

CUYAHOGA COUNTY
GEAUGA COUNTY

JWJ CORP.
V. 665 P.1220

CB LIMITED PARTNERSHIP
V. 876 P. 1038

PHASE 3
1.041 AC. TO C/L

PHASE 3 CONDOMINIUMS AT PARK PLACE

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT 10 IN THE BARRWOOD ESTATES SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME 9 OF PLATS, PAGE 7, GEAUGA COUNTY RECORDS, AND PART OF ORIGINAL RUSSELL TOWNSHIP LOT 16, TRACT THREE, AND CONTAINING 1.014 ACRES OF LAND.



SCALE IN FEET



EAST WASHINGTON STREET 60'

ADDITIONAL CONDOMINIUM PROPERTY

ADDITIONAL CONDOMINIUM PROPERTY

PHASE 1
0.751 AC. TO C/L

PHASE 2
0.545 AC. TO C/L

BUILDING I

BUILDING II

BUILDING III

BARRWOOD ESTATES SUBDIVISION
V. 9 P. 7

A.S. ALTHANS II
J.W. ALTHANS
V. 552 P.952

535135

NOTE:
L.C.A. DENOTES "LIMITED COMMON AREA"
FOR FIRST FLOOR ONLY.

ALL LAND NOT OCCUPIED BY BUILDINGS OR
DESIGNATED AS "LIMITED COMMON AREA"
IS "COMMON AREA"

*Received for Record this 7th day of August 1998
Recorded for Record this 7th day of August 1998
at 10:00 AM and Recorded in Plat 166, 26
Page 115 of Geauga County records of Plats.
Catherine H. Hayden, Recorder*

PHASE 3
CONDOMINIUMS AT PARK PLACE

MASTER SITE PLAN

SCALE 1" = 30' JULY 1998 SHEET 1 OF 9

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

26-115

CUYAHOGA COUNTY
GEAUGA COUNTY

JWJ CORP.
V. 665 P.1220

CB LIMITED PARTNERSHIP
V. 876 P. 1038

PHASE 3
1.041 AC. TO C/L

BUILDING I
NOTE: SEE SHEETS
3, 4 & 5 FOR
BLDG. DIMENSIONS

PHASE 1
0.751 AC. TO C/L
V. 18 P. 19

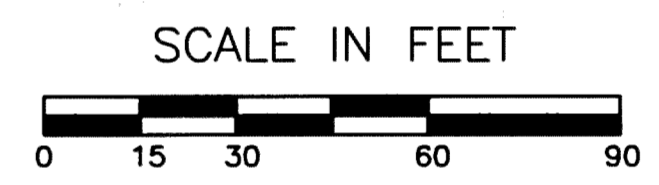
BUILDING III
L.C.A.

PHASE 2
0.545 AC. TO C/L
V. 19 P. 40

A.S. ALTHANS II
J.W. ALTHANS
V. 552 P.952

PHASE 3 CONDOMINIUMS AT PARK PLACE

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT 10 IN THE BARRWOOD ESTATES SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME 9 OF PLATS, PAGE 7, GEAUGA COUNTY RECORDS, AND PART OF ORIGINAL RUSSELL TOWNSHIP LOT 16, TRACT THREE, AND CONTAINING 1.014 ACRES OF LAND.



I DO HEREBY STATE THAT BUILDING I, LIMITED COMMON AREA AND COMMON AREA OF CONDOMINIUMS AT PARK PLACE ARE LOCATED AS SHOWN ON THESE DRAWINGS CONSISTING OF SHEETS 1 AND 2, SAID DRAWINGS ACCURATELY SHOW THE BUILDING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRAUN-PRENOSIL ASSOC., INC.

Kevin S. Braun 7-31-98
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



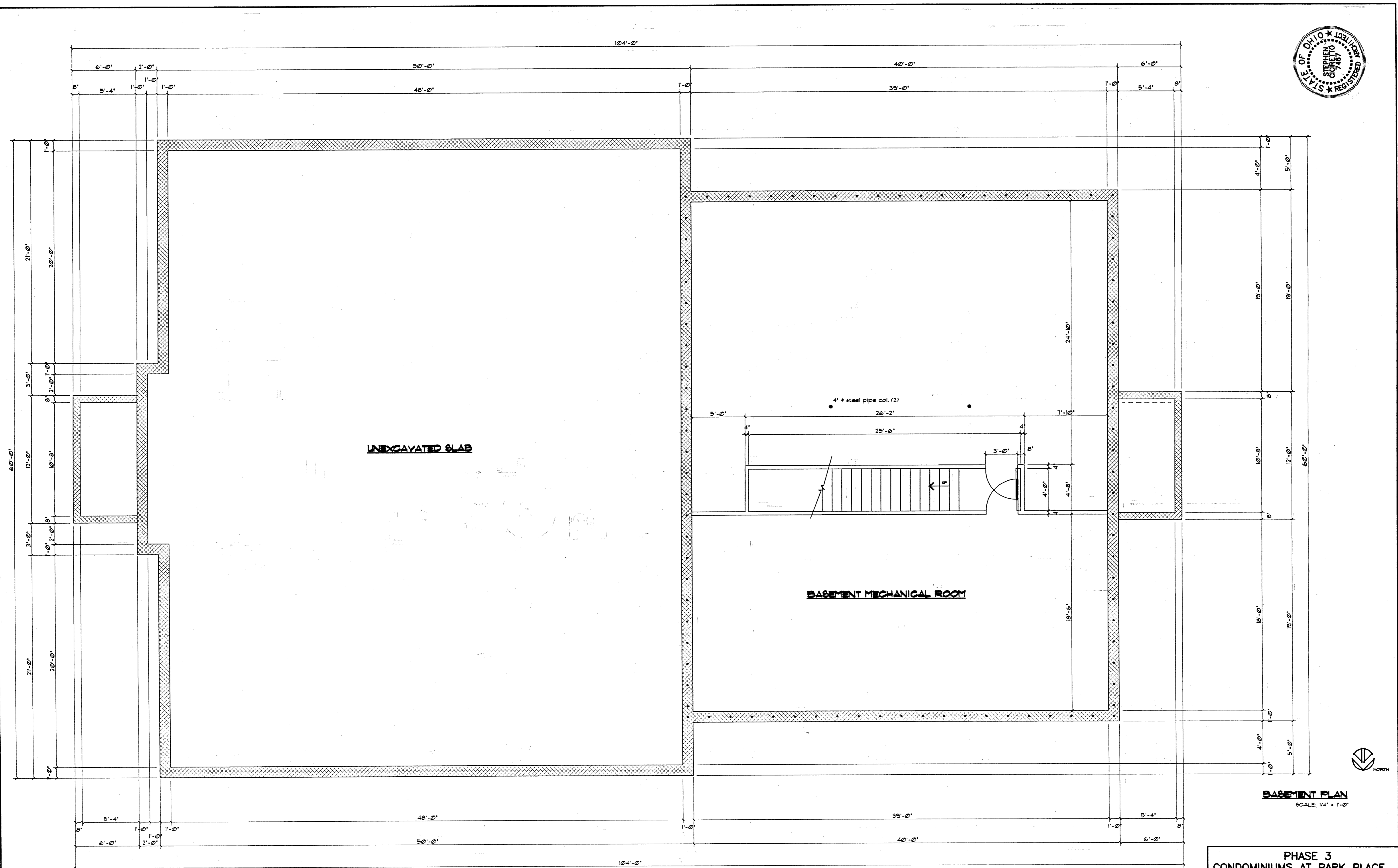
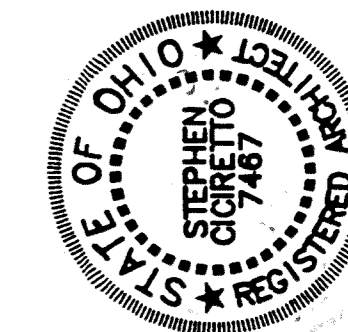
NOTE:
L.C.A. DENOTES "LIMITED COMMON AREA"
FOR FIRST FLOOR ONLY.

ALL LAND NOT OCCUPIED BY BUILDINGS OR DESIGNATED AS "LIMITED COMMON AREA" IS "COMMON AREA"

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING I LOCATION PLAT		
SCALE 1" = 30'	JULY 1998	SHEET 2 OF 3
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

26-116

PLAN HOLD CORPORATION • FRANK CALIFORNIA
REGISTERED NUMBER 0784
FRANK CALIFORNIA
REGISTERED NUMBER 0784
FRANK CALIFORNIA
REGISTERED NUMBER 0784
FRANK CALIFORNIA
REGISTERED NUMBER 0784



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



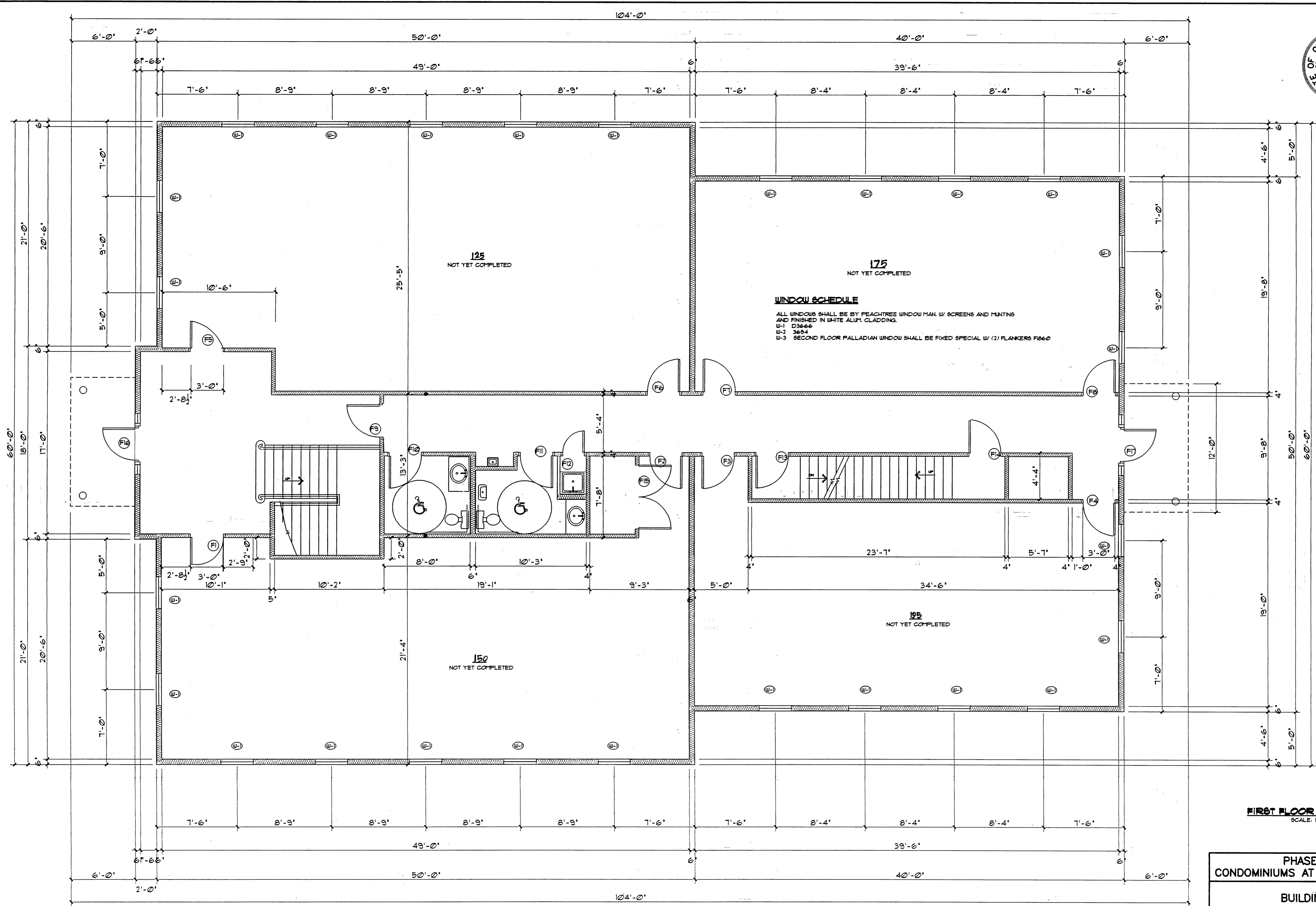
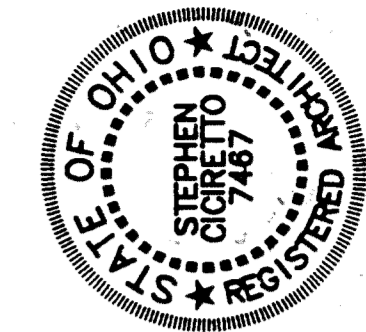
This drawing represents the building as constructed, except that the finished ceiling on the first floor and the interior surface of the demising walls on the first floor, have not yet been installed. When such items are installed, the drawing will be amended and refiled of record to reflect the exact field dimensions of the finished surfaces of the first floor ceiling and demising walls.

Steph Cicetto 8-3-18

26-117

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING I FOUNDATION / BASEMENT PLAN		
SCALE 1/4" = 1'-0"	JULY 1998	SHEET 3 OF 9
STEPHEN CICRETTO, A.I.A. — ARCHITECT 270 PARK PLACE, CHAGRIN FALLS, OHIO		

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07348
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REGISTERED NUMBER 07348
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REGISTERED NUMBER 07348



WINDOW SCHEDULE

ALL WINDOWS SHALL BE BY PEACHTREE WINDOW MAN. W/ SCREENS AND MUNTINS AND FINISHED IN WHITE ALUM. CLADDING.

W-1 D3666
 W-2 3654
 W-3 SECOND FLOOR PALLADIAN WINDOW SHALL BE FIXED SPECIAL W/ (2) FLANKERS F1660

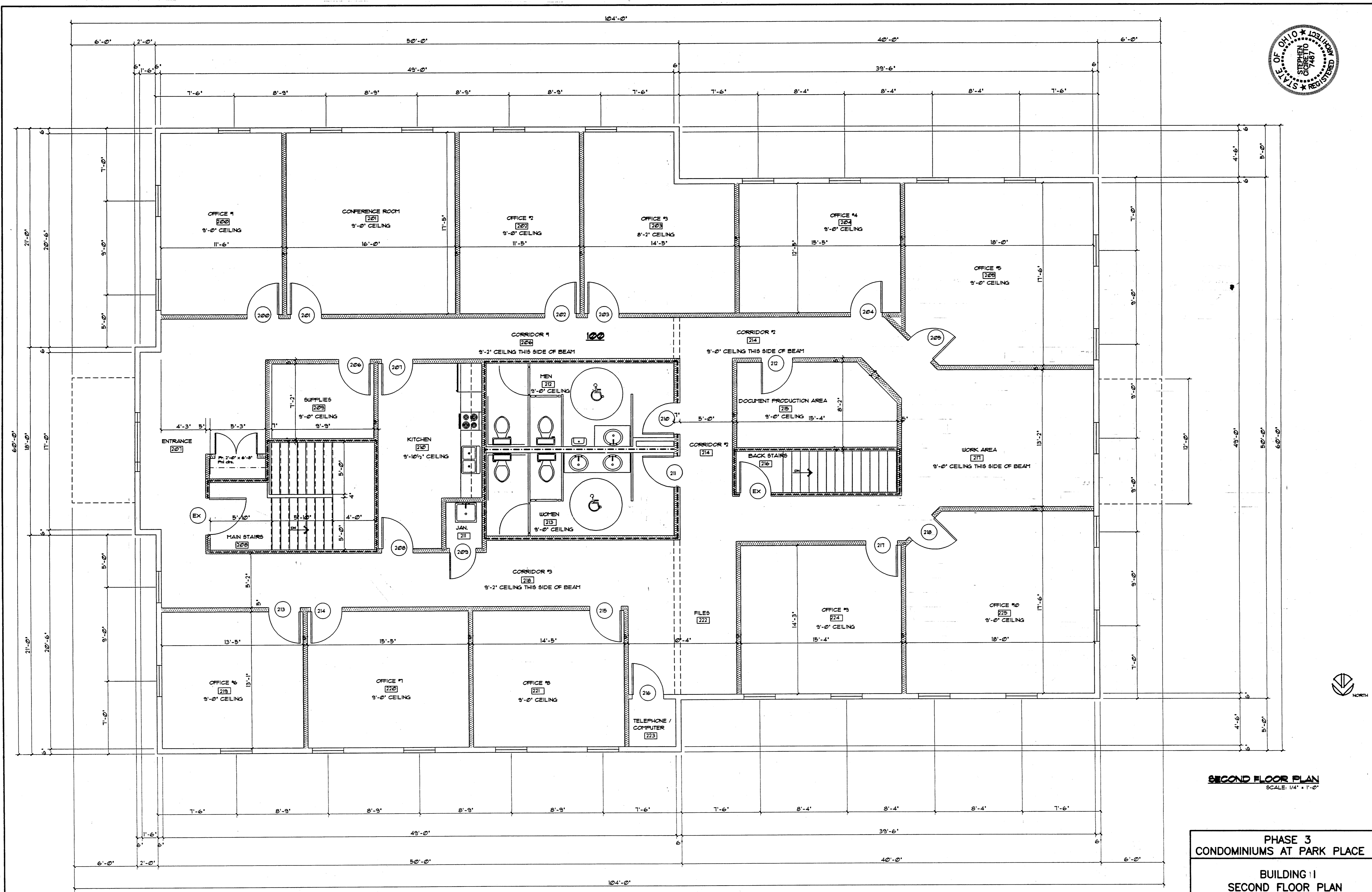
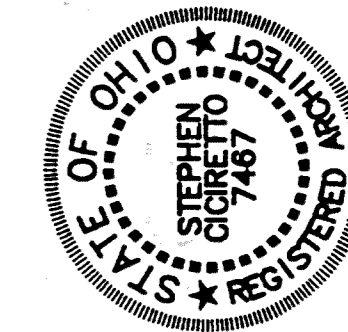
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING I FIRST FLOOR PLAN		
SCALE 1/4" = 1'-0"	JULY 1998	SHEET 4 OF 9
STEPHEN CICIRETTO, A.I.A. — ARCHITECT 270 PARK PLACE, CHAGRIN FALLS, OHIO		

This drawing represents the building as constructed, except that the finished ceiling on the first floor and the interior surface of the demising walls on the first floor, have not yet been installed. When such items are installed, the drawing will be amended and refiled of record to reflect the exact field dimensions of the finished surfaces of the first floor ceiling and demising walls.

26-118

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED ARCHITECT
 LICENSE NO. 10000
 REGISTERED ARCHITECT
 LICENSE NO. 10000

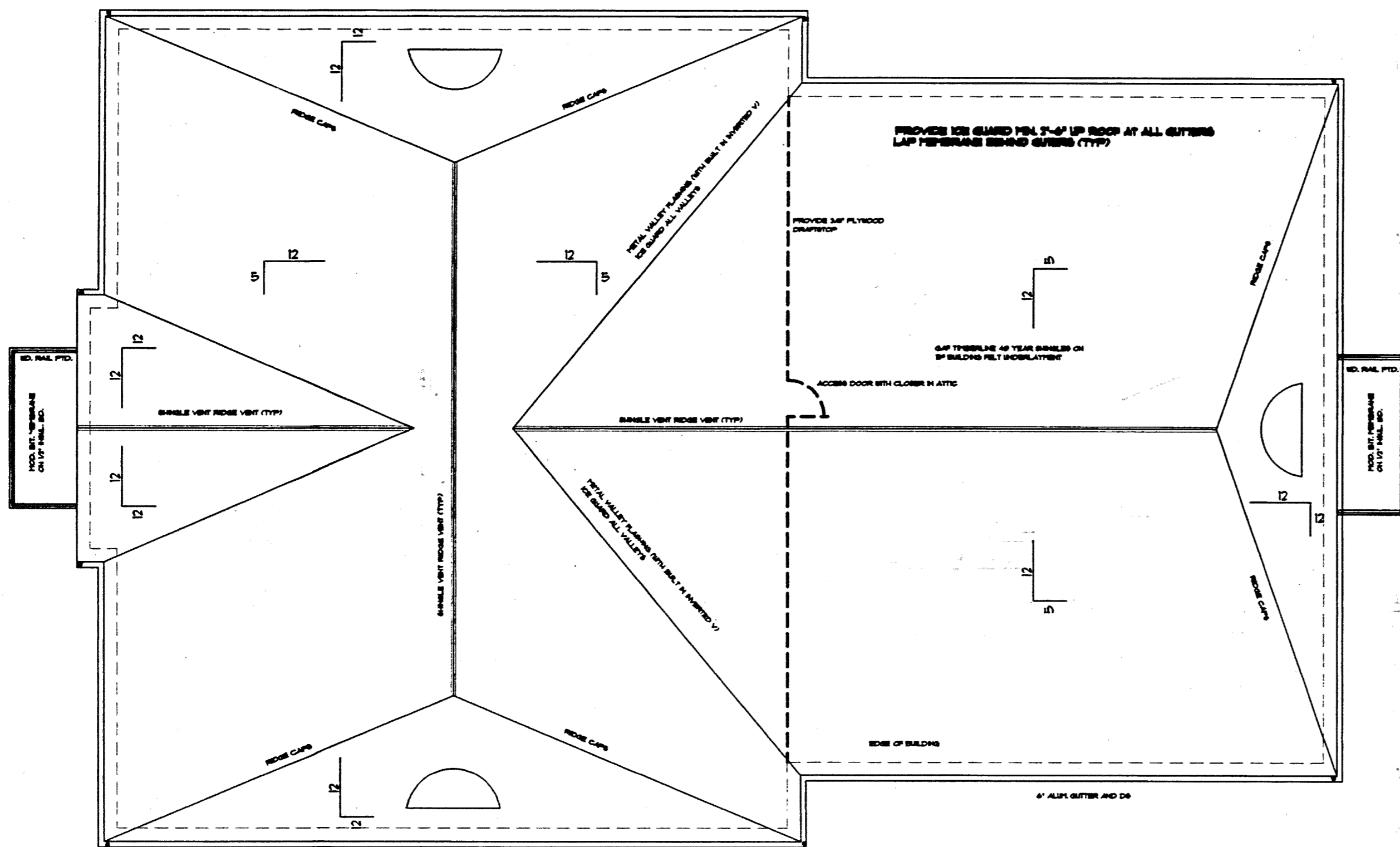
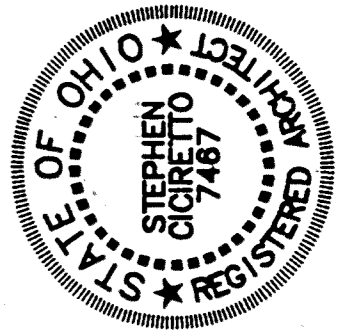


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING 11 SECOND FLOOR PLAN		
SCALE 1/8" = 1'-0"	JULY 1998	SHEET 5 OF 8
STEPHEN CICIRETTO, A.I.A. - ARCHITECT 270 PARK PLACE, CHAGRIN FALLS, OHIO		

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26-119



ROOF PLAN
SCALE: 1/8" = 1'-0"



PERCENTAGE OF INTEREST CALCULATIONS

UNIT ADDRESS	BUILDING	FLOOR	SQ. FT.	NUMBER OF ROOMS	PERCENTAGE OF INTEREST
100	1	2	4,728	15	19.8%
125	1	1	1,167	1	4.7%
150	1	1	1,027	1	4.1%
175	1	1	777	1	3.1%
195	1	1	772	1	3.1%
200	2	1	1,442	13	5.8%
205	2	1	263	1	1.1%
210	2	2	1,937	5	7.8%
230	2	LOWER	520	2	2.1%
230	2	1	597	1	2.4%
230	2	2	419	2	1.7%
240	2	1	597	1	2.4%
240	2	2	419	2	1.7%
250	2	LOWER	557	1	2.2%
255	2	LOWER	614	1	2.5%
260	2	1	456	1	1.8%
265	2	2	596	2	2.4%
270	2	1	597	1	2.4%
270	2	2	419	2	1.7%
280	2	LOWER	1,077	4	4.3%
285	2	LOWER	614	3	2.5%
300	3	2	2,842	9	11.4%
325	3	1	509	3	2.0%
350	3	1	683	3	2.7%
375	3	1	506	1	2.0%
395	3	1	752	1	3.0%
			24,887		100.0%

PHASE 3
CONDOMINIUMS AT PARK PLACE

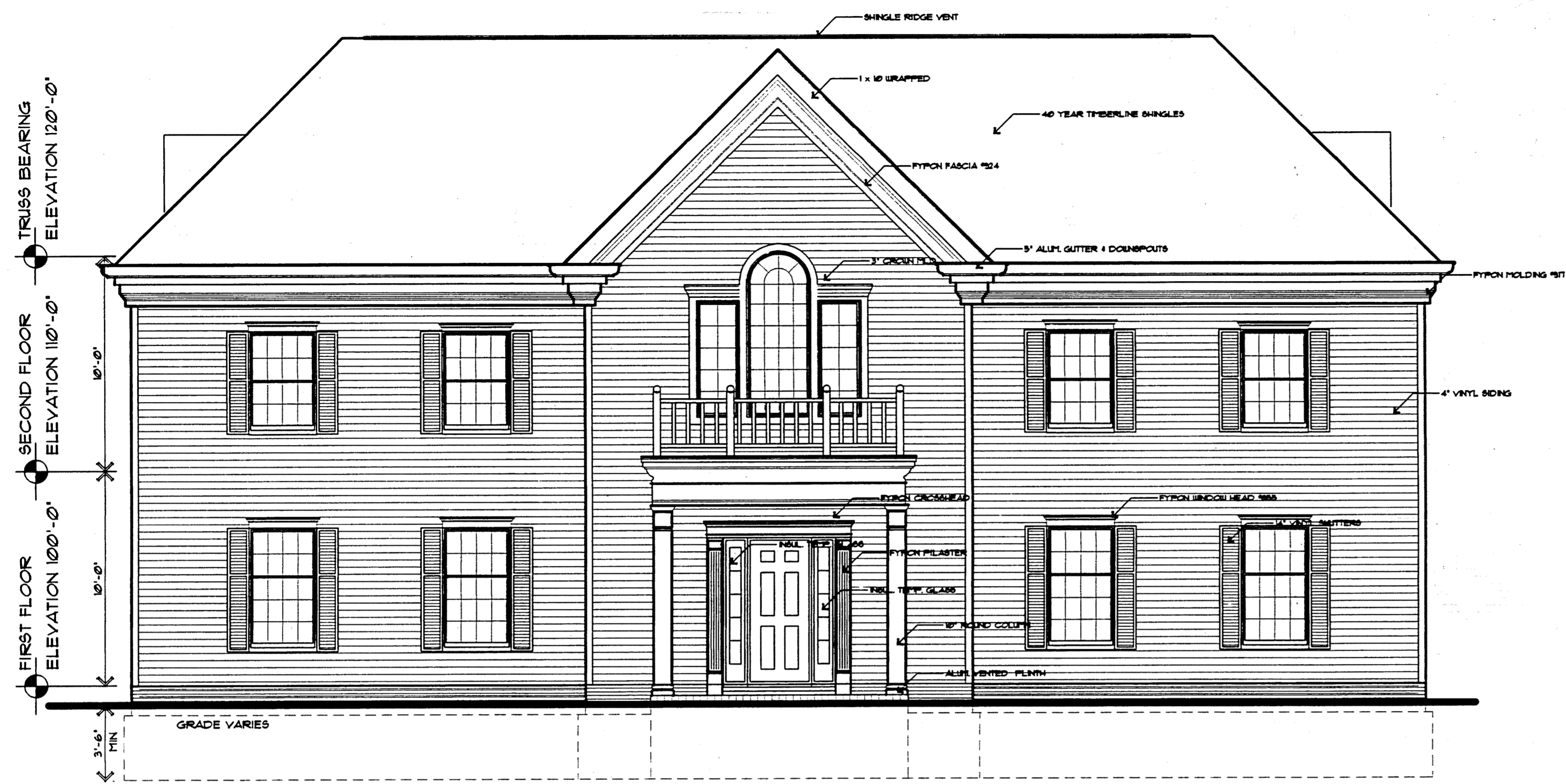
BUILDING 1'
ROOF PLAN

SCALE 1/8" = 1'-0" JULY 1998 SHEET 6 OF 9

STEPHEN CICRETTO, A.I.A. — ARCHITECT
270 PARK PLACE, CHAGRIN FALLS, OHIO

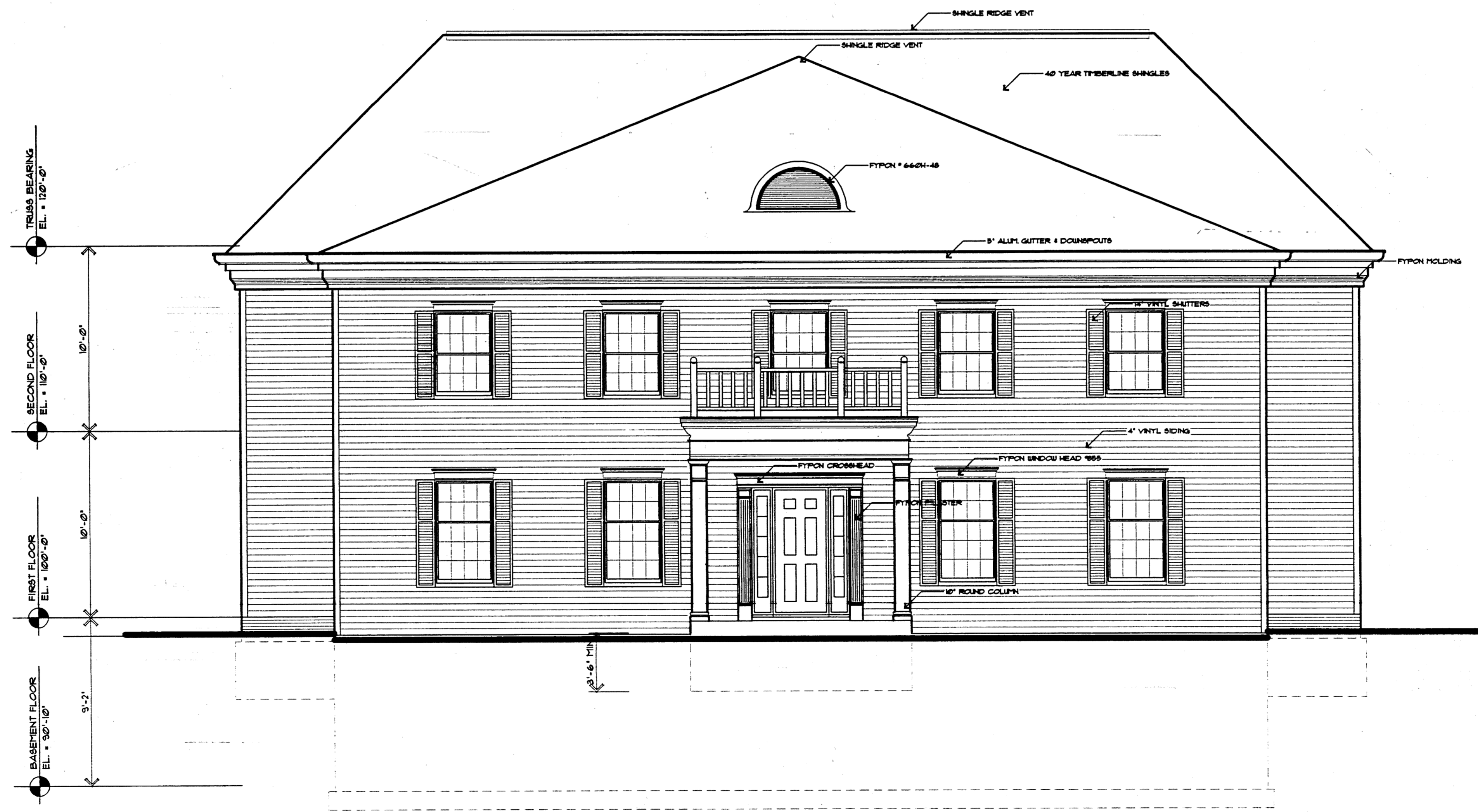
26-120

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED ARCHITECT
REGISTERED IN THE STATE OF OHIO



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

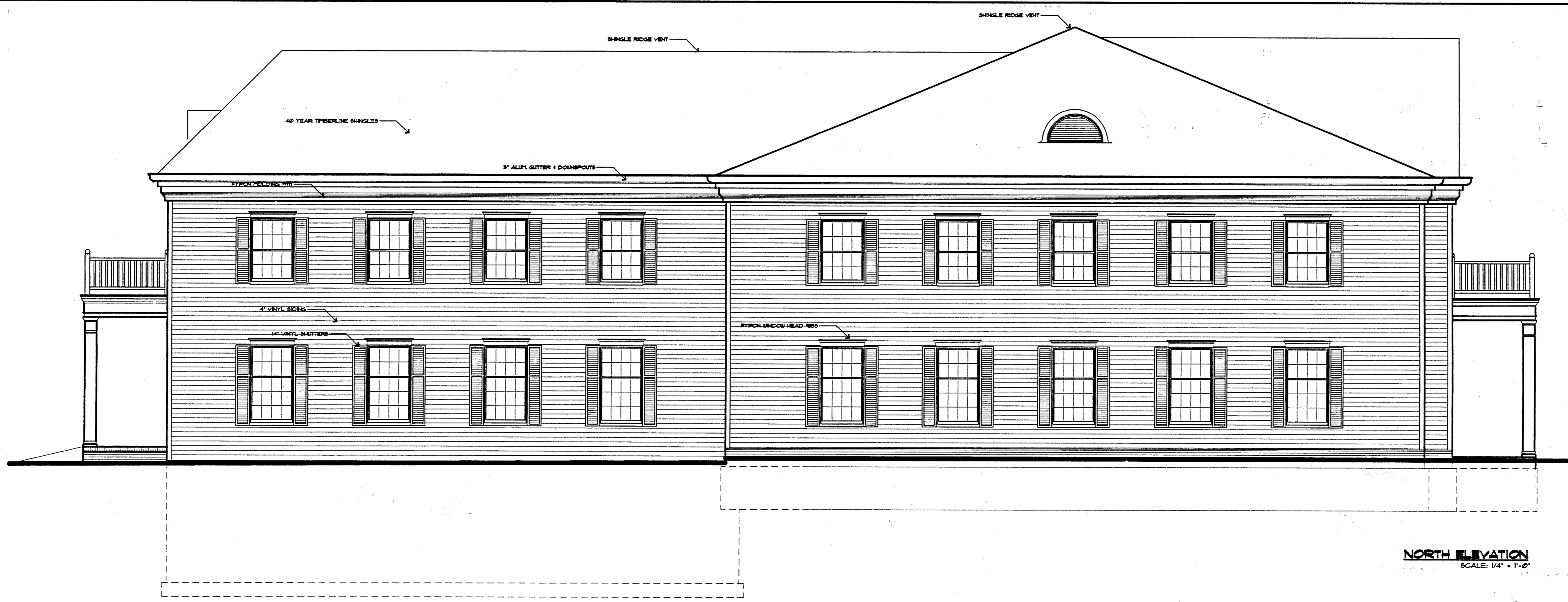
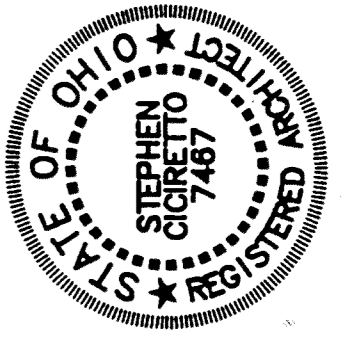


WEST ELEVATION
SCALE: 1/4" = 1'-0"

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING I EAST & WEST ELEVATIONS		
SCALE 1/4" = 1'-0"	JULY 1998	SHEET 7 OF 9
STEPHEN CICIRETTO, A.I.A. — ARCHITECT 270 PARK PLACE, CHAGRIN FALLS, OHIO		

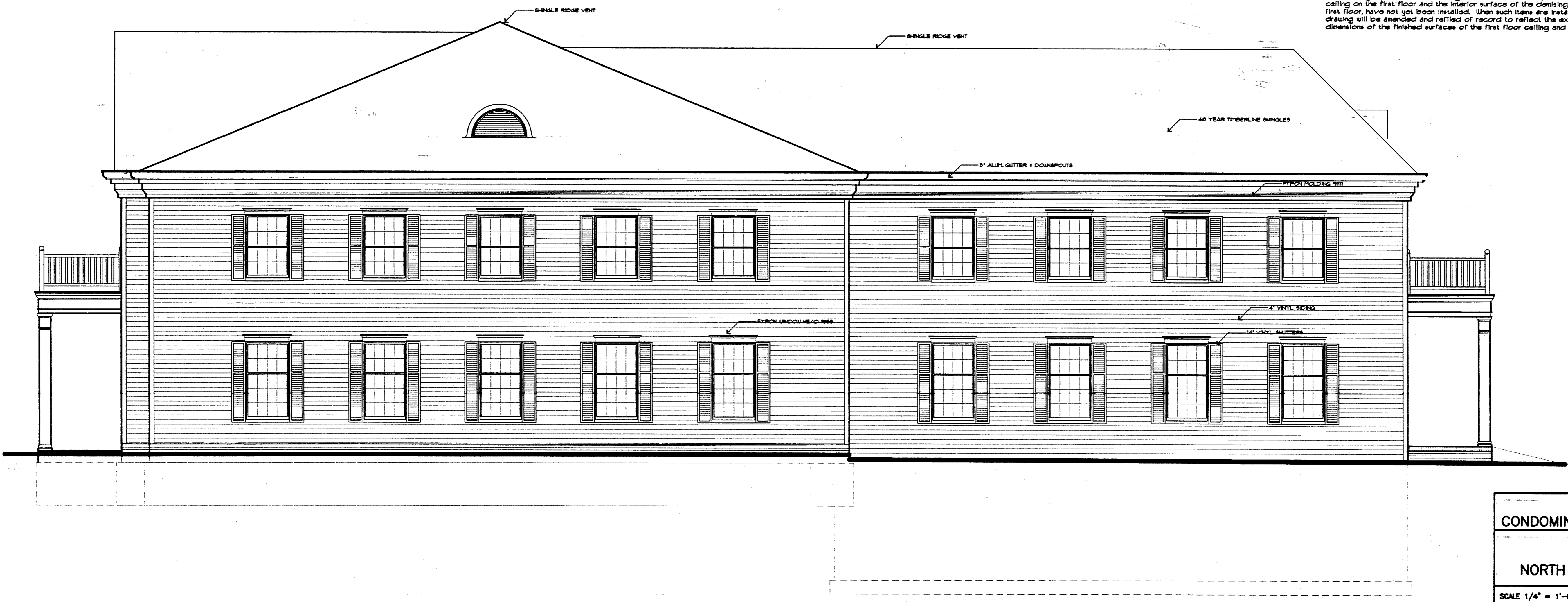
26-121

RAIN HOLD CORPORATION • RAIN HOLD CORPORATION
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT



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

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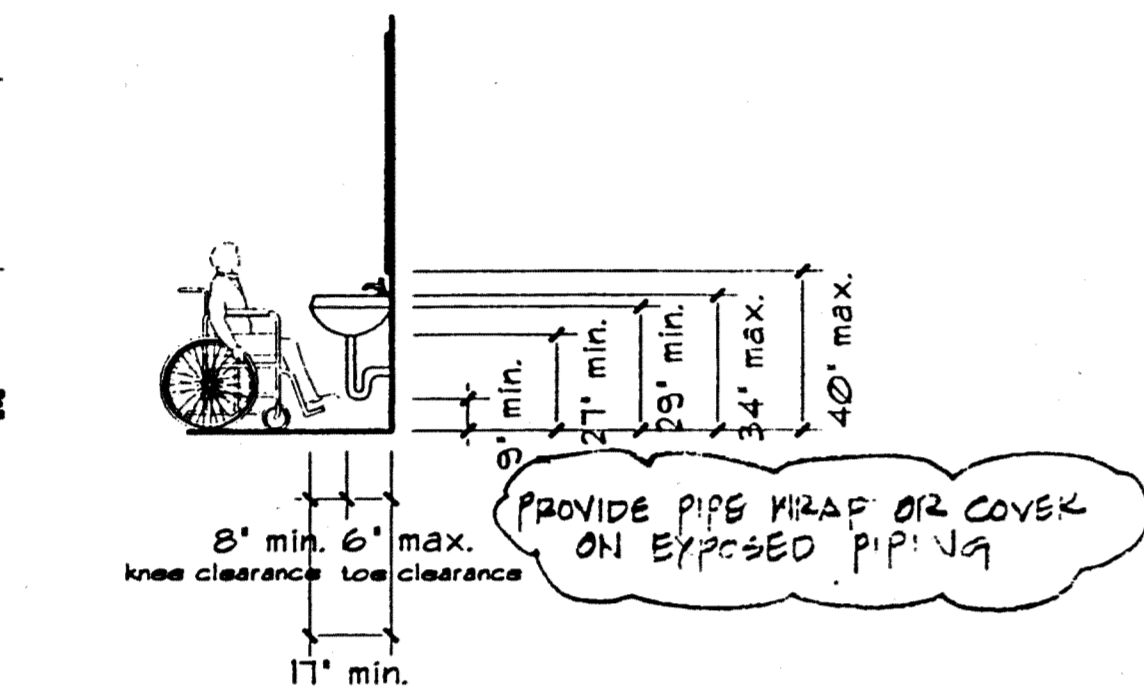
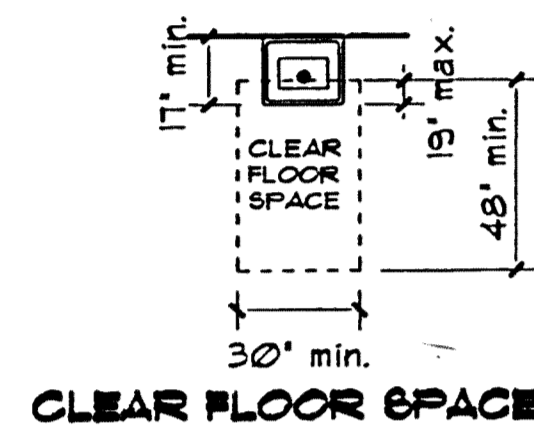
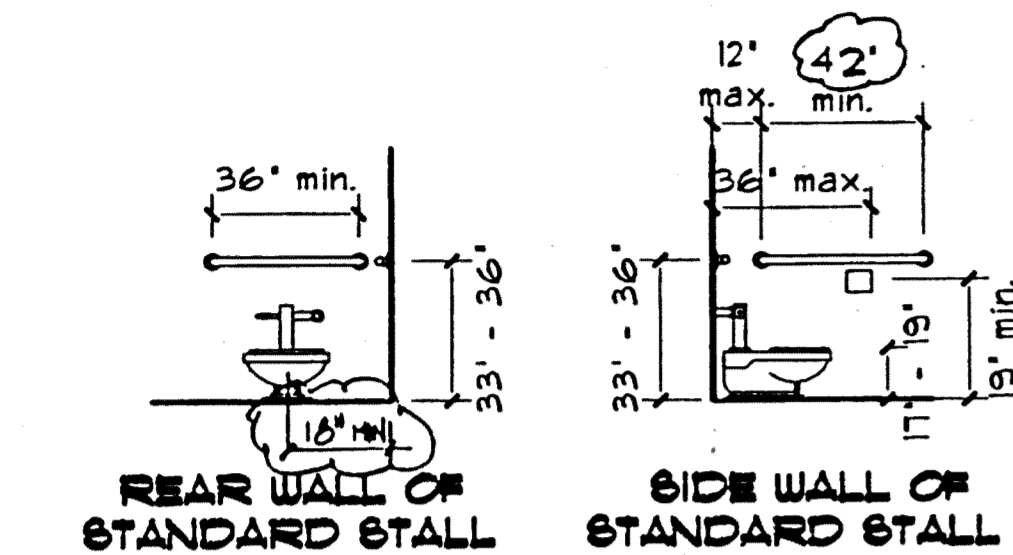
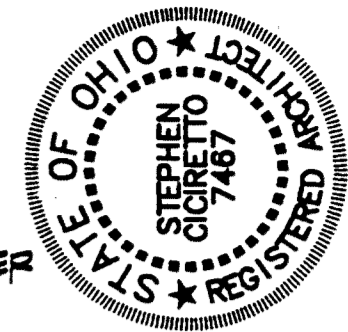


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

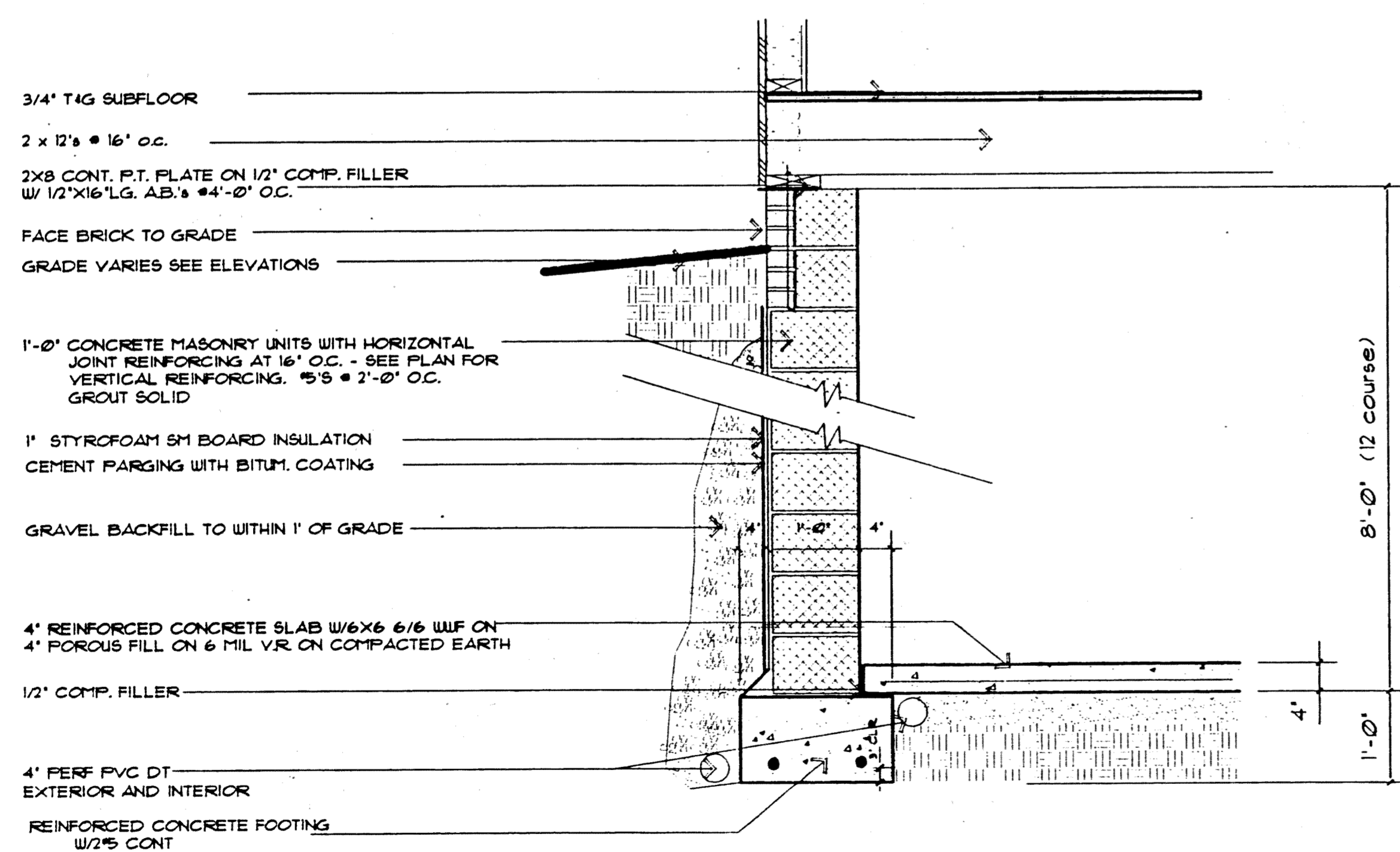
26-122

PHASE 3 CONDOMINIUMS AT PARK PLACE		
BUILDING 1 NORTH & SOUTH ELEVATIONS		
SCALE 1/4" = 1'-0"	JULY 1998	SHEET 8 OF 9
STEPHEN CICIRETTO, A.I.A. - ARCHITECT 270 PARK PLACE, CHAGRIN FALLS, OHIO		

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 PROJECT NO. 26-122

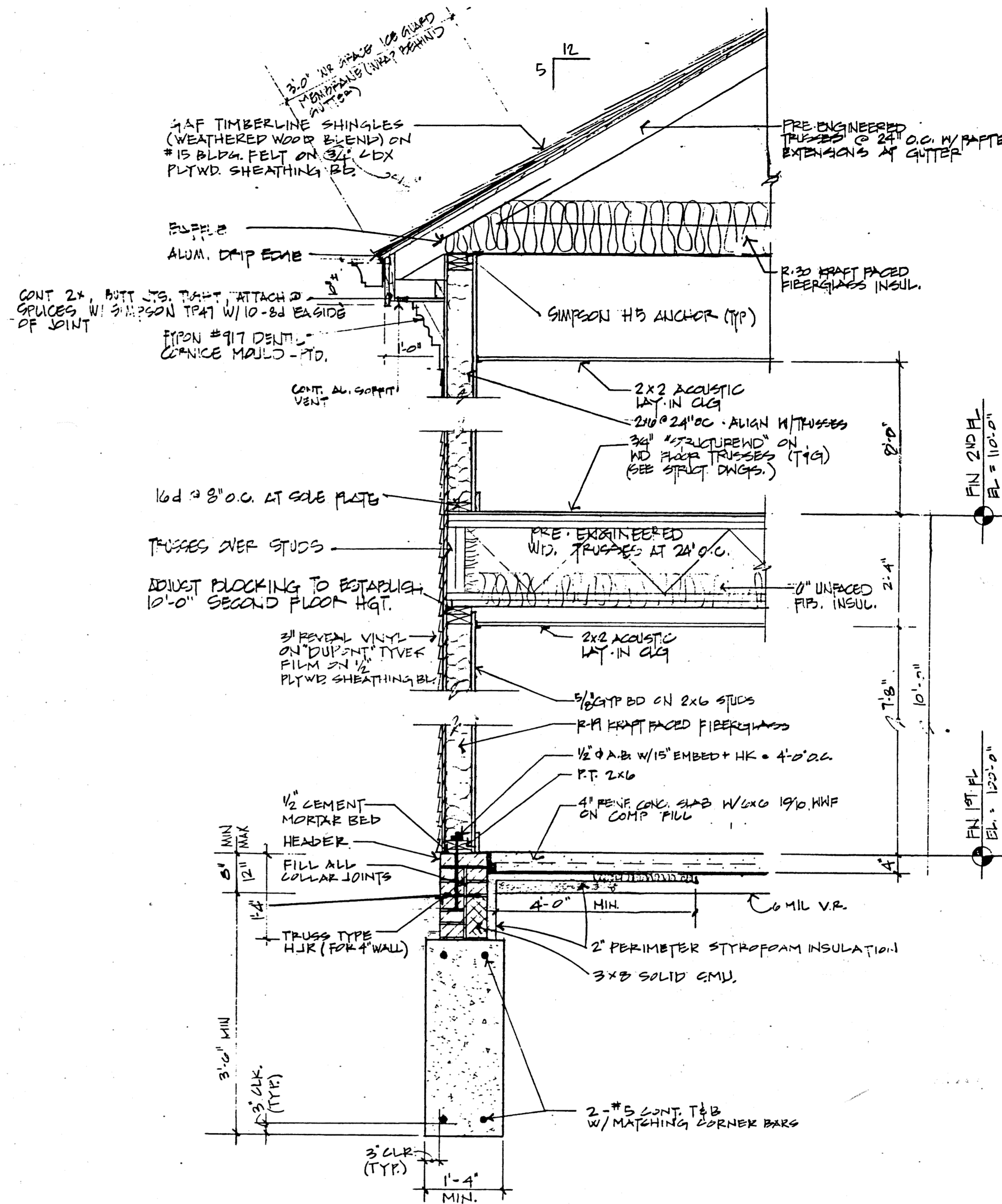


LAVATORY CLEARANCES



TYPICAL BASEMENT SECTION

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



wall section
SCALE: 3/4" = 1'-0"

PHASE 3		
CONDOMINIUMS AT PARK PLACE		
BUILDING I		
WALL SECTION AND DETAILS		
SCALE = VARIES	JULY 1998	SHEET 9 OF 9
STEPHEN CICIRETTO, A.I.A. - ARCHITECT		
270 PARK PLACE, CHAGRIN FALLS, OHIO		

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