

June 2, 2025

City of Cincinnati
Department of Planning and Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202



TILSLEY
ARCHITECTS

Attn: Stacey Richardson
Re: Drawing submittal for
Oregon Street Development – Lot G
Planning Commission Approval

Dear Stacey,

Per our previous conversations and correspondence, we would like to submit drawings for a new three-story residential project located on Lot G of the previously approved PUD, File No. EQ-HS. 4; 066-02, Case No. ,613.234. The PUD was approved on August 2, 2002 for 3.1 acres of land between Oregon Street and Baum Street. Since that time, the Developer has been executing the plan according to the PUD decision letter and Lot G represents the next phase of the development. Attached is a copy of the PUD Decision letter w/ background material for reference.

This new building will follow all the guidelines as outlined in the decision letter for this property and is not seeking any variances or exceptions. The proposed building will be three stories tall plus a basement that will accommodate 6 cars. There will be 3 units, (one per floor) and are being designed to cater to the upscale luxury market.

The structure will be supported by a pier and grade beam foundation system that will be designed and engineered by Civil Solutions Engineers. They were the engineers for previous phases of the PUD and have a detailed understanding of the geotechnical conditions of this Hillside. Soil borings will be performed once the Planning Commission has approved our plans so that we can begin foundation engineering and hillside stabilization measures. The design and services will be executed to the standards, rules and guidelines of the City of Cincinnati and all other authorities having jurisdiction over this property.

Tilsley and Associates met with the Mt. Adams Civic Association zoning committee to present the proposed building to them and we did not receive any objections to the proposed project.

Attached are the following drawings and information for review:

1. Survey of the property
2. Site plan with proposed improvements including utility locations, building setbacks, sidewalks, driveways, retaining wall locations, landscaping and other misc. site improvements.
3. Statement from Geotechnical engineer.
4. Site section showing the relationship to other neighboring structures.
5. Schematic Building Plans and Sections.
6. Renderings of the exterior illustrating the proposed look of the building.
7. The owner of the property is Aspen Properties Building G LLC

TILSLEY ARCHITECTS LLC • 1140 ST. GREGORY STREET • CINCINNATI OHIO 45202
513.651.4300 • TILSLEYARCHITECTS.COM

8. There are no restrictive covenants for the property at this time however a Condo Association will be formed upon completion of the project that will spell out the covenants for the property.

Stacey, we believe that this letter, attached documents and drawings clearly satisfy the requirements for Planning Commission review and approval, however if there are any additional items needed, please let us know and we will provide those to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory P. Tilsley". The signature is fluid and cursive, with the first name "Gregory" being more legible than the last name "Tilsley".

Gregory P. Tilsley, AIA

June 24, 2025



CIVIL SOLUTIONS
ENGINEERING THE EARTH®

Tilsley & Associates Architect, LLC
1140 St Gregory St, Cincinnati, OH 45202

Attn: Greg Tilsley
Architect
P: 513-651-4300
E: gpt@tilsleyarchitects.com

**Re: Preliminary Geotechnical Report
Lot G Oregon Street
Cincinnati, OH 45202
Project No. 25-1087**

To Whom It May Concern:

Civil Solutions Associates, Inc. has been engaged by Tilsley & Associates Architect, LLC, to provide geotechnical engineering services for the proposed multifamily residential development located at Lot G on Oregon Street in the City of Cincinnati. The subject property is situated within the Hillside Overlay District and, as such, is subject to specialized hillside stability and geotechnical design requirements under the City's Hillside Regulations.

At this preliminary stage, we offer the following geotechnical considerations. The site is expected to comprise fill overlying colluvium and bedrock. Groundwater seepage or perched water may be present along stratified zones, which is typical of hillside conditions in this area. The site will likely require deep foundations, such as drilled piers, due to the variable thickness of fill and colluvium. A complete slope stability analysis will be conducted as part of the detailed geotechnical investigation. Controlled site grading will be essential for ensuring a safe development. A retaining wall is proposed along the eastern boundary of the site, and the specific type of wall will be selected based on detailed subsurface conditions.

Our firm will be responsible for providing all geotechnical services necessary to support the design, permitting, and construction of the proposed development. This includes—but is not limited to—the following:

- Performing a comprehensive geotechnical field investigation, including soil borings.
- Preparing a detailed geotechnical report that includes slope stability analysis, site preparation guidelines, and recommendations for foundation systems and retaining structures.
- Providing engineered design drawings for drilled pier foundations, grade beams, and reinforced cast-in-place concrete basement walls.
- Providing design of a site retaining wall proposed along the eastern boundary of the site, including wall type selection based on subsurface conditions and preparation of engineered construction drawings.

Preliminary Geotechnical Report

Lot G Oregon Street ■ Cincinnati, OH 45202

June 24, 2025 ■ Project No. 25-1087



We have completed similar scopes of work for several adjacent hillside properties on Oregon Street and are familiar with the subsurface conditions and regulatory expectations in this area.

At this time, we are prepared to proceed with the geotechnical investigation and design activities as soon as the proposed project receives zoning approval. All work will be performed in accordance with the City of Cincinnati's applicable codes and hillside development standards.

Please accept this letter as formal confirmation of our engagement on the project. Should the City require additional information or documentation regarding our proposed services, we would be pleased to provide it upon request.

Sincerely,

Civil Solutions

Emily Richardson, P.E.
Project Engineer

Justin Amlung, P.E.
Geotechnical Engineer



New Build:
Oregon St. Lot G
310 Oregon Street
Cincinnati, Ohio, 45202

GENERAL NOTES

THIS IS A PROPRIETARY DESIGN OF TILSLEY AND ASSOCIATES ARCHITECTS. THE DESIGN DATA AND INFORMATION RELATING THERETO IS NOT TO BE USED, DISSEMINATED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF TILSLEY AND ASSOCIATES ARCHITECTS, INC.

1. ALL CONTRACTORS SHALL MAINTAIN WORK EXECUTED UNDER THIS CONTRACT, BOTH AS TO MATERIAL AND WORKSMANSHIP, FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE DATE OF WRITTEN ACCEPTANCE, UNLESS OTHERWISE SPECIFICALLY PROVIDED IN THE CONTRACT. HE SHALL REPAIR WITH NEW MATERIALS, INCLUDING THE INSTALLATION THEREOF, ANY OR ALL PARTS GIVEN INDICATION OF DEFECTIVE MATERIAL, OR FAULTY WORKSMANSHIP DURING SUCH TIME. ANY REPLACING OF MATERIALS DURING THE GUARANTEE PERIOD SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND AT SUCH TIME AS WILL OCCASION THE LEAST INCONVENIENCE. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS OR AREAS NEARBY SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
2. ARCHITECTURAL DRAWINGS ARE INDIVIDUALLY DRAWN TO A REPRESENTATIVE SCALE WHICH IS NOTED ON EACH TECHNICAL DRAWING. THIS SCALING CAUSES THE DRAWING TO BE PROPORTIONAL IN ITS REPRESENTATION OF THE WORK. DRAWING REPRODUCTION METHODS ARE NOT CONSIDERED PERFECT, HOWEVER, AND EACH SUCH REPRODUCTION PLOT, COPY OR DIGITAL REPRODUCTION MAY INTRODUCE A SLIGHT ERROR TO THE DRAWINGS. FOR THIS REASON, NO PERSON SHOULD EVER USE A RULER, ARCHITECT'S SCALE OR ENGINEER'S SCALE AND ATTEMPT TO MEASURE ANY DIMENSION OF ANY LOCATION OR ELEMENT OF THE PROJECT. WHEN NUMERICAL DIMENSIONS ARE GIVEN, IF THESE PROVE TO BE INSUFFICIENT OR CONTRADICTORY, THE CONTRACTOR MUST CONTACT THE ARCHITECT FOR FINAL VERIFICATION. WORK SHALL BE SCALED TO THE DIMENSIONS SHOWN ON THE DRAWING TO REPAIR OR REPLACE AT THE SOLE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
3. WHERE APPROXIMATE DIMENSIONS ARE INDICATED (+/-), THEY SHALL BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHALL BE CONSIDERED FIXED UNLESS MODIFIED BY CHANGE ORDER OR SPECIFIC WRITTEN INSTRUCTION FROM THE ARCHITECT.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THE JOB. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS AND / OR DISCREPANCIES FROM THE DIMENSIONS AND DETAILS SHOWN ON THESE DRAWINGS.
5. PROPOSED SUBSTITUTIONS OR CHANGES TO ITEMS SPECIFIED IN THESE DOCUMENTS ARE SUBJECT TO ARCHITECT APPROVAL. FINAL FINISHES AND PAINT COLOR SELECTIONS NOT EXPLICITLY STATED HEREIN ARE BY OWNER.
6. PROVIDE TEMPORARY PROTECTION FOR INSTALLED PRODUCTS AND FINISHES TO PREVENT DAMAGE. ALL ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO COST TO THE OWNER.
7. HVAC, PLUMBING AND ELECTRICAL SYSTEMS ARE BY SEPARATE DESIGN-BUILD CONTRACT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF MEP SUB-CONTRACTORS WITH THE ARCHITECTURAL DRAWINGS AND TO ENSURE THAT ALL WORK DONE ON THE PREMISES SATISFIES ALL GOVERNING AGENCIES.
8. WORK DESIGNATED AS "BY GC" OR "BY GENERAL CONTRACTOR" MAY BE DELEGATED BY GC TO SUBCONTRACTORS BY CONTRACT.
9. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING THE CONSTRUCTION PROCESS, AND FOR THE REQUIREMENTS OF ASSESSMENT NOT EXPLICITLY DETAILED OR DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
10. CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL COORDINATED WITH THE BUILDING OWNER.
11. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITIES AND OBTAIN ALL APPLICABLE PERMITS FOR ANY TEMPORARY CLOSING OF PUBLIC SIDEWALKS OR ROADWAYS REQUIRED FOR THE COMPLETION OF THE WORK.
12. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS AND LAWS.
13. CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE, EITHER ON THE DRAWINGS OR IN THE SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS. UNLESS OTHERWISE STATED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS.
15. ALL STUDS, CEILING FURNING AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCTWORK, AND THE LIKE.
16. PARTITIONS AT WALL-MOUNTED MILLWORK, EQUIPMENT AND ACCESSORIES SHALL HAVE HORIZONTAL BRACING.
17. PROJECT (INTERIOR / EXTERIOR AND ENTIRE SITE IF APPLICABLE) MUST BE CLEANED PRIOR TO PUNCH-LIST INSPECTION AND MUST BE LEFT IN OR RESTORED TO CLEAN CONDITION UNDER PROJECT COMPLETION. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING ALL GLASS SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY OWNER. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY CONTRACTORS PRIOR TO OCCUPANCY. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR CLEANING UP ALL PUBLIC AREAS AND REMOVING ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. UPON COMPLETION OF THE PROJECT.
18. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING AND / OR REINFORCING OF THE EXISTING STRUCTURES AS REQUIRED TO PROPERLY AND SAFELY INSTALL ALL NEW BEAMS, COLUMNS AND FOUNDATIONS AND TO PRESERVE THE STRUCTURAL INTEGRITY OF ANY ADJACENT BUILDING(S) DURING THE ENTIRE CONSTRUCTION PROCESS.

PROJECT DESCRIPTION

9,688 S.F.
NEW BUILDING
MULTIFAMILY RESIDENTIAL
310 OREGON STREET, CINCINNATI OHIO, 45202
SCOPE OF WORK- NEW MULTIFAMILY RESIDENTIAL STRUCTURE WITH THREE INDIVIDUAL UNITS AND COMMON GARAGE SPACE ON VACANT LOT

CODE DATA

BUILDING CODES:
2019 RESIDENTIAL CODE OHIO

JURISDICTION:
CINCINNATI BUILDING DEPARTMENT
3300 CENTRAL PARKWAY
CINCINNATI, OHIO 45225
(513) 352-3271

CHAPTER 3 – USE OR OCCUPANCY:
MULTI FAMILY RESIDENTIAL

<u>CONDITIONED SPACES</u>	
LOWER LEVEL	556 SF

<u>CONDITIONED SPACES</u>	
LOWER LEVEL	556 SF
UNIT 1	3,044 SF
UNIT 2	3,044 SF
UNIT 3	3,044 SF
TOTAL	9,688 SF

UN-CONDITIONED SPACES

GARAGE	2,635 SF
ROOF DECK	800 SF
BALCONIES	774 SF
TOTAL	4,209 SF

BUILDING HEIGHT = 52'-10"

FIRE PROTECTION SYSTEMS:
WILL BE FULLY SPRINKLED

ZONING:

BUILDING IS PART OF AN APPROVED PUD,
FILE NO: EQ. - HS 4;006-02
CASE; 613 234

PER DECISION LETTER DATED 8-2-02
THE FOLLOWING RESTRICTIONS APPLY

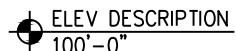
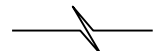
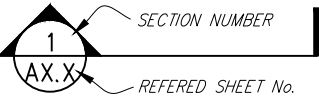
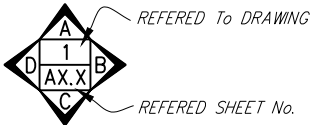
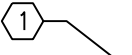
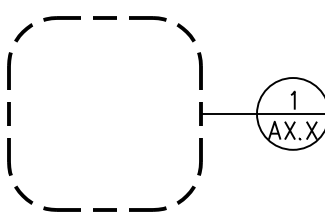
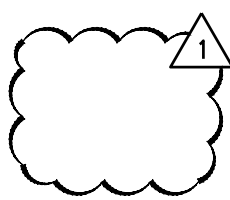
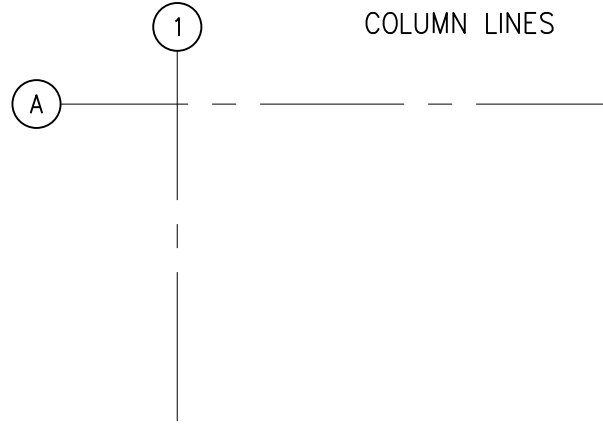
MAX HEIGHT = 679'-4"

SETBACKS
FRONT = 5'-0"
SIDES = 5'-0"
REAR = 15'-0"

ABBREVIATIONS

A & R	And	Dbt	Double	Gal	Gauge	Max	Masonry
L	Angle	Dept.	Department	Galv.	Galvanized	Max.	Maximum
A	At	Dir. or ~	Dir. or ~	Grd. for G.L.	Grd. for G.L.	M. C.	Medicine Cabinet
C or C ₁	Centerline	Div.	Division	Gen.	General	Mech.	Mechanical
D	Diameter	Div.	Division	G.	Gloss/Galzing	Man.	Manufacturer
SP or ~	Square Foot	D.L.	Dead Load	Gran.	Granular	Min. H.H.	Minimum
#	Round or Number	Dn.	Down	G.S.M.	Galvanized Sheet Metal	Min.	Minimum
±	Plus or Minus	Dt	Ditto	G. Value	G. Value	Misc.	Miscellaneous
		Dr.	Drain	Gyp.	Gypsum	M.O.	Masonry Opening
		D.S.	Downspout	Gypbd	Gypsum Wall Board	M.R.	Moisture Resistant
A.B.	Anchor Bolt	Dtg.	Ditch			Mounted	Mounted
A/C	Air Conditioning	Drl.	Drilling			Mtl.	Metal
Acoust.	Acoustical			H or H.C.	Handicapped	M.	Mullion
Adj.	Adjustable	E	East	Hose	Hose Bibb	N	North
A.F.F.	Above Finish Floor	E.C.	East	Hwd.	Hardwood	N.A.	Not Applicable
A.F.G.	Above Finish Grade	E.J.	Expansion Joint	Hwr.	Hardware	N.C.Y.	Necessary
Al.	Aluminum	E.L.	Elevation	Hgt.	Height	N.E.	Not in Contact
approx.	Approximate	E.M.	Electric, or Elect.	H.M.	Hollow Metal	Nm.	Number
Architect(ural)	Architect(ural)	Elev.	Elevator	H.P.	Horizontal	Nom.	Nominal
Arch.	Architect	Emr.	Emergency	H.S.	Hot Strength	Non Comb.	Non Combustible
Asph.	Asphalt	Enc.	Enclosure	Ht.	Height	N.T.S.	Not To Scale
Atten.	Attention	Eng.	Engineer	H.V.A.C.	Heating, Ventilation, A/C	O.C.	Overall
		E.P.	Electrical Panel	H.W.	Hot Water	O.A.	On Center
Bd.	Board	Eqpt.	Equip.			O.D.	Outside Diameter
Bit.	Bituminous	Eqpt. or Equip.	Equipment			O.D.	Outside Diameter
Bldg.	Building	E.L.C.	Electric Line Cooler	I.D.	Inside Diameter	O.V.	Overlaid Drain
Bk.	Block	E.W.	Each Way	Inch.	Inches	O.	Office
Bkgk.	Blocking	Exst.	Existing	Incl.	Include	O.P.	Opening
Bm.	Beam	Exp.	Expansion	Insul.	Insulation	O.P.	Opening
B/O	By Others	Ext.	Exterior	Int.	Interior	O.T.O.	Out To Out
Bol.	Bolt			Invt.	Invent		
Brg.	Bearing	F.A.	Fire Alarm	Iron Pipe S.S.	Iron Pipe System	P.L.	Particulate or Partial
Brg.	Brick	F.B.	Face Brick	J.C.	Joiner's Closet	P.L.	Property Line
Brm.	Breakmaster	F.D.	Fire Dept.	Join.	Joint(ural)	P.L.	Plastic
B.U.R.	Built-Up-Roofing	Fdn.	Foundation	Jan.	Janitor	P. Lam.	Plastic Laminate
		F.E.	Fire Extinguisher Cabinet			Plas.	Plastics
C	Channel	F.H.C.	Fire Hose Cabinet	J.E.C.	Joint Expansion Cabinet	Plm.	Plumbing
Cabinet	Cabinet	F.	Finish	K.L.	Kitchen	Pwd or Plywd	Plywood
C.B.	Catch Basin	Fl.	Floor	Kt.	Knockout	P.	Panel
C/C or C.C.	Center to Center	Fr.	Fluorescent	Lob.	Laboratory	P.F.	Pounds/Square Foot
Cer.	Cer.	F.R.	Fire Resistant	Lam.	Laminate	P.L.	Pressure
C.I.	Cast Iron	F.R.T.	Fire Retortant Treated	Lax.	Lavatory	Pn. or Pn.	Partition
Ce.	Ceiling	F.R.P.	Fiber Reinforced Plastic	Lv.	Live Load		
C or C ₁	Centerline	F.S.T.	Flexible Sheet Roofing	L.P.	Low Point		
C.O.	Closed Opening	F.T.	Foot/Feet	Lt.	Light		
C.M.	Column	Ft.	Foot	Lt. Wt.	Light Weight		
Col.	Column	Ful.	Full	L.L.H.	Long Leg Horizontal		
Comp.	Compacted	F.V.	Field Verify	L.L.V.	Long Leg Vertical		
Conc.	Concrete					Ref.	Recessed
Const.	Construction					Ref.	Refer or Reference
Cont.	Continuous					Ref.	Refer or Register
Corrid.	Corridor					Reg.	Register
C.P.	Chrome Plated					Req.	Required
C.W.	Cold Water					Res.	Resistant
C.L.	Control Joint					Rm.	Room
Clr.	Clear					R.O.	Roof Opening

DRAWING SYMBOLS

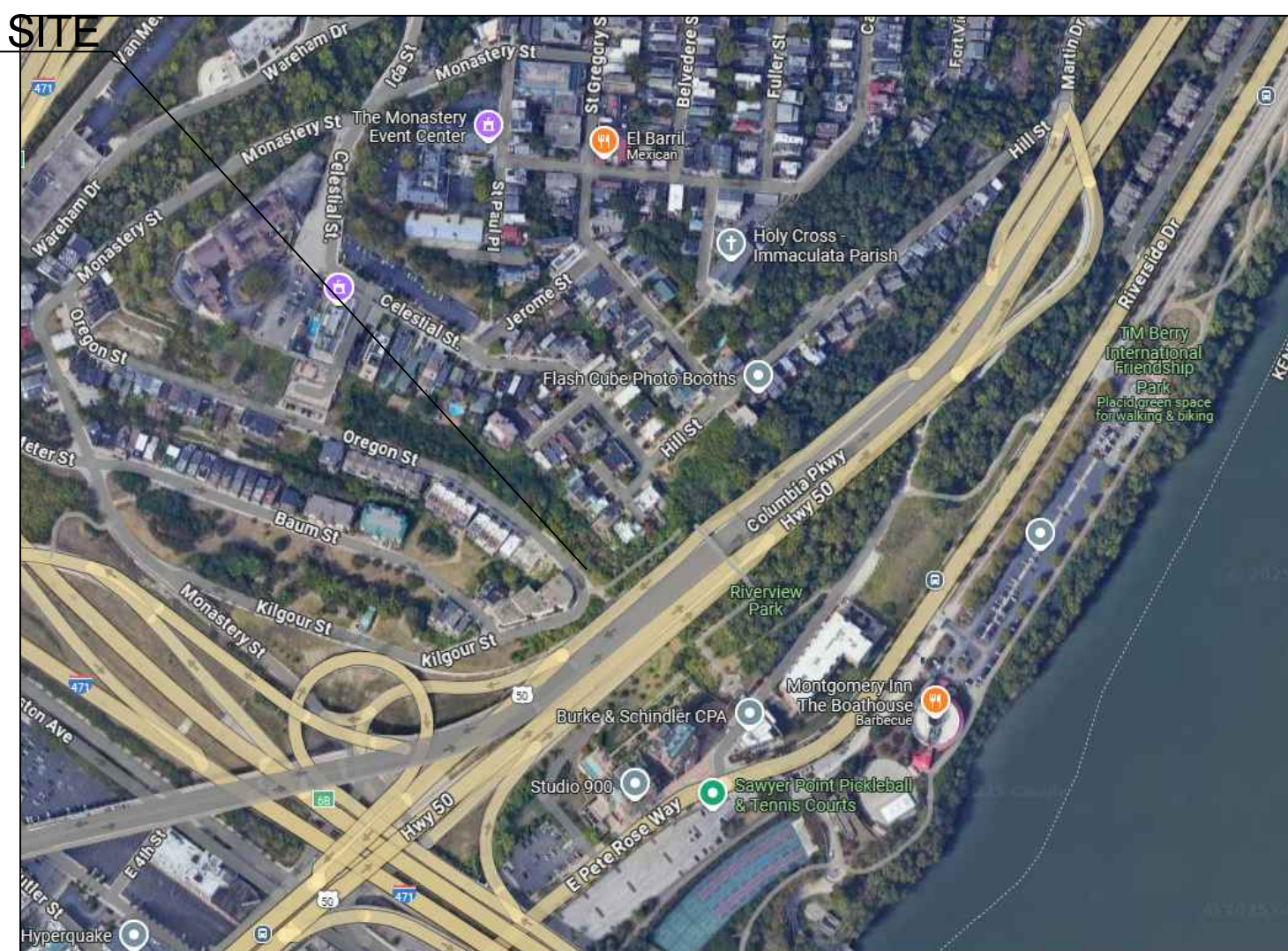
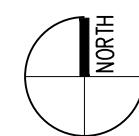
	ELEV DESCRIPTION 100'-0"		BREAK LINE
	MATCH LINE		DOOR REFERENCE
	SECTION REFERENCE		PARTITION TYPE REFERENCE
	ELEVATION REFERENCE		ROOM REFERENCE
	INTERIOR ELEVATION REFERENCE		KEY NOTE REFERENCE
	DETAIL BUBBLE WITH TAGS		REVISION CLOUD & NUMBER
	COLUMN LINES		

DRAWING INDEX

[illegible]

VICINITY MAP

NTS

[illegible]



CORNER VIEW

1
G1.0



CORNER VIEW

2
G1.0



FRONT ELEVATION

3
G1.0



FRONT ELEVATION

4
G1.0



TILSLEY
ARCHITECTS
1145 SAINT GREGORY ST. CINCINNATI, OH 45202
TEL 513.651.4300 WWW.TILSLEYARCHITECTS.COM

New Build:
OREGON LOT G
Oregon Street
CINCINNATI OH, 45202

SEAL

NO.

ISSUE DESCRIPTION

DATE

Sheet Title

PROJECT RENDERINGS

Issued For Permit Date

Scale

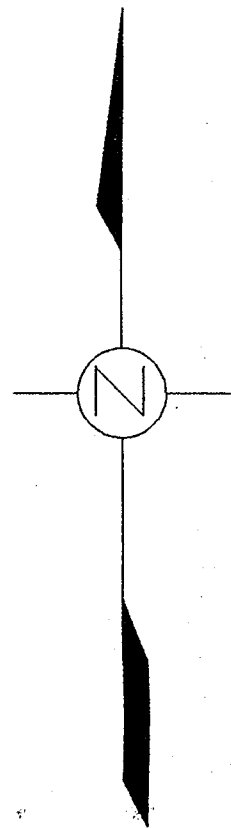
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Checked by

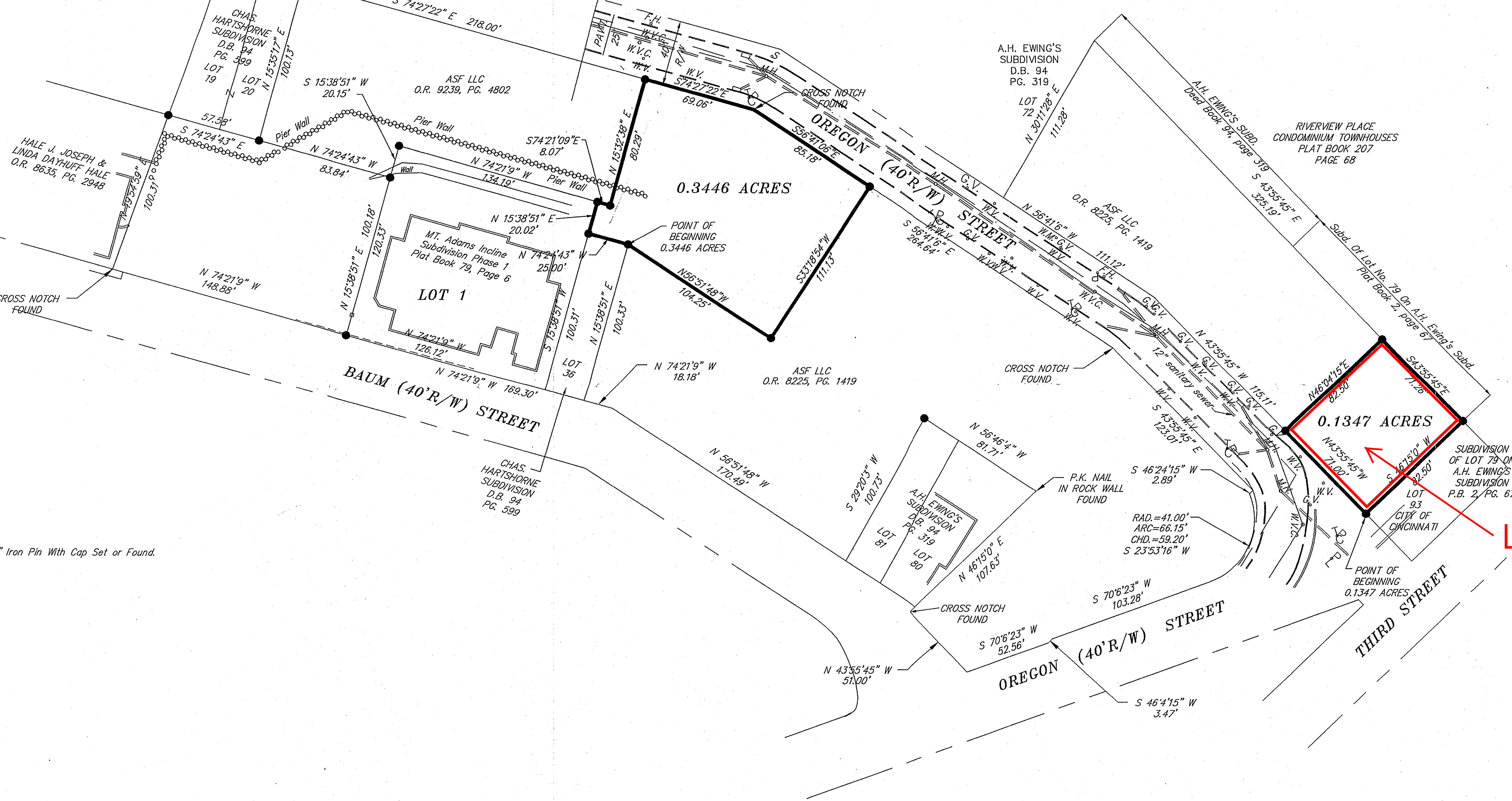
PROJECT NAME

G1.0

BEARING REFERENCE:
O.R. 8225, PG. 1419



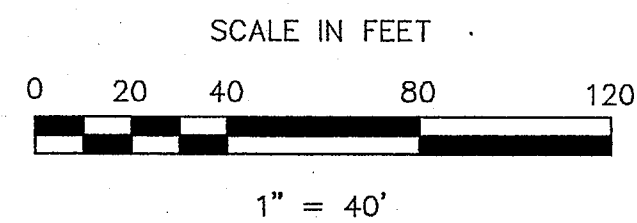
JOHN W. STRUCK "TR"
O.R. 7845, PG. 1469
O.R. 7845, PG. 1471



SURVEYOR'S NOTES:
DOCUMENTS USED AS NOTED

Note: ● Denotes 5/8" X 30" Iron Pin With Cap Set or Found.

- LEGEND
- catch basin
 - W.V. water valve
 - G.V. gas valve
 - W.V.C. water valve chamber
 - F.H. fire hydrant
 - power, telephone, cable, and or light pole
 - C.G.&E. Cincinnati, gas & electric box



SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to FIFTH THIRD BANK, an Ohio banking corporation ("Bank"); Chicago Title Insurance Company ("Title Company"); ASF, LLC, an Ohio limited liability company ("ASF"); and ASPEN PROPERTIES, LLC, an Ohio limited liability company ("ASPEN"), as follows:

1. The drawing on which this certificate is contained, which was prepared by the undersigned from a survey made on November 6, 2003 (herein the "Drawing"), is a true and accurate survey of the real estate described by metes and bounds description contained on said Drawing (the "Property") and each parcel identified thereon (the "Parcels").
2. The boundaries of the Property and each Parcel as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Drawing accurately sets forth the area of the Property and each Parcel in acres and square feet.
3. Vehicular ingress and egress to and from the Property is afforded via the curb cuts shown on the Drawing.
4. There are no encroachments, overlaps or overhangs by any improvements on the Property onto other property or any easement. There are no encroachments, overlaps or overhangs by any improvements on other property on, over or across the Property.
5. All buildings, railroad tracks, drives, parking areas and other improvements located on the Property and existing on the date of this certification together with the size, location and type of improvements have been accurately depicted on the Drawing, including the dimensions thereof and the relationship thereof to the boundary lines of the Property. All such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.
6. A copy of Title Commitment #23270504 CIN has been received and reviewed, and all easements and rights-of-way shown on said title commitment are accurately depicted on the Drawing. Other than as shown on the Drawing, no other easement or right-of-way which may be disclosed in the aforesaid title commitment affects the Property.
7. All easements and rights-of-way are accurately depicted on the Drawing. Other than as shown on the Drawing, no other easement or right-of-way affects the Property.
8. All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property or by any of the instruments referred to in the title commitment have been graphically depicted on the Drawing.
9. The Property is not located in a flood prone area, flood hazard areas or in a flood plain or floodway district, including, but not limited to: (a) a flood prone area or flood hazard area as defined by the United States Department of Housing and Urban Development in the Flood Disaster Protection Act of 1973; or (b) within an area shown on Maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Insurance Boundary Map", "Flood Boundary and Floodway Map", or any other map or listing published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Army Corps of Engineers.
10. The survey of the Property and Drawing reflecting same have been made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Survey and Mapping.



SWA DESIGN GROUP, INC.

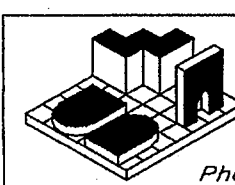
Carl D. Walker 11/6/03
Carl D. Walker P.S.
Ohio Registered Surveyor No. 6260

A.L.T.A./ A.C.S.M
ALTA/ACSM LAND TITLE SURVEY

SITUATED IN:

SECTION 12, TOWN 4, F.R. 1
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

NOVEMBER 6, 2003



SWA Design Group, Inc.
Civil Engineers Structural Engineers Surveyors
Planners Construction Managers
758 Old State Rt. 74, Suite C, Cincinnati, Ohio 45245
Phone: (513) 793-7410 Fax: (513) 793-7431 www.swadesigngroup.com

03057.03
03057.01
02057.01
99075.03
98022.07



New Build:
OREGON LOT G
Oregon Street
CINCINNATI OH, 45202

SEAL

NO

ISSUE DESCRIPTION

DATE

Sheet Title

SITE PLAN

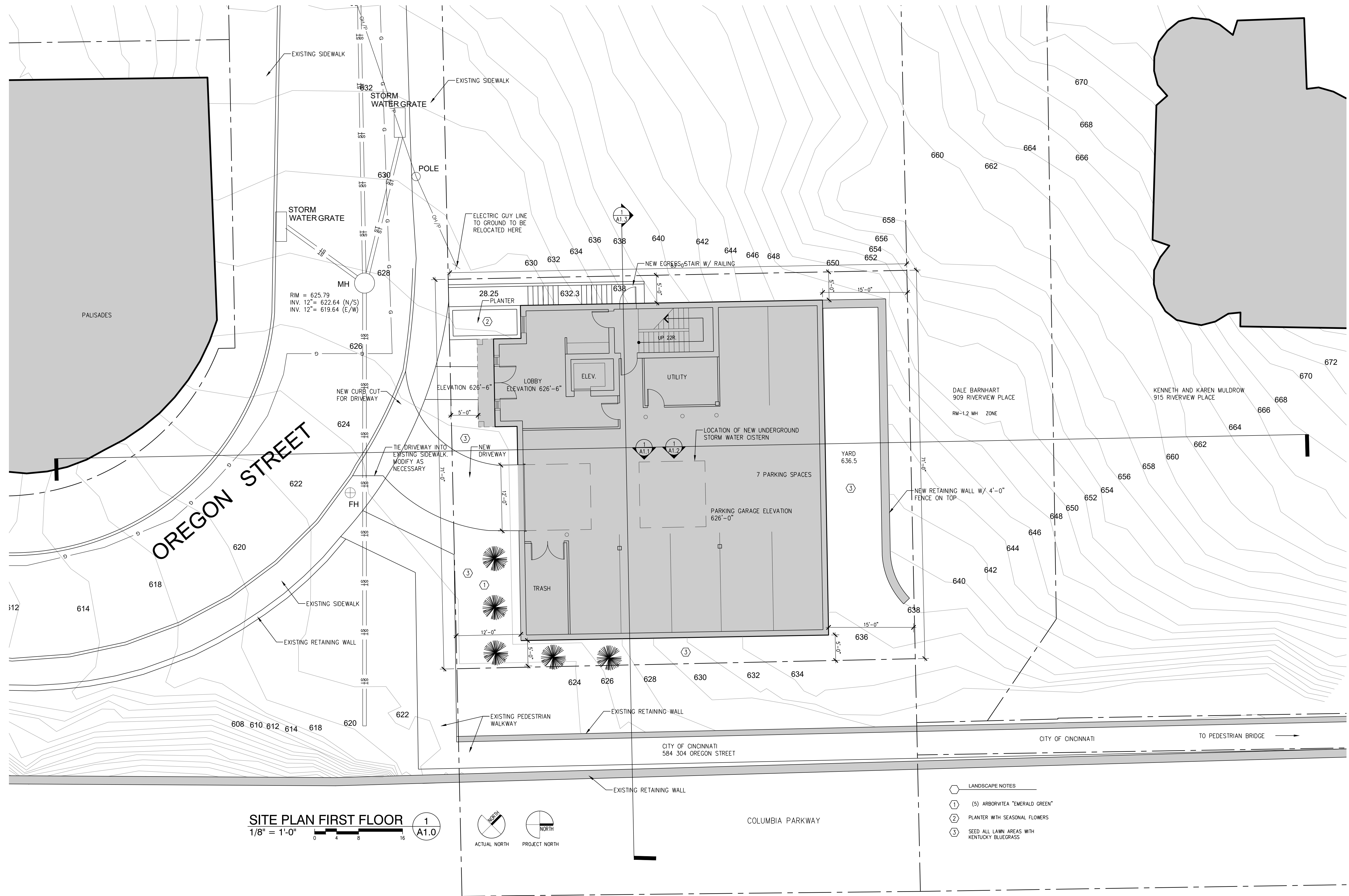
Issued For Permit Date

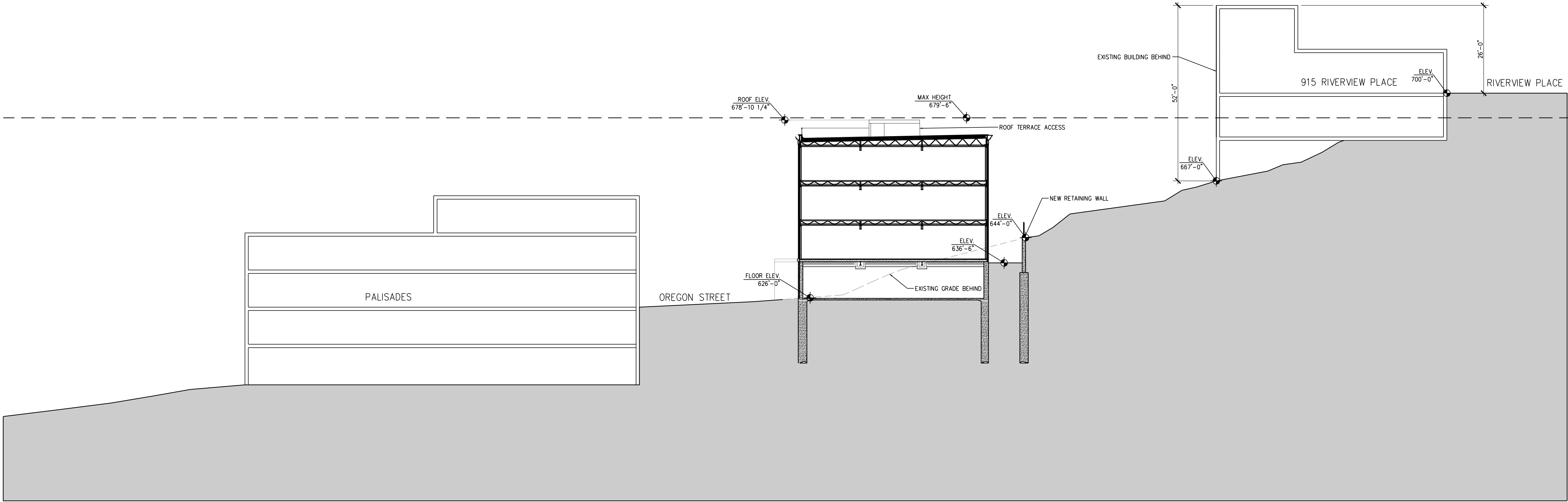
Scale

Drawn By

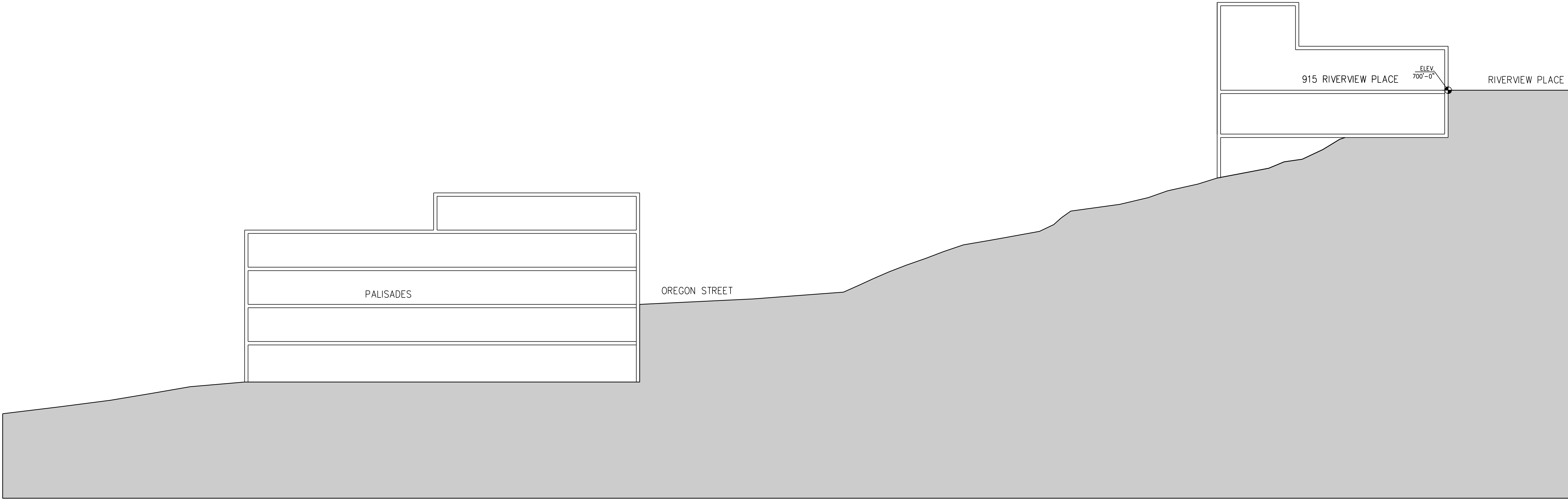
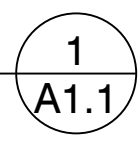
21xxx

PROJ. NAME

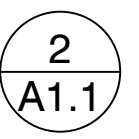




NEW SITE SECTION
1/16" = 1'-0"

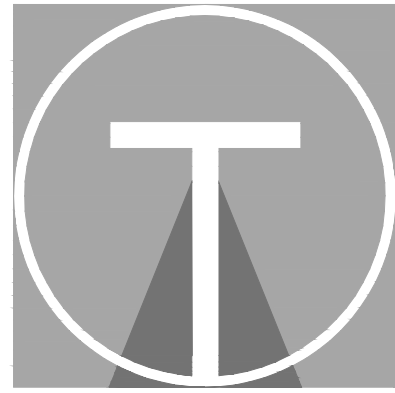


EXISTING SITE SECTION
1/16" = 1'-0"

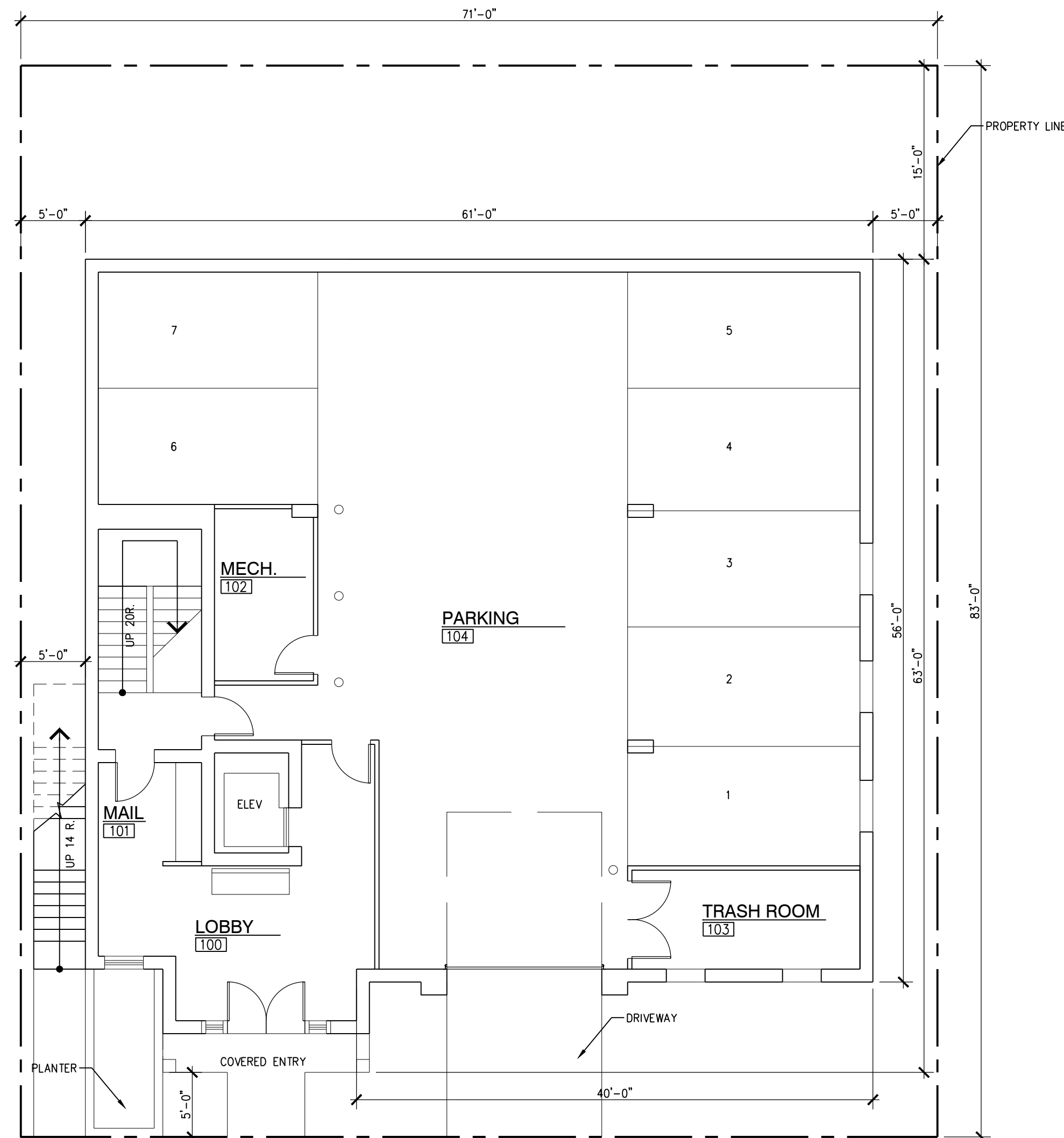


New Build:
OREGON LOT G
Oregon Street
CINCINNATI OH, 45202

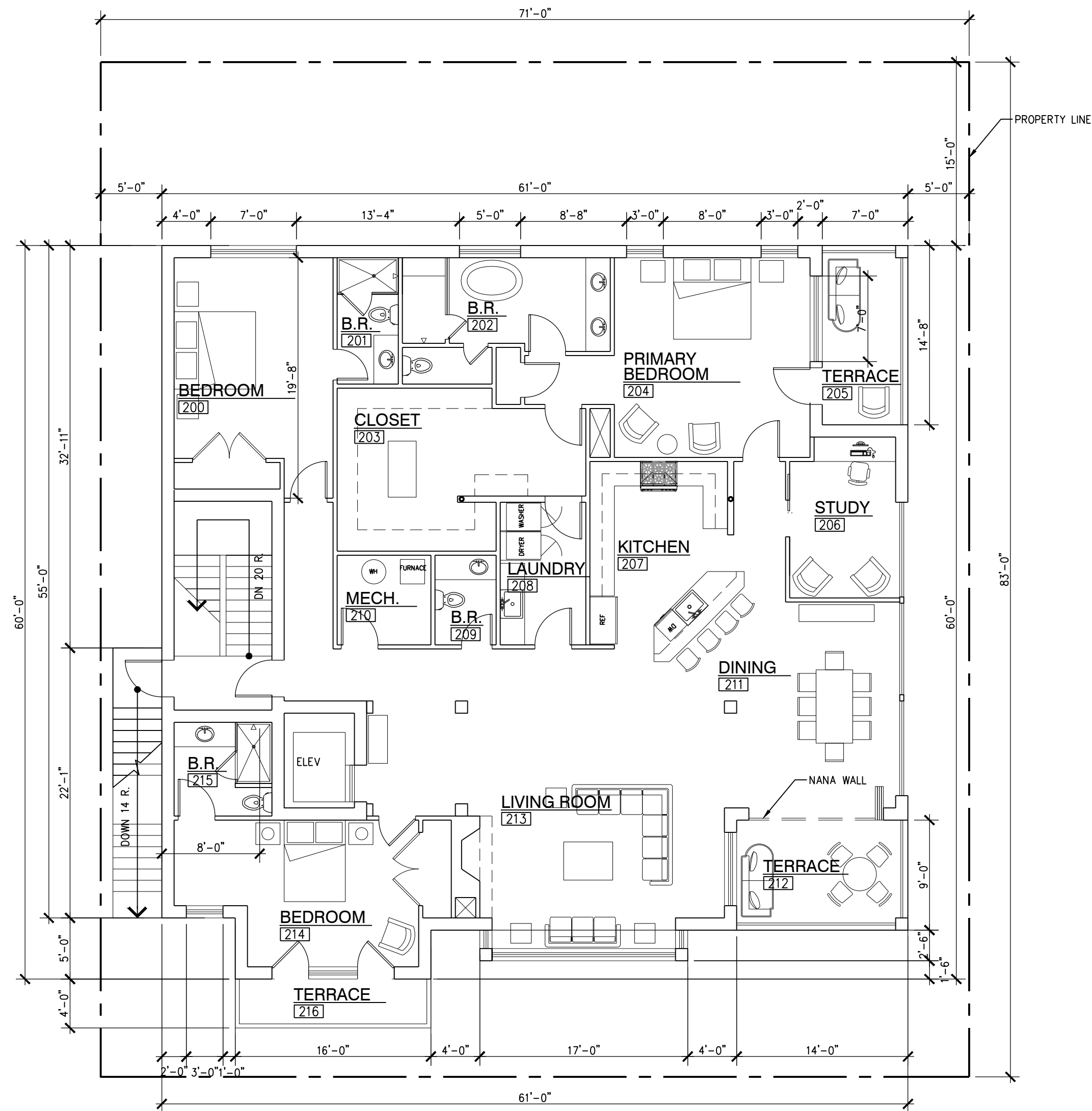
SEAL		
NO.	ISSUE DESCRIPTION	DATE
Sheet Title SITE SECTIONS		
Issued For Permit Date		
Scale	Drawn By	
21xxx	PRJQJ NAME	



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GARAGE LEVEL PLAN
1/8" = 1'-0"
0 4 8 16
1
A3.0



FIRST FLOOR PLAN
1/8" = 1'-0"
0 4 8 16
2
A3.0

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SEAL

NO.	ISSUE DESCRIPTION	DATE
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Sheet Title:
FLOOR PLANS

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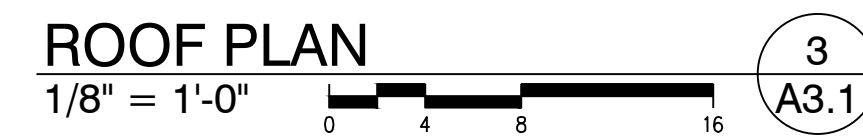
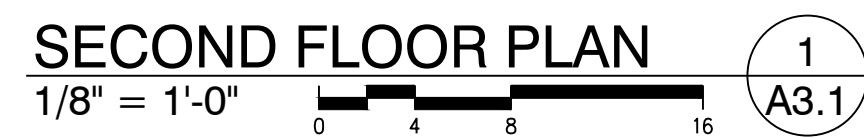
Checked by

PROJ. NAME

A3.0



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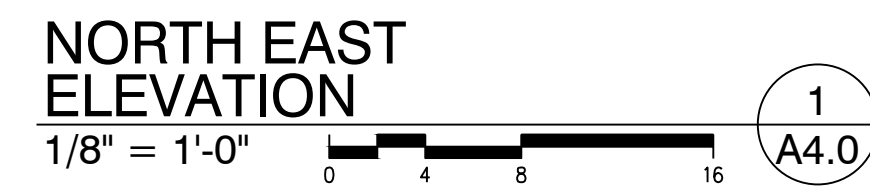


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[illegible]

A3.1

A3.1



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NO.

ISSUE DESCRIPTION

DATE

Sheet Title

ELEVATIONS

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A4.0



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SEAL

NO.	ISSUE DESCRIPTION	DATE
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Sheet Title:
EAST/ WEST SECTION

Issued For Permit Date

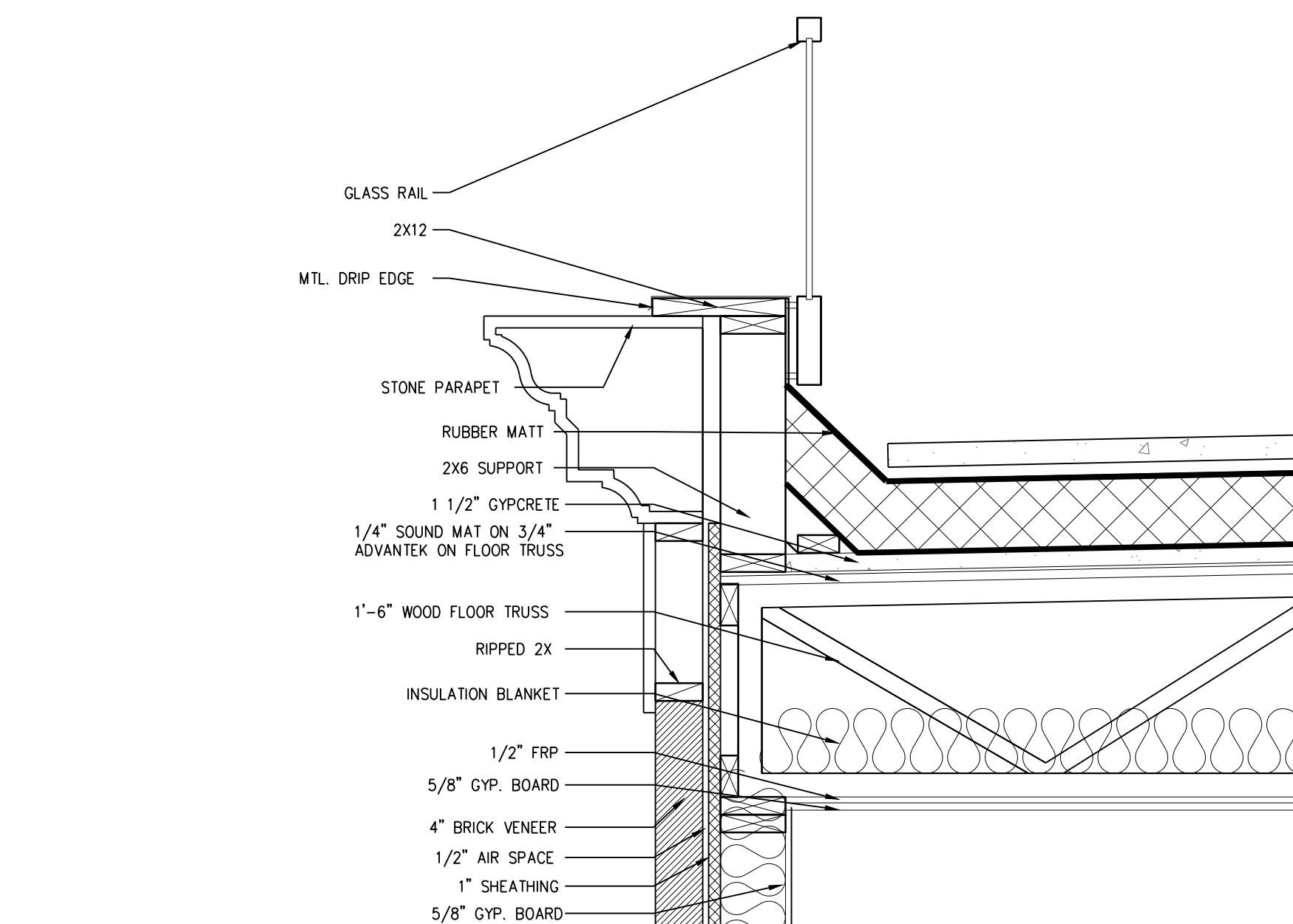
Scale Drawn By

21xxx

PROJ NAME

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A1.2

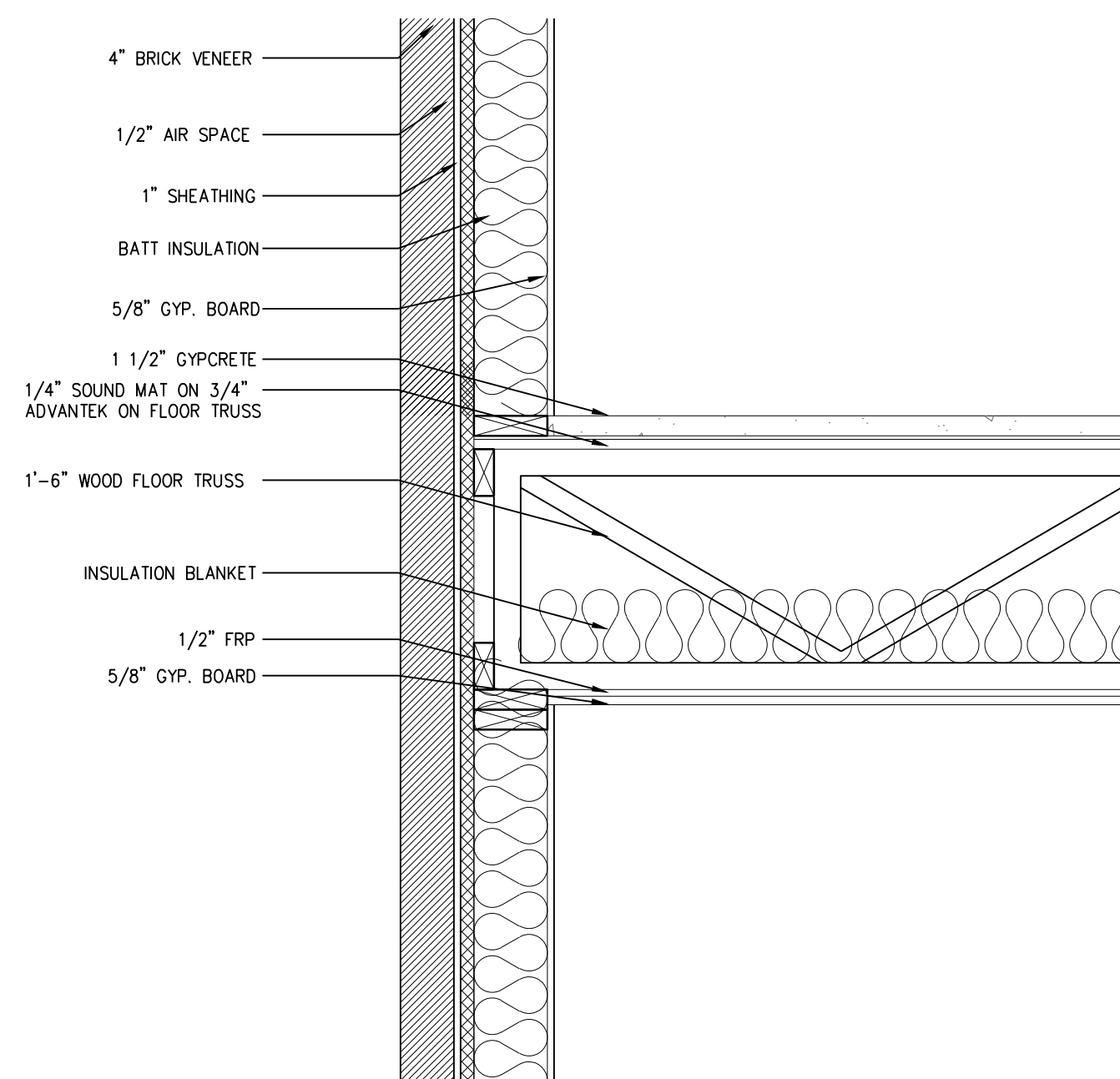


WALL DETAIL

1"=1'-0"



4
A1.2

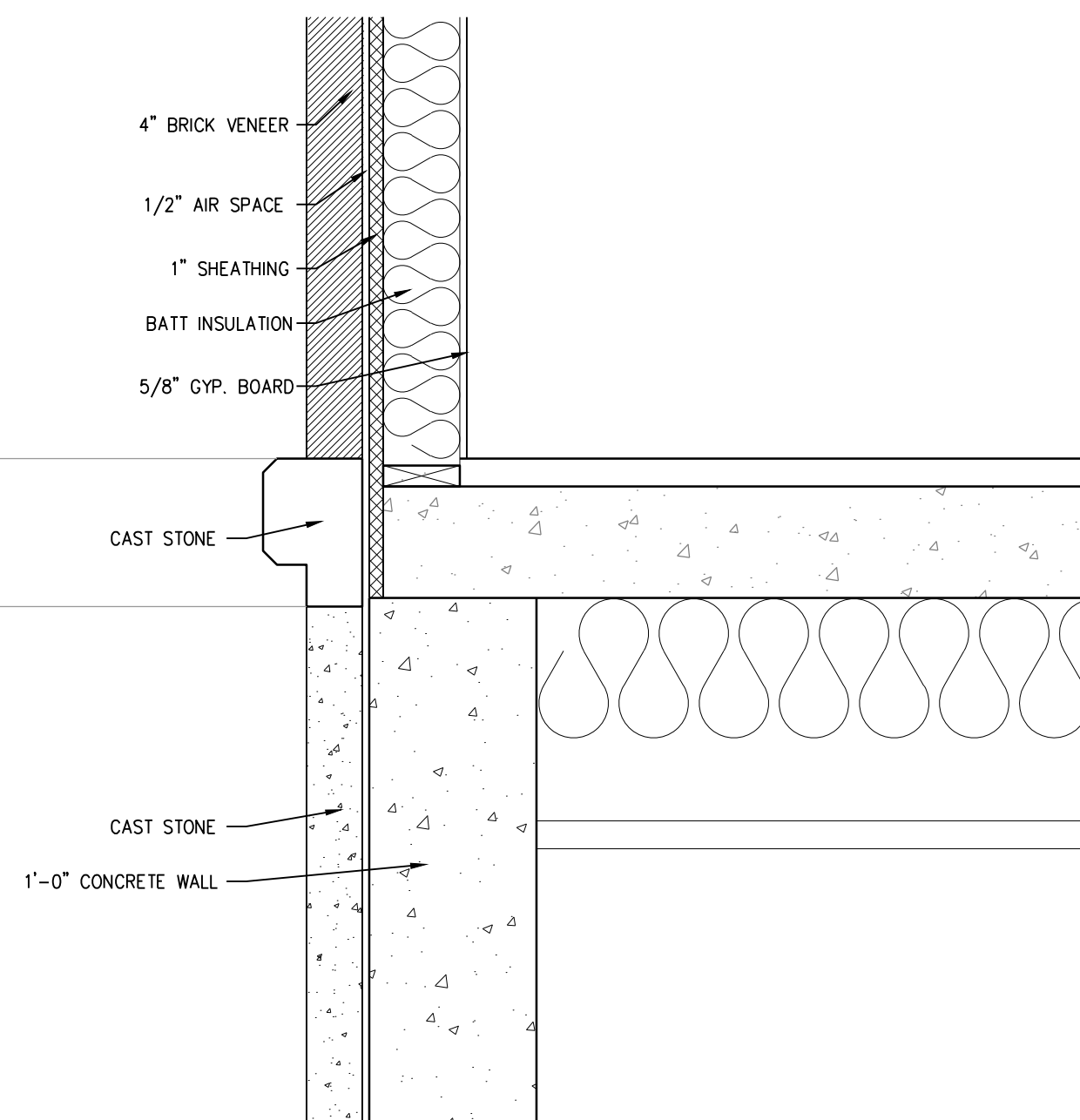


WALL DETAIL

1"=1'-0"



3
A1.2

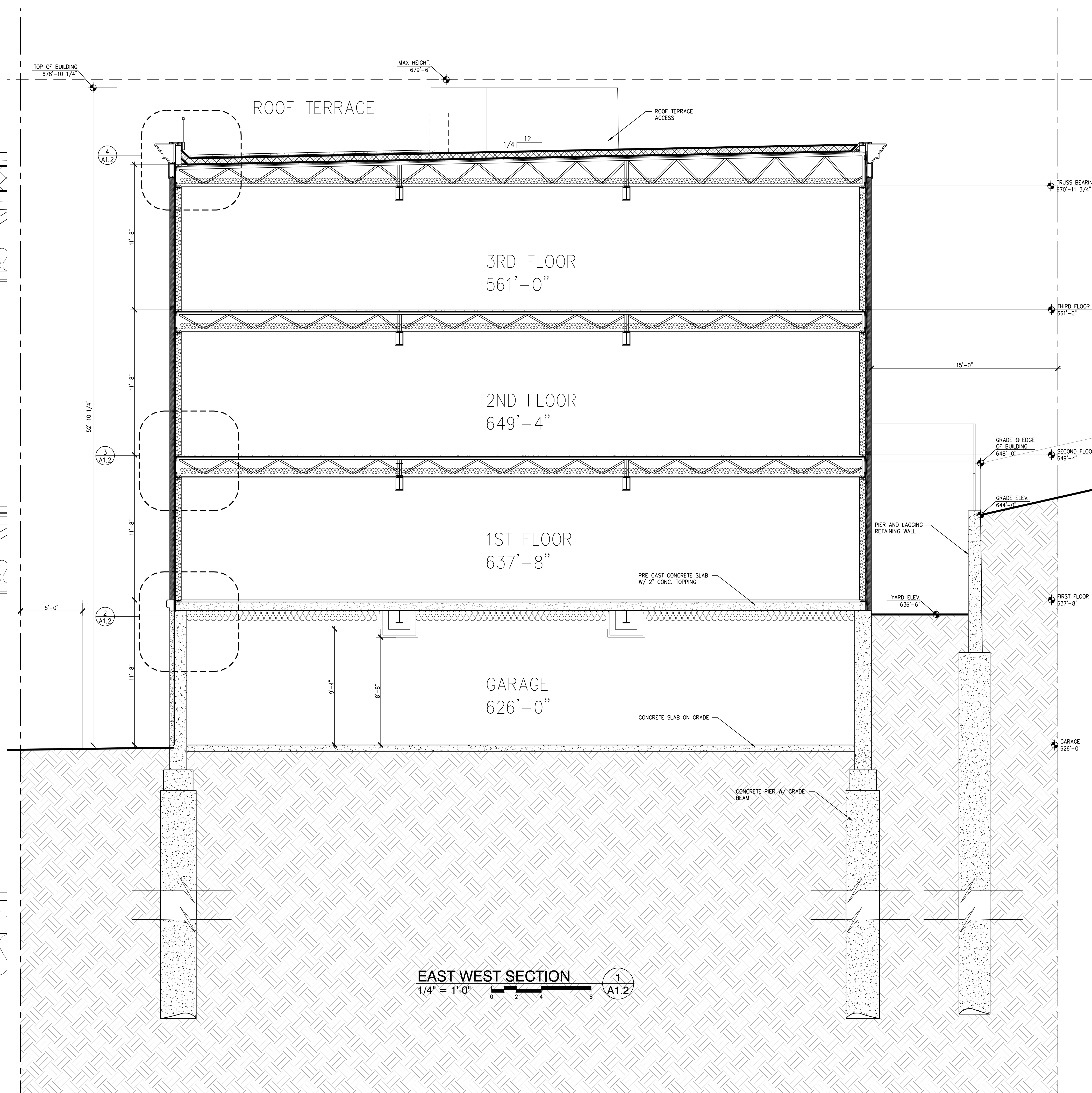


WALL DETAIL

1"=1'-0"



2
A1.2



EAST WEST SECTION

1/4" = 1'-0"



1
A1.2



New Build:

New Build:
OREGON LOT G

Oregon Street
CINCINNATI OH, 45202

ISSUE DESCRIPTION	DATE
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Title
NORTH/ SOUTH SECTION

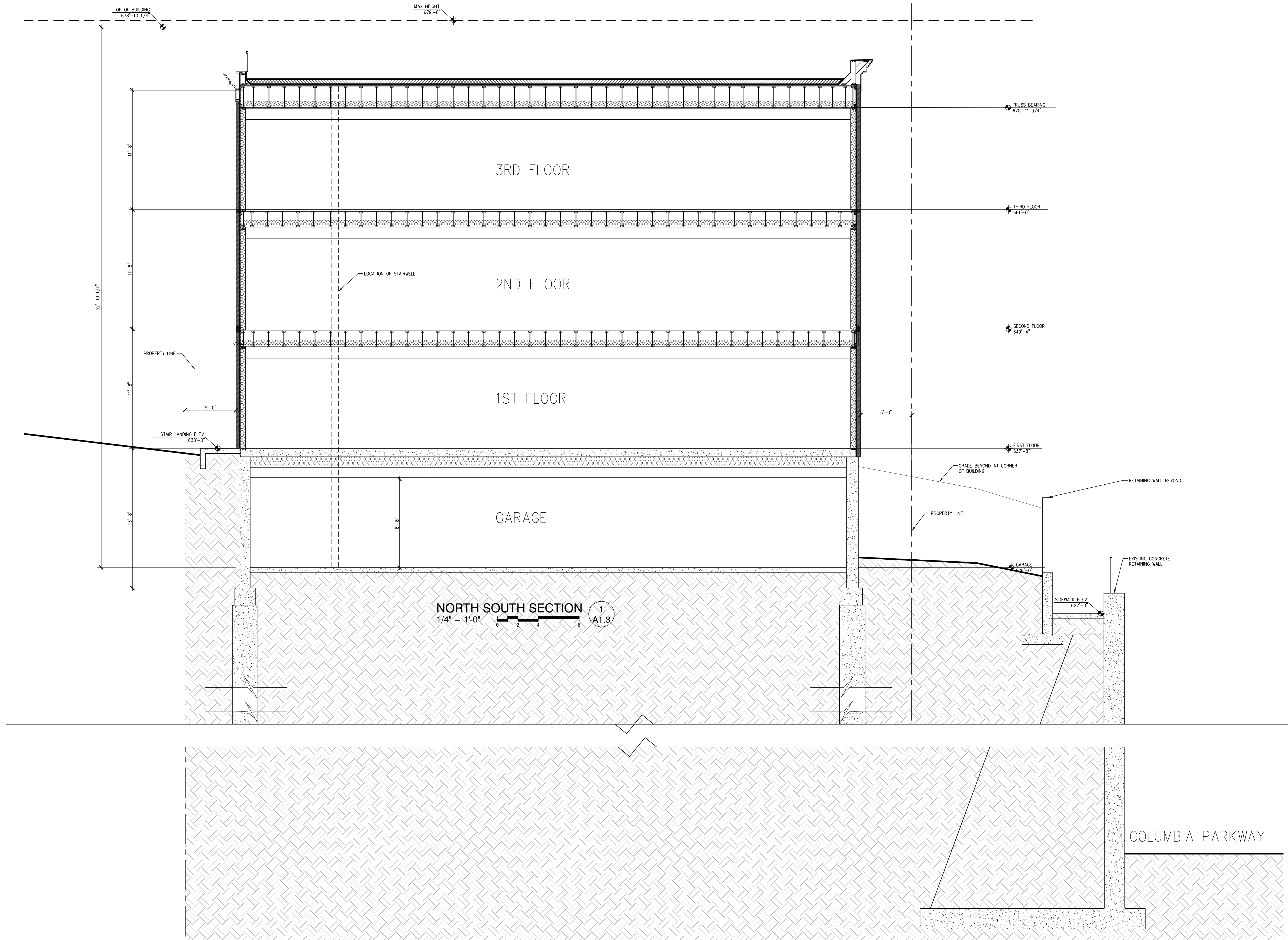
For Permit Date

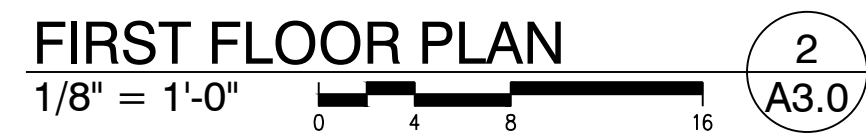
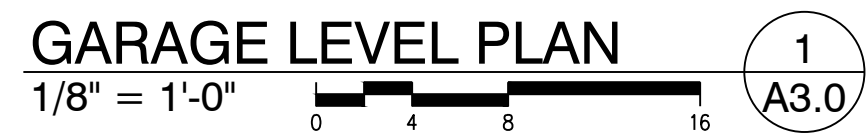
Drawn By _____

100

NAME _____

A1.3





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A3.0



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