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
UNIT 7	B		1341
UNIT 8	B		1349
UNIT 9	B		1349
UNIT 10	B		1349
UNIT 11	C	LOFT	1617
UNIT 12	A		1348
UNIT 13	A		1348
UNIT 14	B		1349
UNIT 15	**D**		**1349**
UNIT 16	**D**	**BASEMENT W/ LOFT**	**1596**
UNIT 17	**B**		**1349**
UNIT 18	**B**		**1349**
UNIT 19	**B**		**1349**
UNIT 20	**B**		**1349**
UNIT 21	**E**		**1358**
UNIT 22	**E**		**1348**
UNIT 23	**E**	**BASEMENT W/ LOFT**	**1894**
UNIT 24	**E**		**1358**
UNIT 25	**E**	**BASEMENT W/ LOFT**	**1596**
UNIT 26	**E**	**LOFT**	**1894**

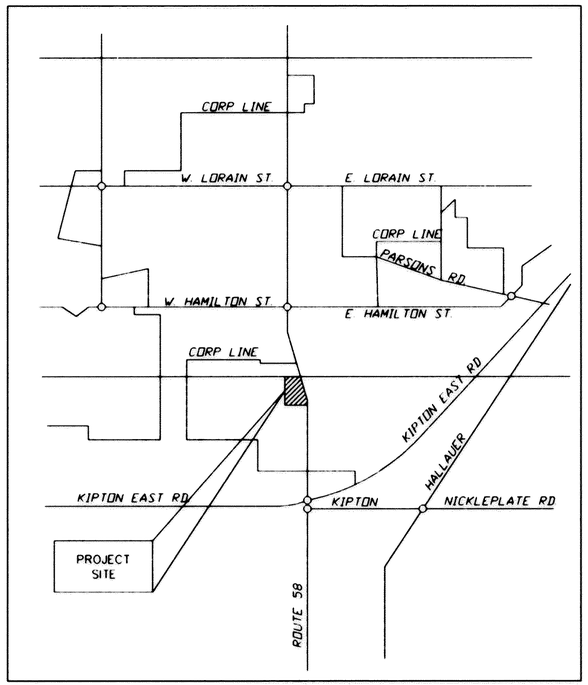
PARCEL	AREA (S.F.)	COMMON AREA
PARCEL I	37,038	30,470
PARCEL II	20,571	17,343
PARCEL III	17,392	14,702
PARCEL IV	54,469	45,954
PARCEL V	**61,654**	**46,810**
PARCEL VI	**11,138**	**8,193**

FOR BUILDING PLANS 'A', 'B', & 'C' SEE PREVIOUS RECORDED DOC. IN PLAT VOLUME 67, PAGES 69-74

OBERLIN RESERVE CONDOMINIUM

AMENDMENT No. 3, ADDING PARCEL No. 5 UNITS 17-26 AND PARCEL No. 6 UNITS 15 & 16.

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING BLOCK "A" AND PART OF BLOCK "B" IN THE OBERLIN RESERVE SUBDIVISION OF PART OF ORIGINAL PITTSFIELD TOWNSHIP LOT No. 6 AS SHOWN BY THE RECORDED PLAT IN VOL. 59 PG. 29-31



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
REGISTERED ARCHITECT No. 3324

JAMES A. RESAR
REGISTERED OHIO SURVEYOR No. 6361

STATE OF OHIO — RONALD M. LANDIG — REGISTERED ARCHITECT

STATE OF OHIO — JAMES A. RESAR 6361 — REGISTERED SURVEYOR

INDEX

1 COVER SHEET
2 SITE PLAN
3 FOUNDATION PLAN BLDG. TYPE "D"
4 FIRST FLOOR PLAN BLDG. TYPE "D"
5 SECOND FLOOR PLAN BLDG. TYPE "D"
6 BUILDING SECTIONS BLDG. TYPE "D"
7 ELEVATION VIEWS BLDG. TYPE "D"
8 FOUNDATION PLAN LEFT BLDG. TYPE "E"
9 FOUNDATION PLAN RIGHT BLDG. TYPE "E"
10 FIRST FLOOR PLAN LEFT BLDG. TYPE "E"
11 FIRST FLOOR PLAN RIGHT BLDG. TYPE "E"
12 SECOND FLOOR PLAN BLDG. TYPE "E"
13 ELEVATION VIEWS BLDG. TYPE "E"

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

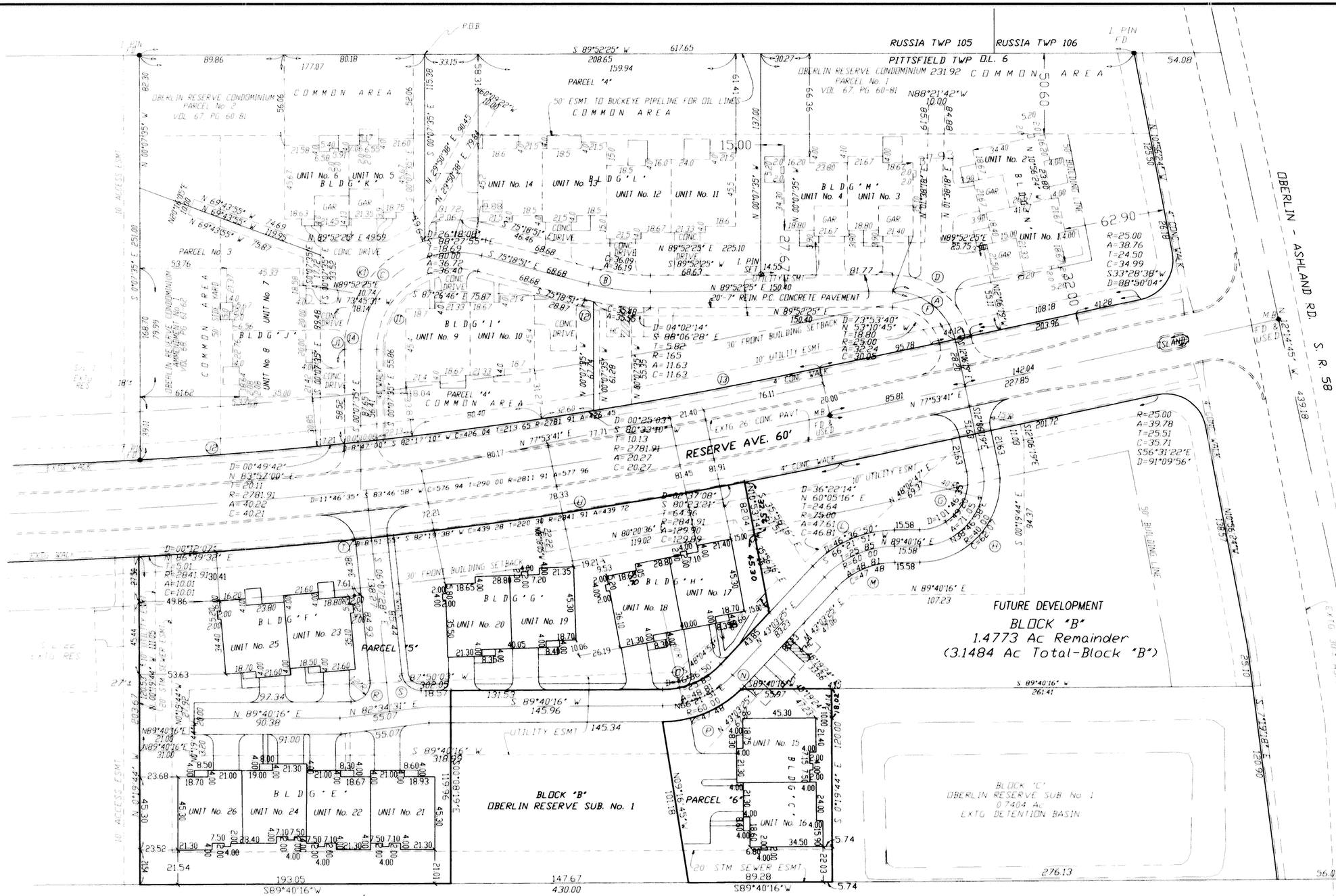
REVISIONS

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

Proj. No.

OBERLIN RESERVE CONDOMINIUMS
ROUTE 58
OBERLIN, OHIO

1/13
12/03



CURVE DATA TABLE			
(A)	R=40.00 A=54.47 C=50.36 T=32.40 D=78°01'16" N51°06'57"W	(F)	R=40.00 A=52.67 C=48.95 T=30.94 D=75°27'01" S52°24'00"E
(B)	R=150.00 A=38.78 C=38.67 T=19.50 D=14°48'44" S82°43'13"E	(K1)	R=70.00 A=69.75 C=66.90 T=38.08 D=57°05'31" S44°47'15"W
(C)	R=60.00 A=109.76 C=95.08 T=77.93 D=104°48'44" S52°16'47"W	(J1)	R=20.00 A=19.93 C=19.09 T=10.07 D=16°22'04" N08°03'27"E
(D)	R=50.00 A=66.29 C=61.54 T=39.04 D=75°57'29" N52°08'51"W	(J2)	R=2781.91 A=127.40 C=127.39 T=63.71 D=2°37'26" N85°21'57"E
(I1)	R=45.00 A=43.22 C=41.58 T=23.44 D=55°01'39" N27°23'14"E	(I4)	R=70.00 A=89.75 C=83.73 T=52.23 D=73°27'35" N36°36'13"W
(I2)	R=165.00 A=10.84 C=10.84 T=5.42 D=03°45'53" S77°11'48"E	(H)	R=50.00 A=88.82 C=77.59 T=61.50 D=101°46'35" N38°46'58"E
(I3)	R=2781.91 A=299.04 C=298.90 T=149.67 D=6°09'34" N80°58'27"E	(L)	R=70.00 A=56.95 C=55.39 T=30.16 D=46°36'50" S66°21'51"W
(G)	R=30.00 A=53.29 C=46.55 T=36.90 D=101°46'35" S38°46'58"3W	(M)	R=50.00 A=40.68 C=39.57 T=21.54 D=46°36'50" S66°21'51"W
		(N)	R=70.00 A=2.61 C=2.61 T=1.30 D=2°08'06" N44°07'29"E
		(O)	R=50.00 A=40.68 C=39.57 T=21.54 D=46°36'50" S66°21'51"W
		(P)	R=70.00 A=54.34 C=52.99 T=28.62 D=44°28'44" S67°25'54"W
		(R)	R=12.00 A=17.81 T=13.28 D=95°47'44" S41°46'24"W
		(S)	R=12.00 A=17.64 C=16.09 T=10.84 D=84°12'16" N48°13'36"W
		(T)	R=20.00 A=2.88 C=2.88 T=1.44 D=8°15'25" S10°15'11"E
		(U)	R=2841.91 A=379.30 C=379.02 T=189.93 D=7°38'50" N82°56'10"3E

REVISIONS

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Phone:(440)-871-8345

Proj. No.

LOCATION PLAN
OBERLIN RESERVE
CONDOMINIUMS
ROUTE 58
OBERLIN, OHIO

2/13

12/03

RWL architects inc.
5320-C Hoag Drive
33 Merz Boulevard
Elyria, Ohio 44035
Fairlawn, Ohio 44333
(440)322-7616
(330)867-0679

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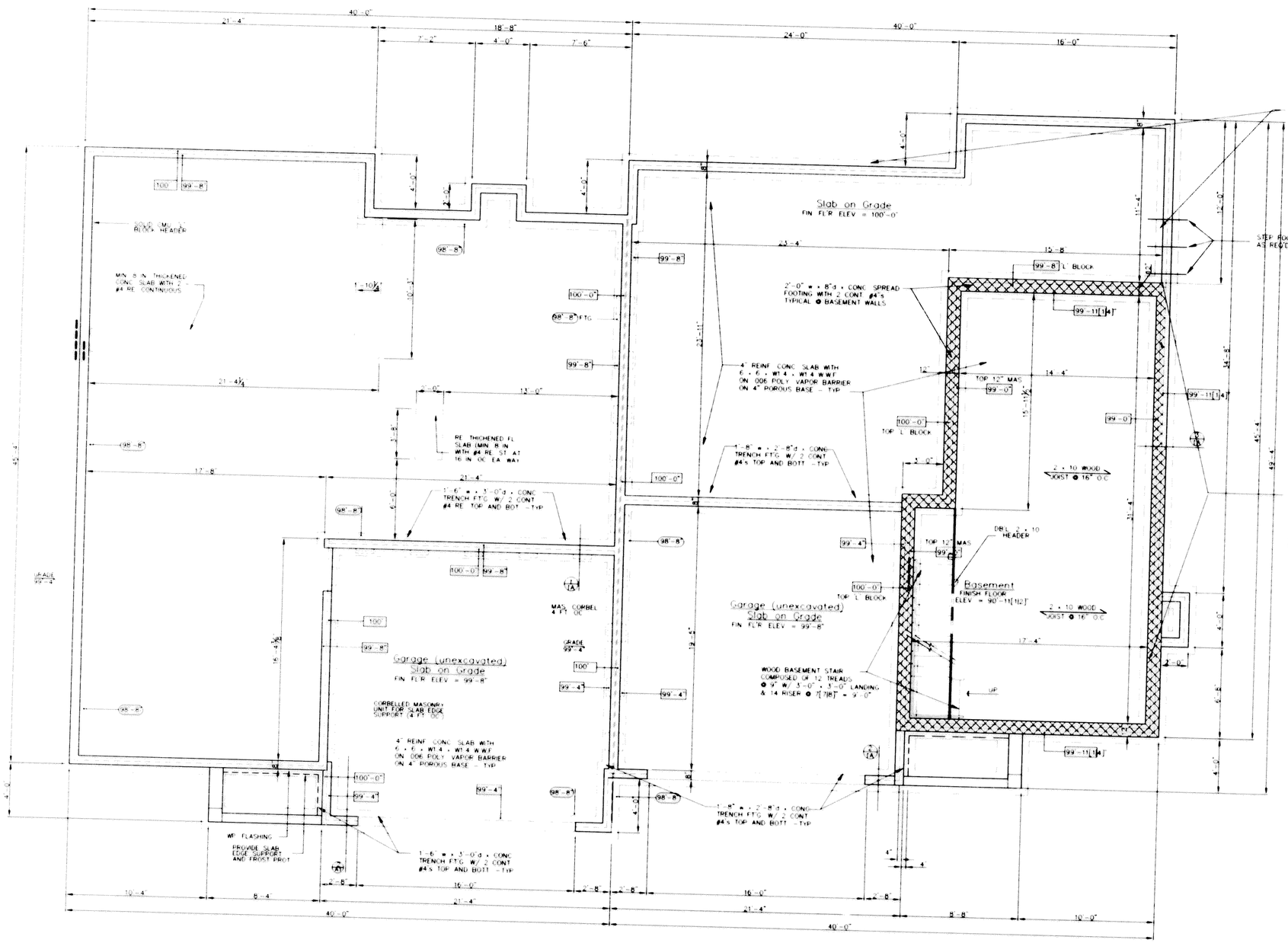
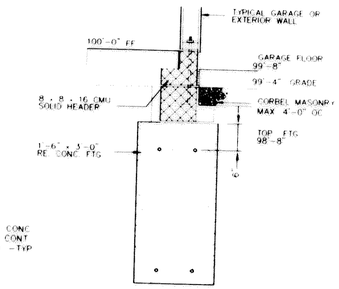


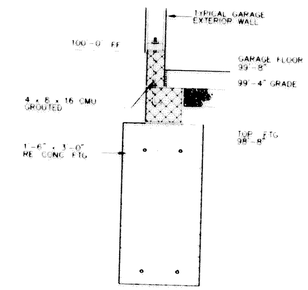
BUILDING C

Foundation Plan

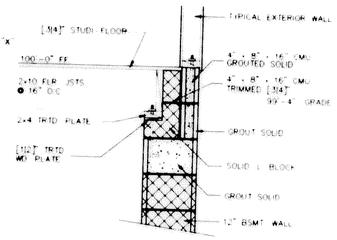
SCALE: 1/4" = 1'-0"



Shallow Foundation (A7)
SCALE: [1/4"] = 1'-0"



Garage Foundation (A7)
SCALE: [1/4"] = 1'-0"



Basement Wall Det. (A7)
SCALE: [1/4"] = 1'-0"

NOTE:

98'-0" TOP OF MASONRY

98'-0" TOP OF FOOTING

MATERIAL SPECIFICATIONS

CONCRETE

1. CONCRETE - 4000#, 6 SACK, 4" SLUMP, 5 - 7% AIR
2. REINFORCING MESH - A.S.T.M. A-82
3. EXPANSION JOINT - W. R. MEADOWS ASPHALTIC EXPANSION JOINT
4. DAMPPROOFING MEMBRANE - 6 MIL. VISQUEEN
5. PERIMETER INSULATION - STYROFOAM FR.

BLOCK / BRICK

1. MASONRY CEMENT - A.S.T.M. C-19, TYPE 2
2. SAND - WELL GRADED MASONRY SAND
3. LIME - A.S.T.M. C-207
4. BLOCK - A.S.T.M. C-145, C-129, C-90, GRADE S, TYPE 1
5. BRICK - A.S.T.M. C-216, TYPE FBX
6. WALL REINFORCEMENT - DURO-WALL 16" O.C. TO SUIT WALL THICKNESS

RWL architects inc.
5320-C Hoag Drive
33 Merz Boulevard
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Fairlawn, Ohio 44333
(440)322-7616
(330)867-0679

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

REV.	DATE	JOB NO.	DWG. NO.
Oct. 29, 2003	Oct. 21, 2003	9832C	A-1 Building D 3 of 13

RWL architects inc.
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Elyria, Ohio 44035
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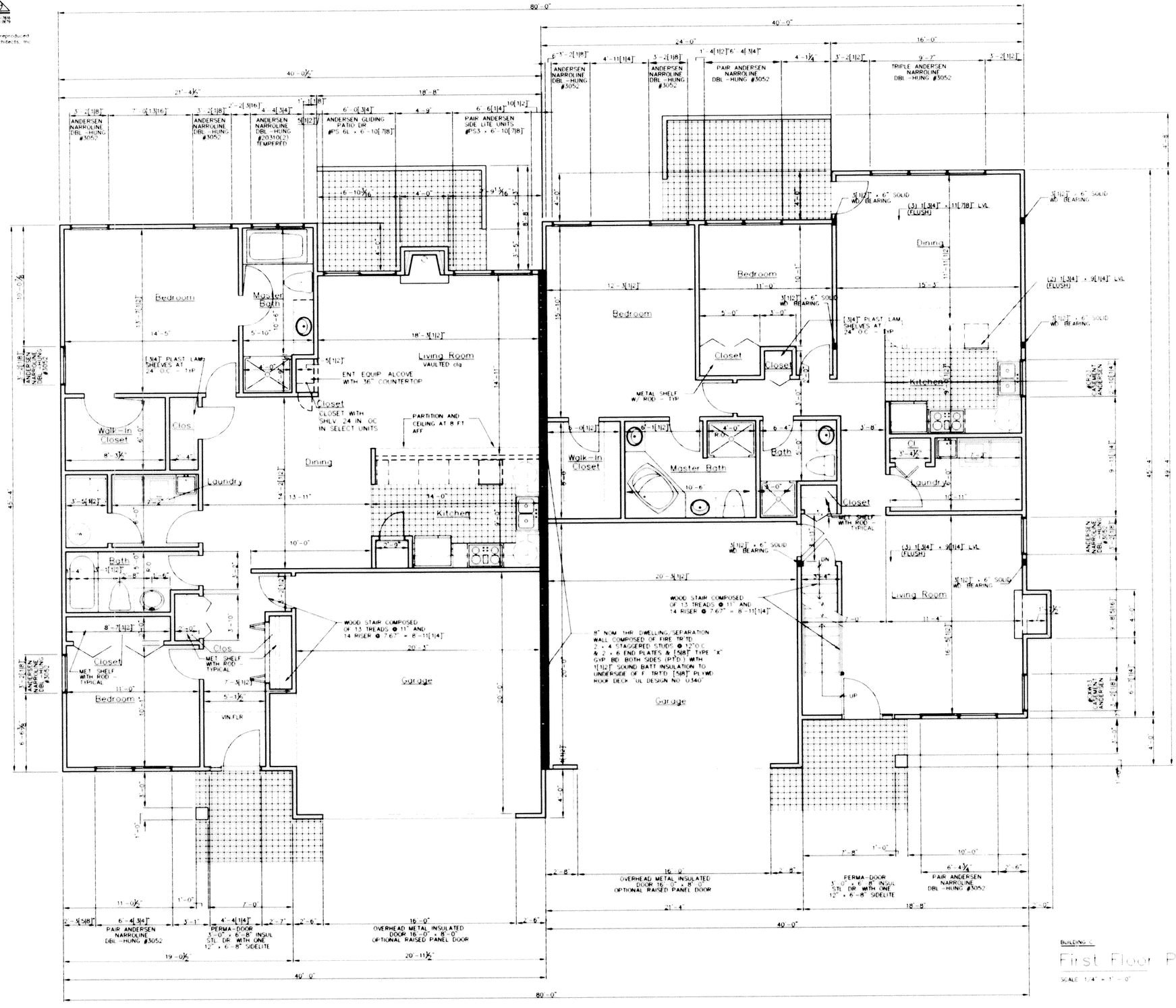

BUILDING C

First Floor Plan

SCALE 1/4" = 1'-0"

RWL architects inc.
5320-C Hoag Drive
33 Merz Boulevard
Elyria, Ohio 44035
Fairlawn, Ohio 44333
(440)322-7616
(330)867-0679

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

REV.	DATE	JOB	DWG. NO
Oct. 29, 2003	Oct. 21, 2003	9832C	A-2 Building B 4 of 13

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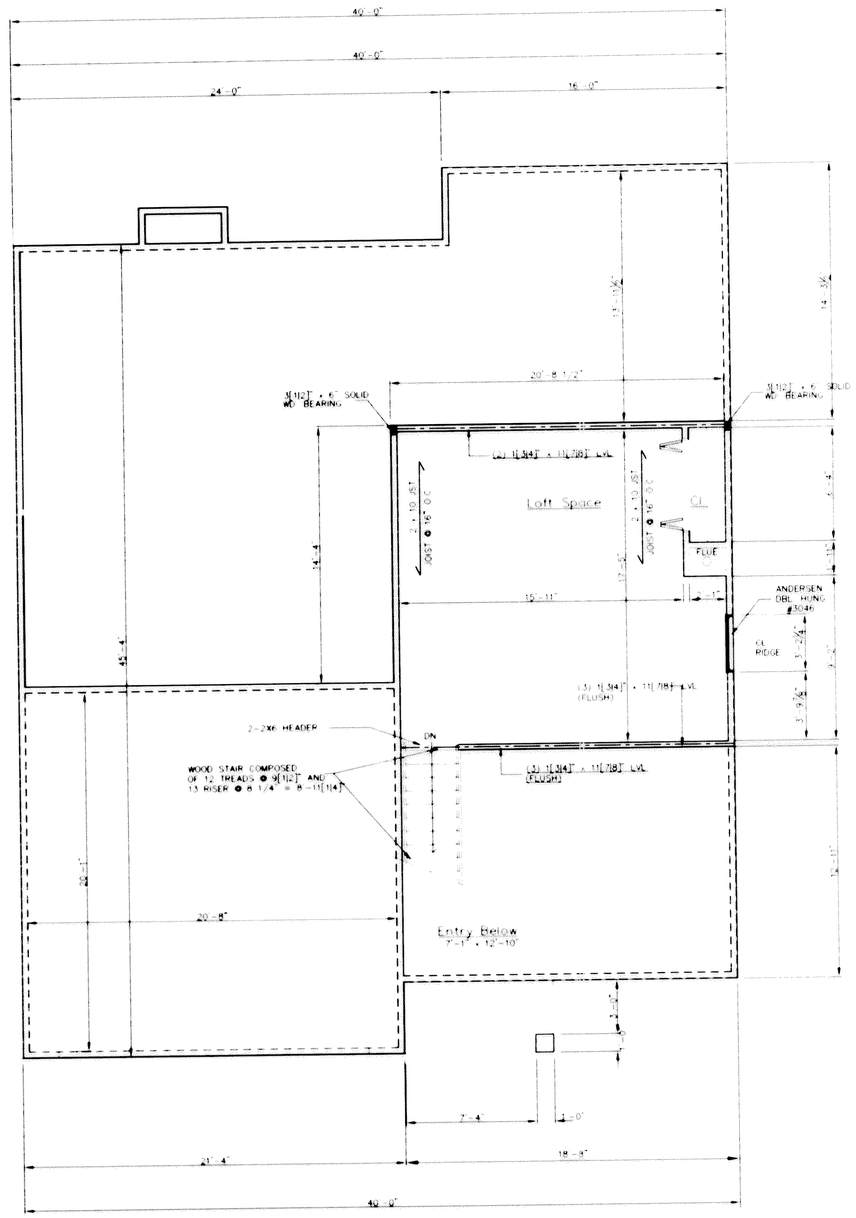

LOFT FLOOR AREA

LOFT 314 SQ. FT.

BUILDING C

Second Floor Plan

SCALE 1/4" = 1'-0"

RWL architects inc.
5320-C Hoag Drive. Elyria, Ohio 44035 (440)322-7616
33 Merz Boulevard. Fairlawn, Ohio 44333 (330)867-0679

PROJECT:
Multi Family Housing
Blocks A, B, and C Griffin Reserve subdivision
Akron, Ohio

REV	DATE	JOB	DWG. NO.
Oct. 29, 2003	Oct. 21, 2003	9832C	A-3 Building C 5 of 13

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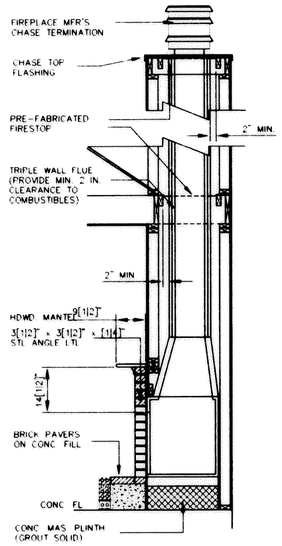
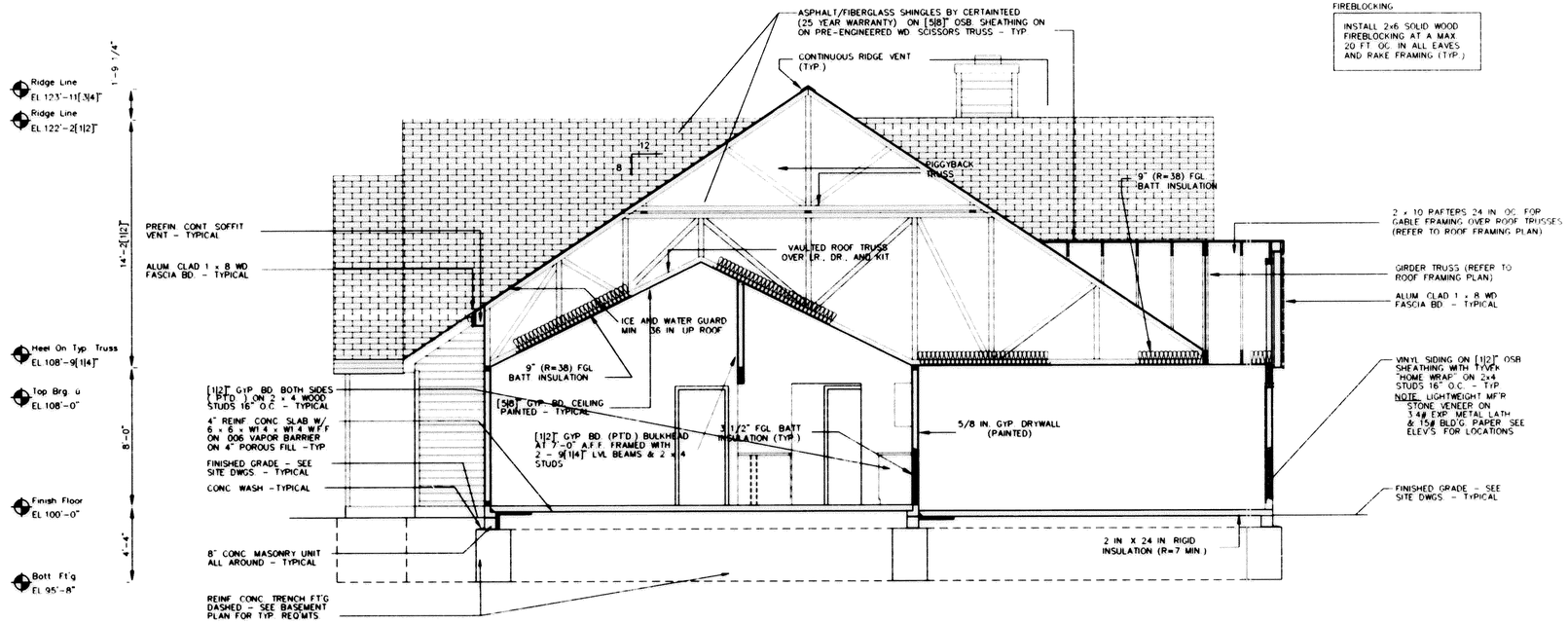


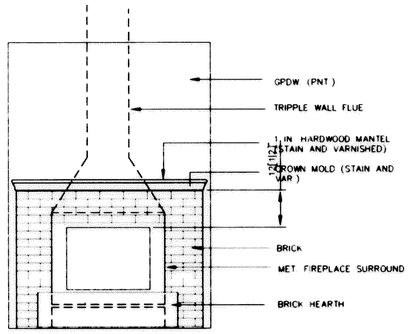
FIREPLACE SECTION (1/A9)

SCALE: 1/2" = 1' - 0"



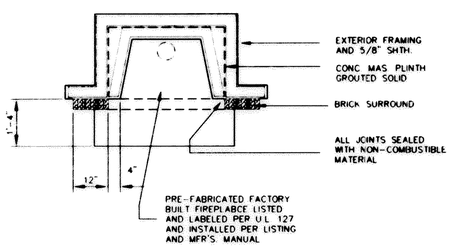
Building Section A

SCALE [1/4"]=1'-0"



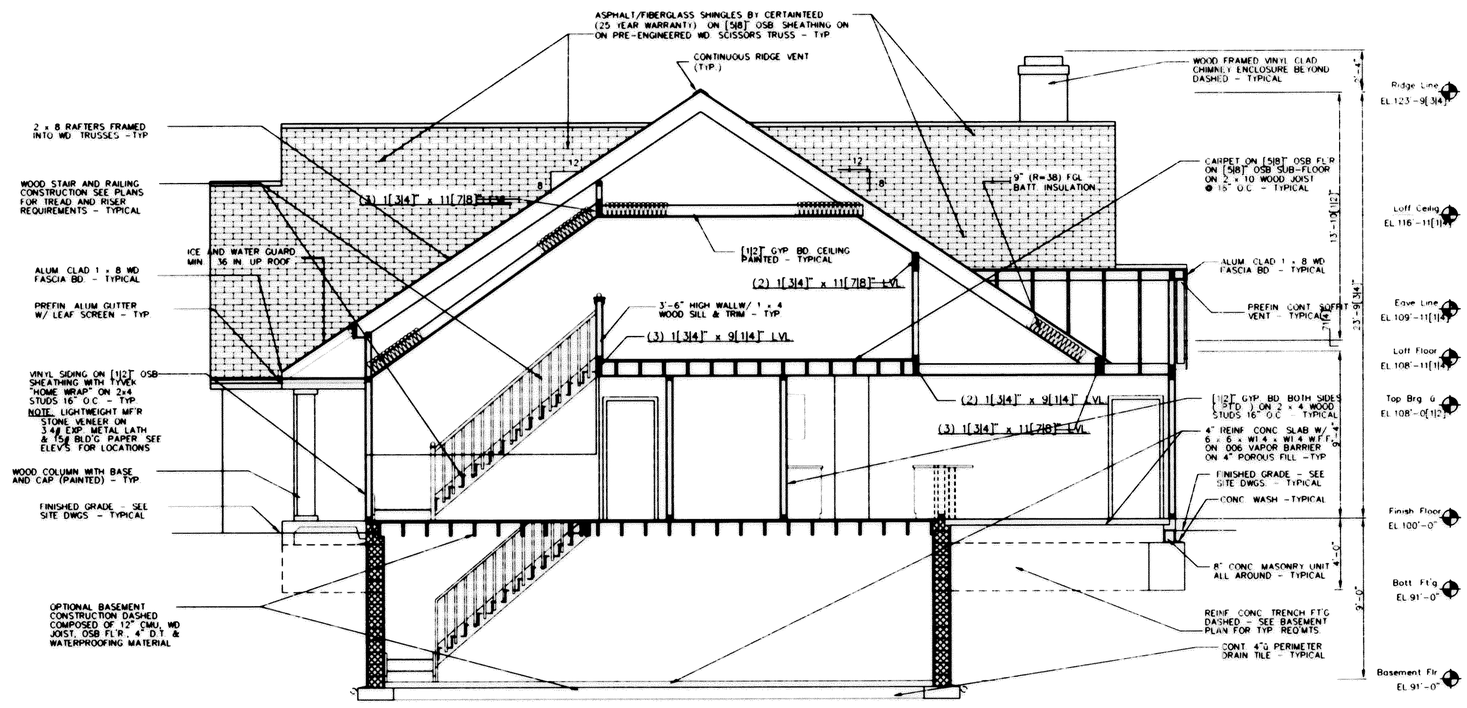
FIREPLACE ELEVATION

SCALE: 1/2" = 1' - 0"



FIREPLACE PLAN

SCALE: 1/2" = 1' - 0"



Building Section B

SCALE [1/4"]=1'-0"

RWL architects inc.
5320-C Hoag Drive, Elyria, Ohio 44035 (440)322-7616
33 Merz Boulevard, Fairlawn, Ohio 44333 (330)867-0679

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

REV.	DATE	JOB	NO.
Oct. 29, 2003	Oct. 21, 2003	9832C	A-6

DWG. Building B
6 of 13

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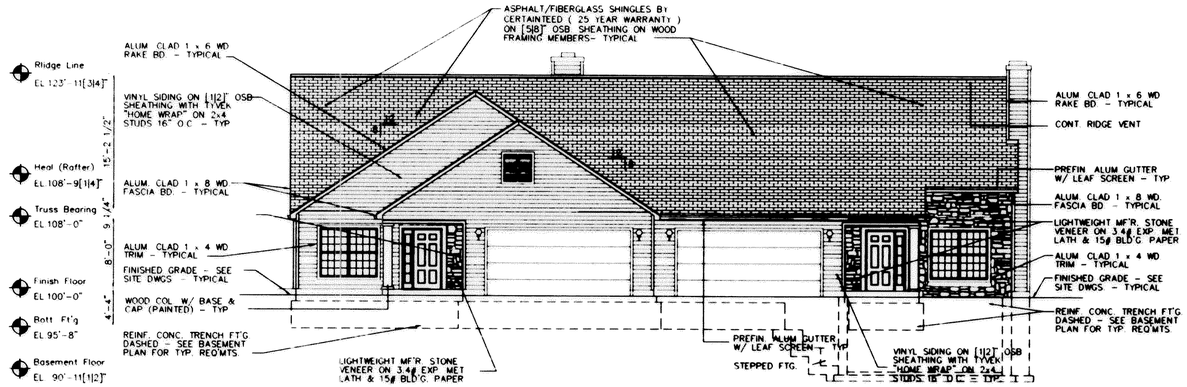
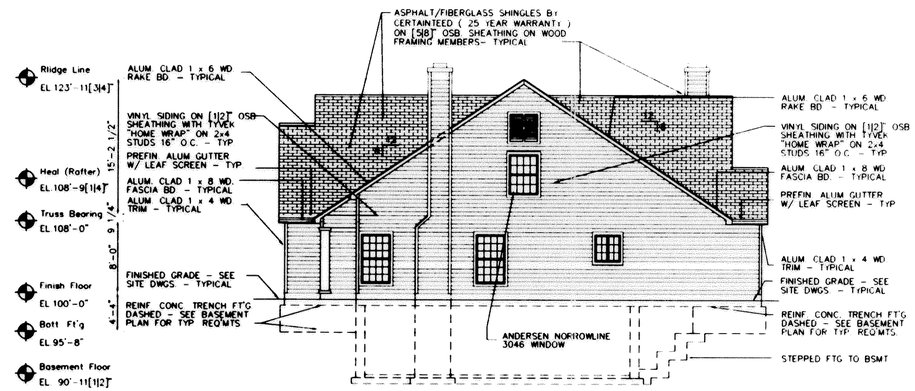


Front Elevation

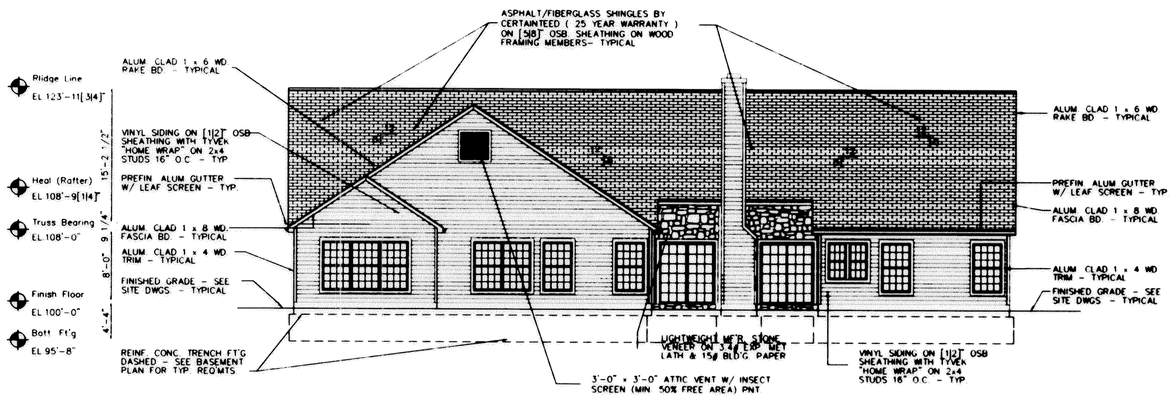
SCALE [1/8"]=1'-0"



Right Elevation

SCALE [1/8"]=1'-0"

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



Back Elevation

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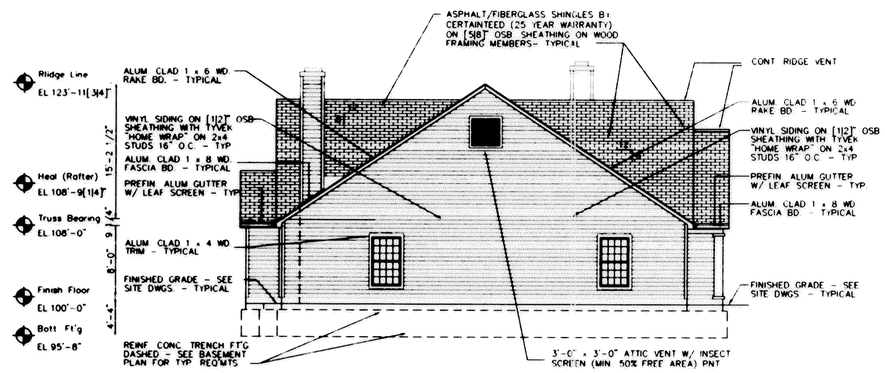

Left Elevation

SCALE [1/8"]=1'-0"

Materials Legend Finishes

UNIT A		UNIT B	
SIDING:	ANTIQUE PARCHMENT (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 PARCHMENT	VINYL TRIM:	MONTEREY SAND
GUTTERS:	PREFINISHED 'WHITE'	GUTTERS:	PREFINISHED 'WHITE'
DOWNSPOUTS:	PREFINISHED ANTIQUE PARCHMENT (MATCH)	DOWNSPOUTS:	PREFINISHED MONTEREY SAND (MATCH)
SHINGLES:	CERTAINTEED HORIZON 'WEATHERED WOOD'	SHINGLES:	CERTAINTEED HORIZON 'WEATHERED WOOD'

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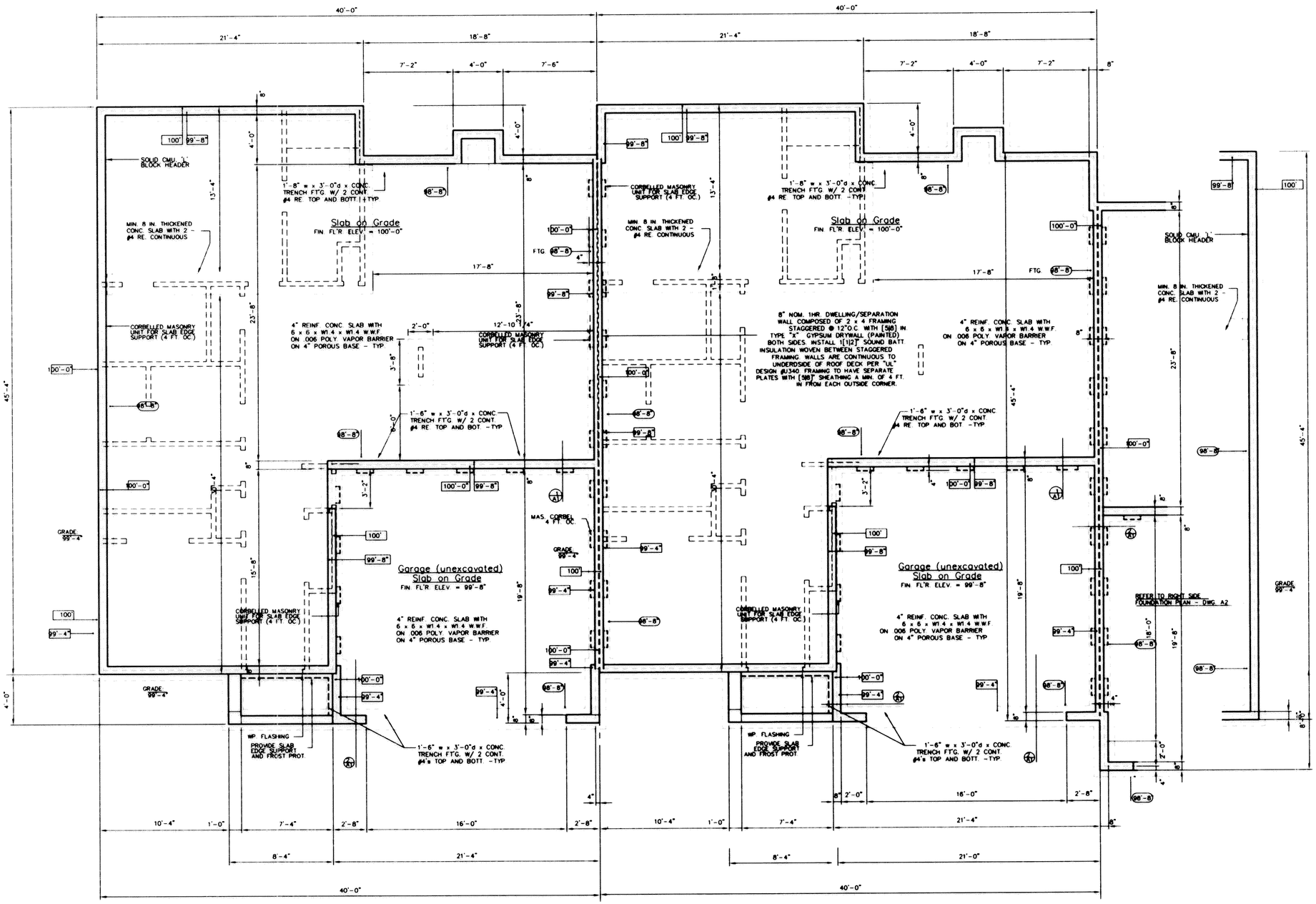
5320-C Hoag Drive, Elyria, Ohio 44035 (440)322-7616
33 Mertz Boulevard, Fairlawn, Ohio 44333 (330)867-0679

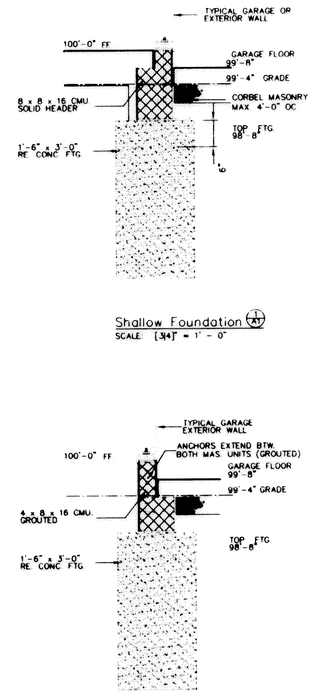
PROJECT:
Multi Family Housing
Blocks A, B, and C Oberlin Reserve Subdivision
Oberlin, Ohio

REV.	Oct. 29, 2003
DATE	Oct. 21, 2003
JOB NO.	98320
DWG.	A-5
	Building D
	7 of 13



Foundation Plan

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



NOTE

98'-0" TOP OF MASONRY

98'-0" TOP OF FOOTING

MATERIAL SPECIFICATIONS

CONCRETE

1. CONCRETE - 4000#, 6 SACK, 4" SLUMP, 5-7% AIR
2. REINFORCING MESH - A.S.T.M. A-82
3. EXPANSION JOINT - W. R. MEADOWS ASPHALTIC EXPANSION JOINT
4. DAMPPROOFING MEMBRANE - 6 MIL. VISQUEEN
5. PERIMETER INSULATION - STYROFOAM FR.

BLOCK / BRICK

1. MASONRY CEMENT - A.S.T.M. C-19, TYPE 2
2. SAND - WELL GRADED MASONRY SAND
3. LIME - A.S.T.M. C-207
4. BLOCK - A.S.T.M. C-145, C-129, C-90, GRADE S, TYPE 1
5. BRICK - A.S.T.M. C-216, TYPE FBX.
6. WALL REINFORCEMENT - DURO-WALL, 16" O.C. TO SUIT WALL THICKNESS.

RWL architects inc.

33 Merz Boulevard. 5320-C Hoag Drive.

Fairlawn, Ohio 44333 Elyria, Ohio 44035

(216)867-0679 (216)322-7616

STATE OF OHIO REIMBOWSKI 3325 LANDIG 3324 REGISTERED ARCHITECTS

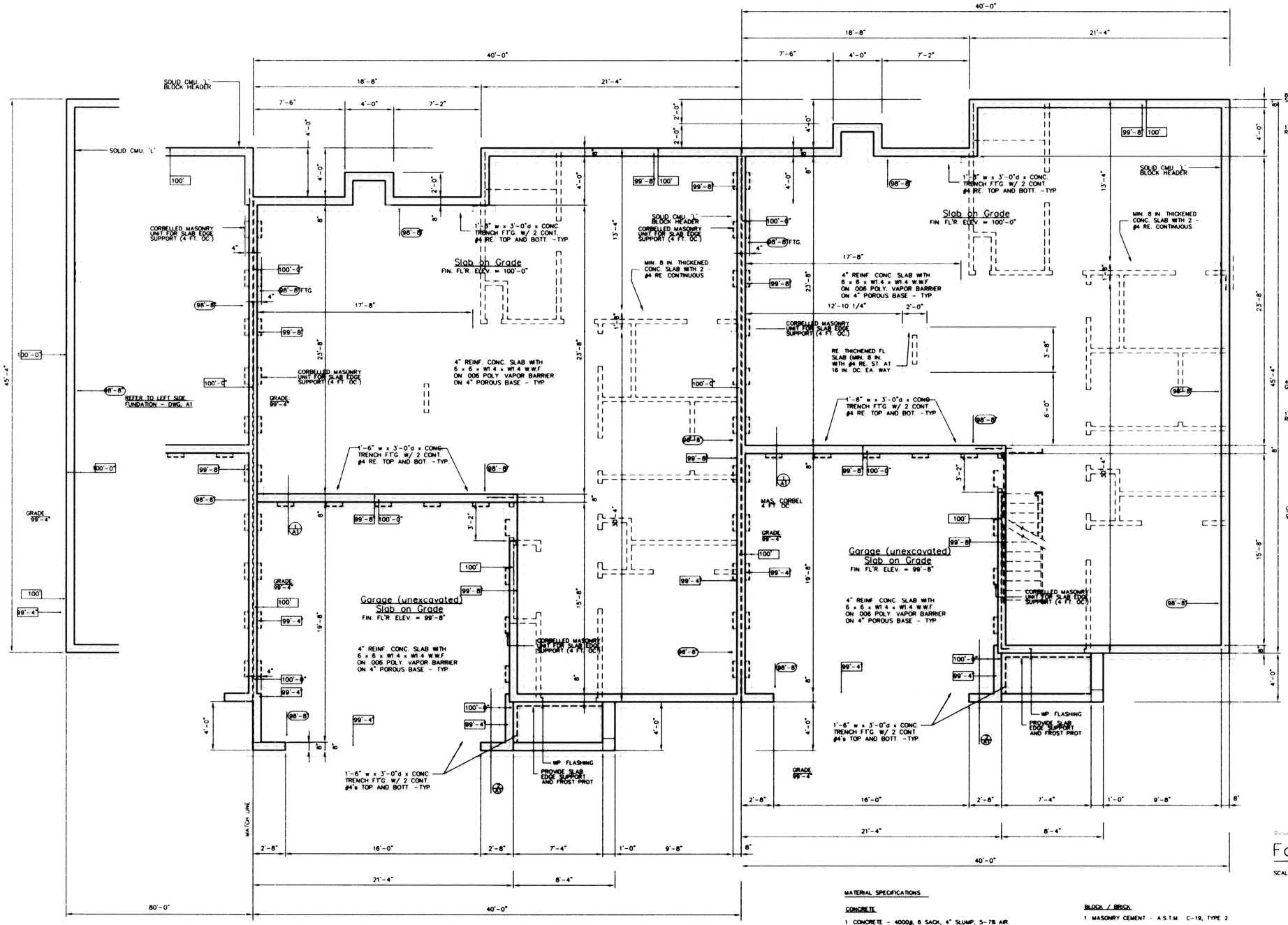
PROJECT: Multi Family Housing

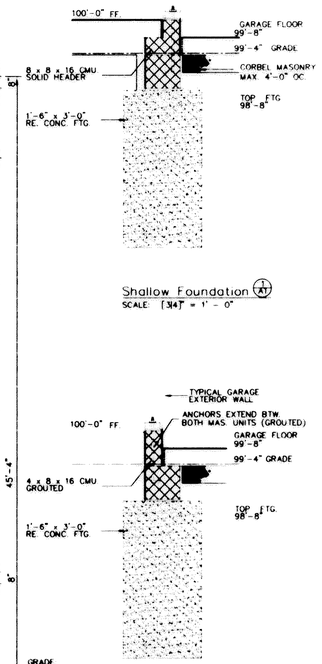
Blocks A, B and C Oberlin Reserve Subdivision

Oberlin, Ohio

REV	DATE	JOB	DWG. NO
	10/2/2003	9832B	A1 Building E

8 of 13





Shallow Foundation (1/A1)
SCALE: [3/4]" = 1' - 0"

Garage Foundation (2/A1)
SCALE: [3/4]" = 1' - 0"

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

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

MATERIAL SPECIFICATIONS

CONCRETE

1. CONCRETE - 4000#, 6 SACK, 4" SLUMP, 5-7% AIR.
2. REINFORCING MESH - A.S.T.M. A-82
3. EXPANSION JOINT - W. R. MEADOWS ASPHALTIC EXPANSION JOINT
4. DAMPPROOFING MEMBRANE - 6 MIL. VISQUEEN
5. PERIMETER INSULATION - STYROFOAM FR.

BLOCK / BRICK

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3. LIME - A.S.T.M. C-207
4. BLOCK - A.S.T.M. C-145, C-129, C-90, GRADE S, TYPE 1.
5. BRICK - A.S.T.M. C-216, TYPE FBX.
6. WALL REINFORCEMENT - DURO-WALL, 16" O.C. TO SUIT WALL THICKNESS

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33 Merz Boulevard. 5320-C Hoag Drive.
Fairlawn, Ohio 44333 Elyria, Ohio 44035
(216)867-0679 (216)322-7616

STATE OF OHIO REGISTERED ARCHITECTS
REMBOWSKI 5325
LANDRO 5324

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

REV	DATE	JOB	DWG NO
	10/2/2003	9832B	A2 Building E

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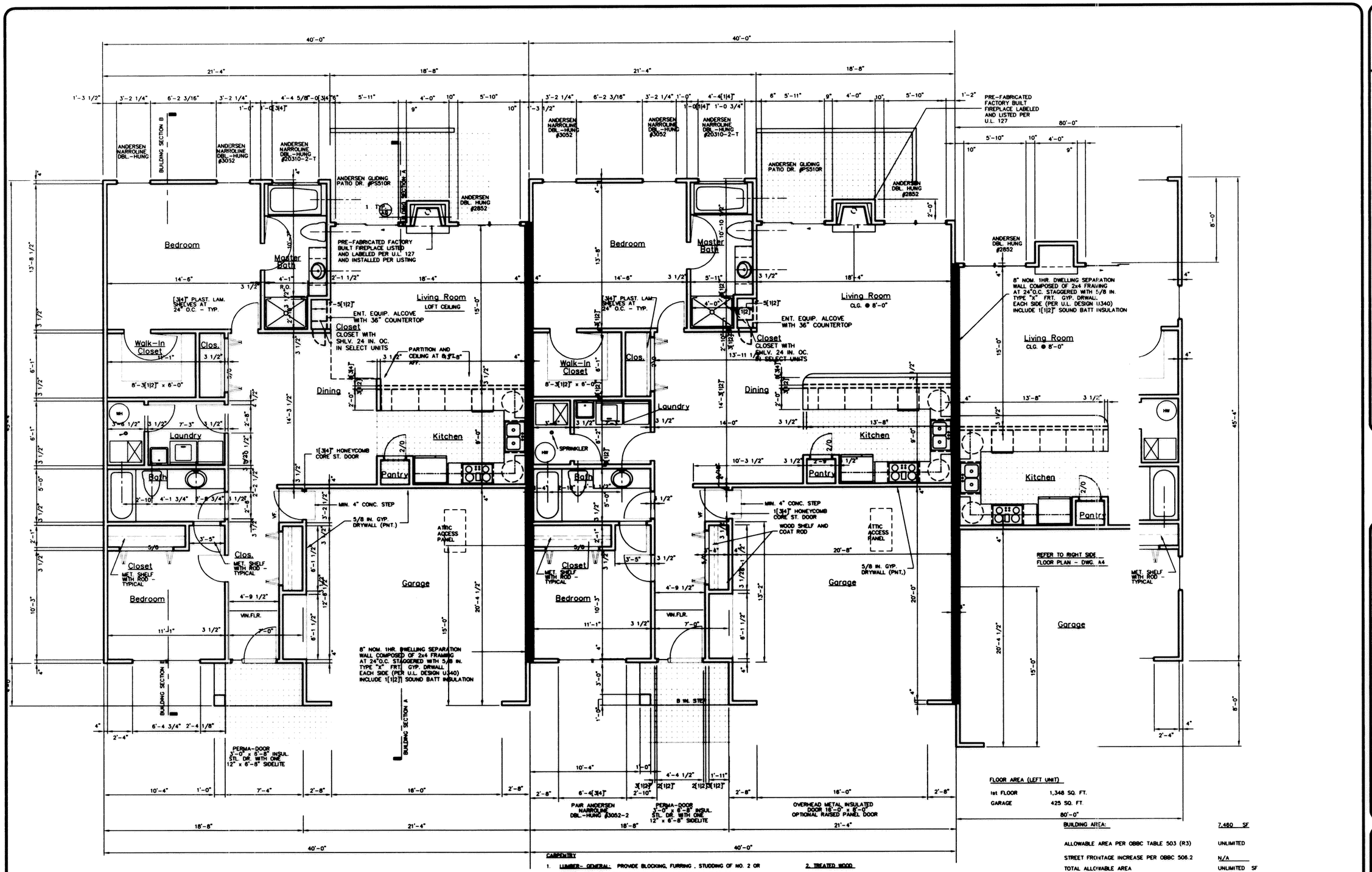

FLOOR AREA (INTERNAL UNIT)

1st FLOOR	1,358 SQ. FT.
GARAGE	425 SQ. FT.

FLOOR AREA (LEFT UNIT)

1st FLOOR	1,348 SQ. FT.
GARAGE	425 SQ. FT.

BUILDING AREA:

	7,460 SF
ALLOWABLE AREA PER OBBC TABLE 503 (R3)	UNLIMITED
STREET FRONTAGE INCREASE PER OBBC 506.2	N/A
TOTAL ALLOWABLE AREA	UNLIMITED SF

CARPENTRY

1. LUMBER- GENERAL: PROVIDE BLOCKING, FURRING , STUDDING OF NO. 2 OR BETTER LONG LEAK PINE, SOUTHERN PINE, COASTAL DOUGLAS FIR.

A. FURNISH LUMBER MANUFACTURED TO COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE.

B. PROVIDE DRESSED LUMBER S4S UNLESS OTHERWISE INDICATED.

C. CONSTRUCTION PANELS: COMPLY WITH PS1 FOR PLUWOOD CONSTRUCTION PANELS AND FOR PRODUCTS NOT MANUFACTURED UNDER PS1 PROVISIONS, WITH APA PRP-108.

D. WALL SHEATHING: APA RATED SHEATHING - EXPOSURE DURABILITY CLASS EXPOSURE 1. SPAN RATING: AS REQUIRED FOR THE INDICATED STUD SPACING.

2. TREATED WOOD

A. PRESERVATIVE TREATED - WOOD PRESSURE TREATED FOR PROTECTION FROM FUNGI, TERMITES, DRYROT, AND OTHER WOOD DESTROYING ORGANISMS WITH A WOOD PRESERVATIVE AND KILN DRIED WITH MAXIMUM 15% MOISTURE CONTENT.

B. FIRE TREATMENT - WOOD PRESSURE TREATED FOR FIRE TO PROVIDE A FLAME SPREAD RATING OF 25 OR LESS WHEN TESTED IN ACCORDANCE ASTM E84. MANUFACTURED IN ACCORDANCE WITH AWPA C20 OR C27.

1. PROVIDE A U.L. LABEL ON FIRE RETARDANT LUMBER OR PLYWOOD
2. KILN-DRY TREATED ITEMS TO MAXIMUM 15% MOISTURE CONTENT.

L BUILDING

Partial Floor Plan

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

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STATE OF OHIO REGISTERED ARCHITECTS
REMBOWSKI 3325
LANDIO 3324

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

REV.	DATE	JOB	NO.	DWG.
	10/2/2003	9832B	A3	Building E

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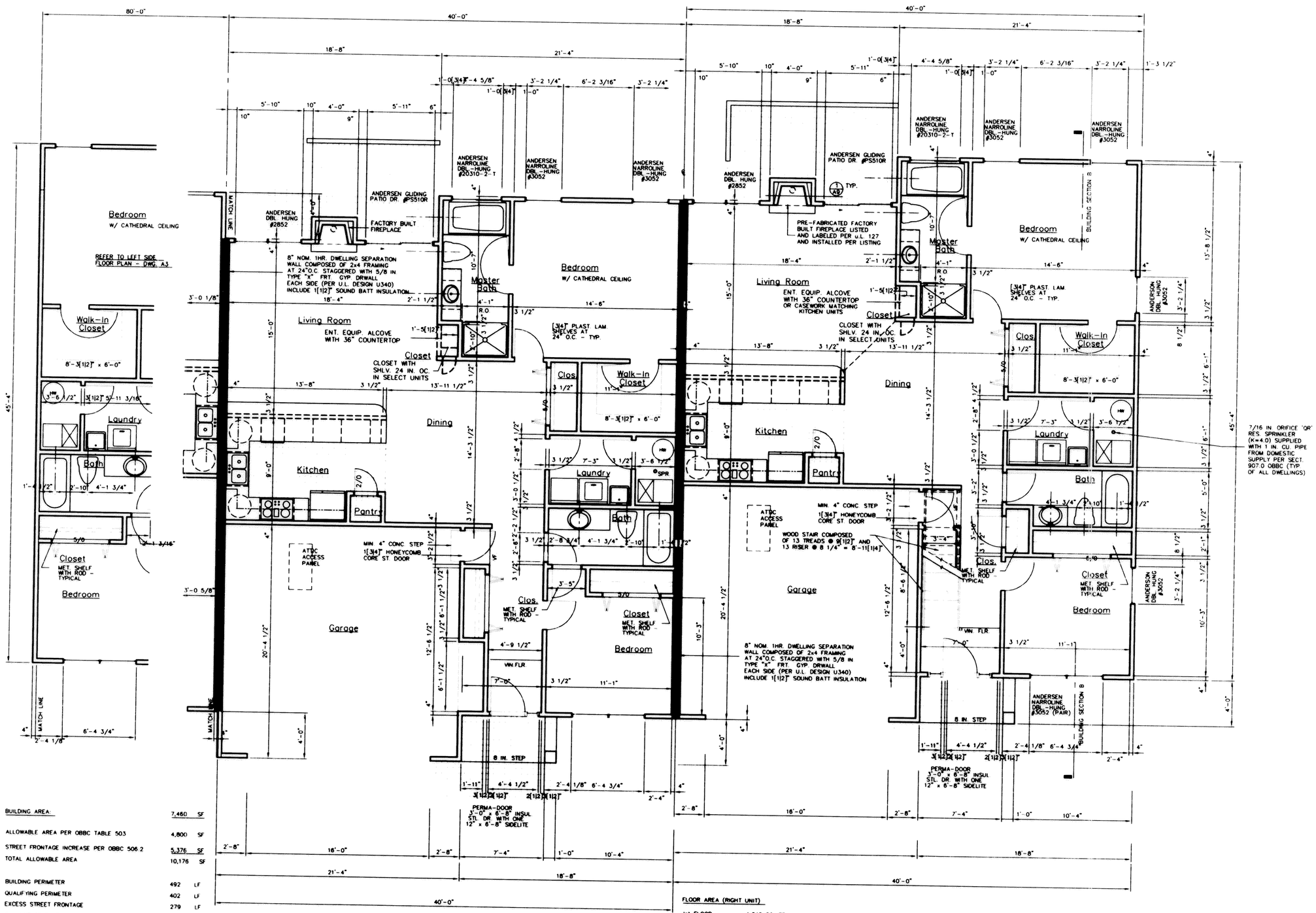

BUILDING AREA:	7,460	SF
ALLOWABLE AREA PER OBBC TABLE 503	4,800	SF
STREET FRONTAGE INCREASE PER OBBC 506.2	5,376	SF
TOTAL ALLOWABLE AREA	10,176	SF
BUILDING PERIMETER	492	LF
QUALIFYING PERIMETER	402	LF
EXCESS STREET FRONTAGE	279	LF
PERCENT OF EXCESS STREET FRONTAGE	56 %	
AREA INCREASE	112 %	

REFER TO SITE DEVELOPMENT PLAN - 50' UTILITY EASEMENT

FLOOR AREA (INTERNAL UNIT)

1st FLOOR	1,358 SQ. FT.
GARAGE	425 SQ. FT.

FLOOR AREA (RIGHT UNIT)

1st FLOOR	1,348 SQ. FT.
LOFT	415 SQ. FT.
GARAGE	425 SQ. FT.

Partial Floor Plan

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

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STATE OF OHIO
REMBOWSKI 3325
LANDING 3324
REGISTERED ARCHITECTS

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

REV.	
DATE	10/2/2003
JOB	9832B
DWG. NO.	A4
	Building E
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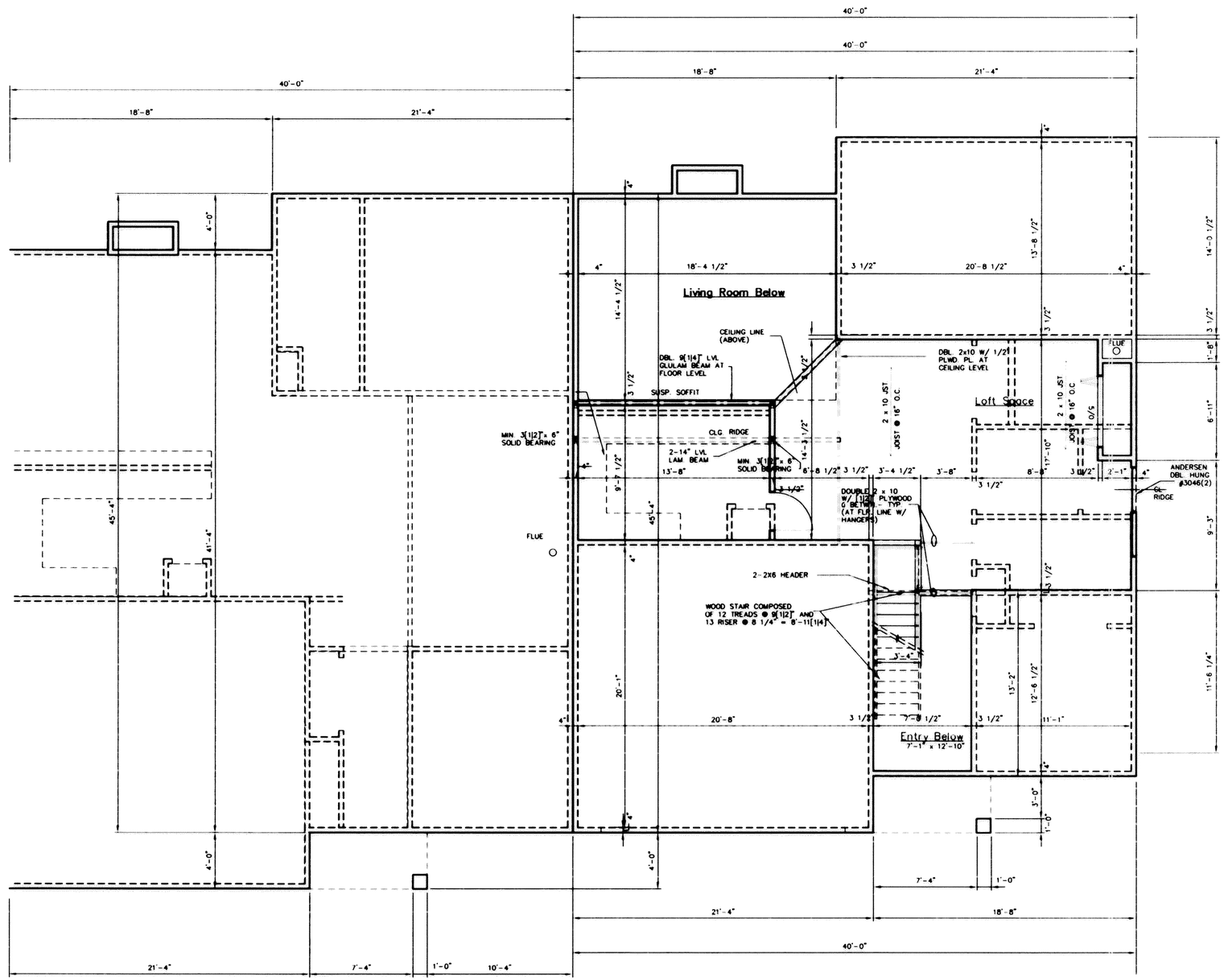

LOFT FLOOR AREA

LOFT	415 SQ. FT
STORAGE	131 SQ. FT.

2nd Floor Plan

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

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5320-C Hoag Drive. Elyria, Ohio 44035 (216)322-7616

STATE OF OHIO REMBOWSKI 3325 LANDIG 3324 REGISTERED ARCHITECTS

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

REV	DATE	JOB	DWG. NO
	10/2/2003	9832B	A5 Building E

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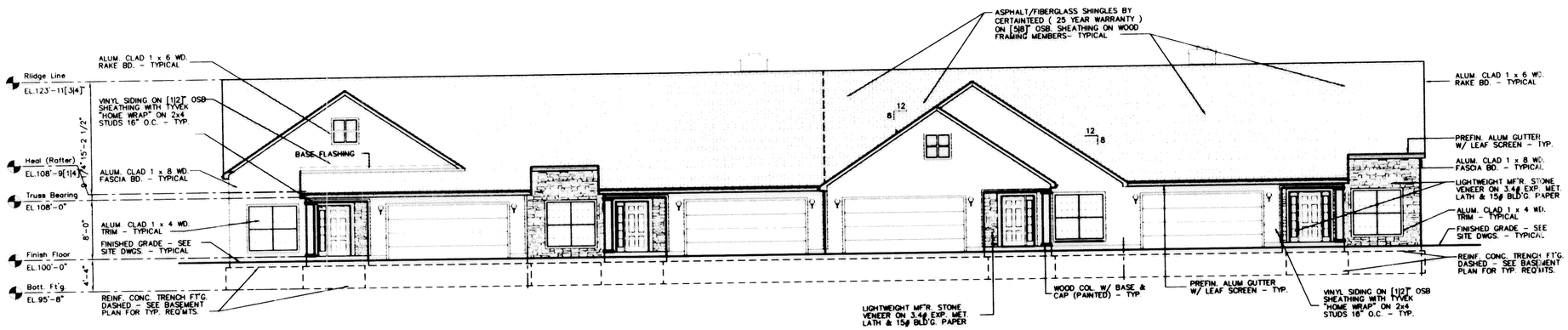
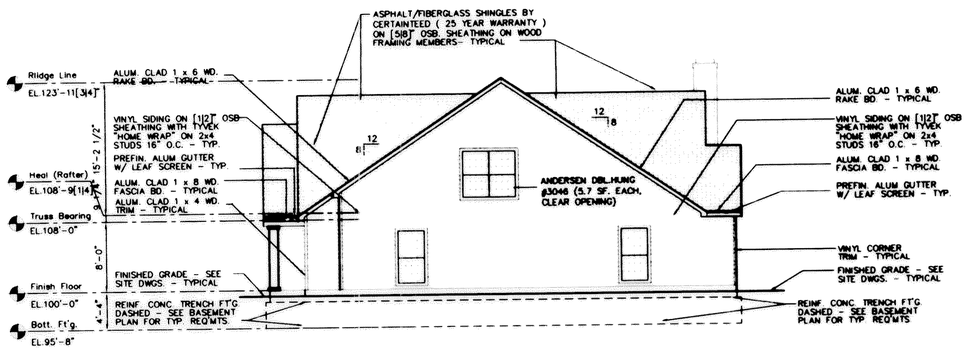


Front Elevation

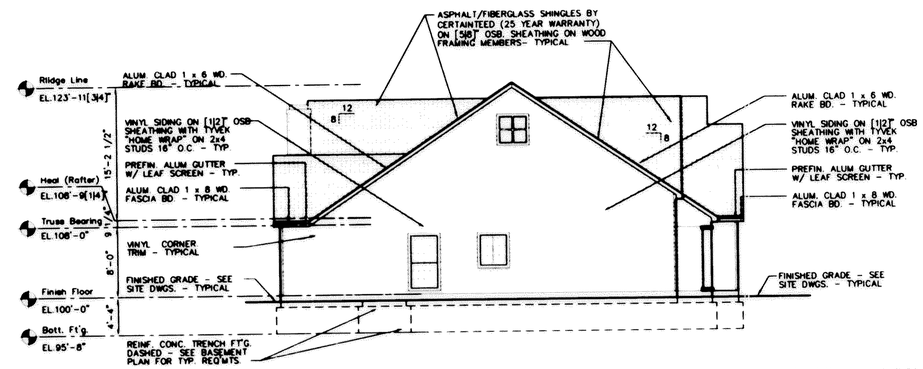
SCALE [1/8"]=1'-0"

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



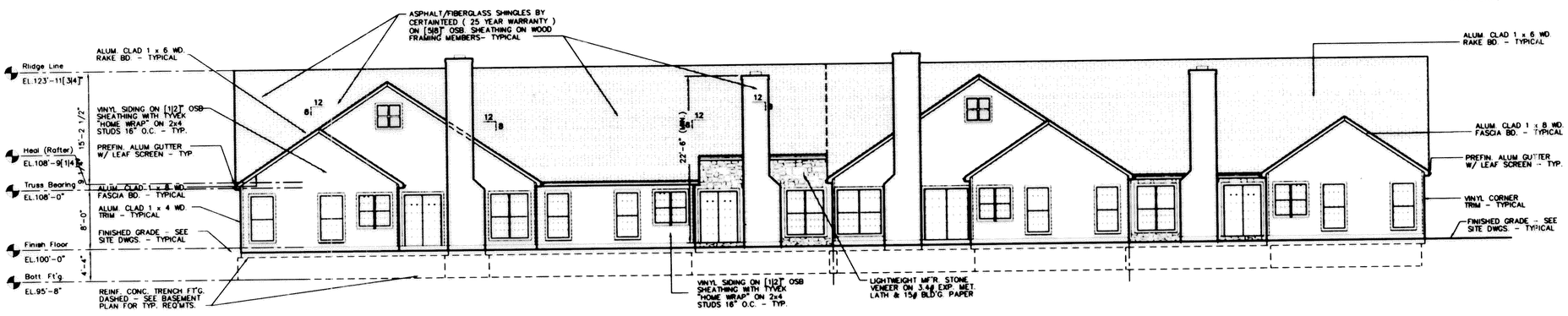
Right Elevation

SCALE [1/8"]=1'-0"



Left Elevation

SCALE [1/8"]=1'-0"



Back Elevation

SCALE [1/8"]=1'-0"

Materials Legend Finishes

VINYL A	
SIDING	ANTIQUE PARCHMENT (ALSUM VINYL SIDING)
TRIM	WHITE ALUMINUM CLAD WOOD
WINDOW COLOR	WHITE (ANDERSEN)
VINYL TRIM	ANTIQUE PARCHMENT
GUTTERS	PREFINISHED WHITE
DOWNSPOUTS	PREFINISHED ANTIQUE PARCHMENT (MATCH)
SHINGLES	CERTAINTEED HORIZON WEATHERED WOOD
VINYL B	
SIDING	MONTEREY SAND (ALSIDE VINYL SIDING)
TRIM	WHITE ALUMINUM CLAD WOOD
WINDOW COLOR	WHITE (ANDERSEN)
VINYL TRIM	MONTEREY SAND
GUTTERS	PREFINISHED WHITE
DOWNSPOUTS	PREFINISHED MONTEREY SAND (MATCH)
SHINGLES	CERTAINTEED HORIZON WEATHERED WOOD

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REV.	DATE	JOB	DWG. NO
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