



# TORQUE CAR CONDOS

## TRACT A2 OF THREE OAKS SUBDIVISION

(81,813.145 SF)  
1.878 ACRES

### SITE INFORMATION

**SUBJECT PROPERTY:**  
THREE OAKS SUBDIVISION  
IRON OAK & 34TH AVE

**PREPARED BY:**  
SABO DESIGN ASSOCIATES  
550 WARDS CORNER ROAD  
LOVELAND, OHIO, 45140  
(513) 683-1234

**OWNER:**



2135 DANA AVE  
SUITE 200  
CINCINNATI, OH 45201  
(513)563-1555

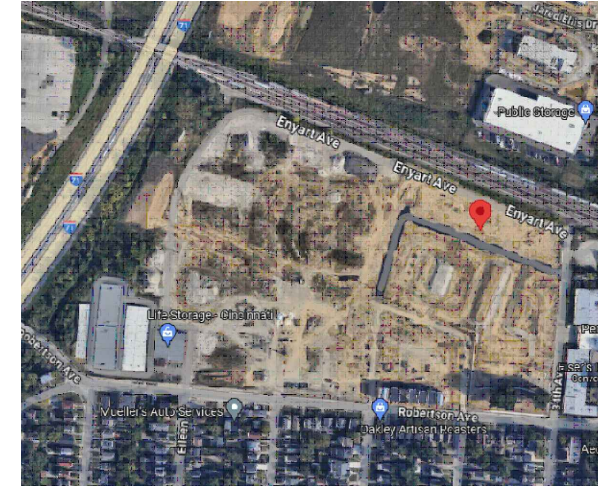
**ZONING REQUIREMENTS:**  
ZONING: PD-88  
SUBJECT LAND AREA: 81,813 S.F.  
PROPOSED UNITS: 31 UNITS

**PROPOSED:**  
5 BUILDINGS SEPARATED INTO 31 STORAGE UNITS



COVER  
SHEET

SHEET: 1 OF 7



### VICINITY MAP

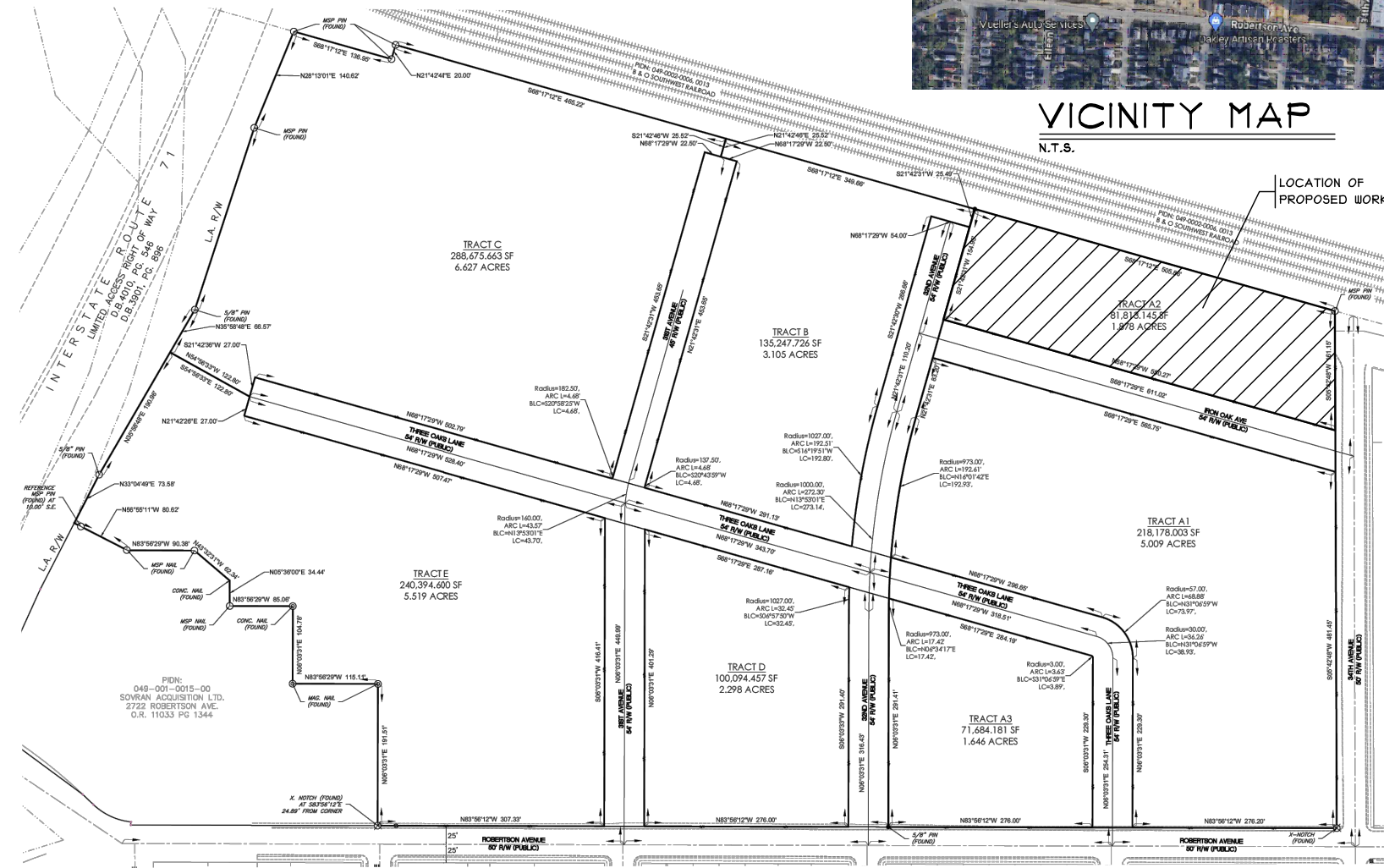
N.T.S.

LOCATION OF  
PROPOSED WORK



### SOUTHEAST RENDERING

N.T.S.



### SUBDIVISION MAP

N.T.S.



PROPOSED  
TORQUE CAR CONDOS  
HAMILTON COUNTY  
CINCINNATI, OH



**SDA**  
SABO DESIGN ASSOCIATES

550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
(513) 683-1236  
sabodesignassociates.com

ISSUE DATES  
12/29/23 ZONING



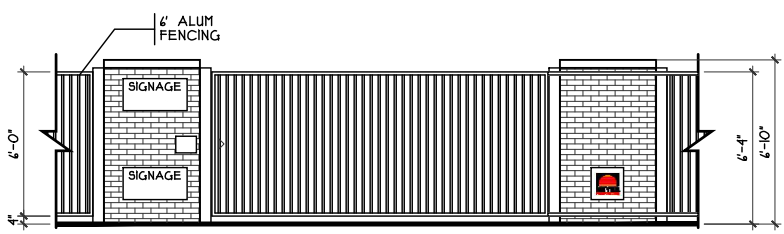
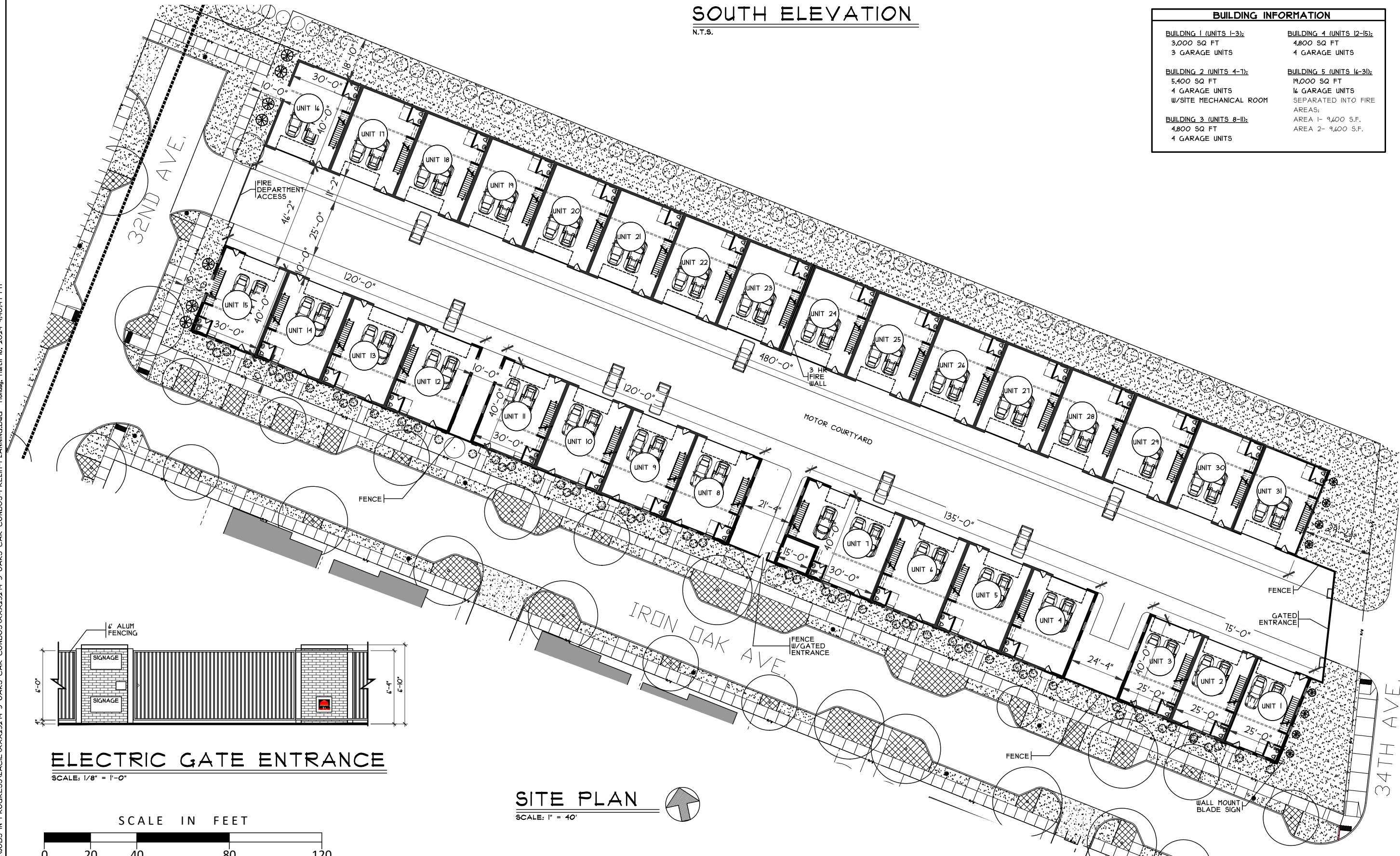
SITE LAYOUT

SHEET: 2 OF 7

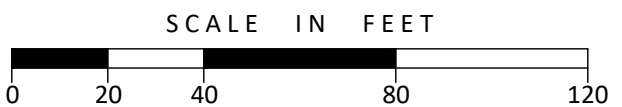
# SOUTH ELEVATION

N.T.S.

BUILDING INFORMATION	
<b>BUILDING 1 (UNITS 1-3):</b> 3,000 SQ FT 3 GARAGE UNITS	<b>BUILDING 4 (UNITS 12-15):</b> 4,800 SQ FT 4 GARAGE UNITS
<b>BUILDING 2 (UNITS 4-7):</b> 5,400 SQ FT 4 GARAGE UNITS W/SITE MECHANICAL ROOM	<b>BUILDING 5 (UNITS 16-31):</b> 19,000 SQ FT 16 GARAGE UNITS SEPARATED INTO FIRE AREAS:
<b>BUILDING 3 (UNITS 8-11):</b> 4,800 SQ FT 4 GARAGE UNITS	AREA 1- 9,400 S.F. AREA 2- 9,600 S.F.

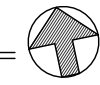


**ELECTRIC GATE ENTRANCE**  
SCALE: 1/8" = 1'-0"



## SITE PLAN

SCALE: 1" = 40'



PROPOSED  
 TORQUE CAR CONDOS  
 CINCINNATI, OH  
 HAMILTON COUNTY



ISSUE DATES  
12/29/23 ZONING

H:\JOBS IN PROGRESS\LACIE\XXX23214\_3\_OAKS\_CAR\_CONDOS-PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM

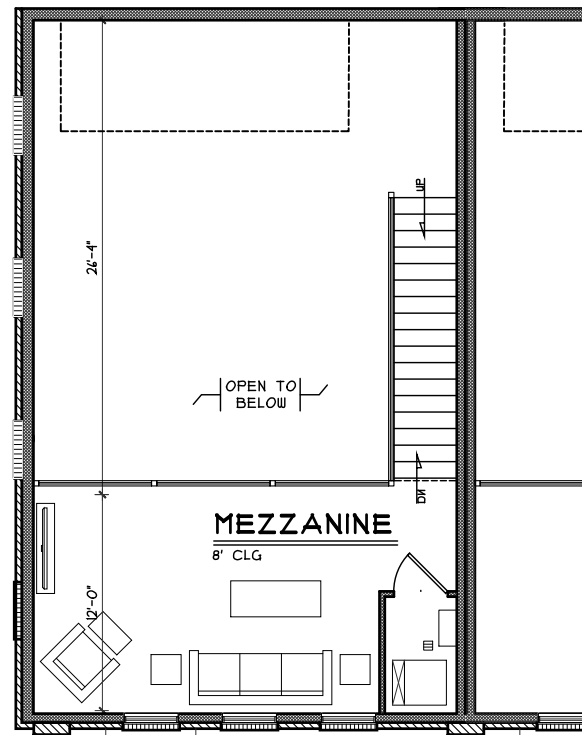
© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

H:\JOBS IN PROGRESS\LACIE\XXX23214\_3\_OAKS\_CAR\_CONDOS\PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM



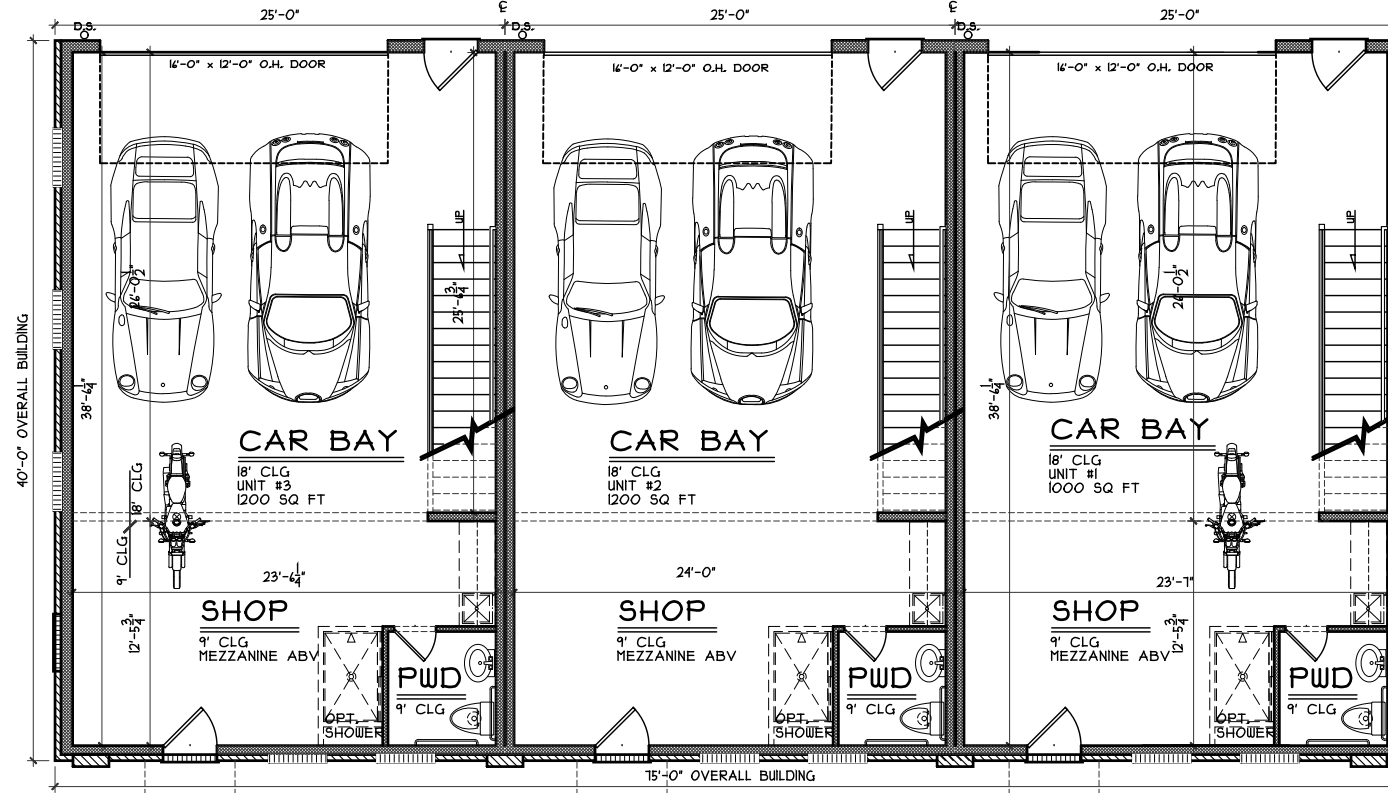
### NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '1'



### TYPICAL MEZZANINE' PLAN

SCALE: 3/32" = 1'-0" 300 SQ FT



### BUILDING '1' PLAN

SCALE: 3/32" = 1'-0" 3000 SQ FT



### SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '1'



ELEVATIONS  
BUILDING 1

SHEET: 3 OF 7

PROPOSED  
TORQUE CAR CONDOS  
CINCINNATI, OH  
HAMILTON COUNTY



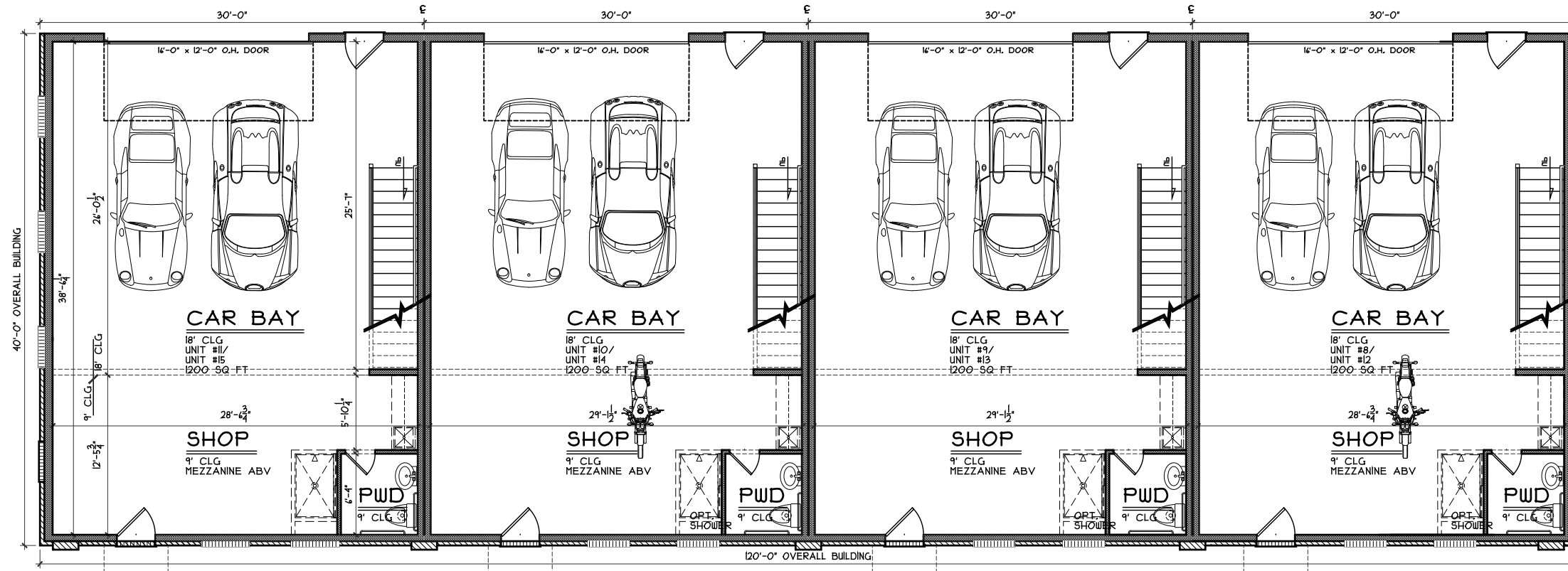
ISSUE DATES  
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES



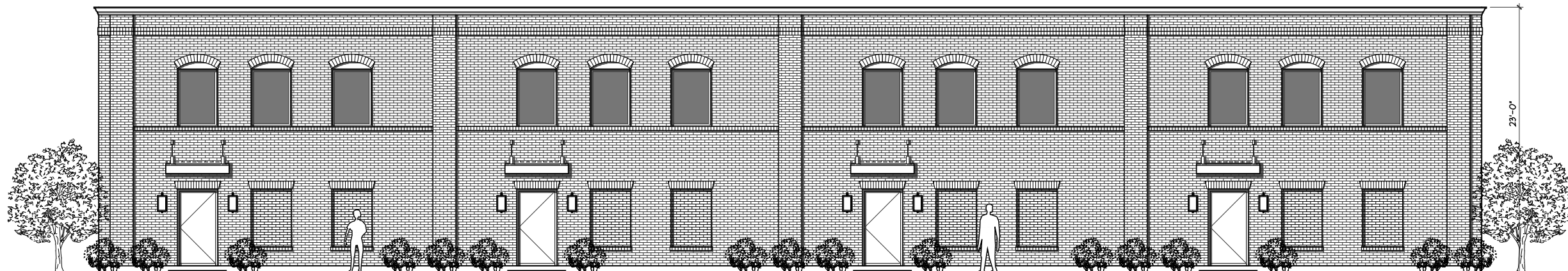
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0" BUILDING '3 & 4'



**BUILDING '3 & 4' PLAN**

SCALE: 3/32" = 1'-0" 4,800 SQ. FT.



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0" BUILDING '3 & 4'



ELEVATIONS  
BUILDING 3&4  
SHEET: 4 OF 7

PROPOSED  
TORQUE CAR CONDOS  
CINCINNATI, OH  
HAMILTON COUNTY

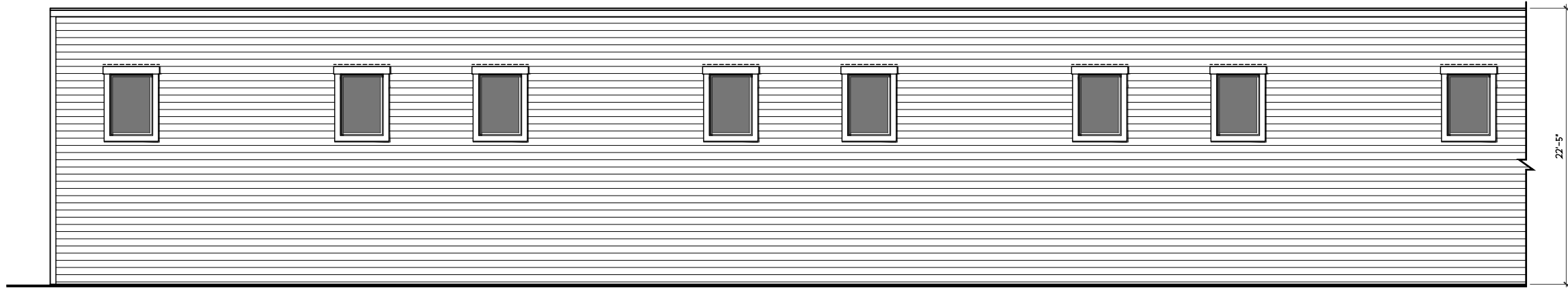


ISSUE DATES
12/29/23 ZONING

H:\JOBS IN PROGRESS\LACIE\XXX23214\_3\_OAKS\_CAR\_CONDOS\PRELIM-PLANNING\DWG Monday, March 18, 2024 4:40:49 PM

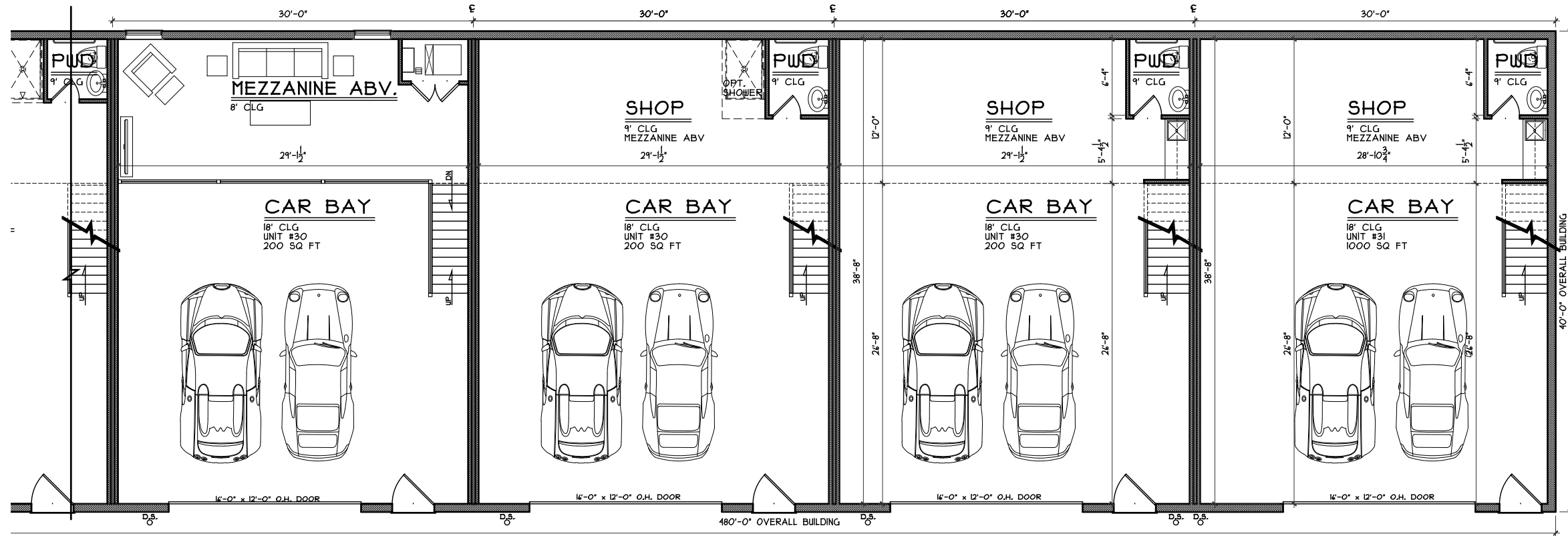
© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

H:\JOBS IN PROGRESS\LACIE\XXX23214\_3\_OAKS\_CAR\_CONDOS\PRELIM-PLANNING.DWG Monday, March 18, 2024 4:40:49 PM



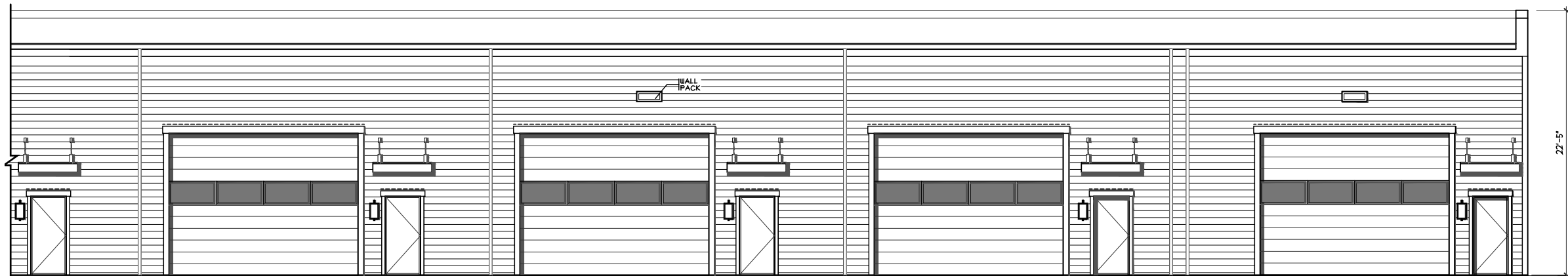
### NORTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '5'



### BUILDING '5' PLAN

SCALE: 3/32" = 1'-0" 19,000 SQ. FT.



### SOUTH ELEVATION

SCALE: 3/32" = 1'-0" BUILDING '5'



ELEVATIONS  
BUILDING 5

SHEET: 5 OF 7

TORQUE CAR CONDOS  
HAMILTON COUNTY

PROPOSED

CINCINNATI, OH

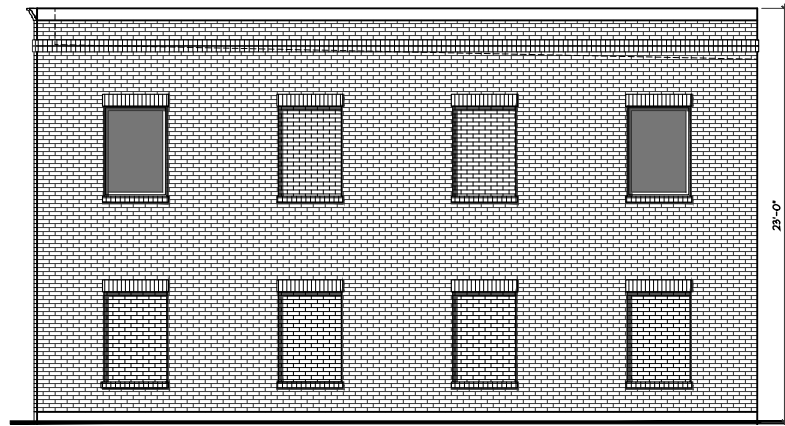


**SDA**  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
(513) 683-1236  
sabodesignassociates.com

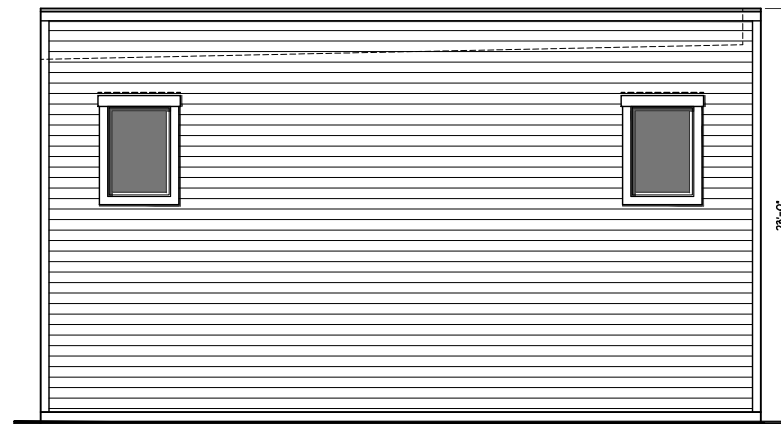
ISSUE DATES  
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES

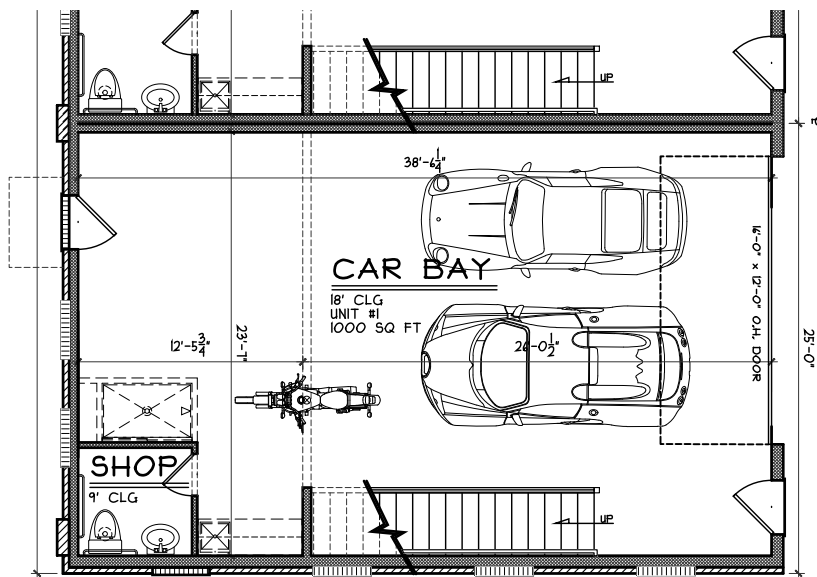
H:\JOBS IN PROGRESS\LACIE\XXX23214\_3\_OAKS\_CAR\_CONDOS\PRELIM-PLANNING\DWG Monday, March 18, 2024 4:40:49 PM



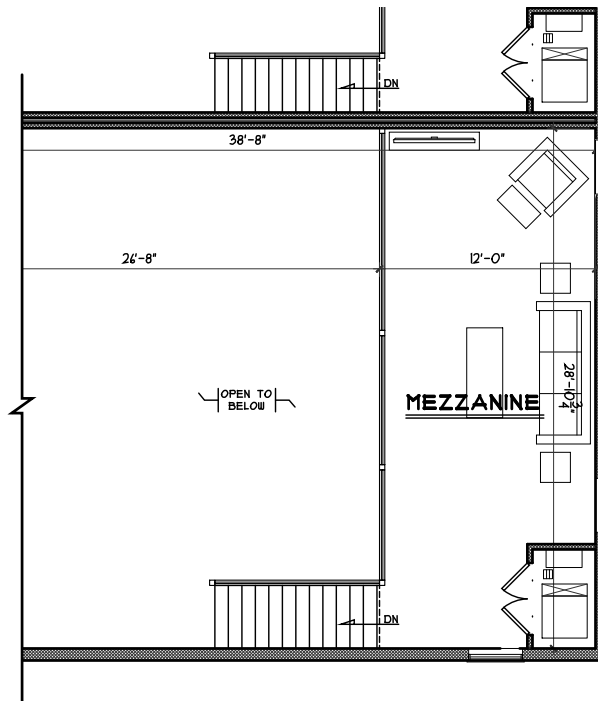
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0" BUILDING '1'



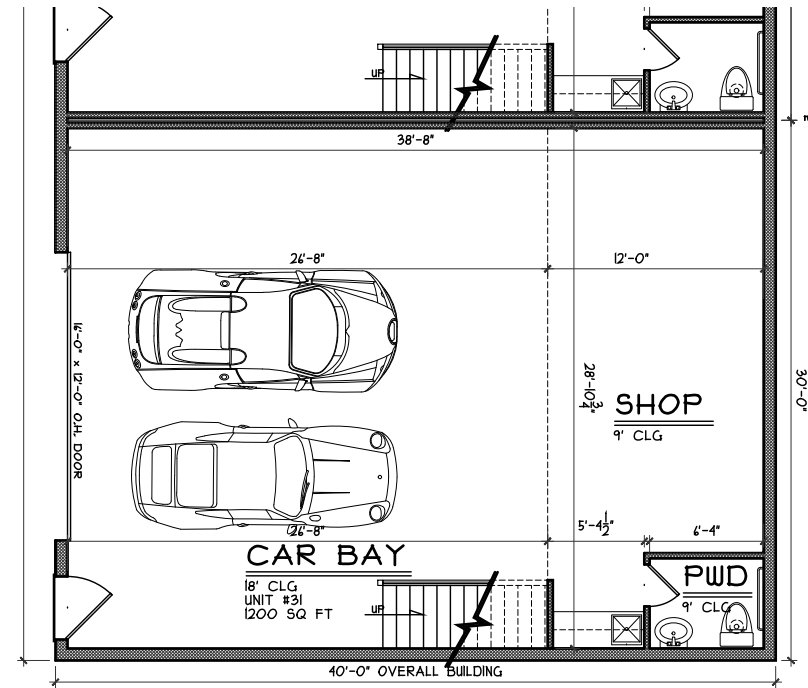
**WEST ELEVATION**  
SCALE: 1/16" = 1'-0" BUILDING '31'



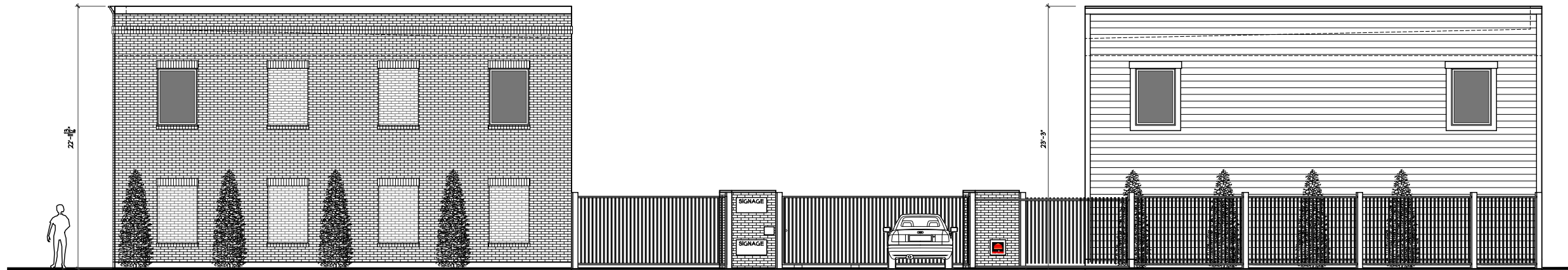
**BUILDING '1' END UNIT**  
SCALE: 3/32" = 1'-0"



**MEZZANINE @ UNIT #31**  
SCALE: 3/32" = 1'-0" 300 SQ. FT.



**BUILDING '5' END UNIT**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



ELEVATIONS

SHEET: 6 OF 7

TORQUE CAR CONDOS  
HAMILTON COUNTY

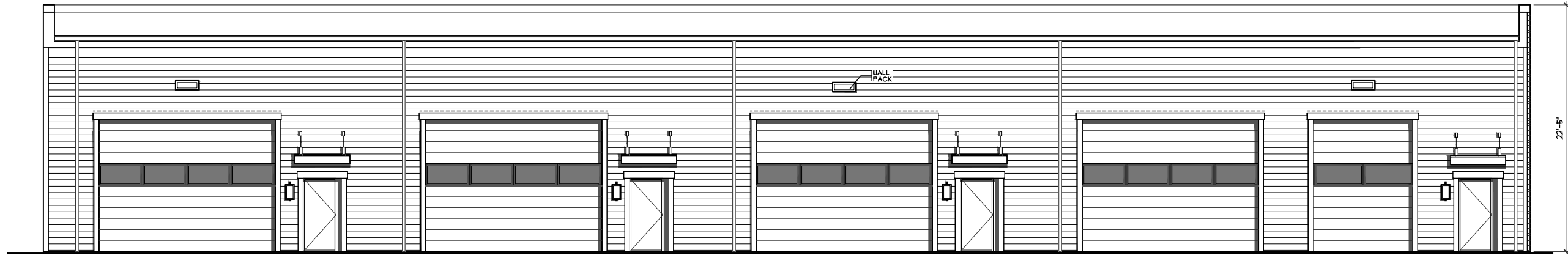
PROPOSED  
CINCINNATI, OH



**SDA**  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
(513) 683-1236  
sabodesignassociates.com

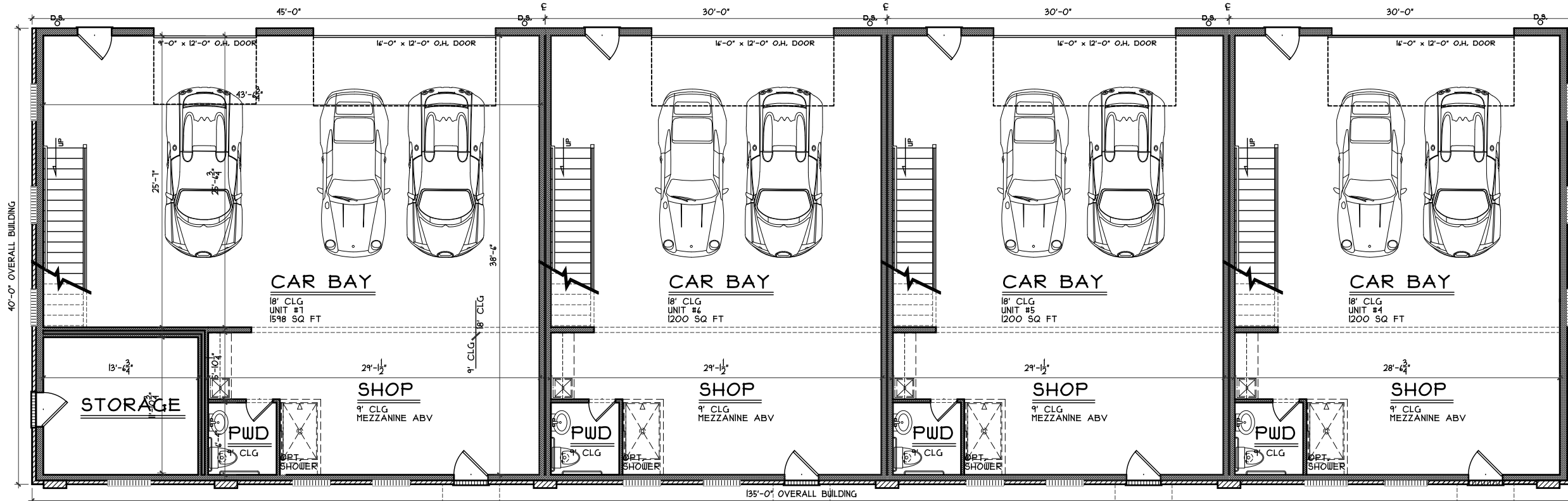
ISSUE DATES  
12/29/23 ZONING

© COPYRIGHT 2023 SABO DESIGN ASSOCIATES



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0" BUILDING '2'



**BUILDING '2' PLAN**

SCALE: 3/32" = 1'-0" 5,400 SQ. FT.



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0" BUILDING '2'





---

**Three Oaks - Car Condos**  
Final Development Plan- Phase Schedule

Break Ground on Mass Excavation, Public Utility and Roadway Construction.....	Complete
Overall project infrastructure substantially complete.....	Complete
Break ground on car condos.....	08/01/2024
Car condos substantially complete.....	09/01/2025

---

*Enduring Vibrancy*