

PERCENTAGE OF OWNERSHIP

BUILDING	ADDRESS	SQUARE FEET	% OF COMBINED COMMON AREAS AND FACILITIES
BUILDING 1	1-3749 LAKE ROAD	3068	16.171%
	2-3751 LAKE ROAD	3350	17.658%
	3-3753 LAKE ROAD	3068	16.171%
BUILDING 7	4-3767 LAKE ROAD	3068	16.171%
	5-3769 LAKE ROAD	3350	17.658%
	6-3771 LAKE ROAD	3068	16.171%

AREA MAP

THE RESIDENCE CONDOMINIUMS PHASE I

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 44
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOCATION MAP

KOPF CONSTRUCTION CORP.
AVON LAKE, OHIO

SHEET INDEX

1. LOCATION MAP
2. BOUNDARY AND EASEMENT MAP
3. LOWER LEVEL & GARAGE UNITS 1-3749, 2-3751, 3-3753
4. 1st & 2nd FLOORS UNIT 1-3749
5. 1st & 2nd FLOORS UNIT 2-3751
6. 1st & 2nd FLOORS UNIT 3-3753
7. LOWER LEVEL & GARAGE UNITS 4-3767, 5-3769, 6-3771
8. 1st & 2nd FLOORS UNIT 4-3767
9. 1st & 2nd FLOORS UNIT 5-3769
10. 1st & 2nd FLOORS UNIT 6-3771
11. BUILDING No. 1 FRONT & REAR ELEVATIONS
12. BUILDING No. 1 SIDE ELEVATION
13. BUILDING No. 7 FRONT & REAR ELEVATIONS
14. BUILDING No. 7 SIDE ELEVATION

SHEET NO. 1/14

ZWICK ASSOCIATES, INC.
engineers - surveyors
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

Received for Record AUG 22 1991
at 2:45 clock P.M. in Plat RECORD
VOL. 47 DOROTHY L. ESSEX
PAGE 60 Lorain County Recorder
then 73 incl. #60480

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 22 1991
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Boys Lorain County Title Co.
S.K.

**LORAIN COUNTY TAX
MAP DEPARTMENT COPY**

THE RESIDENCE CONDOMINIUMS
KOPF CONSTRUCTION CORPORATION

147173

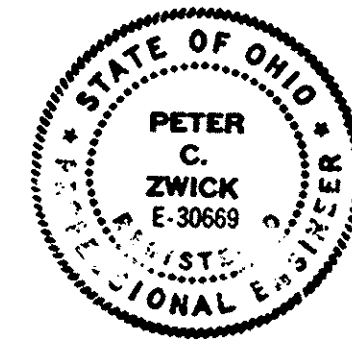
PARCEL No. 1
PHASE No. 1, 1.3122 ACRES
BUILDINGS No. 1 & 7

BEING PART OF ORIGINAL
SHEFFIELD TOWNSHIP LOT NO.
44, NOW SITUATED IN THE
CITY OF SHEFFIELD LAKE, OHIO.

BOUNDARY AND EASEMENT MAP

ROBERT B. AND MARLENE A. KING
DEED VOL. 1398 PAGE 117

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 1 THRU 14 SHOW GRAPHICALLY, INSOFAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.



Peter C. Zwick
REGISTERED ENGINEER NO. 30669

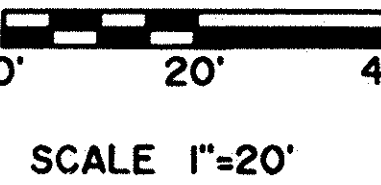
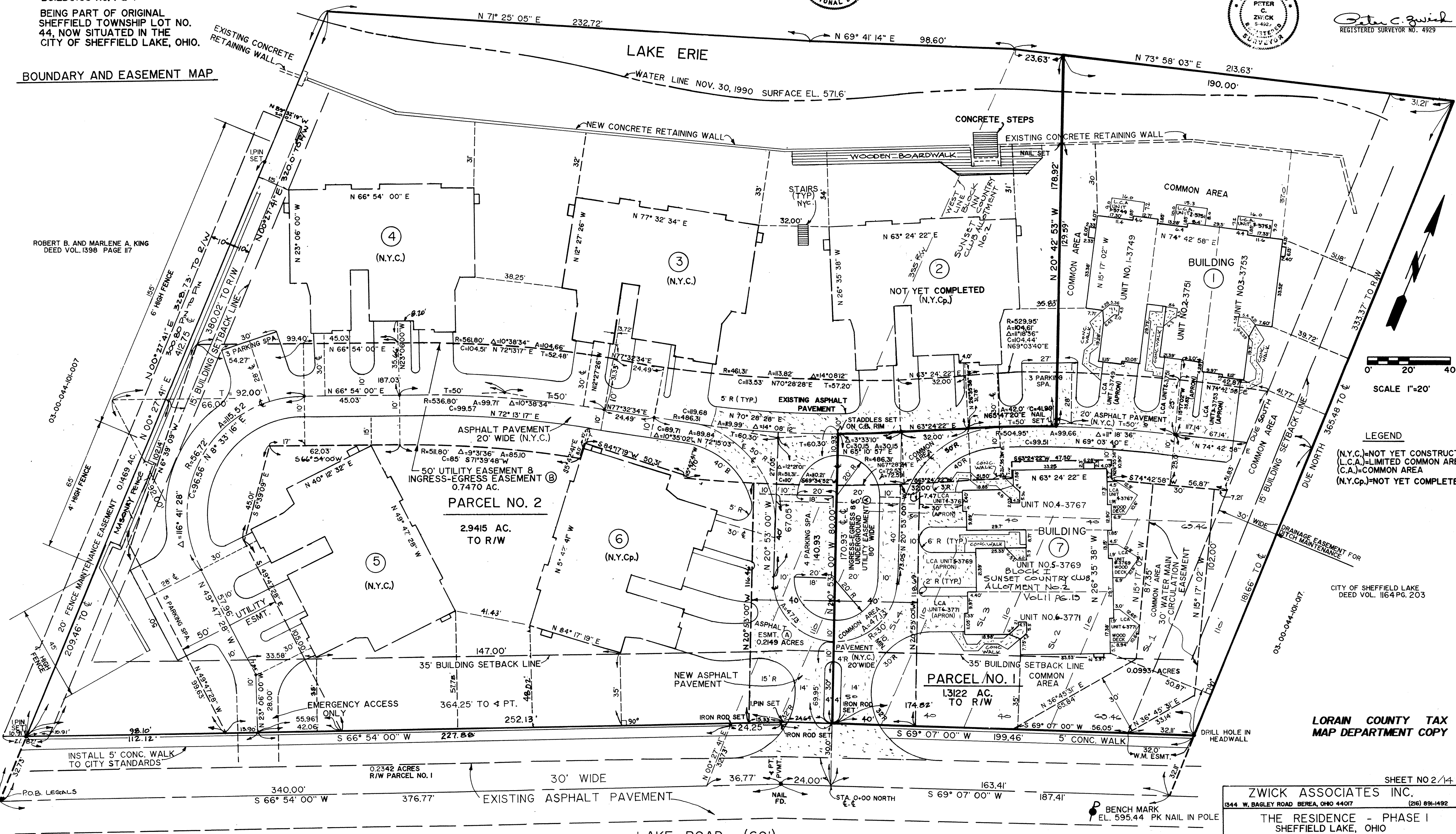
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACUTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE FOR LAKE ROAD IS CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

I FURTHER CERTIFY TO LORAIN COUNTY TITLE COMPANY AND KOPF CONSTRUCTION CORP. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.



Peter C. Zwick
REGISTERED SURVEYOR NO. 4929

147173



LEGEND
(N.Y.C.)=NOT YET CONSTRUCTED
(L.C.A.)=LIMITED COMMON AREA
(C.A.)=COMMON AREA
(N.Y.Cp.)=NOT YET COMPLETED

CITY OF SHEFFIELD LAKE
DEED VOL. 1164 PG. 203

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

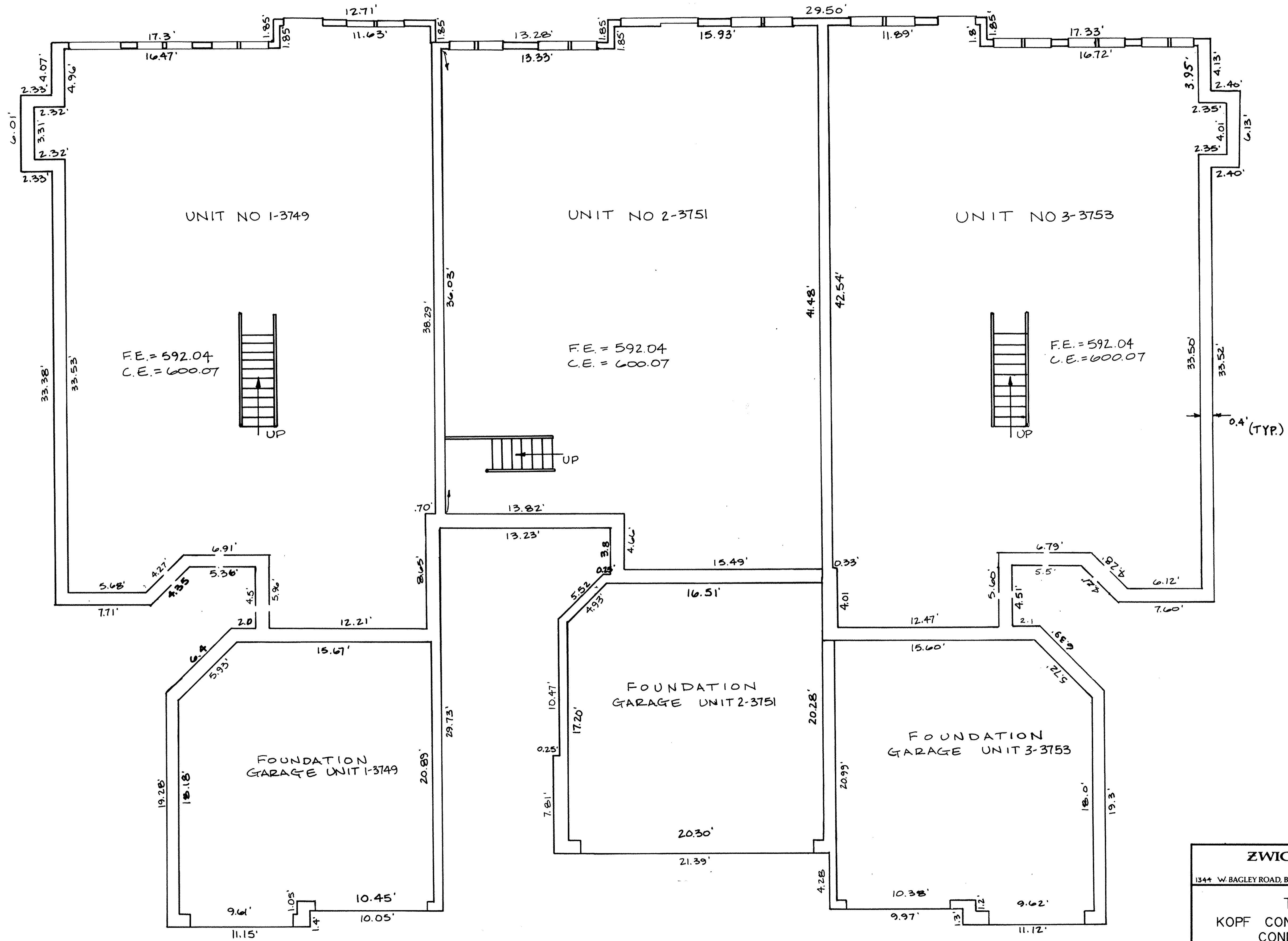
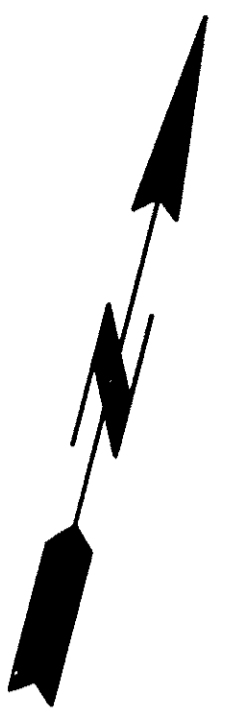
SHEET NO 2/14

ZWICK ASSOCIATES INC.
1344 W. BAGLEY ROAD BEREA, OHIO 44017 (216) 891-1932

THE RESIDENCE - PHASE I
SHEFFIELD LAKE, OHIO

DATE JULY 1991 SCALE 1" = 20' DRAWN EAB

47/61



LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

LOWER LEVEL AND GARAGE
 UNITS 1-3749, 2-3751 & 3-3753

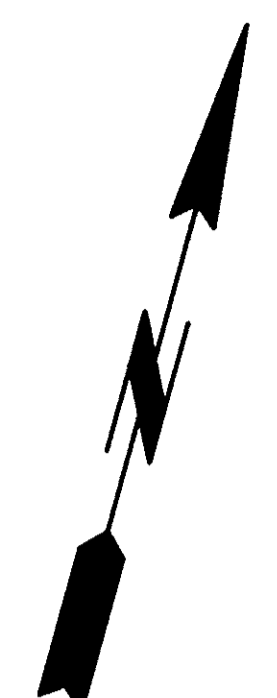
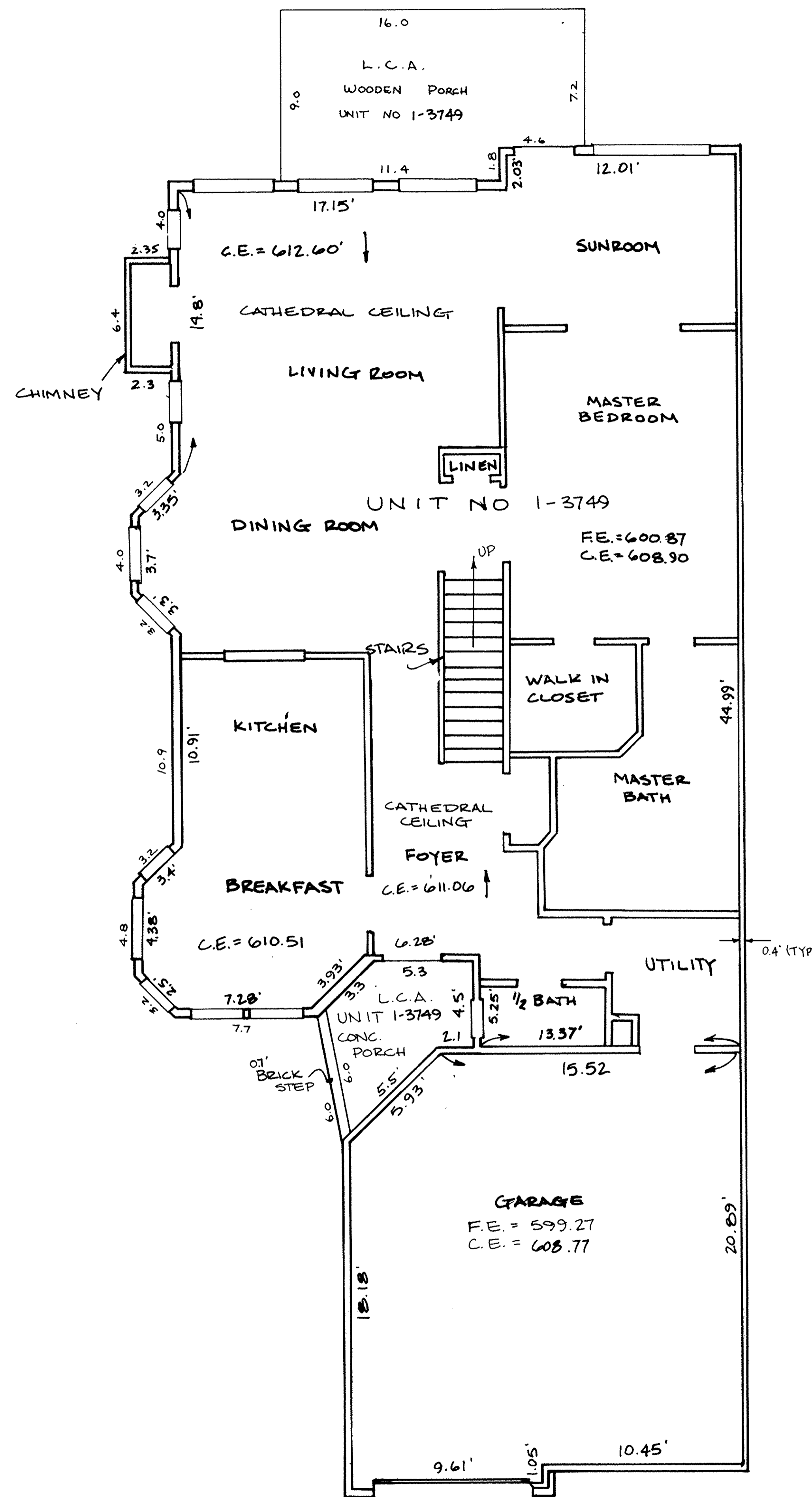
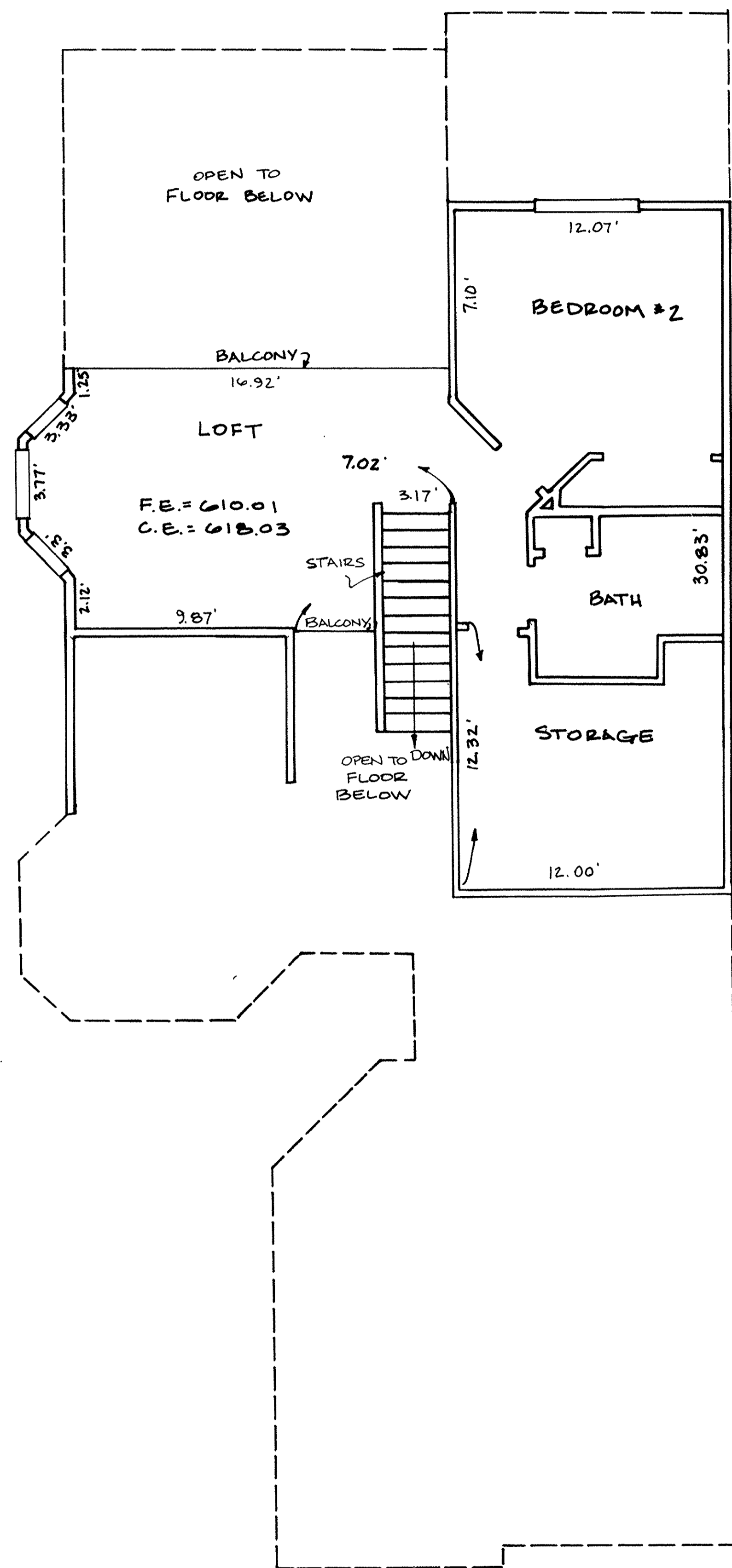
**LORAIN COUNTY TAX
 MAP DEPARTMENT COPY**

SHEET NO 3/14

ZWICK ASSOCIATES, INC.
 engineers - surveyors
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

**THE RESIDENCE
 KOPF CONSTRUCTION CORPORATION
 CONDOMINIUM DRAWING
 BUILDING I
 AVON LAKE, OHIO**

DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'

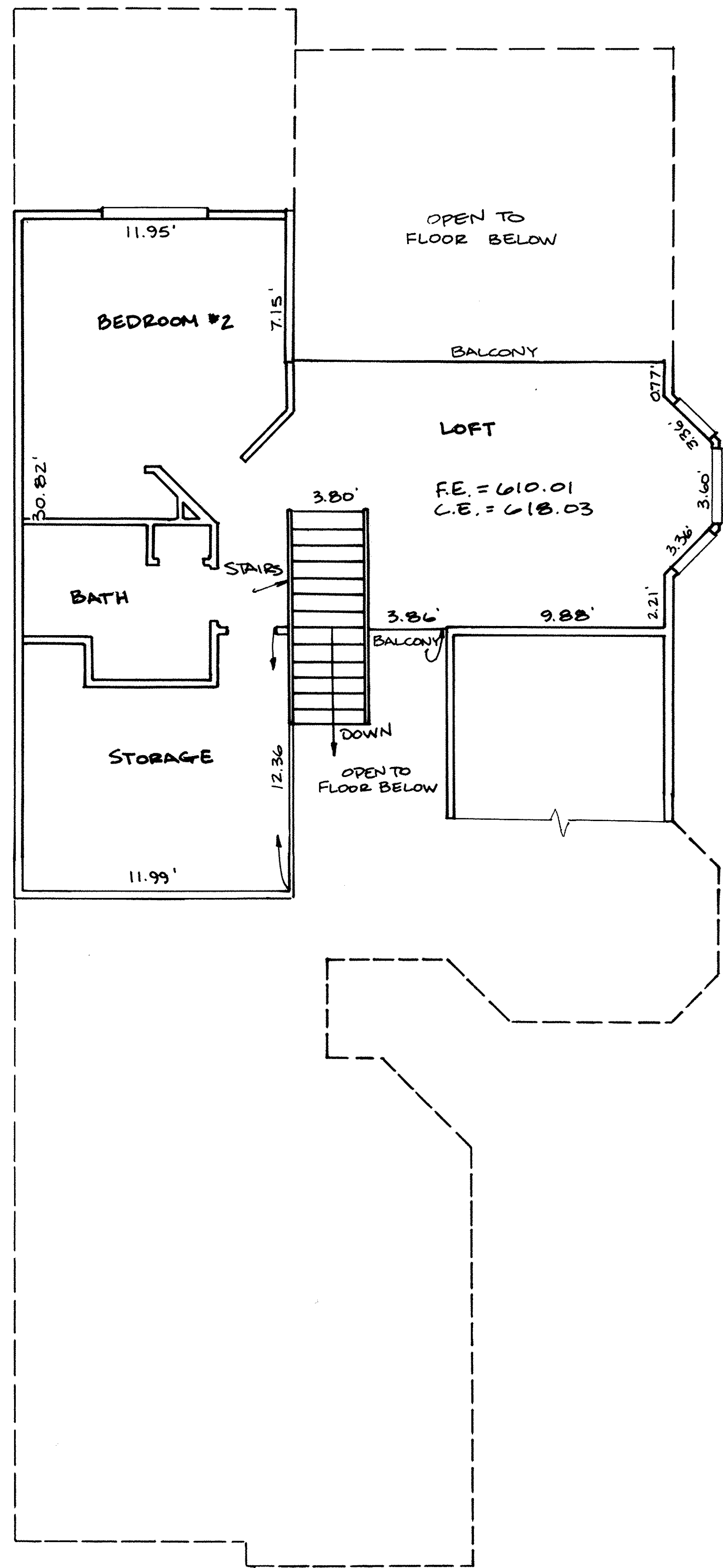


LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

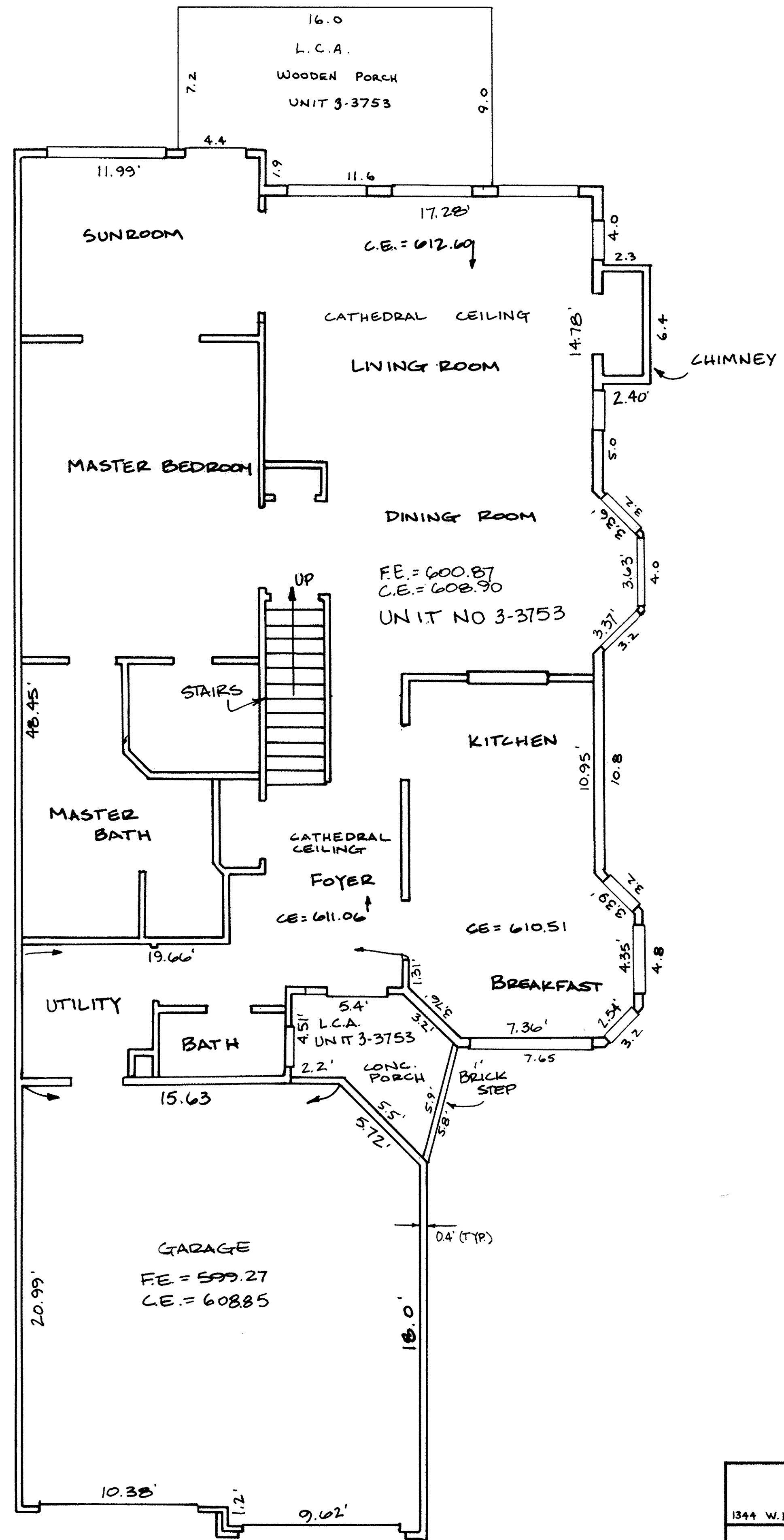
SHEET NO 4/14

ZWICK ASSOCIATES, INC. engineers • surveyors 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 1 UNIT 1-3749 AVON LAKE, OHIO		
DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'

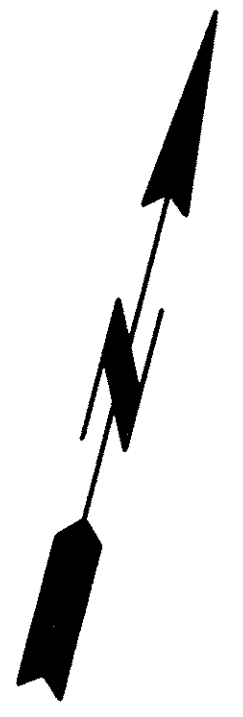
LORAIN COUNTY TAX
 MAP DEPARTMENT COPY



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

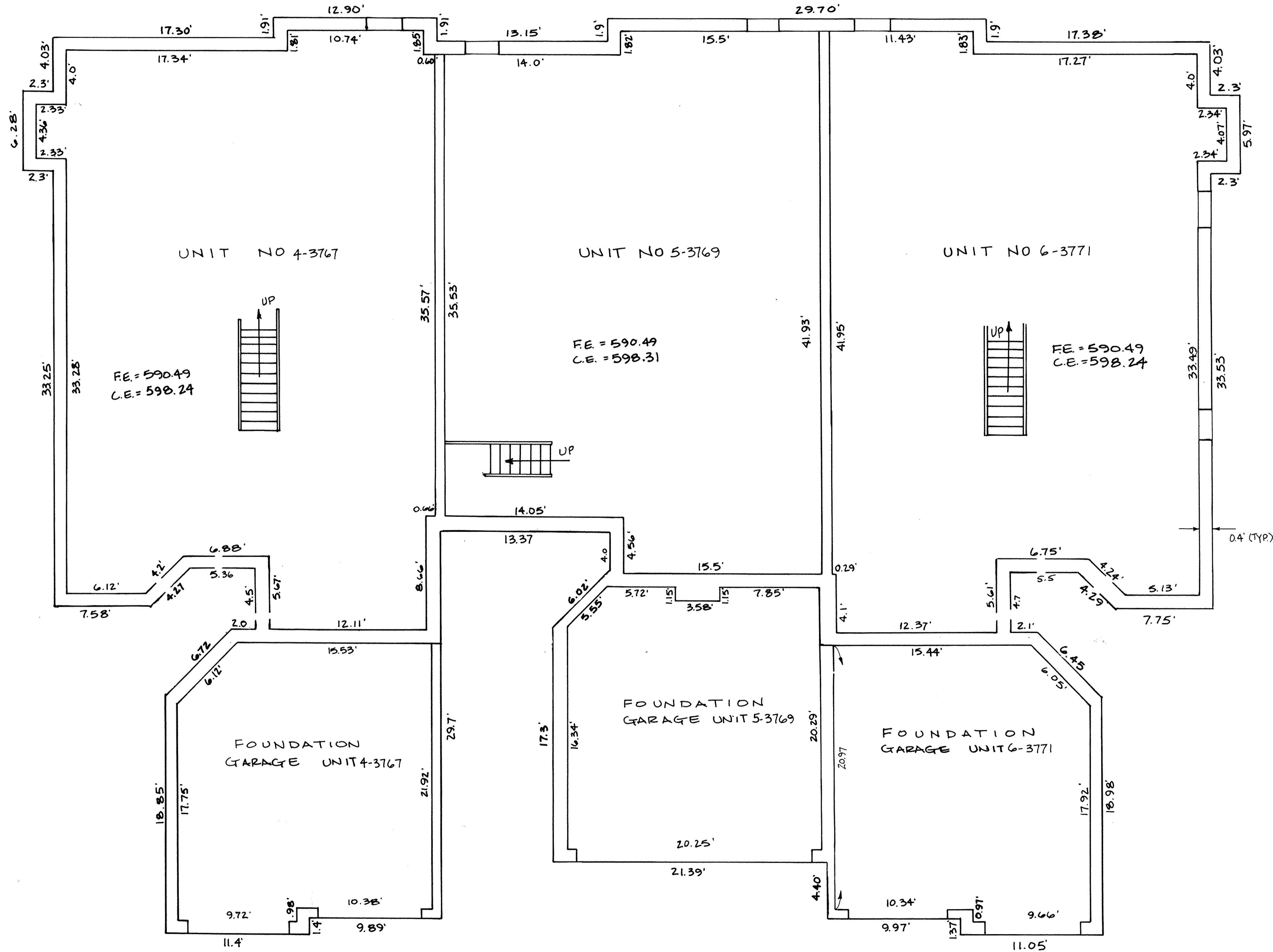
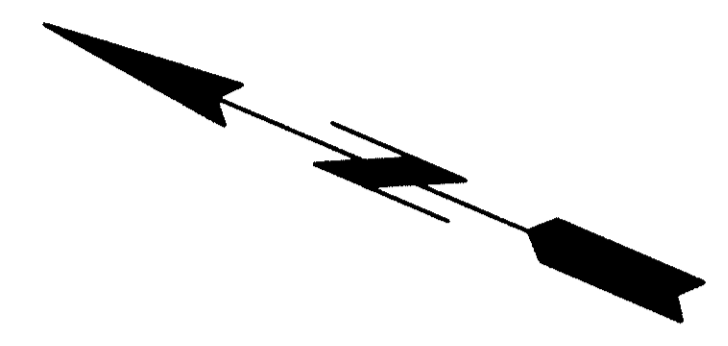
SHEET NO 6/14

ZWICK ASSOCIATES, INC.
engineers • surveyors
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE
KOPF CONSTRUCTION CORPORATION
CONDOMINIUM DRAWING
BUILDING 1 UNIT 3-3753
AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'

LORAIN COUNTY TAX
MAP DEPARTMENT COPY



LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

**LOWER LEVEL AND GARAGE
 UNITS 4-3767, 5-3769, & 6-3771**

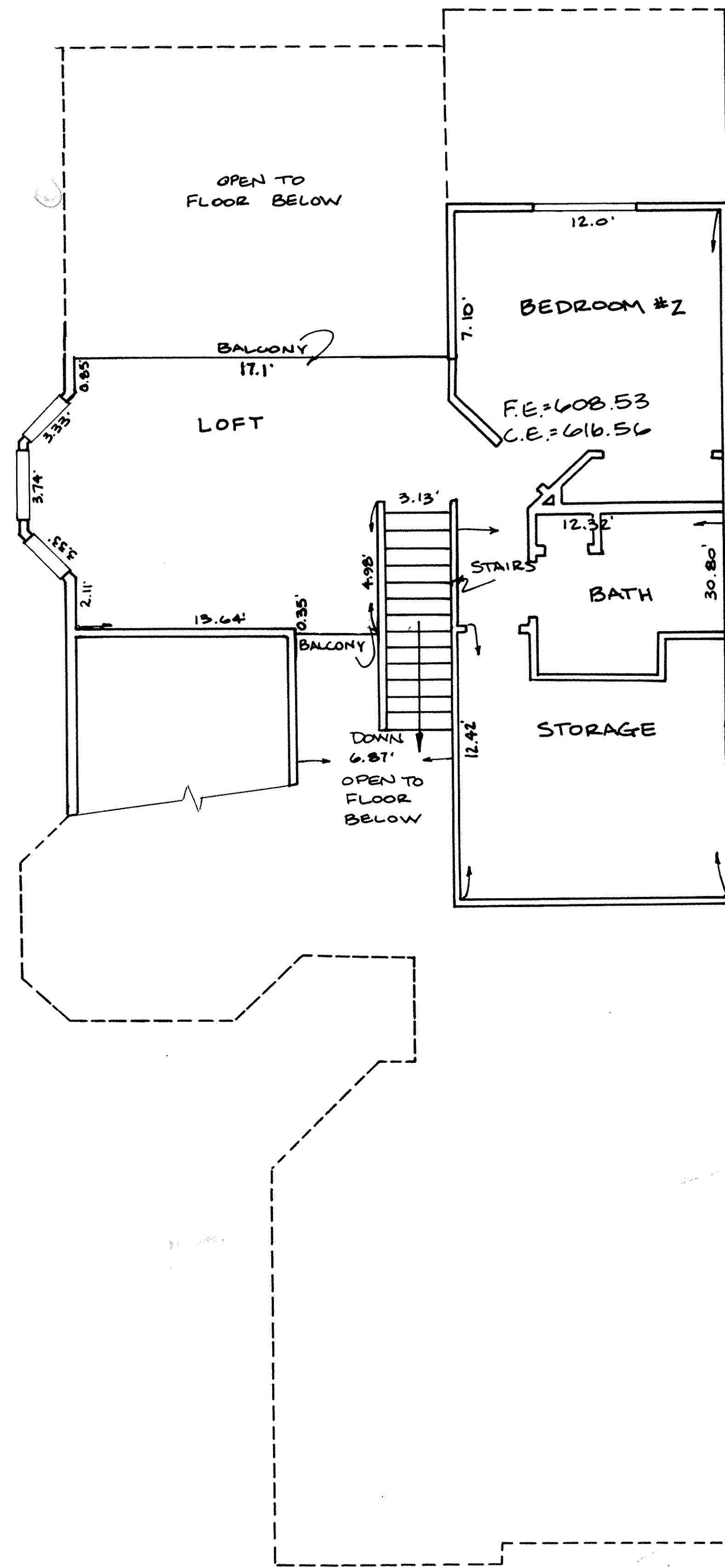
LORAIN COUNTY TAX
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SHEET NO 7/14

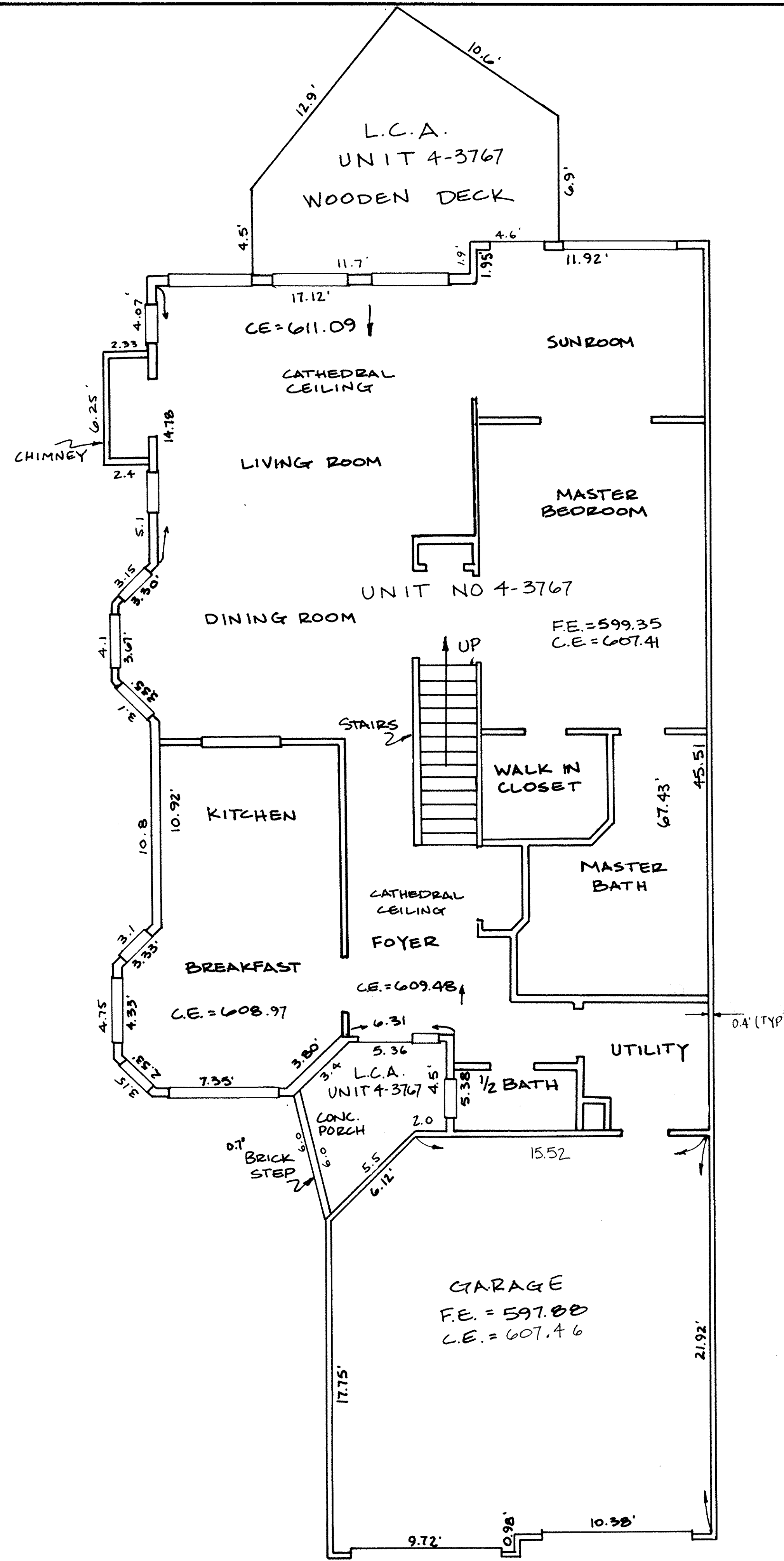
ZWICK ASSOCIATES, INC.
 engineers • surveyors
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE
 KOPF CONSTRUCTION CORPORATION
 CONDOMINIUM DRAWING
 BUILDING 7
 AVON LAKE, OHIO

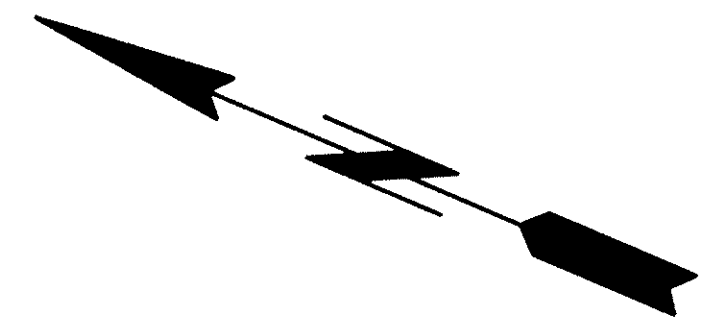
DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

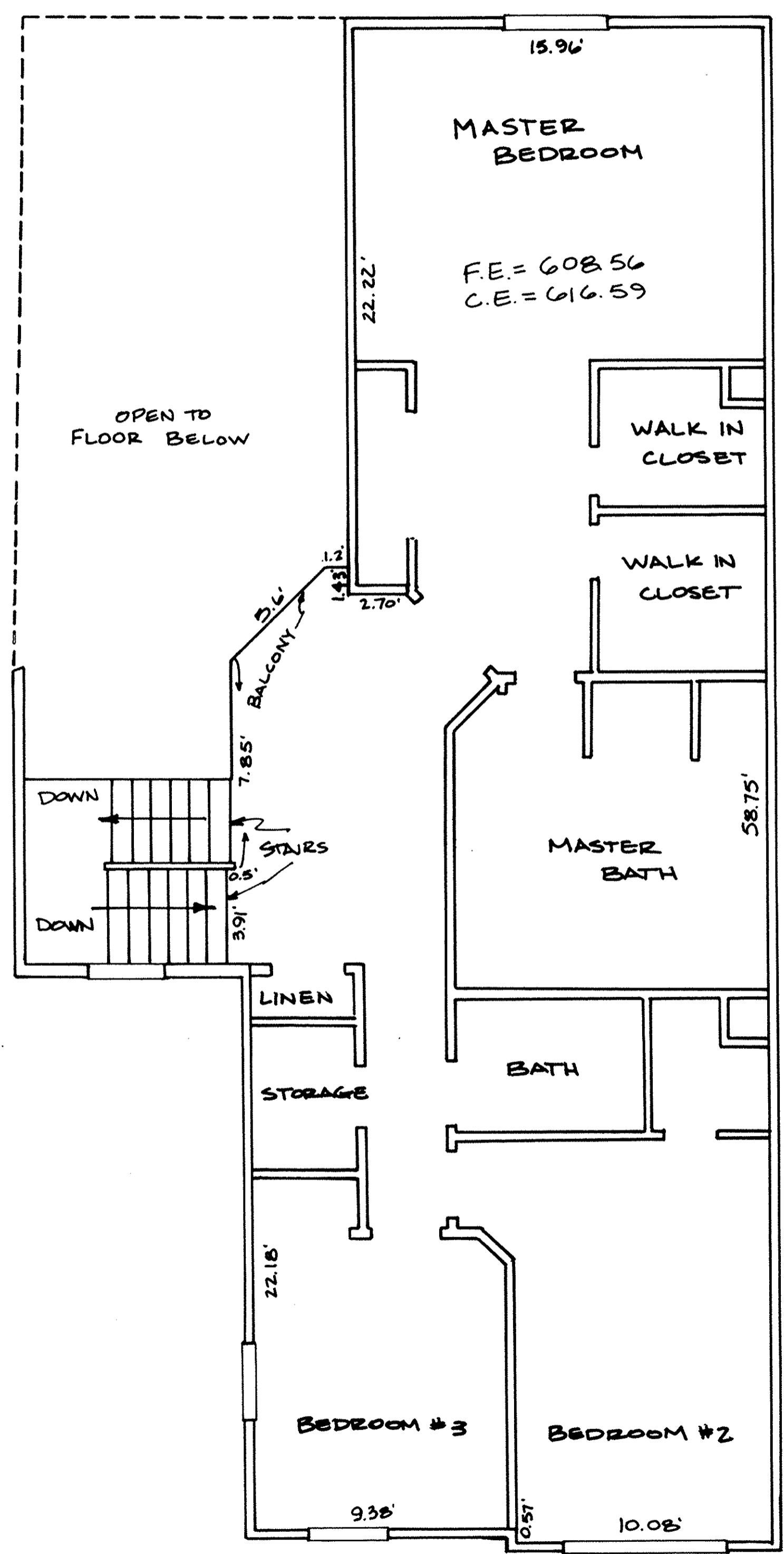
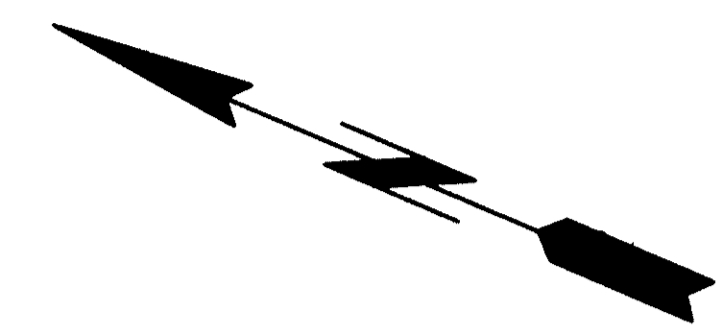
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ZWICK ASSOCIATES, INC.
 engineers • surveyors
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

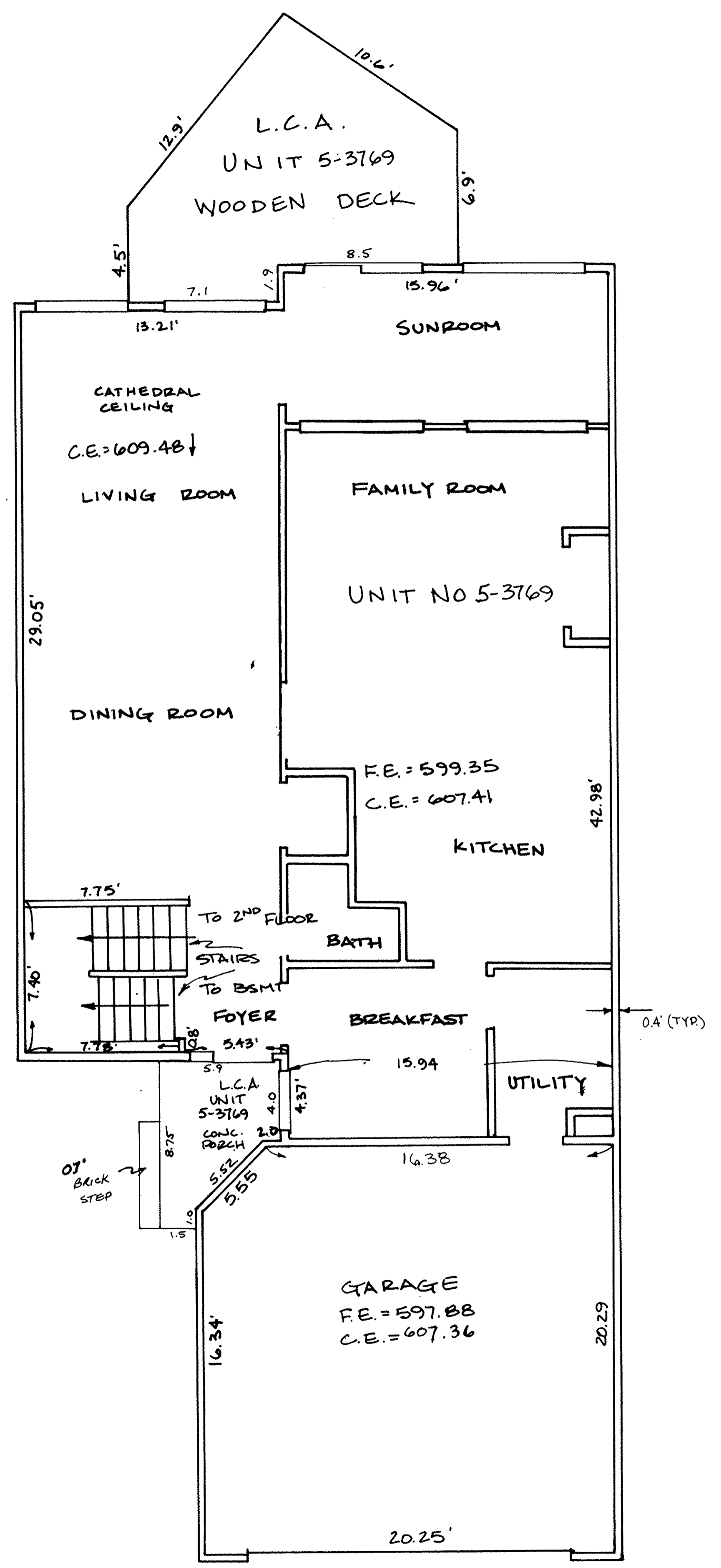
THE RESIDENCE
 KOPF CONSTRUCTION CORPORATION
 CONDOMINIUM DRAWING
 BUILDING 7 UNIT 4-3767
 AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY



SECOND FLOOR PLAN



FIRST FLOOR PLAN

LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

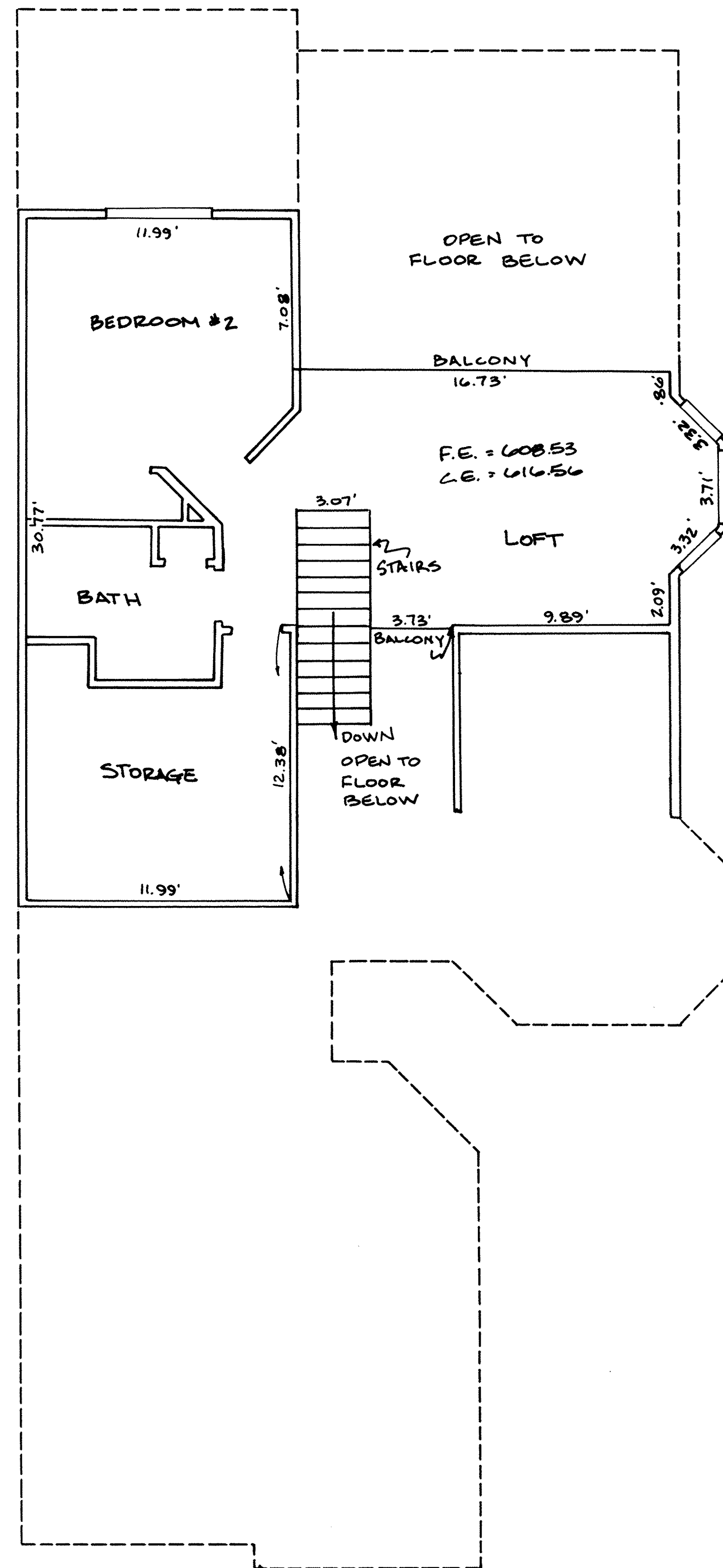
SHEET NO 9/14		
ZWICK ASSOCIATES, INC. engineers - surveyors		
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 7 UNIT 5-3769 AVON LAKE, OHIO		
DESIGNED:	DRAWN: EAB	CHECKED:
DATE: JULY 20, 1991	REVISED:	SCALE: 1" = 4'

LORAIN COUNTY TAX MAP DEPARTMENT COPY

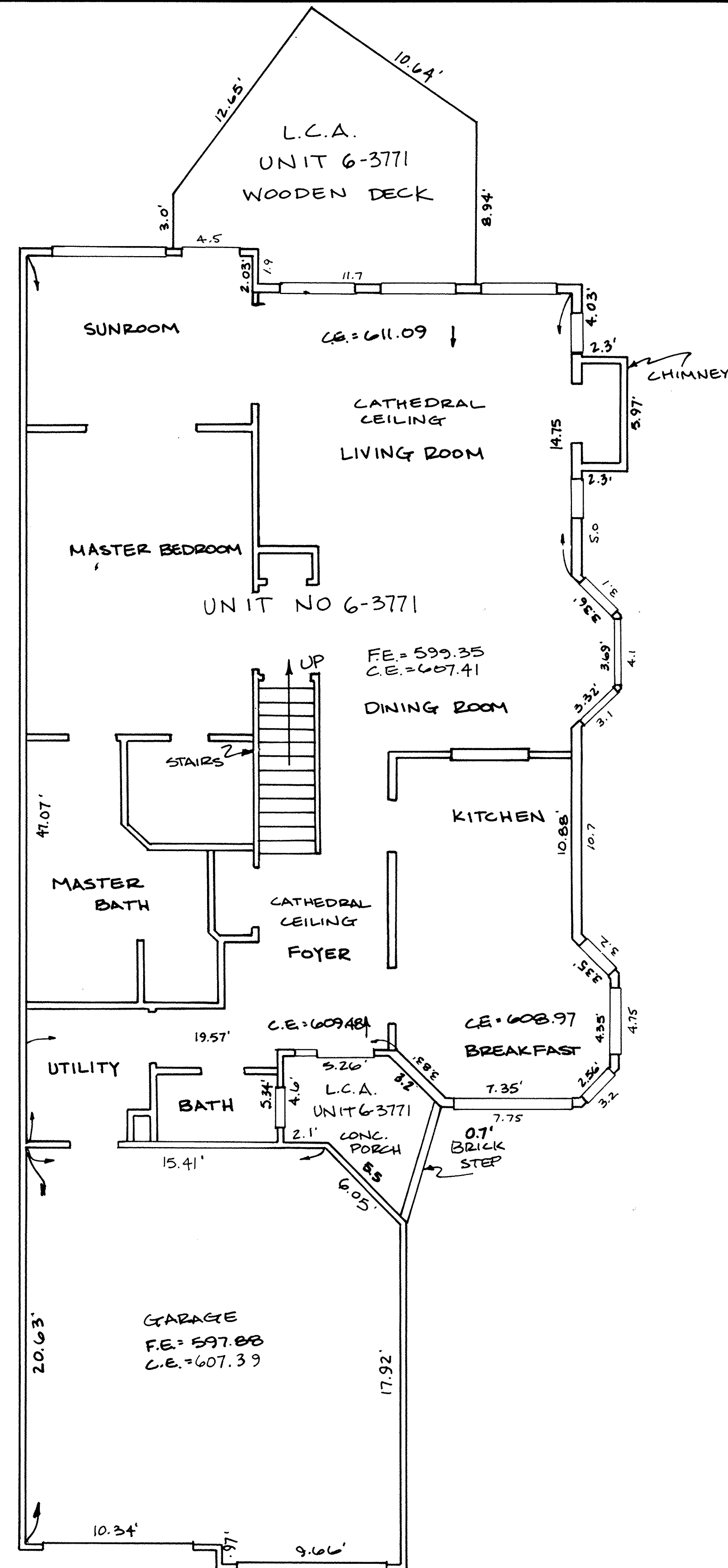
147173

41/69

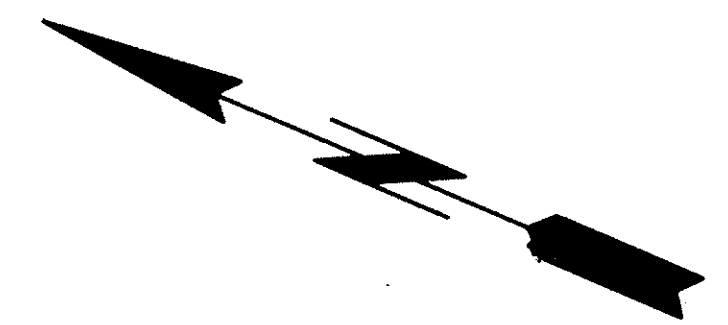
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND
 F.E. = FLOOR ELEVATIONS
 C.E. = CEILING ELEVATIONS
 L.C.A. = LIMITED COMMON AREA

SHEET NO 10/14

ZWICK ASSOCIATES, INC. engineers • surveyors		
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 7 UNIT 6-3771 AVON LAKE, OHIO		
DESIGNED	DRAWN EAB	CHECKED
DATE JULY 20, 1991	REVISED	SCALE 1" = 4'

LORAIN COUNTY TAX MAP DEPARTMENT COPY

47/69

147173

147173
12.14

ELEVATION KEYNOTES

3.0 CONCRETE

3.1 CONCRETE PORCH SLAB
3.2 CONCRETE FOOTING
3.3 16"x16" CONC. PIER
3.4 CONCRETE PARING

4.0 MASONRY

4.1 CMU FOUNDATION WALL
4.2 BRICK VENEER - RUNNING BOND
4.3 BRICK VENEER - SOLDIER COURSE
4.4 BRICK ARCH

6.0 WOODS AND PLASTICS

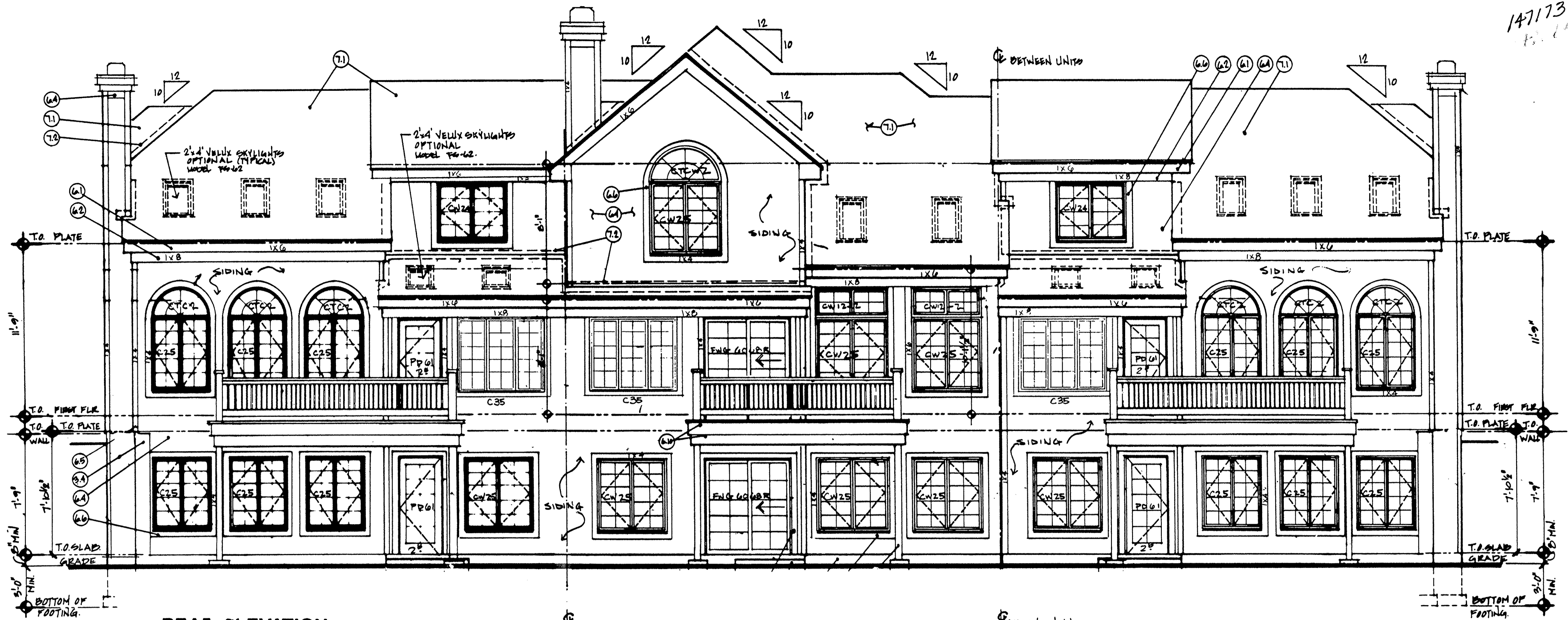
6.1 1 1/2" WOOD FASCIA BOARD
6.2 1 1/2" WOOD FRIEZE BOARD
6.3 1 1/2" WOOD RAKE BOARD
6.4 6" VINYL HORIZONTAL SIDING
6.5 1 x 4 WOOD TRIM
6.6 4" REDWOOD TRIM
6.7 6" REDWOOD TRIM
6.8 REDWOOD TRIM BOARD TO SIZE
6.9 PT. 6x6 WOOD POST
6.10 PT. WOOD DECK LUMBER (PAINTED)

1.0 THESCAL & MOISTURE PROTECTION

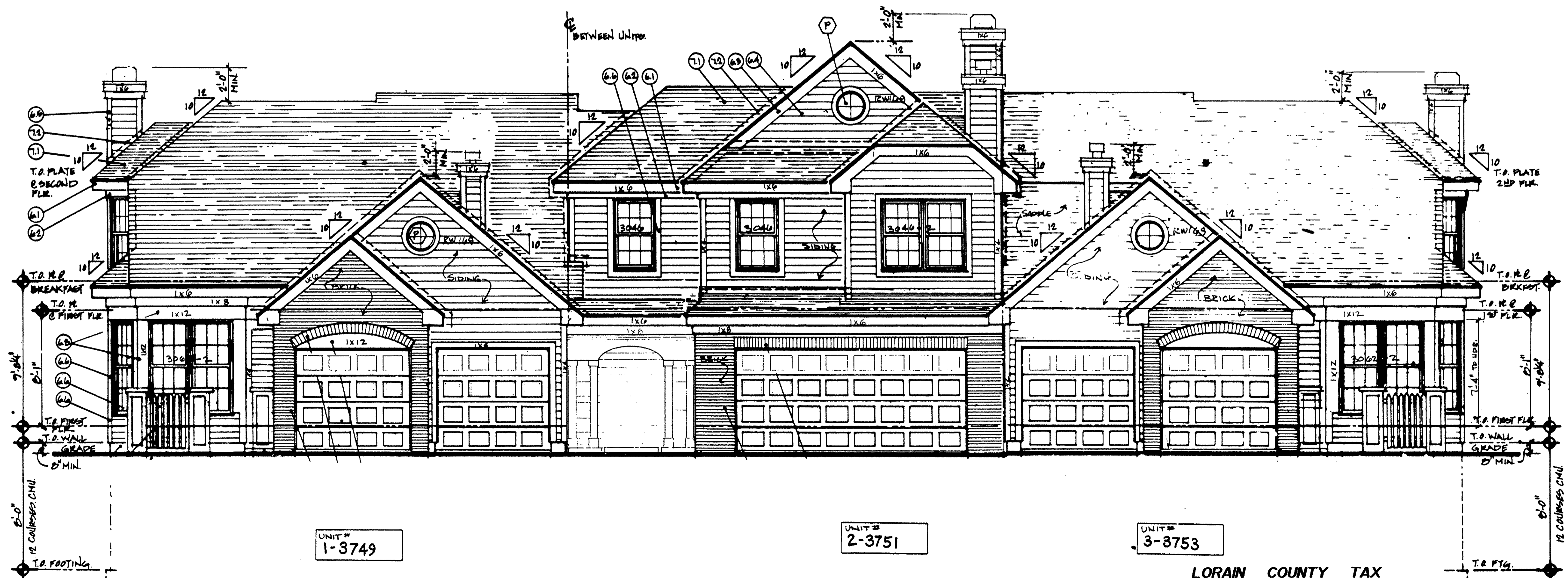
1.1 235# ASPHALT SHINGLES
1.2 METAL FLASHING
1.3 CRICKET

10.0 SPECIALTIES

10.1 PREFAB METAL CHIMNEY CAP
10.2 16" SQ. DEC. WOOD POST
10.3 4" WIDE WD. PICKET FENCE



REAR ELEVATION
BUILDING # SCALE: 1/4"=1'-0"



FRONT ELEVATION

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

BL-3	
F	F
BL-A	BL-A
BL-B	BL-B

HARKER · MARTIN · BARR
THE MARTIN ORGANIZATION
ARCHITECTS AND LAND PLANNERS

P.M. GARY WASKO
P.A. CHARLES D. HARKER
PROJECT NO. 29-0185-23

DATE	3/27/81	DATE	12/20/80
REVISION		SCALE	1/4"=1'-0"
NO.		DRAWN BY	J.S.

FRONT AND REAR ELEVATIONS
THE RESIDENCE
AVON LAKE, OHIO
KOFF CONSTRUCTION CORPORATION

SHEET NO. II/4
BL-3

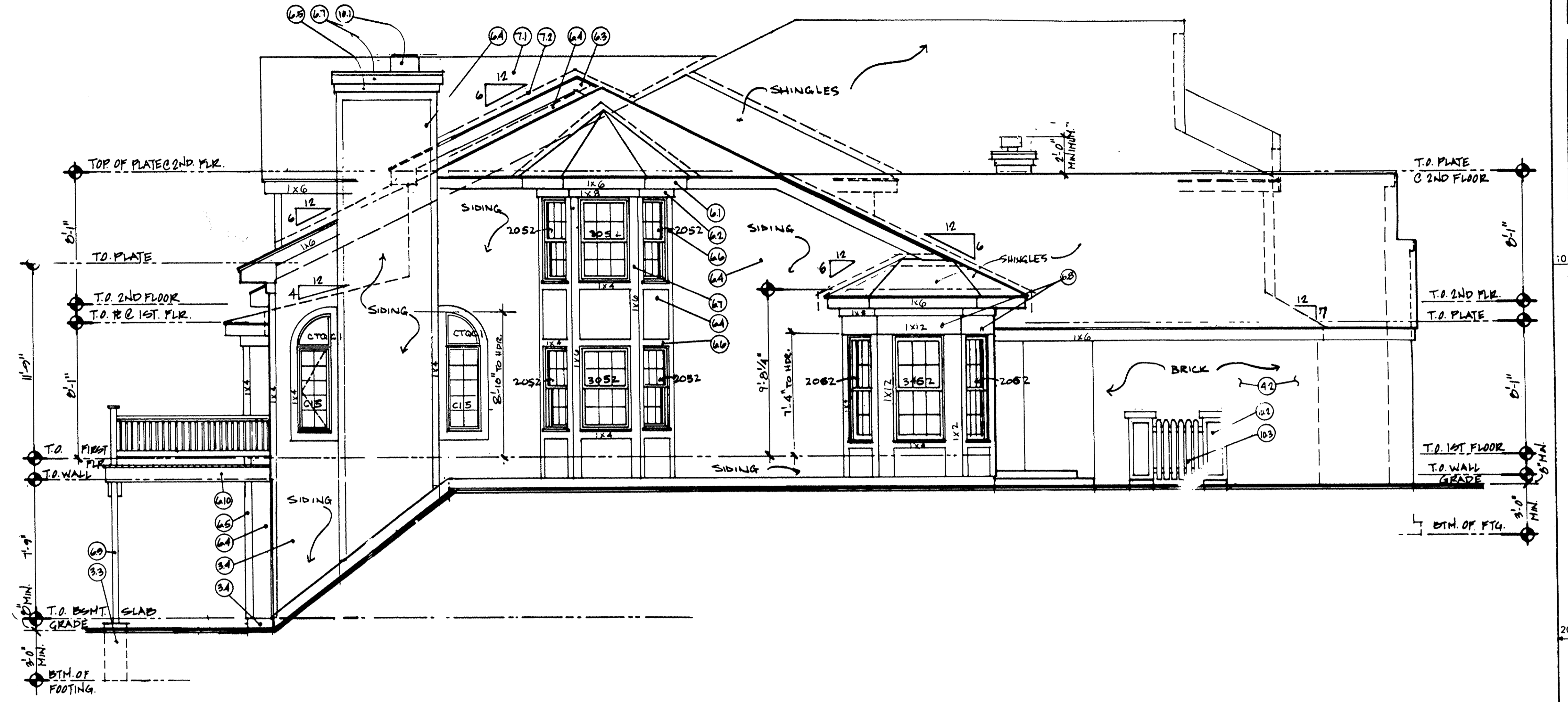
T/71

B14
F
B14
F
B14
F
B14
F
B14
F

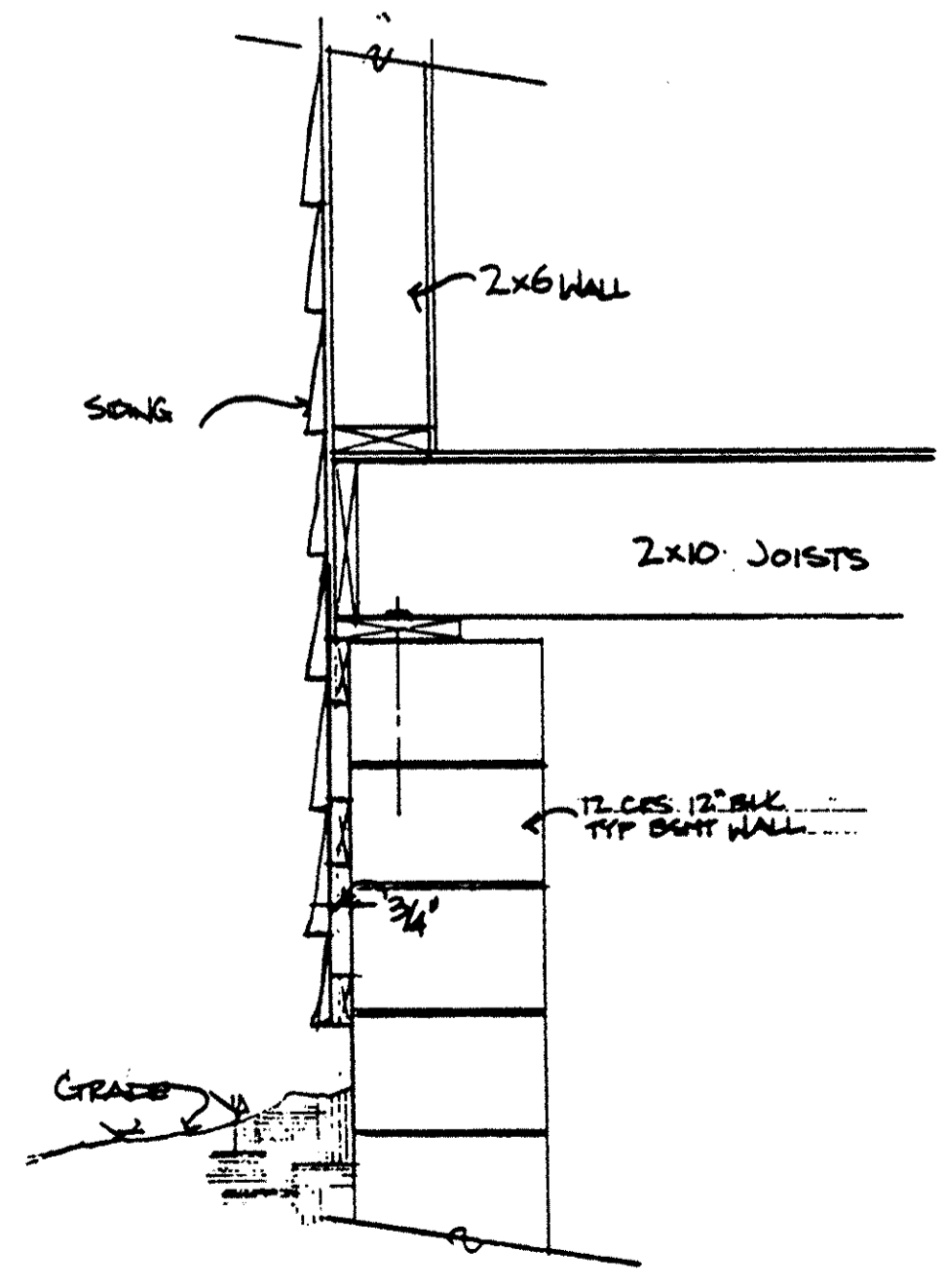
147173

147173

- ELEVATION KEYNOTES**
- 2.0 CONCRETE
 - 3.1 CONCRETE PORCH SLAB
 - 3.2 CONCRETE FOOTING
 - 3.3 18"x6" CONC. PIER
 - 3.4 CONCRETE PARING
 - 4.0 MASONRY
 - 4.1 CMU FOUNDATION WALL
 - 4.2 BRICK VENEER - RAINING BOND
 - 4.3 BRICK VENEER - SOLDIER COURSE
 - 4.4 BRICK ARCH
 - 6.0 WOODS AND PLASTICS
 - 6.1 1"x6" WOOD FASCIA BOARD
 - 6.2 1"x8" WOOD FRIEZE BOARD
 - 6.3 1"x6" WOOD RAKE BOARD
 - 6.4 6" VINYL HORIZONTAL SIDING
 - 6.5 1"x4" WOOD TRIM
 - 6.6 4" REDWOOD TRIM
 - 6.7 6" REDWOOD TRIM
 - 6.8 REDWOOD TRIM BOARD "O" SIZE
 - 6.9 6"x6" WOOD POST
 - 6.10 6" WOOD DECK LUMBER (PAINTED)
 - 10.0 METAL & MESH PROTECTION
 - 10.1 233# ASPHALT SHINGLES
 - 10.2 METAL FLASHING
 - 10.3 CRACK
 - 10.0 SPECIALLIES
 - 10.1 PREFAB METAL CROWN CAP
 - 10.2 6" SQ. DEC. WOOD POST
 - 10.3 4" WIDE W.D. POCKET FENCE



TYPICAL SIDE ELEVATION
 BUILDING # 3749 SCALE: 1/4"=1'-0"



SCALE 1"=1'-0"
 @ FULL BASEMENT ONLY

HARKER • MARTIN • BARR
THE MARTIN ORGANIZATION
 242 North 22nd Street, Philadelphia, Pa. 19103
 ARCHITECTS AND LAND PLANNERS

P.M. GARY WASKO	
P.A. CHARLES D. HARKER	
PROJECT NO. 29-0185-23	
NO.	REVISION
DATE	DATE
3-22-71	12/14/90
SCALE 1/4"=1'-0"	
DRAWN BY: J.T.	

TYPICAL SIDE ELEVATION
THE RESIDENCE
 AVON LAKE, OHIO
KOFF CONSTRUCTION CORPORATION

SHEET NO. 12/14

BLD'G# 1

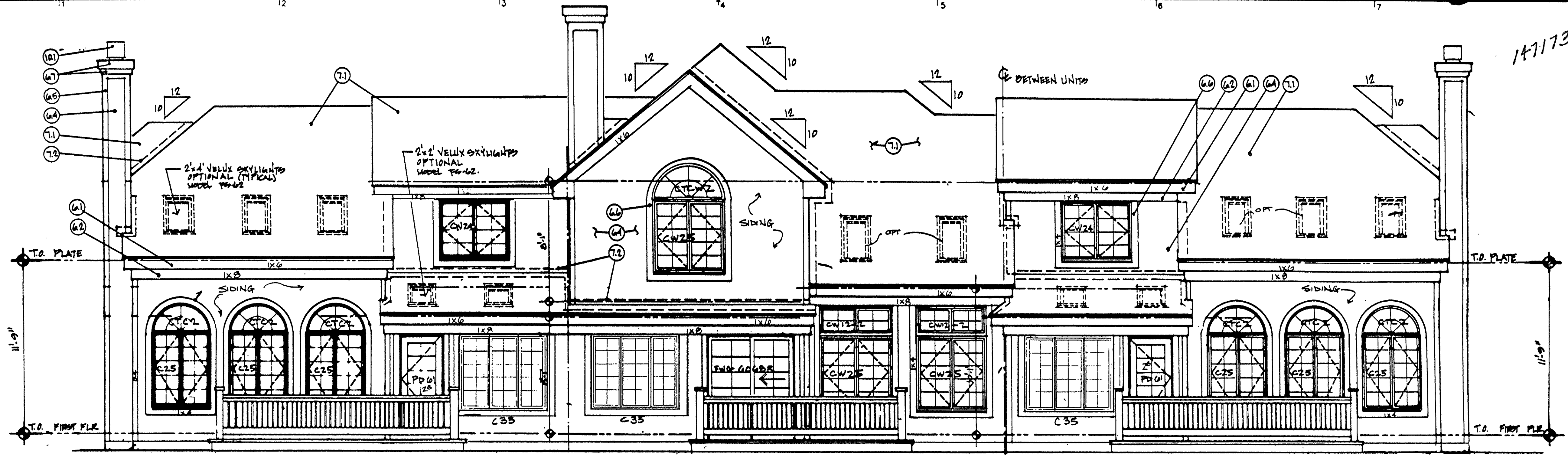
LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

147173

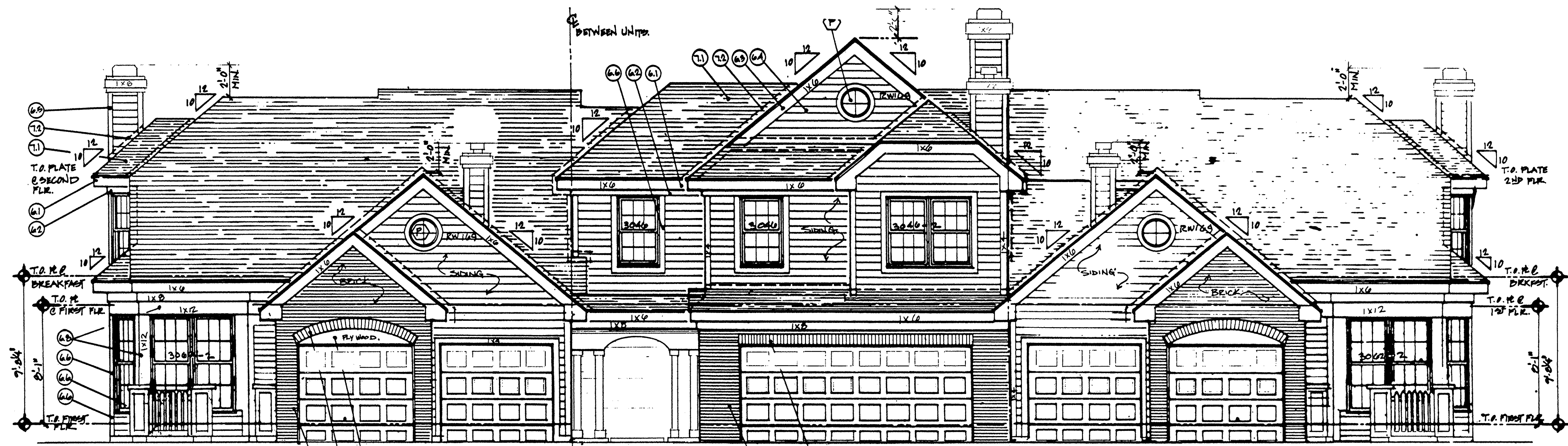
147173

ELEVATION KEYNOTES

- 3.0 CONCRETE
 - 3.1 CONCRETE PORCH SLAB
 - 3.2 CONCRETE FOOTING
 - 3.3 16"x16" CONC. PIER
 - 3.4 CONCRETE PARKING
- 4.0 MASONRY
 - 4.1 CMU FOUNDATION WALL
 - 4.2 BRICK VENEER - RAINING BOND
 - 4.3 BRICK VENEER - SOLDIER COURSE
 - 4.4 BRICK ARCH
- 6.0 WOODS AND PLASTICS
 - 6.1 1"x6" WOOD FASCIA BOARD
 - 6.2 1"x8" WOOD FRIEZE BOARD
 - 6.3 1"x6" WOOD RAKE BOARD
 - 6.4 6" VINYL HORIZONTAL SIDING
 - 6.5 1 1/2" WOOD TRIM
 - 6.6 4" REDWOOD TRIM
 - 6.7 6" REDWOOD TRIM
 - 6.8 REDWOOD TRIM BOARD TO SIZE
 - 6.9 FT. 6"x6" WOOD POST
 - 6.10 FT. WOOD DECK LUMBER (PAINTED)
- 1.0 INSULATION & MOISTURE PROTECTION
 - 1.1 235° ASPHALT SHINGLES
 - 1.2 METAL FLASHING
 - 1.3 CRICKET
- 10.0 SPECIALTIES
 - 10.1 PREFAB METAL CHIMNEY CAP
 - 10.2 16" SQ. DEC. WOOD POST
 - 10.3 4" WIDE WD. PICKET FENCE



REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

UNIT # 4-3767

UNIT # 5-3769

UNIT # 6-3771

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

B1-D	
F	F
FLA	B1A
FLP	B1-B

HARKER · MARTIN · BARR
 THE MARTIN ORGANIZATION
 ARCHITECTS AND LAND PLANNERS

P.M. GARY WASKO	
P.A. CHARLES D. HARKER	
PROJECT NO. 29-0185-23	
DATE	DATE
REVISION	SCALE: 1/4"=1'-0"
NO.	DRAWN BY: J.T.

FRONT AND REAR ELEVATIONS
 THE RESIDENCE
 AVON LAKE, OHIO
 KOPP CONSTRUCTION CORPORATION

W/OUT WALKOUT
SHEET NO. 13/14

BLD'G # 7

147173

147173

ELEVATION KEYNOTES

3.0 CONCRETE

31 CONCRETE PORCH SLAB
 32 CONCRETE FOOTING
 33 16"x6" CONC. PIER
 34 CONCRETE PARING

4.0 MASONRY

41 C.P. FOUNDATION WALL
 42 BRICK VENEER - RANING BOND
 43 BRICK VENEER - SOLDIER COURSE
 44 BRICK ARCH

6.0 WOODS AND PLASTICS

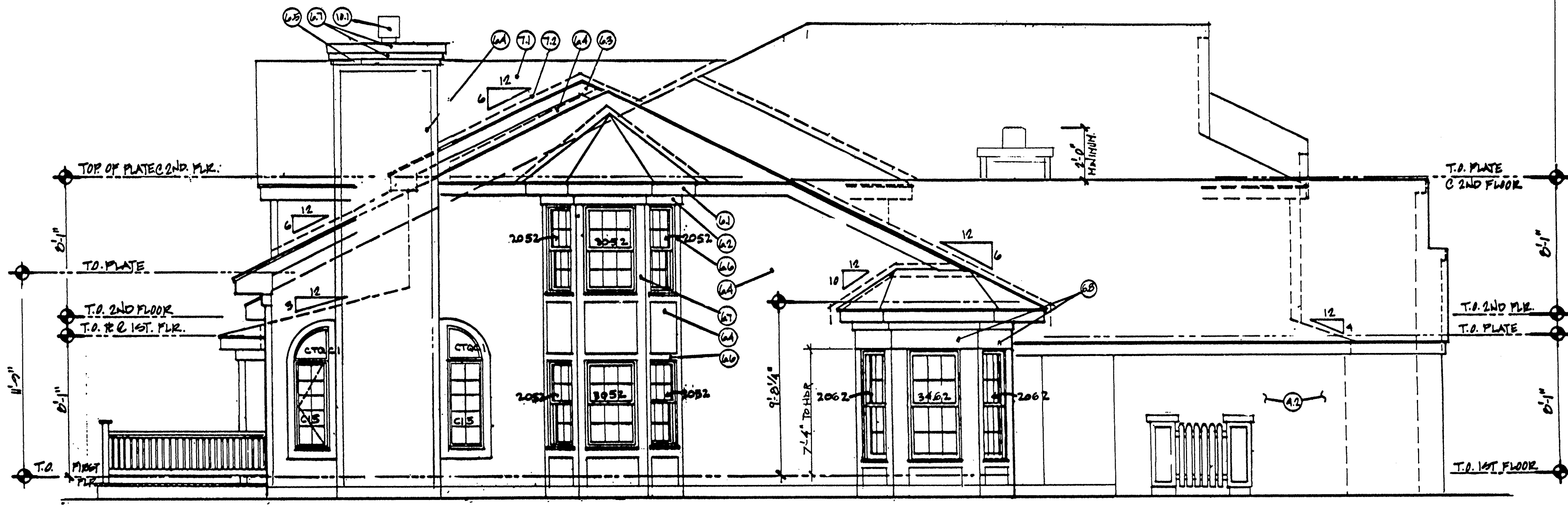
61 1"x8 WOOD FASCIA BOARD
 62 1"x8 WOOD FRIEZE BOARD
 63 1"x8 WOOD RAKE BOARD
 64 6" VINYL HORIZONTAL S/DNG
 65 4" VINYL CORNER TRM
 66 4" REDWOOD TRM
 67 6" REDWOOD TRM
 68 REDWOOD TRM BOARD TO SIZE
 69 PT. 6x6 WOOD POST
 610 P.T. WOOD DECK LMBER (PAINTED)

7.0 TERRAZZO / MOISTURE PROTECTION

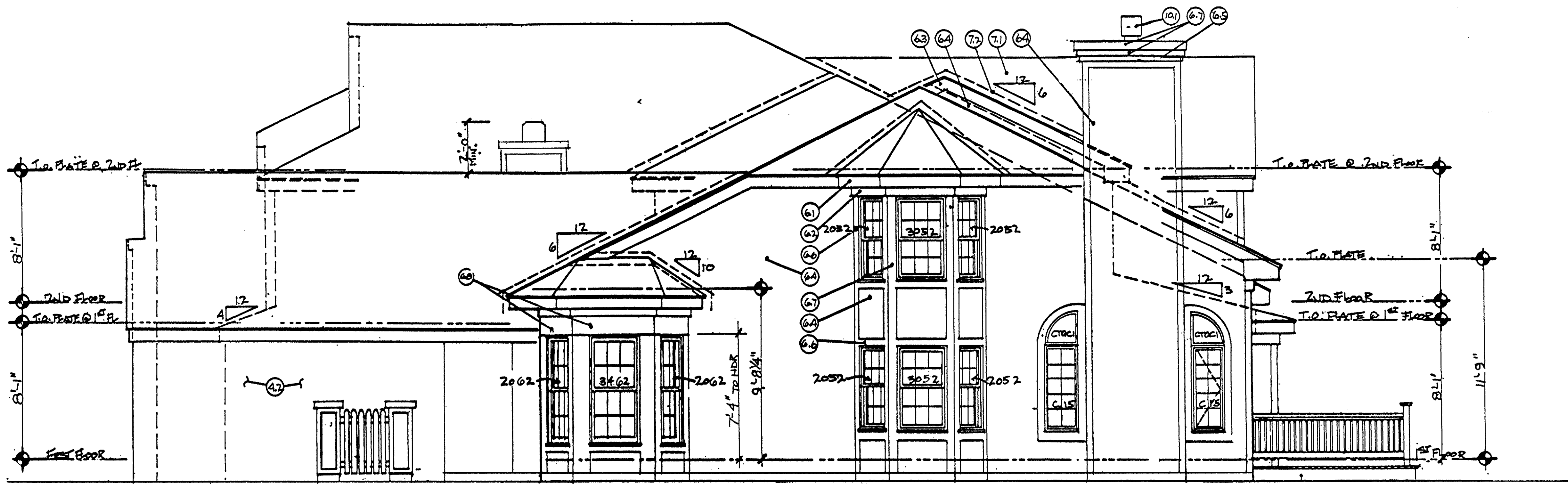
71 233 ASPHALT SHINGLES
 72 METAL FLASHING
 73 CRICKET

10.0 SPECIALTIES

101 PREFAB METAL CANEY CAP
 102 1/2" SOL. DEC. WOOD POST
 103 4" WIDE WD. PICKET FENCE



LEFT ELEVATION (C2) UNIT # 7
 1/4" = 1'-0" 4-3767



RIGHT ELEVATION (C1) UNIT # 7
 1/4" = 1'-0" 6-3771

BL	
F	
B/C	B/C

HARKER • MARTIN • BARR
THE MARTIN ORGANIZATION
 445 NORTH 22ND STREET • PHILADELPHIA, PA. 19104
 ARCHITECTS AND LAND PLANNERS

P.M. GARY WASKO
 P.A. CHARLES D. HARKER
 PROJECT NO. 29-0185-23

NO.	REVISION	DATE

DATE: 12/04/80
 SCALE: 1/4" = 1'-0"
 DRAWN BY: B.L.

TYPICAL SIDE ELEVATION
THE RESIDENCE
 AVON LAKE, OHIO
KOPF CONSTRUCTION CORPORATION

W/OUT WALKOUT
 SHEET NO. 14/14

BL 6# 7

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY