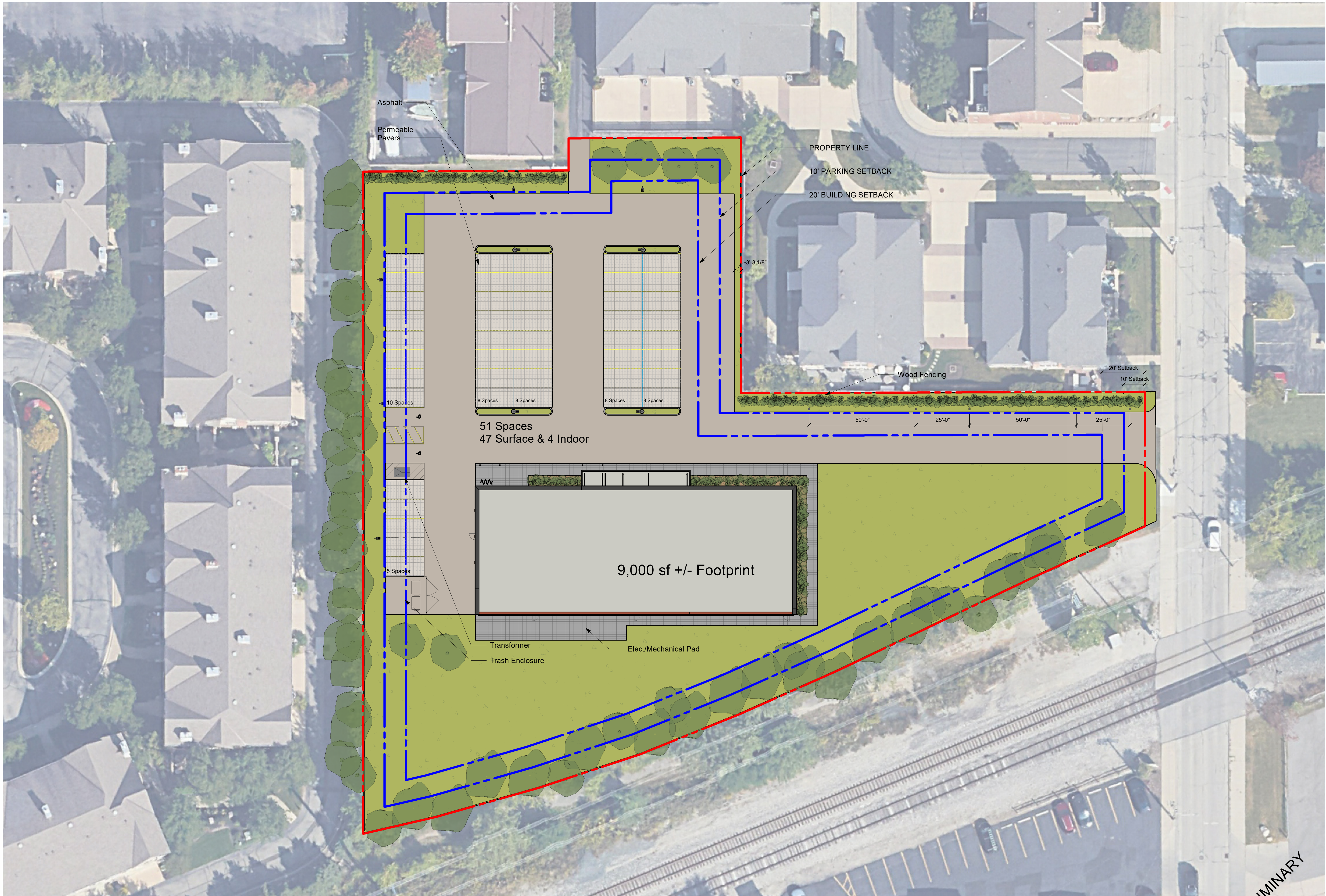




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Revision Schedule
DATE DESCRIPTION

Project #: 25034
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ARB
01B

ARCHITECTURAL
SITE PLAN

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2 ARB Level 2 Floor Plan
1/8" = 1'-0"



1 ARB Level 1 Floor Plan
1/8" = 1'-0"



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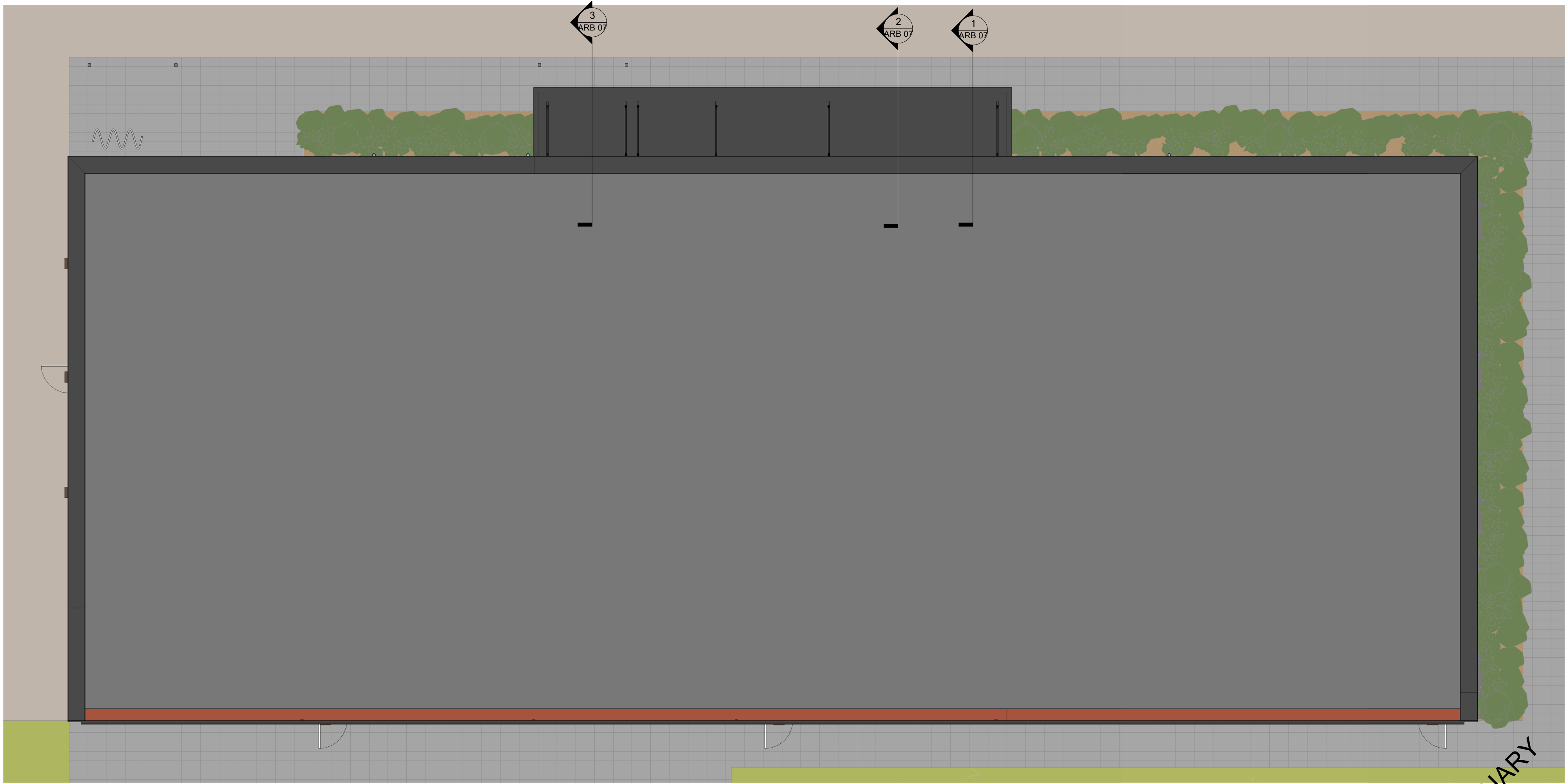
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ARB 03

LEVEL 1 FLOOR
PLAN

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1

ROOF PLAN

1/8" = 1'-0"

N

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ARB 04

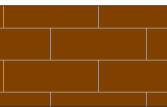
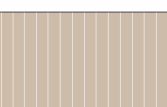
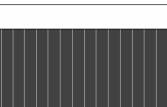
LEVEL 2 FLOOR
PLAN

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2 North Elevation - ARB
3/16" = 1'-0"

Exterior Materials Legend	
 BR-1	Exterior Masonry Modular Brick Rainscreen Facade Manufacturer: Glen-Gery Color: Adrian Texture/Finish: Sand
 EC-1	Exterior Cladding Woodgrain Metal Panel (Inside Terrace Face) Manufacturer: Longboard Color: Light Natural Walnut Texture/Finish: Textured Matte
 MTL-1	Metal Accent Panel Formed Break Metal Manufacturer: tbd Color: Black Texture/Finish: Smooth
 MTL-2	Standing Seam Metal Panel: Chevron Panel Facade rainscreen on continuous insulation Manufacturer: ATAS Metafor Color: Black Texture/Finish: Smooth
 AC-1	Coping/Fascia Aluminum coping Color: To match MTL-1 Texture/Finish: na
 ST-1	Storefront YKK 45 XT Storefront system Texture/Finish: Black Glazing: GL-1
 CC-1	C-Channel Powder Coated Aluminum C-Channel Manufacturer: TBD Color: Black Texture/Finish: na
Glazing Legend	
 GL-1	1" (min) Insulating glazing unit (SHGC .41) (U Value .24) Solarban 60 (2) + Clear Low-E IGU or Architect / Owner approved equal



3 East Elevation - ARB
3/16" = 1'-0"

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ARB 05

EXTERIOR
ELEVATIONS

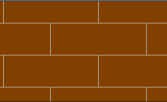
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1 South Elevation - ARB
3/16" = 1'-0"

Exterior Materials Legend

 BR-1	Exterior Masonry Modular Brick Rainscreen Facade Manufacturer: Glen-Gery Color: Adrian Texture/Finish: Sand
 EC-1	Exterior Cladding Woodgrain Metal Panel (Inside Terrace Face) Manufacturer: Longboard Color: Light National Walnut Texture/Finish: Textured Matte
 MTL-1	Metal Accent Panel Formed Break Metal Manufacturer: tbd Color: Black Texture/Finish: Smooth
 MTL-2	Standing Seam Metal Panel: Chevron Panel Facade rainscreen on continuous insulation Manufacturer: ATAS Metafor Color: Black Texture/Finish: Smooth
 AC-1	Coping/Fascia Aluminum coping Color: To match MTL-1 Texture/Finish: na
 ST-1	Storefront YKK 45 XT Storefront system Texture/Finish: Black Glazing: GL-1
 CC-1	C-Channel Powder Coated Aluminum C-Channel Manufacturer: TBD Color: Black Texture/Finish: na
Glazing Legend	
 GL-1	1" (min) Insulating glazing unit (SHGC .41) (U Value .24) Solarban 60 (2) + Clear Low-E IGU or Architect / Owner approved equal



2 West Elevation - ARB
3/16" = 1'-0"

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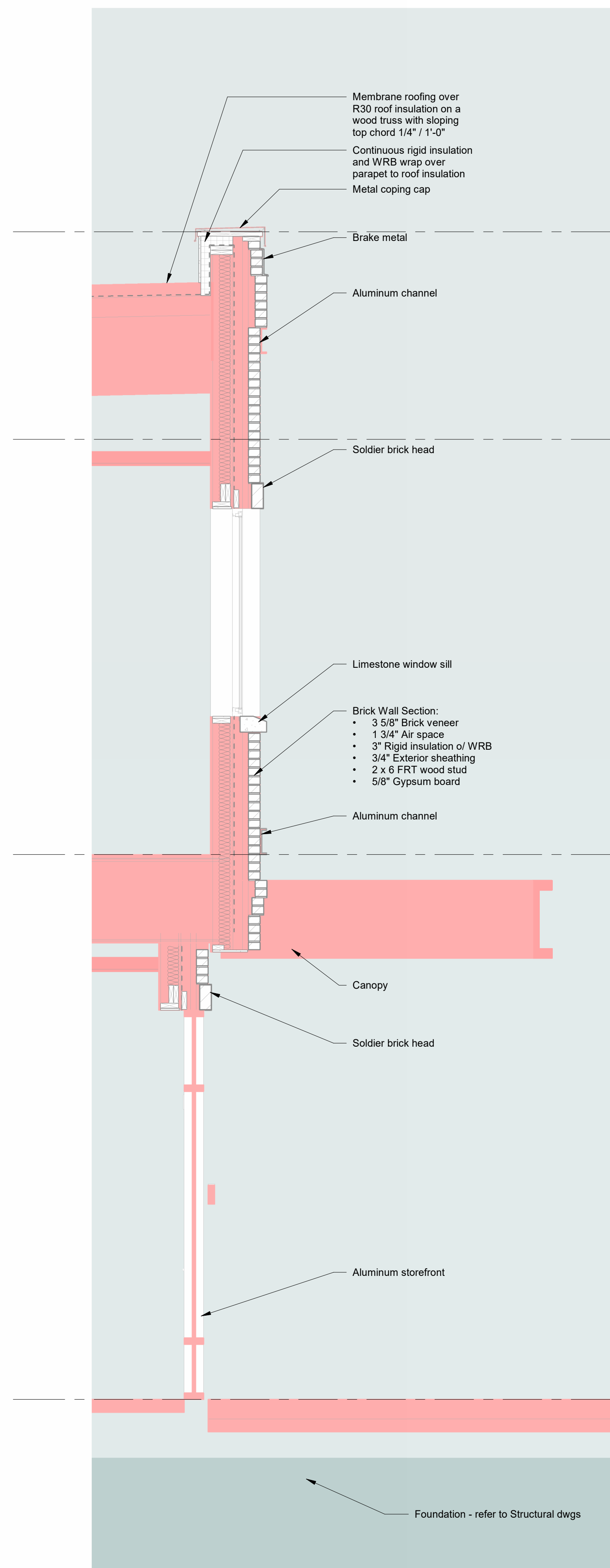
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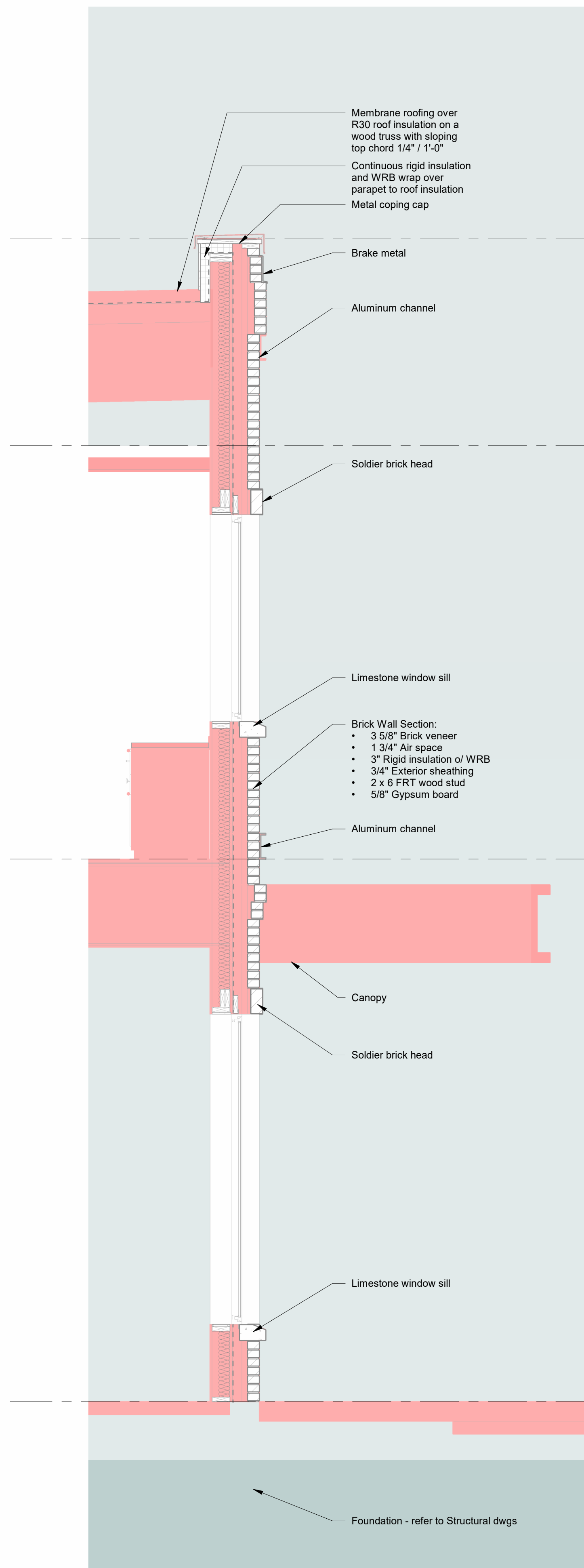
ARB 06

EXTERIOR
ELEVATIONS

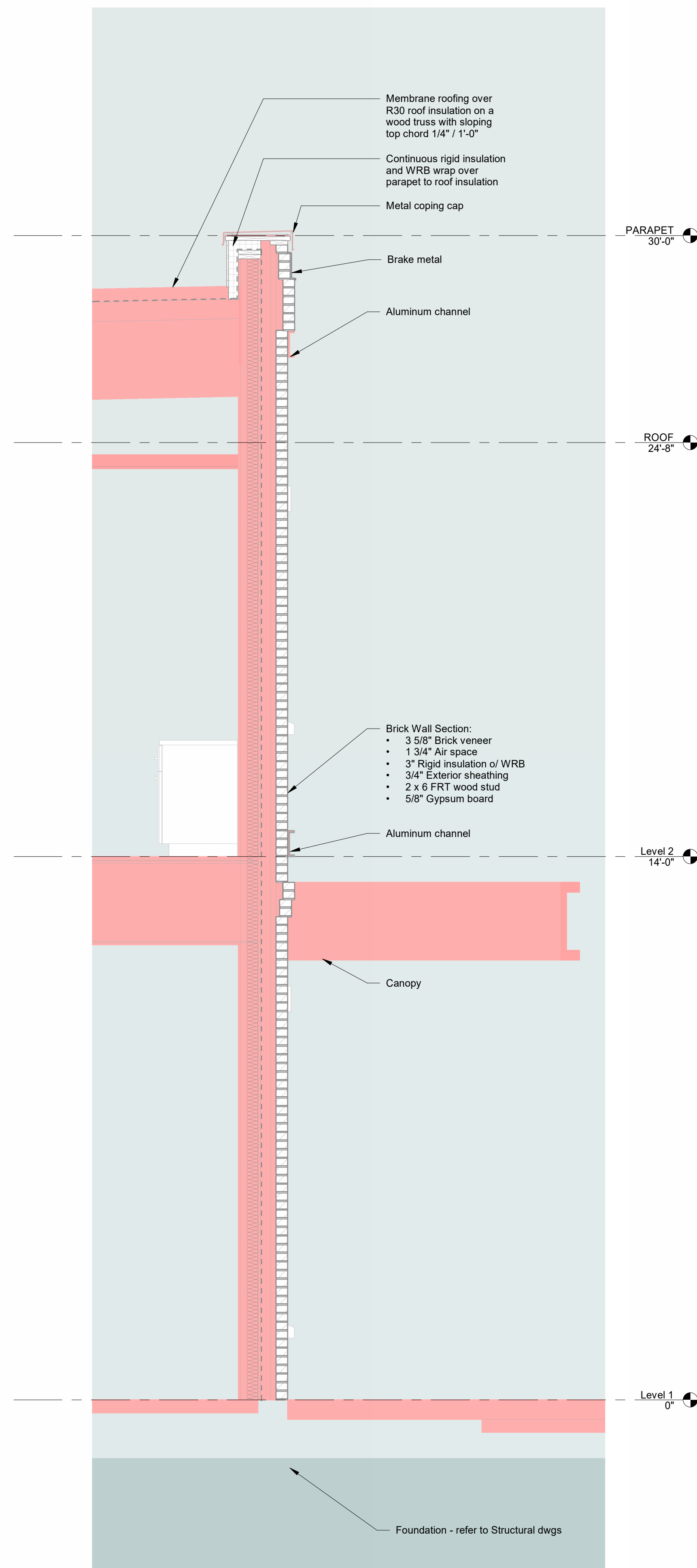
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3 Masonry Wall w/ Storefront
1/2" = 1'-0"



2 Masonry Wall w/ Glazing
1/2" = 1'-0"



1 Typ. Masonry Wall Section
1/2" = 1'-0"

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ARB 07

WALL SECTIONS

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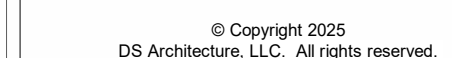
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ARB 08

RENDERINGS

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1/8" = 1'-0"



1/8" = 1'-0"



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3030 West Streetsboro Road (330) 659-6688 F
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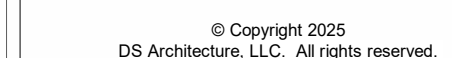
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PLUMBING DIAGRAM



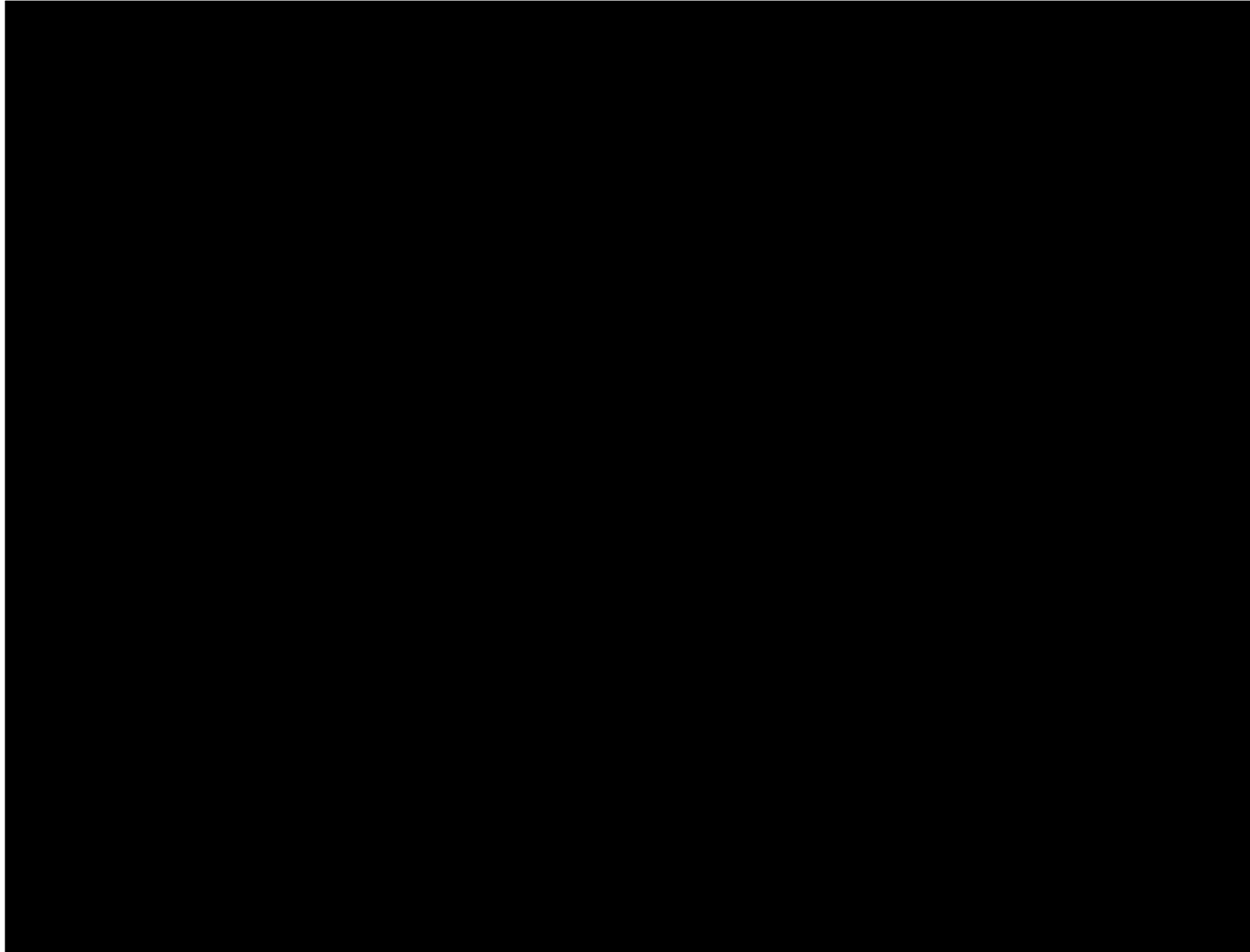
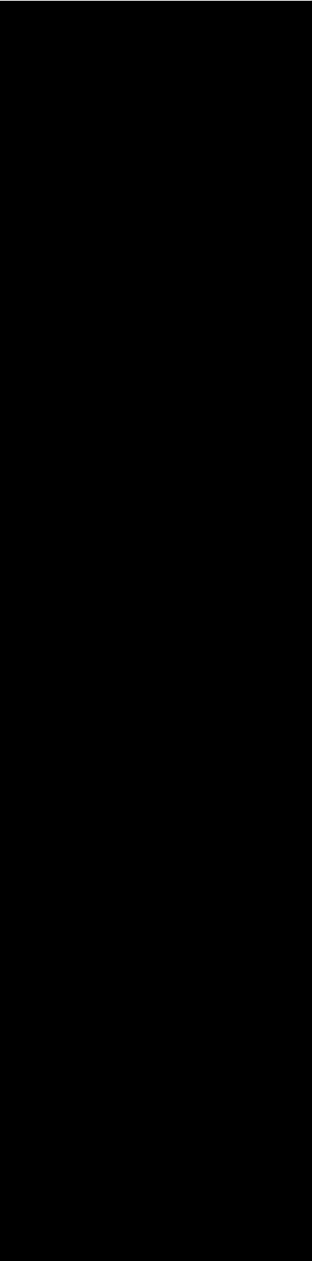
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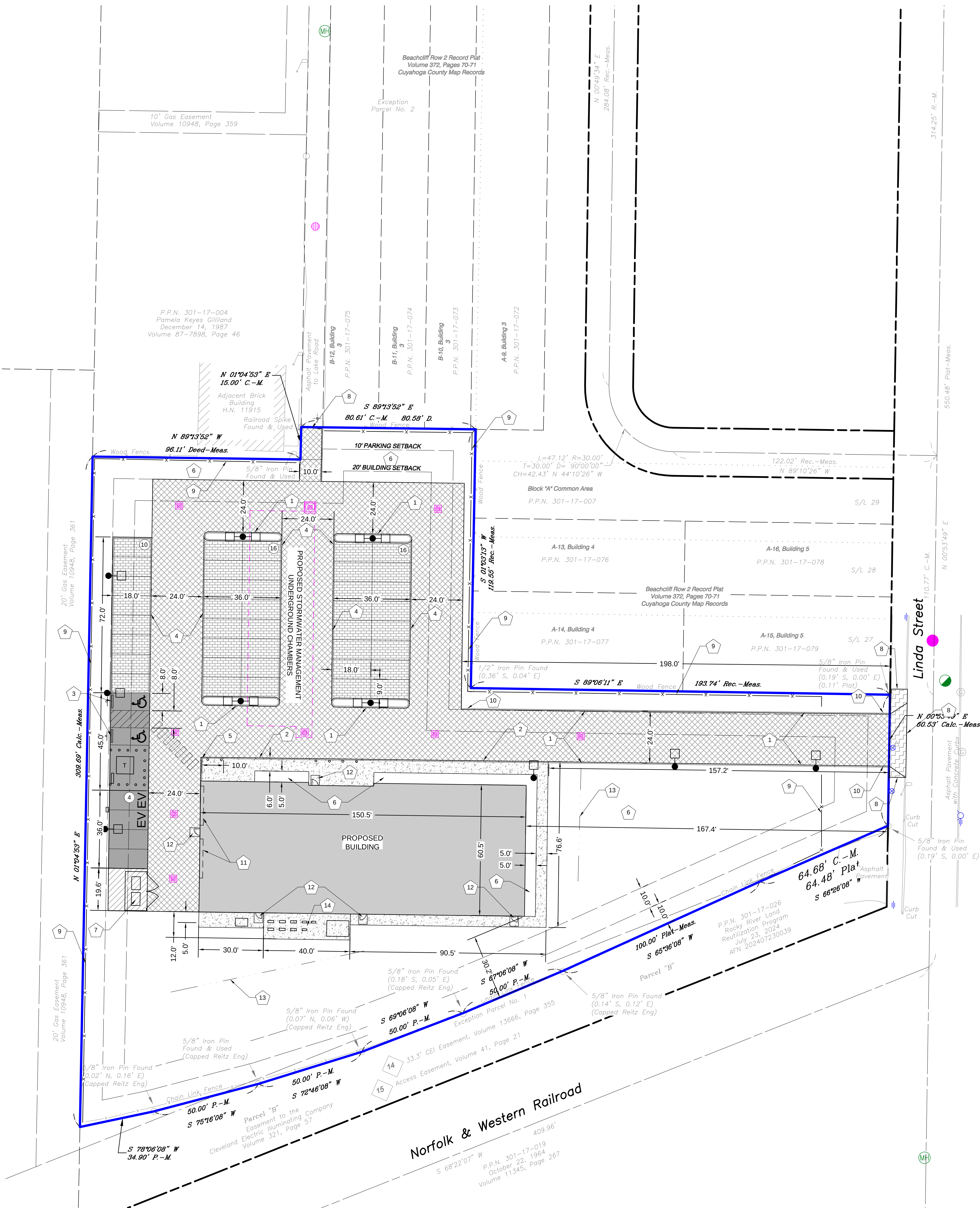
Issue Description:		
ARB Submission Set		
Revision Schedule		
#	DATE	DESCRIPTION
1	10/1/2010	Initial submission
2	10/1/2010	Revised submission
3	10/1/2010	Final submission

PLUMBING DIAGRAM



METAL PANEL
MFR: ATAS METAAFOR
COLOR: BLACK





KEY NOTES

- FURNISH AND INSTALL ODOT TYPE 6 CONCRETE VERTICAL CURB. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
- FURNISH AND INSTALL INTEGRAL CONCRETE CURB & WALK. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
- FURNISH AND INSTALL CONCRETE WHEEL STOP. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
- MAINTAIN FLUSH CURB ALONG PAVEMENT EDGE
- ASPHALT FLUSH WITH CURB. SLOPE ASPHALT AT 5.0% FOR 10' TO REVEAL 6" CURB
- LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR PLANTING DETAILS AND SPECIFICATIONS.
- FURNISH AND INSTALL TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- MEET AND MATCH EXISTING PAVEMENT.
- PROPOSED 6" WOODEN SHADOW BOX FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- FURNISH AND INSTALL CURB HEIGHT TAPER. SEE DETAIL ON SHEET C6-00.
- PROPOSED OVERHEAD GARAGE DOORS. SEE ARCHITECTURAL PLANS
- FURNISH AND INSTALL FROST SLAB. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- PROPOSED SWALE.
- PROPOSED MECHANICAL UTILITY PAD. SEE MECHANICAL PLANS FOR DETAILS AND SPECIFICATIONS.

LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
- PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
- PROPOSED DUMPSTER PAD CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT PER CITY OF ROCKY RIVER SPECIFICATIONS.
- PROPOSED PERMEABLE PAVERS. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
- PROPOSED LIGHT FIXTURE. SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLANS FOR DETAILS AND SPECIFICATIONS.

SITE DATA

ADDRESS	19911 LAKE ROAD, ROCKY RIVER, OHIO 44116	
ZONING DISTRICT	R5 MULTI FAMILY	
SITE AREA	72032 SF	
CURRENT USE	COMMERCIAL	
PROPOSED USE	RESIDENTIAL	
LOT COVERAGE	PROPOSED BUILDING	9065 SF
	PAVED SURFACES	30976
	TOTAL LOT AREA	40041 SF
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	50 FT	
FRONT YARD BUILDING SETBACK	25 FT	167 FT
SIDE YARD BUILDING SETBACK	20 FT	30 FT
REAR YARD BUILDING SETBACK	20 FT	53 FT
FRONT YARD PARKING SETBACK	10 FT	222 FT
SIDE YARD PARKING SETBACK	10 FT	10 FT
REAR YARD PARKING SETBACK	10 FT	10 FT



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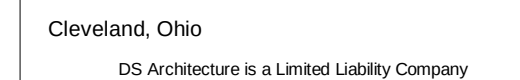
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C2-00

GEOMETRIC
PLAN





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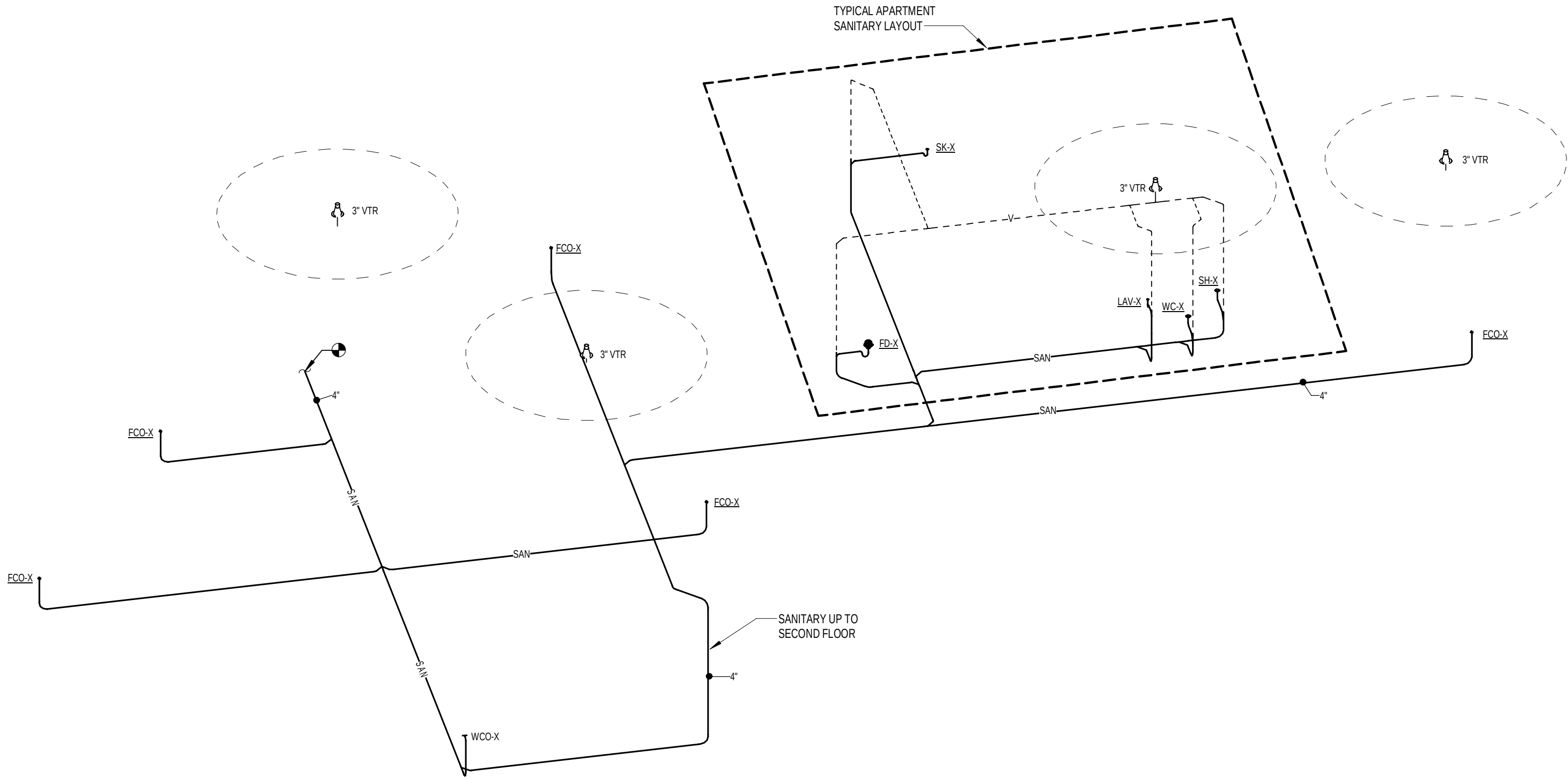
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M1.01

MECHANICAL PLANS





SANITARY ISOMETRIC DIAGRAM

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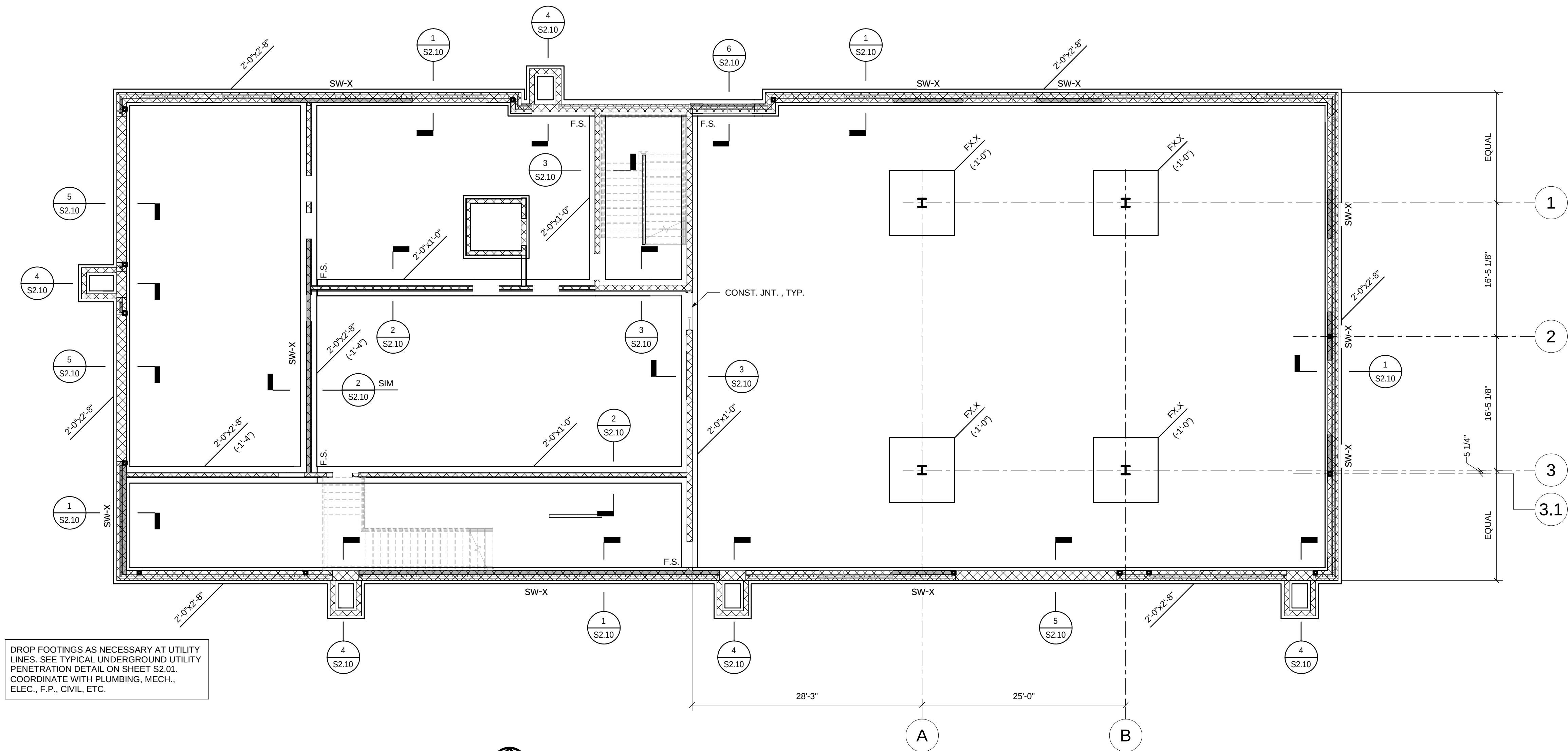
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P3.01

PLUMBING
ISOMETRICS

TBA
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Autodesk Docs:\800 Linda\2025-1114_Structural_F25.rvt



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- FLOOR CONSTRUCTION: 4" CONCRETE SLAB ON GRADE WITH ONE LAYER OF 6x6-W2.1xW2.1 W.W.R. PROVIDE 10 MIL VAPOR RETARDER AND 4" LAYER OF GRANULAR FILL BELOW SLAB (UNO).
- TOP OF SLAB ON GRADE ELEVATION = "LEVEL 1". SEE ELEVATION LEGEND. PROJECT DATUM ELEVATION = XXX'-XX" USGS.
- ELEVATIONS NOTED THUS (+X'-X") ARE TO TOP OF FOOTING REFERENCED FROM SLAB ON GRADE ELEVATION (UNO).
- TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") (UNO).
- TOP OF EXTERIOR FOOTING ELEVATION = (-1'-4") (UNO).
- CONTINUOUS FOOTINGS ARE MARKED THUS:

WIDTH x DEPTH
(TOP OF FTG. EL.)
- COORDINATE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY LINES CROSSING OR ADJACENT TO FOUNDATIONS WITH PLUMBING, MECH., ELEC., F.P., CIVIL, ETC. DROP FOOTINGS AS NECESSARY. SEE TYPICAL DETAIL AT UNDERGROUND UTILITY PENETRATION.
- PROVIDE (2) #4x3'-0" LONG AT ALL REENRANT CORNERS.
- COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURER'S REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR EXTENT AND FINISH OF SLAB ON GRADE AND ANY FLOOR DEPRESSIONS, UNDERFLOOR CONDUITS, DRAINS, ETC.
- SEE SHEET S0.01 THRU S0.04 FOR GENERAL NOTES.
- SEE SHEET S2.01 FOR TYPICAL FOUNDATION DETAILS.
- SEE SHEET S2.02 FOR TYPICAL MASONRY DETAILS.
- FX.X DENOTES SPREAD FOOTINGS. SEE FOOTING SCHEDULE THIS SHEET.
- MPX.X DENOTES SPREAD FOOTINGS AT MOMENT FRAMES. SEE FOOTING SCHEDULE THIS SHEET.
- PX.X DENOTES CONCRETE PIER. SEE CONCRETE PIER SCHEDULE ON THIS SHEET.
- MPX.X DENOTES MASONRY PIER. SEE SHEET S2.02. PROVIDE DOWELS AND EXTEND REINFORCING FULL HEIGHT OF WALL.
- FOUNDATIONS ADJACENT TO EXISTING STRUCTURES SHALL BEAR ON UNDISTURBED SOIL AT THE SAME ELEVATION OF THE EXISTING FOOTINGS.
- | |
|-------|
| XXXX' |
|-------|

 DENOTES PRESUMED FINISH GRADE AT LOCATION SHOWN. VERIFY VALUE WITH FINAL SITE PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

ELEVATION LEGEND		
LEVEL DESIGNATION	ELEVATION (UNO)	PROJECT DATUM
ROOF TRUSS BEARING	24'-0 5/8"	
LEVEL 2	14'-0"	
T/SHEATHING AT LEVEL 2	13'-10 3/4"	
T/FRAMING AT LEVEL 2	13'-10"	
T/SHEATHING AT LEVEL 2 TERRACES	12'-6"	
T/FRAMING AT LEVEL 2 TERRACES	12'-5 1/4"	
LEVEL 1	0'-0"	•

- ELEVATIONS ON PLAN MAY VARY FROM ELEVATIONS SHOWN IN THE ELEVATION LEGEND. SEE PLAN FOR SPECIFIC ELEVATION VARIATIONS.
- DENOTES THE LEVEL THAT IS THE PROJECT DATUM.



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FOUNDATION PLAN