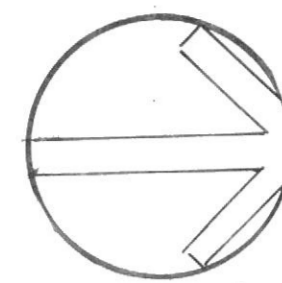
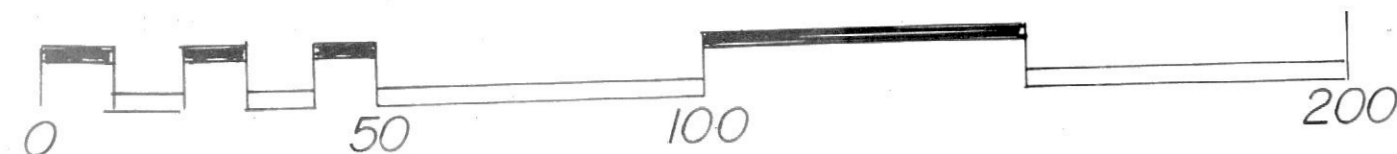


GRADING PLAN

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

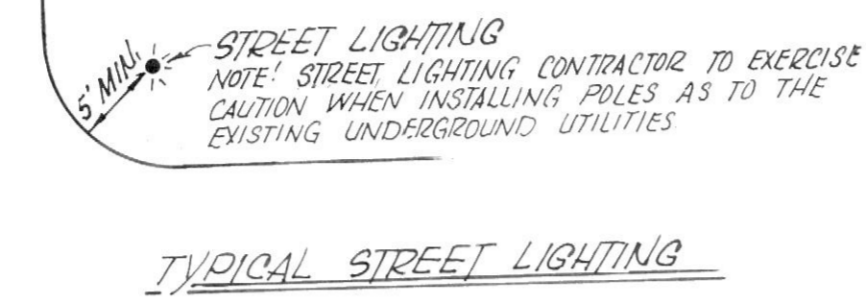
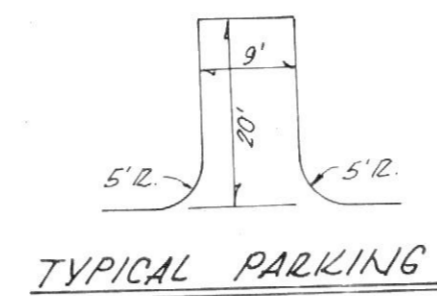
DONALD R. ELEWSKI PE. 28268



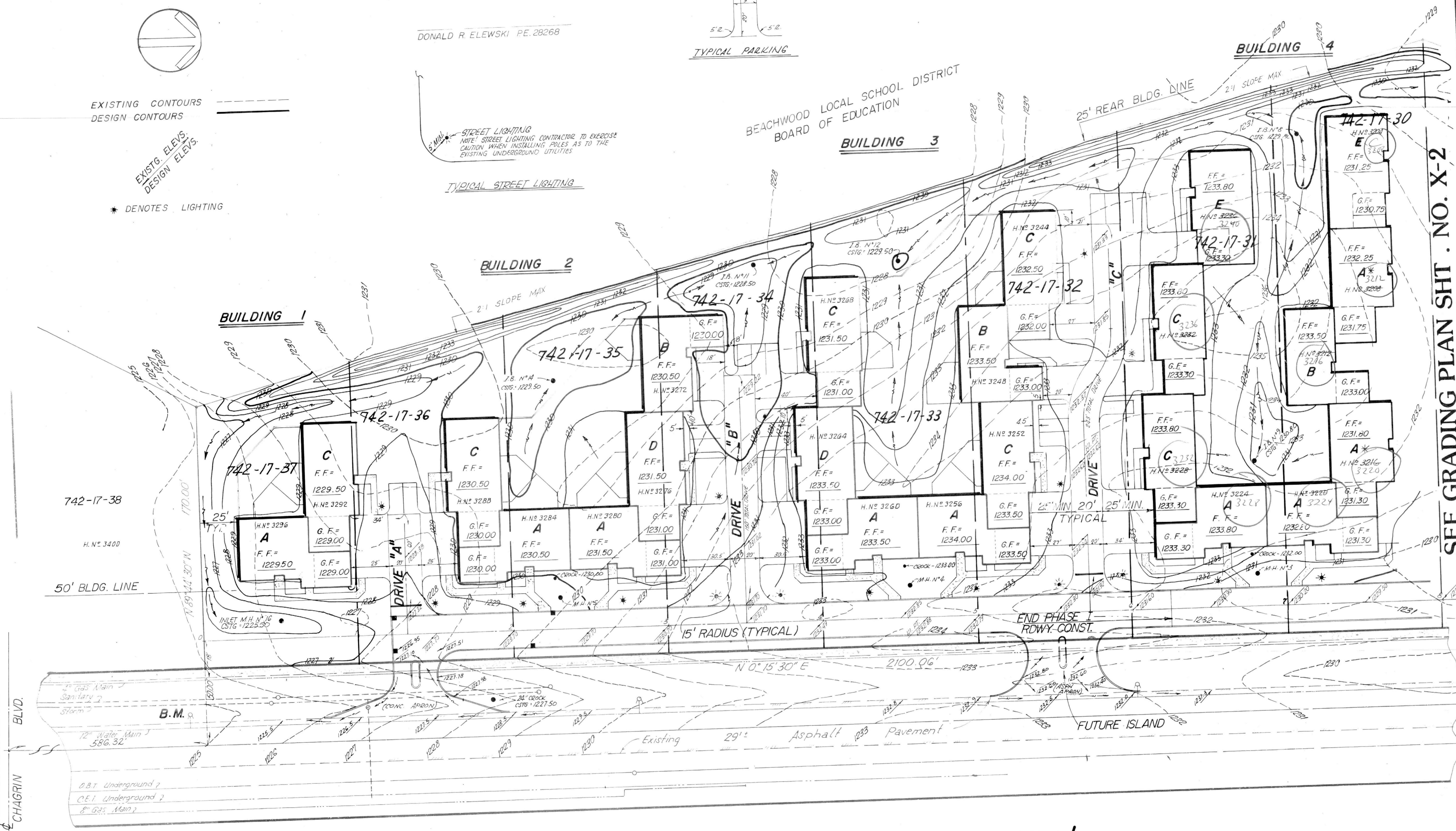
EXISTING CONTOURS
 DESIGN CONTOURS

EXISTG. ELEV.
 DESIGN ELEV.

* DENOTES LIGHTING

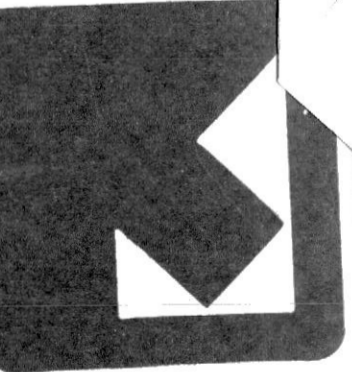


BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION



SEE GRADING PLAN SHT. NO. X-2

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.
 RICHMOND ROAD CONDOMINIUM
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND



GRADING PLAN

OWN BY RAY
 DATE 4/25/83
 JOB NO. E-423

X-1

RICHMOND ROAD 100'

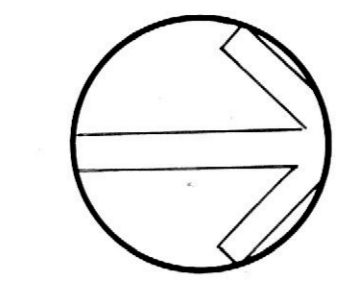
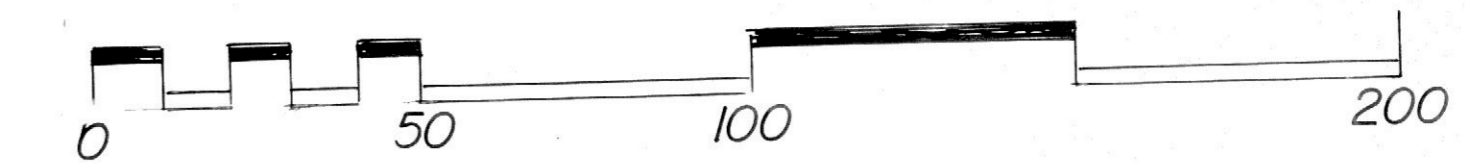
"B.M."
 TOP OF HYDRANT
 ELEV. = 1227.09

REVISED BLDG. NO. 4 AS PER KEEVA KEKST 5/31/84
 Plans Revid As Per City Engineer 3/12/83

GRADING PLAN

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

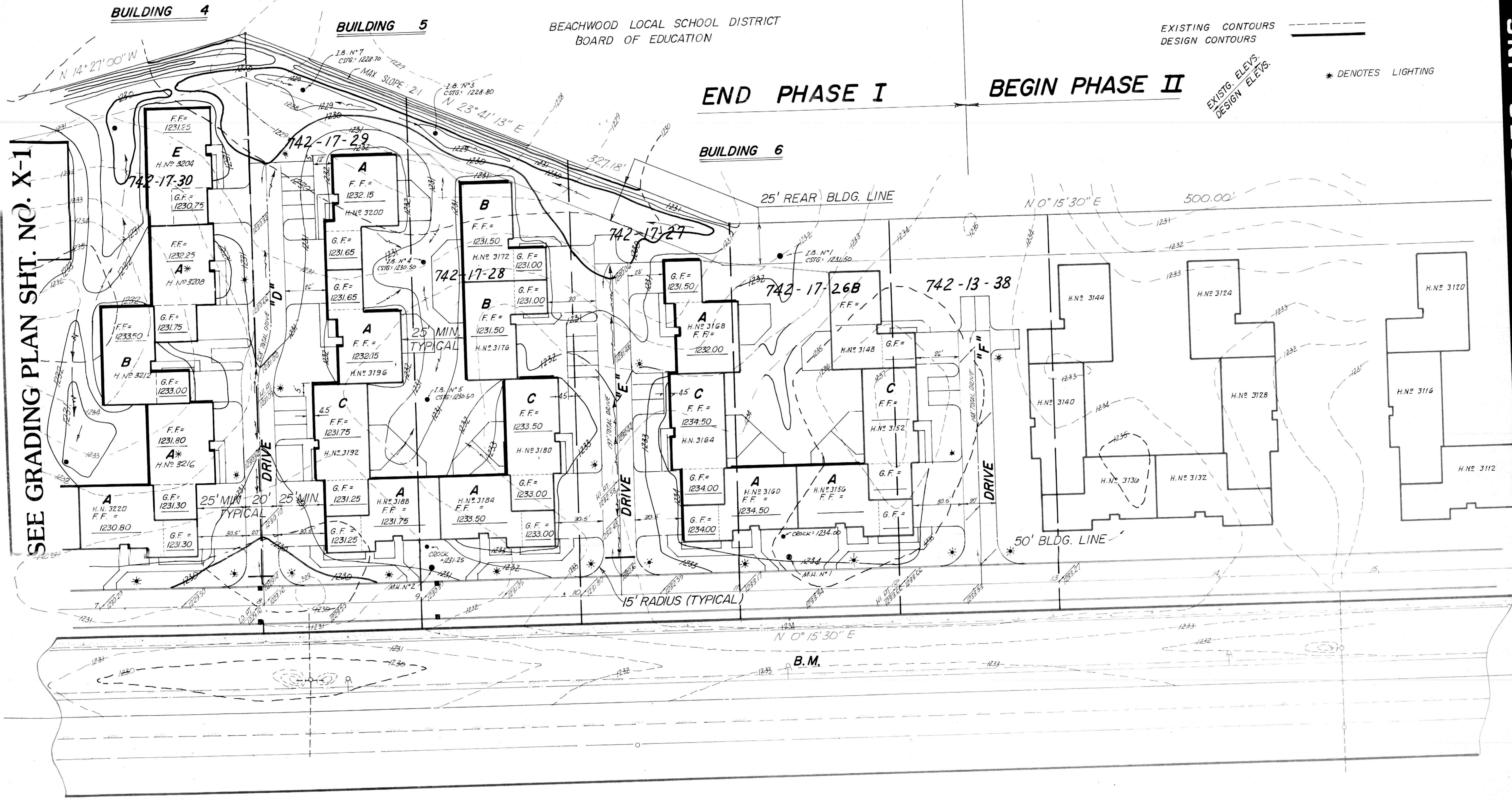
DONALD R. ELEWSKI PE 28268



EXISTING CONTOURS -----
 DESIGN CONTOURS _____

EXISTG. ELEV. -----
 DESIGN ELEV. _____

* DENOTES LIGHTING



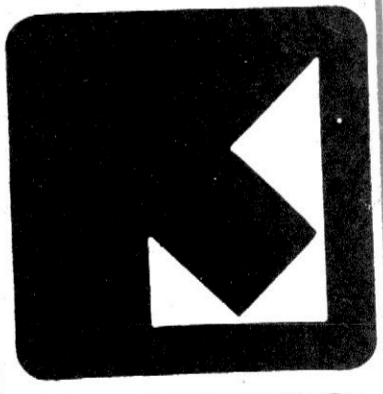
SEE GRADING PLAN SHT. NO. X-1

END PHASE I BEGIN PHASE II

RICHMOND ROAD 100'

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.

RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND



GRADING PLAN

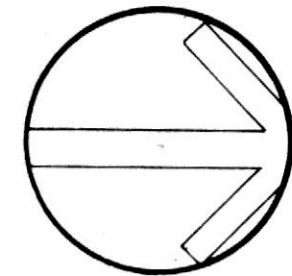
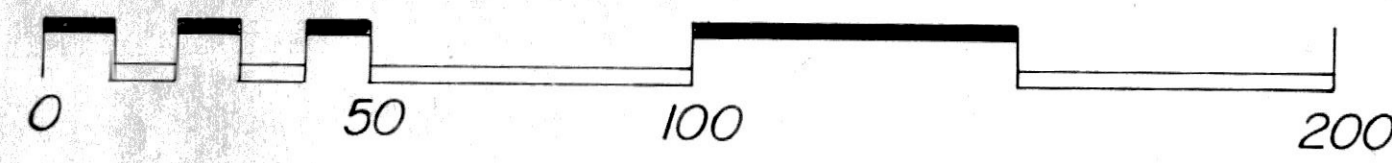
OWN BY RAY
 DATE 4/25/83
 JOB NO. E-423

X-2

"B.M."
 TOP OF HYDRANT
 ELEV. = 1235.91

REVISED BLDG. NO. 4 AS PER KEEVA KEKST 5/31/84

SITE PLAN



* DENOTES LIGHTING

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

Donald R. Elewski
 DONALD R. ELEWSKI P.E. 28268

- NOTE-1**
1. GAS METER MANIFOLD TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE GAS SERVICE IN BLACK IRON PIPE FROM METER OVERHEAD THROUGH UNITS IN PLASTIC CONDUIT.
 2. ELECTRIC METER BOXES TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE FUSEABLE SERVICE DISCONNECT ABOVE METER. RUN ROMEX SERVICE CABLE IN PLASTIC CONDUIT OVERHEAD THROUGH UNITS.

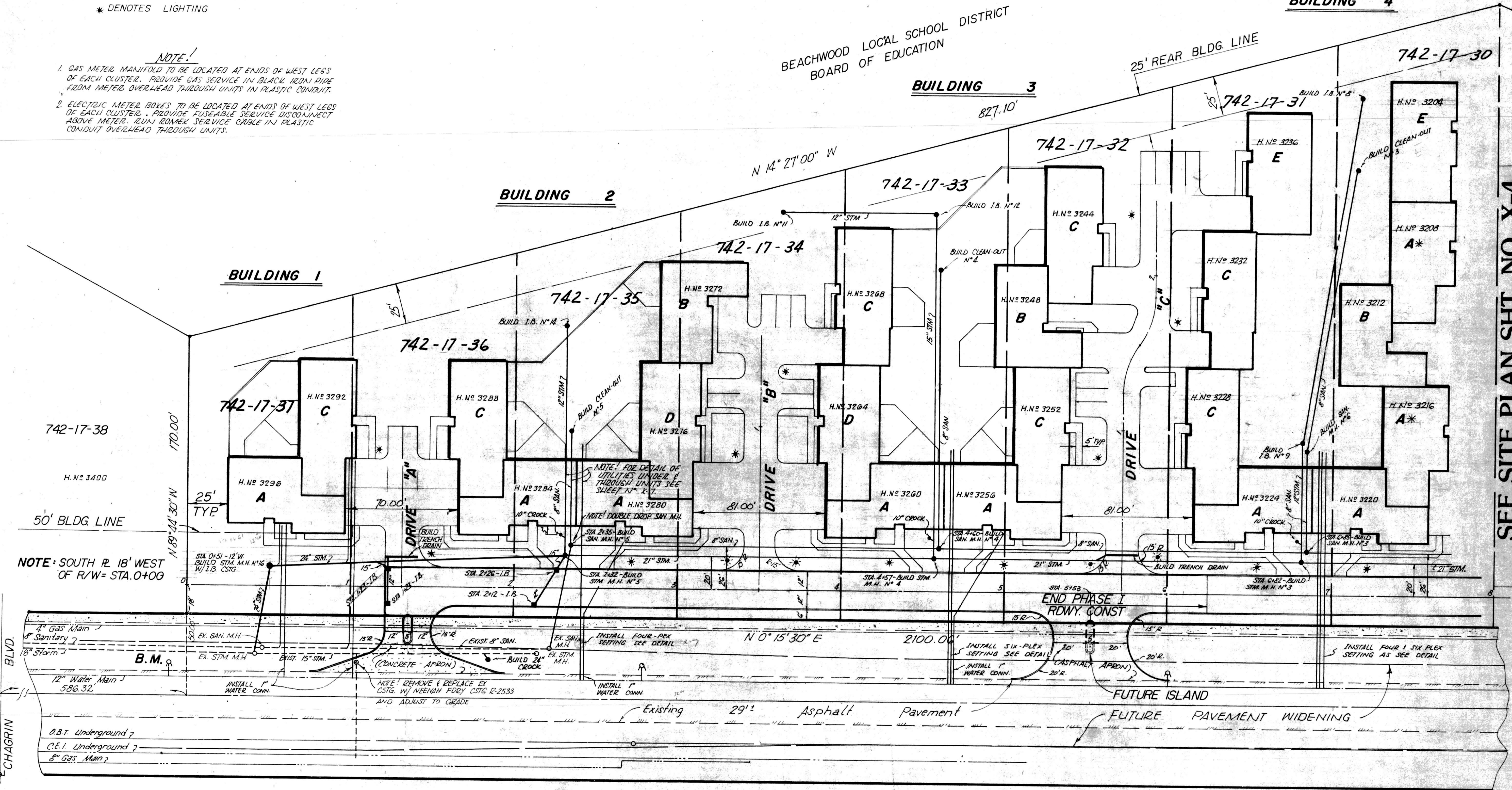
BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

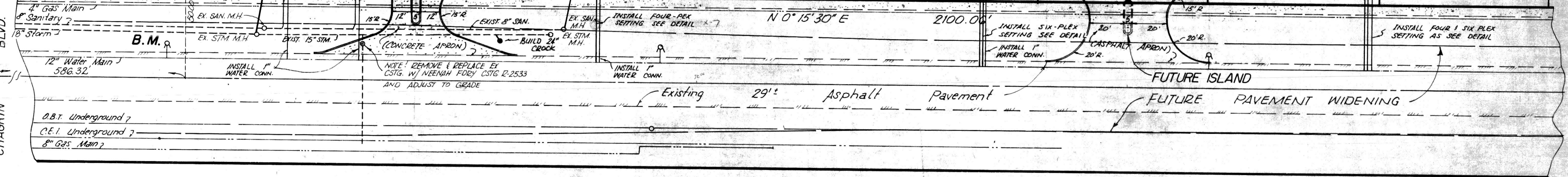


NOTE: SOUTH 18' WEST OF R/W = STA. 0+00

NOTE: FOR DETAIL OF UTILITIES UNDER & THROUGH UNITS SEE SHEET N-2-17

NOTE: DOUBLE DROP SAN. M.H.

END PHASE I ROWY. CONST



RICHMOND ROAD 100'

"B.M."
 TOP OF HYDRANT
 ELEV. = 1227.09

SEE SITE PLAN SHT. NO. X-4



KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.
 RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM FOR CLEVELAND

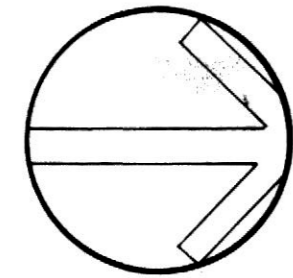
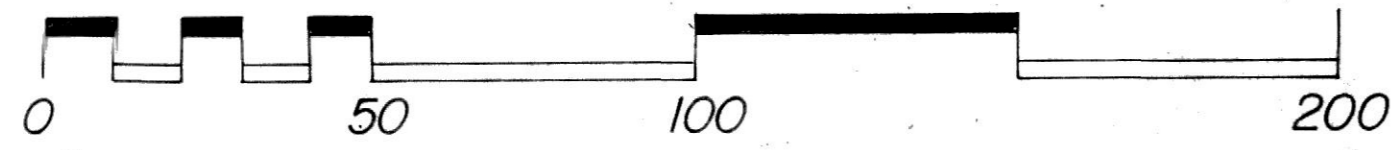


SITE PLAN

OWN BY RAY
 DATE 4/25/83
 JOB NO. E-423

X-3

SITE PLAN



* DENOTES LIGHTING

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
PREPARED BY
ELEWSKI & ASSOCIATES INC.
7311 VALLEY VIEW DRIVE
INDEPENDENCE, OHIO
44131

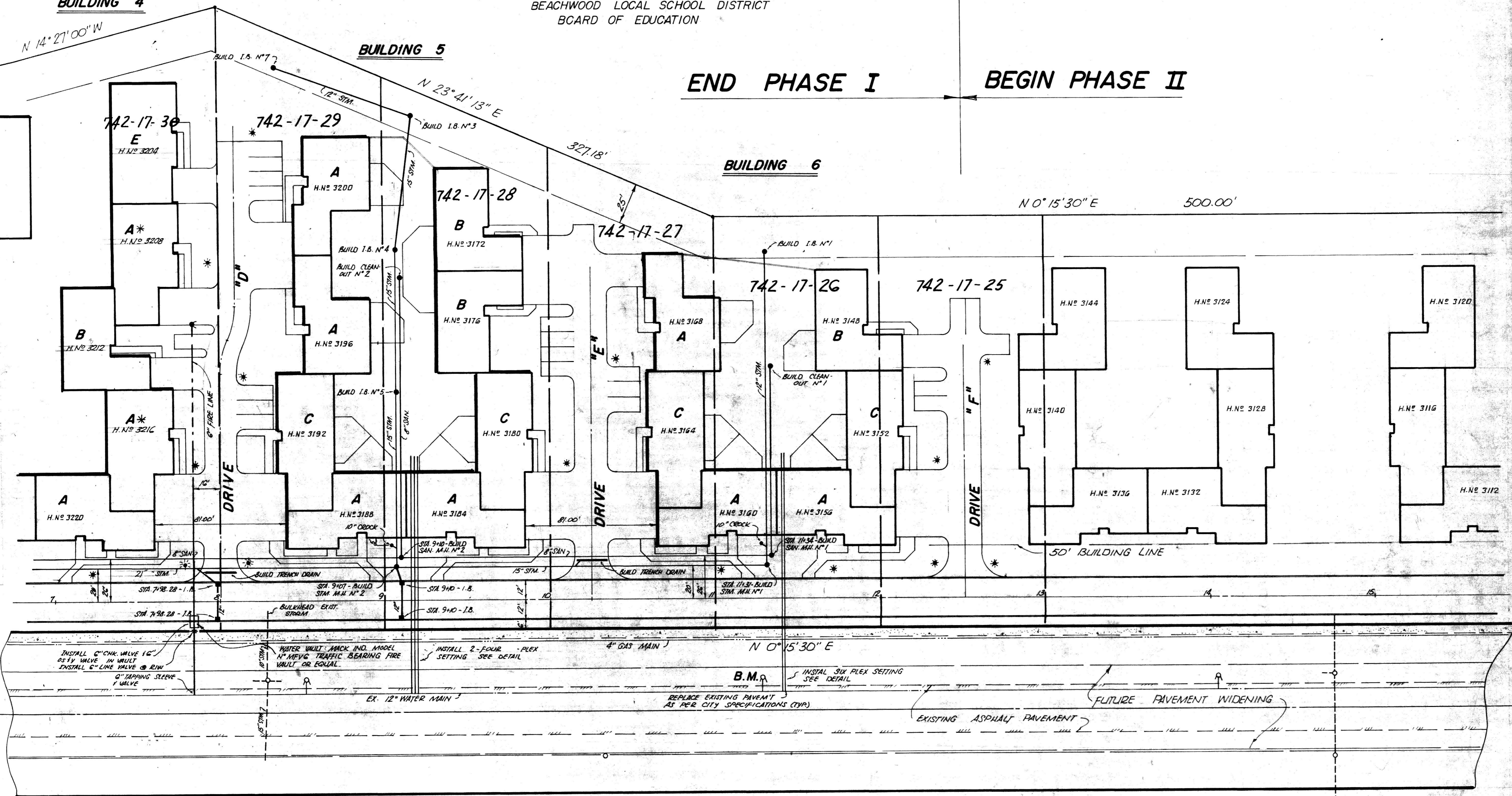
DONALD R. ELEWSKI P.E. 28268

BEACHWOOD LOCAL SCHOOL DISTRICT
BOARD OF EDUCATION

END PHASE I

BEGIN PHASE II

SEE SITE PLAN SHT. NO. X-3



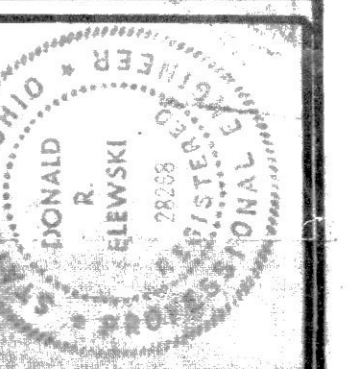
RICHMOND

ROAD

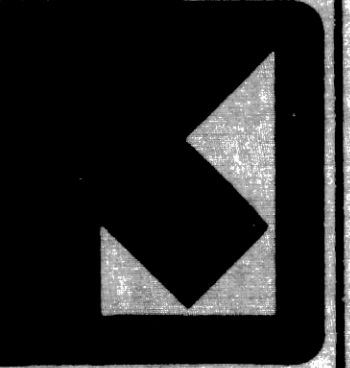
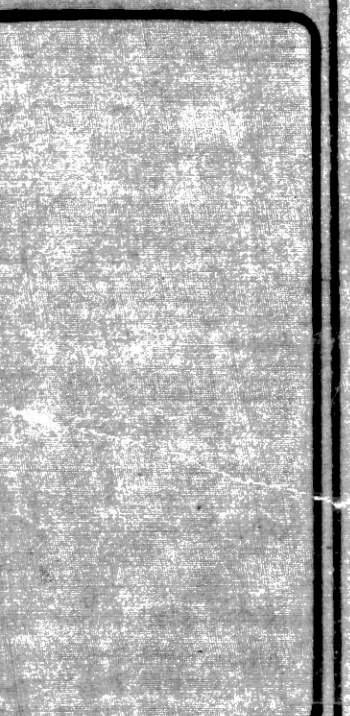
100'

"B. M."

TOP OF HYDRANT
ELEV. = 1235.91



KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.
RICHMOND ROAD CONDOMINIUMS
RICHMOND ROAD BEACHWOOD, OHIO
CONDOMINIUM CONCEPTS INC.
CLEVELAND OHIO



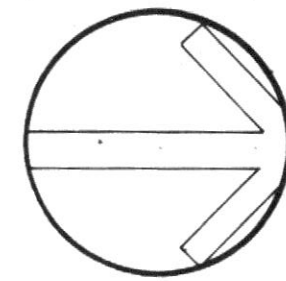
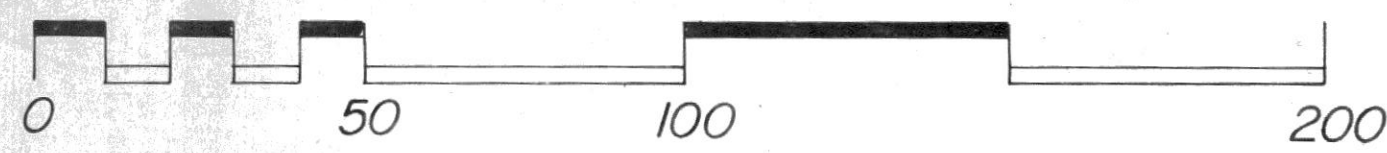
SITE PLAN

OWN BY RDM
DATE 4/26/83
JOB NO. E-473

X-4

5/31/84 - REVISED BLDG. NO. 4 AS PER KEEVA KEKST

SITE PLAN



* DENOTES LIGHTING

TOPOGRAPHY SURVEY, SITE & GRADING PLAN

PREPARED BY

ELEWSKI & ASSOCIATES INC.

7311 VALLEY VIEW DRIVE

INDEPENDENCE, OHIO

44131

Donald R. Elewski
DONALD R. ELEWSKI P.E. 28268

NOTE!

1. GAS METER MANIFOLD TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE GAS SERVICE IN BLACK IRON PIPE FROM METER OVERHEAD THROUGH UNITS IN PLASTIC CONDUIT.
2. ELECTRIC METER BOXES TO BE LOCATED AT ENDS OF WEST LEGS OF EACH CLUSTER. PROVIDE FUSEABLE SERVICE DISCONNECT ABOVE METER. 12/01 120V/240V SERVICE CABLE IN PLASTIC CONDUIT OVERHEAD THROUGH UNITS.

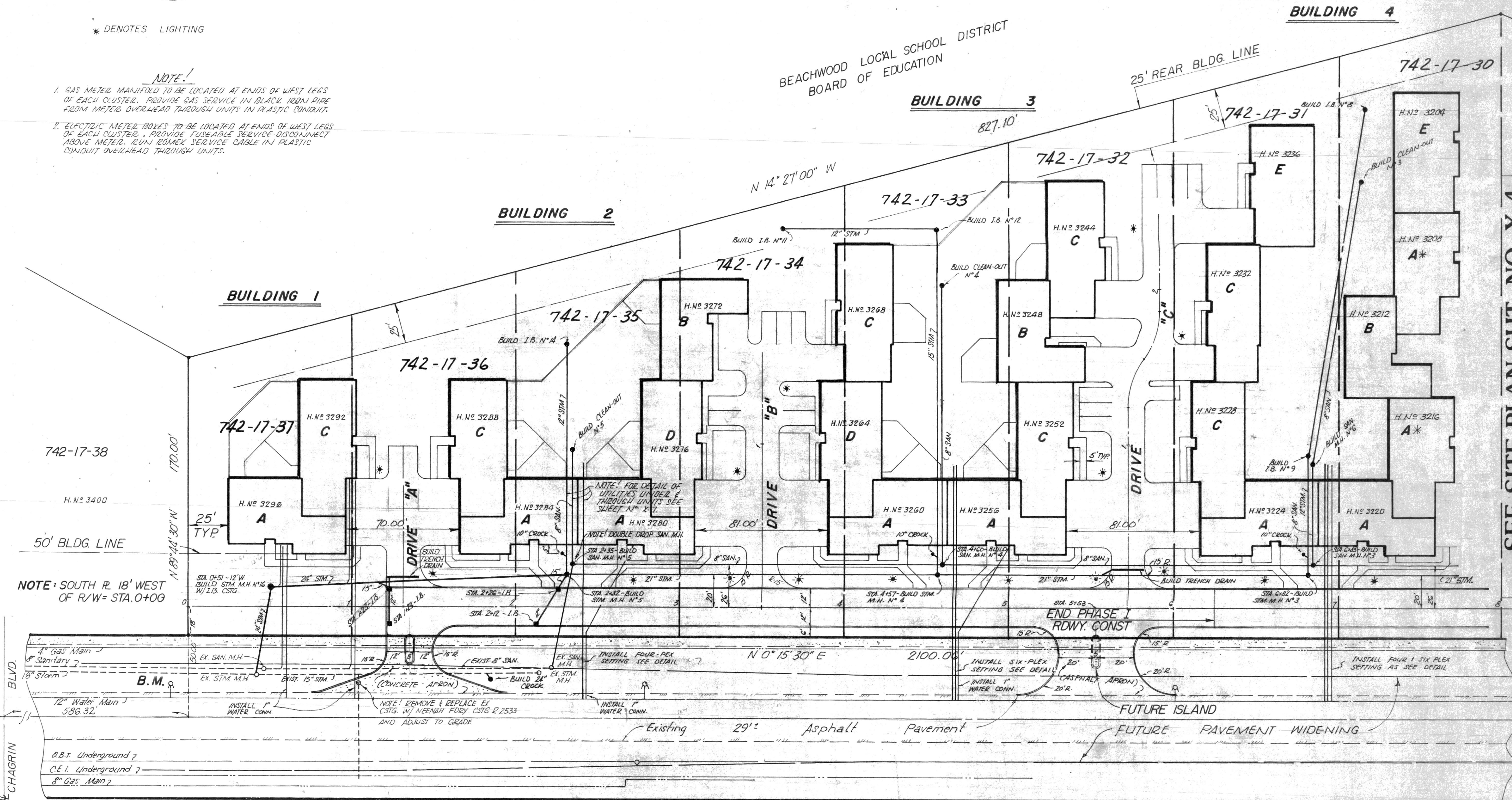
BEACHWOOD LOCAL SCHOOL DISTRICT
BOARD OF EDUCATION

BUILDING 4

BUILDING 3

BUILDING 2

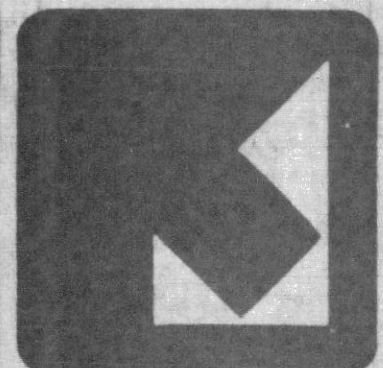
BUILDING 1



SEE SITE PLAN SHT. NO. X-4

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.

RICHMOND ROAD CONDOMINIUMS
RICHMOND ROAD BEACHWOOD, OHIO
CONDOMINIUM CONCEPTS INC. CLEVELAND OHIO



SITE PLAN

DWN BY Ray
DATE 4/25/83
JOB NO. E-423

X-3

RICHMOND ROAD 100'

"B.M."
TOP OF HYDRANT
ELEV. = 1227.09

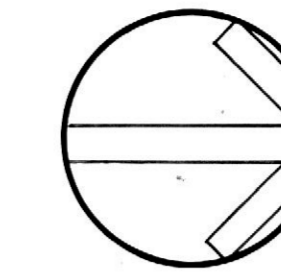
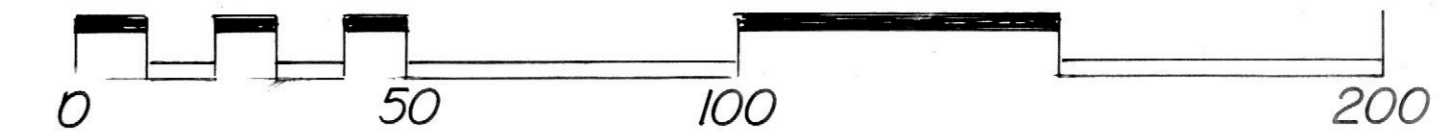
REVISED BLOG NO. 4 AS PER KEEVA KEKST 5/31/84

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

DONALD R. ELEWSKI PE. 28268

BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION

GRADING PLAN



EXISTING CONTOURS ---
 DESIGN CONTOURS ———

EXISTING ELEV. ---
 DESIGN ELEV. ———

* DENOTES LIGHTING

END PHASE I BEGIN PHASE II

BUILDING 6

25' REAR BLDG. LINE

N 0° 15' 30" E 500.00'

742-17-29 742-17-28 742-17-26B 742-13-38

15' RADIUS (TYPICAL)

50' BLDG. LINE

N 0° 15' 30" E

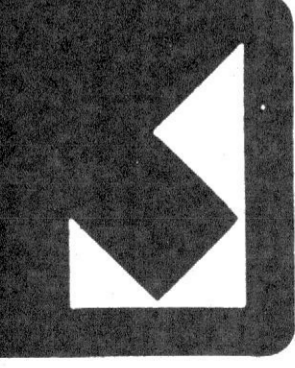
B.M.

RICHMOND ROAD 100'

SEE GRADING PLAN SH. NO. X-1

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.

RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND OHIO



GRADING PLAN

OWN BY RAY
 DATE 4/25/83
 JOB NO. E-423

X-2

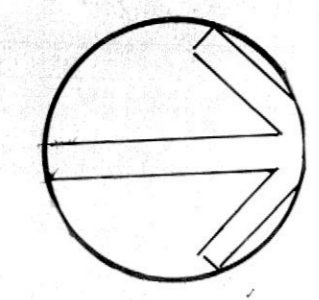
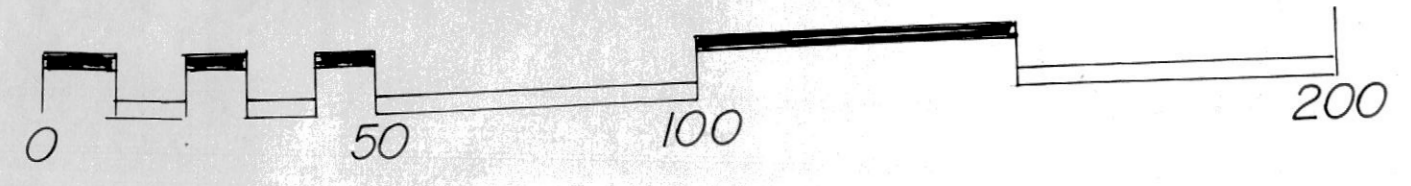
"B.M."
 TOP OF HYDRANT
 ELEV. = 1235.91

REVISED BLDG. NO. 4 AS PER KEEVA KEKST 5/31/84

GRADING PLAN

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

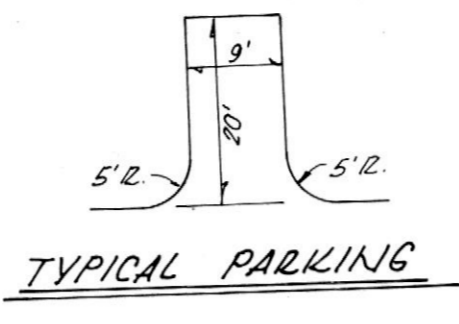
DONALD R. ELEWSKI P.E. 28268



EXISTING CONTOURS
 DESIGN CONTOURS

EXISTG. ELEV.
 DESIGN ELEV.

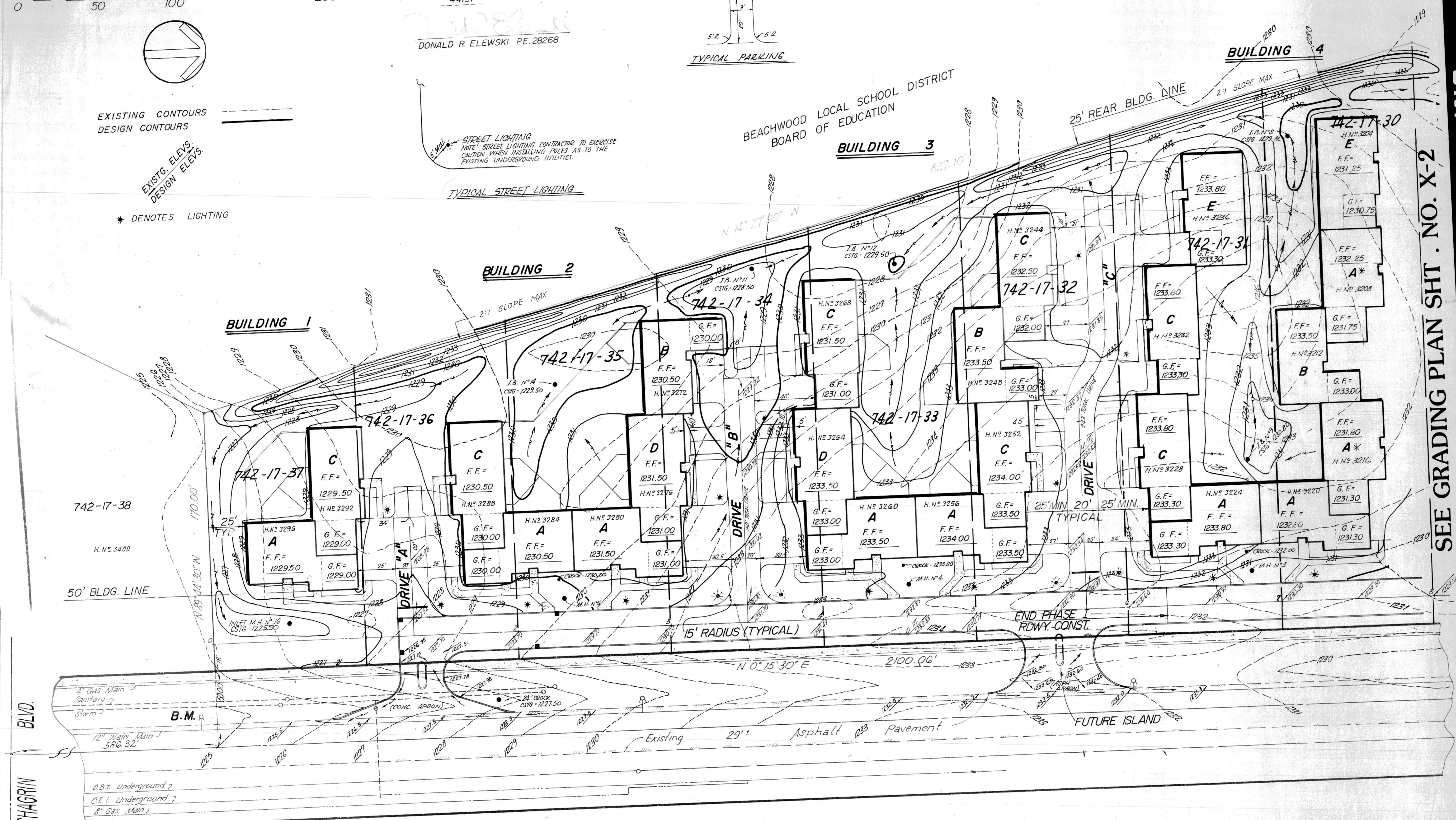
* DENOTES LIGHTING



STREET LIGHTING
 NOTE: STREET LIGHTING CONTRACTOR TO EXERCISE
 CAUTION WHEN INSTALLING POLES AS TO THE
 EXISTING UNDERGROUND UTILITIES.

TYPICAL STREET LIGHTING

BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION



SEE GRADING PLAN SHT. NO. X-2

CHAGRIN BLVD.

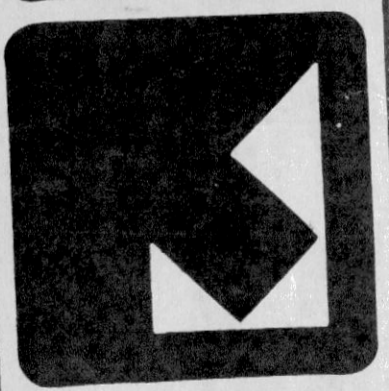
RICHMOND ROAD 100'

"B.M."
 TOP OF HYDRANT
 ELEV. = 1227.09

REVISED BLDG. NO. 4 AS PER KEEVA KEKST 5/31/04
 Plans Revisd As For City Engineer 5/12/03

SEE GRADING PLAN SHT. NO. X-2

KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.
 RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD FOR BEACHWOOD, OHIO
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND OHIO



GRADING PLAN

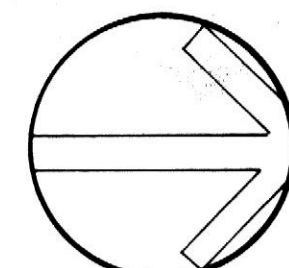
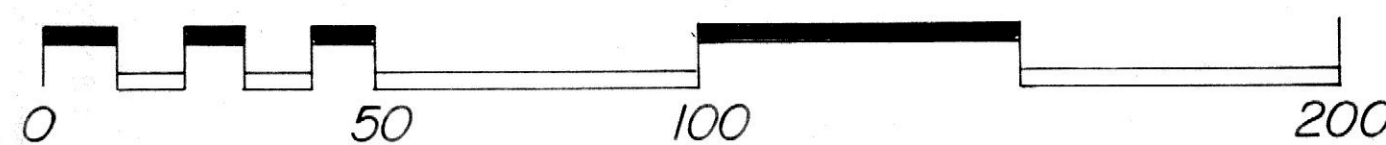
OWN BY RAY
 DATE 4/25/03
 JOB NO. E-A23

X-1

SITE PLAN

TOPOGRAPHY SURVEY, SITE & GRADING PLAN
 PREPARED BY
ELEWSKI & ASSOCIATES INC.
 7311 VALLEY VIEW DRIVE
 INDEPENDENCE, OHIO
 44131

DONALD R. ELEWSKI P.E. 28268

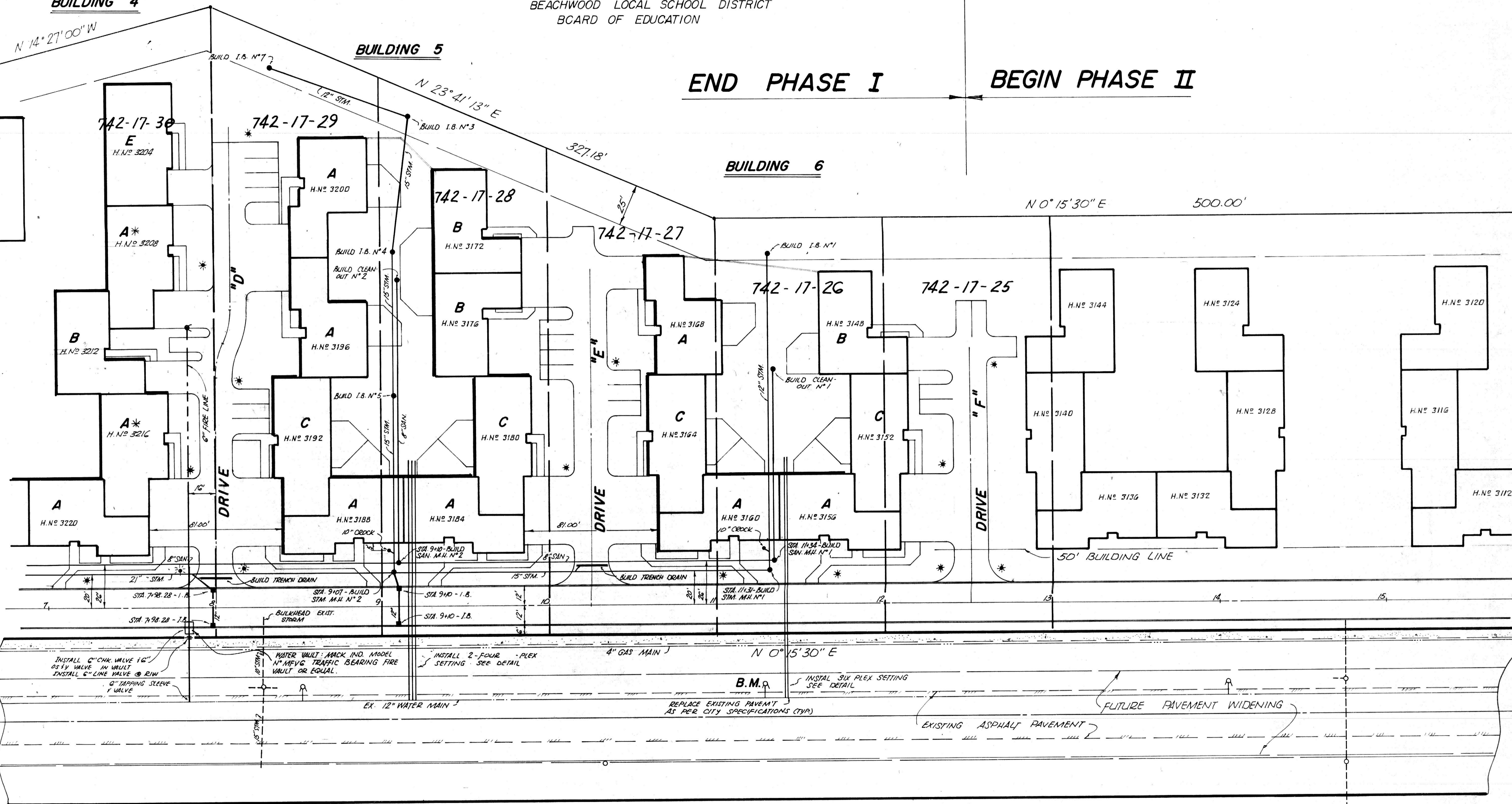


* DENOTES LIGHTING

BEACHWOOD LOCAL SCHOOL DISTRICT
 BOARD OF EDUCATION

END PHASE I **BEGIN PHASE II**

SEE SITE PLAN SHT. NO. X-3

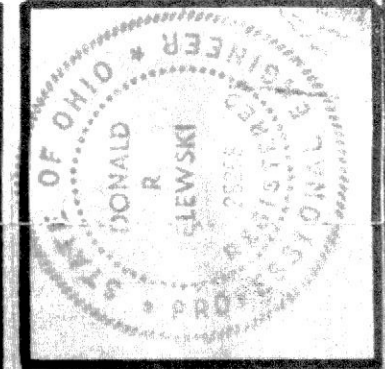


RICHMOND

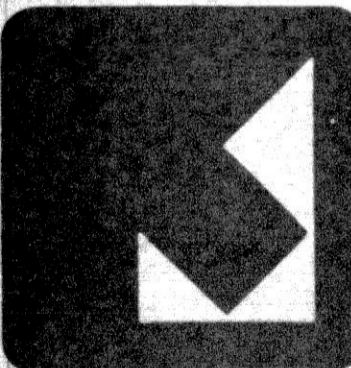
ROAD

100'

"B. M."
 TOP OF HYDRANT
 ELEV. = 1235.91



KEEVA J. KEKST ASSOCIATES ARCHITECTS INC.
 RICHMOND ROAD CONDOMINIUMS
 RICHMOND ROAD BEACHWOOD, OHIO
 CONDOMINIUM CONCEPTS INC.
 CLEVELAND OHIO



SITE PLAN

OWN BY RBY
 DATE 4/25/83
 JOB NO. E-473

X-4

5/31/84 - REVISED BLDG. N° 4 AS PER KEEVA KEKST

Box 230
3208 - 3240 Richmond Road
Richmond Road Condominiums
Building #4 Revised Grading Plan
5-31-84 architect
5-12-83 City Engineer

Baywood Estates - Grading Plan
Revised Bldg. #4
5-31-84 as per Kevin Kelst
5-12-83 as per City Engineer