

OBERLIN RESERVE CONDOMINIUM

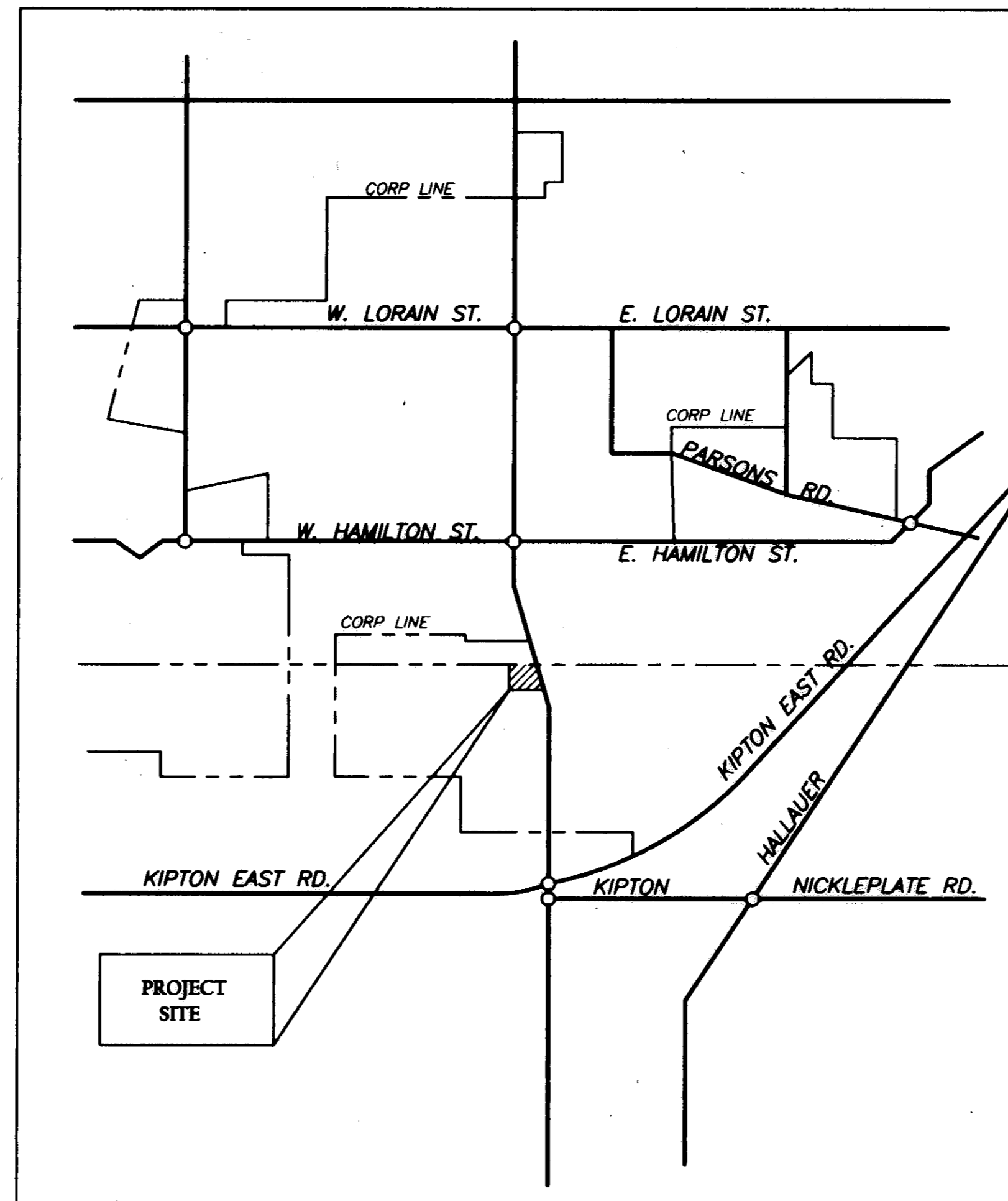
BEING PART OF BLOCK "A" IN OBERLIN RESERVE
PLAT VOL. 59, PG. 29-31

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND
STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL
PITTSFIELD TOWNSHIP LOT No. 6

CONDOMINIUM AREA

| UNIT No. | BUILDING TYPE | OPTIONS | AREA (S.F.) |
|----------|---------------|----------------------------|-------------|
| UNIT 1 | A | | 1348 |
| UNIT 2 | A | BASEMENT W/ LOFT | 1596 |
| UNIT 3 | A | BASEMENT W/ BATH & LOFT | 1894 |
| UNIT 4 | A | BASEMENT W/ LOFT | 1596 |
| UNIT 5 | C | | 1337 |
| UNIT 6 | C | LOFT | 1617 |

| PARCEL | AREA (S.F.) | COMMON AREA |
|-----------|-------------|-------------|
| PARCEL I | 37,038 | 30,470 |
| PARCEL II | 20,571 | 17,343 |
| REMAINDER | 1.7186 Ac. | |

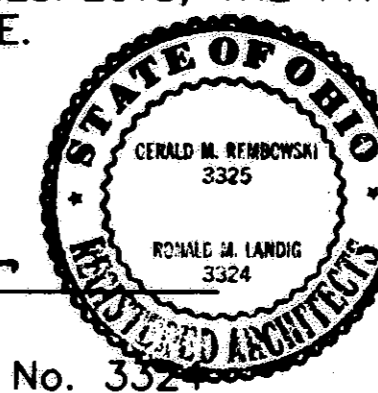


VICINITY MAP

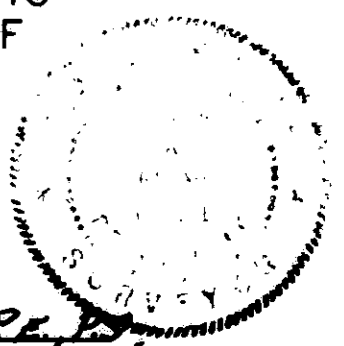
ARCHITECT AND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED RONALD LANDIG, REGISTERED ARCHITECT AND JAMES A. RESAR, REGISTERED LAND SURVEYOR HAVE PREPARED THESE DRAWINGS OF "OBERLIN RESERVE CONDOMINIUM" AS SHOWN HEREON AND THAT THEY ARE CORRECT. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY WITH, IN ALL RESPECTS, THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

Ronald Landig
 RONALD LANDIG
 REGISTERED ARCHITECT No. 352



James A. Resar
 JAMES A. RESAR
 REGISTERED OHIO SURVEYOR No. 6361



INDEX

| | |
|-------------------|------------|
| COVER SHEET | 1 |
| SITE PLAN | 2 |
| BUILDING TYPE "A" | 3 THRU 9 |
| BUILDING TYPE "B" | 10 THRU 15 |
| BUILDING TYPE "C" | 16 THRU 22 |

TRANSFERRED
 IN COMPLIANCE WITH SEC. 519.222
 Ohio Rev. Code
 FEB 06 2001
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

FEB 06 2001
 RECEIVED FOR RECORD
 at 11:00 AM in PLAT RECORD
 VOL. 67 MARY ANN JAMISON
 LORAIN COUNTY RECORDER
 5095040
 LORAIN COUNTY RECORDER

| | |
|-----------|--|
| REVISIONS | |
| | |
| | |
| | |

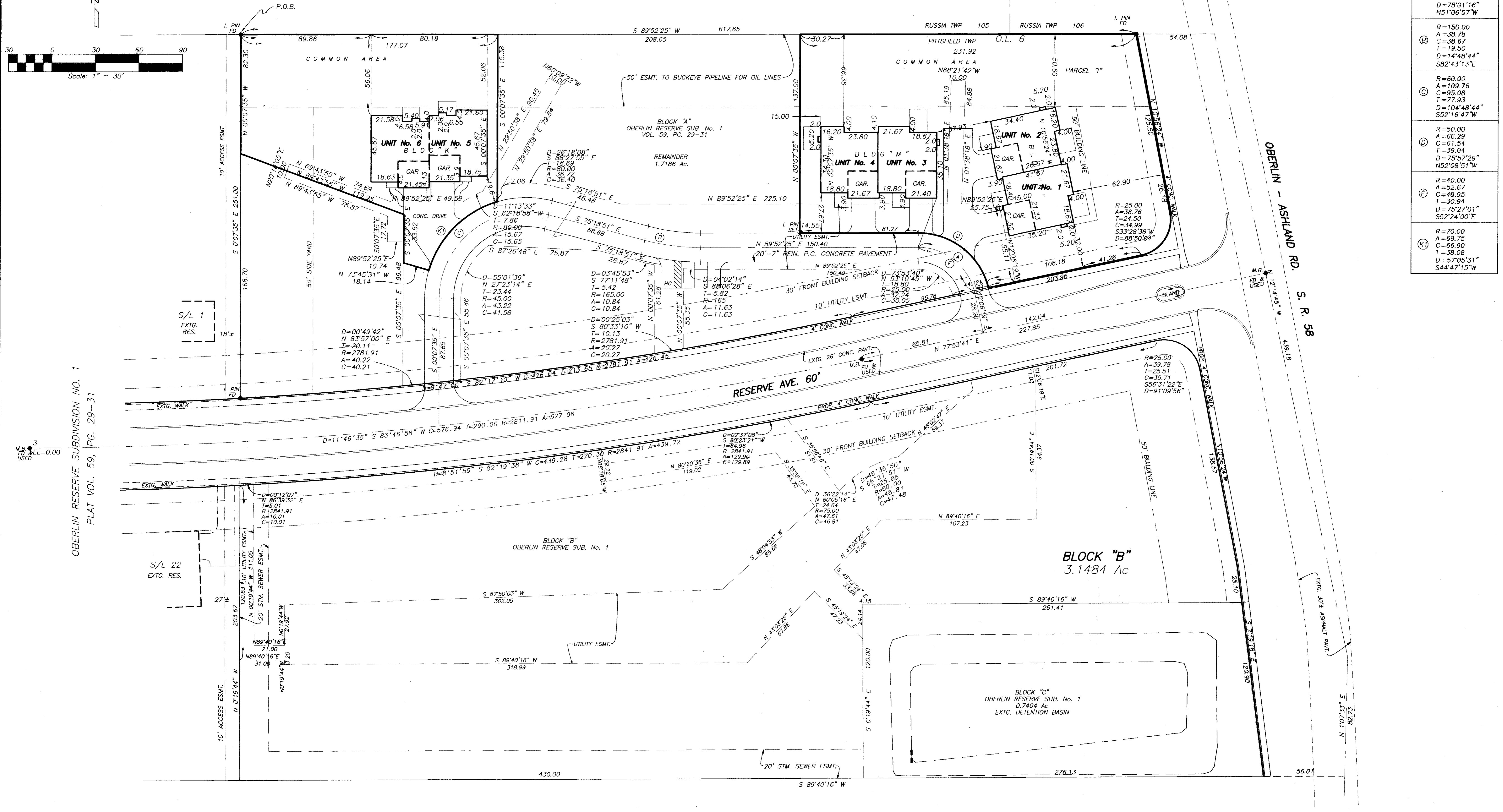
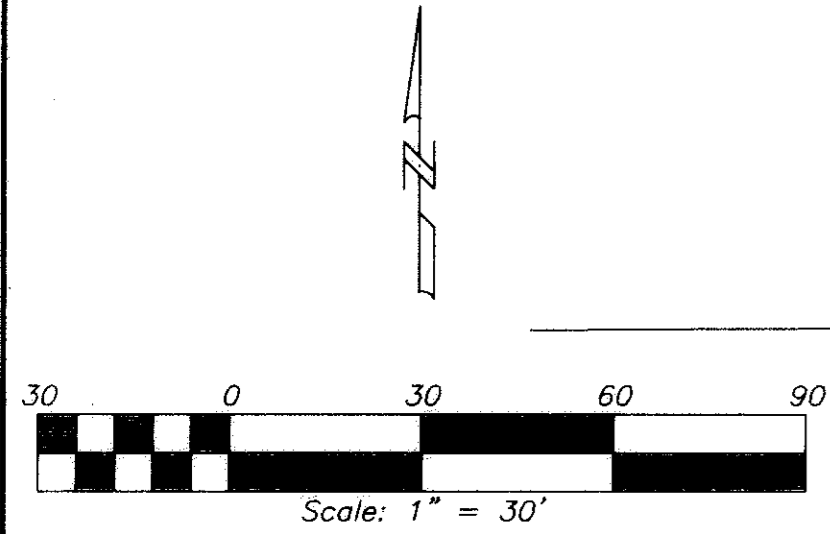
COVER PAGE
 FOR
 OBERLIN RESERVE CONDOS
 OBERLIN, OHIO

J.A.R. Engineering
 & Surveying, Inc.
 CONSULTING ENGINEERS / SURVEYORS
 24629 DETROIT ROAD WESTLAKE, OHIO 44145
 Phone: (440)871-8345

1
 22
 09/00

EDITH WARD DEED (VOL. 460, PG. 165)

| CURVE DATA TABLE | |
|------------------|--|
| CURVE | DATA |
| (A) | R=40.00 A=54.47 C=50.36 T=32.40 D=78°01'16" N51°06'57"W |
| (B) | R=150.00 A=38.78 C=38.67 T=19.50 D=14°48'44" S82°43'13"E |
| (C) | R=60.00 A=109.76 C=95.08 T=77.93 D=104°48'44" S52°16'47"W |
| (D) | R=50.00 A=66.29 C=61.54 T=39.04 D=75°57'29" N52°08'51"W |
| (E) | R=40.00 A=52.67 C=48.95 T=30.94 D=75°27'01" S52°24'00"E |
| (K) | R=70.00 A=69.75 C=66.90 T=38.08 D=57°05'31" S44°47'15"W |



OBERLIN RESERVE SUBDIVISION NO. 1 PLAT VOL. 59, PG. 29-31

S/L 1 EXTG. RES.

S/L 22 EXTG. RES.

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|---------------------|
| 1 | 12/15/00 | 1. ADD BUILDING "K" |

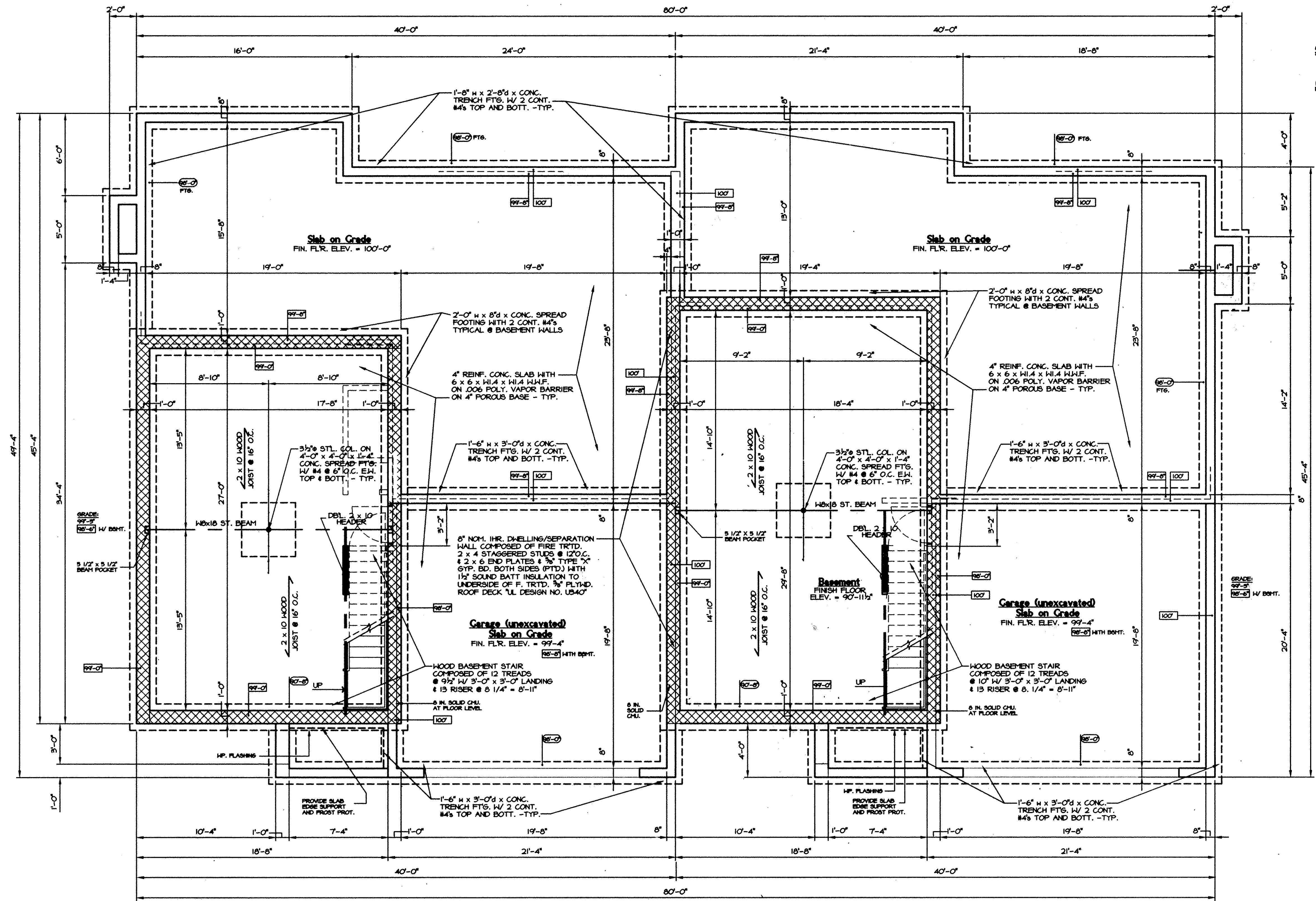
LOCATION PLAN FOR
OBERLIN RESERVE CONDOS
OBERLIN, OHIO

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CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)871-8345

2
22
09/00

131546

131546



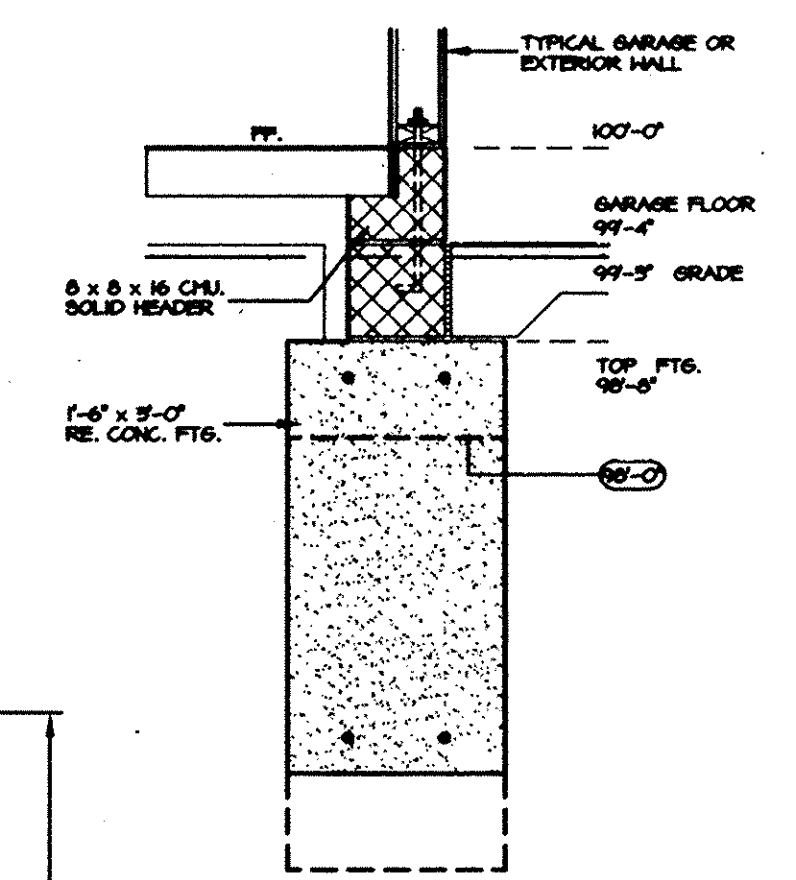
Foundation and Basement Plan

1/4" = 1'-0"

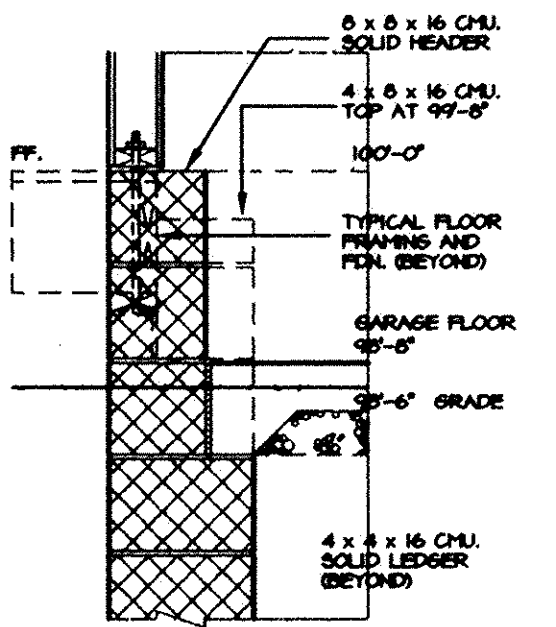
SLAB-ON GRADE UNITS
 RIGHT SIDE OF BUILDING IS CON-
 STRUCTED AS SLAB-ON-GRADE WITHOUT
 A BASEMENT ON SELECT BUILDINGS.
 REFER TO BUILDING C FLOOR PLAN
 BUILDING DESCRIPTION AND LEGEND.

BASEMENT AREA (LEFT UNIT)
 476 SQUARE FEET

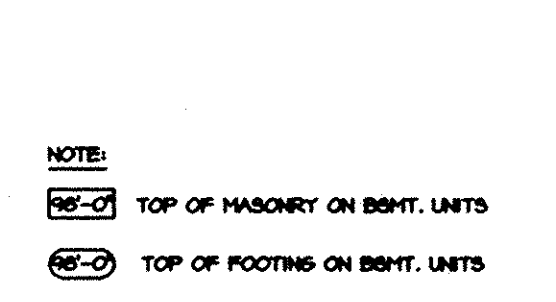
BASEMENT AREA (RIGHT UNIT)
 545 SQUARE FEET
 NOTE: SOME BUILDINGS ARE CONSTRUCTED
 AS SLAB-ON-GRADE WITH NO
 BASEMENT ON THE RIGHT SIDE UNIT



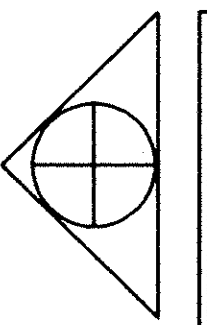
Shallow Foundation



Basement Foundation

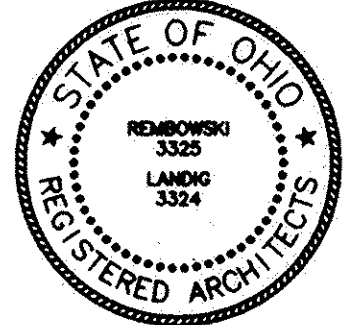


NOTE:
 (99'-0") TOP OF MASONRY ON BSHFT. UNITS
 (99'-0") TOP OF FOOTING ON BSHFT. UNITS



RWL architects inc.
 Fairlawn, Ohio 44333
 Elyra, Ohio 44035

RWL
 33 Merz Boulevard,
 5320-C Hoag Drive.



PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

REV. DATE
 July 18, 2001
 July 14, 00

DATE
 Oct. 18, 1999

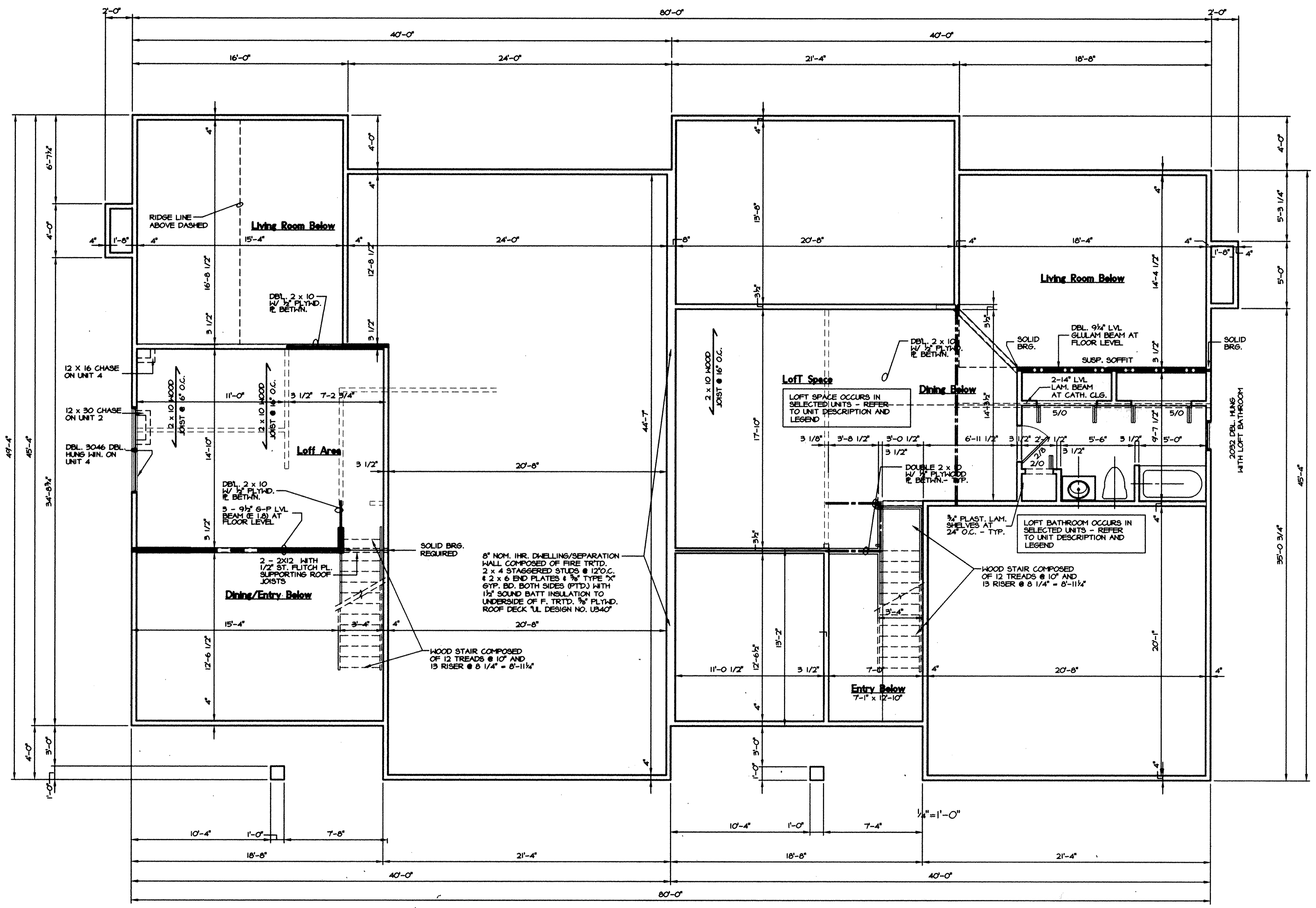
JOB NO.
 9832

NO.
 A-1

DWG.
 Building A
 3 of 22



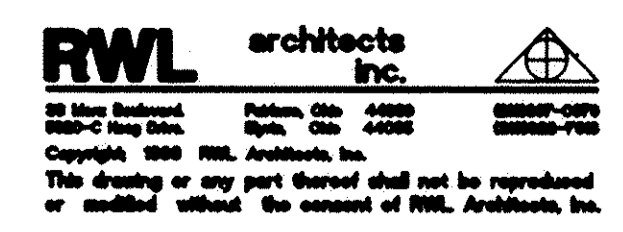
Basement Plan



FLOOR AREA (LEFT UNIT)
 LOFT 276 SQ. FT.

FLOOR AREA (RIGHT UNIT)
 LOFT 415 SQ. FT.
 LOFT BATHROOM 131 SQ. FT.

Second / Loft Floor Plan



2nd. Level Floor Plan

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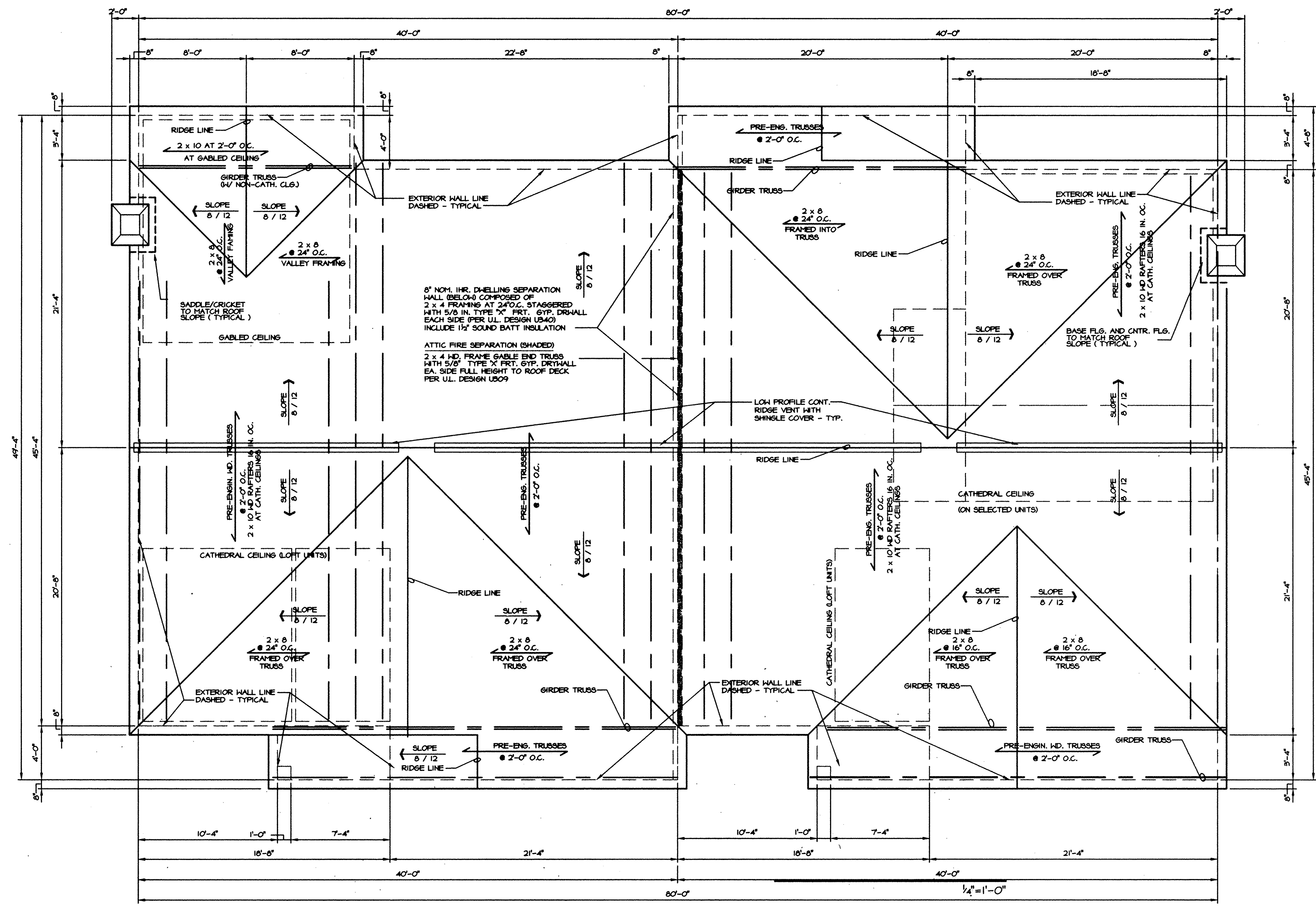


PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

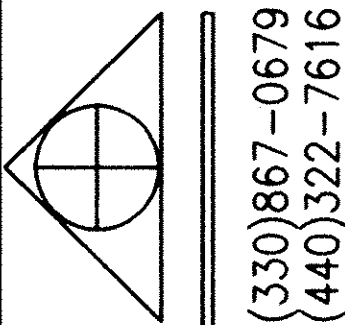
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| REV. | July 15, 2001 |
| REV. | July 17, 00 |
| DATE | Oct. 18, 1999 |
| JOB NO. | 9832 |
| NO. | A-3 |
| DWG. | 5 of 22 |

731546

731546

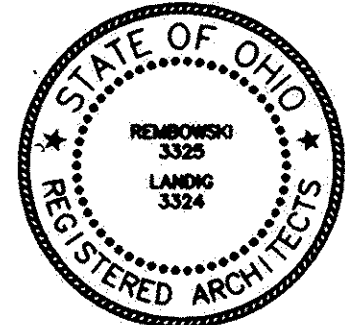


Roof / Roof Framing Plan



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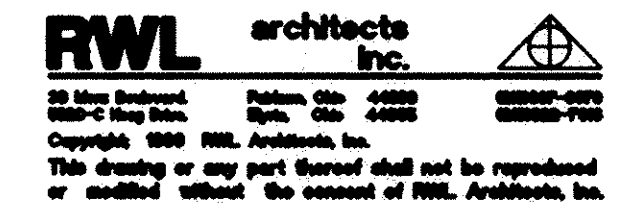
PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

REV. DATE
 18 2001
 28 2000

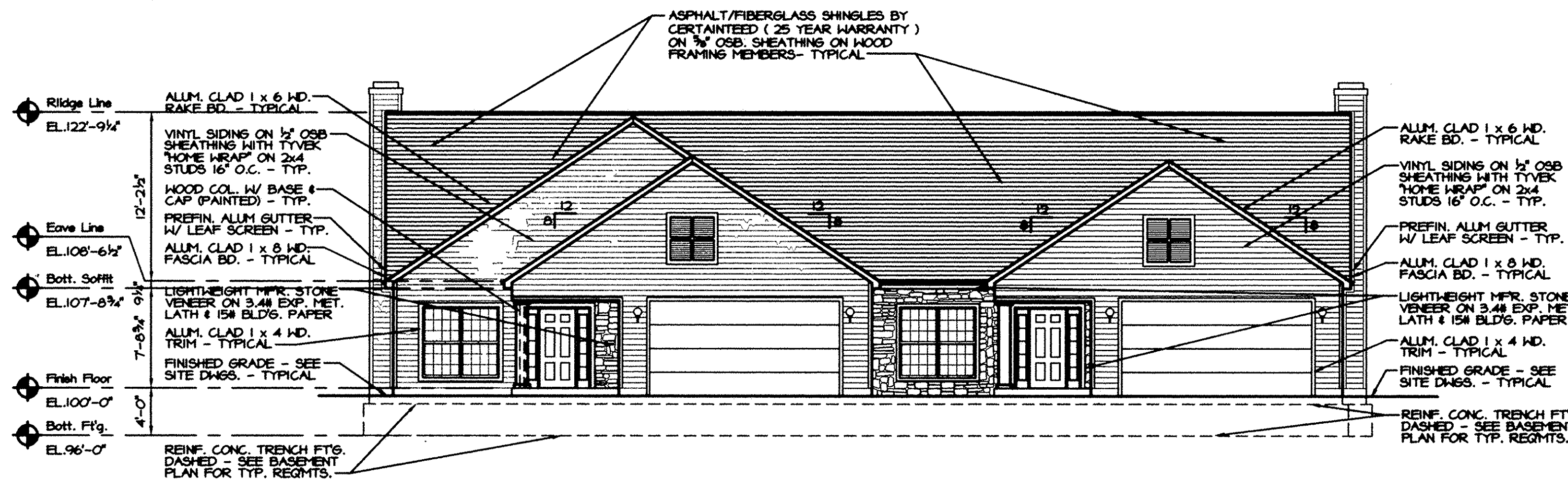
DATE
 Oct. 18, 1999

JOB NO.
 9832

DWG. NO.
A-4
 Building A
 6 of 22

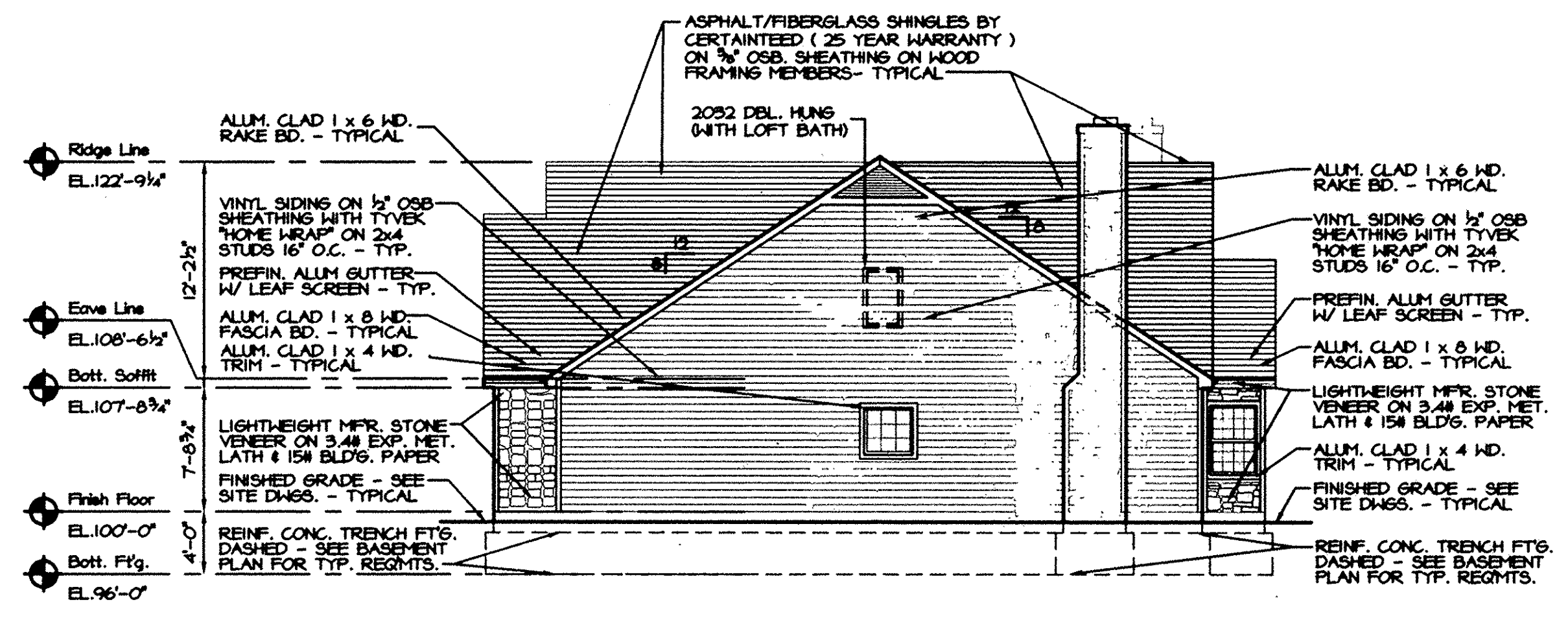


Roof Plan & Details



Front Elevation

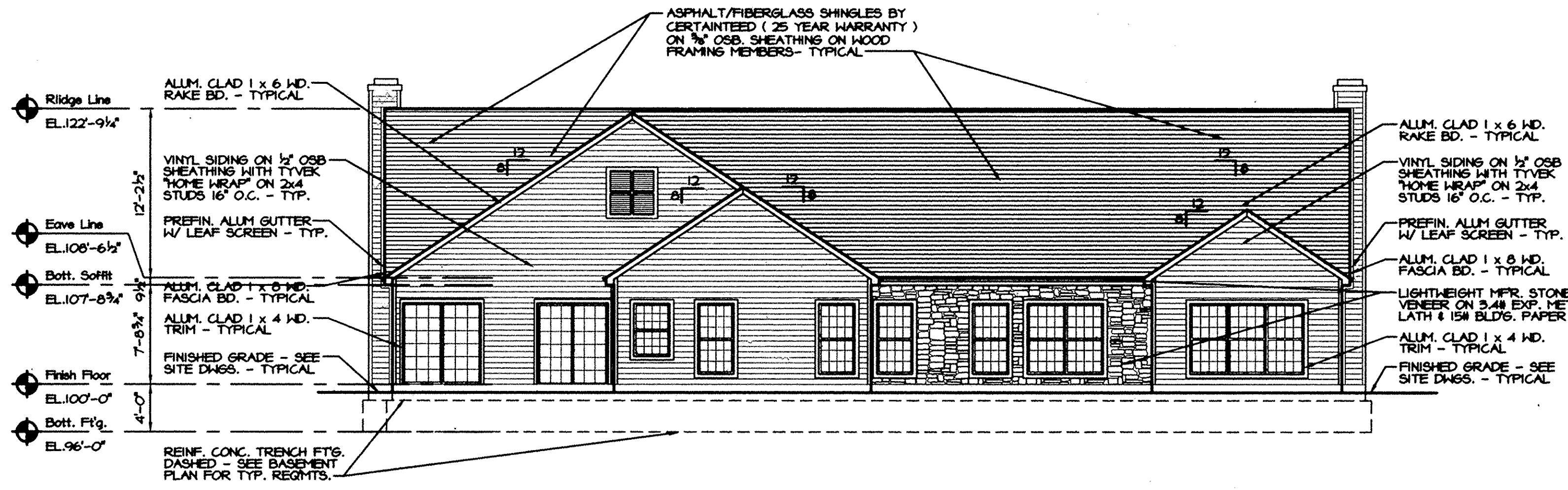
SCALE 1/8"=1'-0"



Right Elevation

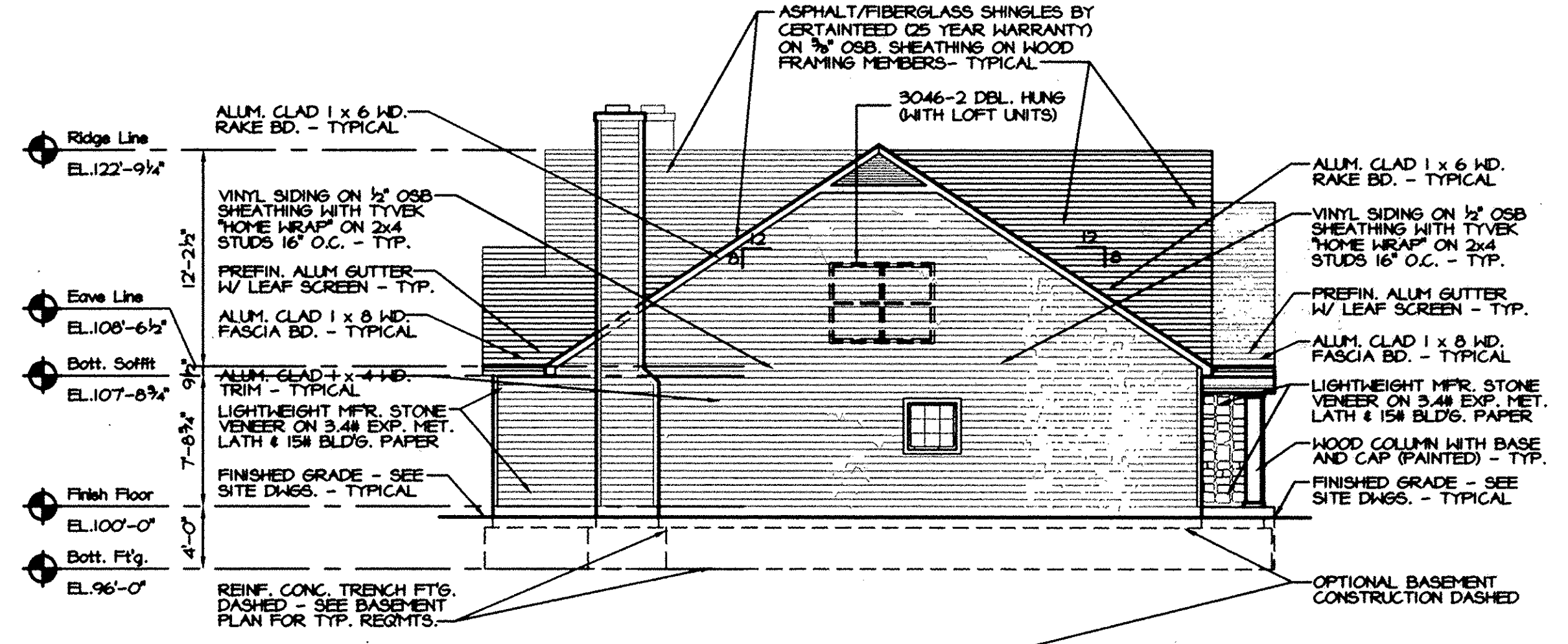
SCALE 1/8"=1'-0"

GENERAL NOTE:
PREFINISHED ALUMINUM DOWNSPOUT
WITH BOOT NOT SHOWN FOR CLARITY



Back Elevation

SCALE 1/8"=1'-0"



Left Elevation

SCALE 1/8"=1'-0"

| Materials Legend Finishes | | | |
|---------------------------|---------------------------------------|---------------|-------------------------------------|
| UNIT A | | UNIT B | |
| SIDING: | ANTIQUE PARQUET (ALSIDE VINYL SIDING) | SIDING: | MONTEREY SAND (ALSIDE VINYL SIDING) |
| TRIM: | WHITE ALUMINUM CLAD WOOD | TRIM: | WHITE ALUMINUM CLAD WOOD |
| WINDOW COLOR: | WHITE (ANDERSEN) | WINDOW COLOR: | WHITE (ANDERSEN) |
| VINYL TRIM: | ANTIQUE PARQUET | VINYL TRIM: | MONTEREY SAND |
| GUTTERS: | PREFINISHED 'WHITE' | GUTTERS: | PREFINISHED 'WHITE' |
| DOWNSPOUTS: | PREFINISHED ANTIQUE PARQUET (MATCH) | DOWNSPOUTS: | PREFINISHED MONTEREY SAND (MATCH) |
| SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' | SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' |

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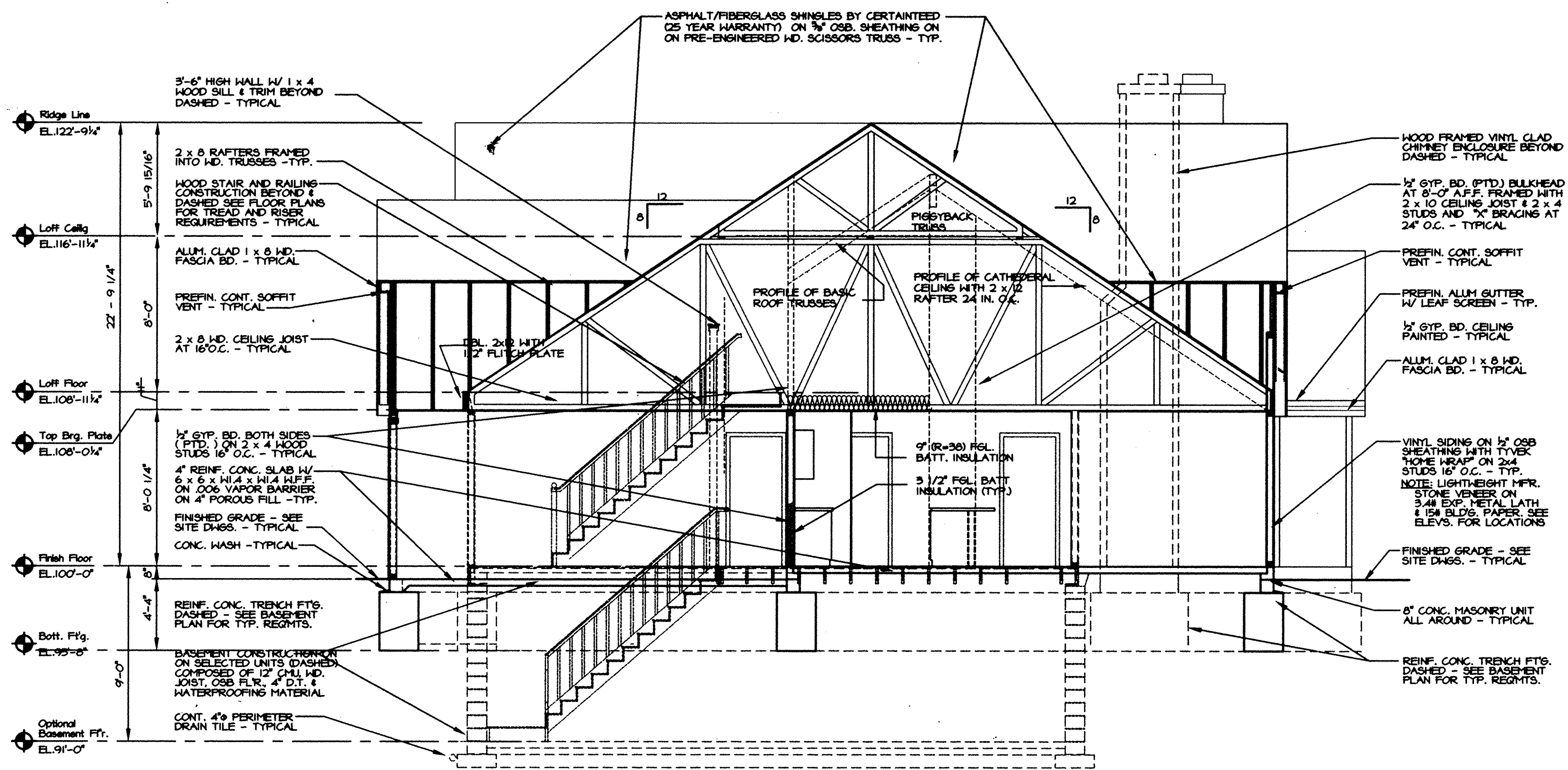
33 Merz Boulevard,
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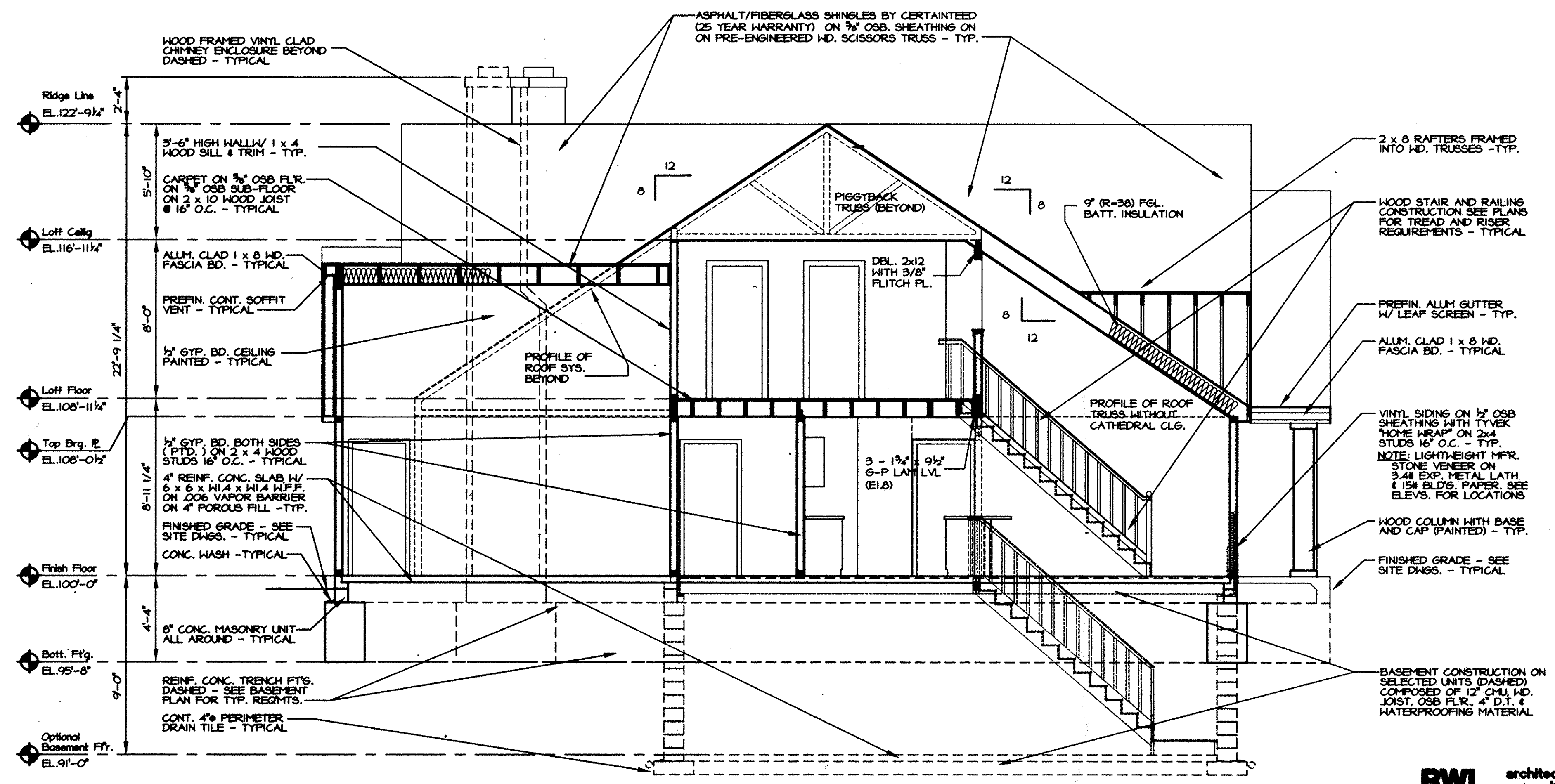


PROJECT:
Multi Family Housing
Blocks A, B and C Oberlin Reserve Subdivision
Oberlin, Ohio

| | |
|---------|---------------|
| REV. | Jan. 18, 2001 |
| DATE | Oct. 18, 1999 |
| JOB NO. | 9832 |
| NO. | A-5 |
| DWG. | 7 of 22 |

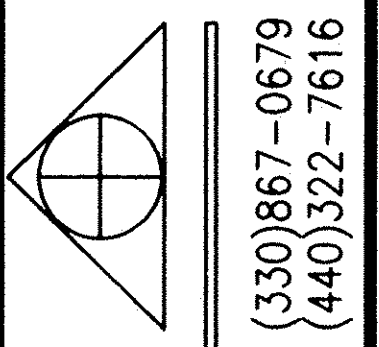


Unit "A" Section
SCALE 1/4"=1'-0"



Unit "B" Section
SCALE 1/4"=1'-0"

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22 Main Street, Dayton, Ohio 45402
3325 LAMAR
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Elyria, Ohio 44035



PROJECT:
Multi Family Housing
Blocks A, B and C Oberlin Reserve Subdivision
Oberlin, Ohio

REV. 18, 2001
REV. 28, 2000
REV. 18, 2000

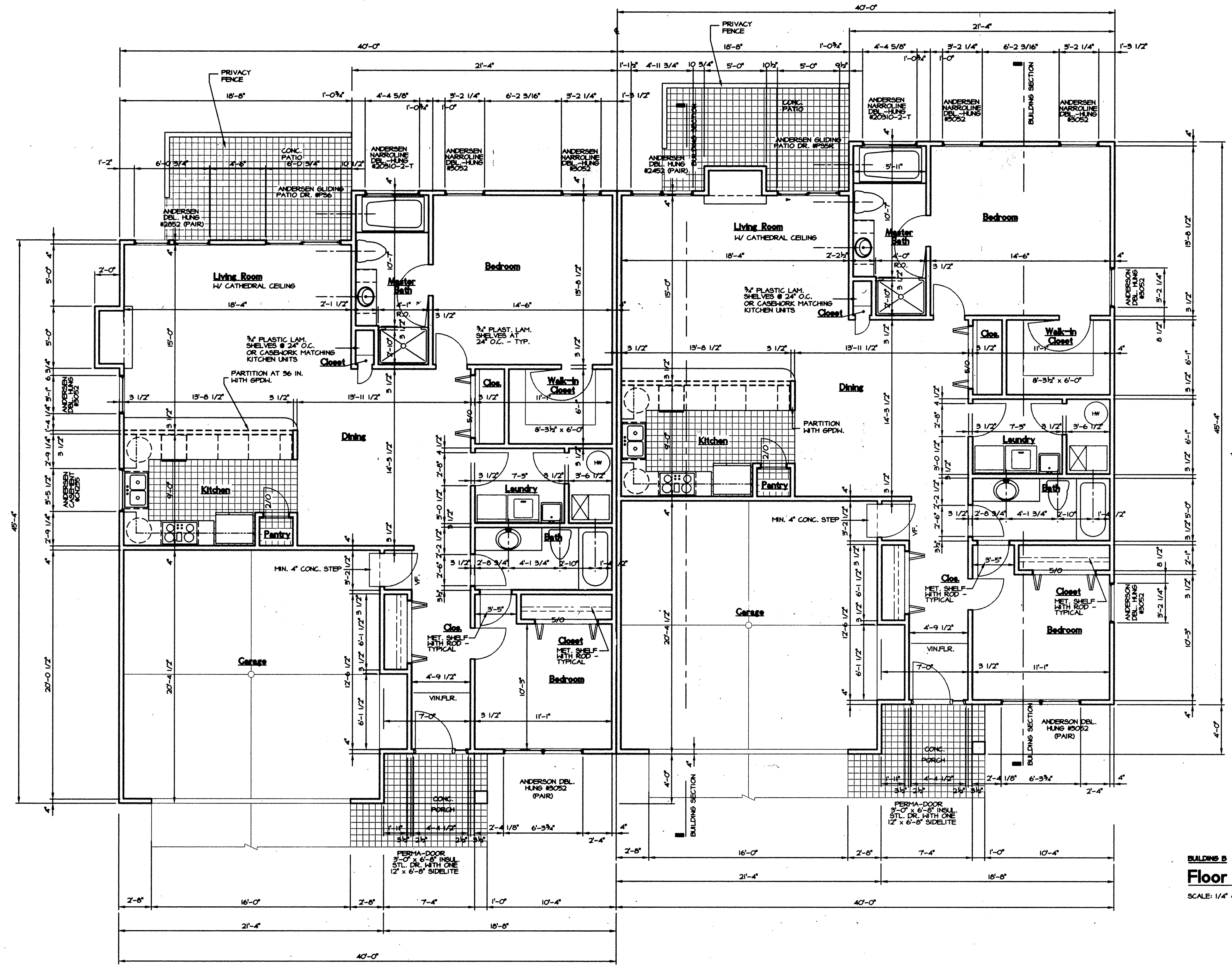
DATE
Oct. 18, 1999

JOB NO.
9832

NO.
A-6

Building A
DWG. 8 of 22

Sections



BUILDING B
Floor Plan
 SCALE: 1/4" = 1' - 0"

FLOOR AREA (LEFT UNIT)
 1,349 SQ. FT.

FLOOR AREA (RIGHT UNIT)
 1,341 SQ. FT.

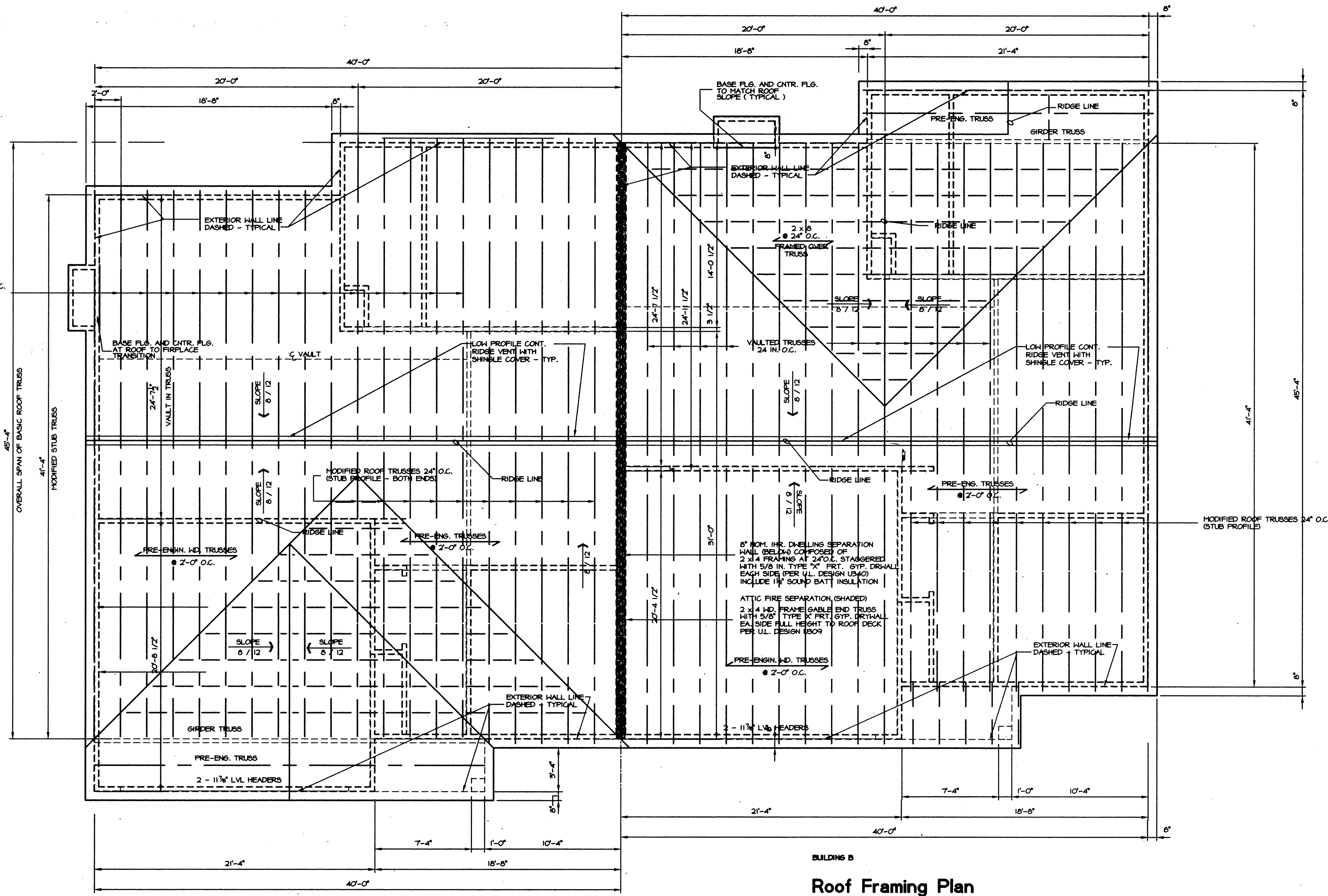
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 5320-C Hoag Drive, Elyria, Ohio 44035
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PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

| | |
|---------------|---------------|
| DATE | REV. |
| DDec 22, 2000 | Jan. 18, 2001 |
| JOB NO. | |
| 9832 | |
| DWG. NO. | |
| A-2 | |
| Building B | |
| 11 of 22 | |

MODIFIED ROOF TRUSSES 24" O.C.
(STUB PROFILE AND VAULTED)
(ALTERNATE - 2 x 10 FRAMING
16 IN. O.C.)



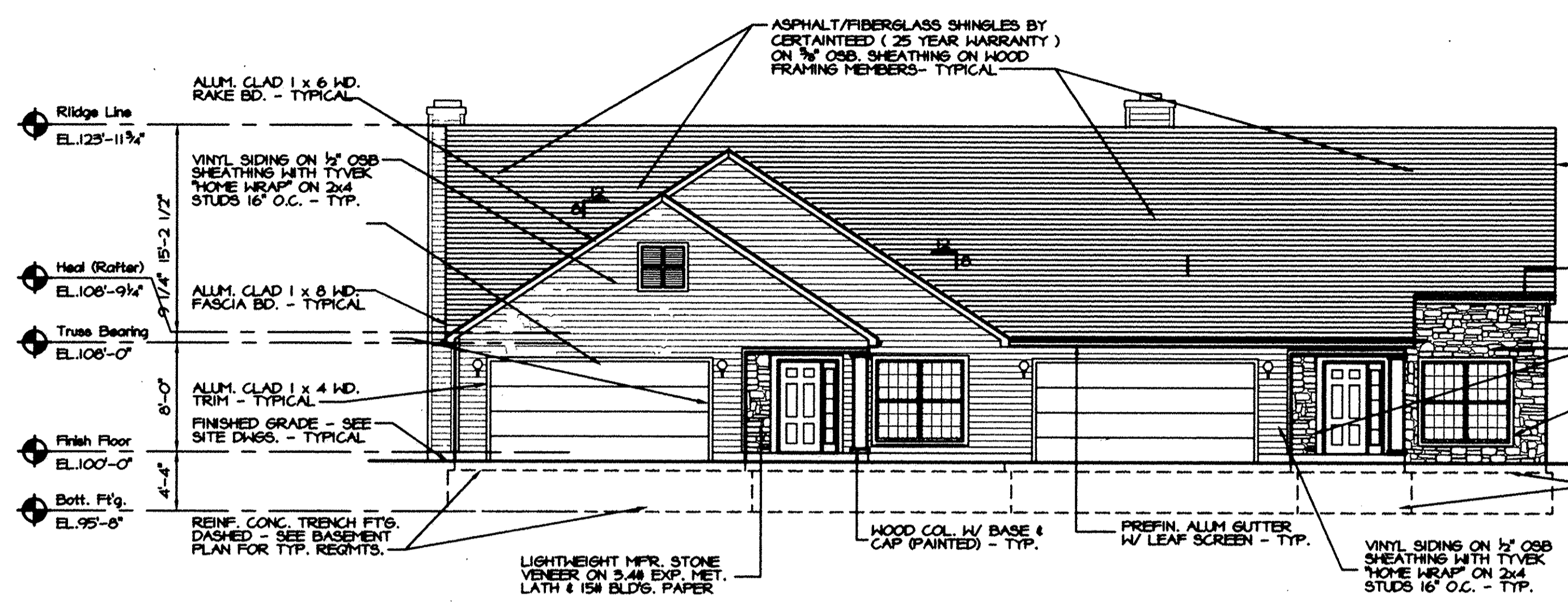
BUILDING B
Roof Framing Plan
 SCALE: 1/4" = 1' - 0"

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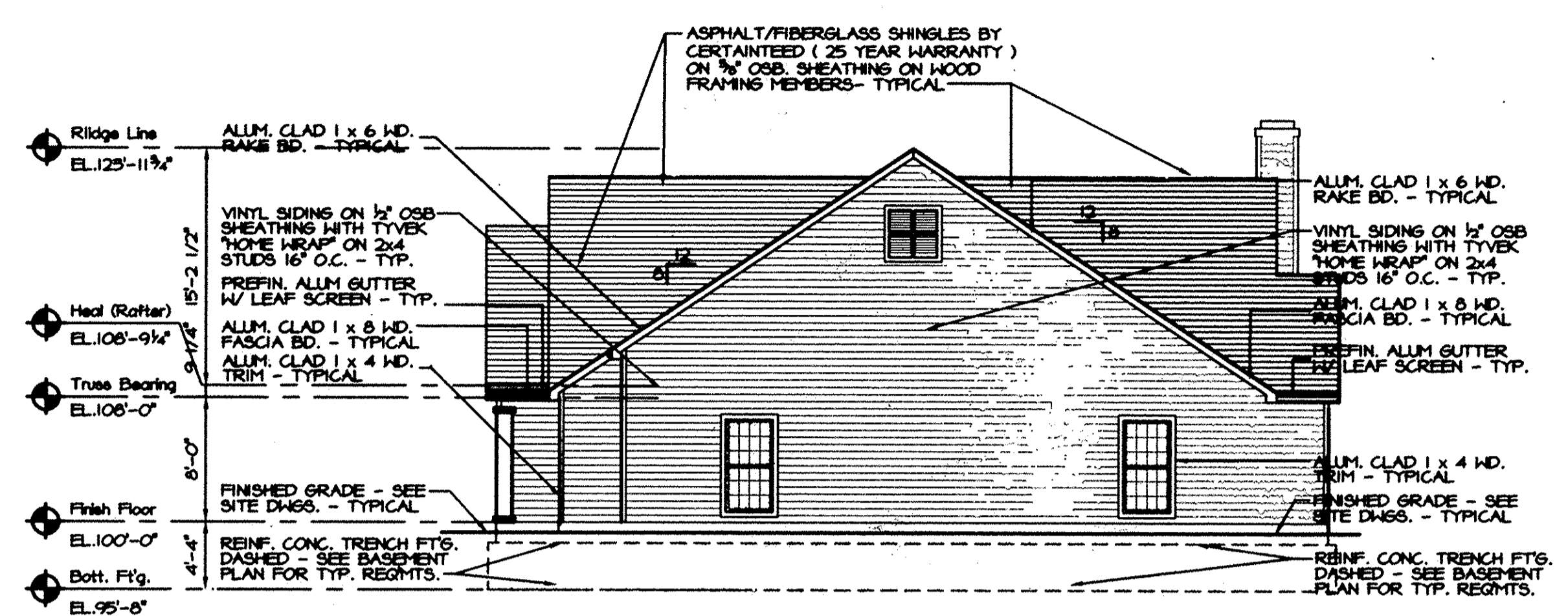
PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

| | |
|----------|---------------|
| NO. | A-3 |
| DWG. | Building B |
| JOB NO. | 9832 |
| DATE | Dec 22, 2000 |
| REV. | Jan. 18, 2001 |
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Front Elevation

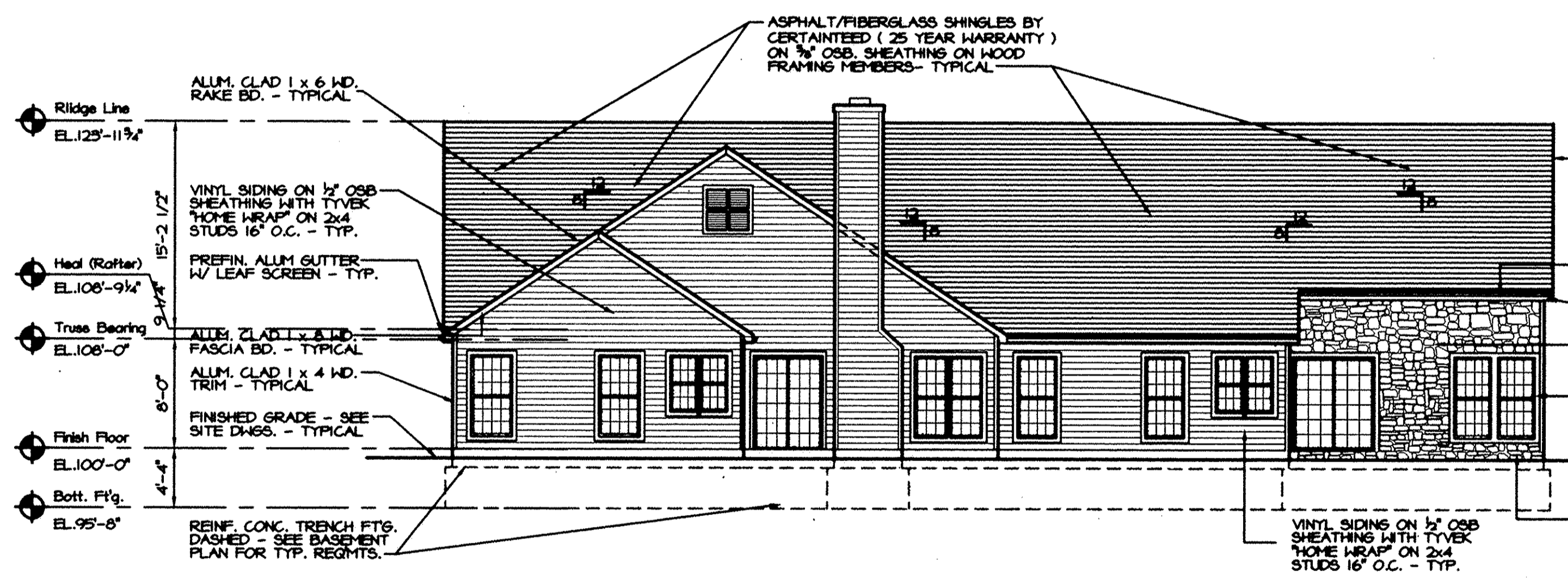
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Right Elevation

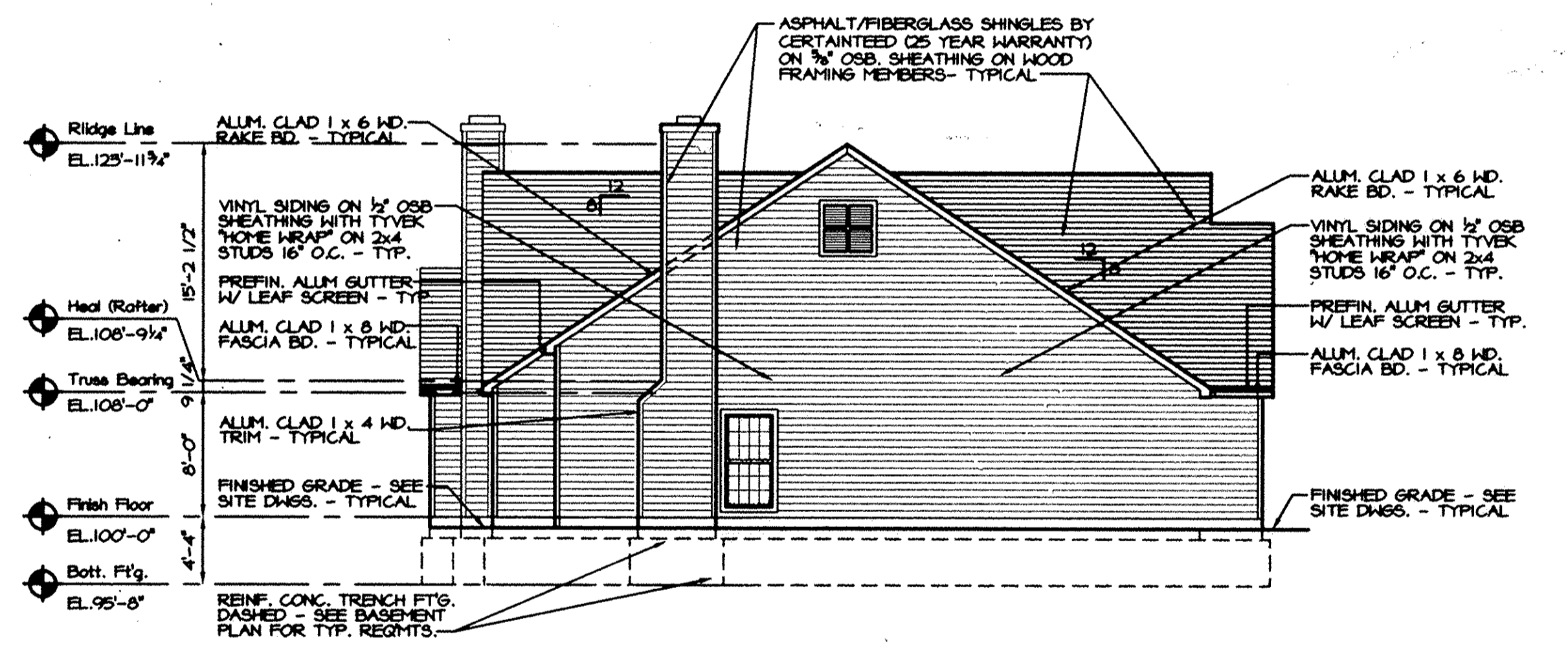
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GENERAL NOTE:
REFINISHED ALUMINUM DOWNSPOUT
WITH BOOT NOT SHOWN FOR CLARITY



Back Elevation

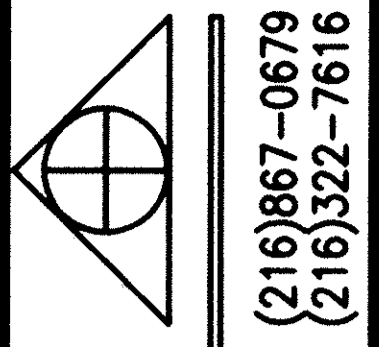
SCALE 1/8\"/>



Left Elevation

SCALE 1/8\"/>

| Materials Legend Finishes | | | |
|---------------------------|---------------------------------------|---------------|-------------------------------------|
| UNIT A | | UNIT D | |
| SIDING: | ANTIQUE PARQUET (ALSIDE VINYL SIDING) | SIDING: | MONTEREY SAND (ALSIDE VINYL SIDING) |
| TRIM: | WHITE ALUMINUM CLAD WOOD | TRIM: | WHITE ALUMINUM CLAD WOOD |
| WINDOW COLOR: | WHITE (ANDERSEN) | WINDOW COLOR: | WHITE (ANDERSEN) |
| VINYL TRIM: | ANTIQUE PARQUET | VINYL TRIM: | MONTEREY SAND |
| GUTTERS: | PREFINISHED 'WHITE' | GUTTERS: | PREFINISHED 'WHITE' |
| DOWNSPOUTS: | PREFINISHED ANTIQUE PARQUET (MATCH) | DOWNSPOUTS: | PREFINISHED MONTEREY SAND (MATCH) |
| SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' | SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' |

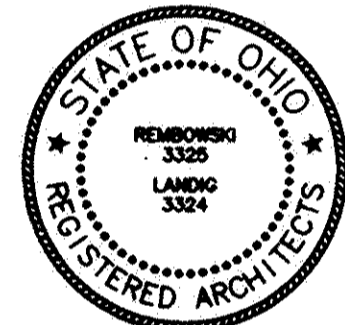


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PROJECT:
Multi Family Housing
Blocks A, B and C Oberlin Reserve Subdivision
Oberlin, Ohio

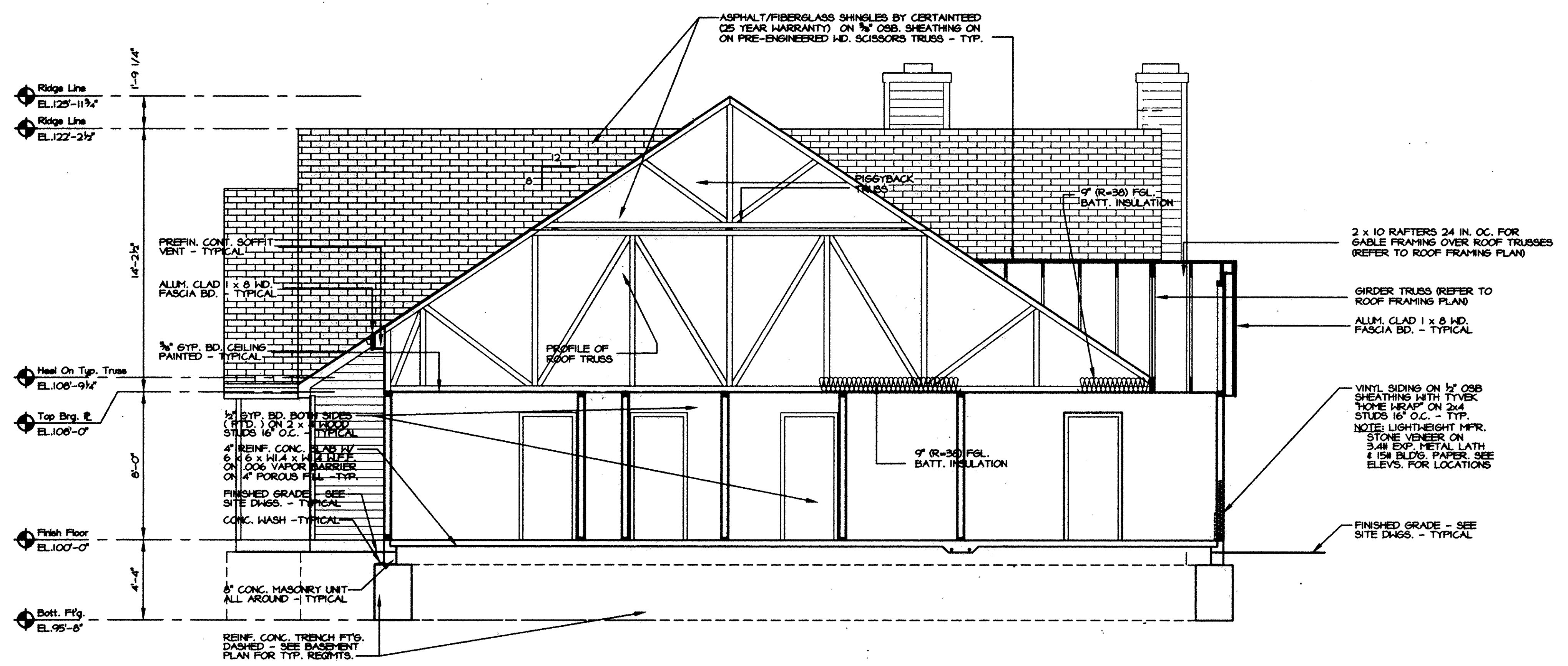
REV. Jan. 18, 2001

DATE Dec 22, 2000

JOB NO. 9832

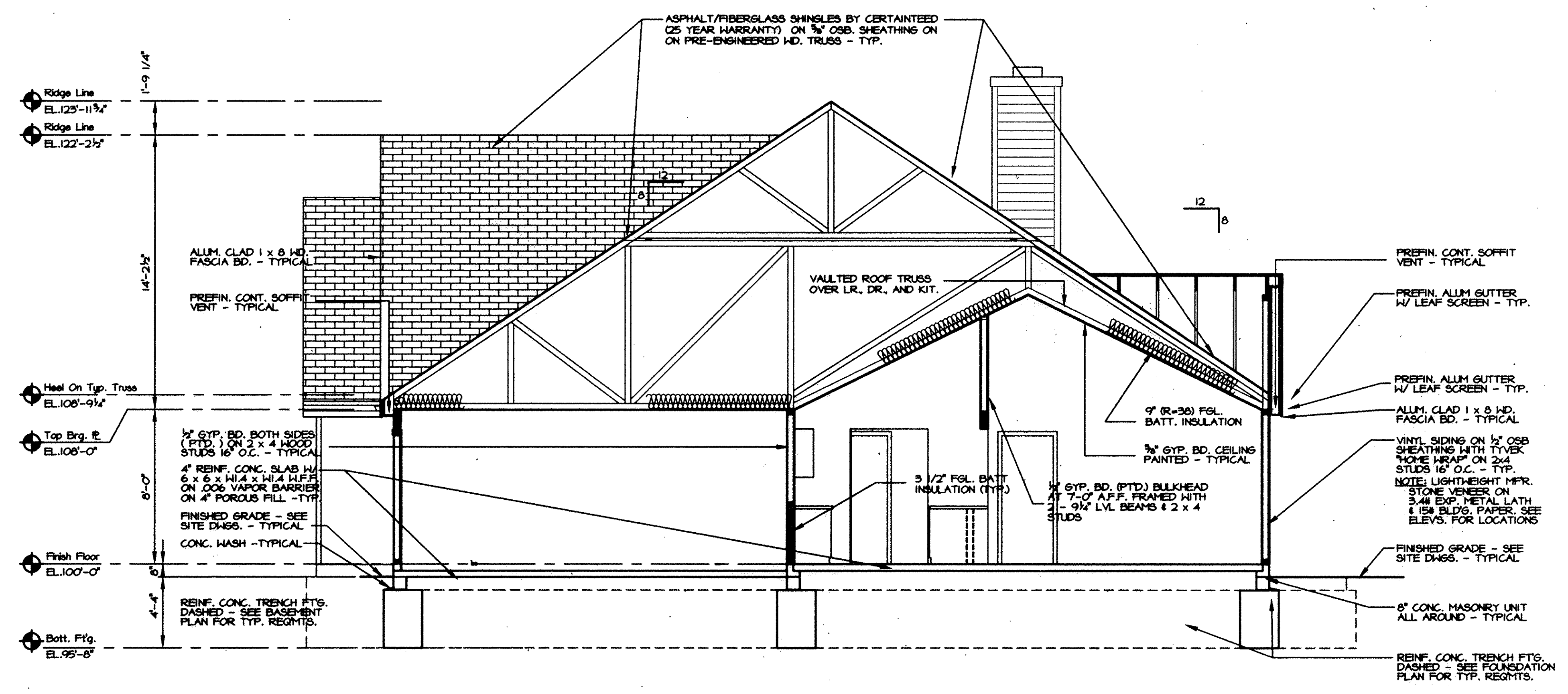
NO. **A-4**
Building B

PG. 13 of 22



Building Section

SCALE 1/2\"/>



Building Section

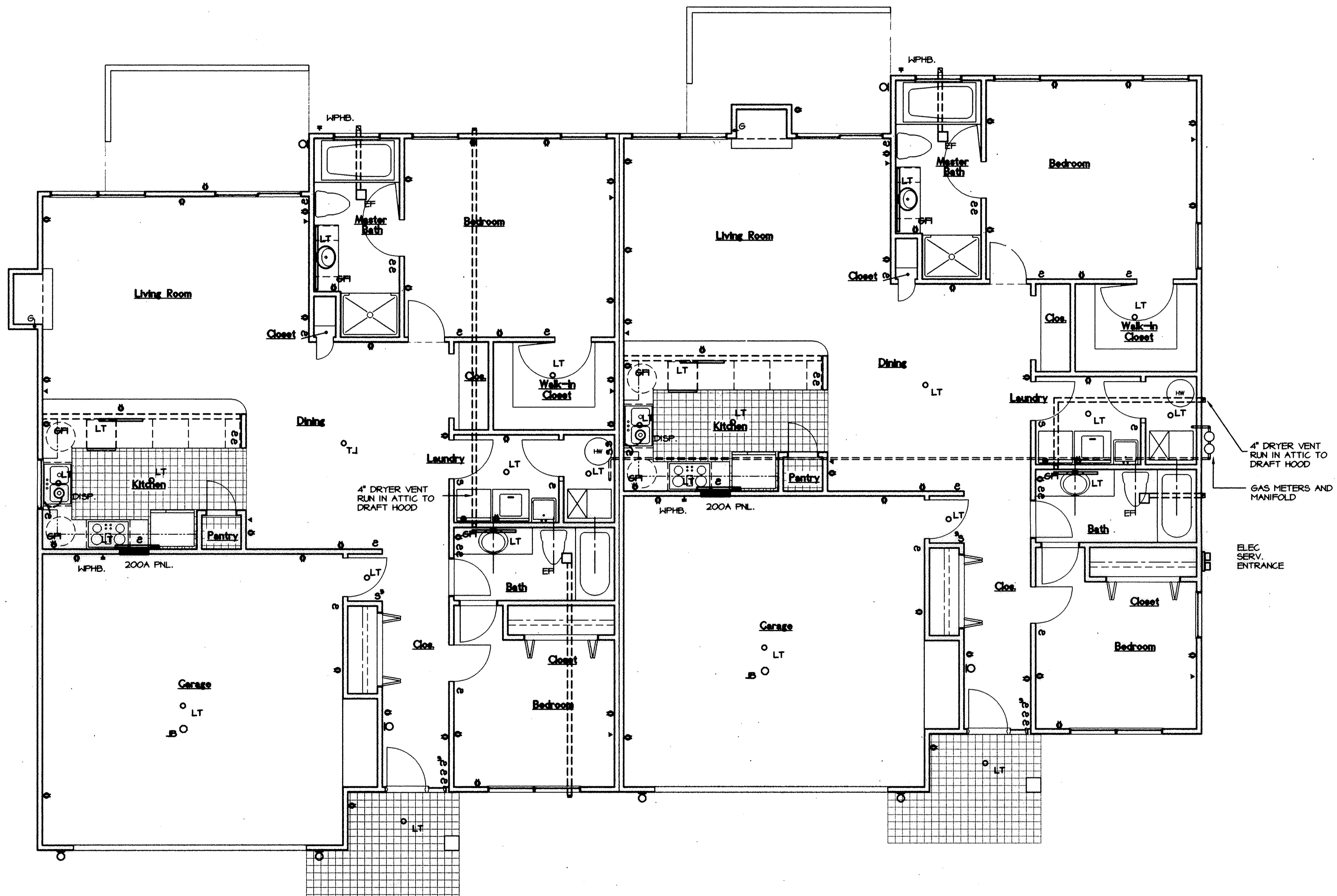
SCALE 1/2\"/>

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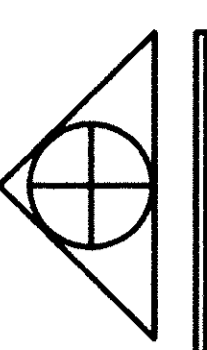
PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

| | |
|----------|---------------------|
| NO. | A-5 |
| DWG. | Building B |
| JOB NO. | 9832 |
| DATE | Dec 22, 2000 |
| REV. | Jan 18, 2001 |
| 14 of 22 | |



Mechanical Systems Plan

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



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RWL

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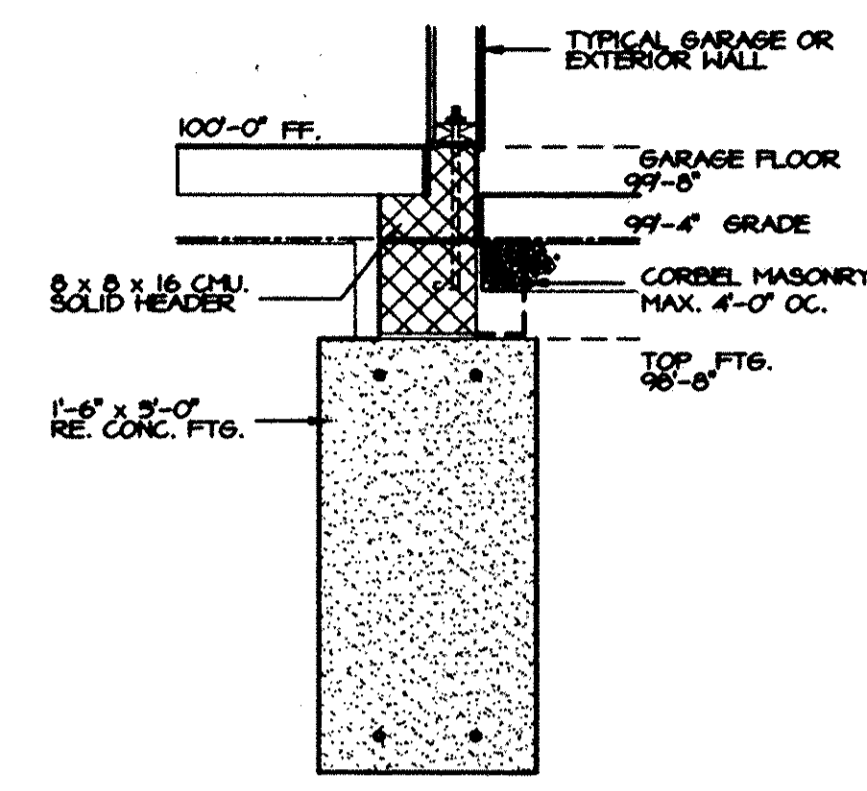
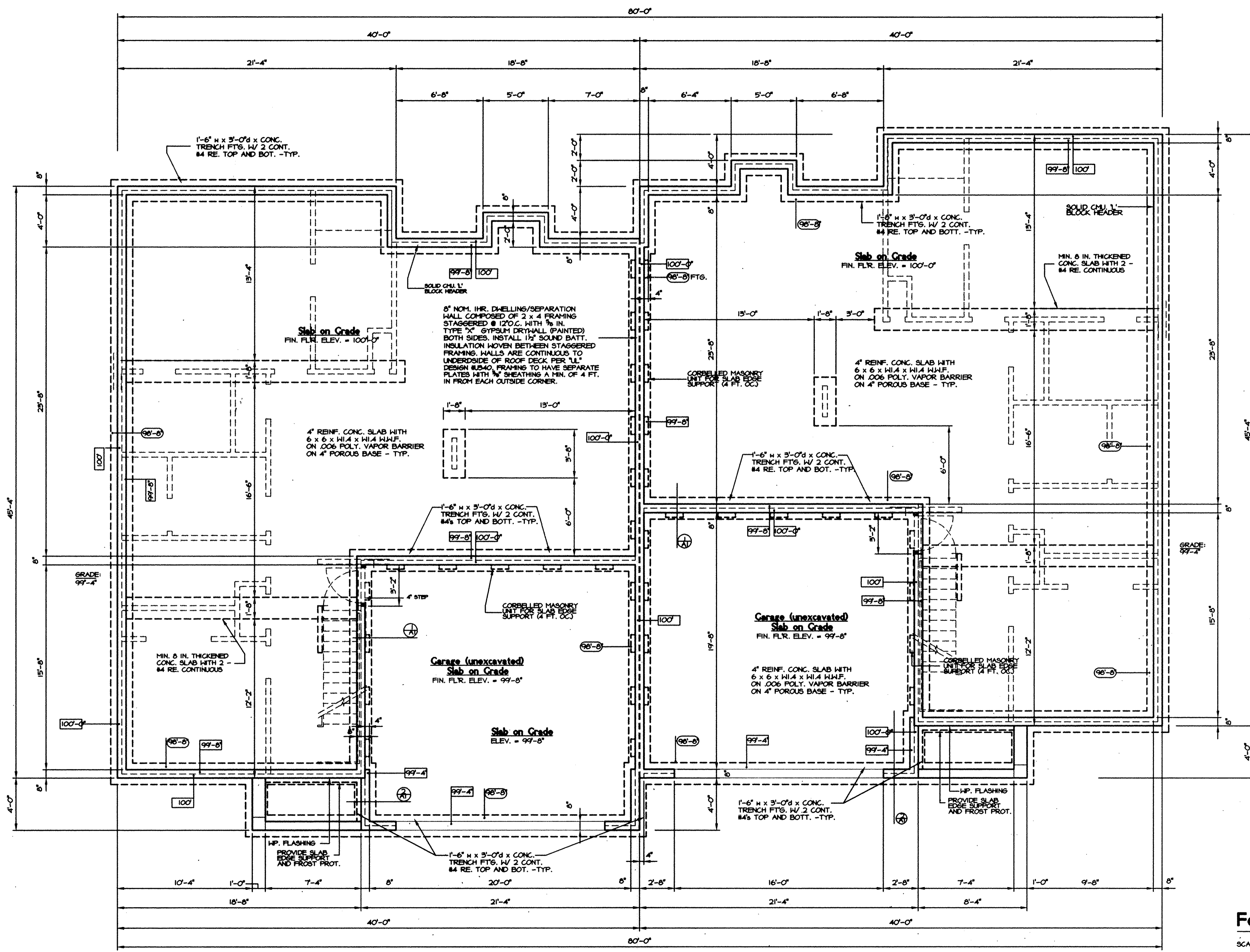
Fairlawn, Ohio 44333
Elyria, Ohio 44035

33 Merz Boulevard.
5320-C Hoag Drive.

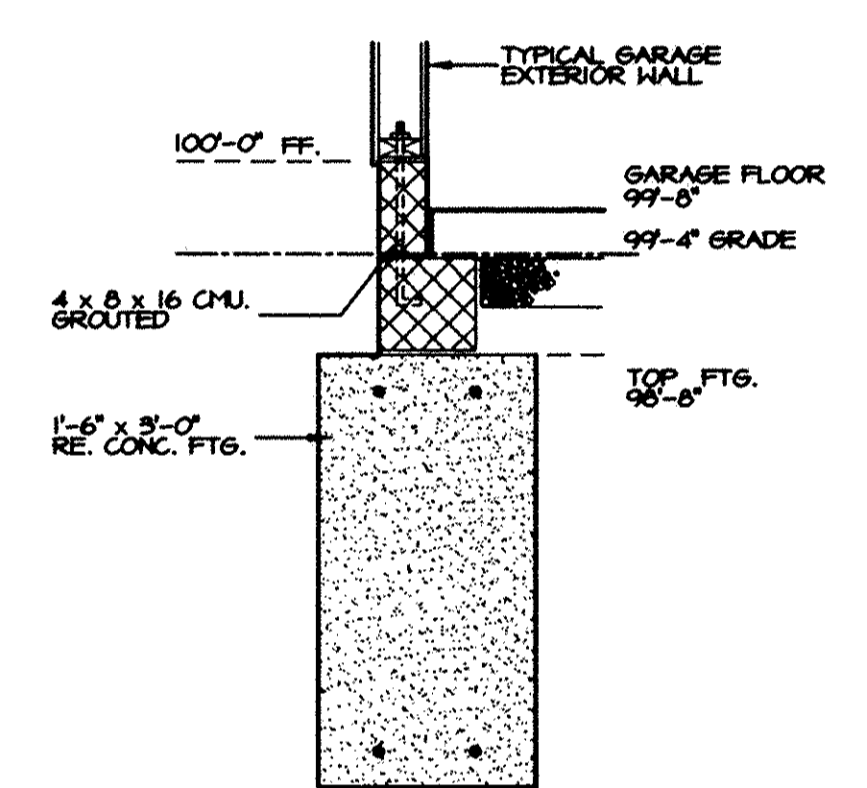


PROJECT:
Multi Family Housing
Blocks A, B and C Oberlin Reserve Subdivision
Oberlin, Ohio

| | |
|---------------|------------|
| REV. | DATE |
| Jan. 18, 2001 | |
| DATE | |
| Dec 22, 2000 | |
| JOB NO. | 9832 |
| NO. | A-6 |
| Building | Building B |
| Page | 15 of 22 |



Shallow Foundation
SCALE: 3/4" = 1' - 0"

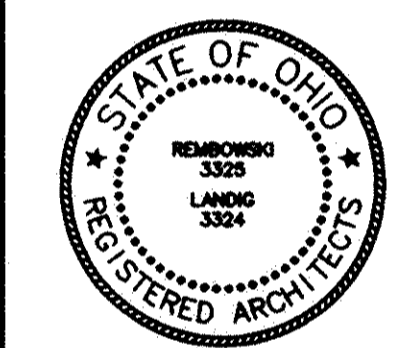


Garage Foundation
SCALE: 3/4" = 1' - 0"

NOTE:
 99'-0" TOP OF MASONRY
 98'-0" TOP OF FOOTING

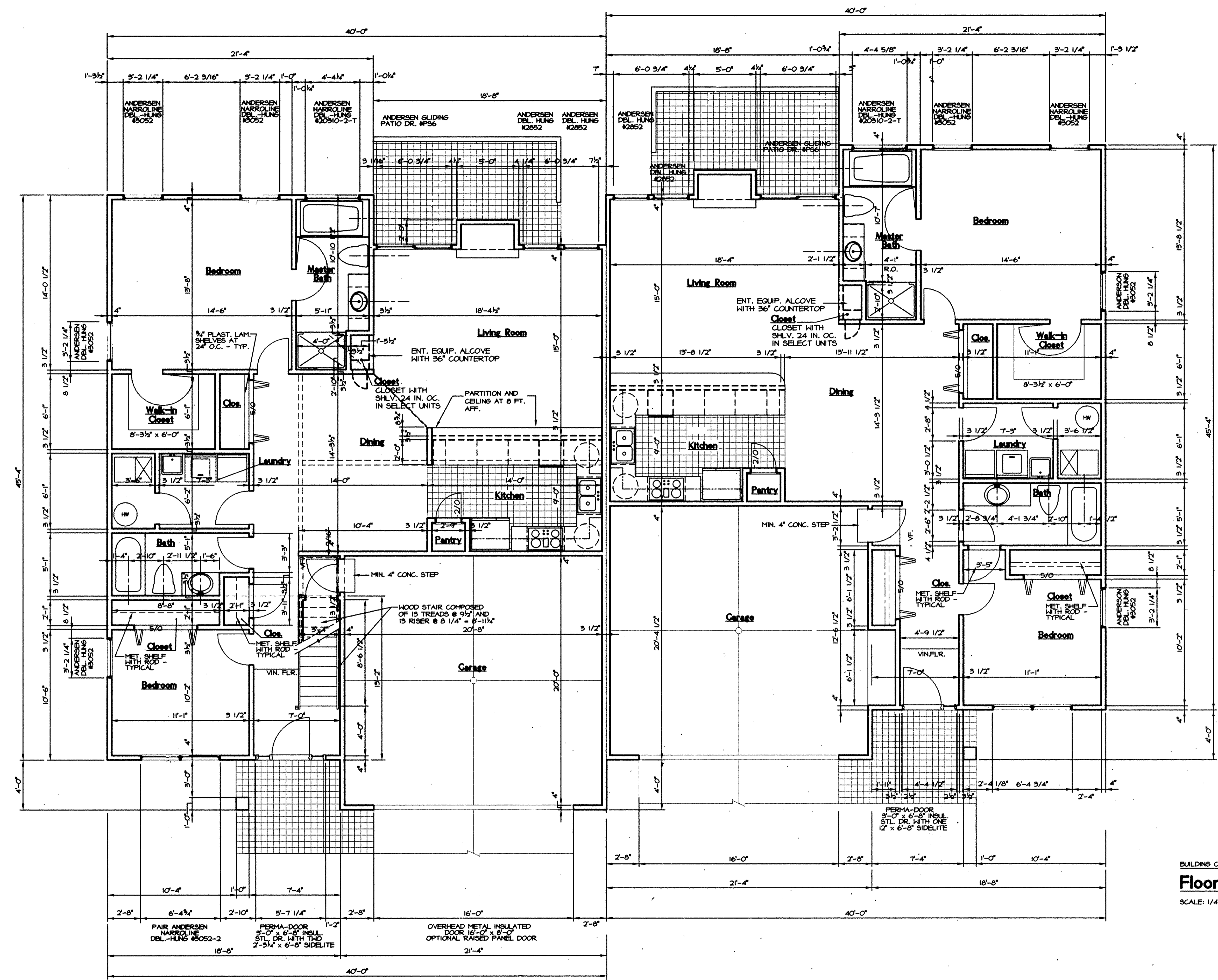
Foundation Plan
SCALE: 1/4" = 1' - 0"

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PROJECT:
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 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

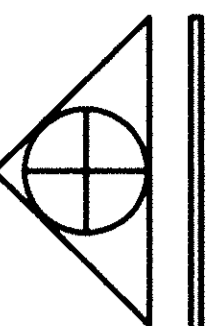
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| REV. DATE | Jan. 18, 2001 |
| DATE | July 12, 2000 |
| JOB NO. | 9832 |
| NO. A-1 | Building C |
| DWG. | 16 of 22 |



FLOOR AREA (LEFT UNIT)
 1st FLOOR 1341 SQ. FT.
 LOFT 276 SQ. FT.

FLOOR AREA (RIGHT UNIT)
 1337 SQ. FT.

BUILDING C
Floor Plan
 SCALE: 1/4" = 1' - 0"



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 33 Merz Boulevard.
 Fairlawn, Ohio 44333
 Elyria, Ohio 44035

(216)867-0679
 (216)522-7616



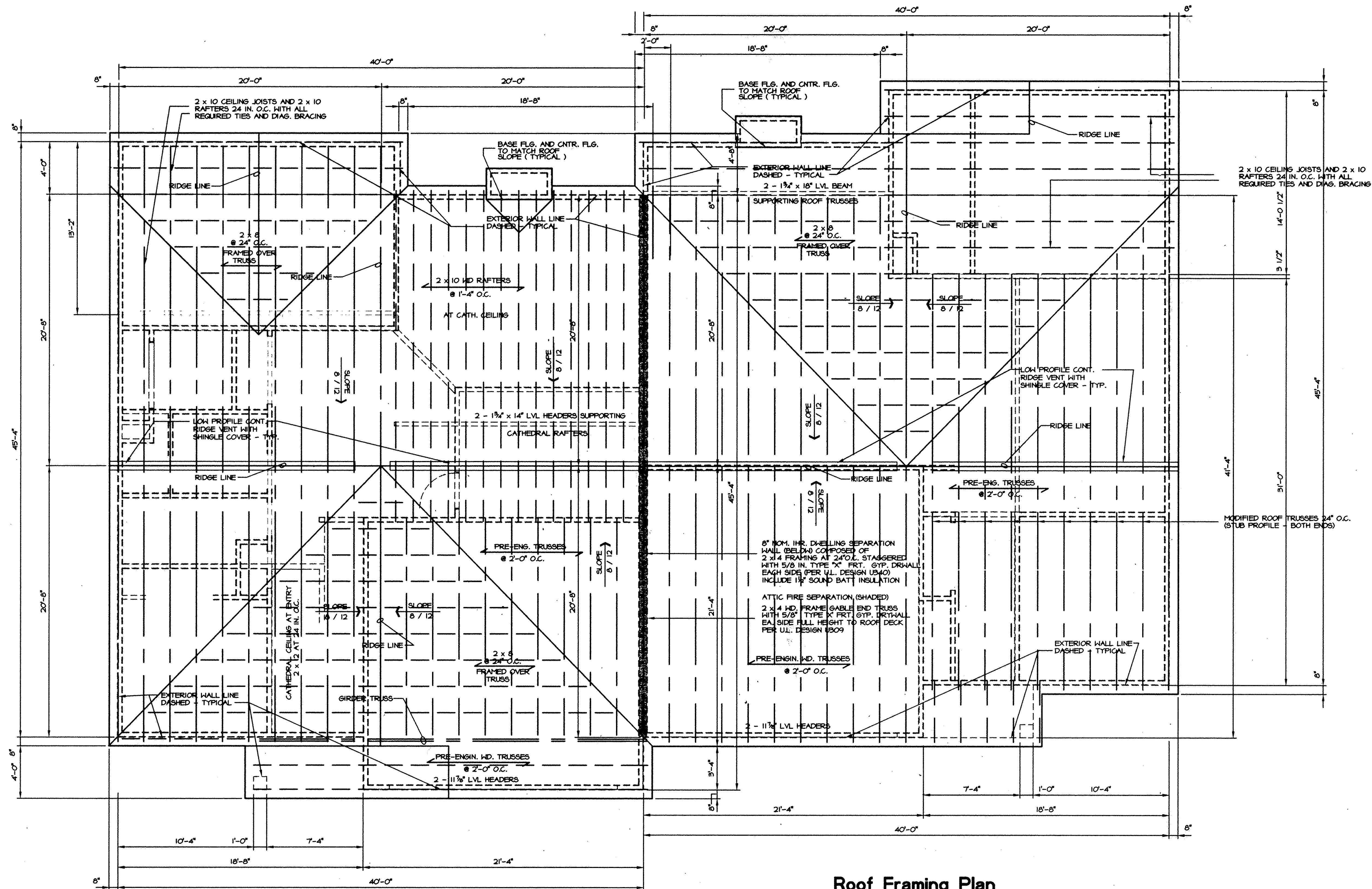
PROJECT:
Multi Family Housing
 Blocks A, B and C Oberlin Reserve Subdivision
 Oberlin, Ohio

REV. Jan. 18, 2001

DATE July 12, 2000

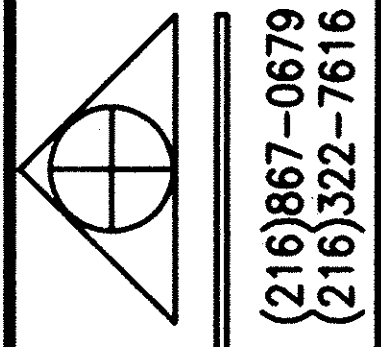
JOB NO. 9832

NO. **A-2**
 Building C
 SHEET 17 of 22



Roof Framing Plan

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



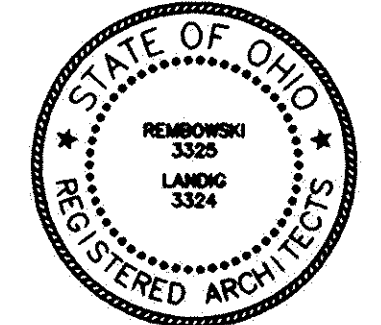
RWL architects inc.

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Elyria, Ohio 44035

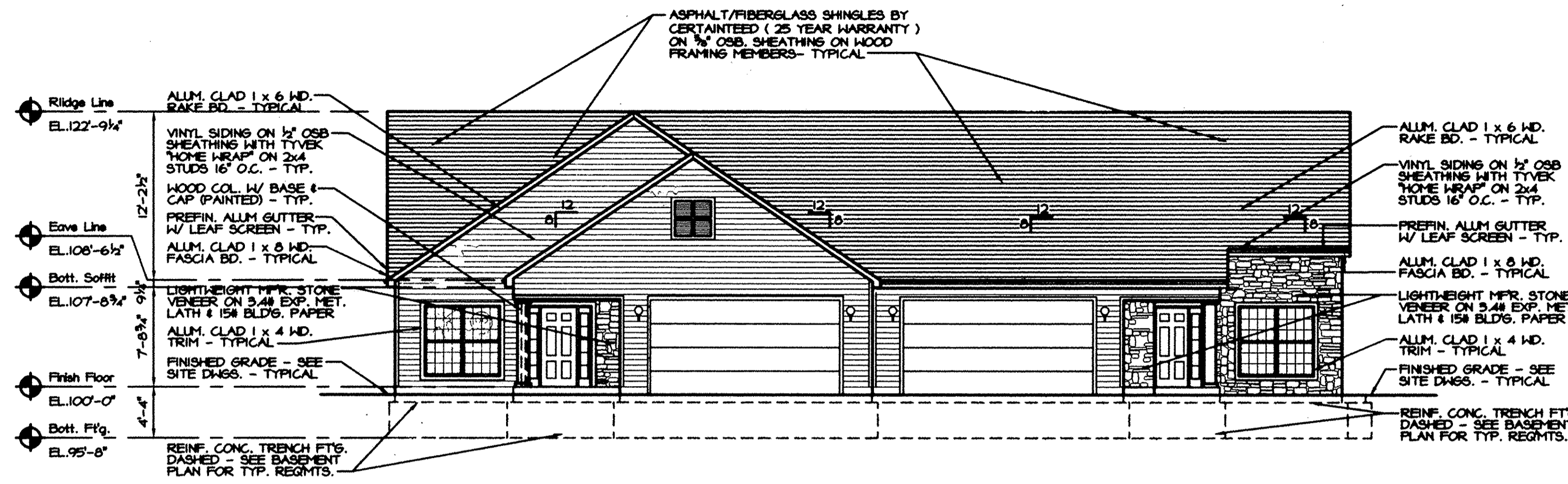
RWL

33 Merz Boulevard.
5320-C Hoag Drive.



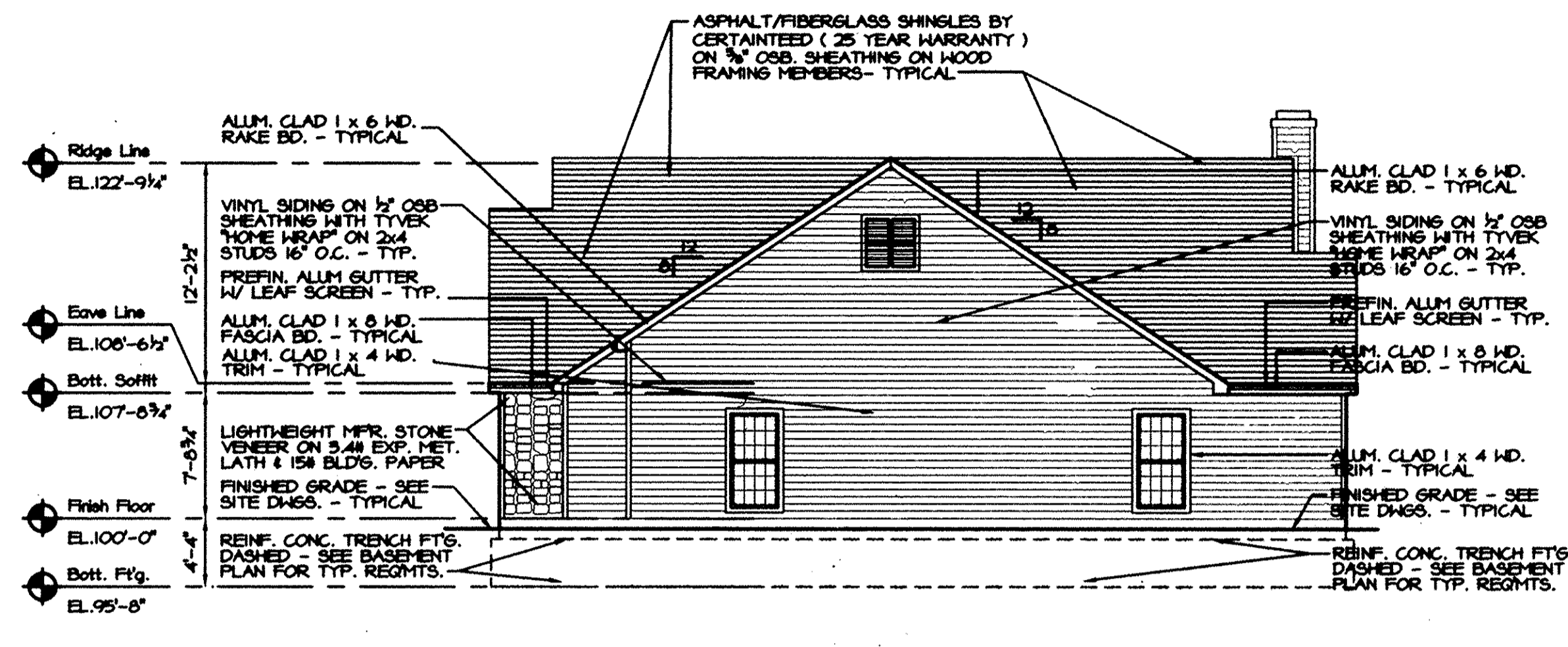
PROJECT:
Multi Family Housing
Blocks A, B and C Oberlin Reserve Subdivision
Oberlin, Ohio

| | |
|----------|---------------|
| REV. | DATE |
| 1 | Jan. 18, 2001 |
| 2 | July 12, 2000 |
| JOB NO. | 9832 |
| DWG. NO. | A-4 |
| | Building C |
| | 19 of 22 |



Front Elevation

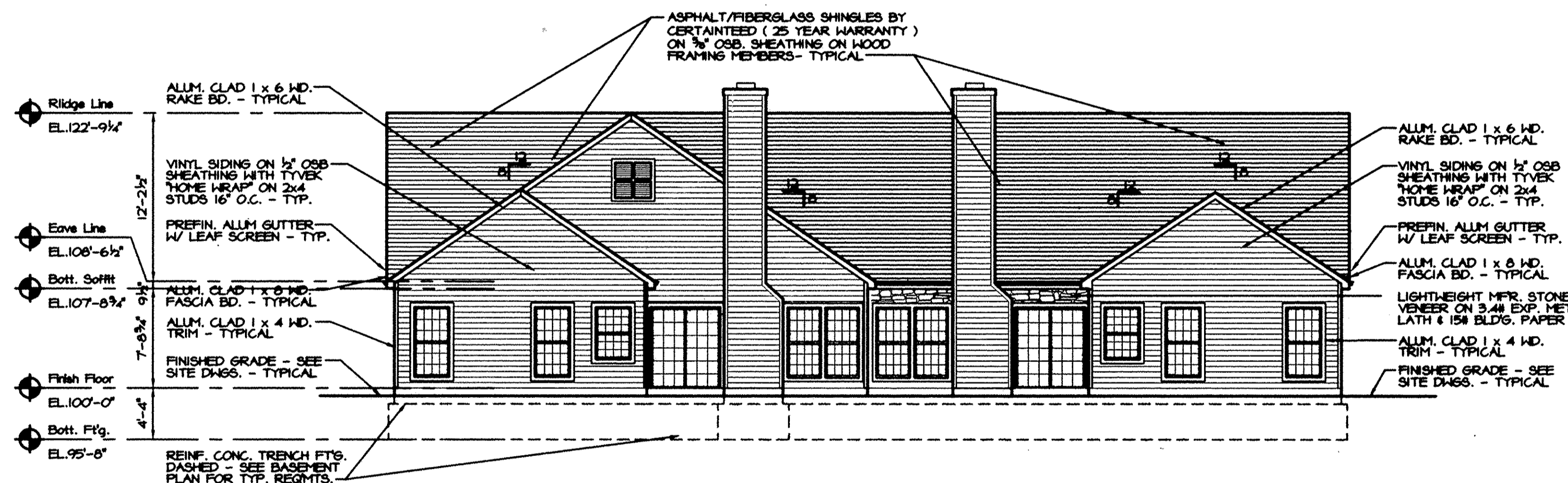
SCALE 1/8"=1'-0"



Right Elevation

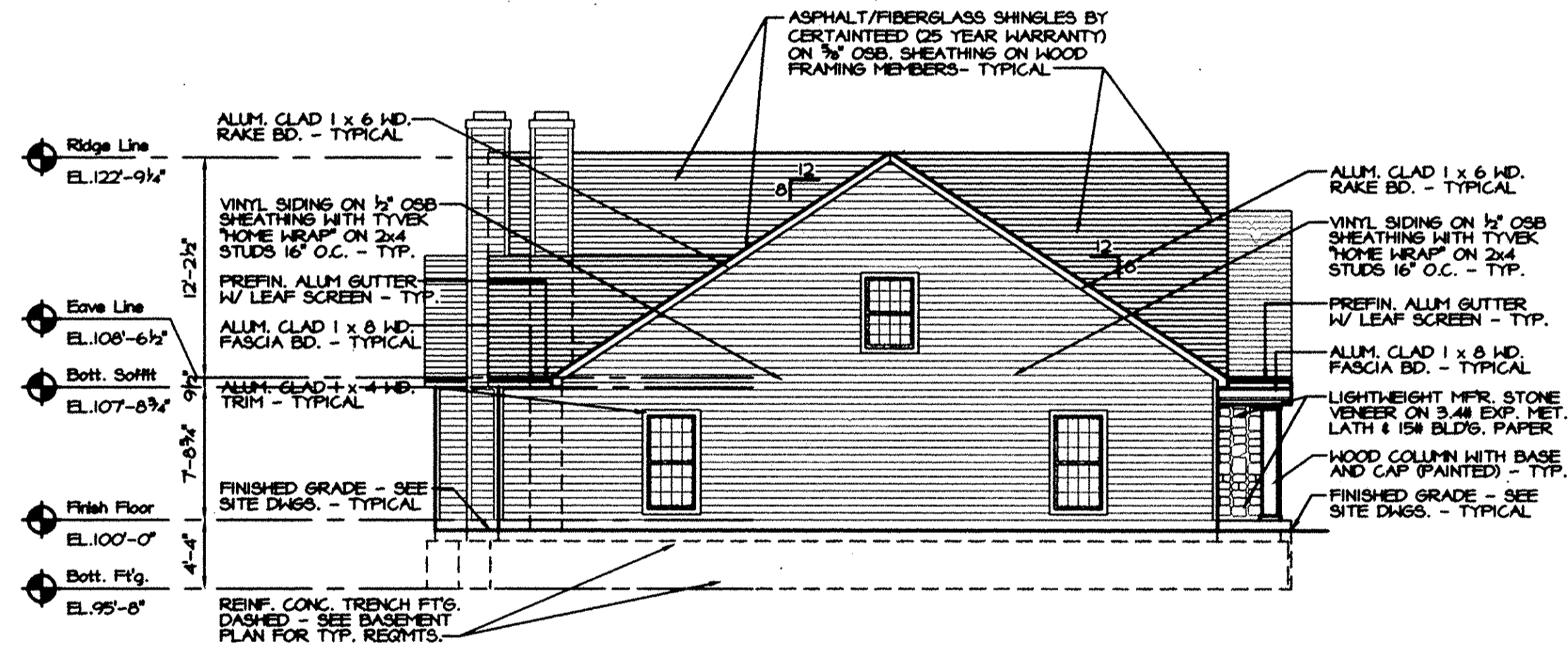
SCALE 1/8"=1'-0"

GENERAL NOTE:
 PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT NOT SHOWN FOR CLARITY



Back Elevation

SCALE 1/8"=1'-0"

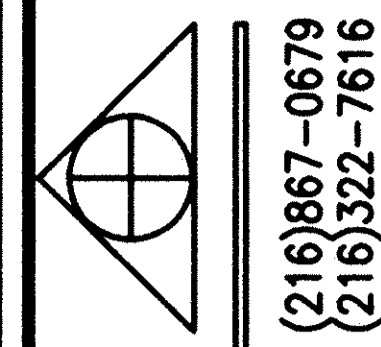


Left Elevation

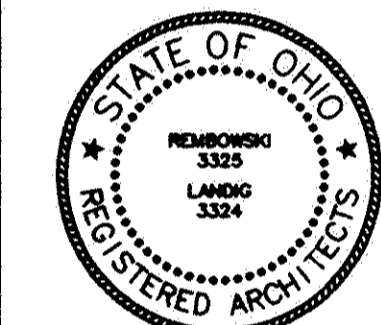
SCALE 1/8"=1'-0"

Materials Legend Finishes

| UNIT A | | UNIT D | |
|---------------|--|---------------|--------------------------------------|
| SIDING: | ANTIQUE PARLAMENT (ALSIDE VINYL SIDING) | SIDING: | MONTEREY SAND (ALSIDE VINYL SIDING) |
| TRIM: | WHITE ALUMINUM CLAD WOOD | TRIM: | WHITE ALUMINUM CLAD WOOD |
| WINDOW COLOR: | WHITE (ANDERSEN) | WINDOW COLOR: | WHITE (ANDERSEN) |
| VINYL TRIM: | ANTIQUE PARLAMENT | VINYL TRIM: | MONTEREY SAND |
| GUTTERS: | PREFINISHED 'WHITE' | GUTTERS: | PREFINISHED 'WHITE' |
| DOWNSPOUTS: | PREFINISHED ANTIQUE PARLAMENT (MATCH) | DOWNSPOUTS: | PREFINISHED MONTEREY SAND (MATCH) |
| SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' | SHINGLES: | CERTAINTED HORIZON 'WEATHERED WOOD' |



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 Oberlin, Ohio

| | |
|---------|---------------|
| REV. | Jan 18, 2001 |
| DATE | July 12, 2000 |
| JOB NO. | 9832 |
| NO. | A-5 |
| | Building C |
| | 20 of 22 |