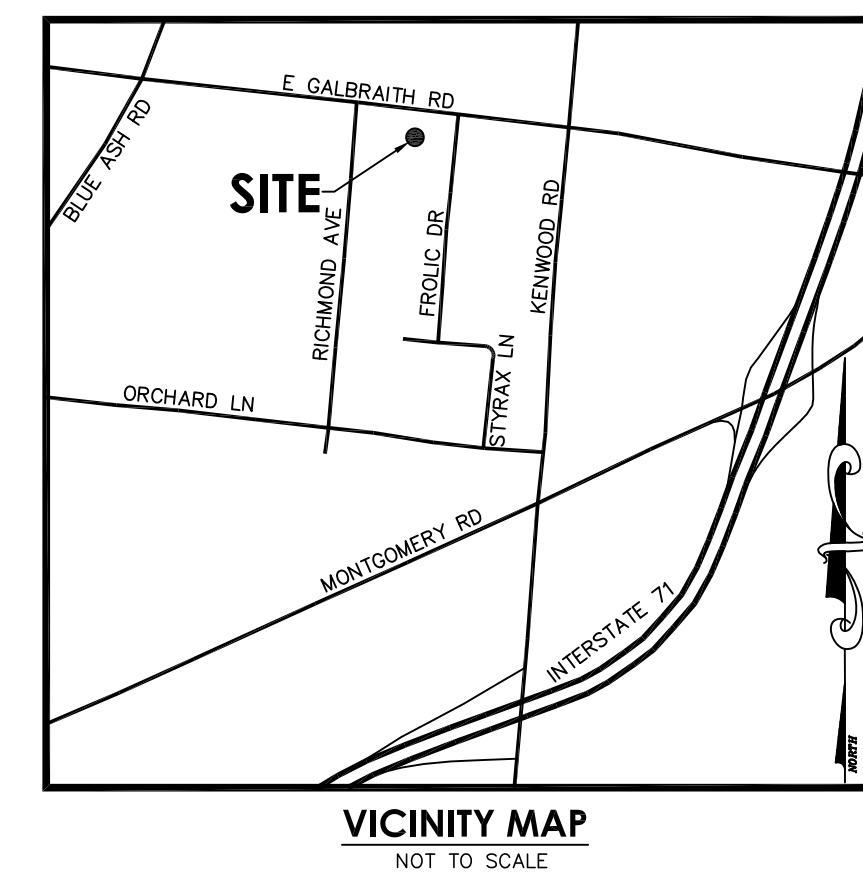




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 Drawing File 08321024-PUD-00
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 Date 01/17/17
 No. Revision/Issue By Date



APPLICANT
SMC KENWOOD, LLC.
4665 E GALBRAITH ROAD
Cincinnati, OH 45236
513-489-5544
Contact: Scott Pauken

SHEET INDEX

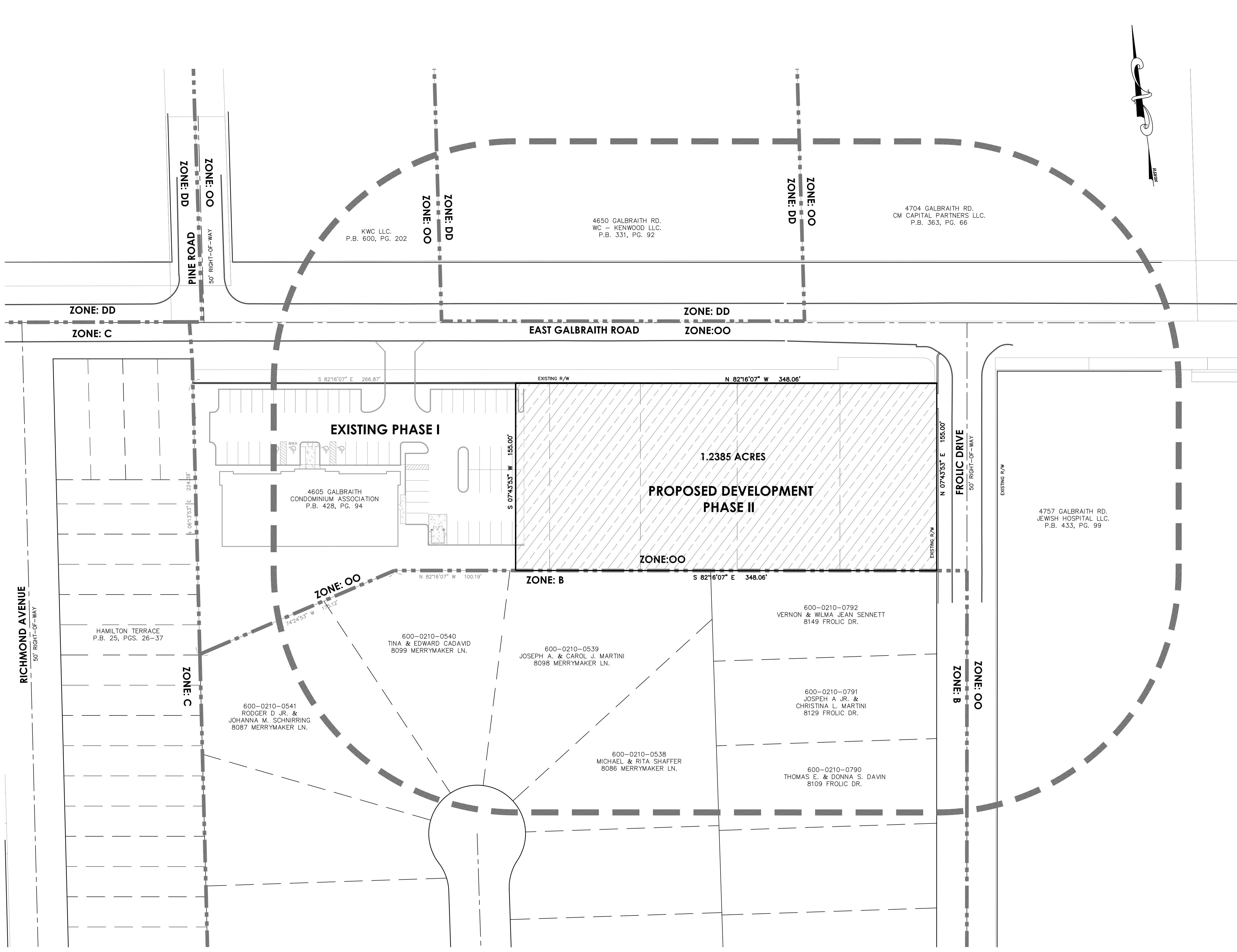
- C001 ZONE MODIFICATION PLAT
- C002 EXISTING FEATURES
- C100 PROPOSED FEATURES
- C200 GRADING PLAN
- L101 PHASE 1 LANDSCAPE PLAN
- L201 PLANT SCHEDULE, NOTES & DETAILS
- E100 LIGHTING PLAN (BY OTHERS)
- A1.0 GARAGE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR & THIRD FLOOR PLAN
- A1.3 ROOF PLAN
- A2.1 EXTERIOR ELEVATION
- A2.2 SOUTH ELEVATION

PUD MAJOR MODIFICATION
GALBRAITH
PROFESSIONAL CENTER
 SECTION 13, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

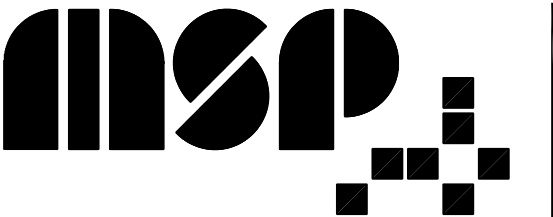
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 Project No. 08321.02
 Scale 1"=40'
 Sheet No. C001
 File No. 08-321



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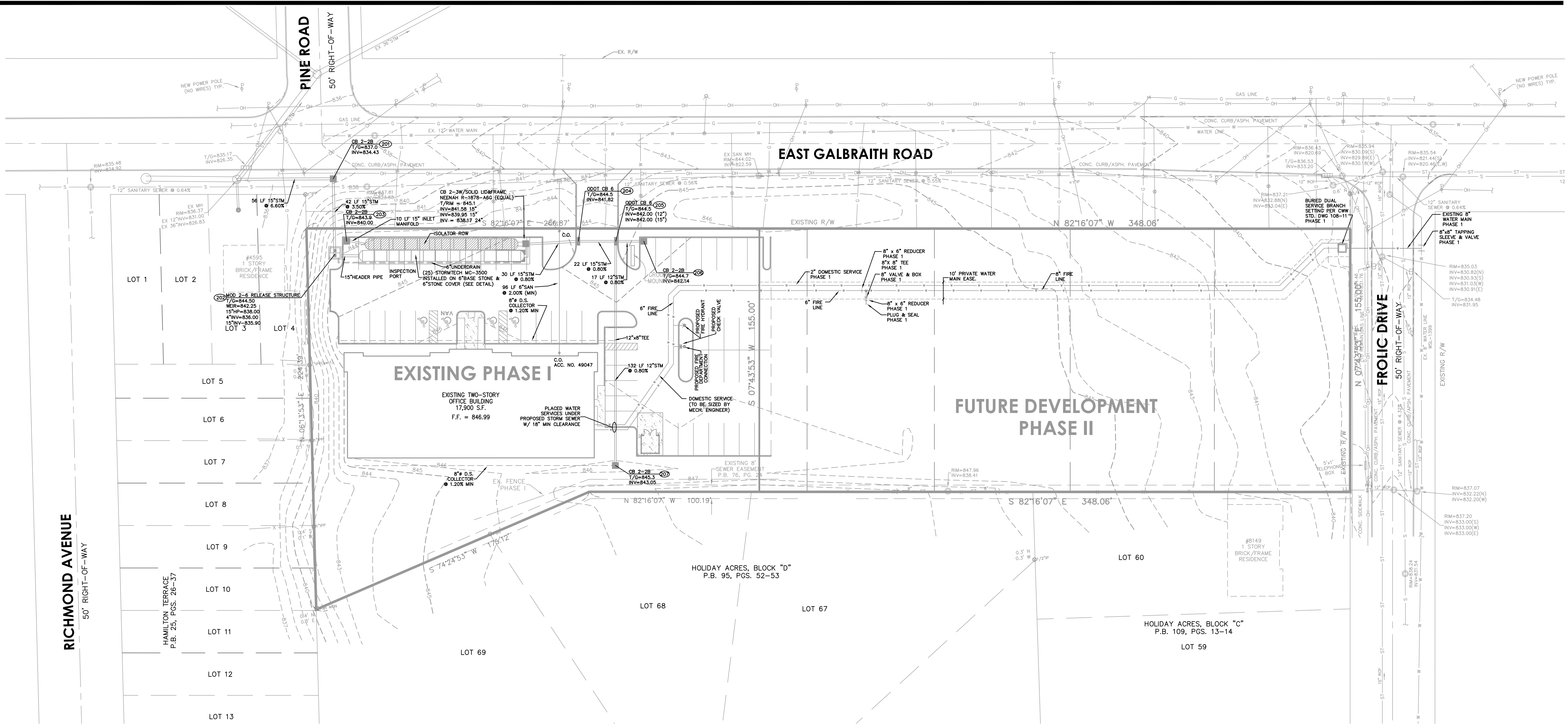


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Sheet Title	EXISTING FEATURES
Project No.	08321.02
Scale	1"=30'
Sheet No.	C002
File No.	08-321



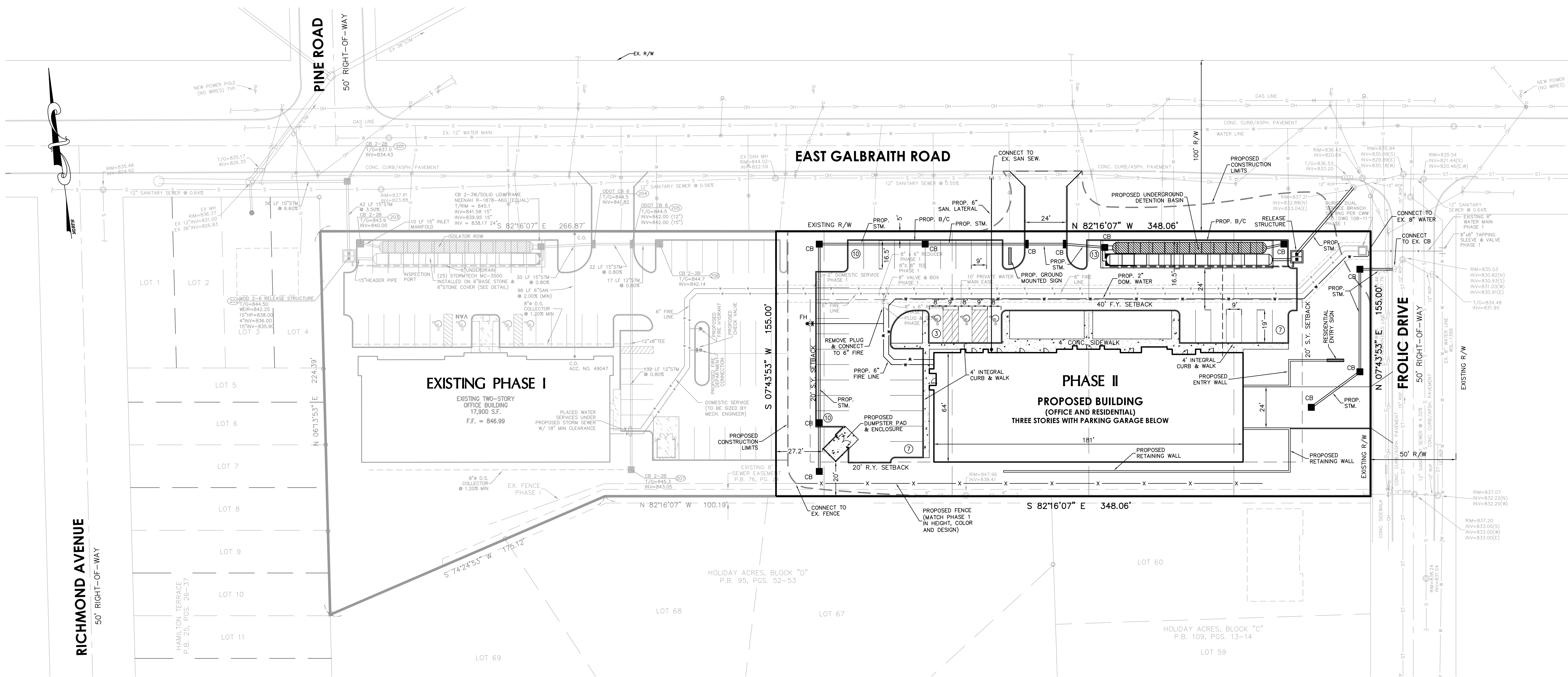
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 Drawing File 08321024-PUD-00
 X-Reference Files 08321024-BAS-00 DEMO
 Date 02/13/17
 No. Revision/Issue By Date
 1 REVISED BG 02/13/17



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

APPLICANT
 SMC KENWOOD, LLC
 4665 E. GALBRAITH ROAD
 CINCINNATI, OH 45236
 CONTACT: SCOTT PAUKEN (513)489-5544

DEVELOPMENT SUMMARY
 GROSS AREA: 1.2385 ACRES
 AREA IN RIGHT OF WAY: 0.0000 ACRES
 NET AREA: 1.2385 ACRES
 EXISTING ZONING: 00 - PLANNED OFFICE DISTRICT
 PROPOSED USE: OFFICE & RESIDENTIAL

BASEMENT - GARAGE (UNDERGROUND PARKING)
 1ST FLOOR - MEDICAL/GENERAL OFFICE (9 UNITS)
 2ND & 3RD FLOORS - RESIDENTIAL (20 DWELLING UNITS)

PARKING SUMMARY

GROSS FLOOR AREA:	11,735 S.F.	11,735 S.F.	23,470 S.F.
NET FLOOR AREA:	3,750 S.F.	8,000 S.F.	23,470 S.F.
PARKING SPACES REQUIRED:	20	22	33
MEDICAL OFFICE (6 PER FIRST 1,000 S.F. THEN 1/200 S.F.)	20		
GENERAL OFFICE (4 PER FIRST 1,000 S.F. THEN 1/400 S.F.)		22	
RESIDENTIAL (APARTMENT) (1.5 PER 1BR UNITS & 2 PER 2+BR UNITS)			33
TOTAL SPACES REQUIRED:	75 SPACES		
NUMBER PROVIDED: (STANDARD SPACES)	21 SPACES (9'x19')		
(MODIFIED SPACES)	25 SPACES (9'x16.5')		
HANDICAP SPACE:	3 SPACES (3 VAN ACCESSIBLE)		
GARAGE SPACES:	29 SPACES		
TOTAL PROVIDED:	75 SPACES		

NOTES

- ANY FENCE OR WALL REQUIRED UNDER THIS SECTION SHALL HAVE A HEIGHT NO GREATER THAN SEVEN (7) FEET AND NO LESS THAN FIVE (5) FEET. ANY WALL SHALL BE CONSTRUCTED IN A DURABLE FASHION OF BRICK, STONE, OR OTHER MASONRY MATERIALS. THE ACCESS ENTRANCE SHALL BE CONSTRUCTED IN A DURABLE FASHION OF WOOD POSTS AND/OR PLANKS WITH MINIMUM DIAMETER OR WIDTH OF THREE (3) INCHES AND WITH NO GREATER THAN TWENTY-FIVE PERCENT (25%) OF THE FENCE SURFACE LEFT OPEN BETWEEN POSTS AND/OR PLANKS.
- DUMPSTERS AND RELATED TRASH HANDLING AREAS SHALL BE RESTRICTED TO PICK UP TIMES BETWEEN 7:00 AM AND 9:00 PM.

I.S.R.

PROPOSED

PHASE 2 BUILDING AREA:	11,735 S.F.
PHASE 2 WALKS:	1,795 S.F.
PHASE 2 PAVEMENT/WALLS:	19,130 S.F.
PHASE 2 IMPERVIOUS AREA:	32,660 S.F.

PHASE 2 SITE AREA: 53,950 S.F.

EXISTING

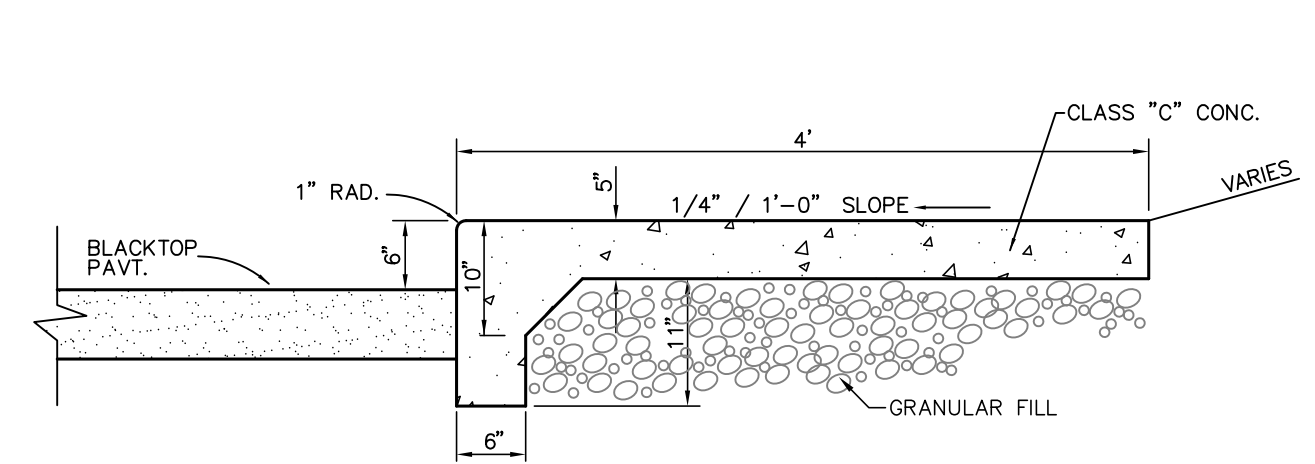
PHASE 1 BUILDING AREA:	8,950 S.F.
PHASE 1 PAVEMENT/WALKS:	20,795 S.F.
PHASE 1 IMPERVIOUS AREA:	29,745 S.F.

PHASE 1 SITE AREA: 46,687 S.F.

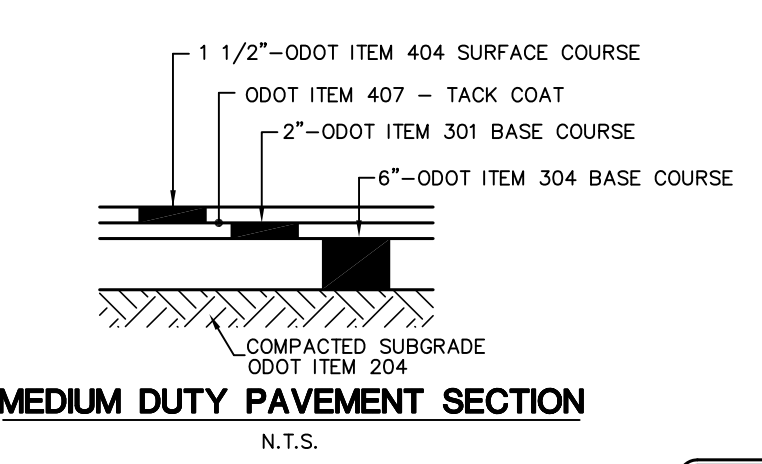
TOTALS

TOTAL BUILDING AREA:	20,685 S.F.
TOTAL PAVEMENT/WALKS/WALLS:	41,720 S.F.
TOTAL IMPERVIOUS AREA:	62,405 S.F.
TOTAL SITE AREA:	100,637 S.F.

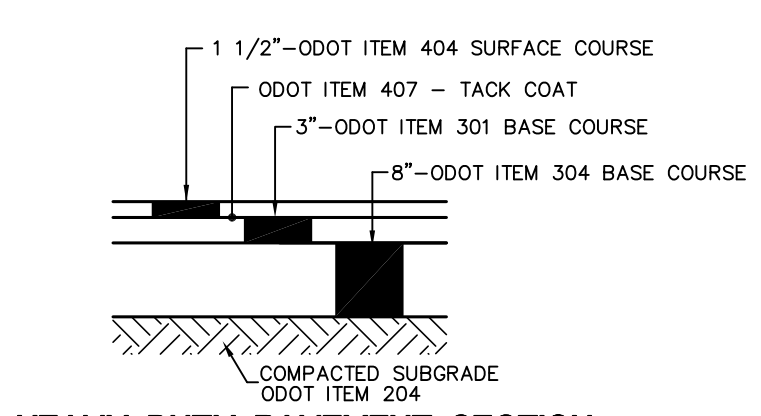
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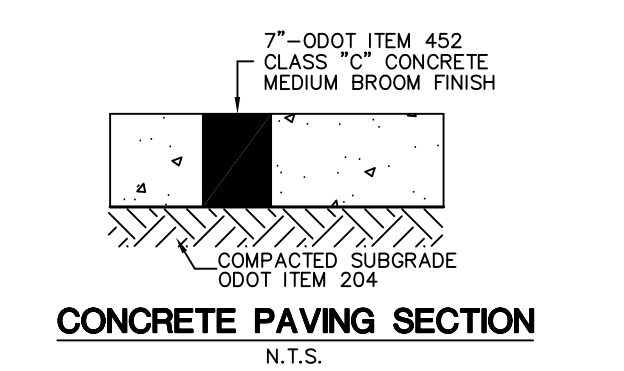
COMBINATION SIDEWALK & CURB
N.T.S.



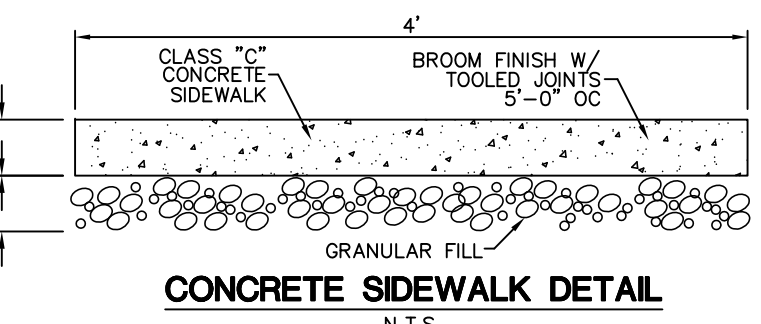
MEDIUM DUTY PAVEMENT SECTION
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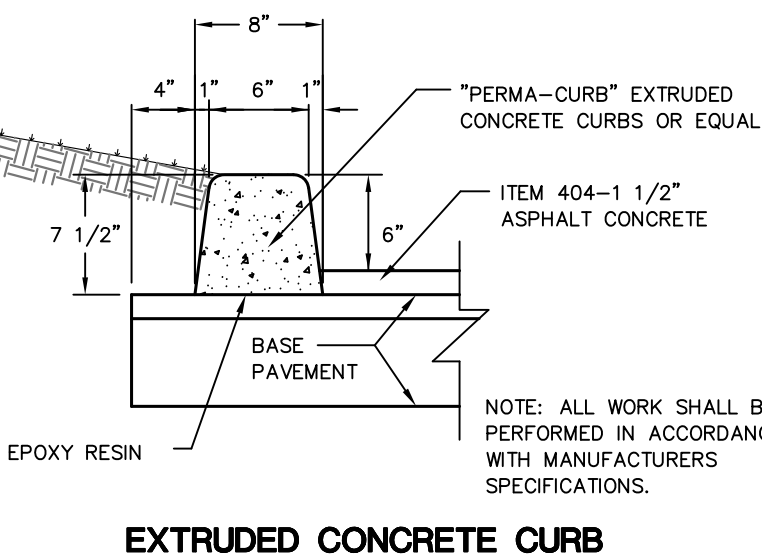
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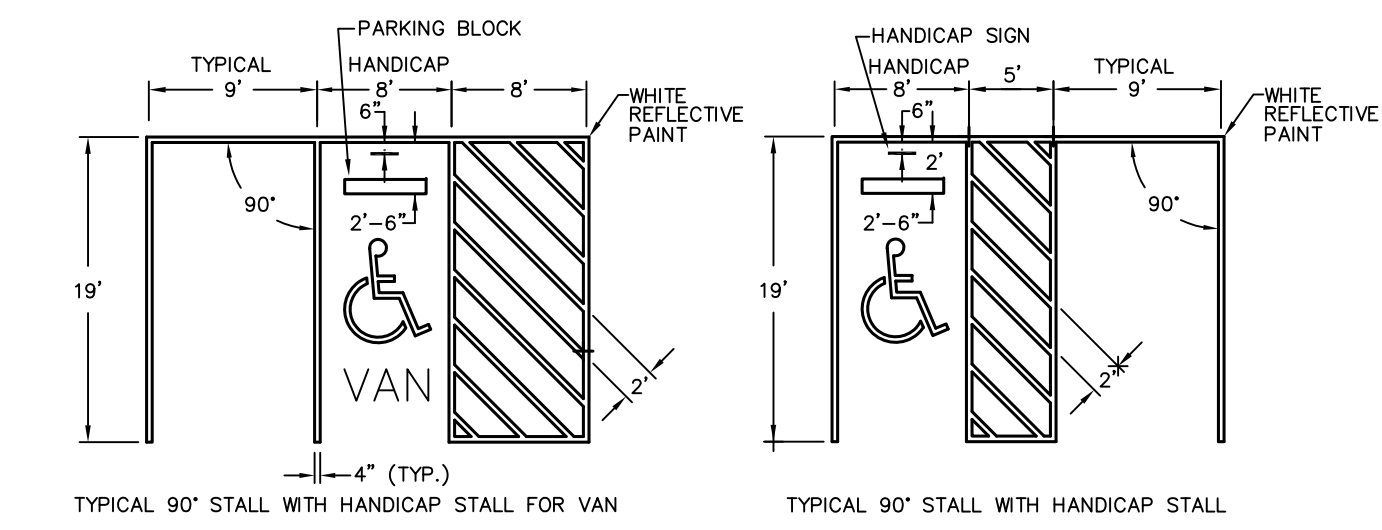
CONCRETE PAVING SECTION
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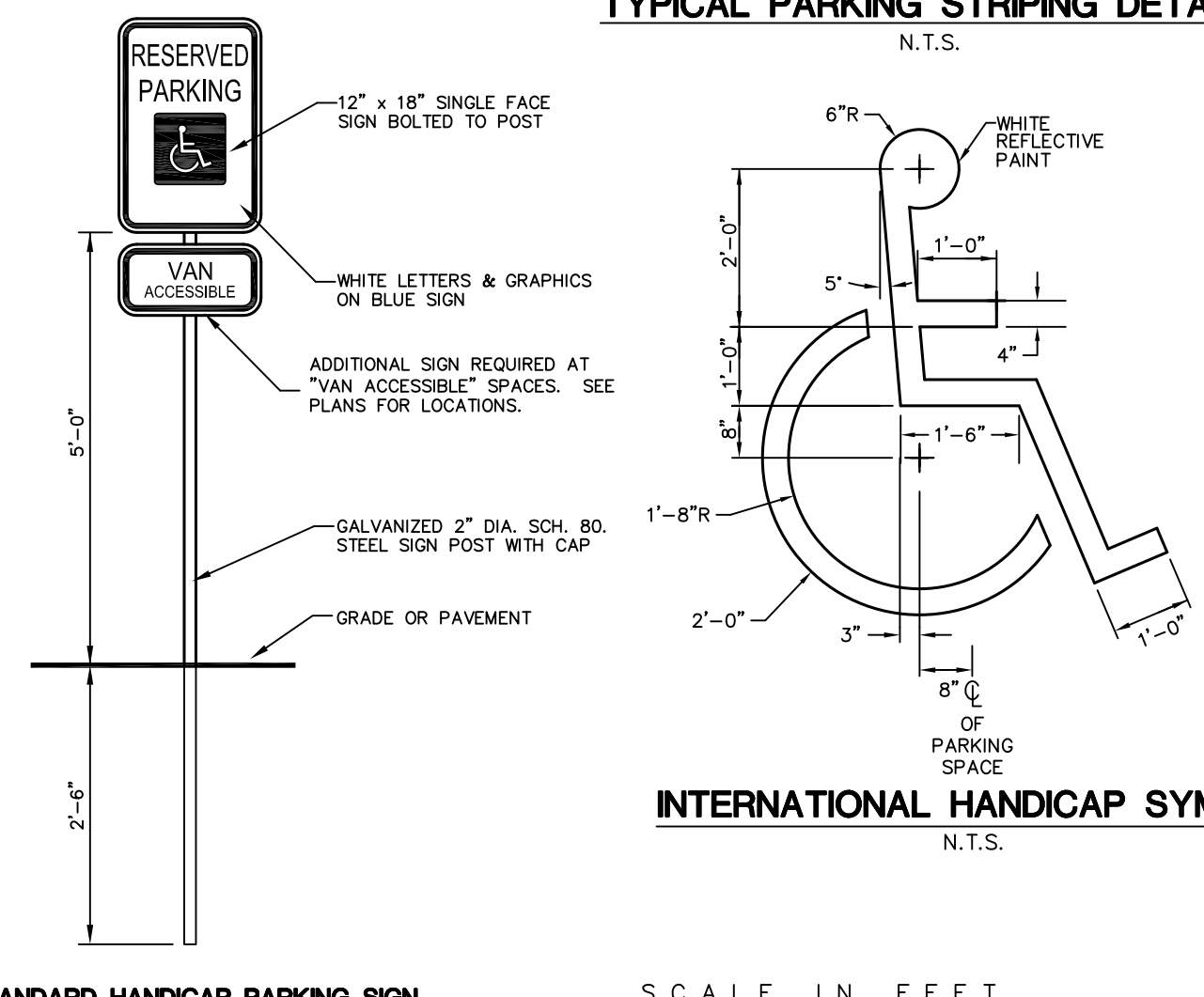
CONCRETE SIDEWALK DETAIL
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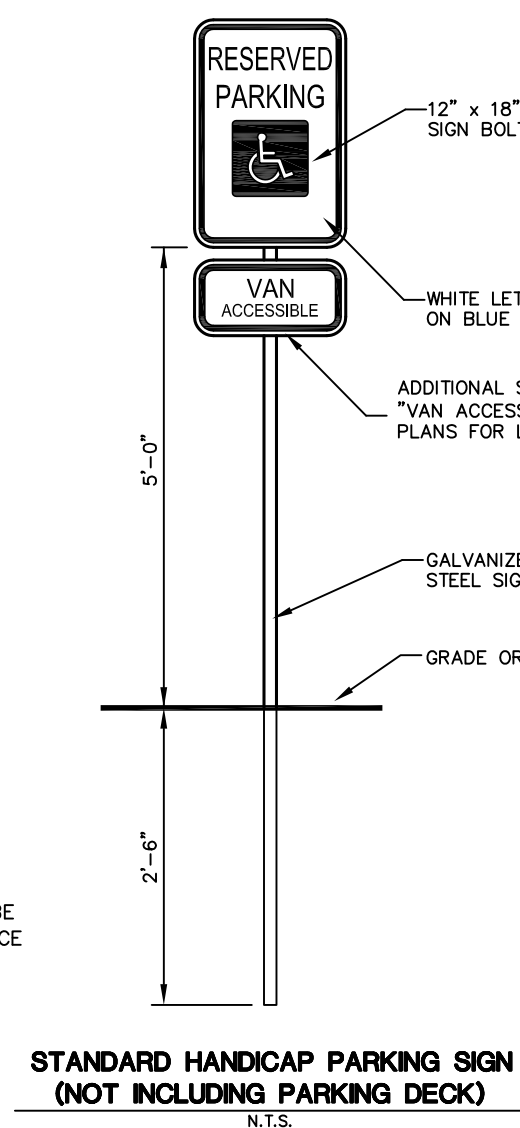
EXTRUDED CONCRETE CURB
N.T.S.



TYPICAL PARKING STRIPING DETAILS
N.T.S.



INTERNATIONAL HANDICAP SYMBOL
N.T.S.



STANDARD HANDICAP PARKING SIGN (NOT INCLUDING PARKING DECK)
N.T.S.

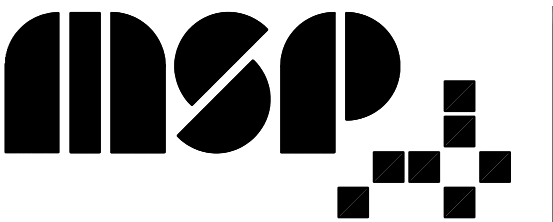


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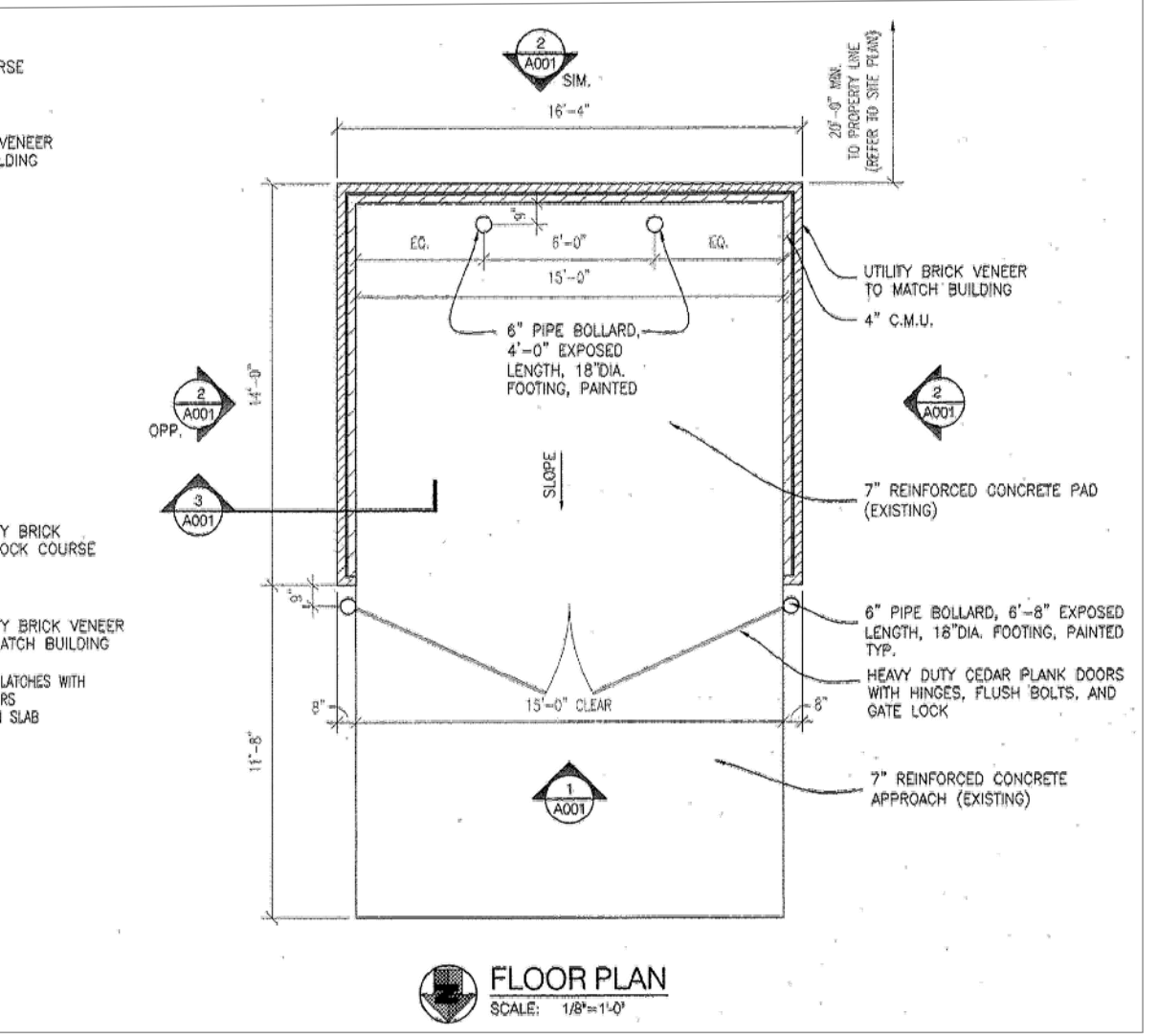
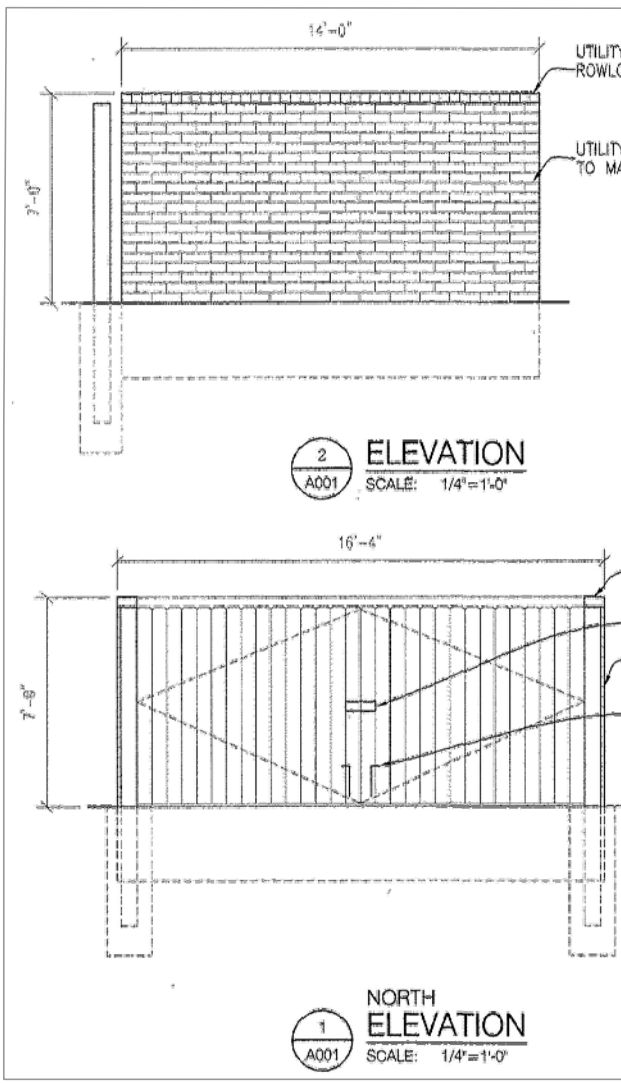
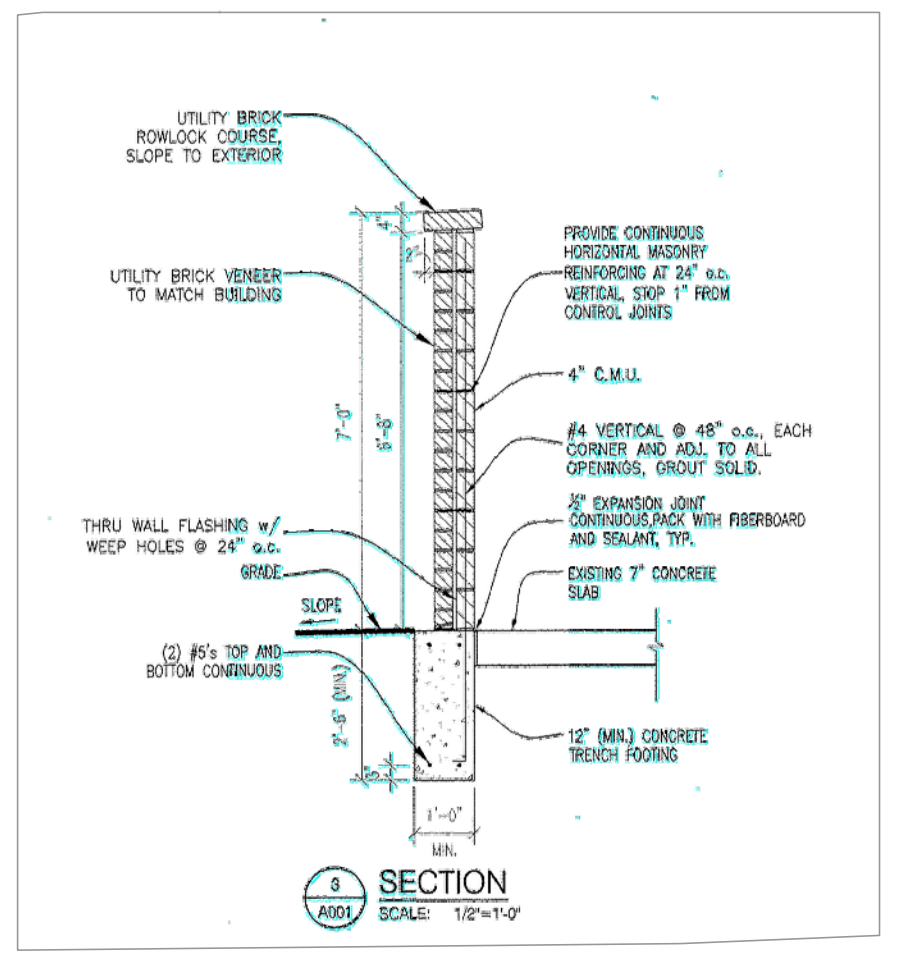
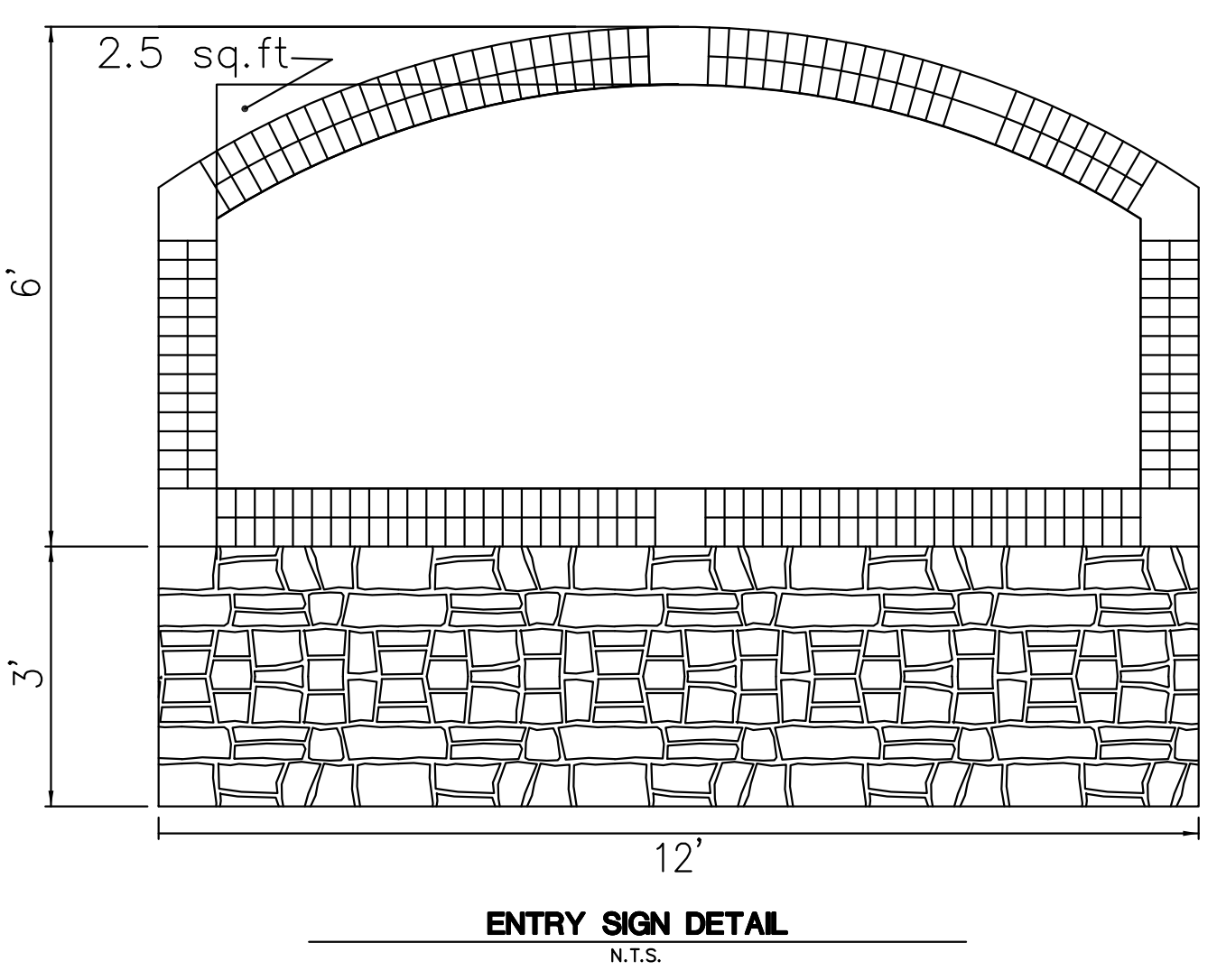
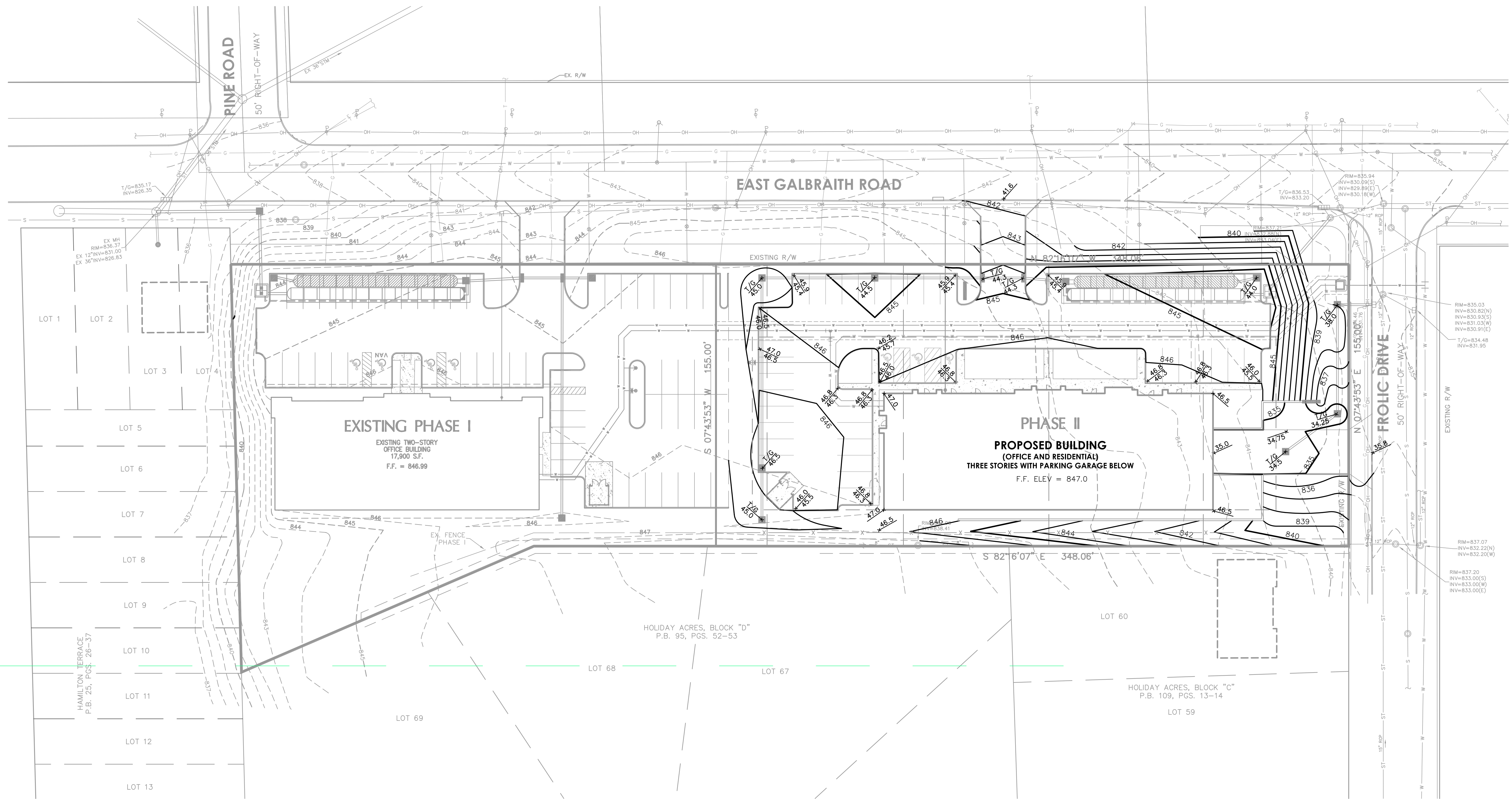
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 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

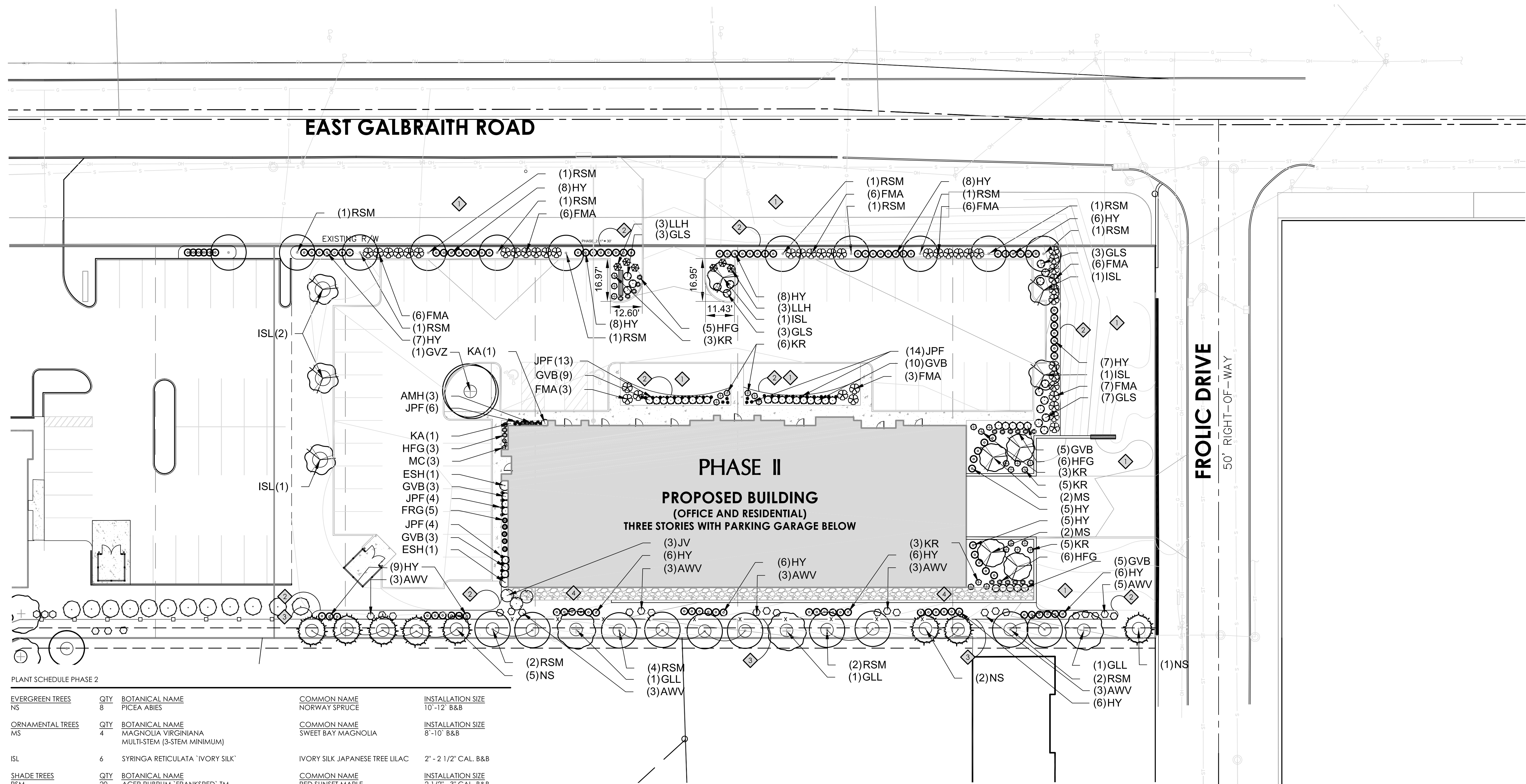
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Files	08321003-BAS-00		
Date	02/13/17		
No.	Revision/Issue	By	Date
1	REVISED	BG	02/13/17
2	REVISED	BG	06/07/17



PLANT SCHEDULE PHASE 2

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
NS	8	PICEA ABIES	NORWAY SPRUCE	10'-12" B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
MS	4	MAGNOLIA VIRGINIANA MULTI-STEM (3-STEM MINIMUM)	SWEET BAY MAGNOLIA	8'-10" B&B
ISL	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" - 2 1/2" CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
RSM	20	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	2 1/2" - 3" CAL. B&B
GLL	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL. B&B
GVB	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
FMA	43	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY FOTHERGILLA	#5 CONT.
ESH	2	HYDRANGEA MACROPHYLLA 'BAILMER' TM	ENDLESS SUMMER HYDRANGEA	#3 CONT.
LLH	6	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#5 CONT.
GLS	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#3 CONT.
KR	25	ROSA HYBRIDS 'KNOCKOUT' TM	KNOCKOUT ROSE	#3 CONT.
AWV	23	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24" B&B
JV	3	VIBURNUM X JUDDII	JUDD VIBURNUM	3'-4" B&B
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
KA	2	AZALEA HYBRIDS 'KAREN'	KAREN AZALEA	#3 CONT.
GVB	35	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"-21" B&B
HY	101	TAXUS MEDIA 'HICKSII'	HICKS YEW	18"-24" B&B
FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
JPF	41	ATHYRIUM NIPPONICUM PICTUM	JAPANESE PAINTED FERN	#1 CONT.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
FRG	5	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3 CONT.
HFG	20	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#2 CONT.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
MC	3	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONT.
AMH	3	HOSTA HYBRID 'AUGUST MOON'	AUGUST MOON HOSTA	#1 CONT.

- DRAWING NOTES**
- 1 SEEDED LAWN
 - 2 BED EDGE
 - 3 DECORATIVE FENCE
 - 4 WASHED RIVER GRAVEL WITH ALUMINUM EDGING

GENERAL NOTES

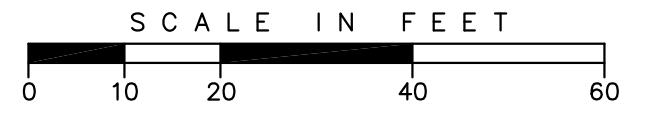
INTERIOR LANDSCAPE ISLANDS
 50 x 22 S.F./PARKING STALL = 1,100 S.F. (REQUIRED)
 PER PLAN = 2,225 S.F. (PROVIDED)

12-6.2 Total Landscaping Required
 The total landscaping required in vehicular use areas is 22 sq. ft. per parking and stacking space. Interior and streetscape landscaping count toward the minimum square feet of landscaping required per parking space. Boundary buffers do not count toward the minimum square feet of landscaping required per parking space.

STREETSCAPE BUFFER
 REQUIRED TREES (2.5 TREES/100 LIN. FT) - 11 TREES
 PROPOSED TREES - 13 TREES

REQUIRED SHRUBS (20 SHRUBS/100 LIN. FT) - 93 SHRUBS
 PROPOSED SHRUBS - 106 SHRUBS

NOTE: 20 FT. SITE TRIANGLE DEDUCTED FROM LINEAR FOOTAGE



PUD MAJOR MODIFICATION
GALBRAITH
PROFESSIONAL CENTER
 SECTION 13, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title

LANDSCAPE PLAN

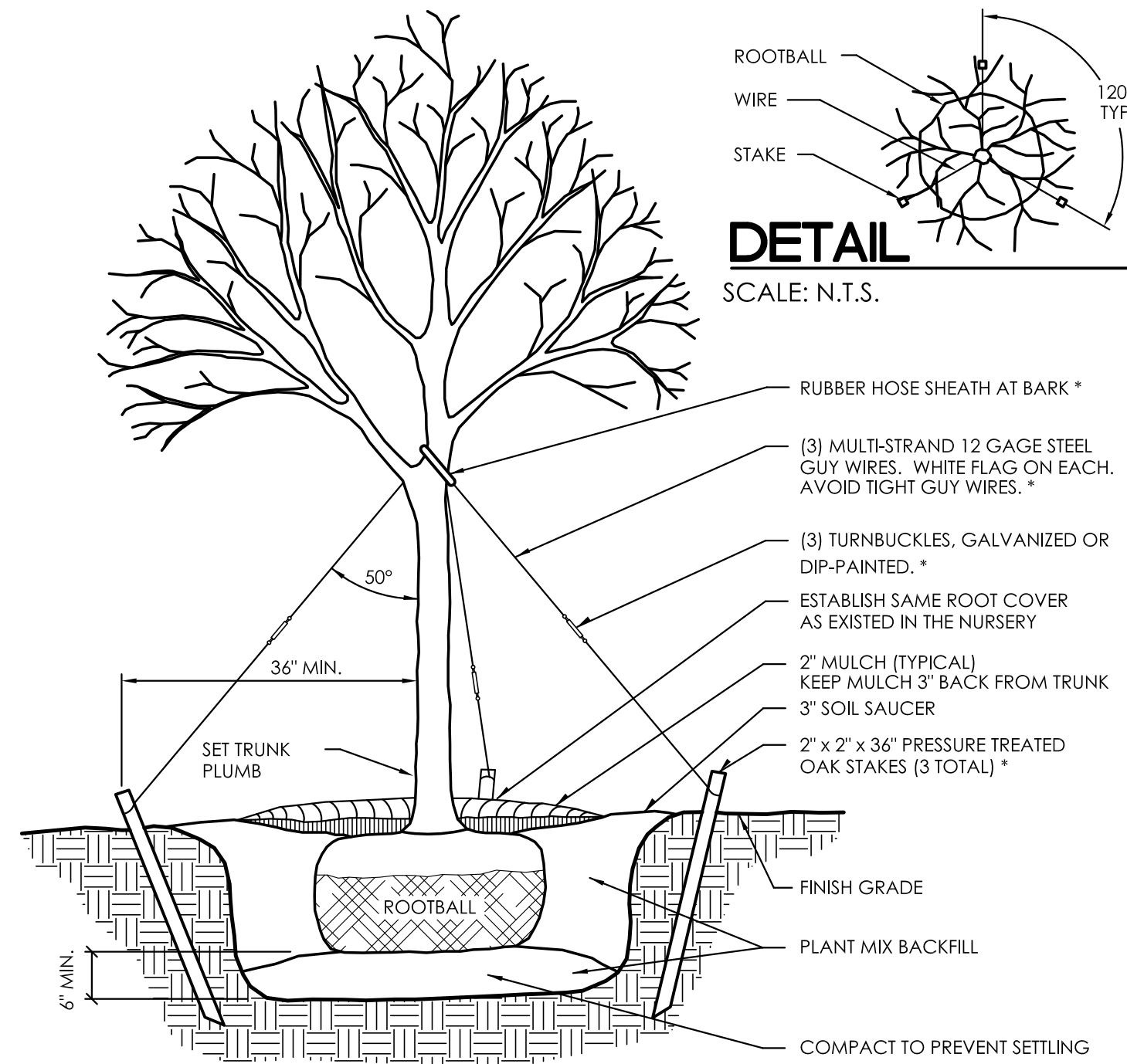
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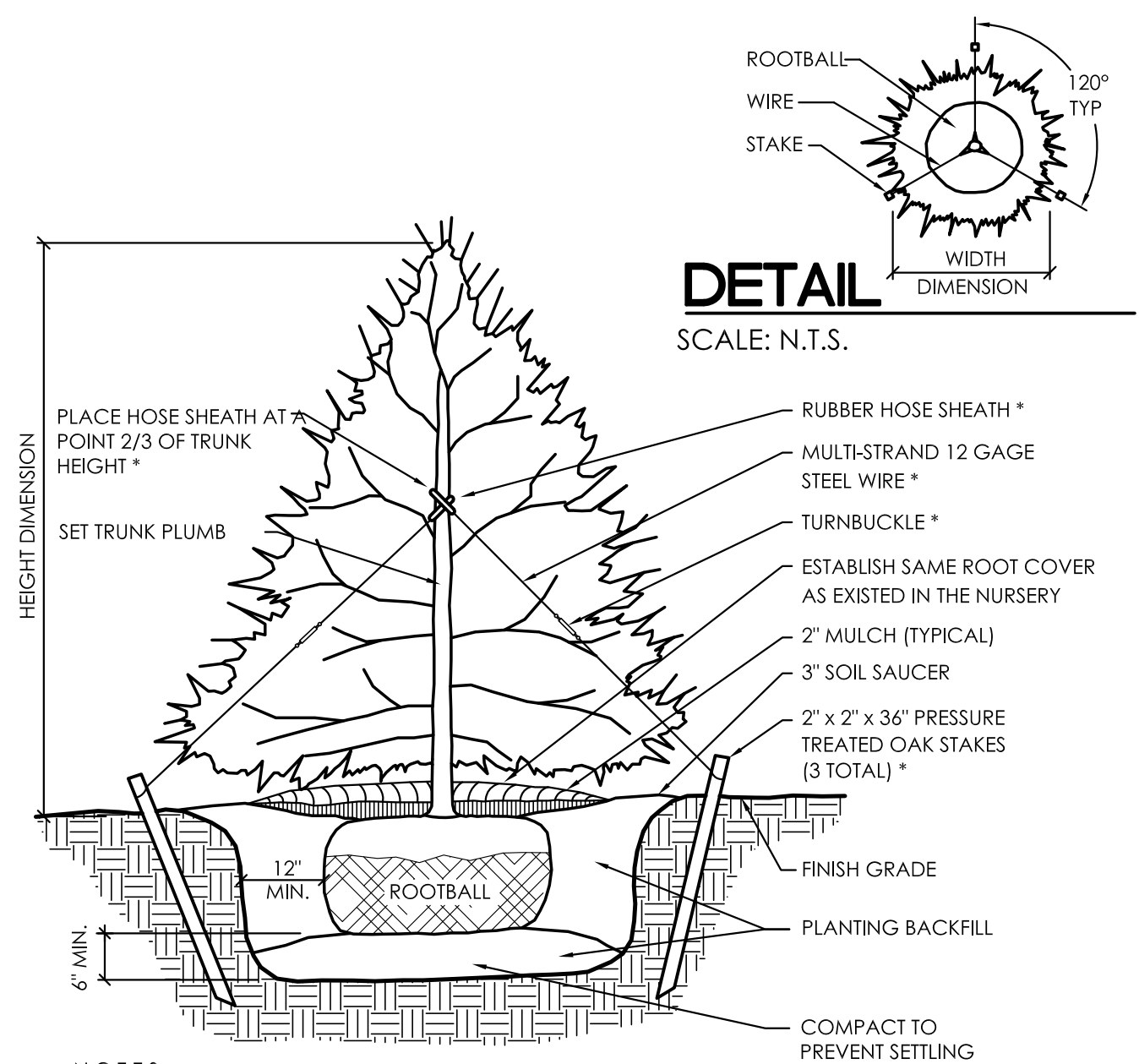


NOTES

1. IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
2. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL. POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
4. REMOVE ALL TWINE FROM ROOT BALL. IF PRESENT, REMOVE AND DISCARD THE TOP 3" OF BURLAP FROM THE ROOT BALL.
5. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
6. BACKFILL PLANTING HOLE WITH PLANT MIX (SEE GENERAL NOTES), AND THOROUGHLY WATER.
7. MULCH ENTIRE PLANTING SURFACE WITH COMPOSTED BARK MULCH APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.
8. STAKE DECIDUOUS TREES WITH A 2 1/2" OR GREATER CALIPER.
9. REMOVE STAKES 1 YEAR AFTER PLANTING.

DECIDUOUS TREE STAKING + GUYING

SCALE: N.T.S.



NOTES

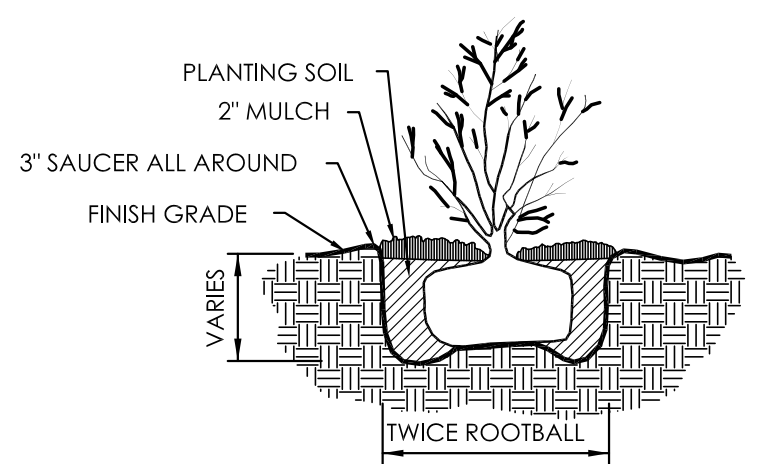
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2. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
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6. BACKFILL PLANTING HOLE WITH PLANT MIX (SEE GENERAL NOTES), AND THOROUGHLY WATER.
7. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATION.
8. MULCH ENTIRE PLANTING SURFACE WITH COMPOSTED BARK MULCH APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.
9. EVERGREEN TREES WITH 2" CALIPER OR SMALLER SHALL BE STAKED. EVERGREEN TREES HAVING A HEIGHT OF 7' OR GREATER SHALL BE STAKED.
10. REMOVE STAKES 1 YEAR AFTER PLANTING.

EVERGREEN TREE STAKING & GUYING

SCALE: N.T.S.

NOTES

1. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. IF CONTAINER IS USED, REMOVE CONTAINER AND LIGHTLY HAND SCARIFY ALL SIDES OF THE ROOT SYSTEM.
2. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT DID TO PREVIOUS GRADE.



SHRUB PLANTING

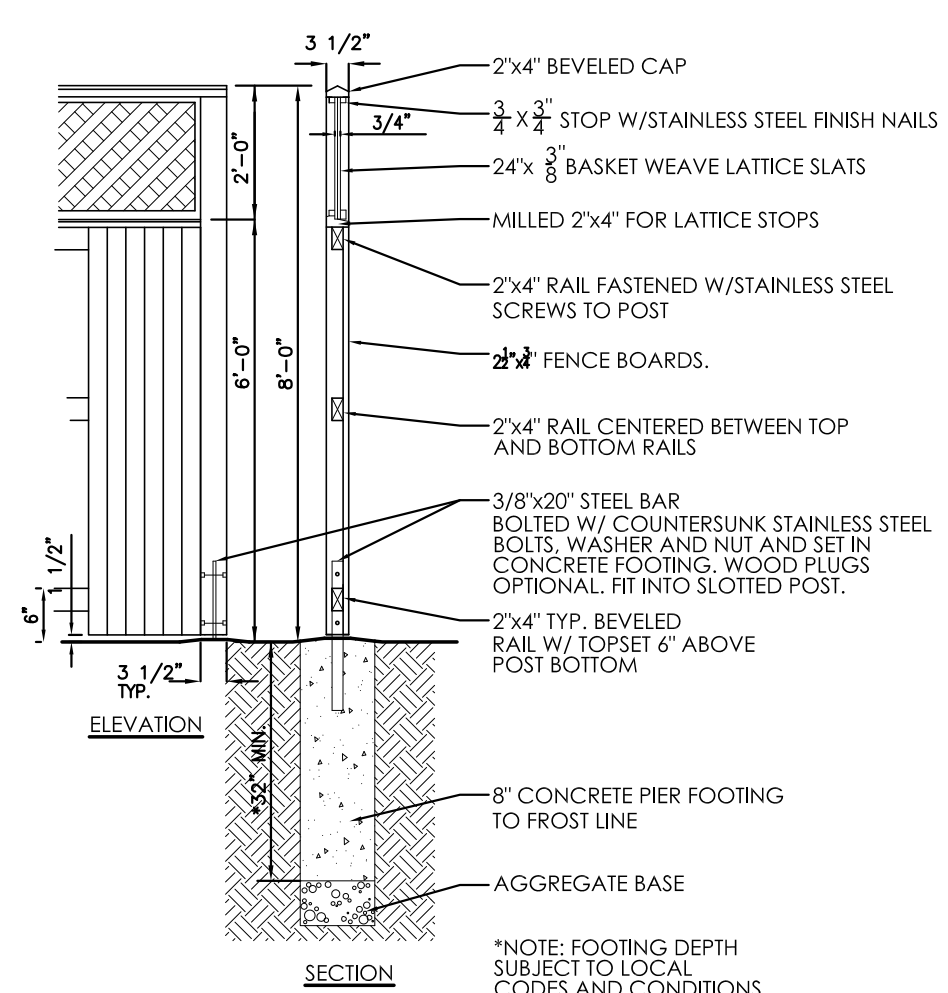
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GENERAL NOTES - PLANTING

1. 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.
2. 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.
3. AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
4. 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.
5. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. 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.
7. SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
8. LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTS LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
9. ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
10. 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.
11. 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.
12. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
13. 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.
14. LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
15. 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.
16. STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

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.
- A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 - B. 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).



DETAIL

DESCRIPTION: VINYL FENCE WITH LATTICE
SCALE: N.T.S.

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3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
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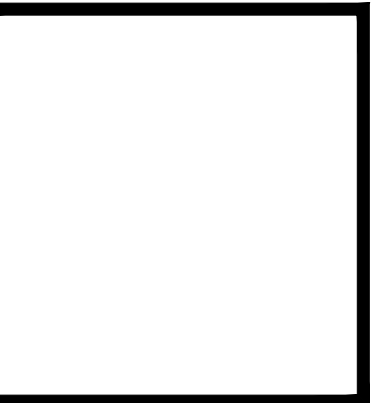
Drawn By	BMG	Project Mgr.	DAS
Drawing File	08321006-PLA-06		
X-Reference Files			
Date	02/13/17		
No.	Revision/Issue	By Date	
1	REVISED	BG 02/13/17	

PUD MAJOR MODIFICATION
GALBRAITH
PROFESSIONAL CENTER
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title	
LANDSCAPE DETAILS	
Project No.	08321.02
Scale	1"=20'
Sheet No.	L200
File No.	08-321

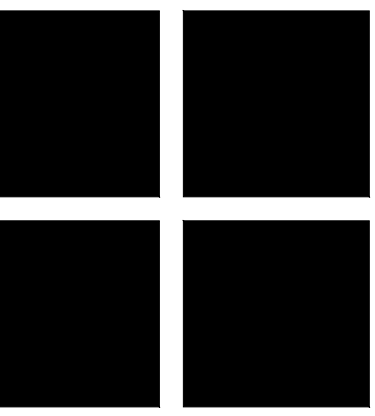
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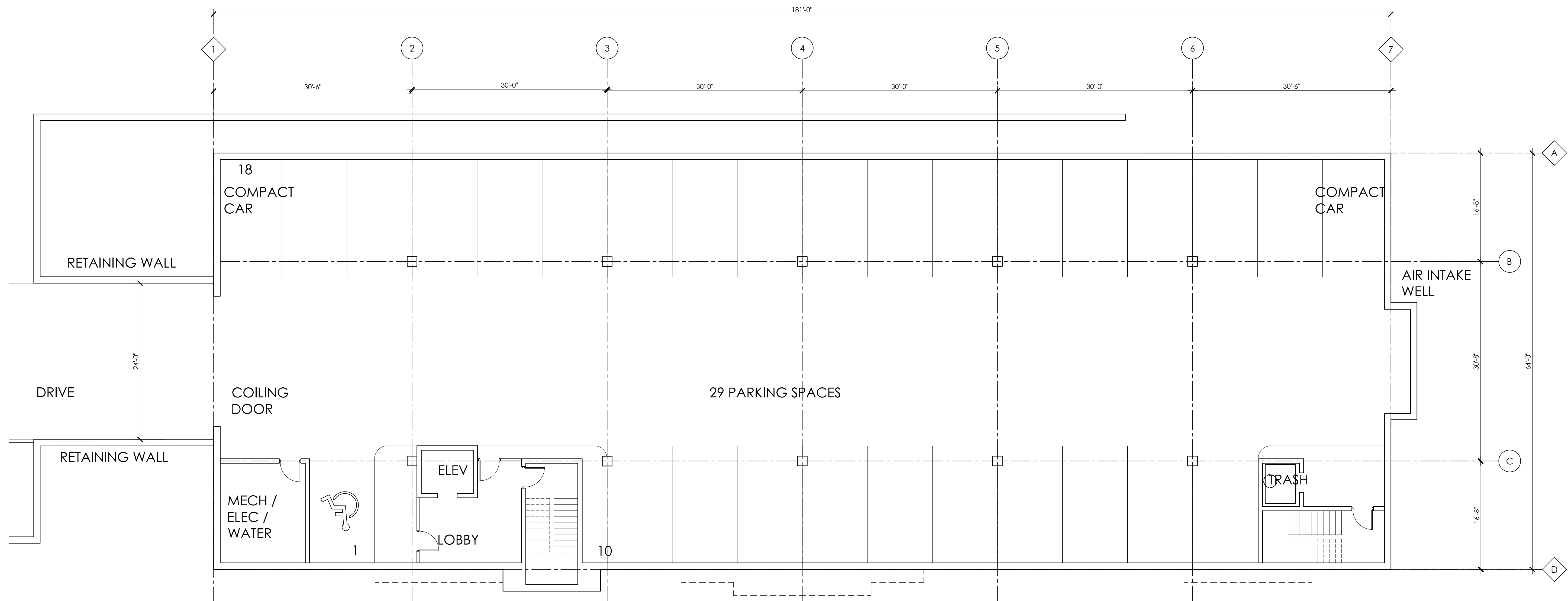


Issue: 06/05/2017 PROGRESS SET

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 Checked by: AWS

Date: 06/05/2017 Job # --
 FLOOR PLANS

A1.0



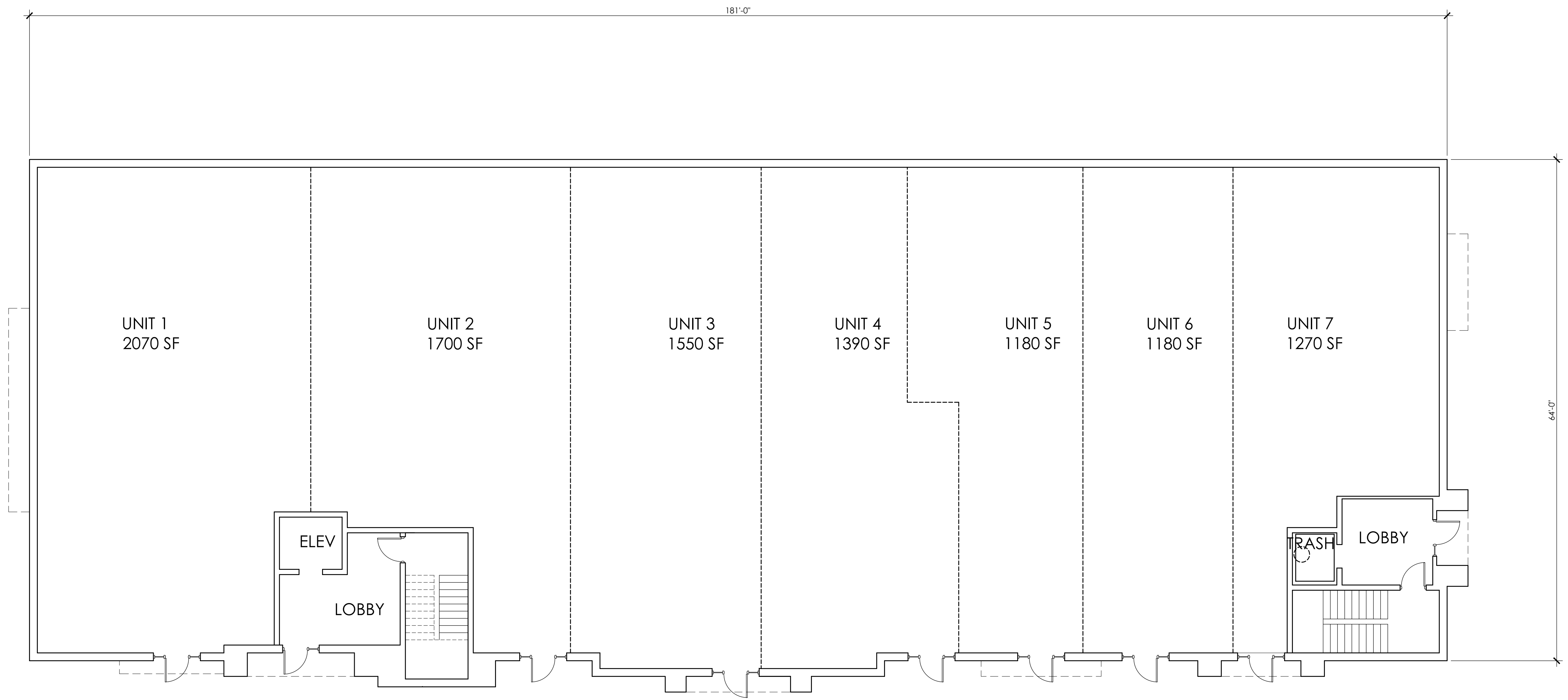
GARAGE PLAN
 SCALE: 1/8"=1'-0"
 11,600 SF



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FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 11,700 SF

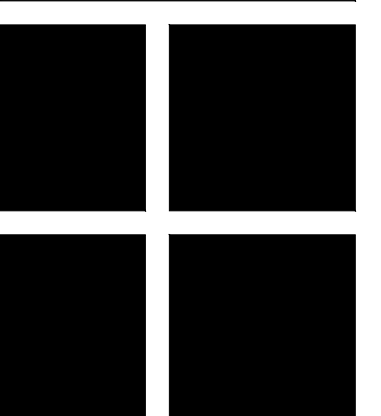


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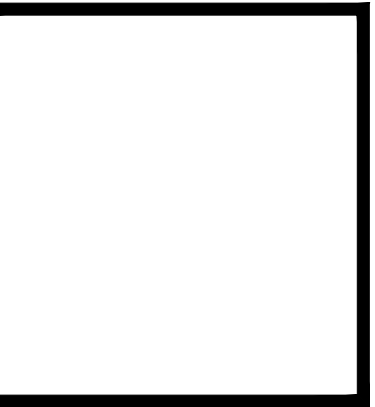


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FLOOR PLANS
A1.1

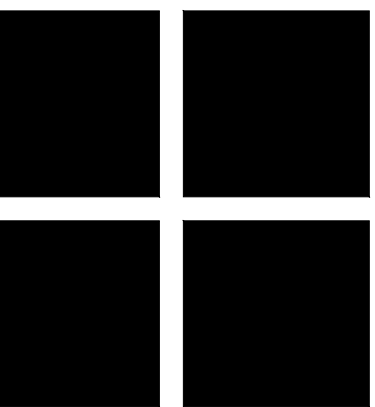


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FLOOR PLANS

A1.2



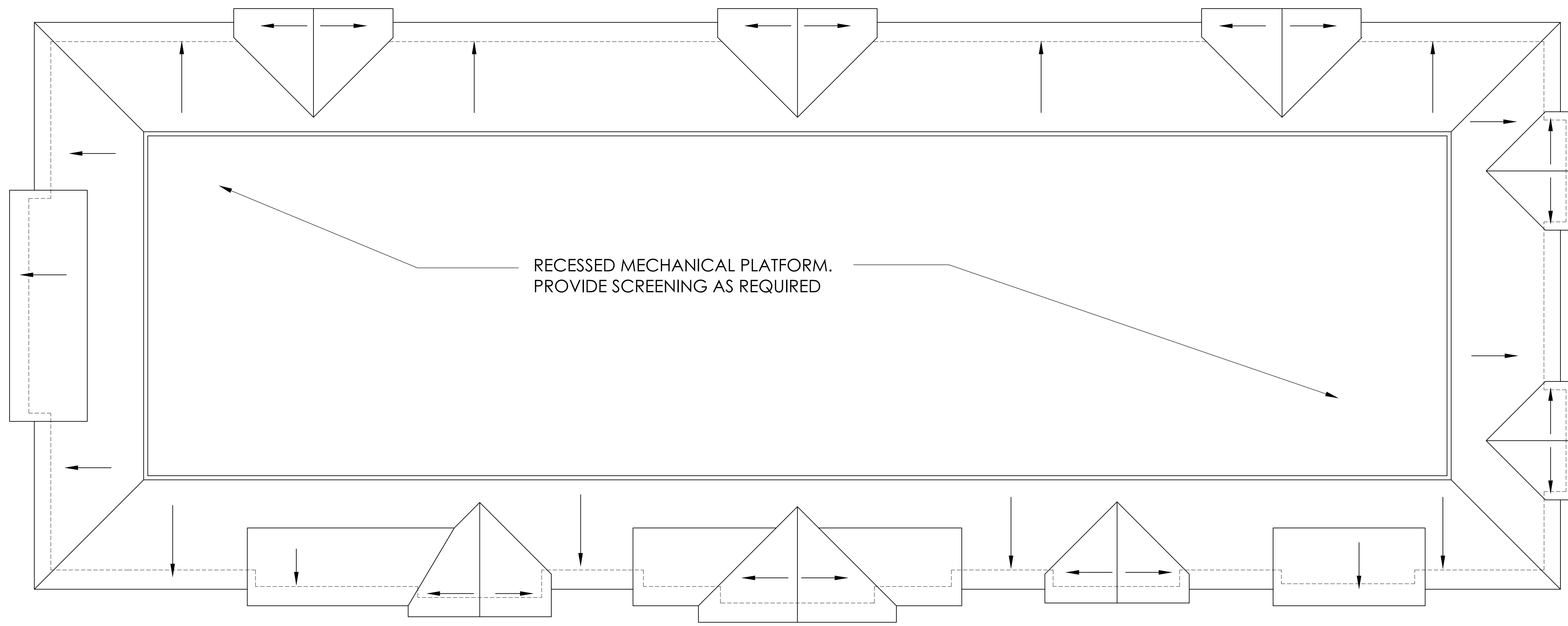
SECOND AND THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"



12,100 SF EACH FLOOR

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RECESSED MECHANICAL PLATFORM.
PROVIDE SCREENING AS REQUIRED

ROOF PLAN
SCALE: 1/8"=1'-0"



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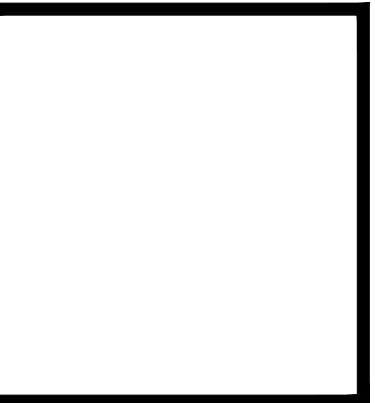
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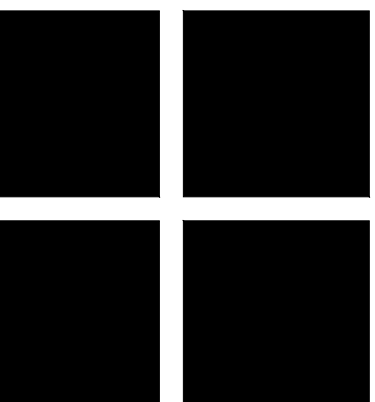
FLOOR PLANS

A1.3



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FRONT ELEVATION

A2.1



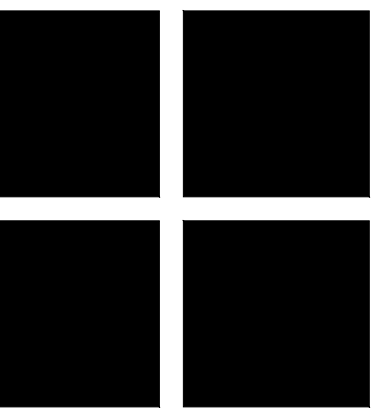
EXTERIOR ELEVATION
 SCALE: 1/8"=1'-0"

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SIDE AND BACK EXTERIOR ELEVATIONS

A2.2



EAST ELEVATION
 SCALE: 1/8"=1'-0"



WEST ELEVATION
 SCALE: 1/8"=1'-0"



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

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