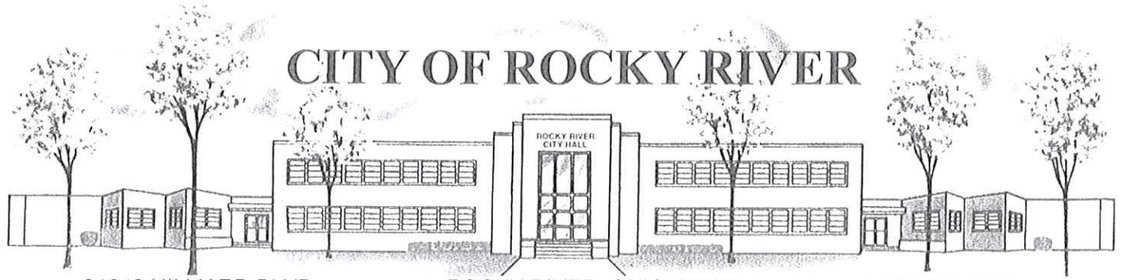


21012 HILLIARD BLVD. ROCKY RIVER, OHIO 44116 (440) 331-0600

NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
NOVEMBER 21, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON December 12, 2024, AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A PARKING LOT WITH A 0' SIDE SETBACK VS. 10' AS REQUIRED PER SECTION: 1167.11 FOR 20015 DETROIT ROAD COMPANY, LLC, **20015** DETROIT RD.

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE FOR REVIEW VIA E-MAIL OR IN-PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATHRYN KERBER AT KKERBER@RRCITY.COM OR BY CALLING 440-331-0600 EXT. 2598.

Notices sent to:
See attached list

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. – Council Chambers, First Floor of City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - $100.00 first variance + $35.00 each additional variance
Commercial Variance - $150.00 first variance + $35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide **10 sets** of the following:

1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)

2) **This fully completed Variance Application**, which includes a written explanation of the project. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.

3) **Detailed site drawing**, showing all existing structures on the subject property, as well as structures on affected neighboring properties. Dimensions of all existing structures (length, width and height, where appropriate). All proposed structures/improvements must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled.

4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).

5) **Photographs** of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.

6) **Support letters** from surrounding property owners, if available.

8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.
(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

	11/6/2024		11/6/2024
Property Owner	**Date**	**Applicant/Representative**	**Date**

BZA Application Fee: _____ Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: _____ Hearing Date: _____
Zoning of Property LB- Local Business Permanent Parcel No. 30124003

NOTICE OF REQUEST OF A HEARING BEFORE THE BOARD OF ZONING & BUILDING APPEALS

Address of property seeking variance: 20015 Detroit Road, Rocky River, OH 44116

20015 Detroit Road Company LLC Name of Property Owner	LDA Architects / Steve Jennings Name of Applicant / Representative
1836 West 25th Street, Cleveland OH 44113 Address	5000 Euclid Avenue, Cleveland OH 44103 Address
(216) 522-1850 Telephone No. / (216) 323-5561 Cell Phone No.	(216) 932-1890 Telephone No. / (216) 539 - 5326 Cell Phone No.
E-MAIL: tomg@getcoenvironmental.com	E-MAIL: steve@LDAarchitecture.com

Description of what is intended to be done:

Work is to be primarily for interior alterations to the existing building and minimal improvements are proposed to the exterior of the building. Striping is to be added to provide separation between the property line and parallel parking spaces. Landscape screening will be added.

Sections of the Code from which variance is being requested:

1167.11 OFF-STREET PARKING REGULATIONS

List variances requested:

A parking setback of ~~5'-0"~~ 0'-0" is being proposed rather than 10'-0" as required by section 1167.11 of the code due to the narrow driveway width.

Property Owner's Signature Applicant/Representative's Signature

★ **Please note that the Board members visit the subject property prior to each BZA meeting. Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.**

Yes ☐ **No** ☒

Rev. 1/2017

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
• Any functional, land or building **USE** not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	❑	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: *(Complete Building Permit Application)*		
• Rear, side & front setbacks	❑	(Area) Practical Difficulties
• Coverage (>28%)	❑	(Area) Practical Difficulties
DRIVEWAYS: *(Complete Building Permit Application)*		
• Width	❑	(Area) Practical Difficulties
• Distance from property line	❑	(Area) Practical Difficulties
• Circular if lot width is <90'	❑	(Area) Practical Difficulties
SIGNS: *(Complete Sign Permit Application)*		
• Area allowed (maximum sq. ft.)	❑	(Area) Practical Difficulties
• Height	❑	(Area) Practical Difficulties
• Front setback	❑	(Area) Practical Difficulties
• Lot width <100'	❑	(Area) Practical Difficulties
• Number of items of information	❑	(Area) Practical Difficulties
• On side of building	❑	(Area) Practical Difficulties
FENCES: *(Complete Fence Permit Application)*		
• Height or Openness	❑	(Area) Practical Difficulties
• Front Yard (in setback)	❑	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: *(Complete Accessory Structure Permit Application);* **Detached Garages**: *(Complete Building Permit Application)* ***Note:*** *Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)*		
• Height	❑	(Area) Practical Difficulties
• Setback from property line	❑	(Area) Practical Difficulties
• Square footage	❑	(Area) Practical Difficulties
Air Conditioners and Generators: *(Complete HVAC Permit for A/C or Electrical Permit for Generators)*		
• In side yard <10' from property line or in front yard	❑	(Area) Practical Difficulties
Parking: *(Complete Building Permit Application)*		
• < the number of spaces required	❑	(Area) Practical Difficulties
• Setback from property line	☒	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

Existing parking area is limited by steep hill at rear of property and narrow access between existing building and property line.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

The existing building has remained vacant for several years due to lack of parking, limiting the options for potential uses.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

Requested variance is for a 5 feet setback in lieu of 10 feet, a 50% reduction from code.

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

The added landscaping will only improve the condition for this property and adjacent properties.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

There will be no changes regarding delivery/services to the building.

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

The property owner purchased the building without a potential tenant, which could have varying zoning implications based on the proposed use.

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

None.

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

The other option to provide additional parking would involve significant excavation of the existing hillside at the rear of the property at significant cost.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

The proposed variance improves the existing condition that currently has no setback from the property line and no landscape screening.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Existing parking at surrounding properties are also non-conforming to current zoning regulations.

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Accomodations to acheive adequate parking can commonly be found at other properties in the surrounding area.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

City of Rocky River

21012 Hilliard Boulevard Rocky River, Ohio 44116

APPLICATION FOR **NON-RESIDENTIAL** PLAN APPROVAL

Submit one application per building or structure; **All** sections must be completed.

APPROVALS DATES:

Planning Comm: _____

Board of Appeals _____

Design & Review: _____

Application Date _____

Intent Sign Date _____

1 PLAN SUBMISSION:

Plan review will commence once all below plan copies are submitted.

Have 2 paper and 1 digital plan(s) been submitted for plan review?

Yes: ____ No: ____ To be sent by: _____

2 TYPE OF PROJECT:

___ New Building Construction
___ Building Addition
X Alteration
___ Repair/Maintain/Replacement
___ Change of Occupancy
___ Request Existing Bldg C of O

3 PHASED PLAN REVIEW:

___ Foundation
___ Framing:
___ Other: _____
___ Other: _____
___ Other: _____
___ Other: _____

4 APPLICATION RELATED INFORMATION:

- Is this project being submitted as a result of a previous preliminary plan review? X No ___ Yes
- Is this application being submitted as a result of a Notice of Violation or Adjudication Order that you received?
  X No ___ Yes, please provide the adjudication order number: _____

5 PROJECT/BUILDING LOCATION: (OBC 107.2.2)

Building Name _____ Street Address 20015 DETROIT ROAD

Street Address ROCKY RIVER, OH 44116 Sublot No. _____ Lot Size 0.469 AC

Permanent Parcel Number 301 24 003 Estimated Time of Completion

- Is this project/building located in a flood plain? ___ Yes X No
- Has flood plain administrator been contacted for requirements? ___ Yes X No

6 BRIEF DESCRIPTION OF THE SCOPE OF WORK COVERED UNDER THIS APPLICATION: (OBC 107.2.1)

THIS PROJECT IS FOR INTERIOR ALTERATIONS ONLY, NO IMPROVEMENTS ARE PROPOSED TO THE EXTERIOR OF THE BUILDING, SITE OR PARKING AREA. ALL MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING IS TO BE COMPLETED BY THE RELATED SUBCONTRACTOR AS A DESIGN/BUILD PROJECT DELIVERY METHOD.

Total Estimated Cost $ 100,000

Total Square Footage of all Levels and Areas of Construction 4,381 **SQ. FT.**

7 BUILDING OWNER INFORMATION:

Name of owner 20015 DETROIT ROAD COMPANY LLC Attention: TOM GILLESPIE

Street Address 1836 WEST 25TH STREET City CLEVELAND State OHIO Zip 44113

Phone No. (216) 566-1292 E-mail tomg@getcoenvironmental.com

8 APPLICANT INFORMATION: (Owner or designated representative) (OBC 107.2)

Applicant DILLON DENIG, LDA ARCHITECTS Attention

Street Address 5000 EUCLID AVE City CLEVELAND State OHIO Zip 44103

Phone No (216) 539-4502 E-mail dillon@ldaarchitecture.com

9 REGISTERED DESIGN PROFESSIONAL INFORMATION: X Architect ___ Engineer ___ Certified Fire protection system designer

Designer: LDA ARCHITECTS Reg. /Certificate No. 7286

Street Address: 5000 EUCLID AVE City: CLEVELAND State: OHIO Zip: 44103

Phone No: (216) 932-1840 Fax: ___

10 BUILDING CODE INFORMATION:
(Information applies to construction area in a mixed use groups building, or the entire building if a single use group building)

Current use group(s) ___ Construction Type of Project ___ Construction Type of Building ___

Occupancy Description: ___ **Method of Demonstrating Energy Code Compliance** ***2012 IECC*** ___ ***2010 AHRAE 90.1*** ___

11 GENERAL BUILDING INFORMATION: (The following information applies to the ***entire building***, not just construction area.) (OBC 107.2.3.)

- Building Information.

Use group(s)? B-BUSINESS Mixed use groups? X No ___ Yes ___ Separated ___ Non-separated

Construction type? III-B Building height (FT)? 15 FEET No. of stories? 1

Occupant load? 30 Storage height (FT)? ___ Storage aisle width (FT)? ___

List USE GROUP below for mixed use building.	List Occupancy Type for associated use group below
▪	▪
▪	▪
▪	▪
▪	▪
▪	▪

- Fire Protection Systems. (Enter the type of system such as NFPA 13, NFPA 72, etc., if known. Enter "N/A" if not applicable)

Building sprinkler system? N/A Sprinkler demand @ base of riser (PSI)? N/A

Limited area sprinkler system? N/A Type 1 hood suppression? N/A In-Rack sprinkler system? N/A

Building fire alarm system? N/A Fire detection system? N/A Smoke detection system? N/A

12 CERTIFICATION: (OBC 107.2.5)

I certify that I am the ___ Owner X Owner Authorized Agent

All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above.

Signature: Dillon Denig

Print Name: DILLON DENIG Date: 09/25/2024

13 THE AREA BELOW IS FOR OFFICIAL USE ONLY:

Fee Description	Amount	Deposits
PLAN REVIEW		
Permit Fee		
Other Fees		
Sub-Total	$	$
B.B.S. +3%		
Curb Crossing		
Street Cleaning		
Curb Cut		
Sewer Tie In Fee		
Total Fees	$	

Date Received ___ Estimated Cost ___

Check Number ___ Permit Number ___

Processed By ___

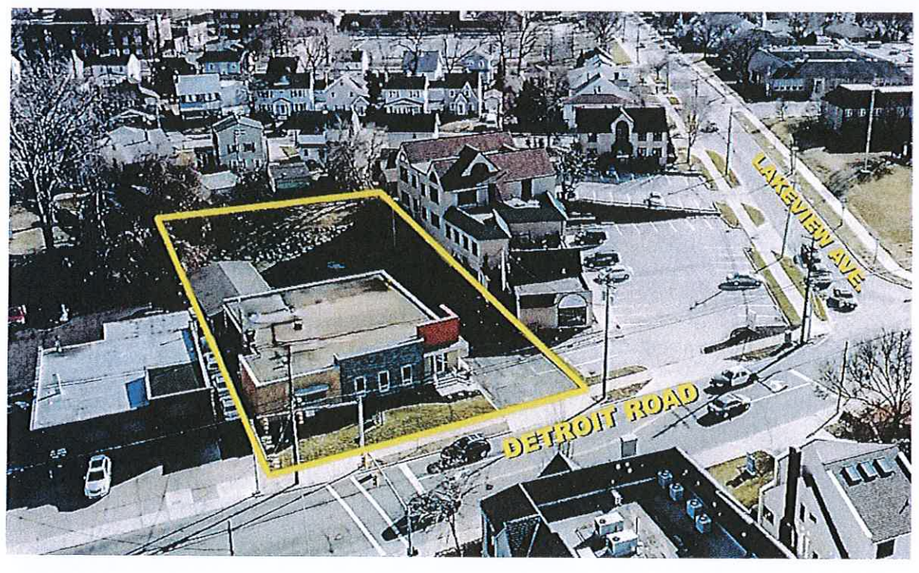
Notes

Soothe
massage and wellness

LDA ARCHITECTS

COVER SHEET
20015 DETROIT ROAD, ROCKY RIVER, OH 44116

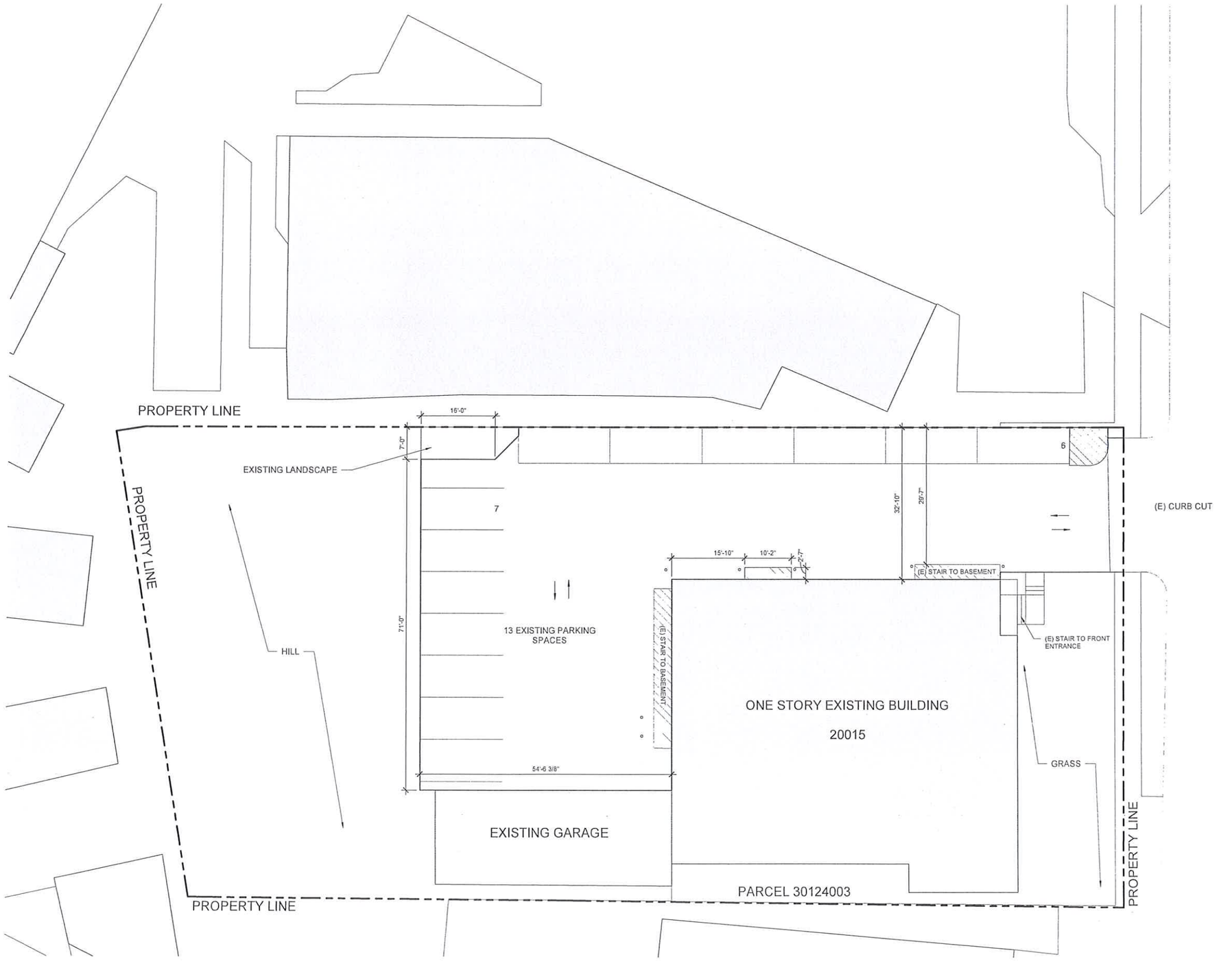
11.06.2024



LDA ARCHITECTS

SITE CONTEXT

20015 DETROIT ROAD, ROCKY RIVER, OH 44116



1 AS.00 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

LDA ARCHITECTS
The Offices at the Agora
5000 Euclid Avenue, Suite 104
Cleveland, OH 44103
LDAarchitecture.com
216.932.1890

REV	DATE	DESCRIPTION
1	09.26.2024	Issued For Permit
2	11.06.2024	Issued For Planning/Zoning

STATE OF OHIO REGISTERED ARCHITECT DOMINICK DURANTE, JR 7285

DOMINICK DURANTE, JR
LICENSE 07285
EXPIRATION 12/31/2025

DO NOT SCALE DRAWINGS

20015 DETROIT ROAD, ROCKY RIVER, OH 44116
20015 DETROIT ROAD
ROCKY RIVER, OHIO 44116
LDA Project No.2444

SITE PLAN - EXISTING

AS.00

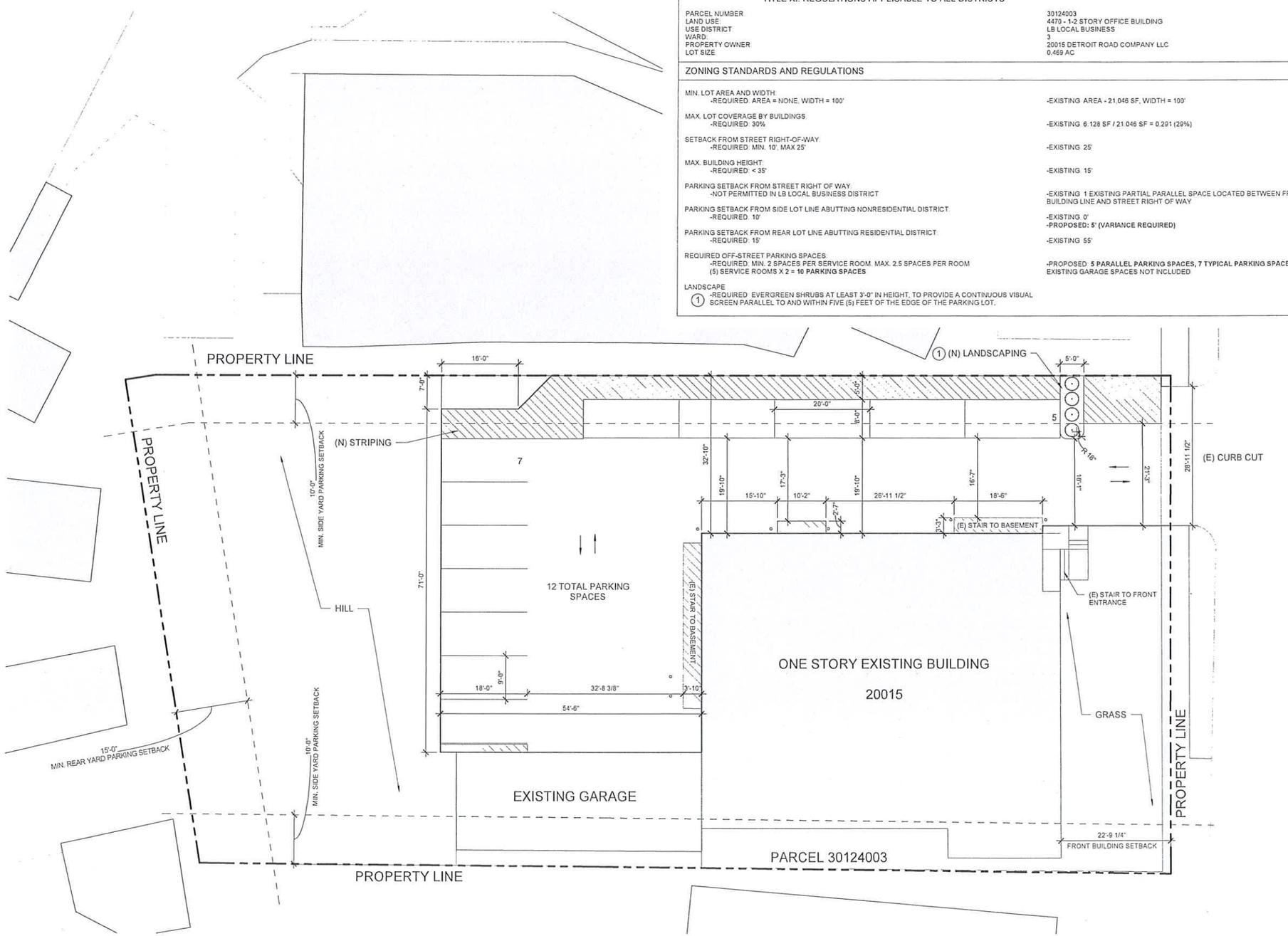
ZONING SCORECARD

CITY OF ROCKY RIVER, OHIO CODE OF ORDINANCES
PART XI: DEVELOPMENT CODE
TITLE VII: ZONING DISTRICT/USE REGULATIONS
TITLE XI: REGULATIONS APPLICABLE TO ALL DISTRICTS

PARCEL NUMBER:	30124003
LAND USE:	4470 - 1-2 STORY OFFICE BUILDING
USE DISTRICT:	LB LOCAL BUSINESS
WARD:	3
PROPERTY OWNER:	20015 DETROIT ROAD COMPANY LLC
LOT SIZE:	0.469 AC

ZONING STANDARDS AND REGULATIONS

MIN. LOT AREA AND WIDTH: -REQUIRED: AREA = NONE, WIDTH = 100'	-EXISTING: AREA - 21,046 SF, WIDTH = 100'
MAX. LOT COVERAGE BY BUILDINGS: -REQUIRED: 30%	-EXISTING: 6,128 SF / 21,046 SF = 0.291 (29%)
SETBACK FROM STREET RIGHT-OF-WAY: -REQUIRED: MIN. 10', MAX 25'	-EXISTING: 25'
MAX. BUILDING HEIGHT: -REQUIRED: < 35'	-EXISTING: 15'
PARKING SETBACK FROM STREET RIGHT OF WAY: -NOT PERMITTED IN LB LOCAL BUSINESS DISTRICT	-EXISTING: 1 EXISTING PARTIAL PARALLEL SPACE LOCATED BETWEEN FRONT BUILDING LINE AND STREET RIGHT OF WAY
PARKING SETBACK FROM SIDE LOT LINE ABUTTING NONRESIDENTIAL DISTRICT: -REQUIRED: 10'	-EXISTING: 0' **-PROPOSED: 5' (VARIANCE REQUIRED)**
PARKING SETBACK FROM REAR LOT LINE ABUTTING RESIDENTIAL DISTRICT: -REQUIRED: 15'	-EXISTING: 55'
REQUIRED OFF-STREET PARKING SPACES: -REQUIRED: MIN. 2 SPACES PER SERVICE ROOM, MAX. 2.5 SPACES PER ROOM (5) SERVICE ROOMS X 2 = **10 PARKING SPACES**	-PROPOSED: **5 PARALLEL PARKING SPACES, 7 TYPICAL PARKING SPACES (12 TOTAL**, EXISTING GARAGE SPACES NOT INCLUDED
LANDSCAPE: (1) -REQUIRED: EVERGREEN SHRUBS AT LEAST 3'-0" IN HEIGHT, TO PROVIDE A CONTINUOUS VISUAL SCREEN PARALLEL TO AND WITHIN FIVE (5) FEET OF THE EDGE OF THE PARKING LOT.	



1 AS.01 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

LDA ARCHITECTS
The Offices at the Agora
5000 Euclid Avenue, Suite 104
Cleveland, OH 44103
LDAarchitecture.com
216.932.1890

REV	DATE	DESCRIPTION
2	11.06.2024	Issued For Planning/Zoning

STATE OF OHIO REGISTERED ARCHITECT DOMINICK DURANTE, JR 7285
DOMINICK DURANTE, JR
LICENSE 07285
EXPIRATION 12/31/2025

DO NOT SCALE DRAWINGS

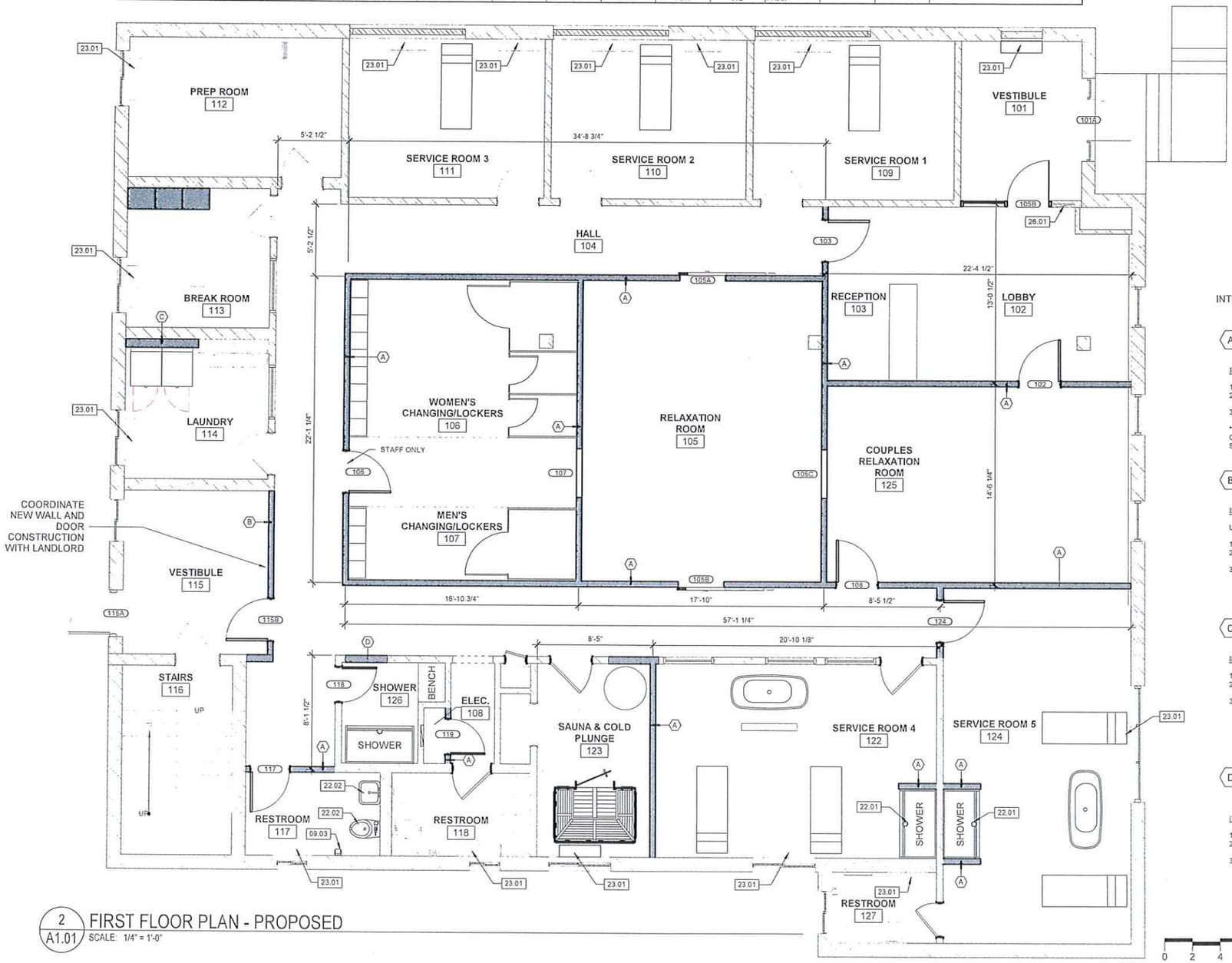
20015 DETROIT ROAD, ROCKY RIVER, OH 44116
20015 DETROIT ROAD
ROCKY RIVER, OHIO 44116
LDA Project No.2444

SITE PLAN - PROPOSED

AS.01

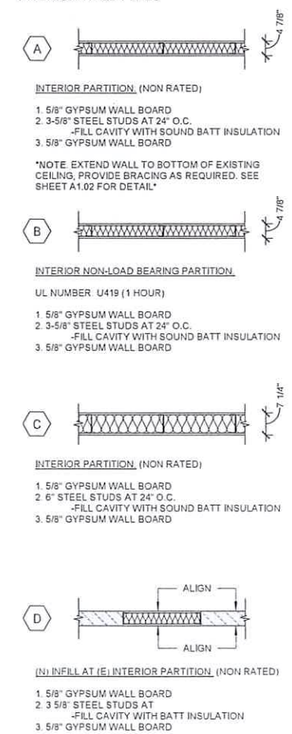
DOOR SCHEDULE

LOCATION NUMBER	LOCATION ROOM NAME	DESCRIPTION TYPE	DESCRIPTION MATERIAL	DESCRIPTION FINISH	SIZE HEIGHT	SIZE WIDTH	SIZE THICKNESS	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HW SET	REMARKS
FIRST FLOOR												
101A	VESTIBULE	SINGLE, FULL LITE, STF	ETR	---	7' - 0"	3' - 0"	1 3/4"	---	---			EXISTING EGRESS DOOR
101B	LOBBY	SINGLE, FULL LITE, STF	HM	---	7' - 0"	3' - 0"	1 3/4"	HM	---			
102	COUPLES RELAXATION ROOM	SINGLE FLUSH	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT			
103	HALL	SINGLE FLUSH	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT			
105A	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8' - 0"	3' - 6"	1 3/4"	WD	PAINT			
105B	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8' - 0"	3' - 6"	1 3/4"	WD	PAINT			
105C	COUPLES RELAXATION ROOM	WALL OPENING	---	---	7' - 0"	3' - 6"		WD	PAINT			
106		SINGLE FLUSH	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT			
107	RELAXATION ROOM	WALL OPENING	---	---	7' - 0"	3' - 6"		WD	PAINT			
108	HALL	SINGLE FLUSH	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT			
115A	VESTIBULE	ETR	ETR	---	7' - 0"	3' - 0"	1 3/4"	---	---			EXISTING EGRESS DOOR
115B	VESTIBULE	SINGLE, FLUSH, SIDE LITE	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT	45		
117	HALL	SINGLE FLUSH	SCW	PAINT	7' - 0"	2' - 10"	1 3/4"	WD	PAINT			
118	HALL	SINGLE FLUSH	SCW	PAINT	6' - 8"	2' - 6"	1 3/8"	WD	PAINT			
119	ELEC	SINGLE FLUSH	SCW	PAINT	6' - 8"	2' - 6"	1 3/8"	WD	PAINT			
124	SERVICE ROOM	SINGLE FLUSH	SCW	PAINT	7' - 0"	3' - 0"	1 3/4"	WD	PAINT			



2 A1.01 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

INTERIOR WALL TYPES



INTERIOR PARTITION. (NON RATED)

1. 5/8" GYPSUM WALL BOARD
2. 3-5/8" STEEL STUDS AT 24" O.C.
   -FILL CAVITY WITH SOUND BATT INSULATION
3. 5/8" GYPSUM WALL BOARD

NOTE. EXTEND WALL TO BOTTOM OF EXISTING CEILING, PROVIDE BRACING AS REQUIRED. SEE SHEET A1.02 FOR DETAIL

INTERIOR NON-LOAD BEARING PARTITION.

UL NUMBER U419 (1 HOUR)

1. 5/8" GYPSUM WALL BOARD
2. 3-5/8" STEEL STUDS AT 24" O.C.
   -FILL CAVITY WITH SOUND BATT INSULATION
3. 5/8" GYPSUM WALL BOARD

INTERIOR PARTITION. (NON RATED)

1. 5/8" GYPSUM WALL BOARD
2. 6" STEEL STUDS AT 24" O.C.
   -FILL CAVITY WITH SOUND BATT INSULATION
3. 5/8" GYPSUM WALL BOARD

(N) INFILL AT (E) INTERIOR PARTITION. (NON RATED)

1. 5/8" GYPSUM WALL BOARD
2. 3 5/8" STEEL STUDS AT
   -FILL CAVITY WITH BATT INSULATION
3. 5/8" GYPSUM WALL BOARD

0 2 4 8 16

LDA ARCHITECTS
The Offices at the Agora
5000 Euclid Avenue, Suite 104
Cleveland, OH 44103
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216.932.1890

REV	DATE	DESCRIPTION
1	09.26.2024	Issued For Permit
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KEYED NOTES SPECIFIC TO THIS SHEET

REFERENCED BY THE SYMBOL

TYPICAL UNLESS NOTED OTHERWISE

09.03	NEW TOILET ACCESSORIES AND MIRROR PER OWNER.
22.01	NEW STEAM SHOWER UNIT. EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED.
22.02	NEW PLUMBING FIXTURES. EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED.
23.01	EXISTING HEATER.
26.01	EXISTING ELECTRICAL PANEL.

STATE OF OHIO DOMINICK DURANTE, JR 7285 REGISTERED ARCHITECT

DOMINICK DURANTE, JR
LICENSE 07285
EXPIRATION 12/31/2025

DO NOT SCALE DRAWINGS

20015 DETROIT ROAD, ROCKY RIVER, OH 44116
20015 DETROIT ROAD
ROCKY RIVER, OHIO 44116
LDA Project No.2444

FIRST FLOOR PLAN - PROPOSED

A1.01