

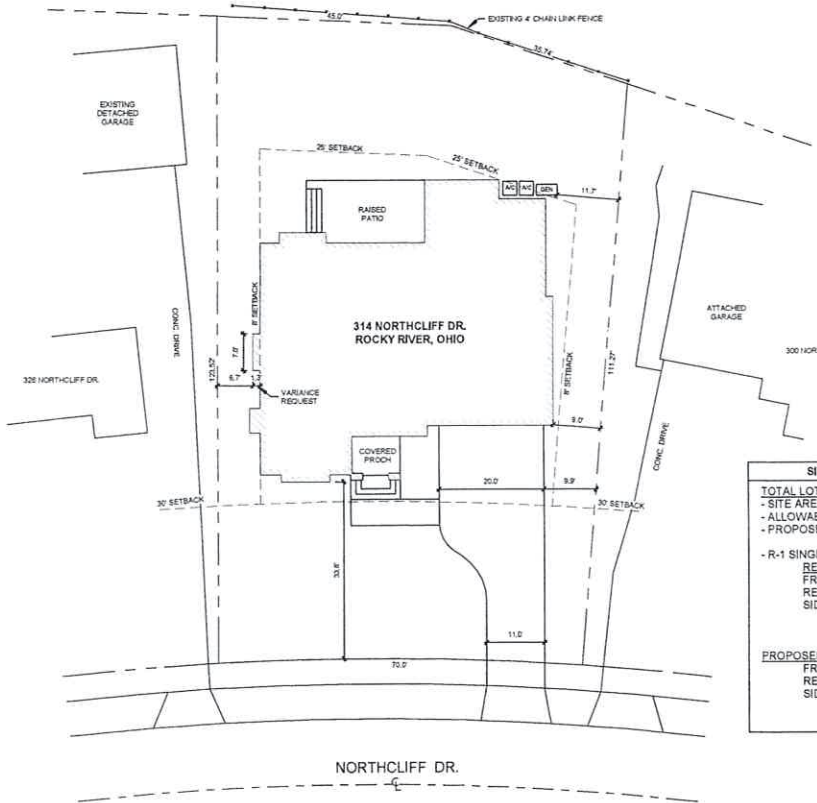
20715 BEACH CLIFF BLVD.



20689 BEACH CLIFF BLVD.



326 NORTHCLIFF DR



SITE PLAN
1/16" = 1'-0"

SITE DATA: 314 NORTHCLIFF DR.	
TOTAL LOT COVERAGE:	
- SITE AREA:	8,897 sqft.
- ALLOWABLE LOT COVERAGE, 28%:	2,491 sqft.
- PROPOSED LOT COVERAGE, 28.08%:	2,499 sqft.
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	
REQUIRED SETBACK PER 1153.07	
FRONT YARD SETBACK:	30.0'
REAR YARD SETBACK:	25.0'
SIDE YARD SETBACK:	
A.) EAST SETBACK:	8.0'
B.) WEST SETBACK:	8.0'
PROPOSED SETBACKS	
FRONT YARD SETBACK:	33.8'
REAR YARD SETBACK:	25.0'
SIDE YARD SETBACK:	
A.) EAST SETBACK:	9.0'
B.) WEST SETBACK:	6.7'



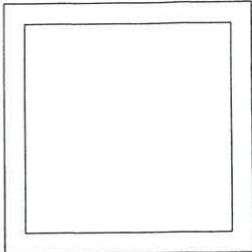
300 NORTHCLIFF DR



325 NORTHCLIFF DR



311 NORTHCLIFF DR

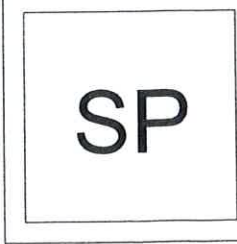


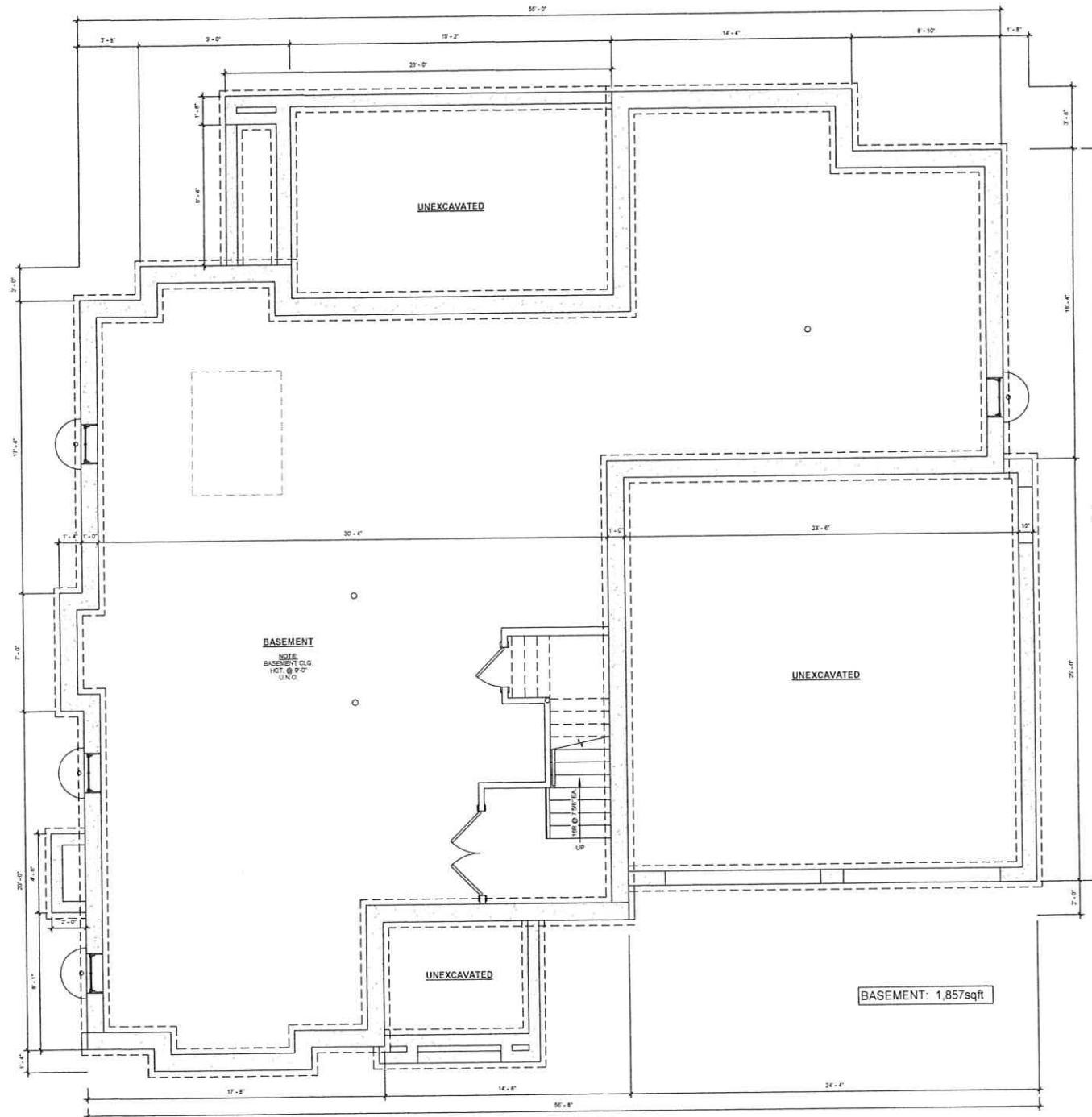
DATE: 8/28/26
REVISION: 0

NOT FOR
CONSTRUCTION

BERGAN RESIDENCE
314 Northcliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22626
CHARLES McGETTRICK JR. 177590
EXPIRATION DATE: 12/31/2026





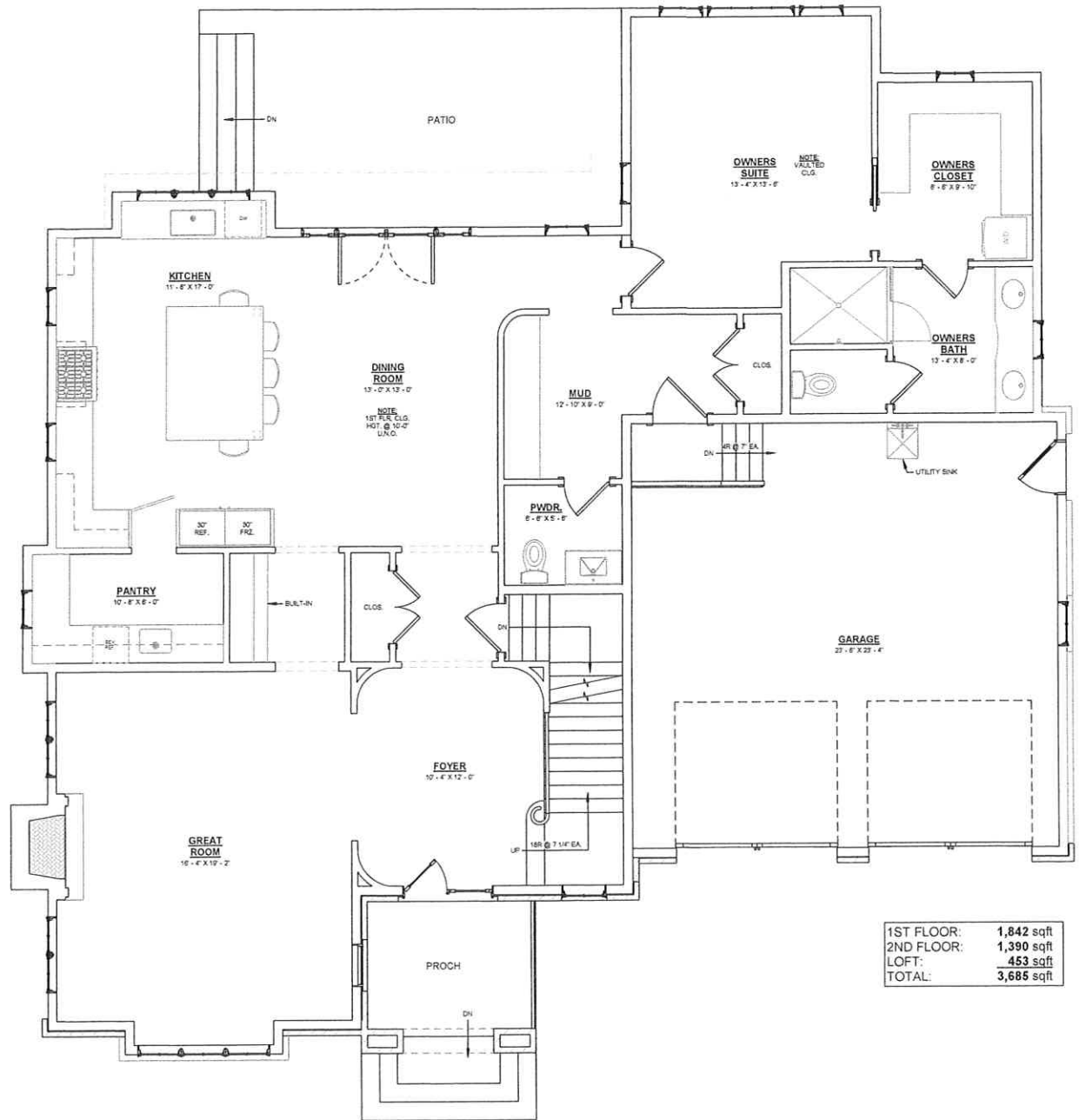
DATE: 6/28/26
REVISION:

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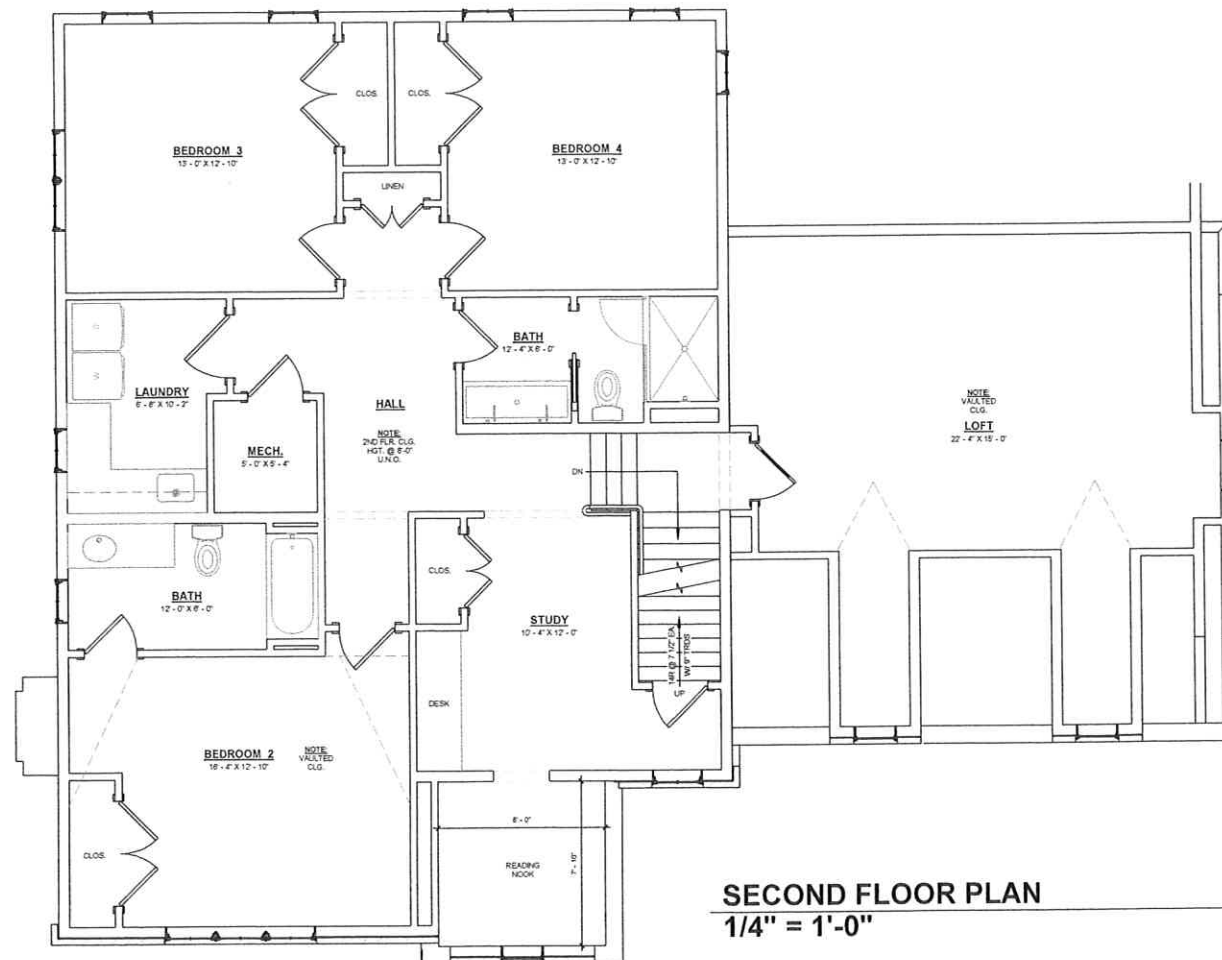
COMMISSION NO:
22626
CHARLES MCGETTRICK, R. #77596
EXPIRATION DATE: 12/31/2026

A-1

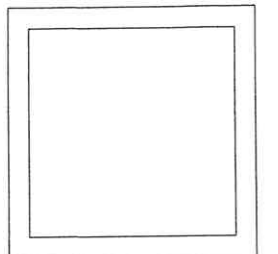


1ST FLOOR: 1,842 sqft
2ND FLOOR: 1,390 sqft
LOFT: 453 sqft
TOTAL: 3,685 sqft

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



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



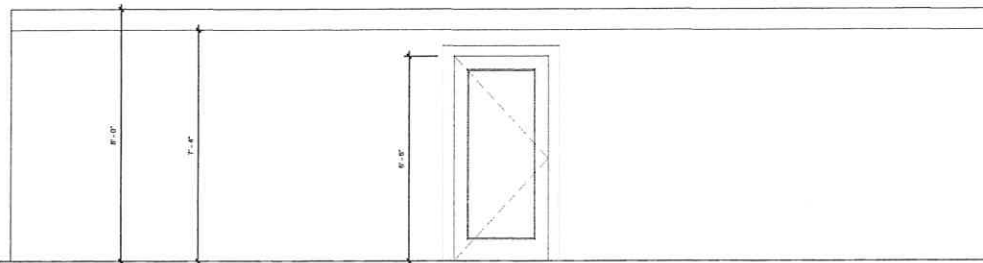
DATE: 8/21/26
REVISION:

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CONSTRUCTION

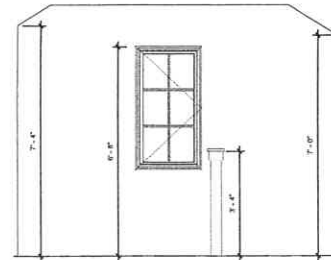
BERGAN RESIDENCE
314 Northcliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22626
CHARLES McGETTRICK, R. #77595
EXPIRATION DATE: 12/31/2026

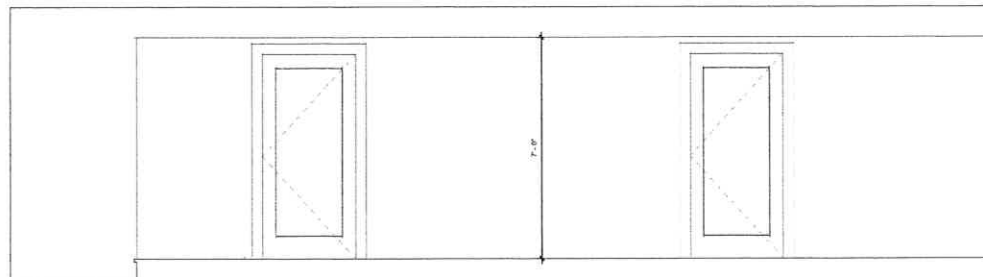
ATTIC
22'-6 5/8"



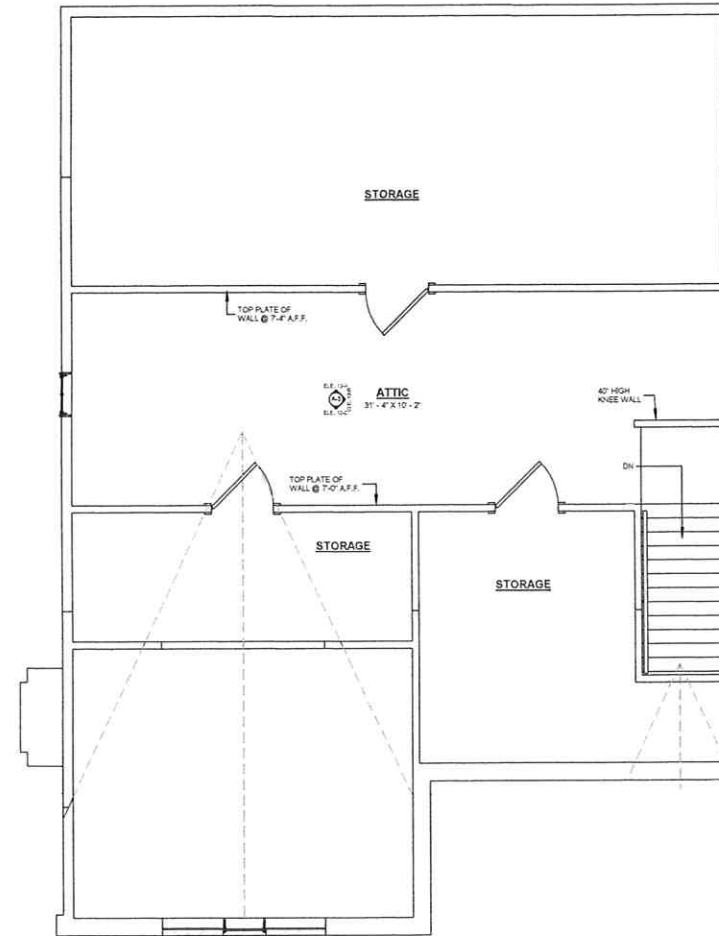
ELE. 12-A
3/8" = 1'-0"



ELE. 12-B
3/8" = 1'-0"



ELE. 12-C
3/8" = 1'-0"



ATTIC PLAN
1/4" = 1'-0"

DATE: 8/28/26
REVISION:

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CONSTRUCTION

BERGAN RESIDENCE
314 North Hill Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22626
CHARLES McGETTRICK JR. 177595
EXPIRATION DATE 12/31/2026

A-3



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

FOUNDATION
-7' - 6"



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

DATE: 8/28/26
REVISION:

**NOT FOR
CONSTRUCTION**

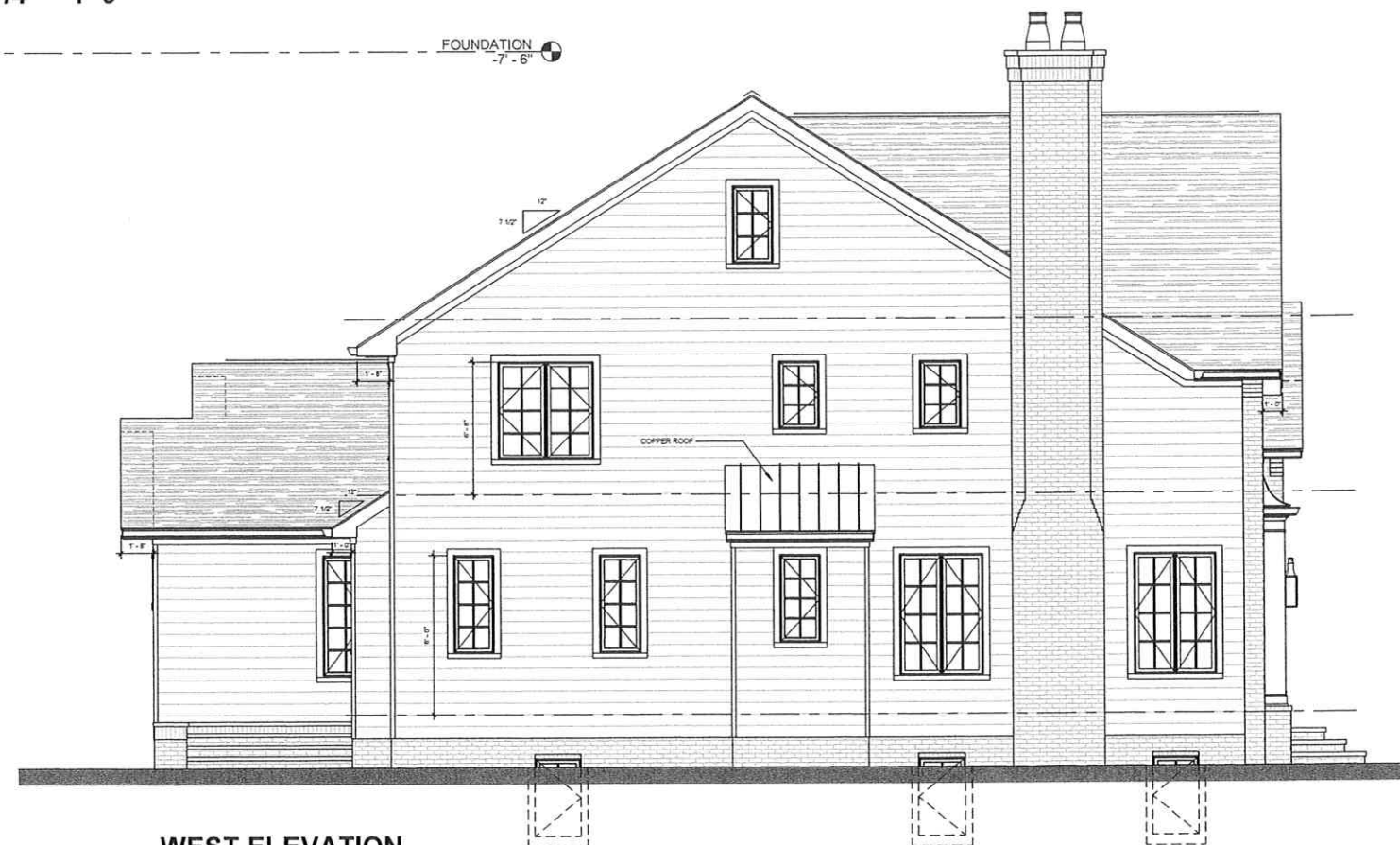
BERGAN RESIDENCE
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ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22626
CHARLES McGETTRICK, JR. #775915
EXPIRATION DATE: 12/31/2026

A-4



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



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

DATE: 8/21/26
REVISION:

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CONSTRUCTION**

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14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22626
CHARLES McGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2026

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