

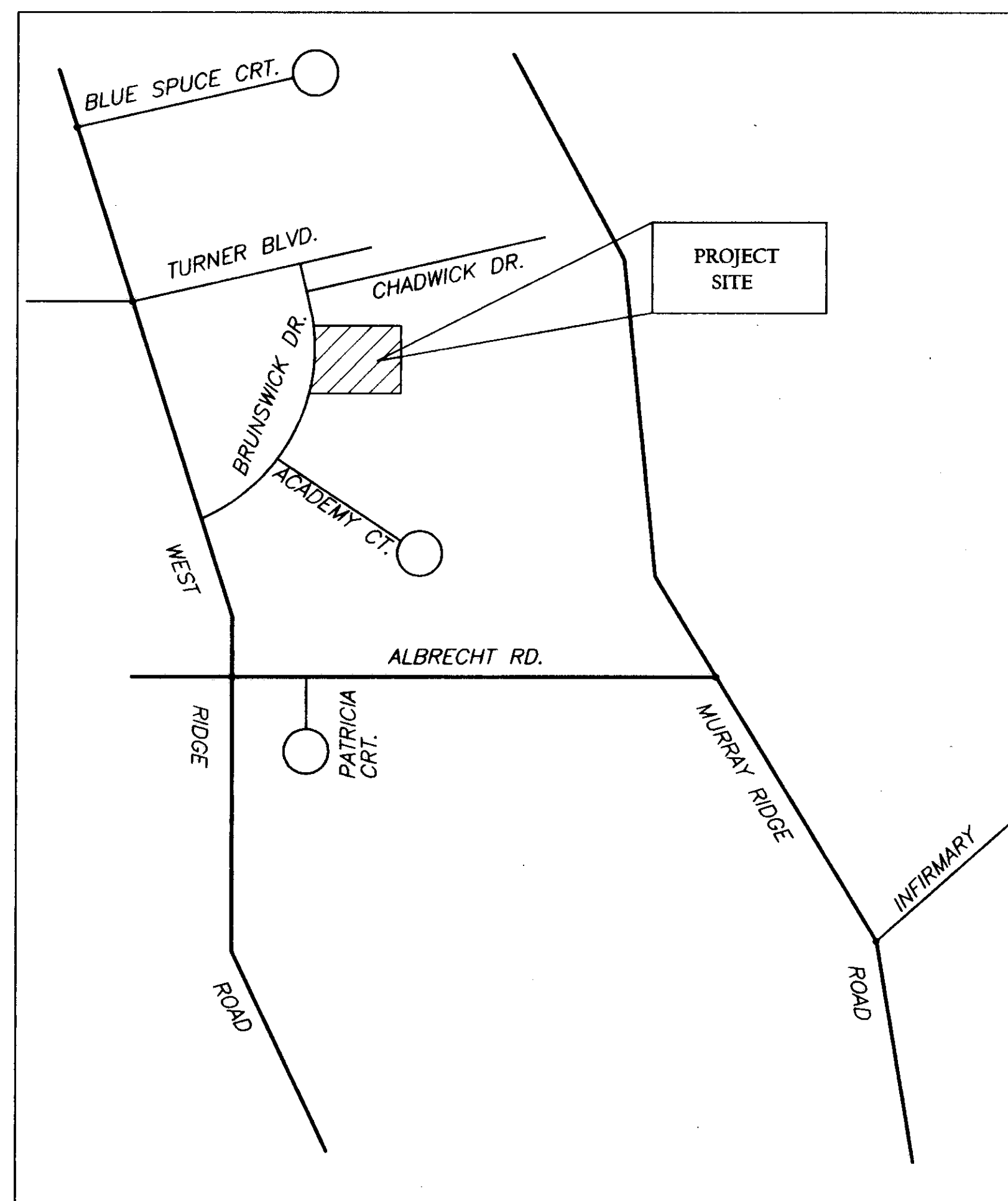
HIDDEN PARK CONDOMINIUM

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 3, WEST OF THE RIVER

CONDOMINIUM AREA

UNIT No.	AREA (S.F.)
1	996
2	1001
A	1001
3	1001
4	996
5	996
6	1001
B	1001
7	1001
8	996

PARCEL	AREA (S.F.)	COMMON AREA
PARCEL I	15,298	11,305
PARCEL II	13,834	9,841
REMAINDER		



VICINITY MAP

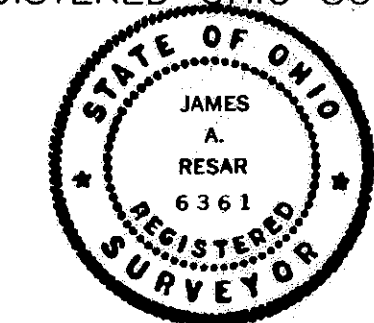
ARCHITECT AND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED *Nick E. Del Giudice*, REGISTERED ARCHITECT AND JAMES A. RESAR, REGISTERED LAND SURVEYOR HAVE PREPARED THESE DRAWINGS OF "HIDDEN PARK 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.

* Hidden Park Condominium

Nick E. Del Giudice
 NICK E. DEL GIUDICE
 REGISTERED ARCHITECT No. 3946

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



INDEX

COVER SHEET	1
SITE PLAN	2
TITLE SHEET	3
FOUNDATION PLANS	4
FLOOR PLANS	5
ROOF PLAN	6
ELEVATIONS	7 & 8
TYPICAL SECTION & DETAILS	9

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAY 11 2001
 MARK R. STEWART
 LORAIN COUNTY AUDITOR
 LORAIN COUNTY AUDITOR

MAY 14 2001
 RECEIVED FOR RECORD
 at 11:45 clock P.M. In PLAT RECORD
 VOL. 68 MARY ANN JAMISON
 PAGES 44, 45, 46, 47, 48, 49, 50, 51 + 52
 inc.
 LORAIN COUNTY RECORDER

Box: MIKE KOETH - SELF
 CALL (330) 416-6507 (CELL PHONE)
 FOR PICK-UP

REVISIONS	4-30-01	1. SHEET NUMBERS.

COVER PAGE
 FOR
 HIDDEN PARK CONDOMINIUM
 ELYRIA, OHIO

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

1/9
 02/01

750368

CITY OF ELYRIA
VOL. 1153, PG. 166

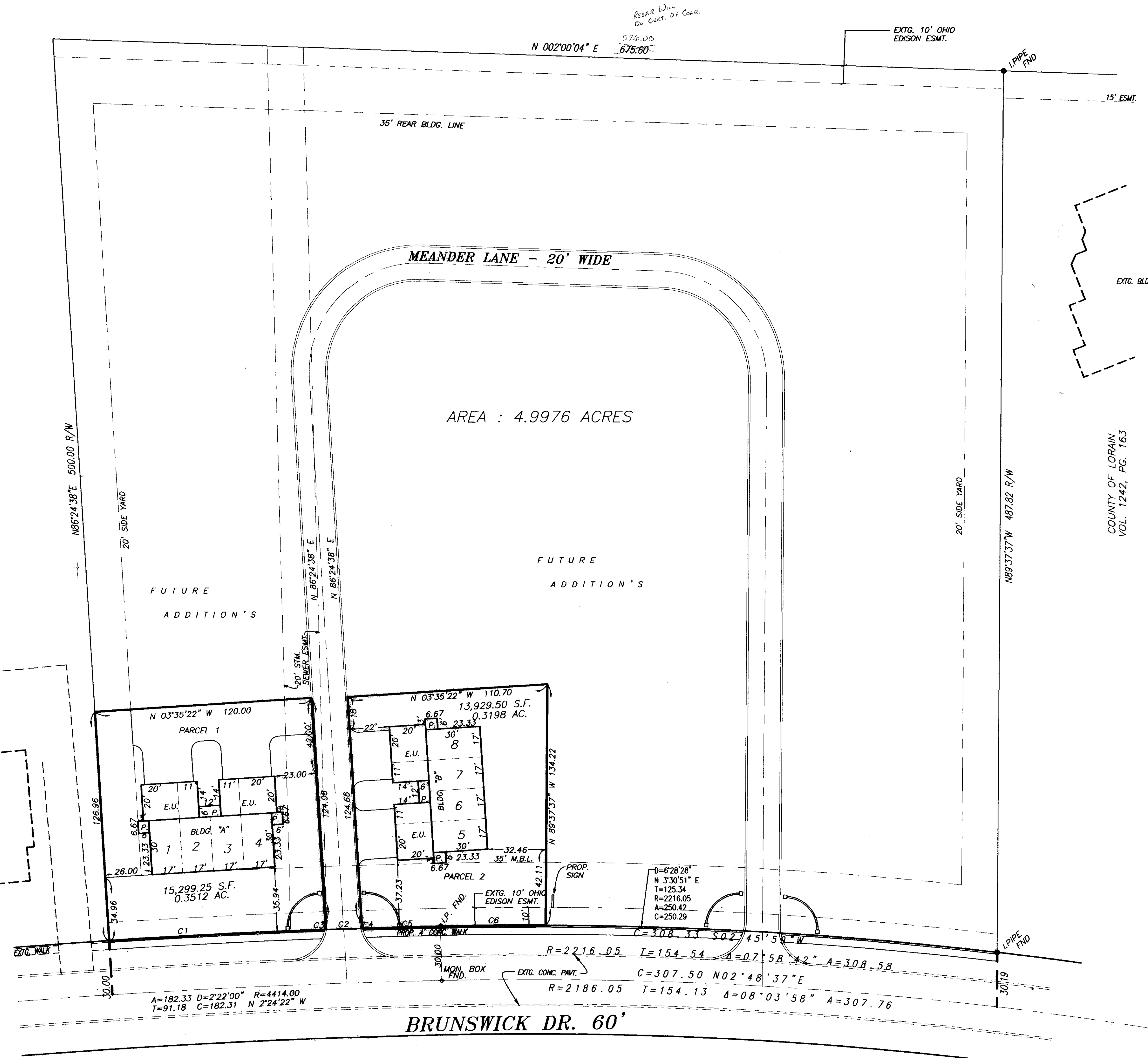
750368



Scale 1" = 30 ft
APRIL 23, 2001



WEST ELYRIA LAND DEVELOPMENT CO.
1-22-65 D.V. 901, PG. 949



CURVE DATA FOR PARCEL(S) 1 & 2

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°32'27"	S 02°49'08" E	59.76	4444.00	119.50	119.50
C2	00°16'16"	N 01°54'47" W	10.52	4444.00	21.04	21.04
C3	12°58'02"	S 87°06'21" E	2.27	20.00	4.53	4.52
C4	13°03'27"	N 79°52'55" E	2.29	20.00	4.56	4.55
C5	00°33'17"	N 01°30'00" W	21.51	4444.00	43.02	43.02
C6	01°29'59"	S 00°28'23" E	29.00	2216.05	58.00	58.00

LEGEND
E.U. - EXCLUSIVELY USED AREA
P. - PATIO

REVISIONS	DATE	DESCRIPTION
4-30-01	1	SHEET NUMBERS.

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

BUILDING "A" & "B" PLAT
FOR
HIDDEN PARK CONDOMINIUM
ELYRIA, OHIO

2/9
04/01

HIDDEN PARK CONDOMINIUMS

BY
**SWEETBRIAR
HOMES**

ELYRIA

OHIO

ARCHITECTURAL		STRUCTURAL		MECHANICAL		ELECTRICAL	
1.	TITLE SHEET	S-1					
2.	FOUNDATION PLAN 4/8 UNIT BUILDING	S-2					
3.	FLOOR PLANS	S-3					
4.	4/8 UNIT BUILDING ROOF PLAN						
5.	ELEVATIONS						
6.	ELEVATIONS						
7.	SECTIONS AND DETAILS						
8.							
9.							
10.							

	EARTH		RIGID INSUL.
	POURED FILL		ACOUSTIC TILE
	CONCRETE		STEEL
	BRICK		DRYWALL
	CONCRETE BLOCK		FIBERGLASS INS.
	SOLID MASONRY		ROUGH WOOD
	FINISH WOOD		PLYWOOD

INDEX

ADJ.	ADJUSTABLE	H.M.	HOLLOW METAL
A.C.	AIR CONDITIONING	H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
ALUM.	ALUMINUM	INSUL.	INSULATION
ALT.	ALTERNATE	LAM.	LAMINATION
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR
BLDG.	BUILDING	M.D.G.	MOLDING
C/C	CENTER TO CENTER	M.T.	METAL
C.	CENTERLINE	M.T.	MINIMUM
CAB.	CABINET	N.T.	METAL THRESHOLD
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NOM.	NOMINAL
CONC.	CONCRETE	O/C O.C.	ON CENTER
COL.	COLUMN	OPC.	OPENING
CONT.	CONTINUOUS	PT.	PAINT
DET.	DETAIL	R.A.	RETURN AIR
DWG.	DRAWING	RM.	ROOM
E.C.	ELECTRICAL CONTRACTOR	REQ'D.	REQUIRED
EL. ELEV.	ELEVATION	REIN.	REINFORCING
ELEC.	ELECTRIC(AL)	SCH.	SCHEDULE
EX. EXIST.	EXISTING	SEC.	SECTION
EXP.	EXPOSED	SPEC.	SPECIFICATIONS
F.F.	FINISHED FLOOR	THK.	TYPICAL
FIN.	FINISHED	THK.	THICKNESS
FLR.	FLOOR	T & G	TONGUE & GROOVE
G.C.	GENERAL CONTRACTOR	V.C.B.	VINYL COVE BASE
GL.	GLASS OR GLAZING	WO.	WOOD
GYP.	GYPSUM	V.C.T.	VINYL COMPOSITION TILE
HGT.	HEIGHT		

project data

USE GROUP CLASSIFICATION R3. RESIDENTIAL MULTIPLE SINGLE FAMILY.

TYPE OF CONSTRUCTION CLASSIFICATION-5B. COMBUSTIBLE/UNPROTECTED.

MEANS OF EGRESS-1 PERSON PER 200 SF GROSS TABLE 1008.1.2

MAXIMUM OCCUPANCY PER UNIT W/ FINISHED BASEMENT 9 PEOPLE.

BEDROOMS ARE PROVIDED W/ EGRESS WINDOWS DBBC 1010.4

(1) EXIT REQUIRED. MINIMUM OF (2) PROVIDED PER UNIT.

GENERAL BUILDING LIMITATIONS TABLE 503.

R3/5B ALLOWABLE 2 STORY, 35', 12,000 SQ. FT WITH INCREASES.

FIRE SEPARATION WALLS

BETWEEN UNITS-1 HOUR PER DBBC 310.5

BETWEEN GARAGE AND UNIT-1 HOUR PER DBBC 407.4 AND 711.D.

INTERIOR FINISHES SHALL COMPLY WITH DBBC CHAPTER 8.

ACCESSIBILITY-UNITS SHALL BE ADAPTABLE PER FHAG DBBC 1103.1

PARTITIONS SEPARATING UNITS SHALL HAVE AN STC GREATER THAN 45 DBBC 1214.D.

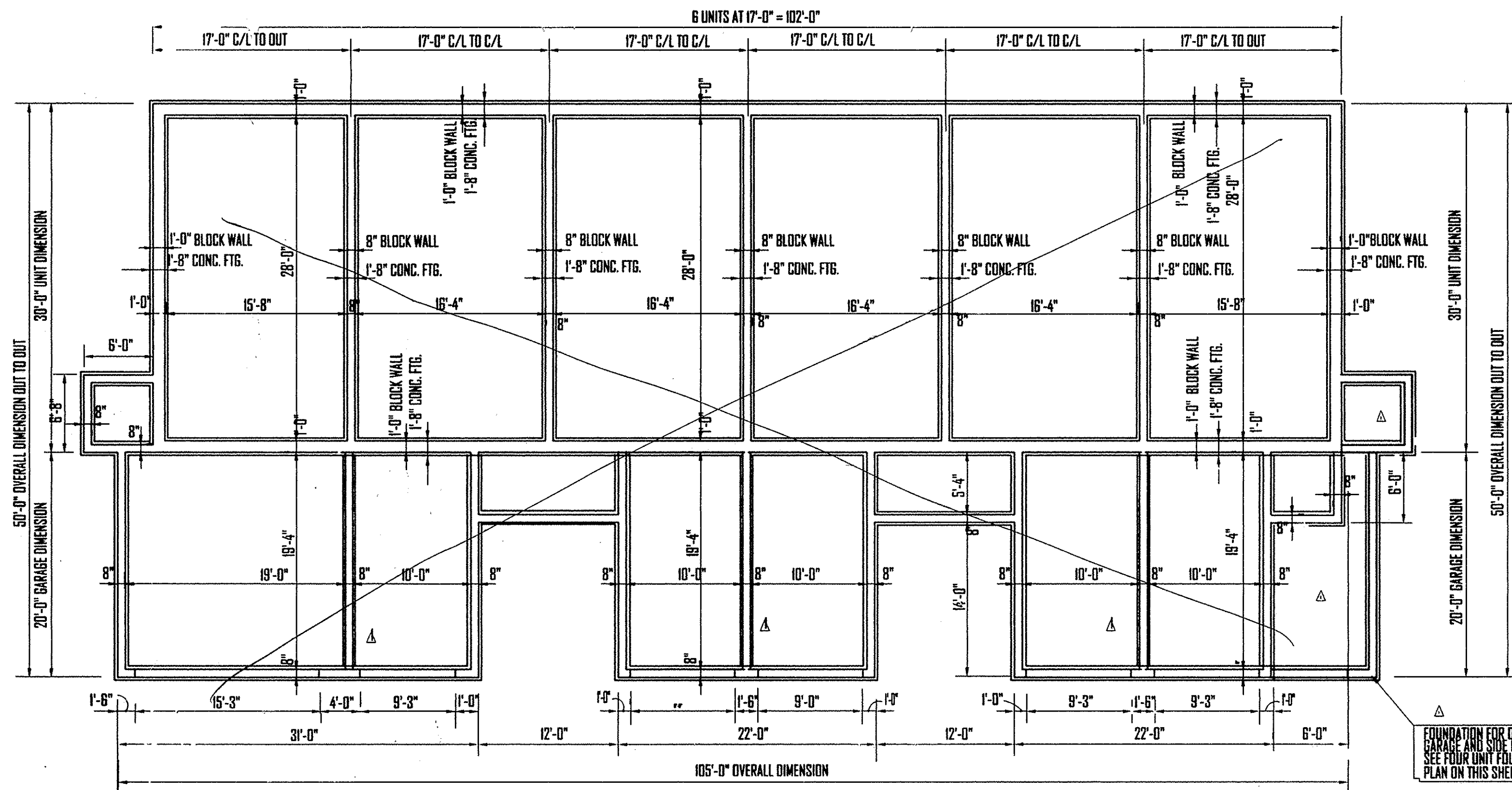
REVISIONS	DATE
PER OWNER	5/9/00

ARCHITECTS
DESIGNERS
21980 LORAIN ROAD
ELYRIA, OHIO 44121
216-331-5045

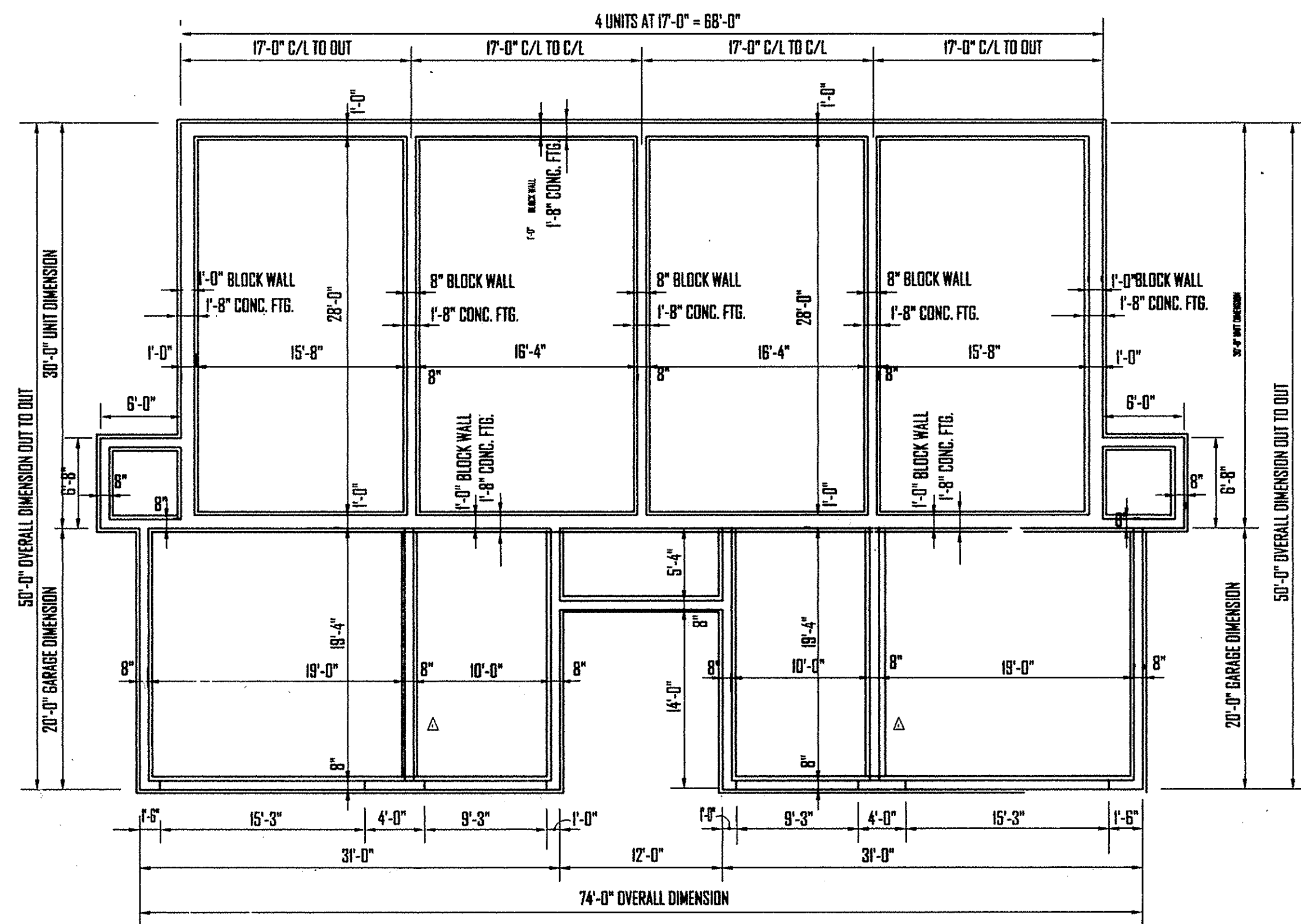
REGISTERED ARCHITECT
NICK E. DEL GIUDICE
3946

SCALE: 1/8"=1'
DATE: 11/99 9950
PROJECT:

3 OF 9



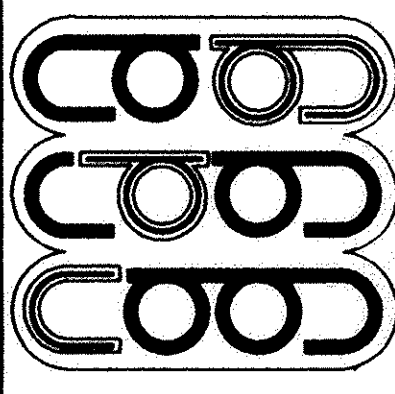
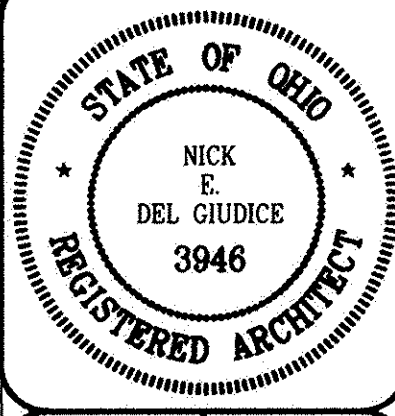
FOUNDATION PLAN 6 UNIT BUILDING
SCALE 1/8" = 1'-0"



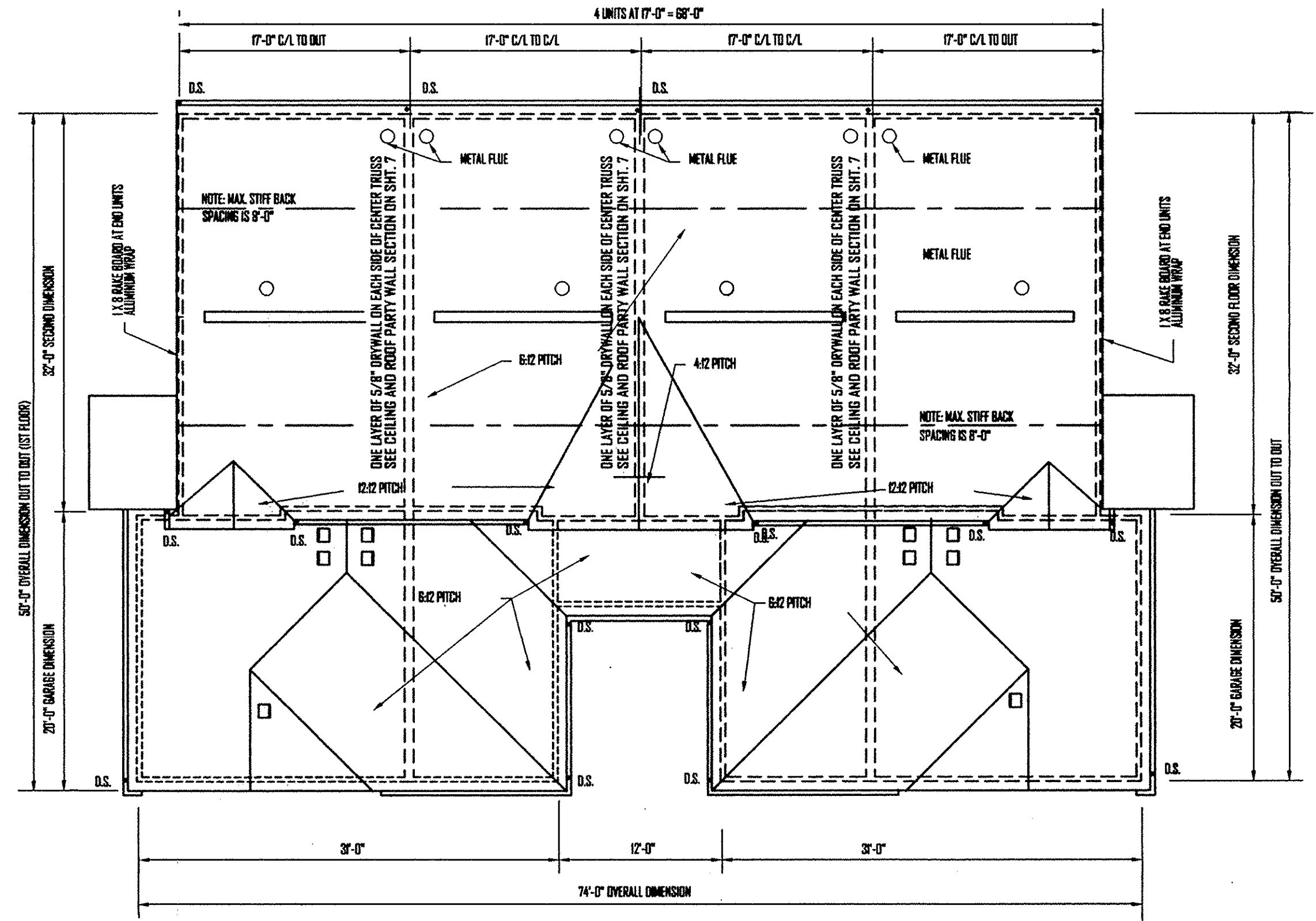
FOUNDATION PLAN 4 UNIT BUILDING
SCALE 1/8" = 1'-0"

STRUCTURAL NOTES

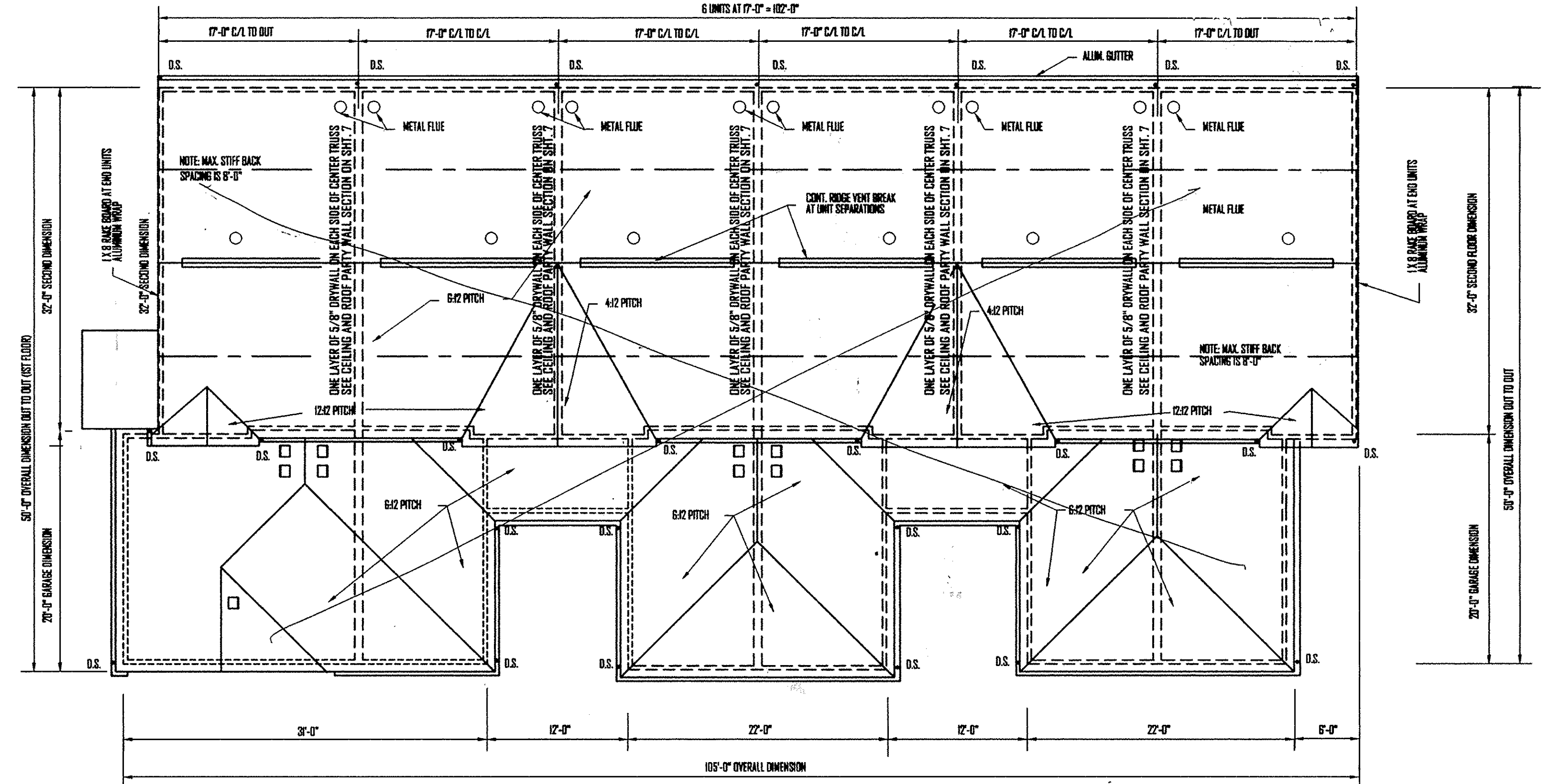
- DESIGN SOIL PRESSURE P.S.F. - TO BE VERIFIED IN THE FIELD BY A REGISTERED DESIGN PROFESSIONAL PER SECTION 1804.1 OBBC.
- FINISH FIRST FLOOR ELEVATION NOTED - EXISTING FLOOR PLAN IS EQUAL TO ACTUAL REFERENCE ELEVATION.
- FOOTINGS ARE TO BE AT ELEVATIONS ON PLAN OR TO FIRM UNDISTURBED BEARING SOIL OF DESIGN CAPACITY, WHICH EVER IS LOWER.
- STEP FOOTINGS WHERE REQUIRED AT A RATIO OF 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0".
- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR DECKING IS IN PLACE OR BASEMENT WALLS ARE PROPERLY GRADED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 EXCEPT STIRRUP AND TIES WHICH SHALL CONFORM TO ASTM A-615 GRADE 40.
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST A.C.I. CODE AND DETAILING MANUAL UNLESS OTHERWISE DETAILED OR NOTED ON THE STRUCTURAL DRAWINGS.
- CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS OTHERWISE NOTED.
- LAP ALL BAR SPLICES 36 BAR DIAMETERS (15 MINIMUM) UNLESS OTHERWISE NOTED.
- CONCRETE EXPOSED TO WEATHER AND/OR DE-ICER SHALL CONTAIN (+/- 2%) ENTRAINED AIR BY VOLUME.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 TO DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. CODES AND SPECIFICATIONS.
- SHOP CONNECTIONS SHALL BE RIVETED (3/4" DIAMETER ASTM A-324) FRICTION TYPE OR WELDED UNLESS OTHERWISE NOTED.
- FIELD CONNECTIONS SHALL BE BOLTED (3/4" DIAMETER ASTM A-324) FRICTION TYPE OR WELDED UNLESS OTHERWISE NOTED.
- ASSEMBLY OF ASTM A-325 BOLTS SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-430 BOLTS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND STRUCTURAL JOINTS, LATEST EDITION.
- BEAM BEARING ON MASONRY SHALL HAVE ANGLE WALL ANCHORS AS SHOWN IN A.I.S.C. MANUAL EXCEPT THAT THESE ANCHORS SHALL BE WELDED OR RIVETED TO THE BEAM.
- WORK STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL FOR NAILER HOLES AND ARCHITECTURAL CLEARANCES REQUIRED.
- CONCRETE SHALL BE 3000 LBS. GRADE AT 28 DAYS.
- TEST CYLINDERS FOR CONCRETE STRESS AND STRENGTH SHALL BE MADE PER THE OWNER'S REQUIREMENT.
- STRUCTURAL ELEMENTS OF WOOD SHALL BE CONSTRUCTION GRADE DOUGLAS FIR (200 LBS. FIBER STRESS, OR WHITE WOODS).
- ALL PLYWOOD OR D.S.B. SHEATHING SHOWN SHALL BE GLUED WITH WATERPROOF TYPE GLUES.
- DESIGN LOADS:
FLOORS LIVE LOAD 40 LBS PER SQ. FT., DEAD LOAD 15 LBS PER SQ. FT.
ROOF LIVE LOAD 25 LBS. PER SQ. FT., DEAD LOAD 10 LBS. PER SQ. FT.
ROOF TRUSSES TOP CHORD LIVE LOAD 30 LBS. PER SQ. FT.,
TOP CHORD DEAD LOAD 10 LBS. PER SQ. FT., BOTTOM CHORD
DEAD LOAD 5 LBS PER SQ. FT., WIND LOAD 25 LBS. PER SQ. FT.
INWARDS AND OUTWARDS DEAD LOAD AS SPECIFIED ABOVE.
- SNOW LOADS INCLUDING FLAT ROOF SNOW LOADS, UNBALANCED SNOW LOADS, INTERSECTING DRIFTS AND SLIDING SNOW WERE CONSIDERED DESIGN.
- WIND LOADS (EXPOSED "B") 80 M.P.H. MIN 10 LBS. PER SQ. FT.
- SEISMIC LOADS WERE CONSIDERED IN THE DESIGN IMPORTANCE I.D.
- THE AMERICAN INSTITUTE OF ARCHITECTS "INSTRUCTION TO BIDDERS" A.I.A. DOCUMENT A701 AND "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" A.I.A. DOCUMENT A201 ARE CONSIDERED TO BE PART OF THIS SPECIFICATIONS TO THE SAME EXTENT AS IF BOUND HEREIN.

DATE	6/8/00
REVISIONS	1 PER OWNER
	
ARCHITECTS PLANNERS DESIGNERS	
21380 LORAIN ROAD ELYRIA OHIO 44024 216-331-6045	
FOUNDATION PLAN HIDDEN PARK CONDOMINIUMS BY SWEETBRIAR HOMES	
	
SCALE	DRAWN
1/8"=1'	
DATE	PROJECT
11/99	9950
4 OF 9	

- PREFABRICATED FLOOR AND ROOF TRUSSES**
GENERAL NOTES AND SPECIFICATIONS:
1. ALL TRUSS SHOP DRAWINGS SHALL BE SEALED BY STRUCTURAL ENGINEER REGISTERED IN OHIO WHO SHALL SUBMIT DESIGN DATA FOR APPROVAL BY ARCHITECT.
 2. ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST "DESIGN SPEC. FOR METAL PLATE CONNECTED WOOD TRUSSES".
 3. DELIVERY, HANDLING AND ERECTION SHALL BE ACCORDANCE WITH THE "QUALITY CONTROL MANUAL FOR LIGHT PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE.
 4. TRUSS HANGERS, ENDERS, AND SPECIAL TRUSSES TO SUPPORT CONCENTRATED LOADS OR HEAVY IMPACT LOADS SHALL BE THE RESPONSIBILITY OF THE FACTORY.
 5. TRUSS MANUFACTURER SHALL VERIFY DEPTH AND SPACING OF TRUSSES TO SAFELY SUPPORT DESIGN LOADS LISTED.
 6. MAX. DEFLECTION OF TRUSS UNDER LIVE LOADS SHALL NOT EXCEED 1/360 OF SPAN.
 7. CHAMBER TRUSSES FOR DEAD LOADS.
 8. ALL TRUSSES SHALL BEAR A MIN. OF 34-7/8" PM SUPPORTS.
 9. CONNECTOR PLATES SHALL BE STRUCTURAL GRADE "A" HOT DIPPED GALV. STEEL CONFORMING TO ASTM A446 AND A525.



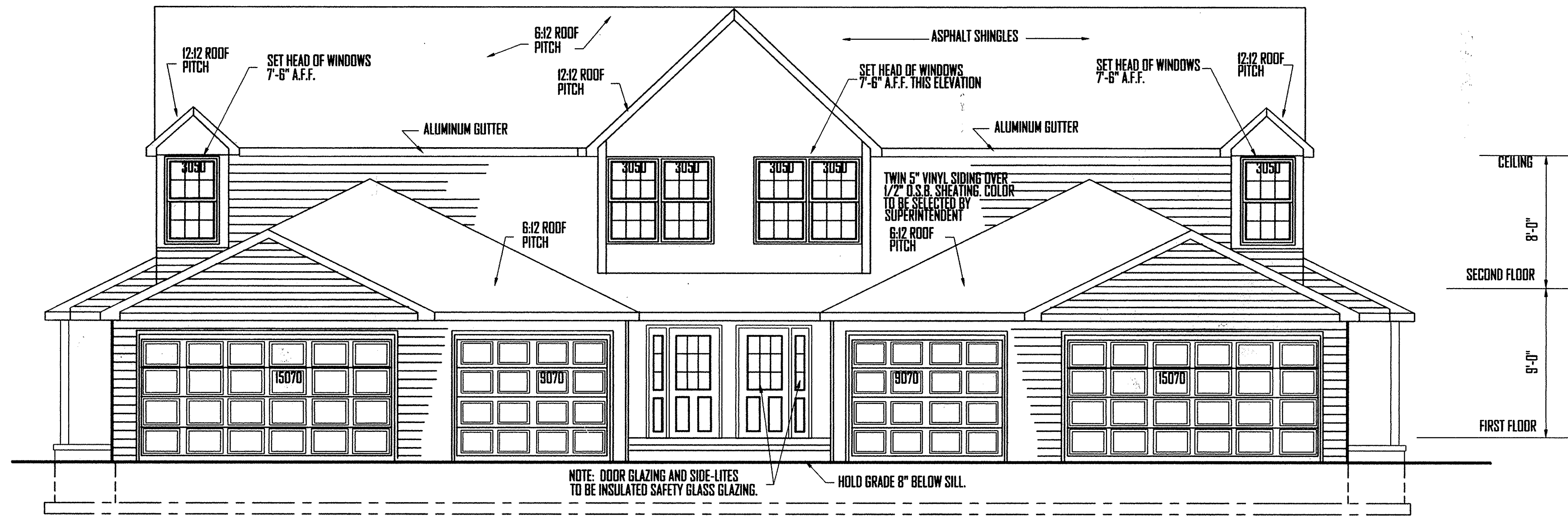
4 UNIT BUILDING ROOF PLAN
 SCALE 1/8" = 1'-0"



6 UNIT BUILDING ROOF PLAN
 SCALE 1/8" = 1'-0"

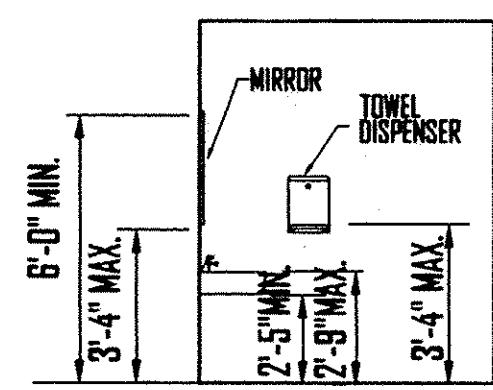
- ROOF PLAN GENERAL NOTES**
1. ALL ROOF PITCHES ARE 6:12 EXCEPT AS OTHERWISE NOTED.
 2. ALL ROOF TRUSSES ARE SPACED AT 7'-0" O.C.
 3. ALL SHEATING TO BE 1/2" EXTERIOR GRADE.
 4. ALL OVERHANGS TO BE 6" EXCEPT MAIN GABLE ENDS WHICH SHALL BE FLUSH WITH 2 X 8 RAKES.
 5. PROVIDE TRUSS BRACING AS RECOMMENDED BY TRUSS MANUFACTURER.

DATE	
REVISIONS	
ARCETTI PLANNERS DESIGNERS 21380 LORAIN ROAD ELVIRA, OHIO 43012 216-331-6045	
REGISTERED ARCHITECT NICK E. DEL GIUDICE 3946	
SCALE 1/8" = 1'	DRAWN
DATE 11/98	PROJECT 5850
6 OF 9	

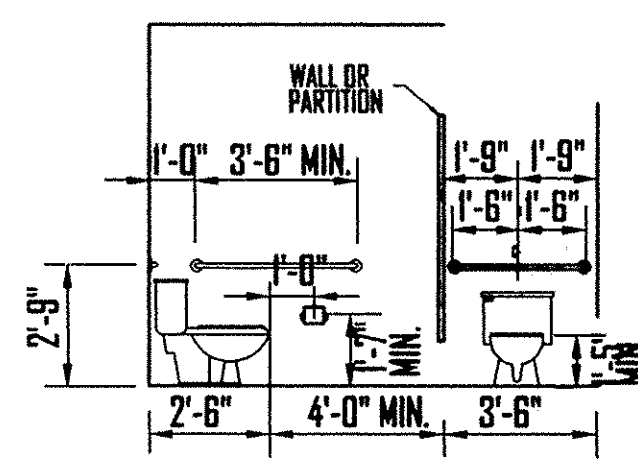


4 UNIT FRONT ELEVATION

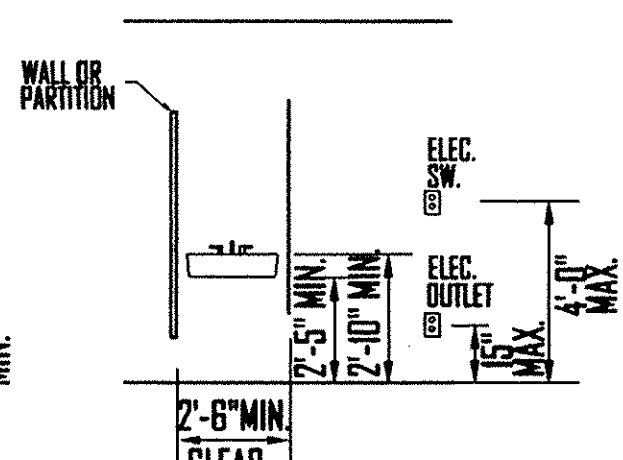
SCALE 1/4" = 1'-0"



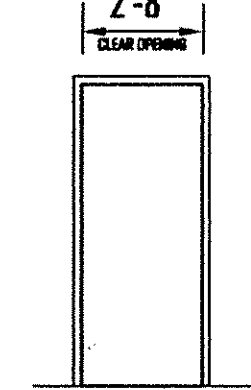
SIDE ELEVATION
SCALE 1/4" = 1'-0"
(OPP. HAND SHOWN)



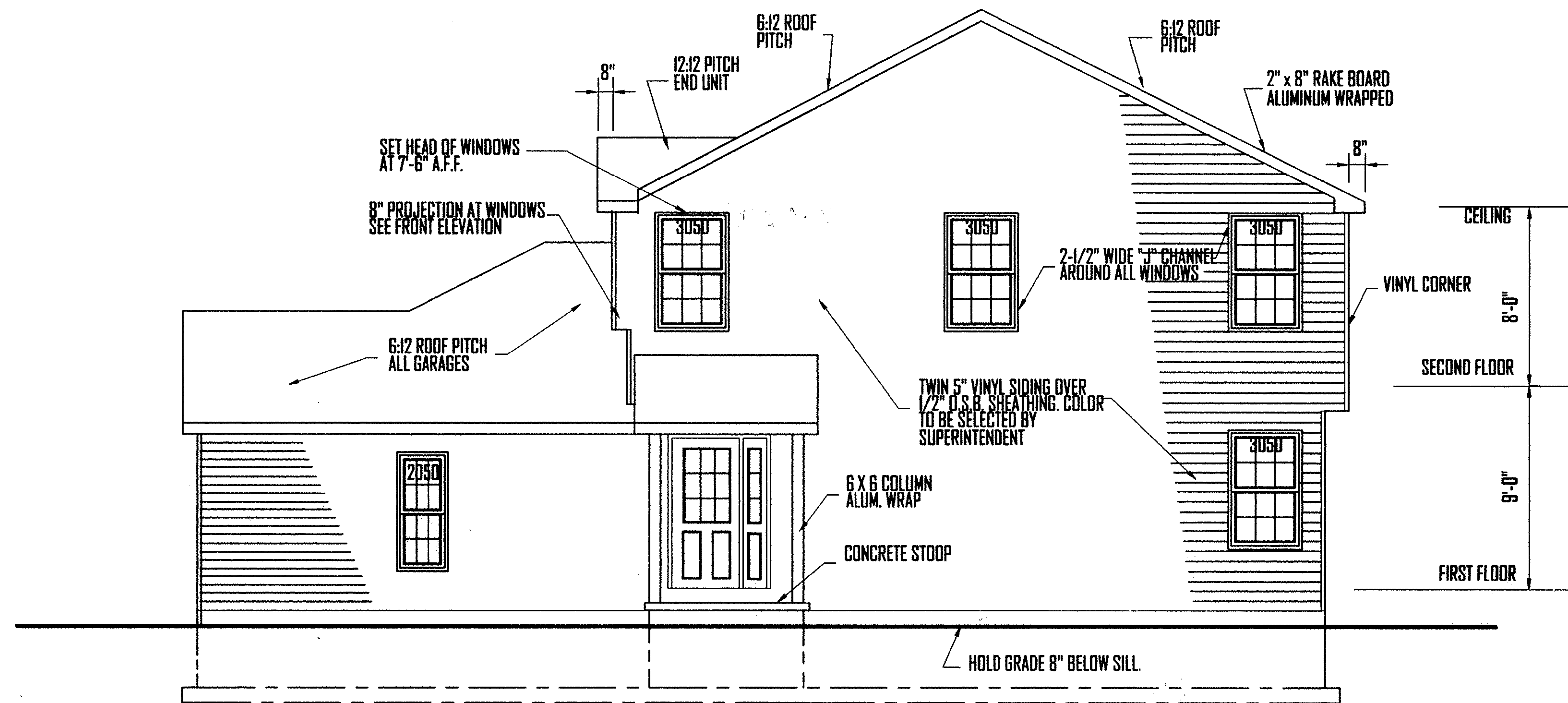
WATER CLOSET
SCALE 1/4" = 1'-0"



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



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

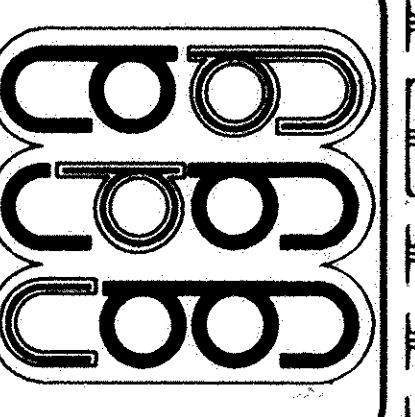


RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

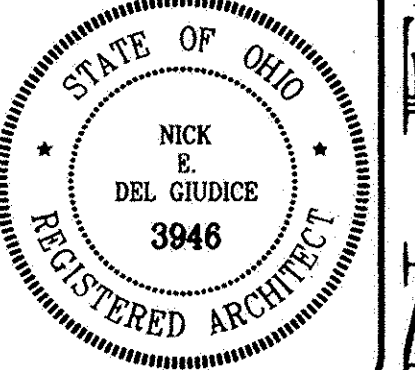
(89504ELE4)

REVISIONS	DATE



ARCHITECTS
DESIGNERS
 216-331-6045
 216-331-6045
 OHIO, 44126
 FAIRVIEW PARK
 FAIRVIEW PARK

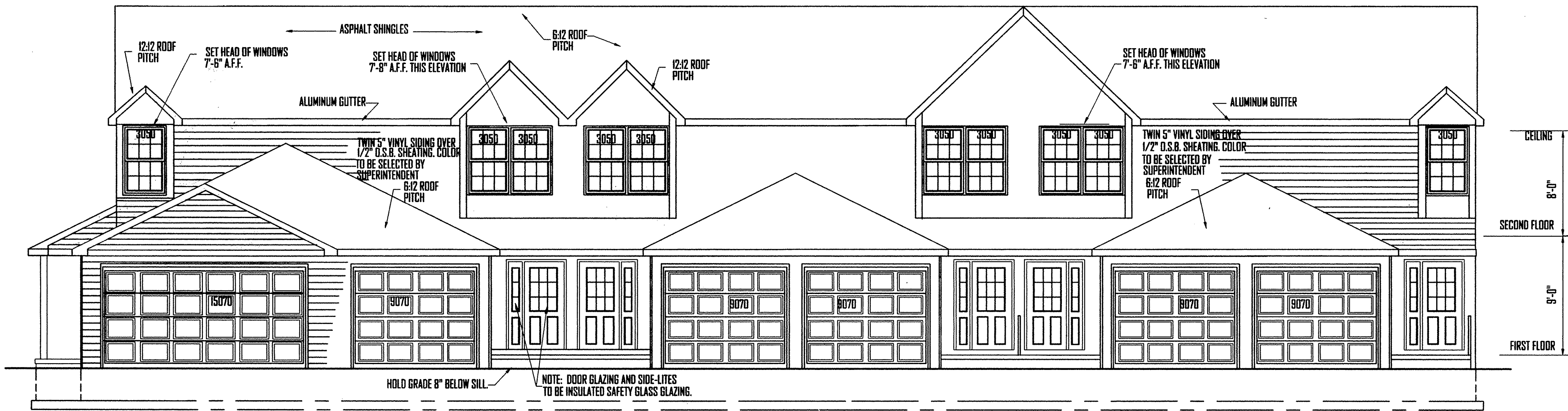
ELEVATIONS
 HIDDEN PARK CONDOMINIUMS
 BY
 SWEETBRIAR HOMES
 OHIO
 ELYRIA



SCALE 1/4"=1'	DRAWN
DATE 1/88	PROJECT 8850

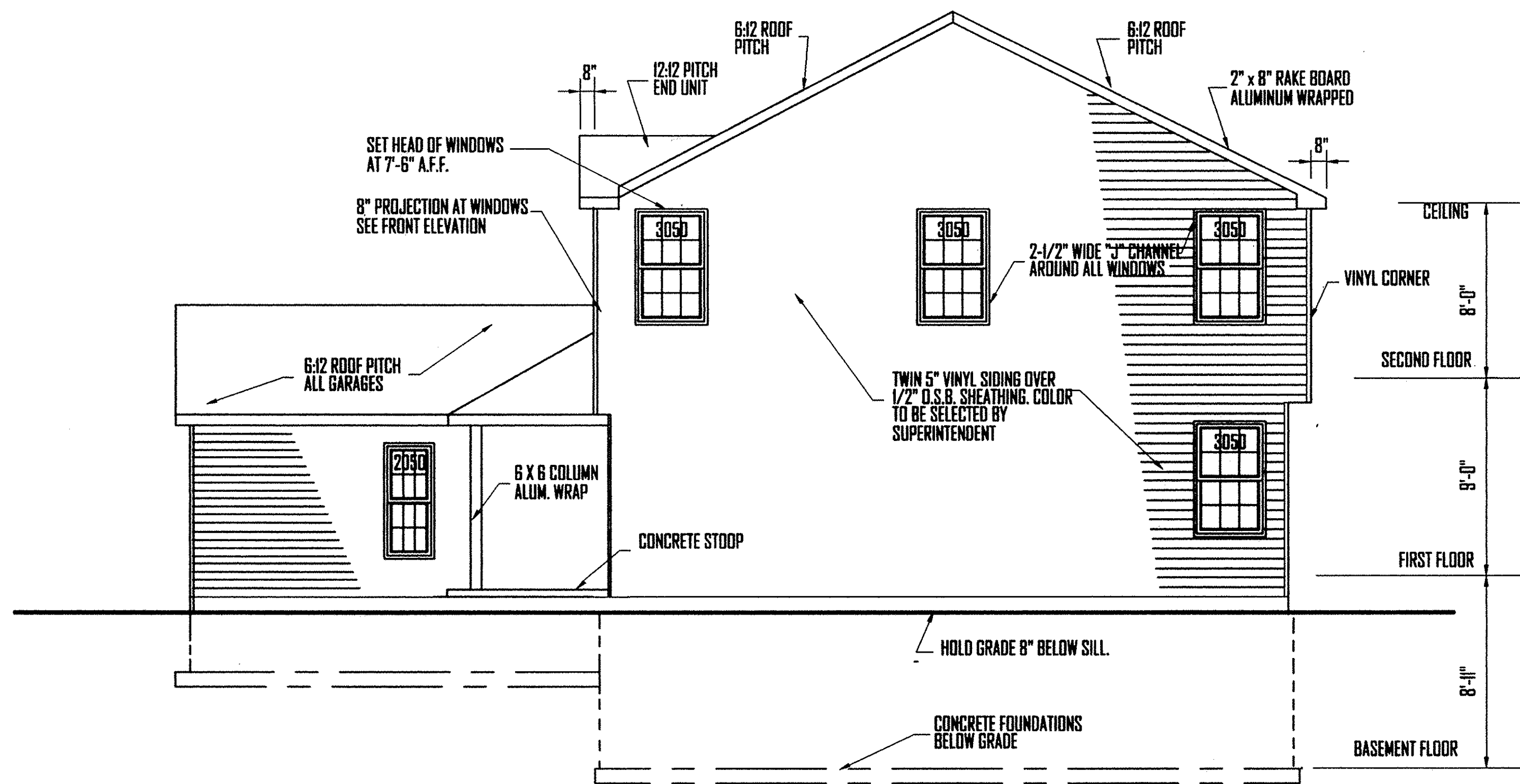
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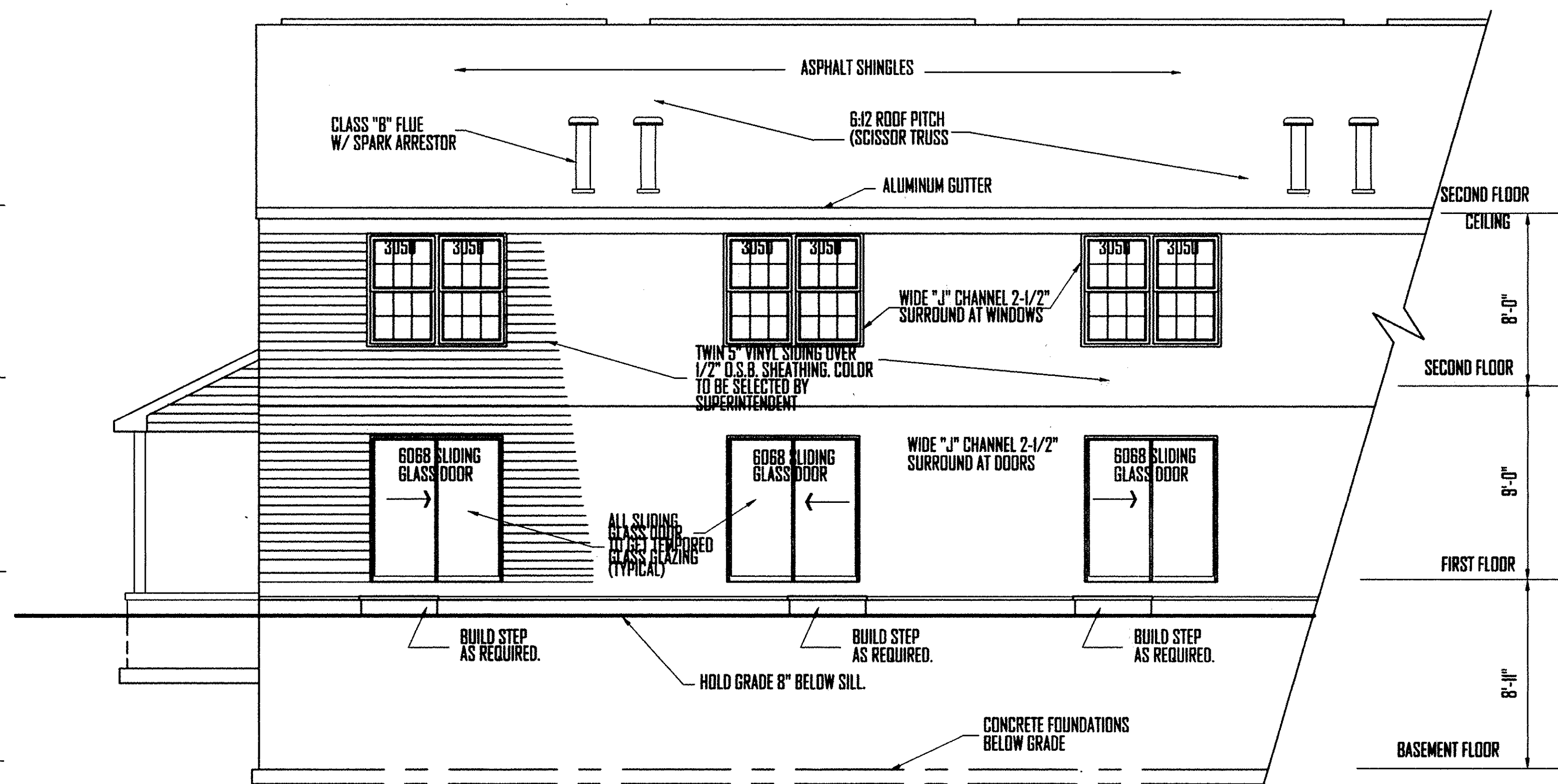
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

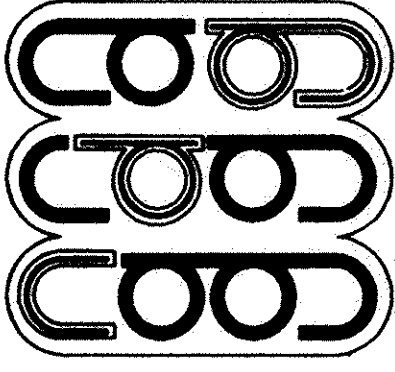
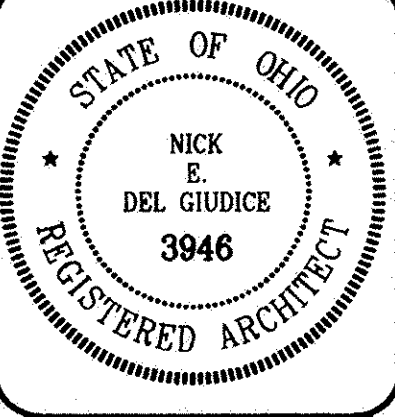
SCALE 1/4" = 1'-0"



REAR ELEVATION

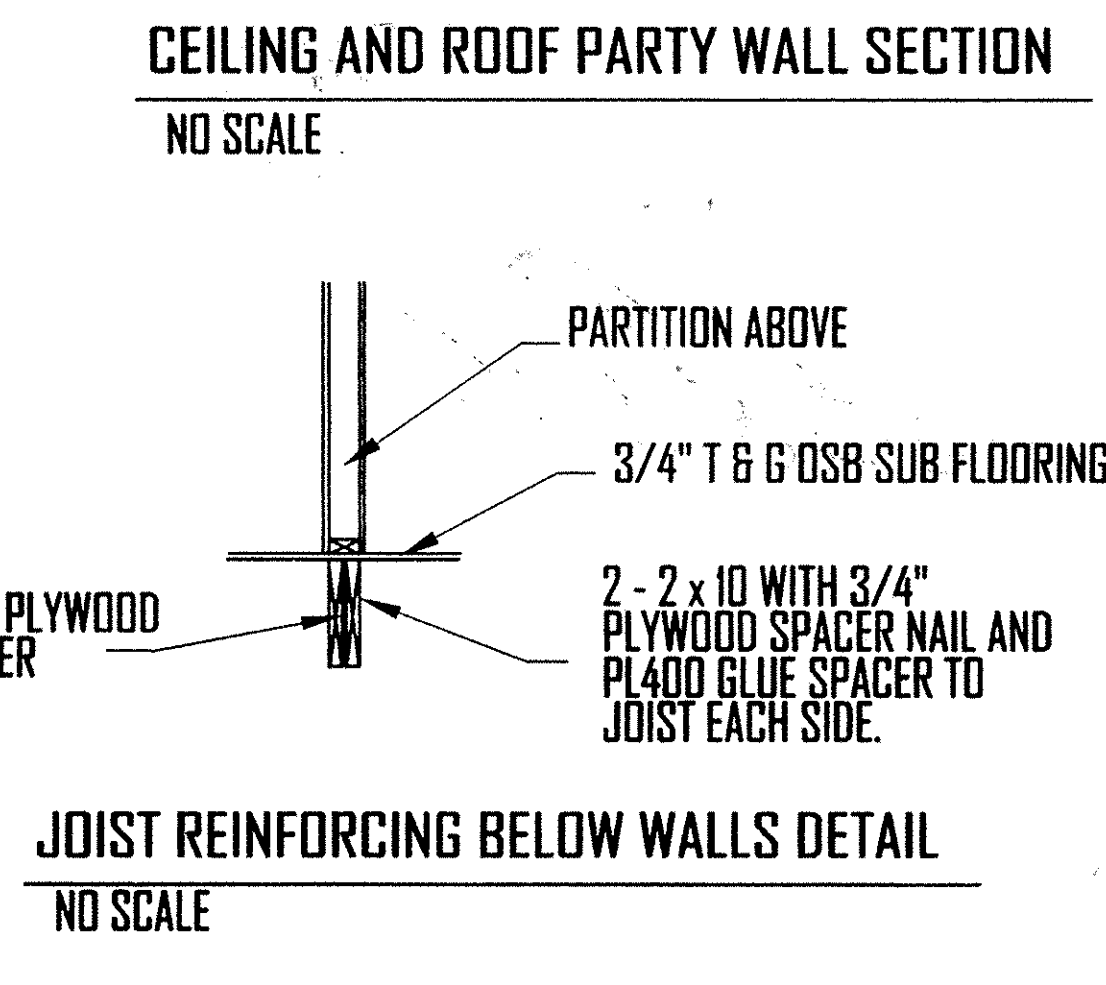
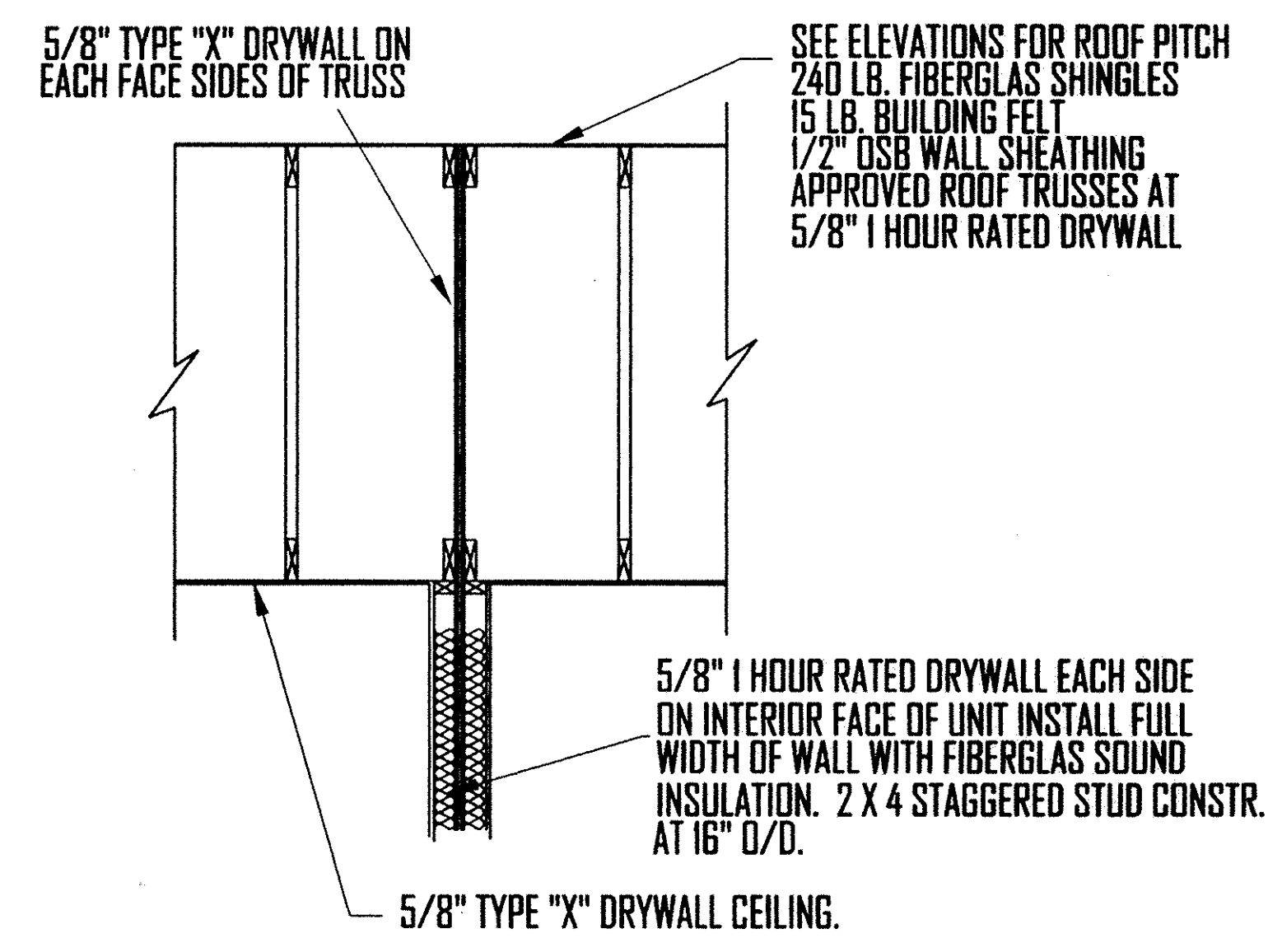
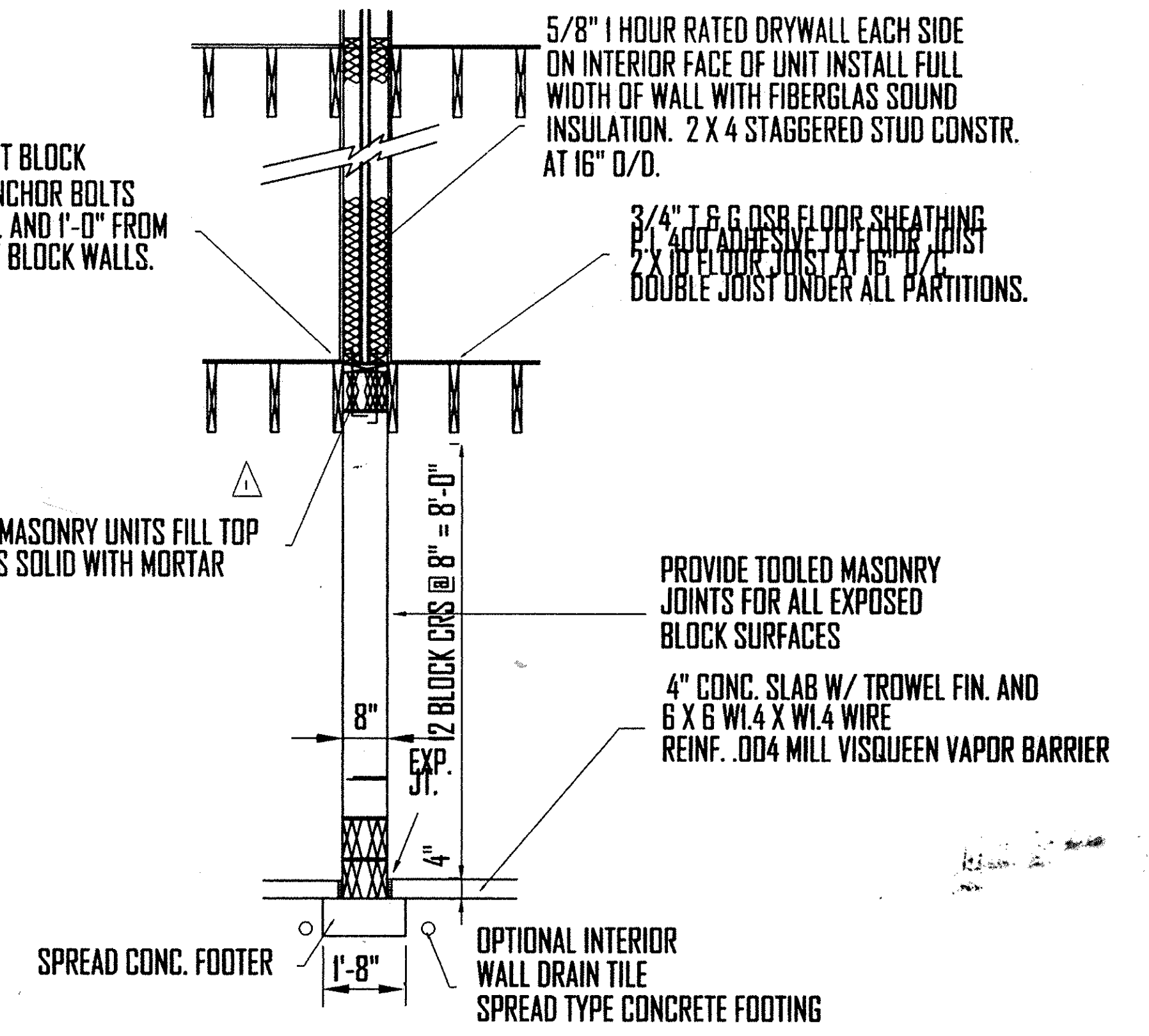
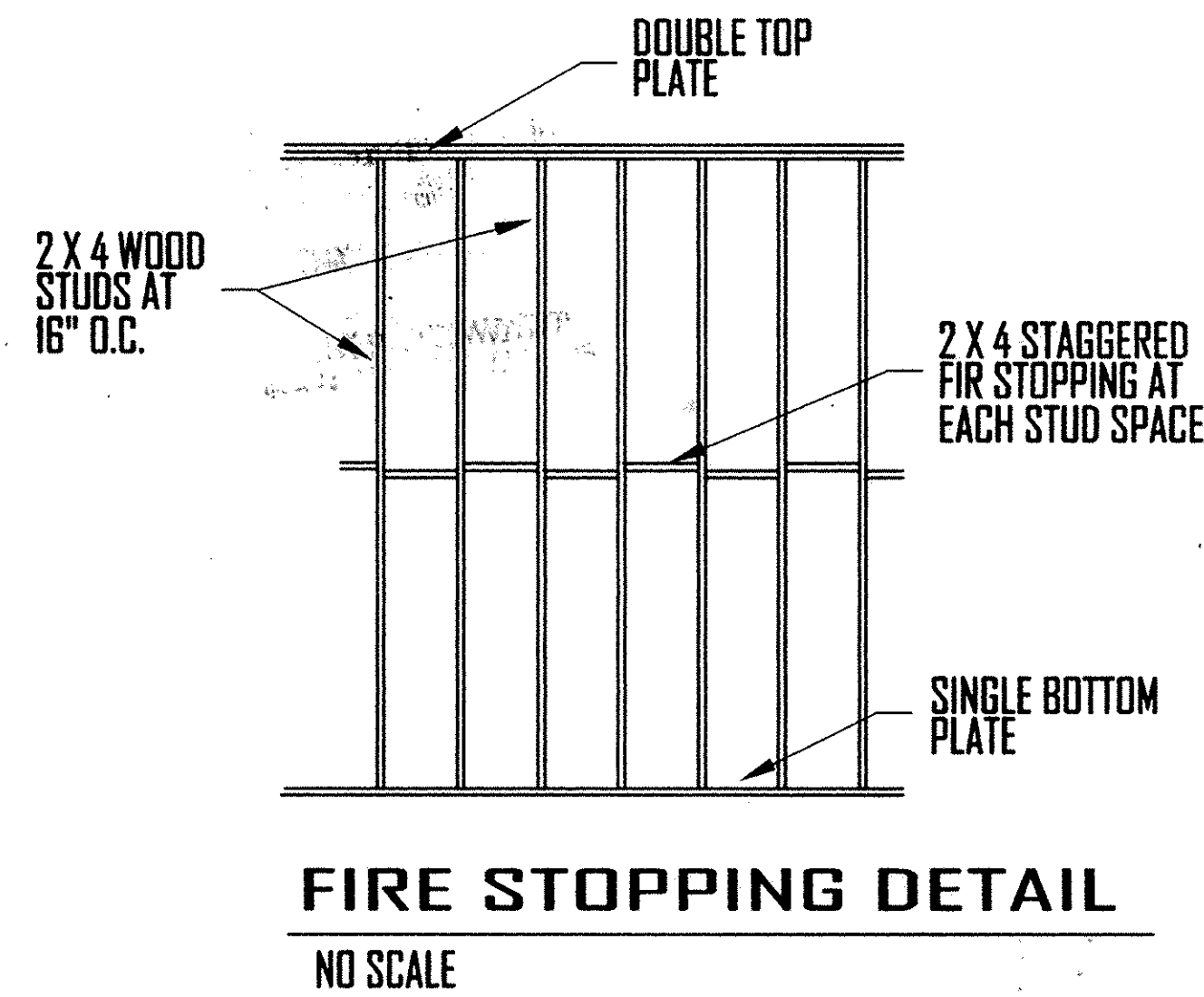
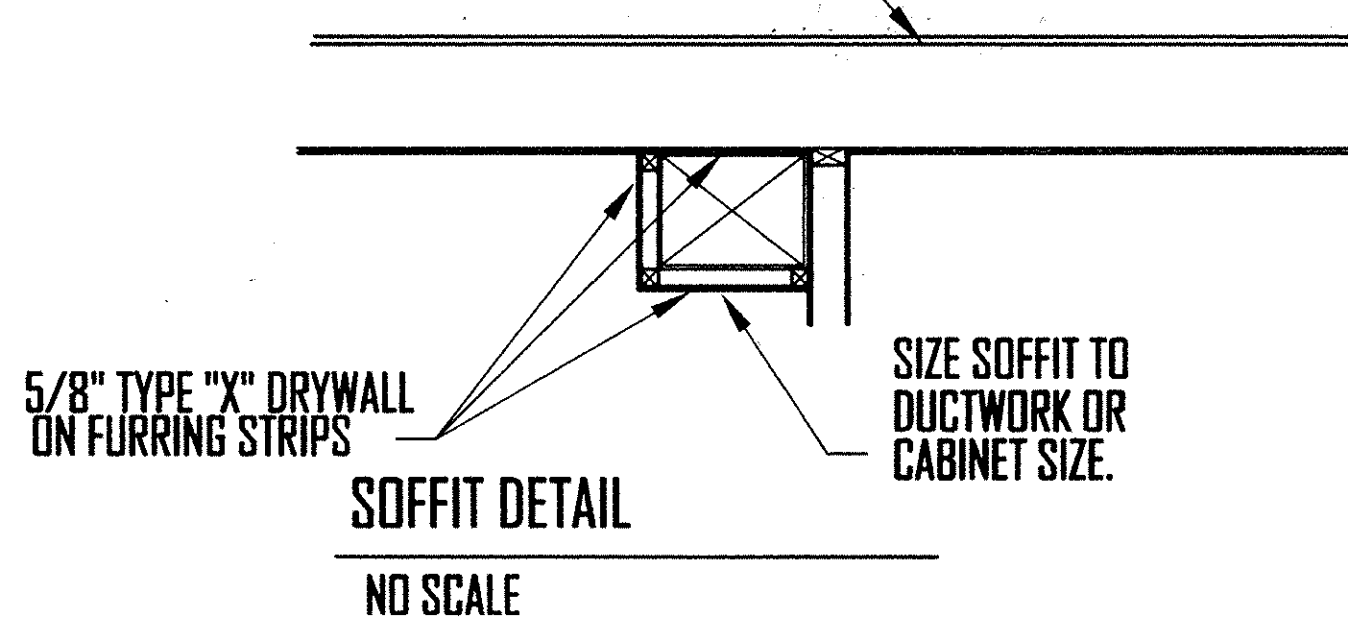
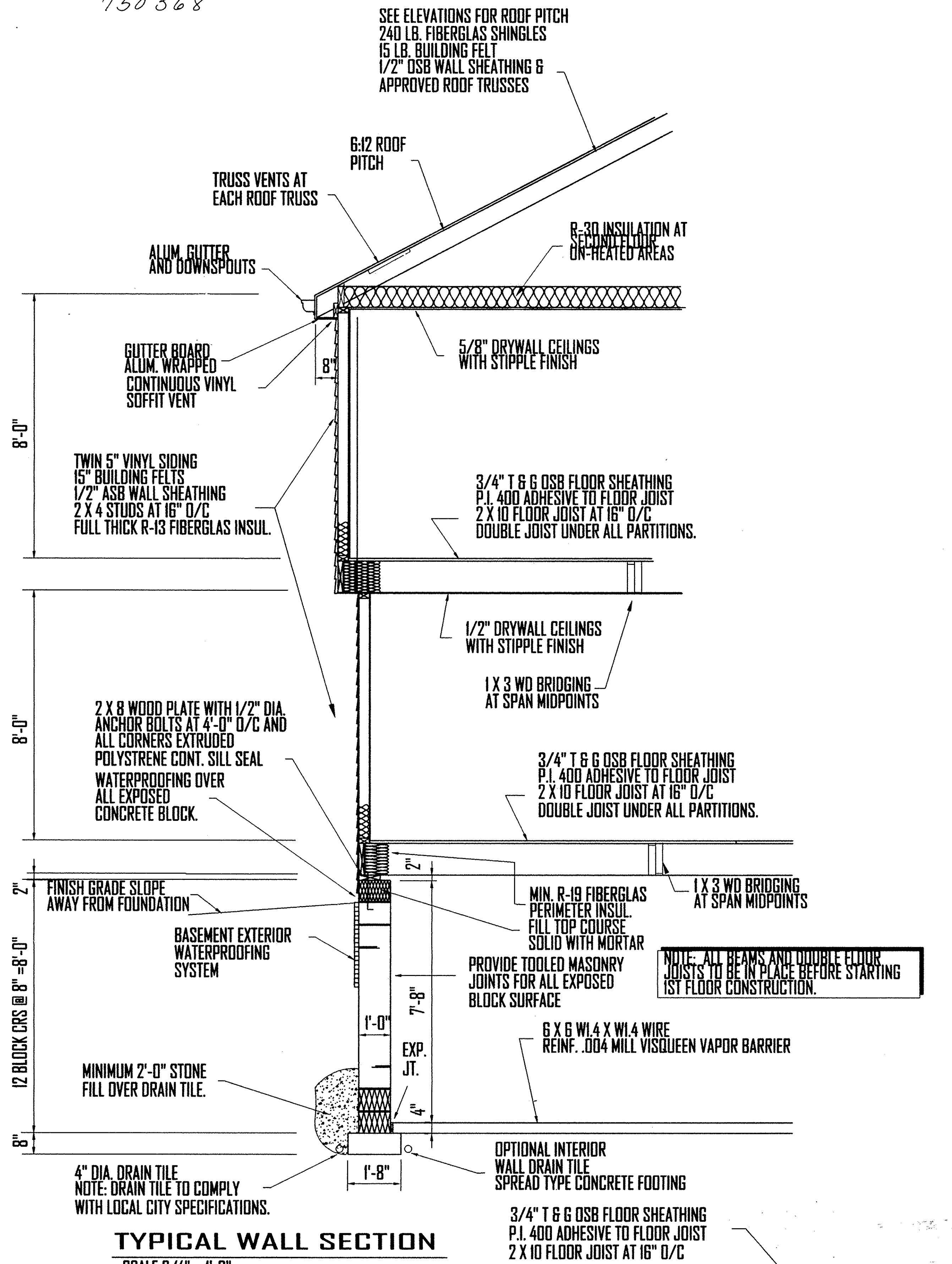
SCALE 1/4" = 1'-0"

REAR ELEVATION FOR BOTH 4 UNITS & 6 UNITS ARE SIMILAR

DATE	6/1/00
REVISIONS	ADD REAR ELEVATION
	
ARC ELITE PLANNERS DESIGNERS 21380 LORAIN ROAD FAIRVIEW PARK OHIO, 44126 216-331-5045	
<small>WE ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. OUR DRAWINGS AND SPECIFICATIONS ARE PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. WE DO NOT WARRANT ANY CONTRACTS OR AGREEMENTS MADE BY OTHERS.</small>	
ELEVATIONS	OHIO
HIDDEN PARK CONDOMINIUMS	BY
SWEETBRIAR HOMES	ELYRIA
	
SCALE	DRAWN
1/4"=1'	
DATE	PROJECT
11/99	9850
8 OF 9	

750368

750368



DATE	6/9/00
REVISIONS	PER OWNER
ARCHITECTS AND PLANNERS DESIGNERS 21380 LORAIN ROAD FAIRVIEW PARK OHIO, 44126 216-331-5045	
SECTIONS & DETAILS	OHIO
HIDDEN PARK CONDOMINIUMS	ELYRIA
BY SWEETBRIAR HOMES	
SCALE	DRAWN
1/4" = 1'	
DATE	PROJECT
11/99	9950
9 OF 9	