

GORMLEY'S PARKING SUMMARY

HOURS OF OPERATION – BARBER SHOP: 10:00 a.m. – 5:00 p.m. on Monday
8:00 a.m. – 5:00 p.m. Tuesday - Friday
PUB: 2:00 p.m. – 1:00 a.m. or earlier

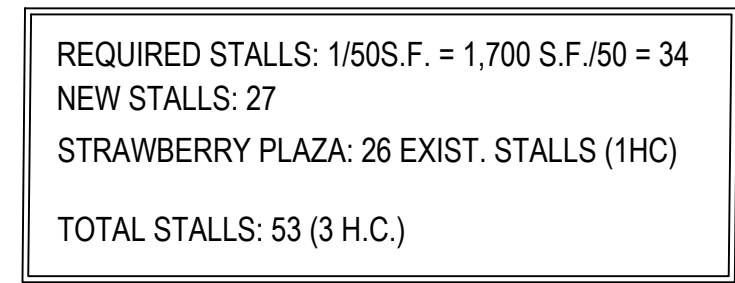
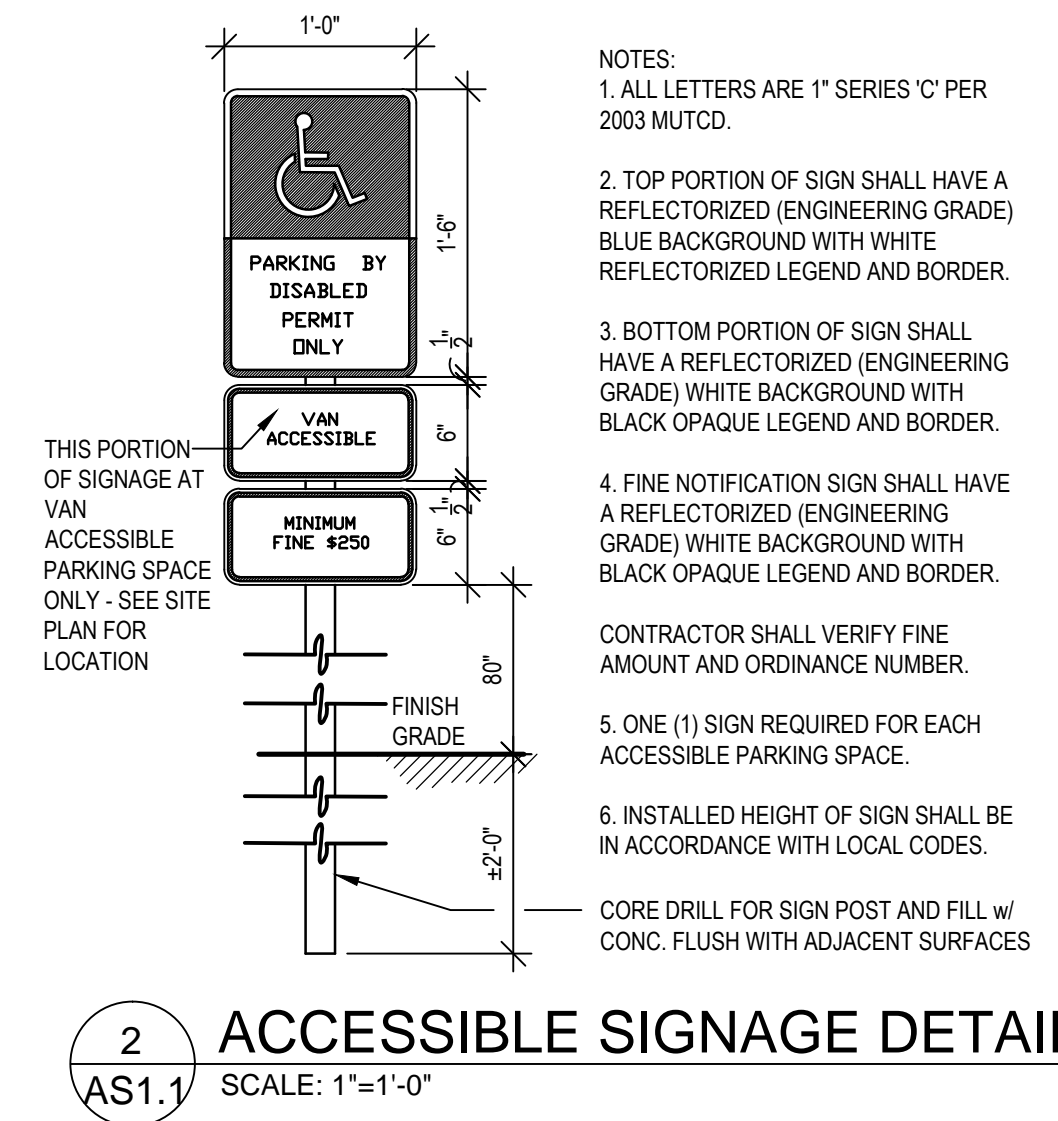
EXISTING CONDITIONS ON GORMLEY'S LOTS

Total Spaces Required for Pub and Barber Shop	33
(24 spaces for pub and 8 spaces for barber shop (4 chairs))	
Minus 20% discount for shared parking (RRCO 1187.15)	<u>- 6</u>
Total Spaces REQUIRED for Pub and Barber Shop	27
Total Spaces AVAILABLE on Pub and Barber Shop Lots	<u>14</u>
(Deficit:	13)

OFF-SITE PARKING SPACE AVAILABILITY

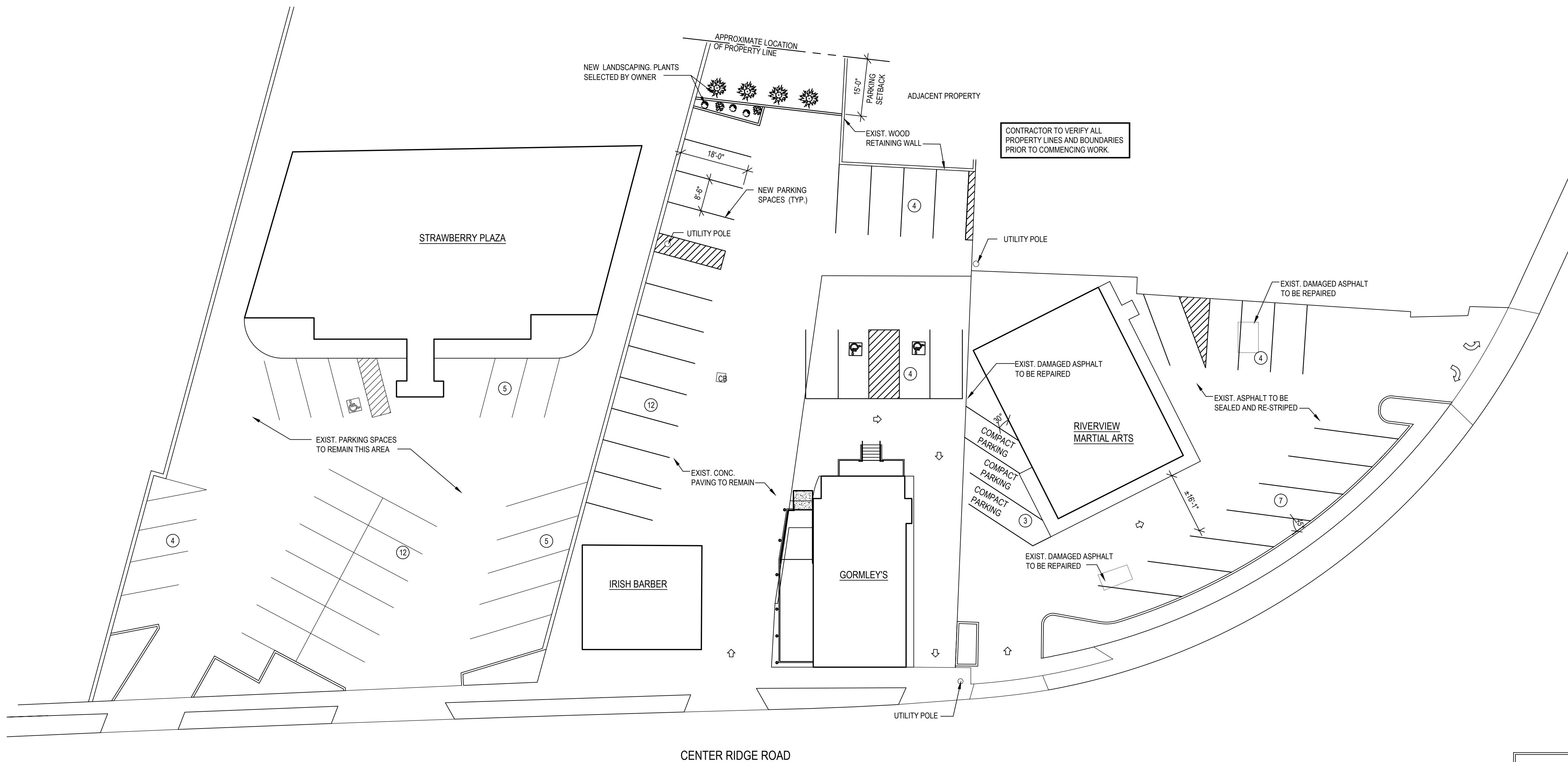
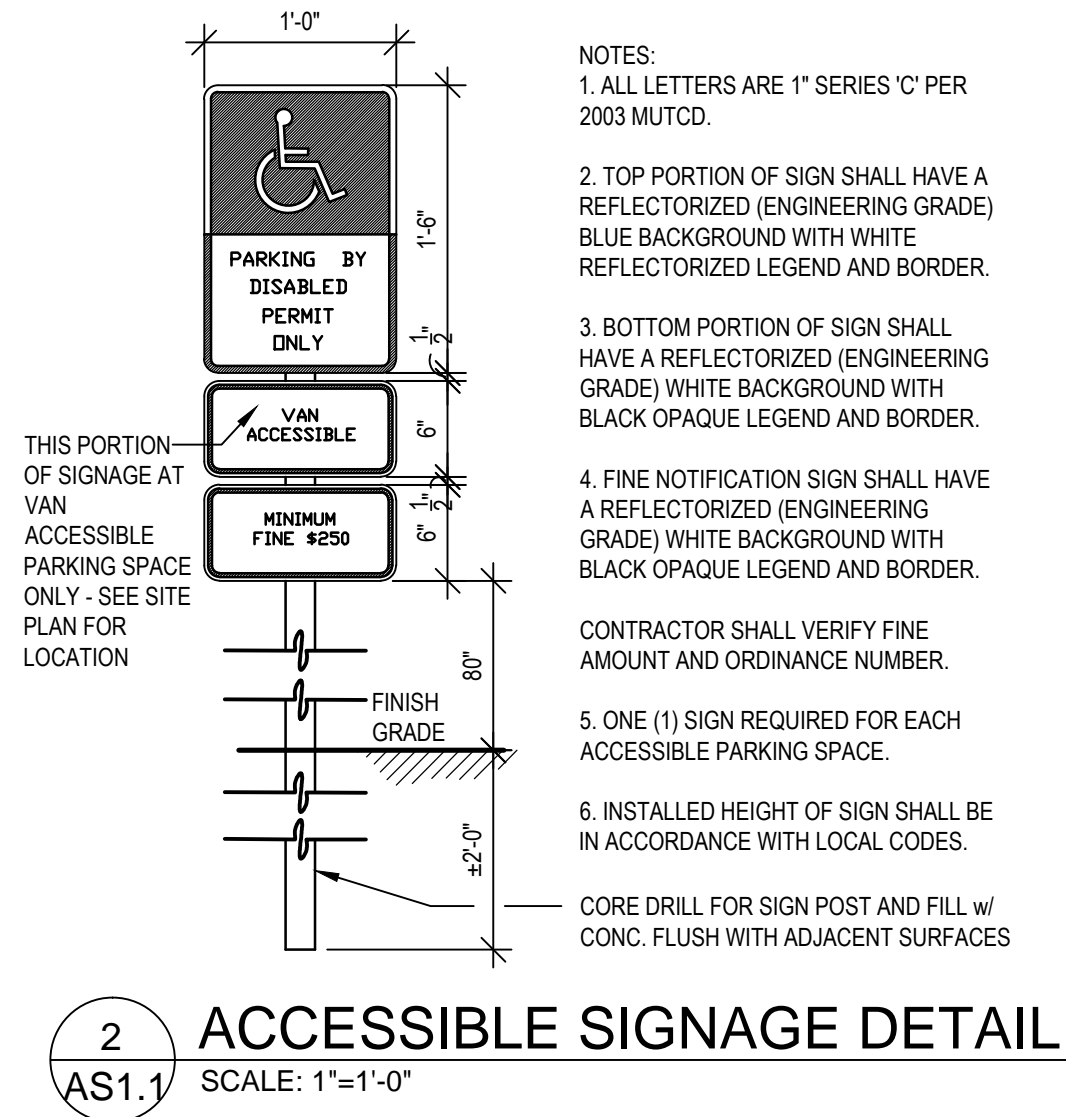
Available at Karate Studio to the East	15
Total Spaces Required for Karate Studio per bldg. sq. ft.	<u>-6</u>
TOTAL SPACES TO SHARE WITH SEAN GORMLEY	<u>9</u>
Available at Strawberry Plaza to the West	<u>26</u>
(after 6:00 pm = when all existing businesses are closed)	
TOTAL OFF-SITE SPACES TO SHARE WITH SEAN GORMLEY	<u>35</u>
TOTAL SPACES IN GORMLEYS LOTS	14
TOTAL OFF-SITE SPACES AVAILABLE	<u>26</u>
TOTAL SPACES AVAILABLE FOR GORMLEY'S PARKING	<u>40</u>

Note: Additional spaces are available at the Wellness Center for Fundraisers and Special Events



NOTE: THIS SITE PLAN HAS BEEN DEVELOPED WITHOUT THE USE OF A CIVIL ENGINEER AND IS FOR REFERENCE ONLY

<h1 style="text-align: center;">GORMLEY'S</h1>		<h1 style="text-align: center;">ARCHITECTS, INC.</h1>	
<p style="text-align: center;">19500 CENTER RIDGE ROAD</p>		<p style="text-align: center;">ROCKY RIVER, OH</p>	
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<p>17710 Detroit Avenue Phone (216) 521-5134 Fax (216) 521-4824 www.adaarchitects.cc</p>		<p>Lakewood, Ohio 44107 521-5134 521-4824 www.adaarchitects.cc</p>	



N
SITE PLAN
SCALE: 1/16" = 1'-0"

REQUIRED STALLS: 1/50S.F. = 1,700 S.F./50 = 34
NEW STALLS: 34
STRAWBERRY PLAZA: 26 EXIST. STALLS (1HC)
TOTAL STALLS: 60 (3 H.C.)

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GORMLEY'S

19500 CENTER RIDGE ROAD

ROCKY RIVER, OH

REVISIONS

#	DATE	TYPE
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ARCHITECTURAL
SITE PLAN

DATE 12/06/16

JOB NO. 16249

AS1.1d
SHEET NO.

Construction Professionals

Grafton, OH 44044

(440) 452-0457

JOB ESTIMATE

TO:

Sean Gormley
19512 Center Ridge Rd
Rocky River, OH
44116



JOB DESCRIPTION
Parking Lot Install
price includes dumpster / disposal fees

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Demolish and dispose of existing garage out building on North East corner of existing parking lot.	
Cut access through existing retaining wall along North West corner of existing earthen property line.	
Install new curb forms adjacent to previously prepared opening in retaining wall to direct storm drain water from new parking area to existing drain basins on adjoining property to the West.	
Remove existing tree stump and topsoil.	
Form new access ramp on North East side of existing parking lot replacing previous location of demolished garage.	
Install and compact agregat in newly prepared parking area.	
Form and pour new parking lot, curbs and access ramp. (6" thick pad, 4000 PSI air entrained, broom finish and saw cut)	
Install new parking lot striping in new parking area.	
LABOR & MATERIALS TOTAL :	58,400.00
TOTAL ESTIMATE	\$58,400.00

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

R. Overstreet
PREPARED BY

6/2/22
DATE



Sean Gormley
19500 Center Ridge Rd
Rocky River, OH 44116

March 21, 2019

Sean,


The City of Rocky River is requiring that you CEASE & DESIST the use of the 2nd floor of 19500 Center Ridge Rd until all required submittals have been reviewed and approved.

City Building & Fire Code require access/egress designations, 2nd floor load calculations, and engineering drawings and other submittals before an occupancy is granted for the second floor.

Please have an engineer/architect review your property and present the proper submittals to the Rocky River Building Department.

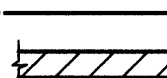
Respectfully submitted,


Ray Reich
Building Commissioner


Rob Crow
Fire Marshal

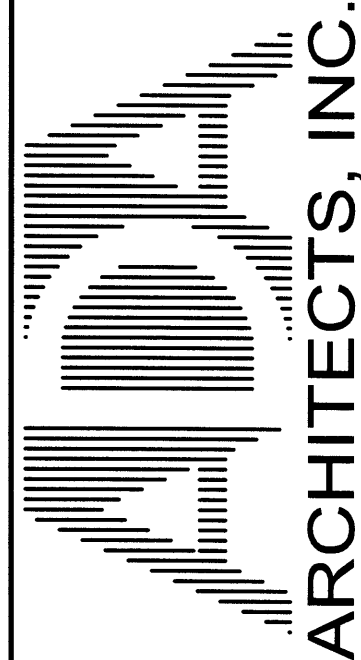
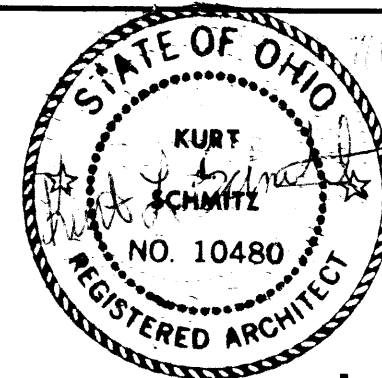
Cc: A. Bemer, Law Dept.

SUBMITTED TO BLDG DEPT FOLLOWING CEASE & DESIST LETTER OF 3-21-19

WALL LEGEND	
SYMBOL	DESCRIPTION
	INDICATES 5/8" GYP. ON BOTH SIDES OF 2 X 4 STUDS @ 16" O.C. (U.N.O.)

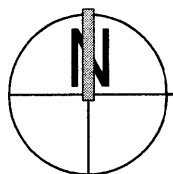
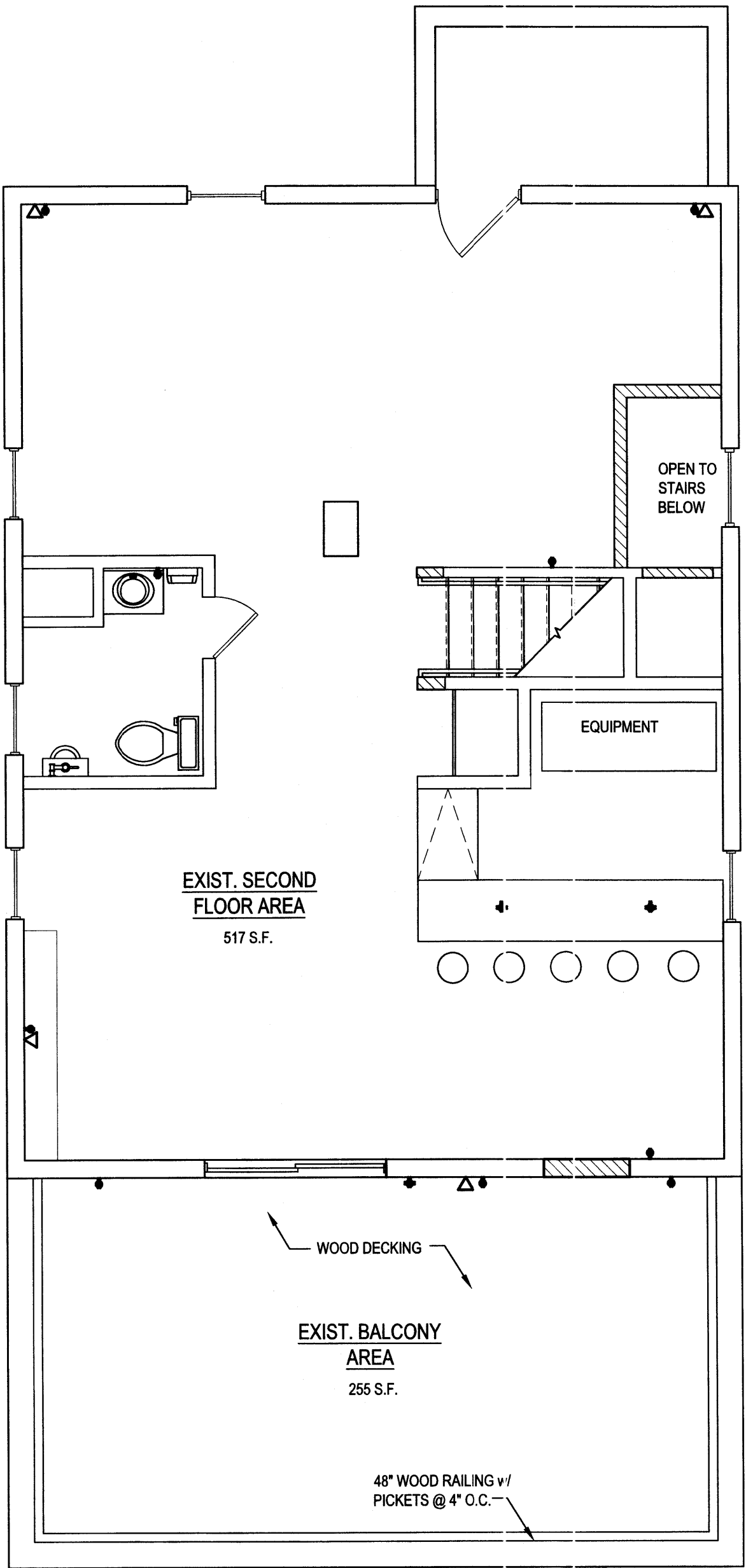
CONSTRUCTION PLAN NOTES

- DO NOT SCALE DRAWING
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
- DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING, SHORING DESIGN, IMPLANTATION, AND MEANS & METHODS. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER BOB RICE (216-252-7840) FOR ALL STRUCTURAL QUESTIONS DURING DEMOLITION.



ARCHITECTS, INC.
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17710 Detroit Avenue
Phone (216) 521-1334 Fax (216) 521-4624
www.gormleyarchitects.com

CODE NOTES	
APPLICABLE CODE:	2017 OHIO BUILDING CODE
CONSTRUCTION TYPE:	VB - NON-SPRINKLERED
SECOND FLOOR OCCUPANCY:	B (PER OBC 313.1.2.1)
MAX. SECOND FLOOR OCCUPANCY LOAD:	29 (PER OBC TABLE 1006.3.2 (2))



2ND FLOOR OCCUPANCY PLAN

SCALE 1/4" = 1'-0"

FILE COPY

JUL 02 2019

REVISIONS

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SECOND FLOOR
OCCUPANCY PLAN

DATE 7/1/19

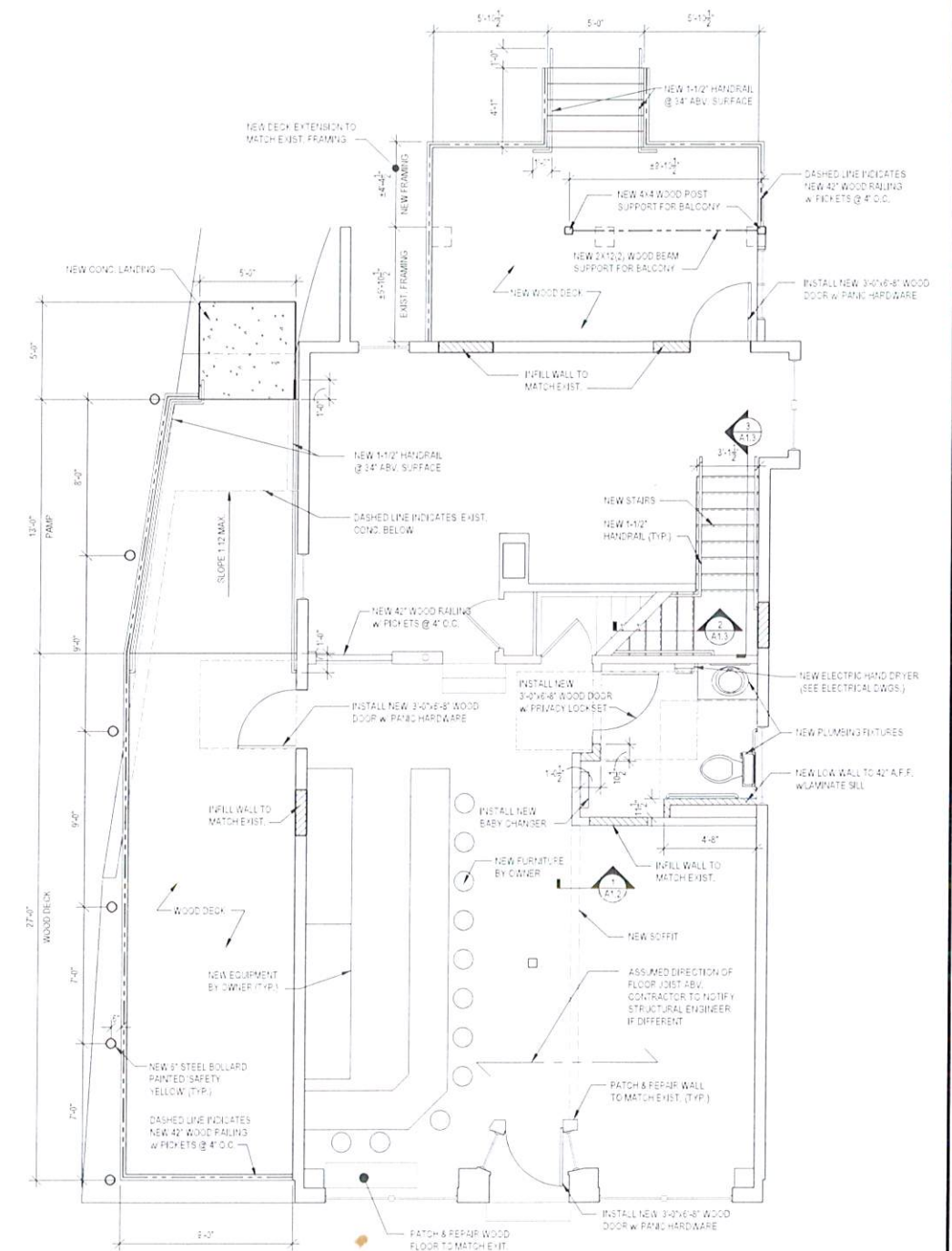
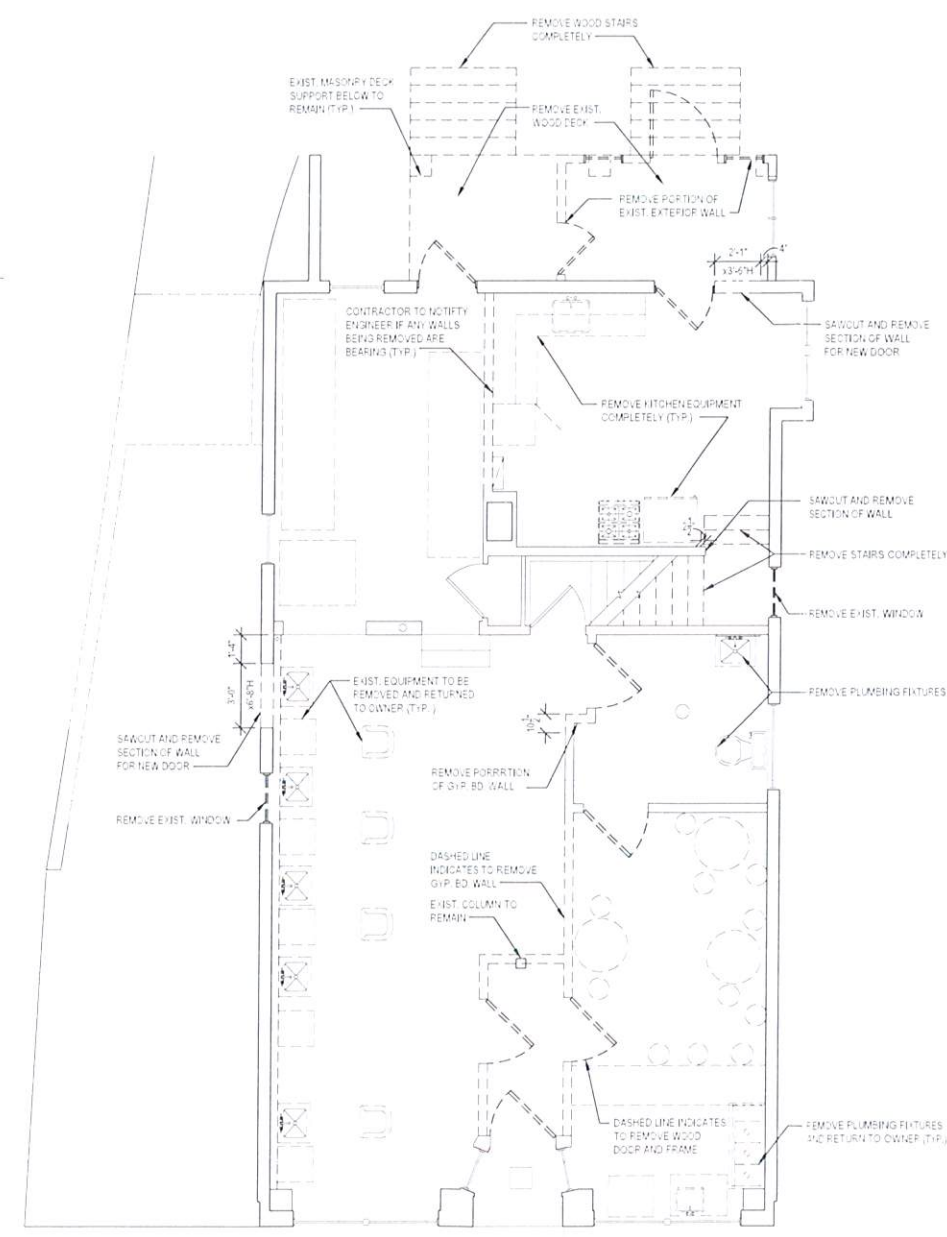
JOB NO. 16249

A1.3

SHEET NO.

CONSTRUCTION PLAN NOTES

1. DO NOT SCALE DRAWING
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWING PRIOR TO THE ORDERING, INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS MUST BE BROUGHT TO THE ARCHITECTS ATTENTION FOR IMMEDIATE CLARIFICATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
4. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY PERMISSIBLE CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHOPPING, SHIPPING, DESIGN, IMPLANTATION AND MEANS & METHODS. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER BOB CREW (216-252-7434) FOR ALL STRUCTURAL QUESTIONS DURING DEMOLITION.



 1ST FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"

1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



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GORMLEY'S

19500 CENTER RIDGE ROAD
 ROCKY RIVER, OH

#	DATE	TYPE	REVISIONS
1			
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FIRST FLOOR PLANS

DATE	10/04/16
JOB NO.	16249

A1.2