

196207

196207

KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PCL. 10

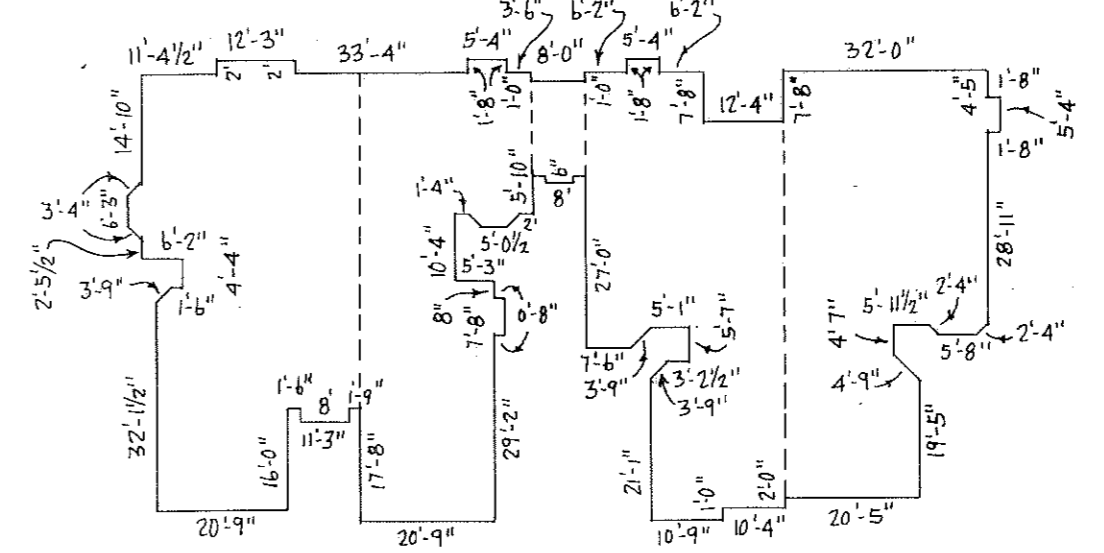
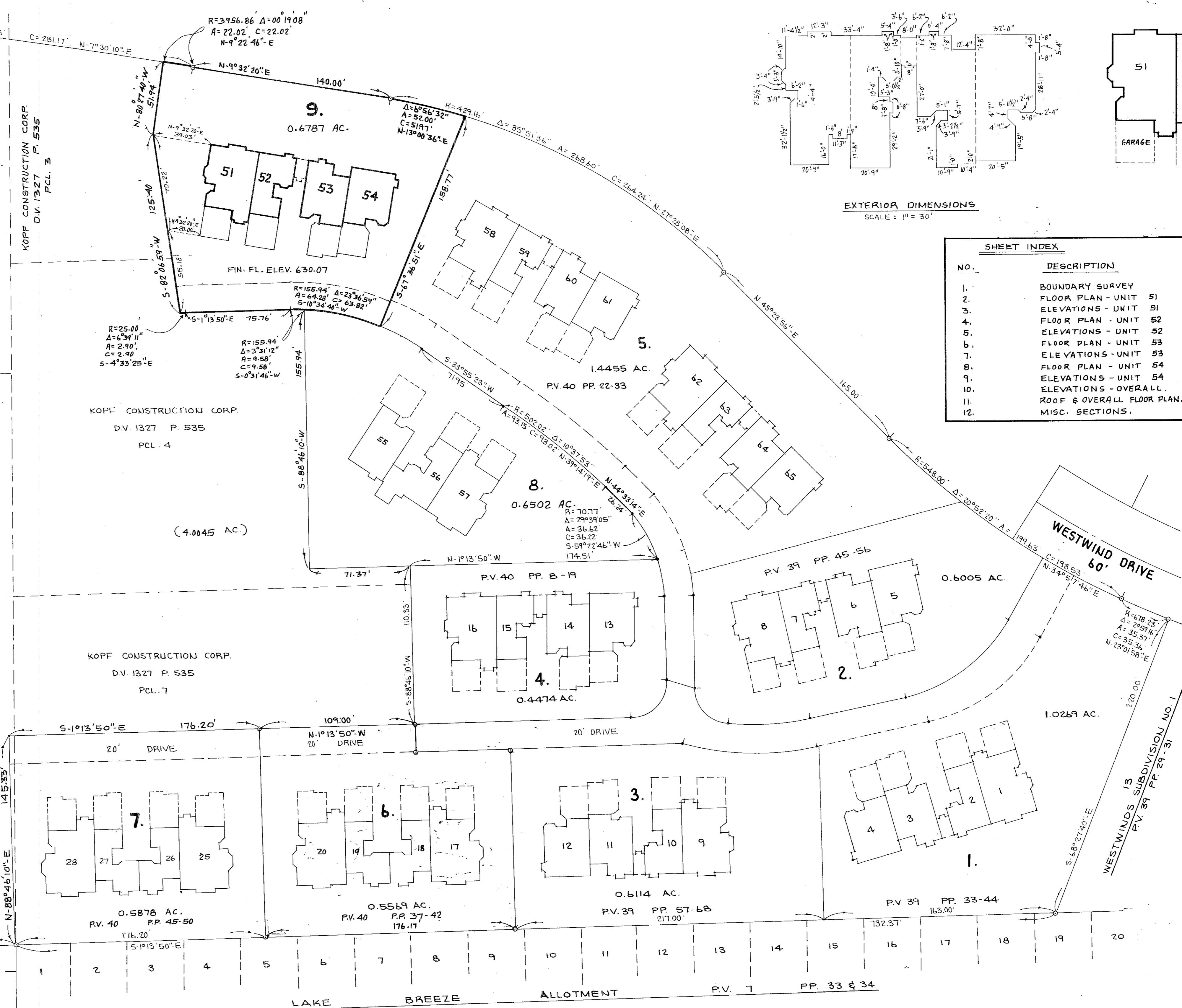
KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PCL. 8



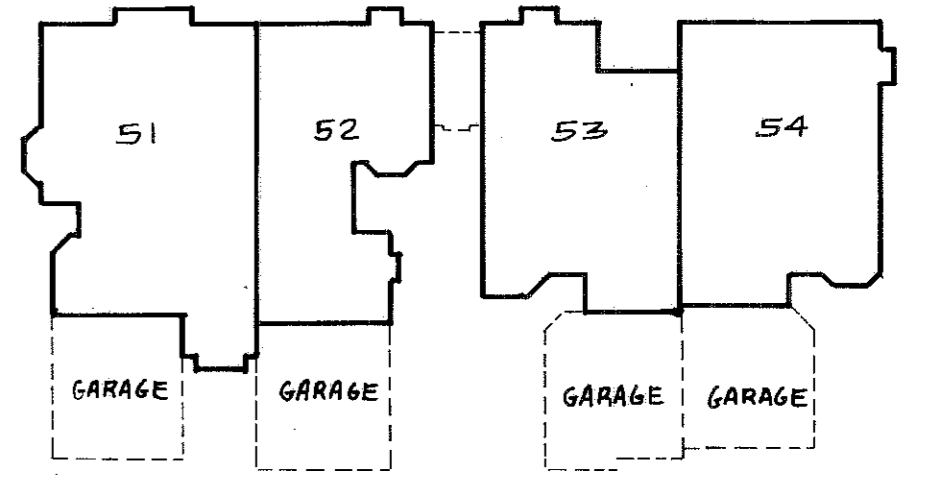
"RECREATION AREA"
1.7292 AC.

KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PCL. 4

KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PCL. 7



EXTERIOR DIMENSIONS
SCALE: 1" = 50'



UNIT LOCATION
SCALE: 1" = 30'

SHEET INDEX	
NO.	DESCRIPTION
1.	BOUNDARY SURVEY
2.	FLOOR PLAN - UNIT 51
3.	ELEVATIONS - UNIT 51
4.	FLOOR PLAN - UNIT 52
5.	ELEVATIONS - UNIT 52
6.	FLOOR PLAN - UNIT 53
7.	ELEVATIONS - UNIT 53
8.	FLOOR PLAN - UNIT 54
9.	ELEVATIONS - UNIT 54
10.	ELEVATIONS - OVERALL
11.	ROOF & OVERALL FLOOR PLAN
12.	MISC. SECTIONS

PERCENTAGE OF OWNERSHIP

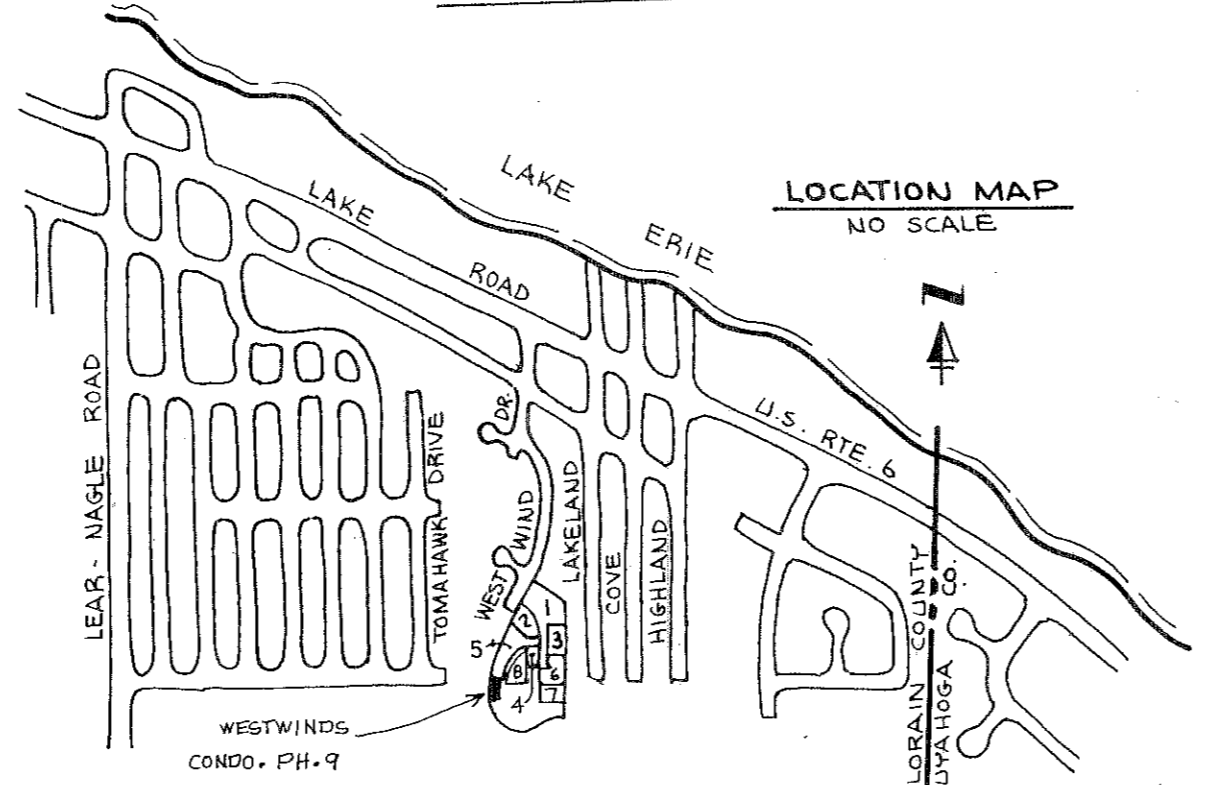
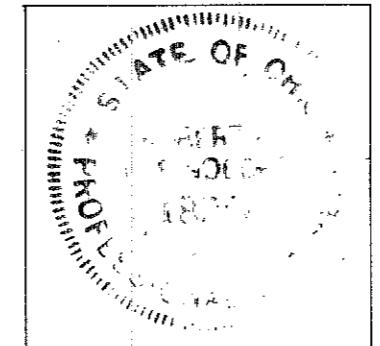
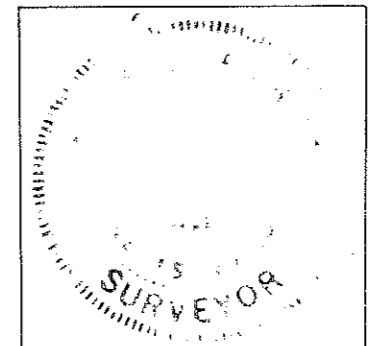
UNIT NO.	AREA (S.F.)	%	PHASE
1	1451	2.5034	1.
2	1776	3.0641	
3	1491	2.5724	
4	1207	2.0825	
5	1207	2.0825	2.
6	1491	2.5724	
7	1776	3.0641	
8	1451	2.5034	
9	1451	2.5034	3.
10	1776	3.0641	
11	1491	2.5724	
12	1207	2.0825	
13	1207	2.0825	4.
14	1491	2.5724	
15	1776	3.0641	
16	1451	2.5034	
17	1451	2.5034	5.
18	1776	3.0641	
19	1491	2.5724	
20	1207	2.0825	
21	1451	2.5034	6.
22	1776	3.0641	
23	1491	2.5724	
24	1207	2.0825	
25	1451	2.5034	7.
26	1491	2.5724	
27	1491	2.5724	
28	1451	2.5034	
29	1491	2.5724	8.
30	1776	3.0641	
31	1451	2.5034	
32	1451	2.5034	
33	1451	2.5034	9.
34	1776	3.0641	
35	1491	2.5724	
36	1207	2.0825	

CERTIFICATION :

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJACENT PROPERTIES.

James H. Schmidt
JAMES H. SCHMIDT - REG. SURVEYOR NO. 4846

Robert E. Kleinoeder
ROBERT E. KLEINOEDER, REG. ENGINEER NO 18258



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
AUG 30 1985
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

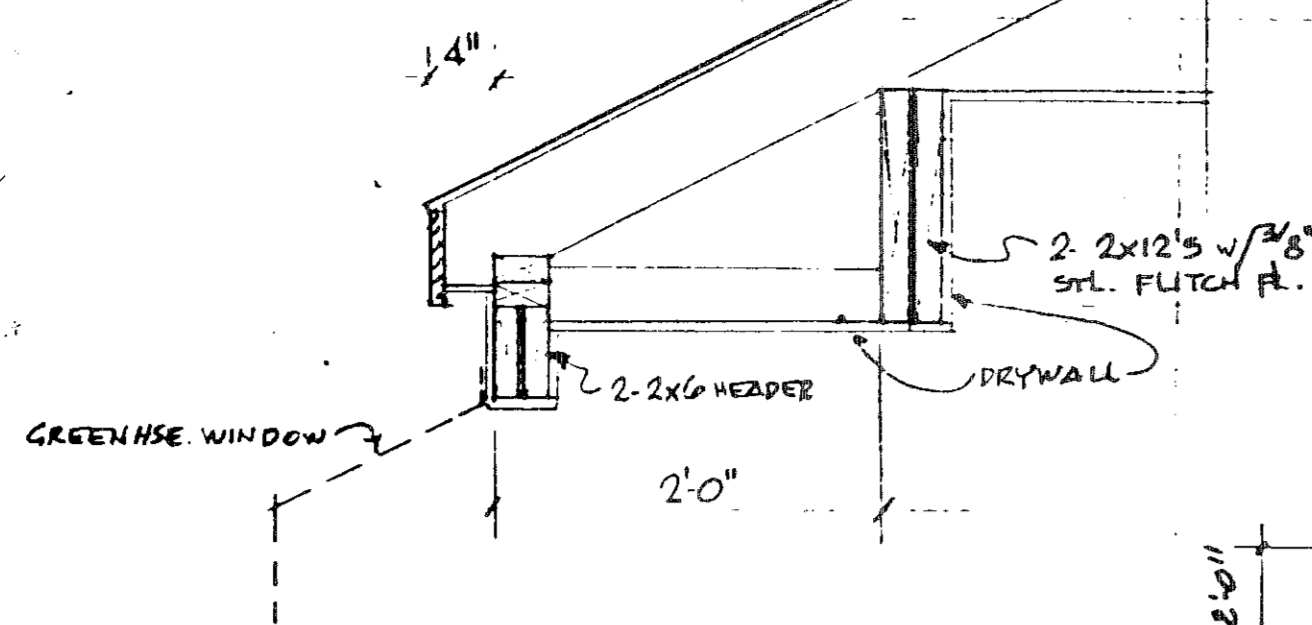
Received for Record
AUG 30 1985
Dorothy L. Essex
Lorain County Recorder
70 mel.

WESTWINDS CONDOMINIUM - PHASE 9

PART OF AVON TOWNSHIP SECTION No 30
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO
SCALE: 1" = 40' AUGUST 1985

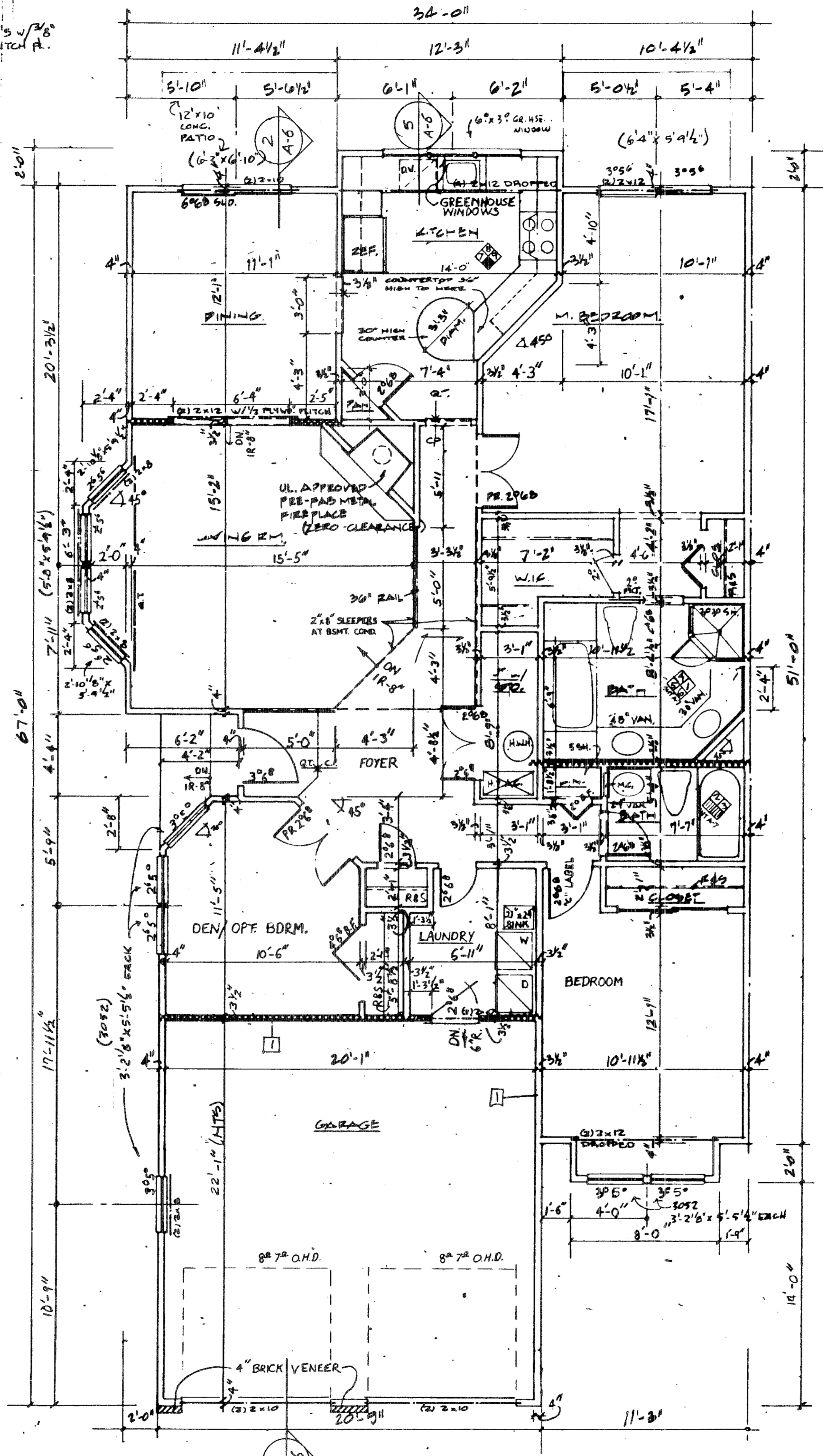
PREPARED BY
KLEINOEDER - SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS

Buy Lorain Co. Title Co.
L.M.



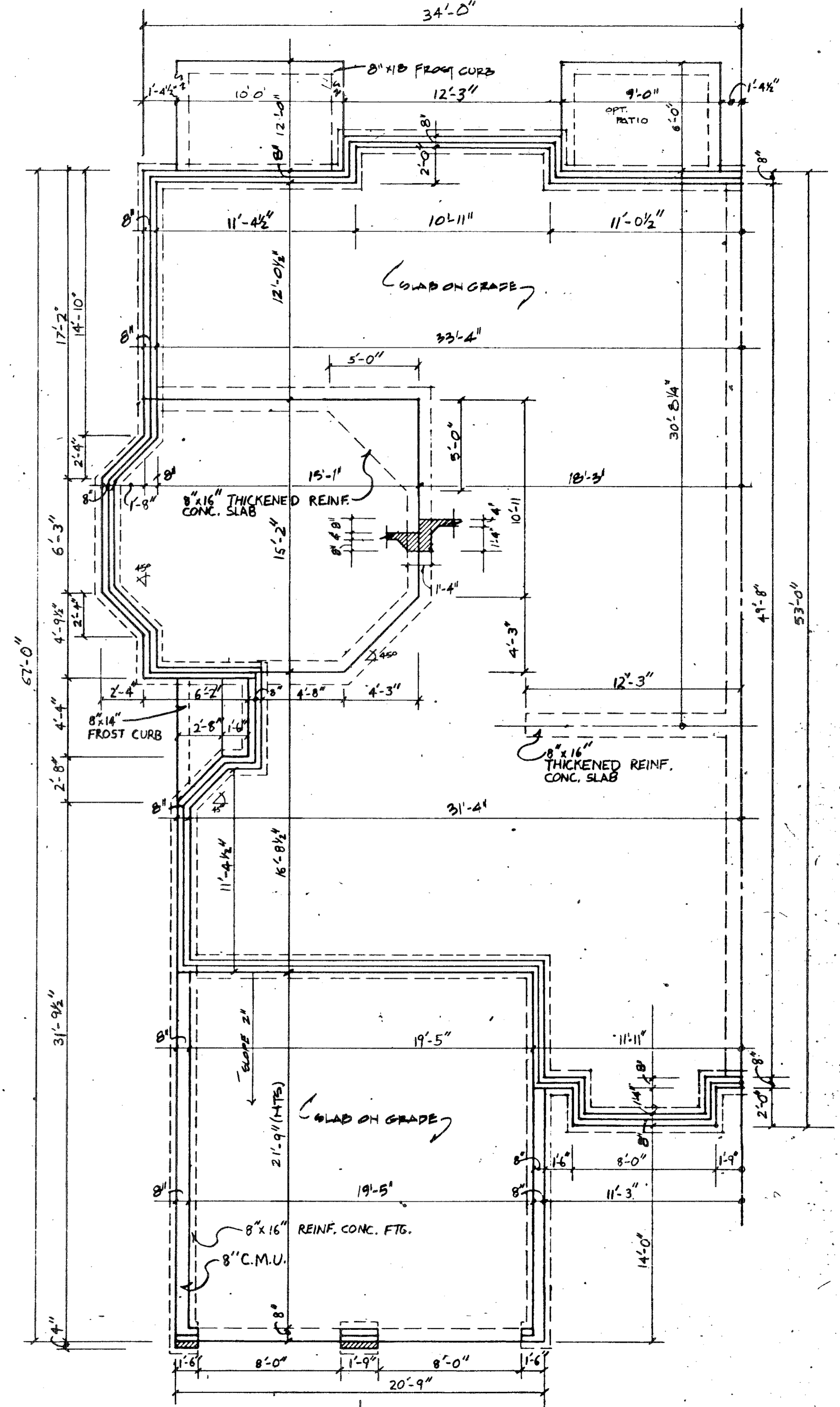
NOTES

- 1. ALL WALLS SHALL BE 3 1/2" UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO ROUGH FRAMING.
- 3. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION.



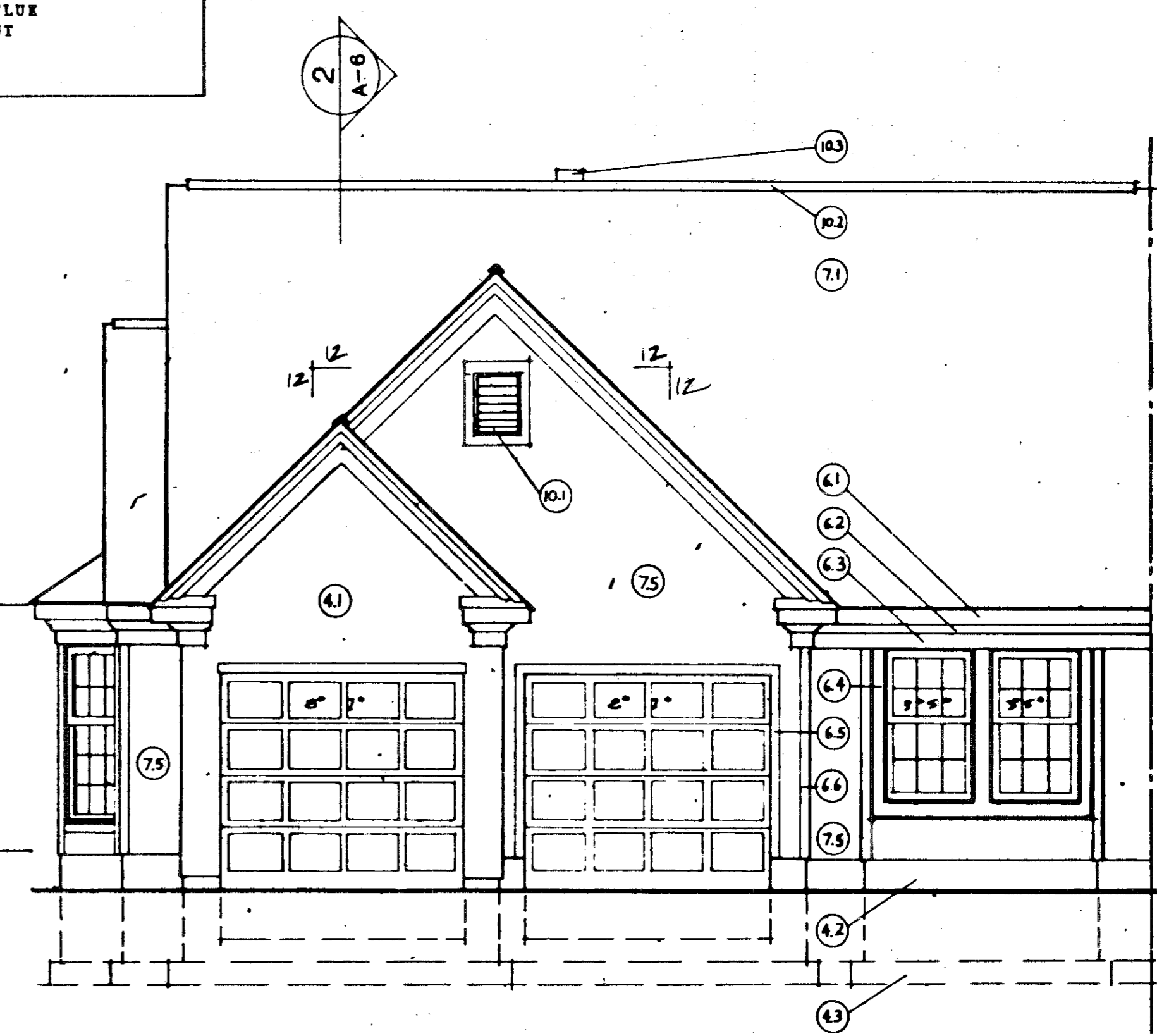
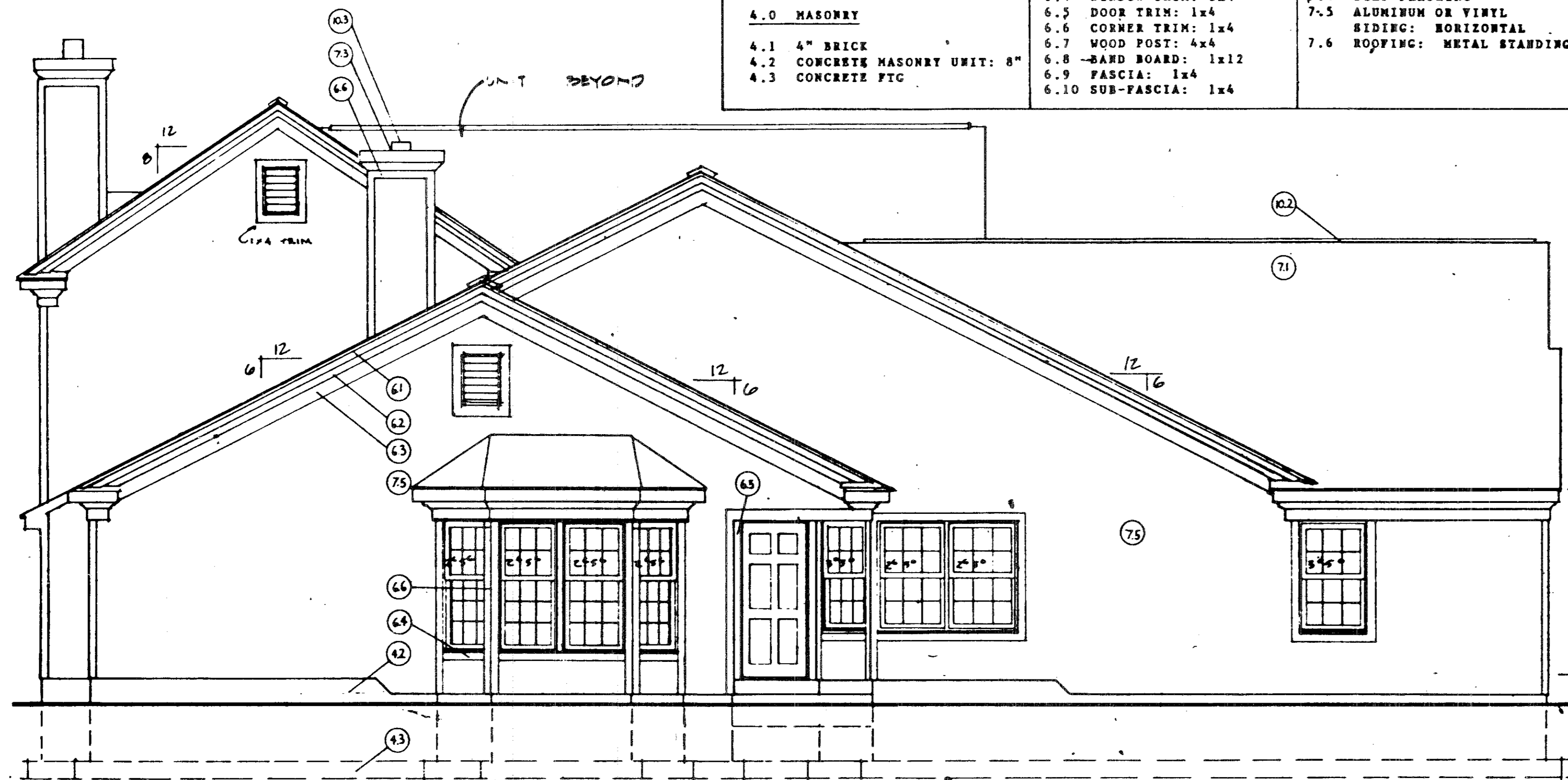
FIRST FLOOR UNIT 51
1/4" = 1'-0"

FOR ROOF TRUSSES SEE DRAWING A-20 ROOF FRAMING



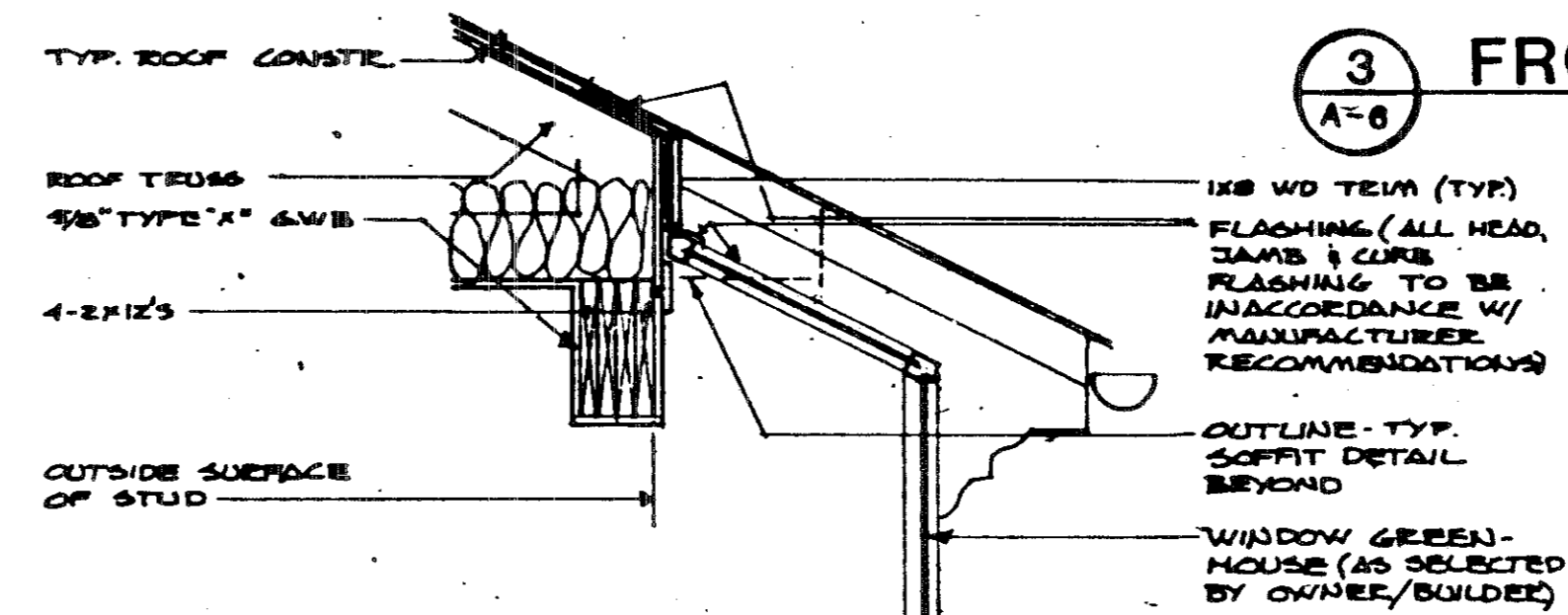
FOUNDATION UNIT 51
1/4" = 1'-0"

KEY NOTES FOR ELEVATIONS			
2.0 SITE WORK	6.0 WOOD & PLASTICS	7.0 THERMAL AND MOISTURE PROTECTION	8.0 DOORS AND WINDOWS: SEE PLANS
3.0 CONCRETE	6.1 FASCIA: 1x8	7.1 ROOFING: 240# ASPHALT SHINGLES	9.0 FINISHES
3.1 CONCRETE PAD	6.2 CROWN MOULDING: 3 1/2"	7.2 FLASHING	10.0 SPECIALTIES
4.0 MASONRY	6.3 TRIM: 1x6	7.3 CAP FLASHING	10.1 CABLE VENT
4.1 4" BRICK	6.4 WINDOW TRIM: 1x4	7.4 STEP FLASHING	10.2 RIDGE VENT
4.2 CONCRETE MASONRY UNIT: 8"	6.5 DOOR TRIM: 1x4	7.5 ALUMINUM OR VINYL SIDING: HORIZONTAL	10.3 PREFAB METAL FLUX
4.3 CONCRETE FIC	6.6 CORNER TRIM: 1x4	7.6 ROOFING: METAL STANDING SEAM	10.4 FOUNDATION VENT
	6.7 WOOD POST: 4x4		
	6.8 BAND BOARD: 1x12		
	6.9 FASCIA: 1x4		
	6.10 SUB-FASCIA: 1x4		

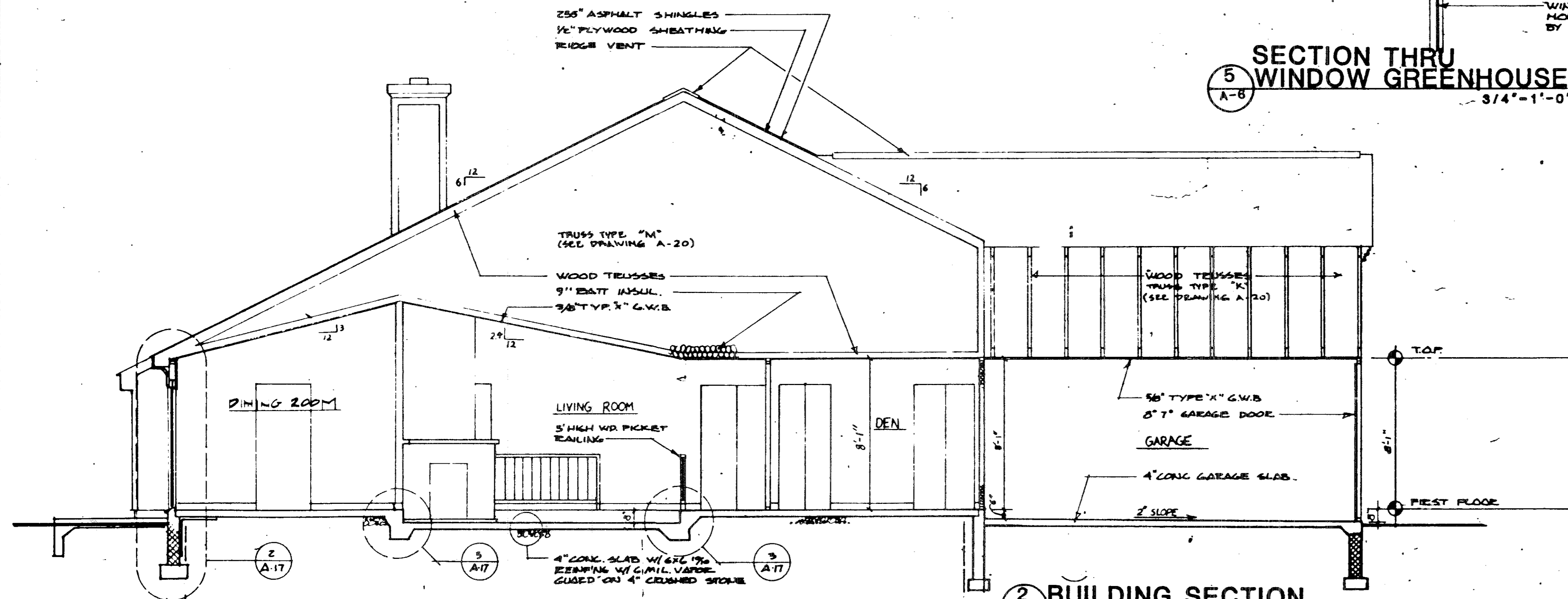


4 RIGHT SIDE UNIT 51
1/4"-1'-0"

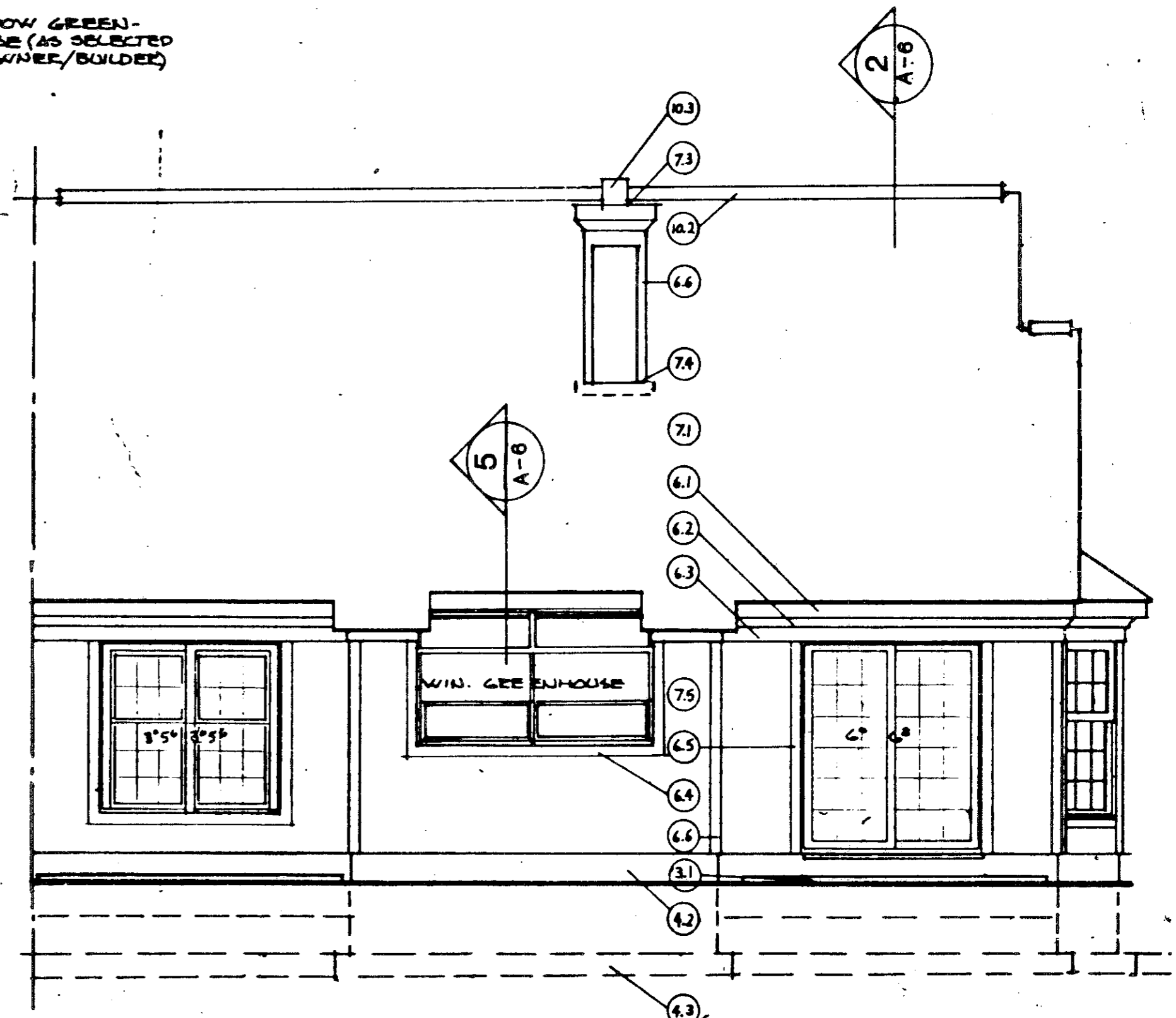
3 FRONT UNIT 51
1/4"-1'-0"



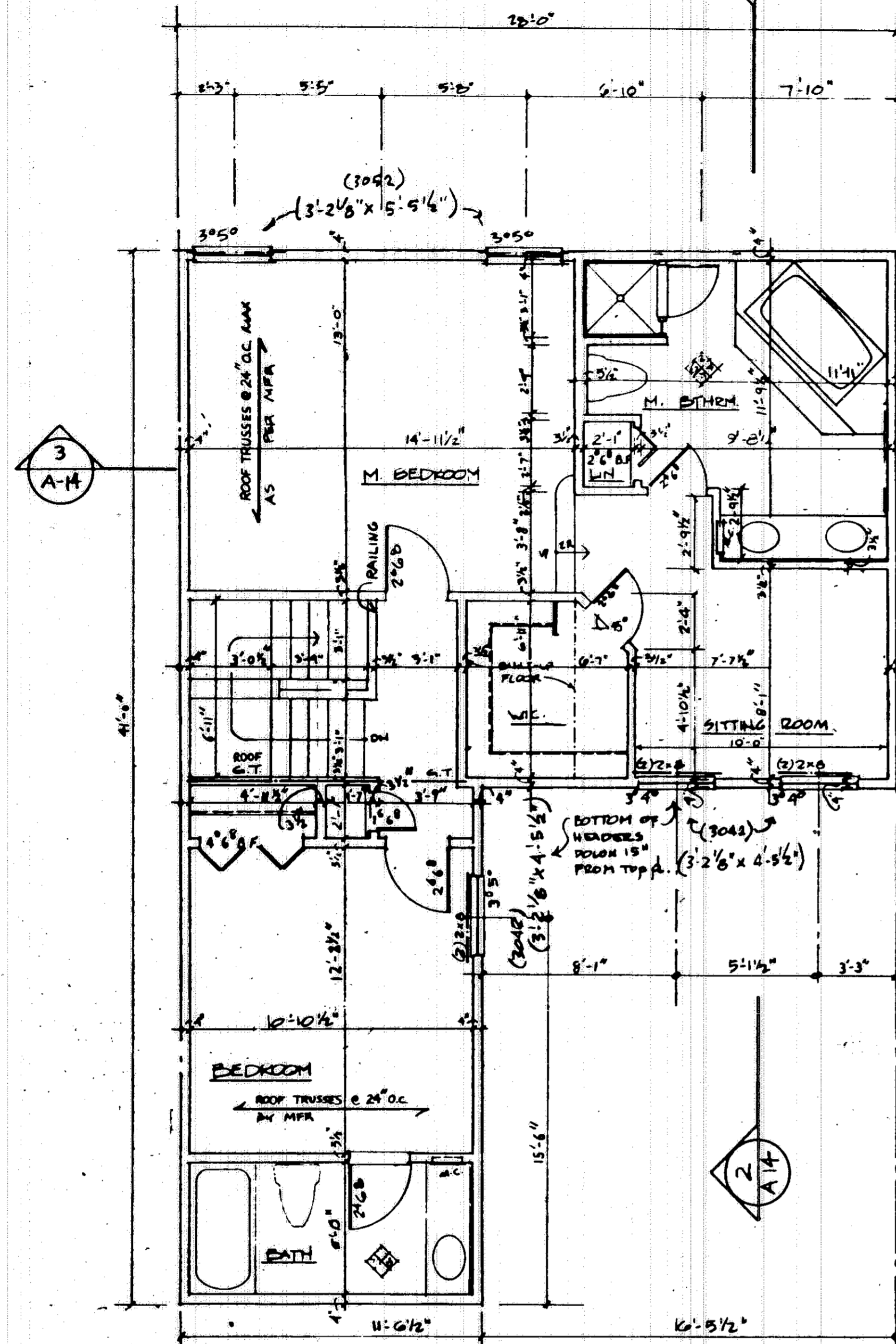
5 SECTION THRU WINDOW GREENHOUSE
3/4"-1'-0"



2 BUILDING SECTION
1/4"-1'-0"



1 REAR UNIT 51
1/4"-1'-0"

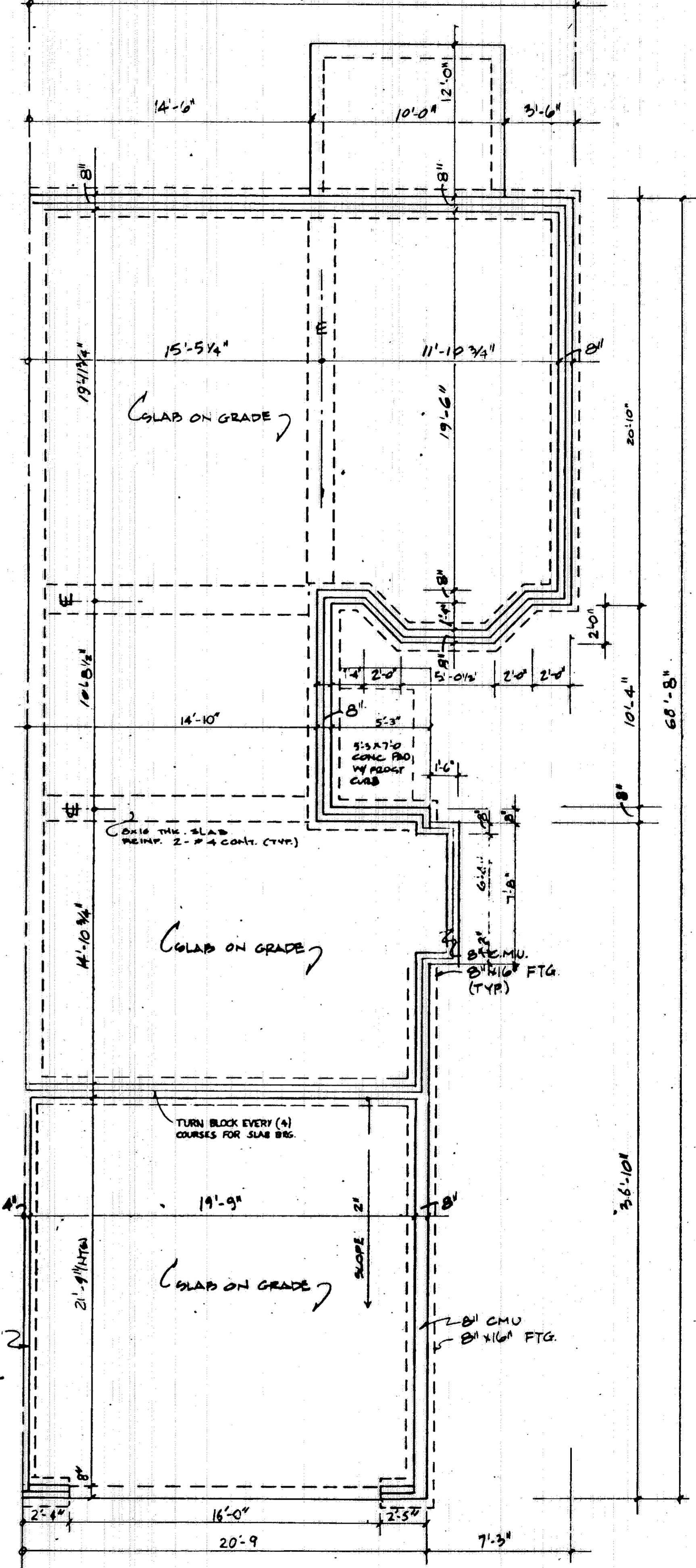
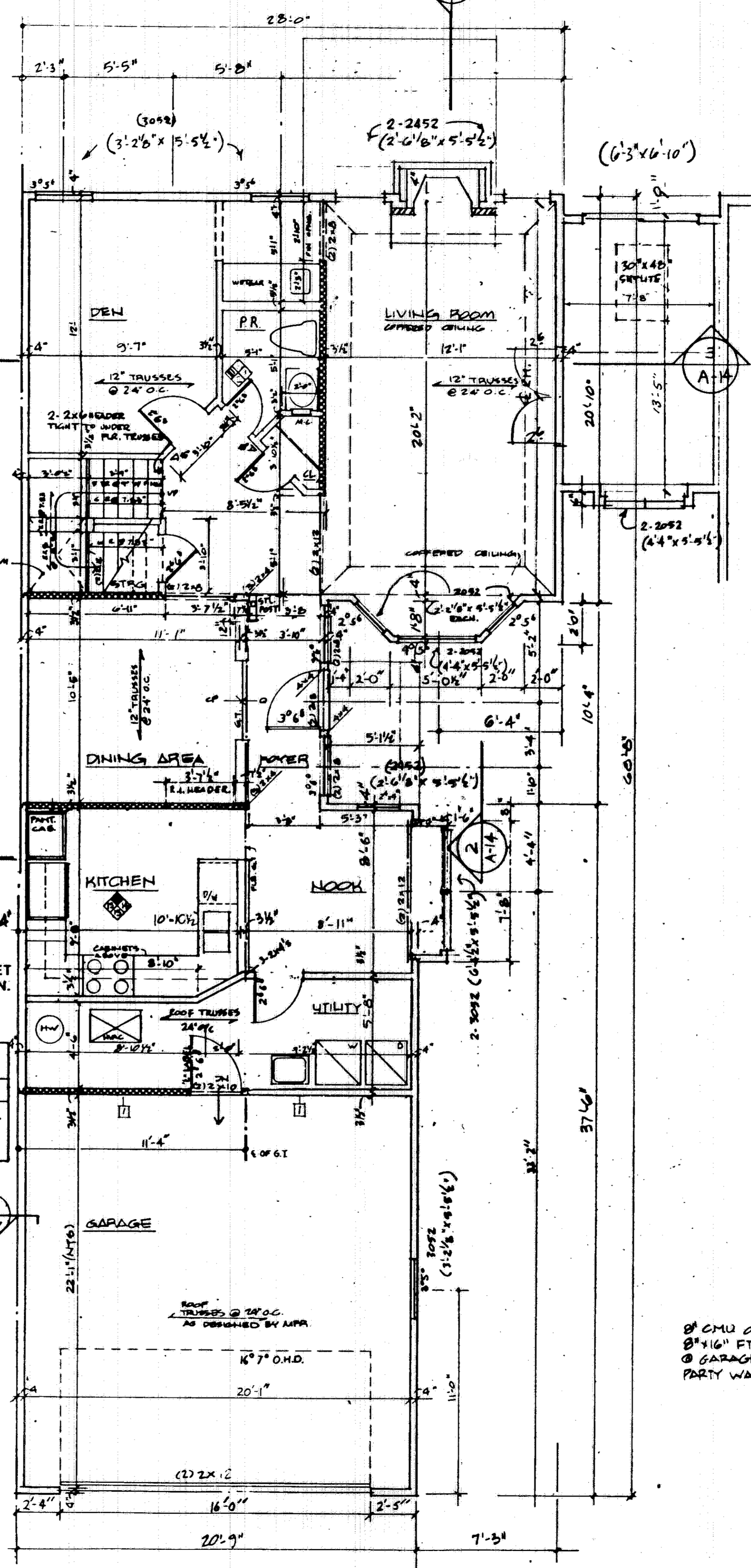


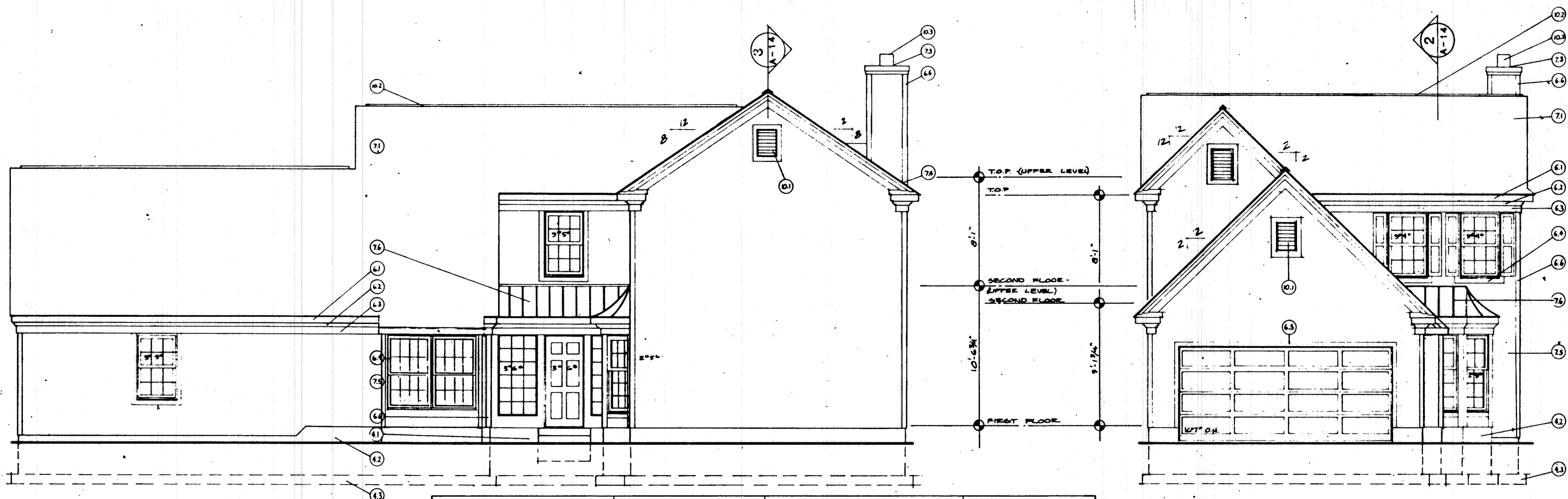
FOR ROOF TRUSSES
SEE DRAWING A 20
ROOF FRAMING

- NOTES**
1. ALL WALLS SHALL BE 3 1/2" UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 3. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION.

NOTES

	BEARING WALL
	1 HR. FIRERATED WALL
	1 LAYER 5/8" TYPE X DRYWALL EACH SIDE

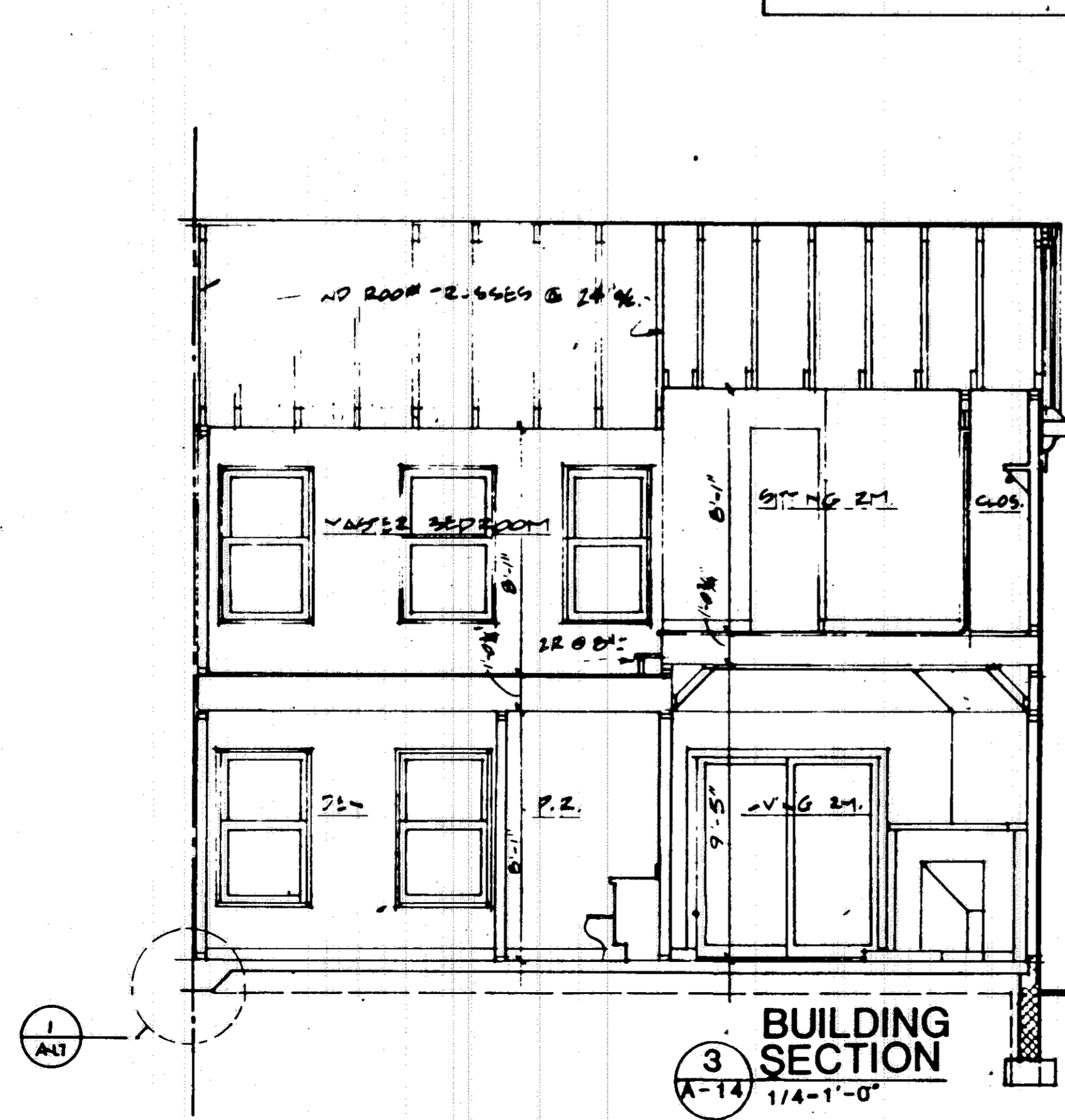




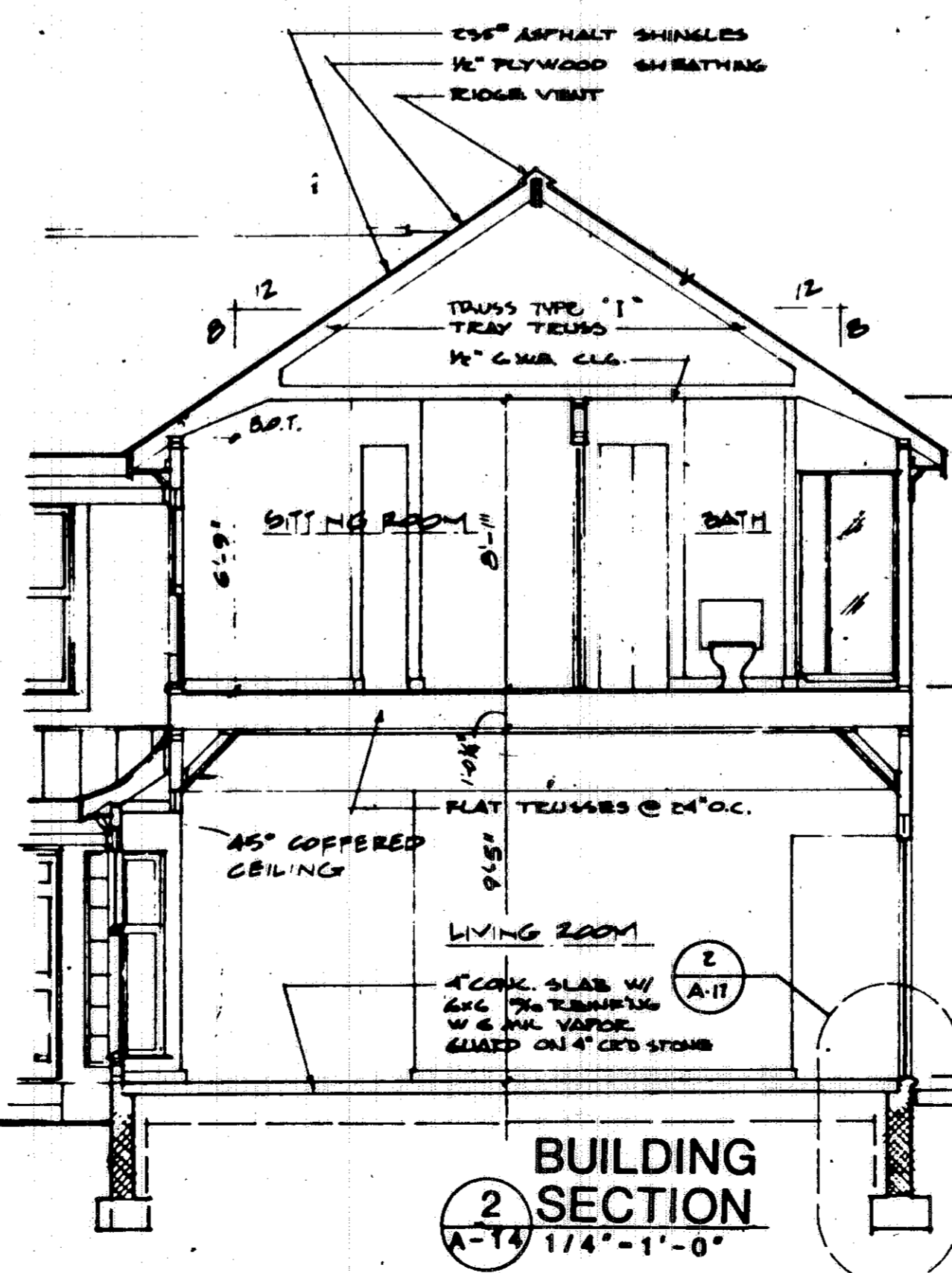
5 RIGHT SIDE UNIT 52 1/4"-1'-0"

4 FRONT UNIT 52 1/4"-1'-0"

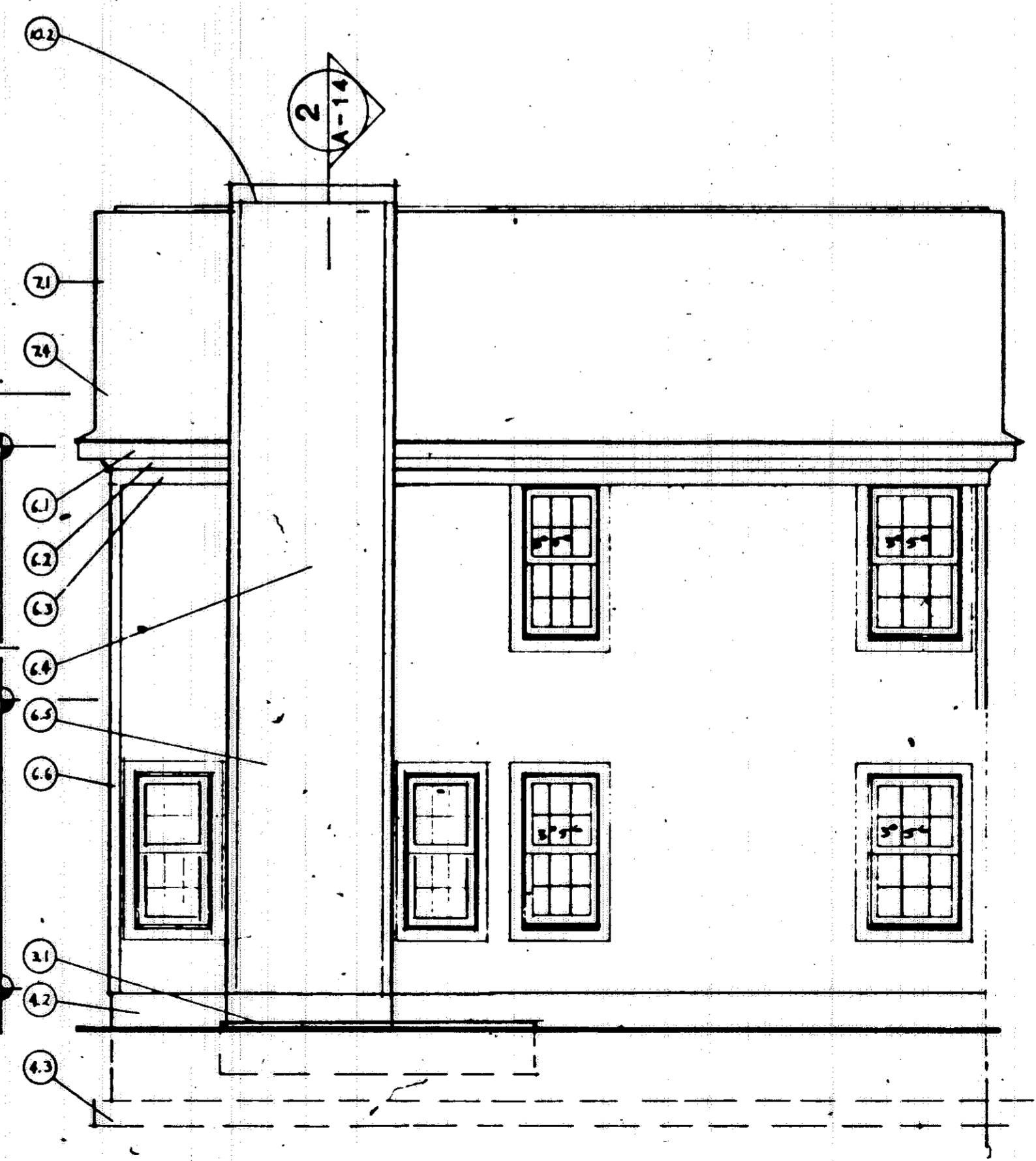
KEY NOTES FOR ELEVATIONS			
2.0 SITE WORK	6.0 WOOD & PLASTICS	7.0 THERMAL AND MOISTURE PROTECTION	8.0 DOORS AND WINDOWS:
3.0 CONCRETE	6.1 FASCIA: 1x8	7.1 ROOFING: 240# ASPHALT SHINGLES	9.0 FINISHES
3.1 CONCRETE PAD	6.2 CROWN MOULDING: 3 1/2"	7.2 FLASHING	10.0 SPECIALTIES
4.0 MASONRY	6.3 TRIM: 1x6	7.3 CAP FLASHING	10.1 CABLE VENT
4.1 4" BRICK	6.4 WINDOW TRIM: 1x4	7.4 STEP FLASHING	10.2 RIDGE VENT
4.2 CONCRETE MASONRY UNIT: 8"	6.5 DOOR TRIM: 1x4	7.5 ALUMINUM OR VINYL SIDING: HORIZONTAL	10.3 PREFAB METAL FLUE
4.3 CONCRETE FPC	6.6 CORNER TRIM: 1x4	7.6 ROOFING: METAL STANDING SEAM	10.4 FOUNDATION VENT
	6.7 WOOD POST: 4x4		
	6.8 BAND BOARD: 1x12		
	6.9 FASCIA: 1x4		
	6.10 SUB-FASCIA: 1x4		



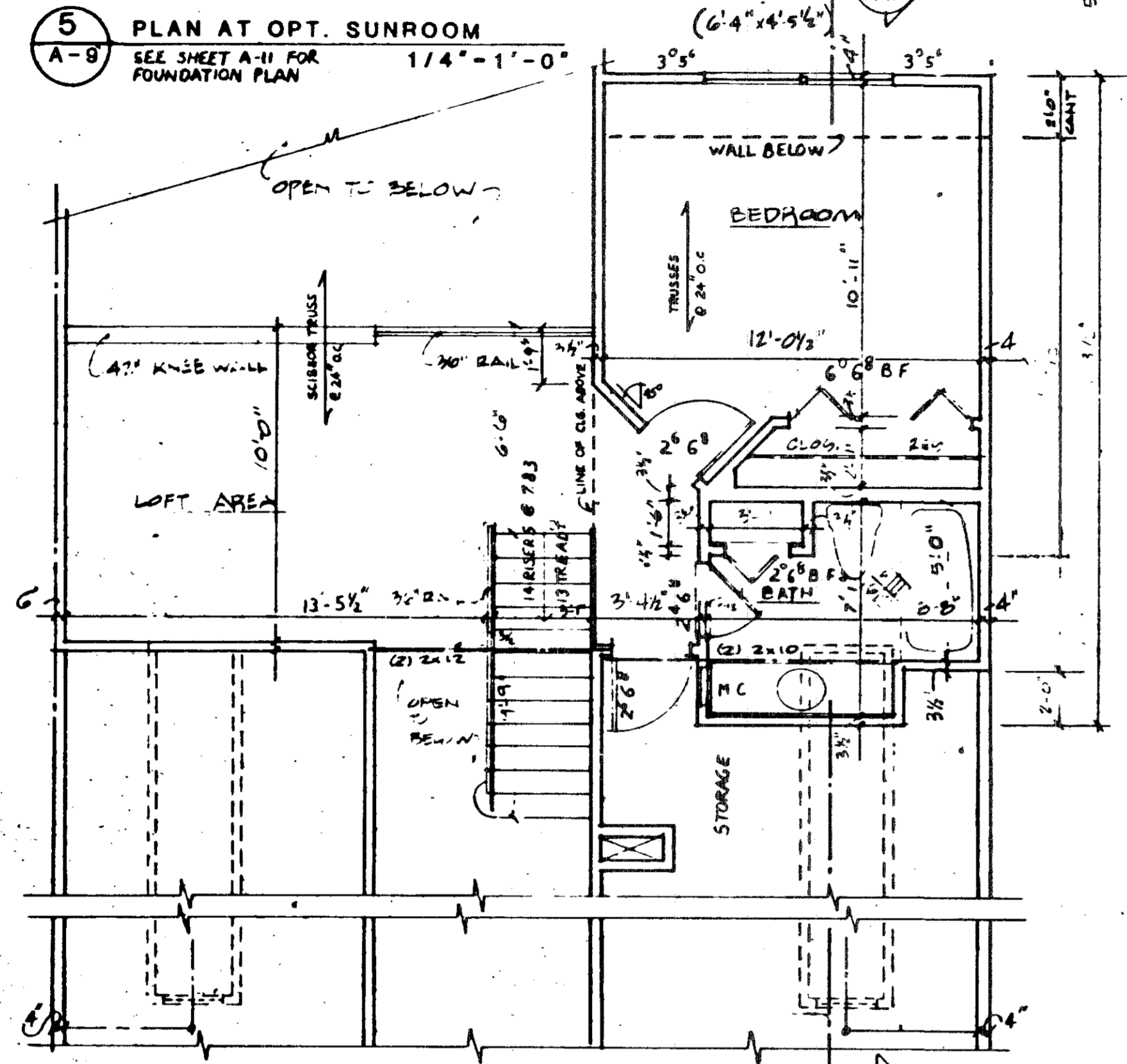
3 BUILDING SECTION 1/4"-1'-0"



2 BUILDING SECTION 1/4"-1'-0"



1 REAR UNIT 52 1/4"-1'-0"



5 PLAN AT OPT. SUNROOM
SEE SHEET A-11 FOR FOUNDATION PLAN
1/4" = 1'-0"

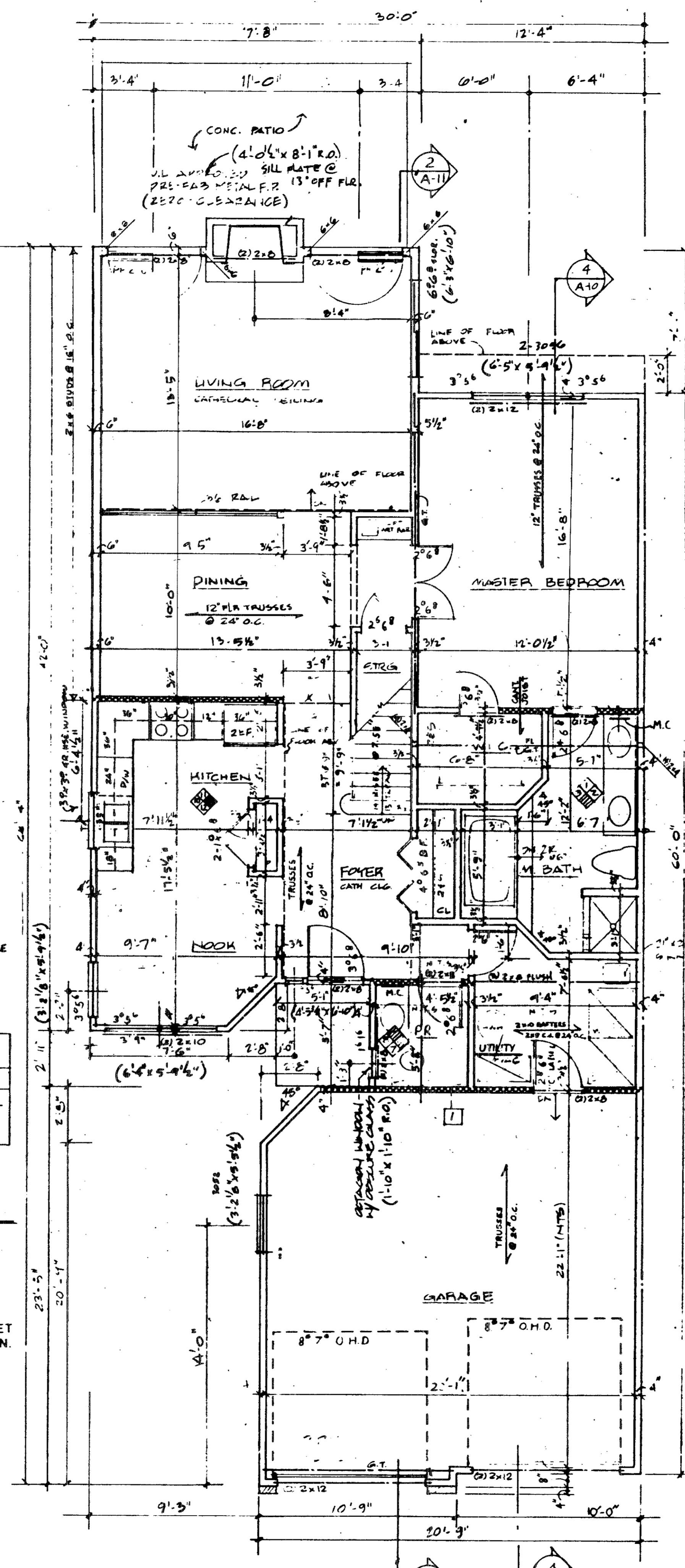


4 SECOND FLOOR UNIT 53
1/4" = 1'-0"

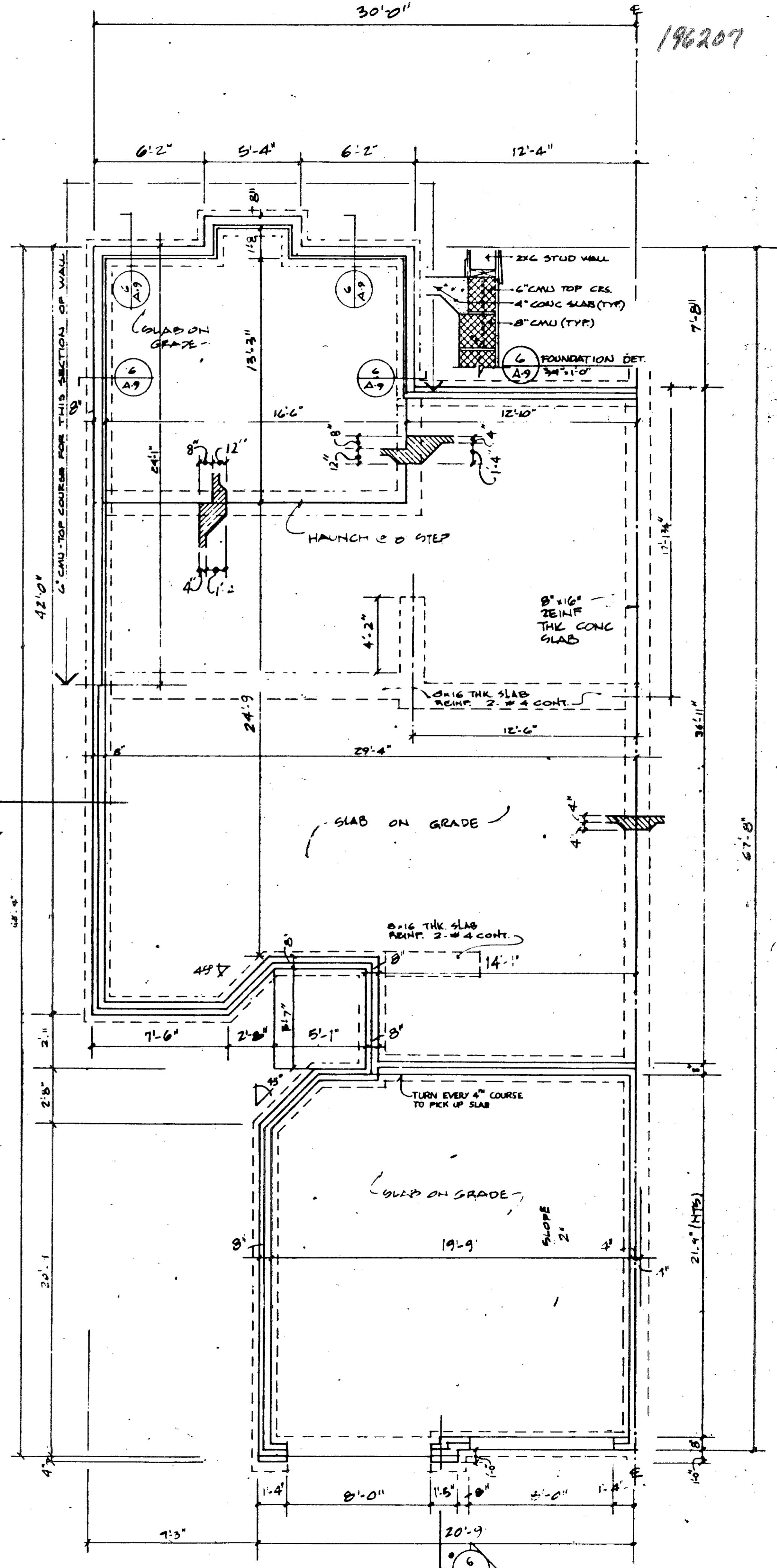
NOTES

	BEARING WALL
	1 HR. FIRERATED WALL
	1 LAYER, 5/8" TYPE X DRYWALL EACH SIDE

- NOTES**
- ALL WALLS SHALL BE 3/2" UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO ROUGH FRAMING.
 - REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION.



2 FIRST FLOOR UNIT 53
1/4" = 1'-0"

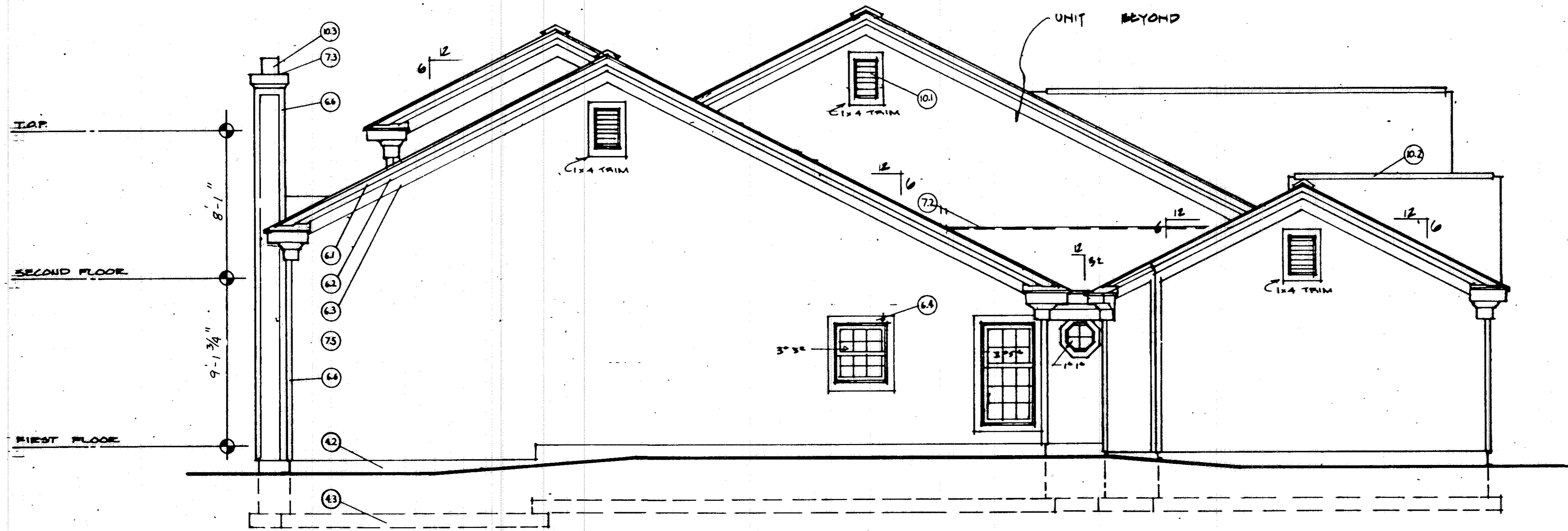


1 FOUNDATION UNIT 53
1/4" = 1'-0"

196207

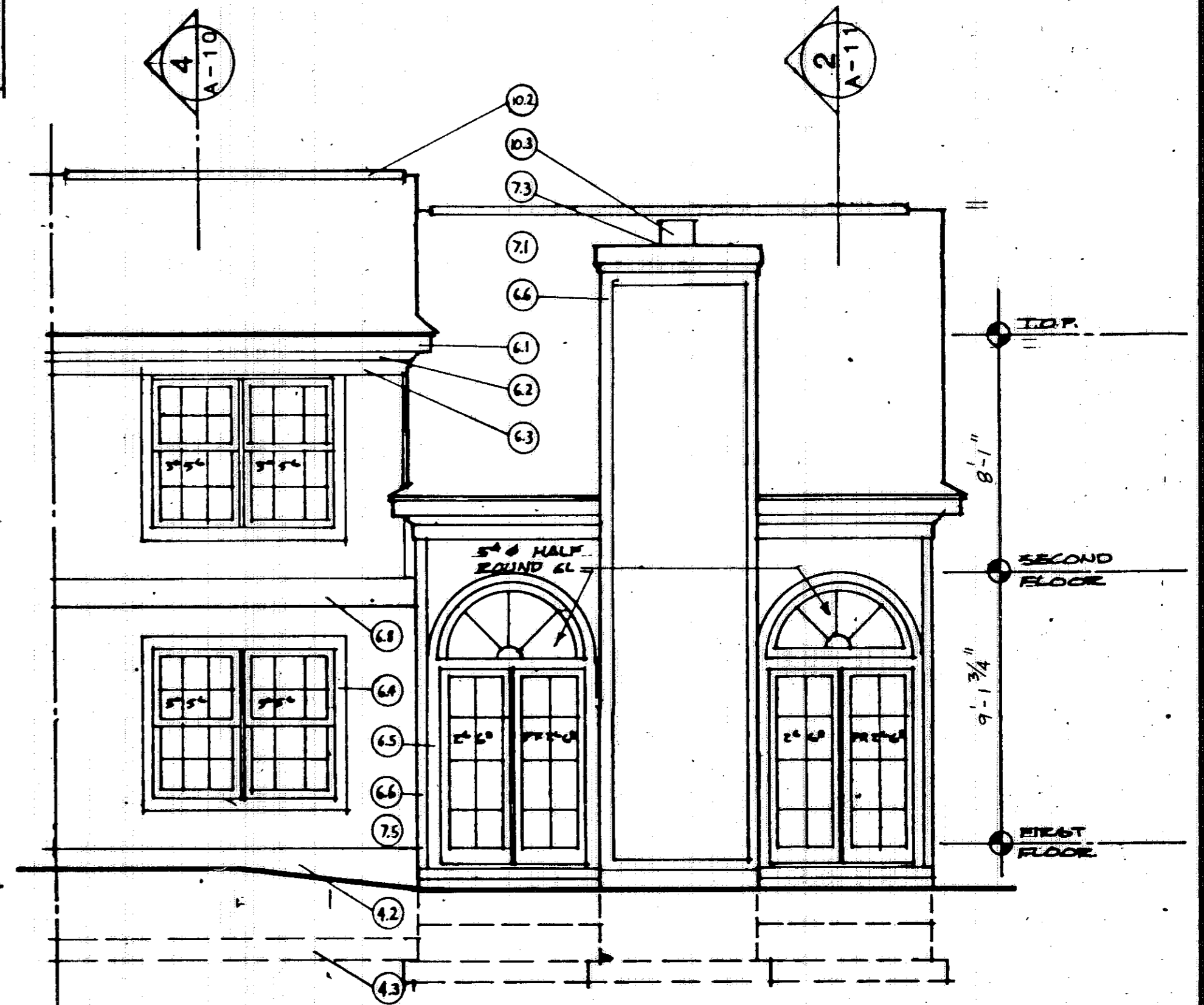
196207

KEY NOTES FOR ELEVATIONS	6.0 WOOD & PLASTIC	7.0 WEATHER AND MOISTURE PROTECTION	8.0 DOORS AND WINDOWS: SEE PLANS
2.0 SITE WORK	6.1 FASCIA: 1x6	7.1 ROOFING: 24# ASPHALT SHINGLES	9.0 FINISHES
3.0 CONCRETE	6.2 CROWN MOULDING: 3 1/2"	7.2 FLASHING	10.0 SPECIALTIES
3.1 CONCRETE PAD	6.3 TRIM: 1x6	7.3 CAP FLASHING	10.1 CABLE VEIN
4.0 MASONRY	6.4 WINDOW TRIM: 1x4	7.4 STEP FLASHING	10.2 RIDGE VEIN
4.1 4" BRICK	6.5 DOOR TRIM: 1x4	7.5 ALUMINUM OR VINYL	10.3 PREFAB METAL FLUE
4.2 CONCRETE MASONRY UNIT: 8"	6.6 CORNER TRIM: 1x4	7.6 SIDING: HORIZONTAL	10.4 FOUNDATION TEXT
4.3 CONCRETE FFC	6.7 WOOD POST: 4x4		
	6.8 BAND BOARD: 1x12		
	6.9 FASCIA: 1x4		
	6.10 SUB-FASCIA: 1x4		



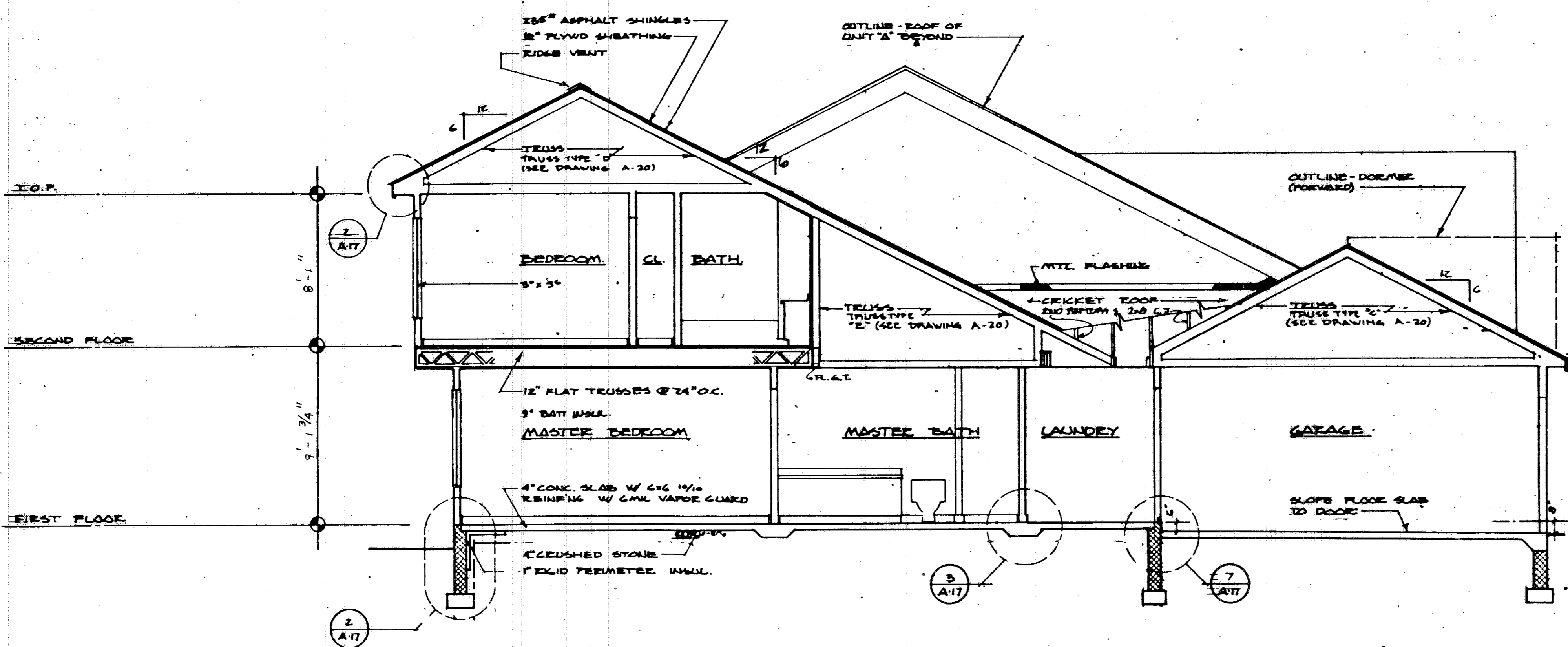
UNIT 53 LEFT

SCALE 1/4" = 1'-0"



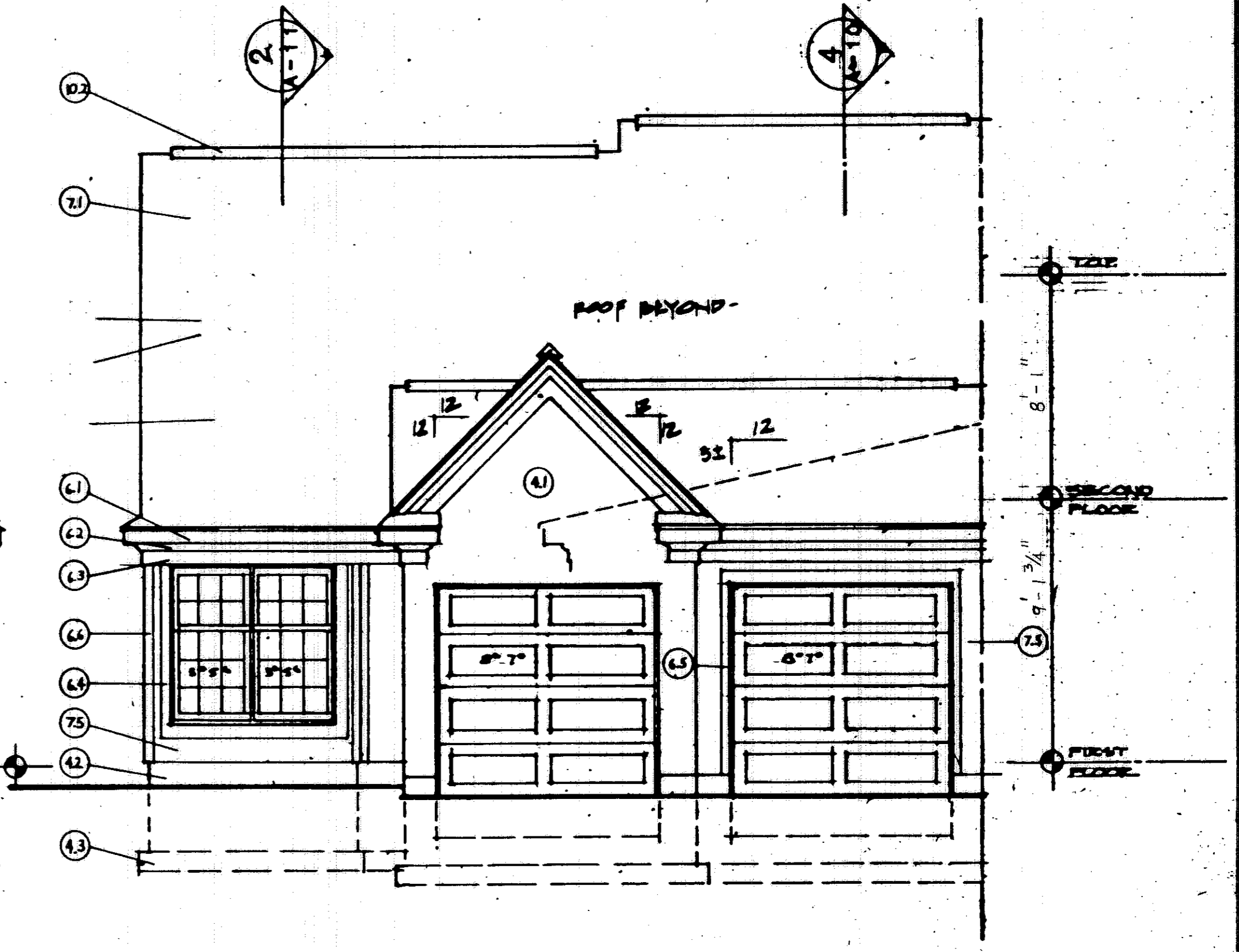
UNIT 53 REAR

SCALE 1/4" = 1'-0"



UNIT 53 SECTION

SCALE 1/4" = 1'-0"



UNIT 53 FRONT

SCALE 1/4" = 1'-0"

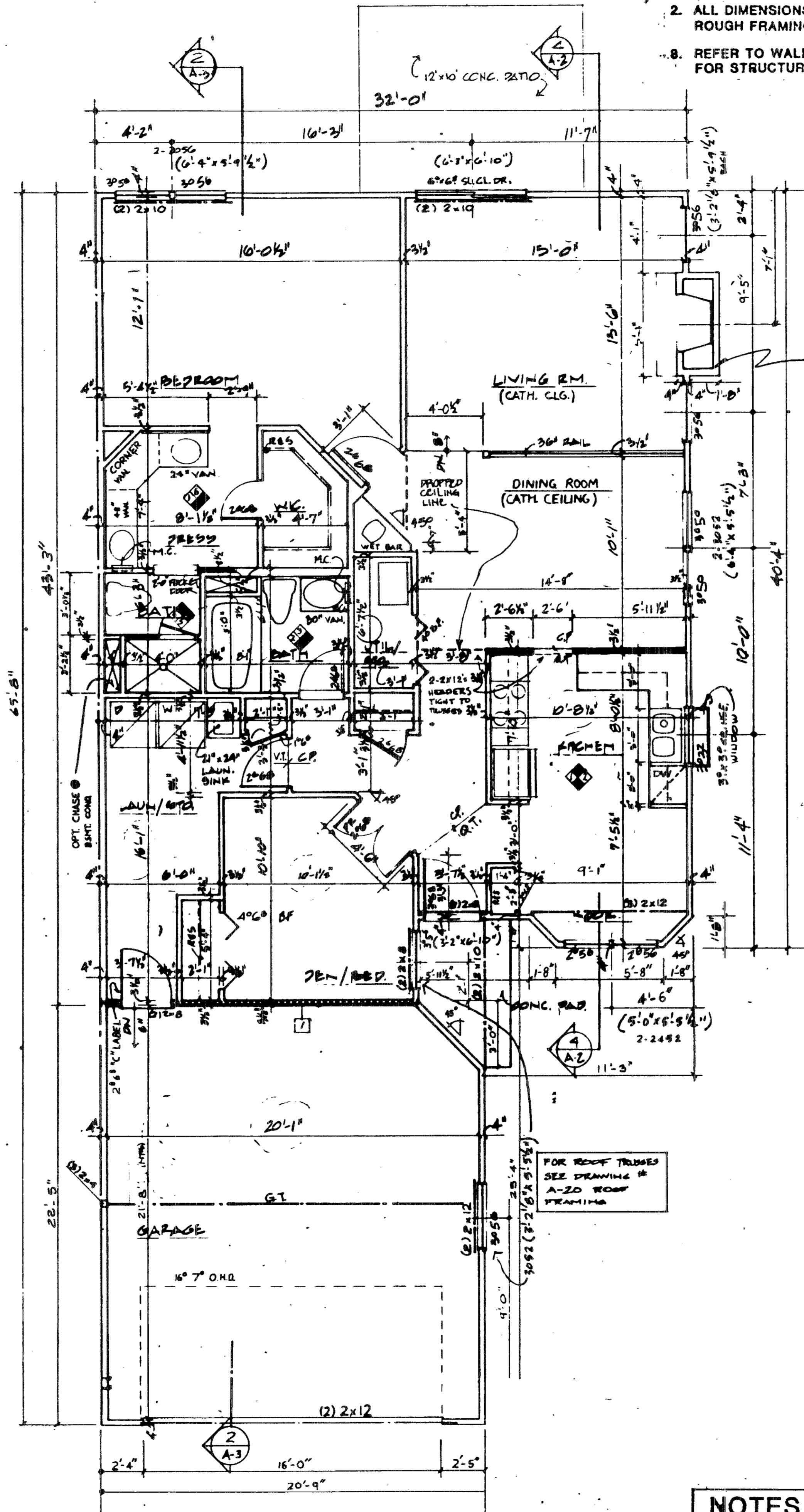
C-7/12

40/65

PHASE 7

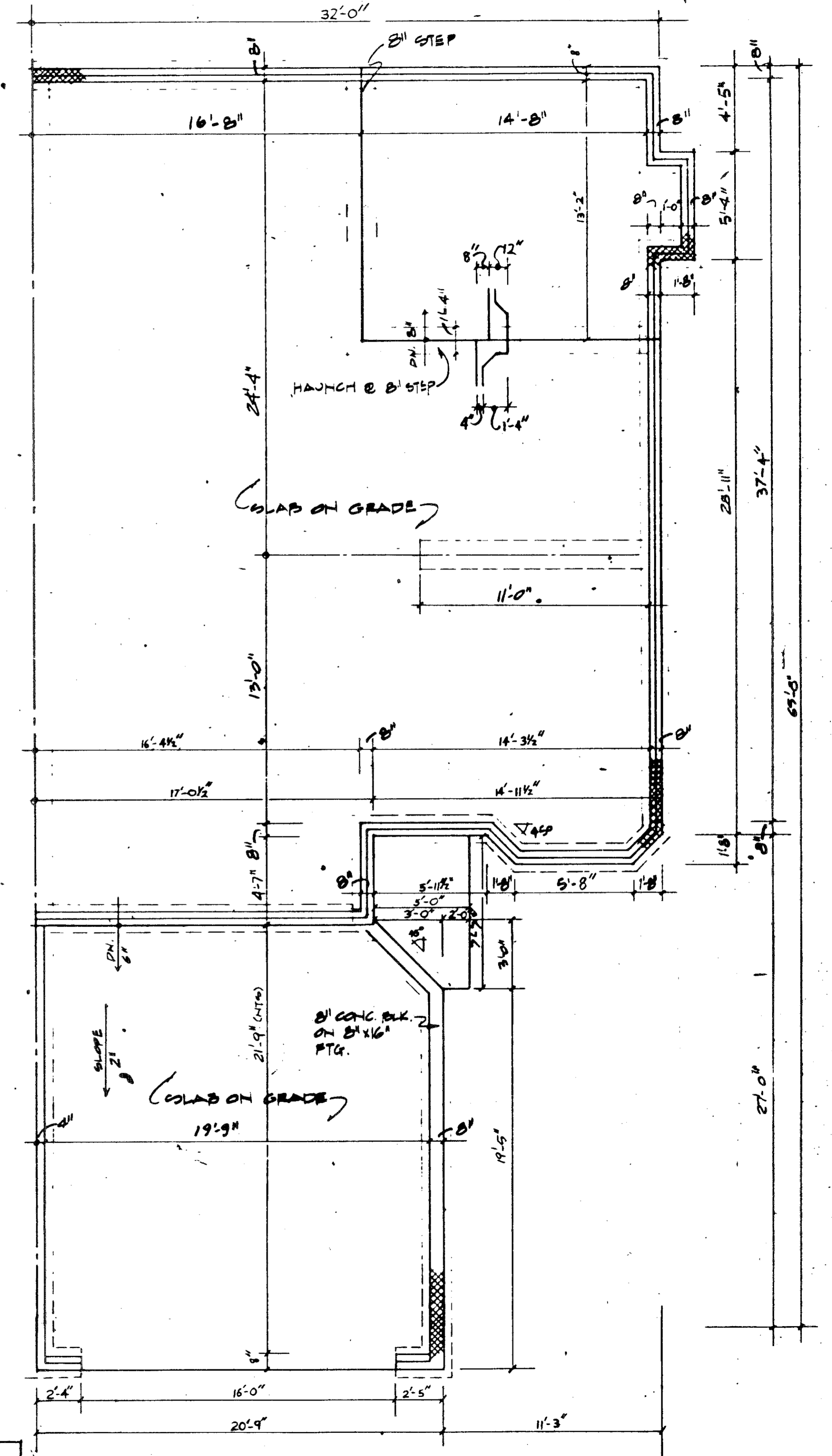
NOTES

- 1. ALL WALLS SHALL BE 3 1/2" UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO ROUGH FRAMING.
- 3. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION.

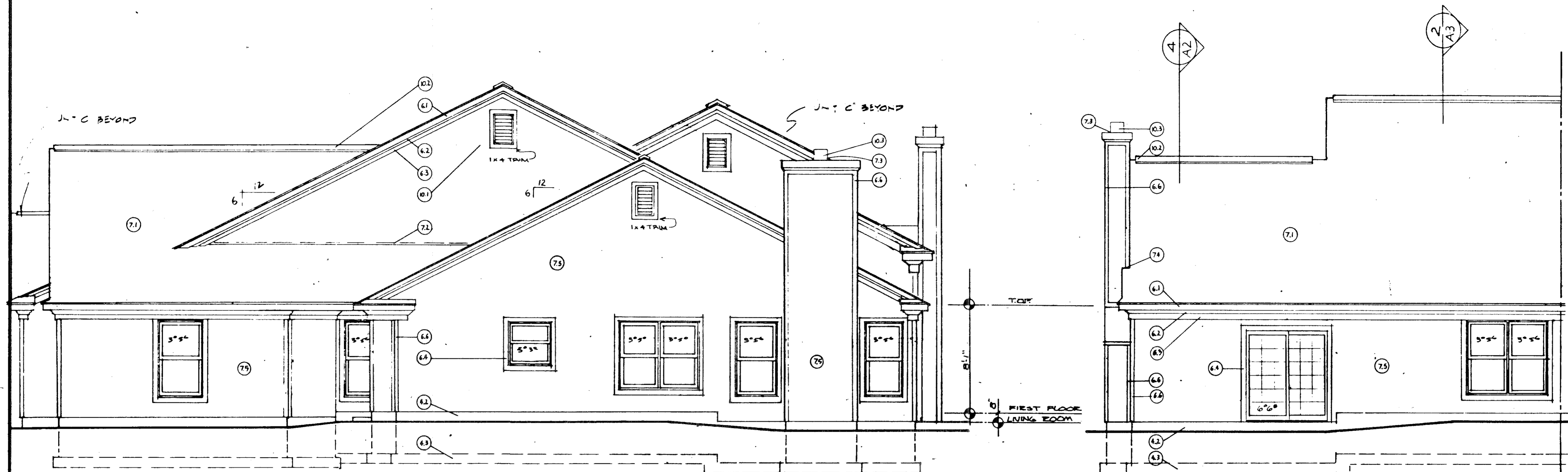


FIRST FLOOR PLAN UNIT 54
SCALE: 1/4" = 1'-0"

NOTES	
	BEARING WALL
	1 HR. FIRE-RATED WALL
	1 LAYER 5/8" TYPE X DRYWALL EACH SIDE



FOUNDATION PLAN UNIT 54
SCALE: 1/4" = 1'-0"

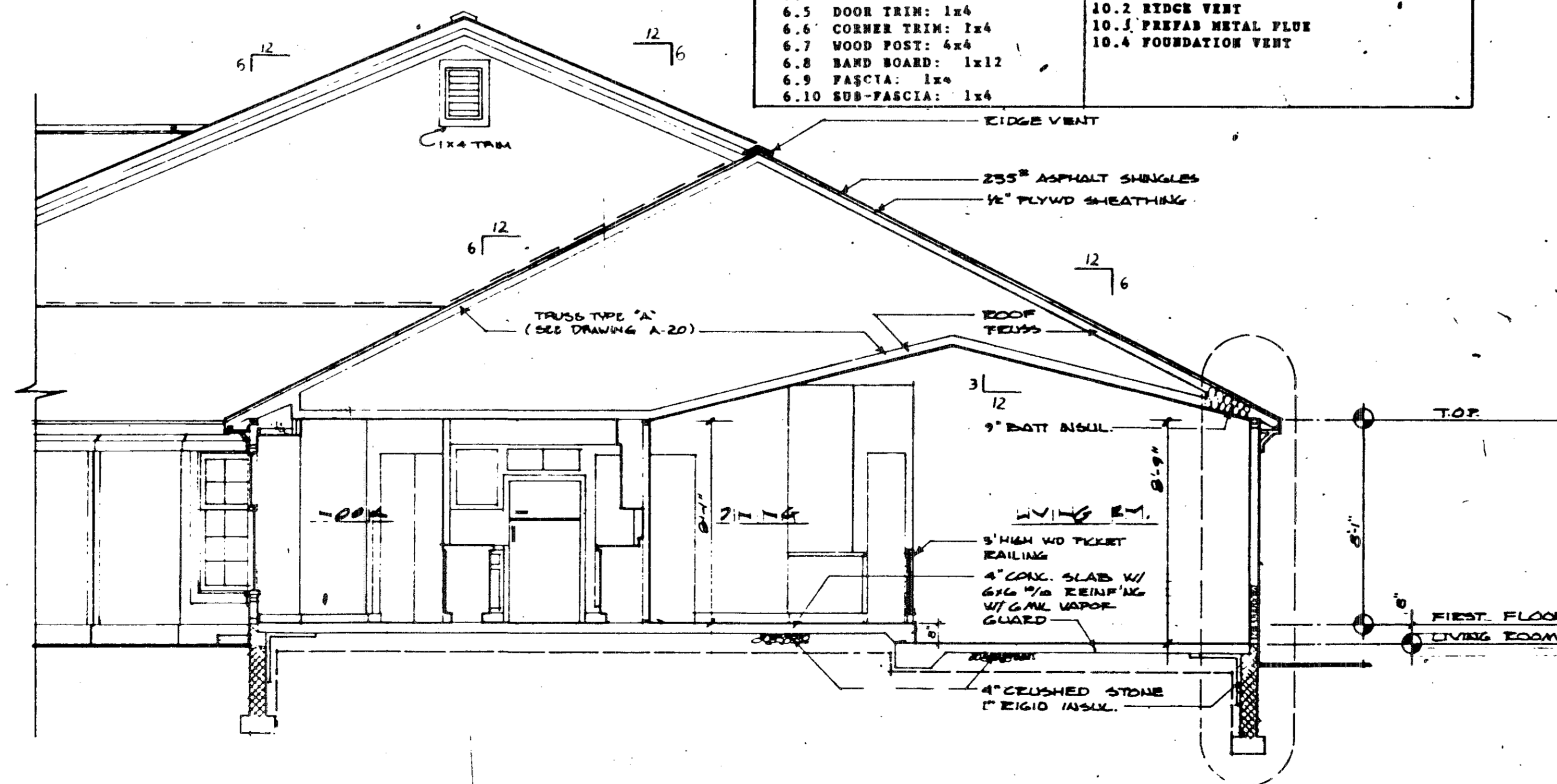


3 RIGHT SIDE UNIT 54
1/4" = 1'-0"

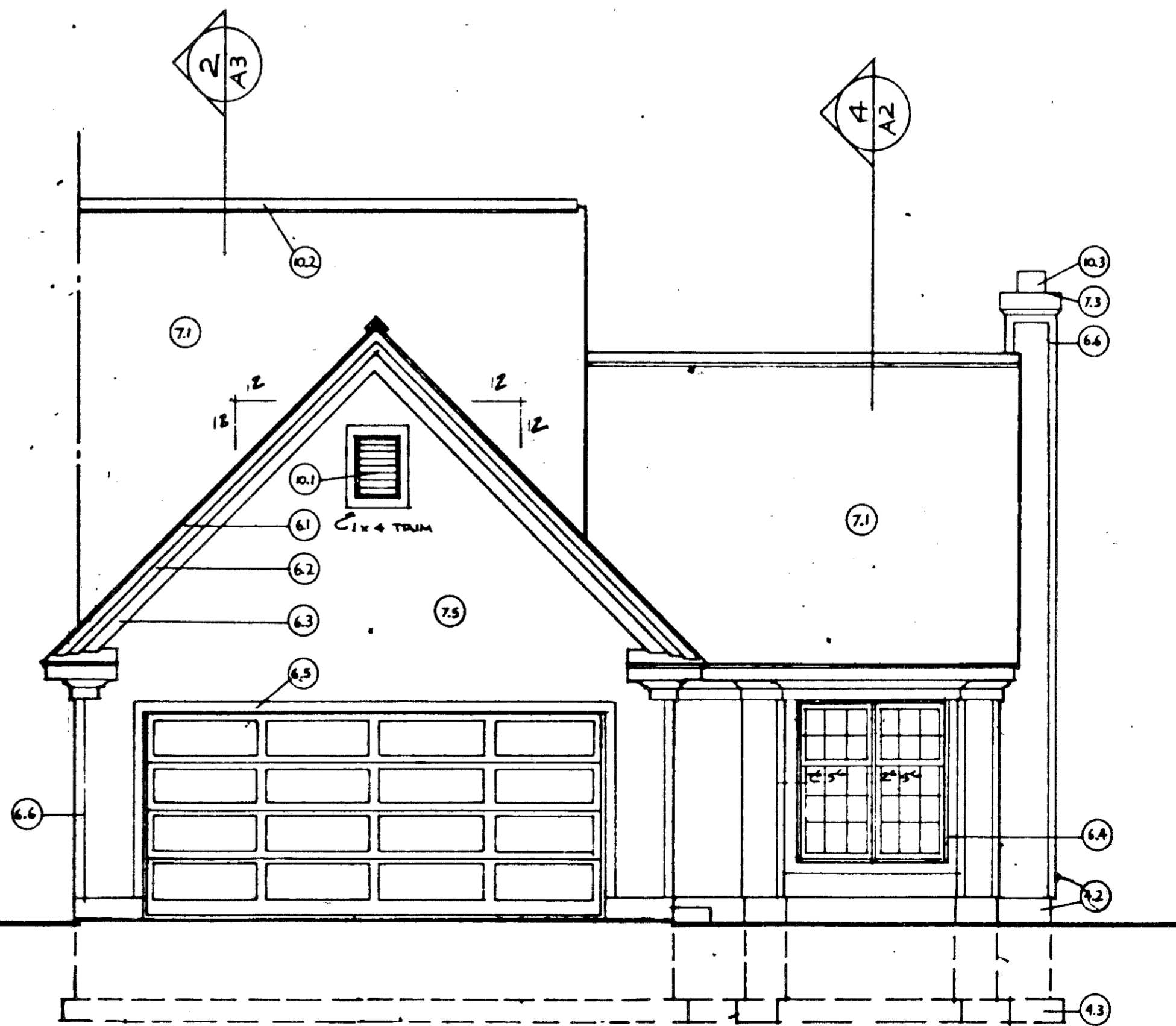
2 REAR UNIT 54
1/4" = 1'-0"

KEY NOTES FOR ELEVATIONS

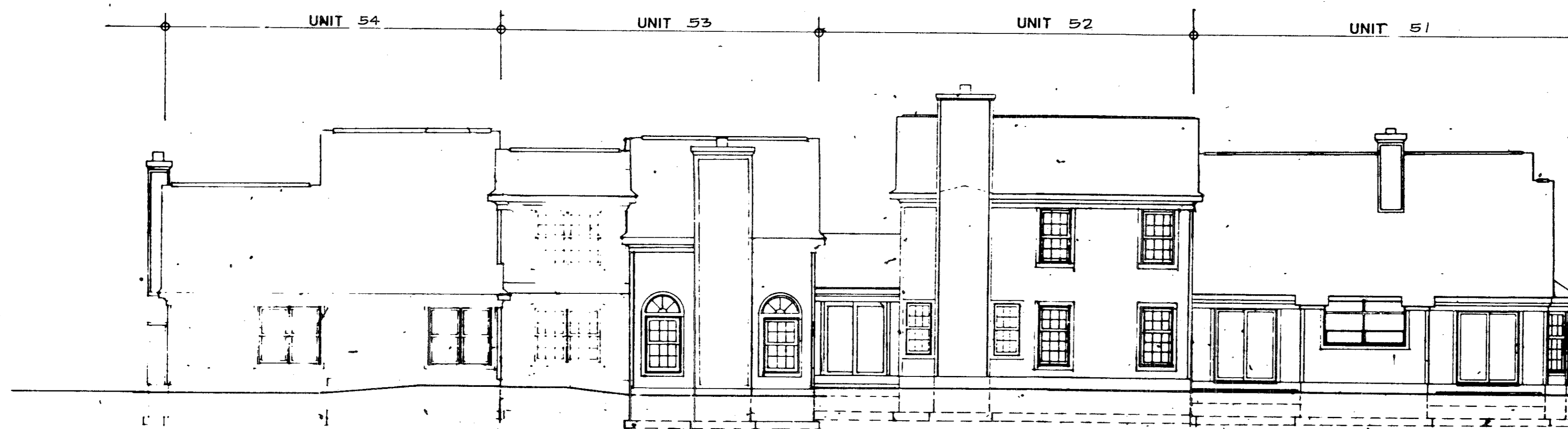
2.0 SITE WORK	7.0 THERMAL AND MOISTURE PROTECTION
3.0 CONCRETE	7.1 ROOFING: 240# ASPHALT SHINGLES
3.1 CONCRETE PAD	7.2 FLASHING
4.0 MASONRY	7.3 CAP FLASHING
4.1 4" BRICK	7.4 STEP FLASHING
4.2 CONCRETE MASONRY UNIT: 8"	7.5 ALUMINUM OR VINYL SIDING: HORIZONTAL
4.3 CONCRETE FTG	7.6 ROOFING: METAL STANDING SEAM
6.0 WOOD & PLASTICS	8.0 DOORS AND WINDOWS: SEE PLANS
6.1 FASCIA: 1x8	9.0 FINISHES
6.2 CROWN MOULDING: 3 1/2"	10.0 SPECIALTIES
6.3 TRIM: 1x6	10.1 CABLE VENT
6.4 WINDOW TRIM: 1x4	10.2 RIDGE VENT
6.5 DOOR TRIM: 1x4	10.3 PREFAB METAL FLUE
6.6 CORNER TRIM: 1x4	10.4 FOUNDATION VENT
6.7 WOOD POST: 4x4	
6.8 BAND BOARD: 1x12	
6.9 FASCIA: 1x6	
6.10 SUB-FASCIA: 1x4	



4 BUILDING SECTION
1" = 1'-0"

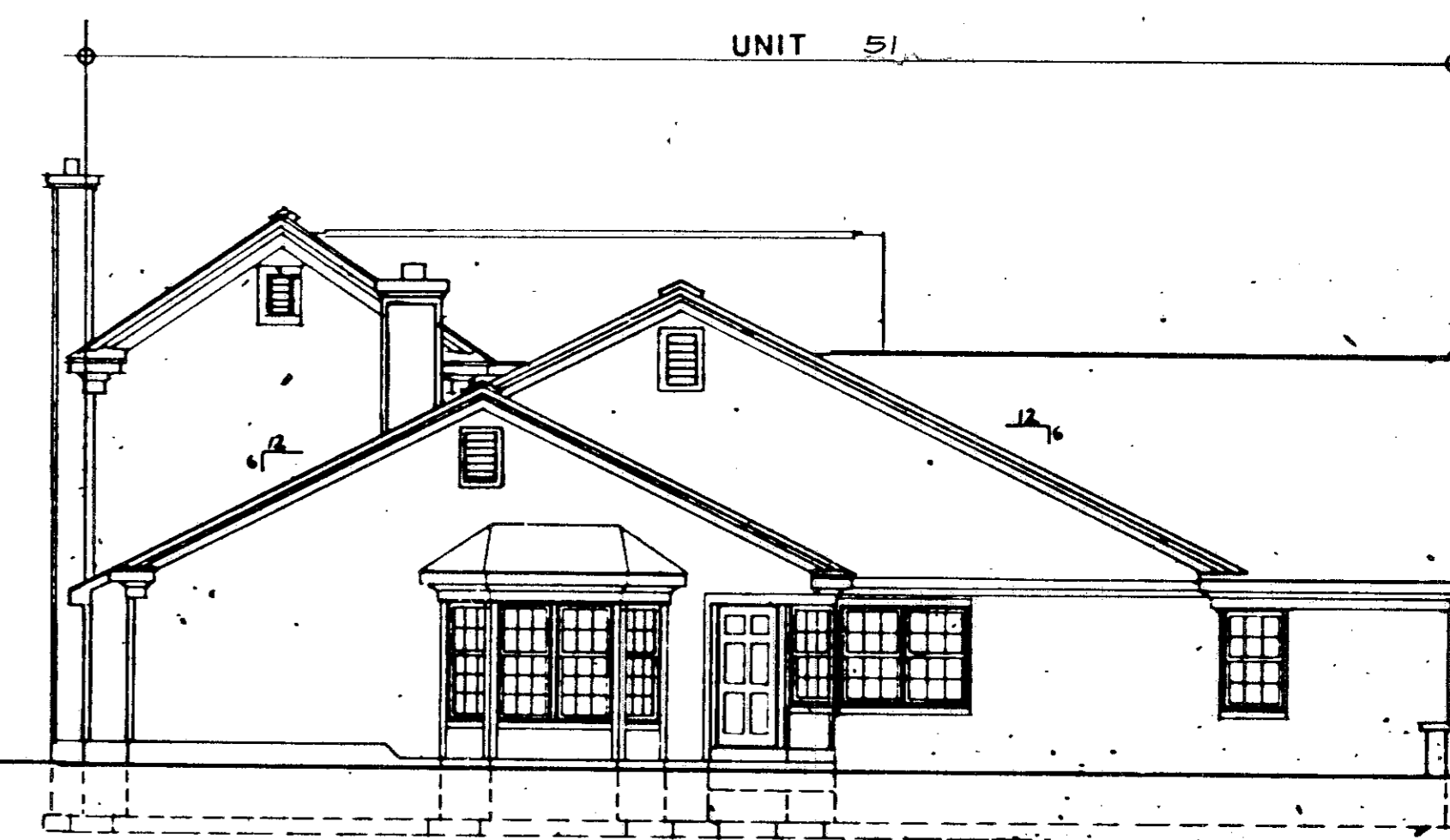


1 FRONT UNIT 54
1/4" = 1'-0"



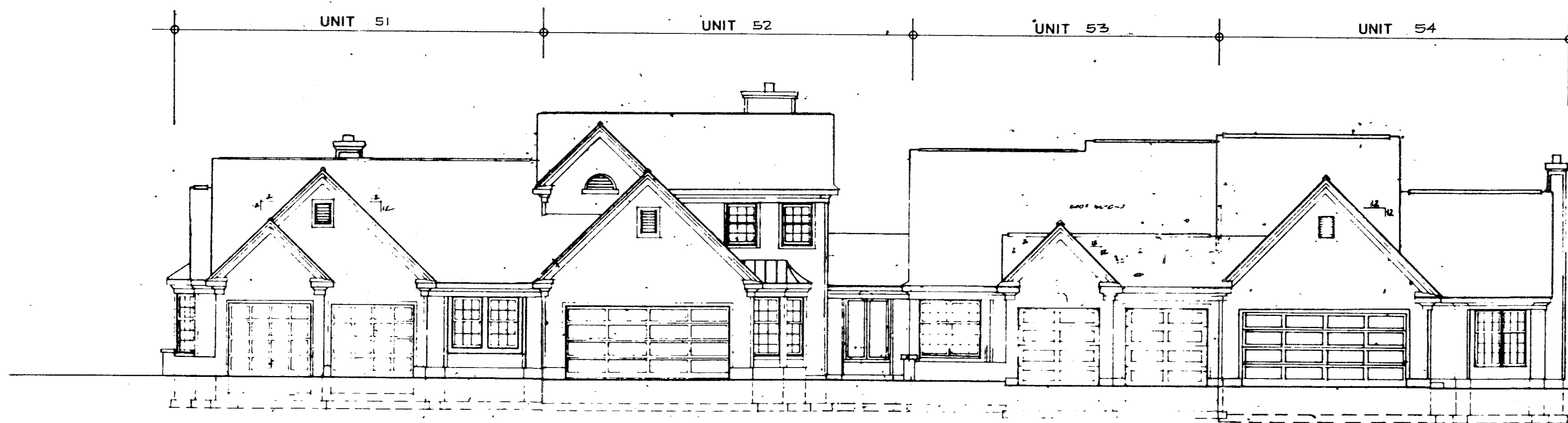
REAR

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



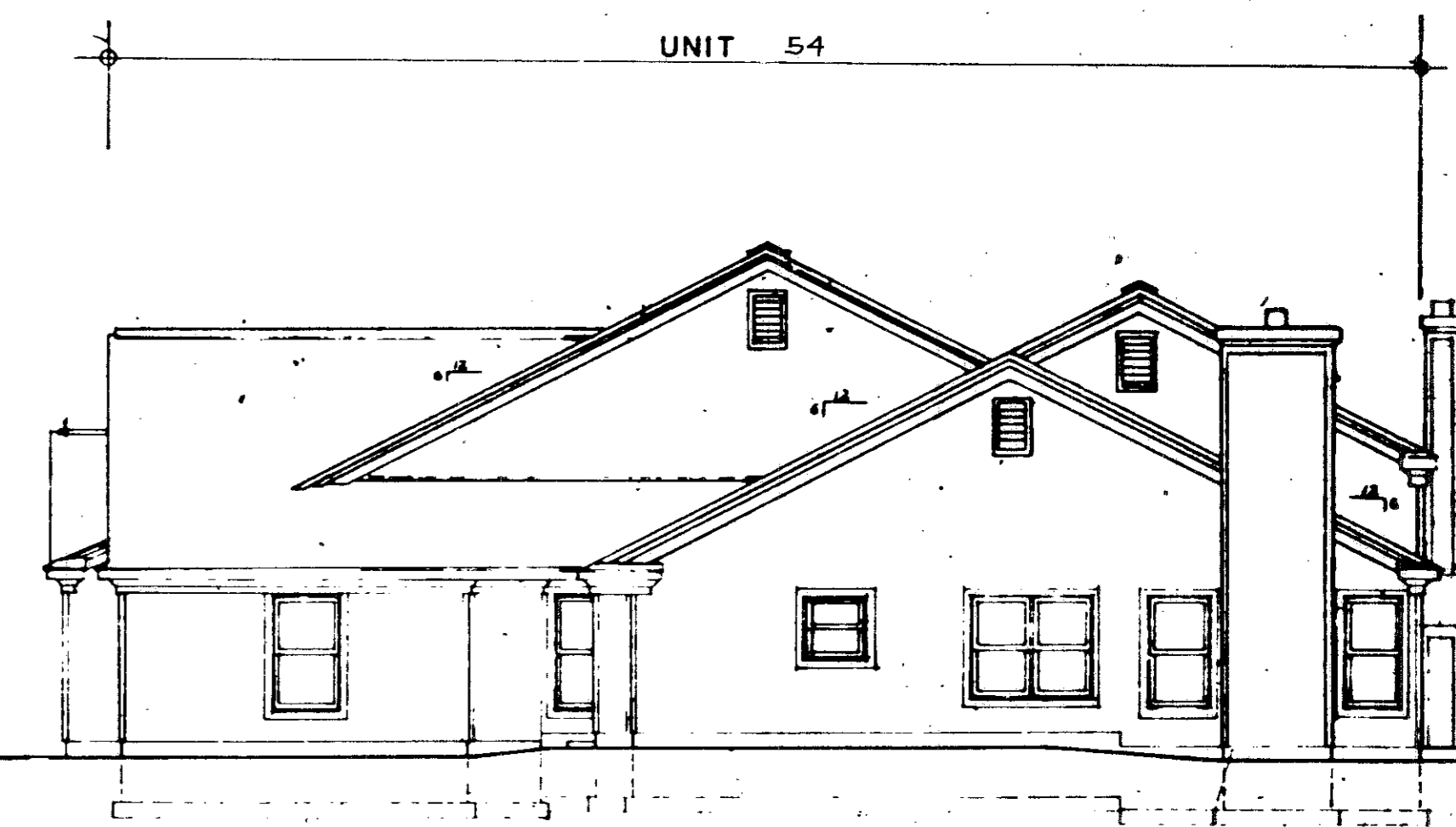
LEFT SIDE

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



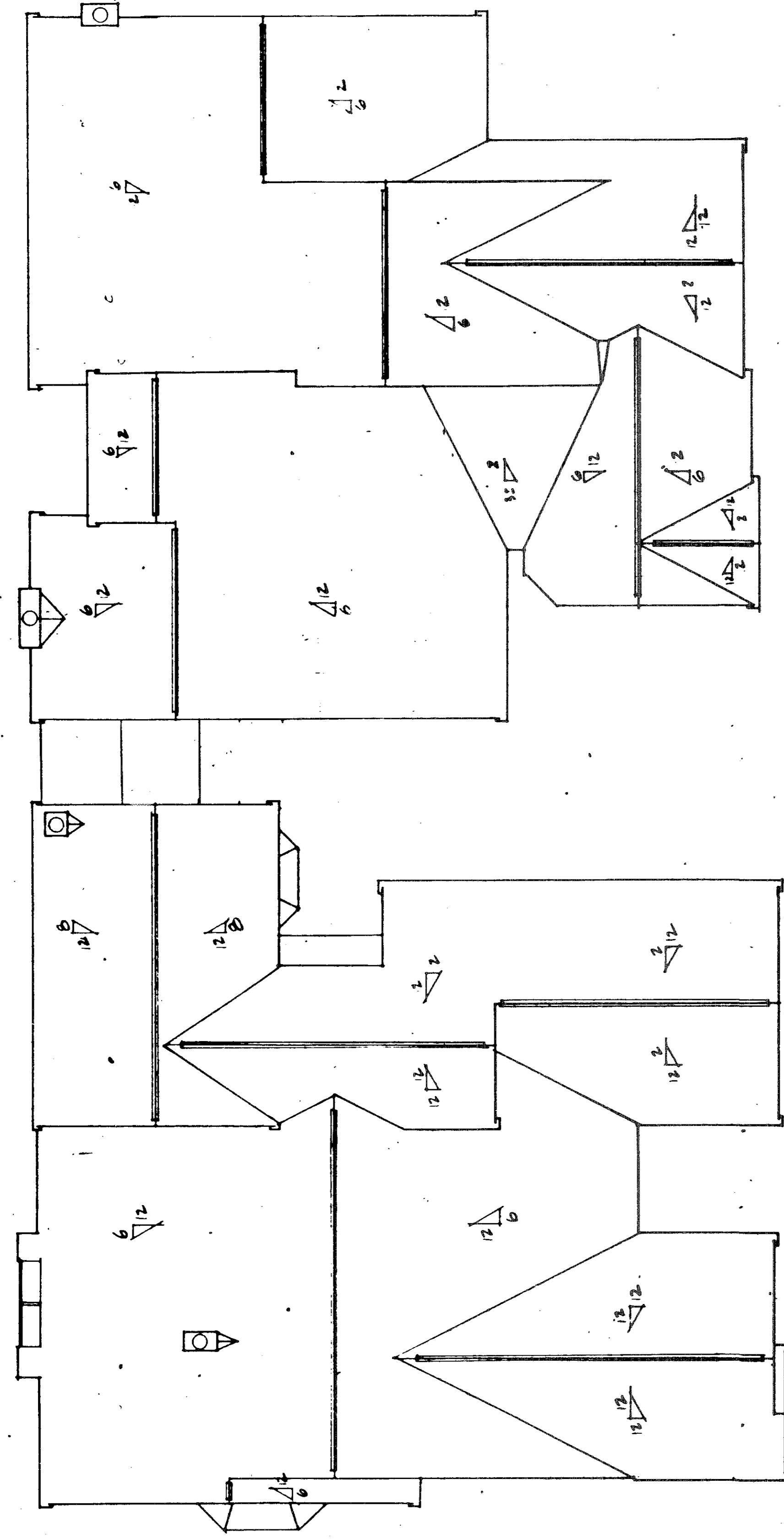
FRONT

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



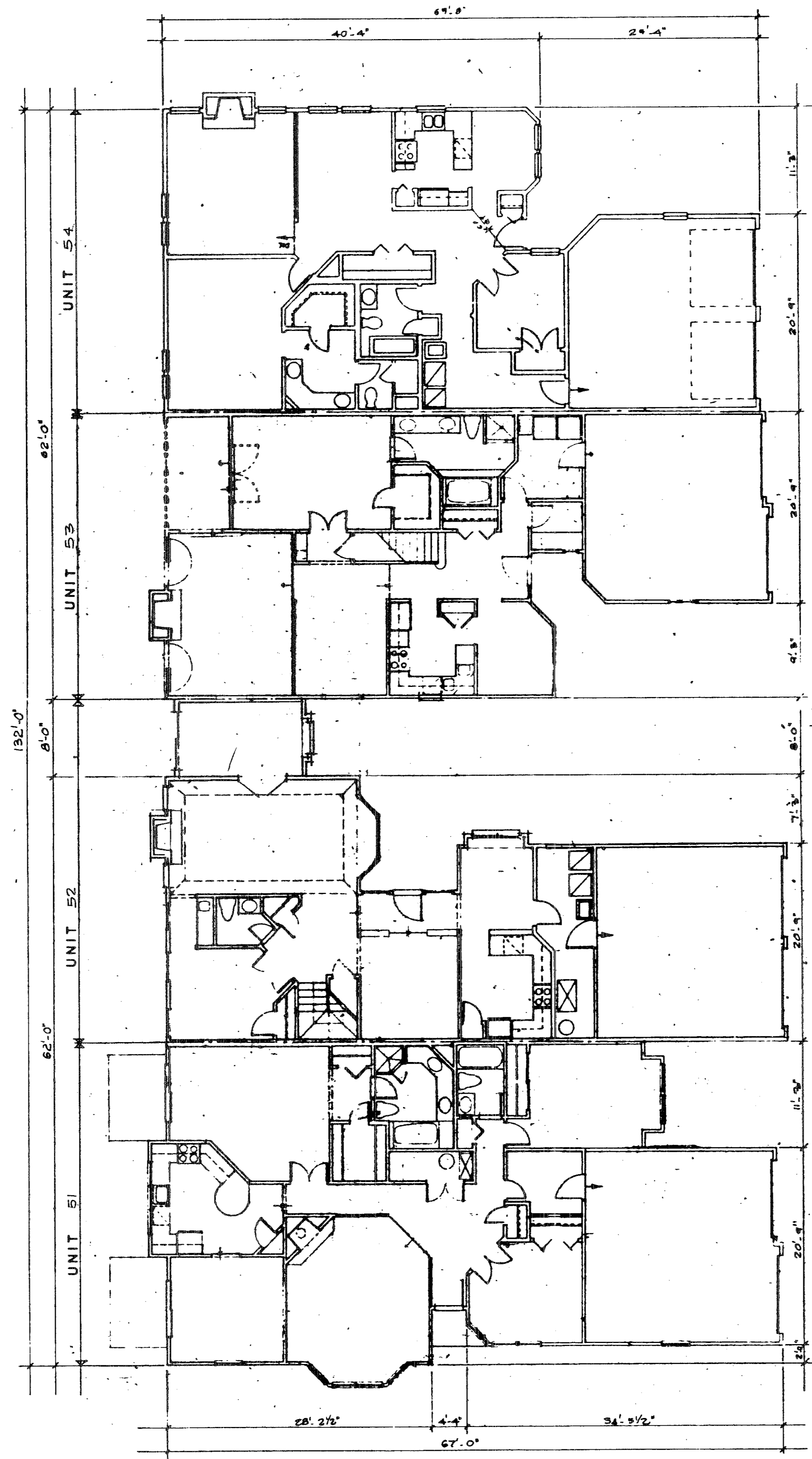
RIGHT SIDE

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



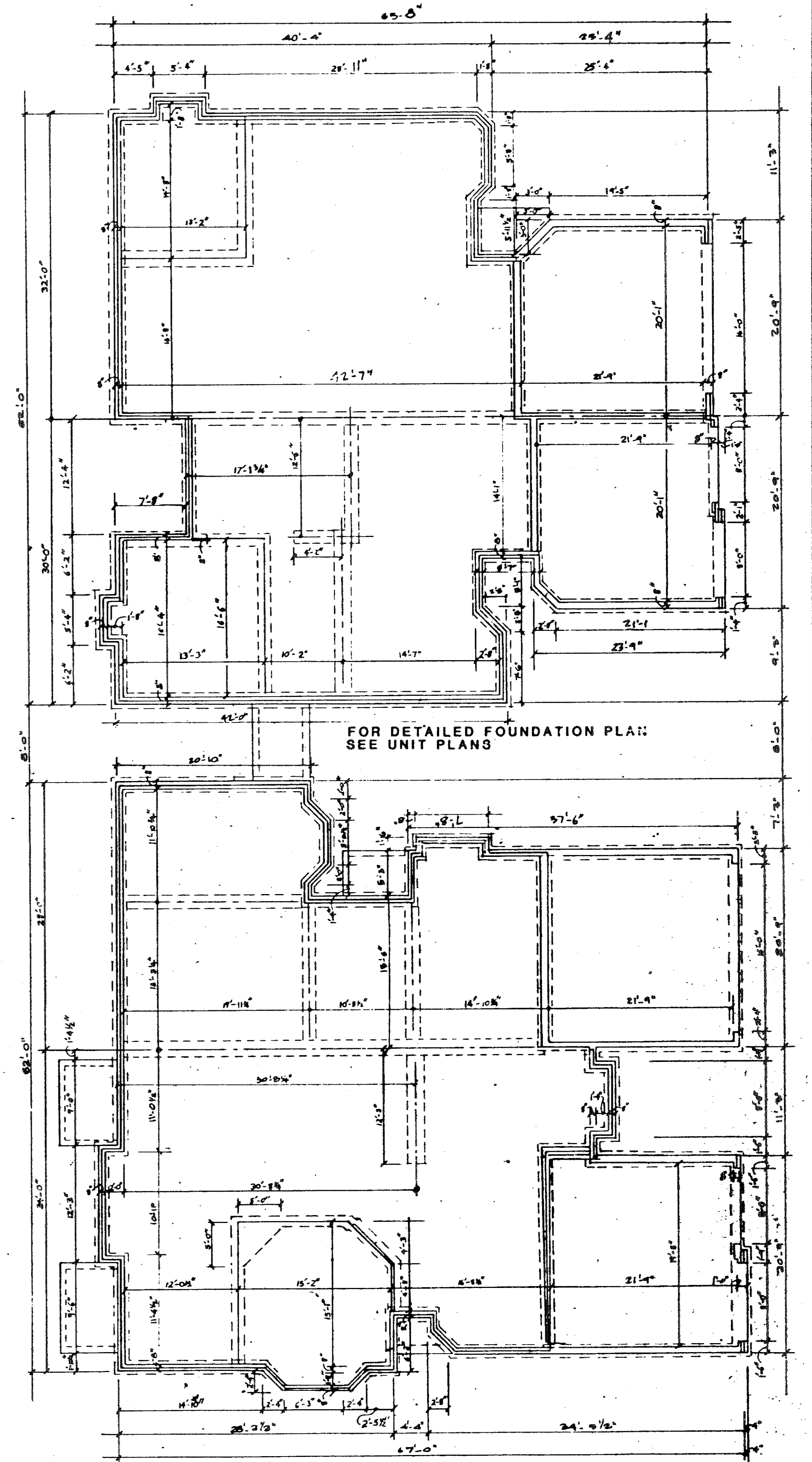
BUILDING ROOF PLAN

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



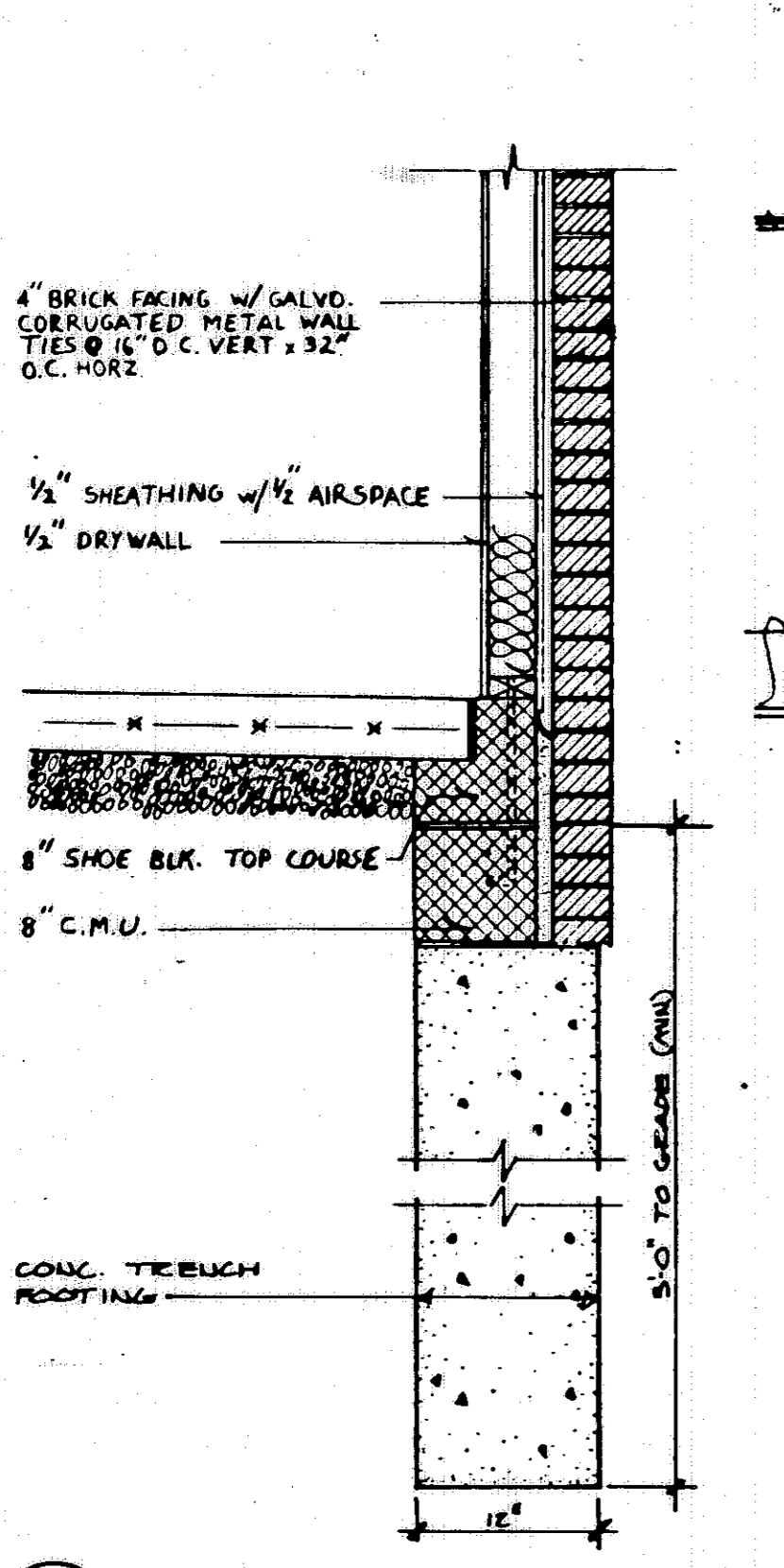
BUILDING FLOOR PLAN

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

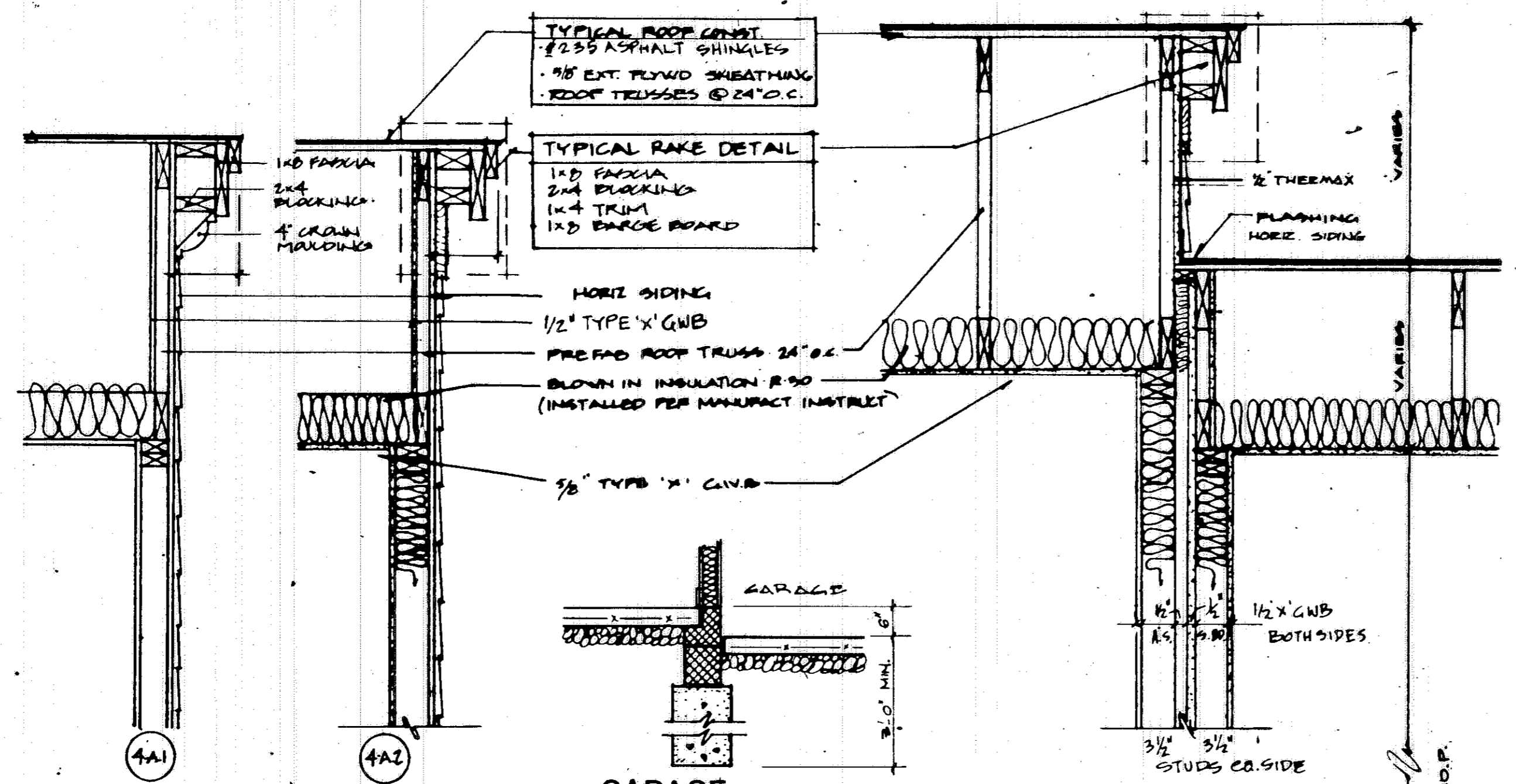


BUILDING FOUNDATION PLAN

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



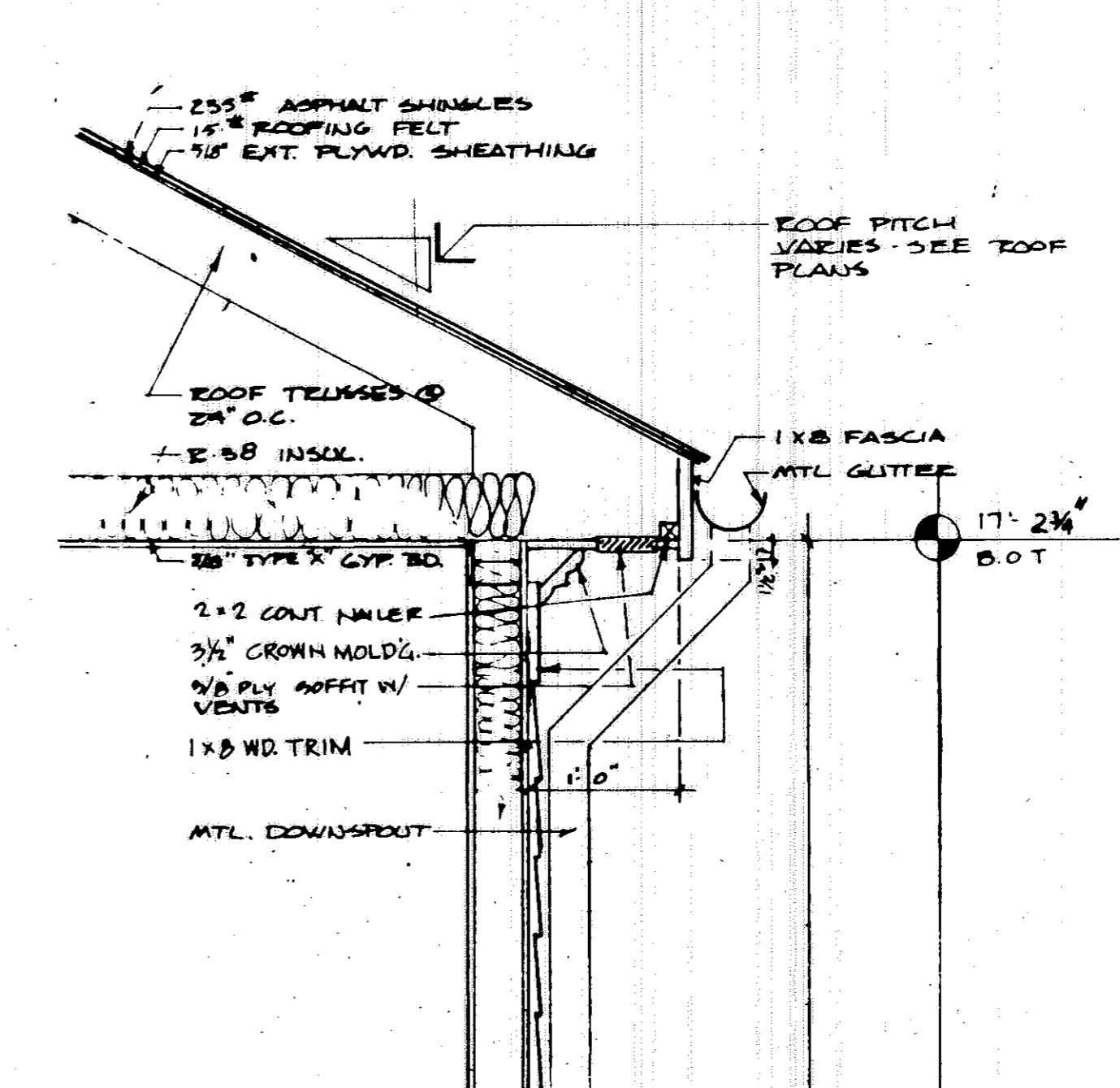
6 TYP. BRICK LEDGE DETAIL
SCALE: 1"=1'-0"



4A TYP. RAKE DETAIL
SCALE: 1"=1'-0"

7 GARAGE SEPARATION
SCALE: 1/2"=1'-0"

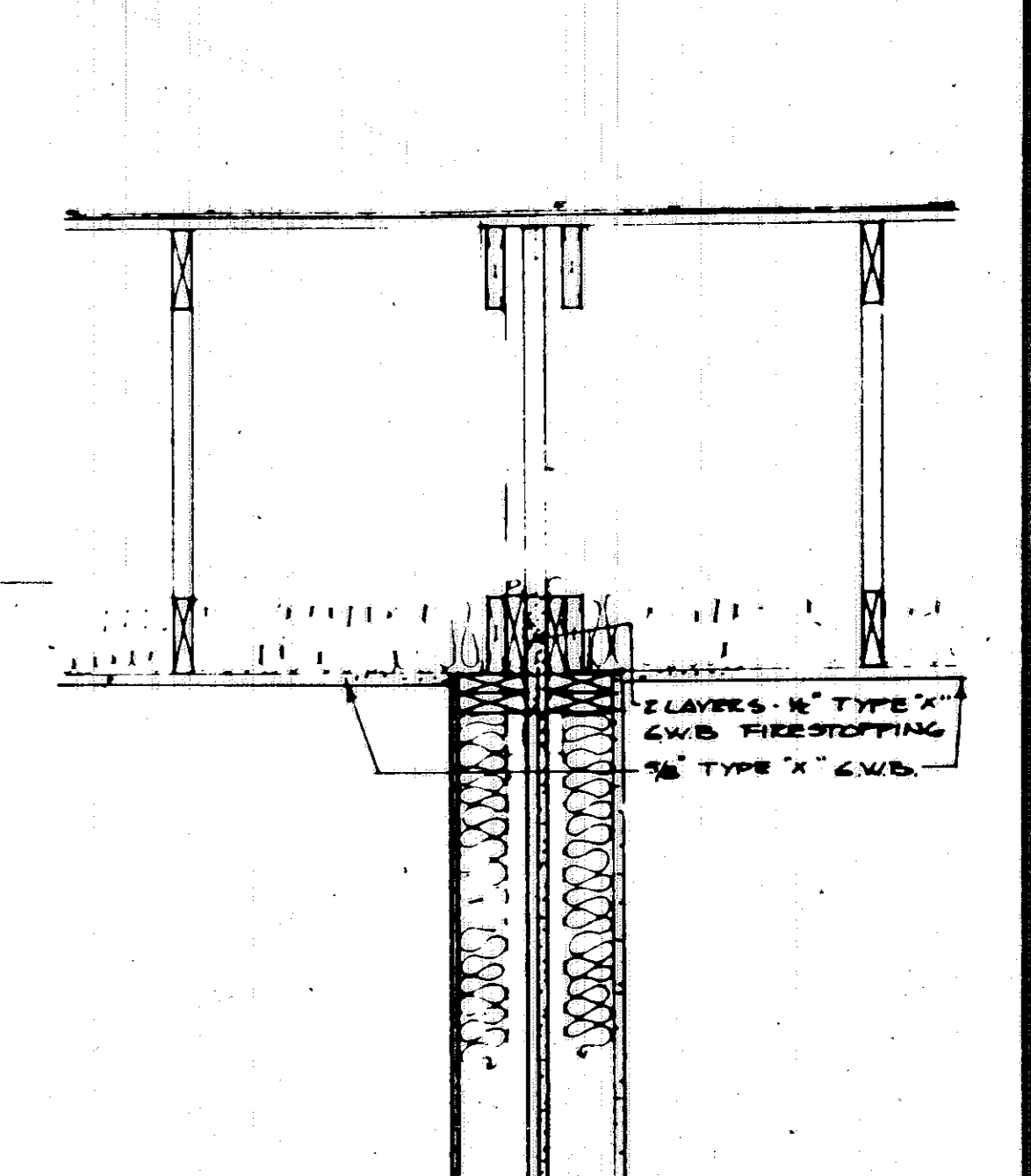
3-A STEPPED ROOF DETAIL
SCALE: 1"=1'-0"



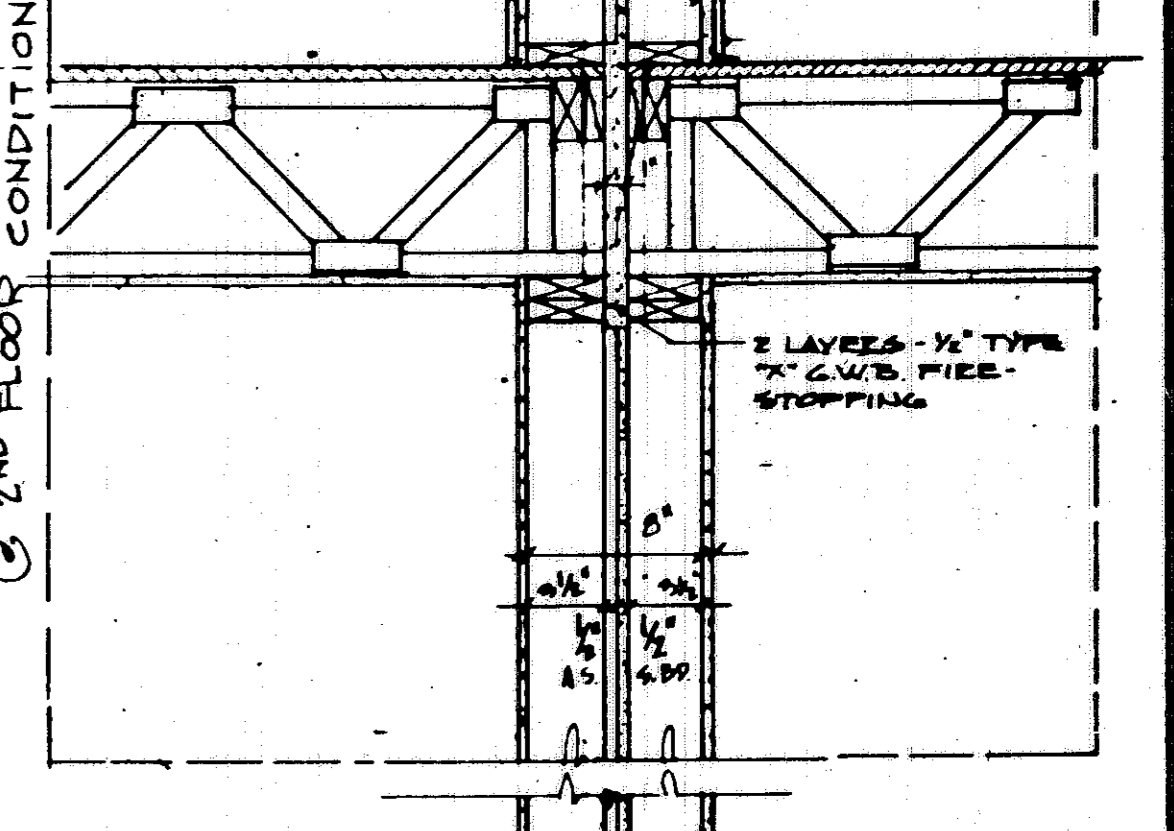
1 TYP. FLOOR/CLG CONSTRUCT
3/4" PLYND SUBFLOOR
12" ROOF TRUS (24" O.C.)
1/2" G.W.B.

2 TYP. EXT. WALL CONSTRUCTION A-B
1 1/2" RATED
1/2" G.W.B.
2x4 WD STUDS 16" O.C.
1/2" THERMAX SHEATHING (USE WOOD WIND BRACING @ BUILDING CORNERS)
HORIZONTAL SIDING
3/4" BATT INSUL.

3 TYPICAL INTERIOR GLAD
4" CONE GLAD
WELDED WIRE MESH @ 10/10
1" PERIMETER FLGID INSULATION
4 MM POLY VAPOR BARRIER
4" CRUSHED STONE.

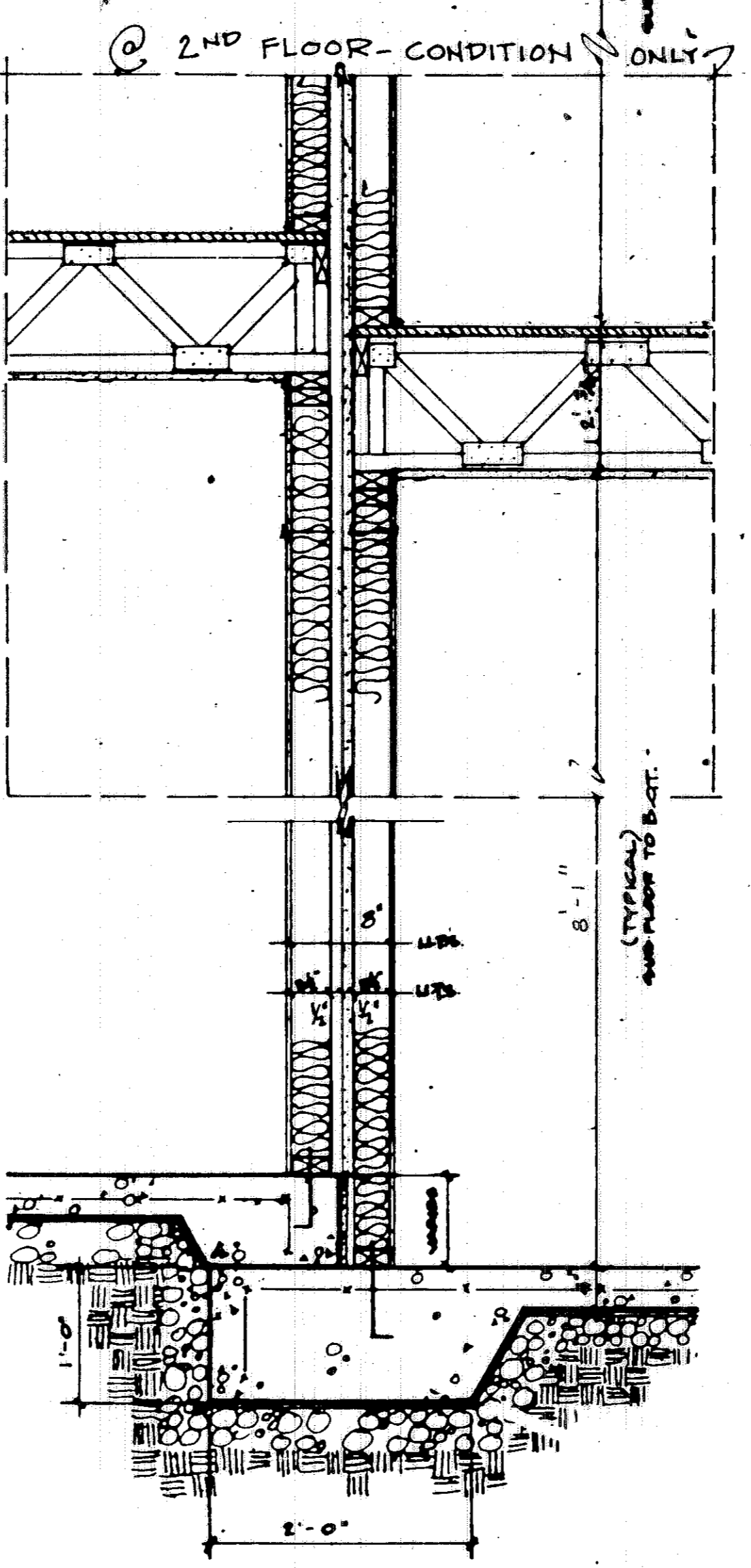


1 HOUR WALL ASSEMBLY
2 LAYERS - 1/2" TYPE 'X' G.W.B. FIRESTOPPING
3/4" BATT INSUL.
2x4 @ 16" O.C. DEL. STUD WALL
1/2" AIR SPACE
1/2" SOUND BOARD

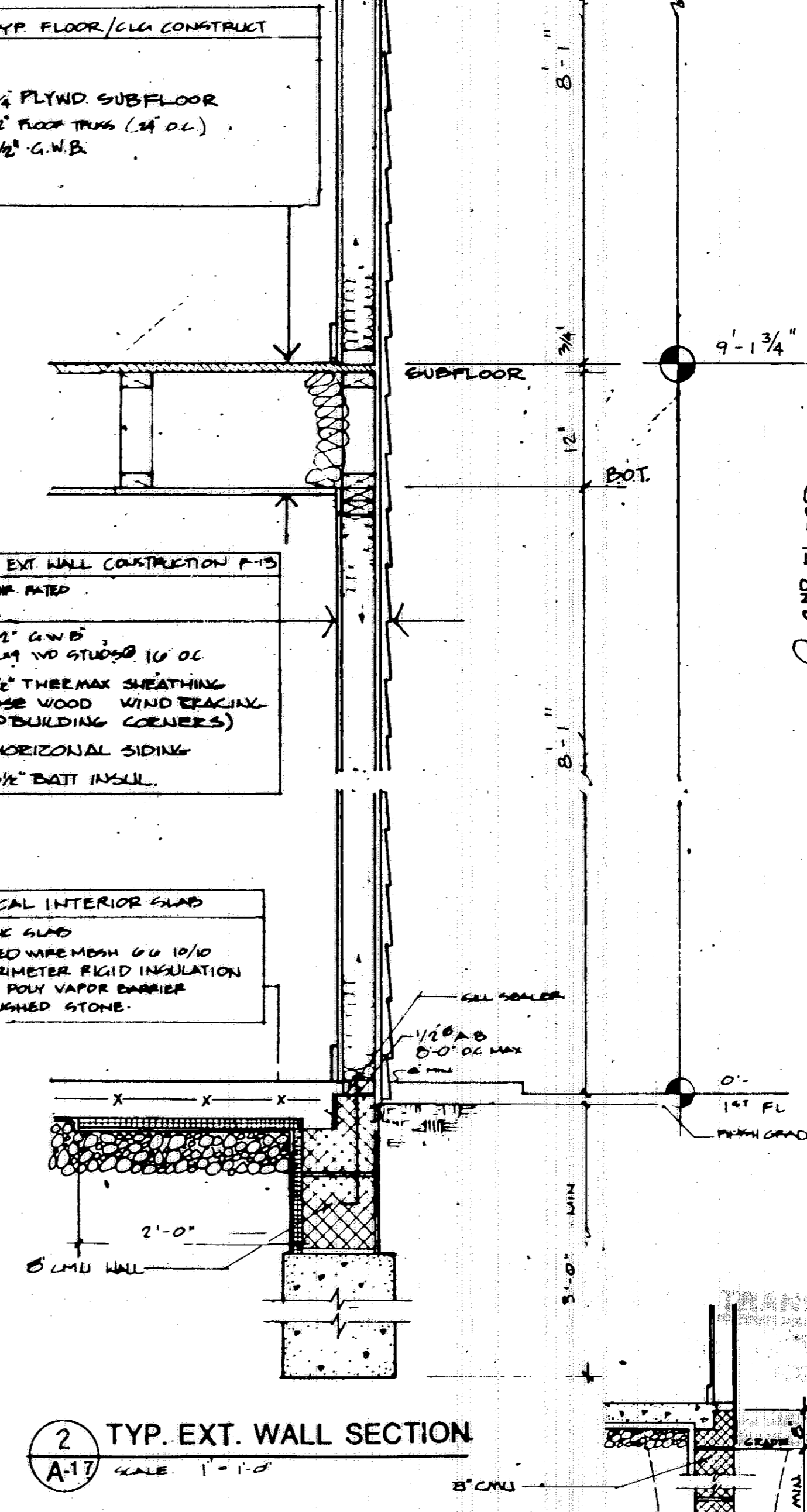


1 HOUR WALL ASSEMBLY
2 LAYERS - 1/2" TYPE 'X' G.W.B. FIRESTOPPING
3/4" BATT INSUL.
2x4 @ 16" O.C. DEL. STUD WALL
1/2" AIR SPACE
1/2" SOUND BOARD

1 TYPICAL UNIT SEPARATION WALL
SCALE: 1"=1'-0"

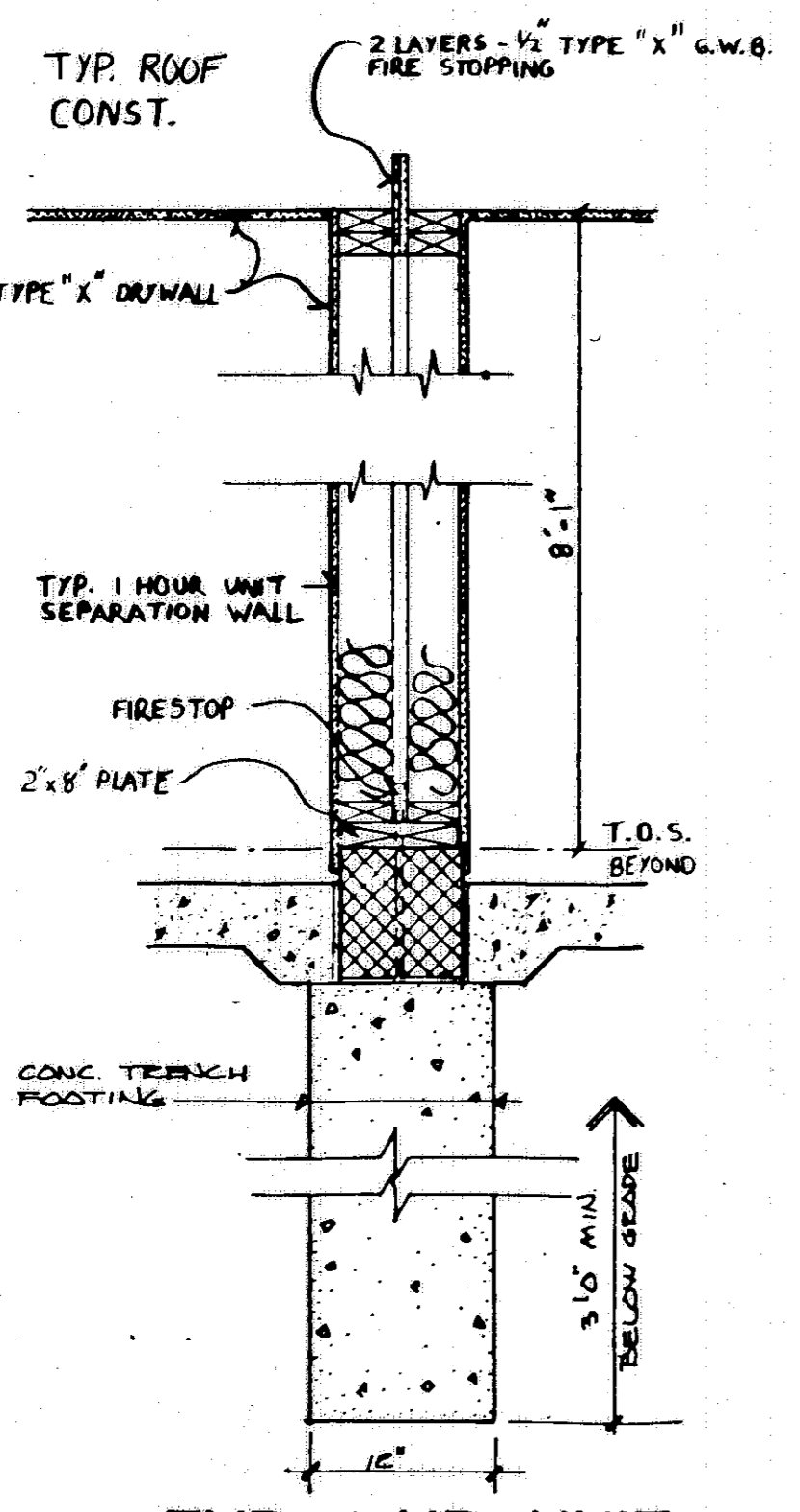


3 TYPICAL ONE HOUR UNIT SEPARATION WALL
AT STEPPED LEVEL CONDITION
SCALE: 1"=1'-0"



2 TYP. EXT. WALL SECTION
SCALE: 1"=1'-0"

2.1 ALT. SPREAD FOOTING
SCALE: 1/2"=1'-0"



5 TYP. 1 HR. UNIT SEPARATION WALL
1/4"-1'-0" GARAGE PARTY WALL