

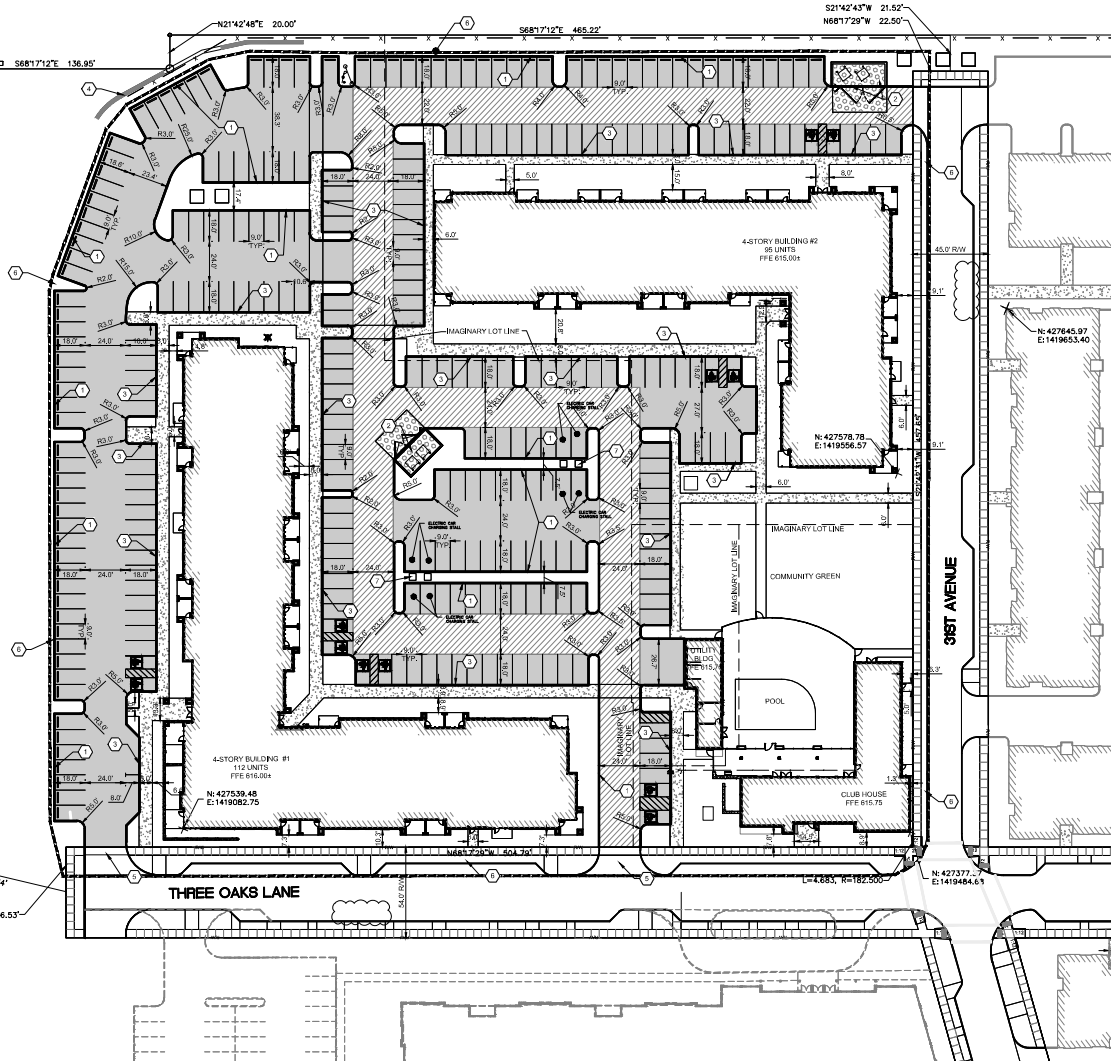
INTERSTATE ROUTE 71
LIMITED ACCESS RIGHT OF WAY
D.B. 4010, PG. 546
D.B. 3901, PG. 896

L.A. R/W

N 42°30'12"E 206.53'

N 52°54'48"E 46.57'

N 4°56'33"W 120.74'
S 21°42'36"W 26.53'



CODED NOTES

- 1 PROPOSED HEADER CURB, SEE DETAIL SHEET CC-9.
- 2 DUMPSTER PAD, SEE DETAIL SHEET CC-9.
- 3 PROPOSED INTEGRAL CURB, SEE DETAIL SHEET CC-9.
- 4 RETAINING WALL TO BE COMPLETED BY OTHERS.
- 5 CONCRETE DRIVE ENTRANCE, SEE DETAIL SHEET CC-9, BY OTHERS.
- 6 LIMITS OF WORK, STREET, SIDEWALKS, LANDSCAPING, GRADE, SEEDING, AND LIGHTING BEYOND LIMITS BY OTHERS.
- 7 ELECTRIC CHARGING STATIONS.

287 PARKING STALLS
14 HANDICAP PARKING STALLS

- PROPOSED SIDEWALK, SEE DETAIL SHEET CC-9.
- PROPOSED HEAVY DUTY ASPHALT, SEE DETAIL SHEET CC-9.
- PROPOSED STANDARD DUTY ASPHALT, SEE DETAIL SHEET CC-9.
- PROPOSED CONCRETE PAVEMENT, SEE DETAIL SHEET CC-9.

*NOTE: BLOCK C CONTRACTOR TO START AT THE BACK OF CURB AT THE STREET.

Revisions:
Issue Date: 5-24-2021

THREE OAKS
MULTI-FAMILY

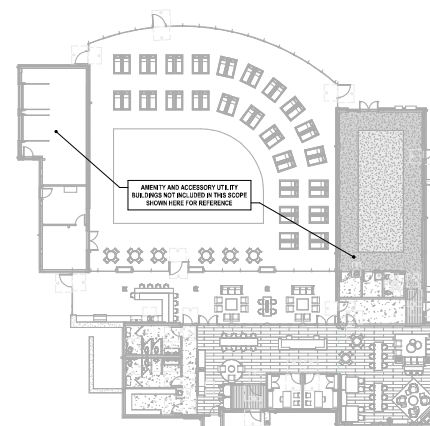
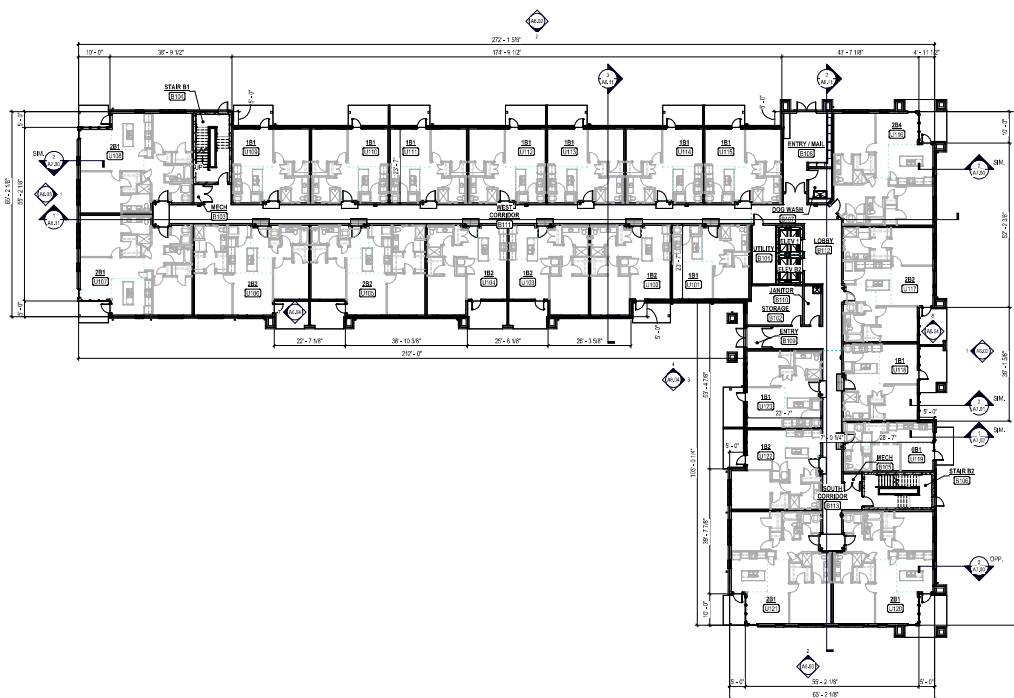
2900 ROBERTSON AVENUE
CINCINNATI, OHIO 45209

BLOCK C
LAYOUT PLAN

Project No.

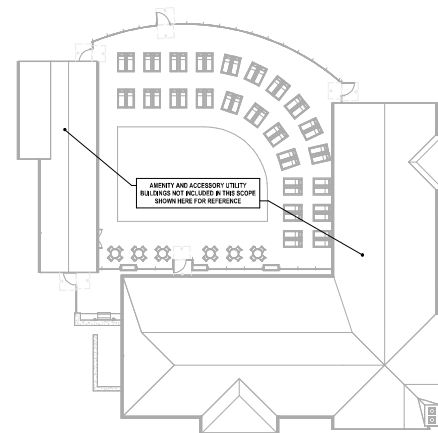
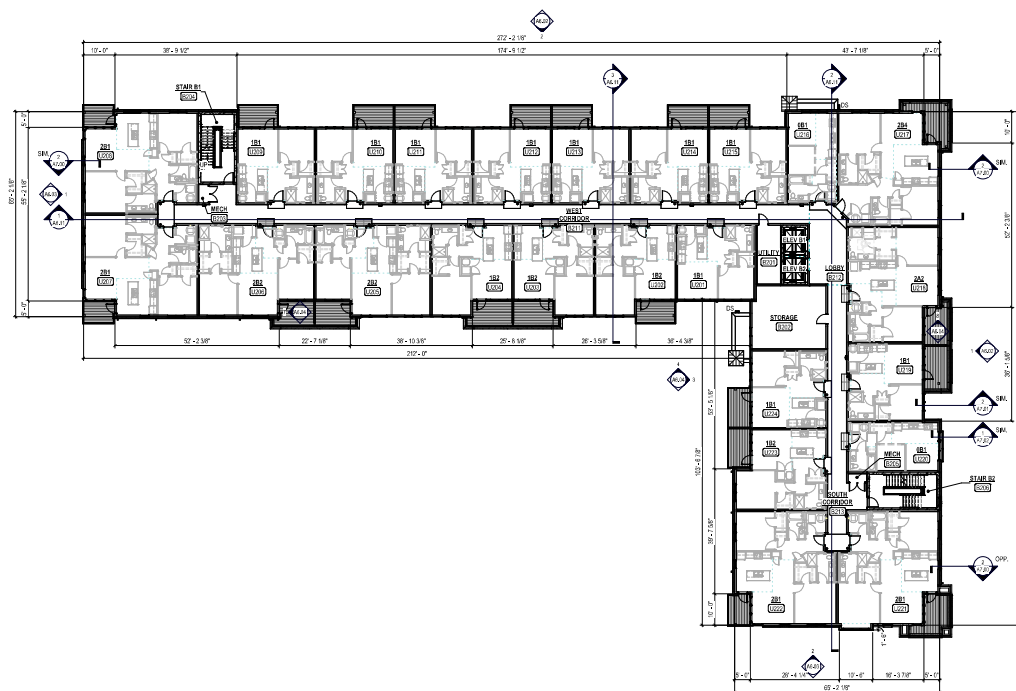
20072

CC-4



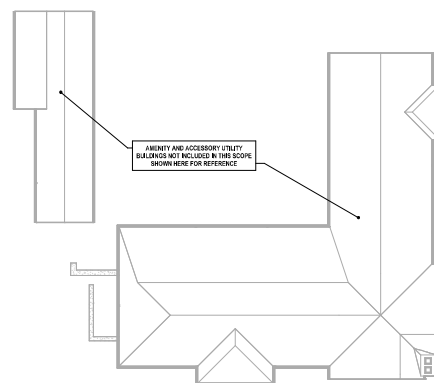
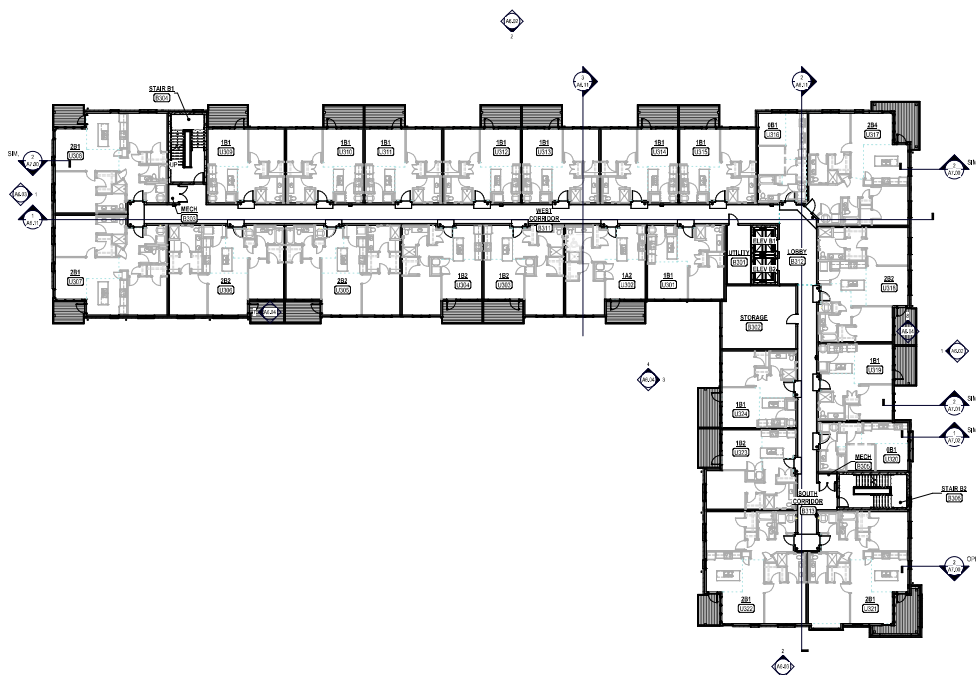
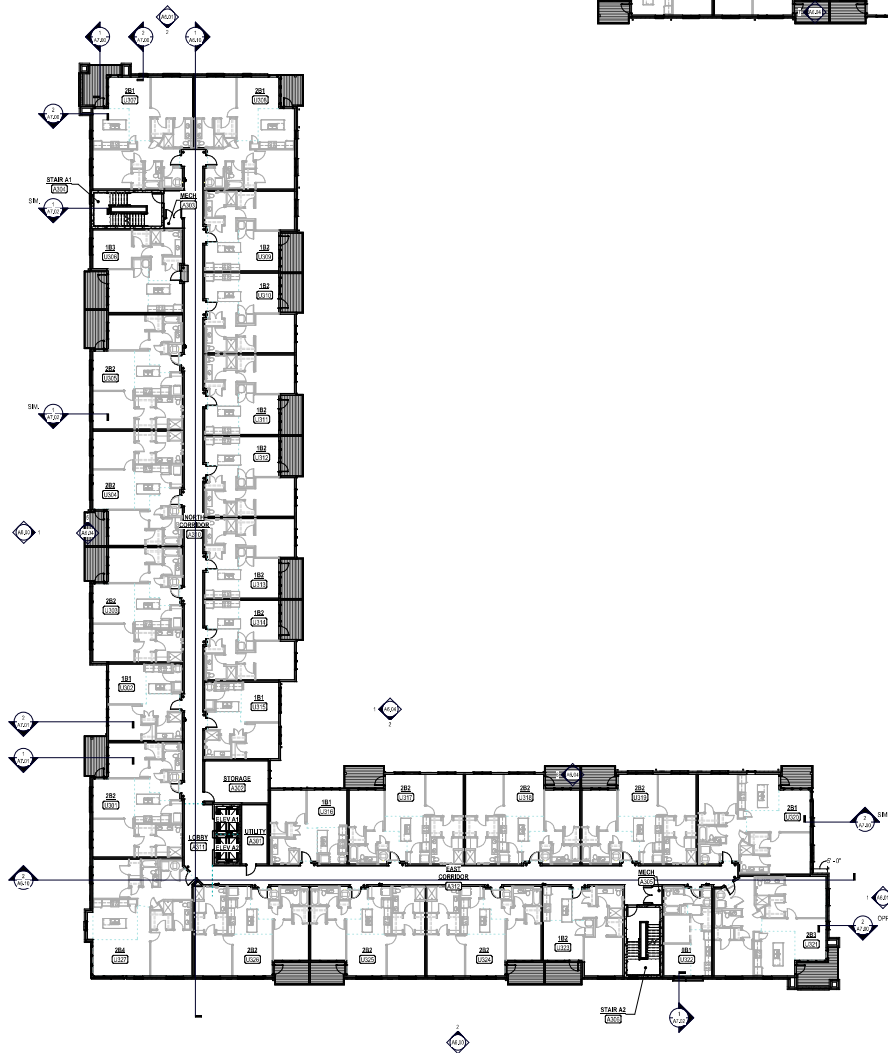
first floor plan - overall
1/16" = 1'-0"

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second floor plan - overall

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third floor plan - overall
1/8" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
1. REFER TO INTERIOR PARTITION SCHEDULE ON SHEET A2.2 FOR WALL TYPES NOTED THERE.
 2. COMMON AREA DOORS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB IF FROM ADJACENT TRAILING DOORS AT THE LIMITS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB IF FROM ADJACENT TRAILING DOORS. DOORS SHOWN IN THE MIDDLE OF A WALL SHALL BE CENTERED BETWEEN THE CORNERS. SEE PLAN DIMENSIONS FOR THE LOCATION OF THE INSIDE FACE OF THE JAMB AT ALL OTHER LOCATIONS.
 3. ROOM NUMBERS USED HEREIN ARE FOR THE PURPOSES OF THIS PROJECT. VERIFY ANY FINAL ROOM NUMBERING SYSTEM WITH THE OWNER PRIOR TO HAVING FINAL MARKS OR SCHEDULES RELATED TO ROOM NUMBERS.
 4. PATCH AND REPAIR ANY SURFACE OR OTHER ITEM DAMAGED BY OR INVOLVED IN CONSTRUCTION ACTIVITIES TO ITS ORIGINAL STATE. REFER TO NUMBERED DIMENSIONS FOR PATCHES TO BE MADE THAT MAY REQUIRE PATCHING BY GENERAL TRADE CONTRACTOR.
 5. BUILDING A FIRST FLOOR ELEVATION OF 100' ± 010'
BUILDING B FIRST FLOOR ELEVATION OF 100' ± 010'

ma

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Cincinnati, Ohio 45202
p 513 467 8240
f 513 467 3084
www.ma-architects.com

PERMIT SET

APARTMENTS AT THREE OAKS

2772 & 2782 THREE OAKS LANE | CINCINNATI, OH 45209



SETH D. OAKLEY #1015067
EXPIRATION DATE 12/31/2025

REVISION:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

2019.210

DRAWN BY:

M+A

DATE:

10 JULY 2025

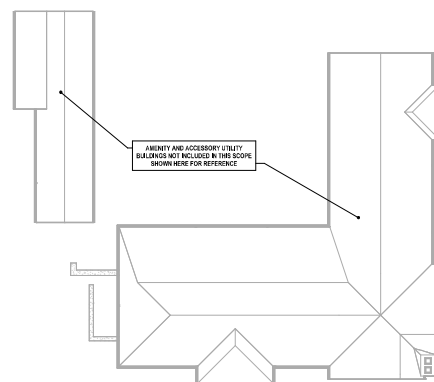
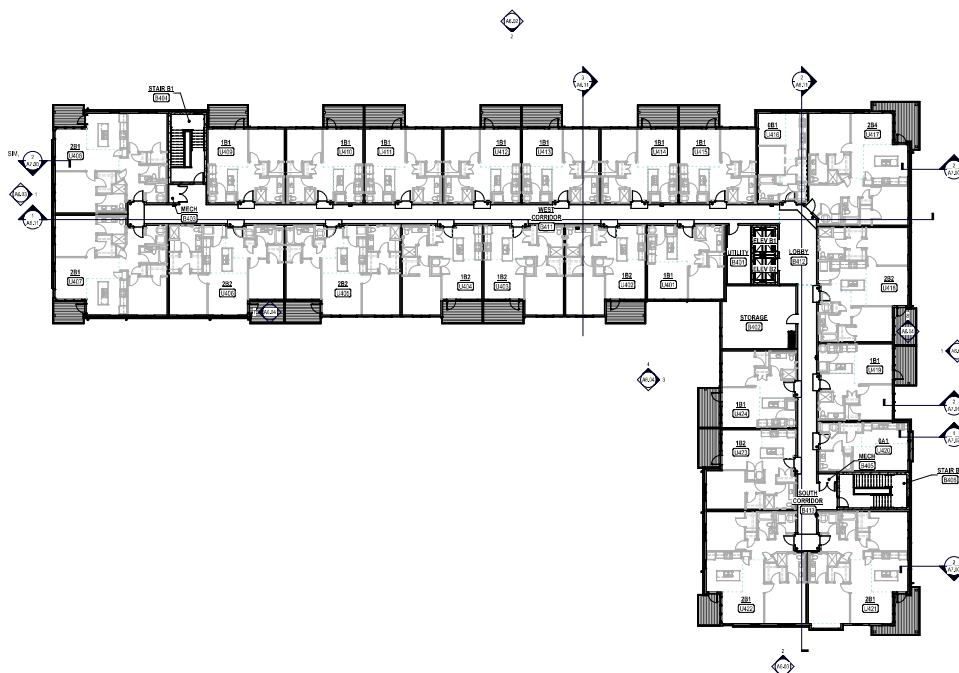
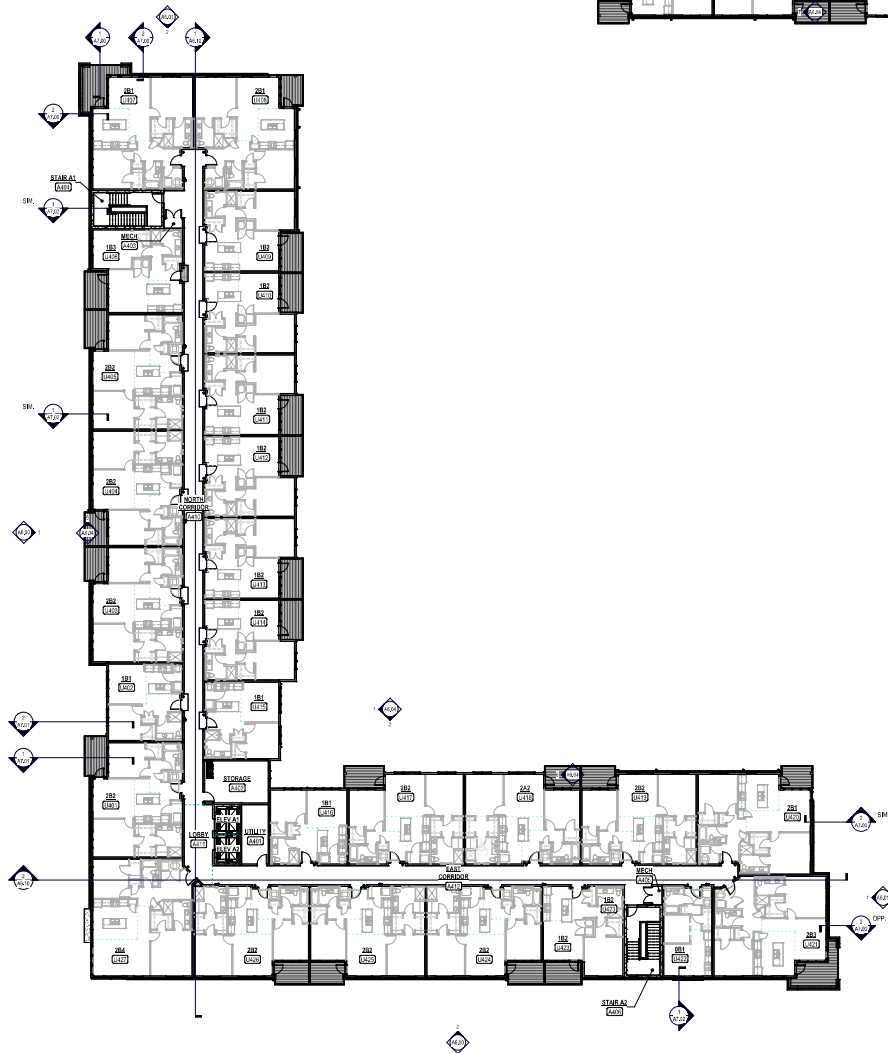
SHEET NAME:

THIRD FLOOR PLAN - OVERALL

SHEET NUMBER:

A2.30

ma architects



fourth floor plan - overall
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO INTERIOR PARTITION SCHEDULE ON SHEET A2.02 FOR WALL TYPES NOTED THERE.
2. COMMON AREA DOORS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB IF FROM ADJACENT TRAILING DOORS AT THE LIMITS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB IF FROM ADJACENT TRAILING DOORS. DOORS SHOWN IN THE MIDDLE OF A WALL SHALL BE CENTERED BETWEEN THE CORNERS. SEE PLAN DRAWINGS FOR THE LOCATION OF THE INSIDE FACE OF THE JAMB AT ALL OTHER LOCATIONS.
3. ROOM NUMBERS USED HEREIN ARE FOR THE PURPOSES OF THIS PROJECT. VERIFY ANY FINAL ROOM NUMBERING SYSTEM WITH THE OWNER PRIOR TO ISSUING FINAL MARKS OR SCHEDULES RELATED TO ROOM NUMBERS.
4. PATCH AND REPAIR ANY SURFACE OR OTHER ITEM DAMAGED BY OR INVOLVED IN CONSTRUCTION ACTIVITIES TO ITS ORIGINAL CONDITION. REFER TO NUMBERED DRAWINGS FOR PATCH WORK THAT MAY REQUIRE PATCHING BY GENERAL TRADE CONTRACTOR.
5. BUILDING A FIRST FLOOR ELEVATION OF 100' ± 010' BUILDING B FIRST FLOOR ELEVATION OF 100' ± 010'



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p 513 467 8240
f 513 467 3084
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APARTMENTS AT THREE OAKS

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STATUS



SETH D. OAKLEY #1015067
EXPIRATION DATE 12/31/2025

REVISION

NO.	DATE	DESCRIPTION

PROJECT NUMBER

2019.210

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10 JULY 2025

SHEET NAME

FOURTH FLOOR PLAN -

OVERALL

SHEET NUMBER

A2.40

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f 513 467 3084
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APARTMENTS AT THREE OAKS

2772 & 2782 THREE OAKS LANE | CINCINNATI, OH 45209



REVISION

PROJECT NUMBER
2019.210

DRAWN BY
M+A

DATE
10 JULY 2025

SHEET NAME
EXTERIOR ELEVATIONS
- BUILDING A -

SHEET NUMBER
A6.00

A6.00

MATERIAL LEGEND	
	1/2" THICK MODULAR FACE BRICK - COLOR 1 (BUILDING A ONLY) CONTINENTAL BRICK COMPANY, STYLE 484 - FLASHED WINE RED
	1/2" THICK MODULAR FACE BRICK - COLOR 2 (BUILDING B ONLY) CONTINENTAL BRICK COMPANY, STYLE 587 - WALNUT BLEND
	1/2" THICK CONCRETE STONE - COLOR ROCKCAST CHEELED, OLD CAST-4 AND 8 COURSE HEIGHTS, 16" AND 12" LENGTHS
	1/2" THICK CONCRETE STONE - COLOR ROCKCAST CHEELED, OLD CAST-4 AND 8 COURSE HEIGHTS, 16" AND 12" LENGTHS
	CAST STONE WINDOW HEADERS, SILL & COPS COLOR: ROCKCAST BURNSTONE
	FRIBER CEMENT LAP SIDING - 4" EXPOSURE, 16" EXPOSURE AT 4TH FLOOR COLOR: SHERWIN WILLIAMS, SILVER STRAND (SPR 7057)
	FRIBER CEMENT PANEL SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SPR 7057) - BUILDING A ONLY
	FRIBER CEMENT ACCENT PANEL SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SPR 7057) - BUILDING B ONLY
	WINDOWS - COLOR: DARK BRONZE
	ALUMINUM STOREFRONTS - COLOR: DARK BRONZE
	METAL COPING - ROCCA DIM METAL 5 - COLOR: DARK BRONZE

NOTE:
BUILDING A FIRST FLOOR ELEVATION OF 187' - 4 1/2"
BUILDING B FIRST FLOOR ELEVATION OF 187' - 4 1/2"



building a - south elevation
187' - 4 1/2"



building a - west elevation
187' - 4 1/2"



2772 & 2782 THREE OAKS LANE | CINCINNATI, OH 45209

Revision:

RAY/N BY:

DATE: _____

SHEET NAME: _____

EXTERIOR ELEVATIONS

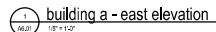
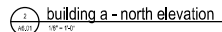
BUILDING A

A6 01 8

40.01

NOTE:
BUILDING A FIRST FLOOR ELEVATION OF 102' = 616'
BUILDING B FIRST FLOOR ELEVATION OF 102' = 615'

NOTE:
BUILDING A FIRST FLOOR ELEVATION OF 102' = 616'
BUILDING B FIRST FLOOR ELEVATION OF 102' = 615'





1404 Race St, Suite 202
Cincinnati, Ohio 45202
p 513.467.8240
f 513.467.3084
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2772 & 2762 THREE OAKS LANE | CINCINNATI, OH 45209

APARTMENTS AT THREE OAKS

STATUS

STATE OF OHIO

SETH D. OAKLEY

1015867

REGISTERED ARCHITECT

SETH D. OAKLEY ARCHITECT

EXPIRATION DATE: 12/31/2025

REVISION

PROJECT NUMBER

2019.210

DRAWN BY

M+A

DATE

10 JULY 2025

SHEET NAME

EXTERIOR ELEVATIONS

- BUILDING B -

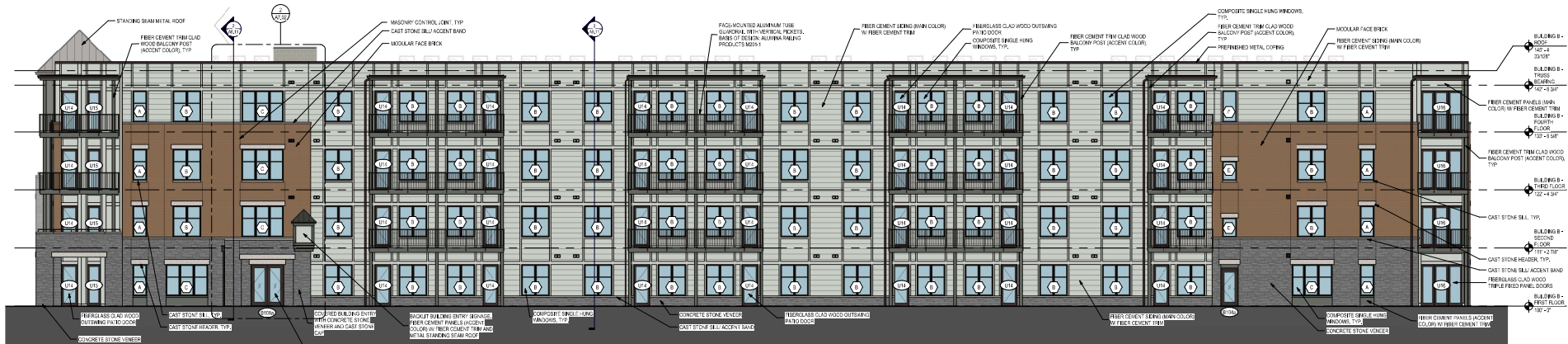
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A6.02

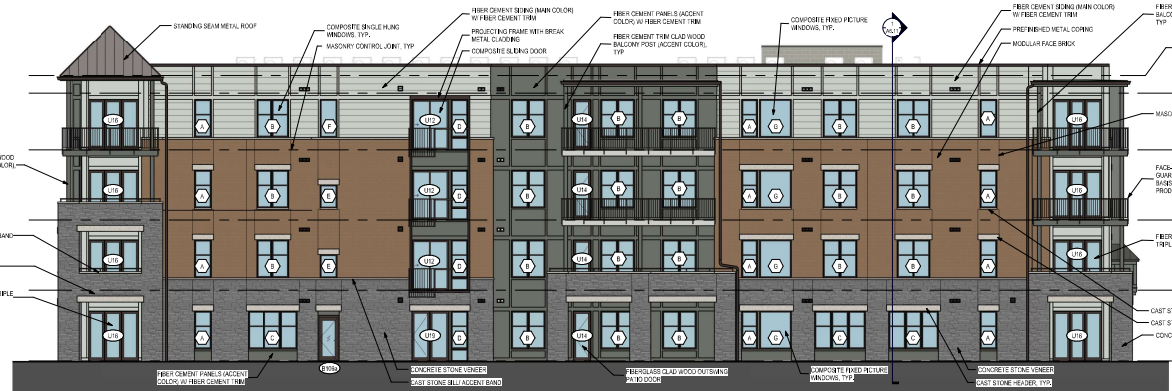
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MATERIAL LEGEND	
	1/2" THICK MODULAR FACE BRICK - COLOR 1 (BUILDING A ONLY) CONTINENTAL BRICK COMPANY, STYLE 484 - FLAMED WINE RED
	1/2" THICK MODULAR FACE BRICK - COLOR 2 (BUILDING B ONLY) CONTINENTAL BRICK COMPANY, STYLE 587 - WILLOW BLEND
	1/2" THICK CONCRETE STONE - COLOR ROCKCAST CHIEFLED, OLD CAST-4 AND 6 COURSE HEIGHTS, 16" X 16" X 16" LENGTH
	CAST STONE WINDOW HEADERS, SILL & CHIPS COLOR: ROCKCAST BUFFSTONE
	FIBER CEMENT LAP SIDING - 4" EXPOSURE, 16" EXPOSURE AT 4TH FLOOR COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057)
	FIBER CEMENT PANEL, SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057)
	FIBER CEMENT ACCENT PANEL, SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057)
	WINDOWS - COLOR: DARK BRONZE
	ALUMINUM STOREFRONTS - COLOR: DARK BRONZE
	METAL COPING - ROCA, DM METAL 5 - COLOR: DARK BRONZE

NOTE:
BUILDING A FIRST FLOOR ELEVATION OF 187' - 68"
BUILDING B FIRST FLOOR ELEVATION OF 187' - 85"



building b - north elevation
1/8" = 1'-0"



building b - east elevation
1/8" = 1'-0"



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APARTMENTS AT THREE OAKS

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STATUS



SETH D. OAKLEY REGISTERED ARCHITECT

REVISION

NO.	DESCRIPTION

PROJECT NUMBER

2019.210

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10 JULY 2025

SHEET NAME

EXTERIOR ELEVATIONS

- BUILDING B -

SHEET NUMBER

A6.03

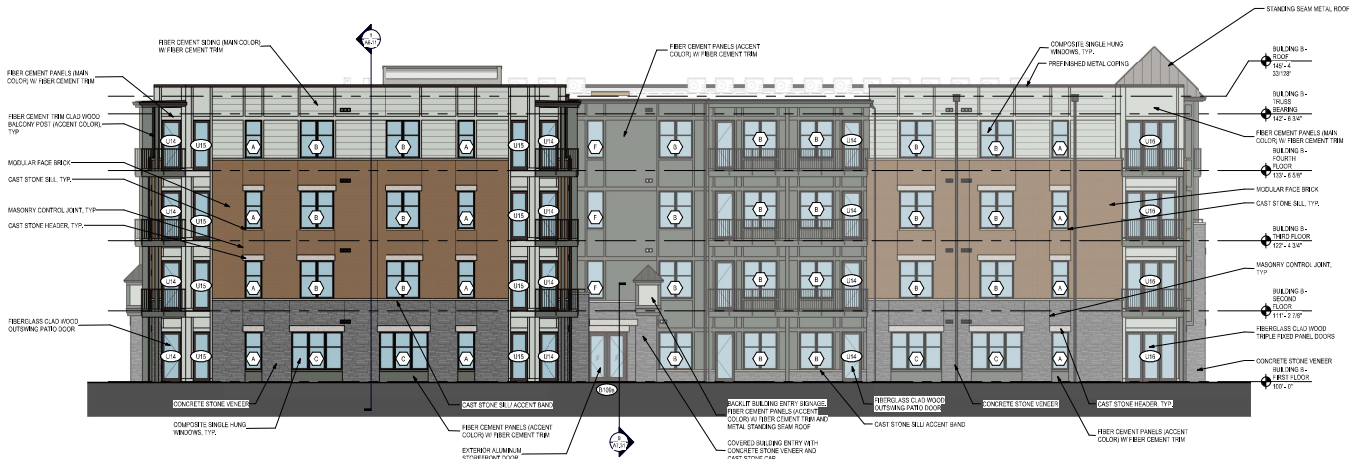
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MATERIAL LEGEND	
	2" THICK MODULAR FACE BRICK - COLOR 1 (BUILDING A ONLY) CONTINENTAL BRICK COMPANY, STYLE 484 - FLASHED WINE RED
	2" THICK MODULAR FACE BRICK - COLOR 2 (BUILDING B ONLY) CONTINENTAL BRICK COMPANY, STYLE 587 - WALNUT BLEND
	2" THICK CONCRETE STONE - COLOR ROCKCAST CHIELED, OLD CAST-4 AND 6 COURSE HEIGHTS, 16" AND 12" LENGTHS
	CAST STONE WINDOW HEADERS, SILL & CHIPS COLOR: ROCKCAST BUFFSTONE
	FIBER CEMENT LAP SIDING - IF EXPOSURE IF EXPOSURE AT 4TH FLOOR COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057)
	FIBER CEMENT PANELS, SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057)
	FIBER CEMENT ACCENT PANELS, SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057) - BUILDING A ONLY
	FIBER CEMENT ACCENT PANELS, SIDING AND BATTEN TRIM COLOR: SHERWIN WILLIAMS, SILVER STRAND (SW 7057) - BUILDING B ONLY
	WINDOWS - COLOR: DARK BRONZE
	ALUMINUM STOREFRONTS - COLOR: DARK BRONZE
	METAL COPING - ROCA, DM METAL 5 - COLOR: DARK BRONZE

NOTE:
BUILDING A FIRST FLOOR ELEVATION OF 107' - 6 1/2"
BUILDING B FIRST FLOOR ELEVATION OF 107' - 8 1/2"



building b - south elevation
1/8" = 1'-0"



building b - west elevation
1/8" = 1'-0"



2794 & 2798 THREE OAKS LANE | CINCINNATI, OH 45209

AMENITY BUILDING AT THREE OAKS

SETH D. OAKLEY #1015067
EXPIRATION DATE 12-31-2023

019.310

+A

1 MAY 2022

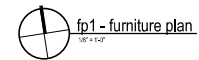
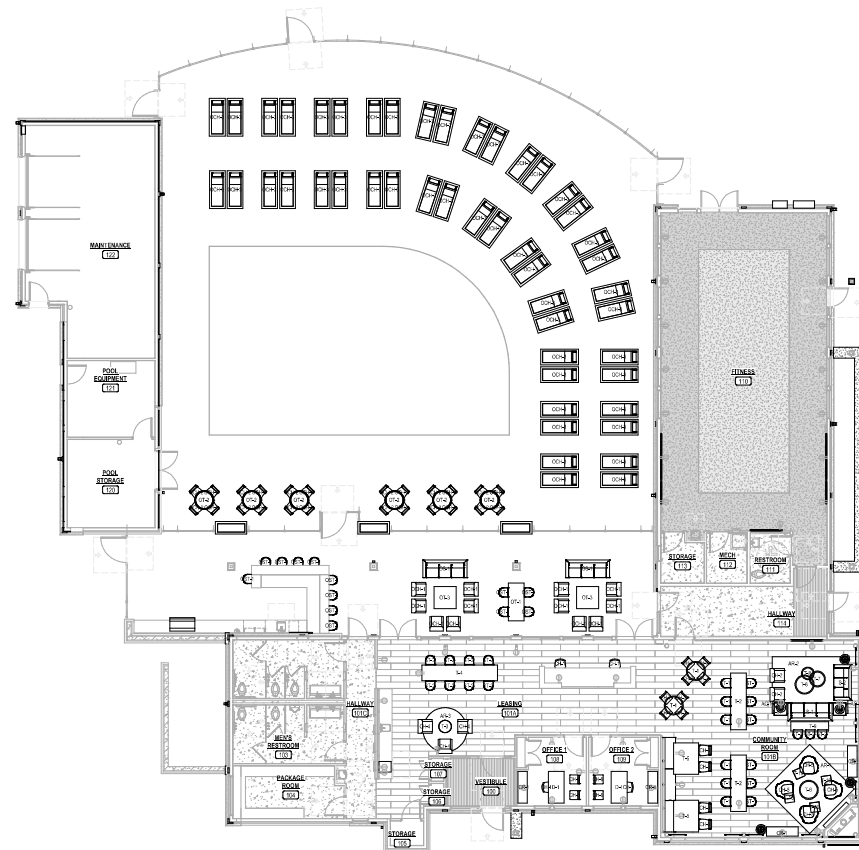
RST FLOOR
FURNITURE AND

WORKSHEET NUMBER:

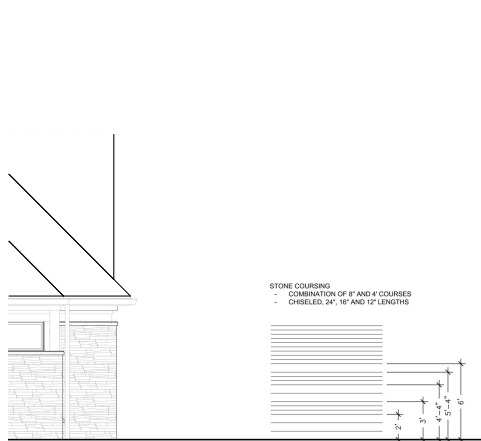
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A4.10

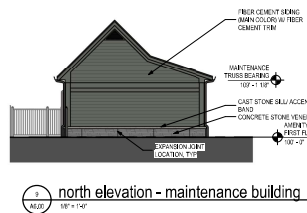
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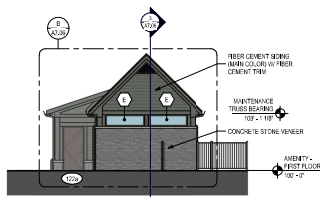
NOTE: FOR REFERENCE ONLY



5 stone coursing detail
1/8" = 1'-0"



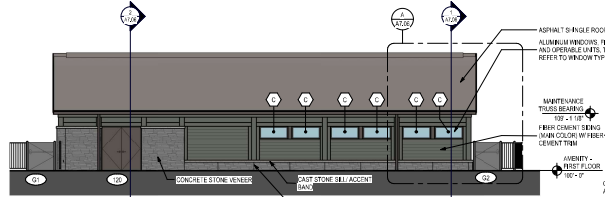
6 north elevation - maintenance building
1/8" = 1'-0"



8 south elevation - maintenance building
1/8" = 1'-0"



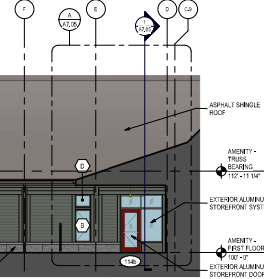
10 west elevation - maintenance building
1/8" = 1'-0"



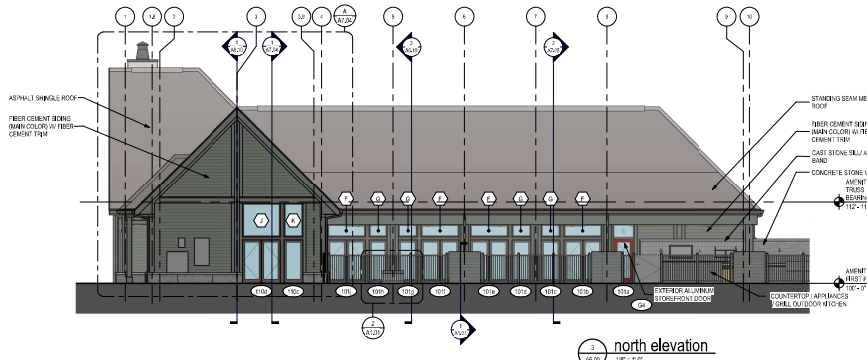
7 east elevation - maintenance building
1/8" = 1'-0"

MATERIAL LEGEND	
4" THICK CONCRETE STONE - COLOR: BUCKINGHAM CHISELED, OLD SAND - 4" AND 8" COURSE HEIGHTS IN 24", 16" AND 12" LENGTHS	
CAST STONE WINDOW HEADERS, SILLS & CAPS - COLOR: BUCKINGHAM BLUE STONE	
FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR: SHERMAN (VALUANS, MIGHT ONE, USA 7001)	
FIBER CEMENT ACCENT TRIM - COLOR: SHERMAN (VALUANS, MIGHT ONE, USA 7001)	
WINDOWS - COLOR: DARK BRONZE	
ALUMINUM STOREFRONT - COLOR: DARK BRONZE	
METAL COPING - HSSA, ON METALS - COLOR: DARK BRONZE	

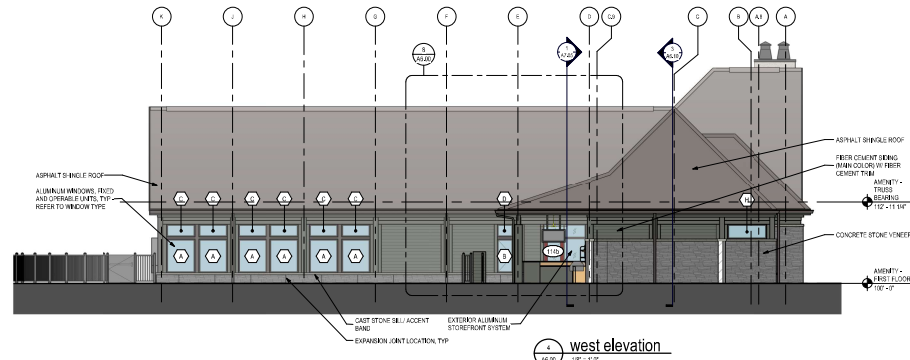
NOTE: AMENITY + MAINTENANCE BUILDING FIRST FLOOR ELEVATION OF 100' ± 01.10'



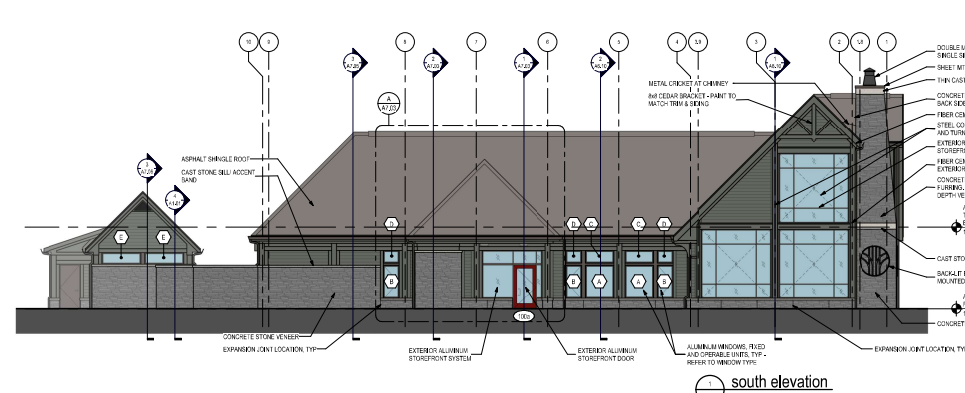
9 partial west elevation
1/8" = 1'-0"



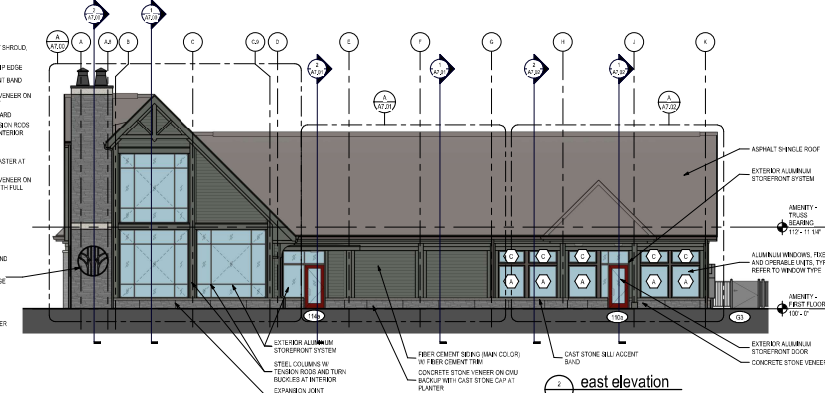
1 north elevation
1/8" = 1'-0"



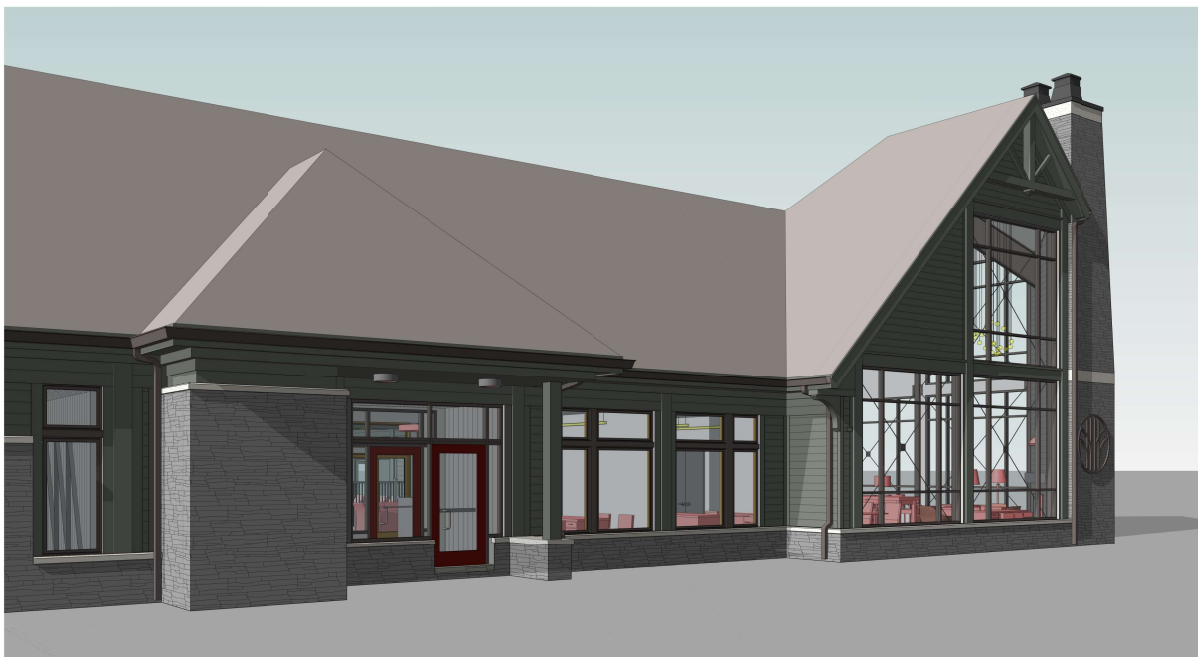
4 west elevation
1/8" = 1'-0"



1 south elevation
1/8" = 1'-0"



2 east elevation
1/8" = 1'-0"



perspective view - main entrance



perspective view - se corner



AMENITY BUILDING AT THREE OAKS

2794 & 2788 THREE OAKS LANE | CINCINNATI, OH 45209

STATUS



SETH D. OAKLEY #1015067
EXPIRATION DATE 12/31/2023

REVISION

PROJECT NUMBER

2019.210

DRAWN BY

M+A

DATE

11 MAY 2022

SHEET NAME

3D VIEWS

SHEET NUMBER

A6.20



aerial perspective view



perspective view - east side



AMENITY BUILDING AT THREE OAKS

PERMIT SET

2794 & 2788 THREE OAKS LANE | CINCINNATI, OH 45209

STATUS



SETH D. OAKLEY #1015067
EXPIRATION DATE 12/31/2023

REVISION

PROJECT NUMBER

2019.210

DRAWN BY

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DATE

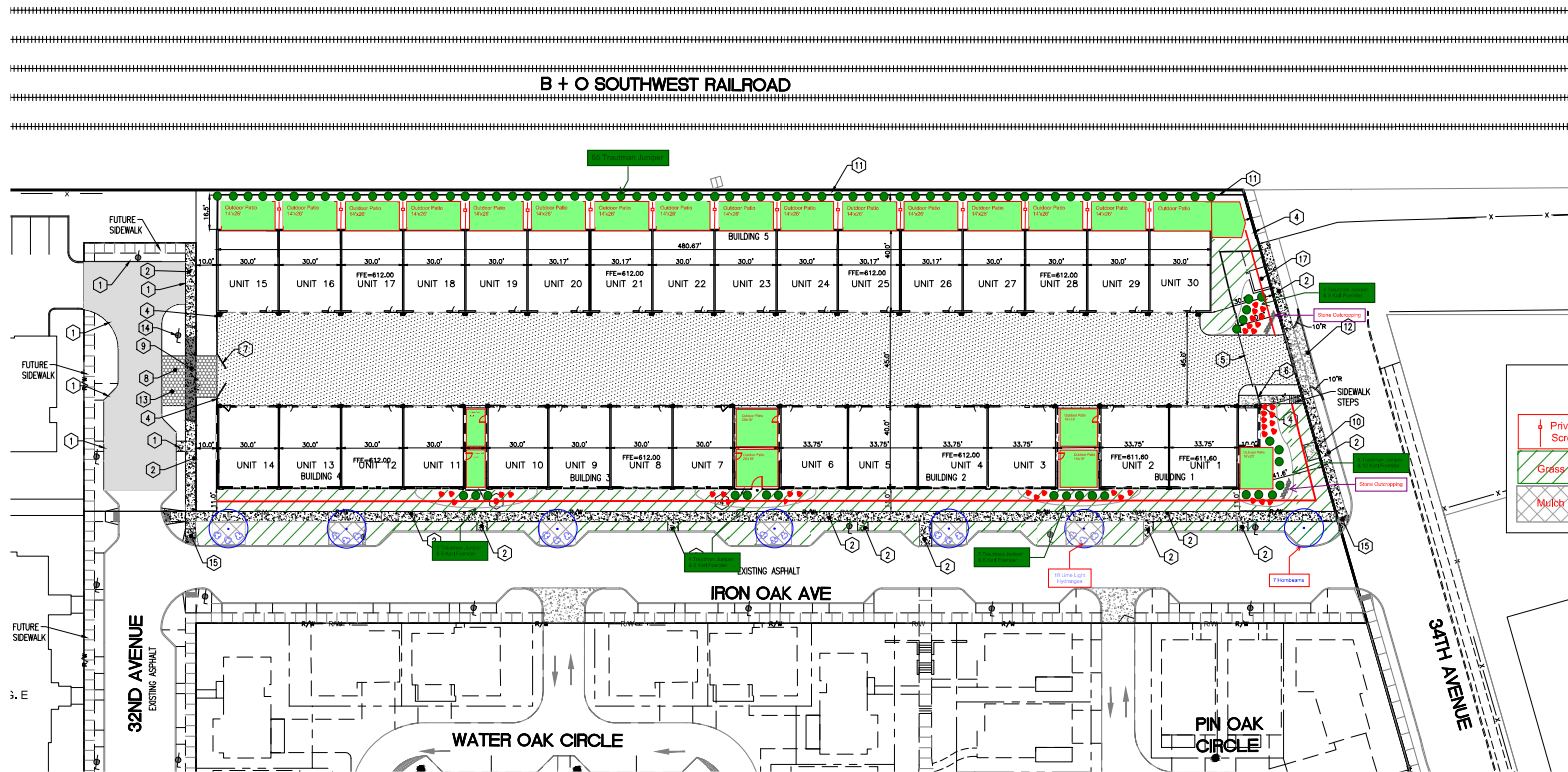
11 MAY 2022

SHEET NAME

3D VIEWS

SHEET NUMBER

A6.21



Scale: 1" = 30'



