

LA CÔTE DE LAC CONDOMINIUM - PHASE 3

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

UNITS 11, 12, & 13

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS RECORDED IN INSTRUMENT NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT AND ARE PROVIDED IN THE DECLARATION FOR THE LA COTE DE LAC CONDOMINIUM PHASE 3 ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 2nd DAY OF March, 2007.

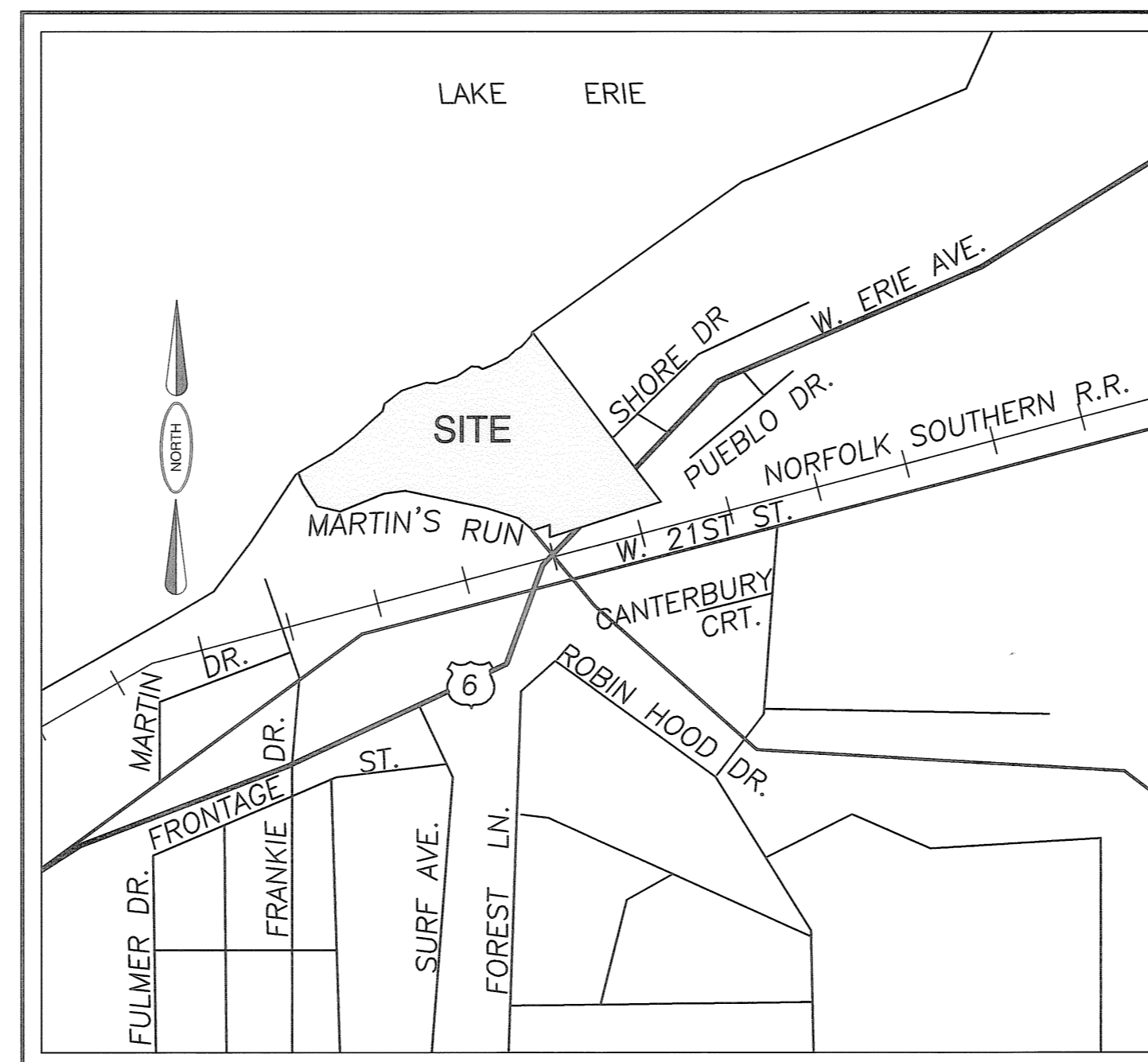
(BENDER DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION)

WITNESS:

Elizabeth A. Sauer
Elizabeth A. Sauer

BY:

Richard L. Bender
RICHARD L. BENDER (PRESIDENT)



LOCATION MAP

NTS

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UNIT BREAKDOWN

UNIT	AREA (S.F.)	AREA (ACRES)	LIMITED COMMON AREA (S.F.)	LIMITED COMMON AREA (ACRES)	PERCENT OF OWNERSHIP
No. 1	2619.51	0.0601	1221.84	0.0280	9.12%
No. 2	2599.21	0.0597	1166.17	0.0268	9.05%
No. 3	2619.51	0.0601	1379.50	0.0317	9.12%
No. 4	2599.21	0.0597	1699.49	0.0390	9.05%
No. 5	1680.00	0.0386	1023.98	0.0235	5.85%
No. 6	1680.00	0.0386	969.13	0.0222	5.85%
No. 7	2619.51	0.0601	1353.94	0.0311	9.12%
No. 8	2599.21	0.0597	1338.33	0.0307	9.05%
No. 9	1406.85	0.0323	981.59	0.0225	4.90%
No. 10	1407.25	0.0323	963.16	0.0221	4.90%
No. 11	1672.00	0.0384	690.69	0.0159	5.82%
No. 12	2619.54	0.0601	1619.42	0.0372	9.12%
No. 13	2599.21	0.0597	1596.02	0.0366	9.05%
Total	28721.01	0.6594	16003.26	0.3673	100.00%

Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)

Common Area: 150848.28 (Area in S.F.) 3.4630 (Area in acres)

COMMON AREA

- 4.4897 AC. PHASE 1
- 0.4880 AC. PHASE 2
- 4.0017 AC. PHASE 3
- 0.2908 AC. PHASE 3
- 3.7109 AC. PHASE 3
- 0.2479 AC. PHASE 3
3.4630 AC. REMAINDER

SURVEYOR'S CERTIFICATE

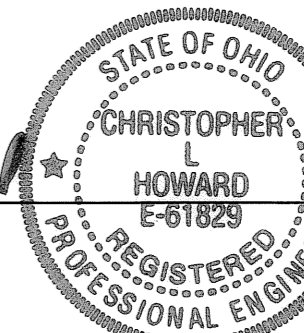
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS RECORDED IN INSTRUMENT NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 OF THE LORAIN COUNTY DEED RECORDS CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE 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.

Christopher M. Hirtzel
CHRISTOPHER M. HIRTZEL, P.S.
REGISTERED SURVEYOR NUMBER S-8081

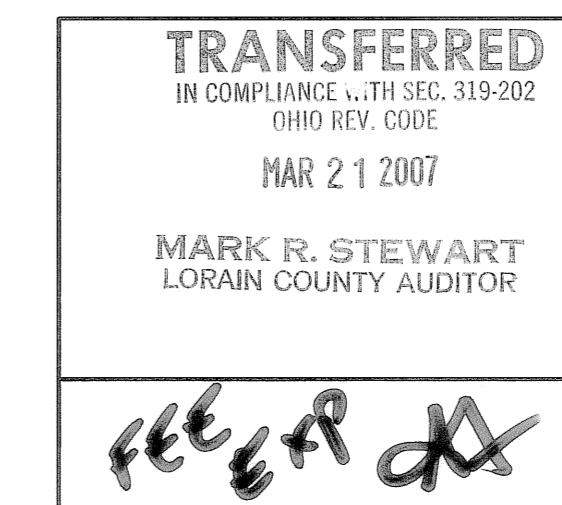
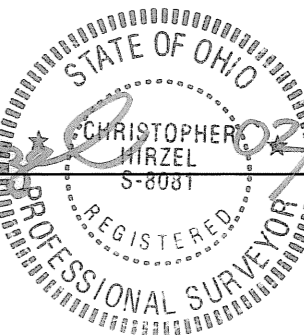


THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT PAGES 1 THROUGH 3 SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES IN SO FAR AS IS GRAPHICALLY POSSIBLE, AND THAT SAID GRAPHIC REPRESENTATION ALSO SHOWS BUILDINGS NOT YET COMPLETED.

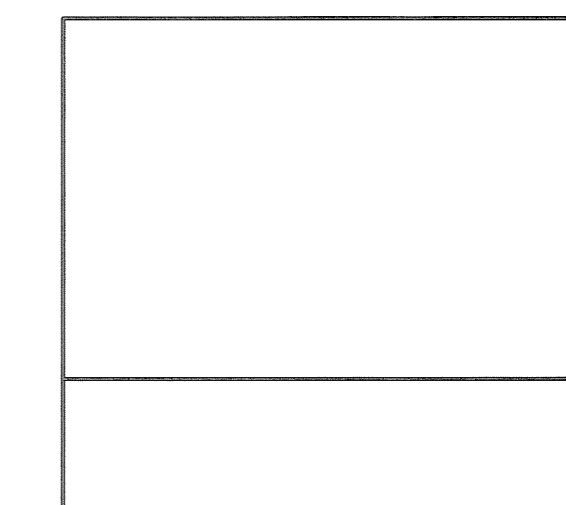
Christopher L. Howard
CHRISTOPHER L. HOWARD, P.E.
PROFESSIONAL ENGINEER NUMBER E-61829



Christopher M. Hirtzel
CHRISTOPHER M. HIRTZEL, P.S.
PROFESSIONAL SURVEYOR NUMBER S-8081



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

J:\00762\DRAWINGS\DWG\PLAT\PHASE 3.dwg

DATE	BY	DESCRIPTION
1/23/07	CMH	ISSUE TO CLIENT

DRAWN BY:
AMK

CHECKED BY:
CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

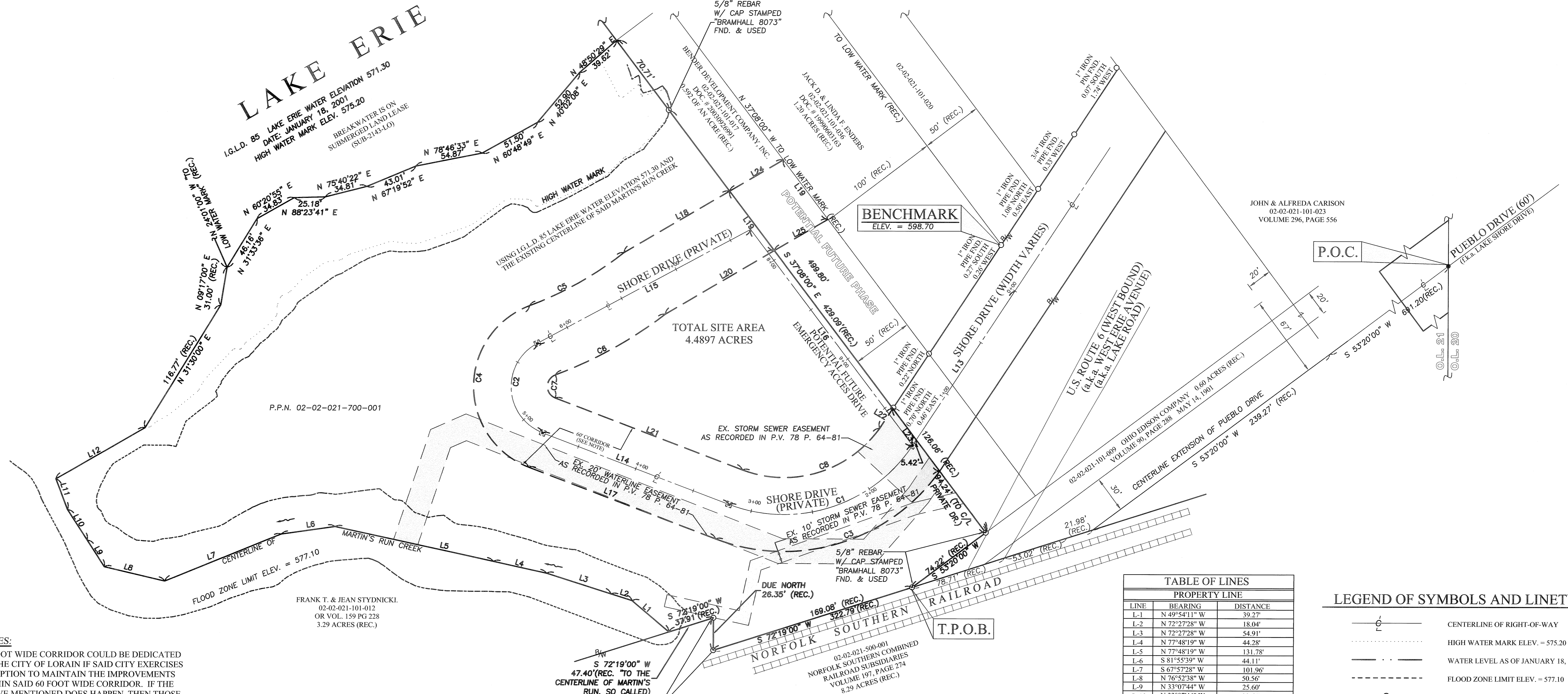
PREPARED FOR:
BENDER DEVELOPMENT COMPANY, INC.,
AN OHIO CORPORATION

LA CÔTE DE LAC CONDOMINIUM - PHASE 3
TITLE SHEET
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 13
JOB NO.
00-762

LA CÔTE DE LAC CONDOMINIUM - PHASE 3

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

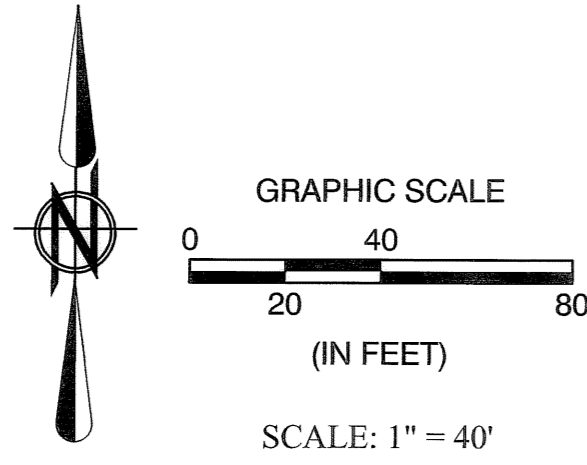


- NOTES:**
- 60 FOOT WIDE CORRIDOR COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.
 - THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE

DATUM:
INTERNATIONAL GREAT LAKES DATUM 85

BENCHMARK:
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

BASIS FOR BEARINGS:
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



CURVE TABLE
SHORE DRIVE CENTERLINE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°05'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W

60' WIDE CORRIDOR

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C3	204.21'	155.00'	75°29'11"	119.98'	189.76'	N 73°02'49" E
C4	169.13'	70.00'	138°26'04"	184.44'	130.89'	N 00°00'26" E
C5	88.29'	286.77'	17°38'20"	44.49'	87.94'	N 60°34'03" E
C6	102.23'	346.77'	16°53'31"	51.49'	101.86'	S 60°54'48" W
C7	24.16'	10.00'	138°26'04"	26.35'	18.70'	S 00°00'26" W
C8	125.16'	95.00'	75°29'11"	73.54'	116.50'	S 73°02'49" W

TABLE OF LINES

PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	N 49°54'11" W	39.27'
L-2	N 72°27'28" W	18.04'
L-3	N 72°27'28" W	54.91'
L-4	N 77°48'19" W	44.28'
L-5	N 77°48'19" W	131.78'
L-6	S 81°55'39" W	44.11'
L-7	S 67°57'28" W	101.96'
L-8	N 76°52'38" W	50.56'
L-9	N 33°07'44" W	25.60'
L-10	N 33°07'44" W	29.64'
L-11	N 20°58'27" W	26.69'
L-12	N 60°01'54" E	83.35'

SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-13	S 33°23'50" W	150.00'
L-14	N 69°12'35" W	162.22'
L-15	N 61°48'44" E	196.00'
L-16	S 37°08'01" E	219.21'

60' WIDE CORRIDOR		
LINE	BEARING	DISTANCE
L-17	N 69°12'35" W	162.84'
L-18	N 59°40'29" E	99.11'
L-19	S 37°08'00" E	60.43'
L-20	S 59°40'29" W	102.32'
L-21	S 69°12'35" E	162.84'
L-22	N 33°33'15" E	19.19'
L-23	S 37°07'59" E	63.55'
L-24	N 59°40'29" E	50.36'
L-25	S 59°40'29" W	50.36'

- LEGEND OF SYMBOLS AND LINETYPES**
- CENTERLINE OF RIGHT-OF-WAY
 - HIGH WATER MARK ELEV. = 575.20
 - WATER LEVEL AS OF JANUARY 18, 2001 ELEV. = 571.30
 - FLOOD ZONE LIMIT ELEV. = 577.10
 - IRON PIPE OR PIN FOUND AS INDICATED
 - 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
 - P.K.S. P-K NAIL SET
 - P.O.C. POINT OF COMMENCEMENT
 - T.P.O.B. TRUE PLACE OF BEGINNING
 - (F) (FND.) FOUND
 - (R) (REC.) RECORD
 - (C) (CALC.) CALCULATED
 - R/W RIGHT-OF-WAY LINE
 - MONUMENT BOX WITH 3/4" IRON PIPE FOUND

E:\00762\DRAWINGS\DWG\PLAT-PHASE 3.dwg (PARCEL MAP)

DATE	BY	DESCRIPTION
1/23/07	CMH	ISSUE TO CLIENT

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:
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LA CÔTE DE LAC CONDOMINIUM - PHASE 3
PARCEL & EASEMENT MAP
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 13
JOB NO.
00-762

LA CÔTE DE LAC CONDOMINIUM - PHASE 3

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

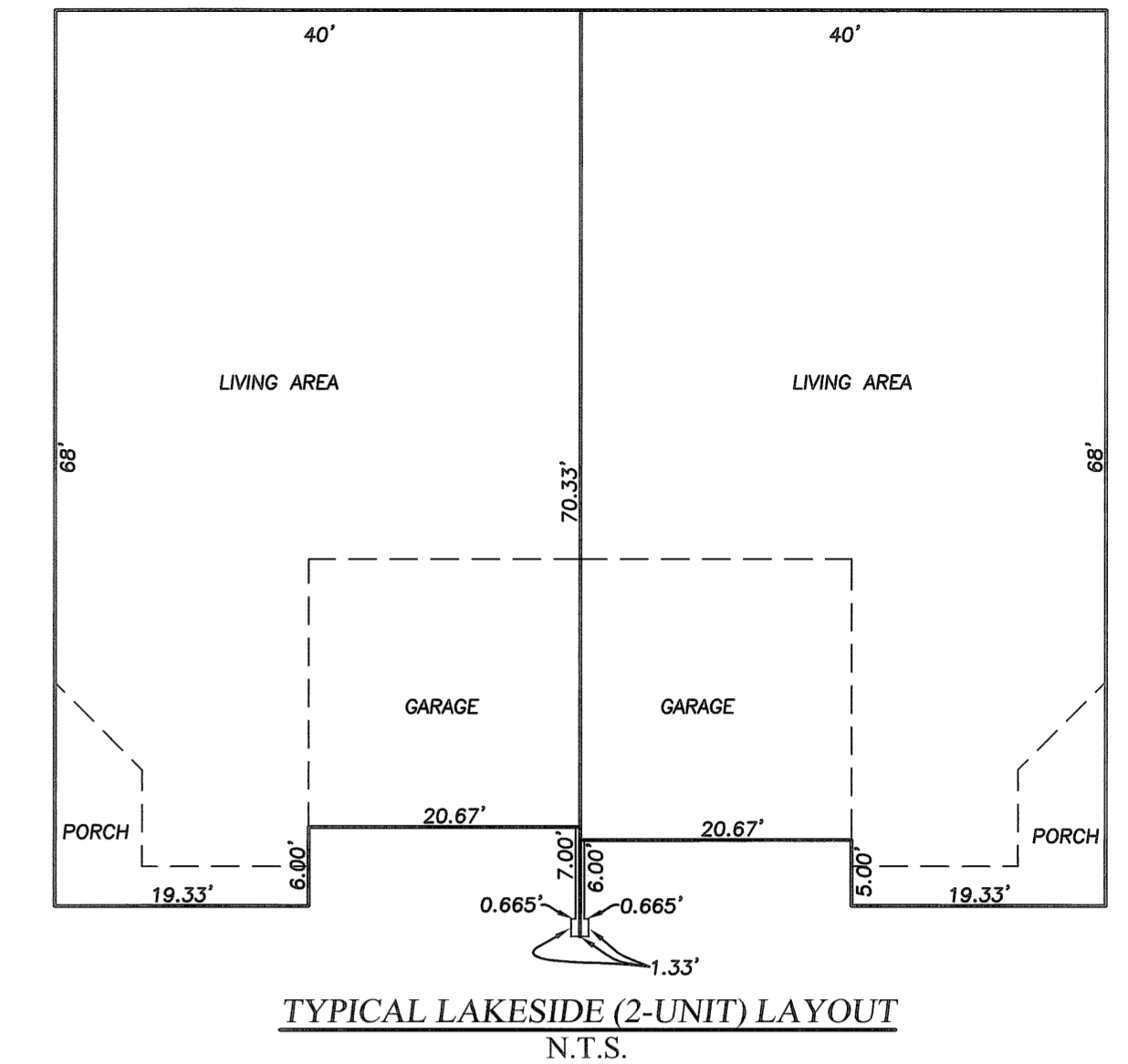
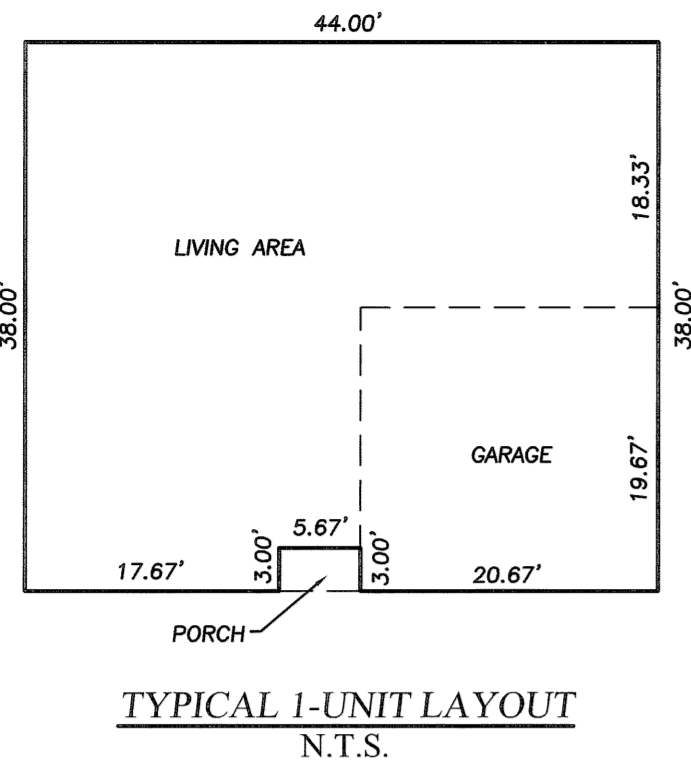
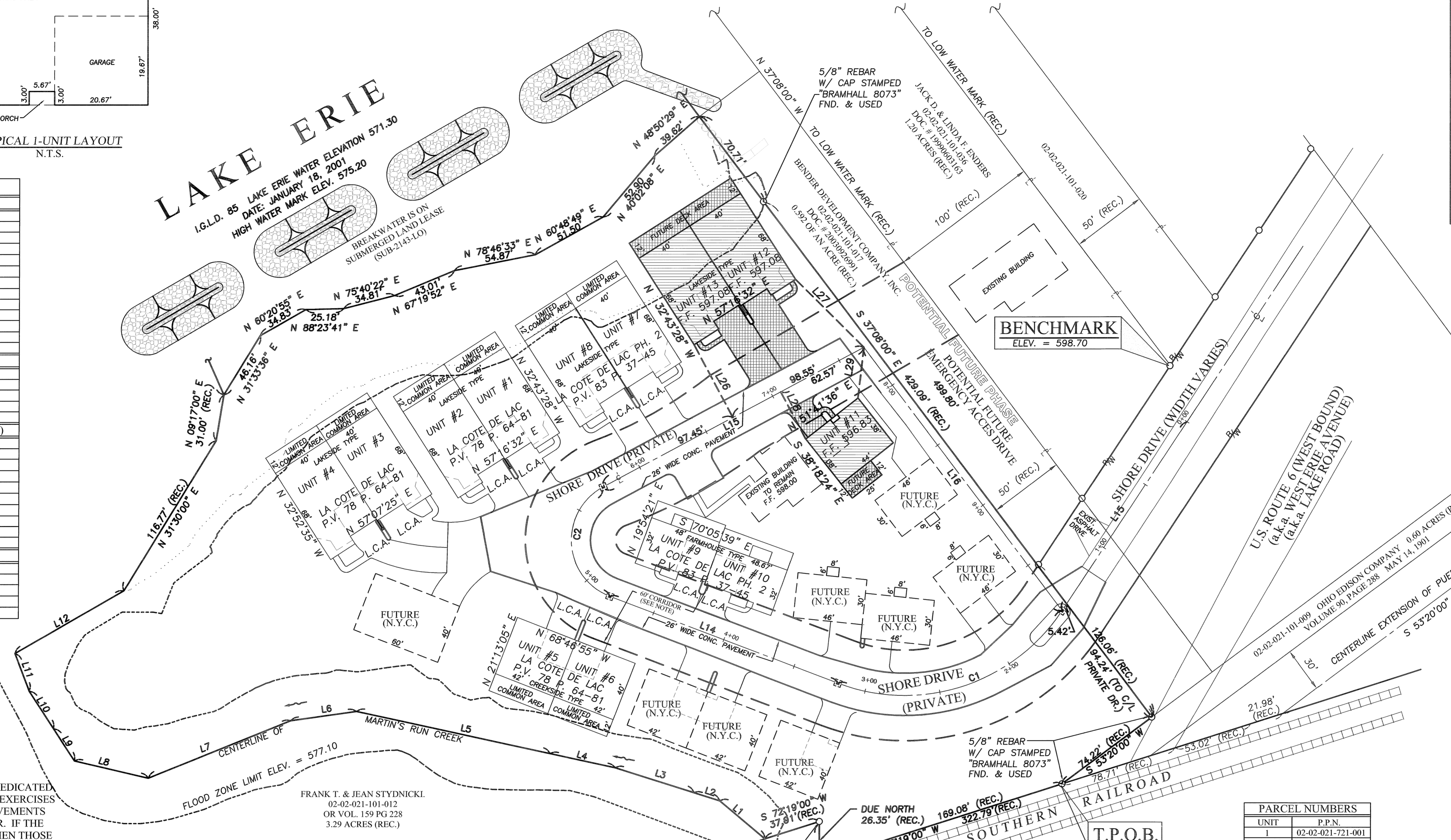


TABLE OF LINES		
PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	N 49°54'11" W	39.27
L-2	N 72°27'28" W	18.04
L-3	N 72°27'28" W	54.91
L-4	N 77°48'19" W	44.28
L-5	N 77°48'19" W	131.78
L-6	S 81°55'39" W	44.11
L-7	S 67°57'28" W	101.96
L-8	N 76°52'38" W	50.56
L-9	N 33°07'44" W	25.60
L-10	N 33°07'44" W	29.64
L-11	N 20°58'27" W	26.69
L-12	N 60°01'54" E	83.35
SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-13	S 33°23'50" W	150.00
L-14	N 69°12'35" E	162.22
L-15	N 61°48'44" E	196.00
L-16	S 37°08'01" E	219.21
60' WIDE CORRIDOR (SEE SHEET 2)		
LINE	BEARING	DISTANCE
L-17	N 69°12'35" W	162.84
L-18	N 59°40'29" E	99.11
L-19	S 37°08'00" E	60.43
L-20	S 59°40'29" W	102.32
L-21	S 69°12'35" E	162.84
L-22	N 33°33'15" E	19.19
L-23	S 37°07'59" E	63.55
L-24	N 59°40'29" E	50.36
L-25	S 59°40'29" W	50.36
BUILDING TIES		
LINE	BEARING	DISTANCE
L-26	S 28°11'16" E	54.80
L-27	S 45°17'04" E	63.96
L-28	N 28°11'16" W	35.52
L-29	N 6°31'53" E	33.81



UNIT BREAKDOWN					
UNIT	AREA (S.F.)	AREA (ACRES)	LIMITED COMMON AREA (S.F.)	LIMITED COMMON AREA (ACRES)	PERCENT OF OWNERSHIP
No. 1	2619.51	0.0601	1221.84	0.0280	9.12%
No. 2	2599.21	0.0597	1166.17	0.0268	9.05%
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No. 9	1406.85	0.0323	981.59	0.0225	4.90%
No. 10	1407.25	0.0323	963.16	0.0221	4.90%
No. 11	1672.00	0.0384	690.69	0.0159	5.82%
No. 12	2619.54	0.0601	1619.42	0.0372	9.12%
No. 13	2599.21	0.0597	1596.02	0.0366	9.05%
Total	28721.01	0.6594	16003.26	0.3673	100.00%

COMMON AREA	
4.4897 AC. PHASE 1	
0.4880 AC. PHASE 2	
4.0017 AC. PHASE 2	
0.2908 AC. PHASE 2	
3.7109 AC. PHASE 3	
0.2479 AC. PHASE 3	
3.4630 AC. REMAINDER	

CURVE TABLE						
SHORE DRIVE CENTERLINE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°05'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W

PARCEL NUMBERS	
UNIT	P.P.N.
1	02-02-021-721-001
2	02-02-021-721-002
3	02-02-021-721-003
4	02-02-021-721-004
5	02-02-021-721-005
6	02-02-021-721-006
7	02-02-021-722-001
8	02-02-021-722-002
9	02-02-021-722-003
10	02-02-021-722-004
COMMON AREA	02-02-021-700-001

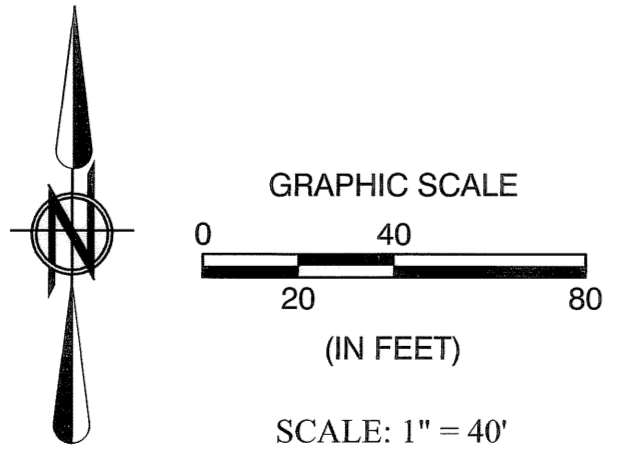
LEGEND OF SYMBOLS AND LINETYPES	
	CENTERLINE OF RIGHT-OF-WAY
	HIGH WATER MARK ELEV. 575.20
	WATER LEVEL (JANUARY 18, 2001) ELEV. 571.30
	FLOOD ZONE LIMITS
	IRON PIPE OR PIN FOUND AS INDICATED
	5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
	P-K NAIL SET
	POINT OF COMMENCEMENT
	TRUE PLACE OF BEGINNING
	FOUND
	RECORD
	NOT YET COMPLETED
	RIGHT-OF-WAY LINE
	MONUMENT BOX WITH 3/4" IRON PIPE FOUND
	COMMON AREA
	LIMITED COMMON AREA (L.C.A.)
	UNIT

NOTES:
 1. 60 FOOT WIDE CORRIDOR COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.
 2. THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE.
 3. ARCHITECTURAL PLANS FOR LAKESIDE UNIT TYPE WERE RECORDED WITH LA COTE DE LAC IN PLAT VOLUME 78, PAGES 64-81.

DATUM:
INTERNATIONAL GREAT LAKES DATUM 85

BENCHMARK:
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

BASIS FOR BEARINGS:
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



J:\00162\DRAWINGS\DWG\PLAT\PHASE 3.dwg [BUILDING LOCATION PLAN]

DATE	BY	DESCRIPTION
1/23/07	CMH	ISSUE TO CLIENT

BRAMHALL
 ENGINEERING AND SURVEYING CO., INC.
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

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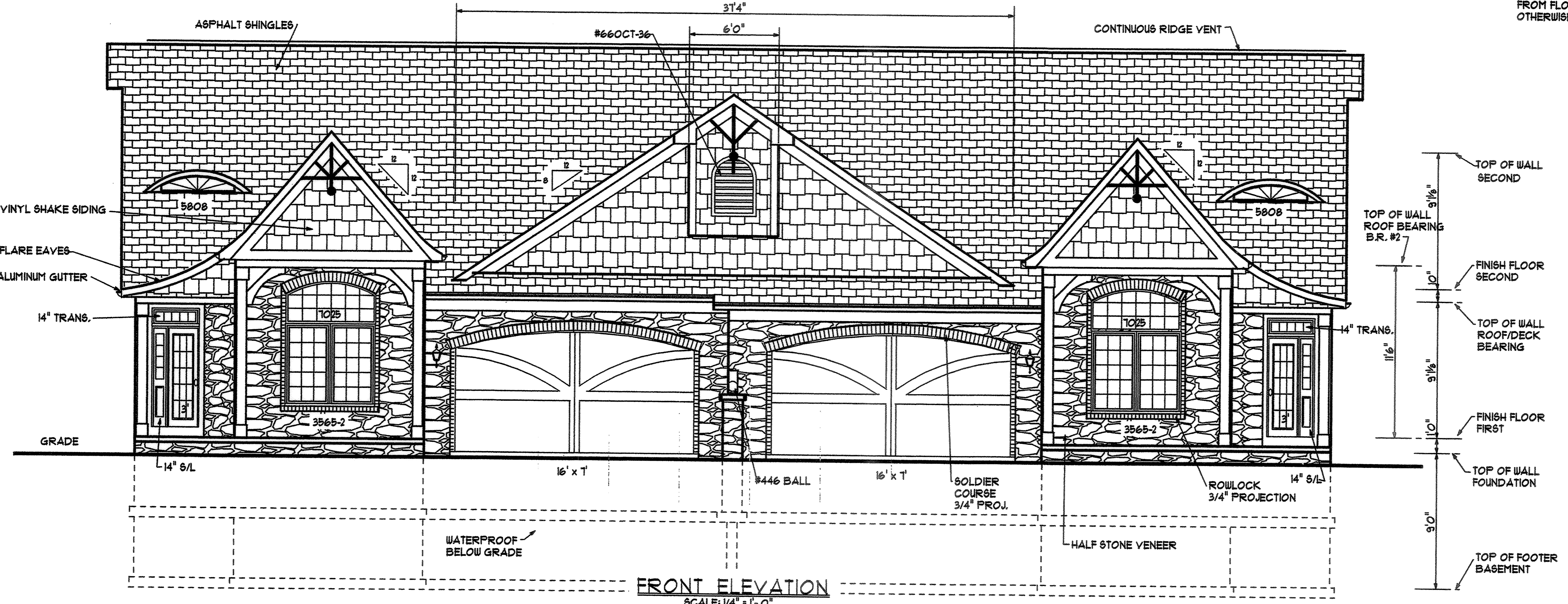
LA CÔTE DE LAC CONDOMINIUM - PHASE 3
BUILDING LOCATION PLAN
 CITY OF LORAIN, COUNTY OF LORAIN,
 STATE OF OHIO

SHEET
 3 OF 13
 JOB NO.
 00-762



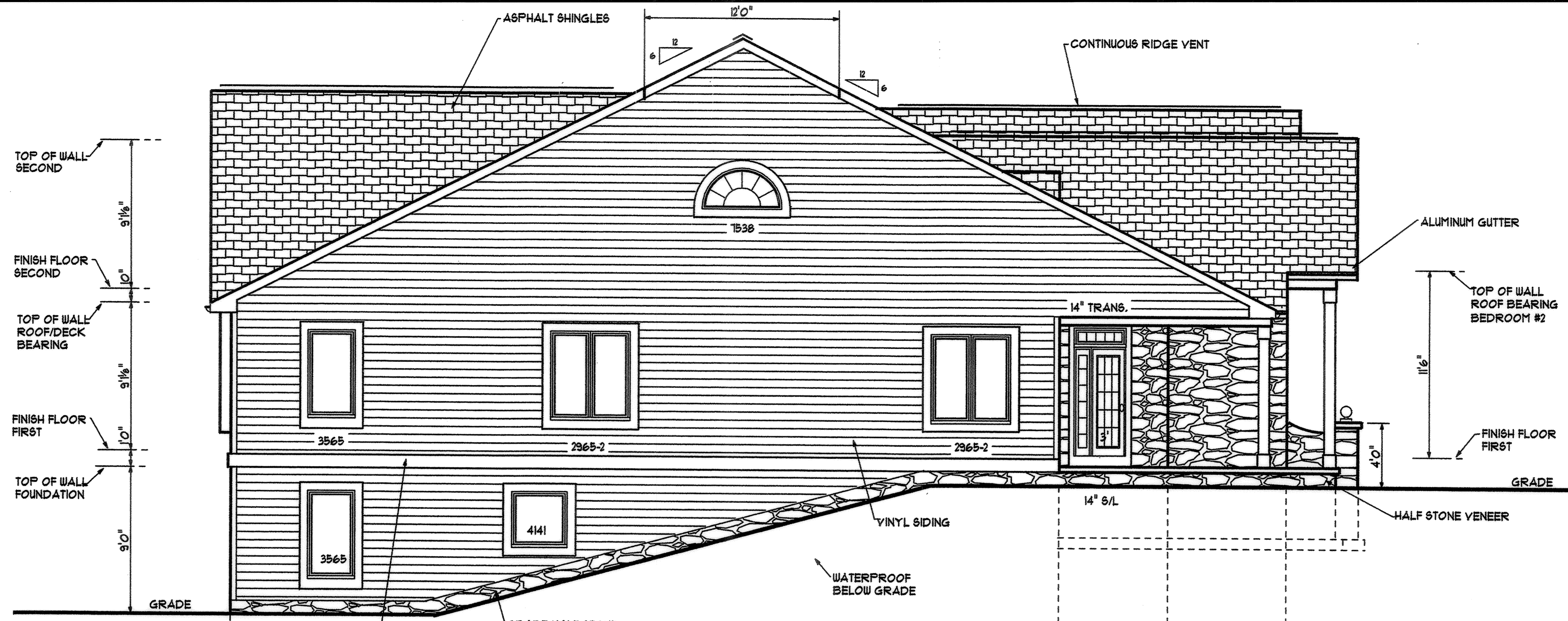
REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ADJUST FOOTER DEPTH PER GRADE
NOTE: 1) FIRST & SECOND FLOOR HAVE 9' CEILINGS
2) WINDOW HEADER TO BE 1'4" FROM FLOOR UNLESS OTHERWISE NOTED



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
3521 SQ.FT. LIVING PER UNIT
1042 SQ.FT. LIVING TOTAL
5068 SQ.FT. LIVING POSSIBLE PER UNIT

J:\00762\DRAWINGS\DWG\PLAT-ARCH.dwg [FRONT&REAR ELEVATIONS]



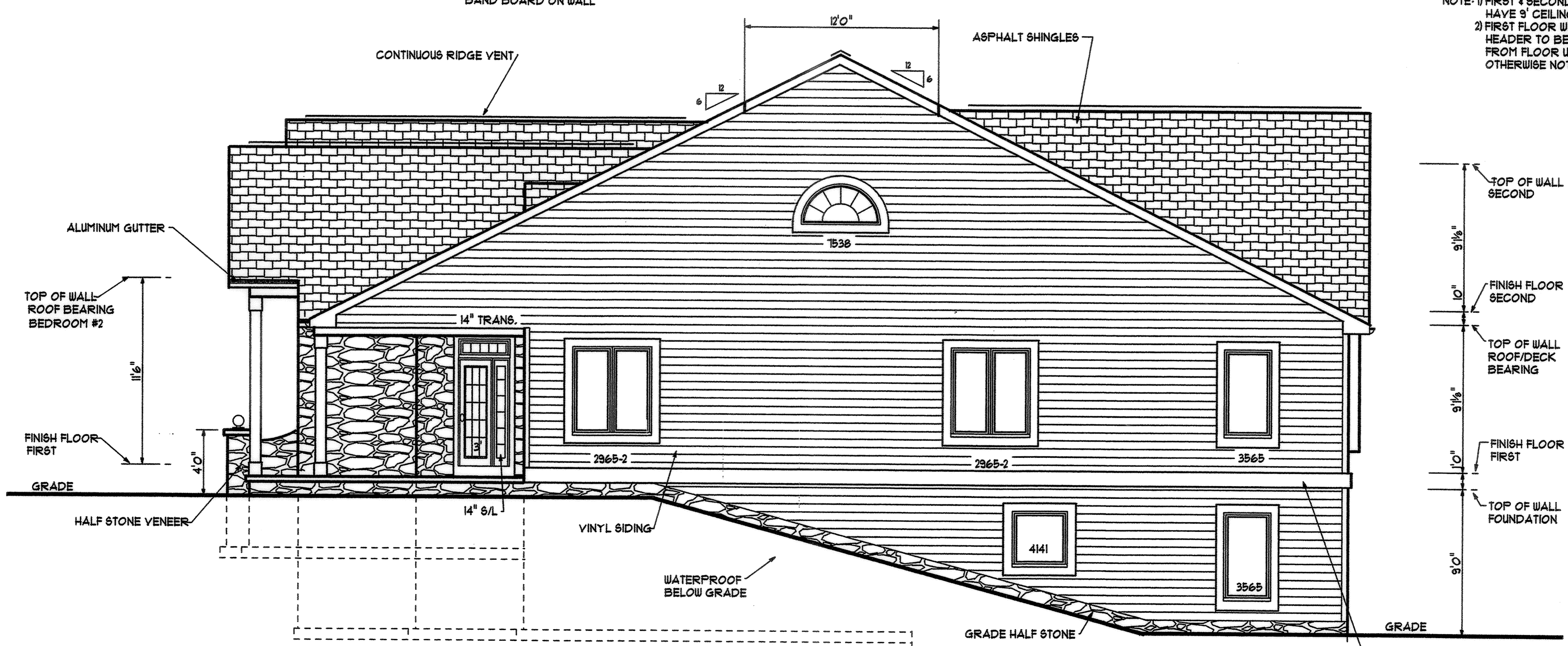
TOP OF WALL SECOND
 9 1/2"
 FINISH FLOOR SECOND
 10"
 TOP OF WALL ROOF/DECK BEARING
 9 1/8"
 FINISH FLOOR FIRST
 10"
 TOP OF WALL FOUNDATION
 9'0"

ALUMINUM GUTTER
 TOP OF WALL ROOF BEARING BEDROOM #2
 11 1/2"
 FINISH FLOOR FIRST
 4'0"
 GRADE

NOTE: ADJUST FOOTER DEPTH PER GRADE

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

NOTE: 1) FIRST & SECOND FLOORS HAVE 9' CEILINGS
 2) FIRST FLOOR WINDOWS HEADER TO BE 1'4" FROM FLOOR UNLESS OTHERWISE NOTED



ALUMINUM GUTTER
 TOP OF WALL ROOF BEARING BEDROOM #2
 11 1/2"
 FINISH FLOOR FIRST
 4'0"
 GRADE

TOP OF WALL SECOND
 9 1/2"
 FINISH FLOOR SECOND
 10"
 TOP OF WALL ROOF/DECK BEARING
 9 1/8"
 FINISH FLOOR FIRST
 10"
 TOP OF WALL FOUNDATION
 9'0"

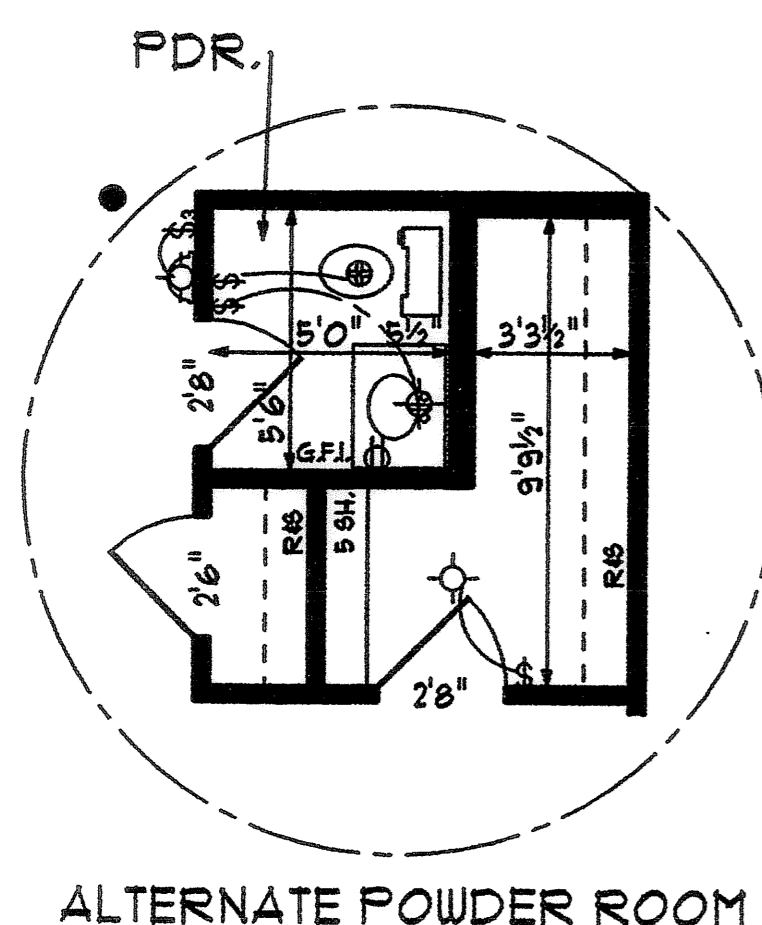
RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: ADJUST FOOTER DEPTH PER GRADE

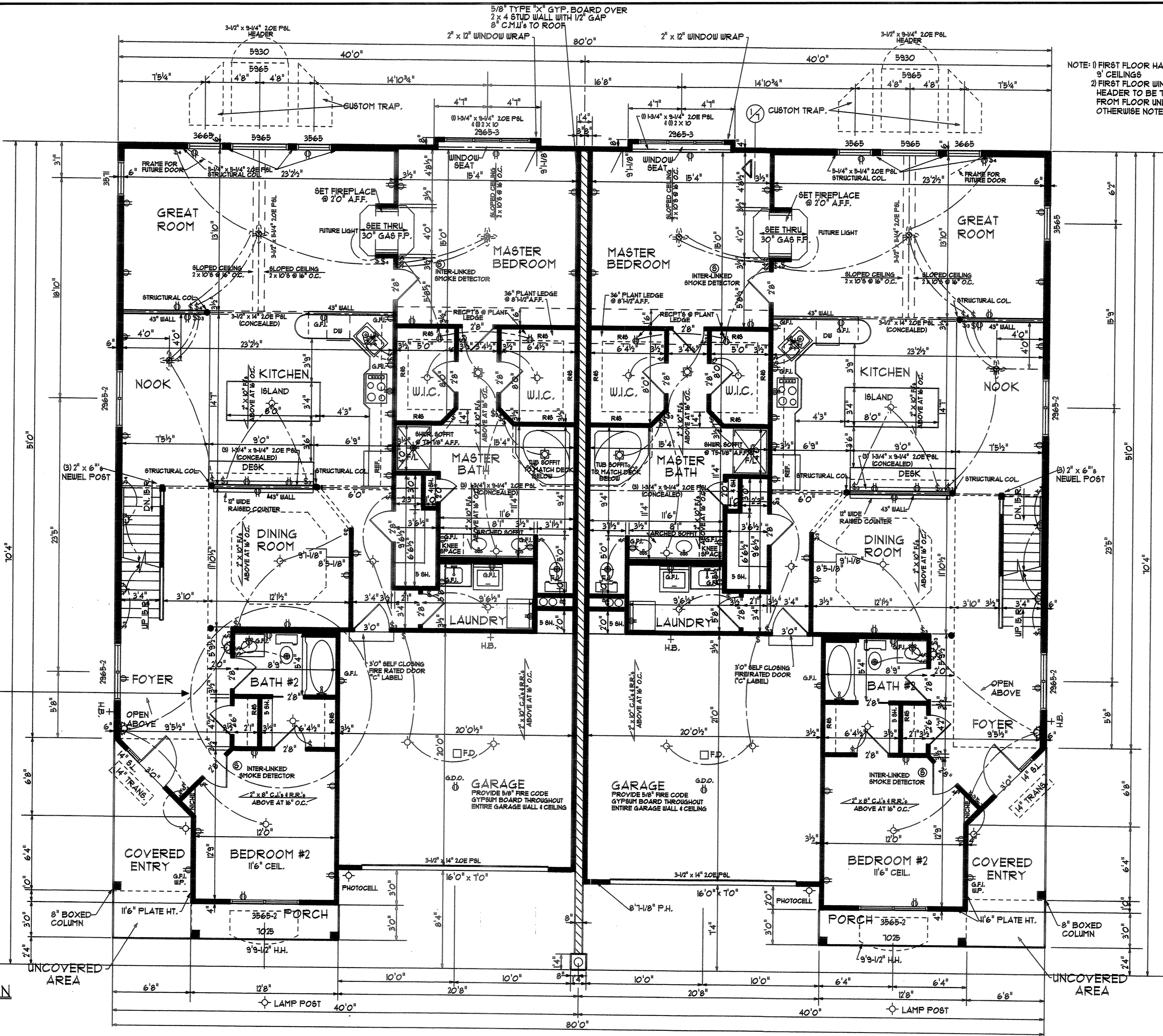
J:\00762\DRAWINGS\DWG\PLAT-ARCH.dwg (SIDE ELEVATIONS)

NOTE: 1) FIRST FLOOR HAS
 9' CEILINGS
 2) FIRST FLOOR WINDOWS
 HEADER TO BE 1 1/4"
 FROM FLOOR UNLESS
 OTHERWISE NOTED

NOTE: ALL WINDOW AND DOOR HEADERS
 TO BE (2) DFL 2" x 12" WITH 1/2" PLYWOOD PLATE
 UNLESS OTHERWISE SPECIFIED



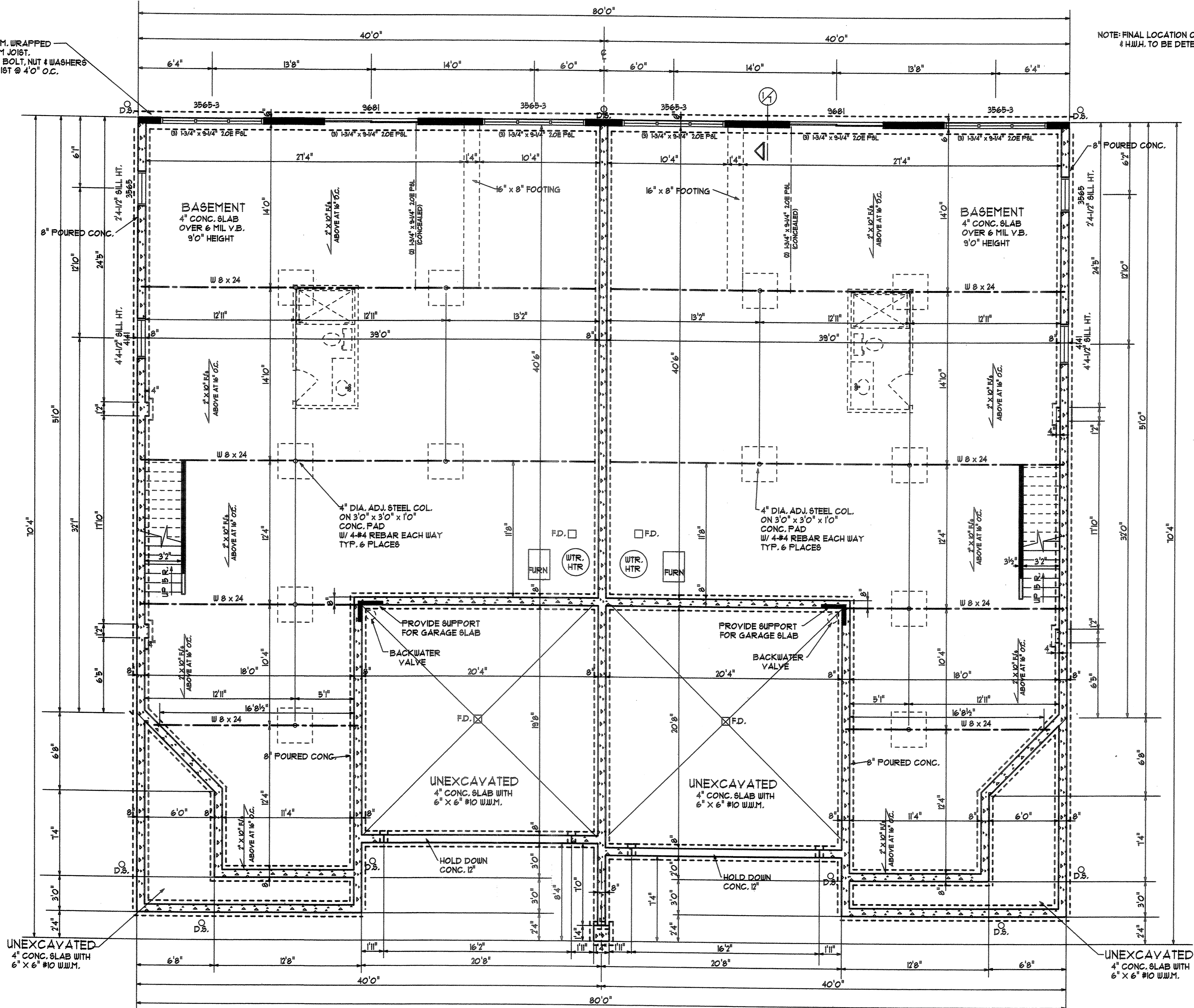
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2046 SQ.FT. LIVING PER UNIT
 4092 SQ.FT. LIVING TOTAL



J:\00762\DRAWINGS\DWG\PLAT-ARCH.dwg [FIRST FLOOR PLAN]

2" x 10" P.T.L. ALUM. WRAPPED
 FUTURE DECK RIM JOIST.
 (2) 1/2" CARRIAGE BOLT, NUT & WASHERS
 THROUGH RIM JOIST @ 4'0" O.C.

NOTE: FINAL LOCATION OF H.V.A.C.
 & H.W.H. TO BE DETERMINED BY BLDG

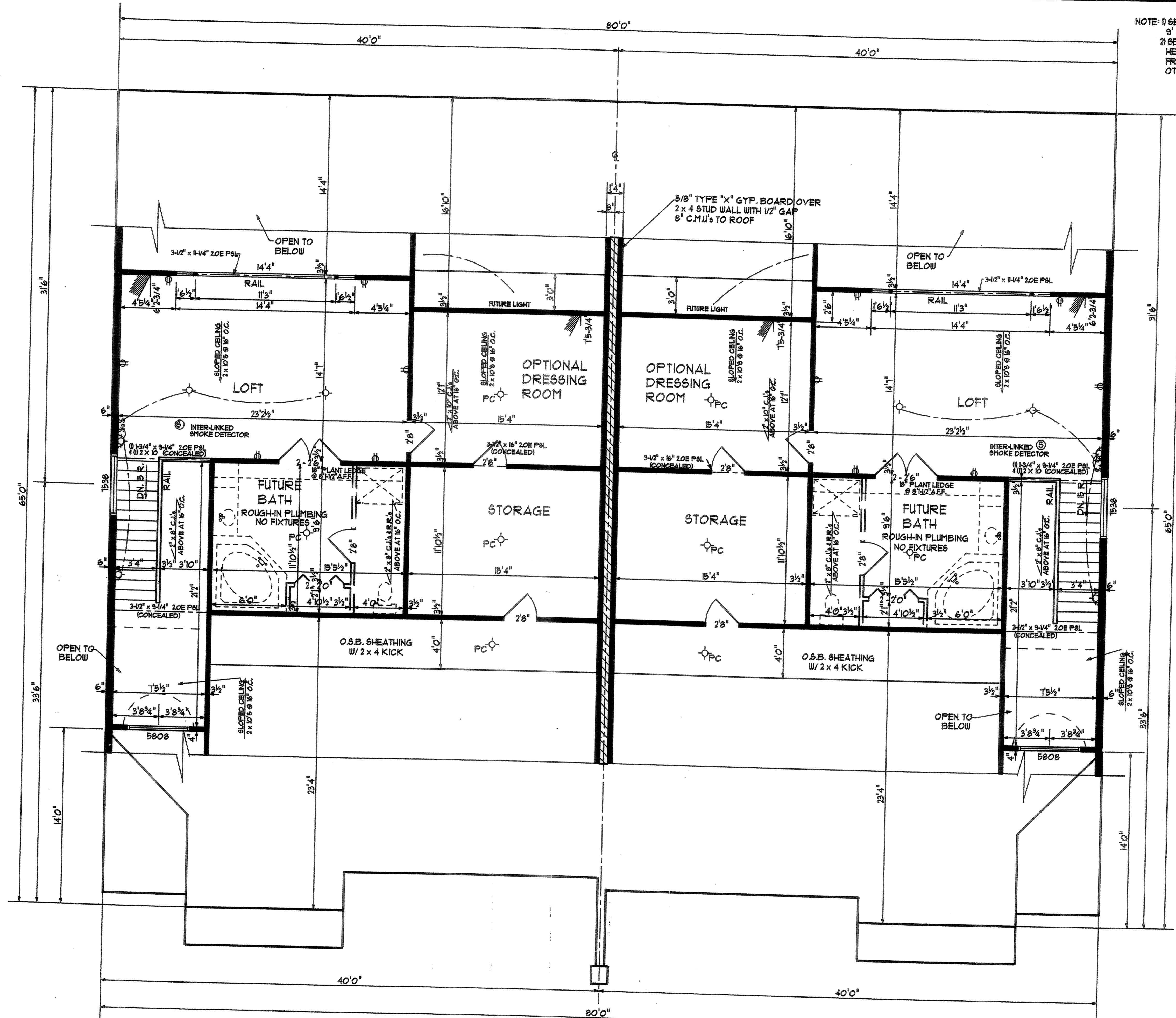


FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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NOTE: ALL WINDOW AND DOOR HEADERS
TO BE 2" DFL 2" x 12" WITH 1/2" PLYWOOD PLATE
UNLESS OTHERWISE SPECIFIED

NOTE: 1) SECOND FLOOR HAS
9' CEILINGS
2) SECOND FLOOR WINDOW
HEADER TO BE 1 1/4"
FROM FLOOR UNLESS
OTHERWISE NOTED



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
410 SQ.FT. LIVING PER UNIT
810 SQ.FT. LIVING TOTAL
1012 SQ.FT. LIVING POSSIBLE PER UNIT

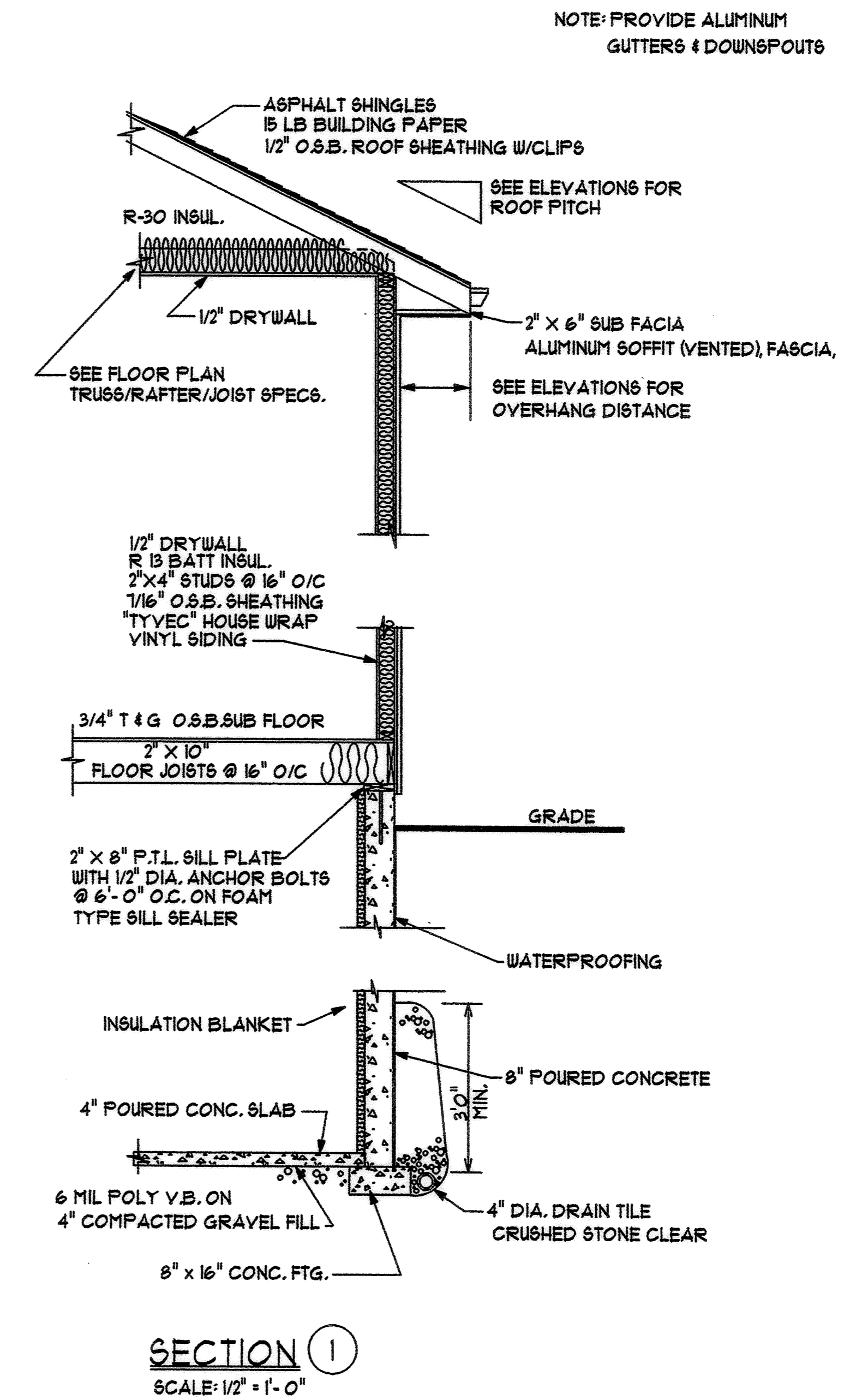
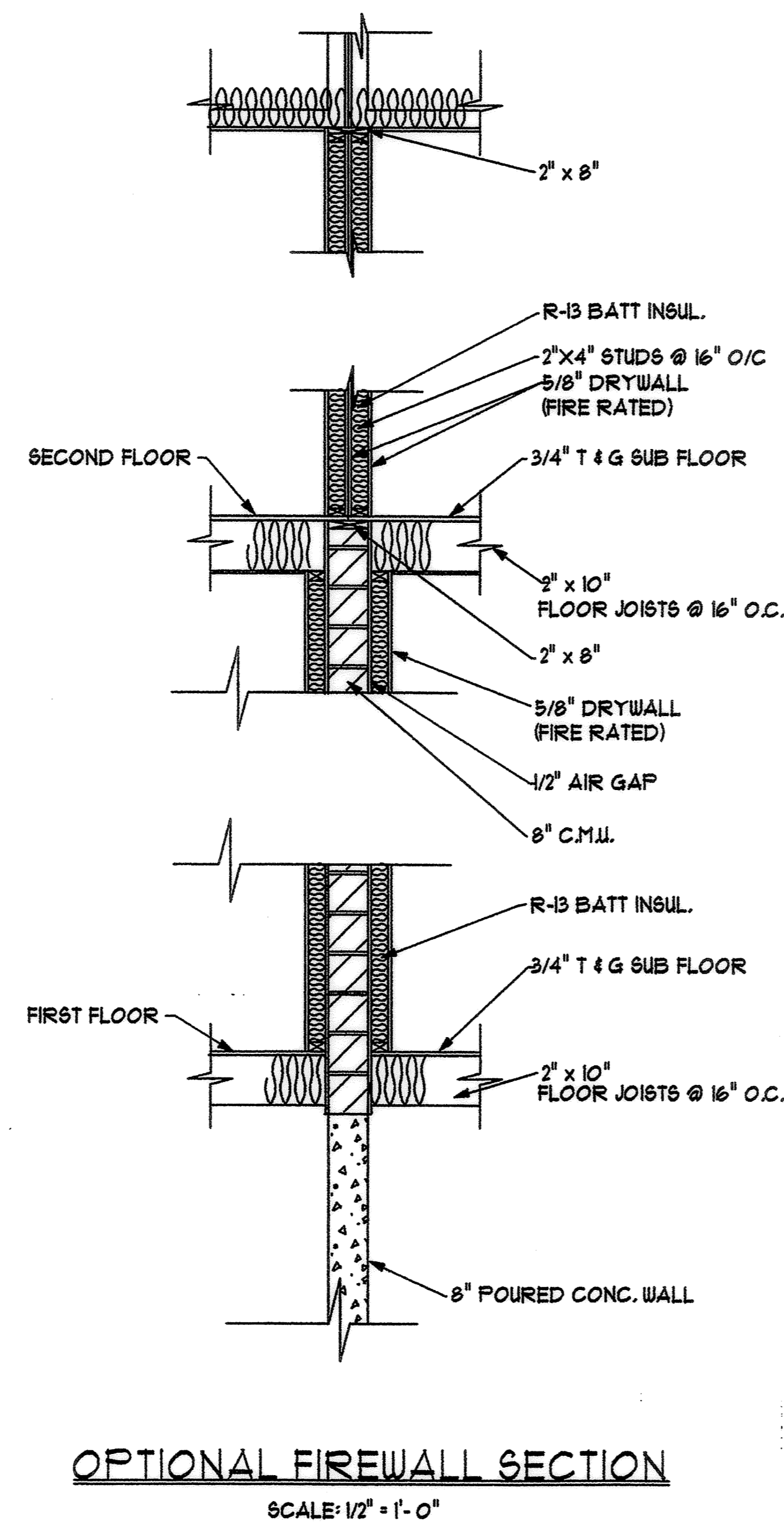
J:\00762\DRAWINGS\DWG\PLAT-ARCH\dwg [SECOND FLOOR PLAN]

PLEASE NOTE:

IMAGE LINE DESIGN INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

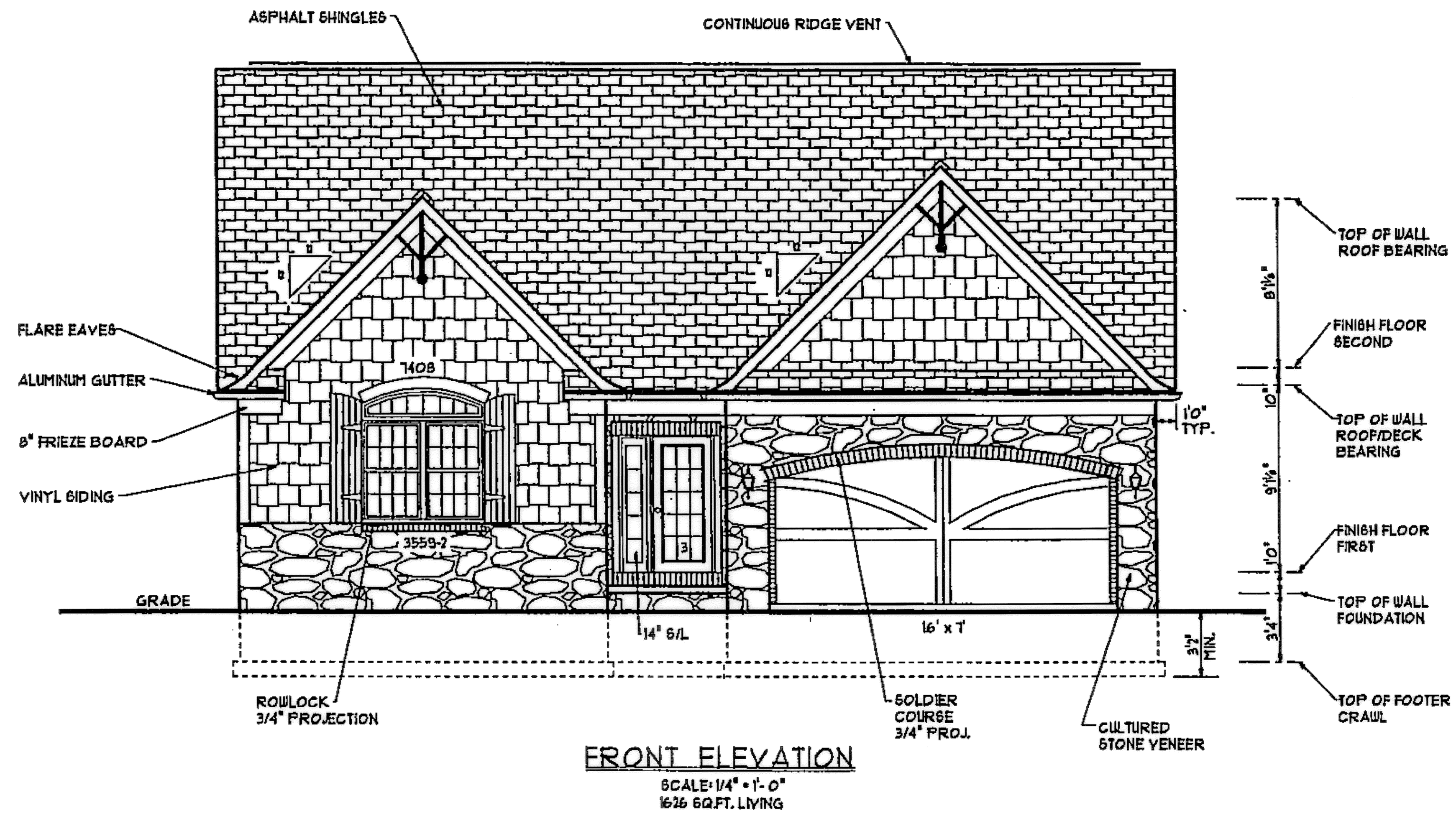
- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

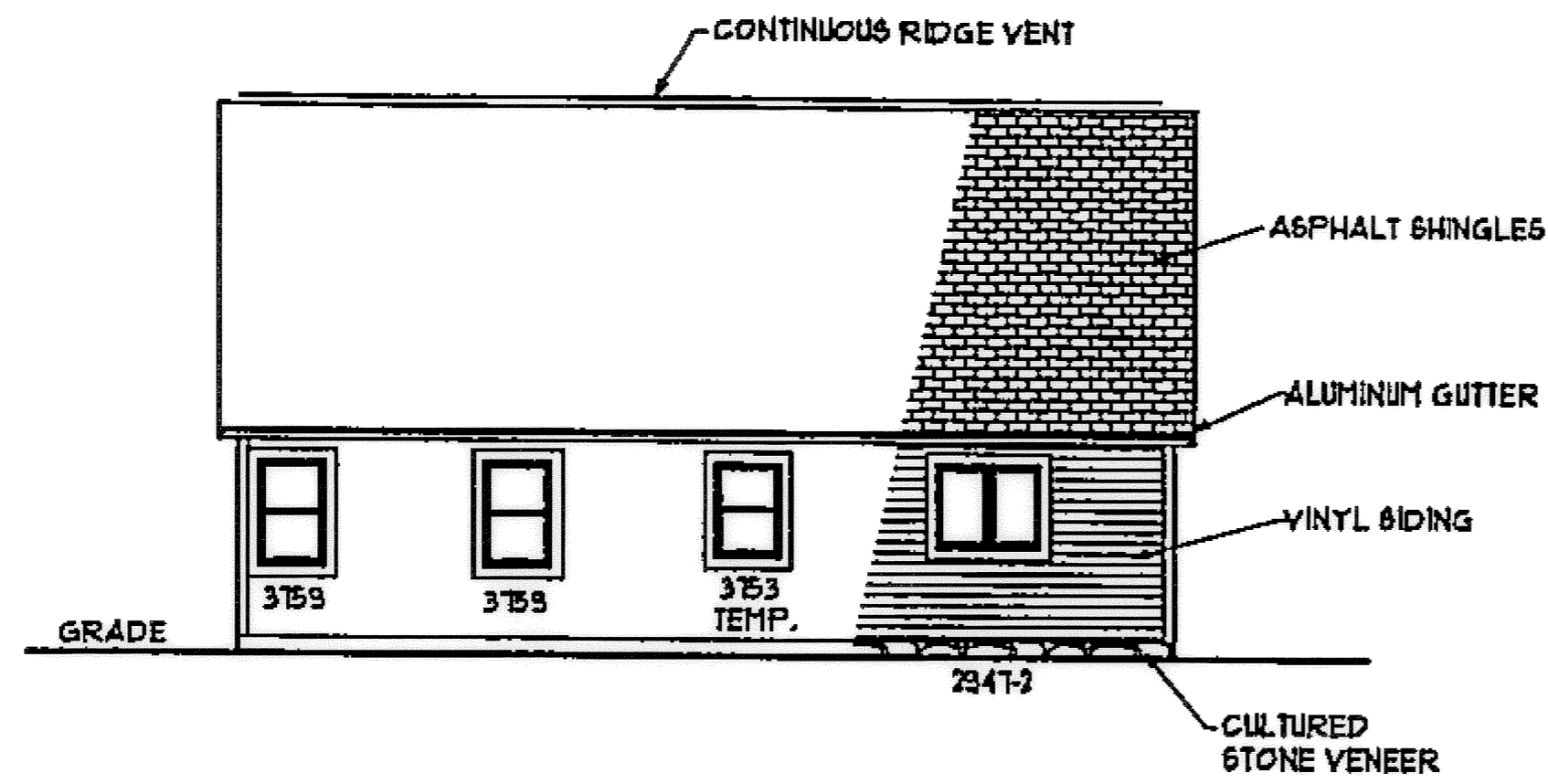
The purchaser and/or builder of this plan shall be solely responsible for any and all violations or infringements regarding copyrighted, patented, or trademarked materials that are integrated or utilized on this plan. Furthermore the purchaser and/or builder of this plan releases Image Line Design Inc., its shareholders, directors, officers and employees from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.



P:\0702\DRAWINGS\DWG\PLAT-ARCH.dwg [FRONT&REAR ELEVATIONS (2)]

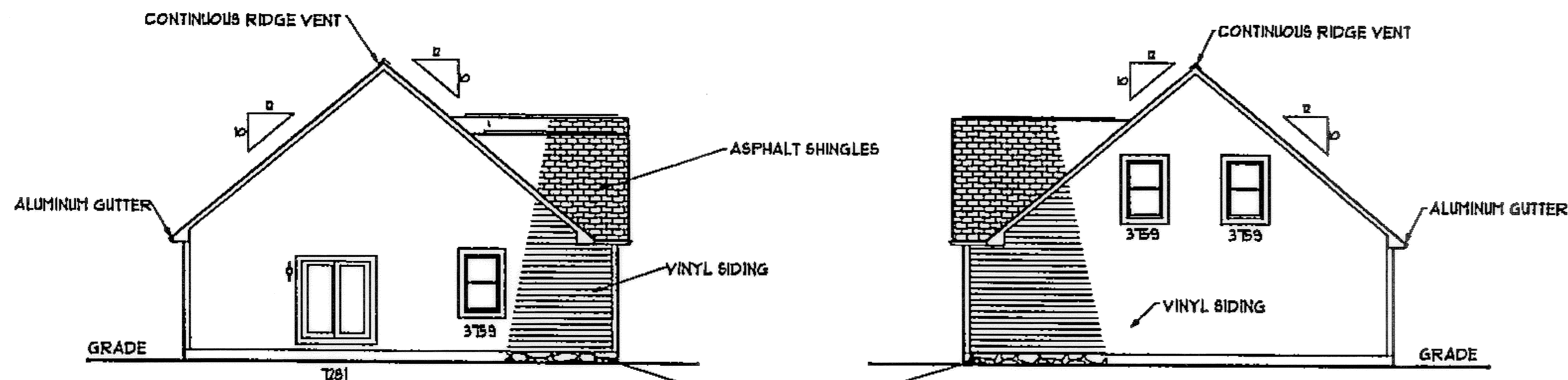
NOTE: 1 FIRST FLOOR HAS
9' CEILING
2 FIRST FLOOR WINDOWS
HEADER TO BE 1"4"
FROM FLOOR UNLESS
OTHERWISE NOTED





REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: 1) FIRST FLOOR HAS 9' CEILINGS
2) FIRST FLOOR WINDOWS HEADER TO BE T4" FROM FLOOR UNLESS OTHERWISE NOTED



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

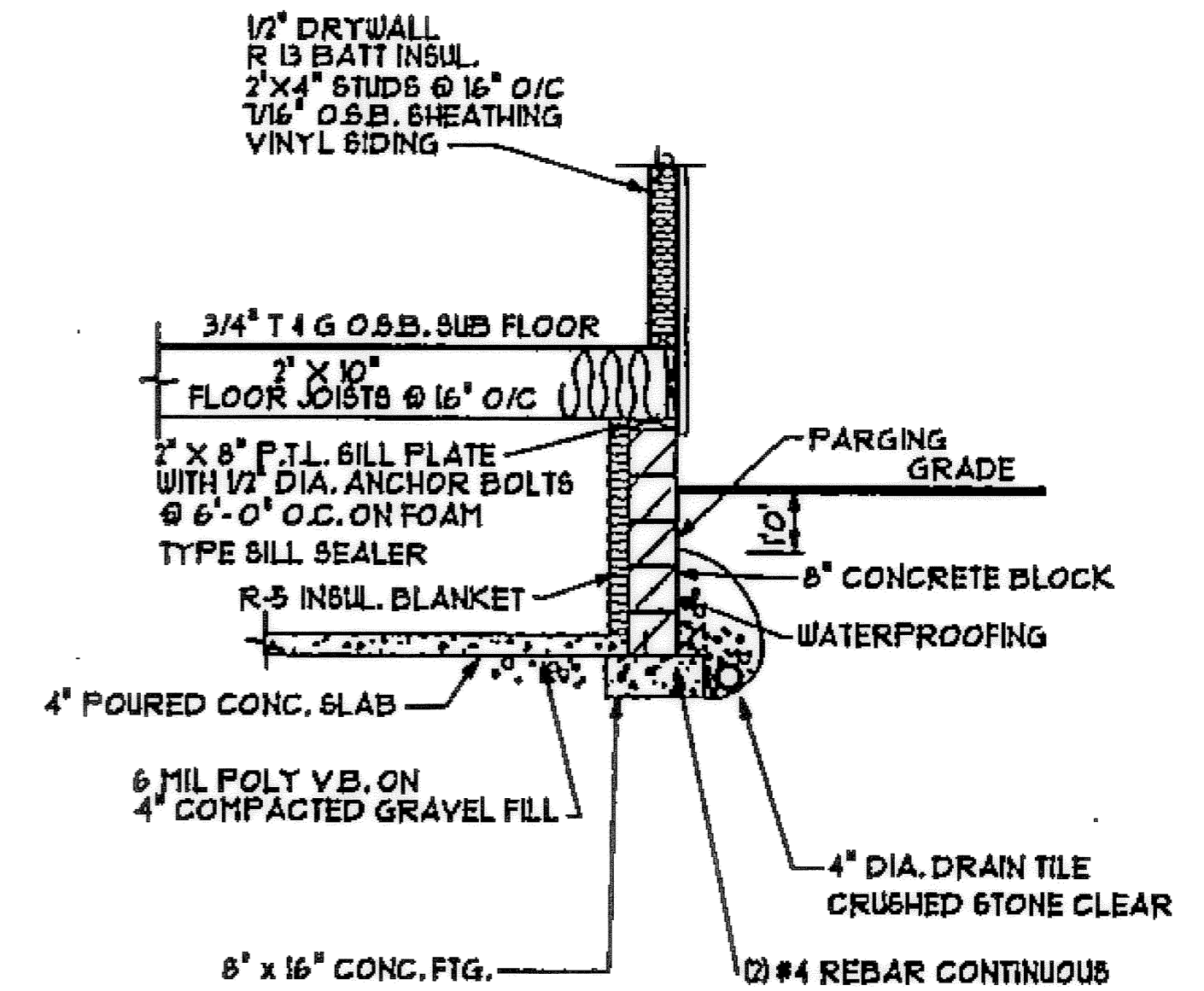
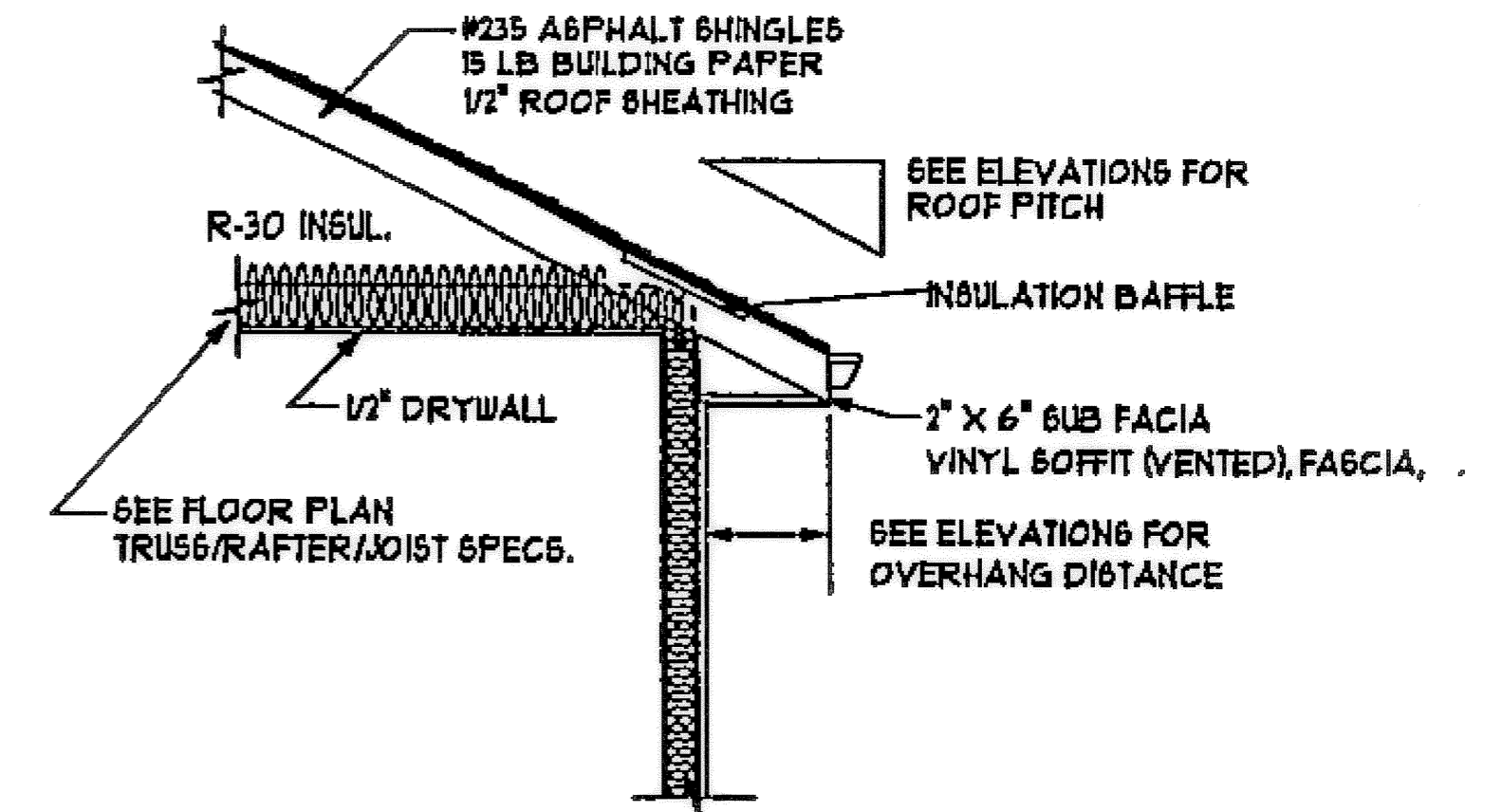
PLEASE NOTE:

IMAGE LINE DESIGN INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

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NOTE: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS



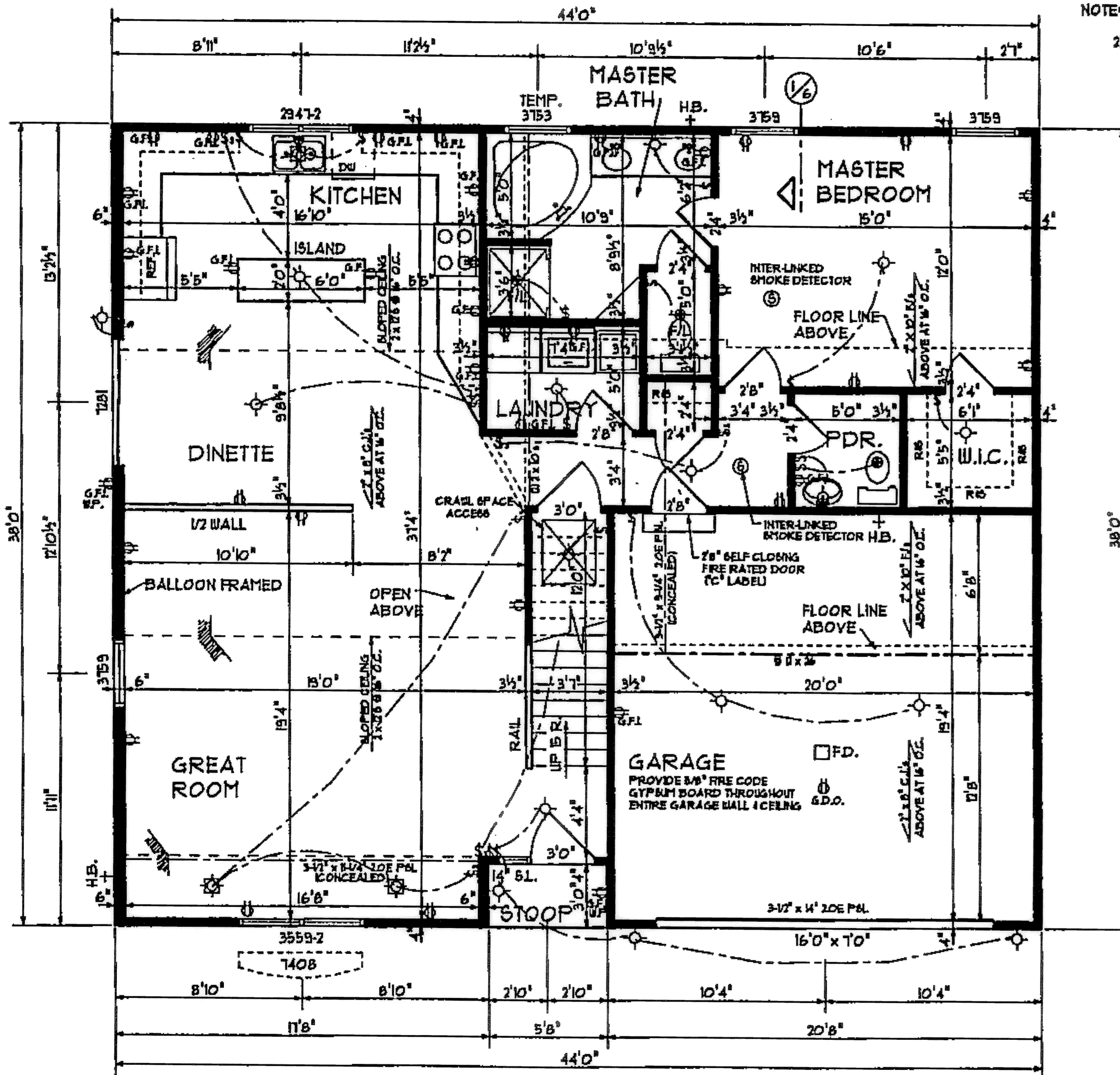
TRUSS NOTES:

- 1) ENTIRE ROOF STRUCTURE TO BE DESIGNED & APPROVED BY TRUSS MANUFACTURER.
- 2) ALL INDIVIDUAL TRUSSES TO BE DESIGNED & APPROVED BY TRUSS MANUFACTURER.
- 3) ALL TRUSSES TO BEAR ON EXTERIOR WALLS ONLY.
- 4) PROVIDE TEMPORARY BRACING PER T.P.I. PUBLICATION HB-91.
- 5) TRUSS MANUFACTURER TO DESIGN & LOCATE ALL PERMANENT BRACING.

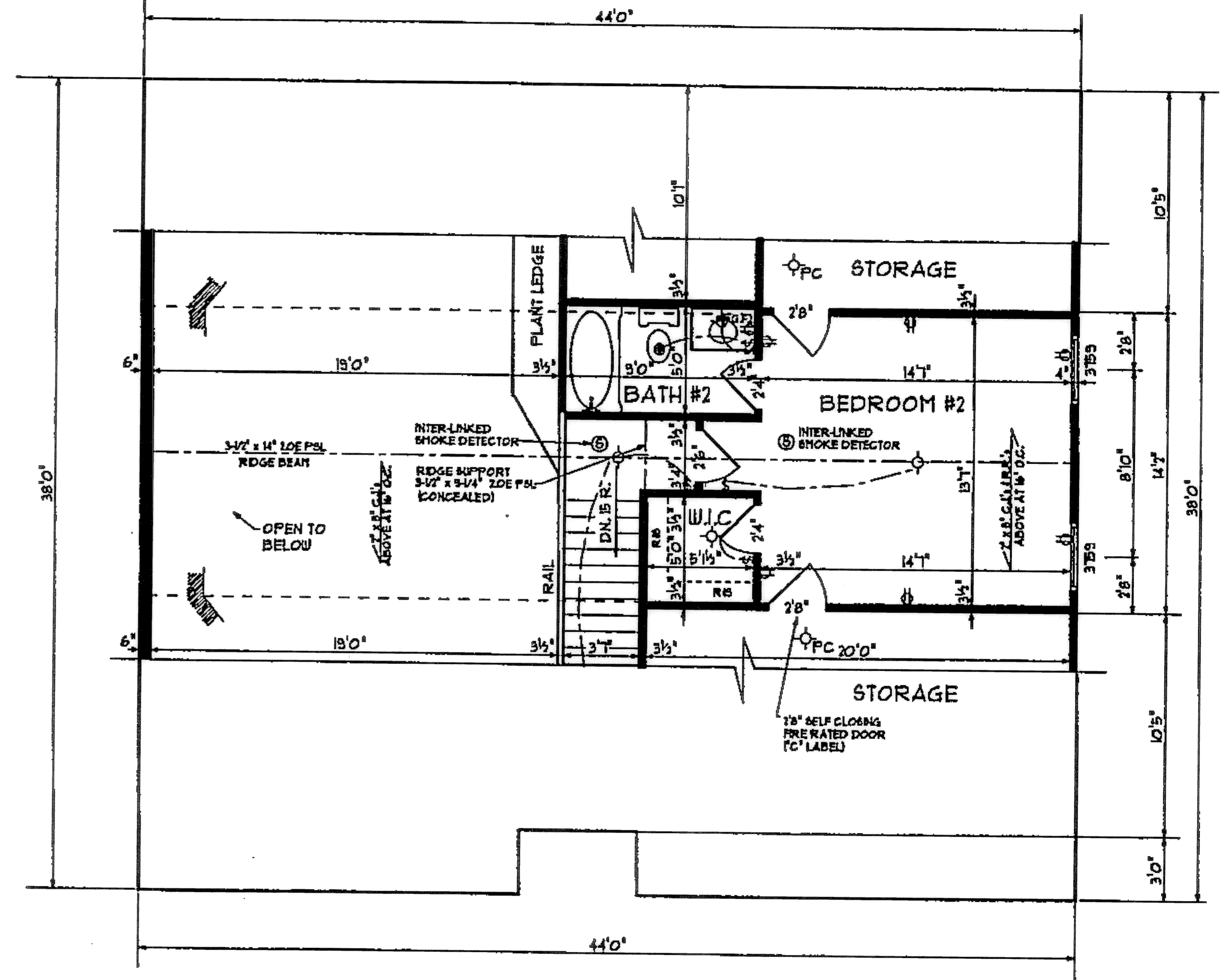
NOTE: ALL WINDOW AND DOOR HEADERS
TO BE 2" DFL 2" x 12" WITH 1/2" PLYWOOD PLATE
UNLESS OTHERWISE SPECIFIED

NOTE: 1) FIRST FLOOR HAS
9' CEILING
2) FIRST FLOOR WINDOW
HEADER TO BE 1 1/4"
FROM FLOOR UNLESS
OTHERWISE NOTED

NOTE: ALL WINDOW AND DOOR HEADERS
TO BE 2" DFL 2" x 12" WITH 1/2" PLYWOOD PLATE
UNLESS OTHERWISE SPECIFIED

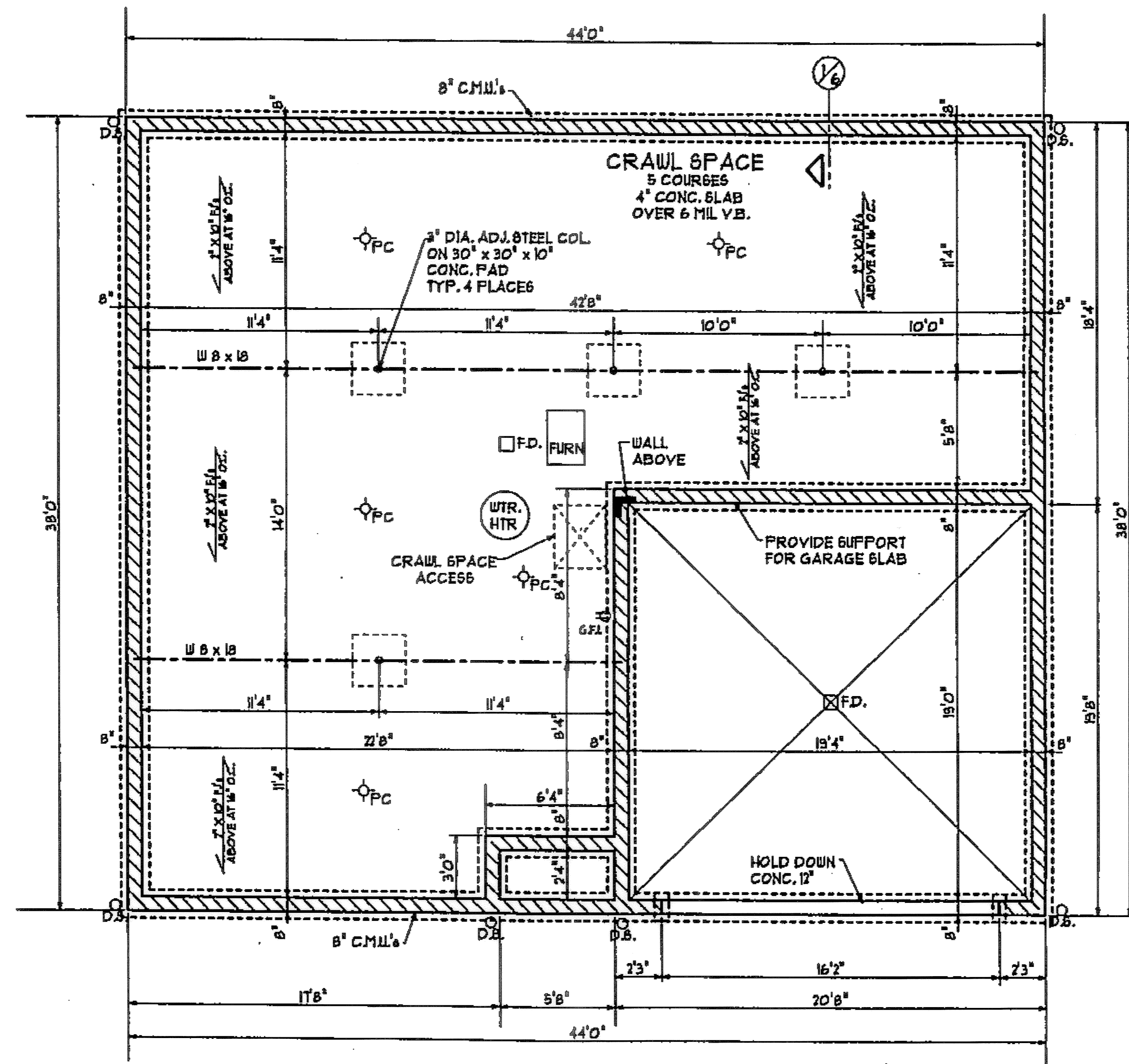


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
254 SQ. FT. LIVING



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
372 SQ. FT. LIVING

NOTE: FINAL LOCATION OF H.V.A.C.
4 H.W.H. TO BE DETERMINED BY BLDG.



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