Charles Killebrew
5553 Peachtree Road, Suite 135, Atlanta, GA 30341 | Phone 470.460.6699

LETTER

Attn: Rocky River Design and Construction Board of Review

Date: 12-09-2025

Re: Submittal for Design and Construction Board of Review Meeting – December 15th, 2025

Notes/Comments:

The CPA number associated with this project: 25-003063

The proposed project consists of the demolition of the existing single-story, approximately 3,800 SF, retail building. In its place, a new single-story urgent care building with a footprint of approximately 4,300 SF will be constructed.

Included in the package are the following items:

- **A0.0 Site Plan Overlay**
- **A0.00 & A0.000 Existing Site Photos**
- **Rendered Elevations**
- **C102 General Development Concept Plan**
- **S1.00 Foundation Plan**
- **A1.01 Floor Plan**
- **A1.06 Roof Plan**
- **A2.01 & A2.02 Exterior Elevations**
- **A2.10 & A2.11 Exterior Wall Sections**

Please feel free to contact us with any questions regarding the submittal.

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: 12/09/2025

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:

- X New Building Construction
- ___ Building Addition
- ___ 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? ____ No X 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 UNIVERSITY HOSPITALS URGENT CARE Street Address 20914 CENTER RIDGE RD. ROCKY RIVER, OH, 44116

Street Address _____ Sublot No. _____ Lot Size _____

Permanent Parcel Number _____ 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)

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SINGLE-STORY, APPROXIMATELY 3,800 SF, RETAIL BUILDING. IN ITS PLACE, A NEW SINGLE-STORY URGENT CARE BUILDING WITH A FOOTPRINT OF APPROXIMATELY 4,300 SF WILL BE CONSTRUCTED.

Total Estimated Cost $ TBD

Total Square Footage of all Levels and Areas of Construction 26, 814 **SQ. FT.**

7 BUILDING OWNER INFORMATION:

Name of owner UNIVERSITY HOSPITALS URGENT CARE BY WELLSTREET Attention: ERIC PLACEK

Street Address 3350 RIVERWOOD PKWY, STE 1550 City ATLANTA State GA Zip 30339

Phone No. 216-408-4162 E-mail EPLACEK@WELLSTREET.COM

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

Applicant ONYX CREATIVE Attention: CHARLES KILLEBREW

Street Address 5553 PEACHTREE RD, STE 135 City ATLANTA State GA Zip 30341

Phone No. 678-250-5743 E-mail CKILLEBREW@ONYXCREATIVE.COM

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

Designer: MICHAEL CRISLIP | Reg. /Certificate No.: 010818

Street Address: 25001 EMERY RD, STE 400 | City: CLEVELAND | State: OH | Zip: 44128

Phone No.: 216-223-3200 | Fax: | E-mail: MCRISLIP@ONYXCREATIVE.COM

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): A-2, B, S-1 | Construction Type of Project: VB | Construction Type of Buiilding:

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)? A-2, B, S-1 | Mixed use groups? ___ No X Yes ___ Separated ___ Non-separated

Construction type? VB | Building height (FT)? 25 | No. of stories? 1

Occupant load? 65 | Storage height (FT)? | Storage aisle width (FT)?

List USE GROUP below for mixed use building.	List Occupancy Type for associated use group below.
A-2	ASSEMBLY
B	BUSINESS
S-1	STORAGE

- 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? | Sprinkler demand @ base of riser (PSI)?

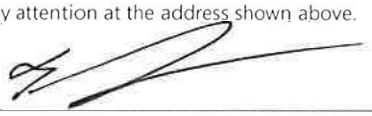
Limited area sprinkler system? | Type 1 hood suppression? | In-Rack sprinkler system?

Building fire alarm system? | Fire detection system? | Smoke detection system?

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: 

Print Name: DEVAUGHN JACKSON | Date: 12-09-2025

13 THE AREA BELOW IS FOR OFFICIAL USE ONLY:

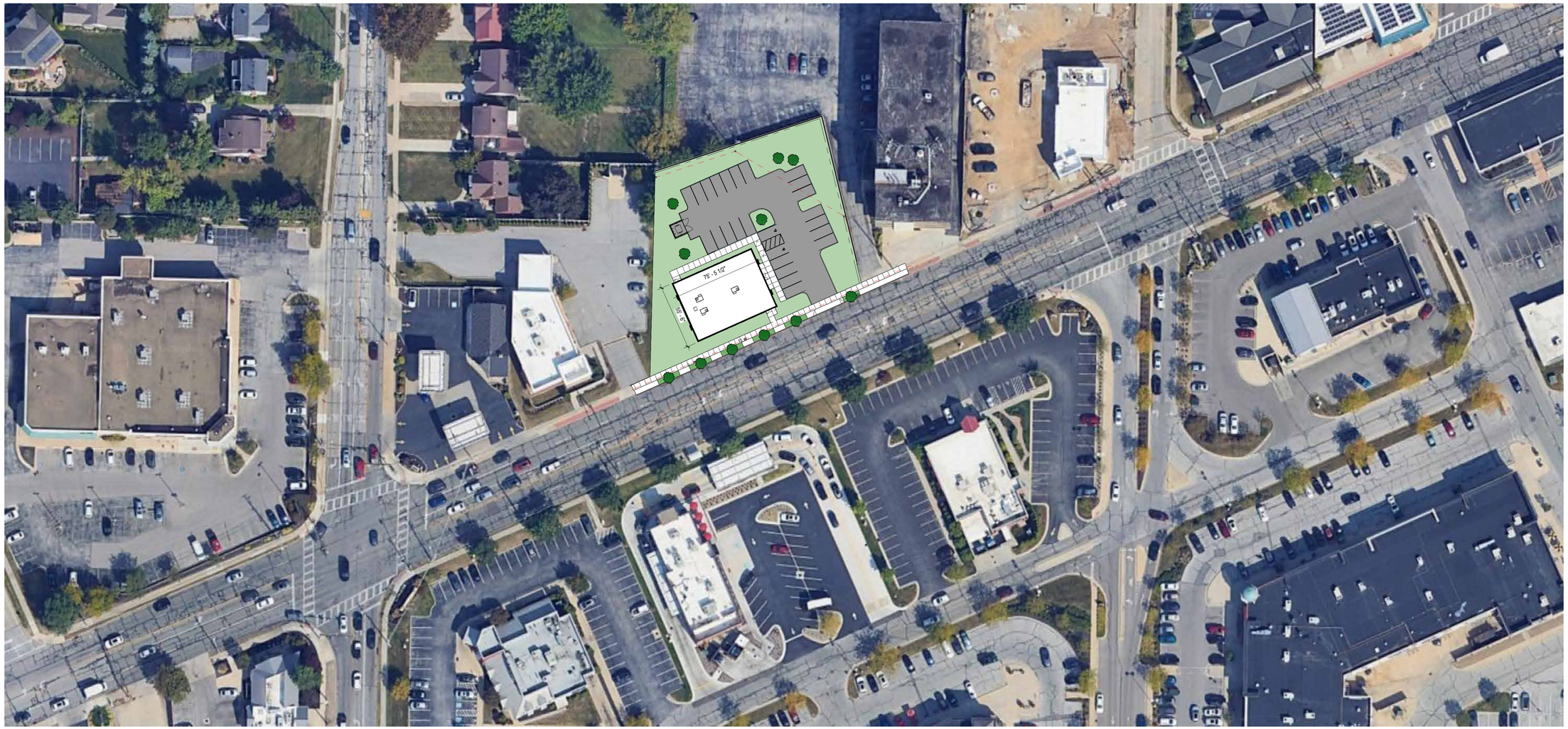
Fee Description	Amount	Deposits
PLAN REVIEW		
Permit Fee		
Other Fees		
Sub-Total	$	$
B.B.S. +3%		
Curb Crossing		
Street Cleaning		
Curb Cut		
Sewer Tie In Fee		
Total Fees	$	

Date Received _____ Estimated Cost _____

Check Number _____ Permit Number _____

Processed By _____

Notes:



SCALE: 1" = 40'-0"

0 30 60 90 120

TRUE

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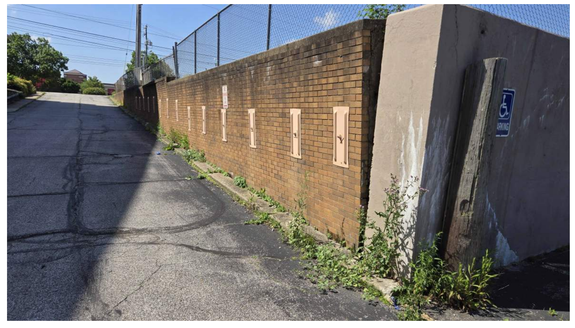
SITE PLAN OVERLAY

WELLSTREET • UNIVERSITY HOSPITALS URGENT CARE • ROCKY RIVER, OH, 44116 • 10/27/25



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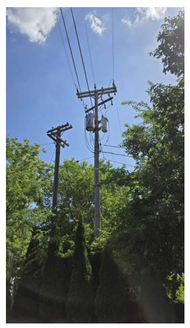
EXISTING PHOTOS

WELLSTREET • UNIVERSITY HOSPITALS URGENT CARE • ROCKY RIVER, OH, 44116 • 11/19/2025



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EXISTING PHOTOS

WELLSTREET • UNIVERSITY HOSPITALS URGENT CARE • ROCKY RIVER, OH, 44116 • 11/19/2025

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EAST ELEVATION

WELLSTREET • UNIVERSITY HOSPITALS URGENT CARE • ROCKY RIVER, OH, 44116 •

University Hospitals Urgent Care

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SOUTH ELEVATION

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WEST ELEVATION

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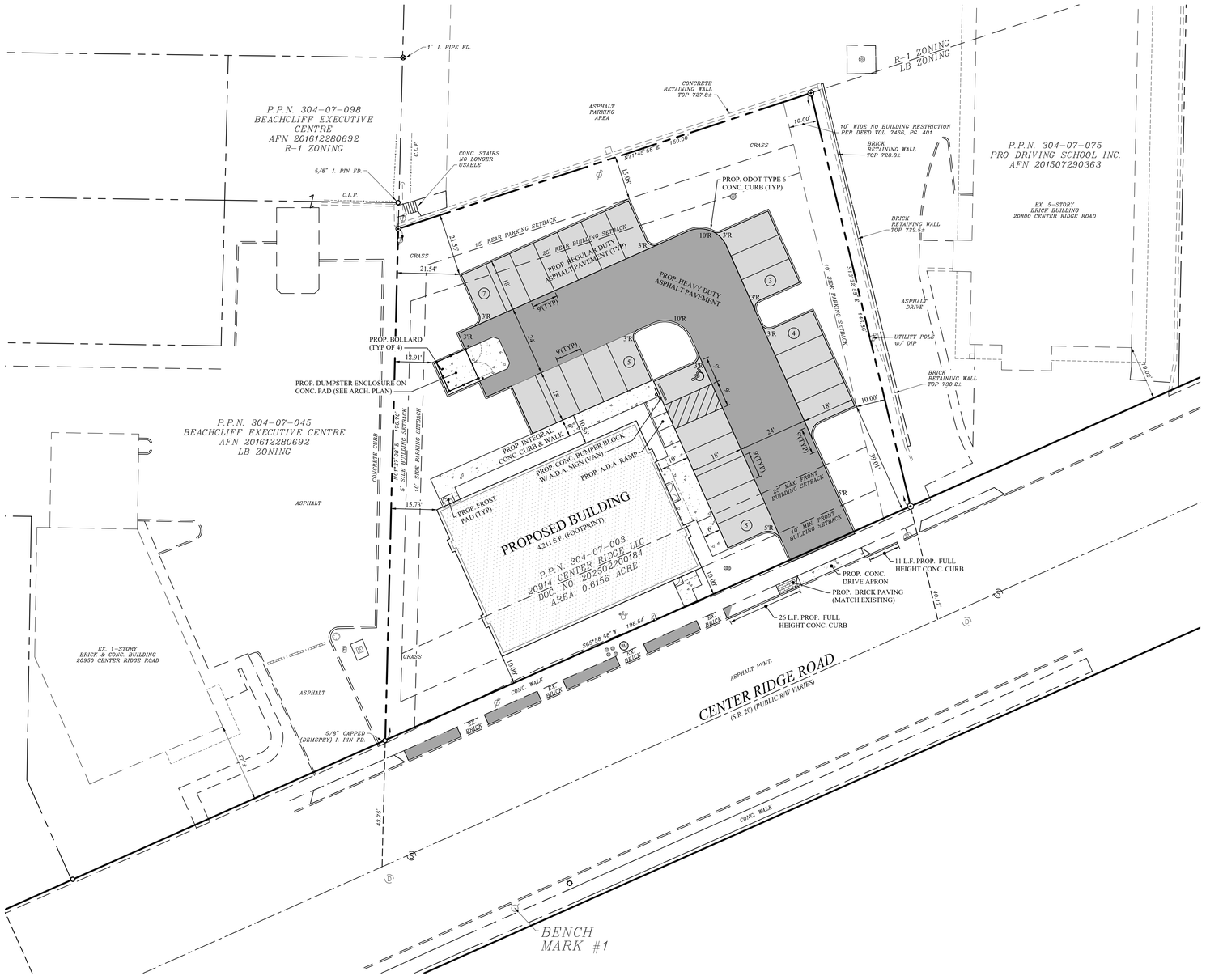
NORTH ELEVATION

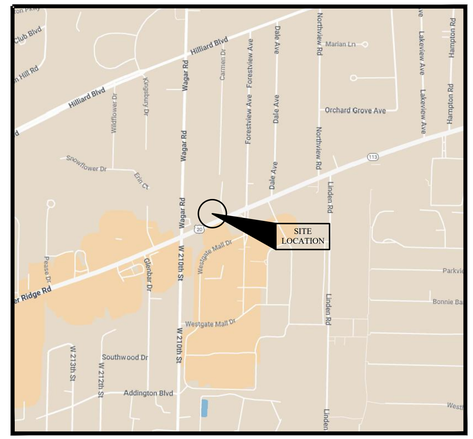
WELLSTREET • UNIVERSITY HOSPITALS URGENT CARE • ROCKY RIVER, OH, 44116 •



SITE BENCH MARK

BENCH MARK #1
TOP OF HYDRANT

ELEVATION = 732.75



VICINITY MAP
NO SCALE

N

SITE DATA

USE DISTRICT	=	LB (LOCAL BUSINESS)
SITE AREA	=	(0.6156 AC.)
PROP. BUILDING AREA	=	4,211 S.F. (FOOTPRINT)
BUILDING SETBACKS:		
FRONT YARD	=	10' MIN., 25' MAX.
SIDE YARD	=	5'
REAR YARD	=	25'
PARKING SETBACKS:		
FRONT YARD	=	NO PARKING BETWEEN BUILDING AND R.O.W.
SIDE YARD	=	10' (15' ADJ. TO RES.)
REAR YARD	=	10' (15' ADJ. TO RES.)
NUMBER OF PARKING SPACES:		
REGULAR PARKING SPACES	=	24
HANDICAP PARKING SPACES	=	1
TOTAL PARKING SPACES	=	25

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39035C 0153 E
COMMUNITY PANEL NUMBER 39035 0153 E
EFFECTIVE DATE DECEMBER 2, 2010

LEGEND

- REGULAR DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OHIO811.org Before You Dig

WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project
2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO · MATTHEW L. WEBER · 61709 · REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

onyx | creative
25001 EMERY ROAD
#400
CLEVELAND, OH 44128
216-223-3200

OWNER:

20914 CENTER RIDGE LLC
1311 ORCHARD PARK DRIVE
ROCKY RIVER, OHIO
44116

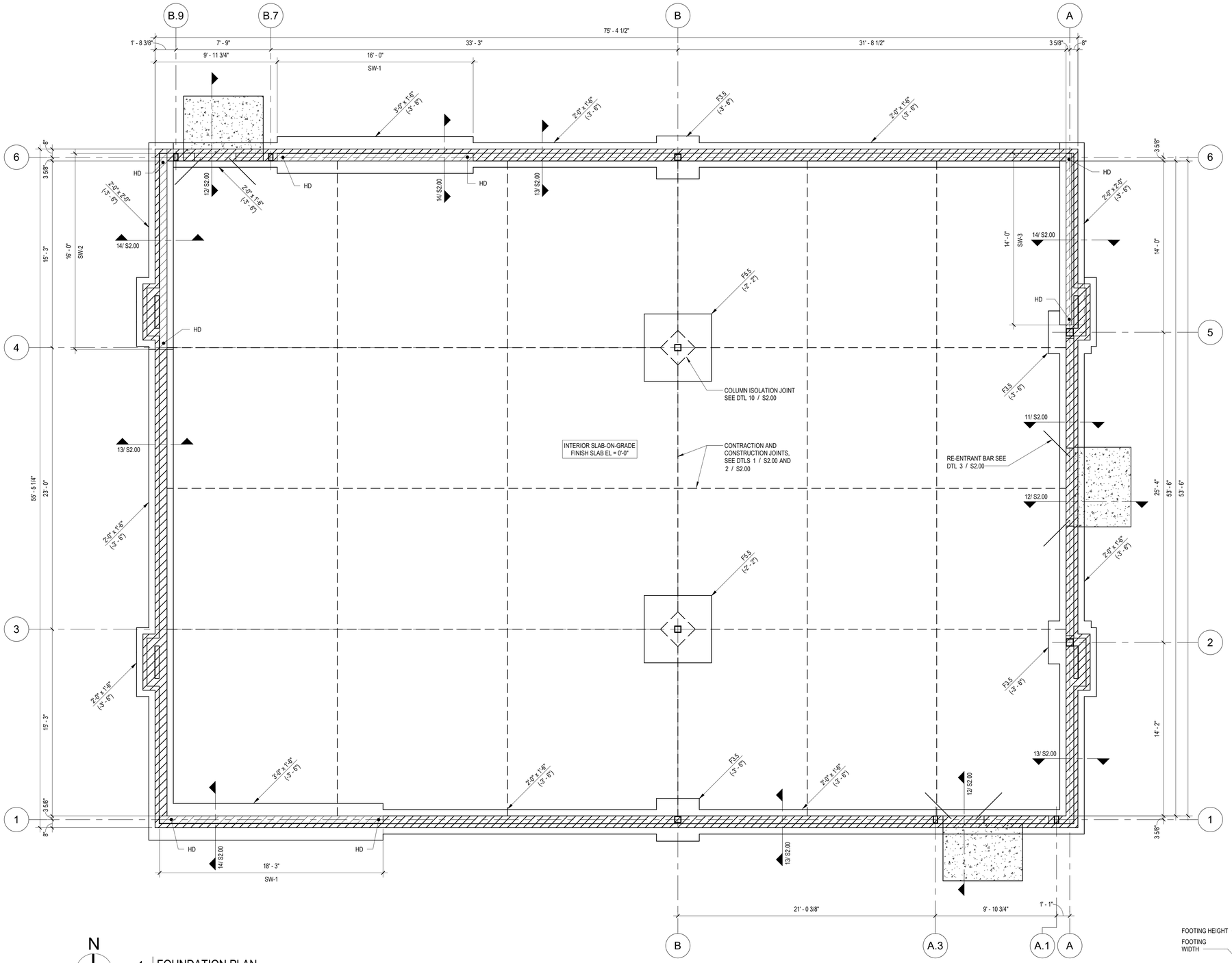
URGENT CARE
SITE IMPROVEMENTS
20914 CENTER RIDGE RD, ROCKY RIVER, OH

Issue Date
10-29-2025
11-03-2025
11-04-2025
11-24-2025
12-08-2025

GENERAL DEVELOPMENT CONCEPT PLAN

C102
Project No. 2025-323

W:\2025-323 Urgent Care Rocky River\CAD\2025-323 SiteHC - 11-26-2025\2025-323 SiteHC.DWG 12/8/2025 1:55:15 PM



N

1 FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

- FLOOR CONSTRUCTION: CONCRETE SLAB ON GRADE, SEE SLAB SCHEDULE
- BOTTOM OF FOOTING EL. SHOWN THUS ON PLAN (-) ARE REFERENCED TO FINISH FLOOR EL. (SEE CIVIL DRAWINGS)
- BOTTOM OF FOOTING ELEVATION SHALL BE A MINIMUM OF 42" BELOW FINISHED GRADE, STEP FTG AS REQUIRED - SEE DETAIL
- G.C. SHALL COORDINATE UTILITY LOCATIONS THROUGH FOUNDATION FOOTING SEE DETAIL
- SEE S0.10 FOR GENERAL NOTES
- SEE S2.00 FOR FOUNDATION DETAILS

HD DENOTES HOLDOWN, SEE SHEARWALL SCHEDULE SHEET S3.00

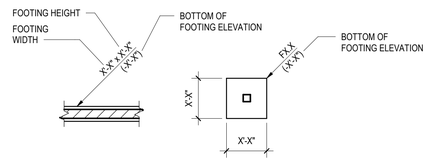
SW-# DENOTES SHEARWALL, SEE SHEARWALL SCHEDULE SHEET S3.00

COLUMN FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F3.5	3' - 6"x3' - 6"x1' - 6"	(3)#5 EW T&B
F5.5	5' - 6"x5' - 6"x1' - 2"	(6)#5 EW T&B

SLAB SCHEDULE

LOCATION	THICKNESS & REINF.	SUB BASE
INTERIOR	4" CONCRETE SLAB-ON-GRADE W/6X6-W2.1XW2.1 WWF	10MIL. VAPOR BARRIER ON 6" COMPACTED GRAVEL



FOOTING LEGEND

TYPICAL INTERIOR AND EXTERIOR TOP OF FOOTING ELEVATION IS SHOWN IN PLAN NOTES. IF FOOTING ELEVATION IS STEPPED, THE FOOTING ELEVATION WILL BE SHOWN ON PLAN

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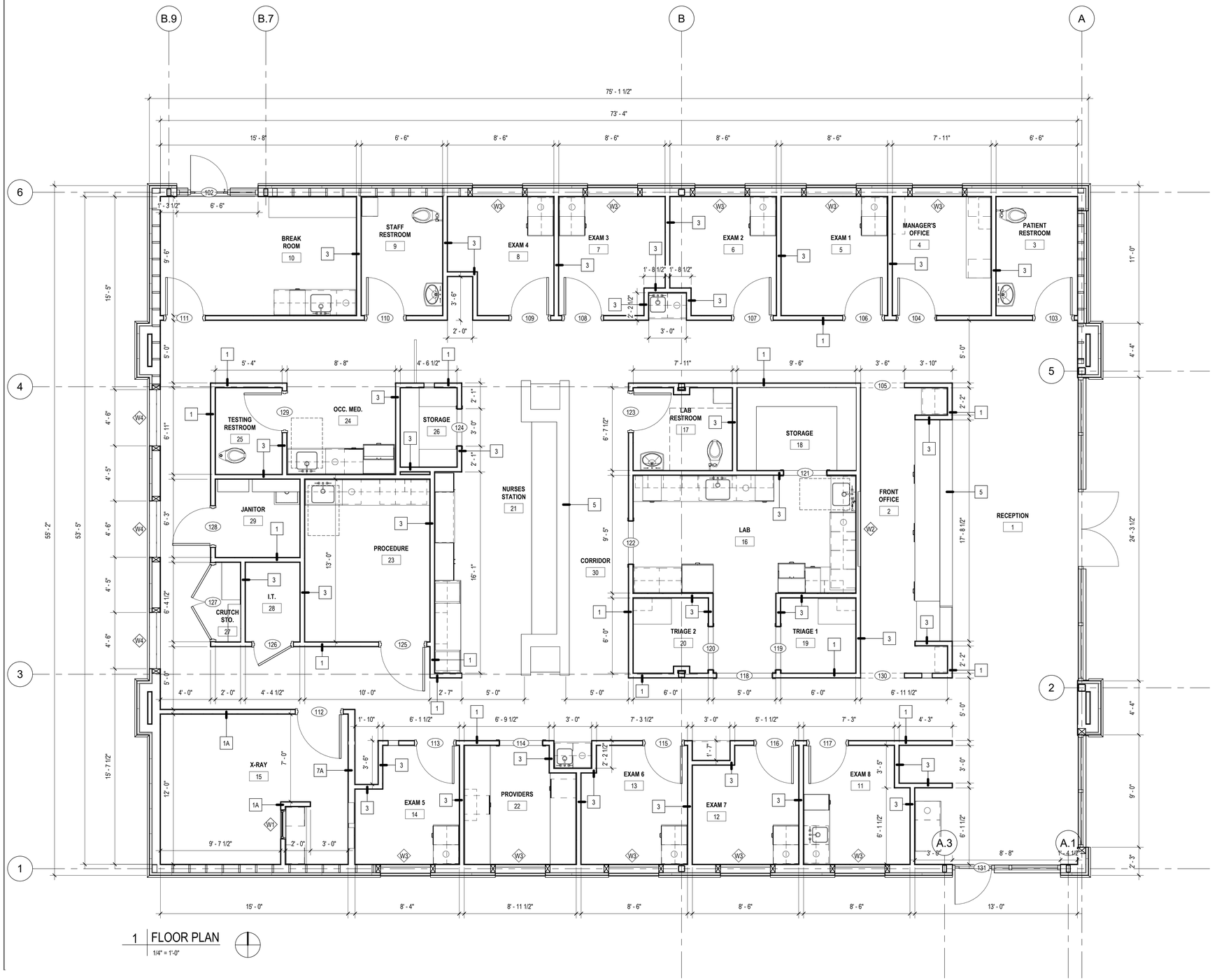
UNIVERSITY HOSPITALS URGENT CARE BY WELLSTREET

20914 CENTER RIDGE ROAD
ROCKY RIVER, OH

Project No.:	25.1093
Drawn By:	CH
Date	Issue
XX/XX/2025	

S1.00

FOUNDATION PLAN



1 FLOOR PLAN

1/4" = 1'-0"

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UNIVERSITY HOSPITALS URGENT CARE BY WELLSTREET

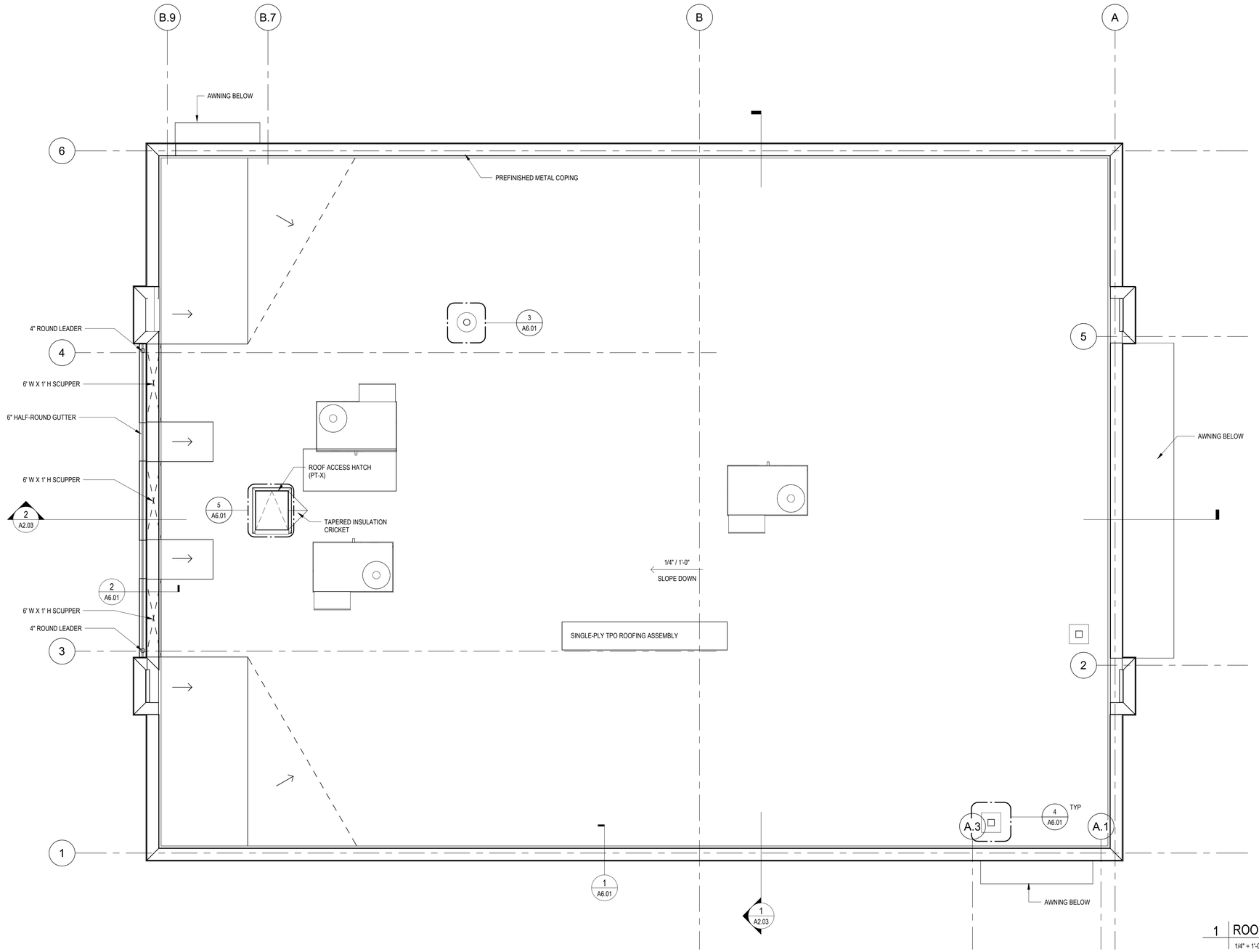
20914 CENTER RIDGE ROAD
ROCKY RIVER, OH, 44116

Project No.:	25.1093
Drawn By:	DJ

Date	Issue
2025-12-15	Design and Construction Board of Review

A1.01

FLOOR PLAN



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

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ROCKY RIVER, OH, 44116

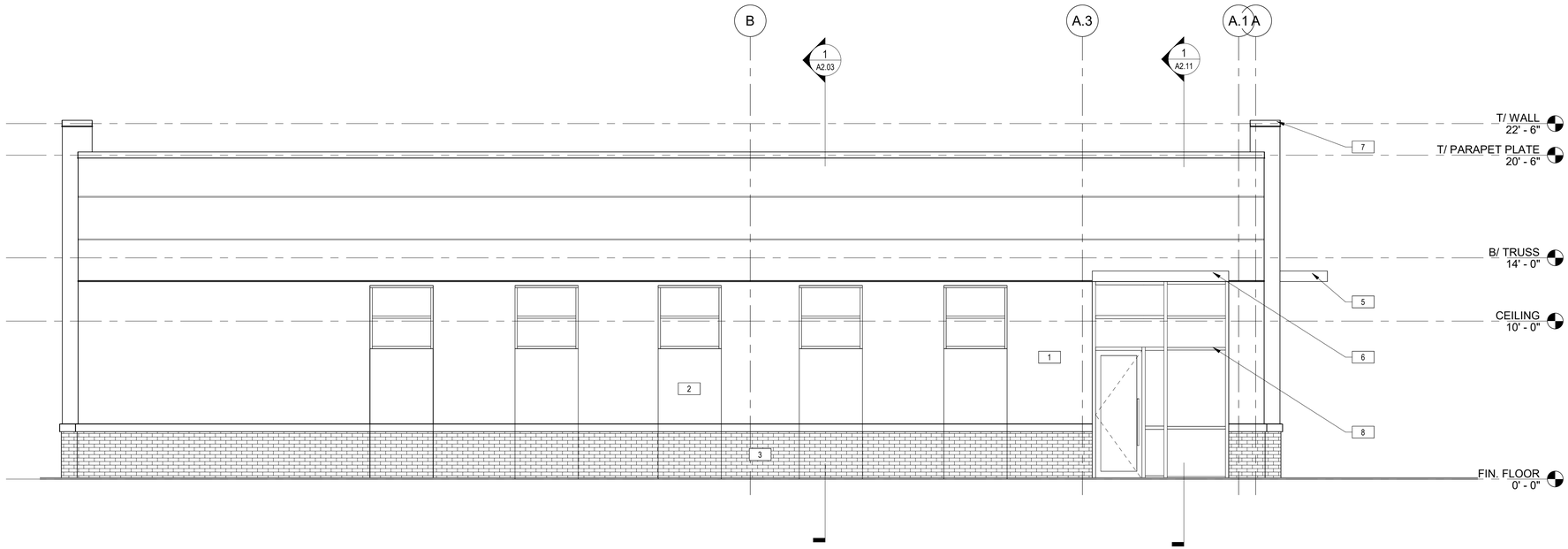
Project No.:	25.1093
Drawn By:	CK

Date	Issue
2025-12-15	Design and Construction Board of Review

A1.06

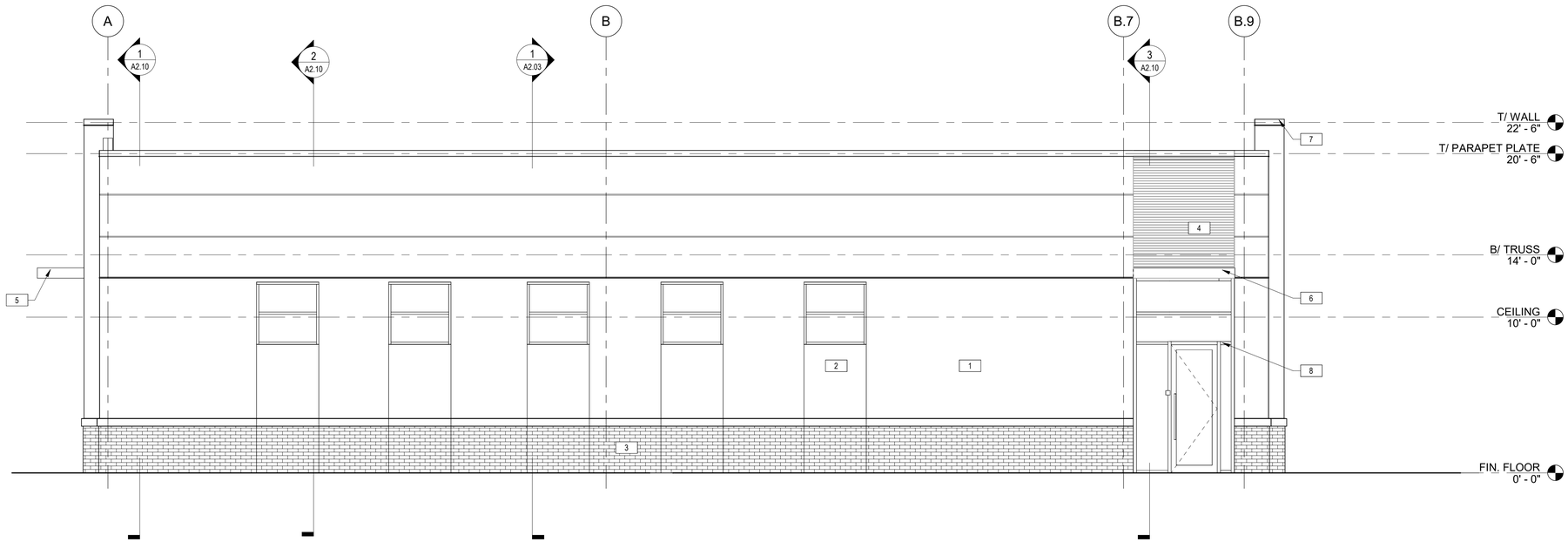
ROOF PLAN

MATERIAL FINISH SCHEDULE			
Mark	Material: Name	Material: Manufacturer	Material: Comments
1	EIFS, Exterior Insulation (SW 7006)	STO or DRYVIT	SHERWIN WILLIAMS SW 7006 "EXTRA WHITE"
2	EIFS, Exterior Insulation (SW 7015)	STO or DRYVIT	SHERWIN WILLIAMS SW 7015 "REPOSE GRAY"
3	Brick, Common, Grey	GLEN GERY	MODULAR "STONE GREY KLAYCOAT"
4	Aluminum - BOX RIB 1 (SW 7019)	PAC-CLAD PETERSEN	SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY"
5	Metal - Paint Red (SW6868)	CITYSCAPES 'MARQUEE'	SHERWIN WILLIAMS SW 6868 "REAL RED"
6	Metal - Paint Grey (SW7019)	CITYSCAPES 'MARQUEE'	SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY"
7	Metal - Parapet Coping, Silversmith (28)	ATAS	SILVERSMITH
8	Aluminum	KAWNEER	ALUMINUM



2 SOUTH ELEVATION

1/4" = 1'-0"



1 NORTH ELEVATION

1/4" = 1'-0"

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UNIVERSITY HOSPITALS URGENT CARE
BY WELLSTREET

20914 CENTER RIDGE ROAD
ROCKY RIVER, OH, 44116

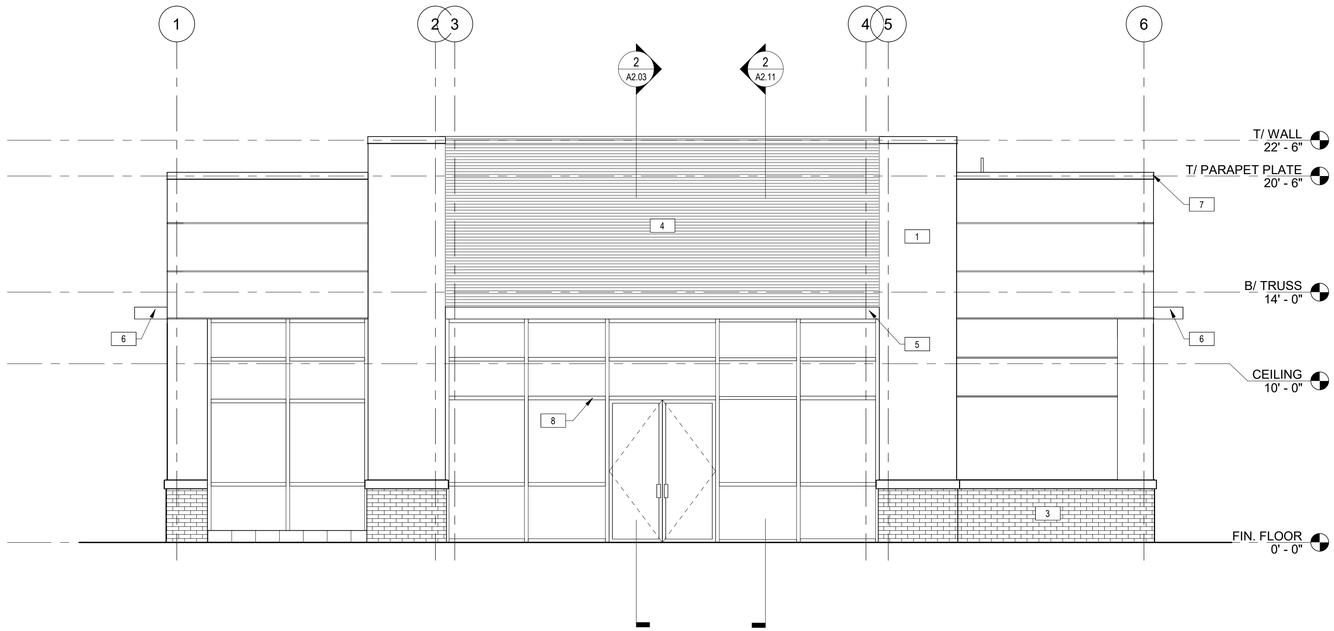
Project No.:	25.1093
Drawn By:	DJ

Date	Issue
2025-12-15	Design and Construction Board of Review

A2.01

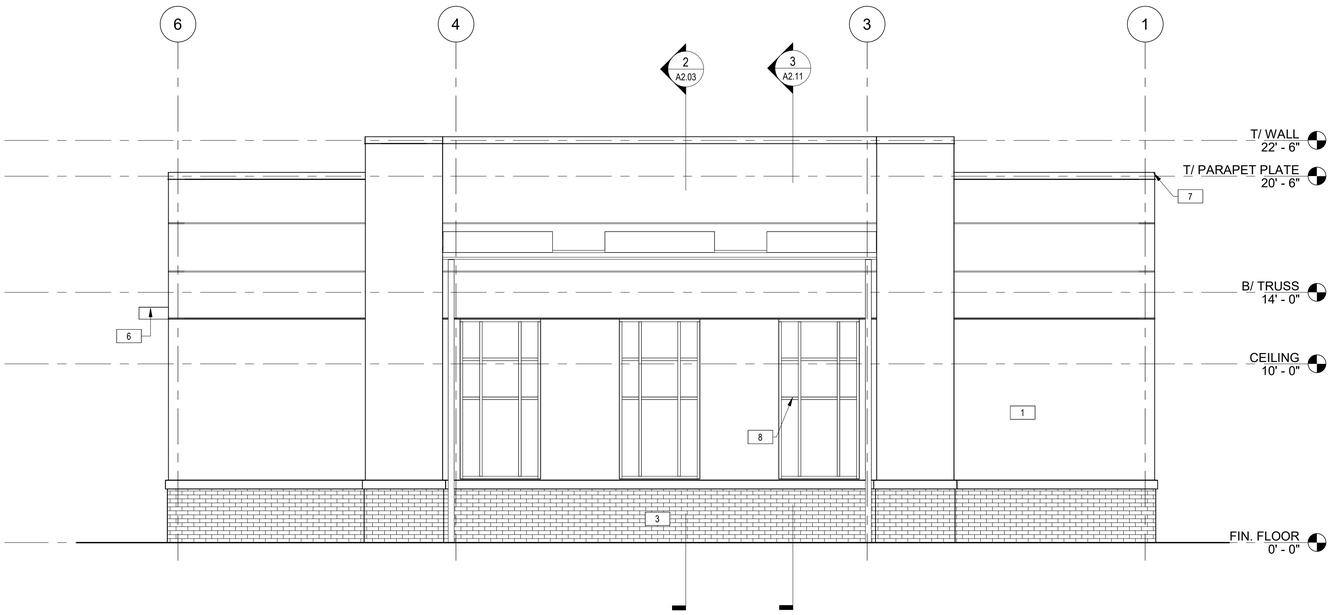
EXTERIOR ELEVATIONS

MATERIAL FINISH SCHEDULE			
Mark	Material: Name	Material: Manufacturer	Material: Comments
1	EIFS, Exterior Insulation (SW 7006)	STO or DRYVIT	SHERWIN WILLIAMS SW 7006 'EXTRA WHITE'
2	EIFS, Exterior Insulation (SW 7015)	STO or DRYVIT	SHERWIN WILLIAMS SW 7015 'REPOSE GRAY'
3	Brick, Common, Grey	GLEN GERY	MODULAR 'STONE GREY KLAYCOAT'
4	Aluminum - BOX RIB 1 (SW 7019)	PAC-CLAD PETERSEN	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'
5	Metal - Paint Red (SW6868)	CITYSCAPES 'MARQUEE'	SHERWIN WILLIAMS SW 6868 'REAL RED'
6	Metal - Paint Grey (SW7019)	CITYSCAPES 'MARQUEE'	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'
7	Metal - Parapet Coping, Silversmith (28)	ATAS	SILVERSMITH
8	Aluminum	KAWNEER	ALUMINUM



2 EAST ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

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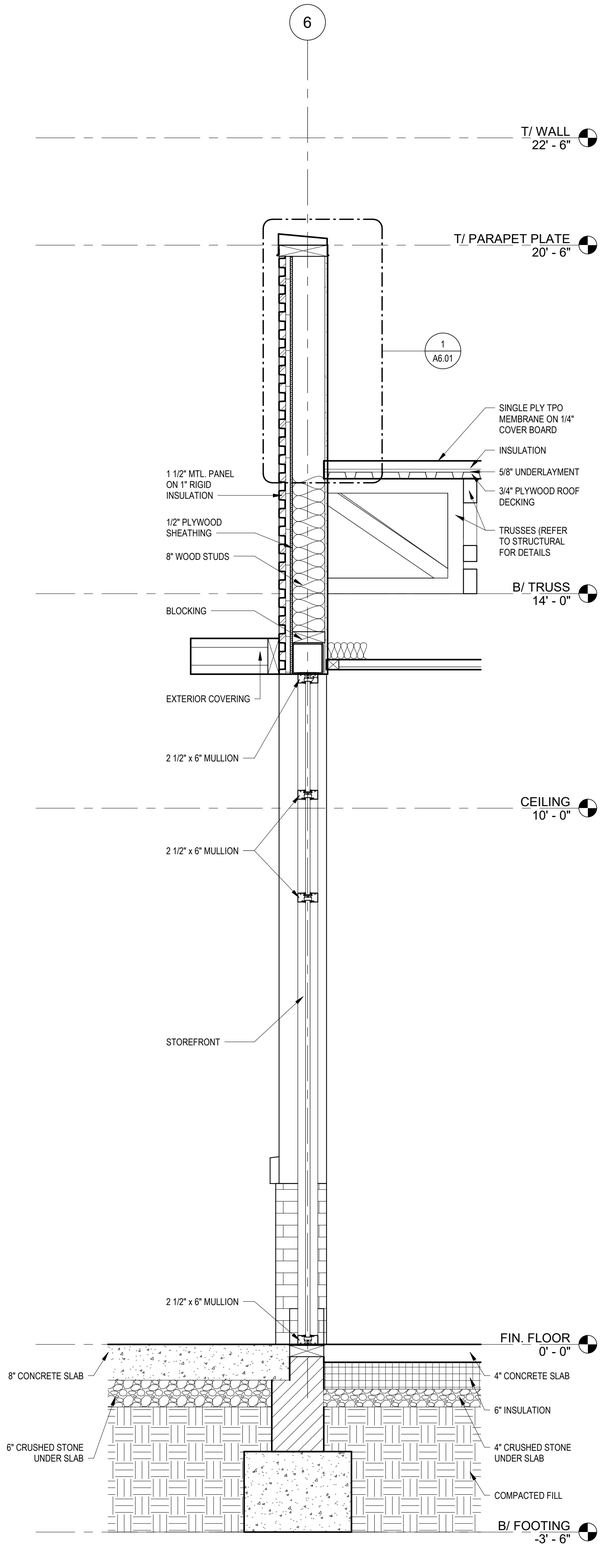
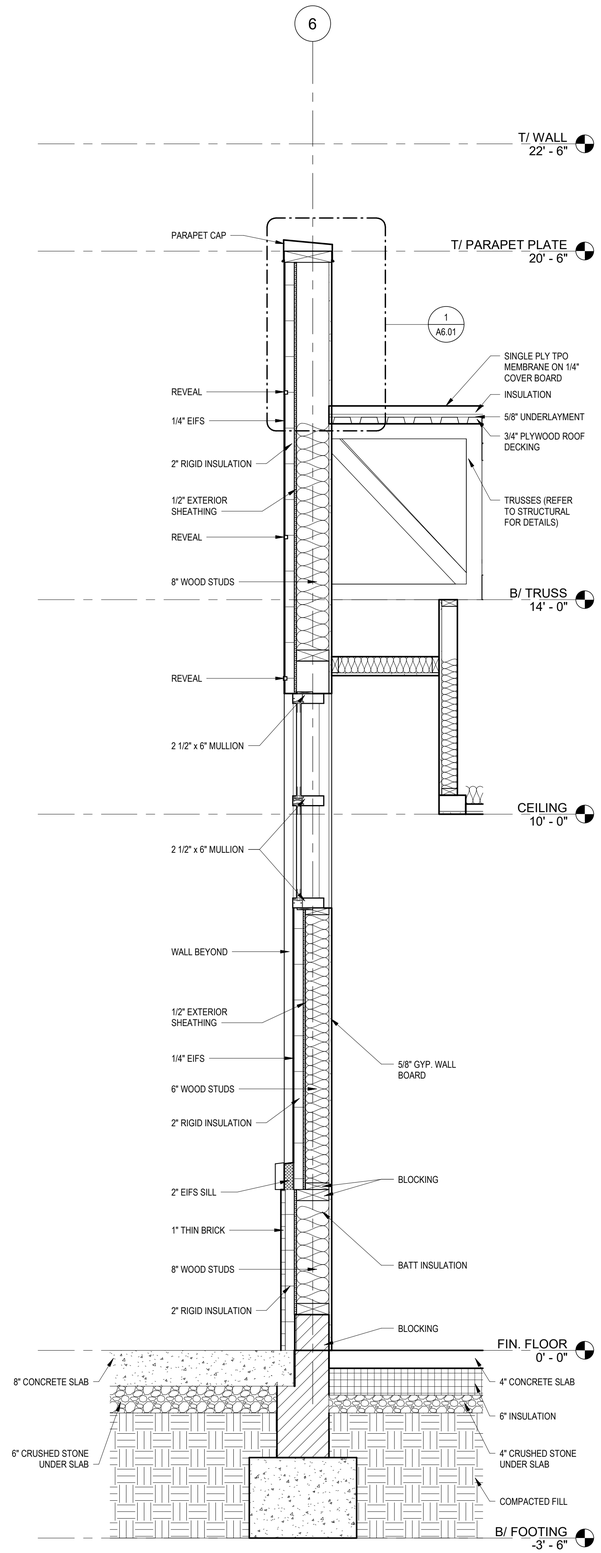
A2.02

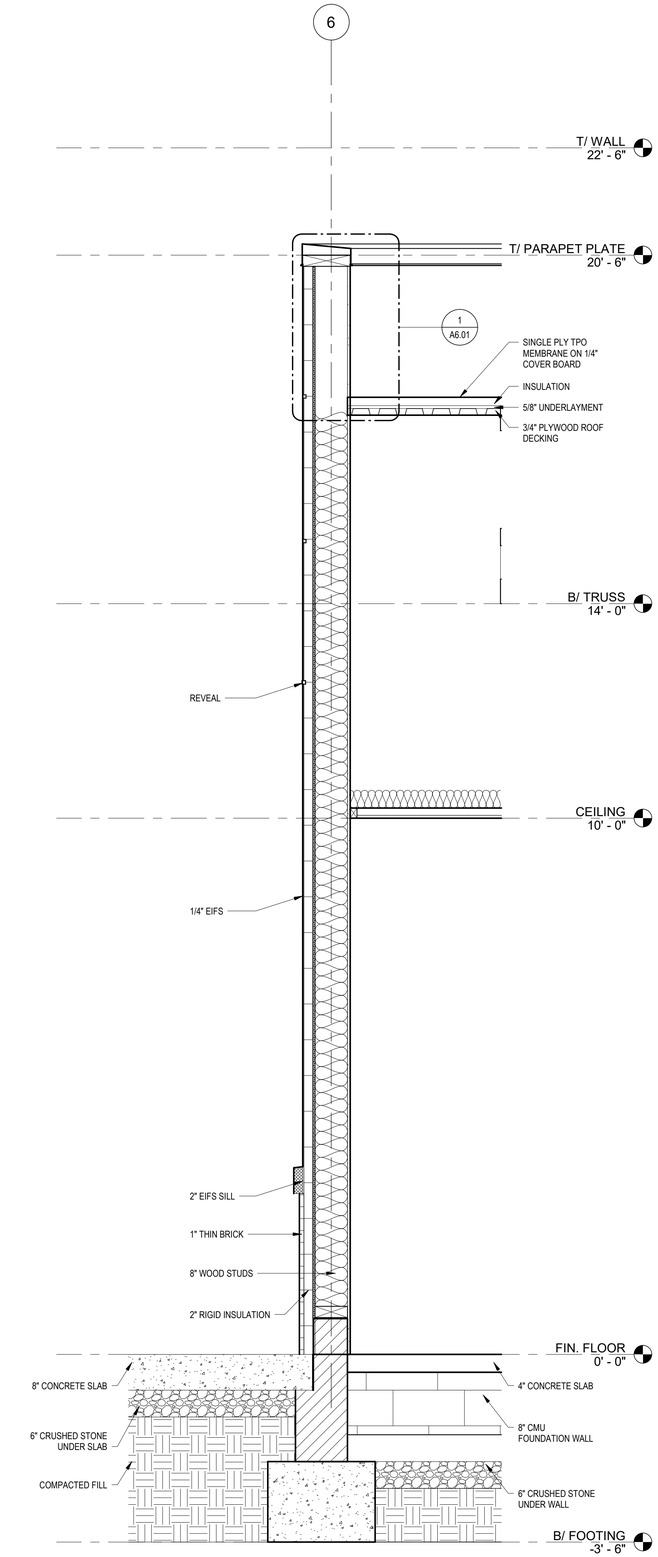
EXTERIOR ELEVATIONS



EXTERIOR WALL SECTION
3 BREAK ROOM ENTRANCE
3/4" = 1'-0"



EXTERIOR WALL SECTION
2 TYPICAL EXAM ROOM
3/4" = 1'-0"



EXTERIOR WALL SECTION
1 TYPICAL
3/4" = 1'-0"

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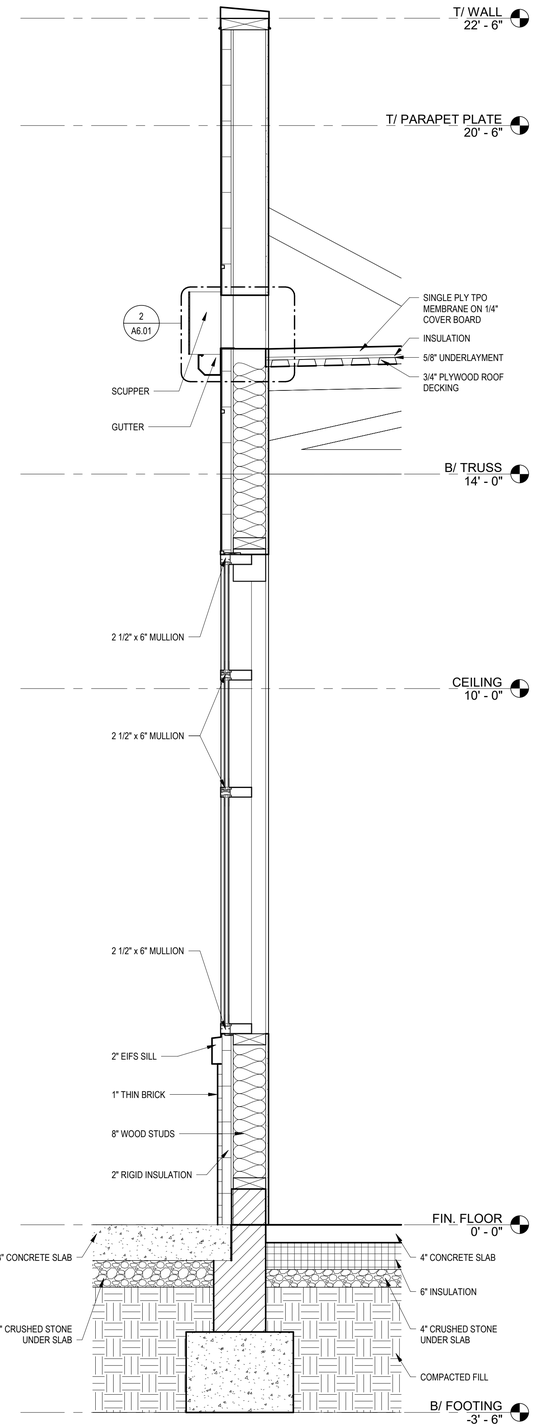
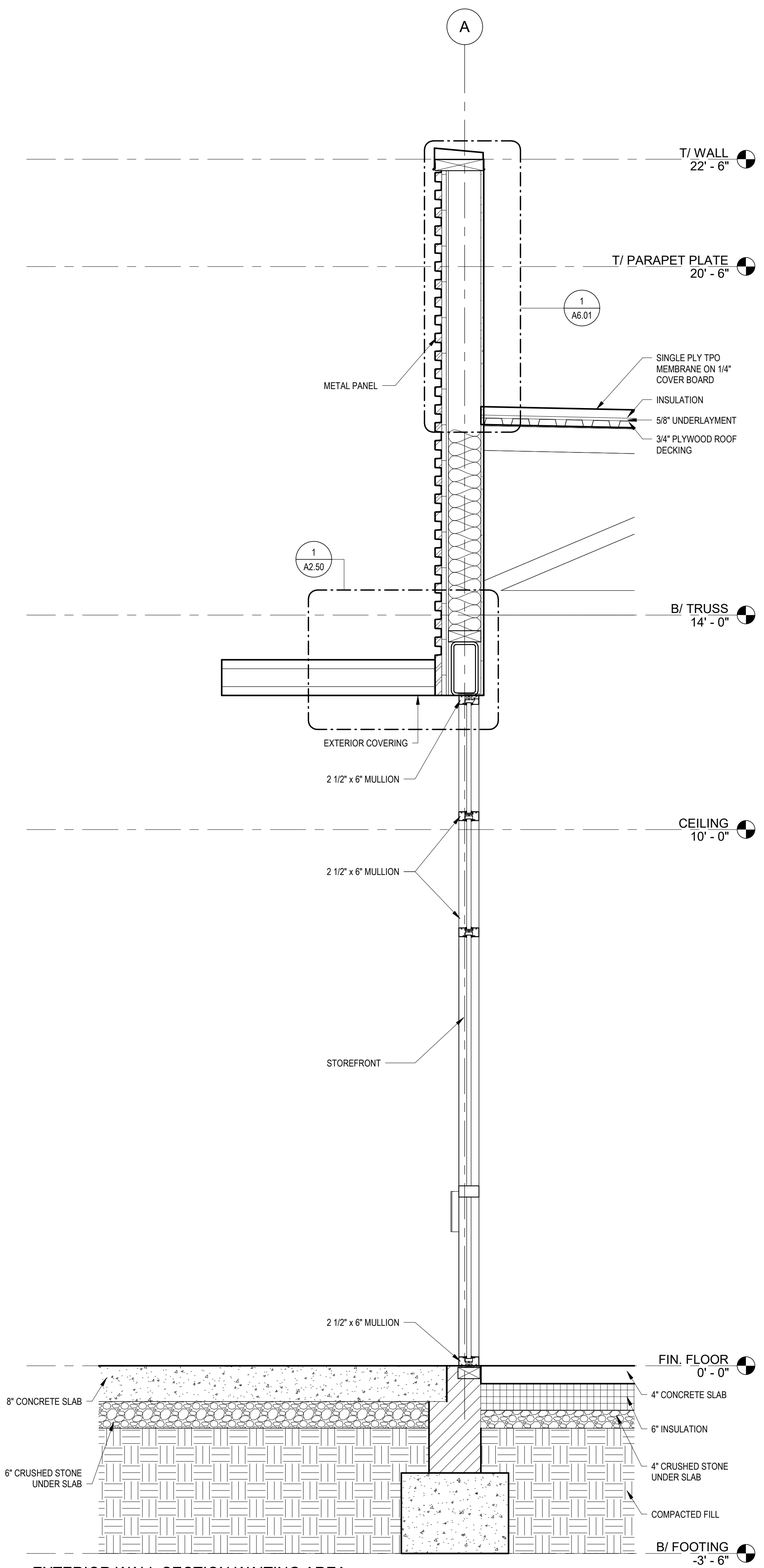
A2.10

EXTERIOR WALL SECTIONS



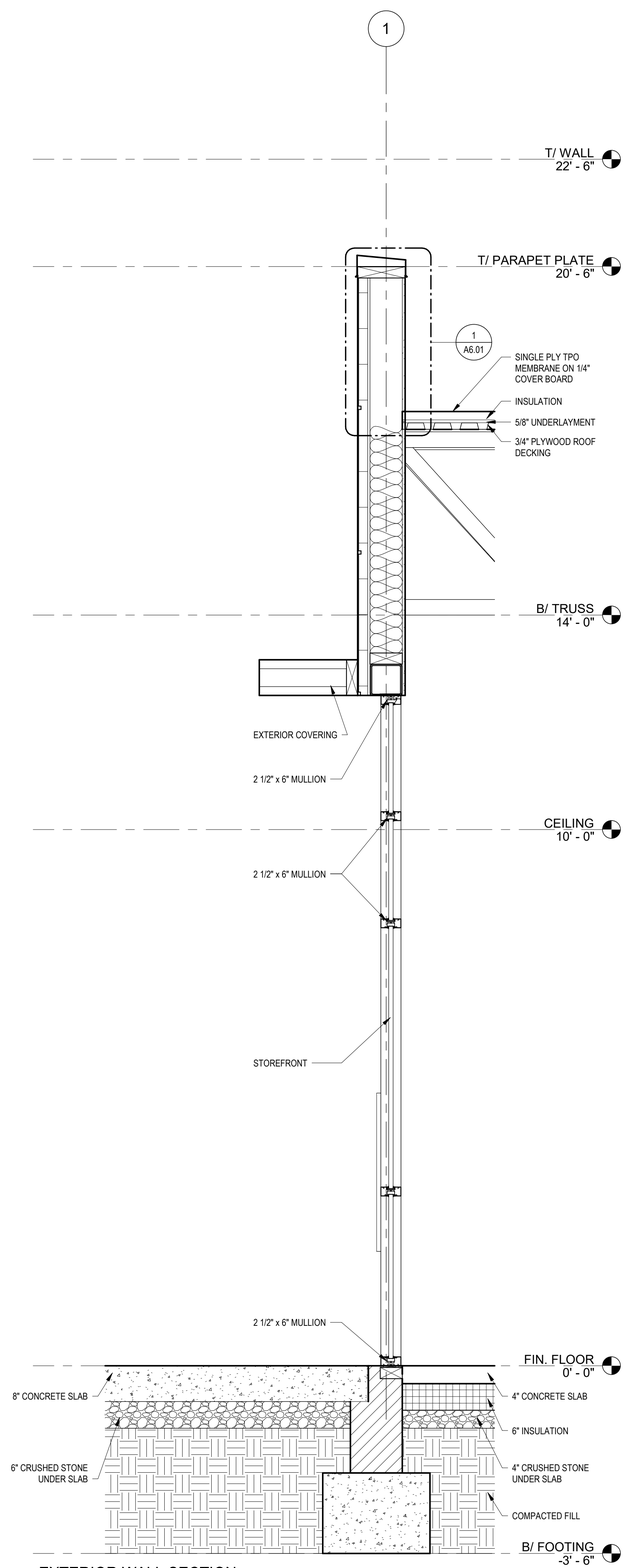
3 EXTERIOR WALL SECTION CORRIDOR

3/4" = 1'-0"



2 EXTERIOR WALL SECTION WAITING AREA ENTRANCE

3/4" = 1'-0"



1 EXTERIOR WALL SECTION STREET ENTRANCE

3/4" = 1'-0"

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A2.11

EXTERIOR WALL SECTIONS