



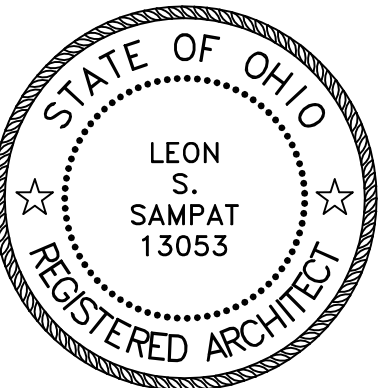
**LS ARCHITECTS**

22082 LORAIN ROAD  
FAIRVIEW PARK, OHIO 44126  
PHONE 26-403-9654 FAX 440-76-8837

**CLARK RESIDENCE**  
21280 AVALON DR.  
ROCKY RIVER, OHIO 44116

| REV | DATE |
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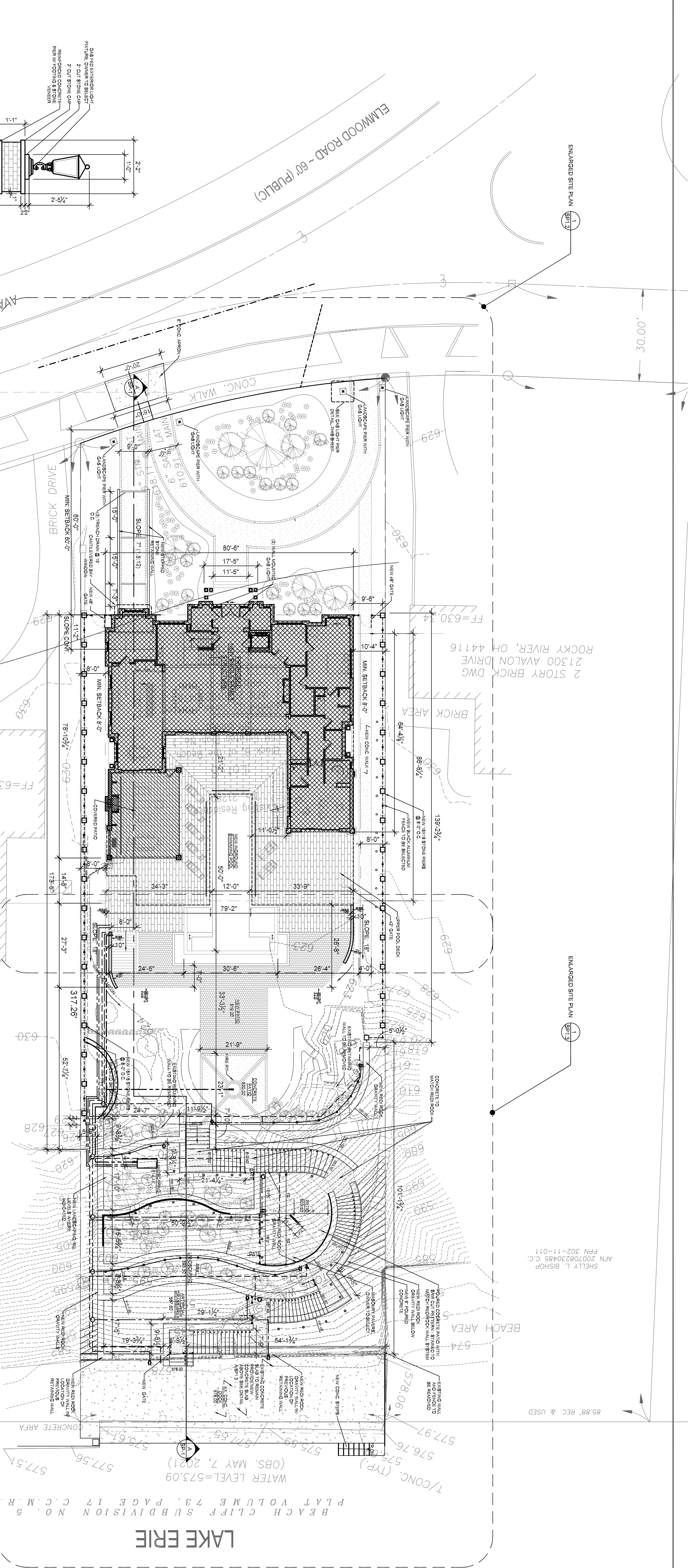
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PHONE 26-403-9654 FAX 440-76-8837



LEON S. SAMPAT  
LICENSE# 13053  
EXPIRATION DATE 12/31/2023

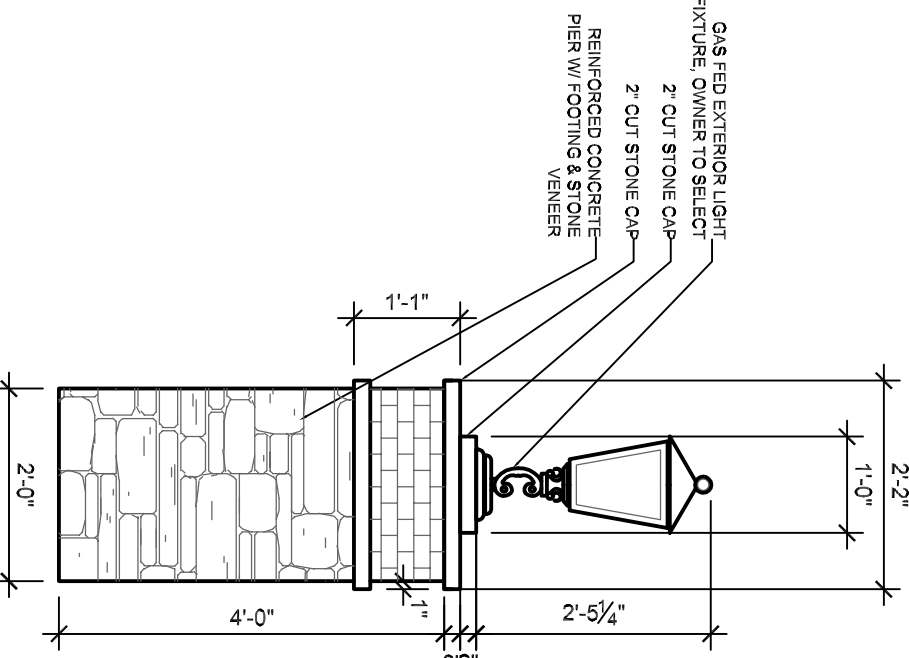
**CLARK RESIDENCE**  
21280 AVALON DRIVE  
ROCKY RIVER, OHIO 44116

JOB NO: 20-170  
DATE: 03.23.2023  
ISSUE: FOR PERMIT  
SHEET: SP1.1

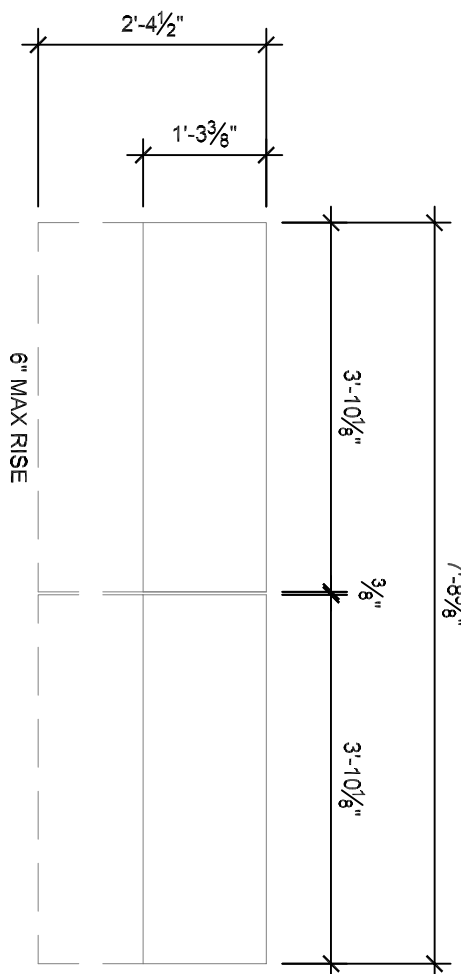


PROPOSED SITE PLAN  
SCALE 1/8\"=1'-0"

GAS LIGHT PIER  
NBS



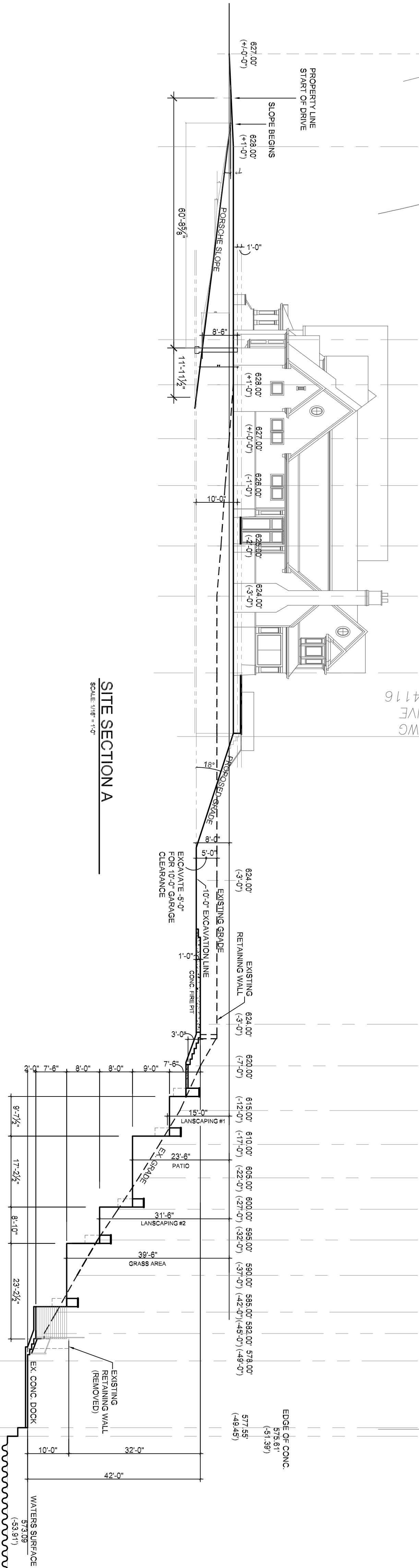
STONE CAP DETAIL  
NBS



CODE REVIEW

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| SITE:                                 | CITY OF ROCKY RIVER, CUYAHOGA COUNTY |
| JURISDICTION:                         | #402-11-010                          |
| PARCEL NUMBER:                        | 32.665 SQ. FT., 7497 AC              |
| SITE AREA:                            |                                      |
| SQUARE FOOTAGES:                      |                                      |
| LOWER LEVEL LIVING AREA:              | 3,247 SQ. FT.                        |
| FIRST FLOOR AREA:                     | 3,649 SQ. FT.                        |
| SECOND FLOOR AREA:                    | 3,789 SQ. FT.                        |
| TOTAL LIVING AREA:                    | 10,684                               |
| LOWER LEVEL GARAGE AREA:              | 2,978 SQ. FT.                        |
| LOT COVERAGE:                         |                                      |
| 6,839 SQ. FT./ 32,665 SQ. FT. = 20.9% |                                      |

SITE SECTION A  
SCALE 1/8\"=1'-0"



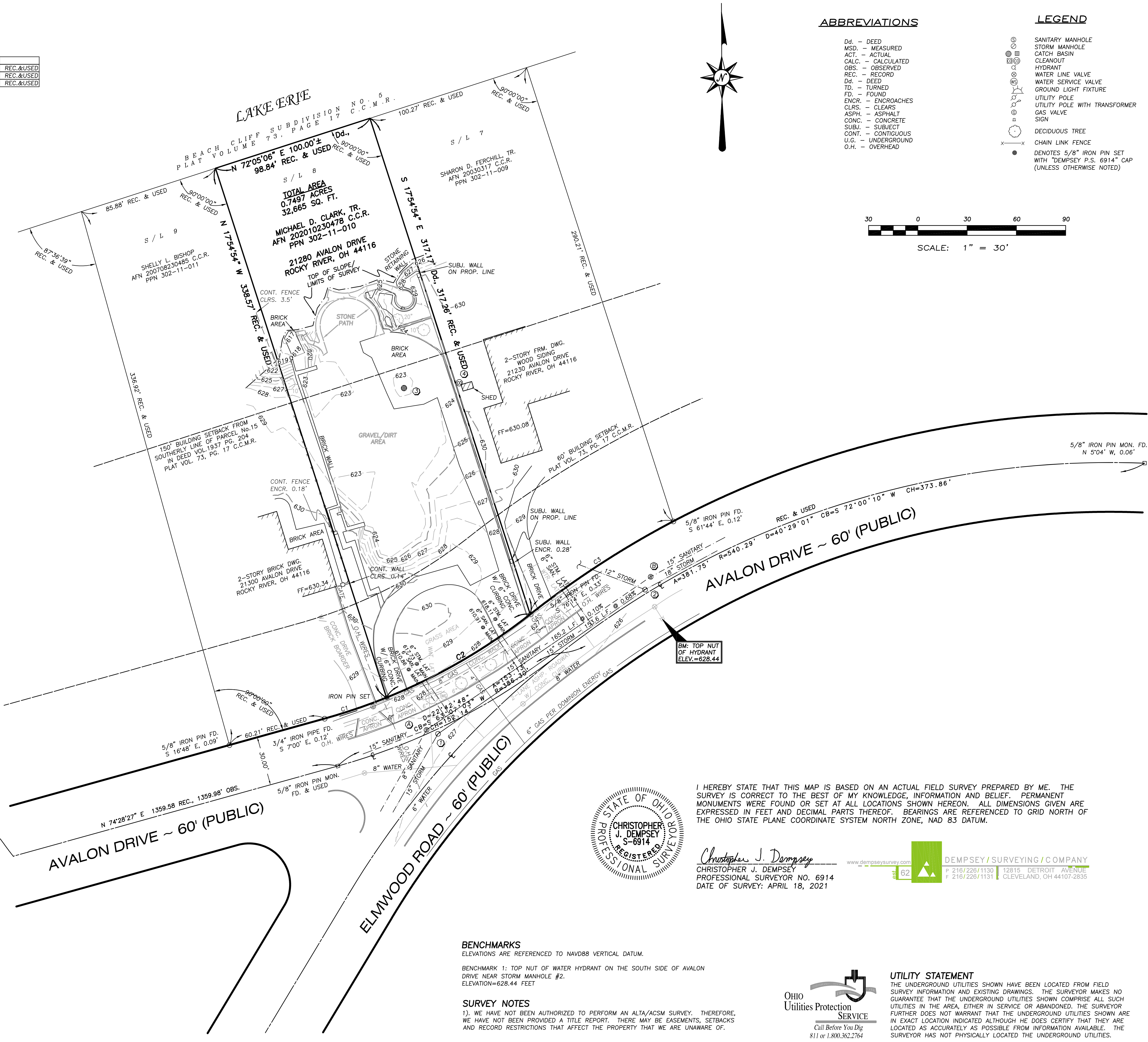
| CURVE | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |           |
|-------|---------|-------------|------------|---------------|--------------|-----------|
| C1    | 356.30' | 6°23'56"    | 39.79'     | N 71°16'29" E | 39.77'       | REC.&USED |
| C2    | 356.30' | 16°18'52"   | 101.45'    | S 59°55'05" W | 101.11'      | REC.&USED |
| C3    | 570.29' | 10°26'55"   | 104.00'    | N 56°59'07" E | 103.86'      | REC.&USED |

EXISTING SANITARY SEWER

- ① SANITARY MANHOLE  
RIM=627.22  
8" PVC INV. SW=612.65 (PLAN)  
15" PVC INV. E&W=610.84
- ② SANITARY MANHOLE  
RIM=625.60  
15" PVC INV. E&W=611.01 (PLAN)

EXISTING STORM SEWER

- ① STORM MANHOLE  
RIM=627.13  
15" ADS INV. E&SW=617.68
- ② STORM MANHOLE  
RIM=625.83  
12" ADS INV. NW=621.83  
15" ADS INV. W=616.63  
18" ADS INV. E=616.48
- ③ CATCH BASIN  
RIM=622.80  
FILLED WITH DEBRIS
- ④ STORM CLEANOUT  
RIM=630.58  
UNABLE TO OPEN

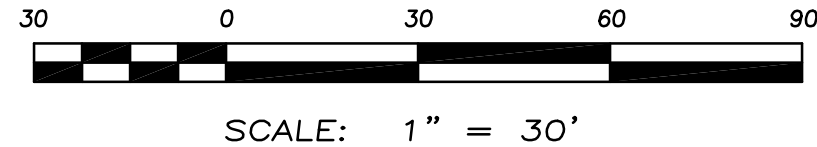


ABBREVIATIONS

Dd. - DEED  
MSD. - MEASURED  
ACT. - ACTUAL  
CALC. - CALCULATED  
OBS. - OBSERVED  
REC. - RECORD  
Dd. - DEED  
TD. - TURNED  
FD. - FOUND  
ENCR. - ENCROACHES  
CLRS. - CLEARS  
ASPH. - ASPHALT  
CONC. - CONCRETE  
SUBJ. - SUBJECT  
CONT. - CONTIGUOUS  
U.G. - UNDERGROUND  
O.H. - OVERHEAD

LEGEND

○ SANITARY MANHOLE  
○ STORM MANHOLE  
○ CATCH BASIN  
○ CLEANOUT  
○ HYDRANT  
○ WATER LINE VALVE  
○ WATER SERVICE VALVE  
○ GROUND LIGHT FIXTURE  
○ UTILITY POLE  
○ UTILITY POLE WITH TRANSFORMER  
○ GAS VALVE  
○ SIGN  
○ DECIDUOUS TREE  
○ CHAIN LINK FENCE  
● DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)



SCALE: 1" = 30'

BENCHMARKS

ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

BENCHMARK 1: TOP NUT OF WATER HYDRANT ON THE SOUTH SIDE OF AVALON DRIVE NEAR STORM MANHOLE #2.  
ELEVATION=628.44 FEET

SURVEY NOTES

1). WE HAVE NOT BEEN AUTHORIZED TO PERFORM AN ALTA/ACSM SURVEY. THEREFORE, WE HAVE NOT BEEN PROVIDED A TITLE REPORT. THERE MAY BE EASEMENTS, SETBACKS AND RECORD RESTRICTIONS THAT AFFECT THE PROPERTY THAT WE ARE UNAWARE OF.

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

Christopher J. Dempsey  
CHRISTOPHER J. DEMPSEY  
PROFESSIONAL SURVEYOR NO. 6914  
DATE OF SURVEY: APRIL 18, 2021

DEMPSEY / SURVEYING / COMPANY  
P 216/228/1130 12815 DETROIT AVENUE  
F 216/228/1131 CLEVELAND, OH 44107-2835



Call Before You Dig  
811 or 1.800.362.2764  
REF. #B108400638  
REF. #B108400920

UTILITY STATEMENT

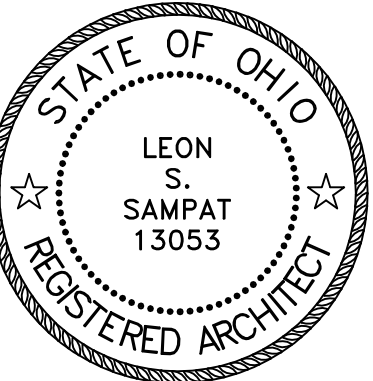
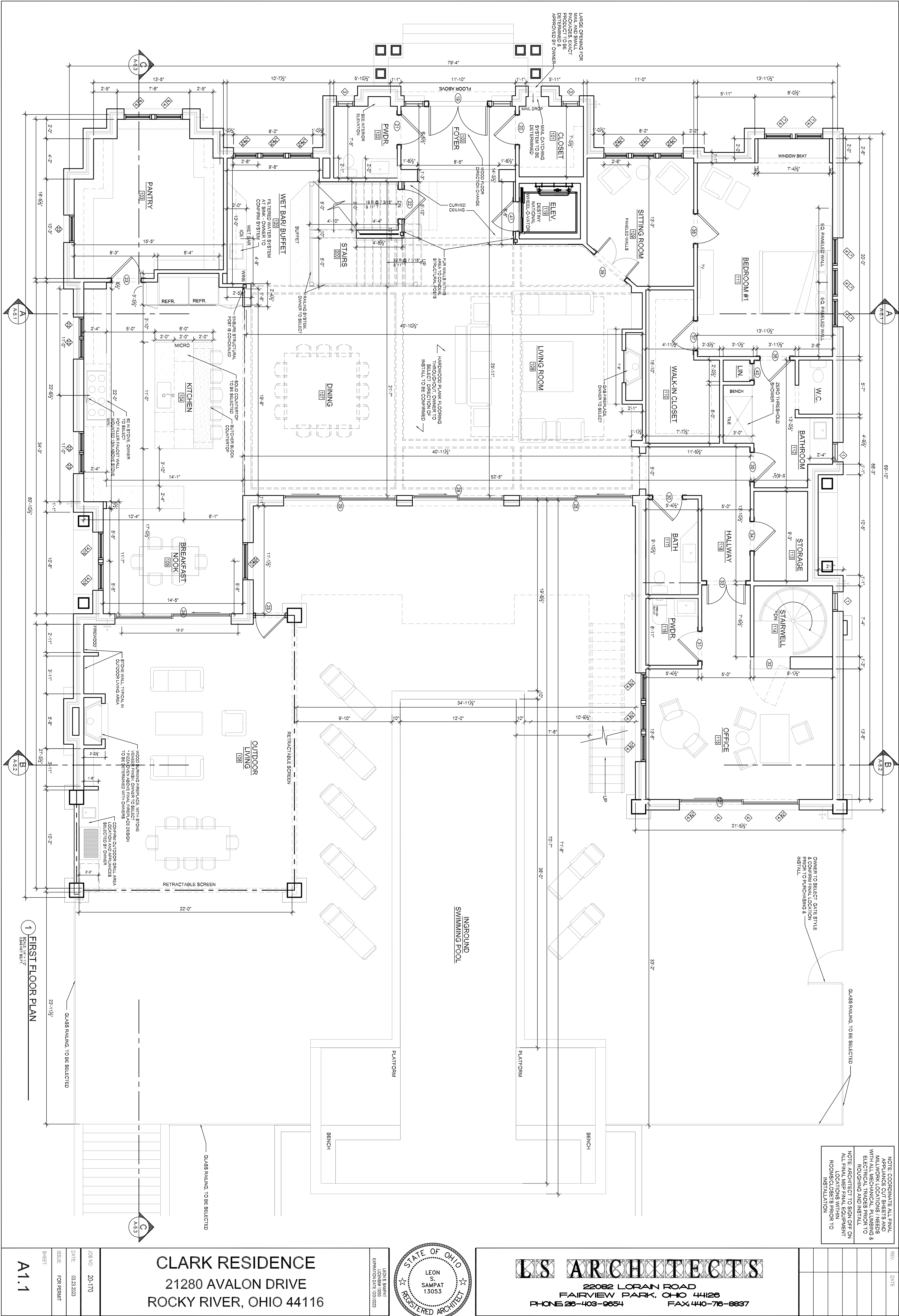
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOPOGRAPHIC AND BOUNDARY SURVEY  
FOR MICHAEL CLARK, TR.  
SUBLOT 8 OF THE REALTY UNDERWRITING COMPANY'S BEACH CLIFF SUBDIVISION NO. 5,  
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, AND STATE OF OHIO

| DATE          | REVISIONS                |
|---------------|--------------------------|
|               | HORIZ. SCALE<br>1" = 30' |
|               | VERT. SCALE<br>NONE      |
|               | DRAWN BY<br>MRC          |
|               | CHECKED BY<br>CJD        |
| APR. 18, 2021 | DATE OF MAP              |
| MAR. 30, 2021 | DATE OF FIELD SURVEY     |
|               | JOB NO.<br>9860          |

SHEET  
1 1





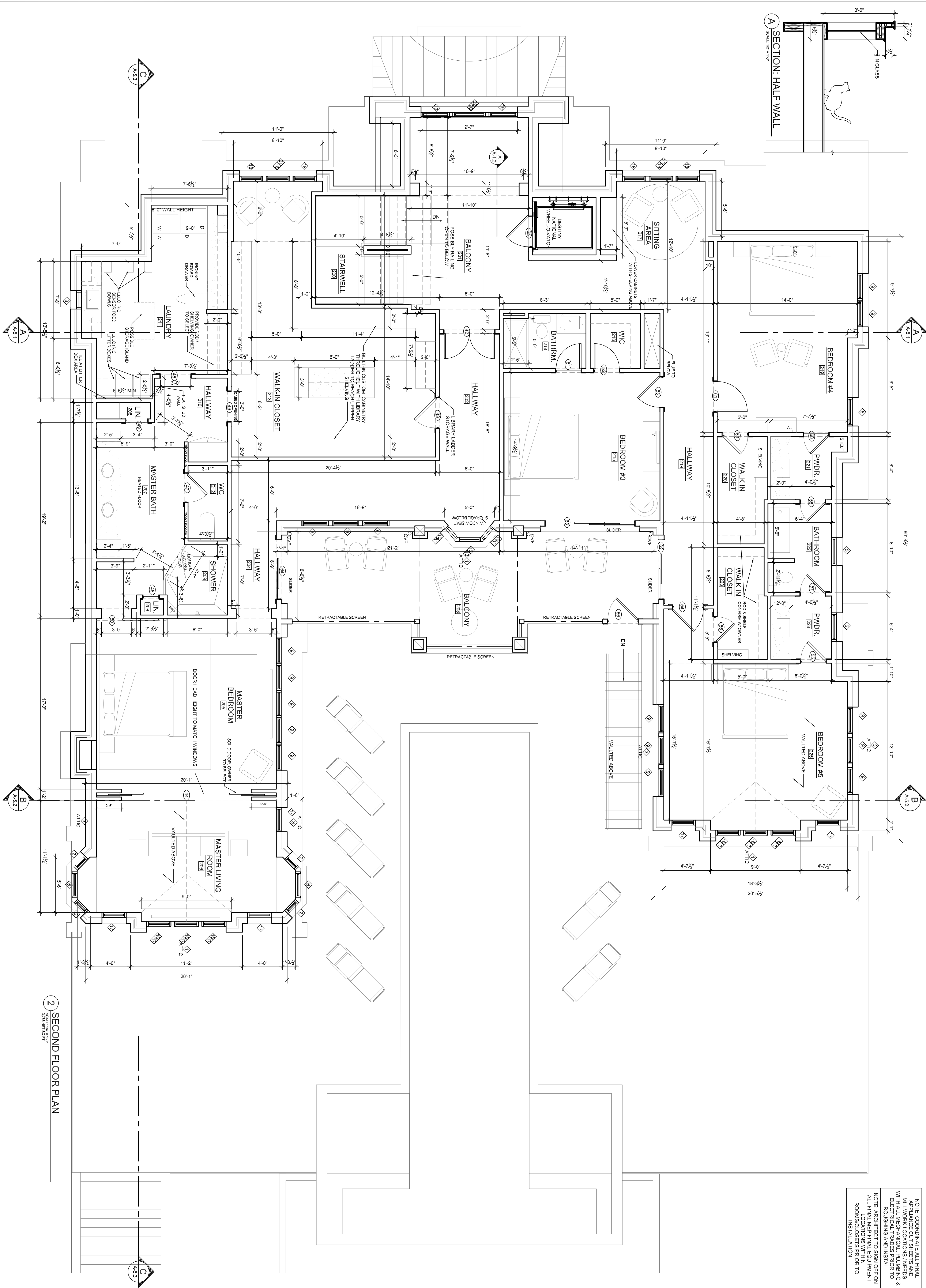
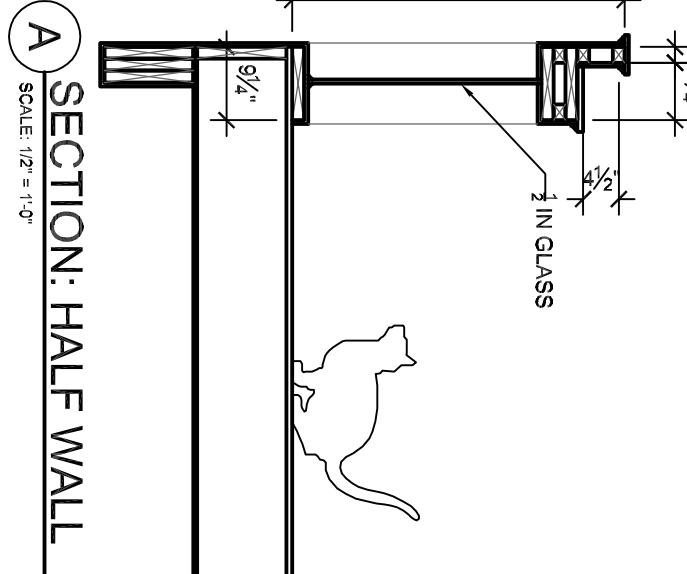
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JOB NO. 20-170  
DATE 03.23.2023  
ISSUE FOR PERMIT  
SHEET A1.1

SECTION: HALF WALL

SCALE: 1/2" = 1'-0"



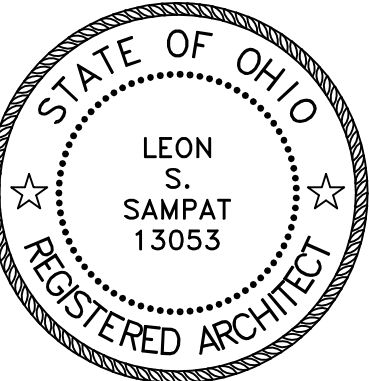
2 SECOND FLOOR PLAN

NOTE: COORDINATE ALL FINAL APPLIANCE CUT SHEETS AND MILLWORK LOCATIONS / NEEDS WITH ALL MECHANICAL, PLUMBING & ELECTRICAL TRADES PRIOR TO ORDERING AND INSTALL.

NOTE: ARCHITECT TO SIGN OFF ON ALL FINISH LOCATIONS WITH FINAL ROOMS CLOSERS PRIOR TO INSTALLATION.

LS ARCHITECTS

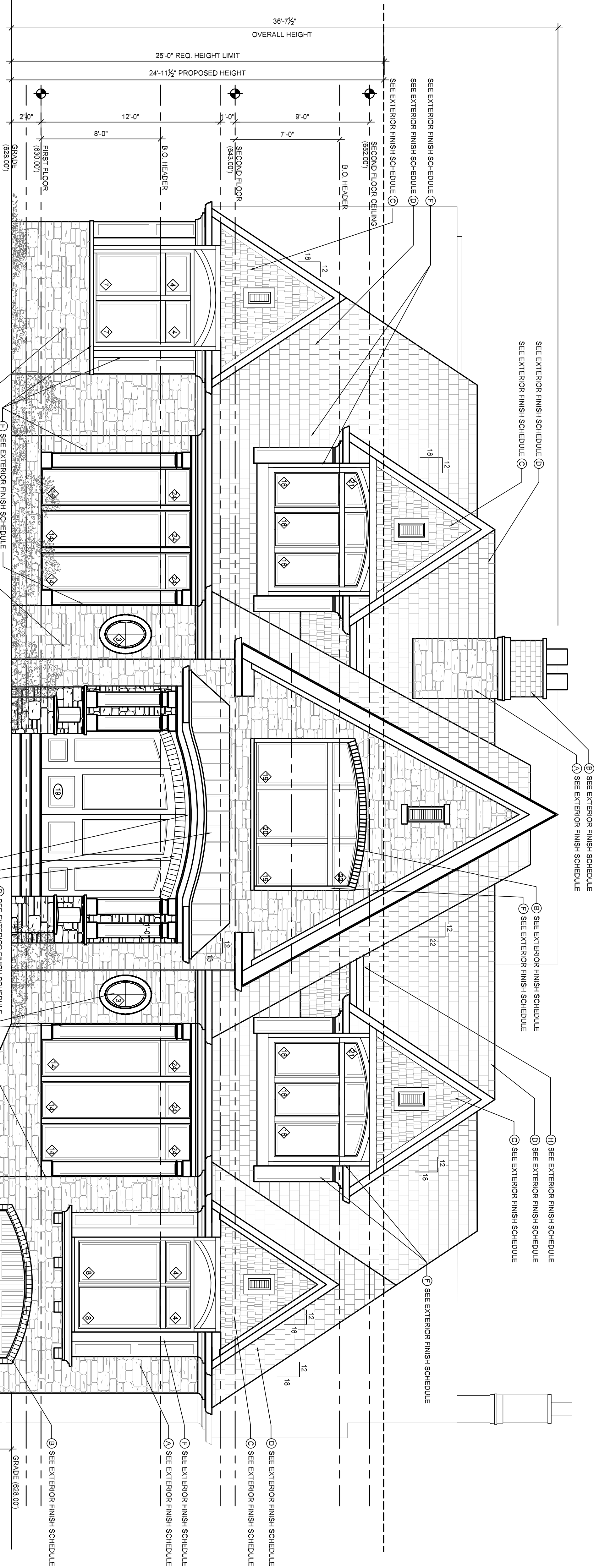
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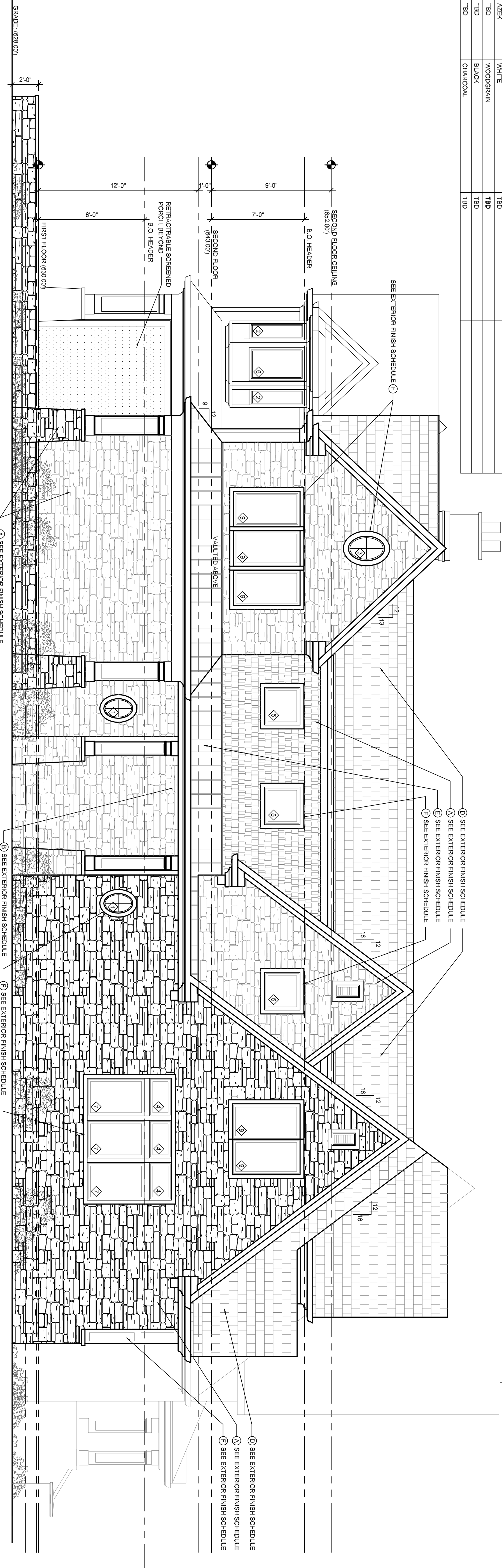
A12

JOB NO. 20-170  
DATE 03.23.2023  
ISSUE FOR PERMIT  
SHEET



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4\"/>

| MARK | MATERIAL       | MANUFACTURER | COLOR / STYLE                     | DISTRIBUTOR | NOTES                   |
|------|----------------|--------------|-----------------------------------|-------------|-------------------------|
| ①    | STONE          | HARCLOUST    | CHARCOAL LEDGE & SILVER LEDGE MAX | -           | FINAL SIZES AND MAX TBD |
| ②    | BRICK          | GLENKERRY    | CHARCOAL KALICOAT MODULAR BRICK   | -           | CONFORM PRODUCT         |
| ③    | SHAKE SIDING   | TBD          | TBD                               | TBD         |                         |
| ④    | SLATE ROOFING  | TBD          | TBD                               | TBD         |                         |
| ⑤    | METAL ROOFING  | TBD          | BLACK OR CHARCOAL                 | TBD         |                         |
| ⑥    | TRIM BOWERS    | AZEK         | WHITE                             | TBD         |                         |
| ⑦    | SOFFIT         | TBD          | WOODGRAIN                         | TBD         |                         |
| ⑧    | ALUM. FLASHING | TBD          | BLACK                             | TBD         |                         |
| ⑨    | ALUM. FLASHING | TBD          | CHARCOAL                          | TBD         |                         |

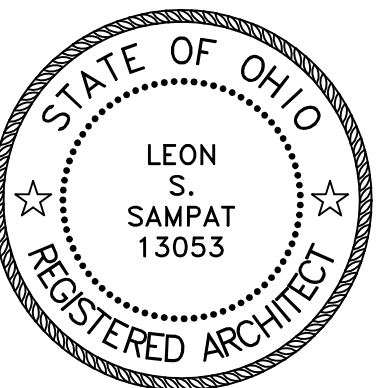


2 PROPOSED WEST ELEVATION  
SCALE: 1/4\"/>

| REV | DATE |
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LS ARCHITECTS

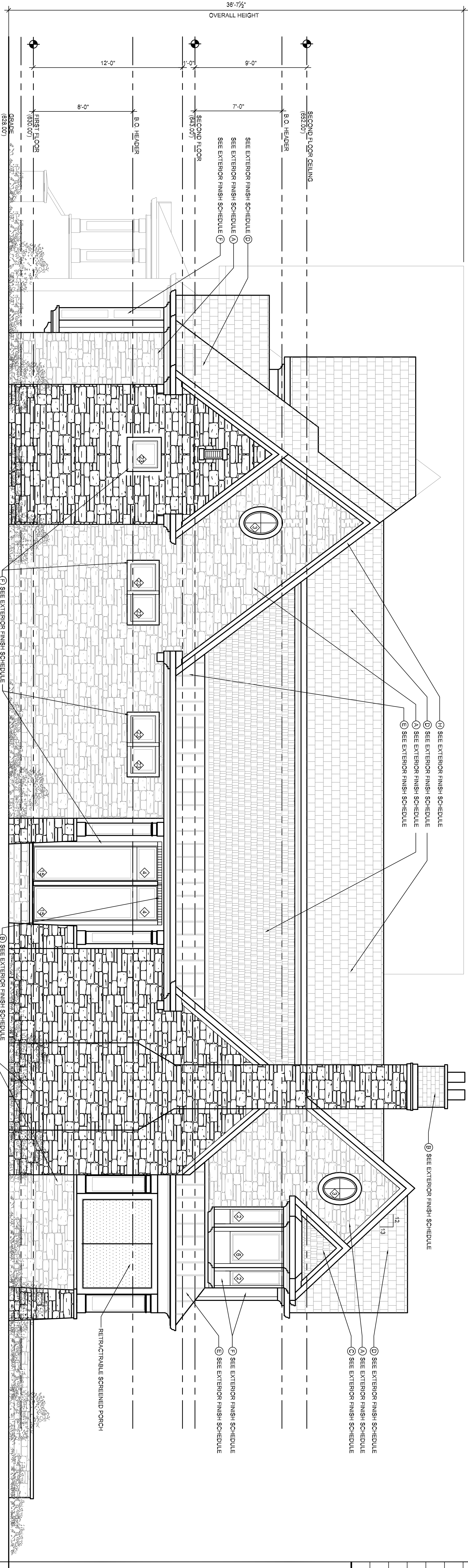
22082 LORAIN ROAD  
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LEON S. SAMPAT  
LICENSE# 13053  
EXPIRATION DATE 12/31/2023

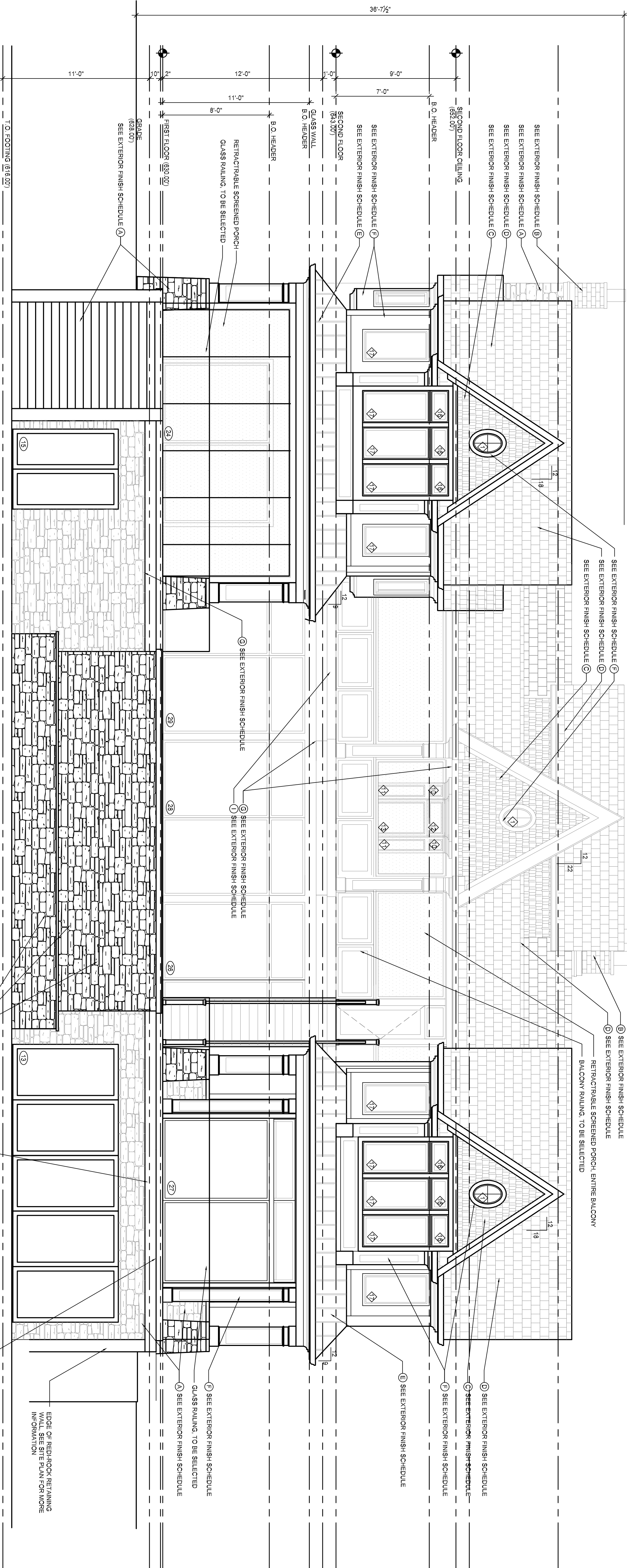
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ISSUE FOR PERMIT



3 PROPOSED EAST ELEVATION

SCALE: 1/4\"/>



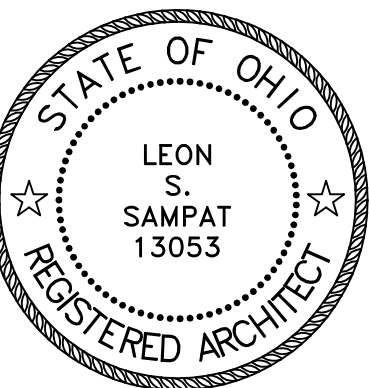
4 PROPOSED NORTH ELEVATION

SCALE: 1/4\"/>

| REV | DATE |
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LEON S. SAMPAT  
LICENSE# 13053  
EXPIRATION DATE 12/31/2023

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|         |            |
|---------|------------|
| JOB NO. | 20-170     |
| DATE    | 02.23.2023 |
| ISSUE   | FOR PERMIT |
| SHEET   |            |

A3.2



FORMER INTERIOR AT TIME OF PURCHASE



EXISTING SITE PHOTOS

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**CLARK RESIDENCE**  
21280 AVALON DR.  
ROCKY RIVER, OHIO 44116



21306 Avalon Dr, Rocky  
River, OH 44116

Avalon Dr

RESIDENCE TO WEST



RESIDENCE TO EAST

**LS ARCHITECTS**

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