



Building Department
440.356.2139

Ray Reich, Commissioner
Megan Moran, Administrative Assistant
Aaron Hare, Residential Building Official
Luke Markovich, Rental Inspector
John Peters, Maintenance Inspector
Dylan Minek, Boards & Commissions

June 2, 2026

TO WHOM IT MAY CONCERN:

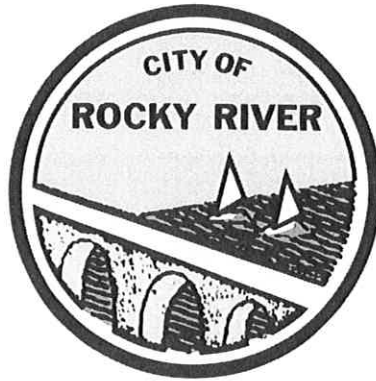
Under Section 1129.05(d) of the Codified Ordinances of the City of Rocky River, this is to notify you that an application has been submitted to the Rocky River Building Division for a permit to construct:

A FENCE AT 19000 ROCKCLIFF

Plans are available for your review in the Building Department from 8:30 a.m. to 4:30 p.m., Monday through Friday.

Sincerely,

Raymond C. Reich, CBO



INTENT TO BUILD

FENCE CONNECTION LLC - Ron Hays

APPLICATION NUMBER: FEN26-000048

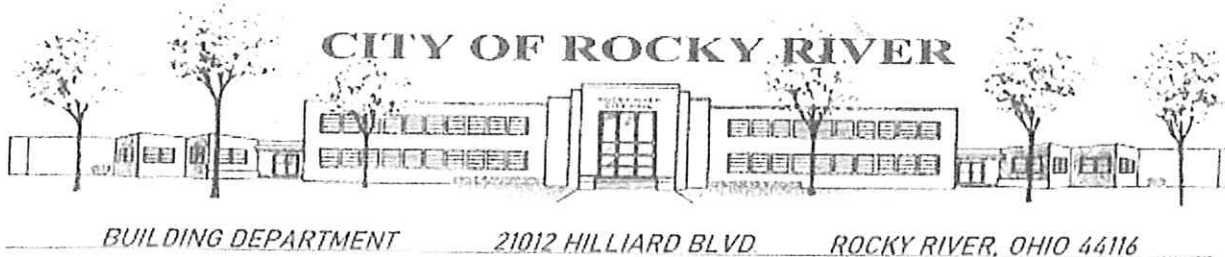
TYPE: Fence Permit - Residential

DATE: 04/29/2026

19010

ROCKCLIFF RD

This notice must be displayed for a minimum of ten (10) days before permit approval.
Please display in a conspicuous place.



Owner Acknowledgment of Property Lines

Date: 4/19/26

I hereby acknowledge that the property line location is the sole responsibility of the property owner. The location of the fence on the plan will be measured from a point that the property owner deems as the property line. The City of Rocky River assumes no responsibility for errors related to property line location. If there is a question regarding a property line a professional land surveyor should be consulted to obtain a boundary survey.

The City of Rocky River does not determine property lines.

Property owner's Name (Print): MAUREEN R. MURMAN, TRUSTEE

Property Address: 19010 ROCKCLIFF DR

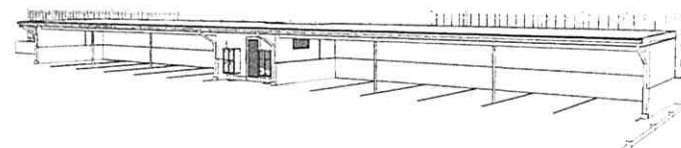
Property owner's phone: 216 978 3408

Property owner's email: MBROWN6724@COX.NET

Property owner's Name (signature): Maureen R. Murman, Trustee

Carport and Retaining Walls

For Permit
2026-01-29



At a Glance
 National Diversity Council
 Contact: Christina Schwery
 452-441-7777
christina.schwery@nacd.com
www.nationaldiversitycouncil.com

 **SYNERGY**
 [National Diversity Council]

Additional Information
 Agency: Engineering Services
 Contact: Doug Perkins
 714-941-7300
DPerkins@synergy.com
 www.Synergy.com

RiverRock Apartments, LLC
18997 / 18975 Hilliard Blvd
Rocky River, Ohio 44116



Christina M. Schmitz, License #1115351
Expiration Date 12/31/2027

2025-01-29 10:00 PM

Title Sheet

A0.0

Print Number: 2516

ABBREVIATIONS			
ADA	U.S. ASSET & ZONE STANDARDS	P.H.C.	NOT IN CONTACT
ABF	ABOVE BROW FLOOR	R.M.F.	NATIONAL FIRE PROTECTION ASSOCIATION
ALUM	ALUMINUM		
B/	BOTTOM OF	C/	OVER
BO	BOARD	OC	ON CENTER
BUILD	BUILDING	RBC	MAJOR BUILDING CODE
BUTT	BUTTOM	UL	OCCUPANT LOAD
		UPP	COMPACT
C.M.	CLEARCUT		
C.M.C.	CHURCH CENTER MANUFR.	PT	PRESSURE TREATED
CLG	CLING	PLW	PLYWOOD
CLF	CLIFF	PLM	PLASTIC LAMINATE
CMD	CONCRETE MASS UNIT UNIT	PTW	PLYWOOD
CONC	CONCRETE	PR	PAIR
CONT	CONTINUOUS	PCD	PAINTED
CP1	CARPET	PVC	POLYVINYL CHLORIDE
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
D.M.	DOWN DRAIN MOULDER	R.F.	REFERENCE
DRA	DRAIN TIE	REUT	REINFORCED
DN	DOWN	RM	RIGHT HAND
DNW	DOWNING	RCM	ROOM
		RS	RE STRONG
		REU	ROUGH TOP
E	EXISTING		
ETB	EXISTING TO PLUMB	S.B.D.	SUPPLIED BY OWNER
EA	EACH	SAH	SANITARY
ELV	ELEVATION	SCM.D	SCREW
EQ	EQUAL	SQ	SQUARE FOOT
EW	EAVE WAY	SM	SMALLER
EWST	EAVE WAY	SSS	STAINLESS STEEL
EXT	EXTENDING	SSL	STEEL
		STRUCT	STRUCTURE
F	FLOOR GRAIN		
FE	FIRE EXTINGUISHER	T	TYPICAL
FEI	FIRST FLOOR ELEVATION	TOP	TOP OF
FHP	FIRE HAZARD IN FORCE OF PLASTIC	TR	TRUSS
FRT	FIRE RETARDANT TREATED		
FEI	FIRE EXTINGUISHER	UND	UNDER TYPICAL
FTU	FOOTING	UNF	UNDER FINISHED OR LABORATORY FINISHED OR UNFINISHED
GA	GAGE	V	VOLT
GAW	GATEWAY	V.F.	VERTICAL FIELD
GWB	GROUNDWATER IN CONTACT WITH PLUMB	VIN	VENT THROUGH ROOF
GWD	GROUNDWATER WARD		
GWP	GUTTER	W	WIDE
		W	WITH
HMS	HOLLOW METAL	WWD	WOOD
HMS	HOLLOW STEEL SECTION	WWT	WELDED WIRE FABRIC
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	#	AT
LAV	LAVATORY	Ø	CLIMATE POINT
LH	LEFT HAND		
LVL	LAMINATED VENEER LUMBER		
M.C.	MECHANICAL OPENING		
MA3P	MASSWY		
MA3N	MASSWY		
M.C.H.	MECHANICAL		
MA3P	MECHANICAL, ELECTRICAL, & PLUMBING		
MA3N	MECHANICAL, ELECTRICAL, & PLUMBING		
MA3P	MECHANICAL, ELECTRICAL, & PLUMBING		
MA3N	MECHANICAL, ELECTRICAL, & PLUMBING		
MTEL	METAL		

The work shall consist of all applicable local, state, and national codes, and contract work.

Contractor shall arrive and become familiar with all existing conditions prior to commencing work. Any conditions not documented on these drawings or observed to be different than those shown on these drawings are to be reported to the architect in writing as a contracting work.

Contractor shall submit all fully completed permit documents, qualifications, etc., and be responsible for all fees involved with permits, utility extensions, tap inspections, etc. The contractor is responsible for obtaining the permits, and all necessary permits and inspections.

If a discrepancy or conflict between code requirements, existing details, specifications, engineering data, contract documents, existing conditions, or other information is discovered, the contractor shall immediately report the discrepancy to the architect/engineer and obtain for confirmation.

Contractor and sub-contractor shall determine existing conditions and ascertain the correct sequence required for the construction of the project.

It is the responsibility of the contractor and sub-contractor to investigate, measure, and supervise all safety requirements, preparations, and programs to be completed.

Written down shall take precedence over as-built drawings.

Before any work is started, all boundary lines shall be marked and these intersections with

	SECTION CUT		ELEVATION BENCHMARK
	DETAIL MARK		REVISION TAG
	ELEVATION MARK		

A0.0	Title Sheet
A1.0	Site Plan
A1.1	Floor Plans
A2.0	Exterior Elevations
A2.1	Exterior 3D Views
A3.0	Wall Sections
A3.1	Wall Sections
A5.0	Electrical Plans

Applicable Codes:	2024 Ohio Building Code (OBC)
	2024 NFPA 70
	2017 ICC A117.1 (ADA) for New Construction and Alterations

18917 / 18975 Inland Blvd.
Building Area: 1,913
Document Load: 10

U - Undry

406.3.3 Carports open on fewer than two sides shall be considered to be a garage and shall comply with the requirements for private garages.

406.3.1. Each private garage shall be not greater than 1,000 SF in area. Multiple private garages are permitted in a building where each private garage is separated from the other private garage by 1-hour fire barriers in accordance with Section 701.

Allowable Area:	5,500 M ² per story (CBC Allowable Area - CBC Table 506.2)
Allowable Height:	3 story above grade plane (CBC Allowable Height - CBC Table 504.4)
	40 feet (CBC Allowable Height - CBC Table 504.4)

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Exterior Bearing Walls	0 Hour 5
Interior Bearing Walls	0 Hour 3
Exterior Non-Bearing Walls & Partitions (IBC Table 705.5)	
$A \leq 7'$	0 Hour 1
$7' \leq A \leq 10'$	0 Hour 0
$10' \leq A \leq 30'$	0 Hour 8
$A \geq 30'$	0 Hour 5
Interior Non-Bearing Walls & Partitions	0 Hour 0
1st Floor Construction and Secondary Members	0 Hour 5
Roof Construction and Secondary Members	0 Hour 0

1609.5.1 - Front protection shall be provided at exterior landings for all required exits with outward swinging doors. Front protection shall only be required to the extent necessary to ensure the unobstructed opening of the required exit doors.

RiverRock Apartments, LLC
Carport and Retaining Walls
18997 / 18975 Hilliard Blvd
Rocky River, Ohio 44116



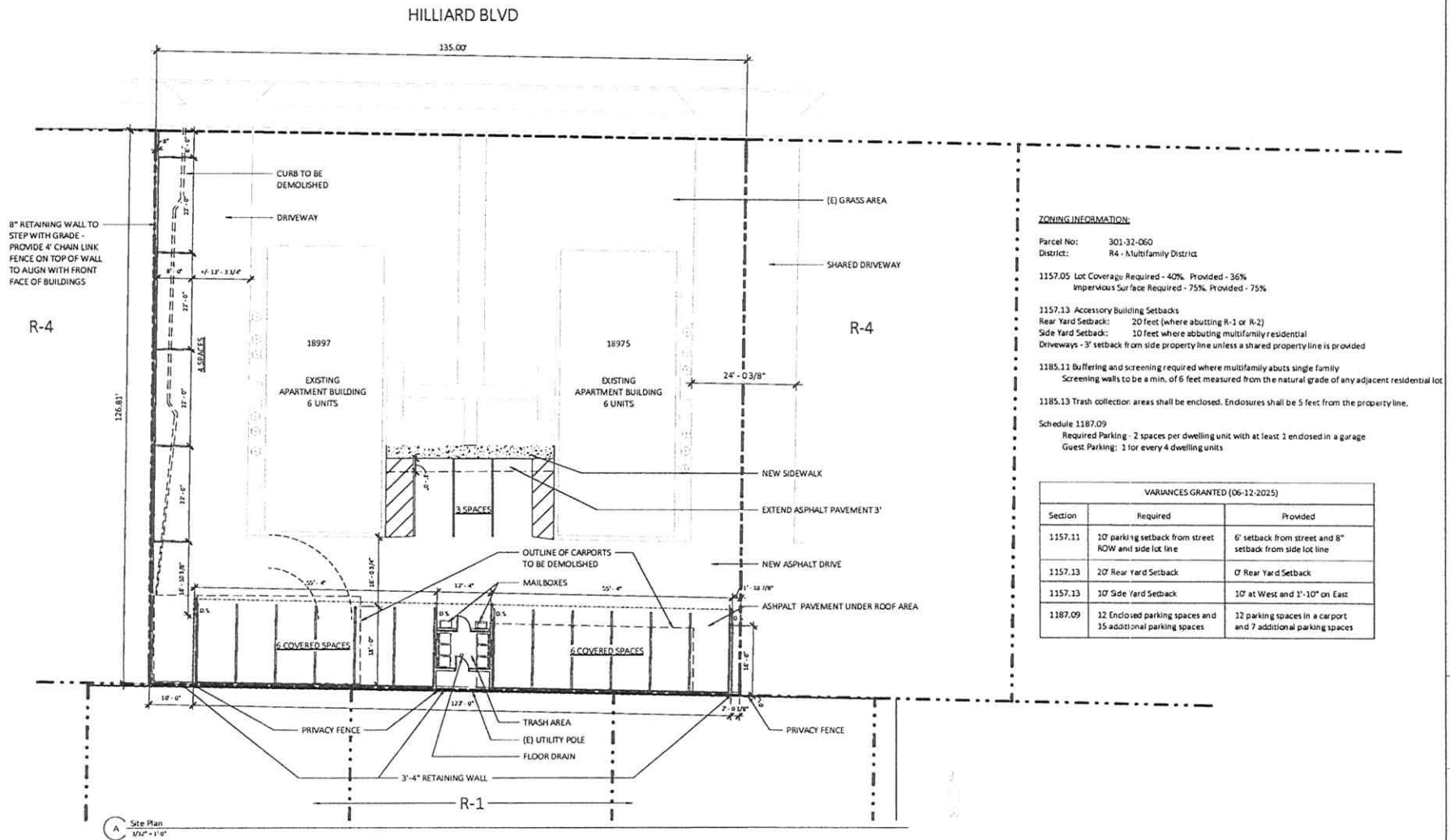
Christina M. Schmitz, License #1115353
Expiration Date 12/31/2027

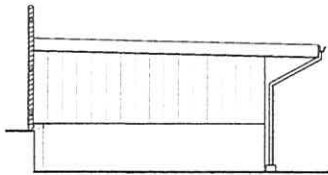
2025-01-29 1:00 PM

Site Plan

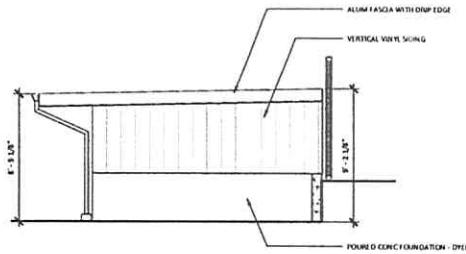
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Project Number: 2514

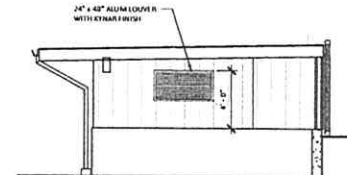




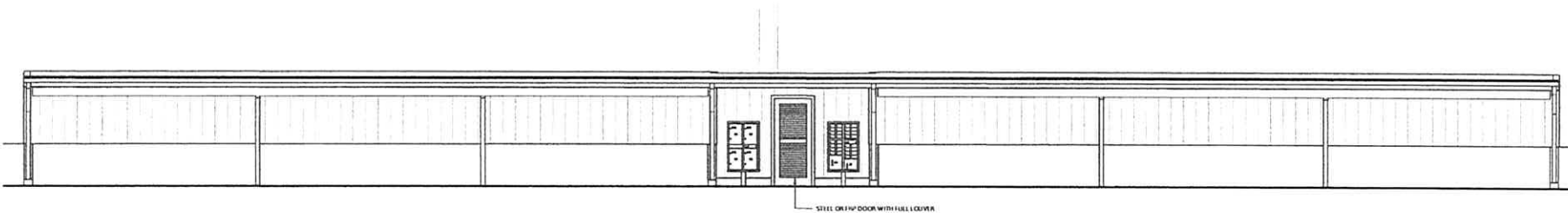
A East Elevation
1/4" = 1'-0"



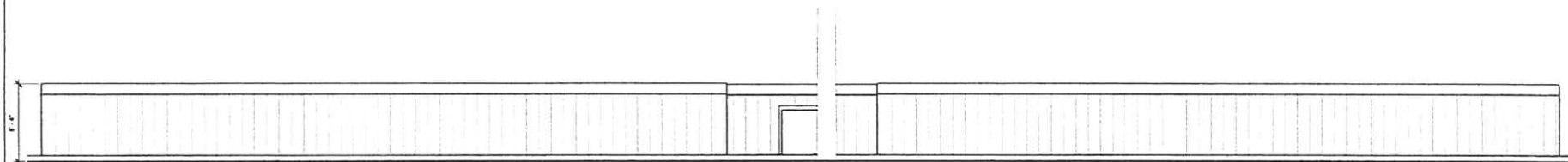
B West Elevation
1/4" = 1'-0"



E Interior Elevation at Louver Wall - Typical at both sides
1/4" = 1'-0"



C North Elevation
1/4" = 1'-0"



D South Elevation
1/4" = 1'-0"

SYNERGY
INC. STUDIO CITY, CA
ARCHITECTS
1800 17th St., Suite 100
Studio City, CA 91614
Tel: 818.709.1111
Fax: 818.709.1112
www.synergystudio.com

RiverRock Apartments, LLC
Carport and Retaining Walls
18997 / 18975 Hilliard Blvd
Rocky River, Ohio 44116

STATE OF OHIO
REGISTERED ARCHITECT
CHRISTINA M. SCHWARTZ
1115353
Expiration Date 12/31/2027

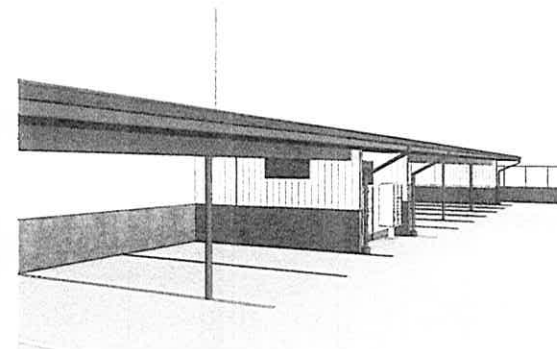
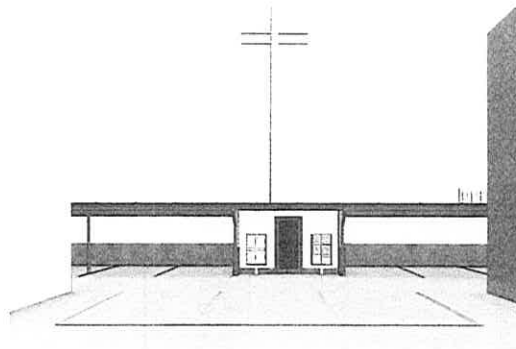
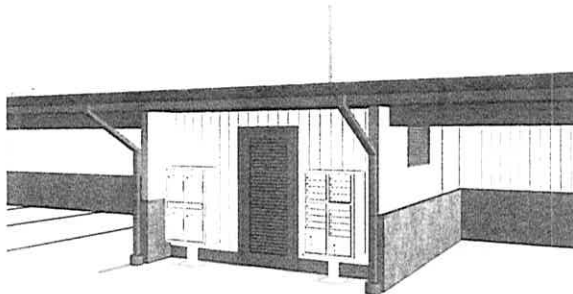
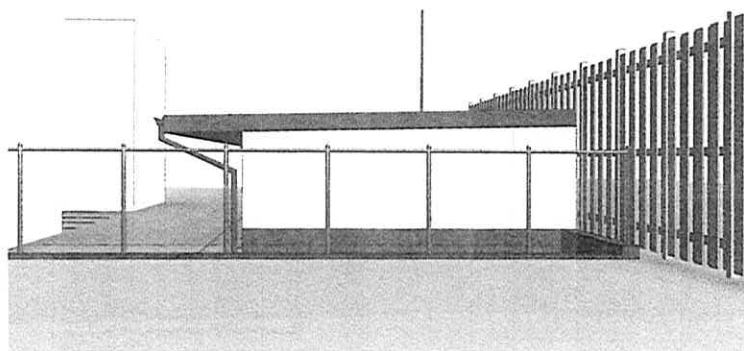
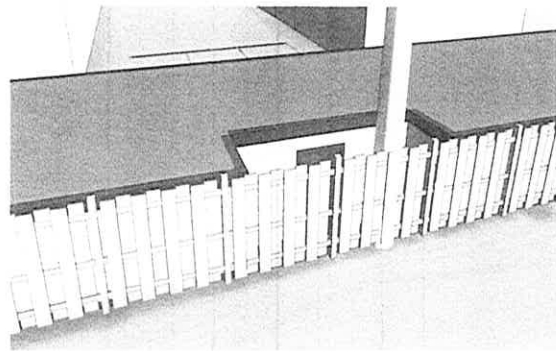
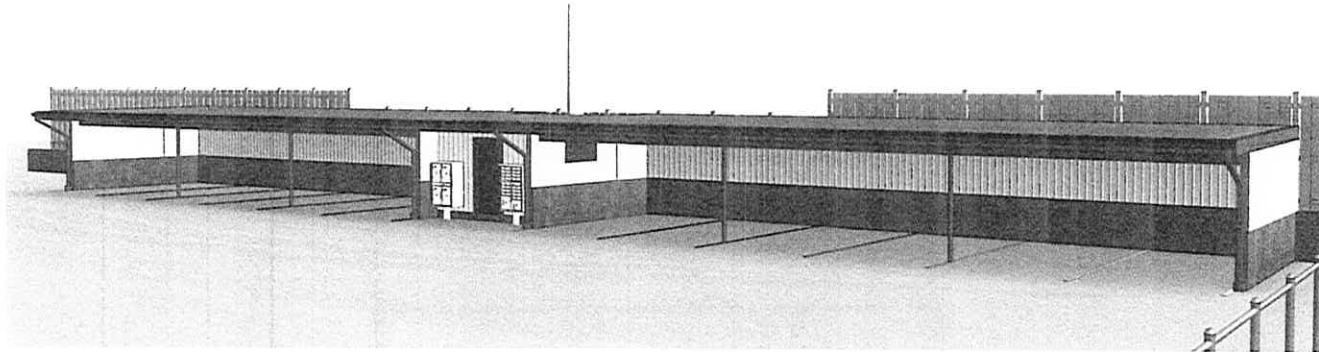
25/26-01-29 - For Permit

Exterior Elevations

A2.0

Project Number: 2514

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EXTERIOR MATERIALS

STAINED CONCRETE
COLOR: TORACCO



VINYL BOARD AND BATTERY SIDING - 1"
COLOR: SAVANNAH WICKER



METAL TRIM COLOR: MEDIUM SILVER



MIDLAND BRICK

SYNERGY
ENGINEERING & ARCHITECTURE
400 N. 1st St.
Rocky River, OH 44116
www.synergyeng.com

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RiverRock Apartments, LLC
Carport and Retaining Walls
18997 / 18975 Hilliard Blvd
Rocky River, Ohio 44116



Christina M. Schmitt, License #1115353
Expiration Date 12/31/2027

2026-01-29 For Permit

Exterior 3D
Views

A2.1

Project Number: 2514

AEP.VIA.FON.COM

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www.synergydesign.co.uk

SYNERGY
DESIGN LTD

Synergy Design Ltd
Synergy Design Ltd
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400-410 St Albans
Herts AL1 1AB
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info@synergydesign.co.uk
www.synergydesign.co.uk

2026-01-29 16:16:11

A5.0

Report Number: Z514

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— PROVIDE EMPTY CONDUIT UNDER NEW PAVEMENT FROM MAIN BUILDING'S TO THIS LOCATION FOR FUTURE WIRING

— MOTION ACTUATION

C Electrical Plan
1/4" = 1'-0"



Looking East from West





Part 1-Drawing a line from existing 6 ft fence on east side of property to unfinished roof of carport.





Part 2-Drawing a line from existing 6 ft fence on east side of property to unfinished roof of carport.



Part 3-Drawing a line from existing 6 ft fence on east side of property to unfinished roof of carport.

*As is, the unfinished roof of carport is 12.5" above existing 6 foot fence.

*Property owner of 18997/18975 Hilliard has given payment to us for 8 foot fence.

Fence proposed

