

VICINITY MAP
NTS

SHEET INDEX	SHEET
PLAN, WEST HALF	1
PLAN, EAST HALF	2
DETAILS	3 THRU 6

LEGEND
LIMITED COMMON AREA

THE COTTAGES AT SAVANNAH CONDOMINIUM PHASE 8

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE COTTAGES AT SAVANNAH CONDOMINIUM PHASE 8" AS SHOWN HEREON AND CONTAINING 0.8152 ACRES OF LAND IN ORIGINAL LOT NO. 28 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF STONEY RIDGE ROAD HAVING A BEARING OF N.30°44'00"W, AND ARE TO BE USED TO DENOTE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET IN PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAPONEK & ASSOCIATES INC.

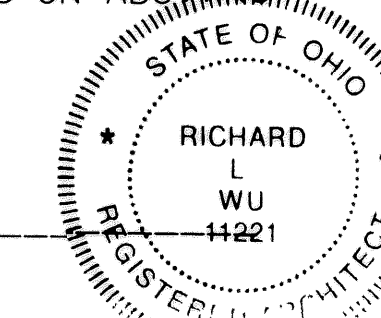
By:
DANE A. HAPONEK, REG. SURVEYOR NO. S-6211



CERTIFICATION

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

RICHARD LEE WU, REG ARCHITECT NO. 11221



NOTE:

UNITS NUMBERS 48 THRU 55, AS PHASE 8 OF THE CONDOMINIUM PLAN, HAVE EXCLUSIVE USE AREAS WHICH ARE PATIOS, DRIVES, PORCHES AND AN AREA (3) FEET AROUND THE FOUNDATION, DRIVES, PATIOS AND PORCHES.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE

APR 25 2002

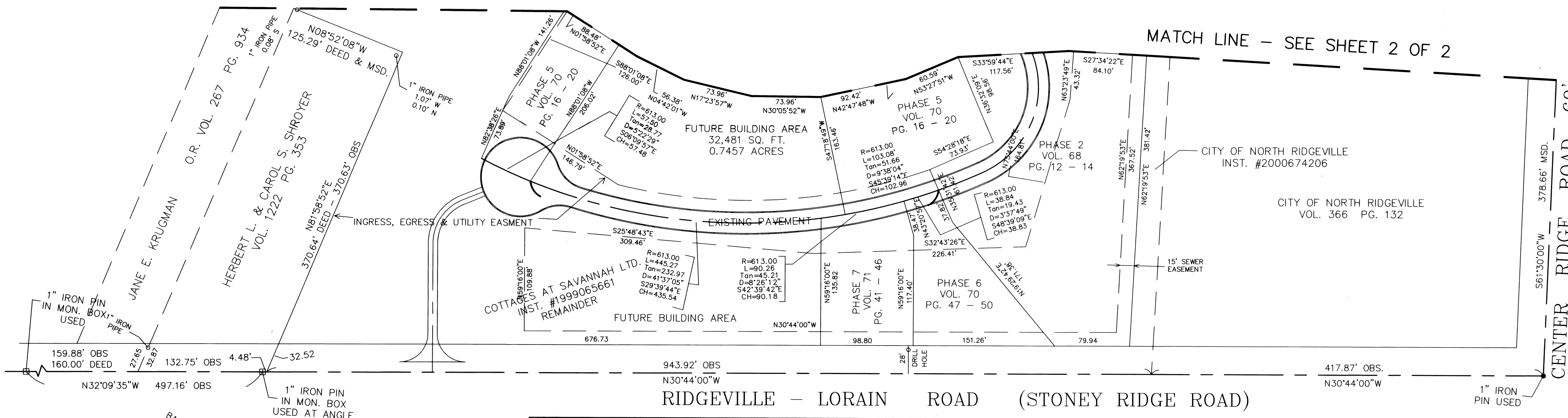
MARK R. STEWART
LORAIN COUNTY AUDITOR

APR 25 2002

RECEIVED FOR RECORD
at 9:30 o'clock A.M. in PLAT RECORD
VOL. 71 MARY ANN JAMISON
PAGE 56, 57 Lorain County Recorder
58,59,60,61 in 254 B.H.

MATCH LINE - SEE SHEET 2 OF 2

MATCH LINE - SEE SHEET 2 OF 2



○ DENOTES: 5/8" IRON PIN FOUND

GRAPHIC SCALE
0 25 50 75 100
SCALE: 1" = 50'

BASED ON THE CENTERLINE OF STONEY RIDGE ROAD HAVING A BEARING OF N.30°44'00"W

REVISIONS	DATE	DESCRIPTION

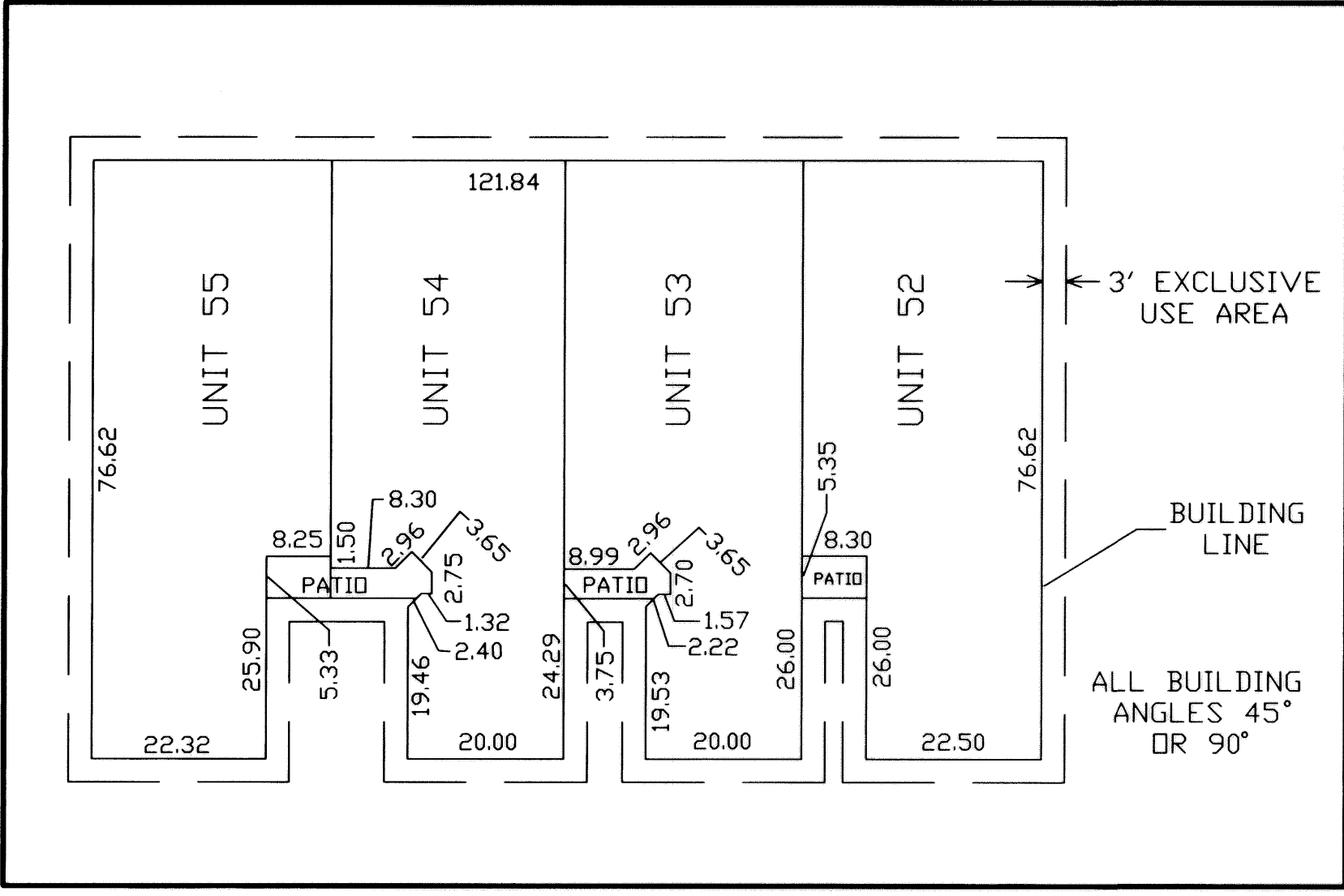
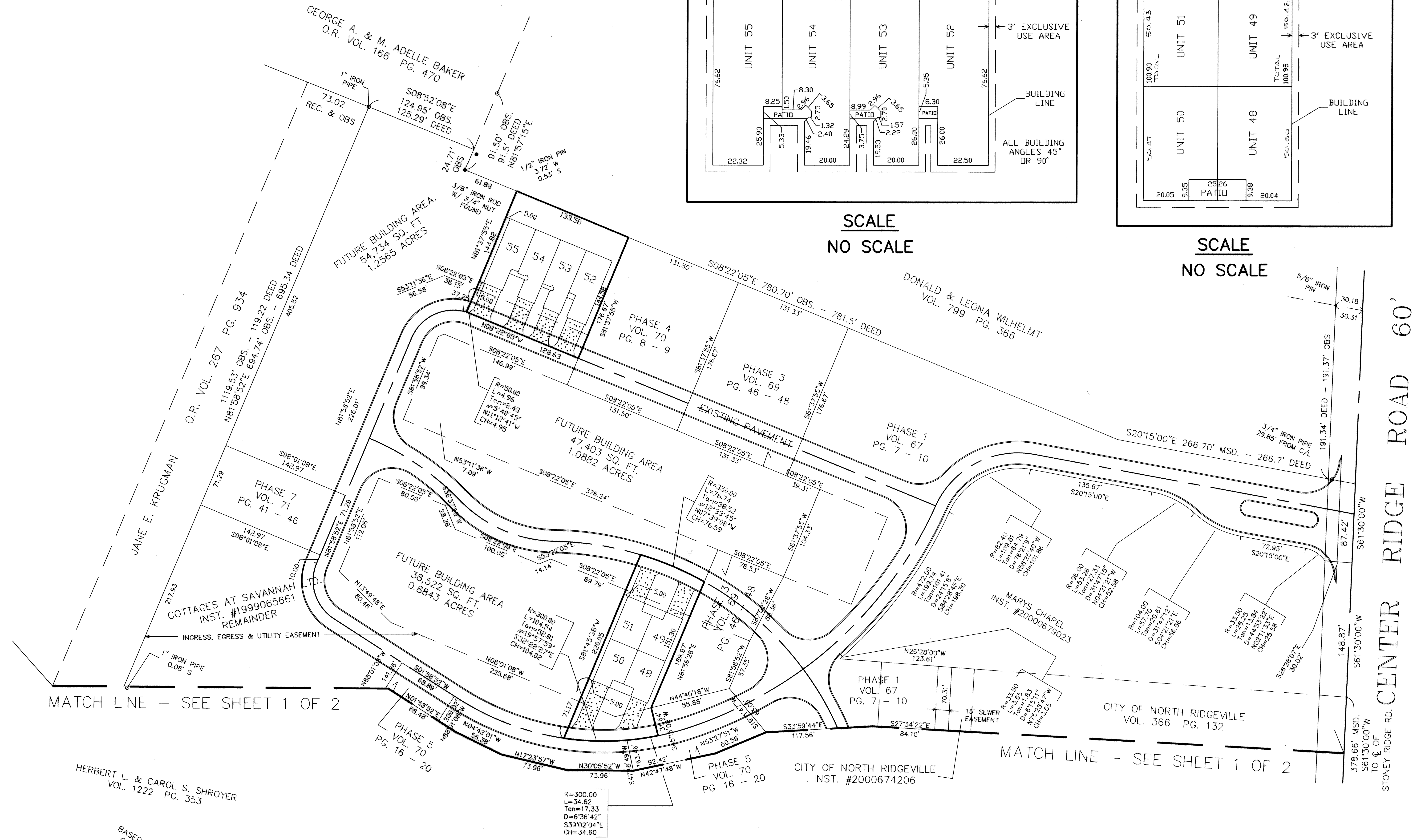
THE COTTAGES AT SAVANNAH CONDOMINIUM PHASE 8

OF PART OF ORIGINAL RIDGEVILLE TWP. SECTION NO. 28
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

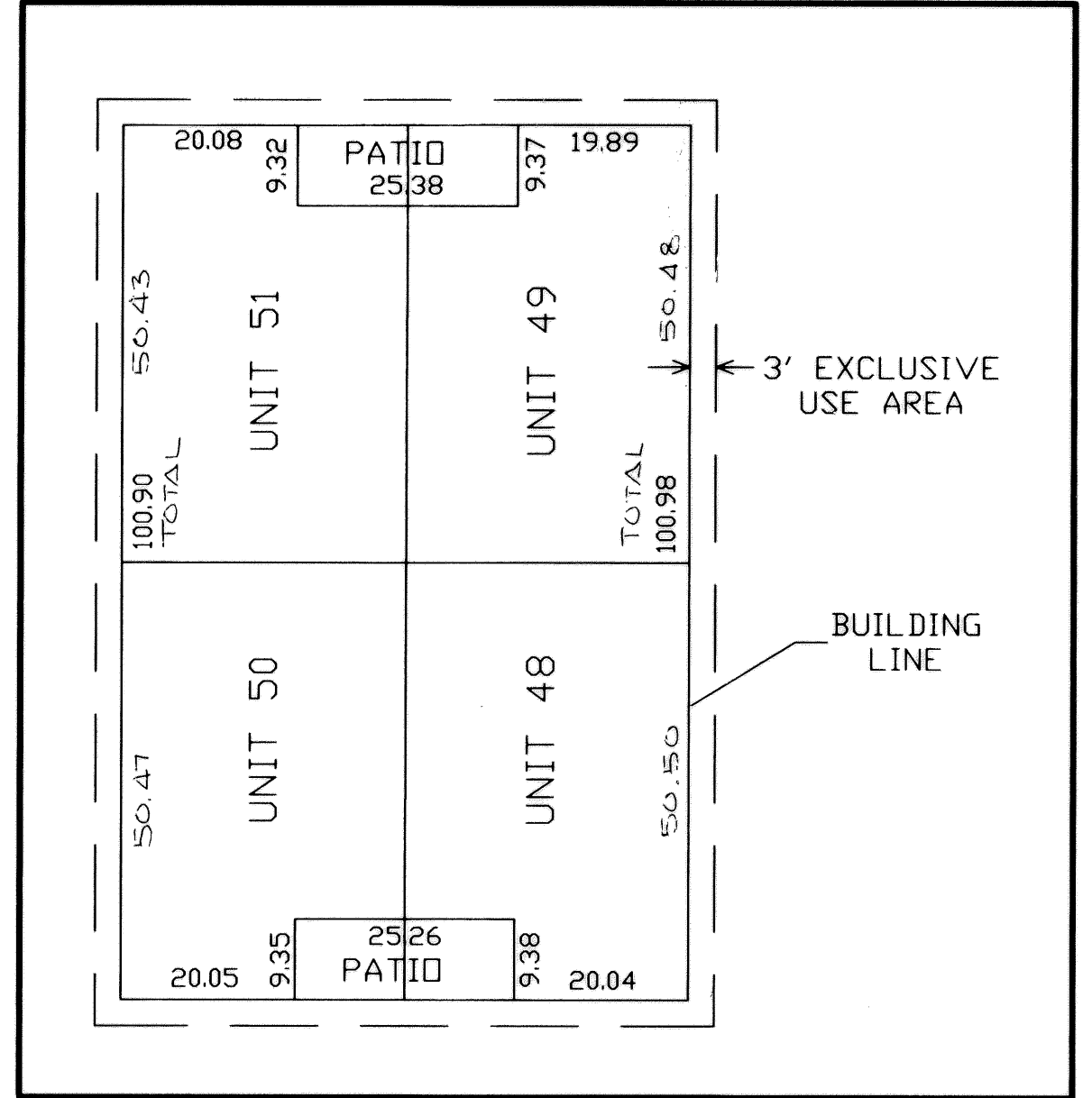
HAPONEK & ASSOCIATES INC.
ENGINEERS AND SURVEYORS

5444 STONEY RIDGE RD.
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 327-4776

1
6
MARCH
2002



SCALE
NO SCALE



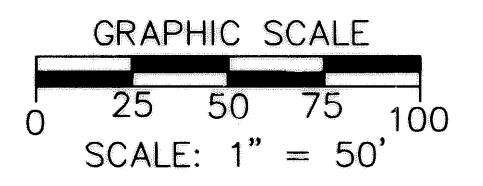
SCALE
NO SCALE

MATCH LINE - SEE SHEET 1 OF 2

MATCH LINE - SEE SHEET 1 OF 2

CENTER RIDGE ROAD 60'

O DENOTES: I.P. FOUND



BASED ON THE CENTERLINE OF STONEY RIDGE ROAD HAVING A BEARING OF N.30°44'00\"/>

REVISIONS		

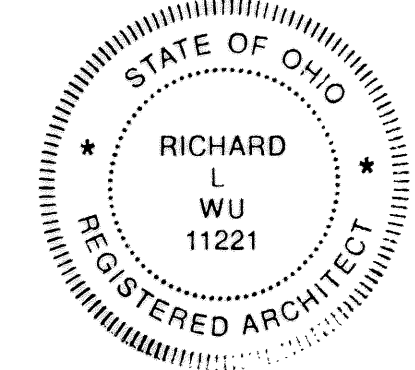
**THE COTTAGES AT SAVANNAH
CONDOMINIUM PHASE 8**

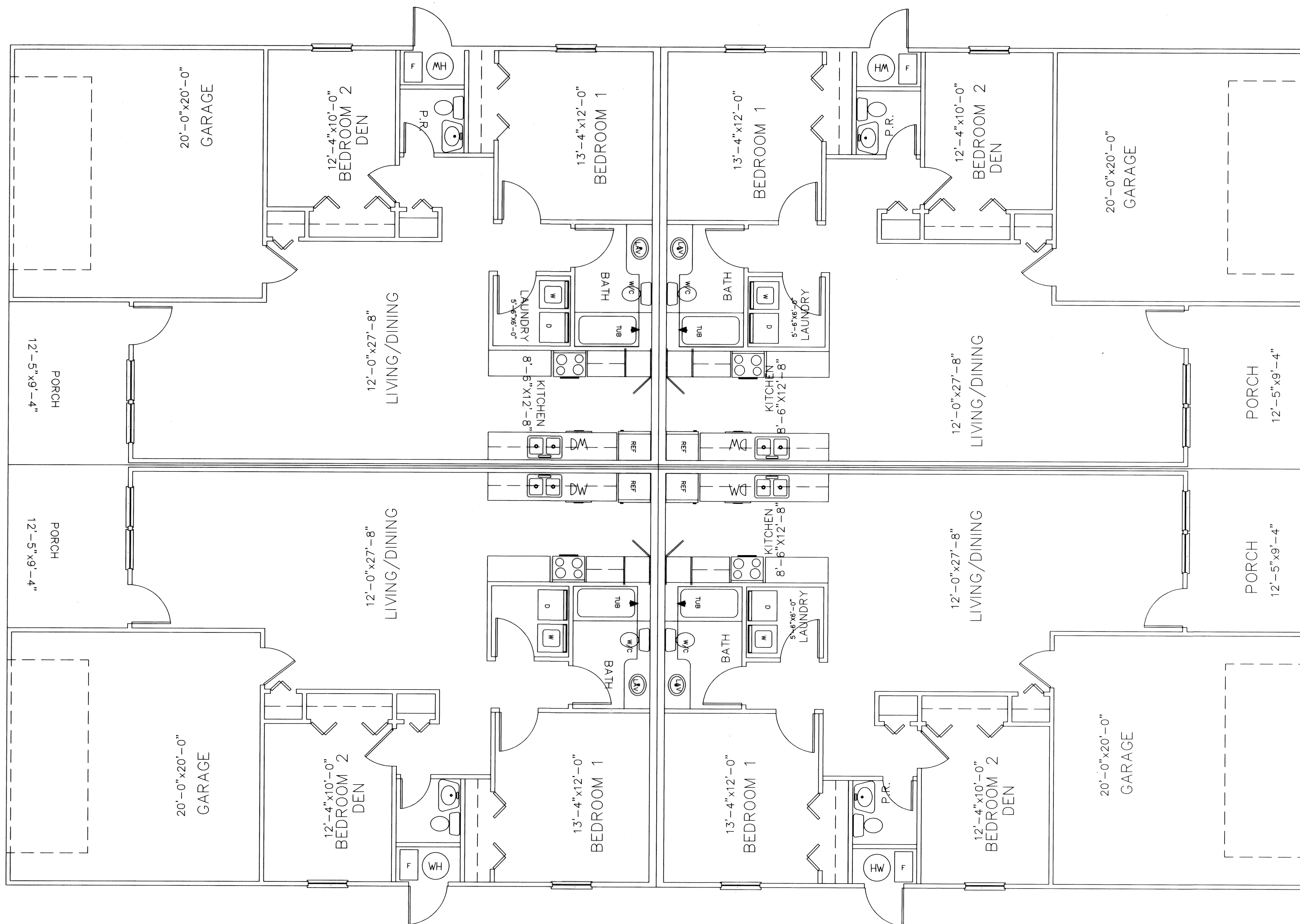
OF PART OF ORIGINAL RIDGEVILLE TWP. SECTION NO. 28
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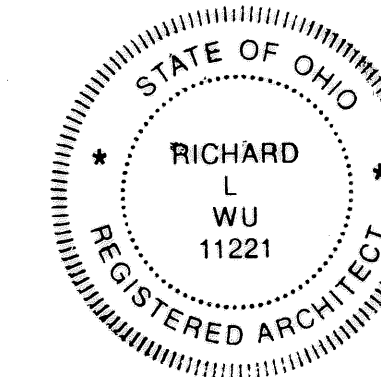
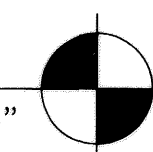


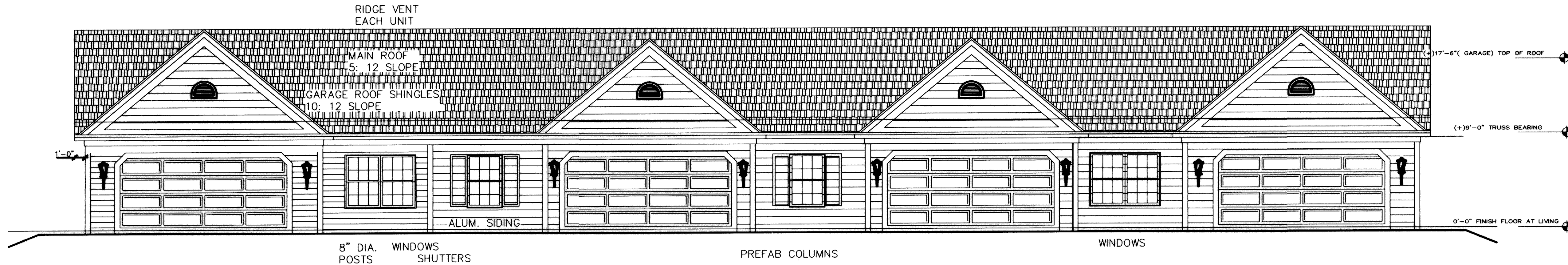


SAVANNAH CONDOMINIUM PHASE 8

FLOOR PLAN

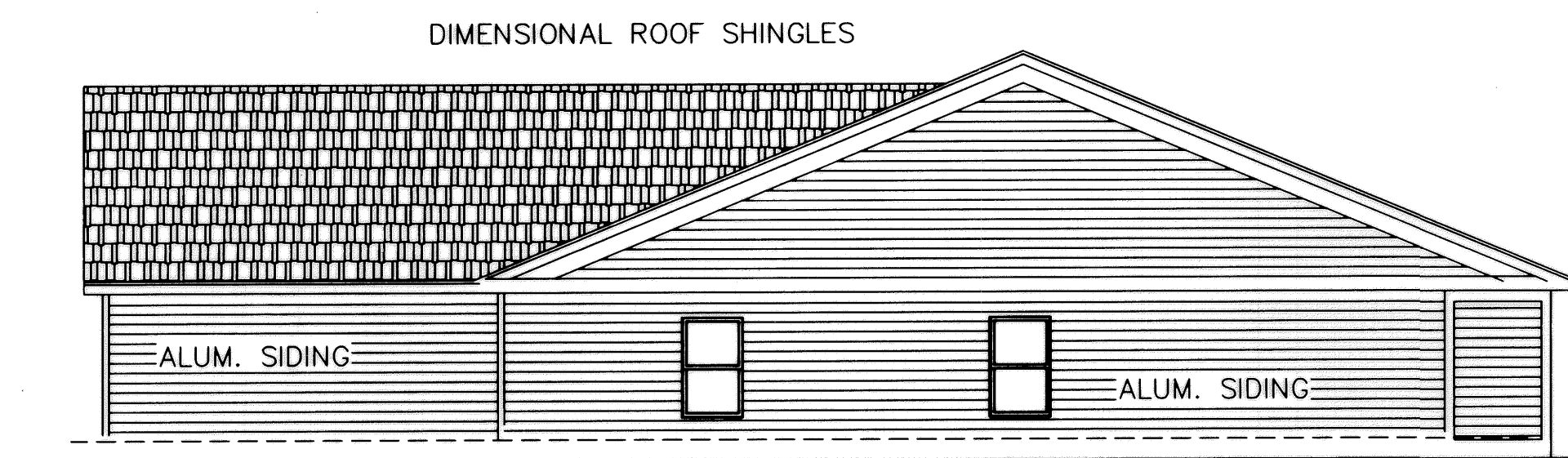
SCALE: 1/4"=1'-0"





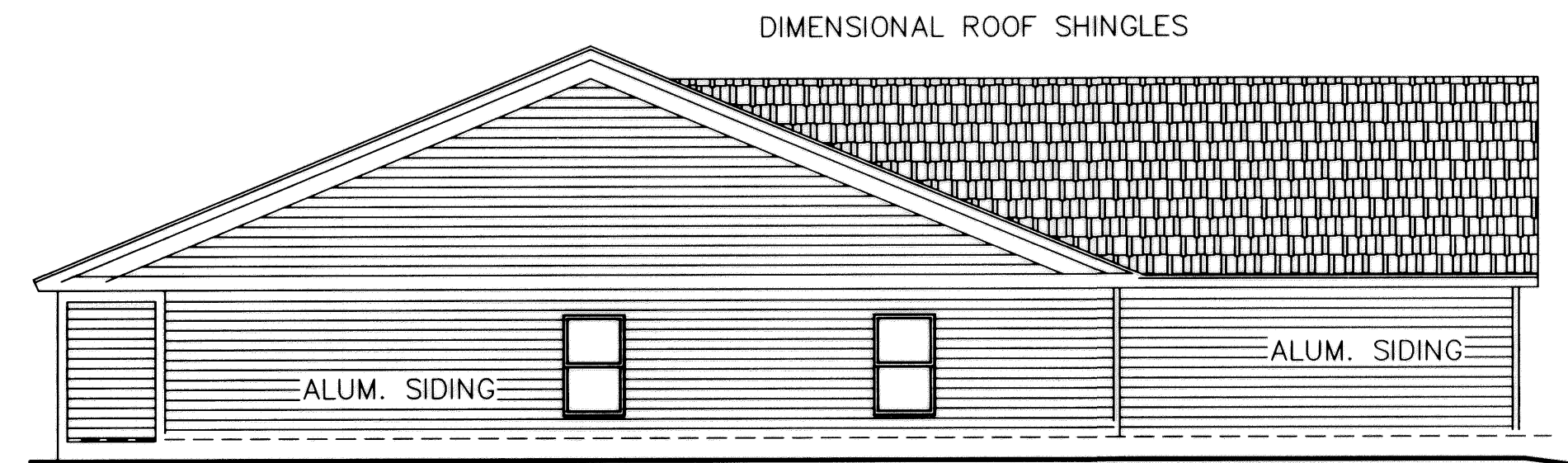
FRONT ELEVATION

3/16" = 1'-0"



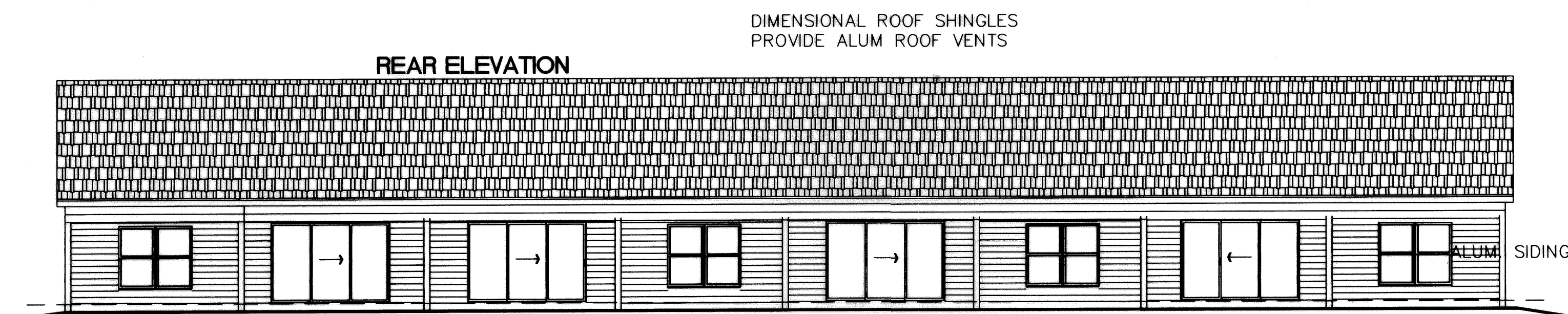
RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



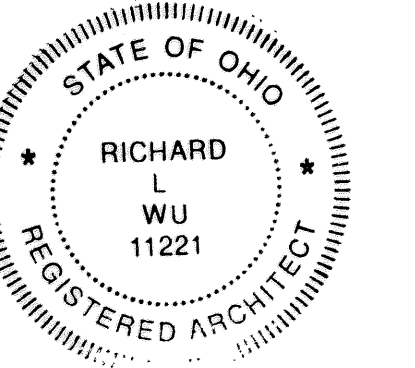
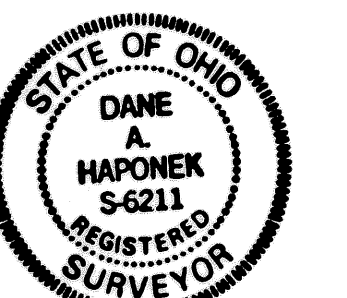
REAR ELEVATION

1/8" = 1'-0"

USE GROUP: R-2 TYPE CONSTRUCTION: 5-B
SECTION 310 OBBC.
CEEC - 4 UNIT BUILDING

A/C AREA (CONDO)	GARAGE	GROSS AREA
"C" UNIT: 1484 SF (1436 SF)	+ 462 SF	= 1946 SF
X 2 = 3892 SF	+ 924 SF	= 3892 SF
"SE" UNIT 1488 SF (1431 SF)	+ 413 SF	= 1901 SF
X 2 = 3802 SF	+ 826 SF	= 3802 SF
TOTAL 5944 SF	+ 1750 SF	= 7694 SF

NOTE: GARAGE/ DWELLING COMMON WALL SHALL COMPLETELY SEPARATE INTERIOR SPACES AND THE ATTIC AREA BY MEANS OF 1/2" GYPSUM BOARD OR EQUAL APPLIED TO GARAGE SIDE FROM FOUNDATION TO UNDERSIDE OF ROOF DECK.
GARAGE/ DWELLING DOOR SHALL BE 36", 1-3/4" SOLID CORE WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR, 20 MIN. RATED. ALL UNITS SHALL COMPLY WITH ADAAG REQUIREMENTS.
ALL ELECTRICAL AND PLUMBING, INCLUDING PENETRATIONS IN SEPARATION ASSEMBLY SHALL COMPLY WITH N.E.C., OHIO PLUMBING CODE AND SEC. 711.6 OBBC.
SMOKE DETECTORS ARE REQUIRED PER SECTION 920.3.2 OBBC, A.C. POWERED WITH BATTERY BACK-UP (MIN. 2 PER UNIT).
TRUSS ANALYSIS REQUIRED, AUTHORED BY REGISTERED ENGINEER, STATE OF OHIO AND INSTALL TRUSSES PER SEC. 2305.15 OBBC.
THE PERSON SEALING THE DRAWINGS AND PRIMARILY RESPONSIBLE FOR THEIR PREPARATION, AND FOR THE PROVISIONS FOR CODE COMPLIANCE AND SAFETY SHOWN THEREIN IS: RICHARD LEE WU, OHIO REGISTERED ARCHITECT, CERT. NO. 11221.





SAVANNAH CONDOMINIUM PHASE 8

