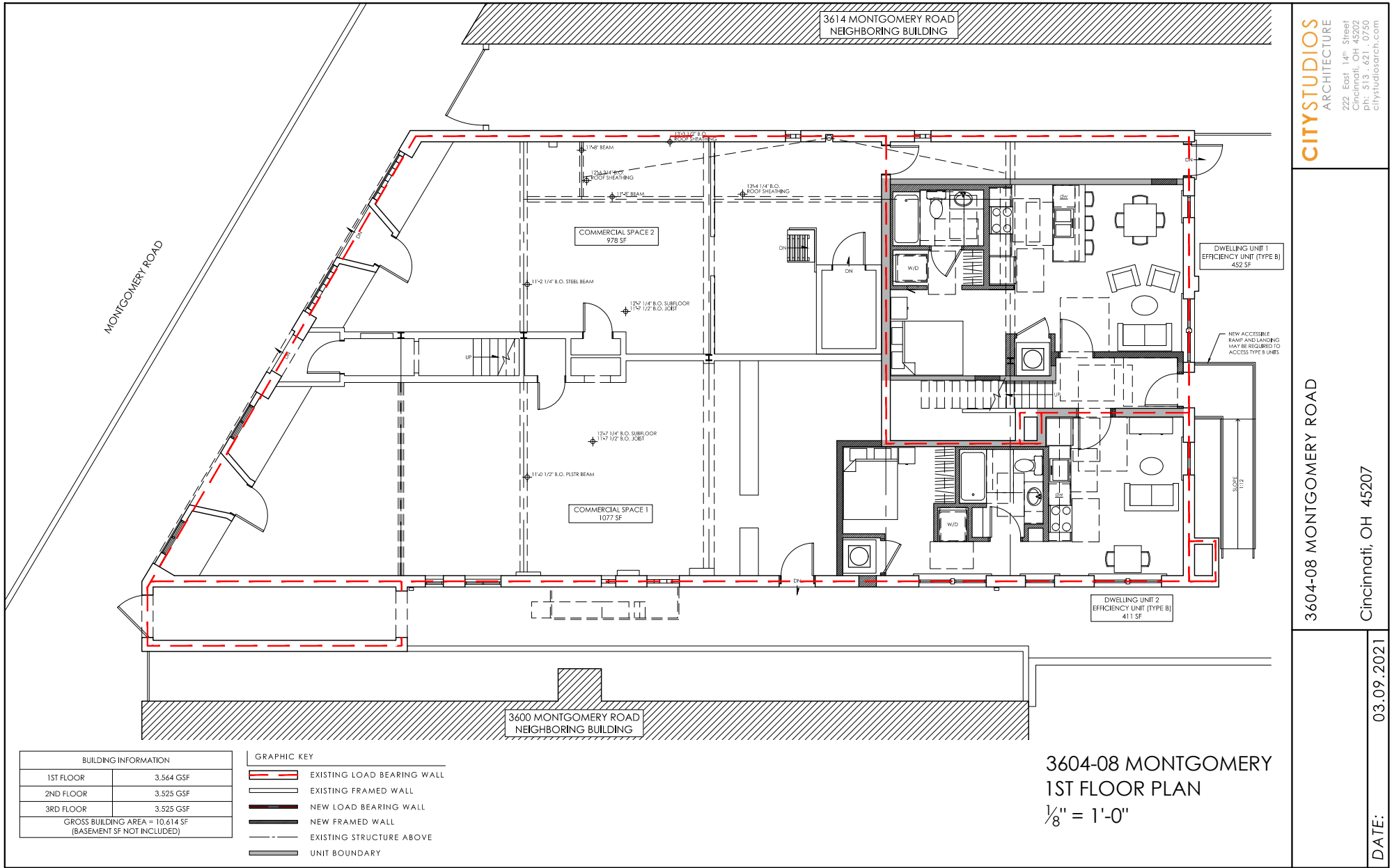
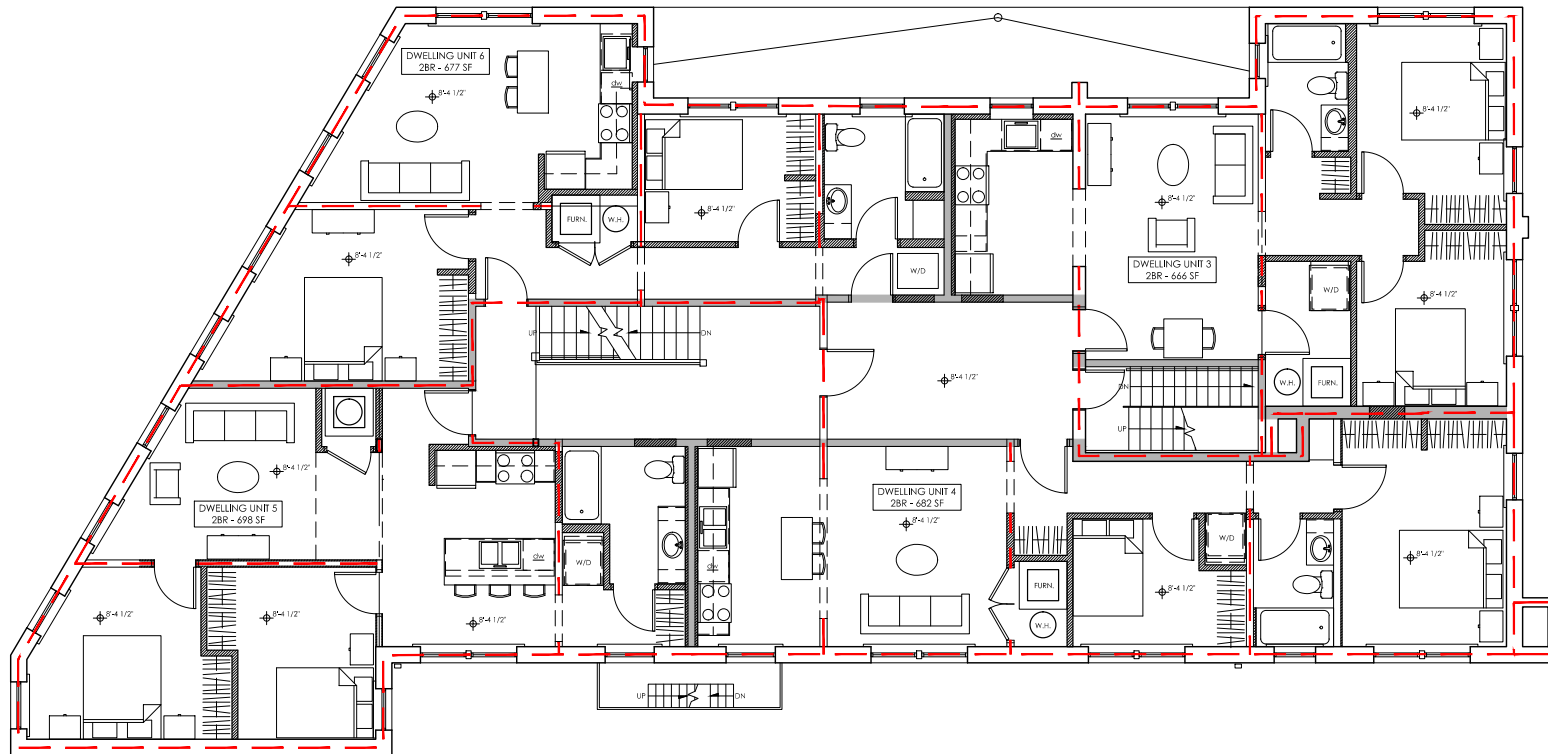


BUILDING INFORMATION	
1ST FLOOR	3,564 GSF
2ND FLOOR	3,525 GSF
3RD FLOOR	3,525 GSF
GROSS BUILDING AREA = 10,614 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL
	EXISTING STRUCTURE ABOVE
	UNIT BOUNDARY

3604-08 MONTGOMERY
BASEMENT PLAN
 $\frac{1}{8}" = 1'-0"$

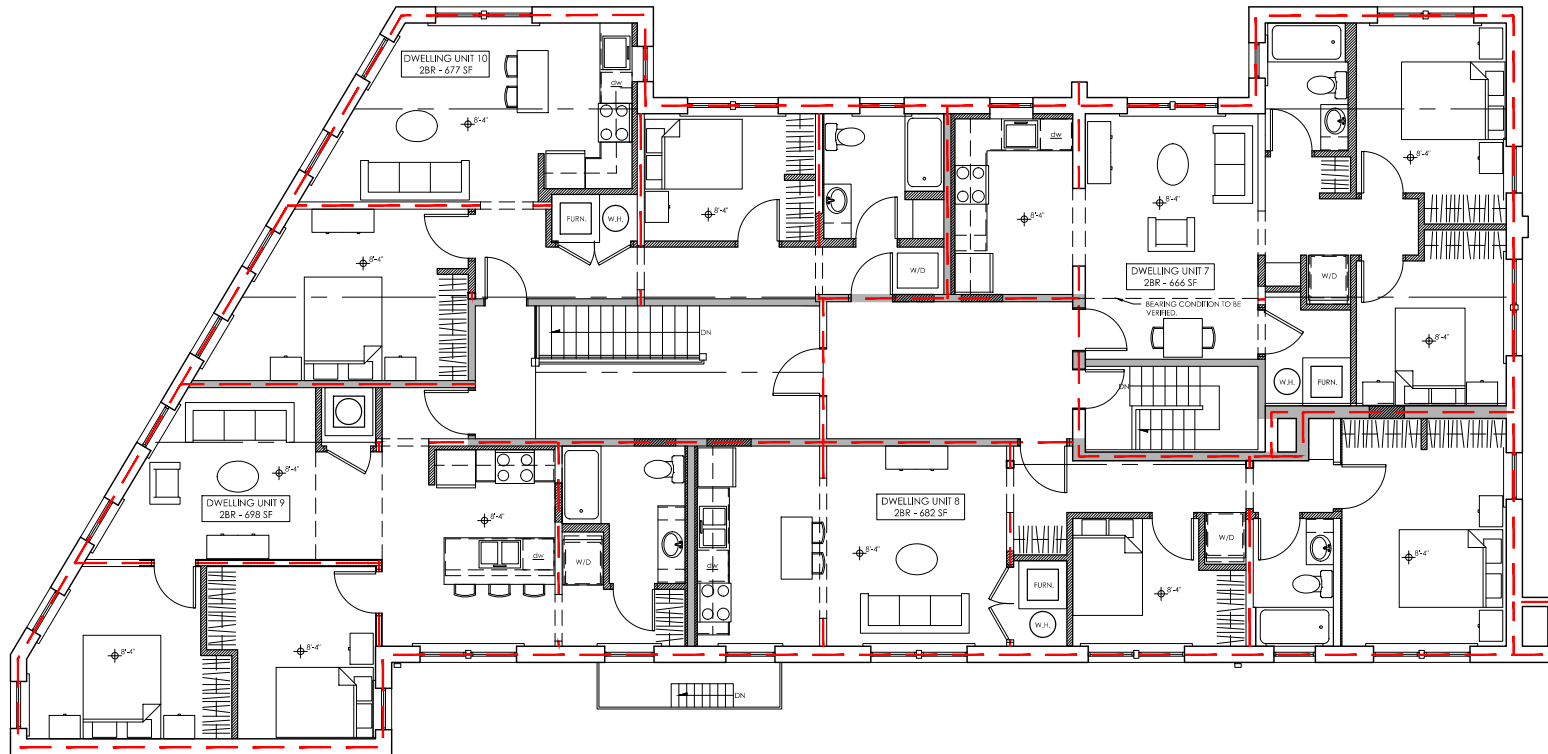




BUILDING INFORMATION	
1ST FLOOR	3,564 GSF
2ND FLOOR	3,525 GSF
3RD FLOOR	3,525 GSF
GROSS BUILDING AREA = 10,614 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL
	EXISTING STRUCTURE ABOVE
	UNIT BOUNDARY

3604-08 MONTGOMERY
2ND FLOOR PLAN
1/8" = 1'-0"



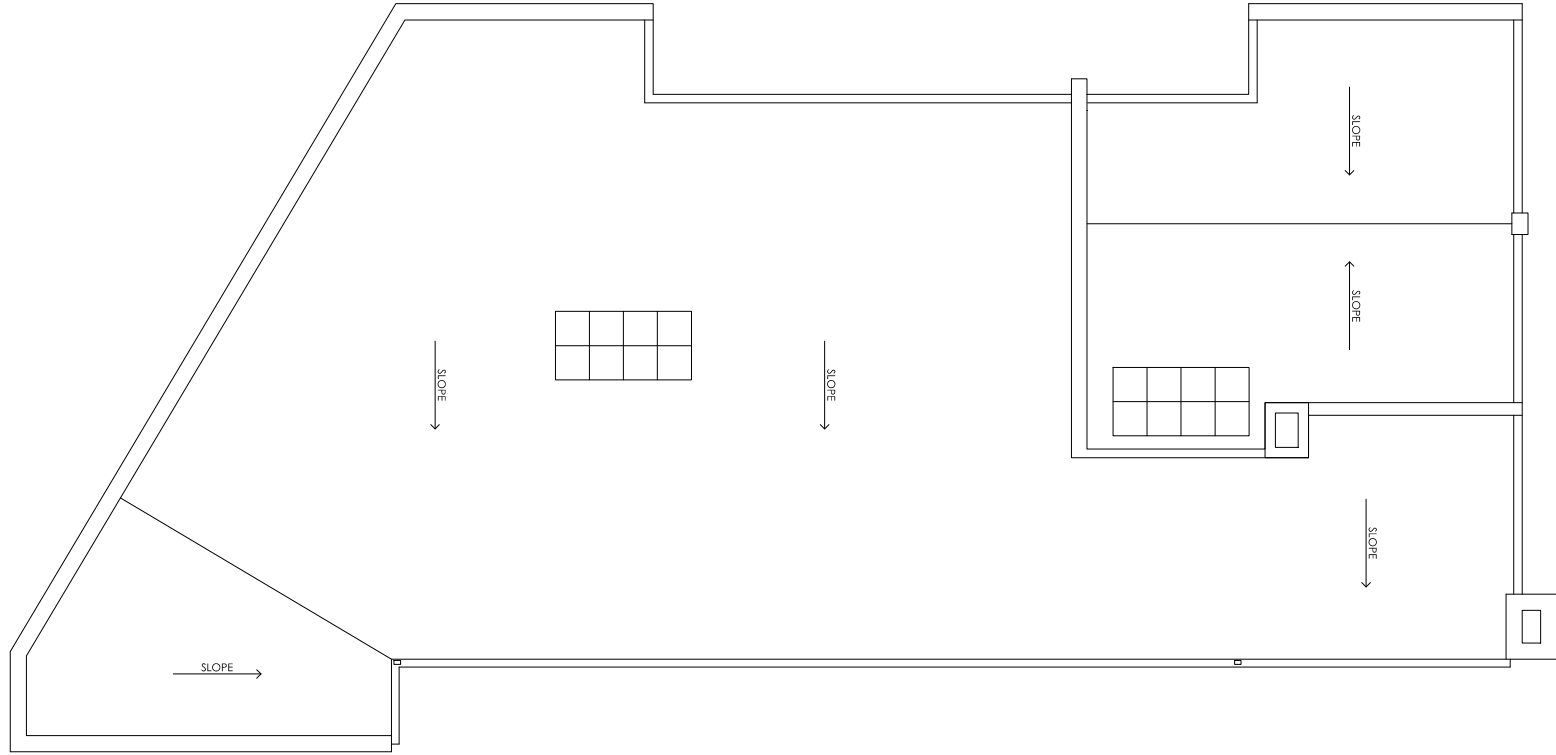
BUILDING INFORMATION	
1ST FLOOR	3,564 GSF
2ND FLOOR	3,525 GSF
3RD FLOOR	3,525 GSF
GROSS BUILDING AREA = 10,614 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL
	EXISTING STRUCTURE ABOVE
	UNIT BOUNDARY

3604-08 MONTGOMERY
3RD FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$

BUILDING INFORMATION	
1ST FLOOR	3,564 GSF
2ND FLOOR	3,525 GSF
3RD FLOOR	3,525 GSF
GROSS BUILDING AREA = 10,614 SF (BASEMENT SF NOT INCLUDED)	

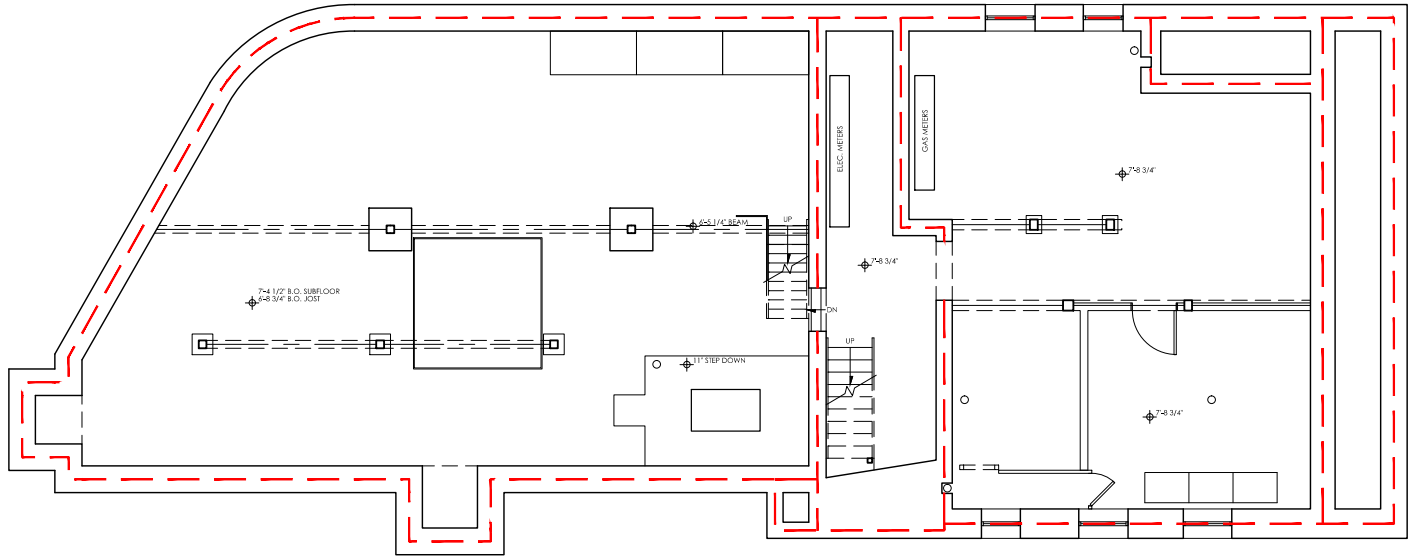
GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL
	EXISTING STRUCTURE ABOVE
	UNIT BOUNDARY



3604-08 MONTGOMERY
ROOF PLAN
1/8" = 1'-0"

BUILDING INFORMATION	
1ST FLOOR	2,451 GSF
2ND FLOOR	2,605 GSF
3RD FLOOR	2,605 GSF
ATTIC	2,675 GSF
GROSS BUILDING AREA = 10,336 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



3570 MONTGOMERY - BASEMENT PLAN
 $\frac{1}{8}" = 1'-0"$

MONTGOMERY ROAD

CLARION AVENUE

3566 MONTGOMERY ROAD
NEIGHBORING BUILDING

COMMERCIAL SPACE 1
1185 SF

DWELLING UNIT 1
TYPE B
2BR - 753 SF

BUILDING INFORMATION	
1ST FLOOR	2,451 GSF
2ND FLOOR	2,605 GSF
3RD FLOOR	2,605 GSF
ATTIC	2,675 GSF
GROSS BUILDING AREA = 10,336 SF (BASEMENT SF NOT INCLUDED)	

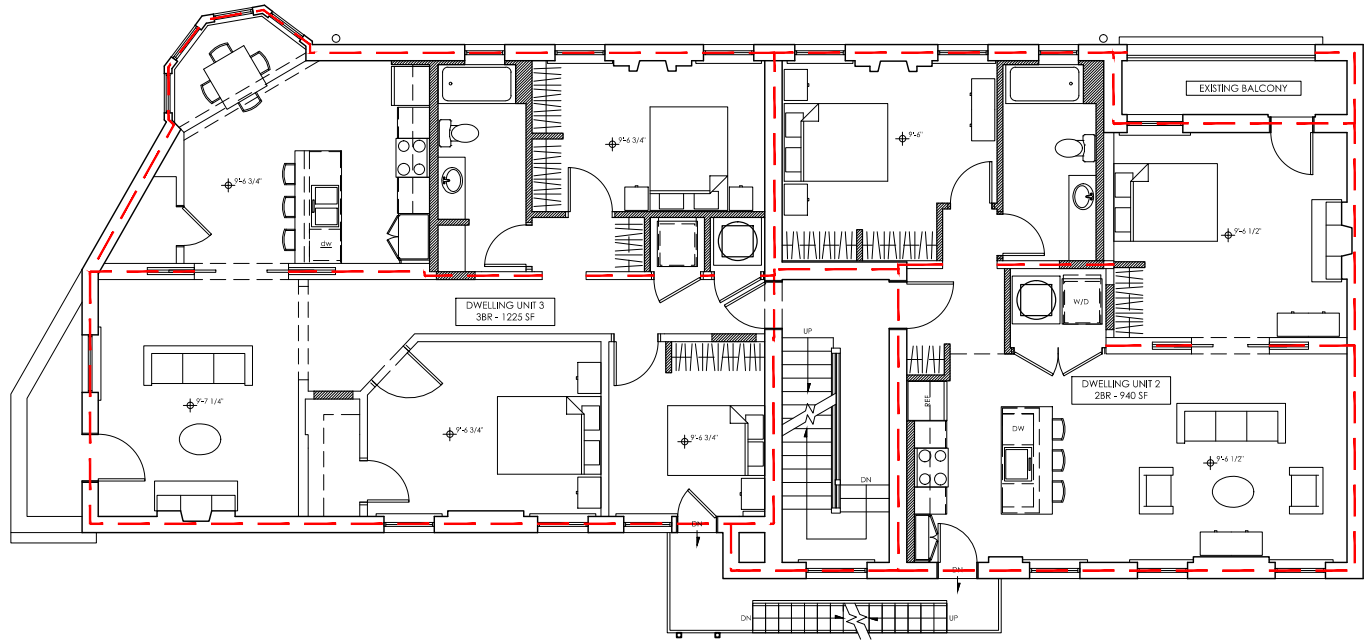
GRAPHIC KEY

- EXISTING LOAD BEARING WALL
- EXISTING FRAMED WALL
- NEW LOAD BEARING WALL
- NEW FRAMED WALL

3570 MONTGOMERY - 1ST FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$

BUILDING INFORMATION	
1ST FLOOR	2,451 GSF
2ND FLOOR	2,605 GSF
3RD FLOOR	2,605 GSF
ATTIC	2,675 GSF
GROSS BUILDING AREA = 10,336 SF (BASEMENT SF NOT INCLUDED)	

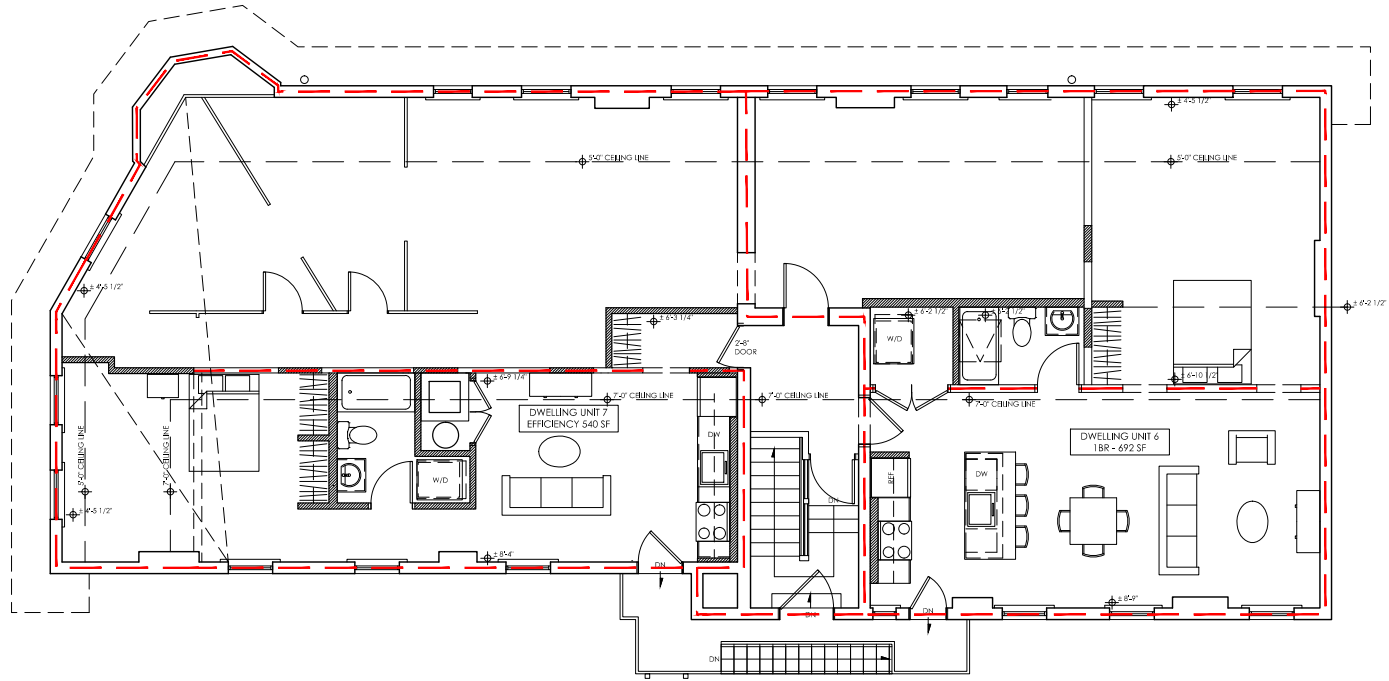
GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



3570 MONTGOMERY - 2ND & 3D FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$

BUILDING INFORMATION	
1ST FLOOR	2,451 GSF
2ND FLOOR	2,605 GSF
3RD FLOOR	2,605 GSF
ATTIC	2,675 GSF
GROSS BUILDING AREA = 10,336 SF (BASEMENT SF NOT INCLUDED)	

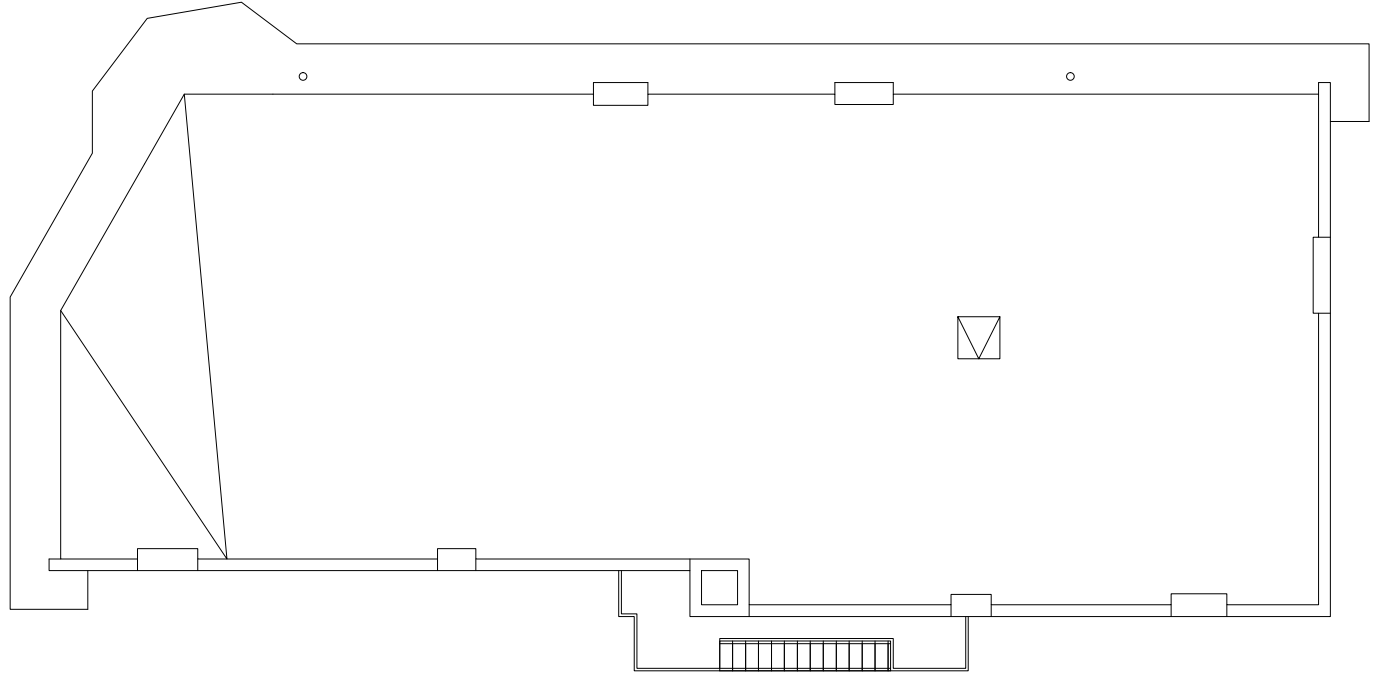
GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



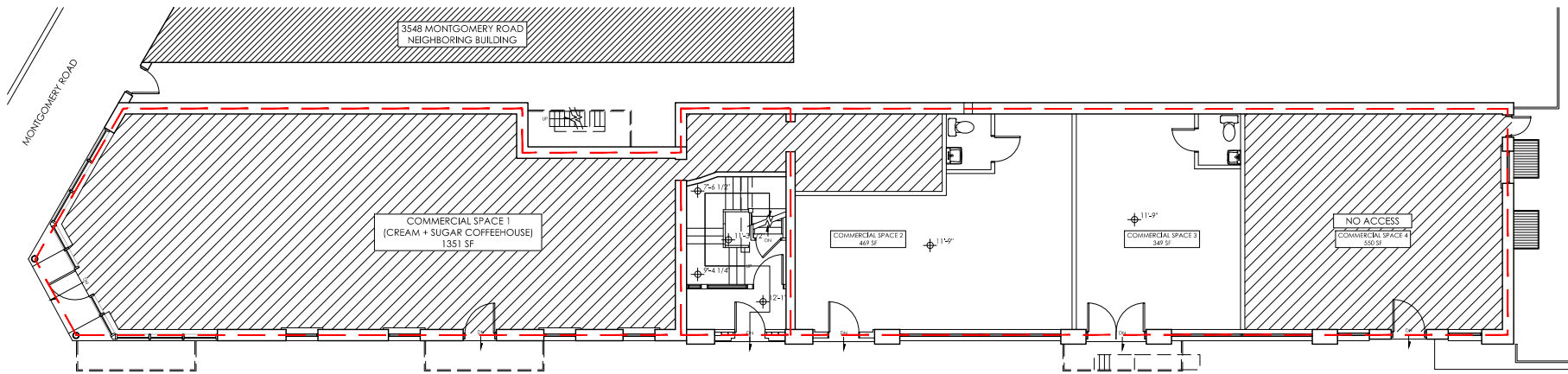
3570 MONTGOMERY - ATTIC PLAN
 $\frac{1}{8}" = 1'-0"$

BUILDING INFORMATION	
1ST FLOOR	2,451 GSF
2ND FLOOR	2,605 GSF
3RD FLOOR	2,605 GSF
ATTIC	2,675 GSF
GROSS BUILDING AREA = 10,336 SF (BASEMENT SF NOT INCLUDED)	

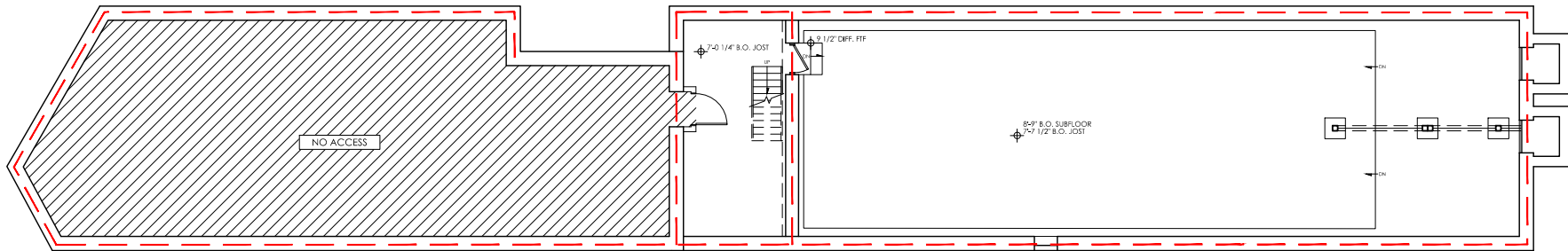
GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



3570 MONTGOMERY - ROOF PLAN
 $\frac{1}{8}" = 1'-0"$



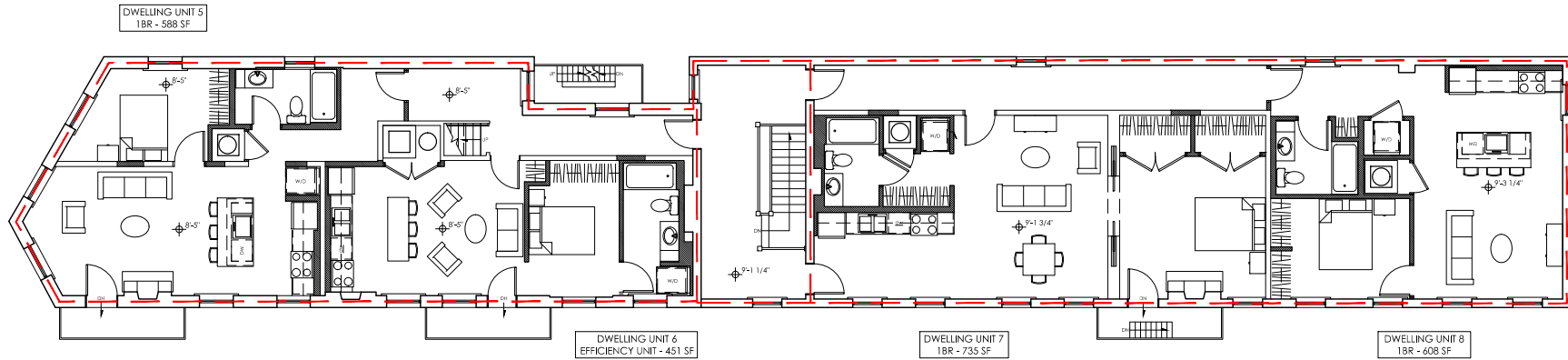
1740 BREWSTER - 1ST FLOOR PLAN - $\frac{3}{32}" = 1'-0"$



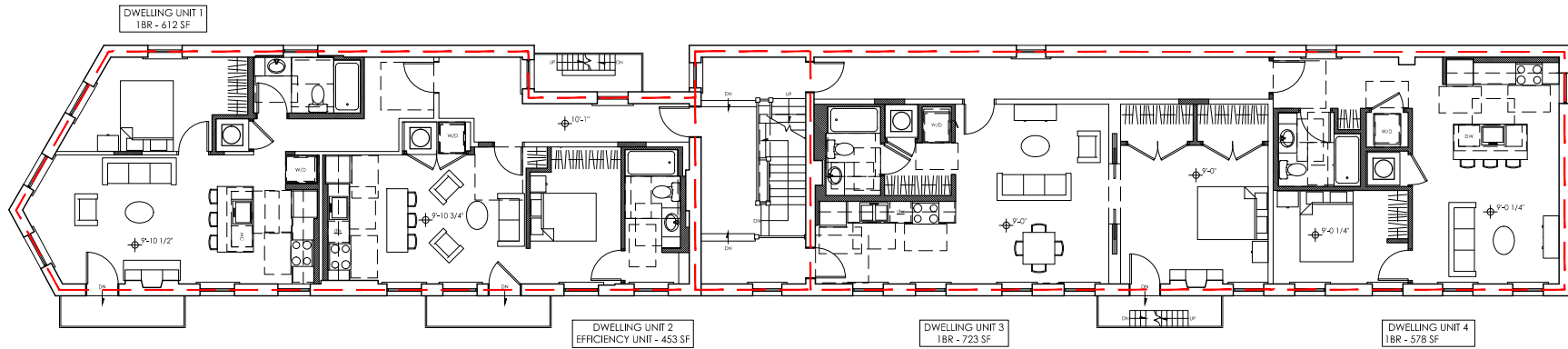
1740 BREWSTER - BASEMENT PLAN - $\frac{3}{32}" = 1'-0"$

BUILDING INFORMATION	
1ST FLOOR	3,303 GSF
2ND FLOOR	3,342 GSF
3RD FLOOR	3,342 GSF
4TH FLOOR	1,391 GSF
GROSS BUILDING AREA = 11,378 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



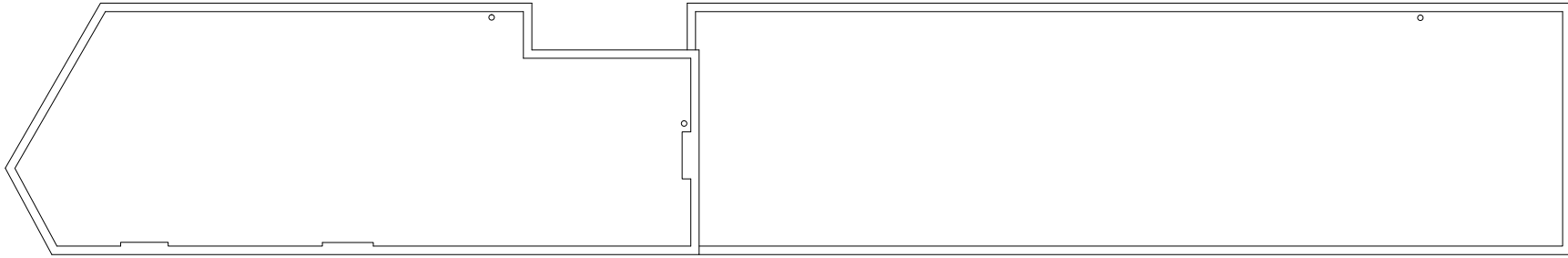
1740 BREWSTER - 3RD FLOOR PLAN - $\frac{3}{32}" = 1'-0"$
(NOT REQUIRED TO BE TYPE B UNITS)



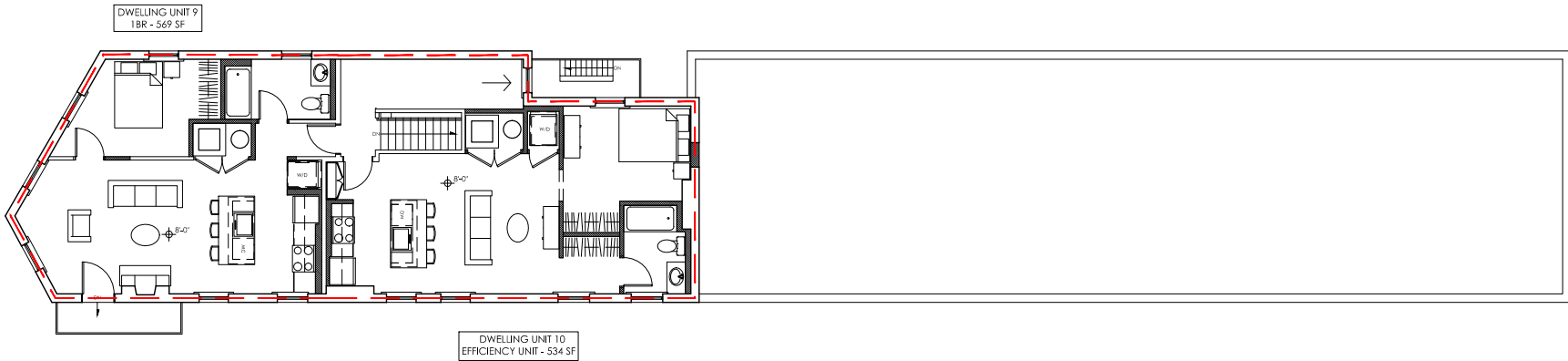
1740 BREWSTER - 2ND FLOOR PLAN - $\frac{3}{32}" = 1'-0"$
NOTE: TYPE B (ADAPTABLE) UNITS REQUIRED ON
SECOND FLOOR ONLY.

BUILDING INFORMATION	
1ST FLOOR	3,303 GSF
2ND FLOOR	3,342 GSF
3RD FLOOR	3,342 GSF
4TH FLOOR	1,391 GSF
GROSS BUILDING AREA = 11,378 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL



1740 BREWSTER - ROOF PLAN - $\frac{3}{32}" = 1'-0"$



BUILDING INFORMATION	
1ST FLOOR	3,303 GSF
2ND FLOOR	3,342 GSF
3RD FLOOR	3,342 GSF
4TH FLOOR	1,391 GSF
GROSS BUILDING AREA = 11,378 SF (BASEMENT SF NOT INCLUDED)	

GRAPHIC KEY	
	EXISTING LOAD BEARING WALL
	EXISTING FRAMED WALL
	NEW LOAD BEARING WALL
	NEW FRAMED WALL

1740 BREWSTER - 4TH FLOOR PLAN - $\frac{3}{32}" = 1'-0"$

PLAT OF SURVEY
PART OF LOT # 3
KERPER & BREWSTER SUBDIVISION
PLAT BOOK 9, PAGE 4
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JUNE, 2021

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513)574-4140
BOUNDARY@CINCI.RR.COM

NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein platted.

NOTE TO: 8K CONSTRUCTION CO.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jeffrey C. Heyl
JEFFREY C. HEYL, OHIO SURVEYOR NO. 7792



LOT CLOSURE

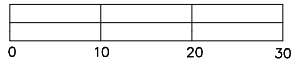
Course: N 03-02-58 E	Distance: 23.87
Course: N 86-57-00 W	Distance: 141.30
Course: S 33-41-00 W	Distance: 17.23
Course: S 26-38-00 E	Distance: 10.41
Course: S 86-57-00 E	Distance: 144.92

Perimeter: 337.73

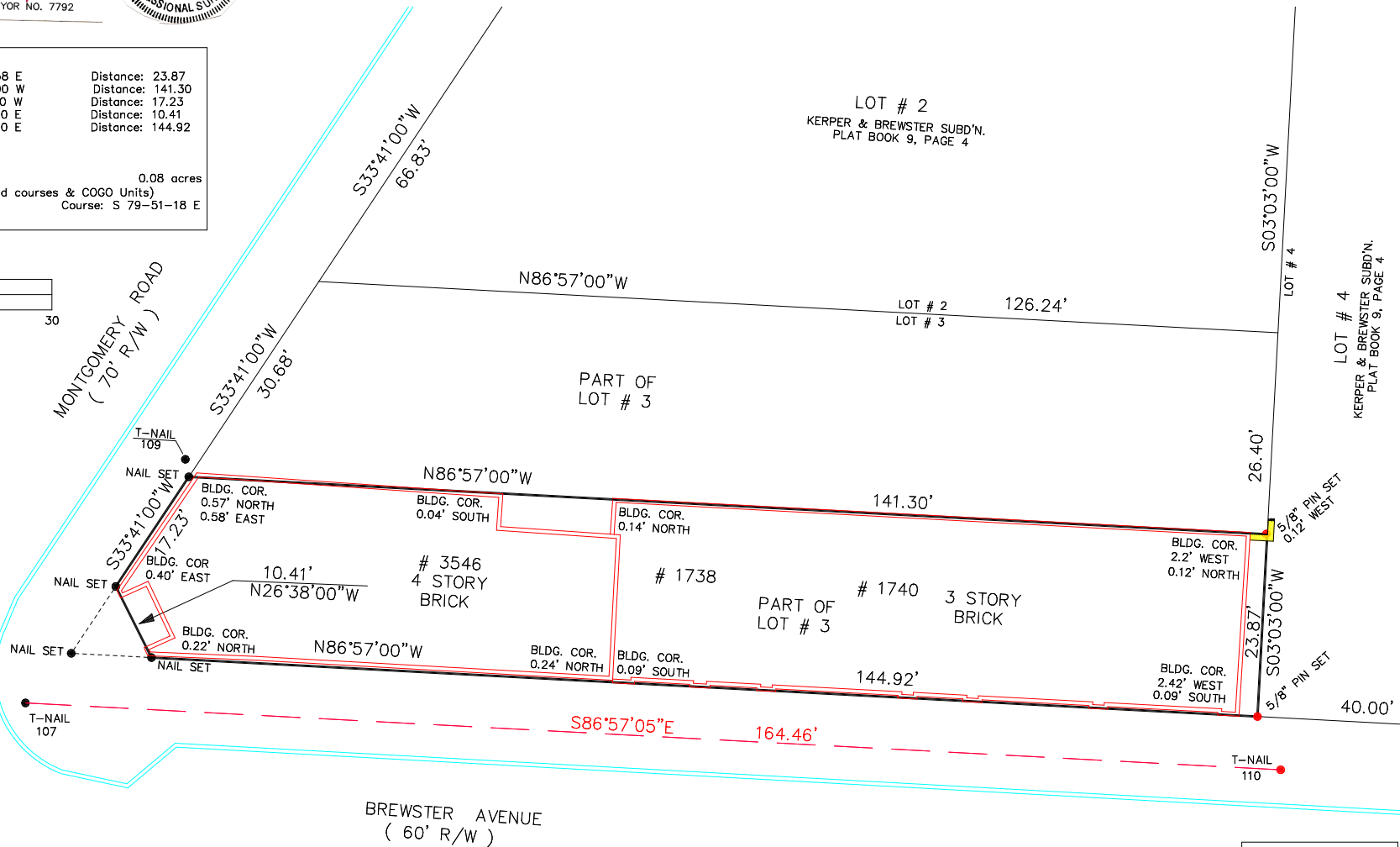
Area: 3493.25 0.08 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005 Course: S 79-51-18 E
Precision 1: 73699.04

SCALE 1" = 10'



BEARINGS BASED ON
THE EVANSTON SUBD'N.
P.B. 8, VOL. 2, PG. 50



ABST-851

PLAT OF SURVEY
ALL OF LOT # 35,
PART OF LOT # 13 & PART OF LOT # 36
THE GROWER ADDITION SUBDIVISION
PLAT BOOK 9, PAGE 58
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JUNE 2021

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513)574-4140
BOUNDARY@CINCLRR.COM

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON
AN ACTUAL FIELD SURVEY PERFORMED UNDER MY
DIRECT SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein plotted.

NOTE TO: 8K CONSTRUCTION CO.

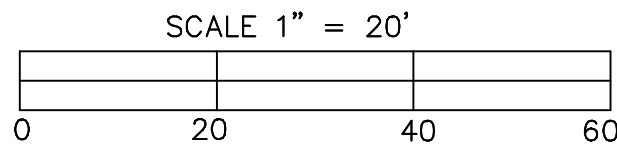
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

SURVEY REFERENCES
THE GROWER ADDITION SUBDIVISION, P.B. 9, PAGE 58
SURVEY BY AVERS & GRAF, DATED APRIL, 1945
CITY SURVEY, DATED APRIL, 1976
DEEDS OF RECORD

PART OF LOT # 13
Course: N 33-41-00 E Distance: 55.79
Course: S 86-57-00 E Distance: 89.61
Course: S 03-03-00 W Distance: 48.00
Course: N 86-57-00 W Distance: 118.03
Perimeter: 311.43
Area: 4983.47 0.11 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.009 Course: S 62-55-15 W
Precision 1: 36631.26

PART OF LOT # 36
Course: N 33-41-00 E Distance: 38.20
Course: S 86-57-00 E Distance: 73.70
Course: S 03-03-00 W Distance: 60.00
Course: N 70-42-49 W Distance: 97.03
Perimeter: 268.93
Area: 4006.16 0.09 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005 Course: N 70-38-33 W
Precision 1: 58357.61

LOT # 35
Course: N 03-03-00 E Distance: 140.00
Course: S 86-57-00 E Distance: 60.00
Course: S 03-03-00 W Distance: 140.00
Course: N 86-57-00 W Distance: 60.00
Perimeter: 400.00
Area: 8400.01 0.19 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.000 Course: S 90-00-00 E
Precision 1: 400000000.00



BEARINGS BASED ON
THE EVANSTON SUBD'N.
P.B. 8, VOL. 2, PG. 50

