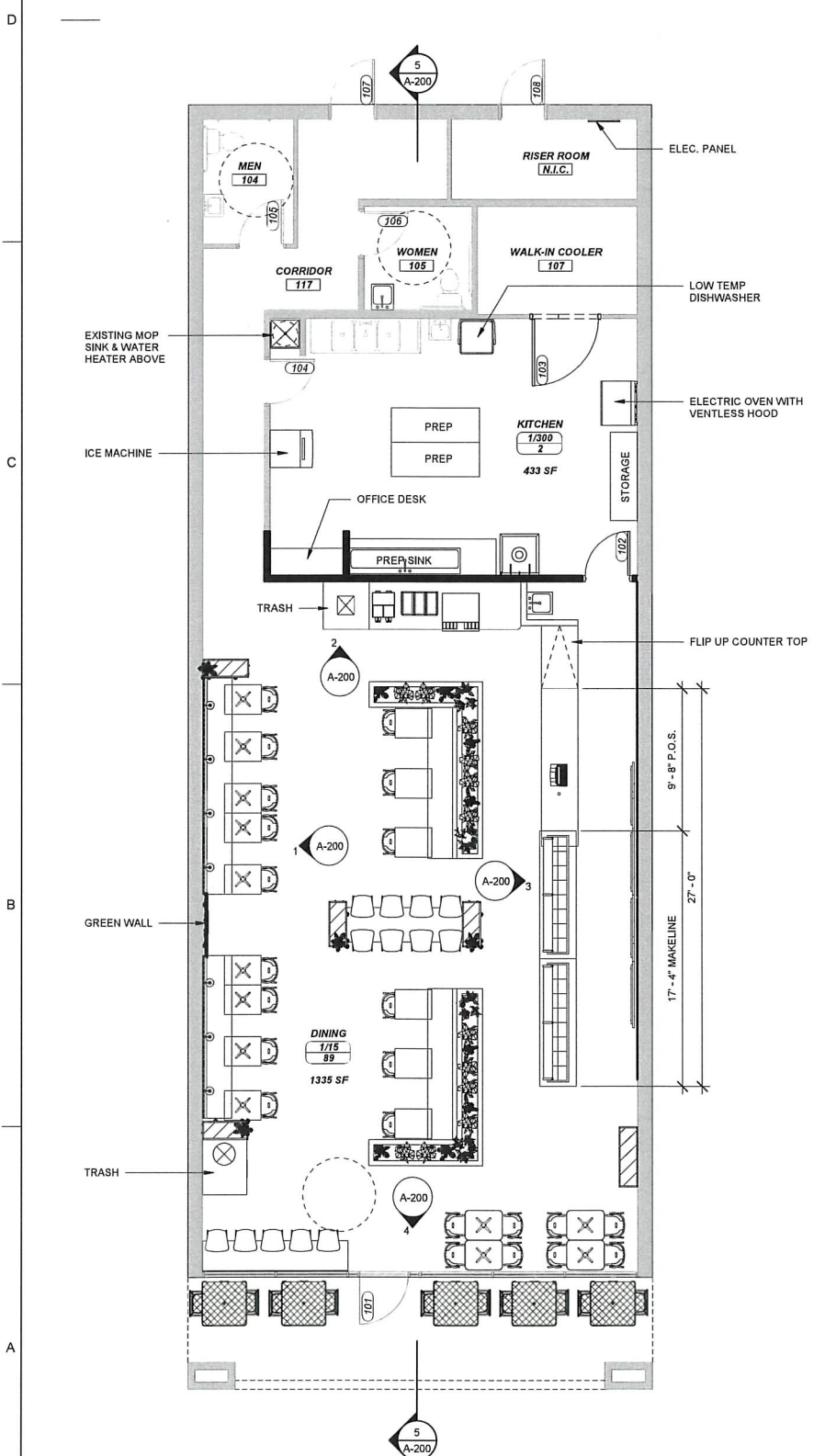
REVISIONS		
#	DATE	DESCRIPTION



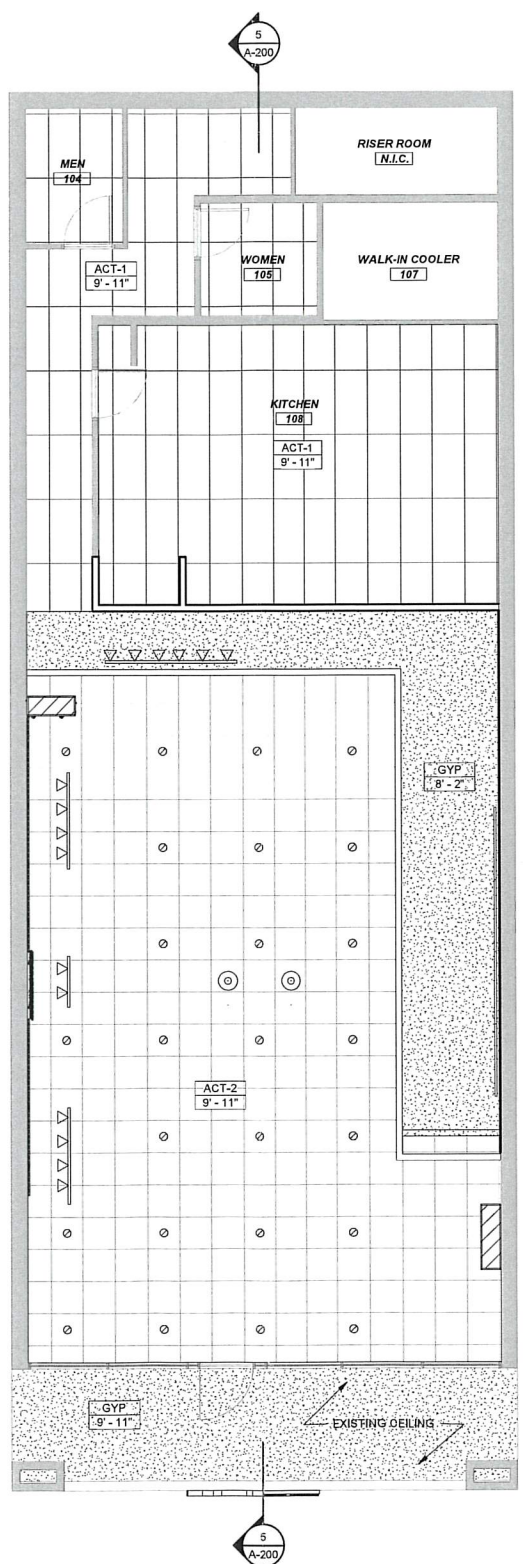
PROJECT TEAM

EOP Architects
Prime Architect
201 W. Short Street, Suite 700
Lexington, KY 40507
p. 859-231-7538 | f. 859-255-4380
www.eopa.com

- GENERAL NOTES**
- A. TOTAL OCCUPANT LOAD: 91
 - B. EXISTING WALLS SHOWN IN GREY
 - C. ALL STRUCTURE (ROOF, WALLS, ETC.) ARE EXISTING
 - D. 51 INTERIOR SEATS



2 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

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Written dimensions shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Notify EOP Architects immediately of any variation from the dimensions and conditions shown by these drawings.

Job Number 201864.00
Drawn By KF
Checked By DW
Date 01-17-2019

NOT FOR CONSTRUCTION

FLOOR PLANS

A-101

1/17/2019 5:18:39 PM

**VINAIGRETTE -
KENWOOD**
VINAIGRETTE KENWOOD

7747 KENWOOD RD,
CINCINNATI, OH, 45236

PUD DRAWINGS

REVISIONS		
#	DATE	DESCRIPTION



PROJECT TEAM

EOP Architects
Prime Architect
201 W. Short Street, Suite 700
Lexington, KY 40507
p. 859-231-7538 | f. 859-255-4380
www.eopa.com

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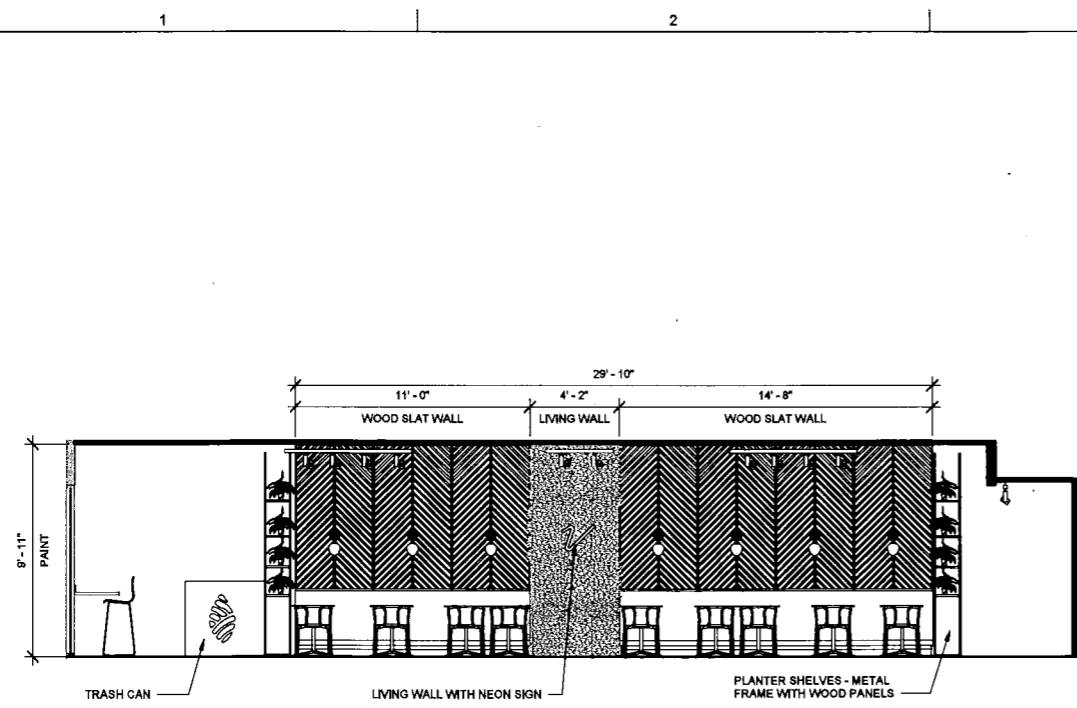
Written dimensions shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Notify EOP Architects immediately of any variation from the dimensions and conditions shown by these drawings.

Job Number	201864.00	PLAN
Drawn By	Author	TRUE
Checked By	Checker	
Date	01-17-2019	

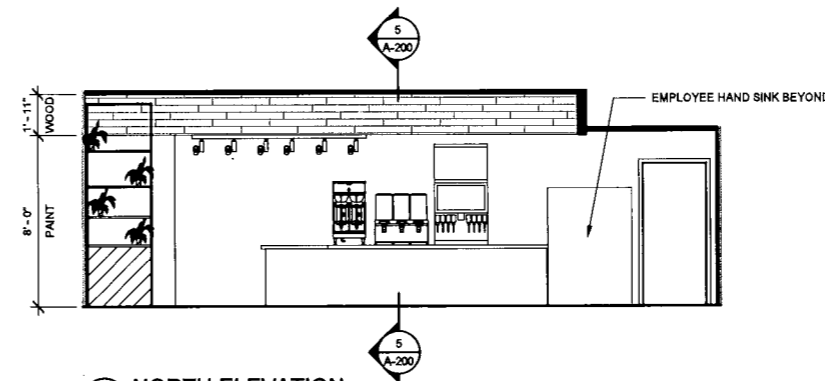
**NOT FOR
CONSTRUCTION**

INTERIOR ELEVATIONS
& SECTION

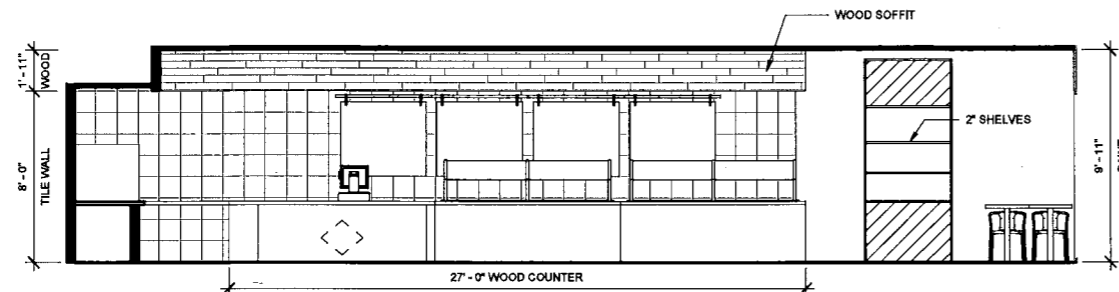
A-200



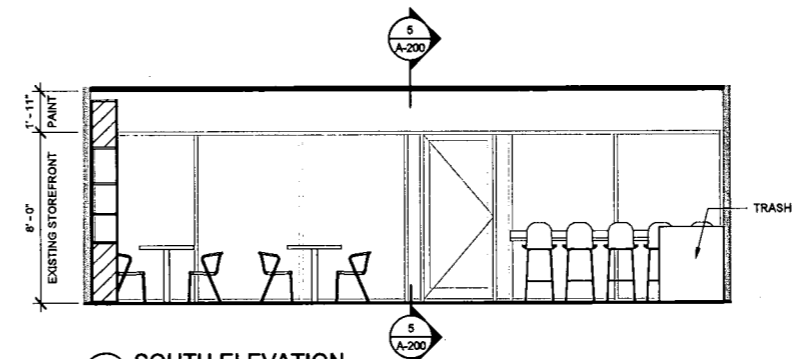
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



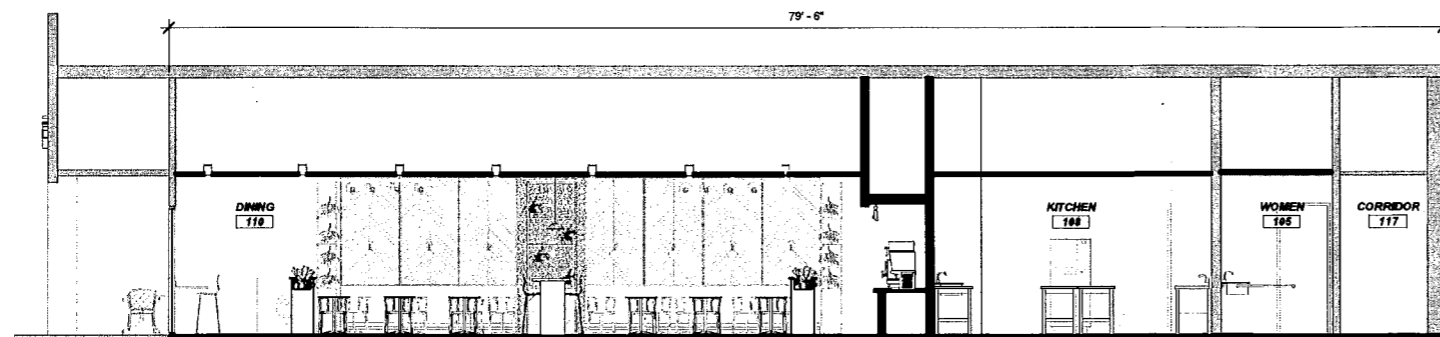
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
SCALE: 3/16" = 1'-0"

1/17/2019 5:18:44 PM