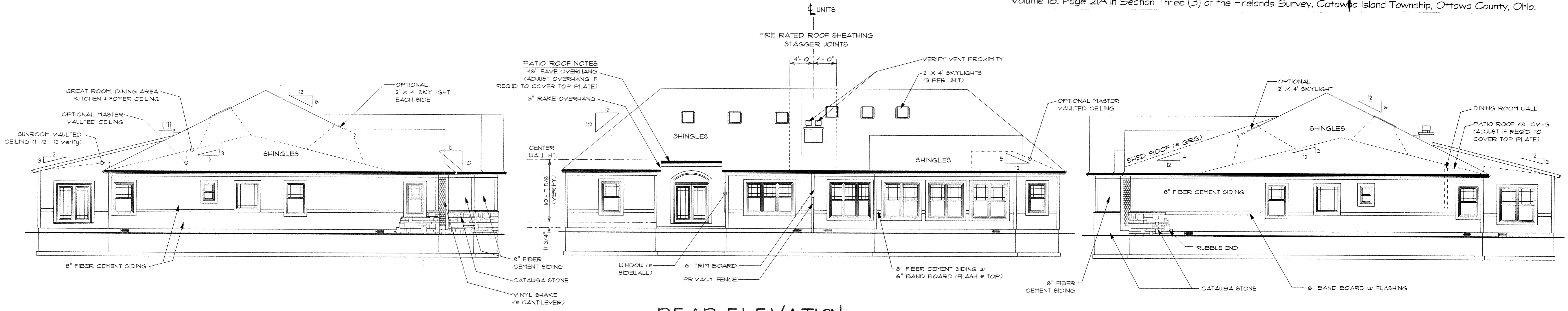


# SECOND AMENDMENT VILLA'S AT LEMARIN CONDOMINIUMS

Being a parcel of land situated in Lot Ten (10) in the Residences of LeMarin Subdivision No. 1, Plot  
Volume 18, Page 21A in Section Three (3) of the Firelands Survey, Catawba Island Township, Ottawa County, Ohio.



LEFT ELEVATION

REAR ELEVATION

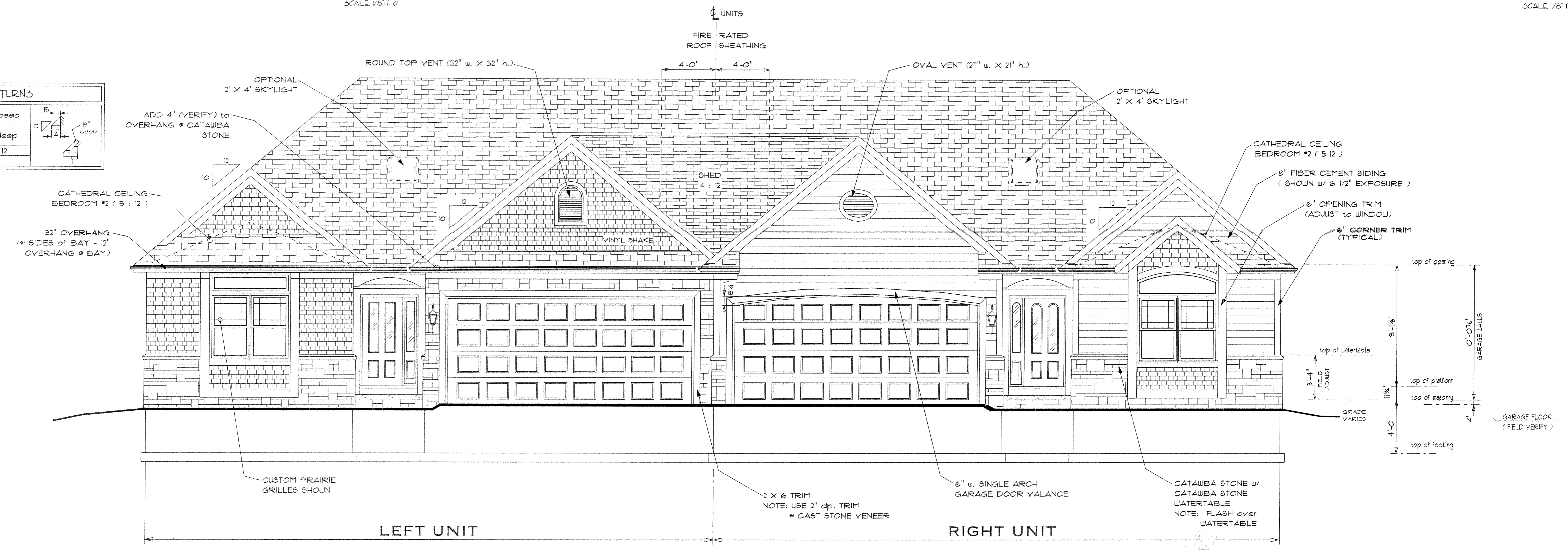
RIGHT ELEVATION

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

ROOF RETURNS		
A	ROOF RETURN DEPTH	16" deep
B	GABLE RAKE OVERHANG	12" deep
C	PITCH	10 : 12



LEFT UNIT

RIGHT UNIT

FRONT ELEVATION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE CHART	
DESCRIPTION (LEFT SIDE)	SQ. FTG.
1st FLOOR*	1,953
GARAGE	494
COVERED PORCH	26
SUNROOM	288
TOTAL LIVING SPACE*	2,241

CALCULATED PER ANSI Z-765-1996 USING PLANS

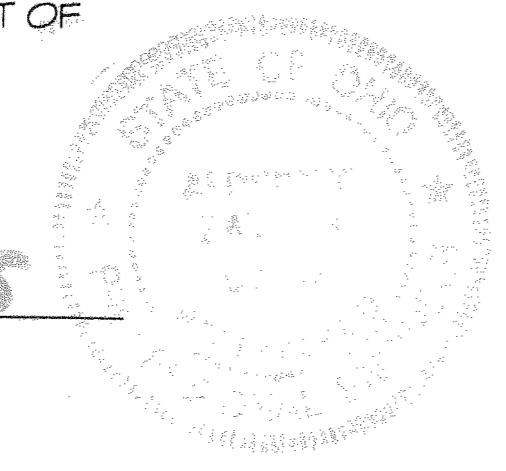
SQUARE FOOTAGE CHART	
DESCRIPTION (RIGHT SIDE)	SQ. FTG.
1st FLOOR*	2,013
GARAGE	513
COVERED PORCH	26
PATIO (COVR'D/UNCOVR'D)	48/24
TOTAL LIVING SPACE*	2,013

CALCULATED PER ANSI Z-765-1996 USING PLANS

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SET OF DRAWINGS OF THE VILLAS AT LEMARIN CONDOMINIUM PROPERTY ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Albert T. Zamora* 11/9/2005  
ALBERT T. ZAMORA, P.E. #53397



**KUSMER & ASSOCIATES, INC.**

Architects      Engineers      Surveyors

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PHONE 419-332-1027  
FAX 419-332-7056  
E-MAIL kusmerassociates@earthlink.net

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SET OF DRAWINGS OF THE VILLAS AT LEMARIN CONDOMINIUM ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*W. Robert Kusmer* 11/9/2005  
W. ROBERT KUSMER P.S. #6754

3 of 6  
Rev - 0  
11/09/05  
03107E

CREATED BY: RNS  
INITIAL BASE: 03105  
REVISION: 08.20.05 - r  
PLOT DATA: November 09, 2005  
09:33 AM  
BOLTE III 09:40 rev 13  
PRINT DATE: 11/09/05

SECOND AMENDMENT  
VILLAS AT LEMARIN CONDOMINIUMS

**JDM Structures, Ltd.**  
5842 COUNTY RD. 201, MILLERSBURG, OHIO 44641  
330-890-3074

# SECOND AMENDMENT VILLA'S AT LEMARIN CONDOMINIUMS

Being a parcel of land situated in Lot Ten (10) in the Residences of LeMarin Subdivision No. 1, Plat  
Volume 18, Page 21A in Section Three (3) of the Firelands Survey, Catawba Island Township, Ottawa County, Ohio.

### GENERAL NOTES

(UNLESS OTHERWISE NOTED)

THESE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND ACCORDANCE WITH LOCAL BUILDING CODES & ORDINANCES MEETING THOSE REQUIREMENTS & THE SOLE RESPONSIBILITY OF THE BUILDER. CARBON ONE AND TWO FAMILY DWELLING CODE

#### DESIGN LOADS USED (#/SQ. FT.)

\*STANDARDS USED MAY NOT REFLECT ACTUAL CONDITIONS OR REQUIREMENTS

- \* SOIL BEARING: 2000
- \* FLOOR LOADS:
  - DWELLING 40 LL / 10 DL (L360)
  - SLEEPING 30 LL / 10 DL (L360)
- \* ROOF LOADS: 15 SL / 10 DL / 10 CL (L240)
- \* FROST LINE 36" (ZONE 6)
- \* WIND PRESSURE (# 80 MPH): 16.4
- \* SEISMIC CONDITION: I

#### BASEMENT/ FOUNDATION

- \* BEAM CENTERLINES SHOWN INDICATE  $\frac{1}{2}$  OF WALLS ABOVE AND MAY NEED TO BE OFFSET TO CLEAR STAIRS, WALLS, ETC.
- \* VERIFY ALL DRAIN, EQUIPMENT AND UTILITY LOCATIONS AND ENTRIES
- \* INSULATION AS REQUIRED

#### CONCRETE

- \* SLABS TO BE CUT @ 20' (MAX.) INTERVALS
- \* EXTERIOR SLABS SLOPED @ 1/4" PER FOOT

#### MASONRY

- \* ANCHOR BOLTS:
  - LOCATION: 6' o.c. and 1' from CORNER, (2) min. per PANEL, 3 5/8" in from OUTSIDE EDGE OF FOUNDATION
  - GROUT AND REINFORCE CORES (FULL HEIGHT, #4 REBAR) @ ANCHOR BOLT LOCATIONS AND AS REQUIRED BY SITE CONDITIONS & ENGINEERING PRACTICE
  - BLOCK CORES UNDER AND ADJACENT TO POINT LOADS TO BE SOLID MASONRY OR GROUTED & REINFORCED FULL HEIGHT.
  - 4" x 16" MASONRY BEARING PILASTERS SHALL BE TIED TO WALL

#### ROUGH FRAMING

- \* THIS STRUCTURE WILL BE BUILT USING PANELIZED CONSTRUCTION
- \* 2" TOP/BOB WIDTH PANELS (20' MAX.)
- \* ADJACENT PANEL STUDS GLUED & NAILED
- \* BOTTOM PLATES GLUED & NAILED TO SUBFLOOR
- \* WOOD MEMBERS TO BE 1" OFF OR BETTER
- \* ENGINEERED WOOD JOISTS TO BE STARK-11 BY STARK TRUSS COMPANY, INC. (IN CONTINUOUS SPANS)
- \* HEADERS TO BE (2) 2" X 10" W/ 1/16" OSB SHEATHING
- \* LVL BEAMS BASED ON "MASTER PLANK" LVL BY FINNFOREST (20 S. PO 2800 SH)
- \* ADD SOLID BLOCKING UNDER BEARING LOADS
- \* ALL WOOD (IN WALL) POSTS TO BE BLOCKED / BRACED @ MIDPOINT
- \* STANDARD HEADERS, VALLEYS, RIDGES, DOUBLES, ETC. MAY NOT BE SHOWN
- \* LOADING NOT SPECIFICALLY INDICATED WILL AFFECT STRUCTURAL SIZES NOTED
- \* ROOF TRUSS LOADS ASSUMED TO BE ON EXTERIOR WALLS AND CONCENTRATED LOADS OVER OPENINGS. HP GIRDER TRUSSES ASSUMED TO BE 6" IN FROM EXTERIOR WALL SURFACES
- \* ROOF TRUSS NOTES ON THESE DRAWINGS ARE FOR THE PURPOSE OF GENERAL LAYOUT ONLY. ROOF TRUSS MANUFACTURER TO SUPPLY INSTALLATION DIAGRAMS. VARIATIONS FROM ASSUMPTIONS SHOWN ON THESE DRAWINGS MAY MODIFY FRAMING MEMBER SIZES.
- \* TRUSS TIES TO BE USED ON ALL TRUSS TO EXTERIOR WALL CONNECTIONS.

#### ELEVATIONS

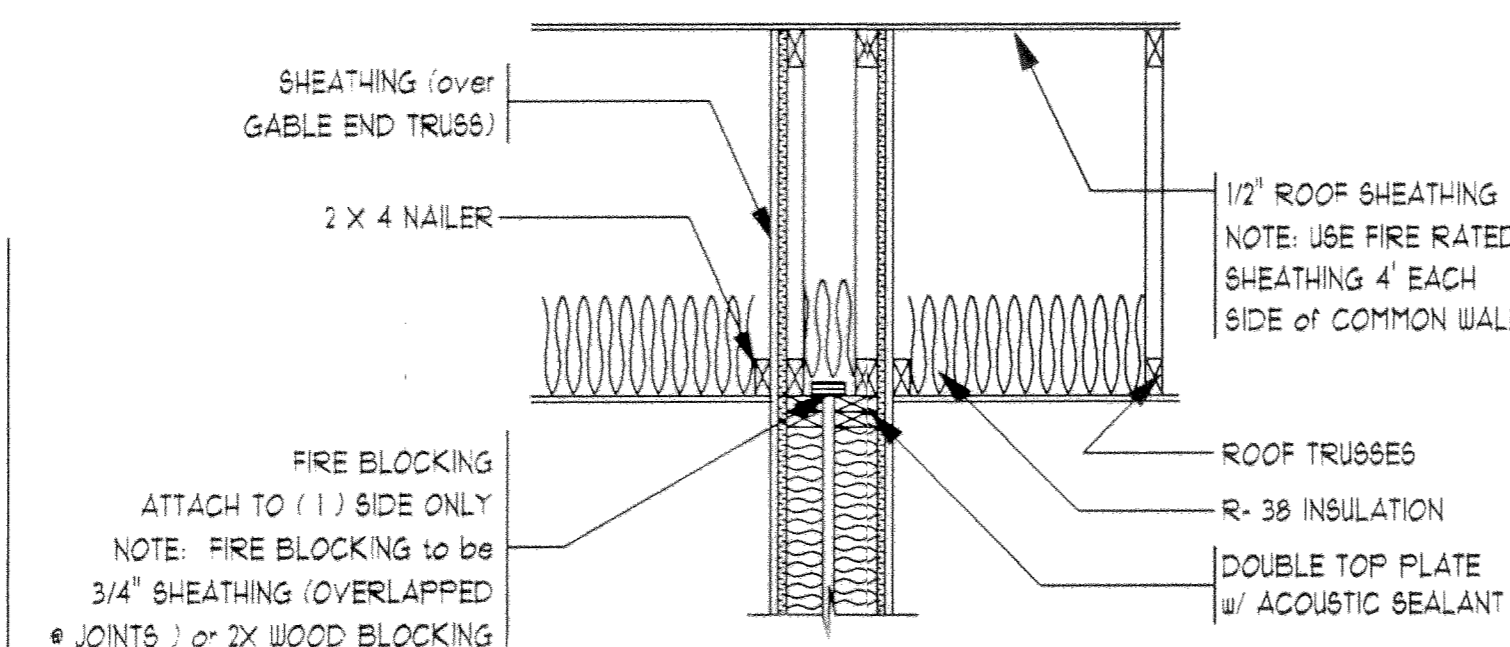
- \* ALL FINAL GRADES MUST BE VERIFIED BEFORE START OF CONSTRUCTION
- \* FOOTING DEPTHS TO MEET LOCAL REQUIREMENTS
- \* VERTICAL STEPS IN FOOTINGS TO BE 2'-0" (MAX.) W/ CONTINUOUS REINFORCEMENT
- \* DECKS, RAILINGS, STAIRS MAY BE SHOWN DASHED ON ELEVATIONS FOR CLARITY
- \* WINDOW HEADER HEIGHTS SHOWN @ 6" TO 10 1/2"
- \* TRUSS HEE. HEIGHT SHOWN @ 5 1/2"
- \* EXTERIOR STAIR & RELATED FOOTINGS AS REQUIRED.

#### ROOFING

- \* ICE & WATER SHIELD (36" wide) SHALL BE INSTALLED @ ALL ROOF EAVES
- \* VALLEYS SHALL BE WOVEN SHINGLES @ ICE & WATER SHIELD
- \* WALLS WHICH INTERSECT ROOF SHALL BE STEEP FLASHED
- \* 1/16" ROOF SHEATHING SHALL USE METAL CLIPS BETWEEN TRUSSES
- \* RIDGE & EAVE VENTS TO BE INSTALLED PER CODE REQUIREMENTS

JDM 01-01-04

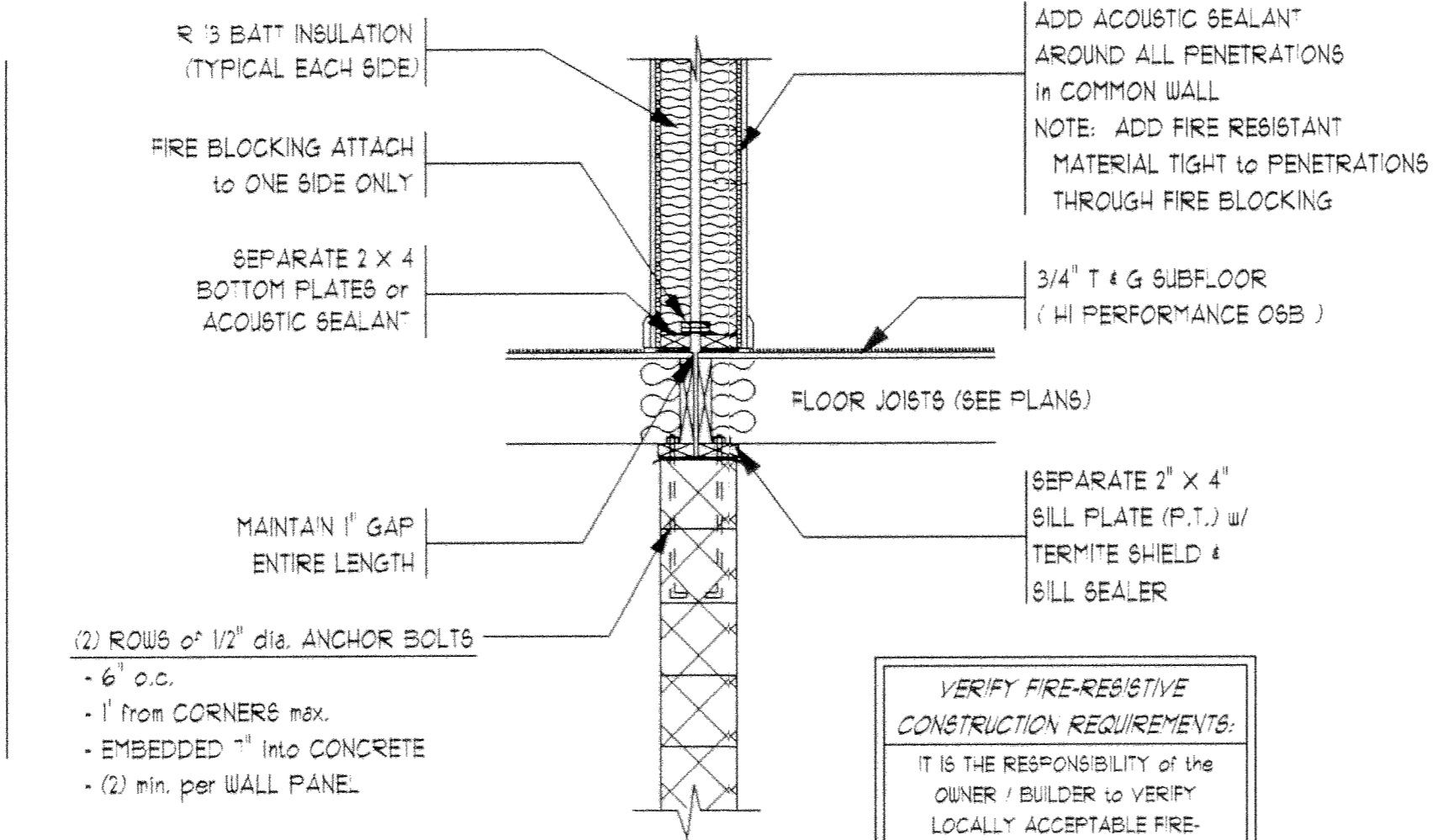
9 CEILING / ROOF



INTERIOR COMMON WALL NOTE #

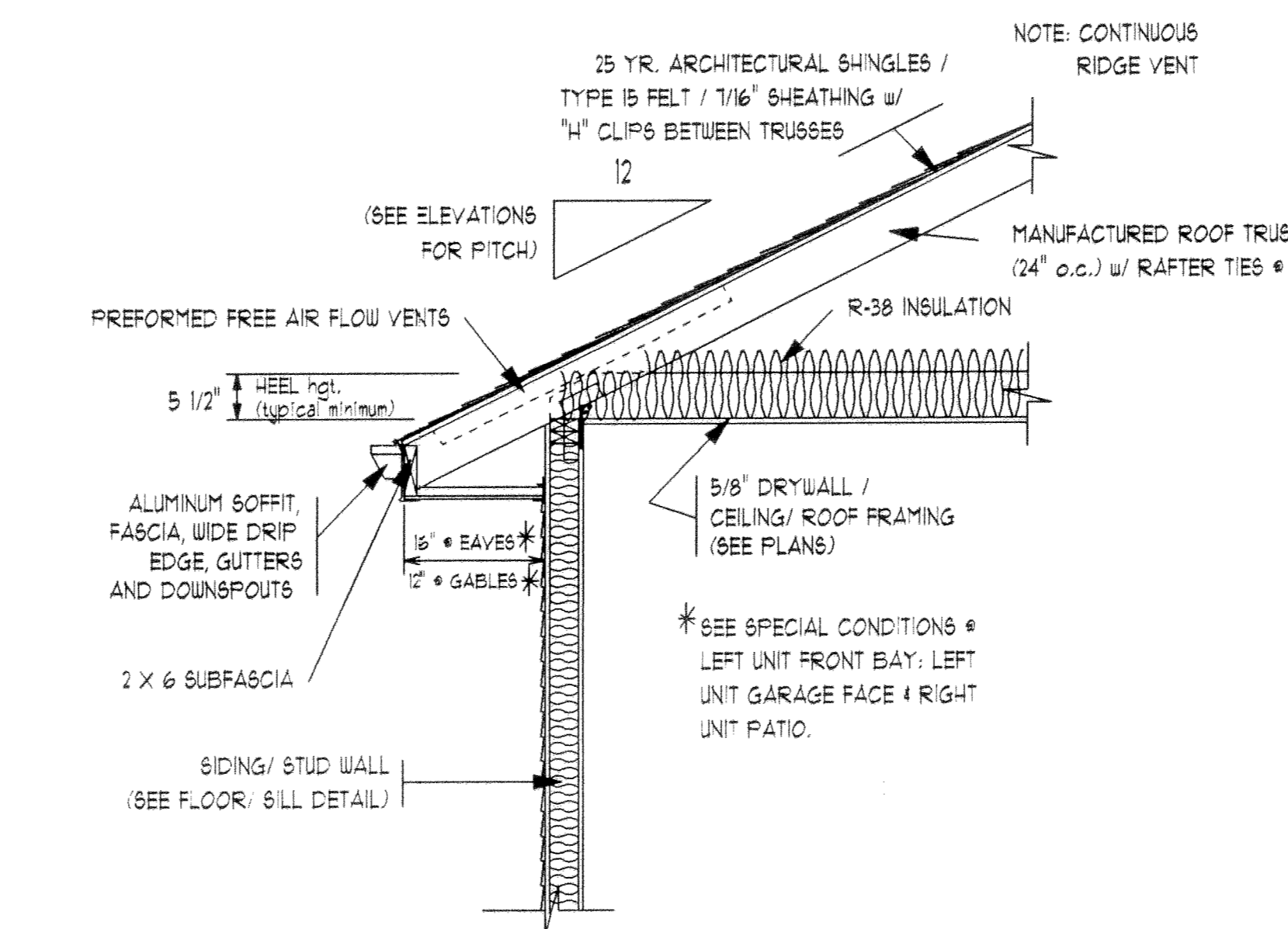
- \* (2) LAYERS 5/8" FIRE RESISTANT DRYWALL
- \* EXTEND FROM TOP OF PLATFORY / MASONRY TO BOTTOM OF ROOF SHEATHING
- \* OFFSET JOINTS
- \* MUST EXTEND INTO OVERHANG

9 FOUNDATION / 1ST FLOOR



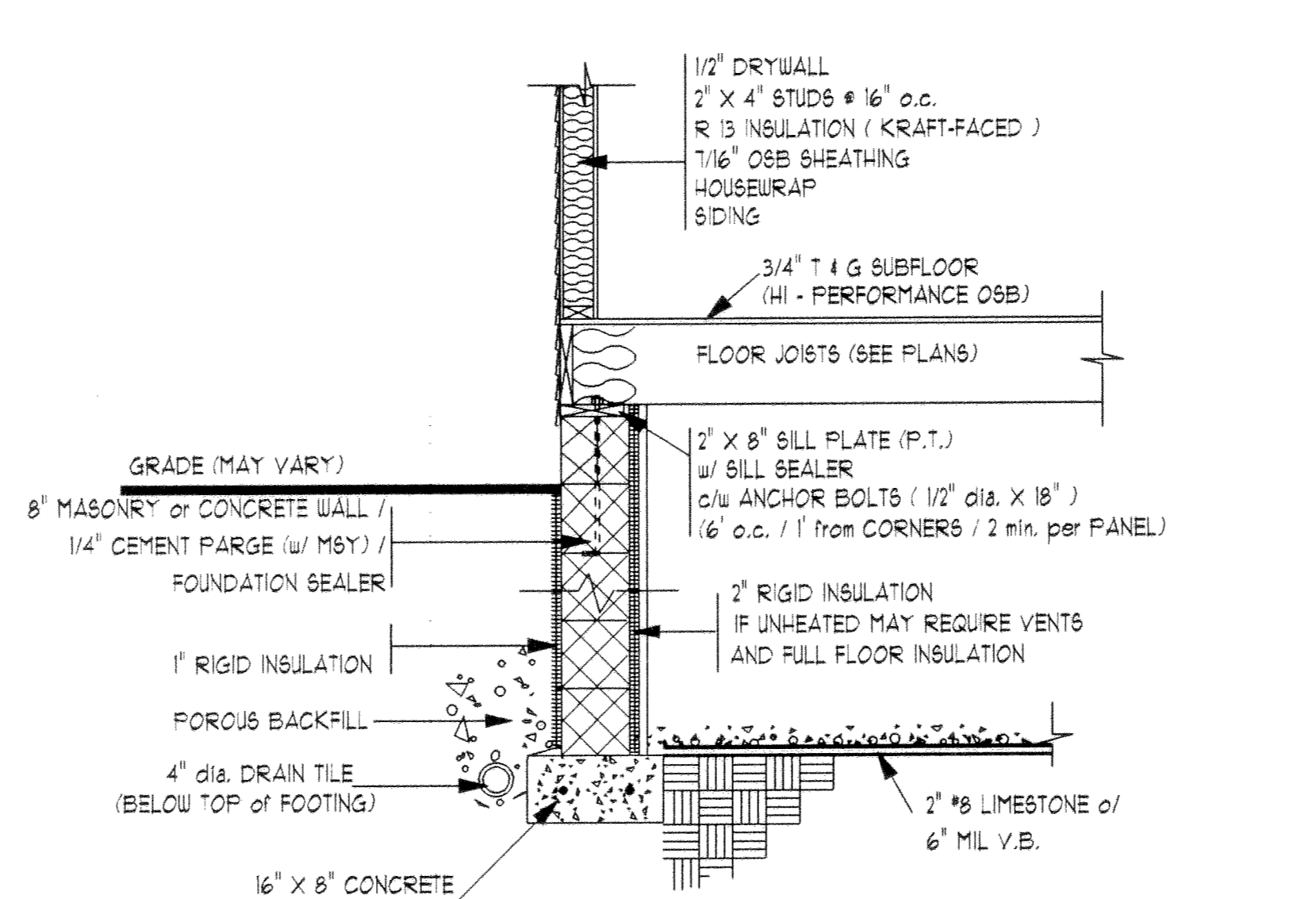
COMMON WALL SECTION @ SILL & ROOF

JDM 04-05 SCALE 1/2"=1'-0"



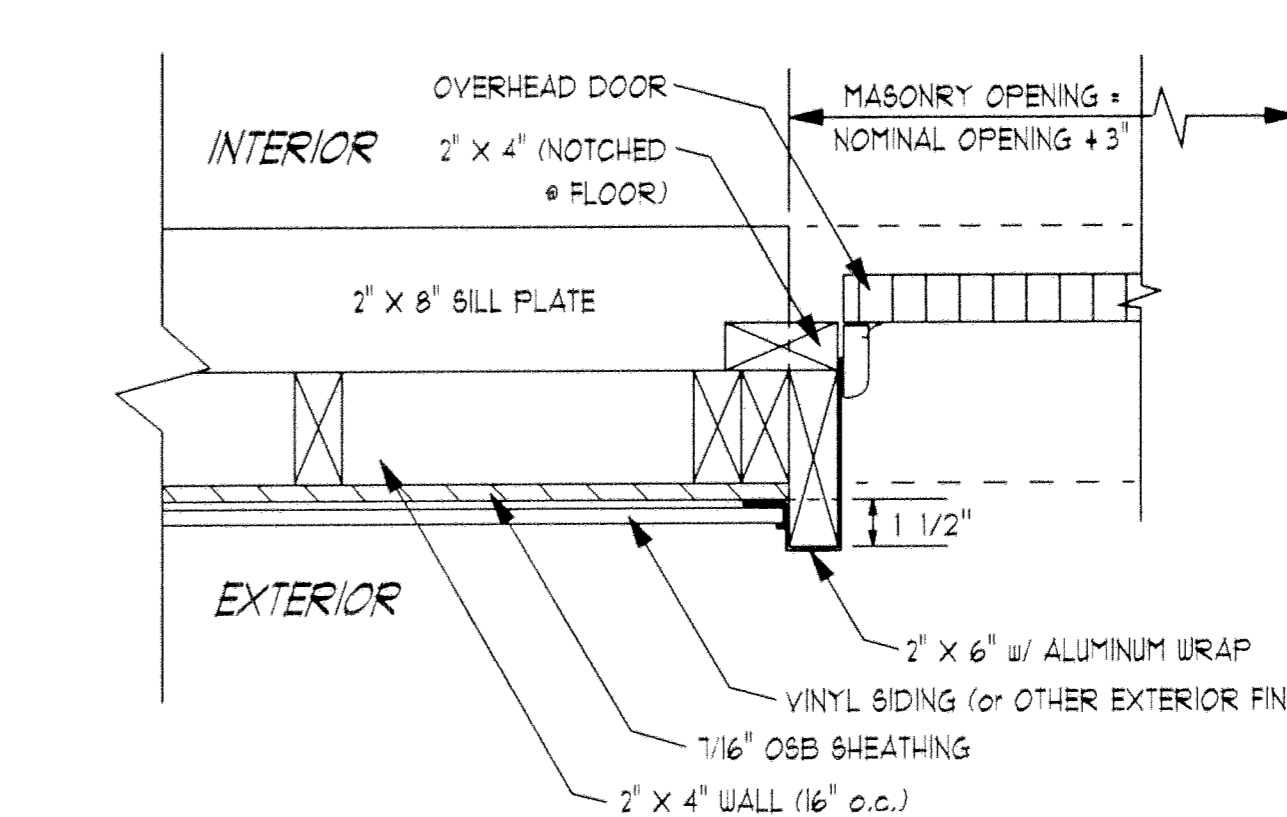
EAVE DETAIL - SIDING

JDM 01-05 SCALE 1/2"=1'-0"



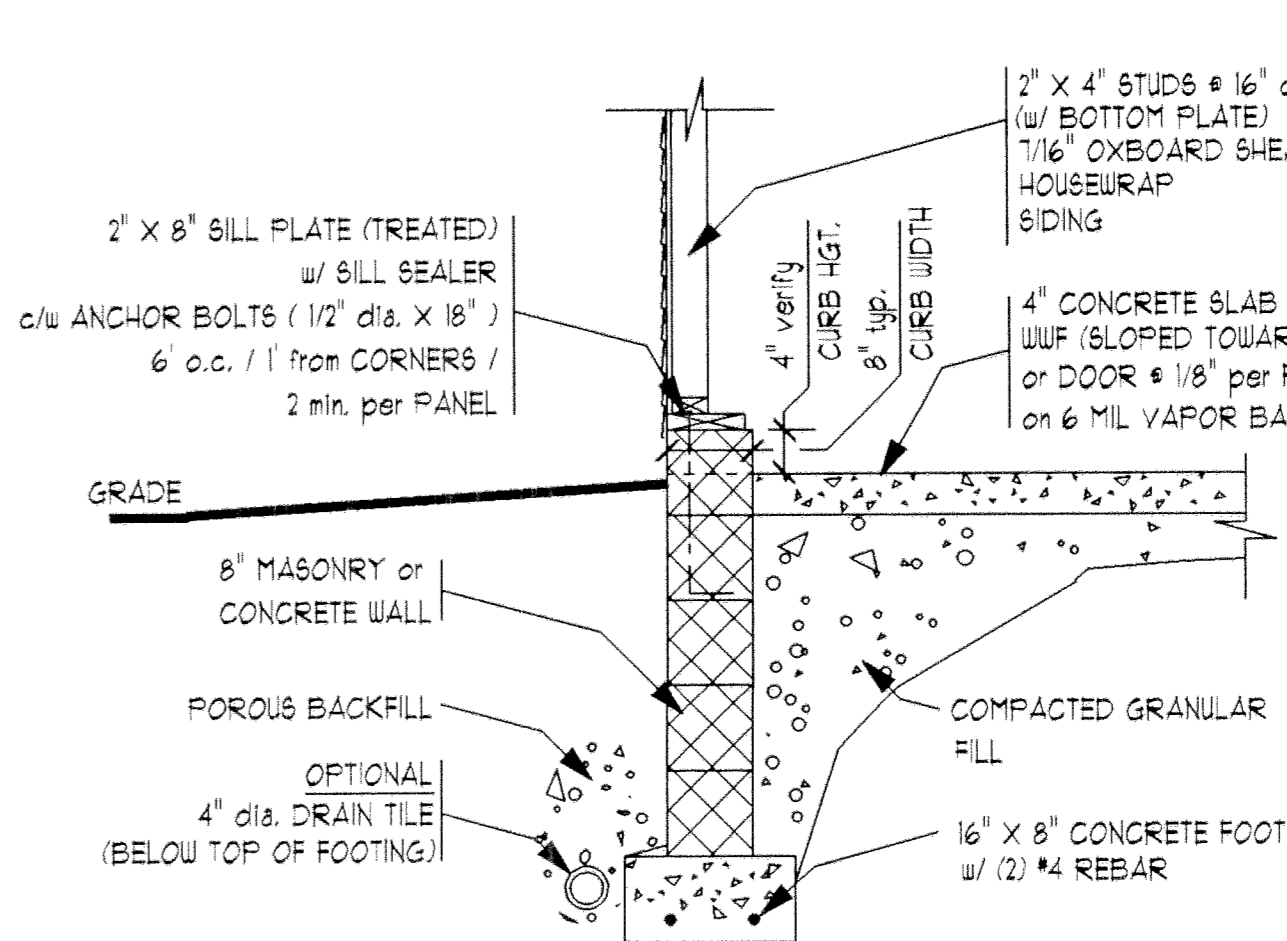
FOUNDATION @ CRAWL SPACE DETAIL

JDM 01-05 (over CONDITIONED w/ 2 X 4 EXTERIOR WALL) SCALE 1/2"=1'-0"



OVERHEAD DOOR JAMB SECTION

JDM 01-05 SCALE 1/2"=1'-0"



GARAGE SILL - FROSTWALL (SIDING)

JDM 01-05 SCALE 1/2"=1'-0"

VERIFY FIRE-RESISTIVE CONSTRUCTION REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER TO VERIFY LOCALLY ACCEPTABLE FIRE-RESISTIVE ASSEMBLIES & DETAILS.

### ENGINEER'S CERTIFICATION

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*Albert T. Zamora* 4/9/2005  
 ALBERT T. ZAMORA, P.E. #53397

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SET OF DRAWINGS OF THE VILLAS AT LEMARIN CONDOMINIUM ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*W. Robert Kusmer* 11/9/2005  
 W. ROBERT KUSMER P.S. #6754

**KUSMER & ASSOCIATES, INC.**  
 Surveyors  
 Engineers  
 Architects

622 WEST STREET  
 COLUMBIANA, OHIO 43085  
 PHONE: 419-332-7066  
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 E-MAIL: kumers@aol.com

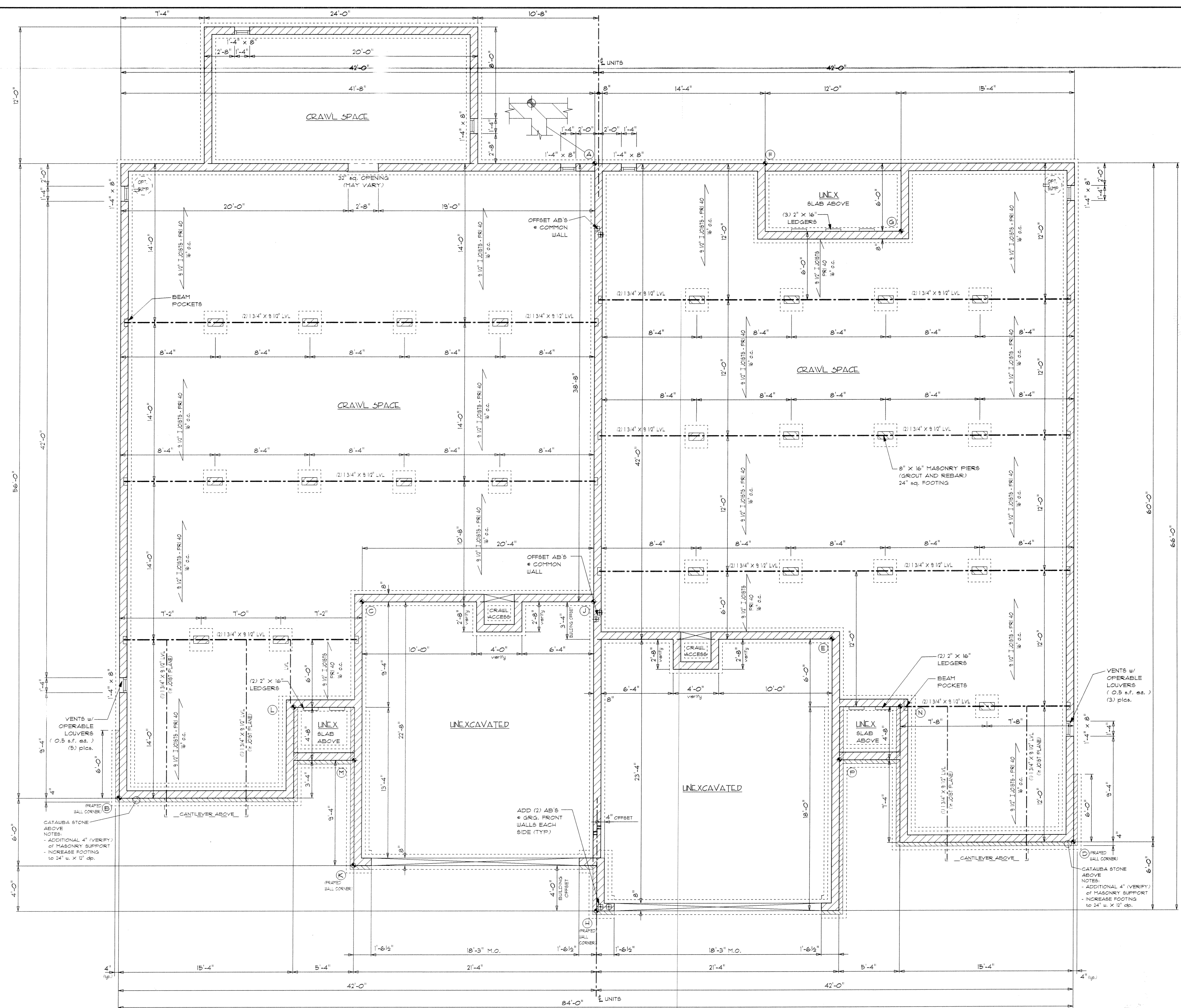
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 Rev-0  
 PRINT DATE: 11/05/05  
 03/07E

DESIGNED BY: RVS  
 DRAWN BY: RVS  
 CHECKED BY: RVS  
 REVISION: 03/03/05  
 PLOT DATE: November 08, 2005  
 09:38 AM  
 BOLT III 09-20 REV-0

SECOND AMENDMENT  
 VILLA'S AT LEMARIN CONDOMINIUMS

WALL SECTIONS AND GENERAL NOTES

JDM Structures, Ltd.  
 330 MILLERSBURG, OHIO 44668  
 330-893-3674



FOUNDATION PLAN

SCALE: V4" = 1'-0"

WALL DIMENSIONS (UNLESS OTHERWISE NOTED)		
• MASONRY WALLS - 8"		
• EXTERIOR STUD WALLS - 4"		
• EXTERIOR WALLS w/ FAUX STONE - 4" nom. 4" (BEYOND DIMENSIONED FACE)		

INTERIOR DOOR ROUGH OPENING CHART		
	WIDTH (ADD TO NOMINAL DOOR WIDTH)	HEIGHT (ACCOUNTS FOR 3/4" FLOORING)
SINGLE (or DOUBLE) FREEWING DOOR	+2"	6'-0 5/8"
BIFOLD	+1 1/2"	
POCKET DOOR (SGL or DBL)	+2"	7'-0 3/4"

WINDOW NOTE		
WINDOW ROUGH OPENINGS INDICATED ARE FOR CERTAINTED NEW CASTLE XT WINDOWS and SLIDING DOOR. NOTE: SPECIAL GRILLES		

**SURVEYOR'S CERTIFICATION**

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*Robert Kusmer 1/9/2005*  
 W. ROBERT KUSMER P.S. #6754

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*Albert T. Zamora 1/9/2005*  
 ALBERT T. ZAMORA, P.E. #53397

**Architects**  
**Engineers**  
**Structural Engineers**

**KUSMER & ASSOCIATES, INC.**

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5 of 6
Rev - 0
DATE: 01-09-05
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CHK: TJS
APP: TJS

DRAWN BY: RJK  
 INITIAL ISSUE: 03/10/05  
 REVISION: 05/20/05  
 PLOT DATA: 09:38 AM  
 BOLTE II 09:30 rev. 1

**SECOND AMENDMENT  
 VILLAS AT LE MARIN CONDOMINIUMS**

**FOUNDATION PLAN**

DIAGONALS REFERENCE	
POINTS	DIMENSION
AB	69'- 3 19/32"
AC	43'- 8 1/4"
AD	73'- 5 3/16"
AE	46'- 11 1/2"
FG	13'- 5"
EH	31'- 8 1/16"
JK	31'- 4 11/16"
BL	17'- 3 17/32"
LY	7'- 1 1/32"
DN	19'- 5 21/32"
NP	7'- 1 1/32"

NOTE: USE AS REFERENCE ONLY.  
 DIAGONALS DO NOT OVERRIDE DIMENSIONING.

**JDM Structures, Ltd.**  
 3800 W. 10th Street, Suite 100  
 Grand Rapids, MI 49508  
 Phone: 616-941-9977  
 Fax: 616-941-9978  
 Email: info@jdmstructures.com

WALL DIMENSIONS (UNLESS OTHERWISE NOTED)		
* EXTERIOR STUD WALLS - 4"		
* EXTERIOR WALLS w/ FAUX STONE - 4" nom. 4"		
* (BEYOND DIMENSIONED FACE)		
* INTERIOR WALLS - 3 1/2" / 5 1/2"		

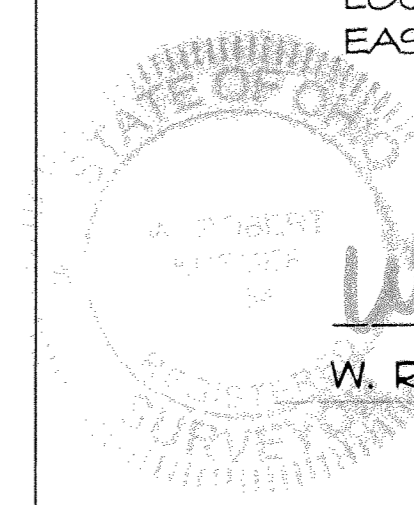
INTERIOR DOOR ROUGH OPENING CHART		
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**SURVEYOR'S CERTIFICATION**

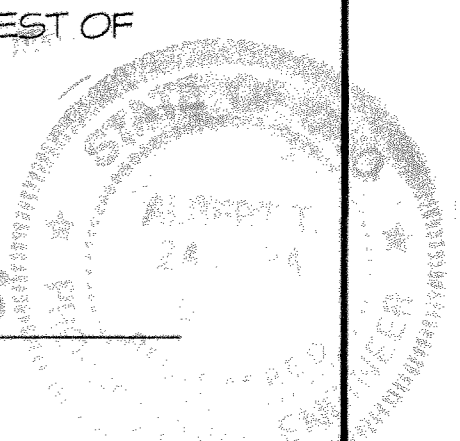
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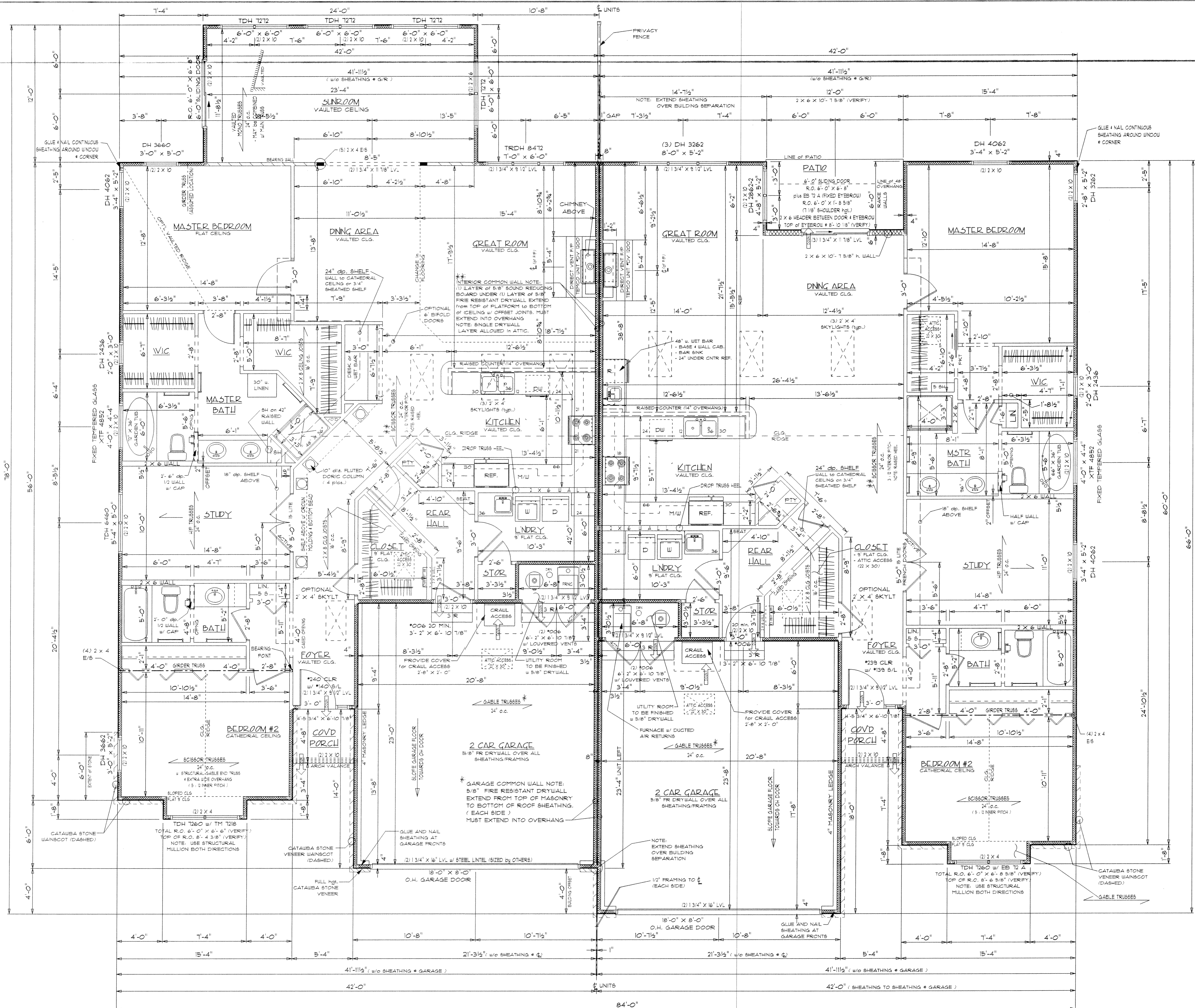
*W. Robert Kusmer 11/19/2005*  
W. ROBERT KUSMER, P.S. #6754

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*Albert T. Zamora 11/19/2005*  
ALBERT T. ZAMORA, P.E. #53397



**FIRST FLOOR PLAN**

SCALE 1/4"=1'-0"

\* TRUSS MANUFACTURER'S NOTE  
ALLOW FOR CONTINUOUS 5/8"  
DRYWALL TO ROOF SHEATHING

**KUSMER & ASSOCIATES, INC.**  
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SURVEYORS

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6 of 6
Rev - 0
11-03-05
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DRAWN BY: RINE  
INITIAL ISSUE: 03107E  
REVISION: 03107E - 11/03/05  
PLOT DATE: 10/28/05  
SCALE: 1/4" = 1'-0"

**SECOND AMENDMENT  
VILLAGS AT LEMARIN CONDOMINIUMS**

**FIRST FLOOR PLAN**

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3840 COUNTY RD. 100, WILSON, OHIO 44664  
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