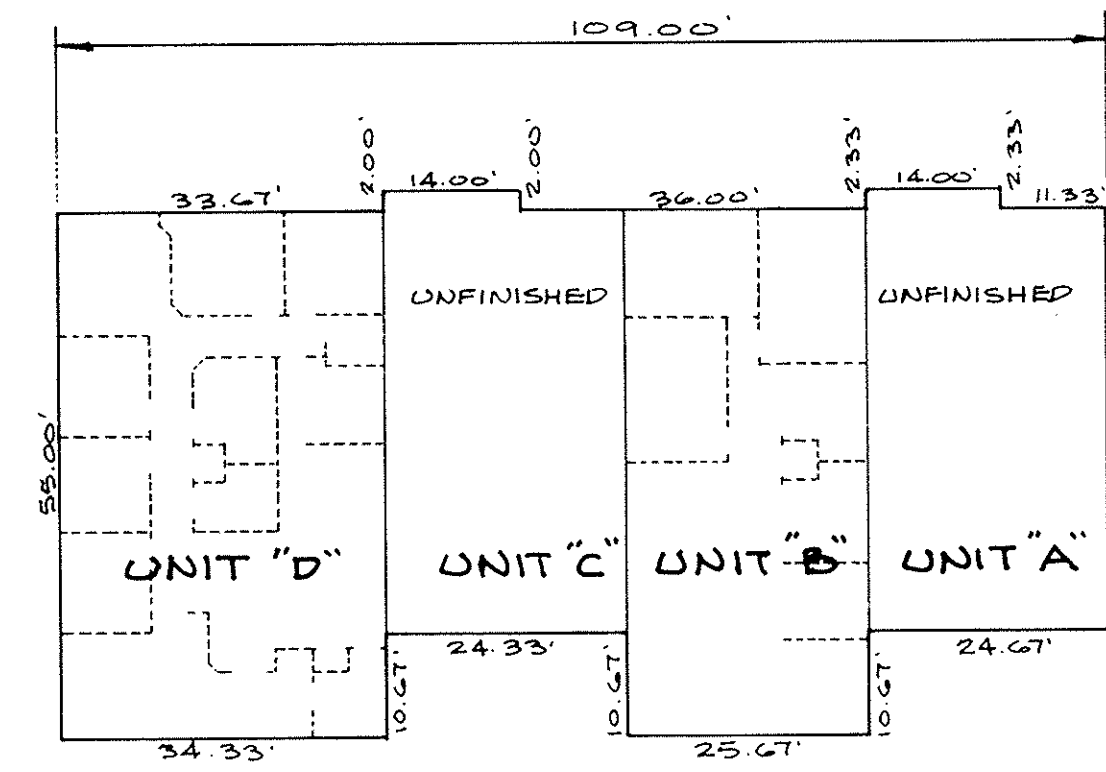
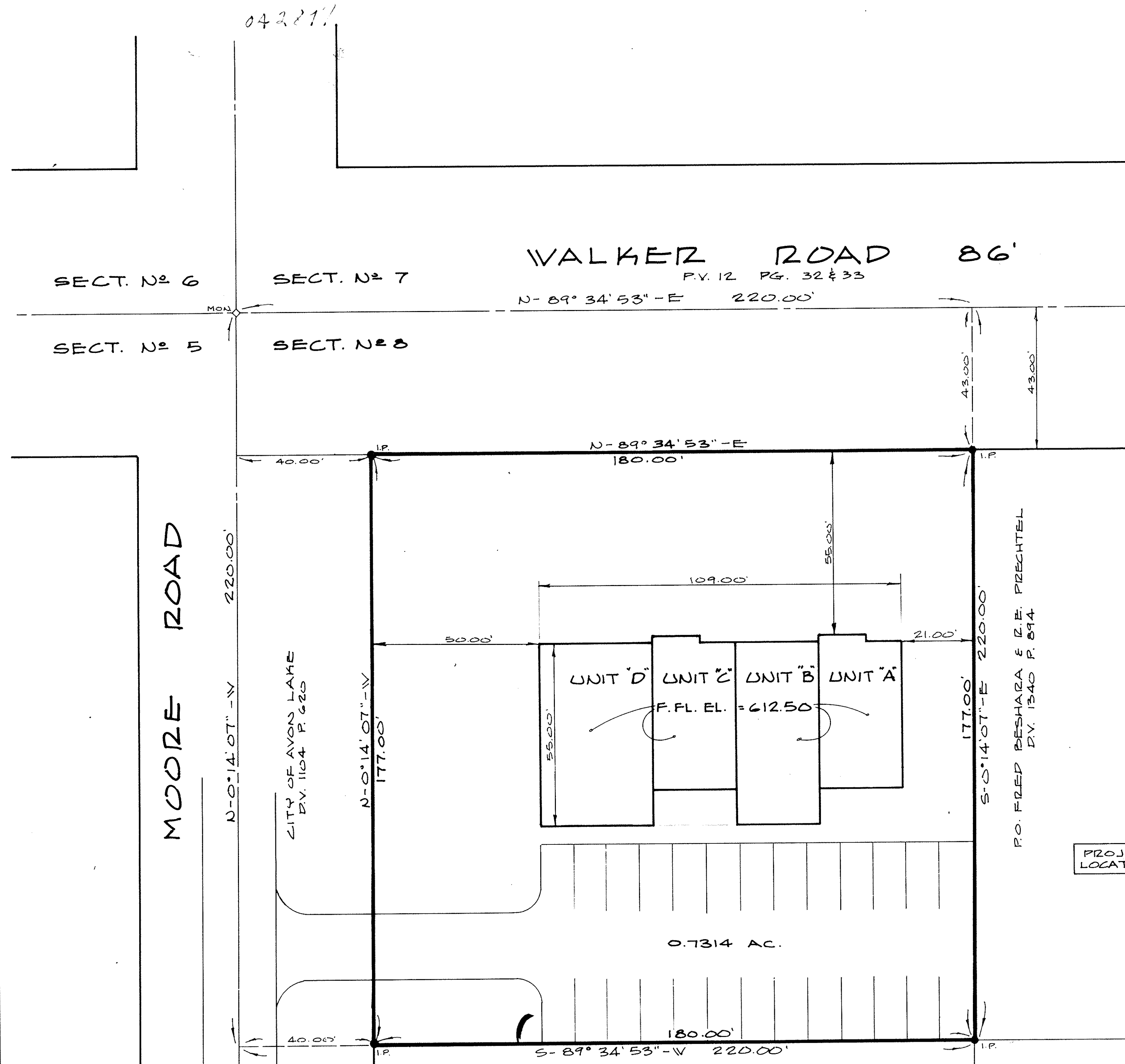


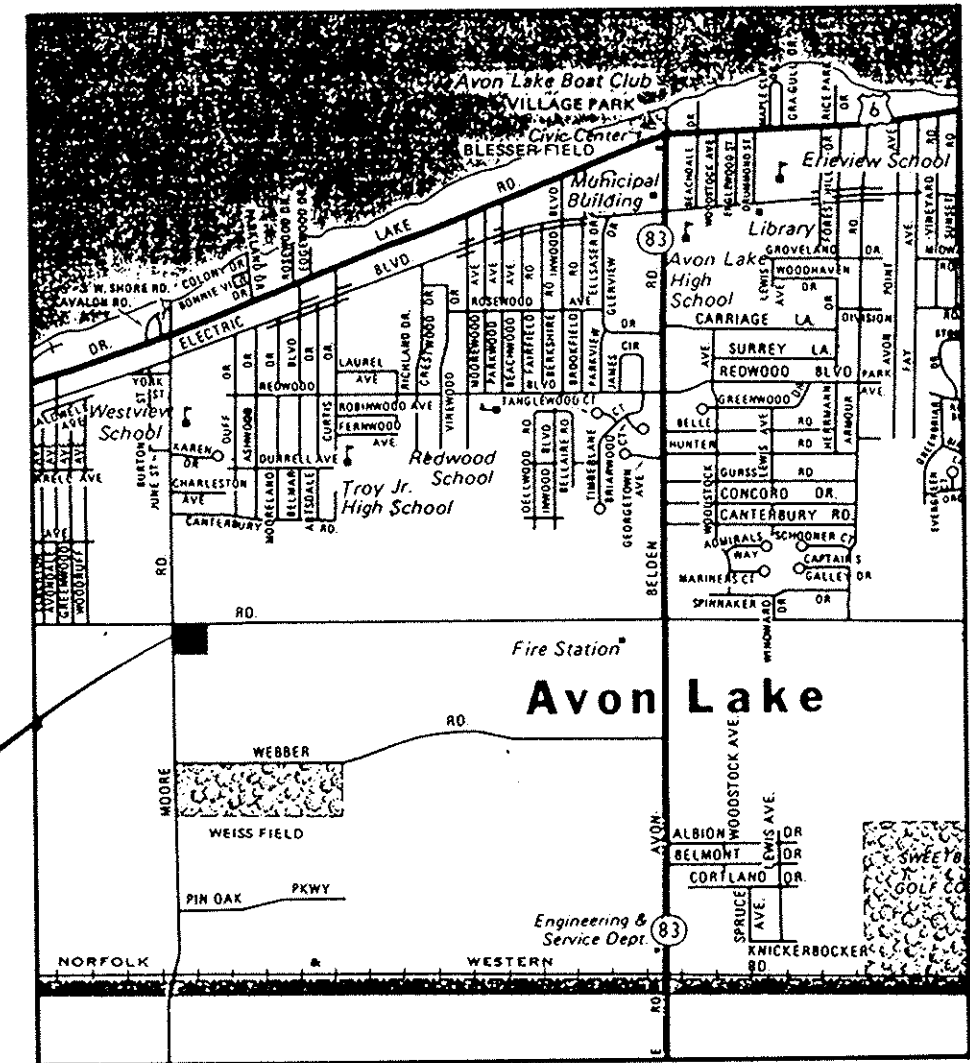
WALKER COMMONS CONDOMINIUM

Part Of
ORIGINAL AVON TOWNSHIP SECTION NO. 8
CITY OF AVON • COUNTY OF LORAIN • STATE OF OHIO
 CITY OF AVON LAKE CERTIFICATE OF CORRECTION
 NO. 18258-A

04227!



BUILDING DIMENSIONS
 SCALE 1" = 20'

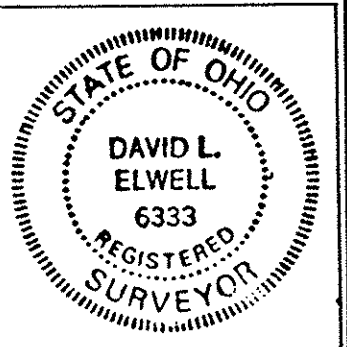


AREA MAP
 NO SCALE

CERTIFICATION

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

David L. Elwell
 REG. SURVEYOR
 11-11-88



Mark Skellenger
 REG. ENGINEER
 11-11-88



PERCENTAGE OF OWNERSHIP		
UNIT	AREA (S.F.)	%
A	1518	24.17
B	1375	21.89
C	1518	24.17
D	1870	29.77

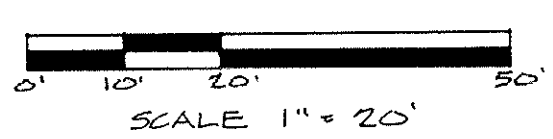
SHEET INDEX

SHEET NO.	DESCRIPTION
1.	SURVEY DATA
2.	FLOOR PLANS
3.	ELEVATIONS
4.	BLDG. SECTIONS
5.	FOUNDATION PLAN

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER
 216 3/4

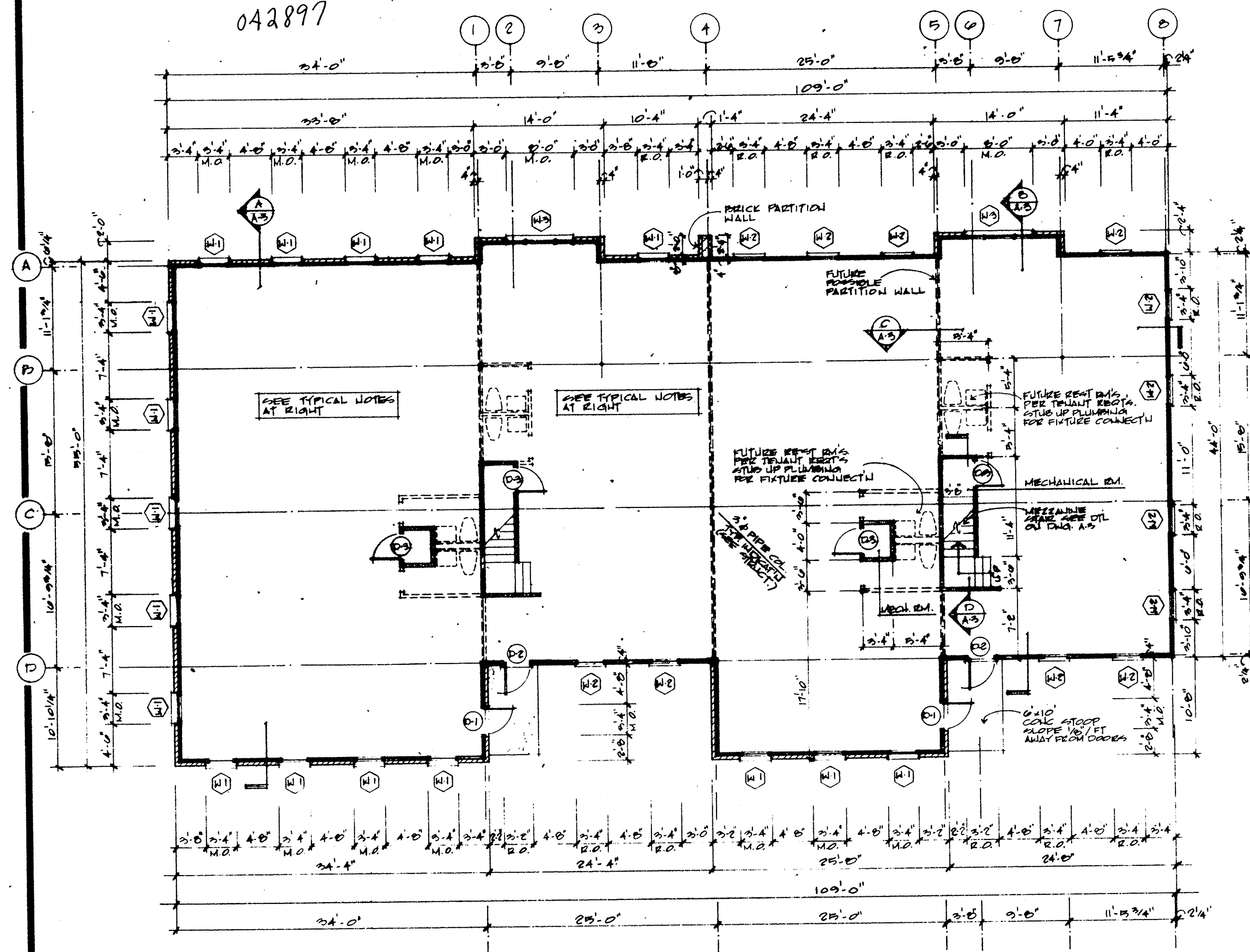
Box: Lorain Co. Title S.K.



LORAIN COUNTY TAX MAP DEPARTMENT

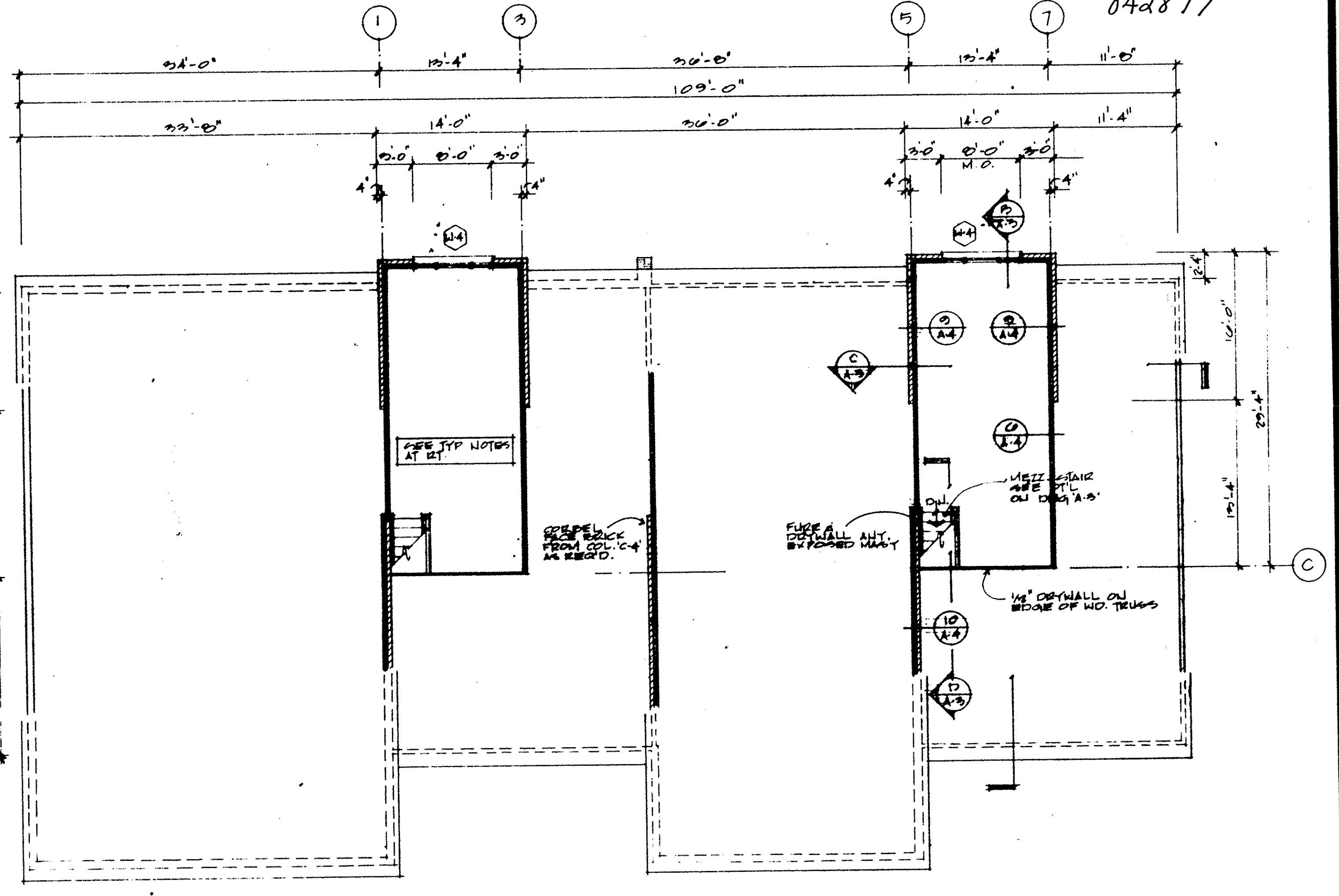


424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036



FIRST FLOOR PLAN

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



MEZZANINE PLAN

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

GENERAL NOTES

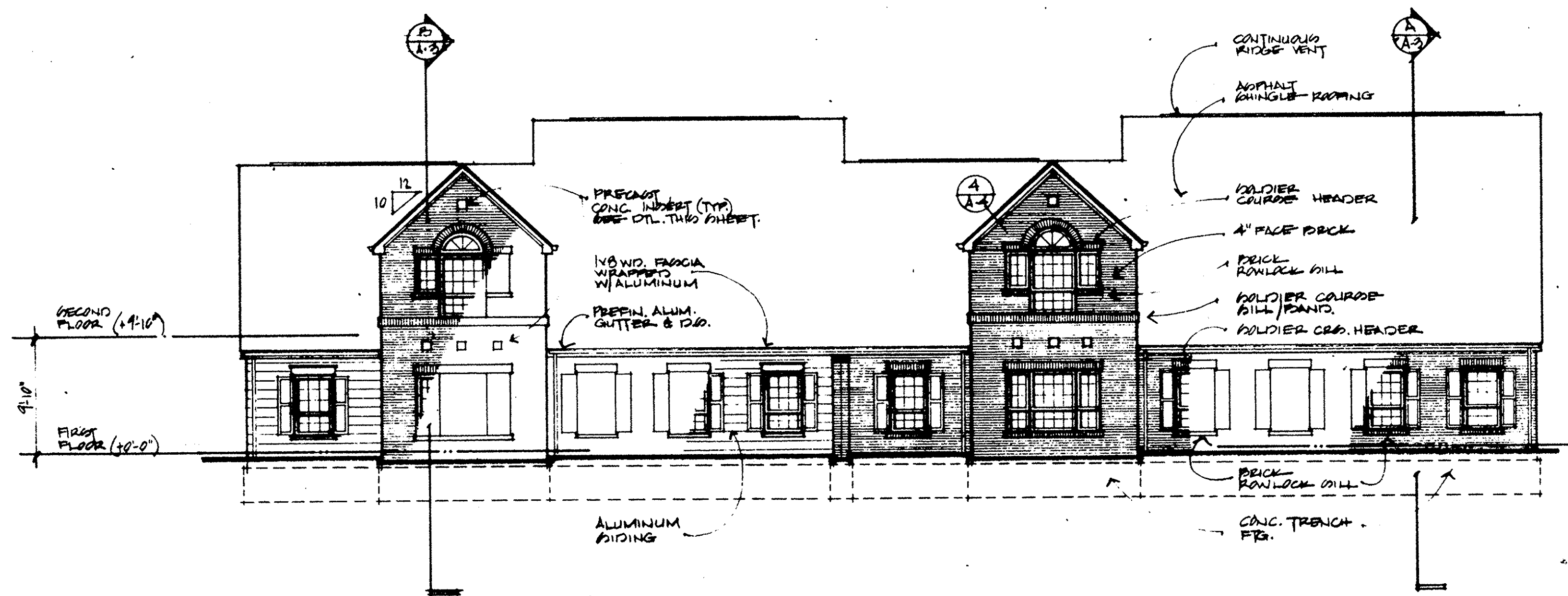
1. O.B.B.C. USE GROUP: 'B' BUSINESS
2. O.B.B.C. CONSTRUCTION CLASSIFICATION: 'SB1'
3. FLOOR AREAS: FIRST FLOOR: 9501 S.F.
MEZZANINE: 744 S.F.
TOTAL: 10245 S.F.
4. - DENOTES WINDOW TYPE, SEE DWG. 'A-4'
5. - DENOTES DOOR TYPE, SEE DWG. 'A-4'
6. 4" CONC. BLOCK MAY BE USED IN LEAU OF 4" FACE BRICK IN ALL UNEXPOSED AREAS (BEHIND ROOF LINE)

WALL LEGEND

- EXTERIOR BRICK VENEER WALL, 4" FACE BRICK W/ WALL TIES RARELY SPACED + 1/2" THERMAX BOARD & VAPOR BARRIER ON 2x4 STUDS @ 16" O.C. W/ 3/4" FIBERGLASS INS., R-11 MIN.
- EXTERIOR STUD WALL, ALUMINUM SIDING ON 1/2" THERMAX BRO. & VAPOR BARRIER ON 2x4 STUDS @ 16" O.C. W/ 3/2" FIBER GLASS INSUL., R-11 MIN.
- INTERIOR STUD WALL, 2x4 STUDS @ 16" O.C. W/ 3/2" FIBERGLASS INSULATION & 1/2" DRYWALL EA. SIDE
- FUTURE INTERIOR STUD WALL (PER TENANT REQUIREMENTS)

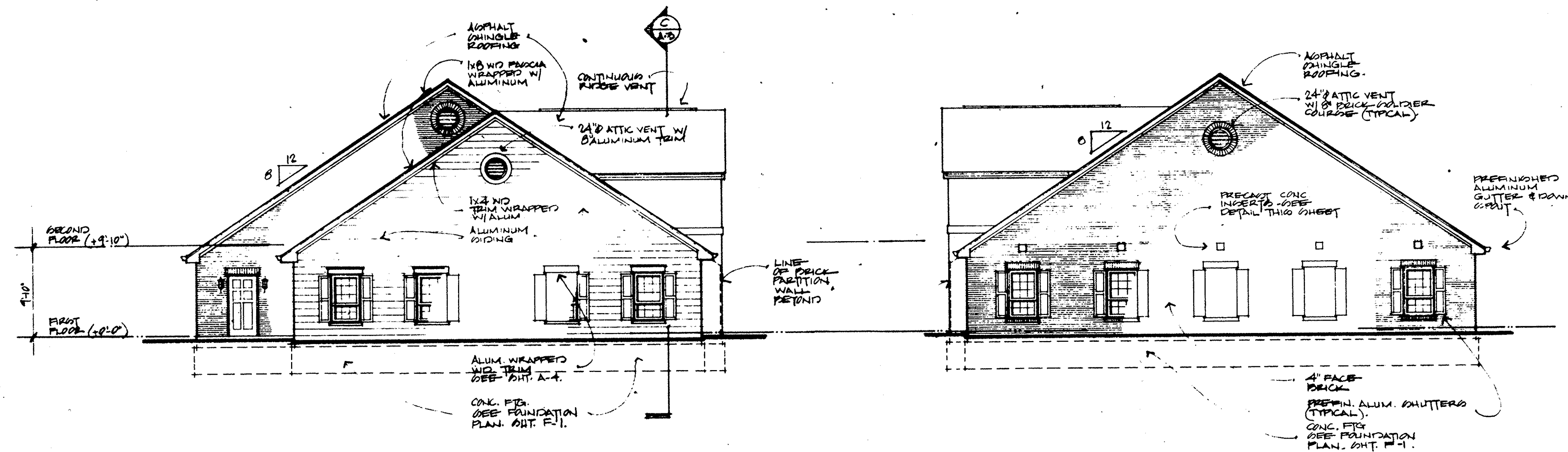
FINISH SPEC'S

- FACE BRICK TO BE STANDARD SIZE 4" x 8" x 2 1/4" (NOMINAL) AS SELECTED BY ARCHITECT & 300 / THOUSAND FOR MAT'L ONLY
- ROOFING TO BE 30#16 ASPHALT ROOF SHINGLES ON 15# ROOFING FELT
- SIDING TO BE CONTINUOUS ROLL FORMED ALUMINUM / VINYL SIDING W/ MIN. 1/8" (STANDARD) & G BOARD EXPOSURE COLOR TO BE SELECTED BY ARCHITECT
- MISC. TRIM TO BE PREFINISHED ALUM / VINYL TRIM OR WRAPPING (COVER WOOD TRIM) COLOR TO BE SELECTED BY ARCHITECT
- GUTTERS & DRAIN SPTS TO BE PREFINISHED ALUMINUM COLOR TO BE SELECTED BY ARCHITECT
- DOORS TO BE 2" x 6" x 1 3/4" SOLID CORE, 'G-PANEL' WOOD DOOR
- WINDOWS TO BE SINGLE HUNG ALUM. WINDOWS SERIES E-250 AS MANUFACTURED BY 'CAPITOL WINDOWS' FRAMES TO BE FINISHED WHITE, GLAZING TO BE CLEAR GLASS W/ MULTIN BARS AS INDICATED ON DWGS.
- PREC CONC. INERTS SEE DETAIL DWG 'A-2'



NORTH ELEVATION

SCALE 1/8" = 1'-0"

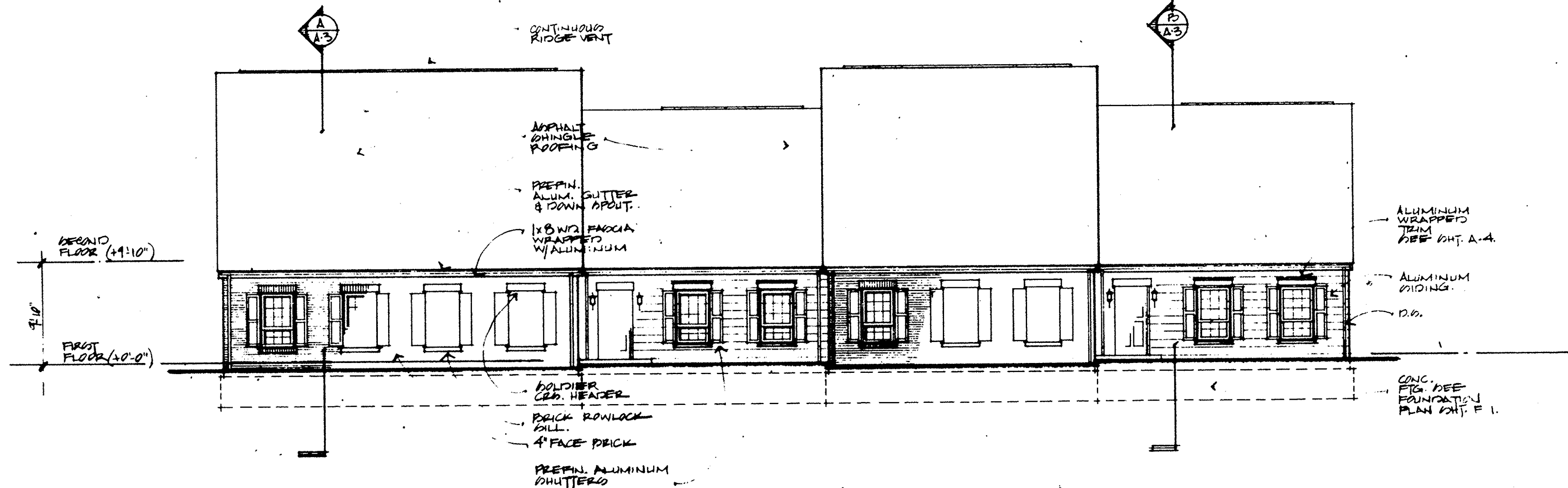


EAST ELEVATION

SCALE 1/8" = 1'-0"

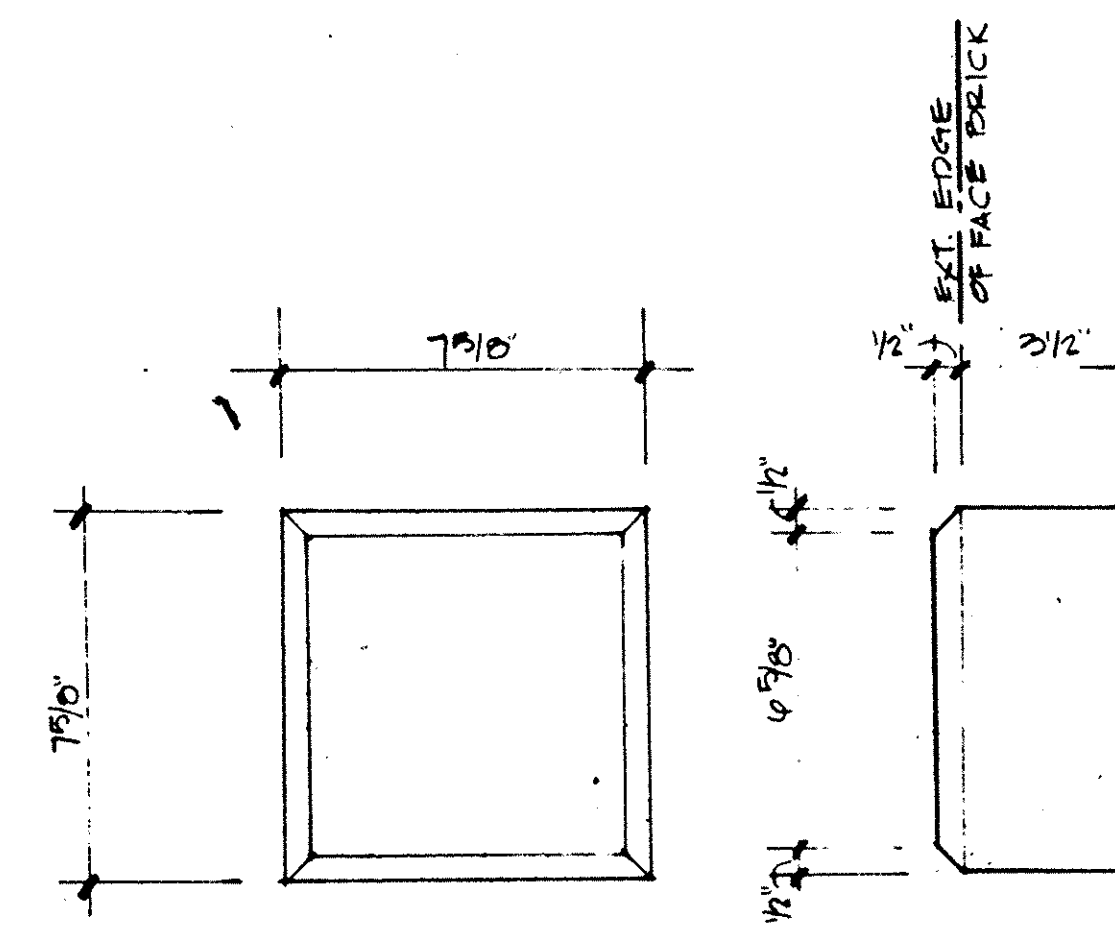
WEST ELEVATION

SCALE 1/8" = 1'-0"



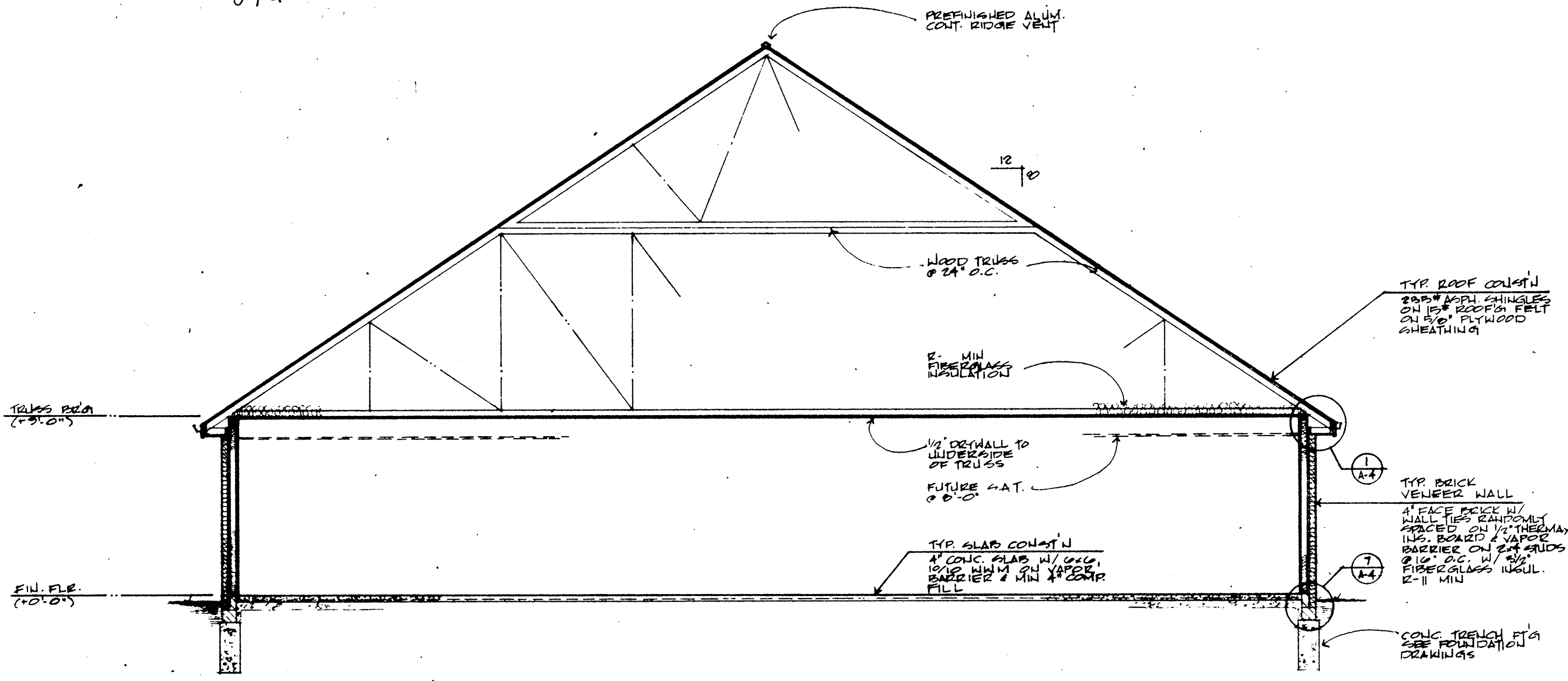
SOUTH ELEVATION

SCALE 1/8" = 1'-0"

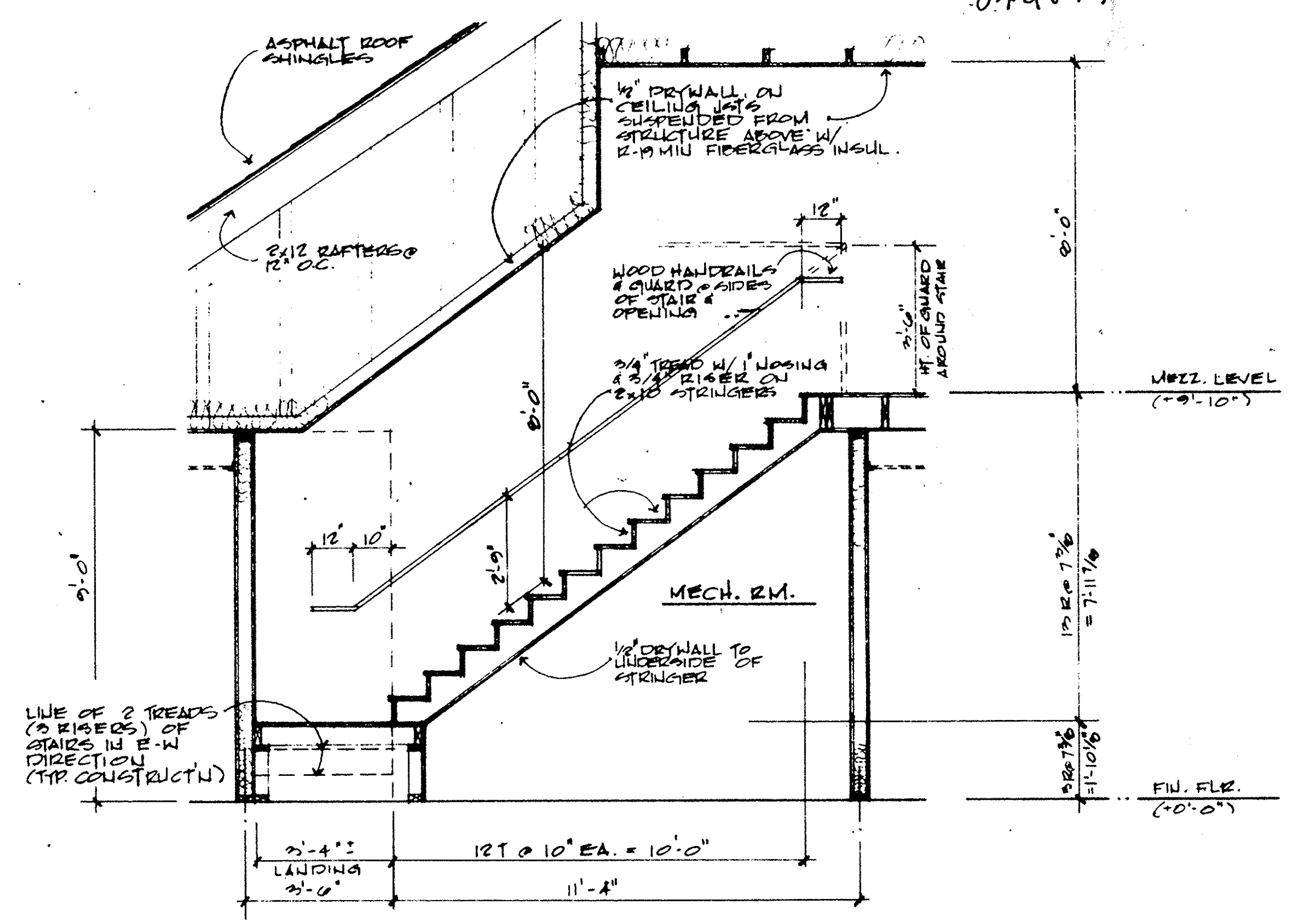


PRECAST CONCRETE INSERT PANELS

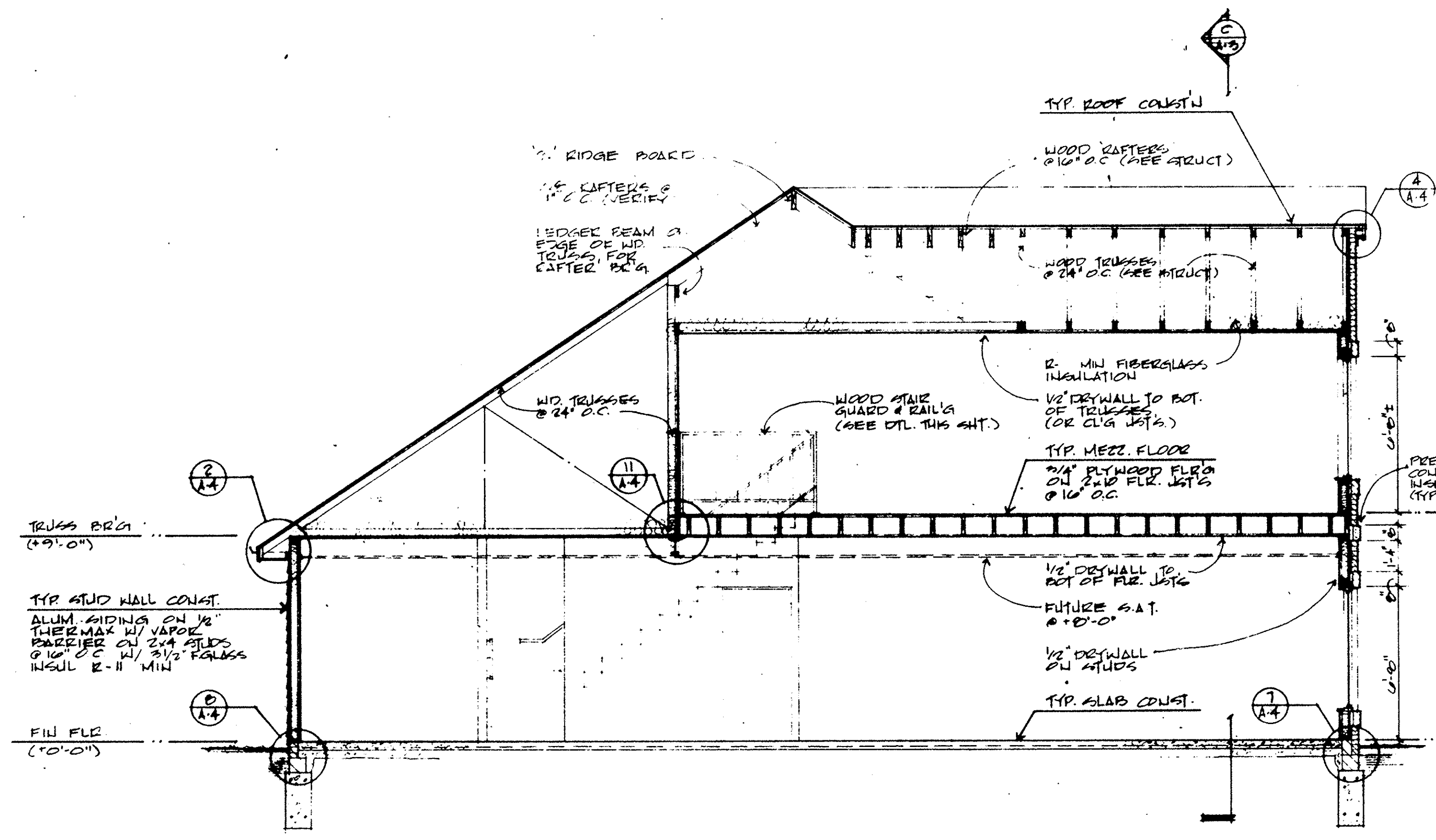
SCALE 3/4" = 1'-0"



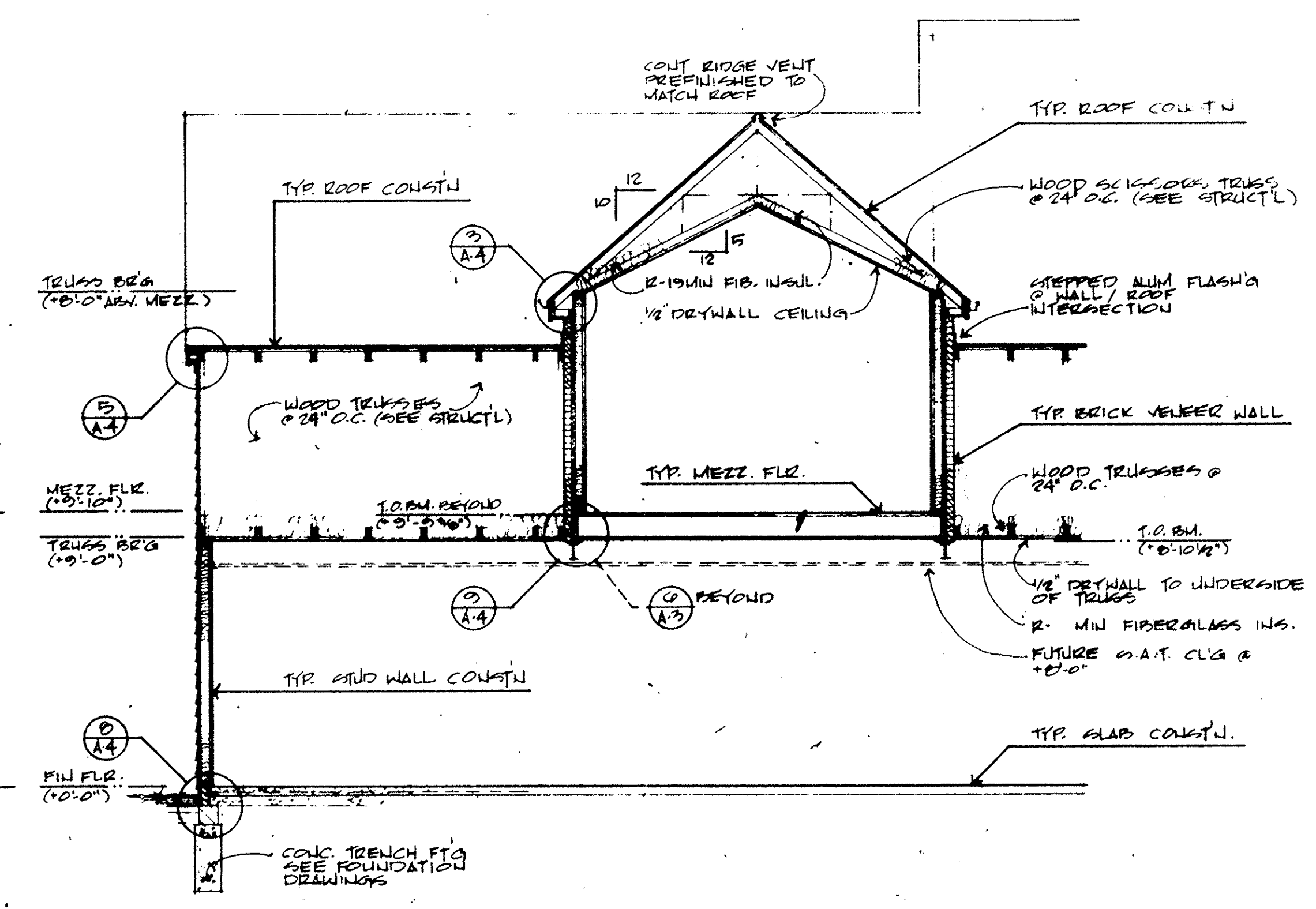
A SECTION
SCALE: 1/4" = 1'-0"



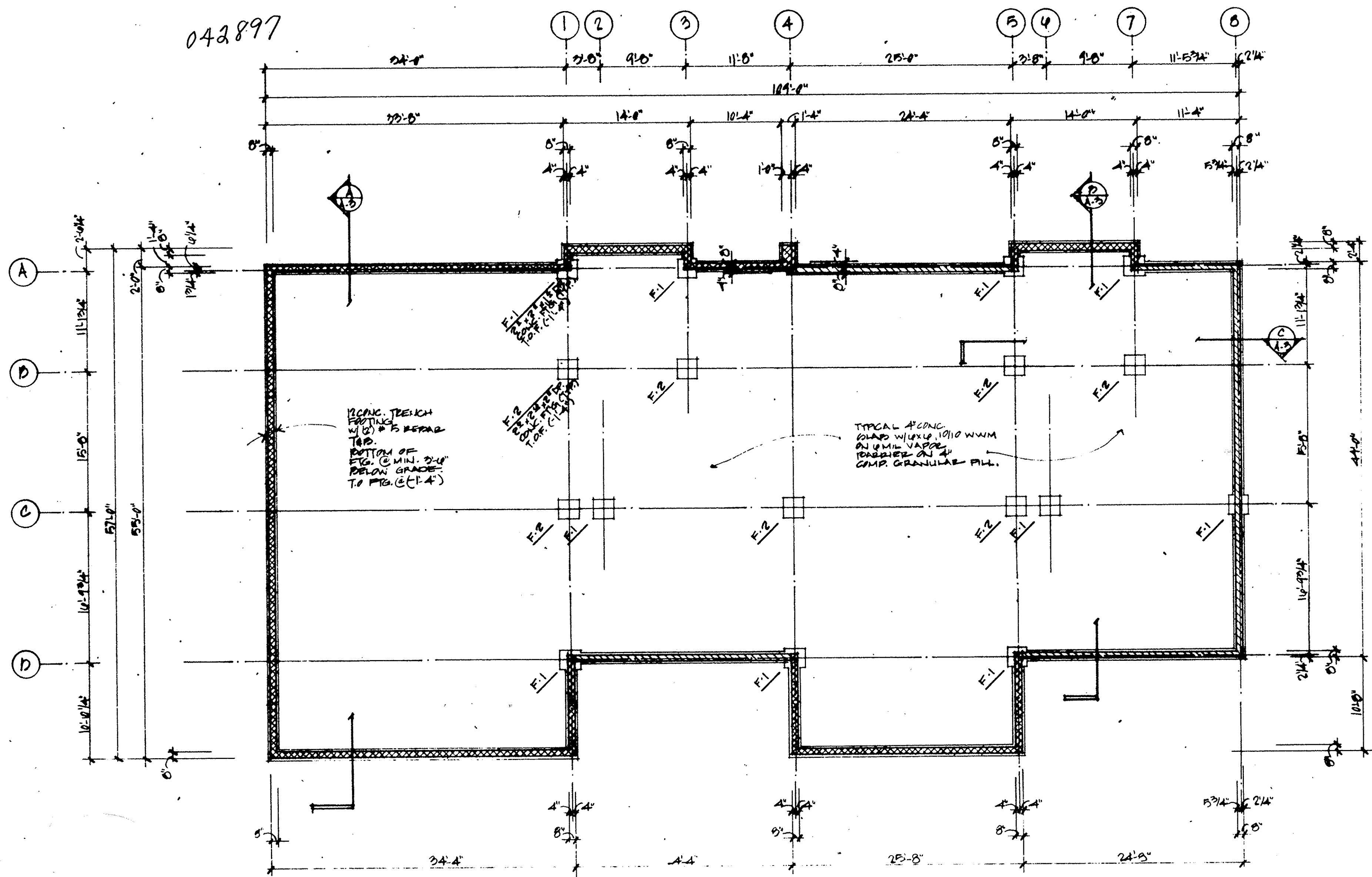
D STAIR SECTION
SCALE: 1/8" = 1'-0"



B SECTION
SCALE: 1/4" = 1'-0"



C SECTION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

FOUNDATION LEGEND:

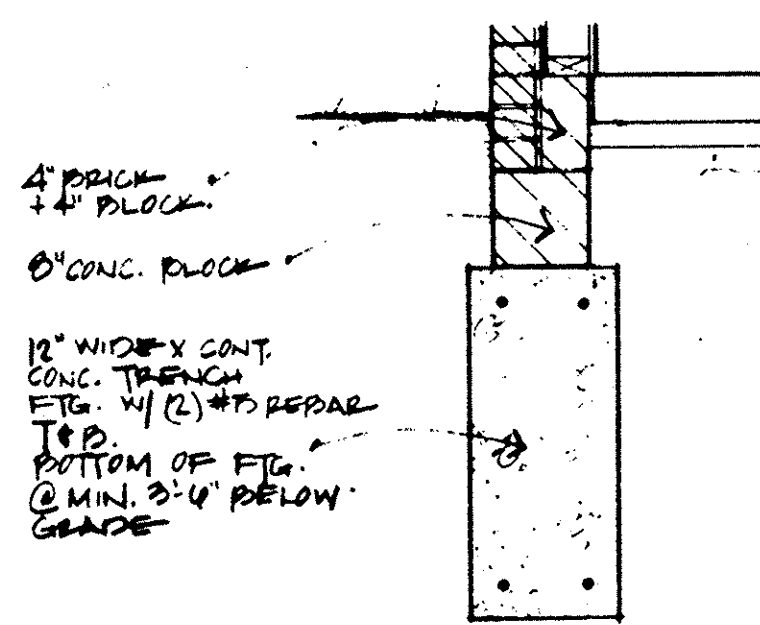
- VENEER WALL FOUNDATION SEE DETAIL 1/F-1.
- STUD WALL FOUNDATION SEE DETAIL 2/F-1.

FOUNDATION NOTES:

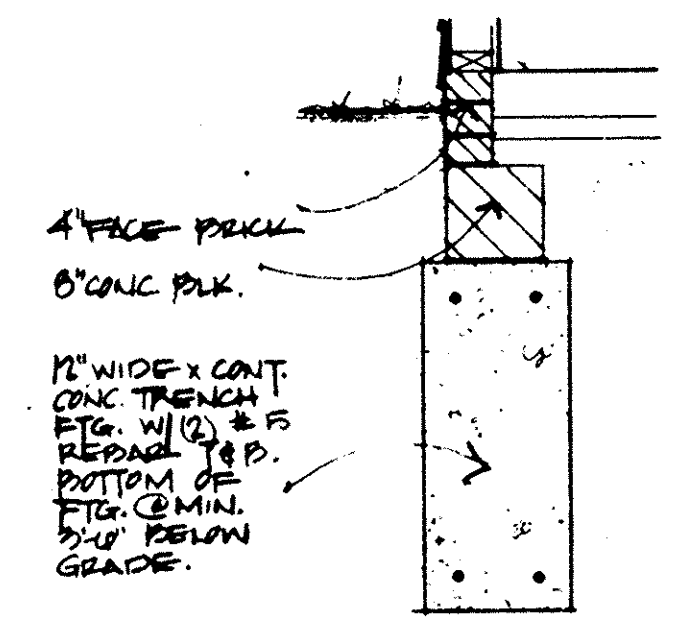
1. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL. EXTERIOR WALL FOOTINGS SHALL BE 3'-4" MINIMUM BELOW GRADE.
2. ALL CONCRETE FOR FOOTINGS & SLABS SHALL BE MIN. 3,000 PSI @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE A601M A195 GRADE 60.
4. ASSUMED SOIL BEARING CAPACITY = 3,000 P.S.F. - NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. ALL ELEVATIONS REFERENCED TO FIN. FLR. (+0'-0") & INDICATED BY ()

SEE DETAIL 1/F-1 FOR ADDITIONAL NOTES.

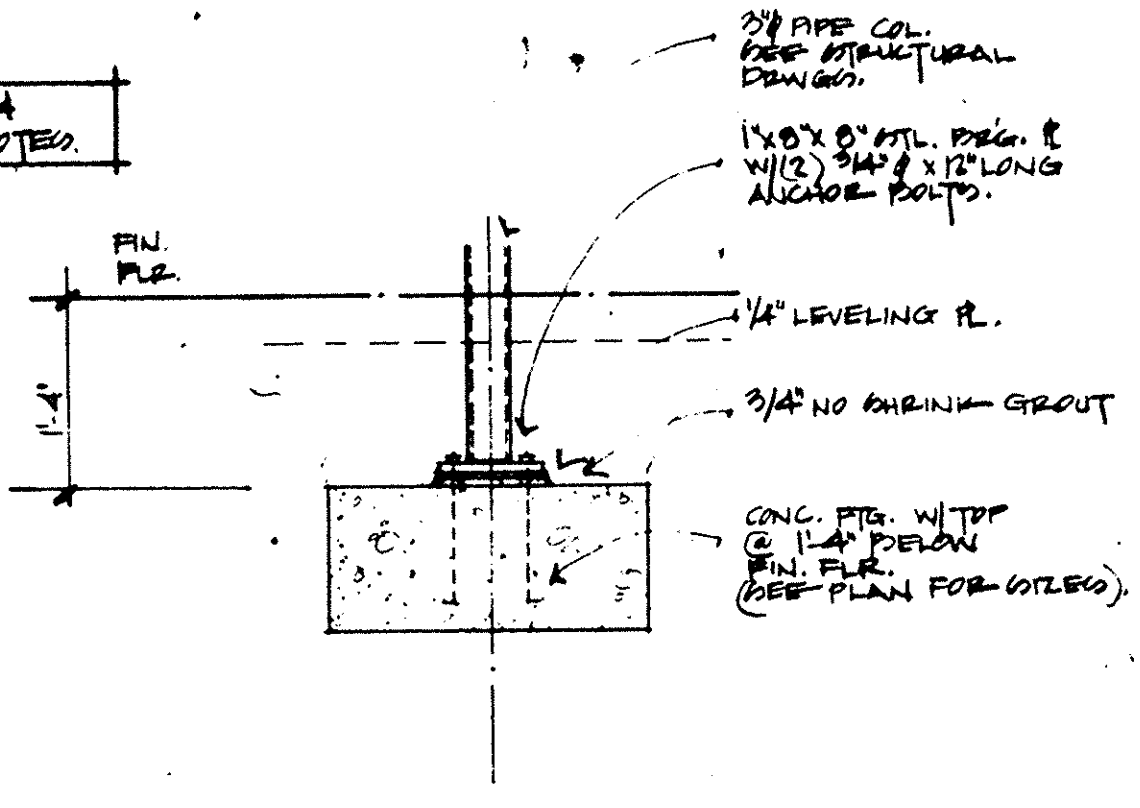
SEE DETAIL 2/F-1 FOR ADDITIONAL NOTES.



1 VENEER WALL FOUNDATION SCALE 3/4" = 1'-0"



2 STUD WALL FOUNDATION SCALE 3/4" = 1'-0"



3 PIPE COLUMN FOUNDATION SCALE 3/4" = 1'-0"