Planning Commission

AGENDA OF SEPTEMBER 12, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM
REVISED

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICER

Temporary Chairperson

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Regular meeting of July 11, 2023

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0205: Hope for the Soul Ministries, 34881 Center Ridge Rd**
   Approval of a Certificate of Zoning Compliance for change in owner of church.

2. **PPZ2023-0207: Niko's Gyros To Go North Ridgeville, 34167 Center Ridge Rd**
   Approval of a Certificate of Zoning Compliance for Carry out restaurant.

3. **PPZ2023-0211: Underdog Training Academy, 32660 Center Ridge Rd**
   Approval of a Certificate of Zoning Compliance for dog training facility.

4. **PPZ2023-0213: VFW Post 9871, 6805 Lear Nagle Rd**
   Administrative approval of a Planning Commission application to install a detached pavilion over an existing concrete patio.

5. **PPZ2023-0221: KLT Insurance, 6480 Pitts Blvd**
   Approval of a Certificate of Zoning Compliance for professional offices.

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. **PPZ2023-0214: North Ridge Pointe Subdivision, end of Sophia Lane, PPN 07-00-030-000-008, -179, -075**
   Proposal consists of amending the preliminary plan for the subdivision regarding the layout of the residential lots and adding an additional 20-acre piece of property. Property zoned R-1 Residence District. Planning Commission granted preliminary approval in 2008 and revised in 2009. Final plat approval of Phase 8 was granted earlier this year.

2. **PPZ2023-0215: Hampton Place Subdivision, PPN 07-00-029-000-203, 07-00-029-000-515**
   Proposal consists amending the preliminary plan regarding the layout of the residential lots and adding an additional 16.9-acre piece of property originally reserved for future commercial use. Property zoned R-1 Residence District. Planning Commission granted preliminary approval in 2009 and amended in 2013.

3. **PPZ2023-0219: Ridgeville Farms Senior Housing, PPN 07-00-022-101-013, -015, -065, -086**
   Proposal consists of final development plan approval and lot consolidation for a proposed senior citizen planned residential development. Property zoned R-1 Residence District.
   BZBA approved variance request and conditional use restricted to 55 and older and no more than 58 total units. on August 26, 2021 and Planning Commission approved with condition of constructing a sound barrier.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
Visit the Planning Commission webpage to access agenda items:
http://www.nridgeville.org/PlanningCommission.aspx

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JULY 11, 2023

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Paul Graupmann, Paul Schumann, Council Liaison Bruce Abens and Chairman James Smolik.

Member Steve Ali was absent.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on June 13, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0201: Equinox Salon, 32662 Center Ridge Rd**
   Approval of a Certificate of Zoning Compliance for a Hair Salon.

2. **PPZ2023-0200: 83 & Chestnut Pub and Eatery, 9001 Avon Belden Rd**
   Administrative approval of a Planning Commission application to install a patio roof cover.

Director Lieber explained that a zoning certificate was issued for a hair salon, Equinox Salon, in the Nino's Plaza that was new to North Ridgeville and that also 83 and Chestnut Pub and Eatery was in the process of adding a cover over their rear patio to offer outdoor seating even in inclement weather. She stated that it wasn't adding onto the building just covering the existing patio.

Master Plan Update
Ready to Imagine Town Center Pop Up Party – July 20, 6-8pm, City Hall parking lot

Chairman Smolik stated that the sixth meeting held on the 27th was a virtual meeting. He discussed that they went over some of the market fundamentals for the new Town Center, which was approximately where they were sitting now. He explained that some of the summary was that there was definitely a market for North Ridgeville residential for the Town Center. He stated that there was a market for restaurant and retail at the location as well and the potential for some variety of mixed use like possibly a grocery store and restaurant combined with maybe a farmer's market as well as a civic gathering space. He mentioned that some of the consensus from the previous meeting was that it was going to be a

mixed use with approximately 40% residential, 30% retail, 20% civic and 10% open space. He explained that various Town Center diagrams were discussed and there was one point that came across to the steering committee which was that they believed that a strong Town Center had a community destination with higher intensity development, a mix of uses in a vibrant and active public realm. He commented that that was all from the steering committee and that now it was up to the general public. He stated that there would be a pop-up party on July 20th right in front of City Hall from 6 to 8 PM because the Administration wanted to know what the residents' thoughts were about a Town Center. He stated that there would be free pizza, ice cream, kid activities, some music and prizes and they were encouraging everyone to get the word out and tell them what they wanted their Town Center to look like.

NEW BUSINESS:

PPZ2023-0204: Eagle Meadow, Sugar Ridge Rd & Bender Rd, PPN 07-00-047-000-111
Proposal consists of final approval for the subdivision which includes 41 single-family units and 26 cluster units for a total of 67 units. Property zoned R-1 Residence District. Planning Commission granted preliminary approval on December 14, 2021.

Application was read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Richard Sommers, 10585 Somerset Drive, Chardon, OH 44024.

Mr. Sommers stated that he was there to ask for final plan approval. He discussed that he had been working with the Administration, Planning Department and the Engineering Department as well to make a few tweaks to the plot that were requested and they were in total agreement with that. He stated that they were also in the process of entering into an agreement for payment in-lieu of the sidewalk required along Sugar Ridge Road because there was likely a project coming up on that and there would be no reason to put the sidewalk in and tear it out later. He explained that he did receive an email that came from Mr. Abens about the HOA restrictions and his concern about turning that over to the Home Owners Association once they were done with their responsibility. He commented that typically a Home Owners Association isn't turned over until Ohio Law says it is 75%, and sometimes it was closer to 100%, of the homes were sold. He stated that it would be approximately a two-year period. He remarked that he wanted to point out that there would be a maintenance bond in effect for three years and that the storm sewer and retention basins were part of that maintenance bond. He stated that he thought the language was in there just to make it clear that once it was turned over and accepted, that the Home Owners Association understood that they would be responsible for the maintenance of those ponds and the storm sewers that were not in the right-of-way. He explained that they were willing to change the HOA documents to indicate that it would be a minimum of three years from the filing of the plat, if that would make the City and the Commission more comfortable.

Council Liaison Abens commented, so that he knew where he was coming from, his HOA got stuck with their pond and a $40,000 bill to correct some of the problems that the contractor didn't take care of. He added that it was only a 50 home HOA and it was $40,000.

Mr. Sommers asked if that was a result of an original construction deficiency.

Council Liaison Abens said, apparently, because the EPA got involved and said it didn't meet the standards and they had to change it to the EPA standards.

Mr. Sommers stated that it was approved by both the City and the EPA and their SWPPP (stormwater pollution prevention plan) was approved. He mentioned that they would change it to be a minimum of three years from when the HOA received it. He added that typically it is filed just prior to the plat so it ran with the land.

Council Liaison Abens commented that that sounded fair.

Chairman Smolik asked if there were questions or comments from the Commission.

Member Schumann stated that they received a Planning Review that was dated June 29th and there were some additional updates that they received recently as well. He stated that he wanted to go through them and some of them may have already been taken care of, but he didn't know. He stated that he understood he took care of the HOA documents as they had been submitted. He read, "The final plat including all the details as required by the Chief Building Official" and asked if the final plat had been submitted.

Mr. Sommers stated no. He asked if they could submit it that week. He mentioned that he met with Christina last Friday and they had another discussion that day and there were some last-minute changes that he just couldn't get done for that night.

Member Schumann stated that what the Commission would want to do was to put it in as a recommendation to Council as part of the Commission's approval and asked the Chairman if that was correct.

Chairman Smolik stated that if the Commission wanted, that they could definitely place that as a condition.

Member Schumann stated that another item listed was for the landscape plan to be updated to include how the common open spaces would be treated such as topsoil, depth, lawn mix, etc. He explained that they just wanted to ensure that the final condition had a finished appearance.

Mr. Sommers commented that that would be good. He stated that he would note that to file the plat, they would be putting up what was called a performance bond, which guaranteed that they would make those completions and that landscape plan was on that performance bond. He mentioned that they also made a few changes. He said that they were going to tweak the plantings up at Bender Road to allow for future construction of a possible interchange. He stated that they agreed to move that back in order to make those changes so that it wouldn't get torn out in a year or two.

Member Schumann stated that there was a question about the proposed entrance sign and that the Planning Director asked to move that back ten feet from the right-of-way as required by the zoning code.

Mr. Sommers stated that he had no issue with that.

Member Schumann stated that they would also add in about the sidewalk to make sure that that was dealt with. He added that also the three-year minimum regarding the water retention as well. He stated that in addition to those recommendations they received some other advice from Planning to modify the "T" turnaround at the end of Chandler Way, in accordance with the City Engineer's recommendations.

Mr. Sommers stated that they had agreed to that and would be changing the plat as recommended by Engineering.

Member Schumann stated that that would be added with their recommendations as well. He read, "To modify the landscaping plan nearest the Bender, Sugar Ridge intersection to account for future plans". He commented that Mr. Sommers had already mentioned that they had started working on that for the right-of-way for the future roundabout. He stated that also listed was to require a developer to conduct a walk through with the HOA representative prior to transfer of the common areas. He asked if that was in any of the legal at that point or if it was something the Commission needed to add.

City Engineer stated that she didn't think they talked about it prior to the meeting but some situations that they have had with other developers was where they ran into residents or board members of the HOA not really completely understanding what their obligations were as far as maintenance. She discussed that she was going to request that either a member of Sommer's Development, or if he planned on engaging with a management company who were more well-versed in maintenance requirements of the HOA, so either a party from them or a party from his company do an on-site walk through with the board member of the HOA, just to ensure that they were quite familiar with their obligations, especially the storm water management.

Mr. Sommers stated that they had no issues with that. He mentioned that typically, prior to a turnover, they would have a town hall meeting and would invite everyone there, make a presentation and then they could do a site walk through.

Chairman Smolik stated that he thought that was more of an Administrative policy and didn't believe the Commission had a right to interfere with the Administrations policy. He added that he would recommend that they strike that as a condition. He explained that he didn't think it would be fair to tie it in at that point in time.

City Engineer Eavenson stated that section 29 of the developer's agreement did ensure that the developer was obligated to turn over all HOA documents and it spelled it out accordingly, the storm water management and all drainage easements. She mentioned that although it did say that the documents were necessary to be provided to the HOA, she was just recommending that a potential walkthrough could be done.

Chairman Smolik stated that he thought it was a great idea and sounded like it was required by the City Engineer but he didn't think the Commission could put a condition on their plat for that. He added that if Administratively, in order for him to close out the project, they wanted to have the walk though, so be it but he was just trying to keep Planning Commission stuff separated from Administration. He asked if the Assistant Law Director wanted to speak on that.

Assistant Law Director Morgan asked if they were talking about doing that three-years out.

Mr. Sommers stated that was correct.

Assistant Law Director Morgan stated that it would be very difficult for them to keep track of and there wasn't an ordinance specifically requiring that but he had agreed to do it and sounded like it was part of the plans that he would usually do. She added that he mentioned a meeting where he would let them know what to expect and what the documents stated. She asked if that was correct.

Mr. Sommers stated that was correct. He explained that under Ohio HOA law, they had to. He said that again with the 75% of homes sold rule and then he would have to turn it over. He stated that they would have to elect a board, at which time they would formally turn it over. He commented that first they needed a board and then they would do the site inspection. He said that it might be a good idea to have someone from Engineering there as well and he didn't have a problem with that.

Assistant Law Director Morgan commented that that wasn't a bad idea. She said it was a good idea to do but to require it as a condition of approval might be unnecessary.

Chairman Smolik asked if anyone from the Commission had any further questions or comments.

Council Liaison Abens commented that he wanted clarification that there was going to be mounding that would be occurring along Bender and Sugar Ridge Road.

Mr. Sommers stated that it had pretty much been roughed in and seeded. He commented that obviously the plantings weren't done but the mounding was to the grade plan at that time.

Chairman Smolik asked if there were any questions or comments from the general public.

Mike Babet, 38601 Sugar Ridge Rd, North Ridgeville, OH 44039.

Mr. Babet asked if there was an actual final plat or if it was the same paperwork submitted back in December of 2021.

Chairman Smolik stated that what was presented in 2021 was the development plan, a preliminary plat, and it was his understanding that nothing had changed.

Mr. Babet stated that at that point they had no setback, actual documentation, there weren't any dotted lines, there were issues with the 35 versus 30 foot and there were variances and at that time it was an incomplete drawing. He asked if it had been revised at all since that date.

Chairman Smolik stated that not what had been submitted to the Commission but he wasn't sure if other things were submitted to the Administration. He mentioned that as indicated previously, the Building Commissioner had some concerns on the plat as far as setbacks and one of the potential conditions that the Commission would place on it was that all of the setbacks be placed on the plat. He added that it made their job administratively easier if it's all in one place but they would still have to follow all of the setbacks that were established.

Mr. Babet stated that in Member Paul Graupmann's words, as he read from the previous meeting minutes, he stated, "It appeared the plans were incomplete and asked if it would be better to wait and get updated plans or if it was something that would be Administratively done at a later time and not be a concern of the Commission". He said, "If it was incomplete" and by his own admission, he thought that they were minor changes, but wanted to know if they should go ahead and vote on it. He commented that a year and six months later and they didn't provide the setbacks as indicated on the drawing. He stated that he knew he said he would do that, but he admitted it from the drawing and asked if the drawing wasn't what really said whether it could be done from an engineering standpoint. He stated that he was curious as to why the drawings hadn't been updated and why wasn't the landscape plan in there.

Chairman Smolik stated that it was in there.

Mr. Babet asked if he could see it.

Chairman Smolik stated that the reason they were there was for the final plat, which was a recorded document indicating parcels and easements. He remarked that just for convenience, the plat had the setbacks placed. He stated that the setbacks didn't get recorded by the county. He explained that the setback wasn't a requirement for the recording purposes of the subdivision. He added that it was just for convenience so that when houses are built, everything is in one location so that they know where the setback are.

Mr. Babet stated that he understood that but they were the general public and it was their opportunity to see what the plans were and what would be permanently placed across the street from them. He explained that it was their only chance to talk with someone and have dialogue about that process. He commented that at a Council meeting they had three minutes and there wasn't any dialogue and this was their opportunity. He asked if the Chairman was telling him that that opportunity didn't exist.

Chairman Smolik said, no, he had the opportunity but to remember that the Commission was just a recommending body and once they made a recommendation, it would still go forth to City Council and then eventually the plat would be a recorded document and would be a public record that would be available through Lorain County.

Assistant Law Director Morgan stated that it wouldn't get recorded unless all of the requirements were taken care of.

Mr. Schumann explained that they had just gone over seven conditions and hoped that some of those might have been things that he was concerned about.

Mr. Babet stated that they didn't go over the 35 versus 30-foot setback, which was actually a variance. He commented that it wasn't on the drawing.

Chairman Smolik explained that it was previously approved with the development plan at the first meeting in 2021.

Mr. Babet stated that it was recommended to Council, not approved. He added that it was a recommendation. He explained that they had two recommendations on two sublots 19 and 44 for 15-foot setbacks. He mentioned that Guy said that the Commission could allow a 30-foot, not a 35-foot, setback of the other cluster units but it wasn't on the drawing and at that point it was an incomplete drawing. He stated that he didn't believe Guy made a judgement or ruling on it because it wasn't on the drawing. He added that you couldn't see that it was actually a dotted line and he had it all in transcript in front of him, if they wanted him to read it.

Chairman Smolik stated that they had the meeting minutes as well from 2021 and he was there.

Mr. Babet stated that they still didn't have the setbacks.

Chairman Smolik explained that there weren't any setbacks but they still had to follow the meeting minutes and what was established to make sure the setbacks were there.

Mr. Babet asked what was going on with the sidewalk and why it wasn't going in now.

Chairman Smolik stated because there's future development that would be going in.

Mr. Babet asked what that was.

Chairman Smolik stated that he would let the City Engineer comment on that because he was aware that they submitted for a grant on that.

City Engineer Eavenson explained that they were requiring Mr. Sommer's development group to do sidewalks down Bender from the intersection of Sugar Ridge Road all the way to the property line on the north side. She discussed that there would be sidewalk along the west side that abutted the development but they asked Mr. Sommers to do an in-lieu fee. She stated that they were currently working on it through Council to get the sidewalk ordinance revised to include it in the fee when a request of the Engineering Department is made to hold off because either there was a hardship that they couldn't perform the sidewalk, whether it be excessive grading or excessive drainage improvements that would need to be made to fill in that or at the request of Engineering because future improvements were being made, they could do an in-lieu fee as an alternative. She added that they had done a preliminary study for the Sugar Ridge Road Corridor. She discussed that there were some much-needed improvements. She commented that she was sure that he was aware that the roadway was in need of maintenance rehabilitation and they were also looking at some aging infrastructure, their aging utility infrastructure down that corridor. She stated that they did have some capital improvements that would be coming in the upcoming years. She mentioned that she would hate to put in a side walk that would eventually have to be relocated or removed to do those improvements. She added that she thought it was a good alternative to provide the in-lie fee instead of actually installing the sidewalk on Sugar Ridge.

Mr. Babet asked if the City would actually install the sidewalk at a later date.

City Engineer Eavenson stated that that was correct. She stated that they were looking at some shared use paths or sidewalks.

Mr. Babet remarked that that was part of what Mr. Summers had indicated was potentially walking paths, meandering walking paths rather that sidewalks and asked if it was a sidewalk then. He asked if there was a picture of a sidewalk on Bender.

City Engineer Eavenson stated that the sidewalk on Bender was not meandering. She stated that the layout wasn't meandering, it was just based on the typical section one foot off the right-of-way.

Mr. Sommers stated that the City requirement was five-foot wide sidewalks and he didn't know what the difference was between asked if he could speak. He stated that they went by the City's requirements for sidewalks and wasn't sure what the difference was between a trail and a sidewalk. He discussed that typically a trail was stone or a hard or new surface and the City ordinance specifically stated that it had to be a five-foot sidewalk with picture frame and added that it was very detailed. He stated that they really didn't have a choice and he didn't really know what the difference was between a trail and a sidewalk.

Chairman Smolik explained that in the original development plan there was no discussion of a trail. He stated that he thought the condition was a sidewalk, which would be a four-foot-wide sidewalk.

Mr. Sommers stated that he believed they were at five.

City Engineer Eavenson stated that the requirement was actually a four-foot minimum requirement.

Mr. Babet stated that from page four of the meeting minutes from the meeting in December of 2021, "Mr. Sommer's advised as part of their requirements are to heavily buffer along both roadways. He explained that they would be submitting a detailed landscape plan with the walking paths and all plantings. He advised that they were planning on that being a priority for the development". He remarked that there was discussion about walking paths.

Chairman Smolik explained that they were there for final plat.

Mr. Babet stated that was part of it.

Chairman Smolik stated that they couldn't go back on the development plan that they've already had a meeting on and established conditions.

Mr. Babet stated that they weren't going back though. He stated that Mr. Sommers words were "whatever the Commission would like us to do" and three times it was in the document of the minutes.

Mr. Sommers stated that if he read the final approval motion, it said sidewalks on Bender and Sugar Ridge Road and that was how it was worded in the last paragraph of that document. He stated that it said, a motion was made that there would be sidewalks on Bender and Sugar Ridge Road and they totally agreed with it and that was it.

Mr. Babet commented that it also stated there wouldn't be a "T" but now there was a "T".

Chairman Smolik stated that the discussion was that the turnaround would be handled Administratively and that was with the condition. He asked if there were any other questions or comments.

Mr. Babet stated that there were. He mentioned that since that sidewalk was on the property that Mr. Sommers currently owned, he had a question about the cutting of the grass. He stated that they had talked about him being an out-of-town builder but he stated that he wasn't, he was a hometown builder, but the grass had not been cut on that property all the way around. He commented that the City had been cutting it and commented that it was a great job for the City but that the City couldn't cut all of it because it was rutted up because they took their Bobcat machine all the way around in the winter time, transferring materials around instead of going through the mud. He stated that he put in three complaints to the Building Department about the grass not being cut and the grass had yet to be cut. He asked if they could at least expect the grass to be cut.

Mr. Sommers said, yes.

Chairman Smolik asked if Mr. Sommers could please state that into the microphone.

Mr. Sommers stated that they would make arrangements to get it brush hogged in the next week or so.

Chairman Smolik commented that it wasn't only that time but continual maintenance.

Mr. Sommers stated that what was out there now was called temporary seeding, which was required by

the EPA for soil and water regulations to prevent runoff. He added that he would get it mowed right away and keep it mowed, especially after investing all the money in landscaping. He stated that it would be mowed and maintained on an ongoing basis.

Mr. Babet stated that he wasn't talking about the mounds but was talking about from the road to the silk fence and there was about twenty feet there that wasn't mowed currently. He added that it was mowed by the City all those years because a farmer owned it. He stated that when the City didn't mow it, he mowed it but now that it's owned by a developer, he should be mowing it. He commented that it wasn't City property and they shouldn't be mowing it. He discussed that he complained three times about the dust. He explained that it wasn't bad all the time but was bad when there was a wind coming from the north. He stated that they had a haul road where they were moving the equipment around. He stated that they had the big loaders and big movers and the dust was really bad. He mentioned that he complained three times about the dust only when there was a northerly wind. He added that he had to power wash his house a number of times and that other people there have had to do the same exact thing. He stated that there had not been a water truck on site until Fabrizi got there to put in the concrete and they had a water truck on site. He stated it had only been in the last two weeks. He asked if they could please have the dust controlled from the site, at least when it was blowing from the north to the south on the houses. He commented that the last thing was the bump in the road. He discussed that the he understood that they had to saw cut the road but the saw cut pieces were on the City's property on the east side of Bender which he didn't think Mr. Sommers owned. He stated that the cold patch, which was about two yards left, was on the east side of the property, which Mr. Sommers didn't own, under a tarp. He remarked that the City guys couldn't mow it and they couldn't mow where he had the gravel pile, which also was not on his property. He added that regarding the bump, he had all the cold patch there and a rolling machine, and asked if someone could please put it down and roll it. He mentioned that they took an excavator across to put the cement blocks where all the manholes were for the sewer and ruined the cold patch job that they had done and asked that they please repair it. He stated that they drove down that road every day and it has gotten higher traffic because of the closure of Race Road and would really appreciate if they would just do a little bit of housekeeping on the site such as grass cutting, the dust and repair the road by putting the cold patch down so that they didn't have to slow down to one mile an hour to go through there.

Chairman Smolik stated that questions and comments in regards to construction could be forwarded directly to the department.

Mr. Babet stated that that was their only chance to speak and Mr. Sommers was present.

Mr. Sommers stated that he would give him his card and cell number before he left and he could call him any time and he would respond very promptly. He stated that a permanent patch to the road would be done in two weeks.

Mr. Babet commented that that would be great and thanked him.

Chairman Smolik asked if there were any other questions or comments from the general public.

None were given.

Chairman Smolik asked if there were any other questions or comments from the Administration.

Director Lieber stated that she wanted to give one update. She mentioned that in her report she

discussed the study that was conducted of Sugar Ridge Road in 2022 that was completed and then subsequently the City applied for funding through NOACA for rehab for a portion between Bender Road and heading east towards Waterbury Boulevard. She discussed that there was a separate CMAC application more recently to NOACA for the Sugar Ridge/Bender Road roundabout. She stated that they understood that both of those projects were moving on to the next step and they had been recommended by whatever committees that had done preliminary look or they had been recommended by the U.S. Senator and U.S. Representative for that federal earmark as well. She stated that they had hope that if the process continued, that they would obtain funding for those projects. She added that it made sense regarding the sidewalk that the in-lieu be collected because there was definitely some momentum for those projects on Sugar Ridge.

Chairman Smolik stated that that was good news. He asked if there were any other questions or comments from the Administration.

None were given.

Chairman Smolik asked if there were any other questions or comments from the Commission.

None were given.

Moved by Schumann and seconded by Graupmann to recommend approval with the following conditions:
1. The final plat shall include all details as required by the Chief Building Official.
2. The landscape plan shall be updated to note how the common open spaces will be treated (topsoil, depth, lawn mix, etc.) to ensure that the final condition has a finished appearance.
3. The proposed entrance sign shall be set back a minimum of 10 feet from the right-of-way as required by the zoning code.
4. In lieu of constructing the Sugar Ridge Road sidewalk, the City will accept a fee in lieu of payment in the amount equivalent to its construction, specifically providing for future connectivity along the property.
5. Modify the T turnaround at the end of Chandler Way in accordance with the City Engineer's recommendation.
6. Modify the landscape placement nearest the Bender/Sugar Ridge intersection to account for the future roundabout.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:33 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, August 8, 2023
Date Approved

From:	Kim Lieber
To:	Eric Brown; Toni Morgan; Christina Eavenson (ceavenson@nridgeville.org); Guy Fursdon (gfursdon@nridgeville.org); Tina Wieber
Subject:	Fw: Fwd: RE: Re: Re[2]: Property Questions
Date:	Thursday, August 31, 2023 8:21:25 AM
Attachments:	9.12.2023 - Ridgeville Farms 7691 Avon Belden Rd.pdf

FYI

Kim Lieber, AICP
Director of Planning & Development
City of North Ridgeville

From: Beth Galvez (bethanngalvez@gmail.com)
Date: 08/30/23 08:22 pm
To: Kim Lieber (klieber@nridgeville.org)
Subject: **Fwd: RE: Re: Re[2]: Property Questions**

Dear Kim,

Good evening. We have some concerns with the attached developer concept drawings. The city hall will have a meeting on Sept 12 with the developer to address his concept drawings. Can you please talk with the Engineering department also with the drawings. This drawing was submitted two years ago and it was halted because the developer failed to obtain purchase agreements with all 4 property owners to change the private road from a one lane to a two lane road. This drawing not only has the same two lane road but it has added an additional walking path alongside the road on all property owners, along with changing all the neighbors to Thibo Trail as our new address. This certainly will cause confusion for everyone. This developer is acting like he owns our property and can make whatever changes he pleases. Please address our concerns urgently because we are fed up with this developer.

Regards,

Beth Ann Galvez

---------- Forwarded message ---------
From: **Tina Wieber** <twieber@nridgeville.org>
Date: Fri, Aug 25, 2023 at 2:28 PM
Subject: RE: RE: Re: Re[2]: Property Questions
To: Beth Galvez <bethanngalvez@gmail.com>

Beth,

Attached are the Planning Commission plans for 7691 Avon Belden Rd. The meeting is on 9.12.2023 at 7:00 p.m.

Thank you,

Tina Wieber

Deputy Clerk of Council

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Phone: (440)-353-0513

From: Kim Lieber <klieber@nridgeville.org>
Sent: Friday, August 25, 2023 2:06 PM
To: 'Beth Galvez' <bethanngalvez@gmail.com>
Cc: Tina Wieber <twieber@nridgeville.org>
Subject: RE: Re: Re[2]: Property Questions

Hi Beth,

Yes, we received plans for Ridgeville Farms which will appear on the September 12 Planning Commission agenda. I'm copying in Tina Wieber, the PC secretary who can provide you the information you've requested.

Sincerely,

Kim Lieber, AICP

Director of Planning & Development

City of North Ridgeville

July 6, 2023

David Siniscalchi
33322 Mills Road
Avon, OH 44011

Re: Change in Owner for 34881 Center Ridge Road (Hope for the Soul Ministries)

Dear Mr. Siniscalchi:

The zoning certificate for the subject property has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

Please feel free to reach out to me should you have any questions.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Certificate of Zoning Compliance

HOPE FOR THE SOUL MINISTRIES
34881 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0205

Proposed Use: Church

Current Zoning: R-1 Residence District

Applicant: David Siniscalchi

Property Owner: David Siniscalchi

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Zuber
Signature of Approving Official

July 6, 2023
Date Issued

Application for New Business or Change in Use

CITY OF NORTH Ridgeville EST 1810

RECEIVED JUL 03 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Hope For the Soul Ministries — Business name

34881 Center Ridge Rd — Business address

David Siniscalchi — Business owner

David@Hope4theSoul.com — Business owner email

33322 Mills Rd Avon 44011 — Business owner home address

North Ridgeville Oh 44039 — City, state, zip

440-452-7376 — Business owner phone number

440 941 4606 — Emergency phone number

PROPERTY OWNER INFORMATION

David Siniscalchi — Property owner name

33322 Mills Rd — Property owner address

Avon Ohio 44011 — City, state, zip

440-452-7376 — Property owner phone

David@Hope4theSoul.com — Property owner email

USE INFORMATION

Starting Point Worship Center — Previous use/occupant

5,000 — Building/unit area (square feet)

Church Ministry Counseling — Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

Submit this application to the Building Department with the $50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0205	7.3.23	$50 ✓#3453

July 7, 2023

Constandinos Samarellis
Maria Samarellis
31036 Kilgour Drive
Westlake, OH 44145

Re: New Business at 34167 Center Ridge Road (Niko's Gyros To Go North Ridgeville)

Dear Mr. Samarellis & Ms. Samarellis,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Certificate of Zoning Compliance

NIKO'S GYROS TO GO NORTH RIDGEVILLE
34167 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0207

Proposed Use: Carry out restaurant

Current Zoning: B-3 Highway Commercial District

Applicant: Constandinos Samarellis & Maria Samarellis

Property Owner: Providence Square LLC

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Luba
Signature of Approving Official

7/7/2023
Date Issued

Application for New Business or Change in Use

CITY OF NORTH Ridgeville EST 1810

RECEIVED JUL 0 6 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

34167 PMA LLC DBA NIKO'S GYROS TO GO NORTH RIDGEVILLE
Business name

34167 CENTER RIDGE RD.
Business address

CONSTANDINOS C SAMARELLIS & MARIA E SAMARELLIS
Business owner

MARIA@NIKOSTOGO.COM
Business owner email

31036 KILGOUR DR. WESTLAKE
Business owner home address

OHIO 44145
City, state, zip

216 409.6523
Business owner phone number

216 355.1942
Emergency phone number

PROPERTY OWNER INFORMATION

VALORE BUILDERS
Property owner name

23550 CENTER RIDGE RD. #101
Property owner address

WESTLAKE OH 44145
City, state, zip

440 331.1900
Property owner phone

OFFICE@VALOREBUILDERS.COM
Property owner email

USE INFORMATION

EAST OF CHICAGO PIZZA
Previous use/occupant

1400 SQ FT
Building/unit area (square feet)

CARRY OUT ONLY GYROS + OTHER FOODS AND CARRY OUT ONLY BEER
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

Submit this application to the Building Department with the $50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

RECEIVED

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0207	JUL 0 6 2023	$50.00

CITY OF NORTH Ridgeville EST 1810

July 18, 2023

Joshua Lewis
412 S. Main Street
Amherst, OH 44001

Re: New Business at 32660 Center Ridge Road (Underdog Training Academy)

Dear Mr. Lewis,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber

Kimberly Lieber, AICP
Director of Planning and Development

Certificate of Zoning Compliance

UNDERDOG TRAINING ACADEMY
32660 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0211

Proposed Use: Dog training

Current Zoning: B-3 Highway Commercial District

Applicant: Joshua Lewis

Property Owner: HAJDARI LLC

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Luber
Signature of Approving Official

7/18/2023
Date Issued

Application for New Business or Change in Use

JUL 17 2023

CITY OF NORTH Ridgeville EST 1810

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Underdog Training Academy LLC Business name	32660 Center Ridge Rd Business address
Joshua Lewis Business owner	underdogtrainingacademy@gmail.com Business owner email
412 S Main St Business owner home address	Amherst, OH 44001 City, state, zip
(440) 597-2519 Business owner phone number	(440) 242-1044 Emergency phone number

PROPERTY OWNER INFORMATION

HAJDARI LLC
Property owner name

2803 Forest Lake Dr Property owner address	Westlake, OH 44145 City, state, zip
(216) 702-8075 Property owner phone	ergen_goku@hotmail.com Property owner email

USE INFORMATION

N/A, vacant Previous use/occupant	1000 Building/unit area (square feet)

Dog training
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature	Property owner signature

Submit this application to the Building Department with the $50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0211	7-17-23 BR	50.00 VISA

SCANNED JUL 17 2023

JUL 17

CITY OF NORTH RIDGEVILLE (440) 353-0819 nridgeville.org

BY: T. A.

BC004-0922

August 4, 2023

Mr. John Faile
John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, OH 44140

Re: PPZ2023-0213: VFW Post 9871 (6805 Lear Nagle Road)

Dear Mr. Faile:

Your Planning Commission application to install a detached pavilion over an existing concrete patio at the above referenced address has been administratively approved subject to the following conditions:

- The proposed dimensional asphalt shingles will be "Barkwood."
- The vinyl siding will match the existing building.

Please note that any color selections substantially different from those approved should be submitted to the City for review. This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building Department prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

6805 LEAR NAGLE RD.
Location address

07000041040009
Parcel number

R-1
Current zoning

NEW DETACHED PAVILION
Proposed project

APPLICANT/AGENT INFORMATION

JOHN FAILE ARCHITECTURAL CONSULTING, LLC / JOHN FAILE
Name/Company

31413 DRAKE DRIVE / BAY VILLAGE, OHIO 44140
Applicant address

440.864.2580
Applicant phone

jfaile.arch@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

RON McGREGOR / VFW POST 9871
Name/Company

6805 LEAR NAGLE / NORTH RIDGEVILLE, OHIO 44039
Property owner address

440.731.4529
Property owner phone

vfwpost9871@neohio.twcbc.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Ronald W McGregor
Property owner signature

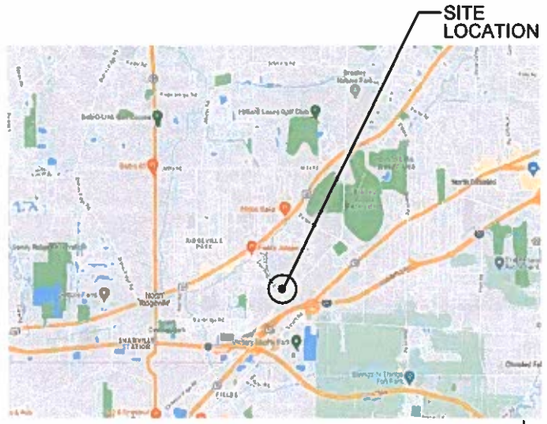
I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

RECEIVED

OFFICE			ACTION
PPZ No. PPZ2023-0213	Date Received AUG 02 2023		approved KL 8/4/23
Planning Fee Paid $150.00	Engineering Fee Paid 0		

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH WORK.
2. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS. OUTLETS MAY BE DIMENSIONED FROM ELECTRICAL POWER PLAN.
3. ALL DOORS AND DOOR HARDWARE IN EXIT PATH SHALL BE SO ARRANGED AS TO READILY OPEN WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE TO UNLOCK THE DOOR IN THE DIRECTION OF TRAVEL.
4. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING WORK AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER CONTRACT.
5. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, AND THE CERTIFICATE OF OCCUPANCY.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES; AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK OUTLINED IN THESE DOCUMENTS.
8. UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SPECIAL CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
9. THE CONTRACTOR SHALL PAY FOR ALL SALES, CONSUMER, USAGE AND OTHER SIMILAR TAXES FOR THE WORK, OR PORTIONS OF WORK REQUIRED IN THIS CONTRACT AND WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.
10. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED IN THESE DOCUMENTS. ALL WORK SHALL BE FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENT, INCLUDING SUBSTITUTIONS NOT PROPERLY AUTHORIZED MAY BE CONSIDERED DEFECTIVE.
11. THE CONTRACTOR SHALL GIVE AND POST ALL NOTICES, COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK IN THIS CONTRACT.
12. WINDOWS SPECIFIED IN BUILDING ELEVATIONS ARE PELLA 250 SERIES. WINDOWS ARE SOLID VINYL. OTHER MANUFACTURERS MAY BE USED WITH OWNERS APPROVAL.



SITE LOCATION PLAN
SCALE: NTS

NORTH

New Enclosed Pavilion
VFW Post 9871
6805 Lear Nagle Road
North Ridgville, Ohio 44039

SCOPE OF WORK

THE WORK INVOLVES THE ADDITION OF AN ENCLOSED PAVILION, BUILT 4'-8" OFF OF THE EAST SIDE OF AN EXISTING STRUCTURE. THERE IS AN EXISTING BUILDING THAT IS CURRENTLY USED AS A SOCIAL AND MEETING HALL

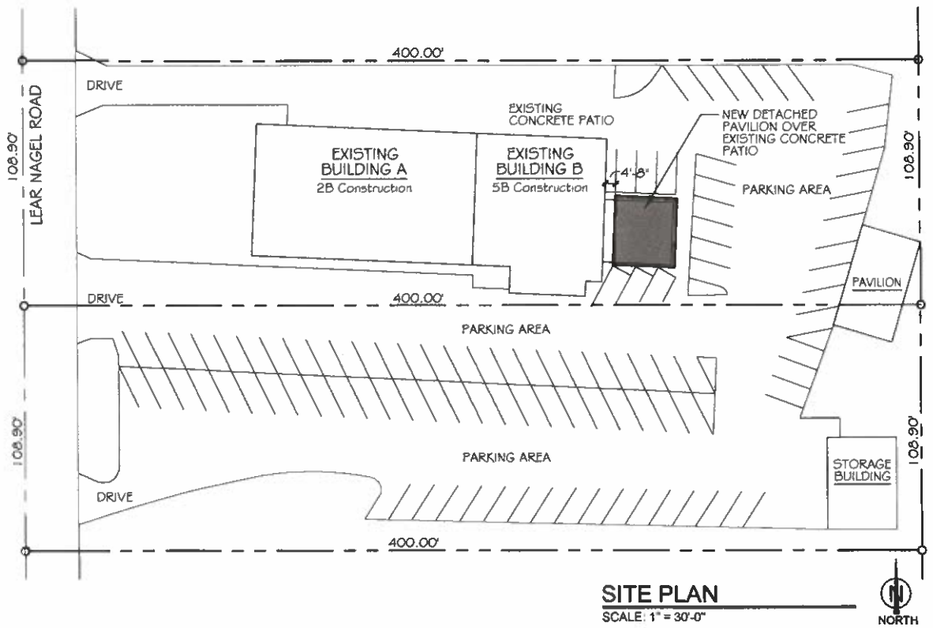
BUILDING CODE DATA

EXISTING BUILDING OCCUPANCY: A-2
The existing building is an "A-2" Assembly Occupancy.
The new building is an unheated Enclosed Pavilion with an A-5 Occupancy per OBC Section 304.

EXISTING BUILDING "A"
SQUARE FOOTAGE: 5,740 gsf
CONSTRUCTION TYPE: 2B
FIRE PROTECTION: None

EXISTING BUILDING "B"
SQUARE FOOTAGE: 3,823 gsf
CONSTRUCTION TYPE: 5B
FIRE PROTECTION: None

NEW PAVILION
SQUARE FOOTAGE: 848 gsf
BUILDING OCCUPANCY A-5
CONSTRUCTION TYPE: 5B
FIRE PROTECTION: None
NUMBER OF OCCUPANTS:
600sf/ 15sf PER PERSON = 40



SITE PLAN
SCALE: 1" = 30'-0"

NORTH

DRAWING INDEX	
NO.	NAME
T-1	DRAWING INDEX, BUILDING CODE DATA, SITE LOCATION PLAN AND GENERAL PROJECT NOTES
A-1.1	PAVILION - PATIO PLAN AND ELEVATIONS
A-1.2	PAVILION SECTION
S-1.1	PAVILION FOUNDATION PLAN AND FRAMING PLAN/ STRUCTURAL DESIGN LOADS & NOTES/ WOOD HEADER SCHEDULE
MPE-1	PAVILION UTILITY PLAN/ ELECTRICAL LEGEND/ ELECTRICAL SPECIFICATIONS-WORK

STATE OF OHIO
JOHN FREDERICK FAILE #9135
REGISTERED ARCHITECT

JOHN FREDERICK FAILE #8909135
EXPIRES:12/31/2023

DRAWING INDEX/ BUILDING CODE DATA/ SITE PLAN/ SITE LOCATION PLAN AND GENERAL PROJECT NOTES

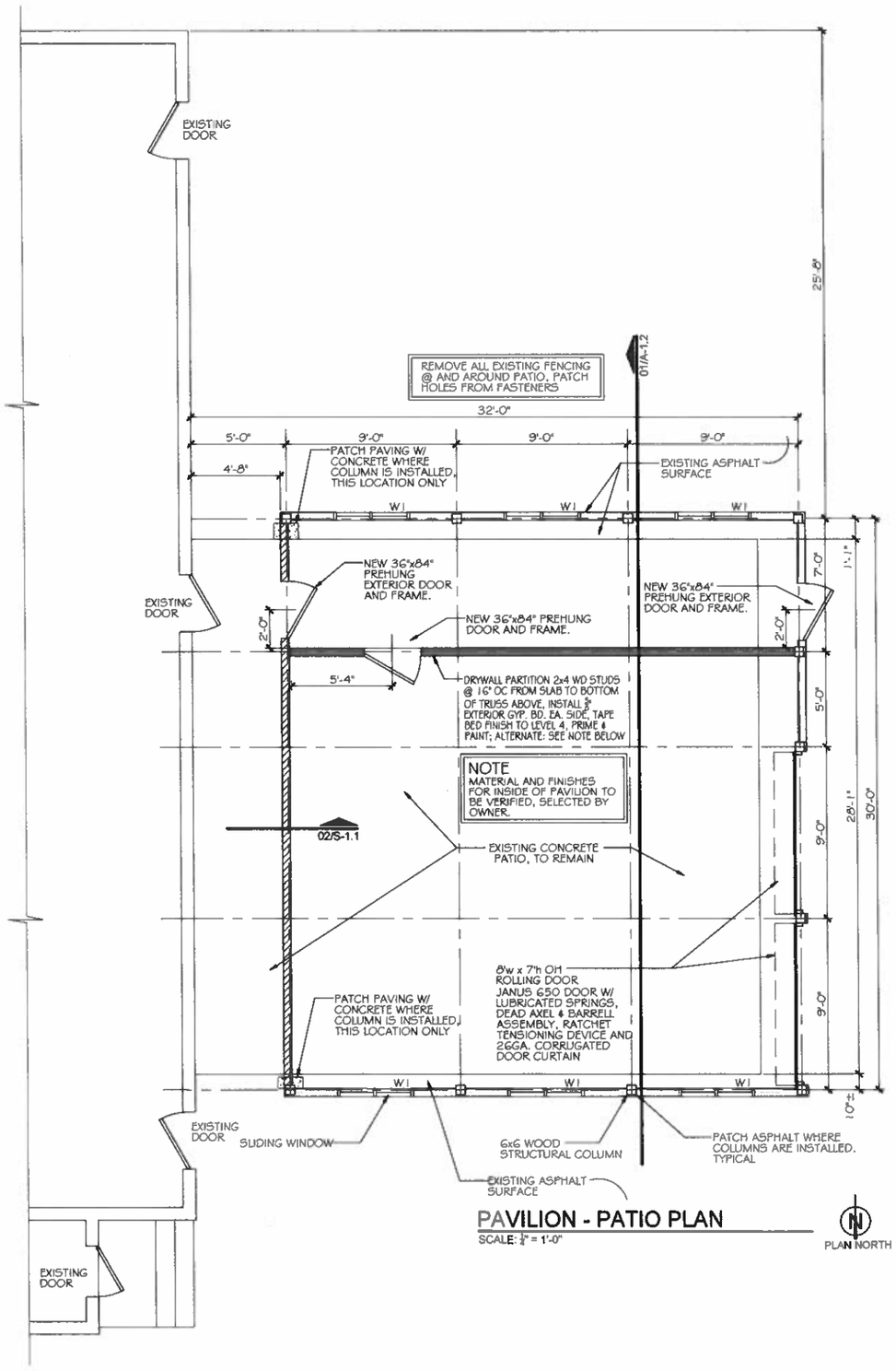
John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

VFW Post 9871
6805 Lear Nagle Road
North Ridgeville, Ohio 44039

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

DATE: 7-21-2023

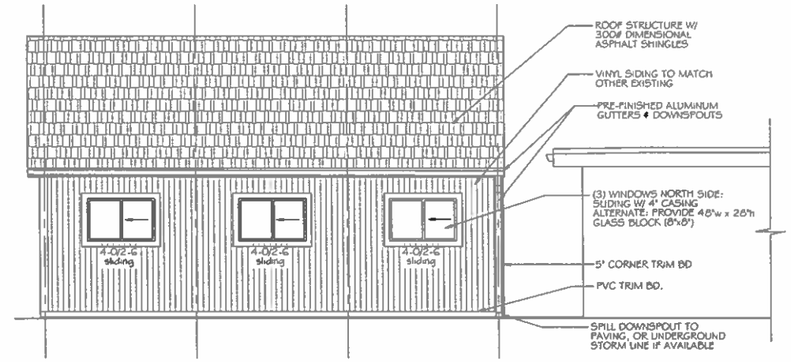
T-1



PAVILION - PATIO PLAN

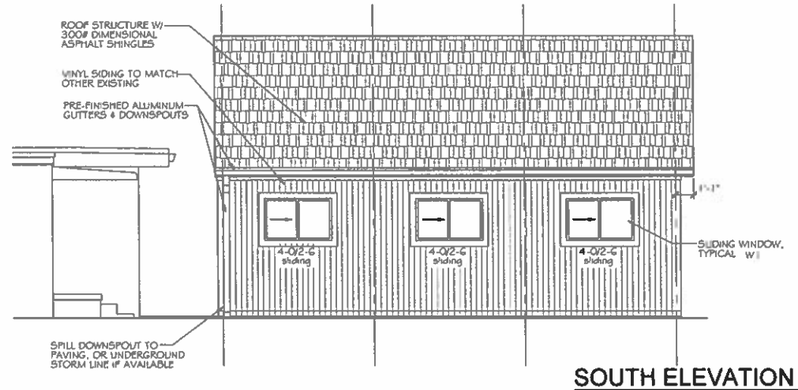
SCALE: 1/4" = 1'-0"

PLAN NORTH



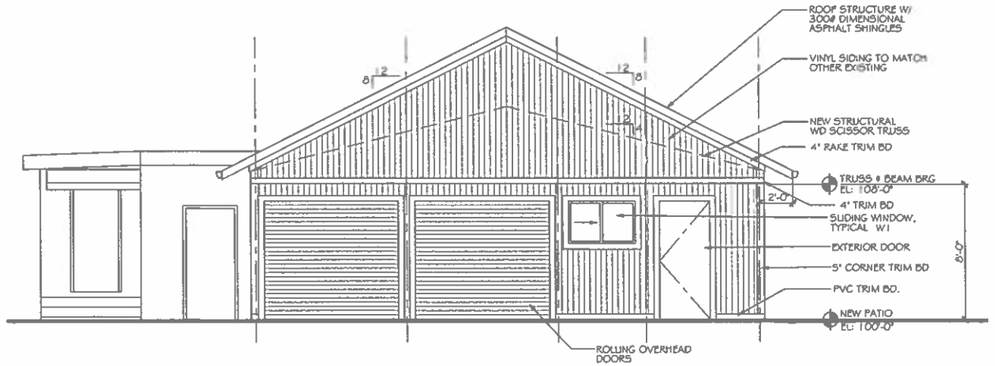
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

STATE OF OHIO
JOHN FREDERICK FAILE 9135
REGISTERED ARCHITECT

JOHN FREDERICK FAILE #8909135
EXPIRES: 12/31/2023

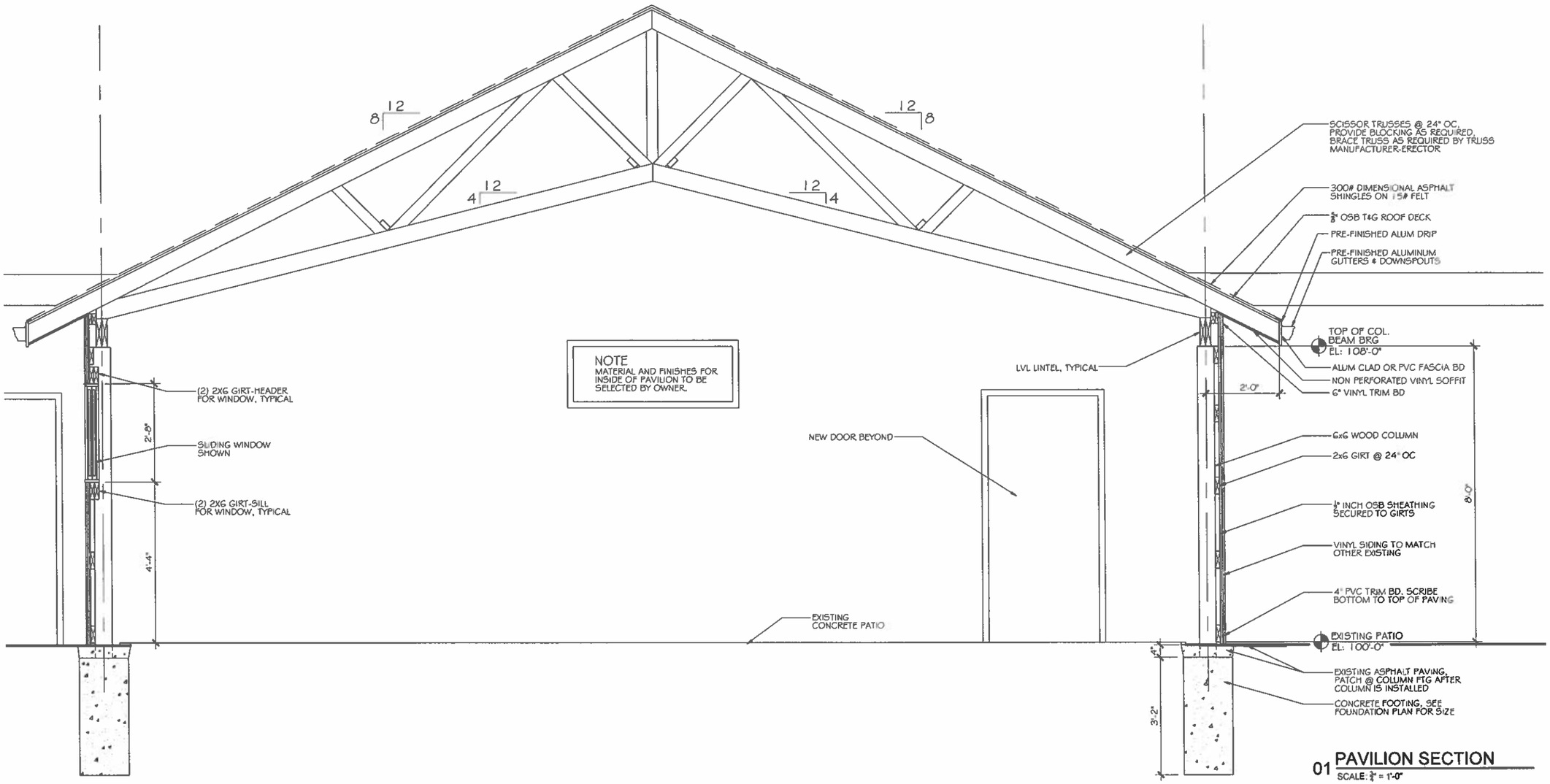
JOHN FAILE ARCHITECTURAL CONSULTING, LLC
John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

PAVILION - PATIO PLAN AND ELEVATIONS

VFW Post 9871
6805 Lear Nagle Road
North Ridgeville, Ohio 44039

DATE: 7-21-2023

A-1.1



01 PAVILION SECTION
SCALE: 3/4" = 1'-0"

John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

PAVILION SECTION

VFW Post 9871
6805 Lear Nagle Road
North Ridgeville, Ohio 44039

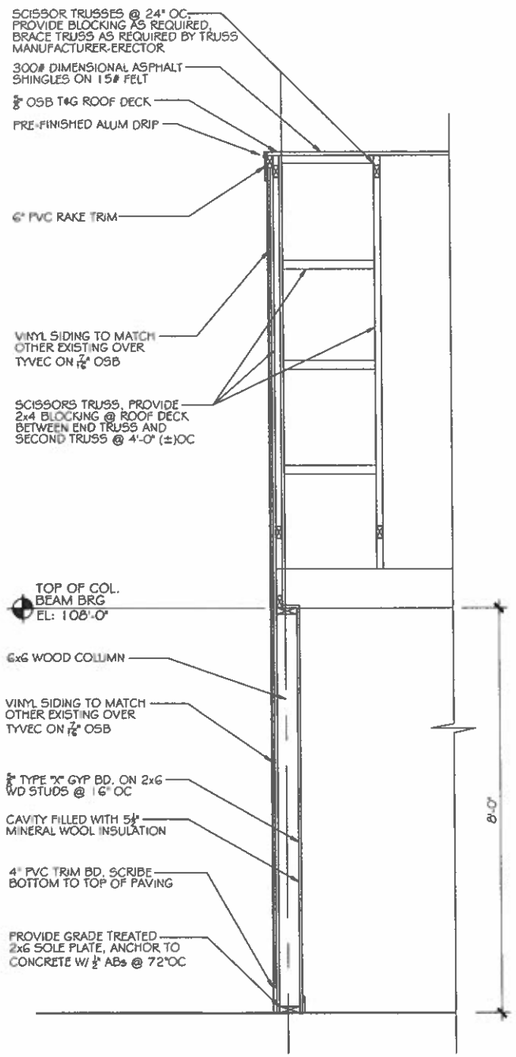
JOHN FAILE ARCHITECTURAL CONSULTING, LLC

STATE OF OHIO
JOHN FREDERICK FAILE 9135
REGISTERED ARCHITECT

JOHN FREDERICK FAILE #8909135
EXPIRES:12/31/2023

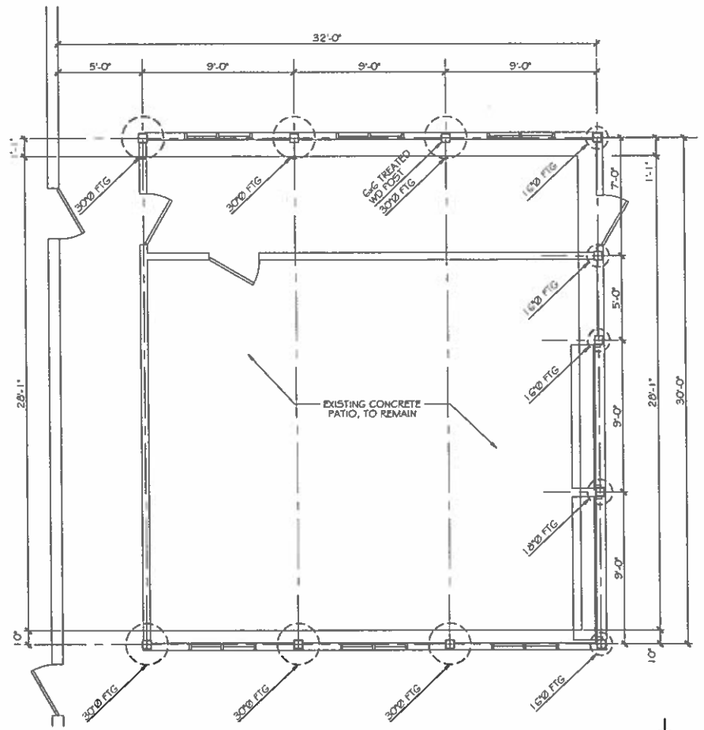
DATE: 7-21-2023

A-1.2



02 WALL SECTION

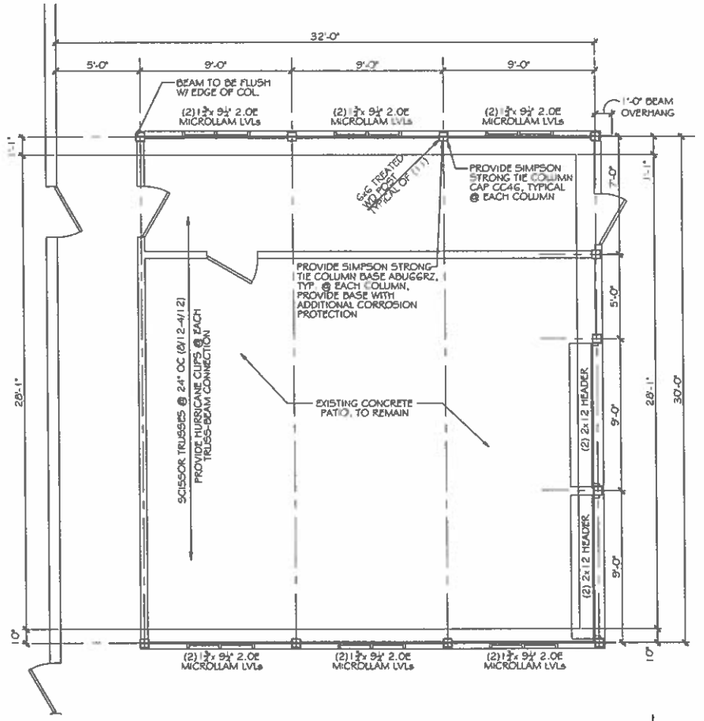
SCALE: 3/4" = 1'-0" ONE HOUR EXTERIOR FIRE WALL
OBC TABLE 721.1 (2)16.1.2



PAVILION FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH



PAVILION FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

STRUCTURAL DESIGN LOADS AND NOTES

A. DESIGN, LIVE LOADS

1.	ROOFS	30 PSF
2.	WIND LOAD	115 MPH
3.	EARTHQUAKE ZONE 1	I = 1

B. DESIGN STRESSES

1.	SOIL BEARING PRESSURE	1500 PSF
2.	CONCRETE (AT 28 DAYS)	fc' = 4000 PSI
3.	REINFORCING STEEL (A615 GRADE 60)	fy = 60,000 PSI
4.	STRUCTURAL STEEL (A36)	fy = 36,000 PSI
5.	WOOD	fb = 1200 PSI

C. CONCRETE CONSTRUCTION (UNLESS OTHERWISE NOTED)

1. SLAB ON GROUND - 6x6-W2.9xW2.9 WELDED WIRE MESH REINFORCING.
2. ALL CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH THE A.C.I. CODE AND A.C.I. DETAILING.
3. ALL EPOXY COATED RE-BARS SHALL CONFORM WITH ASTM 775 WHERE REQUIRED OR INDICATED.

D. FOUNDATIONS (UNLESS OTHERWISE NOTED)

1. ELEVATIONS GIVEN ARE TO BOTTOM OF FOOTINGS, UNLESS OTHERWISE NOTED.
2. BEARING ON TO STILL SUITABLE SOILS ARE APPROXIMATE AND SHALL BE ADJUSTED (LOWER) TO SUIT FIELD CONDITIONS.
3. PROVIDE (2) CONTINUOUS #5s TOP AND BOTTOM IN ALL TRENCH OR SPREAD FOOTINGS, DIRECTLY UNDER MASONRY WALLS (UNLESS OTHERWISE NOTED).
4. FOOTINGS SHALL BE PLACED ON HARD DRY EARTH. OPEN CUTS SHALL NOT BE EXPOSED FOR MORE THAN 24 HOURS.

E. ROOF OPENINGS

1. THE CONTRACTOR SHALL VERIFY WITH HEATING/ VENTILATION CONTRACTOR THE NUMBER, SIZE AND LOCATION OF ALL OPENINGS FOR HIS WORK AND PROVIDE FRAMES AS DETAILED.

WOOD HEADER SCHEDULE

FIRST FLOOR WINDOW & DOOR HEADERS	
SPAN	HEADER SIZE
0 to 3'-6"	(2) 2 x 6s W/ (1) JACK STUD
3'-6" to 4'-8"	(2) 2 x10s W/ (2) JACK STUDS
8'-0" OVERHEAD GARAGE DOOR	3½" x 9¼" TIMBERSTRAND LSL W/ (2) JACK STUDS
16'-0" OVERHEAD GARAGE DOOR	3½" x 11⅞" MICROLAM LVL W/ (2) JACK STUDS



JOHN FREDERICK FAILE #8909135
EXPIRES:12/31/2023

PAVILION FOUNDATION AND FRAMING PLAN

VFW Post 9871
6805 Lear Nagle Road
North Ridgeville, Ohio 44039

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

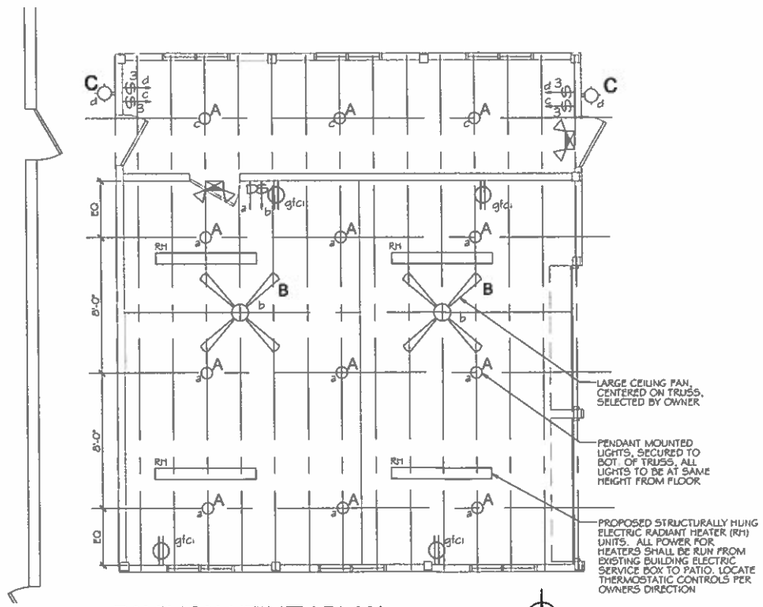
John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

DATE: 7-21-2023

S-1.1

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
A	PENDANT LIGHT, AS SELECTED BY OWNER.
B	CEILING FAN WITH LIGHT KIT, AS SELECTED BY OWNER.
C	WALL MOUNTED CARRIAGE LAMP W/ MOTION DETECTOR, TO BE SELECTED BY OWNER.
	WALL MOUNTED EXIT SIGN W/ EMERGENCY LIGHT HEADS AND LED EMERGENCY LIGHTS W/ BATTERY BACKUP. FEED POWER FROM LIGHT CIRCUIT AHEAD OF SWITCHING
S	SINGLE POLE LIGHT SWITCH, 48" AFF
D	SINGLE POLE DIMMER SWITCH, 48" AFF
gfci	ELECTRICAL OUTLET W/ GROUND FAULT INTERRUPT



PAVILION UTILITY PLAN

SCALE: ¼" = 1'-0"

N
PLAN NORTH

ELECTRICAL SPECIFICATIONS - WORK

CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND LABOR FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY OWNER. REPAIR ALL DEFECTIVE MATERIAL AT NO CHARGE DURING GUARANTEE PERIOD.

ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR AL PERMITS AND INSPECTIONS REQUIRED TO PERFORM THE ELECTRICAL WORK.

THE DRAWINGS INDICATE DIAGRAMMATICALLY THE LOCATION OF ELECTRICAL DEVICES, EQUIPMENT AND FIXTURES, AND THE METHOD OF CONNECTION. THE DRAWINGS DO NOT INDICATE EVERY CONNECTION IN DETAIL OR ALL FITTINGS FOR A COMPLETE SYSTEM. MATERIAL OR LABOR WHICH IS NOT INDICATED ON THE DRAWINGS OR INCLUDED IN THE SPECIFICATIONS, BUT IS ABSOLUTELY NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.

1. BRING CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT IN WRITING WILL CAUSE THE ARCHITECTS INTERPRETATION OF THE CONTRACT DOCUMENTS TO BE FINAL.

2. THE ELECTRICAL CONTRACTOR SHALL REFER TO PLANS AND SPECIFICATIONS OF THE OTHER TRADES FOR ELECTRICAL WORK PERTAINING TO THE INSTALLATION OF OTHER TRADES. COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO RESOLVE INTERFERENCES WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE SCOPE OF WORK SHALL INCLUDE BUT NOT LIMITED TO:
   a) FEEDERS, CONDUIT, BRANCH CIRCUITS, OUTLETS AND WIRING.
   b) LIGHTING FIXTURES, LAMPS, MOUNTING HARDWARE, CONDUIT & WIRING.
   c) ALL CHANNELING, CONCRETE PATCHING WORK REQUIRED FOR ELECTRICAL WORK EXCLUSIVELY.
   d) NECESSARY CABINETS AND PULL BOXES.
   e) GROUNDING OF ALL SYSTEMS AND EQUIPMENT.
   f) ALL EQUIPMENT AND MATERIAL SHALL BE NEW AND BEAR UL LABELS AND LISTINGS. THE PHRASE "PROVIDED BY" WITHIN THE CONSTRUCTION DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY".

4. COORDINATE WORK WITH THE OTHER TRADES FOR SPACE REQUIREMENTS, DISCREPANCIES OR CONFLICT OF WORK. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL WORK. VERIFY EXACT LOCATIONS OF DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.

5. CONDUIT SHALL BE E.M.T. WITH SET SCREW FITTINGS CONCEALED ABOVE GRADE. CONDUIT SUPPORTS, FASTENERS, ETC. SHALL BE GALVANIZED AND CORROSION RESISTANT. SUPPORT CONDUIT FROM BUILDING STRUCTURE ONLY, DO NOT USE CEILING HANGER WIRES OR ROOF DECK SUPPORT. THE USE OF PERFORATED METAL STRAPS IS NOT PERMITTED ON THE PROJECT. INSTALL PULL WIRES IN EMPTY OR FUTURE USE CONDUITS. TYPE NC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING WHERE PERMITTED BY AUTHORITY HAVING JURISDICTION. HOWEVER, RUNS TO PANELBOARDS SHALL BE E.M.T. ABSOLUTELY NO PVC SHALL BE PERMITTED ABOVE FLOOR LINE WITHIN BUILDING. TYPE NM CABLE IS NOT PERMITTED ON THE PROJECT. OUTLET BOXES IN DRY LOCATIONS SHALL BE GALVANIZED STEEL TYPE, 1-1/2" DEEP MINIMUM, SINGLE OR GANG STYLE OF SIZE TO ACCOMMODATE DEVICES NOTED. BOXES SHALL BE EQUIPPED WITH PLASTER RINGS AS NECESSARY.

6. FLEXIBLE METAL CONDUIT FOR FIXTURE CONNECTION SHALL BE 3/8" MINIMUM SIZE. HVAC AND PLUMBING EQUIPMENT CONNECTIONS SHALL BE LIQUID TIGHT FLEXIBLE METAL CONDUIT, ½" MINIMUM SIZE.

7. WIRE SHALL HAVE SOLID OR STRANDED COPPER CONDUCTORS FOR #10 AND #12 WIRE AND STRANDED COPPER CONDUCTORS FOR WIRE #8 AND LARGER. WIRE SHALL HAVE 600VOLT THWN/THWN INSULATION. MINIMUM SIZE WIRE SHALL BE #12 AWG. TAG ALL CONDUCTORS AT TERMINATIONS AT JUNCTION BOXES WITH BRADY LABELS. TORQUE TERMINATIONS PER MANUFACTURERS RECOMMENDATIONS.

   COLOR CODE WIRING AS FOLLOWS:
   120/240 VOLTS

BLACK	A
RED	B
WHITE	N
GREEN	G

8. TEST WIRING SYSTEMS FOR SHORTS AND GROUNDS PRIOR TO ENERGIZING CIRCUITS. CONNECT ALL HVAC EQUIPMENT PER APPROVED MANUFACTURERS DRAWINGS. TEMPERATURE CONTROL WIRING, CONDUIT AND DEVICES SHALL BE FURNISHED AND INSTALLED BY HVAC CONTRACTOR. SEE MECHANICAL SPECIFICATIONS.

9. WIRING DEVICE COVER PLATES SHALL BE SMOOTH, HIGH IMPACT, NYLON, WHITE COLOR. WIRING DEVICES SHALL BE AS LISTED IN THE SYMBOL LEGEND ON THE DRAWINGS. THE WIRING DEVICES LISTED ARE INDICATED TO DEFINE THE TYPE AND QUALITY OF EQUIPMENT REQUIRED. THE ELECTRICAL CONTRACTOR MAY SUBMIT SIMILAR WIRING DEVICES AS MANUFACTURED BY COOPER WIRING DEVICES OR PASS & SEYMOUR.

10. GROUNDING OF EQUIPMENT AND DEVICES SHALL COMPLY THE N.E.C. ARTICLE 250 AND AUTHORITY HAVING JURISDICTION. PROVIDE AND INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS.

11. THE ELECTRICAL CONTRACTOR IS CAUTIONED THAT THE BUILDING IS OCCUPIED AND WORK SHALL NOT INTERFERE WITH THE NORMAL OPERATION OF THE BUILDING AND ITS TENANTS.

STATE OF OHIO
JOHN FREDERICK FAILE
9135
REGISTERED ARCHITECT

JOHN FREDERICK FAILE #8909135
EXPIRES:12/31/2023

John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

PAVILION UTILITY PLAN/ ELECTRICAL PLAN/ ELECTRICAL SPECIFICATIONS-WORK

VFW Post 9871
6805 Lear Nagle Road
North Ridgeville, Ohio 44039

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

DATE: 7-21-2023

MPE-1

CITY OF NORTH Ridgeville EST 1810

September 6, 2023

Chris Hibsman
111 Hilltop Circle
Elyria, OH 44035

Re: New Business at 6480 Pitts Boulevard (KLT Insurance)

Dear Mr. Hibsman,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

I know you already have a strong connection to our community through your Chamber of Commerce participation. I'm excited to welcome your business to new offices in North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber

Kimberly Lieber, AICP
Director of Planning and Development

Certificate of Zoning Compliance

KLT INSURANCE
6480 PITTS BOULEVARD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0221

Proposed Use: Professional offices

Current Zoning: B-3 Highway Commercial District

Applicant: Chris Hibsman

Property Owner: Wink Ridge, Inc.

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Luber
Signature of Approving Official

9/6/2023
Date Issued

Application for New Business or Change in Use

CITY OF NORTH Ridgeville EST 1810

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

KLT Insurance
Business name

6480 Pitts Blvd
Business address

Chris Hibsman
Business owner

Chris @ KLT insurance.com
Business owner email

111 Hilltop Cir Elyria 44035
Business owner home address

City, state, zip

440 654 8273
Business owner phone number

440 654 8273
Emergency phone number

PROPERTY OWNER INFORMATION

Wink Ridge
Property owner name

5640 Broad Blvd
Property owner address

N. Ridgeville OH 44039
City, state, zip

4403095871
Property owner phone

winkelectric69@gmail.com
Property owner email

USE INFORMATION

Crafters R US/retail
Previous use/occupant

1000 SqFt.
Building/unit area (square feet)

Office space
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Chris Hibs
Applicant signature

Property owner signature

Submit this application to the Building Department with the $50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0224	SEP 05 2023	50.00 VLS

Planning Commission Application

RECEIVED
AUG 11 2023

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

END OF SOPHIA LANE. NORTH RIDGE POINTE SUBDIVISION
Location address

07000300000008; 07000300000179; 07000300000075 — SINGLE FAMILY
Parcel number — Current zoning

SINGLE FAMILY DETACHED NO CLUSTER DEVELOPMENT.
Proposed project

APPLICANT/AGENT INFORMATION

NORTH RIDGE POINT LTD
Name/Company

36715 AVALON COURT AVON OH 44011
Applicant address

216-849-7651 — GSMITH@ROADRUNNER.COM
Applicant phone — Applicant email

PROPERTY OWNER INFORMATION

NORTH RIDGE POINT LTD
Name/Company

36715 AVALON COURT AVON, OH 44011
Property owner address

216-849-7651 — GSMITH@ROADRUNNER.COM
Property owner phone — Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature — Property owner signature: Managing Member

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

RECEIVED

OFFICE			ACTION
PPZ No. PPZ2023-0214	Date Received AUG 11 2023		
Planning Fee Paid $150.00 CK # 1632	Engineering Fee Paid $375.00 #1633 Rec't 144972		

Planning Review

August 15, 2023
August 31, 2023 *Revised*

Project: North Ridge Pointe Subdivision
PPNs: 07-00-030-000-008, -179
District: R-1 Residence District

Project Summary:

The North Ridge Pointe subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). The preliminary plan for the subdivision was approved by the Planning Commission in 2008 and revised in 2009. Earlier this year, final plat approval of Phase 8 was granted by the Planning Commission.

The developer proposes to amend the preliminary plan in two ways. First, the previously approved layout of residential lots on PPN 07-00-003-000-179 has been revised. Second, an additional 20-acre piece of property, PPN 07-00-003-000-008, is being added to the subdivision. The combined changes to the preliminary plan increase the total number of residential dwellings to 402 from the originally approved 376. According to the development summary provided, the overall development continues to meet the zoning code requirements for maximum density, maximum percentage of cluster lots and minimum open space. All new streets will be internal to the development; no new access points to Stoney Ridge or Avon Belden Roads are proposed.

Recommendations:

- Clearly distinguish proposed standard lots versus cluster lots. *Provided in revised submittal.*
- Show compliance with cluster area building spacing. Code states, "Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met."
- *Provide for T turn arounds at the dead ends of Sardinia Drive and Sophia Drive.*
- Better detail how proposed open space areas will contribute to "readily accessible recreation areas and open spaces" and/or "conservation of the natural amenities of the landscape." Open space is currently labeled as stormwater management. Engineering has not yet been completed that shows the size or scale of proposed ponds. Sufficient access for maintenance should be provided.
- Provide all other information required in the City's Subdivision Regulations and Chapter 1282 for preliminary plans not already included in the submittal or included in previous approvals. See list on next page. *Additional information provided in revised submittal.*

1224.01 PLATS AND DATA FOR CONDITIONAL APPROVAL OF PRELIMINARY PLANS

(a) Residential Developments. The preliminary plan for residential developments shall be drawn to a scale of not less than 100 feet to the inch, and shall indicate:

1. The location of the property, the City, Township, County or other political subdivision and legally established districts, streets, watercourses, topography, other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto.
2. The proposed location and width of streets, lots, crosswalks and easements, and a plan for all the land owned.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto.
4. The general location and size of the nearest water main and sanitary or storm sewer or outlet.
5. The title under which the proposed subdivision is to be recorded and the names of the owner, subdivider and surveyor platting the tract.
6. The names of owners of large tracts, or the subdivision title abutting the boundary of the proposed subdivision.
7. A north point, scale and date.
8. The zoning classification of the property to be subdivided.
9. Plans or written and signed statements regarding planted areas, parks and playgrounds, where applicable.
10. Topographic information, which must accompany the preliminary plan on a separate sheet or on the drawing itself. The elevations shown thereon must be based on sea level datum as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required.
11. A key map.

1282.04 PRELIMINARY DEVELOPMENT PLAN REQUIRED; CONTENTS

An owner or developer shall submit to the Planning Commission a preliminary plan of a single-family detached and cluster development thereof as specified in Section 1224.02(a) with written application to the Commission. The preliminary plan shall include:

1. Topography, at two-foot contour intervals, of the proposed development area, including property lines, easements, street rights of way and structures, trees and landscape features existing thereon, together with a certificate, by a registered engineer or surveyor, of the gross area of the development in acres and square feet;
2. The proposed vehicular and pedestrian traffic patterns, including the proposed location of public and private streets and the location of off-street parking and service areas;
3. The proposed assignment of use, including detached single-family lots and single-family cluster areas, and subdivisions of all land, including private land and common land, with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet;
4. The proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowners' association bylaws; and
5. Such other relevant information as the Commission may require.

Planning Commission Comment Sheet

PROJECT INFORMATION

North Ridge Pointe Subdivision Amending Phase 8	
Proposed project	
End of Sophia Lane	07-00-030-000-008, -179, -075
Location	Parcel number
9.12.2023	8.31.2023
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

This application for North Ridge Pointe Subdivision is a revised preliminary plan.
The information on their chart indicates compliance with the zoning code requirements.
Cluster family dwellings shall be setback 15 foot to open space and 35 foot to single family lots unless Planning commission approves otherwise.
The street name Sardina Drive should only run east and west. The north and south portion should be renamed Turin Drive to match the street to the north.
If this is the last phase of north Ridge Pointe Subdivision then information should be provided to show that single family lots meet their required average width and their required average front setback.

SUBMITTED BY

Guy Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Bowen+

SITE PLAN REVIEW
CITY OF NORTH RIDGEVILLE

Date:	8/28/2023	
To:	Eric Brown, P.E.	ebrown@nridgeville.org
CC:	Christina Eavenson, P.E.	ceavenson@nridgeville.org
From:	David Bradt, P.E.	dbradt@rlba.com
Owner:	NORTH RIDGE POINT LTD	
Architect:		
Engineer:	Dale Haywood, P.E.	Haywood Civil Engineering & Surveying

Review No.:	1, Preliminary
RLBA No.:	13736.00B
Subject:	NORTH RIDGE POINTE PRELIMINARY PLAN - AMENDED
Address:	
PPN:	07-00-030-000-008; 07-00-030-000-179; 07-00-030-000-075; 07-00-030-000-076
Plans Rec'd:	8/25/2023
Zoning:	R-1

Notes/Description: Amendment to 'Future Phases' preliminary plan

Recommendation: Following comments to be addressed.

No.	Comment	Ref	Comment 08/28/23	TBD	TBD	TBD	Addressed
	General						
1.01	Proposed grading information (contours) not shown, just general drainage patterns. Existing grading appears to have been taken from the County GIS and not a survey.		X				
1.02	Access to inlet end of pond 11 through easement (end of Trajan Pl.) appears tight for vehicles/equiment to clean out forebay. Easement to be 25' wide. Long-term maintenance access routes to be capable of supporting maintenance equipment. Need access to both inlet and outlet.		X				
1.03	Additional width appears to be necessary around the perimeter of Pond 11 for maintenance access.		X				
1.04	Landscaping around ponds shall not interfere with maintenance of pond.		X				
1.05	Easement required for pond 11 outfall headwall on adjacent property.		X				
1.06	Provide system of inlets, piping or swales on each sublot within drainage easement for rear yard runoff. Avoid overland flow onto adjacent lots/sublots.		X				
1.07	A turn-around is required at the west end of Sardinia and west end of Sophia.		X				
1.08	Easement required across CEI property for access to 'open areas'?		X				
1.09	Suggest a conservation easement, deed restirction or similar across 'permanent woodland' area.		X				
1.10	Compliance with Chapter 1056 NRCO, including stormwater management calculations and long-term maintenance agreement required for permit submittal.		X				
1.11	Permit required from Ohio EPA for sanitary sewer and waterline extensions.		X				
1.12	Developer and engineer contact info on each sheet.		X				

	Sheet ###						
2.01							
2.02							
2.03							
2.04							
	Sheet ###						
3.01							
3.01							
3.03							
3.04							
	Sheet ###						
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7.02							
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7.04							
	Sheet ###						
8.01							
8.02							
8.03							
8.04							

Attachments:

1. Plans
2. N/A
3. N/A
4. N/A

This review shall not be misconstrued as relieving the applicant from any other applicable codes, requirements, or regulations. It's the applicant's responsibility to assure conformance to all applicable local, state, and federal requirements.

NORTH RIDGE POINTE
PRELIMINARY PLAN - AMENDED

SITUATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31, 32
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DEVELOPER

NORTH RIDGE POINT LTD
36715 AVALON CT.
AVON, OHIO 44011

STATE OF OHIO
DALE R. HAYWOOD
E-63312
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION

Dale Haywood 8/29/2023

DALE HAYWOOD, P.E., P.S., CPESC
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

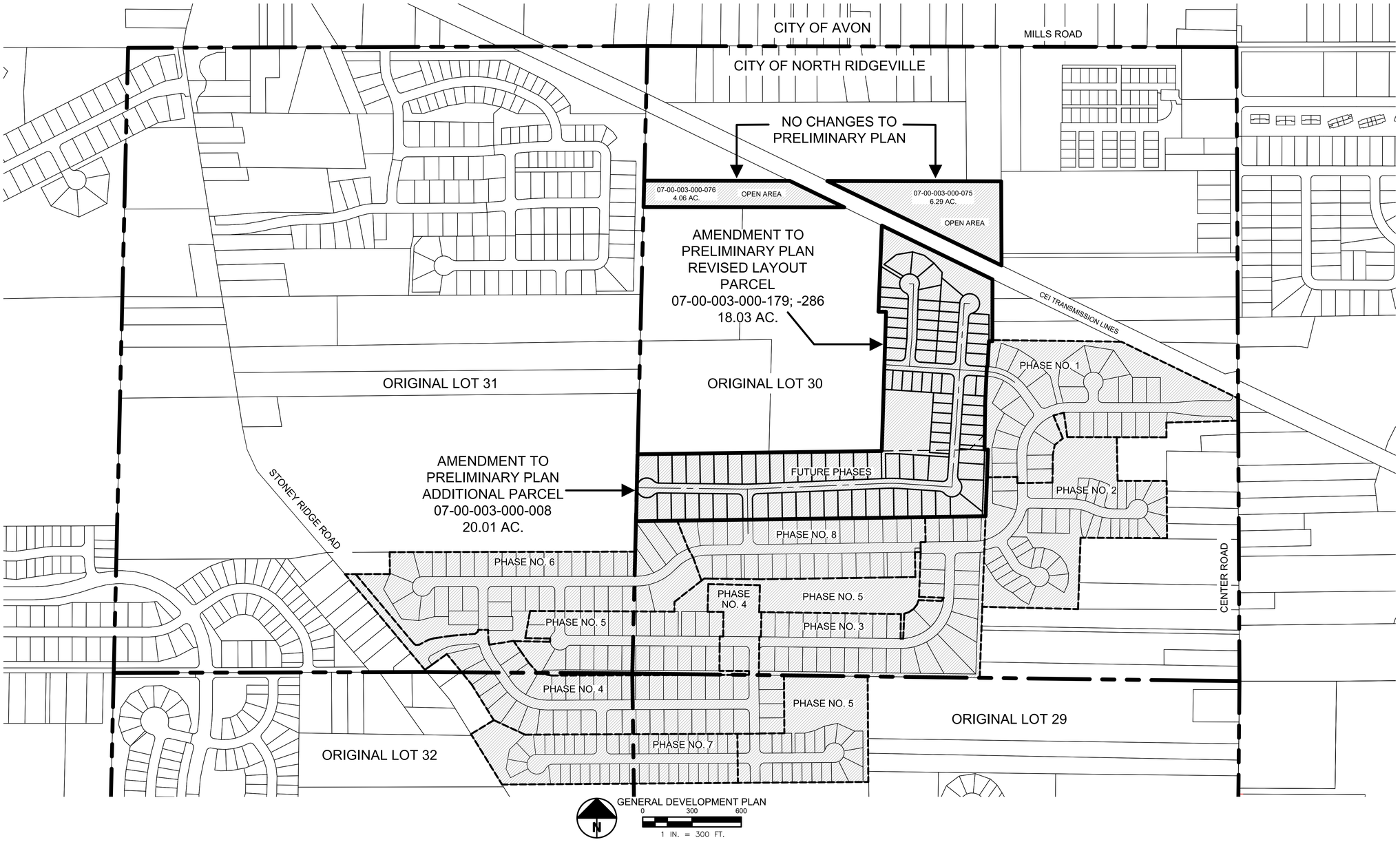
PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
1	30	0	30	8.6350	22.5292
2	6	29	35	7.1896	17.2113
3	38	0	38	1.2862	17.1325
4	45	0	45	2.2726	21.9176
5	26	21	47	11.0609	26.2969
6	39	0	39	3.6826	20.1799
7	0	41	41	1.4931	10.9476
8	31	0	31	0.1383	11.7204
FUTURE PHASES	46	50	96	15.5183	48.3900
TOTALS **	261	141	402	51.2766	196.3254
** 2008 ORIGINAL	238	138	376	44.15	171.977

DEVELOPMENT SUMMARY - AMENDED

DENSITY	% CLUSTER	% OPEN AREA
2.05	35%	26%

DEVELOPMENT REQUIREMENTS

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
2.3	35%	20%



GENERAL DEVELOPMENT PLAN

8/29/2023
8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
COVER SHEET

07-00-030-000-002
36389 MILLS LLC

N 89°11'34" E 912.93'

N 01°20'37" E
162.01'

PARCEL NO. 07-00-030-000-076
NORTH RIDGE POINTE HOMEOWNERS ASSOCIATION, INC.
FILE 2022-0869529, PCL. 3
4.0640 AC.

S 64°03'22" E 369.09'

S 89°20'35" W 588.53'

S 89°25'35" W 660.07'

07-00-030-000-002
36389 MILLS LLC

N 89°11'34" E 1044.28'

PARCEL NO. 07-00-030-000-075
NORTH RIDGE POINT LTD
FILE 2011-0378242
6.2740 AC.

07-00-030-000-047
JOSEPH M. & JOYCE M. SOLOMON

S 00°00' E 523.49'

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

N 01°52'14" E 527.34'

-013 ELLIOT

-014 ELLIOT

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

-014 ELLIOT

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

07-00-030-000-014
JAYNE K. ELLIOT

07-00-030-000-015
JOSEPH M. & JOYCE M. SOLOMON

07-00-030-000-025
CARL D. BAKER &
DONNA J. DEMEDAL

N 01°52'14" E 527.34'

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N 87°08'52" W 21.31'

S 03°11'55" W 155.29'

L=4.29'
R=320.00'
D=00°46'07"
CH=N86°45'49"W/4.29'
T=2.15'

EX. 8" WAT.

SOPHIA LANE

EX. SAN MH
RIM 699.90
12" INV. 689.20

EX. BOX CULVERT
INV. 694.77

S 02°51'08" W 162.00'

S02°52'16"W 60.77'

SAYE DITCH

S00°52'46"W 288.79'

PARCEL NO. 07-00-030-000-179
17.9204 AC.

PARCEL NO. 07-00-030-000-286
0.1046 AC.

S 89°20'29" W 646.90'

N 01°52'14" E 854.78'

N 01°44'46" E 408.71'

07-00-031-000-021
ROBERT B. WENSINK, ETAL.

07-00-030-000-006
ROBERT B. WENSINK & JAMES M. WENSINK

07-00-030-000-007
ROBERT B. WENSINK & JAMES M. WENSINK

N 88°51'37" E 2137.74'

EX. 2' CONTOUR – TYPICAL
SOURCE: LORAIN COUNTY GIS

PARCEL NO. 07-00-030-000-008
NORTH RIDGE POINT LTD
FILE 2022-0897066
20.0093 AC.

N 00°45'46" E 408.82'

EX. SAN MH
RIM 707.53
8" INV. 696.01

EX. 8" WAT.

N 88°50'58" E 2130.74'

CORSO STREET

EXISTING CONDITIONS
0 100 200
1 IN. = 100 FT.

8/29/2023
8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
EXISTING CONDITIONS

SHEET
2 OF 5

OPEN AREA
PERMANENT WOODLAND
OWNED BY HOA
4.06 AC.

OPEN AREA
GREENSPACE &
STORMWATER POND AS NEEDED
OWNED BY HOA
EASEMENT TO CITY
6.29 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

OPEN AREA
GREENSPACE &
STORMWATER POND
OWNED BY HOA
EASEMENT TO CITY
2.07 AC.

50 CLUSTER LOTS

TRAJAN PLACE
60' PUBLIC R/W

TURIN PLACE
60' PUBLIC R/W

SOPHIA DRIVE
60' PUBLIC R/W

OPEN AREA
GREENSPACE &
STORMWATER POND
OWNED BY HOA
EASEMENT TO CITY
2.80 AC.

SAYE DITCH

46 STANDARD LOTS

SARDINIA DRIVE
60' PUBLIC R/W

CORSO STREET
60' PUBLIC R/W

0.09 AC.

0.19 AC.

R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
FUTURE PHASES	46	50	96	15.5183	48.3900

LOT DESIGN STANDARDS

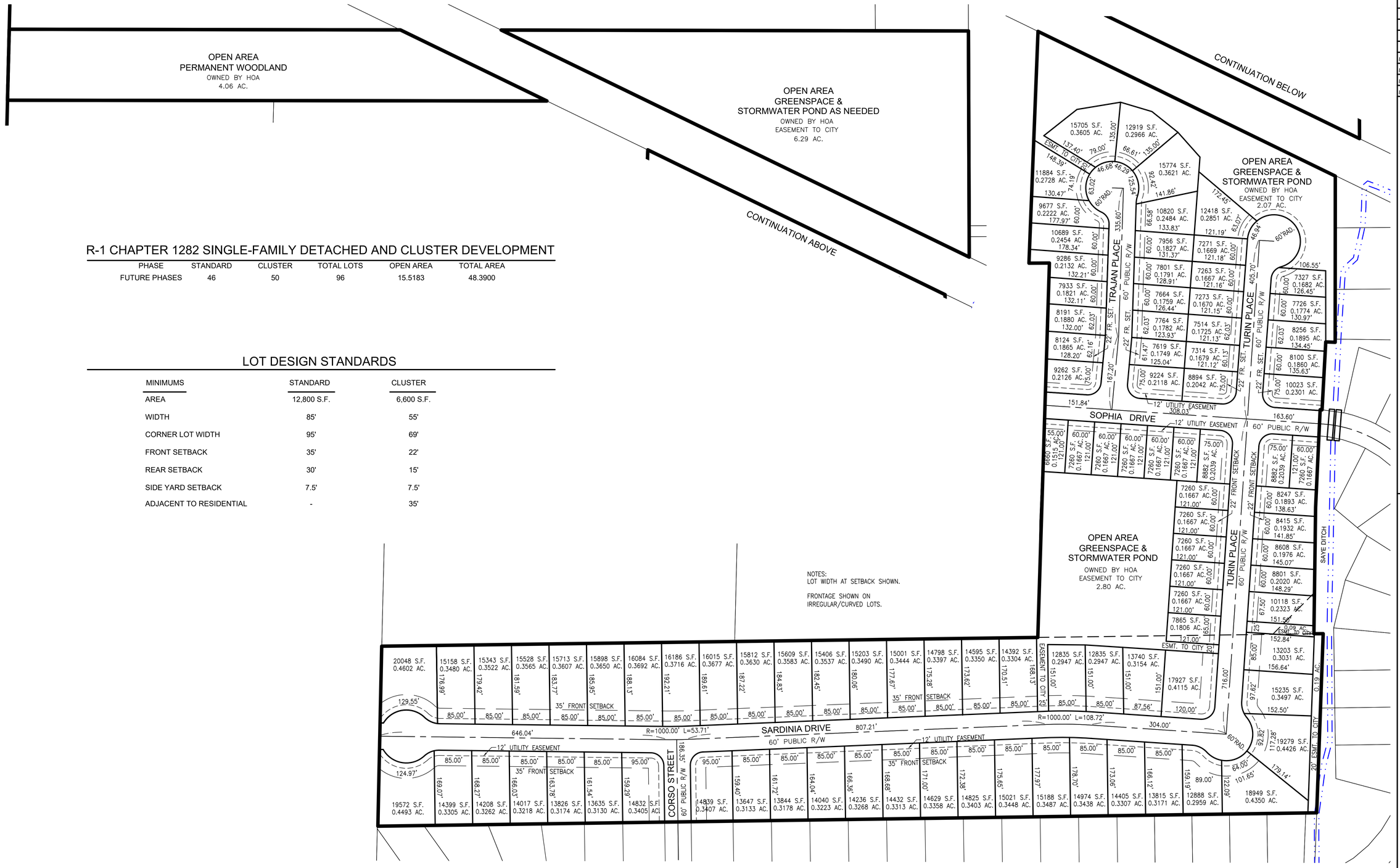
MINIMUMS	STANDARD	CLUSTER
AREA	12,800 S.F.	6,600 S.F.
WIDTH	85'	55'
CORNER LOT WIDTH	95'	69'
FRONT SETBACK	35'	22'
REAR SETBACK	30'	15'
SIDE YARD SETBACK	7.5'	7.5'
ADJACENT TO RESIDENTIAL	-	35'

LAYOUT SUMMARY
0 100 200
1 IN. = 100 FT.

8/29/2023
8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
LAYOUT SUMMARY



R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
FUTURE PHASES	46	50	96	15.5183	48.3900

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CORNER LOT WIDTH	95'	69'
FRONT SETBACK	35'	22'
REAR SETBACK	30'	15'
SIDE YARD SETBACK	7.5'	7.5'
ADJACENT TO RESIDENTIAL	-	35'

PRELIMINARY PLAT
0 100 200
1 IN. = 100 FT.

8/29/2023
8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

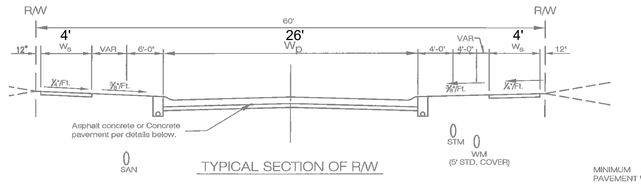
PRELIMINARY PLAN - AMENDED
PRELIMINARY PLAT

OPEN AREA
PERMANENT WOODLAND
OWNED BY HOA
4.06 AC.

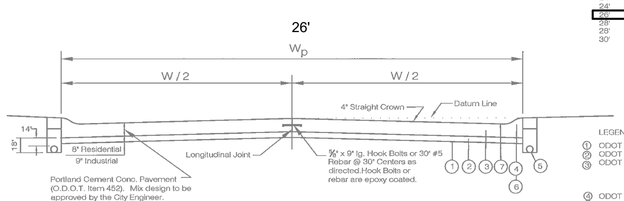
OPEN AREA
GREENSPACE &
STORMWATER POND AS NEEDED
OWNED BY HOA
EASEMENT TO CITY
6.29 AC.

CONTINUATION ABOVE

CONTINUATION BELOW



TYPICAL SECTION OF R/W



TYPICAL SECTION OF CONCRETE PAVEMENT

MINIMUM
PAVEMENT WIDTHS (W_p)

24'	PRIVATE RESIDENTIAL
24'	PUBLIC, LIGHT TRAFFIC (UP TO 25 SUBLOTS)
26'	PUBLIC, MEDIUM TRAFFIC (> 25 SUBLOTS)
28'	PRIVATE, COMMERCIAL AND INDUSTRIAL
28'	PUBLIC, COLLECTORS AND ARTERIALS
30'	PUBLIC, COMMERCIAL AND INDUSTRIAL

LEGEND

1. ODOT ITEM 204 - SUBGRADE COMPACTION
2. ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
3. ODOT ITEM 452 - NON-REINFORCED CONCRETE PAVEMENT THICKNESS 8" MIN. RESIDENTIAL THICKNESS 9" MIN COMMERCIAL INDUSTRIAL
4. ODOT ITEM 609 - TYPE 3 CONCRETE CURB
5. ODOT ITEM 605 - 6" UNDERDRAIN
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7. SPECIAL - "SILENCURE" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET

TYPICAL JOINT LAYOUT FOR CONCRETE CUL-DE-SAC & INTERSECTION PAVEMENT

JOINT LEGEND

C	Control Joint
E	Expansion Joint (Sleeper Slab)
LK	Longitudinal Key Joint
T	Thickened Edge
P	Pressure Relief Joint
S	Sleeper Slab Expansion Joint

Use Longitudinal Key Joints, without hook bolts around all manholes.

All catch basins and manholes shall be separated from the pavement and curb by Boxing Out.

SCHEDULE OF DIMENSIONS

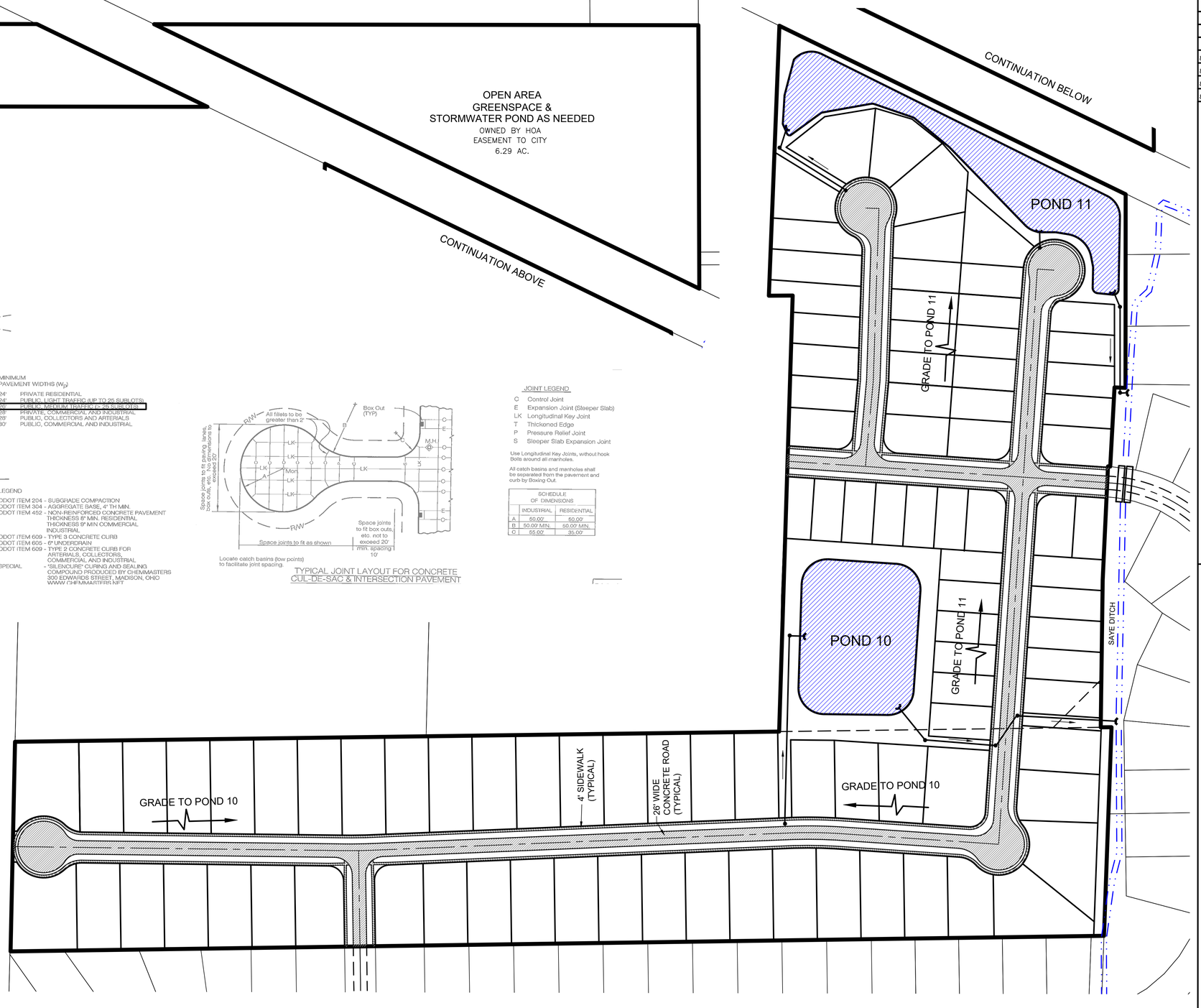
	INDUSTRIAL	RESIDENTIAL
A	50.00'	50.00'
B	50.00' MIN.	50.00' MIN.
C	55.00'	35.00'

LANDSCAPING NOTES

CLUSTER LOTS WILL BE INDIVIDUALLY OWNED AND LANDSCAPED BY THE OWNERS.

ALL CLUSTER AND STANDARD LOTS WILL HAVE A TREE PLANTED IN THE TREE LAWN. TREE WILL BE ON CITY APPROVED LIST.

DEPENDING ON AVAILABLE SPACE, MOUNDS AND TREES WILL BE INSTALLED AROUND PONDS.



SITE PLAN
0 100 200
1 IN. = 100 FT.

8/29/2023
8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
SITE PLAN

SHEET
5 OF 5

NORTH RIDGE POINTE
PRELIMINARY PLAN - AMENDED

SITUATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31, 32
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DEVELOPER

NORTH RIDGE POINT LTD
36715 AVALON CT.
AVON, OHIO 44011

STATE OF OHIO — DALE R. HAYWOOD E-63312 — REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION

Dale Haywood 8/23/2023

DALE HAYWOOD, P.E., P.S., CPESC
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

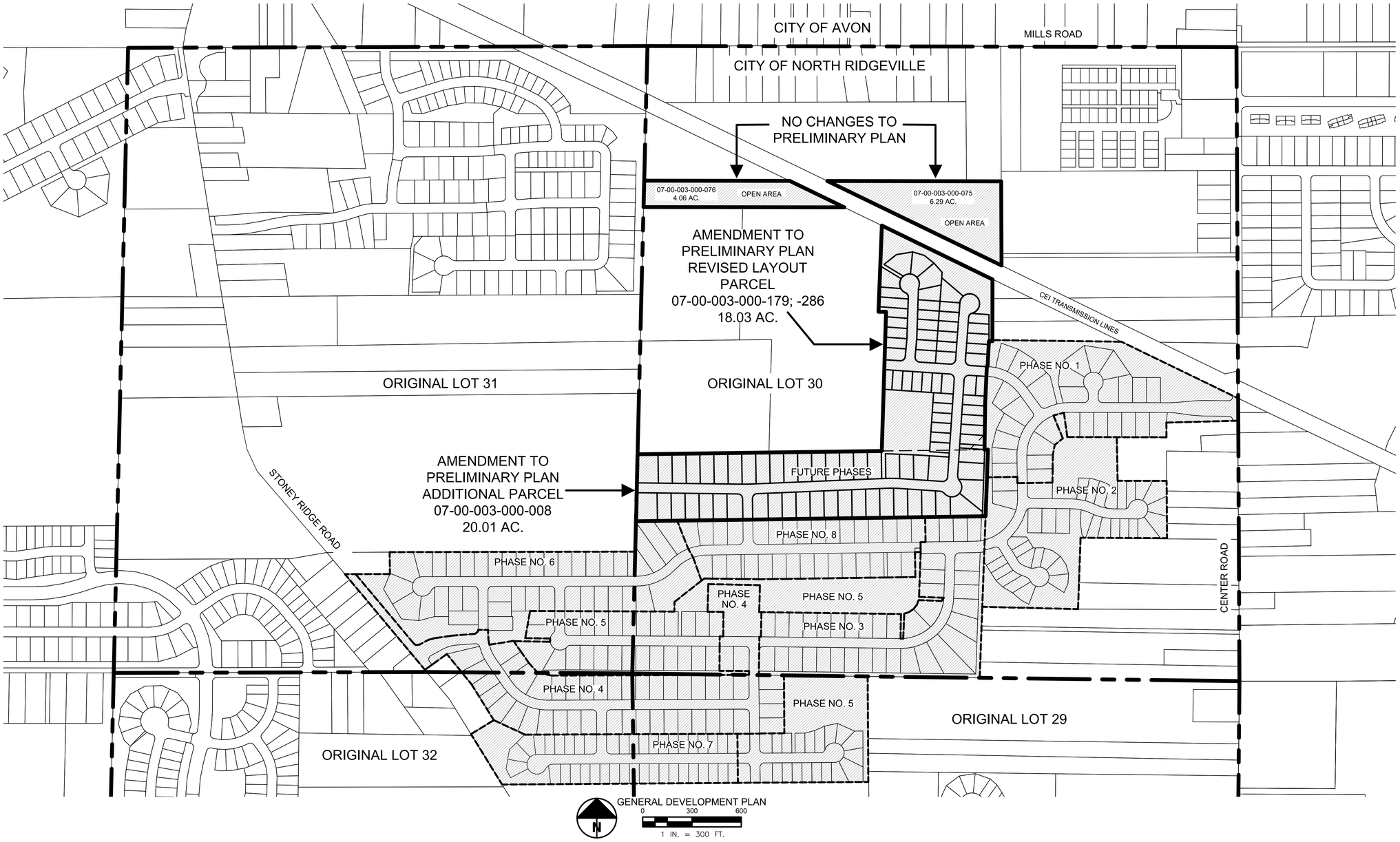
PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
1	30	0	30	8.6350	22.5292
2	6	29	35	7.1896	17.2113
3	38	0	38	1.2862	17.1325
4	45	0	45	2.2726	21.9176
5	26	21	47	11.0609	26.2969
6	39	0	39	3.6826	20.1799
7	0	41	41	1.4931	10.9476
8	31	0	31	0.1383	11.7204
FUTURE PHASES	46	50	96	15.5183	48.3900
TOTALS **	261	141	402	51.2766	196.3254
** 2008 ORIGINAL	238	138	376	44.15	171.977

DEVELOPMENT SUMMARY - AMENDED

DENSITY	% CLUSTER	% OPEN AREA
2.05	35%	26%

DEVELOPMENT REQUIREMENTS

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
2.3	35%	20%



GENERAL DEVELOPMENT PLAN

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
COVER SHEET

07-00-030-000-002
36389 MILLS LLC

N 89°11'34" E 912.93'

N 01°20'37" E
162.01'

PARCEL NO. 07-00-030-000-076
NORTH RIDGE POINTE HOMEOWNERS ASSOCIATION, INC.
FILE 2022-0869529, PCL. 3
4.0640 AC.

S 64°03'22" E 369.09'

S 89°20'35" W 588.53'

S 89°25'35" W 660.07'

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N 89°11'34" E 1044.28'

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NORTH RIDGE POINT LTD
FILE 2011-0378242
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07-00-030-000-047
JOSEPH M. & JOYCE M. SOLOMON

S 00°00' E 523.49'

-013 ELLIOT

-014 ELLIOT

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

N 01°52'14" E 527.34'

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

-014 ELLIOT

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

07-00-030-000-014
JAYNE K. ELLIOT

07-00-030-000-015
JOSEPH M. & JOYCE M. SOLOMON

07-00-030-000-025
CARL D. BAKER III & DONNA J. DEMEDAL

N 01°52'14" E 527.34'

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L=4.29'
R=320.00'
D=00°46'07"
CH=N86°45'49"W/4.29'
T=2.15'

EX. 8" WAT.

SOPHIA LANE

EX. SAN MH
RIM 699.90
12" INV. 689.20

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INV. 694.77

S 02°51'08" W 162.00'

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17.9204 AC.

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07-00-030-000-007
ROBERT B. WENSINK & JAMES M. WENSINK

N 88°51'37" E 2137.74'

EX. 2' CONTOUR – TYPICAL
SOURCE: LORAIN COUNTY GIS

PARCEL NO. 07-00-030-000-008
NORTH RIDGE POINT LTD
FILE 2022-0897066
20.0093 AC.

N 00°45'46" E 408.82'

EX. SAN MH
RIM 707.53
8" INV. 696.01

EX. 8" WAT.

N 88°50'58" E 2130.74'

CORSO STREET

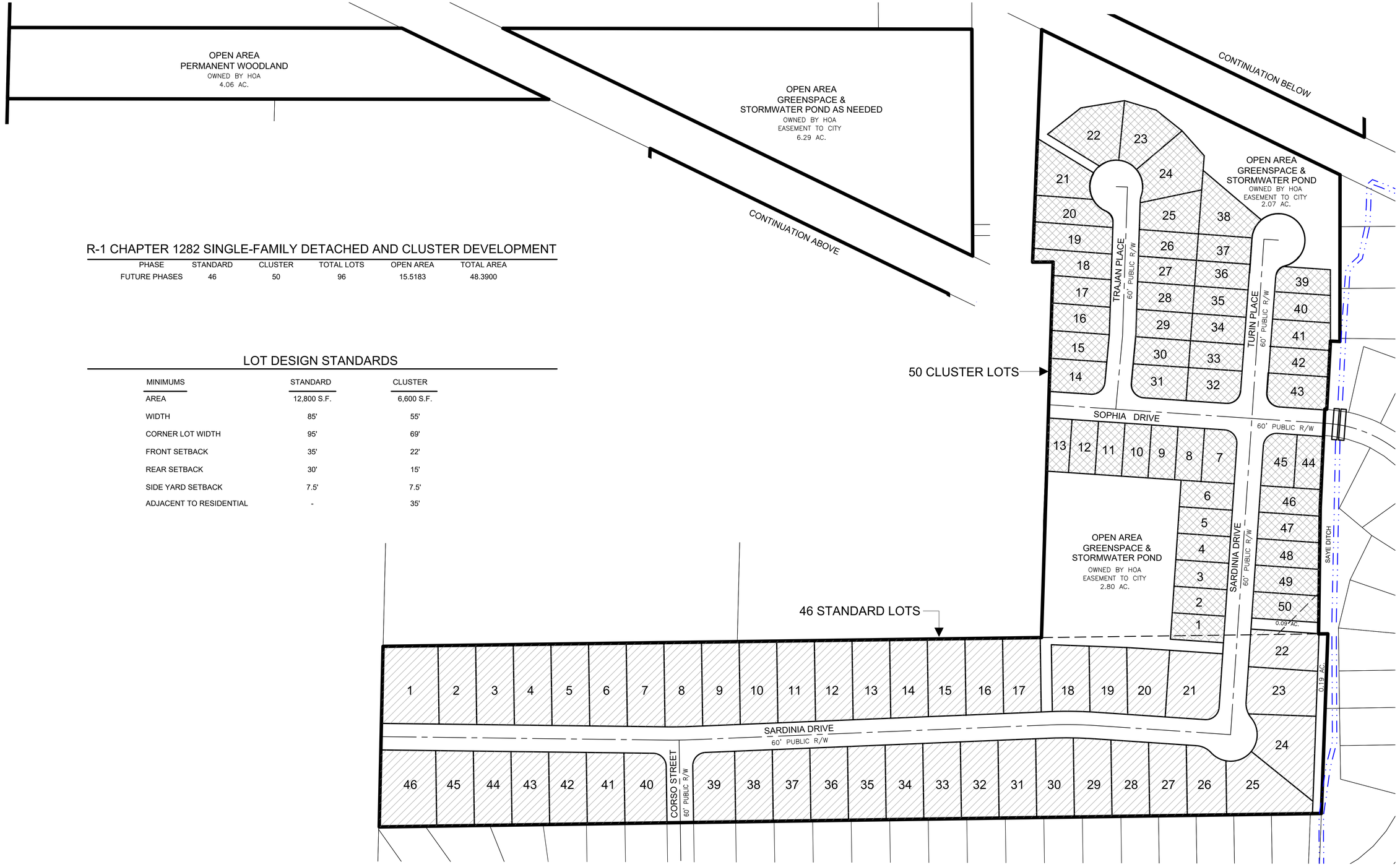
EXISTING CONDITIONS
0 100 200
1 IN. = 100 FT.

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
EXISTING CONDITIONS

SHEET
2 OF 5



R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
FUTURE PHASES	46	50	96	15.5183	48.3900

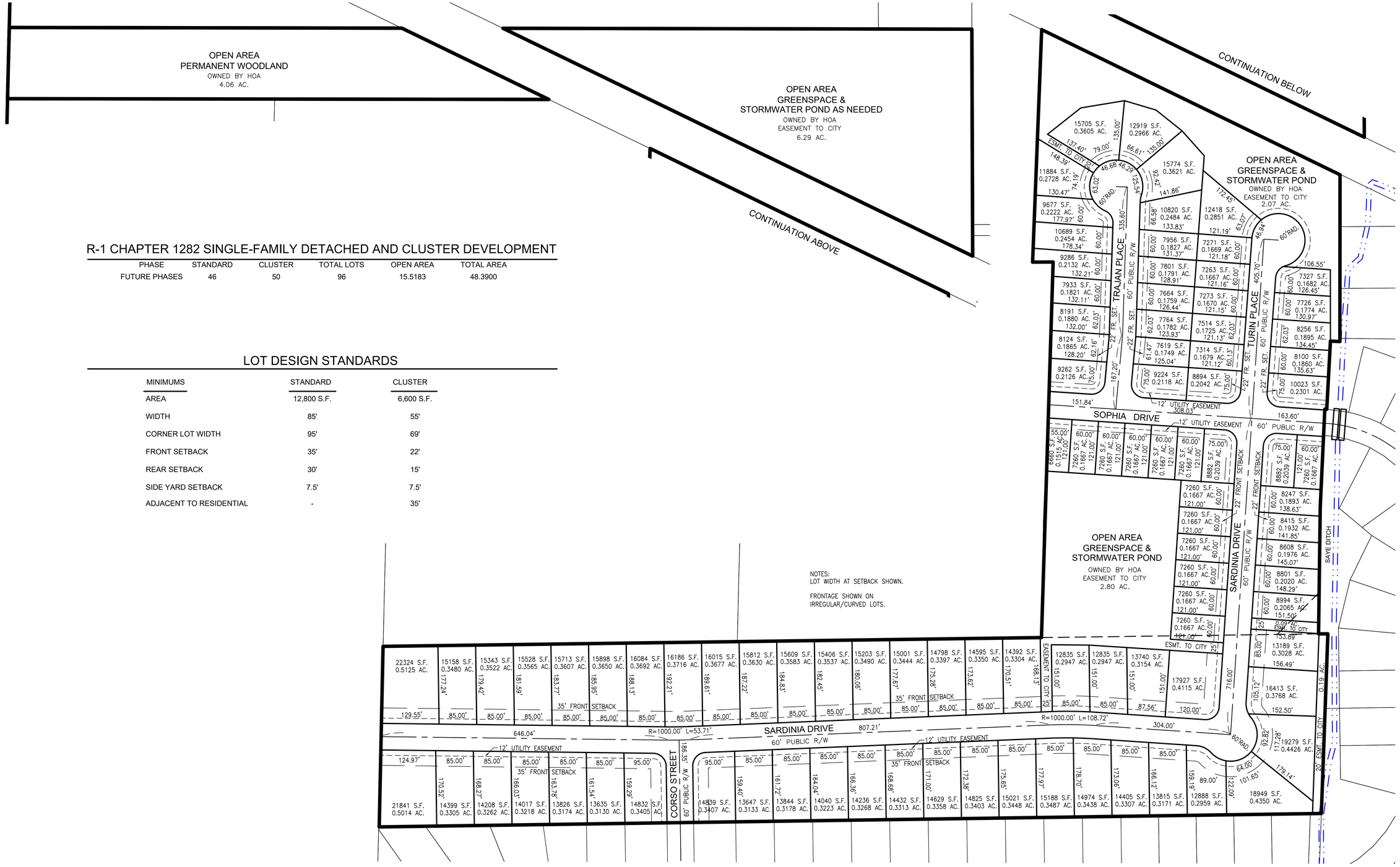
LOT DESIGN STANDARDS

MINIMUMS	STANDARD	CLUSTER
AREA	12,800 S.F.	6,600 S.F.
WIDTH	85'	55'
CORNER LOT WIDTH	95'	69'
FRONT SETBACK	35'	22'
REAR SETBACK	30'	15'
SIDE YARD SETBACK	7.5'	7.5'
ADJACENT TO RESIDENTIAL	-	35'

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
LAYOUT SUMMARY



R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
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8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
PRELIMINARY PLAT

OPEN AREA
PERMANENT WOODLAND
OWNED BY HOA
4.06 AC.

OPEN AREA
GREENSPACE &
STORMWATER POND AS NEEDED
OWNED BY HOA
EASEMENT TO CITY
6.29 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

POND 11

POND 10

GRADE TO POND 11

GRADE TO POND 11

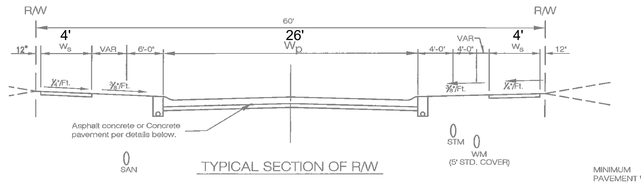
GRADE TO POND 10

GRADE TO POND 10

SAYE DITCH

4' SIDEWALK (TYPICAL)

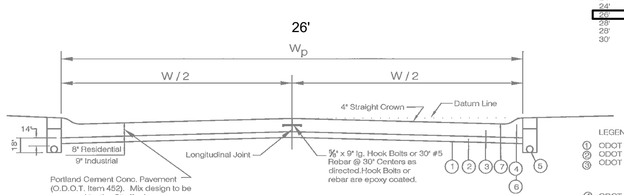
26' WIDE CONCRETE ROAD (TYPICAL)



TYPICAL SECTION OF R/W

MINIMUM
PAVEMENT WIDTHS (W_p)

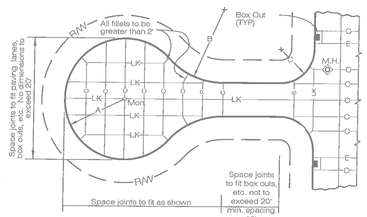
24'	PRIVATE RESIDENTIAL
24'	PUBLIC, LIGHT TRAFFIC (UP TO 25 SUBLOTS)
26'	PUBLIC, MEDIUM TRAFFIC (> 25 SUBLOTS)
28'	PRIVATE, COMMERCIAL AND INDUSTRIAL
28'	PUBLIC, COLLECTORS AND ARTERIALS
30'	PUBLIC, COMMERCIAL AND INDUSTRIAL



TYPICAL SECTION OF CONCRETE PAVEMENT

LEGEND

1. ODOT ITEM 204 - SUBGRADE COMPACTION
2. ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
3. ODOT ITEM 452 - NON-REINFORCED CONCRETE PAVEMENT THICKNESS 8" MIN. RESIDENTIAL THICKNESS 9" MIN COMMERCIAL INDUSTRIAL
4. ODOT ITEM 609 - TYPE 3 CONCRETE CURB
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7. SPECIAL - "SILENCURE" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET



TYPICAL JOINT LAYOUT FOR CONCRETE CUL-DE-SAC & INTERSECTION PAVEMENT

JOINT LEGEND

C	Control Joint
E	Expansion Joint (Sleeper Slab)
LK	Longitudinal Key Joint
T	Thickened Edge
P	Pressure Relief Joint
S	Sleeper Slab Expansion Joint

Use Longitudinal Key Joints, without hook Bolts around all manholes.

All catch basins and manholes shall be separated from the pavement and curb by Boxing Out.

SCHEDULE OF DIMENSIONS

	INDUSTRIAL	RESIDENTIAL
A	50.00'	50.00'
B	50.00' MIN.	50.00' MIN.
C	55.00'	35.00'

LANDSCAPING NOTES

CLUSTER LOTS WILL BE INDIVIDUALLY OWNED AND LANDSCAPED BY THE OWNERS.

ALL CLUSTER AND STANDARD LOTS WILL HAVE A TREE PLANTED IN THE TREE LAWN. TREE WILL BE ON CITY APPROVED LIST.

DEPENDING ON AVAILABLE SPACE, MOUNDS AND TREES WILL BE INSTALLED AROUND PONDS.

N

SITE PLAN
0 100 200
1 IN. = 100 FT.

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
SITE PLAN

SHEET
5 OF 5

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC
371 Loyola Drive
Elyria, Ohio 44035

August 18, 2023

City of North Ridgeville Planning & Development Department
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Attn: Kim Lieber, Director

Re: North Ridge Pointe Subdivision
Amended Preliminary Plans

Dear Ms. Lieber:

I am in receipt of your review dated August 15, 2023 and offer the following disposition of comments received for your consideration. A revised set (PDF format) of the Amended Preliminary Plans are transmitted with this letter.

• Clearly distinguish proposed standard lots versus cluster lots.
Please refer to Sheet 3. Notations have been added to distinguish between proposed standard lots and cluster lots.
• Show compliance with cluster area building spacing. It is not evident that dwellings on cluster lots can meet the minimum 35-foot setback to standard single family lot property lines. Code states, “Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.”
Please refer to Sheet 3. The required set back of 35’ adjacent to residential has been noted on the Cluster Lot Detail. Also, a revision has been made to the layout - a cluster lot is no longer adjacent to a standard lot.
• Better detail how proposed open space areas will contribute to “readily accessible recreation areas and open spaces” and/or “conservation of the natural amenities of the landscape.” Open space is currently labeled as stormwater management, which if designed as a pond, is not usable open space.
An approximate $900,000 recreation area with two pools, tennis courts, and a playground is the centerpiece of this development. The recreation area is surrounded by ponds with fountains that are accessible by the residents. The open area provides peaceful vistas overlooking the water. The design focus of the 51 acres of the open spaces is the enjoyment of the surrounding woods, ponds with fountains, recreation center,

landscaped entrance ways, and preserved wetland areas. Additionally, the open areas provide a buffer between homes and Stoney Ridge Road and Avon Belden Road.
• Provide all other information required in the City's Subdivision Regulations and Chapter 1282 for preliminary plans not already included in the submittal or included in previous approvals.

1224.01 PLATS AND DATA FOR CONDITIONAL APPROVAL OF PRELIMINARY PLANS
(a) Residential Developments. The preliminary plan for residential developments shall be drawn to a scale of not less than 100 feet to the inch, and shall indicate:
1. The location of the property, the City, Township, County or other political subdivision and legally established districts, streets, watercourses, topography, other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto.
The information is contained in the plans.
2. The proposed location and width of streets, lots, crosswalks and easements, and a plan for all the land owned.
Information is depicted on Sheet 2, Standard Lot Detail and Cluster Lot Detail.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto.
Information is depicted on Sheet 2.
4. The general location and size of the nearest water main and sanitary or storm sewer or outlet.
Information is depicted on Sheet 2.
5. The title under which the proposed subdivision is to be recorded and the names of the owner, subdivider and surveyor platting the tract.
Information is depicted on Sheet 1.
6. The names of owners of large tracts, or the subdivision title abutting the boundary of the proposed subdivision.
Information is depicted on Sheet 2.
7. A north point, scale and date.
The information is contained in the plans.
8. The zoning classification of the property to be subdivided.
Information is depicted on Sheet 1.
9. Plans or written and signed statements regarding planted areas, parks and playgrounds, where applicable.
This is not applicable to the remaining development phases.
10. Topographic information, which must accompany the preliminary plan on a separate sheet or on the drawing itself. The elevations shown thereon must be based on sea level datum as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required.
Information depicted on Sheet 2.
11. A key map.
Information depicted on Sheet 1.

1282.04 PRELIMINARY DEVELOPMENT PLAN REQUIRED; CONTENTS
An owner or developer shall submit to the Planning Commission a preliminary plan of a

single-family detached and cluster development thereof as specified in Section 1224.02(a) with written application to the Commission. The preliminary plan shall include:
1. Topography, at two-foot contour intervals, of the proposed development area, including property lines, easements, street rights of way and structures, trees and landscape features existing thereon, together with a certificate, by a registered engineer or surveyor, of the gross area of the development in acres and square feet;
The information is contained in the plans.
2. The proposed vehicular and pedestrian traffic patterns, including the proposed location of public and private streets and the location of off-street parking and service areas;
The information is contained in the plans.
3. The proposed assignment of use, including detached single-family lots and single-family cluster areas, and subdivisions of all land, including private land and common land, with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet; 4. The proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowners' association bylaws; and
The information is contained in the plans. The additional development will be added to the existing homeowners' association bylaws.
5. Such other relevant information as the Commission may require.

Please let me know if you have any questions or concerns. Thank you for your attention to this matter.

Best Regards,
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

Dale Haywood

Dale R. Haywood, P.E., P.S., CPESC

Cc: Gary Smitek
Guy Fursdon
Christina Eavenson, P.E.
Eric Brown, P.E.

Revised - Received 8.25.2023

NORTH RIDGE POINTE
PRELIMINARY PLAN - AMENDED

SITUATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31, 32
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DEVELOPER

NORTH RIDGE POINT LTD
36715 AVALON CT.
AVON, OHIO 44011

STATE OF OHIO
DALE R. HAYWOOD
E-63312
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION

Dale Haywood 8/23/2023

DALE HAYWOOD, P.E., P.S., CPESC
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

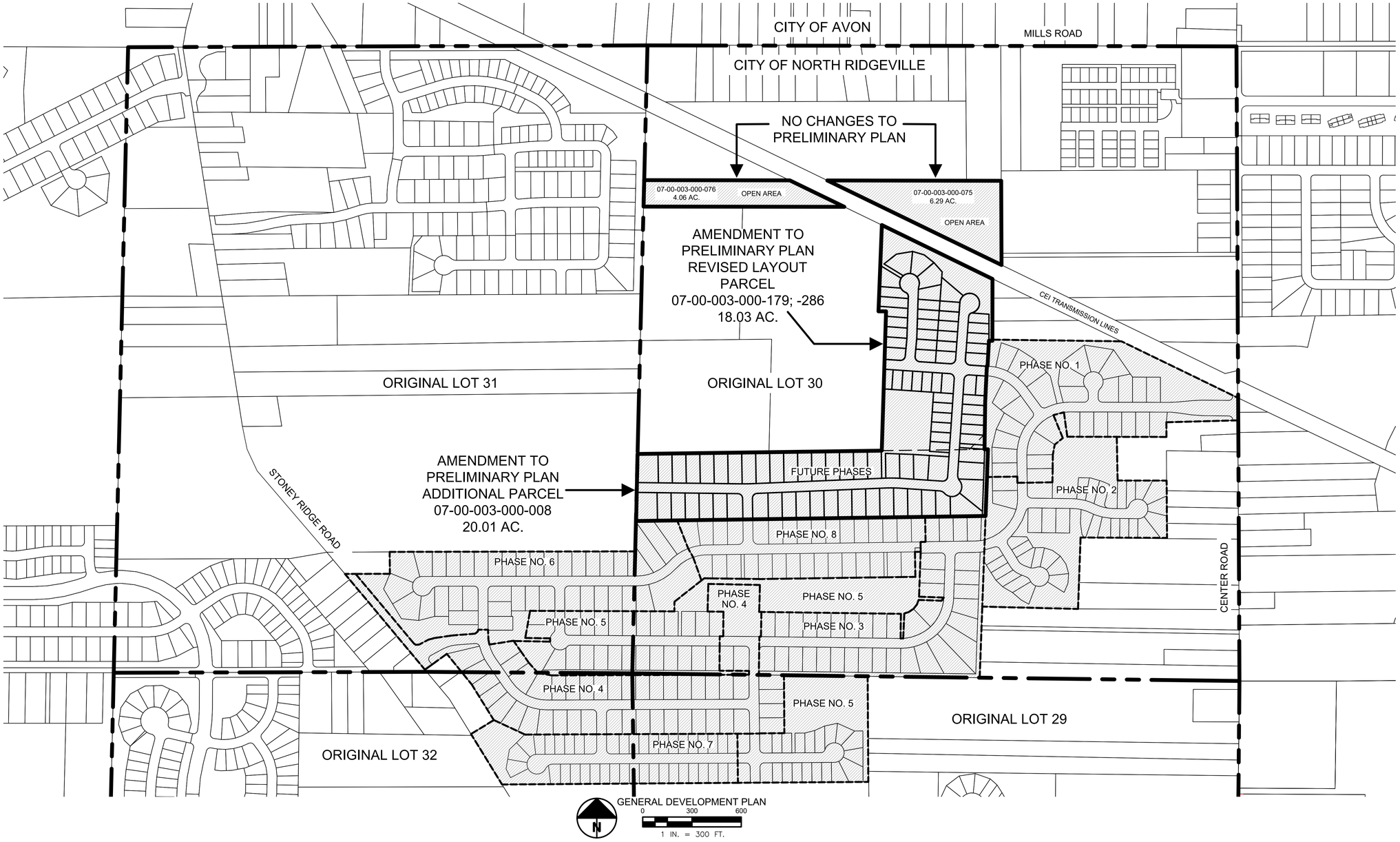
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5	26	21	47	11.0609	26.2969
6	39	0	39	3.6826	20.1799
7	0	41	41	1.4931	10.9476
8	31	0	31	0.1383	11.7204
FUTURE PHASES	46	50	96	15.5183	48.3900
TOTALS **	261	141	402	51.2766	196.3254
** 2008 ORIGINAL	238	138	376	44.15	171.977

DEVELOPMENT SUMMARY - AMENDED

DENSITY	% CLUSTER	% OPEN AREA
2.05	35%	26%

DEVELOPMENT REQUIREMENTS

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
2.3	35%	20%



8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
COVER SHEET

SHEET
1 OF 5

07-00-030-000-002
36389 MILLS LLC

N 89°11'34" E 912.93'

N 01°20'37" E
162.01'

PARCEL NO. 07-00-030-000-076
NORTH RIDGE POINTE HOMEOWNERS ASSOCIATION, INC.
FILE 2022-0869529, PCL. 3
4.0640 AC.

S 64°03'22" E 369.09'

S 89°20'35" W 588.53'

S 89°25'35" W 660.07'

07-00-030-000-002
36389 MILLS LLC

N 89°11'34" E 1044.28'

PARCEL NO. 07-00-030-000-075
NORTH RIDGE POINT LTD
FILE 2011-0378242
6.2740 AC.

07-00-030-000-047
JOSEPH M. & JOYCE M. SOLOMON

S 00°00' E 523.49'

-013 ELLIOT

-014 ELLIOT

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

N 01°52'14" E 527.34'

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

N 64°03'19" W 1162.90'

CLEVELAND ELECTRIC ILLUMINATING

S 64°03'13" E 750.78'

-014 ELLIOT

NORTH RIDGE POINT LTD
FILE 2019-0735643
18.0250 AC.

07-00-030-000-014
JAYNE K. ELLIOT

07-00-030-000-015
JOSEPH M. & JOYCE M. SOLOMON

07-00-030-000-025
CARL D. BAKER III & DONNA J. DEMEDAL

N 01°52'14" E 527.34'

S 89°38'14" W 46.27'

S 01°10'59" E 380.39'

N 87°08'52" W 21.31'

S 03°11'55" W 155.29'

L=4.29'
R=320.00'
D=00°46'07"
CH=N86°45'49"W/4.29'
T=2.15'

EX. 8" WAT.

SOPHIA LANE

EX. SAN MH
RIM 699.90
12" INV. 689.20

EX. BOX CULVERT
INV. 694.77

S 02°51'08" W 162.00'

S02°52'16"W 60.77'

SAYE DITCH

S00°52'46"W 288.79'

PARCEL NO. 07-00-030-000-179
17.9204 AC.

PARCEL NO. 07-00-030-000-286
0.1046 AC.

S 89°20'29" W 646.90'

N 01°52'14" E 854.78'

N 01°44'46" E 408.71'

07-00-031-000-021
ROBERT B. WENSINK, ETAL.

07-00-030-000-006
ROBERT B. WENSINK & JAMES M. WENSINK

07-00-030-000-007
ROBERT B. WENSINK & JAMES M. WENSINK

N 88°51'37" E 2137.74'

EX. 2' CONTOUR – TYPICAL
SOURCE: LORAIN COUNTY GIS

PARCEL NO. 07-00-030-000-008
NORTH RIDGE POINT LTD
FILE 2022-0897066
20.0093 AC.

N 00°45'46" E 408.82'

EX. SAN MH
RIM 707.53
8" INV. 696.01

EX. 8" WAT.

N 88°50'58" E 2130.74'

CORSO STREET

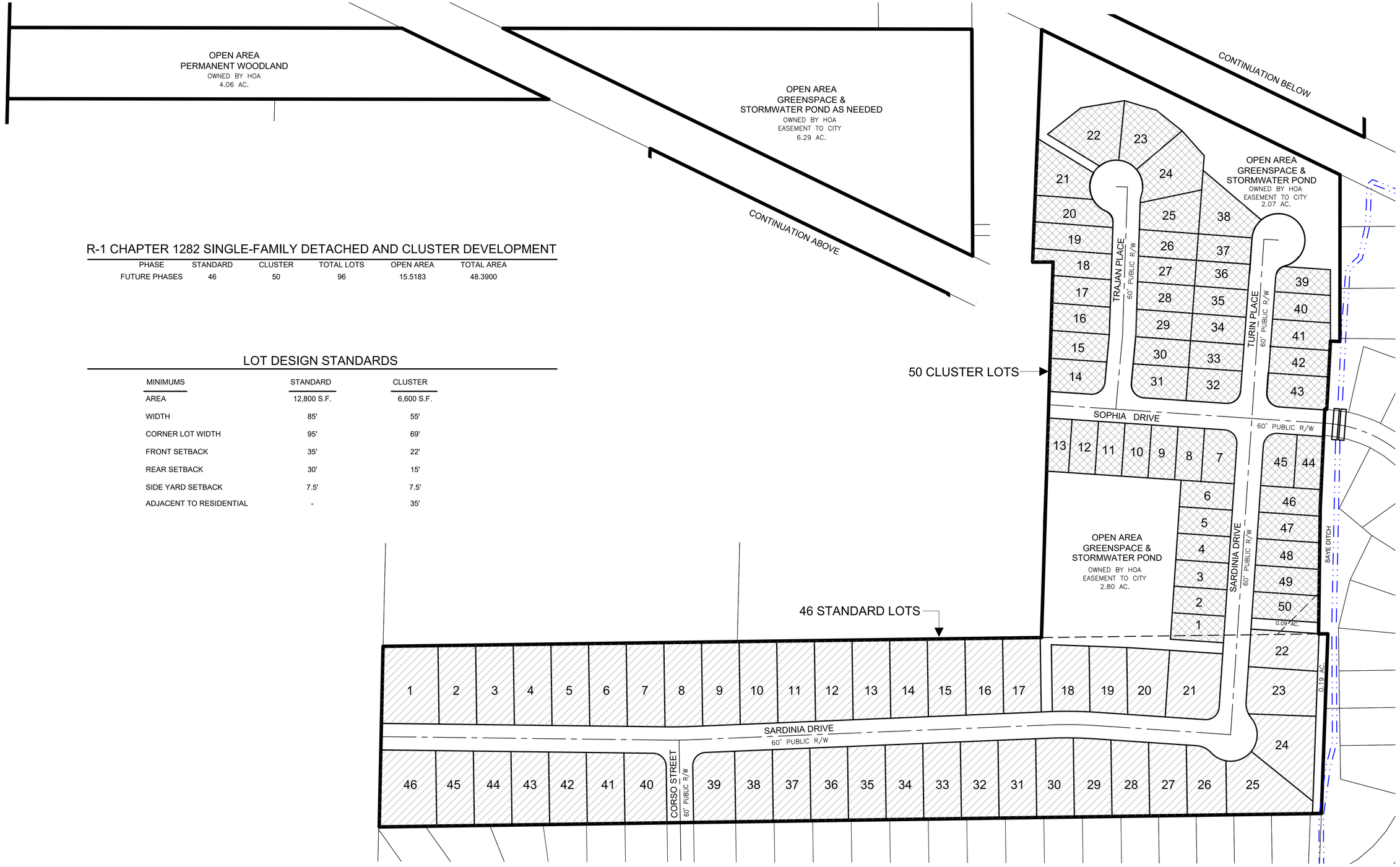
EXISTING CONDITIONS
0 100 200
1 IN. = 100 FT.

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
EXISTING CONDITIONS

SHEET
2 OF 5



R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
FUTURE PHASES	46	50	96	15.5183	48.3900

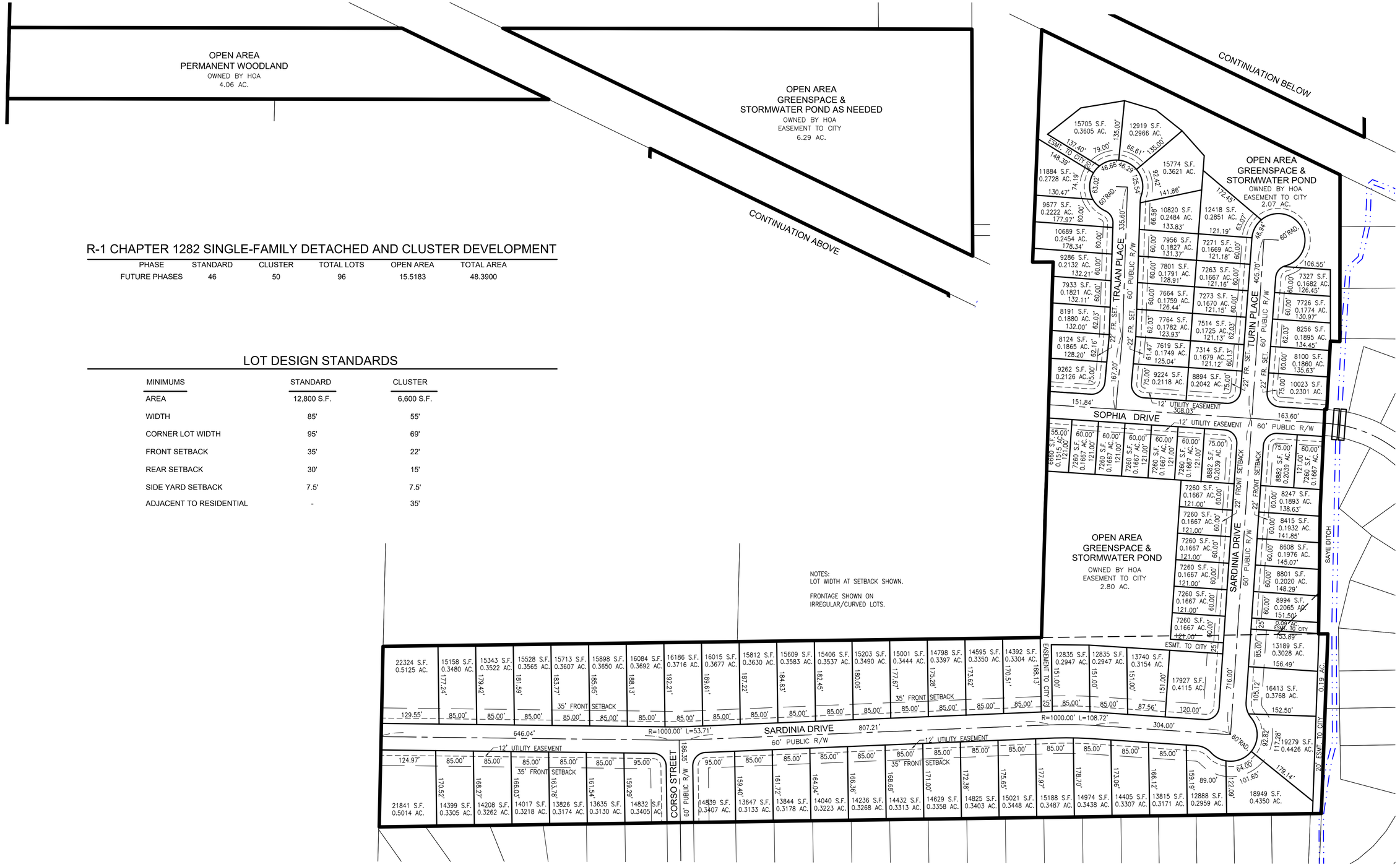
LOT DESIGN STANDARDS

MINIMUMS	STANDARD	CLUSTER
AREA	12,800 S.F.	6,600 S.F.
WIDTH	85'	55'
CORNER LOT WIDTH	95'	69'
FRONT SETBACK	35'	22'
REAR SETBACK	30'	15'
SIDE YARD SETBACK	7.5'	7.5'
ADJACENT TO RESIDENTIAL	-	35'

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
LAYOUT SUMMARY



R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
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8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
PRELIMINARY PLAT

OPEN AREA
PERMANENT WOODLAND
OWNED BY HOA
4.06 AC.

OPEN AREA
GREENSPACE &
STORMWATER POND AS NEEDED
OWNED BY HOA
EASEMENT TO CITY
6.29 AC.

CONTINUATION ABOVE

CONTINUATION BELOW

POND 11

POND 10

GRADE TO POND 11

GRADE TO POND 11

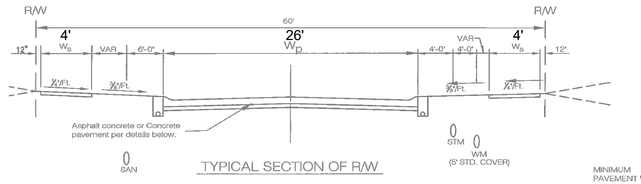
GRADE TO POND 10

GRADE TO POND 10

SAYE DITCH

4' SIDEWALK (TYPICAL)

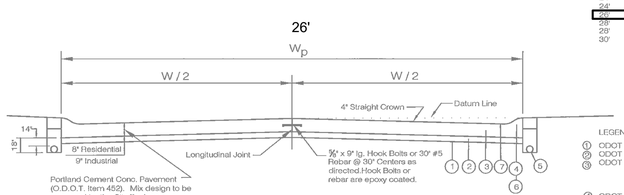
26' WIDE CONCRETE ROAD (TYPICAL)



TYPICAL SECTION OF R/W

MINIMUM
PAVEMENT WIDTHS (W_p)

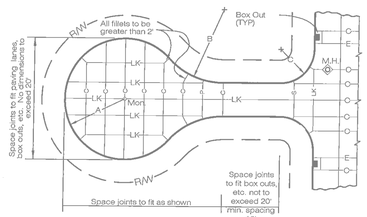
24'	PRIVATE RESIDENTIAL
24'	PUBLIC, LIGHT TRAFFIC (UP TO 25 SUBLOTS)
26'	PUBLIC, MEDIUM TRAFFIC (> 25 SUBLOTS)
28'	PRIVATE, COMMERCIAL AND INDUSTRIAL
28'	PUBLIC, COLLECTORS AND ARTERIALS
30'	PUBLIC, COMMERCIAL AND INDUSTRIAL



TYPICAL SECTION OF CONCRETE PAVEMENT

LEGEND

1. ODOT ITEM 204 - SUBGRADE COMPACTION
2. ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
3. ODOT ITEM 452 - NON-REINFORCED CONCRETE PAVEMENT THICKNESS 8" MIN. RESIDENTIAL THICKNESS 9" MIN COMMERCIAL INDUSTRIAL
4. ODOT ITEM 609 - TYPE 3 CONCRETE CURB
5. ODOT ITEM 605 - 6" UNDERDRAIN
6. ODOT ITEM 609 - TYPE 2 CONCRETE CURB FOR ARTERIALS, COLLECTORS, COMMERCIAL AND INDUSTRIAL
7. SPECIAL - "SILENCURE" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET



TYPICAL JOINT LAYOUT FOR CONCRETE CUL-DE-SAC & INTERSECTION PAVEMENT

JOINT LEGEND

C	Control Joint
E	Expansion Joint (Sleeper Slab)
LK	Longitudinal Key Joint
T	Thickened Edge
P	Pressure Relief Joint
S	Sleeper Slab Expansion Joint

Use Longitudinal Key Joints, without hook Bolts around all manholes.

All catch basins and manholes shall be separated from the pavement and curb by Boxing Out.

SCHEDULE OF DIMENSIONS

	INDUSTRIAL	RESIDENTIAL
A	50.00'	50.00'
B	50.00' MIN.	50.00' MIN.
C	55.00'	35.00'

LANDSCAPING NOTES

CLUSTER LOTS WILL BE INDIVIDUALLY OWNED AND LANDSCAPED BY THE OWNERS.

ALL CLUSTER AND STANDARD LOTS WILL HAVE A TREE PLANTED IN THE TREE LAWN. TREE WILL BE ON CITY APPROVED LIST.

DEPENDING ON AVAILABLE SPACE, MOUNDS AND TREES WILL BE INSTALLED AROUND PONDS.

N

SITE PLAN
0 100 200
1 IN. = 100 FT.

8/23/2023
8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED
SITE PLAN

SHEET
5 OF 5

NORTH RIDGE POINTE
PRELIMINARY PLAN - AMENDED

SITUATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31, 32
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DEVELOPER

NORTH RIDGE POINT LTD
36715 AVALON CT.
AVON, OHIO 44011

STATE OF OHIO
DALE R. HAYWOOD
E-63312
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION

Dale Haywood 8/16/2023

DALE HAYWOOD, P.E., P.S., CPESC
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

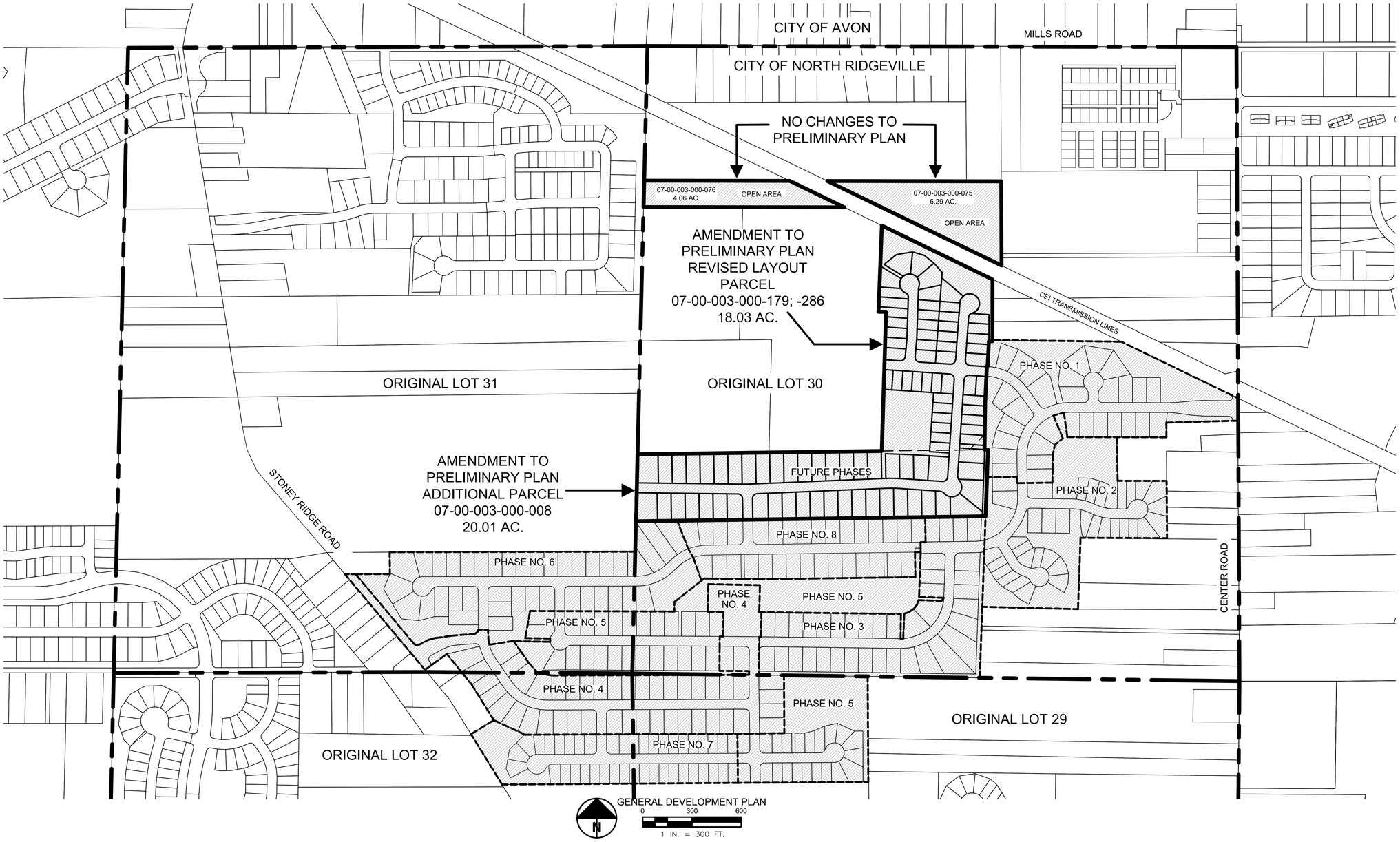
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** 2008 ORIGINAL	238	138	376	44.15	171.977

DEVELOPMENT SUMMARY - AMENDED

DENSITY	% CLUSTER	% OPEN AREA
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DEVELOPMENT REQUIREMENTS

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
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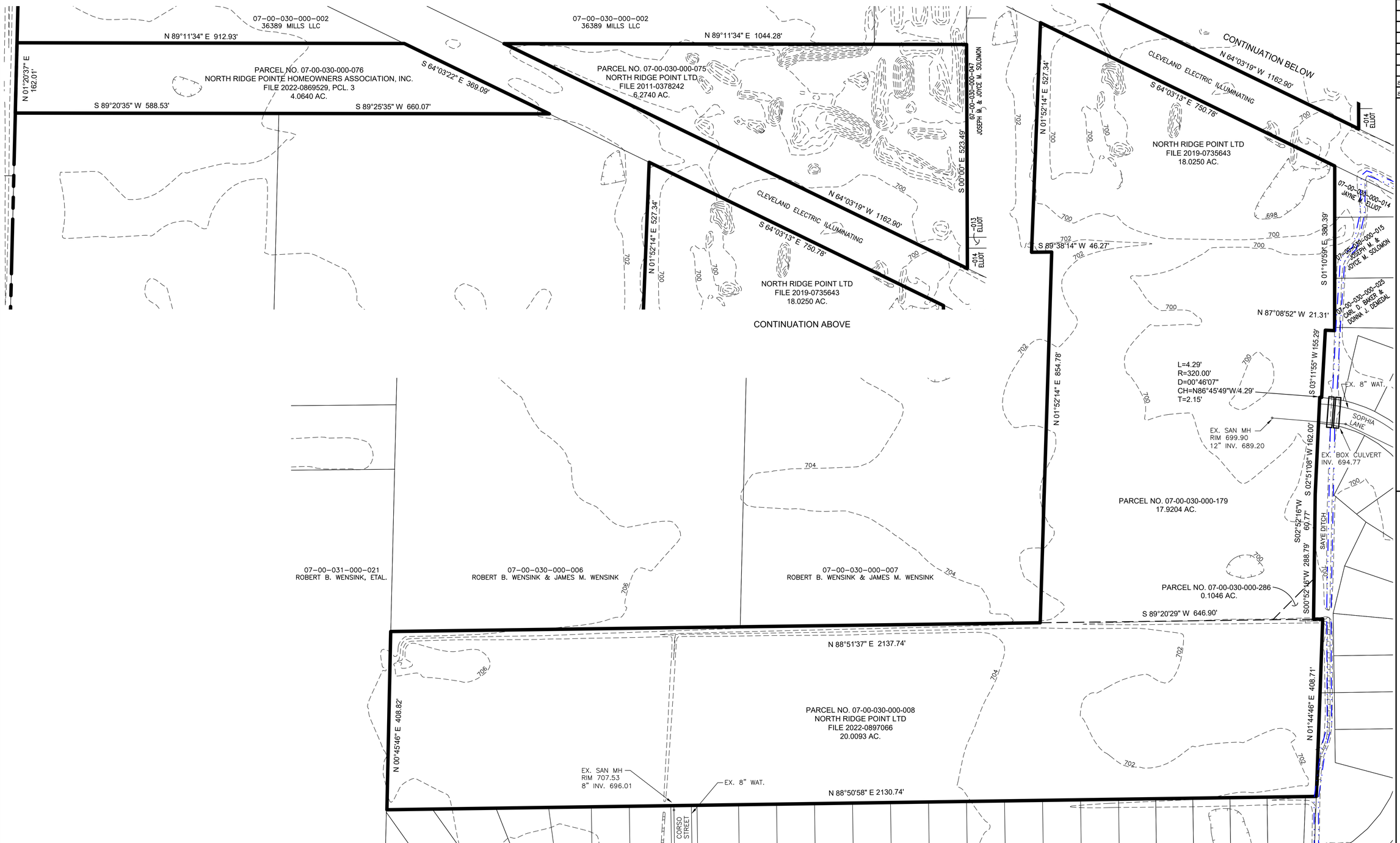


GENERAL DEVELOPMENT PLAN

8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED



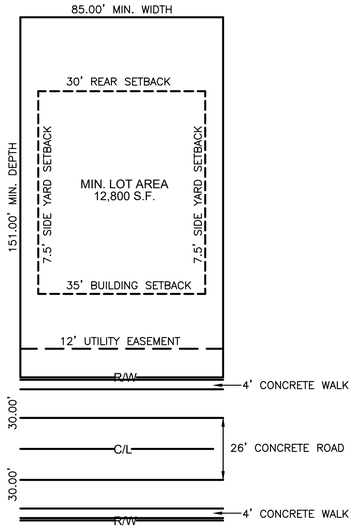
EXISTING CONDITIONS
0 100 200
1 IN. = 100 FT.

8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

EXISTING CONDITIONS

SHEET
2 of 2

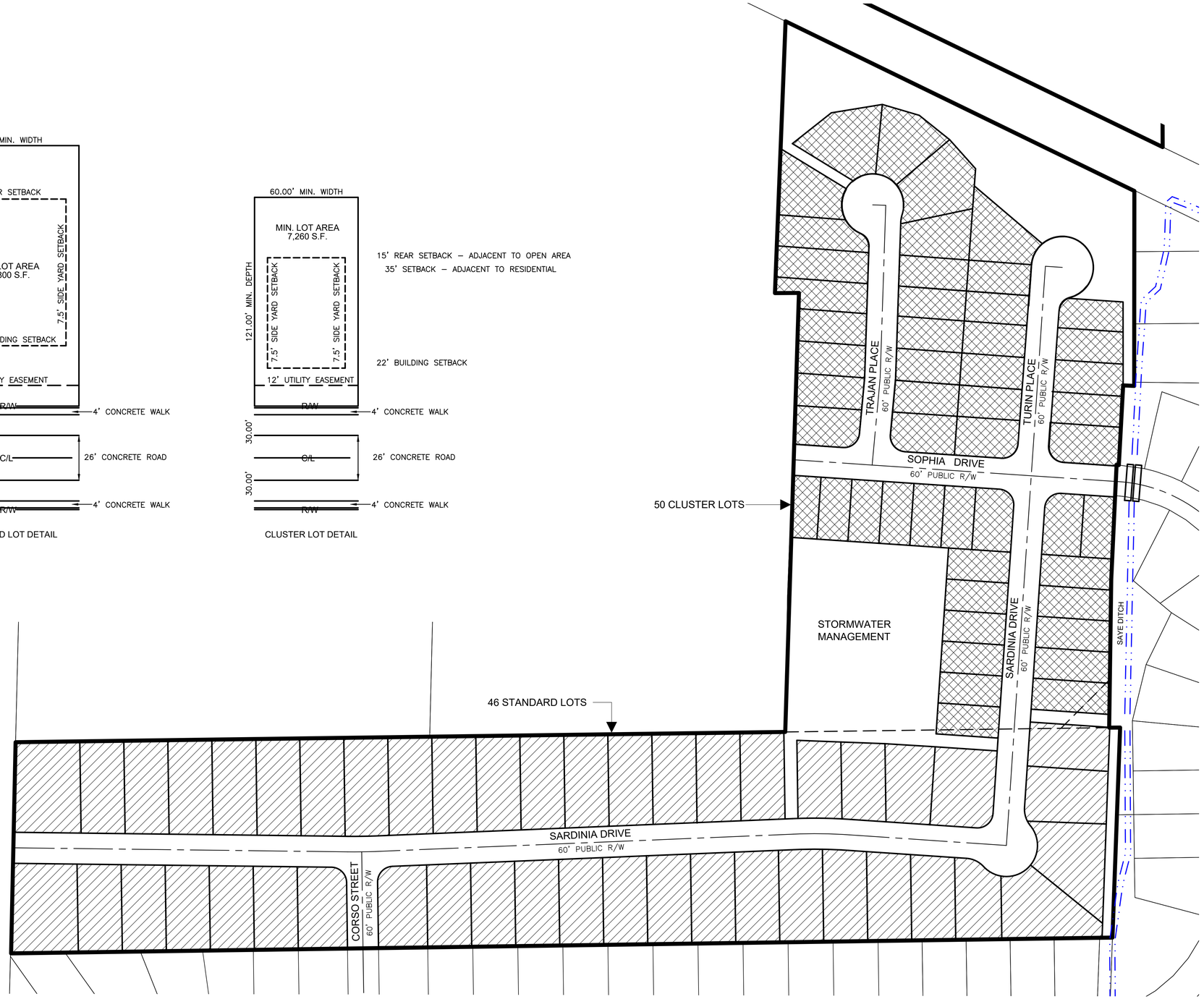


STANDARD LOT DETAIL

CLUSTER LOT DETAIL

15' REAR SETBACK – ADJACENT TO OPEN AREA
35' SETBACK – ADJACENT TO RESIDENTIAL

22' BUILDING SETBACK



FUTURE PHASE PLAN
0 100 200
1 IN. = 100 FT.

8/16/2023
8/10/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN

SHEET
2 of 2

NORTH RIDGE POINTE
PRELIMINARY PLAN - AMENDED

SITUATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31, 32
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DEVELOPMENT STATISTICS

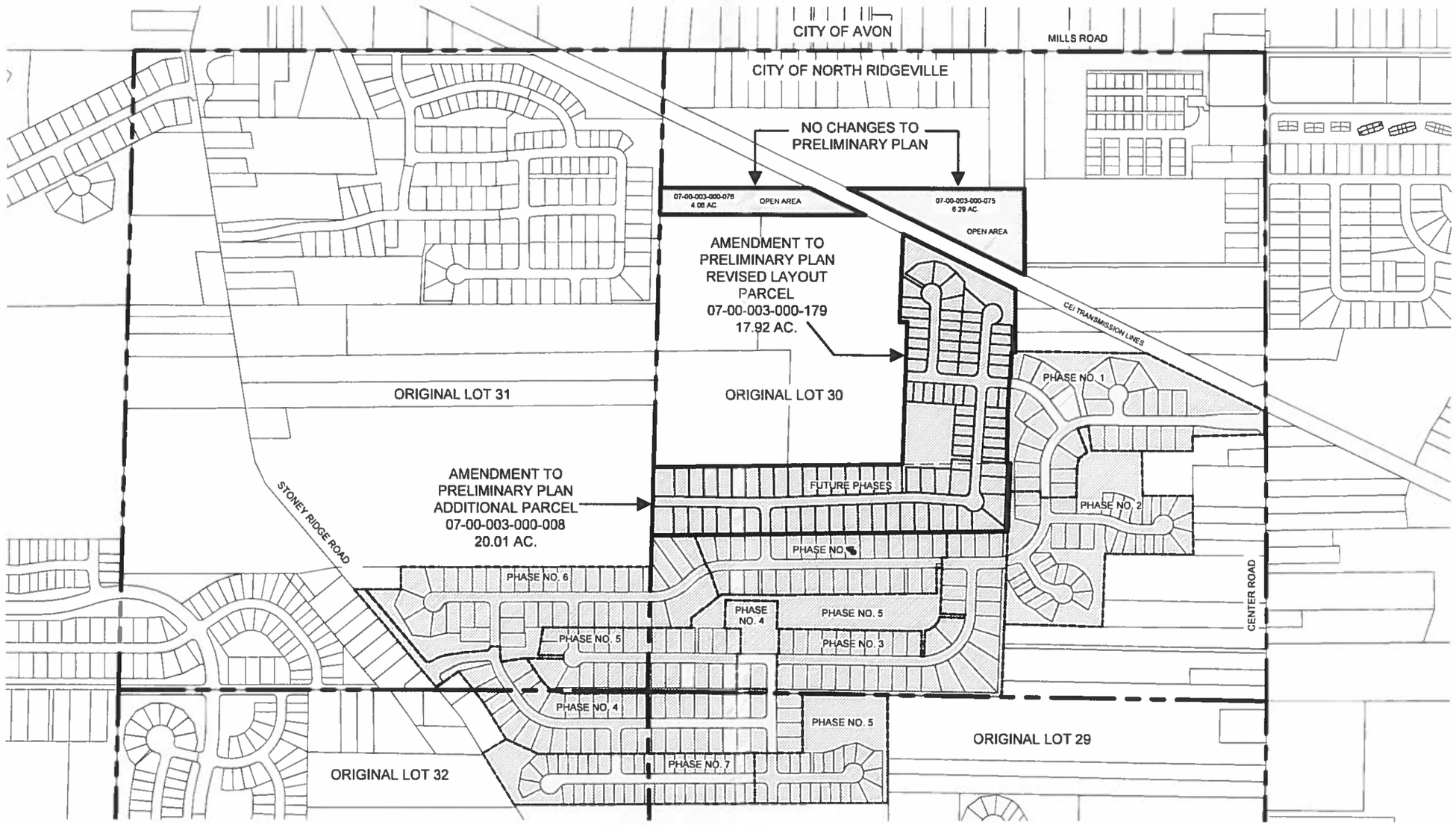
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DEVELOPMENT SUMMARY - AMENDED

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DEVELOPMENT REQUIREMENTS

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
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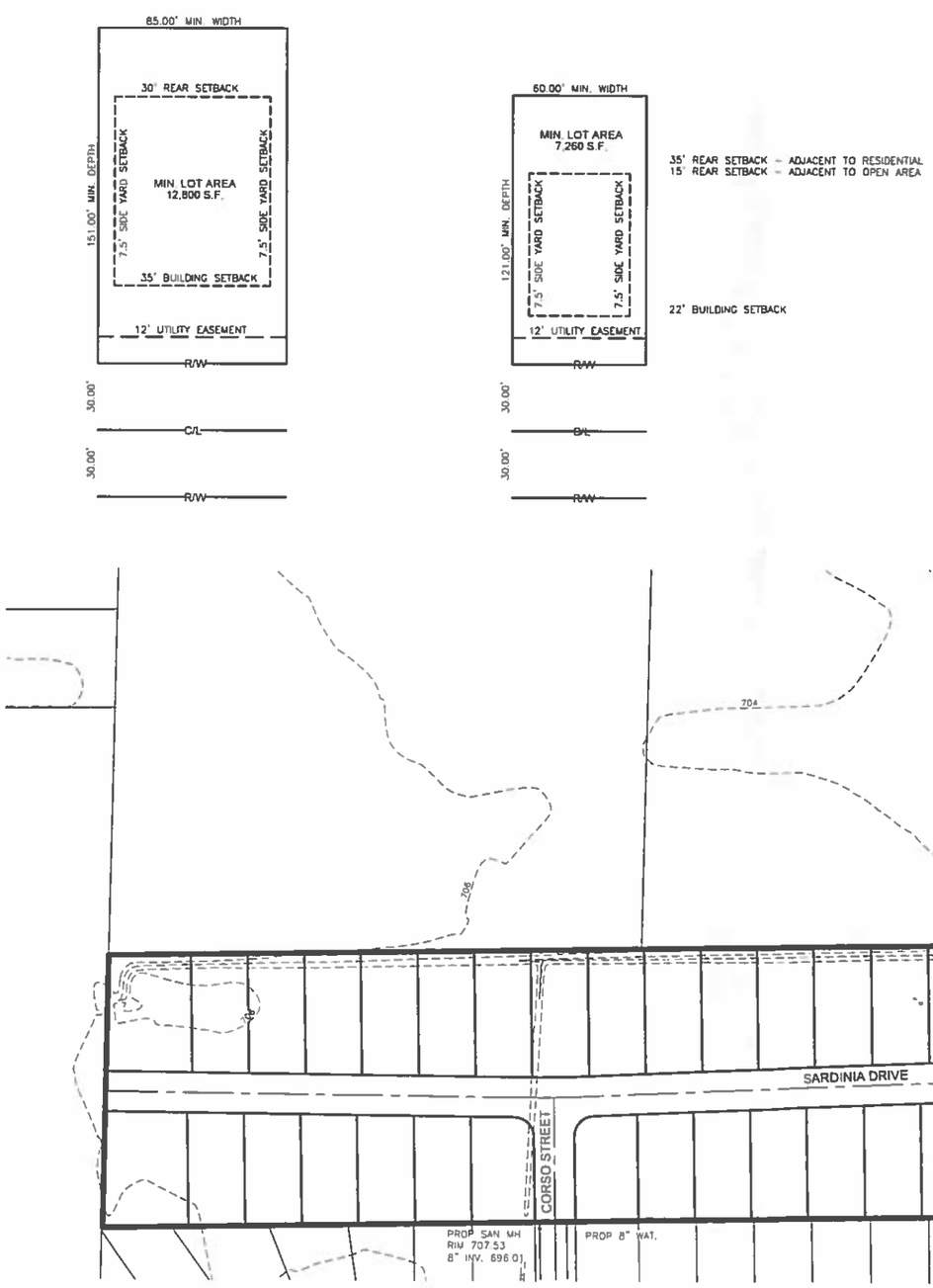


8/16/2023

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

PRELIMINARY PLAN - AMENDED

SHEET
1 of 2



FUTURE PHASE PLAN
0 100 200
1 IN. = 100 FT.

NORTH RIDGE POINTE
NORTH RIDGEVILLE, OHIO

8/9/2023

PHASE 9 PLAN

SHEET
2 of 2

NORTH RIDGE POINTE

SINGLE FAMILY DETACHED AND CLUSTER DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN

OWNER/APPLICANT
NORTH RIDGE POINTE
3320 STONEY RIDGE ROAD
AVON, OHIO 44011
PHONE (216) 849-7651
FAX (440) 934-1747
CONTACT: GARY SMITEK

ENGINEER/SURVEYOR/PLANNER/ LANDSCAPE ARCHITECT
ATWELL-HICKS, LLC
30575 BAINBRIDGE ROAD, SUITE 180
SOLON, OHIO 44139
PHONE (440) 349-2000
FAX (440) 349-2028
CONTACT: GENE E. ARTERS P.E.

GENERAL NOTES:

1. THE LOT SIZES USED IN THIS DESIGN MEET CURRENT CITY OF NORTH RIDGEVILLE STANDARDS AND WILL NOT REQUIRE ANY VARIANCES. THE PURPOSE OF THIS PLAN IS TO ACCOMMODATE AND PRESERVE NATURAL FEATURES SUCH AS TOPOGRAPHY, WETLANDS AND STREAMS.
2. BOUNDARY INFORMATION HAS BEEN TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ATWELL-HICKS.
3. TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY ATWELL-HICKS.
4. WETLAND INFORMATION SHOWN IS UNDER REVIEW OF THE ARMY CORPS OF ENGINEERS FOR FINAL APPROVAL. THIS INFORMATION HAS BEEN TAKEN FROM A REPORT PREPARED BY ATWELL-HICKS. CHANGES TO THE WETLAND DELINEATION COULD ALTER THE TOTAL PROPOSED DEVELOPABLE LOTS.
5. ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE.
6. PUBLIC SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PROVIDED AS PART OF THIS SUBDIVISION.
7. STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE IN ADDITION TO THE OHIO E.P.A. (WHERE APPLICABLE). ALL STORMWATER DETENTION AREAS SHOWN ON THIS PLAN ARE PRELIMINARY ONLY AND COULD VARY SUBSTANTIALLY BASED UPON FINAL DESIGN AND COORDINATION WITH THE CITY ENGINEER. STORM WATER OUTLET WILL BE VIA CONDUIT TO MILLS ROAD.
8. ALL PROPOSED ROADWAYS ARE TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
9. PUBLIC SIDEWALKS ARE PROPOSED AS PART OF THIS SUBDIVISION.
10. EASEMENTS FOR SANITARY SEWERS, STORM SEWERS AND WATER MAINS ON PRIVATE PROPERTY WILL BE GRANTED AS NECESSARY
11. WATER IS AVAILABLE FOR USE ON AVON BELDEN ROAD.
12. SANITARY SEWER IS AVAILABLE FOR USE ON AVON BELDEN ROAD (CURRENTLY UNDER CONSTRUCTION).
13. THE SITE IS CURRENTLY ZONED R-1 (RURAL RESIDENCE DISTRICT) BUT HAS BEEN DESIGNED PER CHAPTER 1282 "SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT" OF THE PLANNING AND ZONING CODE OF NORTH RIDGEVILLE, OHIO, 2001 REPLACEMENT

DESIGN STANDARDS (PER CHAPTER 1226):

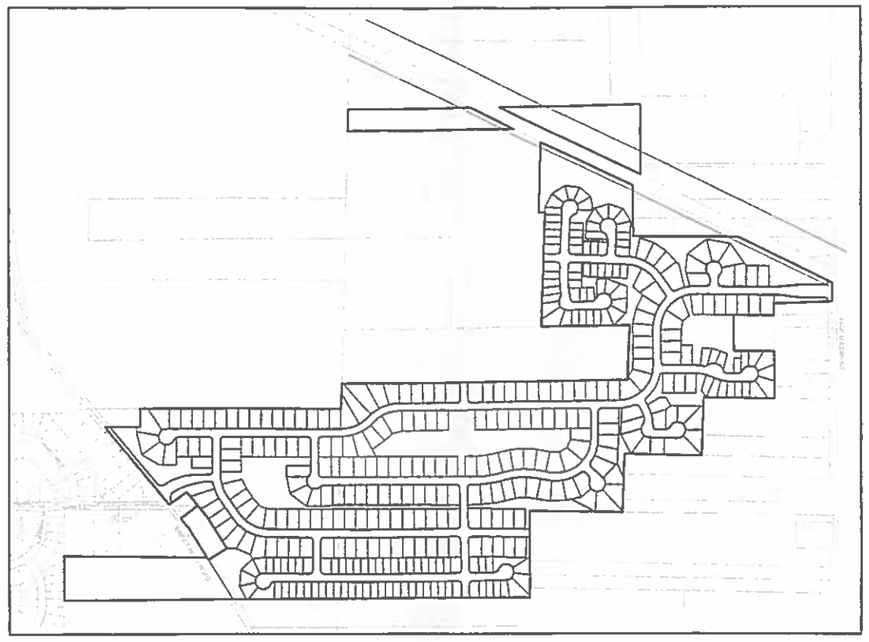
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED/PROVIDED
STREET JOG MINIMUM CENTERLINE OFFSET	125 FT.	172.3 FT.
MINIMUM INTERSECTION DISTANCE TO CENTERLINE OF INTERSECTING STREET	100 FT.	268.9 FT. (ROAD "A" BETWEEN ROAD F/ROAD C)
MINIMUM TANGENT BETWEEN REVERSE CURVES	NOT APPLICABLE	0 FT.
MINIMUM RIGHT-OF-WAY WIDTH (MINOR FOR FAMILY RESIDENCES)	60 FT.	60 FT.
MINIMUM RADIUS OF CURVATURE (MINOR FOR FAMILY RESIDENCES)	290 FT.	290 FT.
CORNER RADII AT INTERSECTIONS	25 FT.	25 FT.
CUL-DE-SACS MAXIMUM LENGTH MINIMUM RIGHT-OF-WAY DIAMETER MINIMUM TURN-OUT RADIUS	600 FT. 120 FT. 50 FT.	302.3 FT. (ROAD "J") (TOTAL LENGTH=818.19 FT) 120 FT. 50 FT.
BLOCK LENGTH	1,200 FT.	1,165.7 FT. (ROAD "A") BETWEEN ROAD "H" AND ROAD "K"

(ABOVE ARE ONLY STANDARDS THAT EFFECT PLANNING. THEY ARE NOT ALL INCLUSIVE)

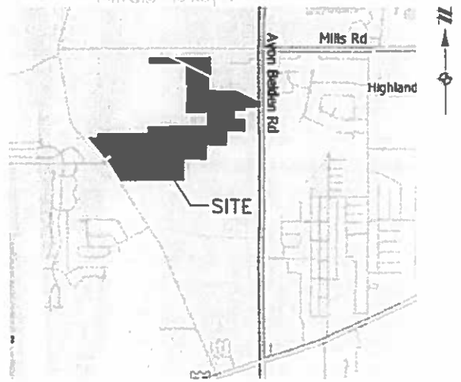
ZONING STANDARDS (PER CHAPTER 1282):

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED/PROVIDED
MINIMUM DEVELOPMENT AREA	25 AC.	171.977 AC.
DEVELOPMENT AREA DENSITY TOTAL OVERALL ACREAGE: 182.888 AC. - EXISTING RIGHT-OF-WAY: 0.881 AC. - PROPOSED LOT SPLIT 1 1.423 AC. - PROPOSED LOT SPLIT 2 8.627 AC. = PROJECT ACREAGE: 171.977 ACRES	(2.3 UNITS/AC.) X 171.977 AC. = 395 UNITS	378 UNITS
REQUIRED OPEN SPACE	20% OF GROSS AC. (0.20) X (171.977 AC.) = 34.4 AC.	44.15 AC. (25.7%)
CLUSTERS UNITS	35% OF ALLOWABLE DWELLING UNITS (0.35) X (395 UNITS) = 138 UNITS	138 UNITS
SINGLE FAMILY UNITS	395 UNITS - 138 UNITS = 257 UNITS	238 UNITS
CLUSTER AREA BUILDING SPACING	15 FT. FROM OPEN SPACE OR CLUSTER UNITS 35 FT. FROM SINGLE FAMILY OR REAR PROPERTY	15 FT. FROM OPEN SPACE OR CLUSTER UNITS 35 FT. FROM SINGLE FAMILY OR REAR PROPERTY
MINIMUM DETACHED SINGLE FAMILY LOT AREA	MINIMUM 12,800 SQ.FT.	12,800 SQ.FT.
LOT WIDTH SINGLE FAMILY LOT (MEASURED AT FRONT BUILDING LINE)	80 FT. TO 100 FT. WITH MINIMUM 85 FT. AVERAGE 95 FT. FOR CORNER LOTS	85 FT. 95 FT. FOR CORNER LOTS
FRONT YARD DEPTH SINGLE FAMILY LOT	35 FT. TO 40 FT.	35 FT.
FRONT YARD DEPTH CLUSTER UNIT LOT	22 FT. (MEASURED FROM NEAREST EDGE OF STREET OR SIDEWALK)	22 FT. (MEASURED FROM EDGE SIDEWALK)
SIDE YARD SETBACK IN SINGLE FAMILY UNITS	MINIMUM 5 FT. FROM PROPERTY LINE MINIMUM 15 FT. BETWEEN BUILDINGS	7.3 FT. (AVERAGE)
REAR YARD SETBACK IN SINGLE FAMILY UNITS	MINIMUM 30 FT.	30 FT.
BUILDING HEIGHT OF SINGLE FAMILY UNITS	MAXIMUM 35 FT.	MAXIMUM 35 FT.
BUILDING HEIGHT OF SINGLE FAMILY UNITS	MAXIMUM 35 FT.	MAXIMUM 35 FT.
PARKING OF SINGLE FAMILY UNITS AND CLUSTER UNITS	2 ENCLOSED SPACES PER UNIT	2 ENCLOSED SPACES PER UNIT

(ABOVE ARE ONLY STANDARDS THAT EFFECT PLANNING. THEY ARE NOT ALL INCLUSIVE)



SITE MAP
1"=500'



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	OVERALL LANDSCAPE PLAN
5	ENTRANCE ENLARGEMENTS
6	UNIT LANDSCAPES

SUBMITTED BY:

SUBMITTED BY: _____ DATE: 10/08/2008
GENE E. ARTERS P.E.
REG. ENGINEER NO. 64533

STATE OF OHIO — GENE E. ARTERS E-64533 — REGISTERED PROFESSIONAL ENGINEER

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888 850 4200
Environmental Ecological Water Resources
Engineering Surveying Planning

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE
NORTH RIDGEVILLE PARCEL
COVER SHEET

DATE 3/19/2008
PLANS PER CITY COMMENTS 7/07/2008
PLANS PER CITY COMMENTS 10/07/2008
PLANS PER ACOE
REVISIONS

SCALE
DR. DJ | CH. GEA
P.M. W. BORON
BOOK --
CAD FILE: 06001697SP-01-CV
JOB 06001697
FILE NO.
SHEET NO. 1

NORTH RIDGE POINTE

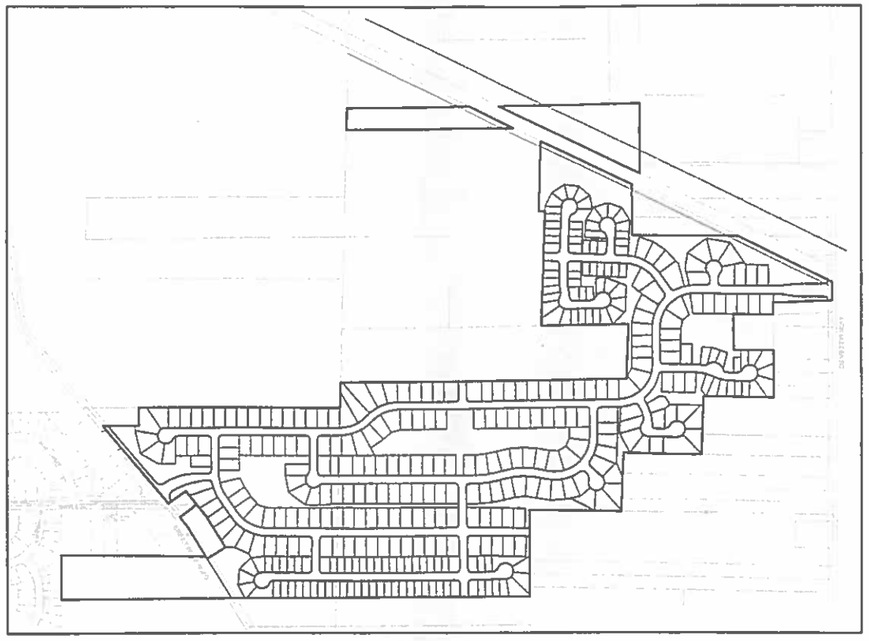
SINGLE FAMILY DETACHED AND CLUSTER DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN

OWNER/APPLICANT
NORTH RIDGE POINTE
3320 STONEY RIDGE ROAD
AVON, OHIO 44011
PHONE (216) 849-7651
FAX (440) 934-1747
CONTACT: GARY SMITEK

ENGINEER/SURVEYOR/PLANNER/ LANDSCAPE ARCHITECT
ATWELL-HICKS, LLC
30575 BAINBRIDGE ROAD, SUITE 180
SOLON, OHIO 44139
PHONE (440) 349-2000
FAX (440) 349-2028
CONTACT: GENE E. ARTERS P.E.

GENERAL NOTES:

1. THE LOT SIZES USED IN THIS DESIGN MEET CURRENT CITY OF NORTH RIDGEVILLE STANDARDS AND WILL NOT REQUIRE ANY VARIANCES. THE PURPOSE OF THIS PLAN IS TO ACCOMMODATE AND PRESERVE NATURAL FEATURES SUCH AS TOPOGRAPHY, WETLANDS AND STREAMS.
2. BOUNDARY INFORMATION HAS BEEN TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ATWELL-HICKS.
3. TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY ATWELL-HICKS.
4. WETLAND INFORMATION SHOWN IS UNDER REVIEW OF THE ARMY CORPS OF ENGINEERS FOR FINAL APPROVAL. THIS INFORMATION HAS BEEN TAKEN FROM A REPORT PREPARED BY ATWELL-HICKS. CHANGES TO THE WETLAND DELINEATION COULD ALTER THE TOTAL PROPOSED DEVELOPABLE LOTS.
5. ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE.
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SITE MAP
1"=500'



VICINITY MAP
NO SCALE

SHEET INDEX

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(ABOVE ARE ONLY STANDARDS THAT EFFECT PLANNING, THEY ARE NOT ALL INCLUSIVE)

SUBMITTED BY:

SUBMITTED BY _____ DATE 10/08/2008
GENE E. ARTERS P.E.
REG. ENGINEER NO. 64533

STATE OF OHIO — GENE E. ARTERS — 64533 — REGISTERED PROFESSIONAL ENGINEER

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE

NORTH RIDGEVILLE PARCEL
COVER SHEET

DATE 3/19/2008

REVISIONS

SCALE

DR. DJ | CH. GEA
P.M. W. BORON
BOOK --
CAD FILE: 06001697SP-01-CV
JOB 06001697
FILE NO.
SHEET NO. 1

LEGEND

EXIST. CONTOUR
EXIST. STORM SEWER
EXIST. CATCH BASIN/INLET
CULVERT
EXIST. SANITARY SEWER
PROP. SANITARY SEWER
EXIST. CLEANOUT
PROP. CLEANOUT
EXIST. WATER MAIN
PROP. WATER MAIN
EXIST. HYDRANT
PROP. HYDRANT
EXIST. UTILITY POLE
EXIST. GAS
PROP. GAS
EXIST. GAS RISER
EXIST. TELEPHONE RISER
EXISTING FENCE
PROPERTY LINE
CENTERLINE
EXIST. SIGN
PROP. SIGN
EXIST. DECIDUOUS TREE
EXIST. CONIFEROUS TREE
EXIST. TREE OR BRUSH LINE

MILLS ROAD

SUBJECT PARCEL B
4.055 Ac.
176,635 Sq. Ft.
588.53'
S89°20'35"W
N01°20'37"E
182.01'
N89°11'34"E 912.93'
S64°03'13"E 369.09'
660.07'
S89°25'35"W

SUBJECT PARCEL B
6.274 Ac.
273,315 Sq. Ft.
N89°11'34"E
1044.28
N64°03'13"W
162.81'
S64°03'13"E
750.70'
N01°52'14"E
527.34'
S89°38'14"W
46.27'
N01°52'14"E
854.78'
S89°34'05"E
792.98'
S64°03'13"E
761.04'
S88°06'54"W 437.72'
N89°47'10"W
S89°47'01"E
294.90'
N89°08'04"W
526.91'
S87°06'55"W
583.25'
N88°30'13"W
S89°20'29"W
848.90'
N02°09'37"E
N89°16'55"E
2127.93
S89°59'15"E
1496.65'
N01°20'37"E
186.83'
S89°08'04"E
269.00'
N01°20'37"E
135.50'
N39°57'35"W
130.80'
S64°03'13"E
159.26'
N53°37'25"E
S64°03'13"E
S02°09'37"W
437.69'
S89°08'04"W
990.79'
S00°05'16"E
1648.14'
S89°12'54"E
1073.10'
N00°01'21"W
332.84'
S89°42'04"W
3488.76'

SUBJECT PARCEL A
172.559 Ac.
7,516,649 Sq. Ft.

EMANUEL STAVRULAKIS PPN 07000300000002 INST. 200403005595 05-28-2004
FJD PROPERTIES PPN 07000310000040 INST. 200500621BC 07-01-2005
CLEVELAND ELECTRIC PPN 07000300000004 19-67-2006
CENTRAL NORTH LTD PPN 07000300000078 INST. 200208133537 02-28-2002
ROBERT B. WENSINK PPN 07000300000005 INST. 20010729145 01-23-2001
ROBERT B. WENSINK PPN 07000300000007 INST. 20010729145 01-23-2001
CENTRAL NORTH LTD PPN 07000300000075 INST. 200208133537 02-28-2002
JOSEPH M. & JOYCE M. SOLOMON PPN 07000300000047 INST 10-25-1989
JOSEPH M. & JOYCE M. SOLOMON PPN 07000300000014 INST 07-13-1994
JOSEPH M. & JOYCE M. SOLOMON PPN 07000300000015 INST 20040026457 09-08-2004
CARL D. BAKER & DONNA J. DEMEDAS PPN 07000300000028 INST. 06-19-1986
CENTRAL NORTH LTD PPN 07000300000081 INST. 2002-0613637 02-28-2002
CHARLES A. PIAZZA PPN 07000300000014 INST. 200905-05-2006
CHARLES A. PIAZZA PPN 07000300000128 INST. 200608-0163065 08-31-2006
BERNARD BACHEN PPN 07000300000071 INST. 04-04-1997
JEFFERY D. & PAULA T. CARR PPN 07000300000072 INST. 1998-0558480 08-25-1998
JEFFERY D. & PAULA T. CARR PPN 07000300000073 INST. 1998-0558482 08-25-1998
DONALD DELEW PPN 07000300000074 INST. 200601183074 12-27-2006
CENTRAL NORTH PPN 07000300000081 INST. 2006-0163065 08-31-2006
DAVID DUDIK PPN 07000300000091 INST. 2005-0095266 08-31-2005
HARRY W. & BERNYCE M. PELOT PPN 07000300000093 INST. 2006-0095263 08-31-2005
JOEL & DAWN SCHWARTZ PPN 07000300000028 INST 20021-0014388 09-10-2002
HELEN LANDERS, TRUSTEE PPN 07000300000025 INST. 2006-0136322 04-19-2006
SARAH M. & RAYMOND W. SMOLLINSKI PPN 07000290000079 INST. 1983-0027777 05-04-1983
WILLIAM F. & RITA M. PRICE PPN 07000290000023 06-23-1982
RUSSELL M. CHOWCA PPN 07000290000014 07-07-1994
VALORE PROPERTIES PPN 07000290000076 INST. 2004-0308383 08-02-2004
DAVID A. & CAROLE V. MINNICH PPN 07000290000070 01-10-1985
EDWARD ROBERT WEDEMEYER PPN 07000310000023 INST. 1998-0561701 12-09-1998
ROBERT B. WENSINK PPN 07000310000021 INST. 2000-0673895 03-14-2000
JAMES E. & GRETCHEN L. ROHR PPN 07000310000024 INST. 1994-0284120 03-30-1994
RIDGEVILLE TRANSFER, LLC PPN 07000310000120 INST. 2008-0255965 06-03-2008
RIDGEVILLE TRANSFER, LLC PPN 07000300000094 INST. 2008-0255965 06-03-2008
RIDGEVILLE TRANSFER, LLC PPN 07000290000001 INST. 2008-0255965 06-03-2008
RIDGEVILLE TRANSFER, LLC PPN 07000320000014 INST. 2008-0255965 06-03-2008
MICHAEL J. & KATHLEEN A. SAHR PPN 07000320000003 INST. 1994-0321362 11-17-1994
DON JR. & LYNN M. RADEL RAYMOND ALAN JUPINA PPN 07000300000008 INST. 1999-0589544 11-21-1999
STONEY RIDGE ROAD
AVON BELDEN RD.

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

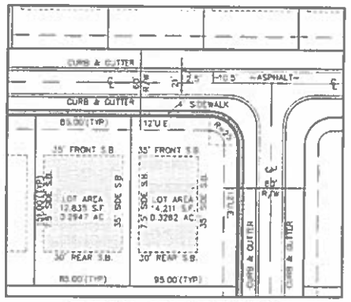
CLIENT
NORTH RIDGE POINTE
NORTH RIDGEVILLE PARCEL
EXISTING CONDITIONS

DATE 3/19/2008
2-25-2008 PER CITY COMMENTS
7-07-2008 PER CITY COMMENTS
10-07-2008 PER CITY COMMENTS
REVISIONS

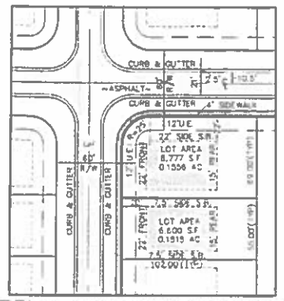
SCALE 0 100 200
1" = 200 FEET
DR. DJ ICH. GEA
P.M. W. BORON
ROCK --
CAD FILE: 05001697SP-02-TP
JOB 05001697
FILE NO.
SHEET NO. 2

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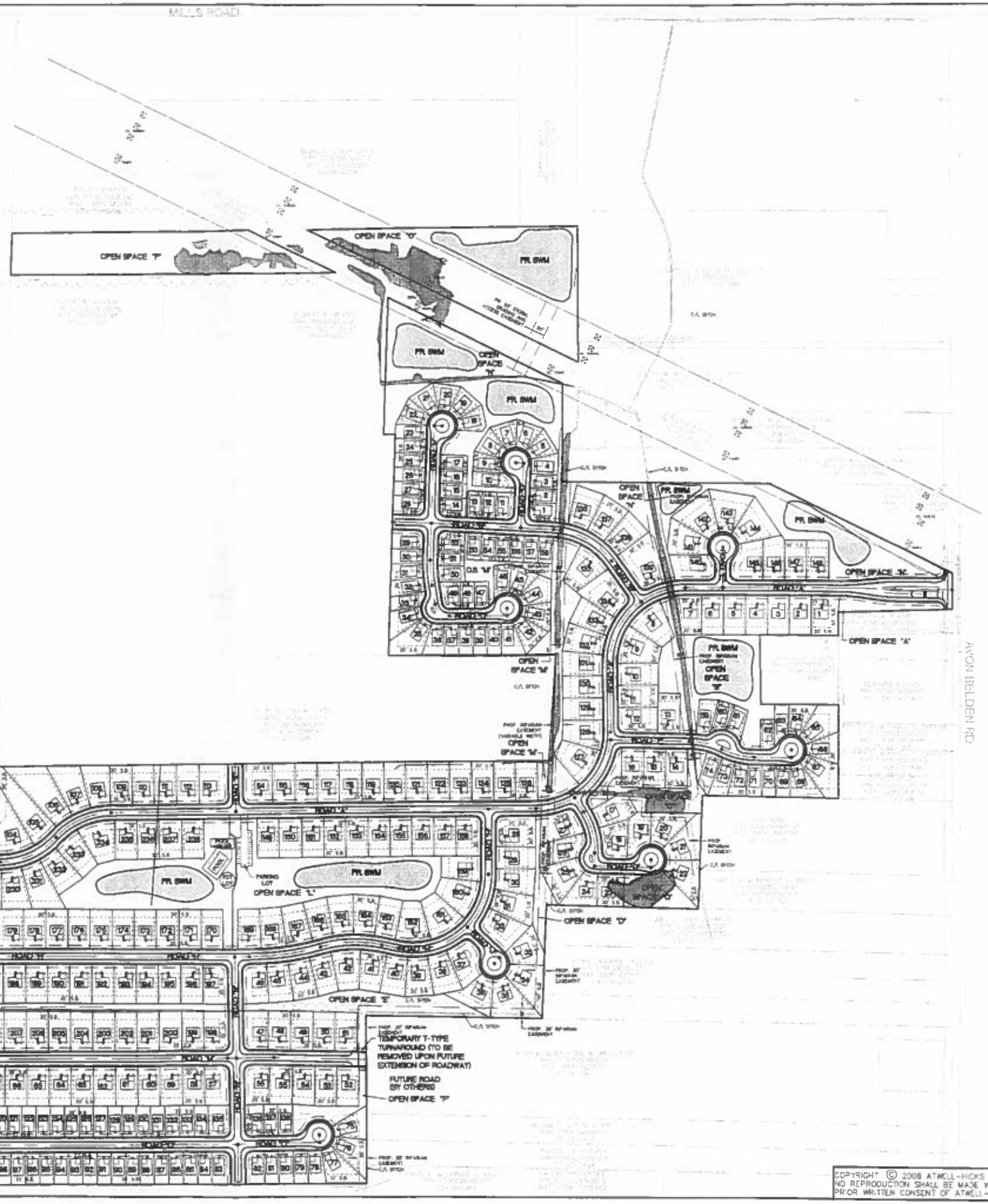
TYPICAL SINGLE FAMILY
LOT DIMENSIONS
SCALE 1"=60'



TYPICAL CLUSTER SINGLE FAMILY
LOT DIMENSIONS
SCALE 1"=60'

OPEN SPACE PROVIDED:

OPEN SPACE "A" = 0.39 AC.
OPEN SPACE "B" = 2.91 AC.
OPEN SPACE "C" = 1.12 AC.
OPEN SPACE "D" = 0.42 AC.
OPEN SPACE "E" = 1.47 AC.
OPEN SPACE "F" = 0.48 AC.
OPEN SPACE "G" = 0.32 AC.
OPEN SPACE "H" = 1.28 AC.
OPEN SPACE "I" = 0.47 AC.
OPEN SPACE "J" = 2.00 AC.
OPEN SPACE "K" = 4.27 AC.
OPEN SPACE "L" = 7.22 AC.
OPEN SPACE "M" = 1.98 AC.
OPEN SPACE "N" = 8.83 AC.
OPEN SPACE "O" = 6.27 AC.
OPEN SPACE "P" = 4.00 AC.
OPEN SPACE "Q" = 0.66 AC.
TOTAL OPEN SPACE = 44.15 AC.



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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE
NORTH RIDGEVILLE PARCEL

LAYOUT PLAN

DATE: 3/19/2008

REVISIONS

SCALE: 0 100 200
1" = 200 FEET

DR. DJ | CH. CEA
P.M. W. BORON
BOOK --
CAD FILE: 06001697SP-03-L
JOB: 06001697
FILE NO.
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LANDSCAPE LEGEND:

STREET TREES - 2" CAL. MIN. SIZE

LARGE DECIDUOUS TREES - 2" CAL. MIN. SIZE

ORNAMENTAL TREES - 1-1/2" CAL. MIN. SIZE

LARGE EVERGREEN TREES - 6' HEIGHT MIN

SHRUBS - 18" HEIGHT MIN

LOW LANDSCAPE - PERENNIAL COLOR

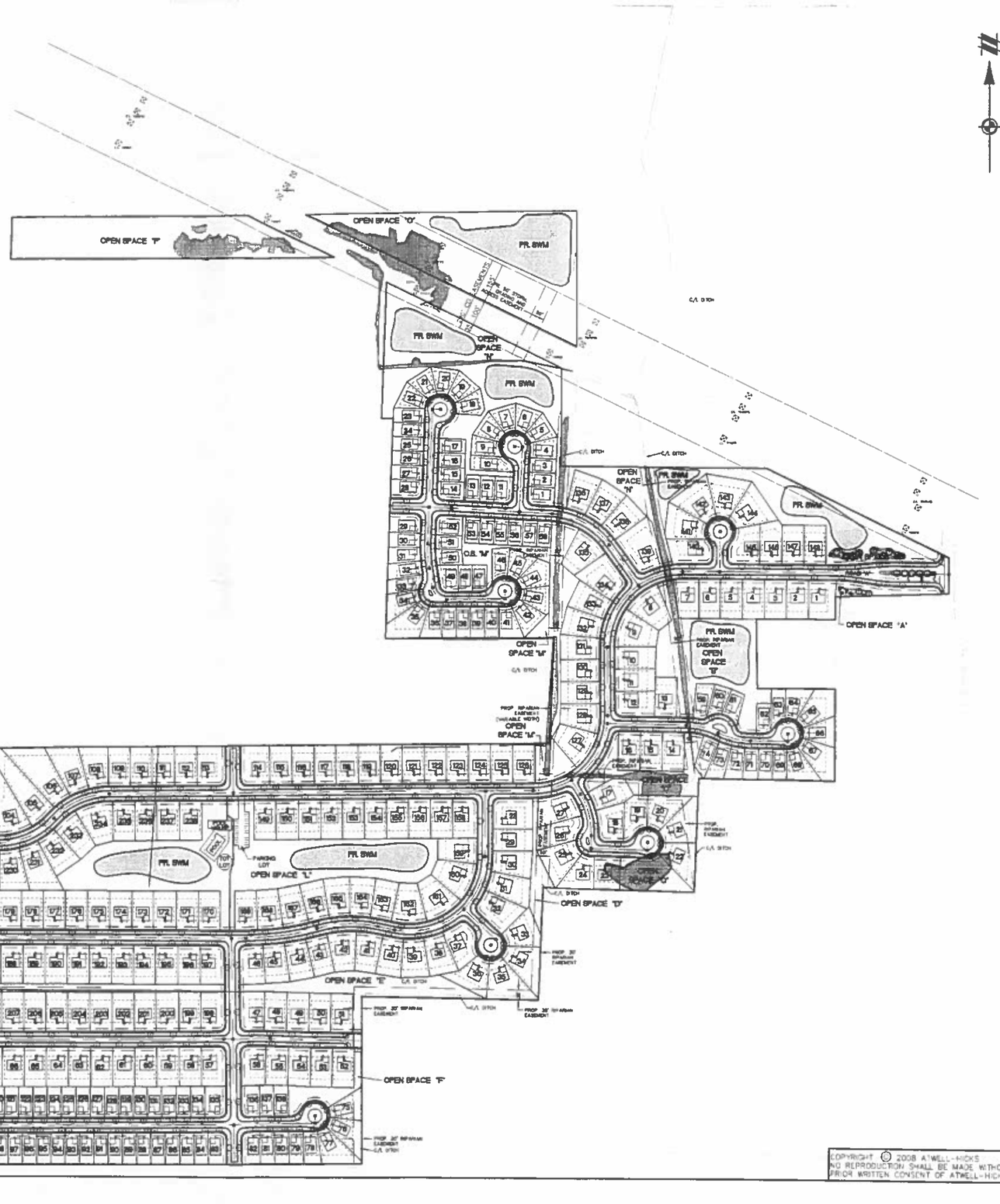
LANDSCAPE NOTES:

1. All landscaping shall be installed and maintained in accordance with the American Association of Nurserymen Landscape Standards and the City of North Ridgeville standards and in accordance with current industry standards in a neat, healthy and weed free condition.
2. All disturbed unpaved areas are to be seeded.
3. The landscape contractor shall be responsible for verification of all underground and overhead utilities. Plant material is to be located such that it will not interfere with any underground or overhead utilities.
4. All street trees located within the clear vision areas to be pruned to meet all City of North Ridgeville standards.
5. Landscape plan must avoid trees which could block site distance or signs.
6. All ground mounted utility boxes if any, will be screened where practical.
7. Common landscapes and open space areas shall be maintained by the Homeowner's Association.

PROPOSED STREET TREE PLANT LIST

Key	Quantity	Botanical Name	Common Name	Size	Root	Notes
CO KO	-	Cornus kousa	Kousa Dogwood	1-1/2"	B&B	
MA PR	-	Malus 'Prairie Fire'	Prairiefire Crabapple	1-1/2"	B&B	
MA ST	-	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	1-1/2"	B&B	
PY CS	-	Pyrus c. 'Cleveland Select'	Cleveland Select Pear	1-1/2"	B&B	
SY IS	-	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	1-1/2"	B&B	

No one particular variety shall exceed 25% of street trees planted in this development.



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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE

NORTH RIDGEVILLE PARCEL

OVERALL LANDSCAPE PLAN

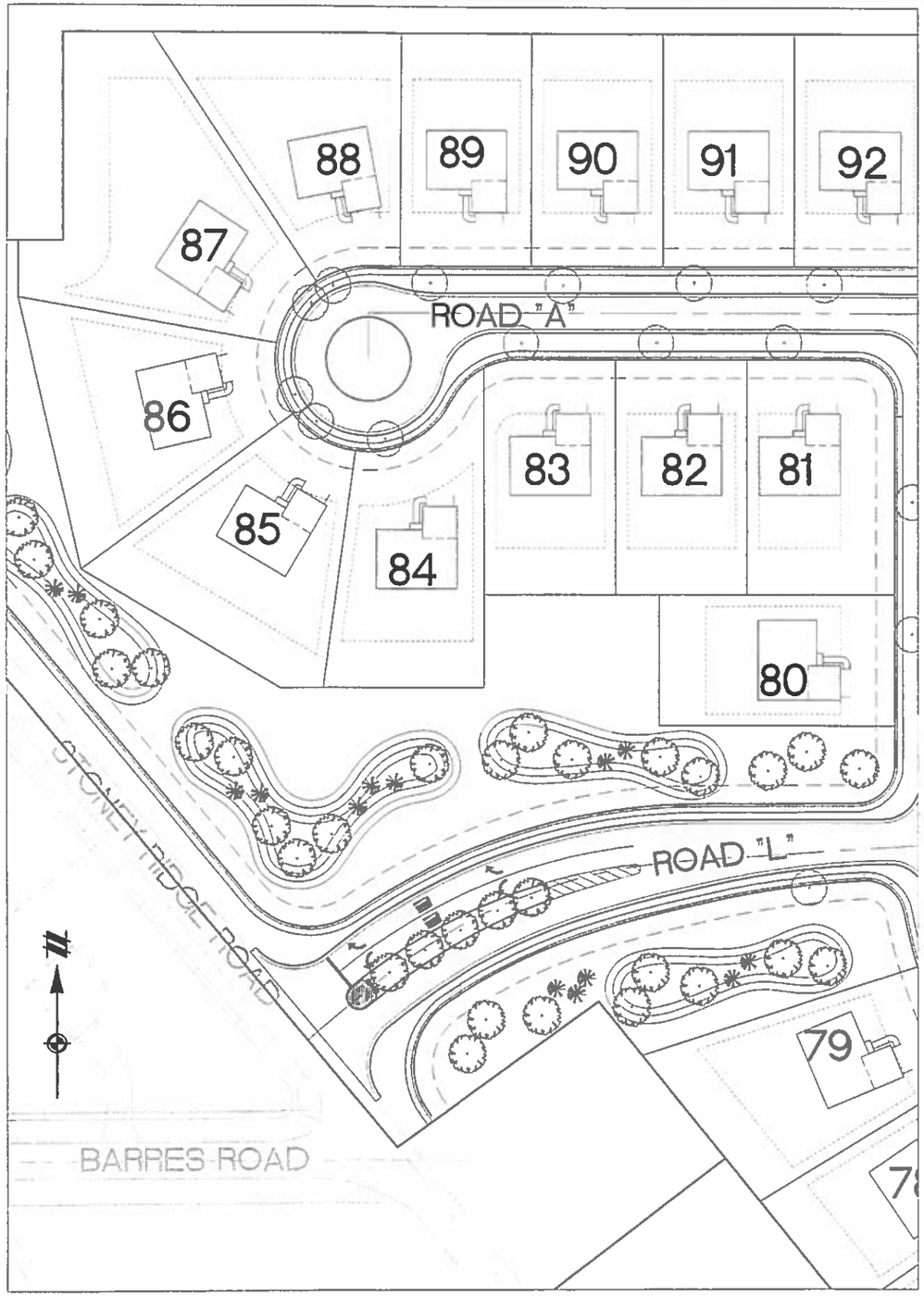
DATE: 3/19/2008

REVISIONS

SCALE: 0 100 200
1" = 200 FEET

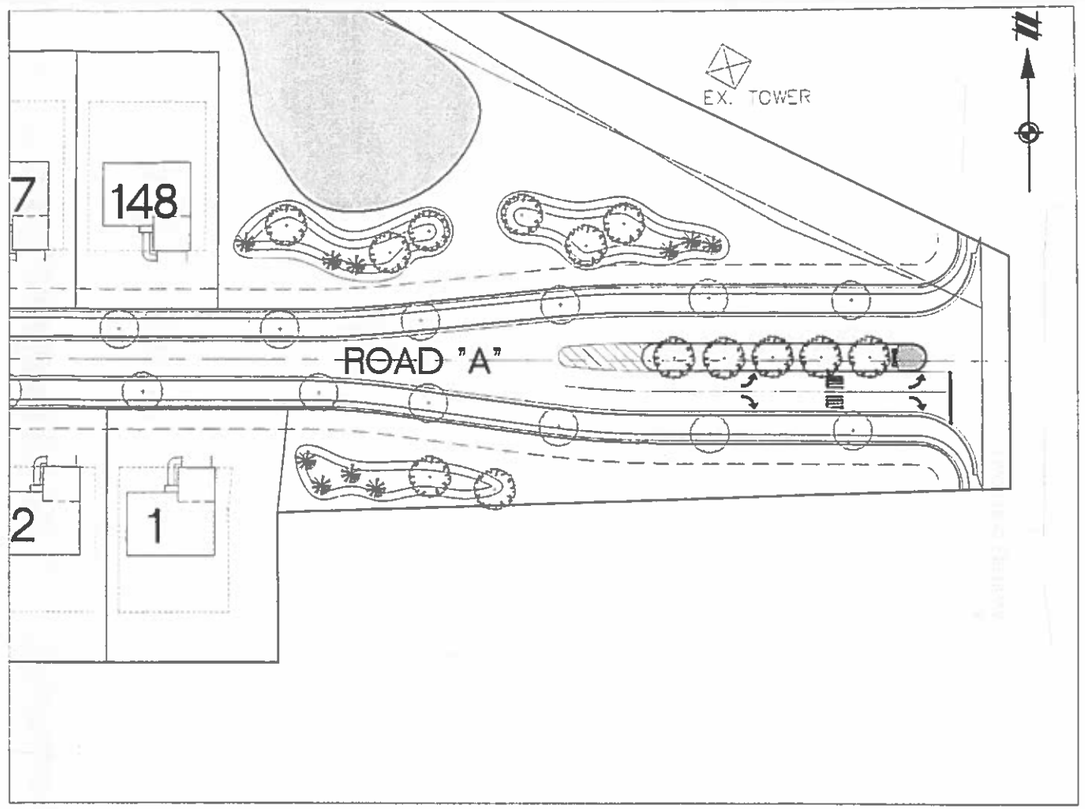
DR. DJ CH. GEA
F.M. W. BORON
BOOK ---
CAD FILE: 05001697SP-04-LS
JOB 05001697
FILE NO.
SHEET NO. 4

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STONEY RIDGE ROAD - ENTRANCE ENLARGEMENT

Scale: 1"=40'



AVON BELDEN ROAD - ENTRANCE ENLARGEMENT

Scale: 1"=40'

LANDSCAPE LEGEND:

- STREET TREES - 2" CAL. MIN. SIZE
- LARGE DECIDUOUS TREES - 2" CAL. MIN. SIZE
- ORNAMENTAL TREES - 1-1/2" CAL. MIN. SIZE
- LARGE EVERGREEN TREES - 6' HEIGHT MIN.
- SHRUBS - 18" HEIGHT MIN.
- LOW LANDSCAPE - PERENNIAL COLOR

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE

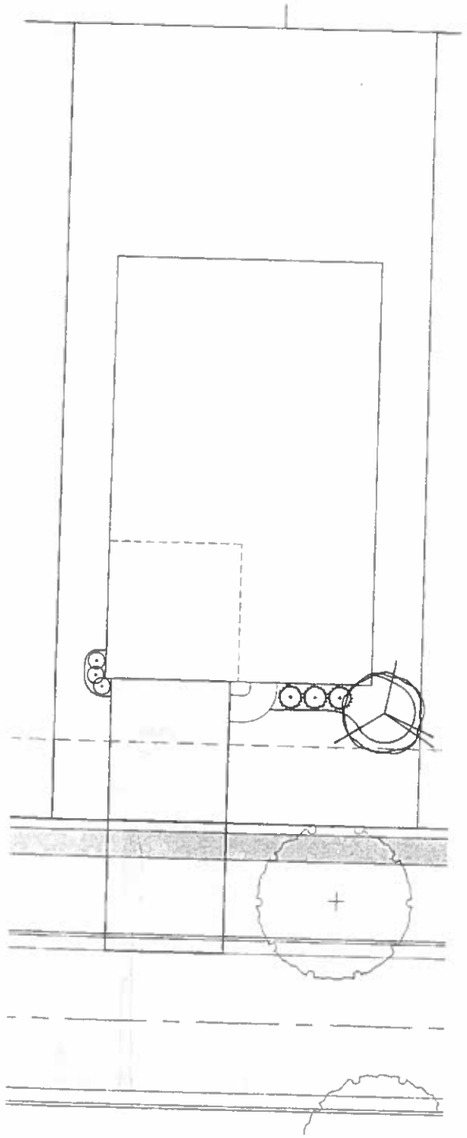
NORTH RIDGEVILLE PARCEL
ENTRANCE ENLARGEMENTS

DATE 3/19/2008

REVISIONS

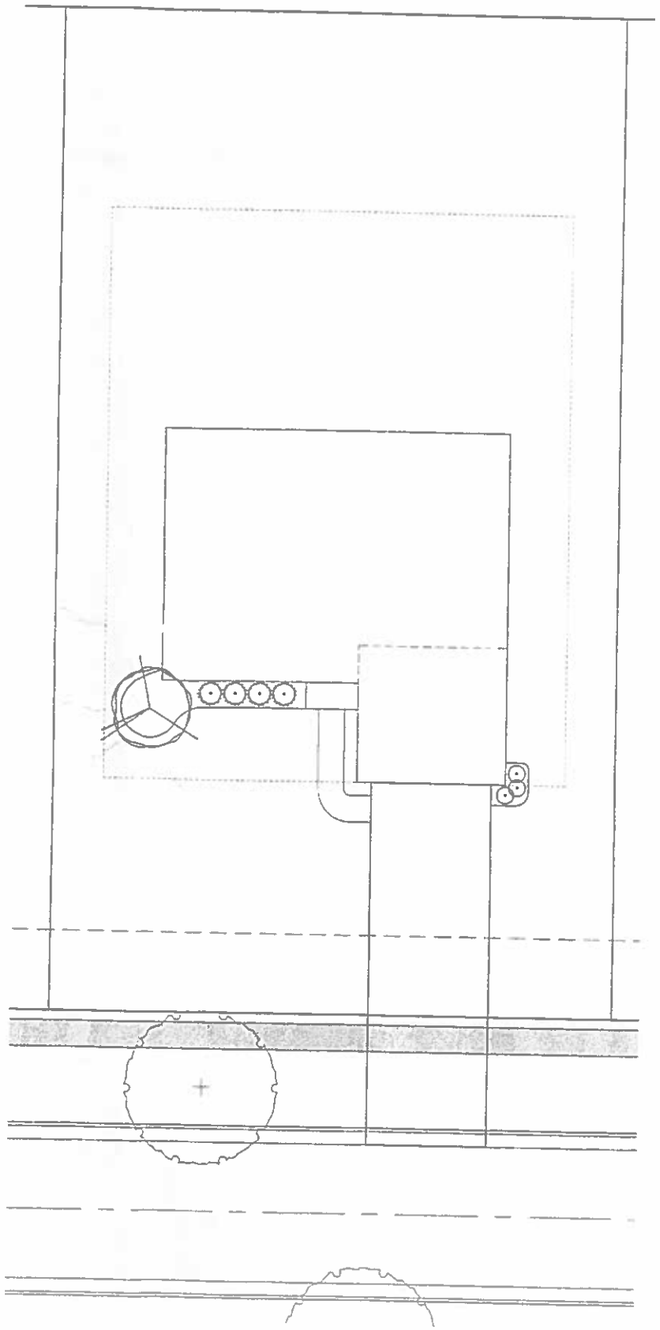
SCALE 0 20 40
1" = 40 FEET

DR. DJ | CH. GEA
P.M. W. BORON
BOOK --
CAD FILE: 06001697SP-04-LS
JOB 06001697
FILE NO.
SHEET NO. 5



TYPICAL CLUSTER LANDSCAPE PLAN

Scale: 1"=10'



TYPICAL SINGLE FAMILY LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LEGEND:

- STREET TREES - 2" CAL. MIN. SIZE
- LARGE DECIDUOUS TREES - 2" CAL. MIN. SIZE
- ORNAMENTAL TREES - 1-1/2" CAL. MIN. SIZE
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE

NORTH RIDGEVILLE PARCEL
UNIT LANDSCAPES

DATE 3/19/2008

REVISIONS

SCALE 0 5 10
1" = 10 FEET

DR DJ CH. GEA
P.M. W. BORON
BOOK --
CAD FILE 06001697SP-04-LS
JOB 06001697
FILE NO.
SHEET NO. 6

NO
J. CR
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NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
11-17-15 GA
DEPUTY

Doc ID: 019053360012 Type: OFF
Kind: DECLARATION
Recorded: 11/17/2015 at 10:55:24 AM
Fee Amt: $112.00 Page 1 of 12
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2015-0566417

CODE OF REGULATIONS
FOR
NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

1112-

ARTICLE I
GENERAL

1.1 Name and Nature of the Association. The name of the Association shall be North Ridge Pointe Homeowners' Association, Inc., and shall be an Ohio nonprofit corporation.

1.2 Membership. Each owner upon acquisition of title to a Lot shall automatically become a member of the Association. Such Membership shall terminate upon the sale or other disposition by such Member of his or her Lot ownership, at which time the new Owner of such Lot shall automatically become a Member of the Association.

1.3 Definitions. The terms used in this Code of Regulations shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded with the Recorder of Lorain County as Instrument No. 20150566415 Film No. _____ (the "Declaration"), unless the context shall prohibit.

ARTICLE 2
MEETINGS OF MEMBERS

2.1 Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board of Trustees either in the City of North Ridgeville, Lorain County, Ohio or as convenient thereto as possible and practical.

2.2 Annual Meetings. The first meeting of the Members, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. The next annual meeting shall be set by the Board so as to occur no later than thirty (30) days before the close of the Association's fiscal year. Subsequent annual meetings of the Members shall be held within thirty (30) days of the same day of the same month of each year thereafter at an hour set

by the Board. The annual meeting of the Members shall be held at a date and time as set by the Board.

2.3 Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call special meetings of the Association if so directed by resolution of a majority of a quorum of the Board of Trustees or a written petition signed by at least twenty five percent (25%) of the total votes of the Association. The notice of special meetings shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at special meetings except as stated in the notice.

2.4 Notice of Meetings. It shall be the duty of the Secretary to mail or cause to be delivered to the Owner of record of each Lot a notice of each annual or special meeting of the Association stating the purpose of the special meeting, as well as the time and place where it is to be held. If an Owner wishes notice to be given at an address other than his or her Lot, he or she shall designate such address by written notice to the Secretary. The mailing or delivering of a notice of a meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) nor more than sixty (60) days before a meeting.

2.5 Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after the holding of such meeting. Attendance of any Member at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of such meeting.

2.6 Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place of the adjourned meeting are not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for regular meetings.

Those present at a duly-called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of Members required to constitute a quorum.

2.7 Voting Rights. Each Lot shall have one vote. If only one of several Owners for a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any one of the Owners casts a vote allocated to that Lot without protest being made

promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to a Lot owned by the Association may be cast. Voting at elections and votes on other matters may be conducted by mail. There shall be no cumulative voting.

Unless expressly reserved and the Association is notified of such reservation, a land contract vendee as defined in Chapter 5313 of the Revised Code, shall be deemed the proxy of a land contract vendor for purposes of this section.

2.8 Proxies. A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. If a Lot is owned by more than one person, each Owner of the Lot may vote or register protest to the casting of votes by the Owners of a Lot through a duly-executed proxy. An Owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one year after its date, unless it specifies a shorter time. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering the Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

2.9 Majority of Owners. As used in this Code of Regulations, the term majority shall mean those votes, Owners, Members or other group, as the context may indicate, totaling more than fifty (50%) percent of the total number.

2.10 Quorum. Except as otherwise provided in these Code of Regulations or in the Declaration, those Members present in person or by proxy shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

2.11 Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

2.12 Action Without A Meeting. Any action which may be authorized or taken at a meeting of the members, except the election of Board members, may be authorized or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by not less than a majority of the Members. Any such writing shall be entered into the minute book of the Association.

ARTICLE 3
BOARD OF TRUSTEES

3.1 Governing Body. Except as otherwise provided by law, the Articles of Incorporation, the Declaration or this Code of Regulations, all of the authority of the Association shall be exercised by or under the direction of the Board of Trustees.

3.2 Number and Qualification of Trustees. The Board of Trustees in the Association shall consist of three (3) persons and shall be those selected by the Declarant or other such person or persons as may be substituted by the Declarant pursuant to Article 13 of the Declaration. Except those appointed by the Declarant, all Trustees must be Owners. The spouse of an Owner is qualified to act as a Trustee if both the Owner and the spouse occupy the Lot. No person and his or her spouse may serve on the Board at the same time.

3.3 Nomination of Trustees. Except for Trustees selected by the Declarant, nominations for election of the Board of Trustees shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board at each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

3.4 Election of Trustees. The Trustees shall be elected at each annual meeting of the Members of the Association or at a special meeting called for the purpose of electing Trustees. At a meeting of Members of the Association at which Trustees are to be elected, only persons nominated as candidates shall be eligible for election as Trustees and the candidates receiving the greatest number of votes shall be elected. The Board may adopt rules regarding nominations and procedure for elections. Election to the Board shall be by secret written ballot and at such elections, the Members or their proxies may cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration.

3.5 Term of Office; Resignations. Except for those Trustees appointed by the Declarant, each Trustee shall hold office for a term of two (2) years and until his or her successor is elected, or until his or her earlier resignation, removal from office or death. It is intended by these Code of Regulations that the terms of the Trustees shall be staggered with three (3) Trustees being elected in odd numbered years and two (2) Trustees being elected in even numbered years. The initial terms of the Trustees elected by the Owners shall be adjusted to carry out this intent.

Any Trustee may resign at any time by oral statement to that effect made at a meeting of the Board of Trustees or in writing to that effect delivered to the Secretary of the Association, such resignation to take effect immediately or at such other time as the Trustee may specify. In

the event of death or resignation of a Trustee, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

3.6 Compensation. Members of the Board of Trustees shall serve without compensation, except that they may be reimbursed for actual expenses incurred on behalf of the Association.

3.7 Removal of Trustees. Except for those appointed by the Declarant, at any regular or special meeting of the Association duly called, any one or more of the members of the Board of Trustees may be removed, with or without cause, by a majority vote of the Owners, and a successor may then and there be elected to fill the vacancy thus created. A Trustee whose removal has been proposed shall be given at least ten (10) days notice of the calling of the meeting and the purposes thereof and shall be given an opportunity to be heard at the meeting. Additionally, any Trustee who has three (3) unexcused absences from Board meetings or who is delinquent in payment of an Assessment for more then twenty (20) days may be removed by a majority vote of the Trustees at meeting, a quorum being present.

3.8 Organization Meetings. The annual meeting of the members of the Board of Trustees shall follow the annual meeting of the Members and shall be held within ten (10) days thereafter, at such time and place as shall be fixed by the Board.

3.9 Regular Meetings. Regular meetings of the Board of Trustees may be held at such time and place as shall be determined from time to time by a majority of the Trustees, but at least two (2) such meetings shall be held during each fiscal year with at least one (1) in the first half of the year and one in the second half of the year.

3.10 Special Meetings. Special meetings of the Board of Trustees shall be held when called by written notice signed by the President or Secretary of the Association or by any two (2) Trustees. The notice shall specify the time and place of the meeting and the nature of any special business to be considered.

3.11 Notice of Meetings; Waiver. Notice of the time and place of each meeting of the Trustees, whether regular or special, shall be given to each Trustee by one of the following methods: (a) personal delivery; (b) written notice by first-class mail, postage prepaid; (c) by telephone communication, either directly to the Trustee or to a person at the Trustee's home or place of business who would reasonably be expected to communicate such notice promptly to the Trustee; or (d) by telegram or cablegram, charges prepaid. All such notices shall be given or sent to the Trustee's address or telephone number as shown on the records of the Association. Notice sent by first-class mail shall be deposited into a United States mailbox, at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, telegraph or cablegram company at least seventy-two (72) hours before the time set for the meeting.

Waiver of notice of meetings of the Trustees shall be deemed the equivalent of proper notice. Any Trustee may, in writing, waive notice of any meeting of the Board, either before or after the holding of such meeting. Such writing shall be entered into the minutes of the meeting. Attendance of any Trustee at any meeting without protesting, prior to or at the commencement of at the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of notice of such meeting.

3.12 Quorum of the Board of Trustees. At all meetings of the Board of Trustees, a majority of the Trustees shall constitute a quorum for the transaction of business, and the votes of a majority of the Trustees present at a meeting at which a quorum is present shall constitute the decision of the Board. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of the Trustees, if any action taken is approved by at least a majority of the required quorum for that meeting. Notice of adjournment of a meeting need not be given if the time and place to which it is adjourned are fixed and announced at such meeting. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted.

3.13 Conduct of Meetings. The President shall preside over all meetings of the Board of Trustees, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transaction occurring thereat.

3.14 Open Meetings. All meetings of the Board of Trustees shall be open to all Members of the Association, but Members other than the Trustees may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

3.15 Executive Session. The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, or orders of business of similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

3.16 Action Without A Meeting. Any action which may be authorized or taken at a meeting of the Board of Trustees may be authorized or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by all the Trustees. Any such writing shall be entered into the minute book of the Association. An explanation of the action taken shall be posted at a prominent place or places within the Properties within three (3) days after written consents of all the Board members have been obtained.

3.17 Voting By Trustees. A Trustee who is present at a meeting of the Board or any committee meeting when corporate action is taken shall be deemed to have assented to the action taken unless:

a. He or she objects at the beginning of the meeting (or promptly upon arrival) to holding it or transacting business at the meeting;

b. His or her dissent or abstention from the action taken is entered in the minutes of the meeting; or

c. He or she delivers written notice of his or her dissent or abstention to the presiding officer of the meeting before its adjournment or to the Corporation immediately after adjournment of the meeting. This right of dissent or abstention shall not be available to a Trustee who votes in favor of the action taken.

ARTICLE 4
OFFICERS

4.1 Officers. The officers of the Association shall be a President, Vice President, Secretary and Treasurer and they shall be elected by the Board of Trustees. The Board may elect other officers, including one or more Assistant Secretaries or Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board. Any two or more offices may be held by the same person, excepting the offices of President and Secretary. The President, Secretary and Treasurer shall be members of the Board of Trustees.

4.2 Election; Term of Office; Vacancies. The officers of the Association shall be elected annually by the Board of Trustees at the first meeting of the Board following each annual meeting of the Members, as herein set forth in Article 2. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board for the unexpired portion of the term.

4.3 Removal. Any officer may be removed by the Board of Trustees whenever in its judgment the best interests of the Association would be served thereby.

4.4 Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board. The President shall be the chief executive officer of the Association. The Treasurer shall have the primary responsibility for the preparation of the budget and may delegate all or part of the preparation and notification duties to a finance, management agent or both.

4.5 Resignation. Any officer may resign at any time by giving written notice to the Board of Trustees, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE 5
COMMITTEES

5.1 General. Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Trustees present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee be composed as required by law and operate in accordance with the terms of the resolution of the Board designating such committee or with rules adopted by the Board and to the full extent permitted by law.

5.2 Executive Committee. The Board of Trustees may, by resolution adopted or signed by all of the Trustees, appoint an Executive Committee to consist of three (3) Trustees. The Board may delegate any or all of its duties to such committee. Any resolution or writing appointing such committee must acknowledge the responsibility of all of the Trustees for the operation and administration of the Association.

ARTICLE 6
DETERMINATION AND PAYMENT OF ASSESSMENTS

6.1 Adoption of Budget. It shall be the duty of the Board to prepare and adopt a budget covering the estimated Common Expenses of the Association for the coming fiscal year. The budget shall also include a capital contribution or reserve in accordance with a capital budget separately prepared. After adoption of the budget, the Board shall cause the summary of the budget and the Assessments to be levied against each Lot for the following year to be delivered to each Owner. Such summary shall be delivered at least thirty (30) days prior to the start of the fiscal year. The budget and Assessments shall take effect on the first day of the fiscal year.

6.2 Capital Budget and Contribution. The Board shall annually prepare a capital budget, which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing by assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment, as provided in Article 6.1. A copy of the capital budget shall be distributed to each Owner in the same manner as the operating budget.

6.3 Failure to Adopt Budget. The failure or delay of the Board to adopt a budget as provided herein shall not constitute a waiver or release of the obligation of an Owner to pay the Assessments. In such event, the Assessments based upon the budget last adopted shall continue until such time as the Board adopts a new budget.

6.4 Computation of Assessments. The Assessments for the Common Expenses shall be determined in accordance with the operating budget and the capital contribution budget as they

apply to the various Lots. Unless otherwise determined by the Board, all Assessments shall be charged on a monthly basis.

6.5 Payment, Delinquency and Acceleration. Unless otherwise determined by the Board, all Assessments shall be payable monthly. Any installment of an Assessment shall become delinquent if not paid on the due date as established by the Board. With respect to each installment of an Assessment not paid within five (5) days after its due date, the Board may, at its election, require the Owner to pay a reasonable late charge, together with interest at the rate provided in Section 1343.03 of the Ohio Revised Code calculated from the date of delinquency to and including the date full payment is received by the Association.

6.6 Remedies for Default. If an Owner is in default of payment of an Assessment, the Board may authorize collection through any lawful means, including foreclosure of the lien. Interest and all costs of such collection, including but not limited to court costs, cost of preparation and recording liens and reasonable attorney fees shall be included in the amount due from the Owner. The Board may authorize the Association to bid its interest at any foreclosure sale and to acquire, hold, lease, mortgage and convey any Lot.

ARTICLE 7
MISCELLANEOUS

7.1 Fiscal Year. The Association may adopt any fiscal year as determined by the Board.

7.2 Parliamentary Rules. Except as may be modified by Board resolution establishing modified procedures, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Ohio law, the Articles of Incorporation, the Declaration, or this Code of Regulations.

7.3 Conflicts. If there are conflicts or inconsistencies between the provisions of Ohio law, the Articles of Incorporation, the Declaration, and these Code of Regulations, the provisions of Ohio law, the Declaration, the Articles of Incorporation and this Code of Regulations (in that order) shall prevail.

7.4 Books and Records.

a. **Inspection by Members.** The membership book, account books and minutes of the Association, the Board and any committee shall be made available for inspection and copying by any Member or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Association or at such other place within the City of North Ridgeville, Lorain County, Ohio, as the Board shall prescribe.

b. **Rules for Inspection.** The Board shall establish reasonable rules with respect to:

(i) Notice to be given to the custodian of the records by the Members desiring to make the inspection;

(ii) Hours and days of the week when such inspection may be made; and

(iii) Payment of the cost of reproducing copies requested by a Member.

c. **Inspection by Trustees.** Every Trustee shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Trustee includes the right to make extracts and copies of documents at the expense of the Association.

7.5 Notices. Unless otherwise provided in this Code of Regulations, all notices, demands, bills, statements, or other communications under this Code of Regulations shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by first class mail, postage prepaid:

If to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if not such address has been designated, at the address of the residence of such Owner; or

If to the Association, the Board of Trustees, or the Managing Agent, at the principal office of the Association or the Managing Agent, if any, or at such other address as shall be designated by the Board with written notice to the Owners.

7.6 Amendment. Except as otherwise provided by law or the Declaration, this Code of Regulations may be amended by a majority of the Owners. During such time as the Declarant has the right to appoint Trustees of the Association pursuant to Article 14 of the Declaration, the Declarant shall have the right to veto any amendment to this Code of Regulations which unreasonably impact Declarant's ability to sell Lots. Likewise, during such period, the Federal Housing Administration or the Veterans Administration shall have the right to veto any amendment, if either such agency is insuring or guaranteeing the mortgage on any Lot.

7.7 Financial Review. A review of the accounts of the Association shall be made annually in the manner as the Board of Trustees may decide, provided, however, after having received the Board's report at the annual meeting, the Owners, by majority vote, may require the accounts of the Association to be audited as a Common Expense by a public accountant.

Adopted this 26 day of OCTOBER, 2015.

Gary Smitek, Incorporator

State of Ohio
County of Lorain

Before me, a Notary Public, personally appeared the above named

Gary Smitek, Incorporator , who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto affixed my name and official seal at Elyria, Ohio

This 26th day of October, 2015

Judith a Glenn
Notary Public

Judith A. Glenn
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES DEC. 25, 2016

Prepared By: Counter

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Doc ID: 019053340031 Type: OFF
Kind: DECLARATION
Recorded: 11/17/2015 at 10:53:06 AM
Fee Amt: $268.00 Page 1 of 31
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2015-0566415

NORTH RIDGE POINTE

268

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS

Plat Vol. 101
Pages 47-51
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TABLE OF CONTENTS

ARTICLE 1	Definitions	
1.1	Additional Land	
1.2	Allocated Interests	
1.3	Assessments	
1.4	Association	
1.5	Board	
1.6	Builder	
1.7	City	
1.8	Common Areas	
1.9	Common Expense Liability	
1.10	Common Expenses	
1.11	Declarant	
1.12	Declaration	
1.13	Detention Areas	
1.14	Development	
1.15	Dwelling Unit	
1.16	Lot	
1.17	Member	
1.18	Occupant	
1.19	Owner	
1.20	Property	
1.21	Record Plat	
1.22	Sign	
1.23	Surface Water Management System	
ARTICLE 2	Lots	
2.1	Description of Lot Boundaries	
ARTICLE 3	Allocation of Allocated Interests	
3.1	Common Expense Liability	
3.2	Votes in the Association	
ARTICLE 4	Common Areas and Easements	
4.1	Common Areas	

4.2	Easements	
4.3	Development Rights	
4.4	Owner's Delegation Rights	
4.5	Limitation on Common Elements and Easements	
4.6	Department of The Army Permit	
ARTICLE 5	Surface Water Management	
5.1	Surface Water Management System	
5.2	Surface Water Management System Easements	
5.3	Access to Lots	
5.4	Individual Maintenance	
5.5	Detention Maintenance	
5.6	Restriction on Use	
ARTICLE 6	Owners' Association	
6.1	Formation	
6.2	Membership	
6.3	Powers of the Association	
6.4	Voting Rights	
6.5	Number of Votes	
6.6	Proxies	
6.7	Annual Meeting	
6.8	Management Agent	
ARTICLE 7	Assessments	
7.1	Establishment of Assessments/All Lots	
7.2	Purpose of the Assessments	
7.3	General Assessment	
7.4	Individual Assessment	
7.5	Working Capital Fund; Initial Assessment	
7.6	Computation and Payment of Annual General Assessment	
7.7	Amount of General Assessment	
7.8	Allocation of Assessments	
7.9	Lien for Assessments	
7.10	Remedies Cumulative	
7.11	Personal Obligation	
7.12	Statement of Unpaid Assessments	

7.13	No Waiver of Liability for Common Expenses	
7.14	Loan	
ARTICLE 8	Upkeep of the Property	
8.1	Lots	
8.2	Common Areas	
8.3	Association's Right to Maintain	
8.4	Access to Lots	
ARTICLE 9	Restrictions	
9.1	Use and Occupancy	
9.2	Architectural Restrictions	
9.3	Remedies for Breach of Covenants and Restrictions	
ARTICLE 10	Insurance and Casualty Losses	
10.1	Insurance	
10.2	Repair and Restoration	
ARTICLE 11	Condemnation	
ARTICLE 12	Development Rights	
12.1	Submission of Additional Land	
12.2	Notice to the Board	
12.3	Easements Reserved	
12.4	Assignment of Development Rights	
12.5	Transfer of Development Rights by Foreclosure	
ARTICLE 13	Special Declarant Rights	
13.1	Use for Sale Purposes	
13.2	Signs and Marketing	
13.3	Control of the Association	
13.4	Declarant's Personal Property	
13.5	Right to Amend Documents	
ARTICLE 14	Duration, Amendment and Termination	
14.1	Duration	
14.2	Amendment	

14.3 Termination.....

ARTICLE 15 Miscellaneous .....
15.1 No Reverter.....
15.2 Notices
15.3 Construction.....
15.4 Invalidity
15.5 Headings
15.6 Gender
15.7 Conflict

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
THE NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

Declarant, **North Ridge Point, Ltd.**, an Ohio limited liability company, is the owner of certain real estate in the City of North Ridgeville, Lorain County, Ohio, described in Exhibit "A", attached hereto and incorporated herein (hereinafter referred to as "Property").

Declarant hereby declares that the Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and reservation of easements herein, which are for the purpose of protecting the value and desirability of and which shall run with the Property submitted hereunder or which may subsequently be added, and shall be binding on all parties having any right, title or interest in the Property, its successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE 1
DEFINITIONS

1.1 Additional Land. "Additional Land" means the property described in Exhibit "B" which may be made subject to this Declaration pursuant to Article 12.1.

1.2 Allocated Interests. "Allocated Interests" means the Common Expense Liability and votes in the Association as set forth in Article 3.

1.3 Assessments. "Assessments" means those charges upon the Lots established by Article 7 of this Declaration.

1.4 Association. "Association" means North Ridge Pointe Homeowners' Association, Inc., an Ohio nonprofit corporation, its successors and assigns. Except as the context otherwise requires, "Association" shall mean the Board of Trustees acting on behalf of the Association.

1.5 Board. "Board" shall mean the Board of Trustees of the Association.

1.6 Builder. "Builder" means any person or entity (including Declarant) who acquires a Lot for the purpose of improving that Lot and erecting a Dwelling Unit thereon for resale to an Owner.

1.7 City. "City" means the City of North Ridgeville, Ohio.

1.8 Common Areas. "Common Areas" shall mean any real estate hereafter owned or leased by the Association other than a Lot, including the real estate denominated as "Green Space Natural Landscape Buffer","Entranceway Sign and Island", "Wetland Area", Riparian Setback", "Green Space Landscaped Sitting Area" or "Storm Water Detention" in the Record Plat.

1.9 Common Expense Liability. "Common Expense Liability" means the liability to pay expenses relating to the Common Areas and shall be allocated to each Lot pursuant to Article 3 of this Declaration.

1.10 Common Expenses. "Common Expenses" means expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves for the maintenance, upkeep, repair and/or replacement of the Common Areas including payment of taxes and insurance relating to the Common Areas.

1.11 Declarant. "Declarant" means North Ridge Point, Ltd., an Ohio limited liability company, its successors and assigns.

1.12 Declaration. "Declaration" means this Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for North Ridge Pointe Homeowners' Association, Inc., including any amendments hereto.

1.13 Detention Areas. "Detention Areas" are areas within the Common Areas used for storm water overflow and/or retention and are part of the Common Areas.

1.14 Development. "Development" means the development known as North Ridge Pointe, North Ridgeville, Ohio and includes and shall include the real estate described in Exhibit A and other real estate hereafter made subject to the terms of this Declaration pursuant to Article 12.1.

1.15 Dwelling Unit. "Dwelling Unit" means a building situated on the Properties designed and intended for use and occupancy as a single family residence.

1.16 Lot. "Lot" means the physical portion of the Property designated for separate ownership or occupancy, the boundaries of which are described pursuant to Article 2.1.

1.17 Member. "Member" means any person or entity entitled to membership in the Association as provided herein.

1.18 Occupant. "Occupant" means any person in possession of a Lot or Dwelling Unit whether or not such possession is lawful and shall include but not be limited to, an Owner's family members, guests, invitees, tenants and lessees.

1.19 Owner. "Owner" means the Declarant or other person or entity who owns a Lot, but does not include a person or entity having an interest in a Lot solely as security for an obligation.

1.20 Property. "Property" or "Properties" means the real estate described in Exhibit "A" attached hereto and any other property which may hereafter be made subject to the terms of this Declaration pursuant to Article 12.1, together with any improvements made thereon.

1.21 Record Plat. "Record Plat" means the record plat for North Ridge Pointe Subdivision, filed for record at Volume ___, Pages _____ , Lorain County Recorder's Plat Records and also includes future plats recorded with respect to any of the Additional Land.

1.22 Sign. "Sign" shall mean the sign for the Subdivision which Declarant may install.

1.23 Surface Water Management System. "Surface Water Management System" shall mean the system designed for the Property by the Declarant for storm water, soil erosion and sediment control. Such system shall include all existing watercourses, ditches, detention areas and swales located in the Property.

ARTICLE 2
LOTS

2.1 Description of Lot Boundaries. The boundaries of the Lots shall be as set forth on the Record Plat.

ARTICLE 3
ALLOCATION OF ALLOCATED INTERESTS

3.1 Common Expense Liability. The allocation of Allocated Interests for Common Expense Liability shall be determined in accordance with the allocation of the various assessments as set forth in Article 7.

3.2 Votes in the Association. The allocation of Allocated Interests for voting purposes shall be one vote per Lot.

ARTICLE 4
COMMON AREAS AND EASEMENTS

4.1 Common Areas. The Common Areas shall mean any real estate owned or leased by the Association other than a Lot, including the real estate denominated as various Blocks in the Record Plat, and shall also include any easements in favor of the Association. Declarant shall enjoy the ability to add storm water volume, expand the size, or other city approved uses of existing Blocks even after it is deeded over to the Association.

4.2 Easements. The Lots and Common Areas shall be subject to certain easements. These easements shall be appurtenant to and pass with the title to the Lots. They may include Wetlands as defined in Department of The Army Permit no. 2008-09600, Nationwide Permit No. 29

4.2.1 Enjoyment. The Common Areas and Lots shall be subject to an easement of enjoyment in favor of the Lots and Owners. Such easement shall be limited to the purposes for which the easements are created. Nothing herein shall be construed to provide any right of access to the Lots by any persons who are not Owners thereof.

4.2.2 **Storm Sewer.** The Common Areas shall be subject to a storm sewer easement in favor of the Lots as shown in the Record Plat.

4.2.3 **Utilities.** The Lots shall be subject to easements in favor of Owners and utility companies for the purpose of installing, operating, maintaining and servicing pole lines, cables and conduits for utility services and cable television. The character of the installation and structures which may be constructed, reconstructed, removed and maintained in, on and through these easements shall include, but not be limited to, all incidental appurtenances, such as guys, conduits, poles, anchors, transformers, par mount transformers, handholes, etc. Said easement right shall include the right, without liability therefore, to remove trees and landscaping, including lawns within said easements premises which may interfere with the installation, maintenance, repair or operation of said utility facilities, and with right of access, ingress to and from any of the within premises for exercising and of the purpose of this right of way and easement grant.

4.2.4 **The City of North Ridgeville and Other Persons.** A non-exclusive easement is granted to the City and to all police, fire and other emergency personnel, ambulance operators, delivery, garbage and trash removal personnel, and to all similar persons, and to the local governmental authorities, but not to the public in general, to enter upon the Common Areas in the performance of their duties.

4.3 **Development Rights.** The Common Areas shall be subject to certain easements and development rights in favor of the Additional Land and the Declarant as set forth in Article 12.

4.4 **Owner's Delegation Rights.** Any Owner may delegate his or her easement rights and rights of enjoyment to the Common Areas to any Occupants, and any guests, invitees, tenants or lessees thereof. Any Owner who has leased his or her Lot shall be deemed to have delegated such rights. Any such delegation, however, shall be in accordance with and subject to reasonable rules, regulations and limitation as may be adopted by the Association in accordance with its Code of Regulations.

4.5 **Limitation on Common Elements and Easements.** The Common Areas, easements and rights granted herein are subject to:

4.5.1 Restrictions set forth in this Declaration.

4.5.2 Any rules and regulations adopted by the Association and the right to enforce such rules and regulations.

4.5.3 The right of the Association to levy assessments for the Common Areas and other assessments as set forth herein.

4.5.4 The right of the Declarant and the Association to amend the Record Plat and to grant further rights and easements within, upon, over, under and across the Common Areas for the benefit of the Owners, the Association or Declarant.

4.5.5 The Common Areas cannot be mortgaged or conveyed without the consent of two-thirds of the Owners, excluding the Declarant. During any Declarant Control Period as set forth in Article 13, no portion of the Common Areas can be dedicated without the prior approval of the Federal Housing Administration or the Veterans Administration, if either such agency is insuring or guaranteeing the mortgage on any Lot.

4.5.6 All rights granted to the Association in this Declaration.

4.6 Department of The Army Permit. The Riparian easements, conservation easements, and wetland areas identified in Department of The Army Permit no. 2008-09600, Nationwide Permit No. 29 are to be maintained and protected by the THE NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC. as identified in each recorded plat. The Declarant reserves the right to donate, protect, record, transfer or any other process necessary regarding the wetland areas and ditch areas in order to satisfy The Department of Army permit requirements. The Association shall cooperate with the Declarant in all aspects of this paragraph. The Association shall ensure that the deed restricted wetland areas and riparian setbacks are maintained in perpetuity. Additionally, if any work encroaches in the wetland area the U.S. Army Corps of Engineers, Regulatory Branch, 1776 Niagara Street, Buffalo New York 14207-3199 shall be contacted.

ARTICLE 5
SURFACE WATER MANAGEMENT

5.1 Surface Water Management System. The Surface Water Management System shall consist of storm sewers and the Detention Area as shown on the Record Plat. The Association shall maintain and administer the Surface Water Management System in accordance with the guidelines as may be promulgated from time to time by the City or any other governmental entity exercising its jurisdiction. The Association's responsibility includes the responsibility to maintain, replace and repair the pipes, concrete gutters or mechanical devices of the Surface Water Management System that has not been accepted by the City of North Ridgeville. Additionally, the Association shall be responsible for the maintenance of storm water quality structures as required by the ODNR in the current edition of Rainwater and Land Development.

5.2 Surface Water Management System Easements. Each Lot shall be subject to and shall be benefitted by an easement for storm sewers, drainage and surface water management as more particularly shown on the Record Plat. Such easement shall be non-exclusive as to the Owners and shall run to the Association, which has control and responsibility for drainage and surface water management. Such easement, however, shall not run to the public at large.

5.3 Access to Lots. For the purpose solely of performing the maintenance required or authorized herein, the Association, through its duly authorized agents or employees, or

subcontractors, shall have the right, after reasonable notice to the Owner, to enter upon the Lot at reasonable hours on any day.

5.4 Individual Maintenance. Each Owner shall maintain that portion of the Surface Water Management System which serves only that Owner's Lot. Each Owner shall have primary responsibility for grass cutting within the easements located on his or her Lot. Such responsibility shall include keeping these easements clean and unobstructed. Maintenance of the Surface Water Management System shall be in accordance with the guidelines and standards set forth by the City. If any portion of the Surface Water Management System which serves only one Lot is damaged, the Owner of that portion shall promptly cause it to be repaired.

5.5 Detention Maintenance. The Association shall provide for all maintenance of the Detention Area, including vegetation control and debris removal. In the event the Association fails to maintain the common areas or defaults in its responsibilities, the City of North Ridgeville or its agent shall have the right to enter the common areas and make any necessary repairs and may back charge the Association for reasonable costs of time and materials.

5.6 Restriction on Use. No Owner shall use or permit any other persons to use the Surface Water Management System in any manner which would constitute a nuisance, hazard or unsanitary condition or be in violation of any local, state, or federal law, ordinance, rule, regulation or statute.

ARTICLE 6
HOMEOWNERS' ASSOCIATION

6.1 Formation. The Declarant has caused to be chartered in accordance with Chapter 1702 of the Ohio Revised Code, a nonprofit corporation named North Ridge Pointe Homeowners' Association, Inc. The purposes of the Association are to provide for the administrative governance, maintenance and upkeep of the Property and to promote the health, safety and welfare of the Owners and Occupants of the Property.

6.2 Membership. The membership of the Association shall at all times consist exclusively of Owners of the Lots. All such Owners shall be Members. Membership shall be appurtenant to and may not be separated from such ownership.

6.3 Powers of the Association. Subject to Special Declarant Rights hereinafter set forth, the Association may:

6.3.1 Adopt and amend a Code of Regulations for the government of the Association, the conduct of its affairs and the management of the Property;

6.3.2 Adopt rules and regulations for the use and occupation of the Common Areas and enforce violations of the rules and regulations and the provisions and restrictions of the Declaration as against the Owners and Occupants.

6.3.3 Adopt and amend budgets for revenues, expenditures and reserves and levy and collect Assessments from Owners;

6.3.4 Hire and discharge managing agents and other employees, agents and independent contractors;

6.3.5 Institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more Owners on matters affecting the community;

6.3.6 Make contracts and incur liabilities;

6.3.7 Regulate the use, maintenance, repair, replacement and modification of the Common Areas for which the Association has maintenance responsibility and other rights as set forth herein;

6.3.8 Cause additional improvements to be made as part of the Common Areas;

6.3.9 Acquire, hold, encumber and convey in its own name any right, title or interest to real estate or personal property;

6.3.10 Grant easements, liens, licenses and concessions through or over the Common Areas;

6.3.11 Impose and receive any payments, fees or charges for the use, rental or operation of the Common Areas and for services provided to Owners;

6.3.12 Impose charges for late payments of Assessments and after notice and an opportunity to be heard, levy reasonable fines for violations of the Declarations, Code of Regulations, Rules and Regulations of the Association;

6.3.13 Impose reasonable charges for the preparation and recordation of amendments to the Declaration or for statements of unpaid Assessments;

6.3.14 Provide for indemnification of its officers and board of trustees and maintain directors' and officers' liability insurance;

6.3.15 Assign its right to future income, including the right to receive Assessments, except that this power shall be limited to the purposes of repair of existing structures or improvements;

6.3.16 Exercise any other powers conferred by the Declaration, Code of Regulations or Articles of Incorporation;

6.3.17 Exercise all other powers that may be exercised in this state by nonprofit corporations; and

6.3.18 Exercise any other powers necessary and proper for the governance and operation of the Association.

6.4 Voting Rights. Subject to Special Declarant Rights as set forth in Article 13 Members shall be entitled to vote on matters properly before them in accordance with this Declaration, the Code of Regulations and the laws of the State of Ohio.

6.5 Number of Votes. Each Lot shall have one vote. If only one of several Owners of a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any one of the Owners casts the vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to any Lots owned by the Association may be cast.

6.6 Proxies. A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. An Owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one year after its date, unless it specifies a shorter time. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering the Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

Unless expressly reserved and the Association is notified of such reservation, a land contract vendee as defined in Chapter 5313 of the Revised Code, shall be deemed the proxy of a land contract vendor for purposes of this section.

6.7 Annual Meeting. A meeting of the Members of the Association must be held at least once each year.

6.8 Management Agent. The Board may employ for the Association a professional management agent or agents at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to the managing agent or manager, subject to the Board's supervision, certain powers granted to the Board by this Declaration. The Declarant, or an affiliate of the Declarant, may be employed as a managing agent or manager. No management contract may have a term in excess of three (3) years and must permit termination by either party without cause and without termination fee on ninety (90) days or less written notice.

ARTICLE 7
ASSESSMENTS

7.1 Establishment of Assessments. There are hereby established for the benefit of the Association, all Owners and their respective heirs, executors, administrators, successors and assigns, as a charge on each Lot, certain Assessments for Common Expenses and for other expenses. Each Owner, by acceptance of a deed, covenants and agrees to pay such Assessments. No assessment shall be levied on lots or raw land owned by the Declarant, or Builders holding lots to be used for future homes to be built for sale. Additionally, assessments are not to be levied on model or speculative homes for sale owned by the Declarant or any Builder.

7.2 Purpose of the Assessments. The Assessments established per Article 7.1 are for the benefit and use of the Association and the Owners and shall be used in covering the defined and hereafter-mentioned costs and for other such purposes as hereinafter set forth.

7.3 General Assessment. There is hereby established a General Assessment for the purpose of paying the Common Expenses of the Association. The Common Expenses shall include (i) operation of the Association and maintenance, upkeep, repair and replacement of the Common Areas as required by this Declaration; (ii) the cost of real estate taxes relating to the Common Areas and of any insurance required or permitted by this Declaration; (iii) reasonable reserves for contingencies and replacements; (iv) administrative, accounting, legal and management fees; (v) repair, maintenance and replacement of the Sign; and (vi) all other costs and liabilities incurred by the Association relating to the Common Areas and/or in the exercise of its powers and duties pursuant to this Declaration. The General Assessment is payable on May 1 each year.

7.4 Individual Assessment. The Association after approval by two-thirds (2/3) vote of the members of the Board shall have the right to assess an individual Lot for any of the following:

7.4.1 Any costs incurred by the Association in the performance of any maintenance in accordance with Article 8.4.

7.4.2 Any charges or fines imposed or levied in accordance with Article 9.3.1.1.

7.4.3 Any costs incurred for maintenance or repair caused through the willful or negligent act of an Owner or Occupant or their family, tenants, guests or invitees, including attorney fees, court costs and other expenses incurred.

7.4.4 Any costs associated with the enforcement of this Declaration or the Rules and Regulations of the Association, including, but not limited to attorneys fees and court costs and other expenses incurred.

7.5 Working Capital Fund; Initial Assessment. At the time of the closing of a purchase of a home or lot from a Builder, the purchaser of such Lot shall be assessed the sum of $325 as such purchaser's initial capital contribution to the working capital fund of the Association for use in

payment of the Common Expenses. This Assessment shall be used by the Association for its operating expenses. Such Assessment is not an advance payment of the General Assessment payable per Article 7.3, and it will not be held in any sort of trust or reserve account. Neither Declarant nor Builder shall be subject to or required to pay this or any Assessment.

7.6 Computation and Payment of General Assessment. The General Assessment payable per Article 7.3 shall be computed and levied in accordance with the budget adopted by the Board pursuant to the Code of Regulations. This Assessment shall be effective as to each Lot on the first day of the calendar year. The initial General Assessment as to each Lot shall commence on the first day of the month following the earlier of (i) its conveyance to an Owner other than a Builder or (ii) occupation of the Dwelling Unit and shall be prorated as of the calendar year. The initial General Assessment shall be collected at closing of the conveyance of the Lot from the Builder, or is payable sooner by the Occupant if the Lot is occupied prior to such closing. This Assessment, shall be payable on May 1 each year. The Board shall have the power from time to time to adopt such billing, collection and payment procedures, charges and other payment time schedules as it deems appropriate. Declarant and Builder shall not be subject to or required to pay this Assessment.

7.7 Amount of General Assessment. Beginning with the recording of this Declaration and until December 31, 2018, the General Assessment payable under Article 7.6 shall be $325.00 per year. Beginning with assessments levied on or after January 1, 2019, the Board annually without a vote of the Owners may increase the General Assessment payable under Article 7.6 by an amount not to exceed 10% percent of the previous year's maximum. Consent to increase this Assessment by more than 10% of the previous year's maximum may be obtained at a special meeting of the Members or by written consent.

7.8 Allocation of Assessments. The Common Expense Liability of each Lot shall be its portion of the Common Expenses. The Common Expense Liability for the General Assessment shall be allocated equally to each Lot. Declarant and Builder shall not be subject to or required to pay any Common Expense Liability.

7.9 Lien for Assessments. The Association shall have the power to place a lien for any Assessment levied against a Lot, for fines imposed against an Owner or Occupant, and for interest, costs and reasonable attorney fees.

7.9.1 Creation. The lien for Assessments is created by this Declaration and shall be a charge and a continuing lien on each Lot which shall run with the land. All persons or entities acquiring an interest in a Lot after the filing of this Declaration take such interest subject to the lien.

7.9.2 Effective Dates. The lien for the Common Expense Liability for each Lot shall be effective on the first day of the fiscal year of the Association. The lien for other Assessments shall be effective on the first day of the month following the notice of it levy on the Owners affected.

7.9.3 Perfection. Recording of this Declaration constitutes notice and perfection of the Lien.

7.9.4 Notice of Lien. The Association may file a notice of lien with the Recorder of Lorain County. Such notice shall not be required for the Association to enforce its lien.

7.9.5 Priority of the Lien. The lien created by this Article shall be prior to all liens and encumbrances recorded subsequent to this Declaration except the lien for real estate taxes and assessments and the lien of any bona fide first mortgage filed of record.

7.9.6 Subordination and Mortgagee Protection. Notwithstanding any of the provisions hereof to the contrary, the lien of any Assessment levied pursuant to this Declaration (and any late charges, interest, costs and attorney fees) shall be subordinate to, and shall in no way affect the rights of the holder of a first mortgage made in good faith for value received; provided, however, that such subordination shall apply only to Assessments, or installments thereof, which have become due and payable prior to the date of Sheriff's sale of such Lot pursuant to a foreclosure or the date of a deed in lieu of foreclosure. Such sale or transfer shall not relieve the mortgagee or the purchaser of a Lot at such sale from liability for any Assessments thereafter becoming due, nor from the lien of any such subsequent Assessment. Mortgagees are not required to collect Assessments on behalf of the Association. Failure to pay Assessments shall not constitute a default under any mortgage insured by FHA/VA.

7.9.7 Extinguishment of the Lien. A lien for unpaid Assessments is extinguished unless proceedings to enforce it are instituted within five (5) years after the full amount of the Assessment becomes due. If an Owner of a Lot subject to a lien files a petition for relief under the United States Bankruptcy Code, then the period of time to enforce the Association's lien shall be tolled until thirty (30) days after the automatic stay under Section 362 of the Bankruptcy Code is lifted.

7.9.8 Estoppel Certificate. Upon request of any mortgagee or Owner and upon payment in full of all Assessments and other charges permitted by this Declaration that are due to the Association, the Association shall execute and deliver to such mortgagee or Owner an Estoppel Certificate. Such certificate shall be in recordable form and shall note the payment of the outstanding Assessments and charges and that the Association is estopped from the enforcement of its lien with respect to Assessments and charges becoming due and payable prior to the date of the Certificate. The Association may charge a reasonable fee for the preparation of such certificate.

7.9.9 Delinquency and Acceleration. An Assessment shall become delinquent if not paid on the due date as established by this Declaration or by the Board. With respect to each Assessment not paid within five (5) days of its due date, the Board may, at its election, require the Owner to pay a reasonable late charge and interest at the rate provided in Section 1343.03 of the Ohio Revised Code (as amended from time to time) plus costs of collection and reasonable attorney fees, if any, incurred as a result of said

late payment. Interest shall be calculated from the date of delinquency to the date full payment is received by the Association. The Association may enforce the collection of the full Assessment and all charges thereon in any manner authorized by law or this Declaration. The filing of any petition for relief pursuant to the United States Bankruptcy Code by an Owner whose Assessment has been accelerated shall operate as a restoration of the Assessment to its prior status as if it has not been accelerated.

7.10 Remedies Cumulative. A suit to recover money judgment for unpaid Assessments and charges may be maintained without foreclosing or waiving the right to enforce the lien. A foreclosure may be maintained notwithstanding the pendency of any suit to recover a money judgment.

7.11 Personal Obligation. The Assessments, including fines, if any, payable by each Owner, together with any penalty, interest, costs and reasonable attorney fees shall be the personal obligation of the Owner of the Lot at the time incurred. The personal obligation shall not pass to any successors in title unless expressly assumed by them.

7.12 Statement of Unpaid Assessments. The Association shall, upon written request of an Owner, a contract purchaser or a first mortgagee, furnish a statement setting forth the amount of unpaid Assessments against the Lot. The statement must be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Board and every Owner. The Association may charge a reasonable fee for preparation of this statement.

7.13 No Waiver of Liability for Common Expenses. No Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Areas or by abandonment of the Lot against which the Assessments are made. Notwithstanding the foregoing, neither Declarant nor Builder shall be obligated to pay Common Expenses.

7.14 Loan. In the event that sufficient funds are not on hand to pay Common Expenses as and when the same become due, Declarant may loan the Association such sums as may be required to pay said Common Expenses. All such sums shall draw interest at the rate of eight percent (8%) per annum.

ARTICLE 8
UPKEEP OF THE PROPERTY

8.1 Lots. Each and every Lot, its Dwelling Unit and any improvement erected thereon shall be maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Properties.

8.2 Common Areas. The Association shall maintain the Common Areas.

8.3 Association's Right to Maintain. In the event an Owner shall fail to provide maintenance as required by this Declaration in a manner satisfactory to the Association, and such

Owner has failed to comply for thirty (30) days after being so notified of such failure and upon being provided an opportunity to be heard concerning such failure, then the Association shall have the right, through its agents and employees, to enter upon said Lot and repair, maintain and restore the Lot. In the event that such failure poses a health, safety or security risk, then no notice or hearing need be given. The cost of such maintenance and repair shall be assessed against the subject Lot in accordance with Article 7. Nothing in this Section shall be construed as giving the Association any right to repair, maintain or restore any Dwelling Unit.

8.4 Access to Lots. For the purpose solely of performing the maintenance required or authorized herein, the Association, through its duly authorized agents or employees, or subcontractors, shall have the right, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours on any day.

ARTICLE 9
RESTRICTIONS

9.1 Use and Occupancy. The following restrictions are applicable to the use and occupancy of the Property. Restrictions also reference the Restrictions that will be recorded and filed with the flat in conjunction with these Covenants. If there is any conflict, the separately recorded Restrictions will supersede these restrictions. However, the Declarant will always be the approving authority of the houses built in the development.

9.1.1 Compliance with Laws. No improper, offensive or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property shall be complied with, by and at the sole expense of the Owner.

9.1.2 Harmful Discharges. There shall be no emissions of dust, sweepings, dirt, cinders, odors, gases or other substances into the atmosphere (other than normal residential chimney emissions), no production, storage or discharge of hazardous wastes on the Property or discharges of liquid, solid wastes or other harmful matter into the ground or any body of water, if such emission, production, storage or discharge may adversely effect the use or intended use of any portion of the Property or may adversely affect the health, safety or comfort of any person. No waste nor any substance or materials of any kind shall be discharged into any public sewer serving the Property or any part thereof in violation of any regulation of any public body having jurisdiction over such public sewer.

9.1.3 Noise. No person shall cause any unreasonably loud noise (except for security devices) anywhere on the Property, nor shall any person permit or engage in any activity, practice or behavior for the purpose of causing annoyance, discomfort or disturbance to any person lawfully present on any portion of the Property.

9.1.4 Trash. Except in connection with construction activities, no burning of any trash and no accumulation or storage of litter, refuse, bulk materials, building materials or trash of any other kind shall be permitted on any Lot. Trash containers (except during construction) shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot.

9.1.5 Animals. The maintenance, keeping, boarding or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited on any Lot or upon any part of the Common Areas, except that the keeping of guide animals and orderly domestic pets (e.g., dogs, cats or caged birds), is permitted, subject to the Rules and Regulations adopted by the Board. Such pets are not to be kept or maintained for commercial purposes or for breeding. No external compound cages, kennels or hutches shall be permitted. Any pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Pets shall not be permitted on the Common Areas unless accompanied by someone who can control the pet and unless carried or leashed. Any Owner or Occupant who keeps or maintains any pet on any portion of the Property shall be deemed to have indemnified and agreed to hold the Association harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. All pets which may leave the Dwelling Unit or Lot must be inoculated as required by law.

9.1.6 No Trade or Business. No trade or business of any kind may be conducted in or from any Lot or Dwelling Unit except that an Owner or Occupant of a Lot or Dwelling Unit may conduct such business activity within the Lot or Dwelling Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the exterior of the Lot or Dwelling Unit; (b) the business activity conforms to all zoning requirements for the Property; (c) the business activity does not involve persons coming on to the Lot who do not reside in the Property; and (d) the business activity is consistent with the residential character of the Property.

The terms "business" and "trade" as used in this provision shall be construed to have their ordinary generally-accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether (i) such activity is engaged in full-time or part-time; (ii) such activity is intended to or does generate a profit; (iii) a license is required thereof. The term "trade" or "business" for purposes of this restriction shall not include the construction, operation and maintenance of any model home or homes and sales offices by any Builder during reasonable hours.

9.1.7 Parking; Vehicle Repairs. Except in connection with construction activities, trailers, campers, recreational vehicles, boats, trucks which are larger than pickup trucks and other large vehicles may be parked on the Property only in garages. No junk or

derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any portion of the Property. Vehicle repairs and storage of vehicles are permitted on the Property only if in garages. Recreational vehicles and boats may be parked in the driveways for a period not to exceed fourteen (14) days in any one calendar year for the purpose of cleaning, loading or unloading.

9.1.8 Sexual Predators. It is prohibited for a person labeled as a sexual predator by the courts to live in the development.

9.1.9 Leased homes. Homes are intended to be owner occupied. To protect the integrity of the surrounding homes, a home cannot be leased or rented to another individual(s) for a period of more than 730 consecutive days. Furthermore, no home may be leased for more than 730 days in a rolling five year period. This does not include builders who sell/leaseback a model or spec home to an investor as a method of minimizing capital outlays while the home is used as a model or spec home.

9.2 Architectural Restrictions. The following architectural restrictions shall be applicable to the Lots.

9.2.1 Dwelling Type. No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single family dwelling and a garage for at least two cars. One shed or outbuilding may be placed on any Lot. The outbuilding siding must match the exterior of the house built on the lot.

9.2.2 Set Back, Minimum Elevation and Yard Requirements. All Dwelling Units shall be located in accordance with the building set back lines, minimum basement elevation and yard requirements as shown on the Record Plat and as set forth in the City's Zoning Resolution. The Owner or Builder shall be responsible for compliance with these standards. Declarant shall not be responsible for any failure to comply with these standards.

9.2.3 Front Yards and Driveways. Front yards shall be landscaped within one hundred and twenty (120) days after closing, weather permitting. All driveways shall be paved with concrete, asphalt, brick or paving stone in accordance with city ordinance.

9.2.4 Construction Materials. No Dwelling Units shall be constructed of concrete block, cinder block or other similar materials unless the exterior of the Dwelling Unit is covered with brick and/or siding.

9.2.5 Front Porch Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard shall be used for storage of any kind of items. This restriction shall not apply to building materials and/or equipment stored on the Lot during construction of the Dwelling Unit.

9.2.6 Awnings. No awnings for windows, doors or patios or otherwise may be erected or used, except by the Declarant for sales purposes.

9.2.7 Exterior Carpeting. No exterior carpeting shall be permitted if it is visible from the street or any neighboring Lot.

9.2.8 Other Structures. No other structure of a temporary character, trailer or shack shall be permitted on any Lot. Construction trailers shall be permitted only during construction.

9.2.9 Grades. Declarant, during the Declarant Control Period, and thereafter the Board, shall have the exclusive right to establish grades and slopes on any part of the Properties and to fix the grade at which any building or structure shall be hereafter erected or placed, upon any part of the Properties so that the same may conform to the general plan wherein the established grade and slope of Lots are part of the improvements, so that the same correspond to the grade of the portion of the Properties on either side, having due regard for the natural contours and drainage of that portion of the Property.

9.2.10 Completion. Construction of a Dwelling Unit on any Lot shall be completed within one (1) year from the date construction is started.

9.2.11 Square Footage. The minimum square footage of each Dwelling Unit shall be described in the restrictions recorded with the plat of each phase.

9.2.12 Fences. Invisible pet fences are permitted. Vinyl or wood fences are permitted around swimming pools or deck or patio areas, provided that the Board approves the location, size and specifications thereof. All fences must be 50% open to light when viewed from a 90 degree angle. Chain-link, or cyclone fences, are not permitted.

9.2.13 Architectural Features. The overriding objective is that Dwelling Units reflect design excellence. Please refer to the accompanying recorded Restrictions. The Declarant shall approve all home plans built by the Builder(s).

9.3 Remedies for Breach of Covenants and Restrictions. The violation of any covenant or restriction, contained in the Declaration or violation of any rule or regulation duly adopted by the Board shall give the Board the authority to enforce the covenants, restrictions, rules and regulations in accordance with this Article 9.3.

9.3.1 Actions. The Board may take any of the following actions:

9.3.1.1 Levy a fine against the Owner or Occupant which shall also be an Individual Assessment under Article 7.4.2.

9.3.1.2 Enter upon a Lot or portion thereof upon which or, as to which, such violation or breach exists and summarily abate and remove at the expense of the Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions of this Declaration, and the Board, or its agents, shall not be thereby deemed guilty in any manner of trespass or wrongful act.

9.3.1.3 Institute appropriate legal proceedings to enjoin, abate or remedy the continuance of any breach.

9.3.1.4 Undertake such dispute resolution methods such as mediation and arbitration, except that this provision shall not be construed as any requirement to do so as a condition precedent to legal proceedings.

9.3.2 Notice and Opportunity to be Heard. Prior to taking any such action, the Board shall give the Owner and/or Occupant reasonable notice of the violation and an opportunity to be heard. Such notice and opportunity shall not be required in emergency situations or for repeated or continuing violations.

9.3.3 Individual Actions. Each Owner is empowered to enforce the covenants by appropriate legal proceedings or alternative dispute resolution methods.

9.3.4 Grantor Actions. North Ridge Point Ltd. is the Grantor and developer of North Ridge Pointe Subdivision may take action to enforce the covenants or deed restrictions which inure to the benefit of North Ridge Pointe Ltd, or its successor and assigns.

ARTICLE 10
INSURANCE AND CASUALTY LOSSES

10.1 Insurance. The Board or its duly authorized agent shall have the authority to and shall obtain such insurance as it may deem necessary to protect the Common Areas, the Owners, the Association and the Board. The City of North Ridgeville requires a minimum of $100,000 of Liability insurance for any Association structure, including but not limited to the entranceway sign. This will show the City of North Ridgeville as additional insured.

10.2 Repair and Restoration. If the damage or destruction for which insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessity of a vote of the Members, levy a Special Assessment against all Owners. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction. If the funds available from insurance exceed the cost of repair, such excess shall be deposited to the benefit of the Association.

ARTICLE 11
CONDEMNATION

11.1 Condemnation. Whenever all or any part of the Common Areas shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on its behalf or on the written direction of all Owners of Lots subject to the taking, if any) by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof and to participate in the proceedings incident thereto, unless otherwise prohibited by law. The award made for such taking shall be payable to the Association, as trustee for the Owners, to be disbursed in an equitable manner consistent with the interests of the Owners.

ARTICLE 12
DEVELOPMENT RIGHTS

12.1 Submission of Additional Land. The Declarant reserves the right to submit all or any portion of the Additional Land to the terms of this Declaration without consent of the Owners for a period of thirty five (35) years beginning with the date of recording of this Declaration. The submission shall be accomplished by the filing of a Supplemental Declaration identifying the Additional Land and Common Areas. Additional Land is defined as land that Declarant or his assigns or heirs includes in the North Ridge Pointe Subdivision for purposes of sharing common areas, amenities or the costs associated with the maintenance of such areas.

12.2 Notice to the Board. The Declarant shall promptly notify the Board of the filing of any Supplemental Declaration. Failure to do so does not forfeit Declarant's right to add Additional Land.

12.3 Easements Reserved. The Declarant reserves for itself, its successors and assigns and any Builder, the following easements over the Property:

12.3.1 Easements for drainage and all utilities as shown on the Record Plat.

12.3.2 Easements for ingress, egress, drainage and all utilities over the Common Areas provided that such easements do not unreasonably interfere with any Owner's rights of enjoyment.

12.3.3 An easement over the Common Areas as may be reasonably necessary for the purpose of discharging its obligations or exercising any rights under the Declaration.

12.3.4 An easement for ingress, egress, drainage and all utilities over the Common Areas and in favor of the Additional Property and the right to convey these easements to others in the event that the Additional Property is not submitted to this Declaration. No

other easements can be given to third parties through the common areas without the written consent of the Declarant.

12.4 Assignment of Development Rights. The Declarant reserves the right to assign any or all of its Development Rights to any person or entity for the purpose of further development and improvement of the Property.

12.5 Transfer of Development Rights by Foreclosure. Unless otherwise provided in any mortgage securing the Property held by Declarant, in the case of foreclosure of such mortgage, deed in lieu of foreclosure, judicial sale, tax sale, sale under the U.S. Bankruptcy Code or receivership proceedings, of any portion of the Property held by the Declarant subject to the Development Rights herein reserved (including the Special Declarant Rights), a person acquiring title to such property, but only upon his request, succeeds to all such Development Rights. The judgment or instrument conveying title must provide for the transfer of such rights. Upon foreclosure sale, deed in lieu of foreclosure, judicial sale, tax sale, sale under the U.S. Bankruptcy Code or receivership proceedings, the Declarant ceases to have any of the rights herein reserved. A successor to the Development Rights held by a transferee who acquired such rights pursuant to this Section, may declare by a recorded instrument the intention to hold such rights solely for transfer to another person. Thereafter, until transferring such Development Rights to any person acquiring title to the Property subject to the Development Rights, or until recording an instrument permitting exercise of such rights, that successor may not exercise any of those rights, and any attempted exercise is void. So long as a successor Declarant may not exercise any Development Rights under this section, such declarant is not subject to any liability as a declarant.

ARTICLE 13
SPECIAL DECLARANT RIGHTS

13.1 Use for Sale Purposes. Declarant reserves for itself, its successors and assigns, and any Builder the right to maintain sales offices and models on the Lots.

13.2 Signs and Marketing. The Declarant reserves the right for itself and any Builder to post signs and displays in the Property to promote sales of Lots, and to conduct general sales activities, in a manner as will not unreasonably disturb the rights of Owners.

13.3 Control of the Association.

13.3.1 Appointment of Trustees and Officers. Until such time as thirty percent (30%) of the Lots (excluding Lots to be included on the Additional Land) have been sold, the Board shall consist of three (3) persons, all of whom shall be selected by Declarant. Subject to Article 13.3.2, the Declarant reserves the right to appoint and remove the members of the Board and the Officers of the Association during the Declarant Control Period which commences upon the recording of this Declaration and shall terminate no later than the earlier of:

13.3.1.1 Sixty (60) days after the conveyance of thirty percent (30%) of the Lots (excluding Lots to be included on the Additional Land) to Owners other than Declarant or any Builder; or

13.3.1.2 Seven (7) years after recording this Declaration.

13.3.2 Transition from Declarant Control. Not later than sixty (60) days after the conveyance of thirty percent (30%) of the Lots (excluding Lots to be included on the Additional Land) to Owners other than Declarant or any Builder, one Owner shall be elected to the Board by a vote of Owners other than Declarant or any Builder at which time three (3) persons shall constitute the Board, two Declarant controlled and the one elected by the Owners. Not later than sixty (60) days after the conveyance of forty percent (40%) of the Lots (excluding Lots to be included on the Additional Land) to Owners other than Declarant or any Builder, an additional Owner shall be elected to the Board by a vote of Owners other than Declarant or any Builder at which time three (3) persons shall constitute the Board, one controlled by Declarant and two voted by the Owners.

13.3.3 Early Termination of Control. The Declarant may voluntarily surrender the right to appoint and remove trustees and officers before the termination of the period set forth above. In that event, the Declarant may require, for the duration of that period, specified actions of the Association or the Board be approved by Declarant before they become effective. Such voluntary termination shall be evidenced by a written statement by the Declarant setting forth the termination of right to appoint and the actions which require Declarant's approval.

13.4 Declarant's Personal Property. The Declarant and any Builder reserve the right to retain all personal property and equipment used in sales, management, construction and maintenance of the premises that has not been represented as property of the Association. The Declarant and Builder reserve the right to remove, within one (1) year after the sale of the last Lot, from the Property any and all goods and improvements used in development, marketing and construction, whether or not they have become fixtures.

13.5 Right to Amend Documents. Notwithstanding anything above to the contrary, this Declaration may be amended at any time without the vote of Owners by a written instrument executed by the Declarant for the purpose of eliminating or correcting any typographical or other inadvertent error herein; eliminating or resolving any ambiguity herein; making nominal changes; clarifying Declarant' original intent, including creation of easements deemed necessary by Declarant; making any change necessary or desirable to meet the requirements of any institutional lender, the Veteran's Administration, the Federal Housing Administration, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or any other agency which may insure or purchase loans on a Lot. No such amendment, however, shall materially affect any Owner's interest in the Association or the Common Areas. Each Owner and his mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering such Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the

amendment of this Declaration by Declarant as provided in the immediately preceding sentence. All such Owners and their mortgagees, upon request of Declarant, shall execute and deliver from time to time all such instruments and perform all such acts as may be deemed by Declarant to be necessary or proper to effectuate the provisions of this paragraph.

ARTICLE 14
DURATION, AMENDMENT AND TERMINATION

14.1 Duration. This Declaration, and its provisions, shall be covenants running with the land and shall bind the property and shall (regardless of whether any such beneficiary owns an interest in any Lot) inure to the benefit of and be enforceable by Declarant, the Association and each Owner, Occupant and their legal representatives, heirs, devisees, successors and assigns and shall continue in full force and effect for seventy five (75) years from the date on which this Declaration is recorded. Thereafter this Declaration shall be automatically renewed for successive ten-year periods unless amended or terminated as provided in this Article.

14.2 Amendment. Except as provided in Section 13.5, prior to the end of the Declarant Control Period, any provision of this Declaration may be amended in whole or in part by a recorded instrument executed by Declarant, approved by the Owners of at least 65% of all Lots, if the prior approval of the Federal Housing Administration and the Veterans Administration has been secured, if either such agency is insuring or guaranteeing the mortgage on any Lot.

14.2.1 Except as provided in Section 13.5, after the end of the Declarant Control Period, any provision of this Declaration may be amended in whole or in part by a recorded instrument approved by the Owners of at least sixty-five (65%) percent of all Lots.

14.2.2 All Amendments under this Article shall be executed by the Declarant, and any Builder, if required, and shall be executed by the President and Secretary of the Association. Such Amendment shall certify that the proper notices were sent and that the requisite vote was obtained. Amendments need not be signed by the Owners nor the Federal Housing Administration or the Veterans Administration.

14.3 Termination. This Declaration and the regime created thereby may be terminated only in accordance with this Section.

14.3.1 Consent Required. This Declaration may be terminated only upon consent of eighty (80%) Percent of the Owners, and if during the Declarant Control Period, by consent of the Declarant and the prior approval of the Federal Housing Administration or

the Veterans Administration, if either such agency is insuring or guaranteeing the mortgage on any Lot.

14.3.2 Agreement to Terminate. No termination shall be effective unless an agreement to terminate is filed for record with the Lorain County Recorder. Such an agreement shall be executed in the same manner as a deed by the requisite number of Owners. The agreement shall provide for disposition of the Common Areas, disposition of Association funds and other resolutions and provisions necessary to terminate the regime and wind up the affairs of the Association. Furthermore, such termination shall be approved by the city council of the city of North Ridgeville.

ARTICLE 15
MISCELLANEOUS

15.1 No Reverter. No covenant, condition, restriction or reservation of easement contained in this Declaration is intended to create, or shall be construed as creating, a condition subsequent or a possibility of reverter.

15.2 Notices. Any notice required or permitted to be given to an Owner or resident by the Board pursuant to the provisions of this Declaration shall be deemed given when mailed by United States mail, postage prepaid, addressed to such person's last address as it appears on the records of the Association.

15.3 Construction. The Board shall have the right to construe the provisions of this Declaration, and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, such construction shall be final and binding as to all persons and entities benefitted or bound by the provisions of this Declaration.

15.4 Invalidity. The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not affect the validity of any other provision hereof.

15.5 Headings. The headings of the Articles are for convenience only and shall not affect the meaning or construction of the contents of this Declaration.

15.6 Gender. Throughout this Declaration, the masculine gender shall be deemed to include the feminine and neuter, and the singular, the plural and vice versa.

15.7 Conflict. In the event of a conflict between the Restrictions or any one or more of them and the restrictions of any Declaration which may be recorded subsequent to this Declaration, the more restrictive restriction, covenant, condition, easement or other obligation shall control. Additionally, should any part of this document conflict with North Ridgeville Code of Ordinances "NRCO's" that particular part of this document shall be null and void. The provision of the NRCO shall prevail over any non-conforming of conflicting HOA provision(s).

Executed this 26th day of OCTOBER, 2015.

North Ridge point, Ltd.

By: _____
Gary Smitek, Member

STATE OF OHIO)
)ss:
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me, this 26th day of October, 2015 by Gary Smitek, who acknowledged himself to be a Member of North Ridge Point, Ltd. an Ohio limited liability company, and that he, being authorized so to do, executed the foregoing instrument and that the same is the free act and deed of said limited liability company and who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Judith A Glenn
Notary Public

Judith A. Glenn
NOTARY PUBLIC OF OHIO
MY COMMISSION Expires Dec. 25, 2016

This Instrument Prepared By:
Timothy S. Trigilio, Esq.
Trigilio & Stephenson, P.L.L.
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053-4132
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NORTH RIDGE POINTE

SINGLE FAMILY DETACHED AND CLUSTER DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN

OWNER/APPLICANT
NORTH RIDGE POINTE
3320 STONEY RIDGE ROAD
AVON, OHIO 44011
PHONE (216) 848-7651
FAX (440) 934-1747
CONTACT: GARY SMITEK

ENGINEER/SURVEYOR/PLANNER/ LANDSCAPE ARCHITECT
ATWELL-HICKS, L.C
30575 BAINBRIDGE ROAD, SUITE 180
SOLON, OHIO 44139
PHONE (440) 349-2000
FAX (440) 349-2028
CONTACT: JOHN LATEULERE

GENERAL NOTES:

1. THE SITE FRONTS ON AVON BELDEN ROAD (COUNTY ROAD 57) AND STONEY RIDGE ROAD (COUNTY ROAD 58).
2. BOUNDARY INFORMATION WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY ATWELL-HICKS AND RECORDED AS A CONSOLIDATED LOTS SUBDIVISION PLAT.
3. TOPOGRAPHIC INFORMATION WAS PREPARED BY ATWELL-HICKS.
4. WETLAND INFORMATION SHOWN IS LIMITED BECAUSE OF ICE AND SNOW COVER AT DELINEATION TIME. THE WETLAND LIMITS SHOWN WERE TAKEN FROM A REPORT PREPARED BY ATWELL-HICKS, DATED JUNE 28, 2005. THE WETLAND DELINEATION SHOULD BE VERIFIED PRIOR TO DEVELOPMENT OF INDIVIDUAL LOTS.
5. ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS AND FIELD LOCATIONS OF VISIBLE APPURTENANCES. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION.
6. PUBLIC SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PROVIDED AS PART OF THIS SUBDIVISION.
7. STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE IN ADDITION TO ALL OTHER S.W.P.P.P. (WHERE APPLICABLE). ALL STORMWATER DETENTION BASINS TO BE FULLY SEEDED AND MULCHED AT THE TIME OF FINAL ACCEPTANCE BY THE CITY ENGINEER. ALL BASINS SHALL HAVE A FULL STORM AND SEDIMENTATION BMP AND THE CITY ENGINEER SHALL APPROVE ALL BMP'S PRIOR TO INSTALLATION.
8. ALL PROPOSED ROADWAYS ARE TO BE DEDICATED PUBLIC RIGHTS-OF-WAYS.
9. PUBLIC SIDEWALKS ARE PROPOSED AS PART OF THIS SUBDIVISION.
10. EASEMENTS FOR SANITARY SEWERS, STORM SEWERS AND WATER MAINS ON PRIVATE PROPERTY WILL BE GRANTED AS NECESSARY.
11. WATER IS AVAILABLE FOR USE ON AVON BELDEN ROAD.
12. SANITARY SEWER IS AVAILABLE FOR USE ON AVON BELDEN ROAD.
13. THE SITE IS CURRENTLY ZONED R-1 (RURAL RESIDENCE DISTRICT) BUT HAS BEEN REZONED FOR CLUSTER AND SINGLE FAMILY DETACHED FOR EARLY DEVELOPMENT OF THE PLANNING AND ZONING CODE / NORTH RIDGEVILLE, OHIO, 2004 AMENDMENT.

DESIGN STANDARDS (PER CHAPTER 1226)

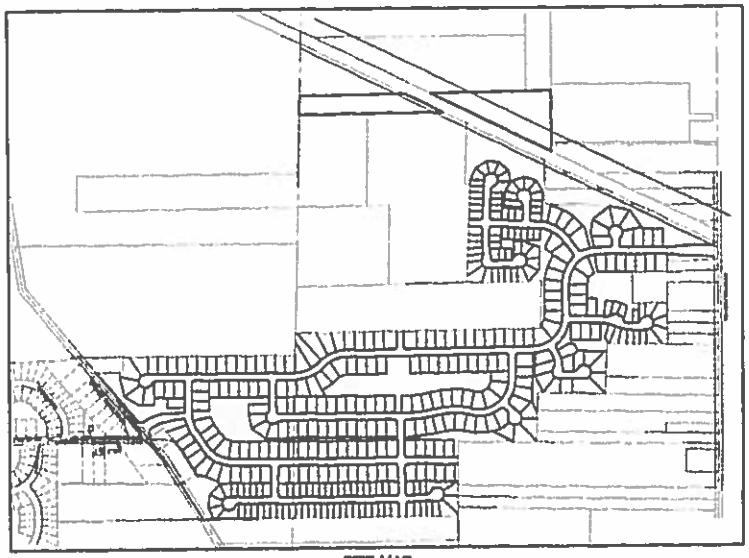
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED / PROVIDED
FRONT SETBACK (PRIMARY STREET)	30 FT.	30 FT.
FRONT SETBACK (SECONDARY STREET)	30 FT.	30 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
REAR YARD SETBACK	30 FT.	30 FT.
LOT WIDTH (MINIMUM)	100 FT.	100 FT.
LOT AREA (MINIMUM)	20,000 SQ. FT.	20,000 SQ. FT.
LOT FRONTAGE ON CUL-DE-SAC	60 FT.	60 FT.
LOT FRONTAGE ON CURVE	80 FT.	80 FT.
LOT DEPTH	150 FT.	150 FT.
BUILDING HEIGHT	35 FT.	35 FT.
ACCESSORY BUILDING SETBACK	10 FT.	10 FT.
MAXIMUM LOT COVERAGE	30%	30%
MINIMUM LIVING AREA	1,200 SQ. FT.	1,200 SQ. FT.

(ABOVE ARE ONLY STANDARDS THAT EFFECT PLANNING, THEY ARE NOT ALL INCLUSIVE)

ZONING STANDARDS (PER CHAPTER 1282)

DESCRIPTION	REQUIRED / ALLOWED	PROPOSED / PROVIDED
GROSS RESIDENTIAL AREA	80 AC.	110.11 AC.
DENSITY	(2.5 UNITS/AC.) X 110.11 AC. = 275 UNITS	275 UNITS
TOTAL OVERALL ACREAGE		
- TOTAL WETLAND AREA		
- TOTAL FLOODPLAIN AREA		
= PROJECT ACREAGE	110.11 AC.	
BUILDING SIDE YARD	30 FT. BETWEEN LOTS	44.91 AC. (35 FT.)
CLUSTER UNITS	200 FT. MAXIMUM CLUSTER LENGTH	130 UNITS
SINGLE FAMILY LOTS	(2.5 UNITS/AC.) X 110.11 AC. = 275 UNITS	145 UNITS
SINGLE FAMILY LOT AREA	7,200 SQ. FT.	7,200 SQ. FT.
SINGLE FAMILY LOT WIDTH	60 FT.	60 FT.
SINGLE FAMILY BUILDING SETBACKS	10 FT. FROM SIDE YARD, 30 FT. FROM REAR PROPERTY	10 FT. FROM SIDE YARD, 30 FT. FROM REAR PROPERTY
CLUSTER BUILDING SETBACKS	10 FT. FROM SIDE YARD, 30 FT. FROM REAR PROPERTY	10 FT. FROM SIDE YARD, 30 FT. FROM REAR PROPERTY
CLUSTER BUILDING SEPARATION	MINIMUM 20 FEET	20 FT.
CLUSTER BUILDING FRONT SETBACK (ST. ONLY)	30 FT.	30 FT.
LOT WIDTH SINGLE FAMILY LOT	60 FT.	60 FT.
CLUSTER BUILDING SETBACK (ST. ONLY)	30 FT.	30 FT.
SINGLE FAMILY LOT FRONT SETBACK (ST. ONLY)	30 FT.	30 FT.
SINGLE FAMILY LOT REAR SETBACK	30 FT.	30 FT.
SINGLE FAMILY LOT SIDE YARD SETBACK	10 FT.	10 FT.
SIDE YARD SETBACK AT CORNER LOT	30 FT. (MEASURED FROM NEAREST SIDE OF STREET RIGHT-OF-WAY)	30 FT. (MEASURED FROM SIDE RIGHT-OF-WAY)
REAR YARD SETBACK AT CORNER LOT	MINIMUM 30 FT. FROM PROPERTY LINE OPPOSITE THE FRONT OF THE DWELLING	30 FT.
REAR YARD SETBACK AT CORNER LOT	MINIMUM 30 FT.	MINIMUM 30 FT.
CLUSTER UNIT SETBACK	MINIMUM 30 FT.	MINIMUM 30 FT.
CLUSTER UNIT SETBACK	MINIMUM 30 FT.	MINIMUM 30 FT.
CLUSTER UNIT SETBACK	MINIMUM 30 FT.	MINIMUM 30 FT.
PARKING SPACES PER UNIT	2 ENCLOSED SPACES PER UNIT	2 ENCLOSED SPACES PER UNIT

(ABOVE ARE ONLY STANDARDS THAT EFFECT PLANNING, THEY ARE NOT ALL INCLUSIVE)



SITE MAP



VICINITY MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	OVERALL LANDSCAPE PLAN
5	ENTRANCE ENLARGEMENTS
6	UNIT LANDSCAPES

NORTH RIDGEVILLE PLANNING COMMISSION

Approved Unsigned	Required Approval
Prints for Planning Approval	
Submission approval procedure required	
BZA approval required	
Public water detention basin required	
Other Conditions	

PC [signature] Date 04/11/06

SUBMITTED BY:

SUBMITTED BY: JOHN J. DEGREEN, P.E. #73366 DATE: _____

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EXHIBIT A

EXHIBIT A

ATWELL-HICKS
Environmental Engineering Water Resources
Surveying Planning
ARIZONA FLORIDA ILLINOIS MICHIGAN OHIO PENNSYLVANIA TEXAS WEST VIRGINIA
800.845.1200

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINTE
NORTH RIDGEVILLE PARCEL
COVER SHEET

3/10/2006

DJ BH JL
P.M. W. BOROH
CHECKED
PROJECT NO. C0005197SP-01-CV
JOB NO. 05001997
FILE NO.
SHEET NO. 1

EXHIBIT B

Additional land that may be added to the North Ridge Point Homeowners' Association Inc. by the Declarant at its sole discretion includes any land south of Mills Rd., east of Stoney Ridge Rd., west of Route 83 and North of Center Ridge Rd.

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
11-17-15
DEPUTY

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Planning Commission Application

AUG 0 5 2023

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

Phase 8 Hampton Place
Location address

Parcel number

Residential
Current zoning

Adding a phase (8) to existing development
Proposed project

APPLICANT/AGENT INFORMATION

Valore Properties,
Name/Company

23580 Center Ridge Road #101 Westlake, Ohio 44145
Applicant address

440-331-1900
Applicant phone

office@valorebuilders.com
Applicant email

PROPERTY OWNER INFORMATION

Same as above ↑↑↑
Name/Company

Property owner address

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ2023-0215	AUG 0 5 2023	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 ck #7914	# 144923-	

Planning Review

August 18, 2023
August 31, 2023 *Revised*

Project: Hampton Place Subdivision
PPNs: 07-00-029-000-203, -515
District: R-1 Residence District

Project Summary:

The Hampton Place subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). The preliminary plan for Hampton Place was approved by the Planning Commission in 2009 and amended in 2013. Last year, final plat approval of Phase 7 was granted by the Planning Commission. Some deviations from the preliminary plan have occurred at each phase of development. Based upon additional, substantial changes now being proposed for a Phase 8, it was determined that the preliminary plan must be revisited by the Commission.

The developer proposes to amend the preliminary plan in two ways. First, the previously approved layout of residential lots on 11.51-acre PPN 07-00-029-000-203 has been revised. Second, an additional 16.9-acre piece of property, PPN 07-00-029-000-515, originally reserved for future commercial use, is proposed to be developed for additional dwellings. The developer has not provided information regarding the rationale for this change from the originally approved preliminary plan. The combined changes to the preliminary plan increase the total number of residential dwellings to 419 from the 364 approved through Phase 7. According to the development summary provided and taking into account a variance granted by the BZBA for percentage of cluster lots, the overall development continues to meet the zoning code requirements for maximum density, maximum percentage of cluster lots and minimum open space.

Phase 8 contains a total of 55 dwelling units, 44 on standard lots and 11 on cluster lots. Of the 28.41 acres in Phase 8, 6.29 acres (22.1%) will be open space, most of which will be used for stormwater management or are delineated wetland areas. All new streets will be internal to the development. The preliminary plan showed a new access point to Avon Belden Road; however, that access has been eliminated in this revised preliminary plan. The portion of PPN -515 that has frontage on Avon Belden Road is proposed to be subdivided into two 80-foot-wide residential lots with no connectivity to the development.

Recommendations:

- Provide an overall layout of the subdivision showing all phases. *Provided at staff review meeting.*
- Provide supporting information or statement regarding the change from approved commercial to proposed residential use.

- In proposed Phase 8, clearly distinguish proposed standard lots versus cluster lots. *Provided at staff review meeting.*
- Show compliance with cluster area building spacing. It is not evident that dwellings on Dewberry Court (which appear to be the cluster lots) can meet the minimum 35-foot setback to standard single family lot property lines. Code states, "Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met." *Lots on Dewberry Court are adjacent to open space, where a 15-foot setback is required, not 35 feet.*
- Better detail how proposed open space areas will contribute to "readily accessible recreation areas and open spaces" or otherwise benefit residents of the development. *Maintenance access should be provided to open space Block BB.*
- Provide more information about the two proposed lots fronting on Avon Belden Road. Will they be a part of the Hampton Place subdivision, subject to the HOA? Or separate? *Developer has indicated that the two lots will be part of the subdivision and HOA.*
- *Better demonstrate to Engineering how grading and drainage facilities along east boundary of development will ensure stormwater is retained within the subdivision and does not flow onto neighboring residential properties.*
- Provide any other information required in the City's Subdivision Regulations and Chapter 1282 for preliminary plans not already included in the submittal or included in previous approvals. See below.

1224.01 PLATS AND DATA FOR CONDITIONAL APPROVAL OF PRELIMINARY PLANS

(a) Residential Developments. The preliminary plan for residential developments shall be drawn to a scale of not less than 100 feet to the inch, and shall indicate:

1. The location of the property, the City, Township, County or other political subdivision and legally established districts, streets, watercourses, topography, other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto.
2. The proposed location and width of streets, lots, crosswalks and easements, and a plan for all the land owned.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto.
4. The general location and size of the nearest water main and sanitary or storm sewer or outlet.
5. The title under which the proposed subdivision is to be recorded and the names of the owner, subdivider and surveyor platting the tract.
6. The names of owners of large tracts, or the subdivision title abutting the boundary of the proposed subdivision.
7. A north point, scale and date.
8. The zoning classification of the property to be subdivided.
9. Plans or written and signed statements regarding planted areas, parks and playgrounds, where applicable.
10. Topographic information, which must accompany the preliminary plan on a separate sheet or on the drawing itself. The elevations shown thereon must be based on sea level datum as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required.
11. A key map.

1282.04 PRELIMINARY DEVELOPMENT PLAN REQUIRED; CONTENTS

An owner or developer shall submit to the Planning Commission a preliminary plan of a single-family detached and cluster development thereof as specified in Section 1224.02(a) with written application to the Commission. The preliminary plan shall include:

1. Topography, at two-foot contour intervals, of the proposed development area, including property lines, easements, street rights of way and structures, trees and landscape features existing thereon, together with a certificate, by a registered engineer or surveyor, of the gross area of the development in acres and square feet;
2. The proposed vehicular and pedestrian traffic patterns, including the proposed location of public and private streets and the location of off-street parking and service areas;
3. The proposed assignment of use, including detached single-family lots and single-family cluster areas, and subdivisions of all land, including private land and common land, with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet;
4. The proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowners' association bylaws; and
5. Such other relevant information as the Commission may require.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Hampton Place Subdivision Amending Phase 8	
Proposed project	
	07-00-029-000-203, 07-00-029-000-515
Location	Parcel number
9.12.2023	8.31.2023
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

This application for Hampton Place Subdivision is a revised preliminary plan.
The application indicates 185.36 total acres allowing for 426 total lots (185.36 x 2.3 density = 426).
The plans indicate 419 total lots.
If this application is going to be the last phase of Hampton place Subdivision, no information is provided for total open space, actual number of single family lots, actual number of cluster family lots and no setbacks are indicated on the plans.
Average lot width and average front setbacks for the single family lots should be provided.
The street name Daisy has already been used in North Ridgeville.
Jannie Lane should end at Daisy Drive, from there on the street should called Windermere to match the existing street to the north. The way it is drawn makes addressing difficult.

SUBMITTED BY

Guy Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

UPDATED

801 Moore Road • Avon, Ohio 44011 • 440/934-7878 • Fax 440/934-7879

Equal Opportunity • Affirmative Action Employer

BRAMHALL
ENGINEERING &
SURVEYING COMPANY

August 31, 2023

Ms. Kim Lieber
Planning & Development Director
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039

Reference: Hampton Place Subdivision Phase No. 8
Preliminary Review

Dear Ms. Lieber:

Please find attached one (1) full size set of the Revised Preliminary Plans addressing the comments from the City of North Ridgeville per meeting dated August 29, 2023.

A disposition of the comments are as follows:

1. Daisy's Lane street name to be changed to Leo Drive. Windermere is to continue from Phase 3 into phase 8 and change over at the "new" name street Leo Drive.

   Daisy Lane has been changed to Leo Drive. Windermere Place will go to Leo Drive and then switch into Jannie Lane. This has been revised on the Preliminary Plans.

2. It was questioned about showing access to the open space behind sublots 384-386.

   Sublots have been revised to allow Block "BB" to have 20 feet of frontage onto Windermere Place.

3. To go along with the subdivision density report Guy would like to see more detail. Such as average lot widths for both single family and cluster lots. Also to include the average setbacks of both single and cluster homes and so on.

   Attached is a breakdown for Phase 8 Single Family and Cluster Sublots that show the Front, Side and Rear Yard Setbacks for each sublot. Also included is the dimensions at the front setback and the Single Family shows the average of each sublot and the average of the Front Yard Setback. The Square Footage of each Sublot for Single Family and Cluster has been added for the ease of meeting the code.

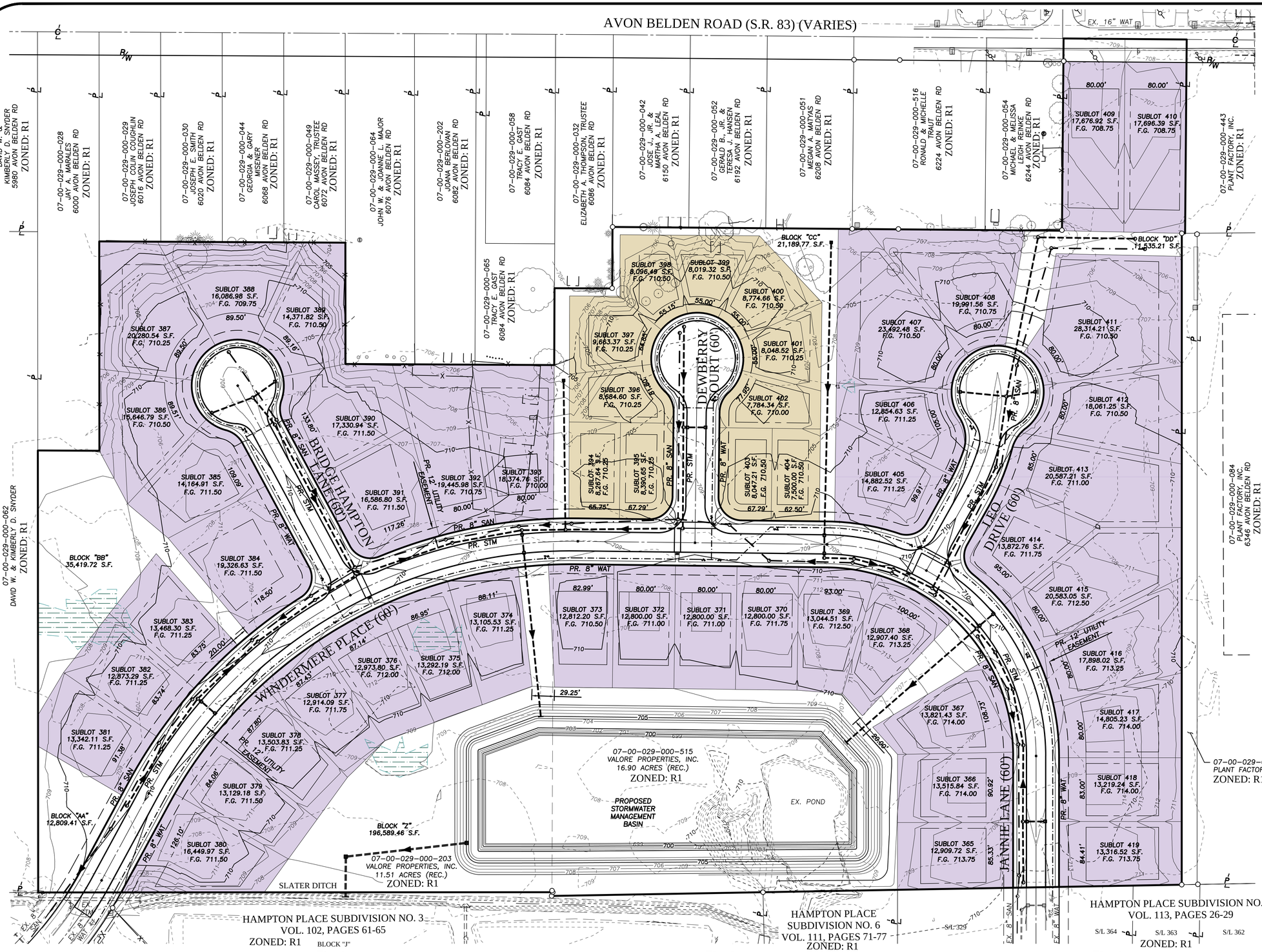
4. The eastern side of phase 8 that backs to the homes on 83 pertaining to the higher grades are concern.

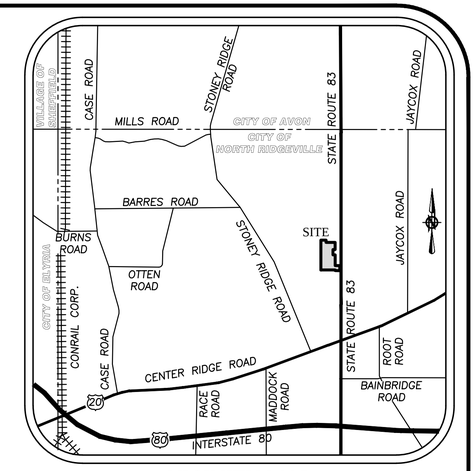
   Bramhall is looking into this issue and will be address at the time final improvement plans will be submitted for engineering review.

We trust this is a complete disposition of all your comments. Please call me if you have any questions.

Respectfully,
BRAMHALL ENGINEERING & SURVEYING COMPANY

Christopher L Howard P.E. CPESC
Vice President





VICINITY MAP
NOT TO SCALE

LOT SUMMARY

PHASE VIII:

~ TOTAL NUMBER OF CLUSTER LOTS:	**11 UNITS**
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	**44 LOTS**

EXISTING ZONING CODE
(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY: 80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)
MINIMUM LOT SIZE FOR SINGLE FAMILY: 12,800 SQ. FT.

PHASE 8 BREAKDOWN

PLAN ACREAGE: 28.41 ACRES

FRONT YARD SETBACK:
~ SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')
~CLUSTER LOTS: 22 FEET FROM BACK OF WALK
REAR YARD SETBACK:
~ SINGLE FAMILY: 35 FEET MIN.
SIDE YARD:
~MINIMUM OF 5' SETBACK, SHOWING 7.5' SETBACK PER NEEDING TO BE A MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
~35 FEET IF ABUTTING SINGLE FAMILY AREA
APPROXIMATE ROADWAY LENGTH: 2,550 L.F.

CLUSTER AREA BUILDING SPACING. DWELLINGS UNITS IN AN APPROVED CLUSTER AREA SHALL BE SET BACK NOT LESS THAN FIFTEEN FEET FROM ANY COMMON OPEN SPACE AREA AND THIRTY-FIVE FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE.

OPEN SPACE PHASES BREAKDOWN

PHASE VIII

PLAN ACREAGE:	**28.41 ACRES**
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	**5.68 ACRES**
OPEN SPACE PROVIDED:	**6.29 ACRES**

LEGEND

- WETLAND AREA W-A (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 01/19/2023) (MILLER PROPERTY)
- WETLAND AREAS W-A, W-B, & W-C (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 07/17/2023) (HAMPTON SE)
- PHASE 8 SINGLE FAMILY LOTS
- PHASE 8 CLUSTER LOTS

PROJECT DATUM:

OHIO STATE PLANE COORDINATE SYSTEM
NORTH ZONE (3401) (GRID)
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION
	08-28-2023	CLH	REVISED PER CITY COMMENTS
	08-31-2023	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

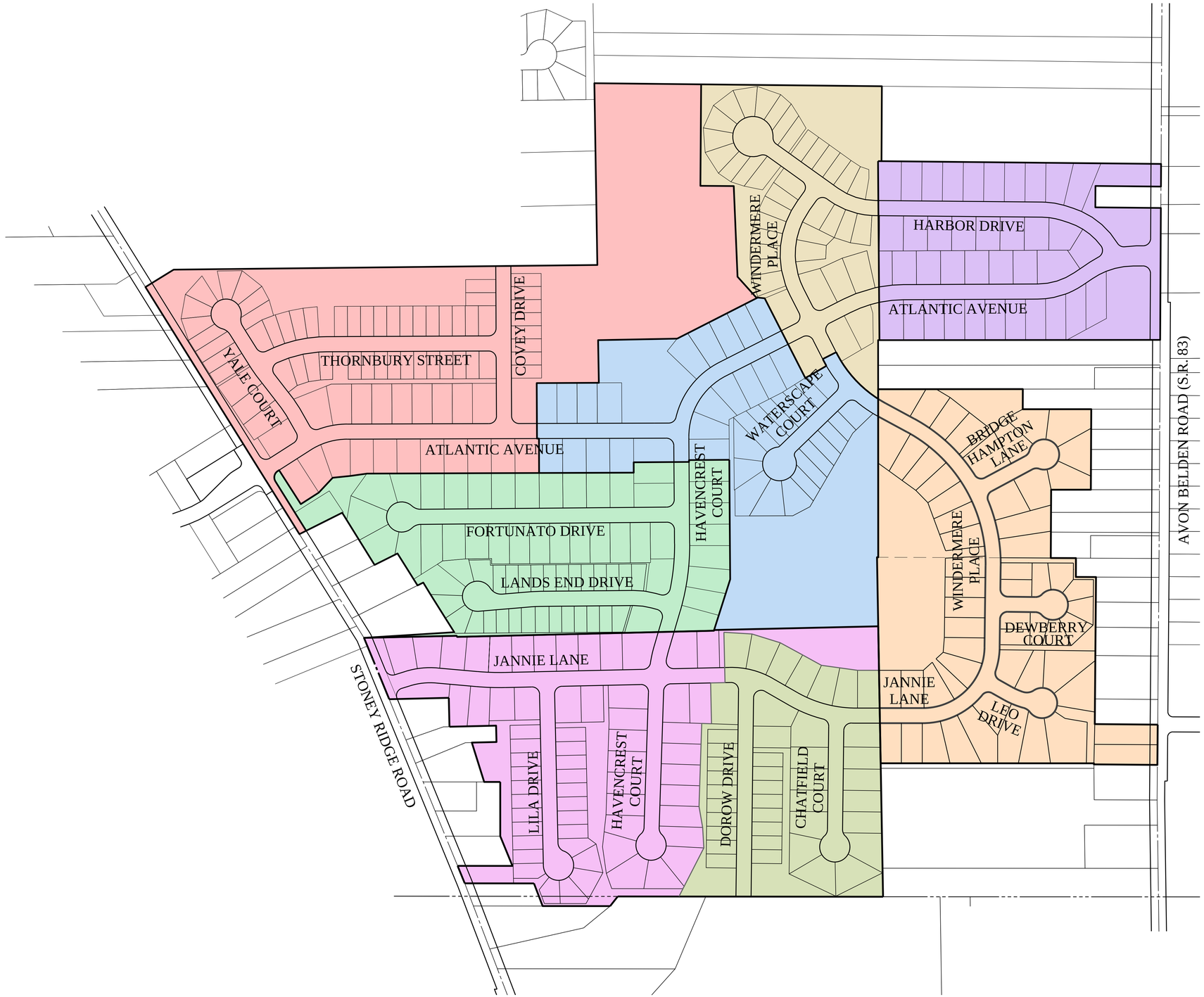
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION PHASE 8 GENERAL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2
JOB NO. 20-5445-8

J:\2054\45 8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\Preliminary Plan.dwg, Plotted: Aug 30, 2023 - 10:48am



LEGEND

- PHASE 1: SUBLOTS 1-34
- PHASE 2: SUBLOTS 35-73
- PHASE 3: SUBLOTS 74-113
- PHASE 4: SUBLOTS 114-191
- PHASE 5: SUBLOTS 192-259
- PHASE 6: SUBLOTS 260-322
- PHASE 7: SUBLOTS 323-364
- PHASE 8: SUBLOTS 365-419

N

GRAPHIC SCALE

0 200

100 400

(IN FEET)

SCALE: 1" = 200'

REVISION	DATE:	BY:	DESCRIPTION:
	08-28-2023	CLH	REVISED PER CITY COMMENTS
	08-31-2023	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM

CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION
OVERALL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 20-5445-8

J:\20544S-9 Hampton Place PH-8\DRAWINGS\Overall Subdivision Layout\Overall Subdivision Layout.dwg, Plotted: Aug 30, 2023 - 10:45am

Hampton Place Subdivision Phase 8 Sublot Breakdown

Prepared By: Bramhall Engineering and Surveying Co. by: SJM Date: 8/31/2023

Single Family Sublots Breakdown

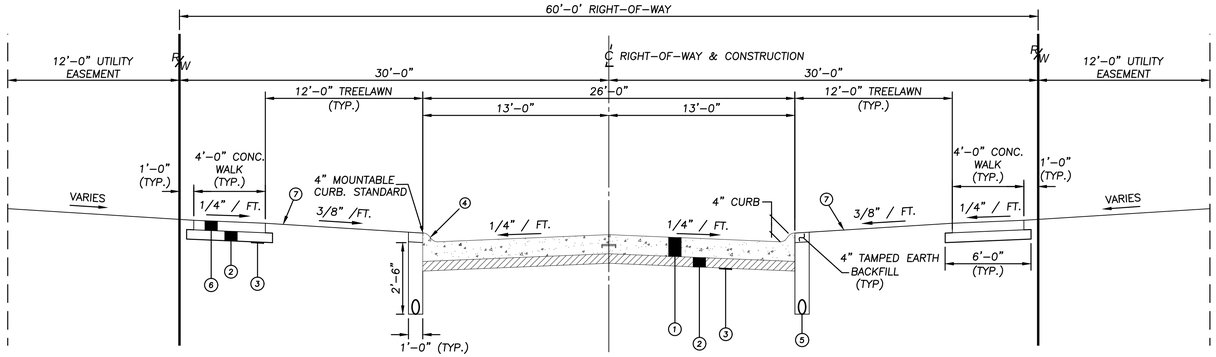
Sublot Number	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Lot Frontage at Front Yard Setback (Feet)	Lot Acreage (Square Foot)
365	35	7.5	30	85.33	12,909.72
366	35	7.5	30	90.92	13,515.84
367	35	7.5	30	108.73	13,821.43
368	35	7.5	30	100.00	12,907.40
369	35	7.5	30	93.00	13,044.51
370	35	7.5	30	80.00	12,800.00
371	35	7.5	30	80.00	12,800.00
372	35	7.5	30	80.00	12,800.00
373	35	7.5	30	82.99	12,812.20
374	35	7.5	30	88.11	13,105.53
375	35	7.5	30	86.95	13,292.19
376	35	7.5	30	87.14	12,973.80
377	35	7.5	30	87.43	12,914.09
378	35	7.5	30	87.80	13,503.83
379	35	7.5	30	84.06	13,129.18
380	35	7.5	30	126.10	16,449.97
381	35	7.5	30	91.38	13,342.11
382	35	7.5	30	83.74	12,873.29
383	35	7.5	30	83.75	13,468.30
384	35	7.5	30	118.50	19,326.63
385	35	7.5	30	109.09	14,164.91
386	35	7.5	30	89.51	15,646.79
387	35	7.5	30	89.50	20,280.54
388	35	7.5	30	89.50	16,086.98
389	35	7.5	30	89.16	14,371.82
390	35	7.5	30	133.80	17,330.94
391	35	7.5	30	117.26	16,586.80
392	35	7.5	30	80.00	19,445.98
393	35	7.5	30	80.00	18,374.76
405	35	7.5	30	99.91	14,882.52
406	35	7.5	30	105.00	12,854.63
407	35	7.5	30	80.00	23,492.48
408	35	7.5	30	80.00	19,991.56
409	35	7.5	30	80.00	17,676.92
410	35	7.5	30	80.00	17,696.39
411	35	7.5	30	80.00	28,314.21
412	35	7.5	30	80.00	18,061.25
413	35	7.5	30	85.00	20,587.21
414	35	7.5	30	95.00	13,872.76
415	35	7.5	30	80.00	20,583.05
416	35	7.5	30	80.00	17,898.02
417	35	7.5	30	80.00	14,805.23
418	35	7.5	30	83.00	13,219.24
419	35	7.5	30	84.41	13,316.52
Sublot Averages	**35**			**90.37**	

Cluster Sublots Breakdown

Sublot Number	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Lot Frontage at Front Yard Setback (Feet)	Lot Acreage (Square Foot)
394	21	7.5/15	15	65.75	8,267.64
395	21	7.5	15	67.29	8,390.65
396	21	7.5	25	81.80	8,684.60
397	21	7.5	25	64.85	9,663.37
398	21	7.5	25	55.15	8,096.49
399	21	7.5	25	55.00	8,019.32
400	21	7.5	15	55.00	8,774.66
401	21	7.5	15	55.00	8,048.52
402	21	7.5	15	77.95	7,784.34
403	21	7.5	15	67.29	8,047.21
404	21	7.5/15	15	62.50	7,500.00

Note:

1). Lot Acreage is subject to change based on sublot closure checks on final plat



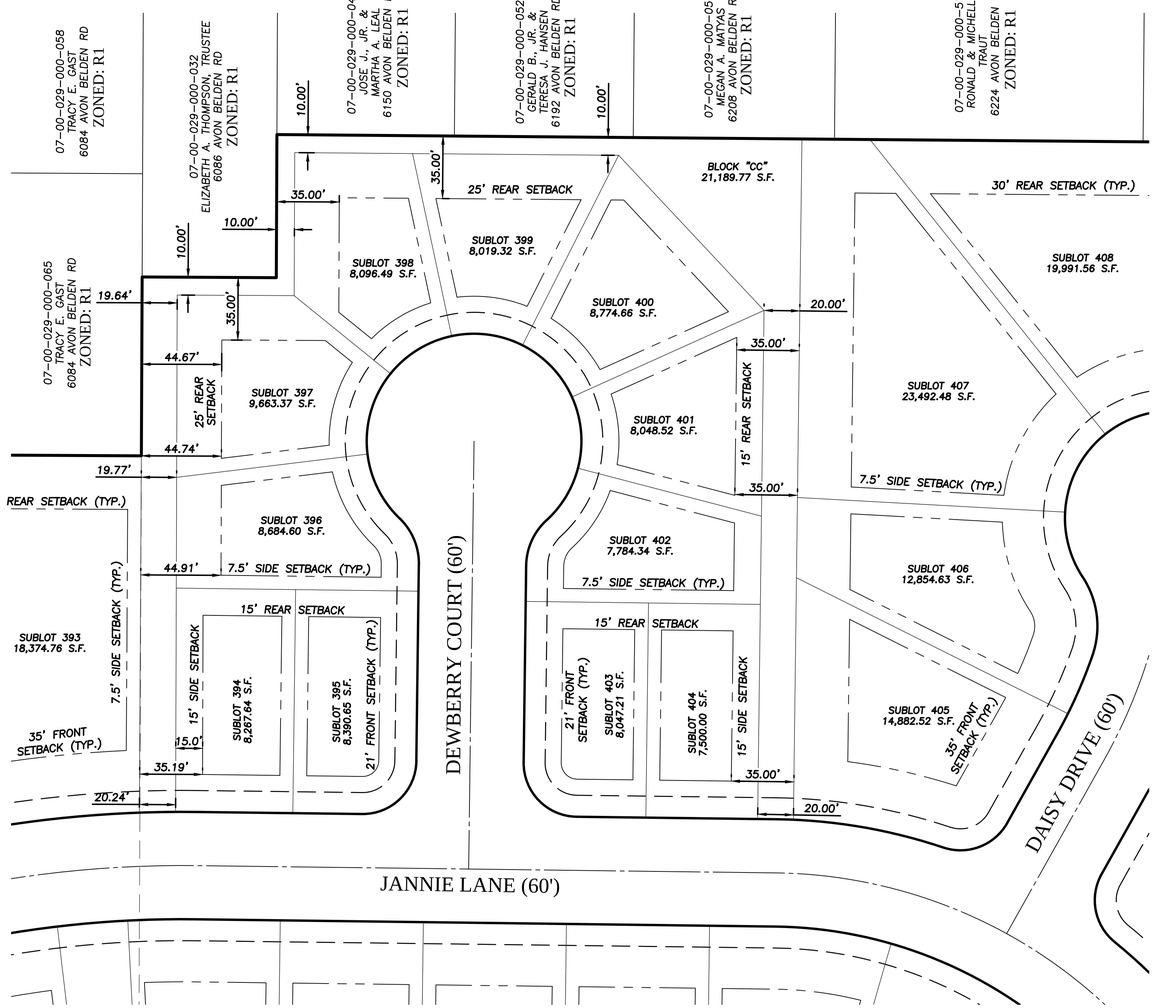
TYPICAL PAVEMENT SECTION

NTS

1. 8" ODOT 452, NON-REINFORCED CONCRETE PAVEMENT
2. 4" ODOT 304 LIMESTONE AGGREGATE BASE (LIMESTONE ONLY, NO RECYCLED MATERIAL)
3. ODOT 204 SUBGRADE COMPACTION AND PROOF ROLLING
4. ODOT 609, TYPE 3-A CONCRETE CURB (SEE GUTTER DETAIL ON THIS SHEET)
5. 6" DIAMETER PERFORATED RIGID SMOOTH WALL PVC UNDERDRAIN PIPE PER ODOT 707.41 (PERFORATIONS DOWN) WITH GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09M TYPE A, AND WITH GRANULAR MATERIAL BEING NO. 8 AGGREGATE (NO SLAG).
6. ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)
7. ODOT 659, SEEDING & MULCHING
8. ODOT 301, ASPHALT CONCRETE BASE, T=4"

NOTES

1. A CURING AGENT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT. THE CURING AGENT SHALL BE A COMBINATION CURING AND SEALING COMPOUND AND SHALL BE SILENCURE AS FROM CHEMMASTERS, 300 EDWARDS STREET, MADISON, OHIO, 44057, WWW.CHEMMASTERS.NET OR AN APPROVED EQUAL. THE APPLICATION RATE SHALL BE 200 SQUARE FEET PER GALLON.
2. SIDEWALK AT ALL BLOCKS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.



CLUSTER DWELLINGS SETBACKS

SCALE: 1"=40'

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION
	08-28-2023	CLH	REVISED PER CITY COMMENTS
	08-31-2023	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM

CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION PHASE 8
TYPICAL SECTION & DETAIL OF CLUSTER DWELLING SETBACKS

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 2

JOB NO. 20-5445-8

J:\20\5445-8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\(02) Typical Sections.dwg, Plotted: Aug 30, 2023 - 10:49am

Bowen+

SITE PLAN REVIEW
CITY OF NORTH RIDGEVILLE

Date:	8/28/2023	
To:	Eric Brown, P.E.	ebrown@nridgeville.org
CC:	Christina Eavenson, P.E.	ceavenson@nridgeville.org
From:	David Bradt, P.E.	dbradt@rlba.com
Owner:	Hampton Place Ph 8	
Architect:		
Engineer:	Christopher Howard, P.E.	Bramhall & Assoc.

Review No.:	1, Preliminary
RLBA No.:	13736.00D
Subject:	Hampton Place Ph 8
Address:	
PPN:	07-00-029-000-515; 07-00-029-000-203
Plans Rec'd:	8/22/2023
Zoning:	R-1

Notes/Description: Preliminary plan of amendment to Areas D & F

Recommendation: Following comments to be addressed.

No.	Comment	Ref	Comment 08/28/23	Comment TBD	Comment TBD	Comment TBD	Addressed
	General						
1.01	Compliance with Chapter 1056 NRCO, including stormwater management calculations and long-term maintenance agreement required for permit submittal.		X				
1.02	Provide system of inlets, piping or swales on each sublot within drainage easement for rear yard runoff. Avoid overland flow onto adjacent lots/sublots.		X				
1.03	Show proposed access for long-term maintenance of SWM basin. Access route to support necessary maintenance equipment. Need access to both inlet and outlet.		X				
1.04	Provide permitting information regarding filling of existing wetlands.		X				
1.05	Permit required from Ohio EPA for sanitary sewer and waterline extensions.		X				
1.06	Easement required for basin outlet headwall on adjacent property if not HOA-owned.		X				
	Sheet ###						
2.01							
2.02							
2.03							
2.04							
	Sheet ###						
3.01							
3.01							
3.03							
3.04							

	Sheet ###						
4.01							
4.02							
4.03							
4.04							
	Sheet ###						
5.01							
5.02							
5.03							
5.04							
	Sheet ###						
6.01							
6.02							
6.03							
6.04							
	Sheet ###						
7.01							
7.02							
7.03							
7.04							
	Sheet ###						
8.01							
8.02							
8.03							
8.04							

Attachments:

1. Plans
2. N/A
3. N/A
4. N/A

This review shall not be misconstrued as relieving the applicant from any other applicable codes, requirements, or regulations. It's the applicant's responsibility to assure conformance to all applicable local, state, and federal requirements.

AVON BELDEN ROAD (S.R. 83) (VARIES)

07-00-029-000-062 DAVID W. & KIMBERLY D. SNYDER 5980 AVON BELDEN RD

07-00-029-000-028 KARL ES 6000 AVON BELDEN RD

07-00-029-000-029 JOSEPH COLIN COUGHLIN 6016 AVON BELDEN RD

07-00-029-000-030 JOSEPH E. SMITH 6020 AVON BELDEN RD

07-00-029-000-044 GEORGINE & GARY WHITE 6068 AVON BELDEN RD

07-00-029-000-049 CAROL MASSEY, TRUSTEE 6072 AVON BELDEN RD

07-00-029-000-064 JOHN W. & JOANNE L. MAJOR 6076 AVON BELDEN RD

07-00-029-000-202 JOHN FERGUSON 6082 AVON BELDEN RD

07-00-029-000-058 TRACY E. CAST 6084 AVON BELDEN RD

07-00-029-000-065 TRACY E. CAST 6084 AVON BELDEN RD

07-00-029-000-032 ELIZABETH A. THOMPSON, TRUSTEE 6086 AVON BELDEN RD

07-00-029-000-042 JOSE J., JR. & MARTHA A. LEAL 6150 AVON BELDEN RD

07-00-029-000-052 GERALD B., JR. & TERESA J. HANSEN 6192 AVON BELDEN RD

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07-00-029-000-443 PLANT FACTORY, INC.

07-00-029-000-084 PLANT FACTORY, INC. 6346 AVON BELDEN RD

EX. 16" WAT

SUBLOT 388 16,086.98 S.F. F.G. 709.75

SUBLOT 389 14,371.82 S.F. F.G. 710.50

SUBLOT 387 20,280.54 S.F. F.G. 710.25

SUBLOT 386 15,646.79 S.F. F.G. 710.50

SUBLOT 385 14,164.91 S.F. F.G. 711.50

SUBLOT 384 19,326.63 S.F. F.G. 711.50

SUBLOT 383 15,341.21 S.F. F.G. 711.25

SUBLOT 382 14,624.21 S.F. F.G. 711.25

SUBLOT 381 13,342.11 S.F. F.G. 711.25

SUBLOT 380 16,449.97 S.F. F.G. 711.50

SUBLOT 379 13,129.18 S.F. F.G. 711.50

SUBLOT 378 13,503.83 S.F. F.G. 711.25

SUBLOT 377 12,914.09 S.F. F.G. 711.75

SUBLOT 376 12,973.80 S.F. F.G. 712.00

SUBLOT 375 13,292.19 S.F. F.G. 712.00

SUBLOT 374 13,105.53 S.F. F.G. 711.25

SUBLOT 373 12,812.20 S.F. F.G. 710.50

SUBLOT 372 12,800.00 S.F. F.G. 711.00

SUBLOT 371 12,800.00 S.F. F.G. 711.00

SUBLOT 370 12,800.00 S.F. F.G. 711.75

SUBLOT 369 13,044.51 S.F. F.G. 712.50

SUBLOT 368 12,907.40 S.F. F.G. 713.25

SUBLOT 367 13,821.43 S.F. F.G. 714.00

SUBLOT 366 13,515.84 S.F. F.G. 714.00

SUBLOT 365 12,909.72 S.F. F.G. 713.75

SUBLOT 390 17,330.94 S.F. F.G. 711.50

SUBLOT 391 16,586.80 S.F. F.G. 711.50

SUBLOT 392 19,445.98 S.F. F.G. 710.75

SUBLOT 393 18,374.76 S.F. F.G. 710.00

SUBLOT 394 8,267.67 S.F. F.G. 710.25

SUBLOT 395 8,390.65 S.F. F.G. 710.25

SUBLOT 396 8,684.60 S.F. F.G. 710.25

SUBLOT 397 9,673.97 S.F. F.G. 710.25

SUBLOT 398 8,065.70 S.F. F.G. 710.50

SUBLOT 399 8,019.20 S.F. F.G. 710.50

SUBLOT 400 8,774.60 S.F. F.G. 710.50

SUBLOT 401 8,048.52 S.F. F.G. 710.25

SUBLOT 402 7,784.34 S.F. F.G. 710.00

SUBLOT 403 8,041.55 S.F. F.G. 710.50

SUBLOT 404 7,500.00 S.F. F.G. 710.50

SUBLOT 405 14,916.35 S.F. F.G. 711.25

SUBLOT 406 12,865.84 S.F. F.G. 711.25

SUBLOT 407 23,542.59 S.F. F.G. 710.50

SUBLOT 408 19,991.56 S.F. F.G. 710.75

SUBLOT 409 17,676.92 S.F. F.G. 708.75

SUBLOT 410 17,696.39 S.F. F.G. 708.75

SUBLOT 411 28,314.21 S.F. F.G. 710.50

SUBLOT 412 18,061.25 S.F. F.G. 710.50

SUBLOT. 413 20,587.21 S.F. F.G. 711.00

SUBLOT 414 13,872.76 S.F. F.G. 711.75

SUBLOT 415 20,583.05 S.F. F.G. 712.50

SUBLOT 416 17,898.02 S.F. F.G. 713.25

SUBLOT 417 14,805.23 S.F. F.G. 714.00

SUBLOT 418 13,219.24 S.F. F.G. 714.00

SUBLOT 419 13,316.52 S.F. F.G. 713.75

BLOCK "BB" 31,795.89 S.F.

BLOCK "AA" 12,809.41 S.F.

BLOCK "CC" 21,114.96 S.F.

BLOCK "DD" 11,535.21 S.F.

BLOCK "Z" 196,589.46 S.F.

DEWBERRY COURT (60')

BRIDGE HAMPTON LANE (60')

JANNIE LANE (60')

DAISY DRIVE (60')

PR. 8" SAN

PR. STM

PR. 8" WAT

PR. 12" UTILITY EASEMENT

07-00-029-000-515 VALORE PROPERTIES, INC. 16.90 ACRES (REC.) ZONED: R1

PROPOSED STORMWATER MANAGEMENT BASIN

EX. POND

07-00-029-000-203 VALORE PROPERTIES, INC. 11.51 ACRES (REC.) ZONED: R1

07-00-029-000-046 PLANT FACTORY, INC.

SLATER DITCH

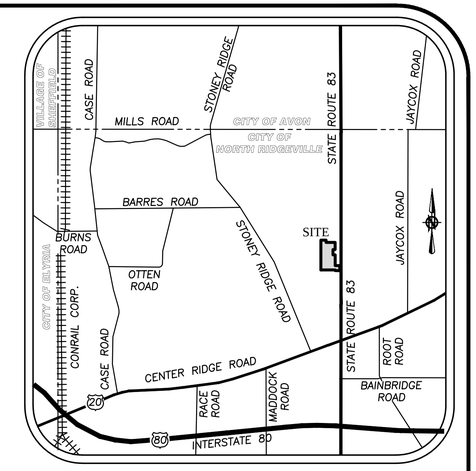
HAMPTON PLACE SUBDIVISION NO. 3 VOL. 102, PAGES 61-65

BLOCK "J"

HAMPTON PLACE SUBDIVISION NO. 6 VOL. 111, PAGES 71-77

HAMPTON PLACE SUBDIVISION NO. 7 VOL. 113, PAGES 26-29

S/L 364 S/L 363 S/L 362 S/L 329



VICINITY MAP
NOT TO SCALE

LOT SUMMARY

PHASE VIII:

~ TOTAL NUMBER OF CLUSTER LOTS:	**11 UNITS**
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	**44 LOTS**

EXISTING ZONING CODE
(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY: 80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)
MINIMUM LOT SIZE FOR SINGLE FAMILY: 12,800 SQ. FT.

PHASE 8 BREAKDOWN

PLAN ACREAGE: 28.41 ACRES

FRONT YARD SETBACK:
~ SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')
~CLUSTER LOTS: 22 FEET FROM BACK OF WALK
REAR YARD SETBACK:
~ SINGLE FAMILY: 35 FEET MIN.
SIDE YARD:
~MINIMUM OF 5' SETBACK, SHOWING 7.5' SETBACK PER NEEDING TO BE A MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
~35 FEET IF ABUTTING SINGLE FAMILY AREA
APPROXIMATE ROADWAY LENGTH: 2,550 L.F.

CLUSTER AREA BUILDING SPACING. DWELLINGS UNITS IN AN APPROVED CLUSTER AREA SHALL BE SET BACK NOT LESS THAN FIFTEEN FEET FROM ANY COMMON OPEN SPACE AREA AND THIRTY-FIVE FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE.

OPEN SPACE PHASES BREAKDOWN

PHASE VIII

PLAN ACREAGE: 28.41 ACRES

OPEN SPACE NEEDED
(20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA): 5.68 ACRES
OPEN SPACE PROVIDED: 6.29 ACRES

LEGEND

WETLAND AREA W-A (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 01/19/2023) (MILLER PROPERTY)

WETLAND AREAS W-A, W-B, & W-C (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 07/17/2023) (HAMPTON SE)

STATE OF OHIO CHRISTOPHER HOWARD E-61829 REGISTERED PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 60 30 120
(IN FEET)
SCALE: 1" = 60'

PROJECT DATUM:

OHIO STATE PLANE COORDINATE SYSTEM
NORTH ZONE (3401) (GRID)
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY: SJM
CHECKED BY: CLH

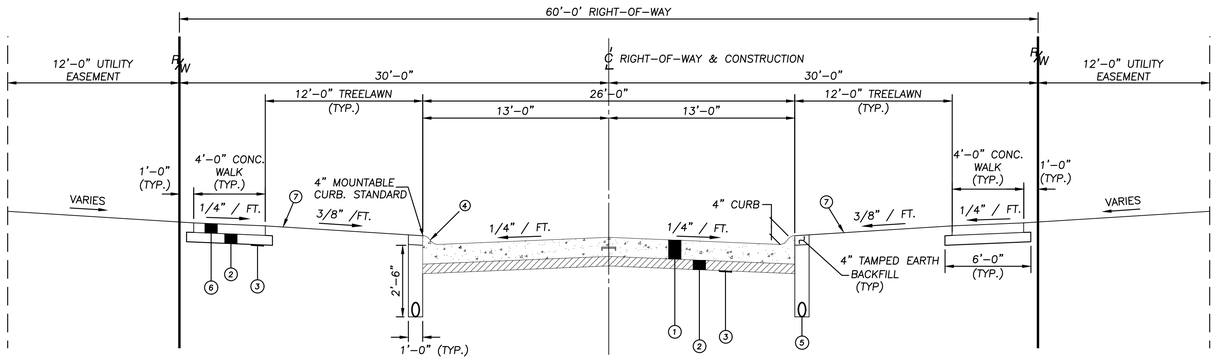
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION PHASE 8
GENERAL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2
JOB NO. 20-5445-8

J:\2054\45-8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\Preliminary Plan.dwg, Plotted: Aug 11, 2023 - 11:27am



TYPICAL PAVEMENT SECTION

NTS

(1) 8" ODOT 452, NON-REINFORCED CONCRETE PAVEMENT

(2) 4" ODOT 304 LIMESTONE AGGREGATE BASE (LIMESTONE ONLY, NO RECYCLED MATERIAL)

(3) ODOT 204 SUBGRADE COMPACTION AND PROOF ROLLING

(4) ODOT 609, TYPE 3-A CONCRETE CURB (SEE GUTTER DETAIL ON THIS SHEET)

(5) 6" DIAMETER PERFORATED RIGID SMOOTH WALL PVC UNDERDRAIN PIPE PER ODOT 707.41 (PERFORATIONS DOWN) WITH GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09M TYPE A, AND WITH GRANULAR MATERIAL BEING NO. 8 AGGREGATE (NO SLAG).

(6) ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)

(7) ODOT 659, SEEDING & MULCHING

(8) ODOT 301, ASPHALT CONCRETE BASE, T=4"

NOTES

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2. SIDEWALK AT ALL BLOCKS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.

STATE OF OHIO
CHRISTOPHER L HOWARD
E-61829
REGISTERED
PROFESSIONAL ENGINEER

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY: SJM

CHECKED BY: CLH

BRAMHALL
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
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HAMPTON PLACE SUBDIVISION PHASE 8
TYPICAL SECTION
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 2

JOB NO. 20-5445-8

J:\20544\5-8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\(02) Typical Sections.dwg, Plotted: Aug 11, 2023 - 8:38am

LETTER OF TRANSMITTAL

BRAMHALL
ENGINEERING & SURVEYING COMPANY
801 Moore Road • Avon, OH 44011
(440) 934-7878
(440) 934-7879 Fax

TO PICK UP

DATE	JOB NO.
08/11/2023	20-5445-8

ATTENTION JASON (VALORE PROPERTIES)

RE: HAMPTON PLACE SUBD. PH. 8

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Improvement Plans ☐ As-Built Plans ☐ Site & Grading Plan ☐ Foundation Check ☐ Final Grade

☐ Specifications ☐ Record Plat/Boundary Survey ☒ PRELIMINARY PLAN

COPIES	DATE	NO.	DESCRIPTION
10		2	PHASE 8 PRELIMINARY PLAN (24x36)
1			HAMPTON PLACE SUBDIVISION LOT DENSITY CALCS.

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Reviewed as submitted ☐ Reviewed as noted

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

Hampton Place Subdivision Density Calculations

Prepared By: Bramhall Engineering and Surveying Co. by: WTB Date: 8/11/2023

Acreage Summary (Prelimnary Plan Prepared by Suhail, Dated 10/16/2020)		
Phase No. 1	17.58 Acres	
Phase No. 2	14.86 Acres	
Phase No. 3	23.44 Acres	
Phase No. 4	39.63 Acres	
Phase No. 5	20.96 Acres	
Phase No. 6	40.48 Acres	(Divided into Phase 6 & 7)
Phase No. 7	11.5 Acres	(Portion of Phase 8)
Total	168.45 Acres	

Acreage Summary - Updated		
Phase No. 1	17.58 Acres	
Phase No. 2	14.86 Acres	
Phase No. 3	23.44 Acres	
Phase No. 4	39.63 Acres	
Phase No. 5	20.96 Acres	
Phase No. 6	24.83 Acres	
Phase No. 7	15.65 Acres	
Phase No. 8	28.41 Acres	(11.5 acres orginal 16.91 acres additional)

Phase 1 - 8 Allowable Density

Allowable Density = 2.3 Units/Acre

Phase	Allowable Units	Cluster Rate	Clusters	Single Family
No. 1	40	45	18	22
No. 2	34	45	15	19
No. 3	54	45	24	30
No. 4	91	45	41	50
No. 5	48	45	22	26
No. 6	57	45	26	31
No. 7	36	45	16	20
No. 8 (Orginal)	26	45	12	14
No. 8 (Additional)	38	35	13	25
Total Units	424		187	237

Total Hampton Place Subdivision Single Family and Cluster Breakdown		
	Single Family	Clusters
Provided - Phase 1 - 7	188	176
Proposed - Phase 8	44	11
Total - Phase 1 - 8	232	187
Allowable - Phase 1 - 8	237	187

AVON BELDEN ROAD (S.R. 83) (VARIES)

07-00-029-000-062 DAVID W. & KIMBERLY D. SNYDER 5980 AVON BELDEN RD
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07-00-029-000-443 PLANT FACTORY, INC.
07-00-029-000-084 PLANT FACTORY, INC. 6346 AVON BELDEN RD

EX. 16" WAT

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SUBLOT 402 7,784.34 S.F. F.G. 710.00
SUBLOT 401 8,048.52 S.F. F.G. 710.25
SUBLOT 400 8,774.60 S.F. F.G. 710.50
SUBLOT 399 8,019.20 S.F. F.G. 710.50
SUBLOT 398 8,065.70 S.F. F.G. 710.50
SUBLOT 397 9,673.97 S.F. F.G. 710.25
SUBLOT 396 8,684.60 S.F. F.G. 710.25
SUBLOT 394 8,267.67 S.F. F.G. 710.25
SUBLOT 395 8,390.65 S.F. F.G. 710.25
SUBLOT 392 19,445.98 S.F. F.G. 710.75
SUBLOT 393 18,374.76 S.F. F.G. 710.00
SUBLOT 391 16,586.80 S.F. F.G. 711.50
SUBLOT 390 17,330.94 S.F. F.G. 711.50
SUBLOT 388 16,086.98 S.F. F.G. 709.75
SUBLOT 389 14,371.82 S.F. F.G. 710.50
SUBLOT 387 20,280.54 S.F. F.G. 710.25
SUBLOT 386 15,646.79 S.F. F.G. 710.50
SUBLOT 385 14,164.91 S.F. F.G. 711.50
SUBLOT 384 19,326.63 S.F. F.G. 711.50
SUBLOT 383 15,341.21 S.F. F.G. 711.25
SUBLOT 382 14,624.21 S.F. F.G. 711.25
SUBLOT 381 13,342.11 S.F. F.G. 711.25
SUBLOT 380 16,449.97 S.F. F.G. 711.50
SUBLOT 379 13,129.18 S.F. F.G. 711.50
SUBLOT 378 13,503.83 S.F. F.G. 711.25
SUBLOT 377 12,914.09 S.F. F.G. 711.75
SUBLOT 376 12,973.80 S.F. F.G. 712.00
SUBLOT 375 13,292.19 S.F. F.G. 712.00
SUBLOT 374 13,105.53 S.F. F.G. 711.25
SUBLOT 373 12,812.20 S.F. F.G. 710.50
SUBLOT 372 12,800.00 S.F. F.G. 711.00
SUBLOT 371 12,800.00 S.F. F.G. 711.00
SUBLOT 370 12,800.00 S.F. F.G. 711.75
SUBLOT 369 13,044.51 S.F. F.G. 712.50
SUBLOT 368 12,907.40 S.F. F.G. 713.25
SUBLOT 367 13,821.43 S.F. F.G. 714.00
SUBLOT 366 13,515.84 S.F. F.G. 714.00
SUBLOT 365 12,909.72 S.F. F.G. 713.75

BLOCK "BB" 31,795.89 S.F.
BLOCK "CC" 21,114.96 S.F.
BLOCK "DD" 11,535.21 S.F.
BLOCK "AA" 12,809.41 S.F.
BLOCK "Z" 196,589.46 S.F.
BLOCK "J"

DEWBERRY COURT (60')
BRIDGE HAMPTON LANE (60')
JANNIE LANE (60')
DAISY DRIVE (60')

PR. 8" SAN
PR. STM
PR. 8" WAT
PR. 12" UTILITY EASEMENT

07-00-029-000-515
VALORE PROPERTIES, INC.
16.90 ACRES (REC.)
ZONED: R1

PROPOSED STORMWATER MANAGEMENT BASIN
EX. POND

07-00-029-000-203
VALORE PROPERTIES, INC.
11.51 ACRES (REC.)
ZONED: R1

07-00-029-000-046
PLANT FACTORY, INC.

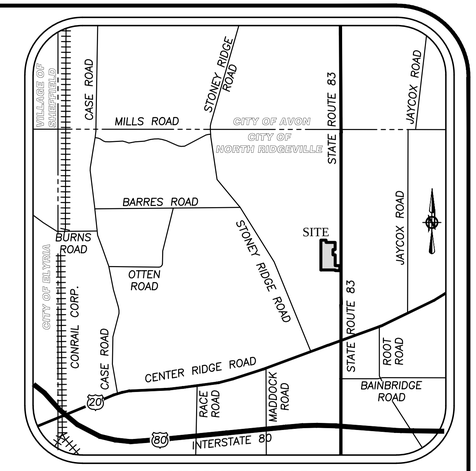
SLATER DITCH

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

HAMPTON PLACE SUBDIVISION NO. 6
VOL. 111, PAGES 71-77

HAMPTON PLACE SUBDIVISION NO. 7
VOL. 113, PAGES 26-29

S/L 364 S/L 363 S/L 362 S/L 329



VICINITY MAP
NOT TO SCALE

LOT SUMMARY

PHASE VIII:

~ TOTAL NUMBER OF CLUSTER LOTS:	**11 UNITS**
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	**44 LOTS**

EXISTING ZONING CODE
(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY: 80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)
MINIMUM LOT SIZE FOR SINGLE FAMILY: 12,800 SQ. FT.

PHASE 8 BREAKDOWN

PLAN ACREAGE: 28.41 ACRES

FRONT YARD SETBACK:
~ SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')
~CLUSTER LOTS: 22 FEET FROM BACK OF WALK
REAR YARD SETBACK:
~ SINGLE FAMILY: 35 FEET MIN.
SIDE YARD:
~MINIMUM OF 5' SETBACK, SHOWING 7.5' SETBACK PER NEEDING TO BE A MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
~35 FEET IF ABUTTING SINGLE FAMILY AREA
APPROXIMATE ROADWAY LENGTH: 2,550 L.F.

CLUSTER AREA BUILDING SPACING. DWELLINGS UNITS IN AN APPROVED CLUSTER AREA SHALL BE SET BACK NOT LESS THAN FIFTEEN FEET FROM ANY COMMON OPEN SPACE AREA AND THIRTY-FIVE FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE.

OPEN SPACE PHASES BREAKDOWN

PHASE VIII

PLAN ACREAGE:	**28.41 ACRES**
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	**5.68 ACRES**
OPEN SPACE PROVIDED:	**6.29 ACRES**

LEGEND

WETLAND AREA W-A (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 01/19/2023) (MILLER PROPERTY)

WETLAND AREAS W-A, W-B, & W-C (PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP DATED 07/17/2023) (HAMPTON SE)

STATE OF OHIO CHRISTOPHER HOWARD E-61829 REGISTERED PROFESSIONAL ENGINEER

PROJECT DATUM:

OHIO STATE PLANE COORDINATE SYSTEM
NORTH ZONE (3401) (GRID)
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY: SJM
CHECKED BY: CLH

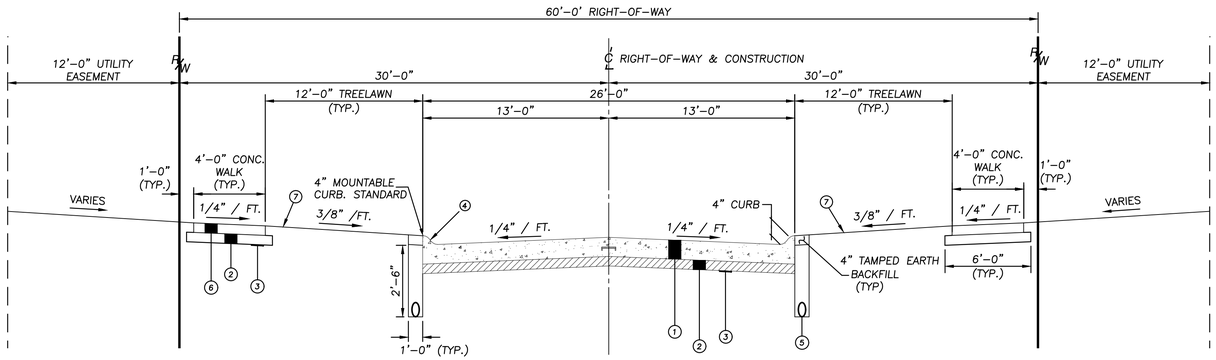
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION PHASE 8
GENERAL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2
JOB NO. 20-5445-8

J:\20\5445-8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\Preliminary Plan.dwg, Plotted: Aug 11, 2023 - 11:27am



TYPICAL PAVEMENT SECTION

NTS

(1) 8" ODOT 452, NON-REINFORCED CONCRETE PAVEMENT

(2) 4" ODOT 304 LIMESTONE AGGREGATE BASE (LIMESTONE ONLY, NO RECYCLED MATERIAL)

(3) ODOT 204 SUBGRADE COMPACTION AND PROOF ROLLING

(4) ODOT 609, TYPE 3-A CONCRETE CURB (SEE GUTTER DETAIL ON THIS SHEET)

(5) 6" DIAMETER PERFORATED RIGID SMOOTH WALL PVC UNDERDRAIN PIPE PER ODOT 707.41 (PERFORATIONS DOWN) WITH GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09M TYPE A, AND WITH GRANULAR MATERIAL BEING NO. 8 AGGREGATE (NO SLAG).

(6) ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)

(7) ODOT 659, SEEDING & MULCHING

(8) ODOT 301, ASPHALT CONCRETE BASE, T=4"

NOTES

1. A CURING AGENT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT. THE CURING AGENT SHALL BE A COMBINATION CURING AND SEALING COMPOUND AND SHALL BE SILENCURE AS FROM CHEMMASTERS, 300 EDWARDS STREET, MADISON, OHIO, 44057, WWW.CHEMMASTERS.NET OR AN APPROVED EQUAL. THE APPLICATION RATE SHALL BE 200 SQUARE FEET PER GALLON.
2. SIDEWALK AT ALL BLOCKS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.

STATE OF OHIO
CHRISTOPHER L HOWARD
E-61829
REGISTERED
PROFESSIONAL ENGINEER

REVISION	DATE:	BY:	DESCRIPTION:
	08-11-2023	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY: SJM

CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

HAMPTON PLACE SUBDIVISION PHASE 8
TYPICAL SECTION
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 2

JOB NO. 20-5445-8

J:\20544\5-8 Hampton Place PH-8\DRAWINGS\Preliminary Plan\(02) Typical Sections.dwg, Plotted: Aug 11, 2023 - 8:38am

Hampton Place Subdivision Density Calculations

Prepared By: Bramhall Engineering and Surveying Co. by: WTB Date: 8/11/2023

Acreage Summary (Prelimnary Plan Prepared by Suhail, Dated 10/16/2020)		
Phase No. 1	17.58 Acres	
Phase No. 2	14.86 Acres	
Phase No. 3	23.44 Acres	
Phase No. 4	39.63 Acres	
Phase No. 5	20.96 Acres	
Phase No. 6	40.48 Acres	(Divided into Phase 6 & 7)
Phase No. 7	11.5 Acres	(Portion of Phase 8)
Total	168.45 Acres	

Acreage Summary - Updated		
Phase No. 1	17.58 Acres	
Phase No. 2	14.86 Acres	
Phase No. 3	23.44 Acres	
Phase No. 4	39.63 Acres	
Phase No. 5	20.96 Acres	
Phase No. 6	24.83 Acres	
Phase No. 7	15.65 Acres	
Phase No. 8	28.41 Acres	(11.5 acres orginal 16.91 acres additional)

Phase 1 - 8 Allowable Density

Allowable Density = 2.3 Units/Acre

Phase	Allowable Units	Cluster Rate	Clusters	Single Family
No. 1	40	45	18	22
No. 2	34	45	15	19
No. 3	54	45	24	30
No. 4	91	45	41	50
No. 5	48	45	22	26
No. 6	57	45	26	31
No. 7	36	45	16	20
No. 8 (Orginal)	26	45	12	14
No. 8 (Additional)	38	35	13	25
Total Units	424		187	237

Total Hampton Place Subdivision Single Family and Cluster Breakdown		
	Single Family	Clusters
Provided - Phase 1 - 7	188	176
Proposed - Phase 8	44	11
Total - Phase 1 - 8	232	187
Allowable - Phase 1 - 8	237	187

EXISTING ZONING:
TOTAL AREA: 185 ACRES (APPROMINATE FROM TAX MAPS)
18 ACRES TO BE REZONED TO COMMERCIAL
R-1 AREA FOR THIS DEVELOPMENT: 167 ACRES (APPROXIMATE FROM TAX MAPS)
ALLOWABLE DENSITY: 2.3 UNITS/ACRE
ALLOWABLE LOTS: 384
ALLOWABLE CLUSTER LOTS: 172
(45% OF ALLOWABLE PER VARIANCE GRANTED BY BZA ON 7-23-09)
NUMBER OF LOTS PROPOSED: 358
NUMBER OF CLUSTER LOTS PROPOSED: 172
OPEN SPACE REQUIRED: 33.4 ACRES (20%)
OPEN SPACE PROPOSED: 53.23 ACRES (31.87%)

PROPOSED LOT PARAMETERS:

SINGLE FAMILY DETACHED DWELLINGS:
MINIMUM LOT WIDTH: 80-100 FEET, 85 FEET AVERAGE
MINIMUM FRONT SETBACK: 30-40 FEET, 35 FEET AVERAGE
MINIMUM REAR SETBACK: 30 FEET
MINIMUM SIDE SETBACK: 7.5 FEET
TOTAL DISTANCE BETWEEN 2-STORY DWELLINGS: 15 FEET

CLUSTER DWELLINGS:
MINIMUM FRONT SETBACK: 20 FEET FROM R/W
MINIMUM REAR SETBACK: 35 FEET FROM SINGLE FAMILY LOT LINE
MINIMUM SETBACK FROM OPEN SPACE: 15 FEET
MINIMUM SIDE SETBACK: 3 FEET FROM SIDE LINE
MINIMUM SIDE FROM DETACHED SINGLE FAMILY: 10 FEET
MINIMUM LOT AREA PROVIDED: 4632 S.F. (TYPICAL 48'-52' WIDTH AT FRONT SETBACK)

* LOT: LOT TO BE EVALUATED AT THE TIME OF CONSTRUCTION PLAN PREPARATION TO DETERMINE IF HOME CONSTRUCTION ON THE LOT IS PRACTICLE.

0 100 200 400
SCALE (IN FEET)
1 inch = 200 ft.

COLOR LEGEND
OPEN SPACE
CLUSTER LOTS
SINGLE FAMILY LOTS

STONY RIDGE ROAD
AVON BELDEN ROAD
HARBOR DRIVE (60')
ATLANTIC AVENUE (60')
STREET "A" (60')
STREET "B" (60')
STREET "C" (60')
STREET "D" (60')
STREET "E" (60')
STREET "F" (60')
STREET "G" (60')
STREET "H" (60')
STREET "I" (60')
HARBORSIDE PLACE (60')
STONY CREEK DRIVE (60')
STREET "J" (60')

AREA A SUBDIVISION NO. 1 18 AC
AREA B SUBDIVISION NO. 2 15 AC
AREA C OPEN SPACE 15.8 AC
OVERALL SITE 185.1 AC
AREA C OVERALL AREA 53.2 AC
AREA C OPEN SPACE 9.2 AC
AREA C OPEN SPACE 1.3 AC
AREA C OPEN SPACE 8.0 AC
AREA C OPEN SPACE 2.2 AC
AREA D OPEN SPACE 6.3 AC
AREA D OPEN SPACE 0.9 AC
AREA D OVERALL AREA 11.5 AC
AREA D OPEN SPACE 2.3 AC
AREA E OPEN SPACE 0.4 AC
AREA E OPEN SPACE 0.2 AC
AREA E OPEN SPACE 3.1 AC
AREA E OVERALL AREA 40.1 AC
AREA E OPEN SPACE 4.4 AC
AREA E FUTURE COMMERICAL RE-ZONING UNDER SEPERATE APPLICATION 18.0 AC

SKETCH PLAN

HAMPTON PLACE
CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN
STATE OF OHIO
BEING PART OF O.L. 29

TGC Engineering, LLC
357 MEDINA ROAD, SUITE 330
MEDINA, OH 44256
(PHONE) 330.590.8004 (FAX) 888.920.8423

PROJECT NO.
1281
DATE
2013-01-17

SP6

OUR 53rd YEAR July 12, 2023

Hannah Hildebrandt
The Coral Company
216-644-0250

RE: Site Drainage Inspection – April 10, 2023 Site Visit
Address: Hampton Place Homeowners Association
36119 Harbor Drive
North Ridgeville, Ohio 44039

Dear Hannah,

At your request observations of the above property were performed by Timothy D. Sprague, E.I. on the date indicated above. The report that follows has been prepared based on that inspection.

INTRODUCTION

The primary purpose of our inspection and this report is to evaluate:

1. The condition of select areas of the site storm water drainage system in completed portions of the development.

The report that follows will address these issues, including our suggestions for further action.

DESCRIPTION

This is a residential housing development consisting of single family houses built in the last 5 years.

The site drainage consists of a combination of swales and underground piping. Surface ponds are used for retention of storm water runoff.

There is a creek running north through the development perpendicular to Harbor Drive. Site drainage components have been incorporated into this creek as the creek runs through the community.

The image below was provided by you and the letters and numbers shown will be used throughout this report to reference locations.

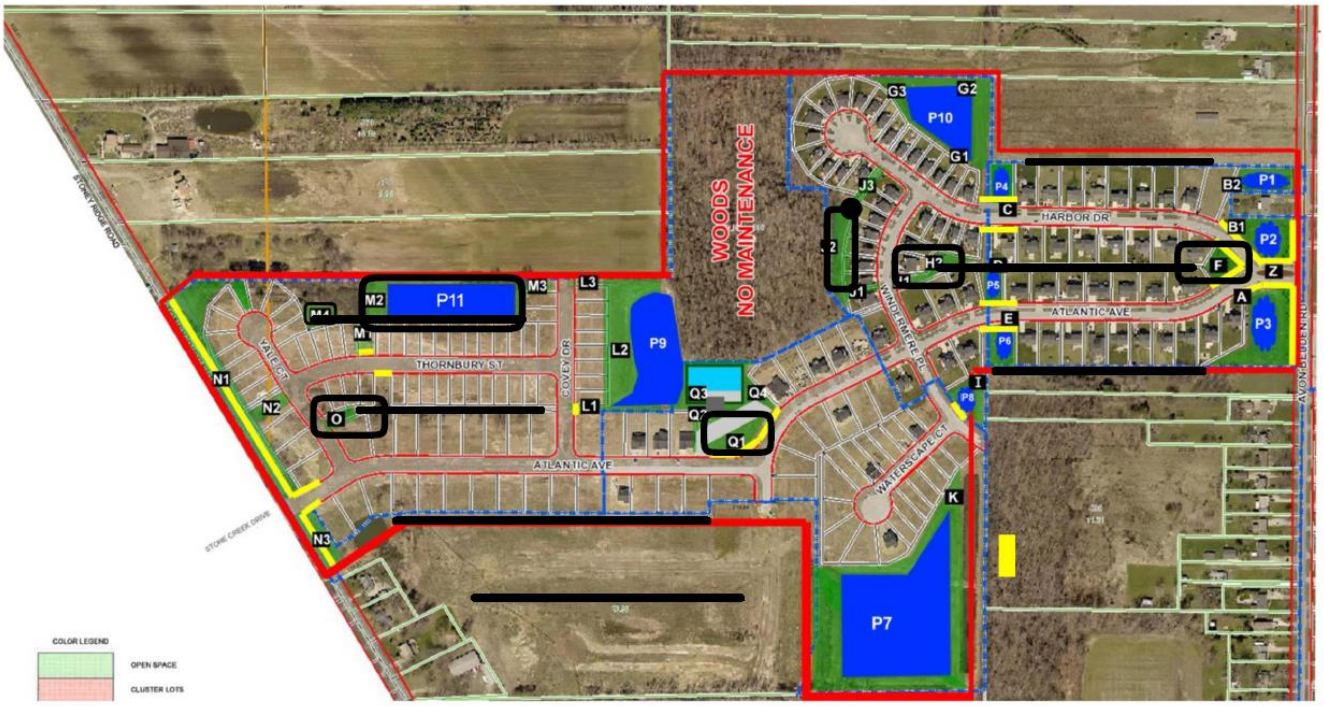


Figure 1: Notated site map provided by The Coral Company showing our labeled areas of investigation.

SITE DRAINAGE EVALUATION

Observations & Evaluation & Recommendations

Conditions at the time of inspection were generally dry and there did not appear to be any evidence of recent rain on any impervious surfaces. The areas that were found to be soggy and/or muddy appeared abnormally wet compared with the majority of the overall property. Conditions during our single site visit are likely not representative of all conditions which may exist over time.

Recommendations made below are in bold.

We made the following observations in the areas noted:

A

No concerns noted.

B1

No concerns noted.

B2

Two area surface drains were located here. This ground area appears to drain well.



Area surface drain to southwest of P1.

The area surface drain at the southwest corner of P1, near the adjacent property white shed is located slightly above grade. This elevation will make it difficult for water collected in this area to enter the surface drain. **It is recommended to lower the grate elevation to be slightly below grade.**

C

No concerns noted.

D

No concerns noted.

E

No concerns noted.

F

Ground was very soggy in this area, increasing toward the center of the area. It appears that the grading was intended to drain to the center of this area. No inlet or area drain was observed in the open grass space and none is shown on the design drawings.

There is no clear need to alter the conditions in this area unless the residents desire to use this area for recreation. **An area surface drain could be installed and routed to the catch basin to the west.**

G1 & G2 & G3

No concerns noted.

H1 and H2



Concrete headwall at H2, looking west. Area H1 to the southwest of this location and H2 area drains to this pipe.

H1 is a large open grass area. The grass in this area appears to be sustaining damage due to the saturated condition of the ground in this area. It appears that storm water is running down the grass slope into the low area of H2.

Water from this area appears to be intended to drain to the concrete headwall area near H2 (HW #7 as notated on the design drawings). Several houses have run discharges of sumps or gutters to in front of this headwall. This concrete headwall drains underground to the west, however the invert elevation (bottom of the pipe) of the pipe is too close to the grade elevation in the H1 and H2 area to allow water to easily flow out of this area. It will be difficult to raise the grade in these areas due to the relative flatness of the area. It will also be difficult to lower the culvert elevation in this area to allow more grade slope from the H1 and H2 areas. **We recommend installing underground drainage pipes for all of the downspouts on the houses around this H1/H2 area in order to decrease the amount of water runoff into the area. Some minor grade improvements may be able to be made around the headwall to improve flow to the culvert.**

I

No concerns noted.

J1, J2, and J3

This area consists of a swale running generally north south between the back yards of the houses along the west side of Windemere Place and the base of the slope to the east of the wooded area. It appears that runoff drains to this swale from both the backyards and the wooded area. The swale then takes water towards pond P10. This swale does not appear to have sufficient slope to drain water to the north. The swale area was soggy and had standing water.



Standing water in swale to the west of Windemere Place.

Our measurements indicated that this swale loses elevation slope/drop towards the north end of the swale.

It is recommended to improve the condition of this area by providing well-draining stone along a 6" diameter perforated underground drain tile to allow runoff captured in this area to flow more quickly towards the outlet.

K



North end of the swale adjacent to the east side of pond P7. The water in the swale appeared stagnant at this location, with heavy algae growth.

The narrow section of the swale shown in the photo above has poor vegetation along the edges. The stagnant water appears to have high algae content.

It is recommended to inspect this area after construction of the homes near the south end of pond P7 is substantially completed.

L1

There is a swale at this location that feeds into P9. No concerns noted.

L2

No concerns noted.

L3

There is a catch basin at this location that feeds collected water into P9. No concerns noted.

M1



Looking north from Thornbury Street. This swale is intended to run to area M2 to the north.

This north-south swale M1 between houses on Thornbury Street does not have enough grade elevation drop to P11. If water ends up in this swale there is not sufficient slope to allow it to flow to P11. The area was found to be dry during the time of the inspection.

It is recommended to re-grade this swale to provide a minimum 1.2% slope downwards towards P11. If there is insufficient elevation change than well-draining stone along a 4" diameter perforated underground drain tile can be installed to allow runoff captured in this area to flow more quickly towards P11.

M2



Ponding water in the area M2. It appears that the stone swale to the right is intended to drain this area to the pond P11.

It is recommended to re-grade this area so that all water drains properly to the swale leading to P11.

M3

There is wood and plant debris in the area of the outlet of the pipe from the street catch basin at the end Covey Drive. **It is recommended to remove this debris to ensure the pipe can drain properly.**

M4



Looking east towards area M4. The home on the left is the first home on Yale Court.

This ground area was found to be relatively flat. The area was found to be dry during the time of the inspection. There appears to be insufficient grade slope to drain to the pond P11. **This area should be monitored, and if soggy soil is a persistent issue, than the area should have drainage systems installed underground, or the ground re-sloped downward towards the east.**

N1, N2, and N3



Looking north behind houses on Yale Court.

Area surface drains were observed at the base of slope to the west. Water management in this area appears to be functioning well.

Almost all of the house gutters observed in this area were discharging onto splash blocks located on the ground.

O

This west to east ground swale does not appear to have sufficient slope or a clear flow path to drain to the east and north as intended. There are areas choked with vegetation. There is standing water in some parts of the swale. Most of the houses that back up to this swale appear to have stormwater pipe discharge outlets either from sumps or gutters draining into this swale.

There is a north-south swale near the west end of this west to east swale to take water to P11 and to the south across Atlantic Ave. This swale had standing water and areas choked with vegetation similar to the west to east swale.



Debris and poor grade slopes at west end of the swale near Yale Court.



Looking south from Thornbury Street. The swale along the trees in the photos runs north-south.

Standing water was observed at the east end of the swale to the west of Covey Drive. No readily apparent obstructions were observed in this area, so unless this is intended to pond it appears likely that the grading in this area was not executed correctly.



Looking east near the east end of the west to east swale between Thornbury and Atlantic. The standing water should be able to gravity drain to the pipe at the concrete inlet structure at all times.

It is recommended that the debris be cleared from the swale. If the standing water is of concern to the residents, then the grade should be modified to provide a minimum 1.2% slope from one end of the swale to the other. The slope and swale bottom should be capable of eliminating standing water and draining all water to the appropriate intended swale outlets. The banks of the swale should not be sloped more than 3 horizontal to 1 vertical.

If the swale in this area does not drain properly after completing the recommendations, we recommend that calculations of the design capacity of this swale and the discharge volumes from the residences be performed to determine if further modification to the swale is required.

P1



West end of P1. Note the submerged pipe end. This pipe brings water to the pond from the yards behind the homes on Harbor Drive.

One pipe end was fully submerged by the pond water level. It appears as though the invert elevation of this pipe is too low. The drawings show the invert elevation on this pipe to be the same elevation as the bottom of the pond. This pipe drains storm water from the north side of homes along Harbor Drive. **If issues develop with drainage at rear yards north of the homes along Harbor Drive, it may be attributable to this low pipe inlet invert (bottom of the pipe) elevation.**

The pond outlet pipe is located at the northeast corner of the pond.

The pond edges appeared stable. There was some level of algae growth in this pond. **Algae control or treatments may be necessary in the future.**

P2

No concerns noted.

P3



Looking south. Northwest corner of pond P3. Note the algae and worn pond edges.

The edge of the pond where it contacts the grassy areas appears to be eroding away in some areas. **The installation of stone rip-rap or similar edge reinforcement is recommended to prevent further edge erosion.**

The pond appears to have some algae.

P4



End of P4 outlet pipe at the creek to the west of P4.

This pond appears to drain to the adjacent creek to the west. There was a pile of sediment in front of the outlet pipe in the creek. The pipe inlets to the pond were mostly dry, so we suspect that this pond had not discharged to the creek recently which would have tended to wash away this sediment buildup. **We recommend that this location be checked later this year to look for evidence that this outlet pipe has discharged water into the creek.**



Pond P4, looking north

The pond edges appeared stable with some plant growth along the pond edges.

This pond drains to the north-south swales located on the east side of the pond.

P5

No concerns noted.

P6



Pond P6. Looking southeast.

The edges of this pond appeared sound, with some vegetation growth.

The pond edges appeared stable. There was some level of algae growth in this pond. **Algae control or treatments may be necessary in the future.**

P7

The edges of this pond have not yet developed strong vegetation around the entire perimeter.

Erosion of the soil around the concrete inlet structure at the southwest corner of the pond was observed. The builder should be taking steps to prevent this grade erosion.



Erosion of soil around the inlet structure at the southwest corner of the pond. This area is near ongoing construction.

This pond drains to the east into a north-south swale.

It is recommended to take steps to stop the erosion at the pond inlet structure. It is recommended to monitor the pond perimeter vegetation to ensure that it develops adequately.

P8

No concerns noted. The pond edges appeared stable with some plant growth along the pond edges.

P9

No concerns noted. The pond edges appeared stable with some plant growth along the pond edges.

P10



South edge of Pond P10, looking southeast

The pipe invert elevations (bottom of the pipe) of the pipes that discharge into the pond (pipe inlets) were slightly below the pond water level. This would generally indicate that the pond water outlet elevation is higher than the inlet invert or that the flow of the outlet is restricted either by design or blockage. It is likely that the pond is in the process of draining the water level downward.

The concrete retaining walls at the pipes that discharge into the pond (inlet structures) appeared to be slightly leaning towards the pond. **It is recommended that these walls be monitored for further movement.**

There was no evidence of flow into the pond visible at the time of inspection.

This pond appears to have sufficient capacity and functioning outlets.

The edge of the pond where it contacts the grassy areas appears to be eroding away. **The installation of stone rip-rap or similar edge reinforcement is recommended to prevent further edge erosion.**

P11



Erosion at southeast corner of P11. The underground drain pipe discharge at the rear corner of the fenced yard shown is causing this erosion.



Erosion at south side of P11. The underground drain pipe discharge at the rear of the fenced yard shown is causing this erosion.

Along the south side slope of pond: All houses on Thornbury Street that back up to P11 appear to have stormwater outlets discharging from the rear of the yard and draining onto slope down to the pond. **It is recommended to extend these underground drain pipes closer to the pond so that each pipe drains to daylight.**

Q1



This is a generally flat grassy area. The grassy area around the utility box was muddy.

Q2

No concerns noted.

Q3 & Q4



Erosion of soil at north end of concrete pool deck.

There is a small pond to the north of the pool. Some erosion of the soil to the north of the concrete pool deck was observed. **It is recommended to build up the soil in this area to the top of the concrete pool deck and re-grow grass.**

Z

No concerns noted.

General

Most of the building downspouts discharge onto splash blocks or the ground near the houses. While underground piping for downspout drains are not required by code we believe that it is industry standard practice to install them at new homes. **It is recommended to provide an underground piped path for the downspouts to discharge into the drainage structures throughout the property.** This work can be undertaken in stages over a period of time prioritizing the yards with the worst standing water or soggy grounds.



Standing water behind 36193 Atlantic Ave. Photo was not taken during our site investigation. Note the catch basin grate at the far left side of the photo.

A photograph of standing water behind 36193 Atlantic Avenue was provided to us. **It is recommended to improve the condition of this area by providing well-draining stone along a 4" diameter perforated underground drain tile to allow runoff captured in this area to flow more quickly towards the catch basin.**

Contractors who may be able to assist with this work include:

1. Abraham Drainage & Excavating
   440-714-0696
   https://abrahamdrainageandexcavating.com/
   Amherst Ohio
2. Superior Drainage
   330-657-8457
   https://www.superiordrain.com/
   Akron, Ohio
3. Hiller Excavating
   330-232-8239
   https://hillerexcavatingllc.business.site/
   Canal Fulton, Ohio
4. Marshall Excavating Corporation
   330-461-0682
   https://www.marshallexcavatingcorp.com/
   Wadsworth, Ohio

STANDARDS AND LIMITATIONS

This inspection and report have been conducted in compliance with the standards of practice of Criterium-Liszkay Engineers and in a manner consistent with that level of care and skill that is ordinarily exercised by members of the profession practicing under similar conditions at the time the services are performed.

As you requested, this evaluation is limited in scope, focusing on the listed scope only. A detailed, room by room inspection, and our other, more comprehensive services are not included.

This inspection and report do not include code compliance, mold investigations, environmental investigation, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or records research related to this building.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed.

A professional engineer's opinion of conditions comprises a declaration of his professional judgment. It does not constitute a warranty, express or implied, nor does it relieve any other party of their responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

CONCLUSION

The observations, evaluations and recommendations described in this report are intended to address the items that you have asked us to review. We encourage you to call with any additional questions you may have.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Adam P. Rich, P.E.
P.E. License #: E-75214 State of Ohio

Cc: info@criteriumliszkay.com
Enclosed: Agreement for services

OUR 53rd YEAR

02/10/2023

Customer:
Hampton Place Homeowner's Association

Proposal Authorized By:
Hannah Hildebrandt
(216) 644-0250
HEH@thecoralcompany.com

Billing Contact: Hampton Place HOA
Hannah Hildebrandt
(216) 644-0250
HEH@thecoralcompany.com
~~30119 Harbor Drive~~, 4401 Rockside Road, Suite 390, Independence OH 44131
~~North Ridgeville OH 44039~~

RE: Proposal for Engineering Services – Drainage Systems Inspection

Dear Hannah,

Thank you for considering Criterium-Liszkay Engineers for the engineering services on the above referenced property. Please review the scope described below to ensure that it addresses your needs for this project.

The scope of services will include only the following:

1 Inspection and analysis of community drainage system installation
2 Assess grading, large grassy area, ponds, and any other relevant features to assess the quality and efficacy of the drainage installation
3 Report to include recommended course of action to remedy any issues discovered and recommended contractors that could complete this work.
4 If drawings would be required as a part of a recommended repair or remedy we can complete drawings at an hourly rate or for a lump sum fee. This discussion would occur after the initial inspection so we can better understand the scope, and we would not proceed with completing drawings at an extra cost without board approval.
5 Inspect approximately 15 areas of the property as indicated on the map provided by Hannah Hildebrandt on 2/7/23

Total cost for this phase of work: $3,240.00

Additional services may be required in the future and these will be billed at an hourly rate of $180 per hour on an as needed basis. These additional services may include but are not limited to:

The above services do not include:

A) Preparing P.E. stamped drawings required for building permit, other than that which may be noted above.
B) Additional design or services work beyond the scope above.
C) Review or Design of Revisions or changes to the designs or work products.
D) Consultation and coordination with contractors, other than that which may be noted above.
E) Site-Visits, On-Site work Observations or Checks, other than those noted above.
F) Changes due to unforeseen site conditions and arrangements.
G) Preparing detailed drawings or sketches for use by a contractor or other party, other than those that may be noted above.
H) Permit fees.
I) Printing of drawings or other documents.

The retainer fee noted below will be required before starting work. Final payment (if applicable) will be due after issuance of the final product. Payment and conditions are subject to the Standard Terms and conditions of Criterium Liszkay Engineers below.

Regards,

Adam Rich, P.E.
President
Criterium-Liszkay Engineers
1075 Beecher Crossing N., Suite D
Gahanna, Ohio 43230

AGREED AND ACCEPTED: Hannah Hildebrandt

approved by the Hampton Place HOA Board on 3.6.23

Hannah Hildebrandt - agent

NOTE: Please digitally sign this proposal. Please mail check in the amount of the retainer fee of ($3240) payable to Criterium-Liszkay Engineers, 1075 Beecher Crossing N., Suite D, Gahanna, OH 43230. We can also email you an electronic invoice for payment by credit card after receiving this e-signed proposal.

STANDARD TERMS AND CONDITIONS
CRITERIUM-LISZKAY ENGINEERS

Section 1: Standard of Service

Criterium - Liszkay Engineers (Criterium) is dedicated to providing its clients with quality service. Services performed by Criterium under this agreement will be conducted in a manner consistent with that level of care and skill that is ordinarily exercised by members of the profession currently practicing under similar conditions at the time the services are performed. No other warranty, express or implied, is made. Client recognizes that interpretations and recommendations of Criterium are based solely on the information available to the company. Criterium will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.

Section 2: Charges

Services are generally provided on a lump sum or an hourly basis plus necessary out-of-pocket costs. Where appropriate, company and personal vehicles used in conjunction with project work will be charged at the current IRS rate or other stated rate per mile. Vehicle rental or special vehicle requirements will be charged directly to the client. Out-of-pocket costs such as printing, word processing, reproduction, special consultant fees, permits, special equipment, extraordinary insurance, fares, telephone, overnight lodging or meals expense, and other similar project-related costs are billed at cost plus 10 percent. In the event that Criterium shall be charged more than a nominal fee to obtain public information or documents of record from government offices and public agencies Criterium may pass those costs along to you, our client, at cost plus 10 percent in addition to all other fees in our proposal.

Section 3: Terms of Payment, Invoice Submittals

Criterium requires a retainer fee to be paid before commencing any project. Extended engagements may require interim invoicing on a weekly, monthly, or other basis. At the completion of the project, we will issue a final invoice.

Payment of each invoice is due upon presentation of our report unless credit terms have been established and are included in our project agreement. Unless otherwise agreed to in writing, invoices issued to clients with established credit will be due within 30 days from date of invoice. Failure to pay invoices within the allotted time period will constitute a breach of contract and may result in suspension of work until such time as all overdue payments are made in full. Should any suspension occur because of overdue payments, the time for contract completion, if any is stated, shall be extended by the period of the suspension.

All outstanding invoiced balances remaining unpaid for thirty (30) days after date of invoice will be charged a finance charge in the amount of 1½ percent per month from the date of invoice, with the annual percentage rate being 18 percent, computed on a monthly basis. In the event that any invoice remains unpaid and it becomes necessary, in the opinion of Criterium, to initiate collection procedures, the client hereby agrees to pay all collection costs including, but not limited to, reasonable fees for attorneys retained by Criterium and court costs at our standard billing rate for time necessitated in court appearances or presentation of claim to the appropriate court jurisdiction. Exceptions to the foregoing “Terms of Payment, Invoice Submittal” must be specified in writing as part of our confirmation letter or project agreement.

Section 4: Insurance

Criterium represents and warrants that it is protected by Workers Compensation insurance and has such coverage under Public Liability and Property Damage insurance policies which Criterium deems adequate. Certificates for all such policies of insurance shall be provided to the Client upon request in writing. Criterium shall not be responsible for any loss, damage or liability arising from any acts by Client, its agents, staff and other consultants employed by it.

Section 5: Limitation of Liability

5.a. To the fullest extent permitted by law, neither Criterium, its consultants, nor their agents or employees shall be jointly, severally, or individually liable to client in excess of the compensation to be paid pursuant to this agreement or of Twenty-Five Thousand Dollars ($25,000.00), whichever is greater, by reason of any claim, loss, costs, or damages whatsoever arising out of, resulting from or in any way related to this Project or Contract, including but not limited to breach of contract or negligence.

5.b. Criterium is not responsible for site conditions or the contractor’s performance of the work, including supervision and safety measures.

5.c. Mutual Waiver of Consequential Damages: In no event shall Criterium or client be liable to each other for any indirect or consequential damages arising out of or relating to this Contract.

Section 6: Indemnification

Criterium agrees to defend (subject to the provisions herein), indemnify, and hold harmless Client from and against any claims, liabilities, actions, demands, losses, damages, costs and expenses sustained by any person or entity to the extent caused by Criterium’s negligent acts, errors or omissions in connection with the services performed hereunder. Except however, and notwithstanding any other terms in or applicable to this agreement, in regards to claims, liabilities, actions, demands, losses, damages, costs and expenses caused by the negligent acts, errors or omissions of Criterium during the performance of professional services, it is expressly agreed that Criterium’s duty to defend Client shall be limited to reimbursing Client’s reasonable costs, attorney fees and expenses incurred in its own defense to the extent of the claim caused by Criterium.

Client agrees to defend, indemnify, and hold harmless Criterium from and against any claims, liabilities, actions, demands, losses, damages, costs and expenses arising out of or resulting from the use, reuse or modification of the information for any project other than the named project or any third-party not granted reliance on Criterium’s reports and services.

Section 7: Ownership of Documents

All reports, field data, field notes, calculations, estimates and other documents prepared by Criterium, as instruments of service, shall remain the property of Criterium. Our ownership includes all associated copyrights and the right of reuse, regardless of whether or not the Project is completed. Criterium shall, upon receipt of full payment for services rendered, grant Client a limited, exclusive, revocable license to use the reports and other deliverables for the project specified (only). Any use other than on the named project is strictly prohibited. Any reuse or modification of the documents, without written verification, completion, or adaptation by Criterium, as appropriate for the specific purpose, will be at Client's sole risk and without liability or legal exposure to Criterium. Client agrees that all reports furnished to Client or his agents, which are not paid for, will be returned upon demand and will not thereafter be used by Client for any purpose whatever. Client shall defend, indemnify, and hold harmless Criterium from any and all claims arising from Client's reuse, modification, or disclosure of the instruments of service or other work product produced hereunder to any third parties.

Criterium will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to Client at all reasonable times.

Section 8: Copies of Document

Subject to the terms in the preceding section, Criterium agrees to furnish client with an electronic copy of our report, drawings, or documents relating to the services performed. Hard copies, bound or unbound, may be provided upon request at a charge of $0.75/page or cost plus 10 percent at Criterium Engineers sole discretion. Criterium shall retain an electronic copy of the final report in its files for a period of five years.

Section 9: Client Responsibilities

Client agrees to provide all requested and relevant information in a timely manner. Failure to provide information within the agreed upon timeframe may delay the completion of the services within the agreed upon timeframe. It is not the responsibility of Criterium to verify the accuracy or relevance of the information supplied. Criterium is relying on the accuracy, completeness and appropriateness of client-provided information.

Criterium is performing the Services so that Client may utilize the information and recommendations contained in the reports, produced as instruments of service, which are not intended to be comprehensive, to effect prudent and timely decisions necessary for, among other things, the purchase, refinance, budgeting, planning, care, operation and maintenance of the property, as well as the safety of the occupants and other users.

Unless clearly defined in the project's scope, it is understood and agreed that Criterium shall not be responsible for implementing the recommendations as part of its Services. Criterium shall not be responsible or liable for Client's determination to implement or not implement Criterium's recommendations, or for the services performed by any consultant(s) and/or contractor(s) whom Client may select to implement such recommendations. Further, it is understood that Criterium is not responsible or liable, and Client shall hold Criterium harmless, for any effects or hazardous conditions on the property, including the services or work performed by the consultant(s) and/or contractor(s) in the design and construction of the property.

Section 10: Images

Client hereby acknowledges and agrees that Criterium and/or its agents may create or obtain images, photographs, and/or video and/or audio recordings of the Property during the Project, including inspection of the Property (collectively, "Images"). Client agrees that Criterium may use such Images for Criterium purposes, including but not limited to education, internal training, scholarship, research, marketing, advertisement, and promoting Criterium's website, products, services, or ideas.

Section 11: Force Majeure

The engineer shall not be responsible or liable for any failure or delay in the performance of its obligations under this contract arising out of or resulting from any cause or event beyond our control, such as war, strike, crime, epidemic/pandemic, regulations and/or restriction imposed by any government agency, or other event.

Section 12: Termination and Assigns

This agreement to perform engineering services may be terminated by either party by written notice. In the event of termination, Criterium shall be paid for services performed and expenses incurred up to the termination notice date, plus any expenses or penalties resulting from the termination. Neither the Client nor Criterium may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

Section 13: Disputes

If, in your opinion as our client, or that of any third party granted reliance on Criteriums' reports or services, Criterium was negligent or in breach of contract, to the fullest extent permitted by law, any action arising out of or related to the services provided must be brought to our attention no later than one (1) year after our field visit. In the event this limiting period is not enforceable under the applicable jurisdiction, then the period shall be revised to reflect the shortest duration legally enforceable or, if no limiting period is enforceable, then this provision shall be stricken without voiding the remaining provisions of the Agreement.

Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

In addition to and prior to arbitration, the parties agree to negotiate all disputes in good faith for a period of thirty (30) days from the date of bringing the concerns to our attention. If such negotiations do not resolve the concerns, the parties shall further endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association.

In no event shall the demand for mediation be made after the date when institution or legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

If the Client brings an action against Criterium and Criterium prevails, Criterium shall be entitled to recover costs and expenses, including reasonable attorneys' fees and costs.

Updated 10/15/2022

Criterium Liszkay Engineers
1075 Beecher Crossing N., Suite D
Gahanna, Ohio 43230
614.418.7200
www.clengineers.com

KAMAN & CUSIMANO LLC

COMMUNITY ASSOCIATION ATTORNEYS

Beau W. Chinn, Esq.
bchinn@kamancus.com
216-696-0650

50 Public Square, Suite 2000
Cleveland, Ohio 44113
Fax: 216-771-8478

August 9, 2023

VIA CERTIFIED & ORDINARY MAIL

Valore Properties, Inc.
c/o Anthony M. Valore, Statutory Agent
23550 Center Ridge
Westlake, Ohio 44145

Re: Hampton Place Home Owners Association, Inc.

Dear Mr. Valore:

Please be advised that the undersigned represents Hampton Place Home Owners Association, Inc. ("Association"). As you are aware, Valore Properties, Inc. ("Valore") was the declarant and developer of the Association. Since the time the Association was turned over to lot owners, the Association has experienced several substantial developer-related issues.

Please be advised that the Association is experiencing substantial construction deficiencies throughout the community that are the result of poor design and construction practices. Enclosed, please find a Transition Study and Drainage Study performed by Criterium Liszkay Engineers. Among the deficiencies documented by the report are significant areas of inadequate storm water system throughout the Association.

The Association, through its Board of Directors, has an obligation to ensure that these Common Element issues are addressed in a timely manner so that owners are not exposed to additional and unnecessary expenditures. These deficiencies constitute a violation of Ohio law and demonstrate poor workmanship, for which the Association has common law remedies.

Please be advised that as the Declarant of the Association, Valore is responsible for these deficiencies. There is simply no reason for the Association to experience these issues and the result consequential damages in such relatively new renovation. The law imposes an implied warranty of good workmanship on developers in Ohio. This duty of good workmanship is in addition to any express warranties that may have been provided to the Association or lot owners.

Accordingly, please consider this the Association's official and legal demand that Valore address each and every one of these construction related deficiencies. Please provide me with your written response within the next two weeks, or by August 23, 2023. If you fail to provide a written response on or before August 23, 2023, the Association will assume that Valore is not interested in voluntarily addressing these issues and will be compelled to pursue additional legal remedies.

Please note the Association may be called upon at any time to make emergency repairs to protect the lots and other portions of the Common Elements and it intends to hold Valore responsible for any costs incurred to the extent that such repairs are related to a design or construction deficiency. In the meantime, representatives of Valore are invited and encouraged to inspect any of these deficiencies they deem necessary for the purpose of providing a written response to this letter and/or preserving any evidence. Should you wish to arrange such inspection, please contact me to discuss a suitable time for doing so.

Please be advised that in the absence of a negotiated resolution of these issues, the Association may institute legal proceedings against Valore. Accordingly, you are directed not to destroy, discard, or delete any record, information, or document, including but not limited to electronically stored information, or physical evidence that may be relevant to these issues or to the Association's claims. Ohio law recognizes the tort of spoilation, or the interference or destruction of evidence, and provides for damages proximately resulting therefrom. It is not a defense to such a claim that the record or document was destroyed or deleted as part of a records retention policy, once you are provided with this notice or otherwise should reasonably be aware that litigation may result.

Thank you for your immediate attention to this matter. I am sure you agree that it is in the best interest of all parties involved that the Association's property is constructed in a first-class condition. If you have any questions or would like to discuss the matter further, please do not hesitate to contact me.

Sincerely,



BEAU W. CHINN, Esq.

BWC:arr
Enclosure
cc: All Board Members (via electronic mail only)
Community Association Manager (via electronic mail only)

TRANSITION STUDY

HAMPTON PLACE HOMEOWNERS ASSOCIATION INC.
NORTH RIDGE, OHIO

Prepared for:

HAMPTON PLACE HOMEOWNERS ASSOCIATION INC.
NORTH RIDGE, OHIO

Prepared by:

Criterium-Liszkay Engineers
1075 Beecher Crossing North, Suite D
Gahanna, OH 43230614-418-7200
www.criterium-liszkay.com

JULY 11, 2023

CONTENTS

1.0 INTRODUCTION……...2

2.0 EXECUTIVE SUMMARY 3

3.0 PURPOSE & SCOPE 3

3.1 PURPOSE 3
3.2 SCOPE 3
3.3 SOURCES OF INFORMATION 4
3.4 STANDARDS OF REFERENCE..... 4

4.0 DESCRIPTION..... 4

5.0 SITE IMPROVEMENTS 5

5.1 TOPOGRAPHY..... 5
5.2 STORM DRAINAGE 5
5.3 PAVING & CURBING..... 8
5.4 FLATWORK 8
5.5 LANDSCAPING & APPURTENANCES..... 8

6.0 STRUCTURE..... 9

6.1 STRUCTURE 9
6.2 VENTILATION..... 9

7.0 INTERIOR & EXTERIOR SYSTEMS 9

7.1 ROOFING SYSTEMS 9
7.2 INTERIOR FINISHES 9
7.3 EXTERIOR - FINISHES 9
7.4 BALCONIES……..…….…….9

8.0 MECHANICAL SYSTEMS..... 9

8.1 ELECTRICAL SYSTEMS..... 9
8.2 PLUMBING SYSTEMS..... 9
8.3 HVAC SYSTEMS 10
8.4 POOL SYSTEMS ……..……..10

9.0 MISCELLANEOUS 10

9.1 AMENITIES……..……10

10.0 CONCLUSION 10

11.0 LIMITATIONS..... 10

APPENDIX A: Project Photographs
APPENDIX B: Professional Qualifications

1.0 INTRODUCTION

Hampton Place Homeowners Association Inc. authorized Criterium–Liszkay Engineers to conduct a Building Evaluation and Transition Study for Hampton Place Homeowners Association Inc. located in North Ridge, OH. Construction at the community is still ongoing.

It is at this point (transition) in the development of a homeowners project that it is important for the newly formed Association to determine if the project is in reasonable compliance with the original construction documents, municipal approvals and construction industry standards. Hampton Place Homeowners Association Inc. has commissioned this study to answer that question.

This report is intended to be used by Hampton Place Homeowners Association Inc. as a tool to evaluate the condition of the property to determine what, if any, negotiations are needed with the developer to assure a smooth transition. The recommendations in this report should also be tempered by any agreements in the bylaws or other documents related to the development and ownership of this Association.

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2.0 EXECUTIVE SUMMARY

A transition study was undertaken to determine if the Homeowners Association project is in reasonable compliance with the original construction documents, municipal approvals and good construction practice. The Association's property is generally in good condition, however, items of concern were observed and reported, including:

- Most of the homes in the Association do not have underground downspout drains. The lack of downspout drains is causing drainage issues in many of the yards.

- Some defects with the storm water drainage system were found and are detailed in Site Drainage Inspection report and in this study.

For a more detailed discussion of all of our findings and other material deficiencies, refer to the appropriate sections of this report.

3.0 PURPOSE & SCOPE

3.1 Purpose

The purpose of this study is to determine if this project is in substantial compliance with the construction documents, applicable municipal approvals, and reasonable construction standards. It is reasonable for the Association to expect that the complex has been completed consistent with the noted standards. To the extent that it is not, it is reasonable for the Association to expect that the developer will complete those items noted so that the Association can focus on ongoing maintenance of the complex.

3.2 Scope

This study has been performed according to the scope as generally defined by the Hampton Place Homeowners Association Inc. and Criterium–Liszkay Engineers. The findings and recommendations are based on interviews with some of the unit owners and an investigation of the buildings and site. The investigation involved, in particular, the pool building, paved areas, utilities (to the extent visible), storm water system and the retention ponds.

The report contains the following:

- A description of the overall condition of building components and systems that are the responsibility of the Association, and conditions that may limit the expected useful life of the building and its components.

- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the community.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the

responsibility of the Association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 12.0.

3.3 Sources of Information

Onsite inspection of the property occurred on April 10, 2023.

The following people were interviewed:

- Hannah Hildebrandt, Property Manager
- Homeowner at 36193 Atlantic Ave.

The following documents were made available to us for review:

- As Built drawings for Phases 1 - 7

3.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

4.0 DESCRIPTION

The community currently consists of 304 unit residence homes, and a pool and pool building. The overall site includes two main entrances, 14 storm retention ponds, concrete streets and concrete sidewalks.

The homes and development have been constructed in phases starting in 2009. Phases 7 and 8 are currently under construction. The final total number of homes will be 260.

The electric service, natural gas service, domestic water service, sanitary piping and storm piping are all underground.

The Association is responsible for the pool, the pool building and the parcels of land with the retention ponds.

5.0 SITE IMPROVEMENTS

5.1 Topography

Description

The site is relatively flat and slopes towards 14 storm retention ponds. The homes sit higher than the surrounding land and roads.

Evaluation

Overall, the topography is in good condition.

Compliance

Based on our evaluation, we find the topography was generally in compliance with the standards.

5.2 Storm Drainage

Description

The slope of ground around the foundations of the homes is generally sufficient to drain water away from the foundations of the buildings. Storm water from the front of the buildings drains to the concrete streets and then into catch basins along the sides of the streets. The water from the rear of the homes generally drains into drainage swales and channels and into retention ponds.

Evaluation

Water ponds in some of the backyards and improvements of the drainage systems are needed.

Compliance

Based on our evaluation, we find the following defects with the drainage system. Referenced areas are shown in the attached map.

- Most of the homes in the Association do not have underground downspout drains. The lack of downspout drains is causing drainage issues in many of the yards. Although not required by building code, it is industry standard to install underground downspout drains for new homes. We recommend underground downspout drains be installed for all the homes. The underground downspout drains should outlet to the street, ponds or into the stormwater system.

- Area P1 - The area surface drain at the southwest corner of P1 near the adjacent property white shed is located slightly above grade. This elevation will make it difficult for water collected in this area to enter the surface drain. It is recommended to lower the grate elevation to be slightly below grade.

- Area H2 – H2 is a large open grass area. The grass in this area appears to be sustaining damage due to the saturated condition of the ground

in this area. This condition can be improved by installing underground downspout drains for the homes in around this area.

- Areas J1, J2 and J3 - This area consists of a swale running generally north south between the back yards of the houses along the west side of Windemere Place and the base of the slope to the east of the wooded area. It appears that runoff drains to this swale from both the backyards and the wooded area. The swale then takes water towards pond P10. This swale does not appear to have sufficient slope to drain water to the north. The swale area was soggy and had standing water.

  It is recommended to improve the condition of this area by providing well-draining stone along a 6" diameter perforated underground drain tile to allow runoff captured in this area to flow more quickly towards the outlet.

- Area K - North end of the swale adjacent to the east side of pond P7. The water in the swale appeared stagnant at this location, with heavy algae growth. It is recommended to inspect this area after construction of the homes near the south end of pond P7 is substantially completed.

- Area M1 - This north-south swale M1 between houses on Thornbury Street does not have enough grade elevation drop to P11. If water ends up in this swale there is not sufficient slope to allow it to flow to P11. The area was found to be dry during the time of the inspection.

  It is recommended to re-grade this swale to provide a minimum 1.2% slope downwards towards P11. If there is insufficient elevation change than well-draining stone along a 4" diameter perforated underground drain tile can be installed to allow runoff captured in this area to flow more quickly towards P11.

- Area M2 – Water ponds in this area. It appears that the stone swale to the right is intended to drain this area to the pond P11. It is recommended to re-grade this area so that all water drains properly to the swale leading to P11.

- Area M3 - There is wood and plant debris in the area of the outlet of the pipe from the street catch basin at the end Covey Drive. It is recommended to remove this debris to ensure the pipe can drain properly.

- Area O - This west to east ground swale does not appear to have sufficient slope or a clear flow path to drain to the east and north as intended. There are areas choked with vegetation. There is standing water in some parts of the swale. Most of the houses that back up to this swale appear to have stormwater pipe discharge outlets either from sumps or gutters draining into this swale.

  There is a north-south swale near the west end of this west to east swale to take water to P11 and to the south across Atlantic Ave. This

swale had standing water and areas choked with vegetation similar to the west to east swale.

Standing water was observed at the east end of the swale to the west of Covey Drive. No readily apparent obstructions were observed in this area, so unless this is intended to pond it appears likely that the grading in this area was not executed correctly.

It is recommended that the debris be cleared from the swale. If the standing water is of concern to the residents, then the grade should be modified to provide a minimum 1.2% slope from one end of the swale to the other. The slope and swale bottom should be capable of eliminating standing water and draining all water to the appropriate intended swale outlets. The banks of the swale should not be sloped more than 3 horizontal to 1 vertical.

- Area P3 - The edge of the pond where it contacts the grassy areas appears to be eroding away in some areas. The installation of stone rip-rap or similar edge reinforcement is recommended to prevent further edge erosion. The pond appears to have some algae.

- Area P6 - The edges of this pond appeared sound, with some vegetation growth. The pond edges appeared stable. There was some level of algae growth in this pond. Algae control or treatments may be necessary in the future.

- Area P7 - The edges of this pond have not yet developed strong vegetation around the entire perimeter. Erosion of the soil around the concrete inlet structure at the southwest corner of the pond was observed. The builder should be taking steps to prevent this grade erosion. This pond drains to the east into a north-south swale. It is recommended to take steps to stop the erosion at the pond inlet structure. It is recommended to monitor the pond perimeter vegetation to ensure that it develops adequately.

- Area P11 - Along the south side slope of pond: All houses on Thornbury Street that back up to P11 appear to have stormwater outlets discharging from the rear of the yard and draining onto slope down to the pond. It is recommended to extend these underground drain pipes closer to the pond.

- Backyard of 36193 Atlantic Avenue - There is standing water in the backyard after rain. Underground downspout drains should be installed. If the issue still persists, it is recommended to improve the condition of this area by providing well-draining stone along a 4" diameter perforated underground drain tile to allow runoff captured in this area to flow more quickly towards the catch basin.

5.3 Paving & Curbing

Description The community has concrete roads and curbs. The roads are public right of way and not the responsibility of the Association.

There is a parking lot for the pool. Two handicap parking spaces are included in the parking lot. The parking lot is the responsibility of the Association.

Evaluation Overall, the paving and curbing is in good condition. Minor cracking was observed in a few areas.

Compliance Based on our evaluation, we find the paving and curbing to be in compliance with the standards.

5.4 Flatwork

Description The sidewalks on the site were constructed of concrete. The sidewalk are within the public right of way and maintained by the city.

Evaluation Overall, the flatwork is in good condition.

Compliance Based on our evaluation, we find the flatwork to be in compliance with the standards.

5.5 Landscaping & Appurtenances

Description There is some landscaping at the two entrances that the Association is responsible for maintaining.

Evaluation Overall, the landscaping appears in good condition.

Compliance Based on our evaluation, we find that the landscaping and appurtenances are in compliance with the standards.

6.0 STRUCTURE

6.1 Structure

Description The Association is responsible for the pool building that is built on a concrete slab.

Evaluation Overall, the structure of the pool building is in good condition.

Compliance Based on our evaluation, we find the structure is in compliance with the standards.

6.2 Ventilation

Description Bathroom ventilation for the pool building is provided by exhaust fans. Roof ventilation for the pool building is provided.

Evaluation The ventilation is in good condition.

Compliance Based on our evaluation, we find the ventilation is in compliance with the standards.

7.0 INTERIOR & EXTERIOR SYSTEMS

7.1 Roofing Systems

Description The roof of the pool building is covered with asphalt shingles.

Evaluation The roofing system of the pool building appears in good condition.

Compliance Based on our evaluation, we find the roofing system is in compliance with the standards.

7.2 Interior Finishes

Description The walls and ceiling in the pool building are finished with drywall.

Evaluation Overall, the interior finishes in the pool building are in good condition.

Compliance Based on our evaluation, we find the interior finishes in the pool building are in compliance with the standards.

7.3 Exterior - Finishes

Description The exterior of the pool building is covered with simulated wood siding and stone veneer.

Evaluation Overall, the exterior finishes of the pool building are in good condition.

Compliance Based on our evaluation, we find the exterior finishes are in compliance with the standards.

8.0 MECHANICAL SYSTEMS

8.1 Electrical Systems

POOL BUILDING ELECTRICAL SYSTEMS	
Amperage	200 amps
Voltage/Phase	120/208 volts
Service Entrance	Underground
Branch wiring:	Romex wiring with GFCI protective devices

Table 8: Electrical System Summary

Description Electrical service to the pool building building is provided underground. The building has a 200 amp panel.

Evaluation The electrical system for the pool building is in good condition.

Compliance Based on our evaluation, we find the electrical systems for the pool building to be in compliance with the standards.

8.2 Plumbing Systems

Description	Water and sewer are supplied to the pool building for its restrooms.
Evaluation	The plumbing system for the pool building appeared to be in good condition.
Compliance	Based on our evaluation, we find the plumbing systems for the pool building are generally in compliance with the standards.

8.3 HVAC Systems

Description	The pool building is heated by electric resistance heaters. The heaters prevent the pool equipment and restrooms from freezing during the winter.
Evaluation	Overall, the heating system for the pool building appears to be in good condition.
Compliance	Based on our evaluation, we find the heating system for the pool building to be in compliance with the standards.

8.4 Pool Systems

Description	There is a pool heater, pump, filtration system and chemical injection system for the pool.
Evaluation	The mechanical equipment for the pool appears to be in good condition.
Compliance	Based on our evaluation, we find the mechanical equipment for the pool building to be in compliance with the standards.

9.0 MISCELLANEOUS

9.1 Amenities

Description	The Association has a pool that it maintains.
Evaluation	The pool was covered during the inspection and not inspected. The concrete pool deck appears to be in good condition.
Compliance	Based on what was visible, we find the to be in compliance with the standards.

10.0 CONCLUSION

A transition study was undertaken to determine if the homeowners Association project is in reasonable compliance with the original construction documents, municipal approvals and good construction practice.

In summary, we consider the pool building and site to be generally good condition, except for the drainage problems previously identified. Based on our observations, there are immediate drainage deficiencies that need to be addressed.

Criterium-Liszkay Engineers can be available to answer any questions the Association may have regarding this report. We may be able to provide guidance and direction concerning the conditions reported. We appreciate the opportunity to complete this transition study for the Hampton Place Homeowners Association.

11.0 LIMITATIONS

Criterium-Liszkay Engineers shall perform duties to at least the professional standards consistent with a licensed, Professional Engineer, but does not guarantee or warrant that all adverse conditions concerning the property can be or will be discovered and included in the report. The photographs are an integral part of this report and must be included in any review.

This study is limited to the visual observations made during our inspection. We did not undertake any excavation, conduct any destructive or invasive testing, remove surface materials or finishes, or displace furnishings or equipment. The observations described in this study are valid on the dates of the investigation. We do not render an opinion on uninvestigated portions of the community.

Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection.

We did not perform any computations or other engineering analysis or design as part of this study, nor did we conduct a comprehensive code compliance investigation. Likewise, this is not a structural or seismic assessment.

This information in this study is not to be considered a warranty of condition, quality, compliance, or cost. No warranty is implied.

The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report. Criterium-Liszkay Engineers prepared this confidential report for the review and use of the Board of the Association. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify, defend and hold Criterium-Liszkay Engineers, its subsidiaries, affiliates, officers, directors, members, shareholders, partners, agents, employees and such other parties in interest specified by Criterium-Liszkay Engineers harmless for any damages, losses, or expenses they may incur as a result of its use. Any use or reliance of the report by an individual or party other than shall constitute acceptance of these terms and conditions.

If you have any questions about this study please feel free to contact us. Thank-you for the opportunity to be of assistance to you.

Respectfully submitted,



Matthew R. Johnson, P.E.
P.E. License #: E-73529 State of Ohio
Criterium-Liszkay Engineers

Appendix A: PROJECT PHOTOGRAPHS

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: An aerial view of the property from Google Earth

Photo Number
1



Description: A map of the property with drainage areas marked on the map

Photo Number
2

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: One of the entrances signs

Photo Number
3



Description: One of the entrances into the property

Photo Number
4

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: A typical view of the concrete streets and sidewalks

Photo Number
5



Description: A typical catch basin in the street

Photo Number
6

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: A typical mailbox station

Photo Number
7



Description: A typical fire hydrant

Photo Number
8

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: A typical street sign

Photo Number
9



Description: A typical retention ponds

Photo Number
10

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: Another retention pond

Photo Number
11



Description: Another retention pond

Photo Number
12

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: Another retention pond

Photo Number
13



Description: The front of the pool building

Photo Number
14

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: The right side of the pool building

Photo Number
15



Description: The pool

Photo Number
16

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: Tables for the pool

Photo Number
17



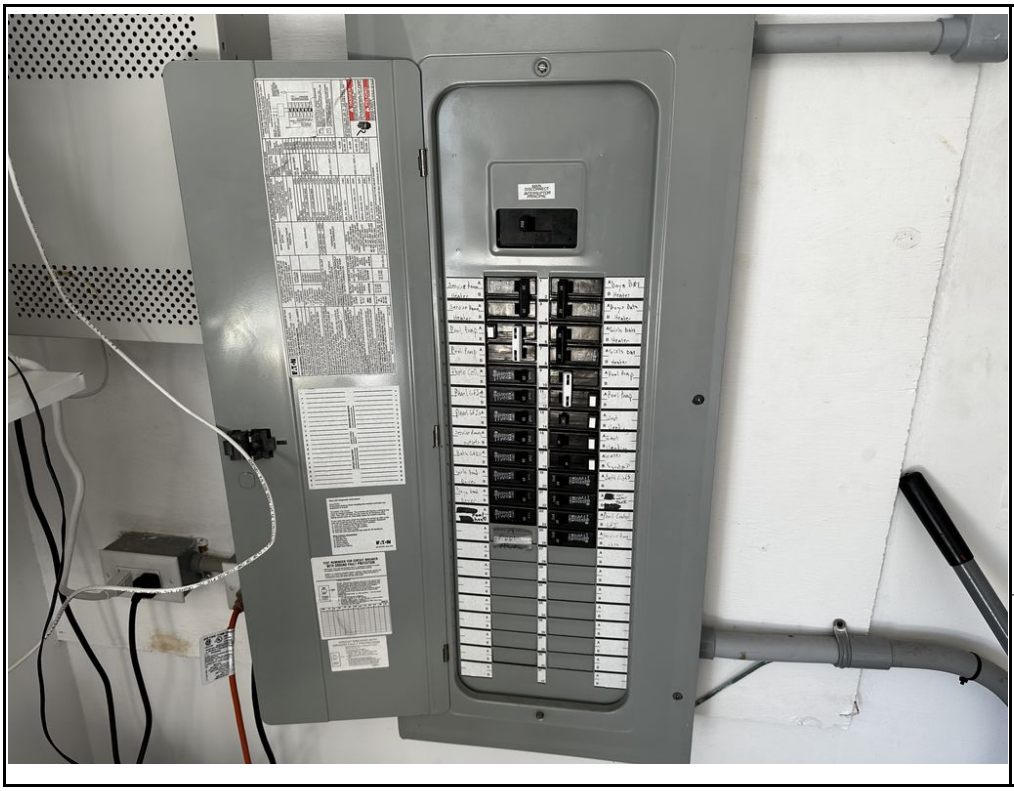
Description: The mechanical equipment for the pool

Photo Number
18

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: The electrical panel for the pool building

Photo Number
19



Description: The parking lot for the pool

Photo Number
20

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: Most of the homes in the Association do not have underground downspout drains. The lack of downspout drains is causing drainage issues in many of the yards.

Photo Number
21



Description: A homeowner has run a drainage pipe across the yard in an attempt to get water away from the home and out of the yard. Underground drains should be installed.

Photo Number
22

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: A photo of the backyard of 36193 Atlantic Avenue provided by the homeowner, there is standing water in the backyard after rain. Underground downspout drains should be installed to help alleviate this water. A French Drain may also need to be installed.

Photo Number
23



Description: The area surface drain at the southwest corner of P1 near the adjacent property white shed is located slightly above grade. This elevation will make it difficult for water collected in this area to enter the surface drain. It is recommended to lower the grate elevation to be slightly below grade.

Photo Number
24

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: H2 is a large open grass area. The grass in this area appears to be sustaining damage due to the saturated condition of the ground in this area. This condition can be improved by installing underground downspout drains for the homes in around this area.

Photo Number
25



Description: Areas J1, J2 and J3 - This area consists of a swale running generally north south between the back yards of the houses along the west side of Windemere Place and the base of the slope to the east of the wooded area. It appears that runoff drains to this swale from both the backyards and the wooded area. The swale then takes water towards pond P10. This swale does not appear to have sufficient slope to drain water to the north. The swale area was soggy and had standing water.

Photo Number
26

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: Area K - North end of the swale adjacent to the east side of pond P7. The water in the swale appeared stagnant at this location, with heavy algae growth. It is recommended to inspect this area after construction of the homes near the south end of pond P7 is substantially completed.

Photo Number
27



Description: Area M1 - This north-south swale M1 between houses on Thornbury Street does not have enough grade elevation drop to P11. If water ends up in this swale there is not sufficient slope to allow it to flow to P11. The area was found to be dry during the time of the inspection.

Photo Number
28

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: Area M2 - Water ponds in this area. It appears that the stone swale to the right is intended to drain this area to the pond P11. It is recommended to re-grade this area so that all water drains properly to the swale leading to P11.

Photo Number
29



Description: Area O - This west to east ground swale does not appear to have sufficient slope or a clear flow path to drain to the east and north as intended. There are areas choked with vegetation. There is standing water in some parts of the swale. Most of the houses that back up to this swale appear to have stormwater pipe discharge outlets either from sumps or gutters draining into this swale.

Photo Number
30

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023

CRITERIUM ENGINEERS



Description: Area P3 - The edge of the pond where it contacts the grassy areas appears to be eroding away in some areas. The installation of stone rip-rap or similar edge reinforcement is recommended to prevent further edge erosion. The pond appears to have some algae.

Photo Number
31



Description: Area P6 - The edges of this pond appeared sound, with some vegetation growth. The pond edges appeared stable. There was some level of algae growth in this pond. Algae control or treatments may be necessary in the future.

Photo Number
32

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: Area P7 - The edges of this pond have not yet developed strong vegetation around the entire perimeter. Erosion of the soil around the concrete inlet structure at the southwest corner of the pond was observed. The builder should be taking steps to prevent this grade erosion. This pond drains to the east into a north-south swale. It is recommended to take steps to stop the erosion at the pond inlet structure. It is recommended to monitor the pond perimeter vegetation to ensure that it develops adequately.

Photo Number
33



Description: Area P11 - Along the south side slope of pond: All houses on Thornbury Street that back up to P11 appear to have stormwater outlets discharging from the rear of the yard and draining onto slope down to the pond. It is recommended to extend these underground drain pipes closer to the pond.

Photo Number
34

Location
Hampton Place
North Ridge, Ohio

Photos Taken by:
Matthew Johnson, PE

Inspection Date:
April 11, 2023



Description: An area of the street with some curb damage

Photo Number
35

Appendix B: PROFESSIONAL QUALIFICATIONS

LISZKAY CRITERIUM ENGINEERS

BUILDING INSPECTION ENGINEERS
PROUDLY SERVING CENTRAL OHIO SINCE 1970

Matthew Johnson, P.E.

Senior Inspection Engineer

Matthew Johnson is a licensed mechanical engineer from Columbus, Ohio with over 18 years of experience in engineering-related services. He has extensive experience performing home, structural and commercial building inspections. He is also experienced with conducting Reserve Studies and Transition Studies for condominium associations.

Mr. Johnson has designed and prepared subdivision, water, sewer, storm water, and building plans (Occupancy Permits, structural, electrical, plumbing and HVAC). He has experience in providing construction support for a boiler renovation project at a power plant. He also has experience in land surveying and has performed field surveys and prepared survey plats, condominium plats and legal descriptions

In addition to his qualifications and experience in engineering, Matt serves on the board of a 46-unit condominium association.

EDUCATION AND PROFESSIONAL AFFILIATION

- The Ohio State University, BS Mechanical Engineering and Concentration in Economics (June 2004)
- Licensed Professional Engineer Since 2008 - State of Ohio, E-73529

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Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

7691 Avon Belden Road, North Ridgeville, Ohio 44039
Location address

07-00-022-101-065;015;013;086
Parcel number

R-1 with conditional use for Senior Planned Residential
Current zoning

Ridgeville Farms
Proposed project

APPLICANT/AGENT INFORMATION

David Elsey/HL Construction Services, agent for SLK Capital Holdings, LLC
Name/Company

200 Public Square, Cleveland, Ohio 44114
Applicant address

216-621-0150
Applicant phone

delsey@hahnlaw.com
Applicant email

PROPERTY OWNER INFORMATION

Ronald L. and Karen E. Ware
Name/Company

7691 Avon Belden Road, North Ridgeville, Ohio 44039
Property owner address

440-327-9890
Property owner phone

kw5328@aol.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

DocuSigned by: karen ware
Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ	AUG 18 2023	
	Planning Fee Paid	Engineering Fee Paid	
	1500.00 ck 26679		

DocuSign Envelope ID: 2167 1000-1 000 410D-B000-400B04B1 0BB1

Planning Commission
APPLICANT GUIDE

COMMISSION AUTHORITY
The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS
Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES
See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS
For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE
The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION
Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

CITY OF NORTH Ridgeville EST 1810

Planning Review

August 23, 2023

Project: Ridgeville Farms Senior Housing
PPNs: 07-00-002-101-013, 07-00-002-101-015, 07-00-022-101-065, 07-00-022-101-086
District: R-1 Residence District

Project Summary:

The proposal consists of final development plan approval and a lot consolidation for Ridgeville Farms, a proposed senior citizen planned residential development in the R-1 Residence District. As a rental community, the project is a single development rather than a traditional residential subdivision. No HOA will be created as a result.

On August 26, 2021, the BZBA approved a conditional use for this senior development based upon the project being age restricted to a 55 and older community and no more than 58 total units. BZBA also approved a variance to allow up to 60% of the units to be a minimum of 750 square feet and one covered parking space per unit plus one off-street (driveway) visitor parking space.

On October 12, 2021, the project was preliminarily approved by Planning Commission with a condition of approval that a sound barrier be constructed along the highway. Since this approval, the applicant made application to the State for low-income tax credits to fund construction of the project, unsuccessfully in 2022 and then successfully in 2023. With funding in place, the applicant is now seeking final approval with some amendments to the original proposal.

The number of dwelling units has decreased from 58 to 52. Floor plans and elevations have been provided for the dwelling units and clubhouse. Buildings will be constructed of a combination of brick and siding with vinyl windows and asphalt shingle roofs. Dwellings will have front porches and single car garages.

Access is provided from Avon Belden Road, a minor arterial road. Previously, it was stated that the internal streets would be 26 feet wide and dedicated city streets. The proposed roads are 26 feet wide; however, the applicant is proposing private streets rather than public roads. Sidewalks are included along the street and additional paths are provided throughout the development. In addition to the clubhouse parking area, 16 landbanked parking spaces are provided.

A detailed landscape plan has been provided. Foundation landscaping is shown in the front yard of each dwelling unit and at the community building. Code requires a 20-foot perimeter buffer adjacent to neighboring residential property, where landscaping or screening to a minimum height of 6 feet is required. This has been provided along a portion of the north property line. Planning Commission should determine the sufficiency of limiting the perimeter buffer to the area with dwellings only. Landscape screening and a 6-foot mound are proposed to provide a sound barrier along the highway. Planning Commission should determine the sufficiency of this screening for sound protection.

The fields designated on the development plans will be used by a nonprofit organization to plant and harvest fruits and vegetables. The farming element will be used as part of the programming and resources available to residents of the development. Paths are provided to provide workers with vehicle access to these sites.

Two stormwater management basins are proposed to collect runoff. Existing ponds and wetlands on the property will be preserved.

A lighting plan has been provided. Decorative post top lights are proposed for street lighting.

Aside from typical street signs, the applicant has not indicated any intent to construct an entrance sign to the development at this time.

Recommendations:

- Bring color elevations and/or material board to Planning Commission meeting.
- Provide evidence of easement or ownership where proposed improvements (drives, paths, utilities etc.) cross property lines.
- Provision of sanitary sewer service must meet Engineering requirements.
- Planning Commission should act on both the proposed development plan and lot consolidation.

Planning Commission Comment Sheet

PROJECT INFORMATION

Ridgeville Farms Subdivision	
Proposed project	
7691 Avon Belden Rd	07-00-022-101-065; 015; 013; 086
Location	Parcel number
9.12.2023	8.31.2023
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Ridgeville Farms Subdivision final plat approval is very similar to the preliminary plan approval, only there are only 52 units proposed instead of 58 units.
Addressing this subdivision will be a challenge because of the street configuration and the street names.
Applicant needs to comply with the BZBA variance for unit size fo smaller units and the allowable number of smaller units.

SUBMITTED BY

Guy M. Fursdon	**Chief Building Official**
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Ridgeville Farms Subdivision	
Proposed project	
7691 Avon Belden Rd	07-00-022-101-065; 015; 013; 086
Location	Parcel number
9.12.2023	8.31.2023
Meeting date	Comments due

RECOMMENDATIONS

Pursuant to NRCO 1250.02(b)(7), a Senior Citizen Planned Residential Development is deemed to be an appropriate conditional use in an R-1 Residence District.

In evaluating any current requested changes to the previously approved plan, bear in mind the variance and concessions already approved by the BZA and the Planning Commission when Ridgeville Farms originally applied.

NRCO 1250.02(b)(7)(A): No Senior Citizen Planned Residential Development shall be approved that does not "strictly comply" with the requirements. Further, (A)(4) requires that the developer "remain consistent with the requirements and conditions of all ordinances pertaining to Senior Citizen Planned Residential Developments."

(b)(7)(ii)(3), common areas shall be maintained and controlled through, (a) a homeowners association and (b) association bylaws or code of regulations submitted to the law department. Because these units were approved as rentals, no HOA was organized (there were no homeowners) and no bylaws exist. Additionally, no development agreement was required because the development was treated more like a commercial endeavor as a rental project without individual ownership of the units. No subdividing of the land was anticipated. The streets in the project were presented as all city streets to be maintained by the city.

NRCO 1250.02: The minimum floor area for dwelling units: (a) for a one-bedroom unit, a minimum of 1,000 sq. ft. At the August 26, 2021 BZBA meeting it appears the only variance asked for was to decrease this requirement to 750 sq. ft. Approval by the BZBA of this change limited the number of units to 58 units and 60% could be 750 sq. ft. That was the only variance asked for and approved.

The ordinance also calls for two parking spaces per dwelling unit and that all required spaces shall be enclosed. The submitted plan called for just one garage space. The project received approval. Regarding Planning Commission Review, the ordinance states for a second time at the end of 1250.02 "No application for approval ...that [does] not strictly comply with the provisions of this section shall be approved by the Planning Commission."

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

SUBMITTED BY

T. Morgan	Assistant Law Director
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Bowen+

SITE PLAN REVIEW
CITY OF NORTH RIDGEVILLE

Date:	8/28/2023	
To:	Eric Brown, P.E.	ebrown@nridgeville.org
CC:	Christina Eavenson, P.E.	ceavenson@nridgeville.org
From:	David Bradt, P.E.	dbradt@rlba.com
Owners:	Ronald and Karen Ware; Veronica Thibo Trustee	
Architect:	RDL Architects	
Engineer:	Aaron Appell, P.E. Bramhall & Assoc.	

Review No.:	1, Preliminary
RLBA No.:	13736.00C
Subject:	Ridgeville Farms
Address:	7691 Avon Belden Rd
PPN:	07-00-022-101-065; -015; -013; -086
Plans Rec'd:	8/22/2023
Zoning:	R-1

Notes/Description: Preliminary plan - Duplex rental units

Recommendation: Following comments to be addressed.

No.	Comment	Ref	Comment				
			08/28/23	TBD	TBD	TBD	Addressed
	General						
1.01	Remove word 'potential' from wetland 'A' as it's been confirmed by a delineation per note. Provide report.		X				
1.02	Show proposed access for long-term maintenance of each SWM basin. Access route to support necessary maintenance equipment. Need access to both inlet and outlet.		X				
1.03	Permit required from Ohio EPA for sanitary sewer extension.		X				
1.04	Ditch contours north of wetland 'A' are cut off. Show continuation.		X				
1.05	Provide additional detail on blanket easement to The Ohio Fuel Gas Co.		X				
1.06	Compliance with Chapter 1056 NRCO, including stormwater management calculations and long-term maintenance agreement required for permit submittal.		X				
	Sheet ###						
2.01							
2.02							
2.03							
2.04							
	Sheet ###						
3.01							
3.01							
3.03							
3.04							

	Sheet ###						
4.01							
4.02							
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6.03							
6.04							
	Sheet ###						
7.01							
7.02							
7.03							
7.04							
	Sheet ###						
8.01							
8.02							
8.03							
8.04							

Attachments:

1. Plans
2. N/A
3. N/A
4. N/A

This review shall not be misconstrued as relieving the applicant from any other applicable codes, requirements, or regulations. It's the applicant's responsibility to assure conformance to all applicable local, state, and federal requirements.

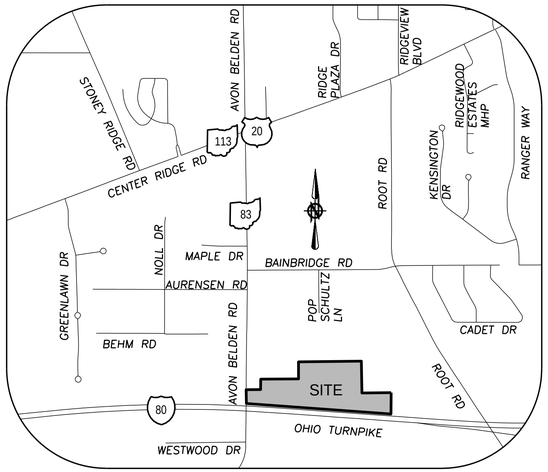
RIDGEVILLE FARMS

CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, STATE OF OHIO

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- CENTERLINE DITCH/CREEK
- EX. PAVEMENT EDGE
- EX. GAS
- EX. SANITARY
- EX. STORM
- EX. WATER
- EX. OVERHEAD UTILITIES
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND FIBER OPTIC
- EX. FENCE
- EX. 1FT CONTOUR
- EX. 5FT CONTOUR
- EX. BACK OF CURB
- EX. BUILDING
- EX. SIDEWALK
- EX. TOP OF BANK/MOUND
- EX. TREE LANDSCAPE
- EX. GUY WIRE
- EX. SET BACK
- EX. WOODS
- PROP. CENTERLINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. PAVEMENT EDGE
- PROP. GAS
- PROP. SANITARY
- PROP. STORM
- PROP. WATER
- PROP. FENCE
- PROP. 1FT CONTOUR
- PROP. 5FT CONTOUR
- PROP. BACK OF CURB
- PROP. BUILDING
- PROP. RETENSION WALL
- PROP. SIDEWALK
- PROP. WORK LIMITS
- PROP. SILT FENCE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- PROP. CATCH BASIN (2-2B)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER SERVICE VALVE
- PROP. TEE

- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
- M.N.S. MAG NAIL SET
- SOIL BORE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE VALVE
- GAS METER
- GAS VALVE
- TELEPHONE BOX
- ELECTRIC METER
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- POWER AND LIGHT POLE
- TREE (DECIDUOUS)
- TREE (CONIFER)
- TREE STUMP
- P.K.S. PK NAIL SET
- MAIL BOX
- PAPER BOX
- SIGN
- POST/BOLLARD
- **(ATG) ADJUST TO GRADE**
- **(TBR) TO BE REMOVED**
- **(TBA) TO BE ABANDONED**



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET	01
GENERAL NOTES	02-03
OVERALL EXISTING SITE & DEMO PLAN	04
ENLARGED EXISITNG SITE & DEMO PLAN	05
OVERALL SITE PLAN	06
ENLARGED SITE PLAN	07
OVERALL UTILITY PLAN	08
ENLARGED UTILITY PLAN	09
GRADING PLAN	10
SWM BASIN A DETAIL	11
SWM BASIN A DETAIL	12
SWP3 PLAN	13
SWPPP NOTES AND DETAILS	14-17
LANDSCAPING PLANS	L1.0-L1.1
PHOTOMETRIC PLAN	ES1.0

OHIO UTILITIES PROTECTION SERVICE

BEFORE YOU DIG ANYWHERE IN OHIO!
CALL 1-800-362-2764 OR 8-1-1 (TOLL FREE)
OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY)
WWW.OUPS.ORG

OUPS TICKET NOS. B125301454-00B & B125301456-00B

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

PLANS PREPARED BY

BRAMHALL ENGINEERING AND SURVEYING COMPANY

AARON P. APPELL, P.E.
REGISTERED OHIO ENGINEER NO. E-75683

STATE OF OHIO — AARON P. APPELL E-75683 — REGISTERED PROFESSIONAL ENGINEER

8-18-23
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

DRAWN BY: CAT
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 01 OF 17
JOB NO. 21-5553B

J:\21555B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\01 21-5553B TITLE SHEET.dwg Plotted: Aug 18, 2023 - 2:51pm

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

GENERAL

1. ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE
2. THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIA GAS	DAN SUREN	(440) 891-2428
TELEPHONE- WINDSTREAM	GEOFF HAMM	(440) 329-4247
ELECTRIC- OHIO EDISON	MIKE ZANNI	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 388-0416 (EXT. 625)
WATER TRANSMISION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-5226

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.

3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS. MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER, REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.
5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CRF 1926
6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.
7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COST. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGES A MINIMUM OF FOUR (4) HOURS.
8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 – MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORIST USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.
10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC, AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.
11. THE CONTRACTOR AND SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.
12. NO SLAG OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.
13. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE
14. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT- (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

EARTHWORK

1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK, ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACES WITH COMPACTED EARTH.
3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.
4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE
5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.
6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND, ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.
7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED, SEWER OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO THE SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.
9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.
10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95%OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROTECTOR TEST.

ROADWAY

1. ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRICTION SHALL BE REMOVED FRONT HE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.
2. ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE, SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR". WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TEST INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PRE-CONSTRUCTION CONFERENCE.
3. WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLECT OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER, BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."
4. CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF, CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION, THE LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.
5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON. OHIO 44057.
6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605 SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE. (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS – GENERAL

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.
2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.
3. ANY UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY; OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF HE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION. THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWER AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE. THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT. AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.
6. PRIOR TO ANY CONNECTION INTO AND EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E., TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS. TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH SILT.
7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.
8. THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.
9. AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE-SHALL BE MONOLITHICALLY CRADLED IN 2500 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THEN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.

STORM SEWERS

1. STORM SEWER CONDUIT SHALL CONFORM TOT EH FOLLOWING REQUIREMENTS:

   STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAT ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.

   A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.

   B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584

   C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

   D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

   E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (OFOT 707.33) ADS N-12, HANCOR HI-O, OR APPROVED EQUAL THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.

2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-755 OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)
4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASES OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY.
6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

OCTOBER 1, 2008 –REV. 5/11/09, 9/29/09, 12/7/09, 8/18/16, 5/9/17, 6/28/17, 6/5/20

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PREPARED FOR:

SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 02 OF 17

JOB NO. 21-5553B

J:\21555SB SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\02 21-5553B GENERAL NOTES.dwg, Plotted: Aug 18, 2023 - 2:37pm

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. THE SANITARY SEWER SHALL PASS A LOW PRESSURE AIR TEST AND A 5% DEFLECTION TEST. THESE TESTS SHALL BE CONDUCTED BY A COMPETENT TESTER, PREFERABLY AN INDEPENDENT TESTING COMPANY.
   A. DEFLECTION TEST:
      IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.
   B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D-3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GRATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM – C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FILED WITH A CONTINUOUS 4"X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS.
    A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
    B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
    C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE AND THE SANITARY SEWER WILL BE MAINTAINED.
    D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
11. THE CONTRACTOR WILL COLOR FILM BOTH SANITARY AND STORM SEWERS TO VERIFY THAT THEY ARE FREE OF DEFECTS AND FOREIGN MATTER AND THAT THEY ARE TO THE PROPER ALIGNMENT PRIOR TO FORMAL ACCEPTANCE BY THE CITY OF NORTH RIDGEVILLE. THE INSPECTION AND TESTING SHALL BE DONE BY AN EXPERIENCED AND CERTIFIED FIRM ENGAGED IN THIS TYPE OF WORK, AS APPROVED BY THE CITY. WRITTEN REPORTS FOR ALL INSPECTION AND TESTING SHALL BE SUBMITTED TO THE OWNER AND THE CITY FOR APPROVAL. ALL SEWERS WILL BE FLUSHED AND HAVE A VCR TELEVISED INSPECTION IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE SPECIFICATIONS AFTER THE COMPLETION OF THE PAVEMENT CONSTRUCTION AND SEEDING OF THE DISTURBED AREAS, BUT PRIOR TO THE ISSUANCE OF BUILDING PERMITS. IF THE INSTALLATION FAILS TO MEET THE REQUIREMENTS OF THE TESTS AND INSPECTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTS AND RETEST AND RE-FILM THE INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE THE STORM AND SANITARY SEWERS ARE TELEVISED

WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO DR18 OR DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.
3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
4. ALL FITTING FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND BLOCKED WITH WOOD.
6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-105.. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO thrust RESTRAINT.
7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.
10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4 AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11. AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS, PUSH -ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).
14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELDS, AND INSTALLED USING SOLID TYPE PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF HE VALVES.
5. ALL GATE VALVES 16 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.
2. ALL BUTTERFLY VALVES SHALL BE RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.
3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111, ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.
4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.
5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT. VALVE VANE SHALL BE HIGH STRENGTH CAST IRON ASTM A4B CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.
6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DEGREE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATED WITH NO NECK-DOWN, KEYWAYS OR HOLES TO WEAKEN IT. FOR 14 INCH AND LARGER, VALVE SHAFTS SHALL BE 18-8 STAINLESS STEEL STUB SHAFT DESIGN KEYED TO THE VANE WITH STAINLESS STEEL TAPER PINS.
7. VALVE OPERATOR SHALL BE OF THE TRAVELING-NUT TYPE, SEALED, GASKETED, AND LUBRICATED FOR UNDERGROUND SERVICE. IT SHALL BE CAPABLE OF WITHSTANDING AN OVERLOAD INPUT TORQUE OF 450 FT-LBS AT FULL-OPEN OR CLOSED POSITION WITHOUT DAMAGE TO THE VALVE OR VALVE OPERATOR. IT SHALL BE DESIGNED TO RESIST SUBMERGENCE IN WATER TO 25 FEET HEAD PRESSURE FOR UP TO 72 HOURS.
8. THE VALVE SHALL BE CAPABLE OF EASY CLOSURE BY ONE MAN USING A STANDARD VALVE KEY. EVEN UNDER EMERGENCY LINE-BREAK CONDITIONS AS SEVERE AS THOSE THAT WOULD CAUSE A VALVE MAXIMUM OPERATING TORQUE REQUIREMENT OF AS MUCH AS TWO TIMES AWWA CLASS 150B.
9. ALL VALVES SHALL BE TESTED, BUBBLE-TIGHT AIR-UNDER-WATER, BY THE MANUFACTURER AS FOLLOWS:

   4" THROUGH 12" 175 PSI
   14" AND UP 150 PSI

   IN ADDITION A 300 PSI HYDROSTATIC TEST SHALL BE GIVEN TO THE ASSEMBLED VALVE. THIS 300 PSI PRESSURE SHALL ALSO BE APPLIED AGAINST THE FULLY CLOSED VANE OF EACH VALVE TO PROVE STRUCTURAL SOUNDNESS AND ASSURE COMPATIBILITY WITH FIELD LINE TEST.

HYDROSTATIC TESTING

1. ALL WATER MAINS SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO AWWA C-605, LATEST EDITION.
2. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGHPOINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED POTIONS OF THE LINE ARE SECURELY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GAUGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

DISINFECTING MAINS

1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE CHLORINE.
3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANHYDROUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS "HTH" OR AN APPROVED EQUAL LIQUID CHLORINE SHALL BE APPLIED THROUGH A SUITABLE CHLORINE FEEDING MACHINE AND INJECTION NOZZLE ANHYDROUS CALCIUM HYPOCHLORITE SHALL BE FED AS A SOLUTION USING A SUITABLE INJECTION PUMP.
4. FOLLOWING THE DISINFECTING PERIOD, THE LINE SHALL BE THOROUGHLY FLUSHED UNTIL THE REPLACEMENT WATER THROUGHOUT THE ENTIRE LENGTH OF THE LINE SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE PROVEN EQUAL TO THE QUALITY OF THE WATER IN THE EXISTING SYSTEM.
5. THE CITY OF NORTH RIDGEVILLE SERVICE DEPARTMENT WILL TEST THE WATER. THE CONTRACTOR IS RESPONSIBLE FOR THE TEST ARRANGEMENTS.

CURB CONNECTIONS

1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.
2. SERVICE CONNECTIONS SHALL BE K COPPER. ALTERNATIVELY, 200 PSI PLASTIC PIPE APPROVED FOR PORTABLE WATER, WITH TRACER WIRE, MAY BE USED PROVIDED THE 50 FEET OF CONNECTION ADJACENT TO THE SERVED STRUCTURE IS K COPPER AND THE STRUCTURE SERVED IS MORE THAN 200 FEET FROM THE ROADWAY RIGHT OF WAY LINE.
3. FOR STRUCTURES GREATER THAT 200 FEET FROM THE CENTERLINE OF THE ROADWAY, A METER VAULT MUST BE PROVIDED NEAR THE RIGHT OF WAY LINE OF THE ROADWAY.

OCTOBER 1, 2008 REVISED 9/29/09, 2/19/10, 7/22/14

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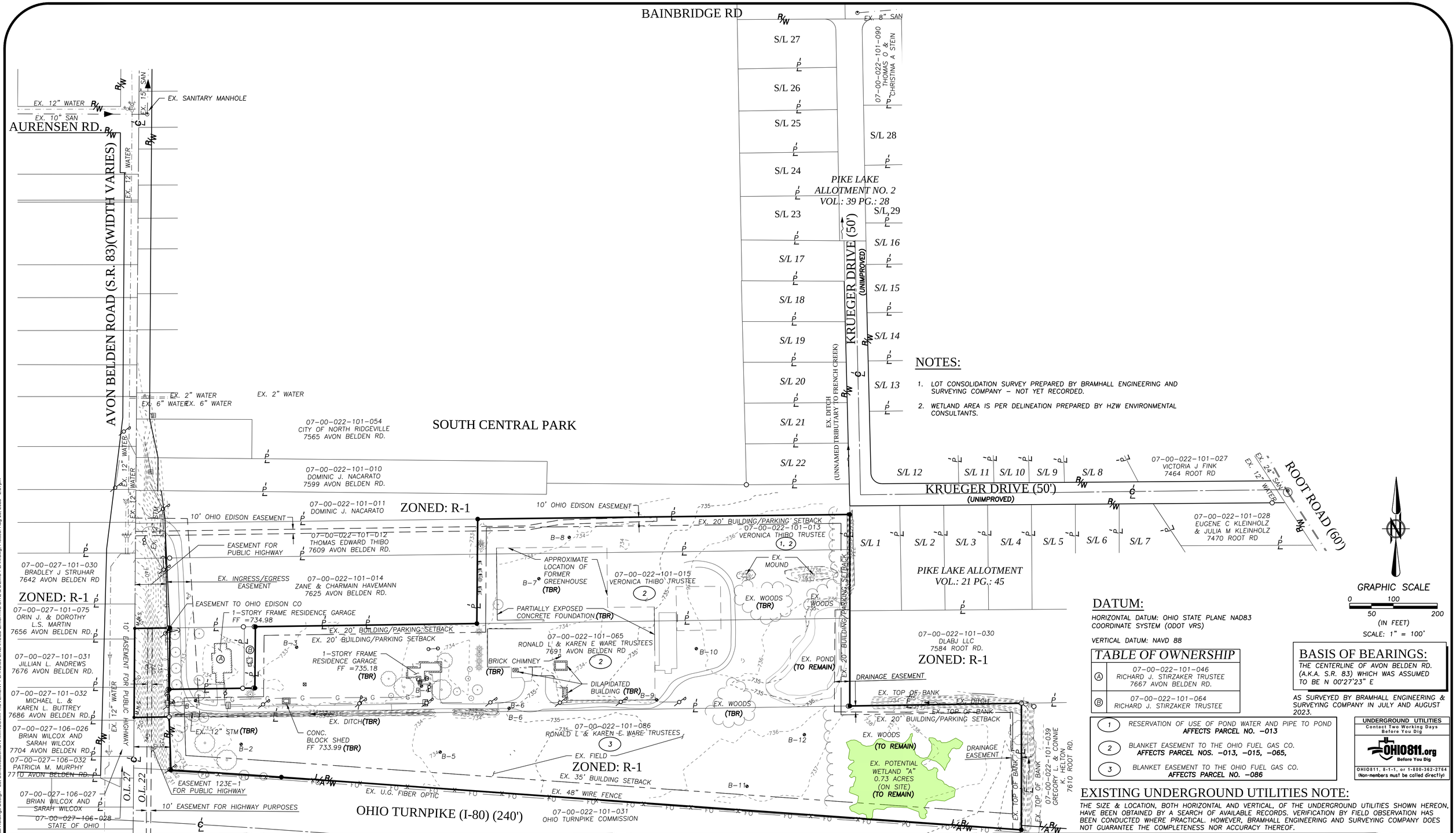
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RIDGEVILLE FARMS
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 03 OF 17

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\02 21-5553B GENERAL NOTES.dwg, Plotted: Aug 18, 2023 - 2:37pm



NOTES:

1. LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY – NOT YET RECORDED.
2. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.

GRAPHIC SCALE
0 50 100 200
(IN FEET)
SCALE: 1" = 100'

DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83 COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

TABLE OF OWNERSHIP

A	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
B	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

BASIS OF BEARINGS:

THE CENTERLINE OF AVON BELDEN RD. (A.K.A. S.R. 83) WHICH WAS ASSUMED TO BE N 00°27'23" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY AND AUGUST 2023.

1. RESERVATION OF USE OF POND WATER AND PIPE TO POND **AFFECTS PARCEL NO. -013**
2. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NOS. -013, -015, -065,**
3. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NO. -086**

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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PREPARED FOR:
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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
OVERALL EXISTING SITE & DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 04 OF 17
JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\05 ENLARGED EXISTING SITE & DEMO PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm

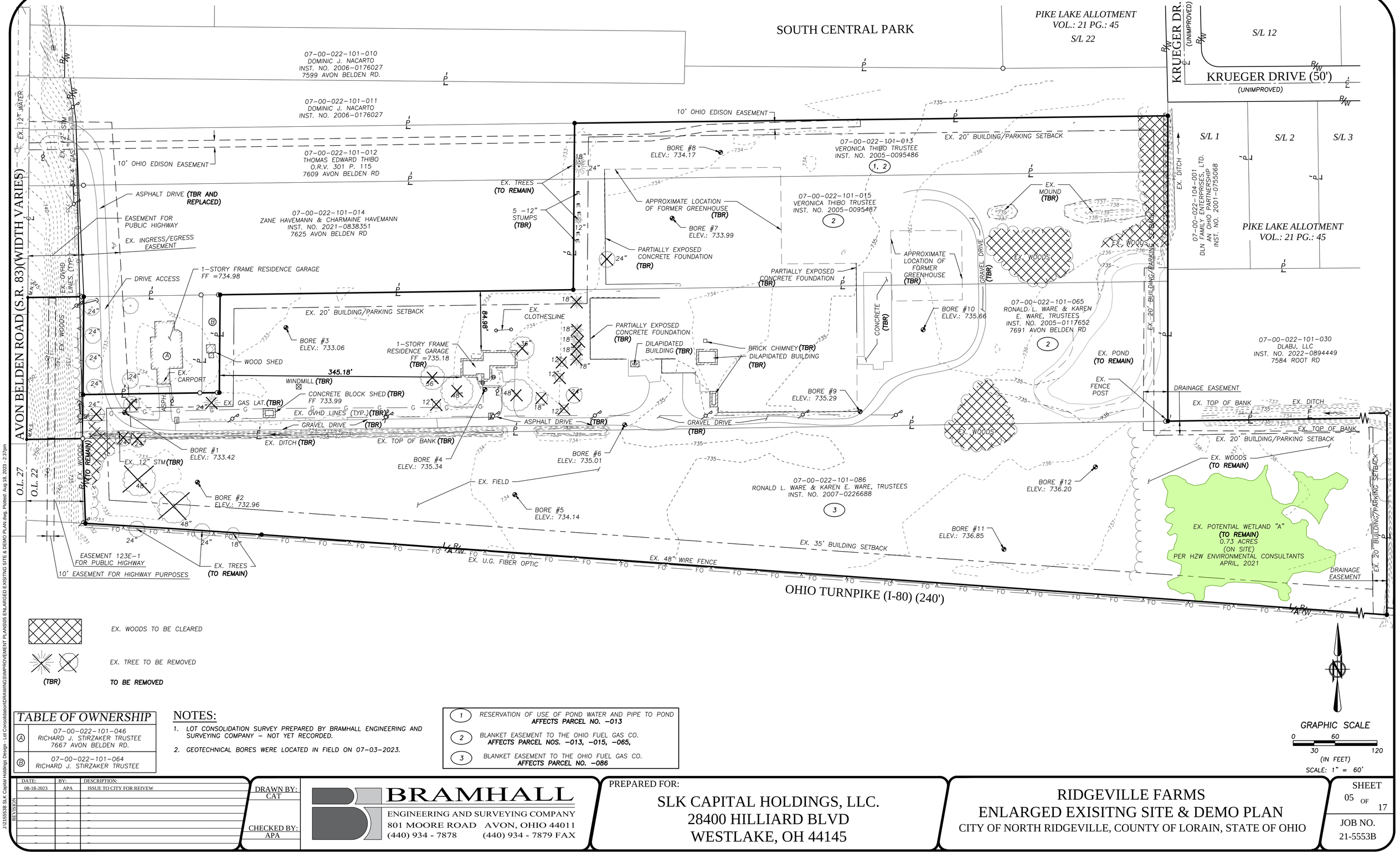


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Ⓐ	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
Ⓑ	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

NOTES:

1. LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY – NOT YET RECORDED.
2. GEOTECHNICAL BORES WERE LOCATED IN FIELD ON 07-03-2023.

1	RESERVATION OF USE OF POND WATER AND PIPE TO POND **AFFECTS PARCEL NO. -013**
2	BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NOS. -013, -015, -065,**
3	BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NO. -086**

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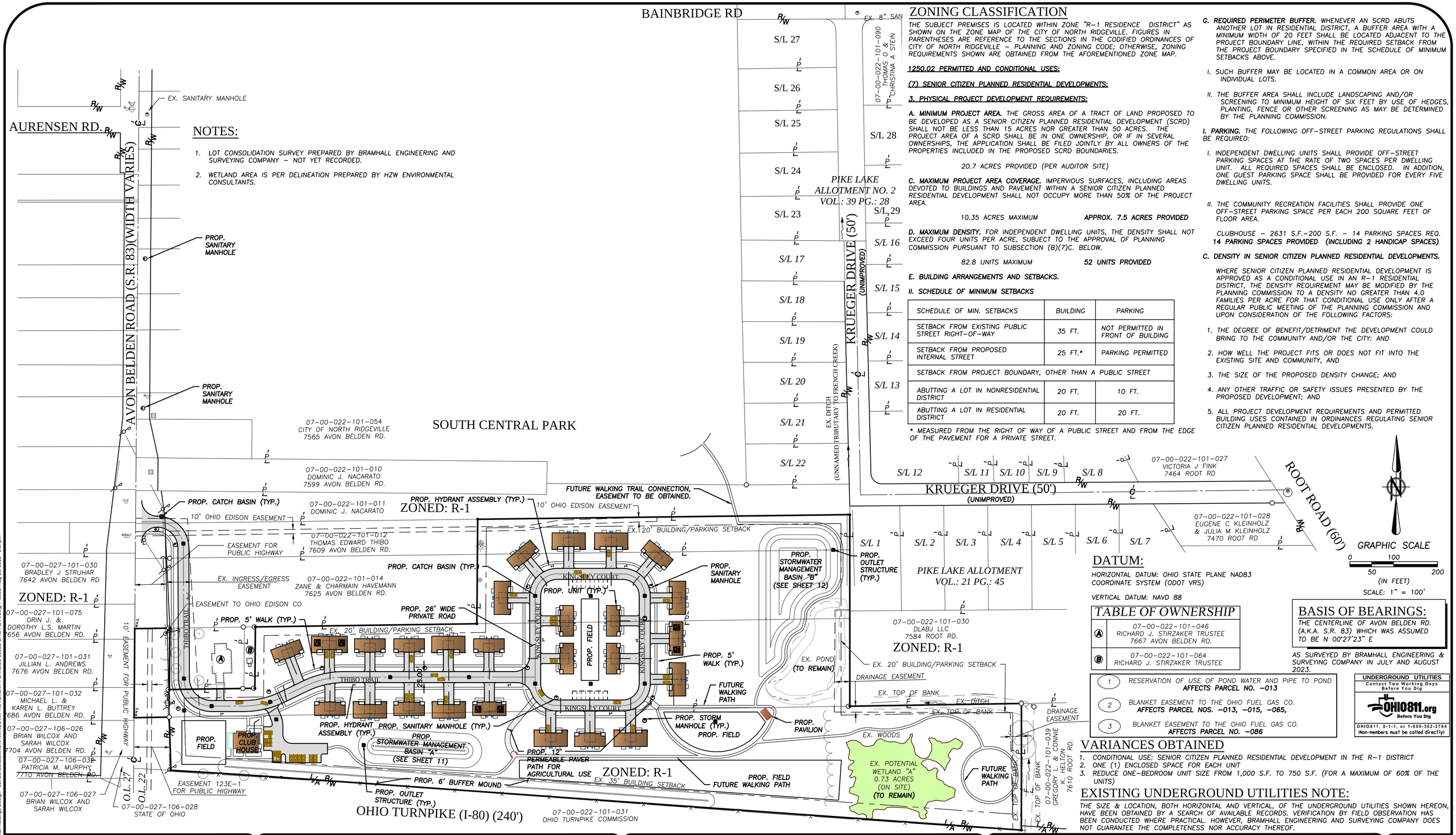
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
ENLARGED EXISITNG SITE & DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 05 OF 17

JOB NO. 21-5553B

J:\21555SB SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\05 ENLARGED EXISITNG SITE & DEMO PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm



NOTES:

1. LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY – NOT YET RECORDED.
2. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.

ZONING CLASSIFICATION

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "R–1 RESIDENCE DISTRICT" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF CITY OF NORTH RIDGEVILLE – PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

1250.02 PERMITTED AND CONDITIONAL USES:

(7) SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS:

3. PHYSICAL PROJECT DEVELOPMENT REQUIREMENTS:

A. MINIMUM PROJECT AREA. THE GROSS AREA OF A TRACT OF LAND PROPOSED TO BE DEVELOPED AS A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT (SCRD) SHALL NOT BE LESS THAN 15 ACRES NOR GREATER THAN 50 ACRES. THE PROJECT AREA OF A SCRD SHALL BE IN ONE OWNERSHIP, OR IF IN SEVERAL OWNERSHIPS, THE APPLICATION SHALL BE FILED JOINTLY BY ALL OWNERS OF THE PROPERTIES INCLUDED IN THE PROPOSED SCRD BOUNDARIES.

20.7 ACRES PROVIDED (PER AUDITOR SITE)

C. MAXIMUM PROJECT AREA COVERAGE. IMPERVIOUS SURFACES, INCLUDING AREAS DEVOTED TO BUILDINGS AND PAVEMENT WITHIN A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT SHALL NOT OCCUPY MORE THAN 50% OF THE PROJECT AREA.

10.35 ACRES MAXIMUM — **APPROX. 7.5 ACRES PROVIDED**

D. MAXIMUM DENSITY. FOR INDEPENDENT DWELLING UNITS, THE DENSITY SHALL NOT EXCEED FOUR UNITS PER ACRE, SUBJECT TO THE APPROVAL OF PLANNING COMMISSION PURSUANT TO SUBSECTION (B)(7)C. BELOW.

82.8 UNITS MAXIMUM — **52 UNITS PROVIDED**

E. BUILDING ARRANGEMENTS AND SETBACKS.

II. SCHEDULE OF MINIMUM SETBACKS

SCHEDULE OF MIN. SETBACKS	BUILDING	PARKING
SETBACK FROM EXISTING PUBLIC STREET RIGHT–OF–WAY	35 FT.	NOT PERMITTED IN FRONT OF BUILDING
SETBACK FROM PROPOSED INTERNAL STREET	25 FT.*	PARKING PERMITTED
SETBACK FROM PROJECT BOUNDARY, OTHER THAN A PUBLIC STREET		
ABUTTING A LOT IN NONRESIDENTIAL DISTRICT	20 FT.	10 FT.
ABUTTING A LOT IN RESIDENTIAL DISTRICT	20 FT.	20 FT.

* MEASURED FROM THE RIGHT OF WAY OF A PUBLIC STREET AND FROM THE EDGE OF THE PAVEMENT FOR A PRIVATE STREET.

G. REQUIRED PERIMETER BUFFER. WHENEVER AN SCRD ABUTS ANOTHER LOT IN RESIDENTIAL DISTRICT, A BUFFER AREA WITH A MINIMUM WIDTH OF 20 FEET SHALL BE LOCATED ADJACENT TO THE PROJECT BOUNDARY LINE, WITHIN THE REQUIRED SETBACK FROM THE PROJECT BOUNDARY SPECIFIED IN THE SCHEDULE OF MINIMUM SETBACKS ABOVE.

I. SUCH BUFFER MAY BE LOCATED IN A COMMON AREA OR ON INDIVIDUAL LOTS.

II. THE BUFFER AREA SHALL INCLUDE LANDSCAPING AND/OR SCREENING TO MINIMUM HEIGHT OF SIX FEET BY USE OF HEDGES, PLANTING, FENCE OR OTHER SCREENING AS MAY BE DETERMINED BY THE PLANNING COMMISSION.

I. PARKING. THE FOLLOWING OFF–STREET PARKING REGULATIONS SHALL BE REQUIRED:

I. INDEPENDENT DWELLING UNITS SHALL PROVIDE OFF–STREET PARKING SPACES AT THE RATE OF TWO SPACES PER DWELLING UNIT. ALL REQUIRED SPACES SHALL BE ENCLOSED. IN ADDITION, ONE GUEST PARKING SPACE SHALL BE PROVIDED FOR EVERY FIVE DWELLING UNITS.

II. THE COMMUNITY RECREATION FACILITIES SHALL PROVIDE ONE OFF–STREET PARKING SPACE PER EACH 200 SQUARE FEET OF FLOOR AREA.

CLUBHOUSE – 2631 S.F.–200 S.F. – 14 PARKING SPACES REQ.
14 PARKING SPACES PROVIDED (INCLUDING 2 HANDICAP SPACES)

C. DENSITY IN SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

WHERE SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IS APPROVED AS A CONDITIONAL USE IN AN R–1 RESIDENTIAL DISTRICT, THE DENSITY REQUIREMENT MAY BE MODIFIED BY THE PLANNING COMMISSION TO A DENSITY NO GREATER THAN 4.0 FAMILIES PER ACRE FOR THAT CONDITIONAL USE ONLY AFTER A REGULAR PUBLIC MEETING OF THE PLANNING COMMISSION AND UPON CONSIDERATION OF THE FOLLOWING FACTORS:

1. THE DEGREE OF BENEFIT/DETRIMENT THE DEVELOPMENT COULD BRING TO THE COMMUNITY AND/OR THE CITY: AND
2. HOW WELL THE PROJECT FITS OR DOES NOT FIT INTO THE EXISTING SITE AND COMMUNITY, AND
3. THE SIZE OF THE PROPOSED DENSITY CHANGE; AND
4. ANY OTHER TRAFFIC OR SAFETY ISSUES PRESENTED BY THE PROPOSED DEVELOPMENT; AND
5. ALL PROJECT DEVELOPMENT REQUIREMENTS AND PERMITTED BUILDING USES CONTAINED IN ORDINANCES REGULATING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83 COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

TABLE OF OWNERSHIP

A	07–00–022–101–046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
B	07–00–022–101–064 RICHARD J. STIRZAKER TRUSTEE

BASIS OF BEARINGS:

THE CENTERLINE OF AVON BELDEN RD. (A.K.A. S.R. 83) WHICH WAS ASSUMED TO BE N 00°27'23" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY AND AUGUST 2023.

1. RESERVATION OF USE OF POND WATER AND PIPE TO POND **AFFECTS PARCEL NO. –013**
2. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NOS. –013, –015, –065,**
3. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NO. –086**

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

VARIANCES OBTAINED

1. CONDITIONAL USE: SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IN THE R–1 DISTRICT
2. ONE (1) ENCLOSED SPACE FOR EACH UNIT
3. REDUCE ONE–BEDROOM UNIT SIZE FROM 1,000 S.F. TO 750 S.F. (FOR A MAXIMUM OF 60% OF THE UNITS)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

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CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
OVERALL SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 06 OF 17

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B SITE PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm

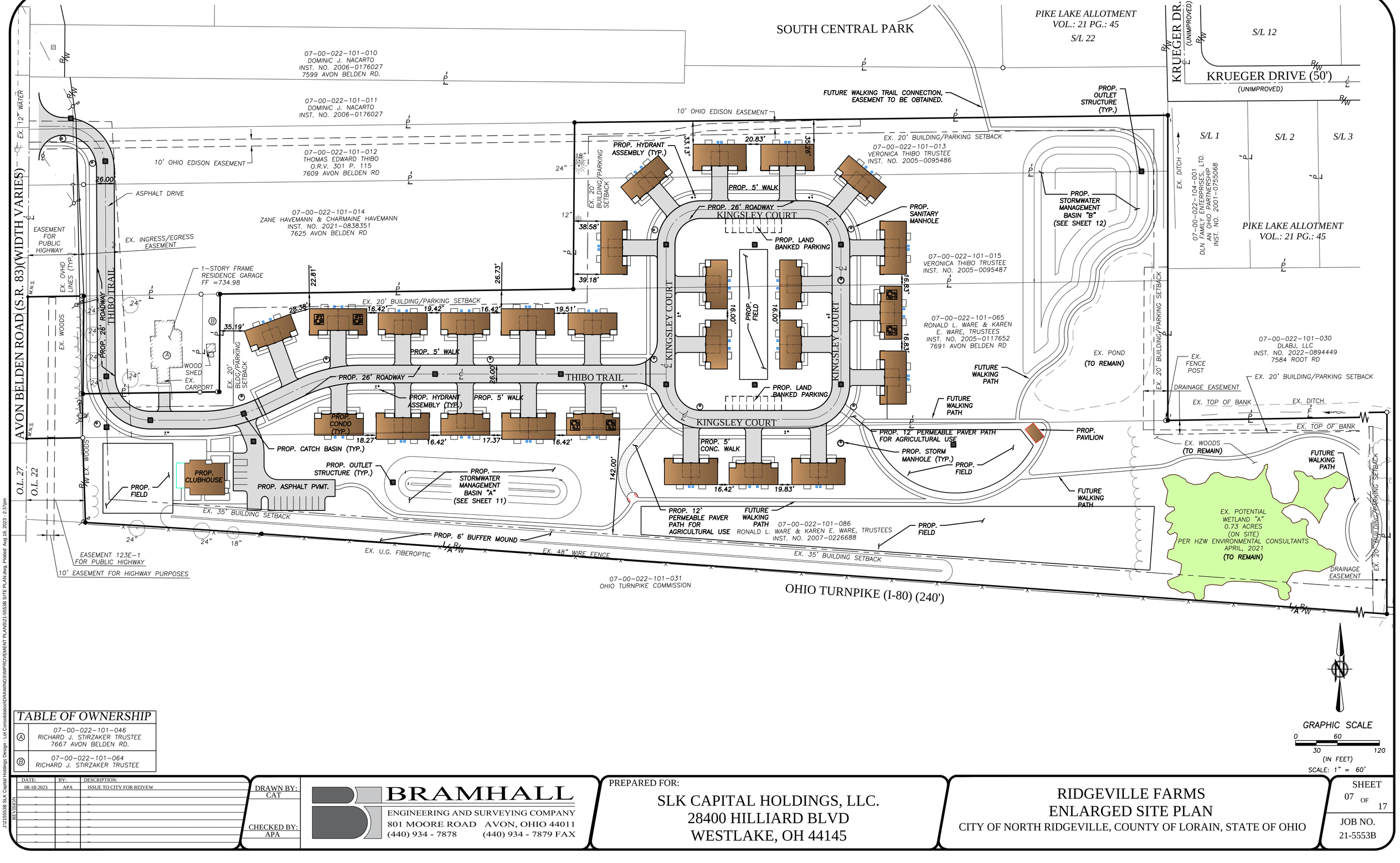


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RIDGEVILLE FARMS
ENLARGED SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 07 OF 17

JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B SITE PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm

BAINBRIDGE RD

AURENSEN RD.

AVON BELDEN ROAD (S.R. 83)(WIDTH VARIES)

SOUTH CENTRAL PARK

KRUEGER DRIVE (50')
(UNIMPROVED)

ROOT ROAD (60')

OHIO TURNPIKE (I-80) (240')

ZONED: R-1

PIKE LAKE
ALLOTMENT NO. 2
VOL.: 39 PG.: 28

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45

07-00-022-101-090
THOMAS O & CHRISTINA A STEIN

07-00-022-101-010
DOMINIC J. NACARATO
7599 AVON BELDEN RD.

07-00-022-101-011
DOMINIC J. NACARATO

07-00-022-101-012
THOMAS EDWARD THIBO
7609 AVON BELDEN RD.

07-00-022-101-014
ZANE & CHARMAIN HAVEMANN
7625 AVON BELDEN RD.

07-00-022-101-054
CITY OF NORTH RIDGEVILLE
7565 AVON BELDEN RD.

07-00-027-101-030
BRADLEY J STRUHAR
7642 AVON BELDEN RD

07-00-027-101-075
ORIN J. & DOROTHY L.S. MARTIN
656 AVON BELDEN RD.

07-00-027-101-031
JILLIAN L. ANDREWS
7676 AVON BELDEN RD.

07-00-027-101-032
MICHAEL L. & KAREN L. BUTTREY
686 AVON BELDEN RD.

07-00-027-106-026
BRIAN WILCOX AND SARAH WILCOX
7704 AVON BELDEN RD.

07-00-027-106-032
PATRICIA M. MURPHY
7710 AVON BELDEN RD.

07-00-027-106-027
BRIAN WILCOX AND SARAH WILCOX

07-00-027-106-028
STATE OF OHIO

07-00-022-101-031
OHIO TURNPIKE COMMISSION

07-00-022-101-030
DLABJ LLC
7584 ROOT RD.

07-00-022-101-027
VICTORIA J FINK
7464 ROOT RD

07-00-022-101-028
EUGENE C KLEINHOLZ & JULIA M KLEINHOLZ
7470 ROOT RD

07-00-022-101-039
GREGORY L. & CONNIE K. HELTON
7610 ROOT RD.

S/L 27, S/L 26, S/L 25, S/L 24, S/L 23, S/L 22, S/L 28, S/L 29, S/L 16, S/L 17, S/L 18, S/L 19, S/L 20, S/L 21, S/L 15, S/L 14, S/L 13, S/L 12, S/L 11, S/L 10, S/L 9, S/L 8, S/L 1, S/L 2, S/L 3, S/L 4, S/L 5, S/L 6, S/L 7

EX. 8" SAN
EX. 15" SAN
EX. 12" WATER
EX. 10" SAN
EX. SANITARY MANHOLE
EX. 12" WATER
PROP. SAN
P-SMH-13
EX. 2" WATER
EX. 6" WATER
P-SMH-12
P-CB-1
P-CB-2
P-SMH-11
P-SMH-10
10' OHIO EDISON EASEMENT
EASEMENT FOR PUBLIC HIGHWAY
EX. INGRESS/EGRESS EASEMENT
10' EASEMENT FOR PUBLIC HIGHWAY
EX. 12" WATER
PROP. STM
P-SMH-9
P-CB-4
P-CB-3
P-SMH-8
P-SMH-7
P-CB-5
P-CB-6
P-CB-7
P-SMH-6
P-CB-8
P-CB-9
P-SMH-5
P-SMH-3
P-CB-10
P-CB-11
P-CB-12
P-SMH-4
P-CB-13
P-MH-2
P-HW-1
P-HW-2
P-HW-3
P-OUT-1
P-CB-14
P-CB-15
P-CB-16
P-MH-1
P-SMH-1
P-SMH-2
P-HW-4
P-OUT-2
PROP. 8" C909 WATERLINE (TYP.)
FUTURE WALKING TRAIL CONNECTION, EASEMENT TO BE OBTAINED.
EX. 20' BUILDING/PARKING SETBACK
EX. 35' BUILDING SETBACK
PROP. 5' WALK (TYP.)
PROP. FIELD
PROP. CLUB HOUSE
PROP. STORMWATER MANAGEMENT BASIN
PROP. STORM MANHOLE (TYP.)
PROP. STORMWATER MANAGEMENT BASIN
EX. POND
EX. WOODS
EX. POTENTIAL WETLAND "A" 0.73 ACRES (ON SITE)
FUTURE WALKING PATH
EX. TOP OF BANK
EX. DITCH
EX. TOP OF BANK
EX. TOP OF BANK
EX. DITCH (UNNAMED TRIBUTARY TO FRENCH CREEK)
KINGSLEY COURT
THIBO TRAIL
KINGSLEY COURT
PROP. SAN
PROP. STM
PROP. FIELD
EX. 24" SAN
EX. 12" WATER
PROP. SAN
205
229.10
O.L. 27
O.L. 22
FO
B/W
L/A

GRAPHIC SCALE

0 50 100 200
(IN FEET)
SCALE: 1" = 100'

DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83
COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

TABLE OF OWNERSHIP

(A)	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
(B)	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

BASIS OF BEARINGS:

THE CENTERLINE OF SUPERIOR AVE. (A.K.A. U.S. ROUTE 6) WHICH WAS ASSUMED TO BE N 89°13'00" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MAY 2022.

1. RESERVATION OF USE OF POND WATER AND PIPE TO POND
   AFFECTS PARCEL NO. -013
2. BLANKET EASEMENT TO THE OHIO FUEL GAS CO.
   AFFECTS PARCEL NOS. -013, -015, -065,
3. BLANKET EASEMENT TO THE OHIO FUEL GAS CO.
   AFFECTS PARCEL NO. -086

UNDERGROUND UTILITIES
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VARIANCES OBTAINED

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BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
OVERALL UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 08 OF 17
JOB NO. 21-5553B

J:\21555B SLK Capital Holdings Design Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B OVERALL UTILITY PLAN.dwg, Plotted: Aug 18, 2023 - 2:39pm

SOUTH CENTRAL PARK

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45
S/L 22

KRUEGER DR. (UNIMPROVED)

KRUEGER DRIVE (50')
(UNIMPROVED)

S/L 12

S/L 1 | S/L 2 | S/L 3

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45

AVON BELDEN ROAD (S.R. 83)(WIDTH VARIES)

O.L. 27

O.L. 22

07-00-022-101-010
DOMINIC J. NACARTO
INST. NO. 2006-0176027
7599 AVON BELDEN RD.

07-00-022-101-011
DOMINIC J. NACARTO
INST. NO. 2006-0176027

07-00-022-101-012
THOMAS EDWARD THIBO
O.R.V. 301 P. 115
7609 AVON BELDEN RD

07-00-022-101-014
ZANE HAVEMANN & CHARMAINE HAVEMANN
INST. NO. 2021-0838351
7625 AVON BELDEN RD

07-00-022-101-013
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095486

07-00-022-101-015
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095487

07-00-022-101-065
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2005-0117652
7691 AVON BELDEN RD

07-00-022-101-086
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2007-0226688

07-00-022-104-001
DLN FAMILY ENTERPRISES, LTD.
AN OHIO PARTNERSHIP
INST. NO. 2001-0755068

07-00-022-101-030
DLABJ, LLC
INST. NO. 2022-0894449
7584 ROOT RD

THIBO TRAIL

KINGSLEY COURT

1-STORY FRAME RESIDENCE GARAGE
FF =734.98

WOOD SHED

EX. CARPORT

EX. WOODS

EX. POND
(TO REMAIN)

EX. POTENTIAL WETLAND "A"
0.73 ACRES
(ON SITE)
PER HZW ENVIRONMENTAL CONSULTANTS
APRIL, 2021
(TO REMAIN)

EX. WOODS
(TO REMAIN)

PROP. CLUBHOUSE

PROP. ASPHALT PVMT.

PROP. CONDO (TYP.)

PROP. FIELD

PROP. PAVILION

PROP. HYDRANT ASSEMBLY (TYP.)

PROP. STORMWATER MANAGEMENT BASIN "A"
(SEE SHEET 11)

PROP. STORMWATER MANAGEMENT BASIN "B"
(SEE SHEET 12)

PROP. 6' BUFFER MOUND

PROP. 12' PERMEABLE PAVER PATH FOR AGRICULTURAL USE

PROP. 12' PERMEABLE PAVER PATH FOR AGRICULTURAL USE

FUTURE WALKING TRAIL CONNECTION, EASEMENT TO BE OBTAINED.

FUTURE 5' PATH

EASEMENT FOR PUBLIC HIGHWAY

EASEMENT 123E-1 FOR PUBLIC HIGHWAY

10' EASEMENT FOR HIGHWAY PURPOSES

10' OHIO EDISON EASEMENT

EX. INGRESS/EGRESS EASEMENT

EX. 20' BUILDING/PARKING SETBACK

EX. 35' BUILDING SETBACK

EX. U.G. FIBEROPTIC

EX. 48" WIRE FENCE

DRAINAGE EASEMENT

EX. TOP OF BANK

EX. DITCH

EX. FENCE POST

EX. OVHD LINES (TYP.)

5 -12" STUMPS

OHIO TURNPIKE (I-80) (240')

P-CB-1 P-CB-2 P-CB-3 P-CB-4 P-CB-5 P-CB-6 P-CB-7 P-CB-8 P-CB-9 P-CB-10 P-CB-11 P-CB-12 P-CB-13 P-CB-14 P-CB-15 P-CB-16

P-SMH-1 P-SMH-2 P-SMH-3 P-SMH-4 P-SMH-5 P-SMH-6 P-SMH-7 P-SMH-8 P-SMH-9 P-SMH-10 P-SMH-11

P-MH-1 P-MH-2

P-HW-1 P-HW-2 P-HW-3 P-HW-4

P-OUT-1 P-OUT-2

PROP. 8" C909 WATERLINE (TYP.)

EX. 12" WATER

EX. 12" STM

PROP. 8" WATER

PROP. STM

PROP. SAN

PROP. 5' WALK

PROP. FIELD

PROP. 5' PATH

EX. 4" GAS

EX. 20' BLDG./PARKING SETBACK

26.00'

24"

18"

12"

TABLE OF OWNERSHIP

(A)	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
(B)	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

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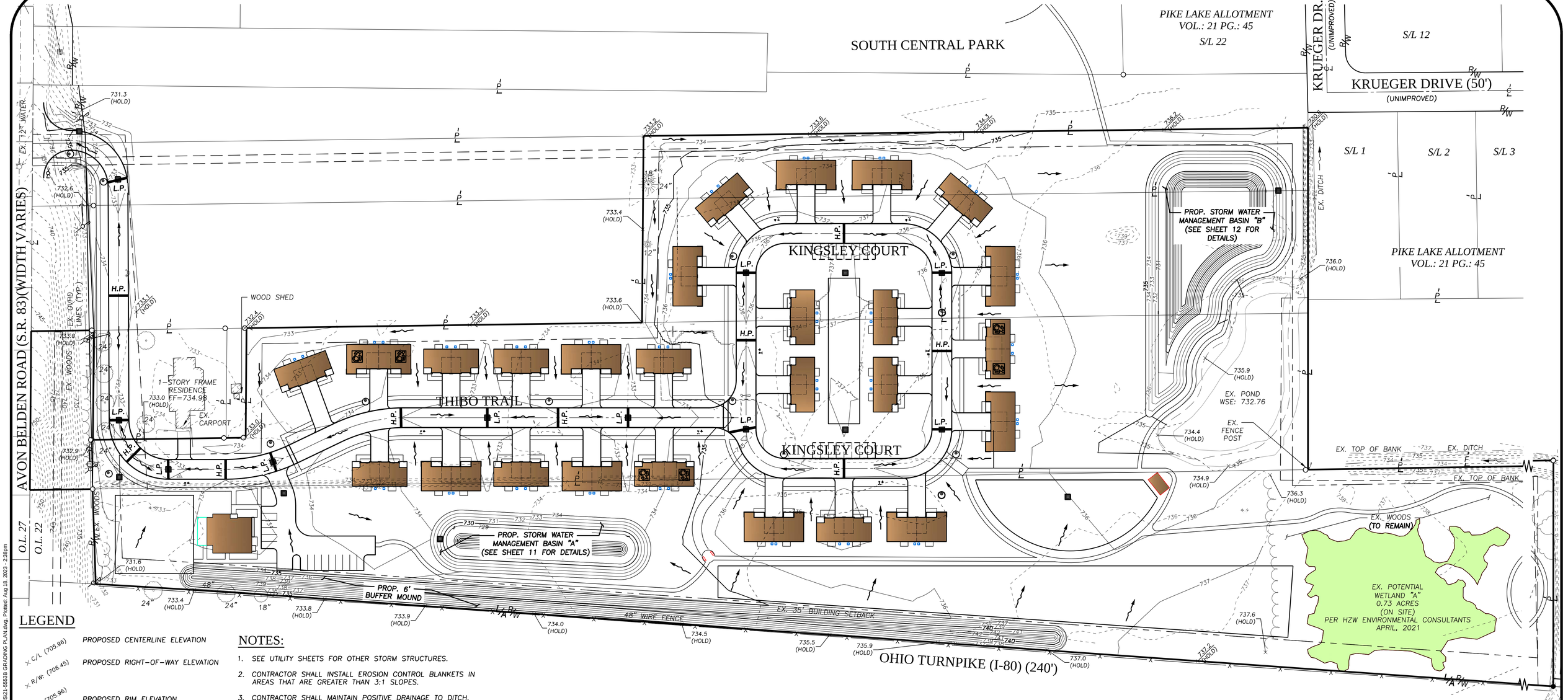
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RIDGEVILLE FARMS
ENLARGED UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 09 OF 17

JOB NO. 21-5553B

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LEGEND

- C/L (705.96) — PROPOSED CENTERLINE ELEVATION
- R/W: (706.45) — PROPOSED RIGHT-OF-WAY ELEVATION
- RIM: (705.96) — PROPOSED RIM ELEVATION
- 100.0 — EXISTING SPOT GRADE ELEVATION
- FG: (705.36) — FINAL GRADE ELEVATION
- F/L (705.96) — PROPOSED FLOWLINE ELEVATION
- 604 / 605 — EXISTING CONTOURS
- 604 / 605 — PROPOSED CONTOURS

NOTES:

1. SEE UTILITY SHEETS FOR OTHER STORM STRUCTURES.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO DITCH.

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

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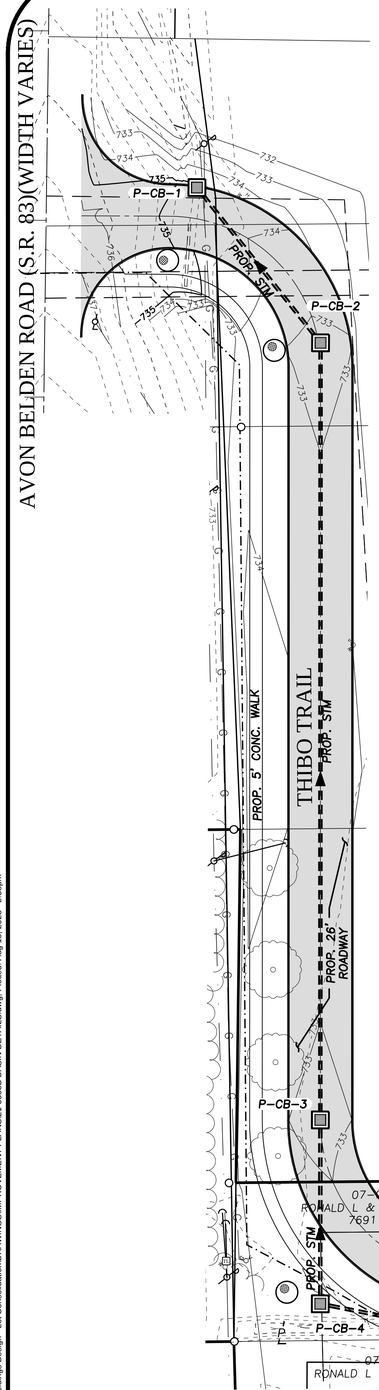
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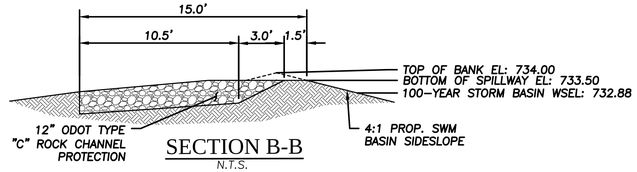
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

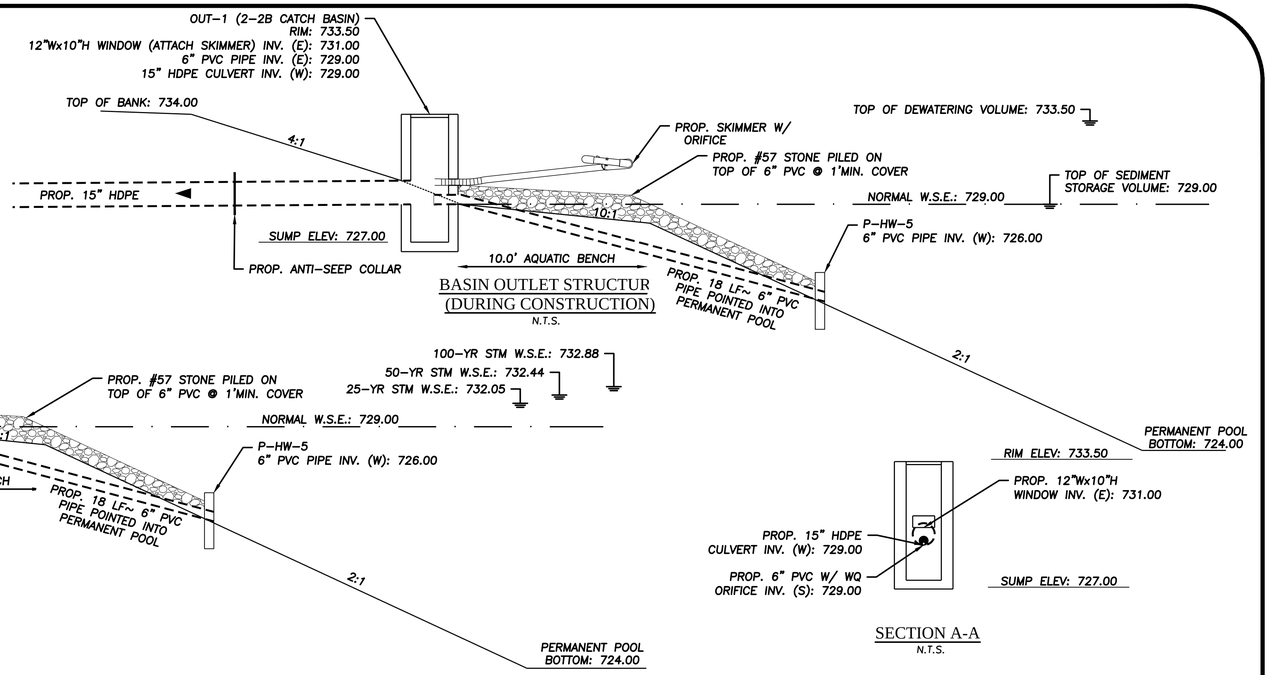
SHEET 10 OF 17
JOB NO. 21-5553B

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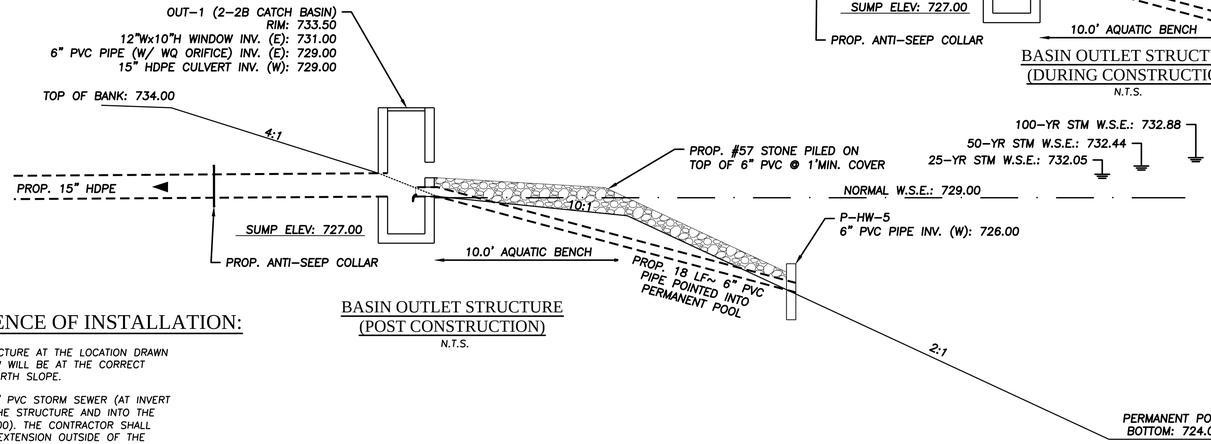




SECTION B-B
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BASIN OUTLET STRUCTUR (DURING CONSTRUCTION)
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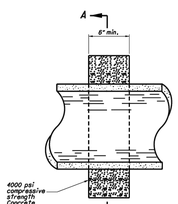
BASIN OUTLET STRUCTURE (POST CONSTRUCTION)
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SECTION A-A
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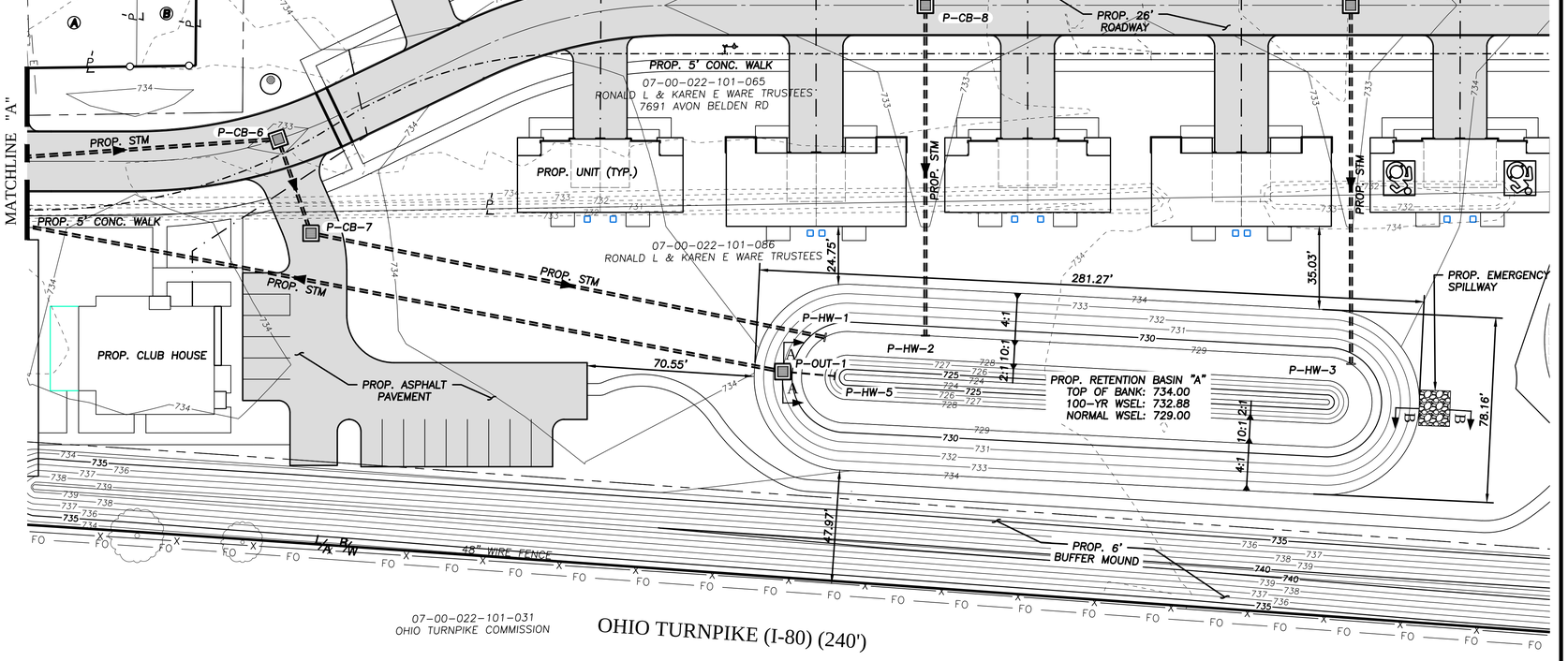
OUTLET STRUCTURE SEQUENCE OF INSTALLATION:

1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE 12"X10" WINDOW WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 18 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 729.00) EXTENDING BOTH INSIDE THE STRUCTURE AND INTO THE PERMANENT POOL (AT INVERT ELEVATION: 726.00). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER EXTENSION INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER EXTENSION WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 12"X10" WINDOW (AT INVERT ELEV: 731.00).
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A WATER QUALITY ORIFICE INTO THE BOTTOM OF THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE WATER QUALITY ORIFICE IS AT 629.00.
9. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDED AND MULCHED.

TABLE OF OWNERSHIP	
(A)	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
(B)	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE



GRAPHIC SCALE
0 30 60
15
(IN FEET)
SCALE: 1" = 30'



DATE:	BY:	DESCRIPTION:
08-18-2023	APA	ISSUE TO CITY FOR REIVEW

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CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

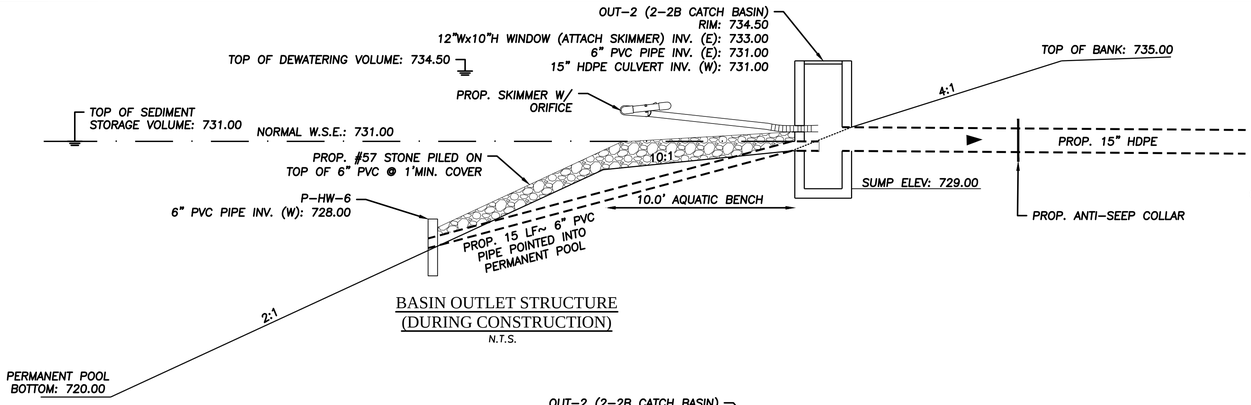
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWM BASIN A DETAIL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

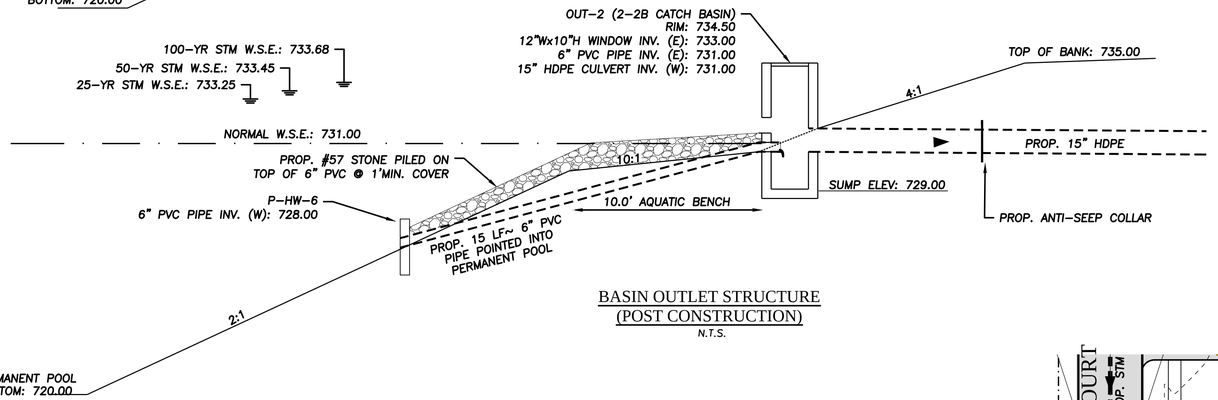
SHEET 11 OF 17

JOB NO. 21-5553B

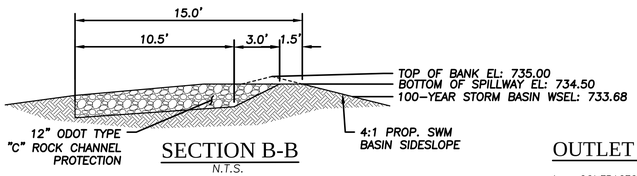
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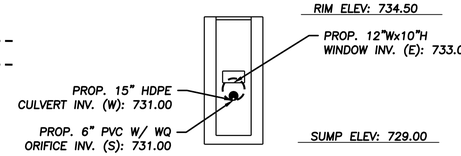
BASIN OUTLET STRUCTURE
(DURING CONSTRUCTION)
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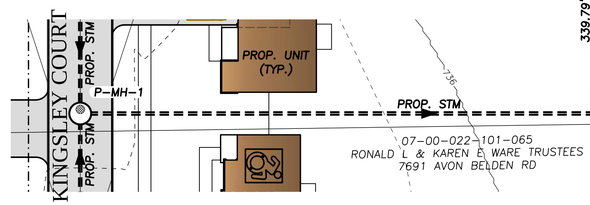
BASIN OUTLET STRUCTURE
(POST CONSTRUCTION)
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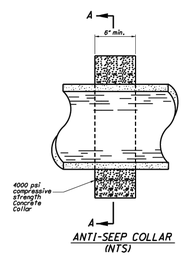


SECTION B-B
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SECTION A-A
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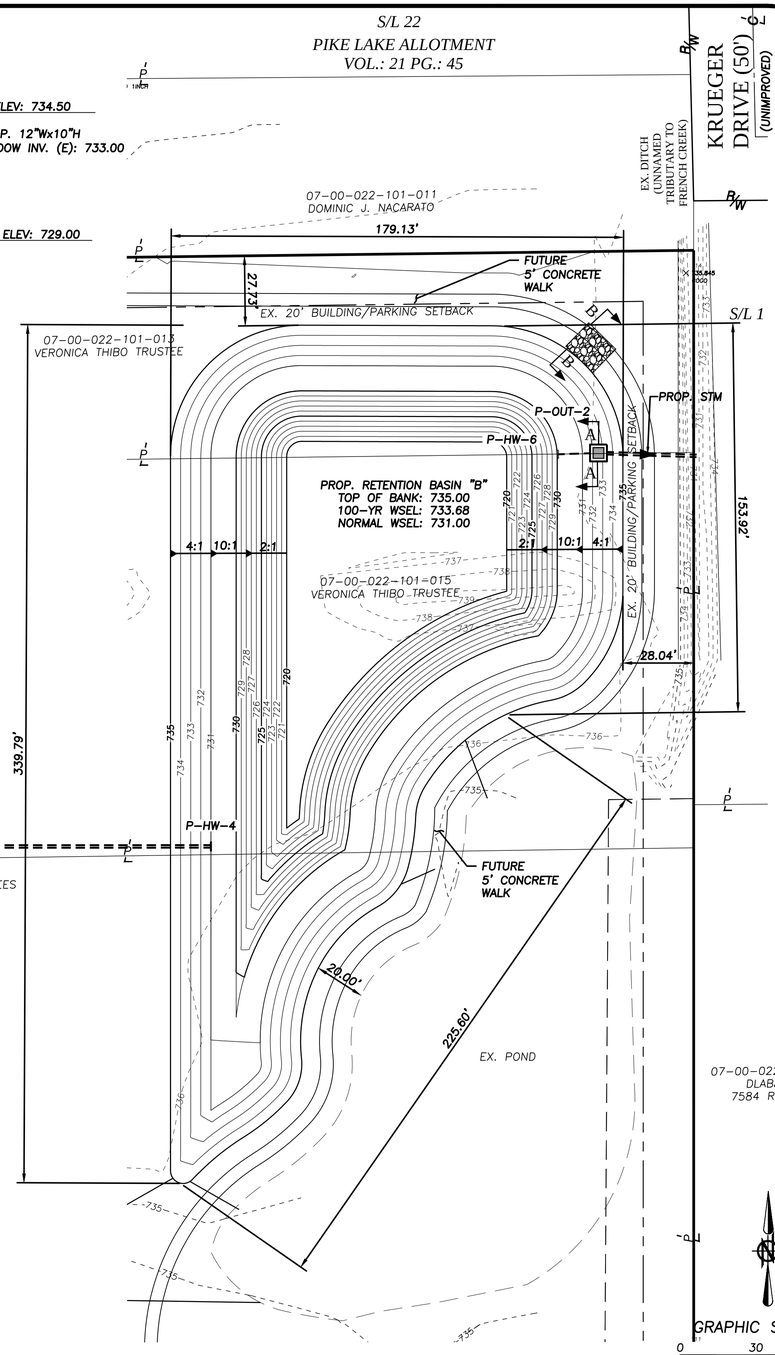




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OUTLET STRUCTURE SEQUENCE OF INSTALLATION:

1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE 12"X10" WINDOW WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 15 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 731.00) EXTENDING BOTH INSIDE THE STRUCTURE AND INTO THE PERMANENT POOL (AT INVERT ELEVATION: 728.00). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER EXTENSION INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER EXTENSION WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 12"X10" WINDOW (AT INVERT ELEV: 733.00).
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A WATER QUALITY ORIFICE INTO THE BOTTOM OF THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE WATER QUALITY ORIFICE IS AT 631.00.
9. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDED AND MULCHED.



GRAPHIC SCALE
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(IN FEET)
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DRAWN BY: GEW

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BRAMHALL
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(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWM BASIN B DETAIL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 12 OF 17

JOB NO. 21-5553B

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SWP3 LEGEND OF SYMBOLS AND LINETYPES

- MgA — SOIL TYPE
- IP — INLET PROTECTION
- TS — TEMPORARY SEEDING & MULCHING
- PS — PERMANENT SEEDING & MULCHING
- CE — CONSTRUCTION ENTRANCE
- WO — WASHOUT PIT
- SA — STAGING AREA (SEE NOTE 6)
- SF — FILTER FABRIC FENCE
- W/L — WORK LIMITS
- SOIL BOUNDARY LIMITS
- PROPOSED DIVERSION SWALE
- 604 / 605 — EXISTING CONTOURS
- 604 / 605 — PROPOSED CONTOURS

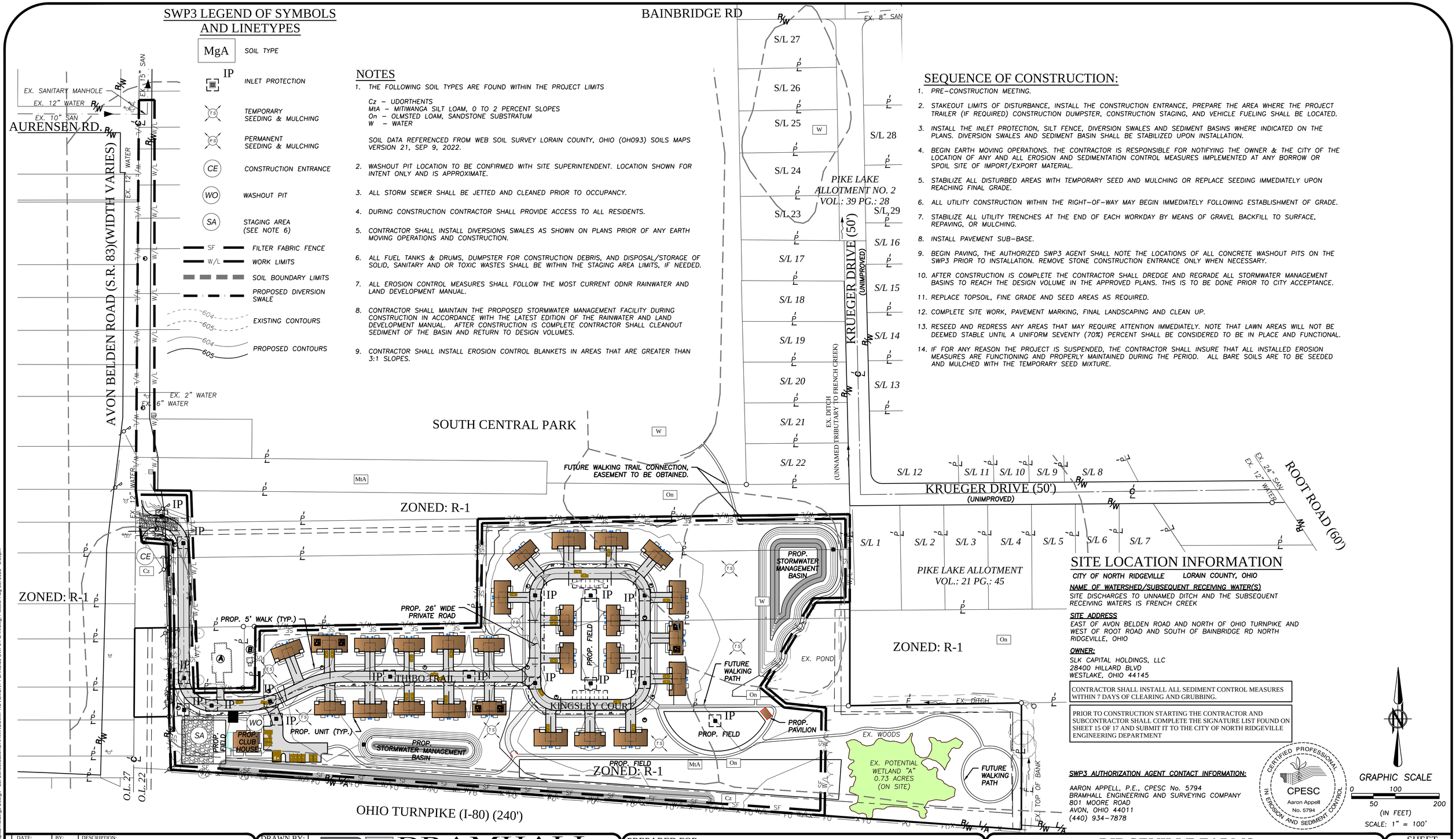
NOTES

1. THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

   Cz – UDORTHENTS
   MtA – MITIWANGA SILT LOAM, 0 TO 2 PERCENT SLOPES
   On – OLMSTED LOAM, SANDSTONE SUBSTRATUM
   W – WATER

   SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 21, SEP 9, 2022.

2. WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
3. ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
4. DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
5. CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH MOVING OPERATIONS AND CONSTRUCTION.
6. ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.
7. ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
8. CONTRACTOR SHALL MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITY DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL. AFTER CONSTRUCTION IS COMPLETE CONTRACTOR SHALL CLEANOUT SEDIMENT OF THE BASIN AND RETURN TO DESIGN VOLUMES.
9. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.



SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING.
2. STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, PREPARE THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION STAGING, AND VEHICLE FUELING SHALL BE LOCATED.
3. INSTALL THE INLET PROTECTION, SILT FENCE, DIVERSION SWALES AND SEDIMENT BASINS WHERE INDICATED ON THE PLANS. DIVERSION SWALES AND SEDIMENT BASIN SHALL BE STABILIZED UPON INSTALLATION.
4. BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
5. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
6. ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE.
7. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
8. INSTALL PAVEMENT SUB-BASE.
9. BEGIN PAVING, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
10. AFTER CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL DREDGE AND REGRADE ALL STORMWATER MANAGEMENT BASINS TO REACH THE DESIGN VOLUME IN THE APPROVED PLANS. THIS IS TO BE DONE PRIOR TO CITY ACCEPTANCE.
11. REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
12. COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
13. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL.
14. IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEEDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
SITE DISCHARGES TO UNNAMED DITCH AND THE SUBSEQUENT RECEIVING WATERS IS FRENCH CREEK

SITE ADDRESS
EAST OF AVON BELDEN ROAD AND NORTH OF OHIO TURNPIKE AND WEST OF ROOT ROAD AND SOUTH OF BAINBRIDGE RD NORTH RIDGEVILLE, OHIO

OWNER:
SLK CAPITAL HOLDINGS, LLC
28400 HILLARD BLVD
WESTLAKE, OHIO 44145

CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES WITHIN 7 DAYS OF CLEARING AND GRUBBING.

PRIOR TO CONSTRUCTION STARTING THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETE THE SIGNATURE LIST FOUND ON SHEET 15 OF 17 AND SUBMIT IT TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

AARON APPELL, P.E., CPESC No. 5794
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC — Aaron Appell — No. 5794

GRAPHIC SCALE
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(IN FEET)
SCALE: 1" = 100'

DATE:	BY:	DESCRIPTION:
08-18-2023	APA	ISSUE TO CITY FOR REIVEW

REVISION

DRAWN BY: GEW
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
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PREPARED FOR:
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RIDGEVILLE FARMS
SWP3 PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 13 OF 17
JOB NO. 21-5553B

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CITY OF NORTH RIDGEVILLE

SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT NOTES:
EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS, CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

THE SWP3, NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

ADDITIONAL EROSION CONTROL BMP'S MAY BE MANDATED BY THE GOVERNING AGENCY AT ANY TIME DURING THIS PROJECT AS UNFORESEEN SITUATIONS MAY ARISE THAT WARRANT FURTHER EROSION AND SEDIMENT CONTROL PRACTICES.

CLEARING AND GRUBBING
LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE
A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION
PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 – EXPIRATION DATE 4/20/13
DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING
SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEEDED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

STRAW MULCHING SHALL BE APPLIED AT A RATE 2-3 STANDARD 45 LB. BALES PER 1DDD SQ.FT. OF DISTURBED AREA OR 2 TONS PER ACRE. ALL HYDROSEEDING MUST BE STRAW MULCHED ACCORDING TO THE ABOVE SPECIFICATIONS UNLESS IT IS WATERED WEEKLY.

ALL DETENTION PONDS, RETENTION PONDS, WATER QUALITY STRUCTURES, SEDIMENT PONDS, SEDIMENT TRAPS, EARTHEN DIVERSIONS OR EMBANKMENTS SHALL BE SEEDED AND STRAW MULCHED WITHIN 7 DAYS OF COMPLETED CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE.

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS
OPERATIONS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSIVE FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL") MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS
WHERE SOIL IS TRANSPORTED ONTO PUBLIC ROAD SURFACES, THE ROADS SHALL BE CLEANED THOROUGHLY BY EITHER SWEEPING OR SCRAPING AT THE END OF EACH WORK DAY OR FREQUENTLY, IN ORDER TO ENSURE PUBLIC SAFETY, STREET WASHING SHALL NOT BE PERMITTED.

ERODIBLE MATERIAL RAMPS IN STREETS TO ENABLE EQUIPMENT TO CROSS CURBS SHALL BE PROPERLY REMOVED IMMEDIATELY AFTER USE.

SILT FENCE & DIVERSIONS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL. SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT No. OHC00DDD3 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION
INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROL
NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORMWATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SIDE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCES SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORMWATER TO WASTE MATERIALS IS RECOMMENDED.

TRENCH AND GROUND WATER CONTROL
THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATERS CONTAIN SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE, PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS ARE NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE, HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

MAINTENANCE
ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZE. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLANS FOR THE PROPOSED EROSION CONTROLS. A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUB- CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMPS MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP3

INSPECTION
ALL STORMWATER CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. A WRITTEN RECORD DOCUMENTING THE RESULTS OF THESE INSPECTIONS MUST BE CREATED AND MAINTAINED WITH THE SWP3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

WASTE DISPOSAL
CONTAINERS (e.g., DUMPSTER, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE, ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

CLEAN HARD FILL
BRICKS, HARDENING CONCRETE, AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE, CLEAN CONSTRUCTION WASTE THAT WILL BE DISPOSED INTO THE PROPERTY, SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

CONSTRUCTION & DEMOLITION DEBRIS
ALL CONSTRUCTION & DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714, CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A OHIO EPA APPROVED LANDFILL ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE (OAC) 3745-2D.

CONSTRUCTION CHEMICAL COMPOUNDS
AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE
EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES
A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 88D GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER
ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.

CONTAMINATED SOILS
ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGED FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

SPILL REPORTING REQUIREMENTS
THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-9378 AND THE LOCAL FIRE DEPARTMENT IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

OPEN BURNING
OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS
USED OIL MAY NOT BE USED AS A DUST SUPPRESSANT. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

STREAM CROSSINGS
STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF STONE, ROCK, OR CLEAN RECYCLED CONCRETE. SOIL OR EARTHEN MATERIAL MAY NOT BE USED. A 2D FT. STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION. THE CHANNEL BED AND BANKS SHALL BE RESTORED, AND ALL DISTURBED AREAS OF THE BANK WITHIN 50 FT. OF THE STREAM SHALL BE STABILIZED WITH SEED AND STRAW MULCH WITHIN 2 DAYS OF THE DISTURBANCE.

PERMITS
THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT # _____
THIS SITE IS COVERED UNDER OEPA / ARMY 401 / 404 PERMIT # _____

STRUCTURAL BMP'S
PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND) TO STORMWATER POND SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING
SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 859 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: S-21 CERTIFIED KENTUCKY BLUE GRASS – 35% PENNLAWN FESCUE – 25% MANHATTEN II RYEGRASS – 40% FERTILIZER – 10#/10DD S.F. (12-12-12) MULCH – STRAW – 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS
THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT
ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS
THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING, SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHERE ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP -WORK ORDER
SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1D56.08(G)(1)(A),1056.08(G)(1)(B) or 1D56.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2008

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

DRAWN BY: CAT
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 14 OF 17
JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

SIGNATURE LIST

PRIOR TO STARTING CONSTRUCTION THE SWP3 SHALL BE SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE SUBMITTED TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN:

SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING			X	X	X	X	X	X	X	X		
PERM. SEEDING				X	X	X	X	X	X			
LANDSCAPING			X	X	X	X			X	X	X	
MULCHING	X	X	X	X	X	X	X	X	X	X	X	X
MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X

SWP3 Grading and Stabilization Activities Log

Project Name:

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

SWP3 Corrective Action Log

Project Name:

Inspection Date	Inspector Name	Description of Corrective Action Needed (From Inspection Report)	Corrective Action Taken	Date Action Taken

SWP3 Amendment Log

Project Name:

Amendment No.	Description of the Amendment	Date of Amendment	Amendment Prepared By

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW
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CHECKED BY: APA

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RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

JOB NO. 21-5553B

J:\21555B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

Detention Basin Maintenance Tasks and Schedule

Tasks	Basin Side-Slopes	Basin Bottom	Basin Inlets	Basin Outlet	Catch Basin Inlets	Catch Basin Sumps	Storm Sewer System	Schedule
Inspect for sediment accumulation		O	O	O	O	O	O	Annually
Remove sediment accumulation		O	O	O	O	O	O	Every 5-10 years as needed
Inspect for debris (dead vegetation and trash)	O	O	O	O	O	O	O	Early spring, fall and after major storms
Clean debris	O	O	O	O	O	O	O	As needed
Inspect for erosion on banks and bottom	O	O	O	O				Early spring, fall and after major storms
Re-establish permanent vegetation on eroded slopes	O	O						As needed
Rake out dead vegetation			O	O				Annually – early spring
Replace stone rip-rap	O	O	O	O				Every 3-5 years as needed
Mowing	O	O						0 to 2 times per year
Inspect structural elements during rainfall event			O	O			O	Annually

Specifications
for
De-Watering

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and designate areas for placement of practices. Outlets for practices shall be protected from scour either by riprap protection, fabric liner, or other acceptable method of outlet protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be monitored hourly. Discharged water shall be within +/- 5° F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basin shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A floating outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be cleaned out when the storage has been reduced by 50% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

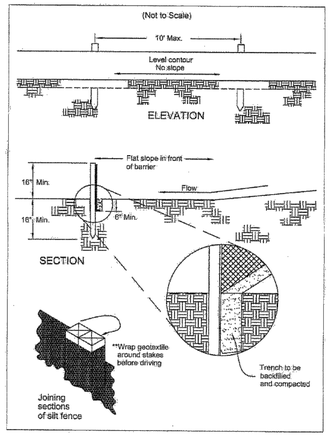
REV No.	DATE	BY	DESCRIPTION
			CITY OF NORTH RIDGEVILLE, OHIO
			DEPARTMENT OF ENGINEERING

DE-WATERING

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-15

Specifications
for
Silt Fence



Specifications
for
Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 8-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.

Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV No.	DATE	BY	DESCRIPTION
			CITY OF NORTH RIDGEVILLE, OHIO
			DEPARTMENT OF ENGINEERING

SILT FENCE

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-18

Specifications
for
Dust Control

1. Vegetative Cover and/mulch – Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Saving existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding; Permanent Seeding; Mulching Practices; and Tree and Natural Area Protection practices.
2. Watering – Spray site with water until the surface is wet before and during grading and repeat as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Wetting agents shall be utilized according to manufacturers instructions.
3. Spray-On Adhesives – Apply adhesive according to the following table or manufacturers' instructions.

Table 7.5.1 Adhesives for Dust Control

Adhesive	Water Dilution (Adhesive: Water)	Nozzle Type	Application Rate Gal./Ac.
Latex Emulsion	12.5:1	Fine	235
Resin in Water Acrylic Emulsion (No-traffic)	4:1	Fine	300
Acrylic Emulsion (No-traffic)	7:1	Coarse	400
Acrylic Emulsion (Traffic)	3.5:1	Coarse	300

4. Stone – Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.
5. Barriers – Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
6. Calcium Chloride - This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with suppliers' specified rates.
7. Operation and Maintenance - When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to accomplish control.

Street Cleaning - Paved areas that have accumulated sediment from construction should be cleaned daily, or as needed, utilizing a street sweeper or bucket -type endloader or scraper.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

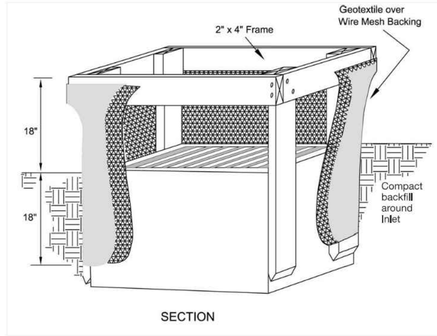
REV No.	DATE	BY	DESCRIPTION
			CITY OF NORTH RIDGEVILLE, OHIO
			DEPARTMENT OF ENGINEERING

DUST CONTROL

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-29

Specifications
for
Geotextile Inlet Protection



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. The earth around the inlet shall be excavated completely to a depth at least 18 inches.
3. The wooden frame shall be constructed of 2-inch by 4-inch construction grade lumber. The 2-inch by 4-inch posts shall be driven one (1) ft. into the ground at four corners of the inlet and the top portion of 2-inch by 4-inch frame assembled using the overlap joint shown. The top of the frame shall be at least 6 inches below adjacent roads if ponded water will pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. Geotextile material shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 inches below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6-inch layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

Specifications
for
Topsoiling

Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
3. Remove the soil material no deeper than what the county soil survey describes as "surface soil" (ie, A or Ap horizon).
4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
5. If topsoil is stored for more than 14 days, it should be temporary seeded, or covered with a tarp.

Spreading the Topsoil

1. Prior to applying topsoil, the topsoil should be pulverized.
2. To ensure bonding, grade the subsoil and roughen the top 3-4 in. by disking.
3. Do not apply when site is wet, muddy, or frozen, because it makes spreading difficult, causes compaction problems, and inhibits bonding with subsoil.
4. Apply topsoil evenly to a depth of at least 4 inches and compact slightly to improve contact with subsoil.
5. After speading, grade and stabilize with seeding or appropriate vegetation.

Specifications
for
Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 14 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
   - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
   - Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
   - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
   - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
   - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
   - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Sythetic Binders must be conducted in such a manner where there is no contact with waters of the state.
   - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

DRAWN BY: CAT

CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 16 OF 17

JOB NO. 21-5553B

Concrete Washout Areas

Installation:

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
2. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
3. Ensure a stable path is provided for concrete trucks to reach the washout area.
4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
5. Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.
8. Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

Removal:

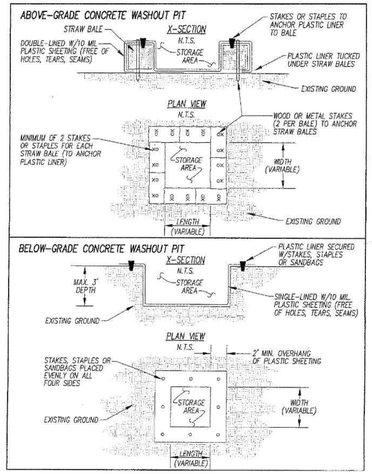
9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
10. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

Below-grade (3-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2-3	3	3
4-5	4	4
6-7	5	5
8-10	6	6
11-14	7	7

Above-grade (2-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2	3	3
3-4	4	4
5-6	5	5
7-8	6	6
9-11	7	7
12-15	8	8

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, rinsing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.



REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE WASHOUT

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-33

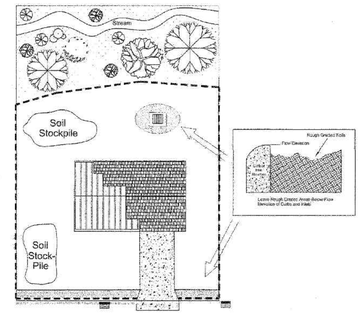
Specifications for

Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done on only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. This access shall be gravel or crushed rock underlain with geofextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications for

Small Construction Site Controls



INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

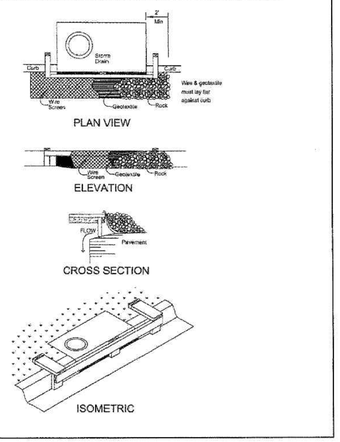
SMALL CONSTRUCTION SITE CONTROLS

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-32

Specifications for

Geotextile - Stone Inlet Protection



INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE INLET PROTECTION

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-21

Specifications for

Geotextile-Stone Inlet Protection for Curb Inlets

1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. Construct a wooden frame of 2-by-4-in. construction-grade lumber. The end spacers shall be a minimum of 1 ft. beyond both ends of the throat opening. The sections shall be nailed to 2-by-4-in. stakes driven on the opposite side of the curb.
3. The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft. longer than the throat length of the inlet. 2 ft. on each side.
4. Geotextile cloth shall have an equivalent opening size #-(3) of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
5. The wire mesh and geotextile cloth shall be formed to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4-in. frame.
6. Two-inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.
7. This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING SEASON.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

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DEPARTMENT OF ENGINEERING

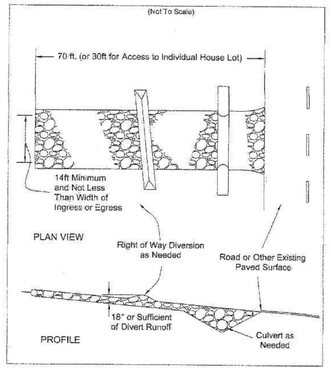
GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-22

Specifications for

Construction Entrance



Specifications for

Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness - The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full widths at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	90 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permeability	1 x10-3 cm/sec.

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert - A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
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SWP-27

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PREPARED FOR:

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RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 17 OF 17

JOB NO. 21-5553B

J:\21\5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

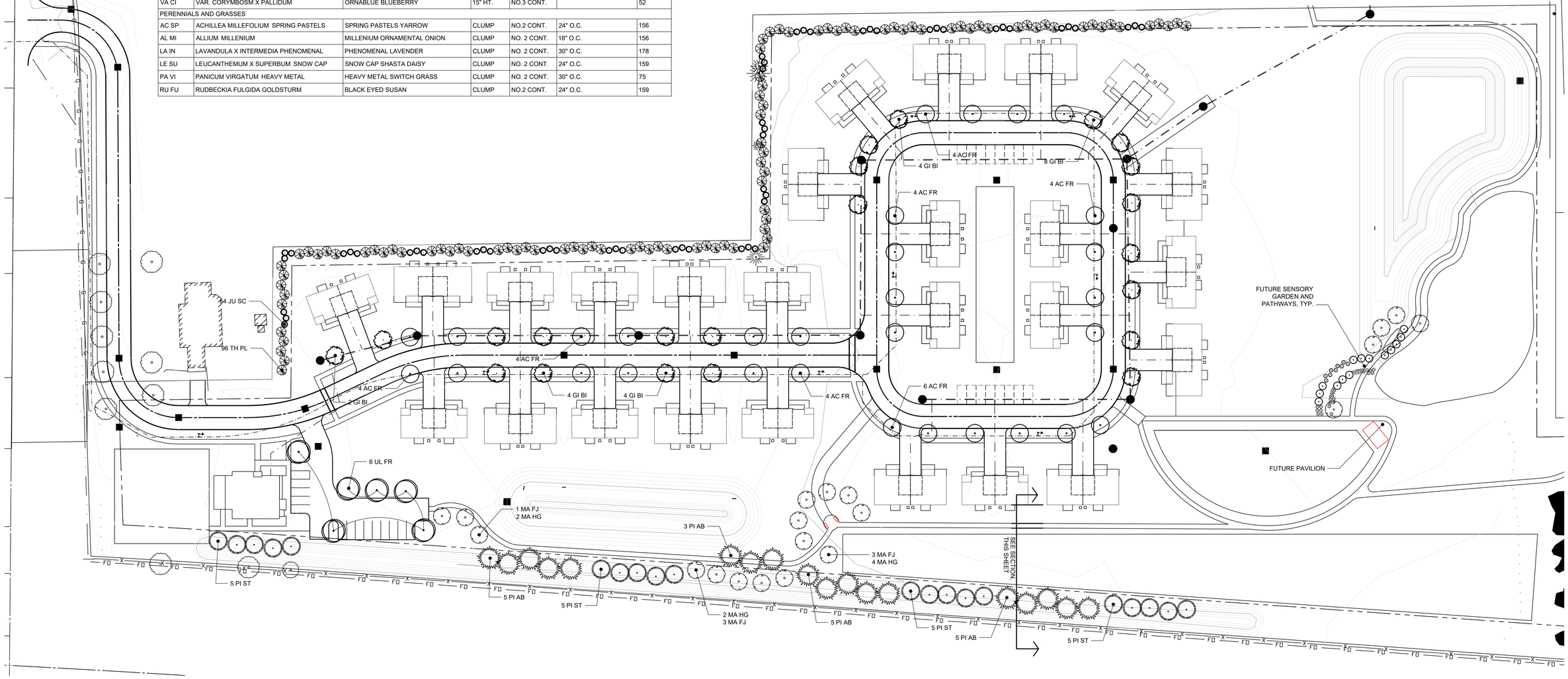
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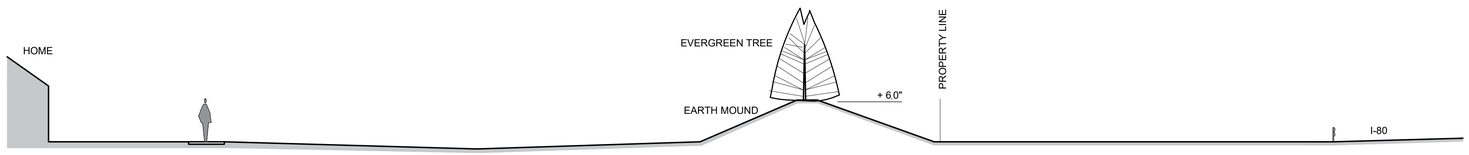
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES/ SPACING	QTY
TREES						
AC FR	ACER RUBRUM FRANK S RED	RED SUNSET FRANK S RED MAPLE	2" CAL.	B B	FULL, MATCHING HEADS	30
GI BI	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY GINKO	2" CAL.	B B	FULL, MATCHING HEADS	23
MA FJ	MALUS FUJI	FUJI APPLE	2" CAL.	B B	PROX. TO POLLINATOR	7
MA HG	MALUS PUMILA HONEYGOLD	HONEYGOLD APPLE	2" CAL.	B B	PROX. TO POLLINATOR	8
PI AB	PICEA ABIES	NORWAY SPRUCE	6 HT	B B		18
PI ST	PINUS STROBUS	EASTERN WHITE PINE	6 HT.	B B		20
UL FR	ULMUS X FRONTIER	FRONTIER ELM	2" CAL.	B B	FULL, MATCHING HEADS	6
SHRUBS						
BU MI	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	15" HT.	NO. 3 CONT	36" O.C.	318
JU SC	JUNIPERUS SCOPULORUM WICHITA BLUE	WICHITA BLUE JUNIPER	6 HT.	B B	7 O.C.	54
PI BN	PICEA ABIES NIDIFORMIS	BIRD S NEST SPRUCE	15" HT.	NO.3 CONT.		53
TH PL	THUJA PLICATA	GIANT ARBORVITAE	6 HT.	B B	10 O.C.	96
VA CI	VAR. CORYMBOSM X PALLIDUM	ORNABLUE BLUEBERRY	15" HT.	NO.3 CONT.		52
PERENNIALS AND GRASSES						
AC SP	ACHILLEA MILLEFOLIUM SPRING PASTELS	SPRING PASTELS YARROW	CLUMP	NO.2 CONT.	24" O.C.	156
AL MI	ALLIUM MILLENIUM	MILLENIUM ORNAMENTAL ONION	CLUMP	NO. 2 CONT.	18" O.C.	156
LA IN	LAVANDULA X INTERMEDIA PHENOMENAL	PHENOMENAL LAVENDER	CLUMP	NO. 2 CONT.	30" O.C.	178
LE SU	LEUCANTHEMUM X SUPERBUM SNOW CAP	SNOW CAP SHASTA DAISY	CLUMP	NO. 2 CONT.	24" O.C.	159
PA VI	PANICUM VIRGATUM HEAVY METAL	HEAVY METAL SWITCH GRASS	CLUMP	NO. 2 CONT.	30" O.C.	75
RU FU	RUDBECKIA FULGIDA GOLDSTURM	BLACK EYED SUSAN	CLUMP	NO.2 CONT.	24" O.C.	159

LANDSCAPE NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS.
2. PRIOR TO INSTALLATION, INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS, AND TOPSOIL. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
3. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ONSET OF WORK AND COORDINATE ACCORDINGLY WITH APPROPRIATE UTILITIES DEPARTMENTS. DO NOT INSTALL TREES WITHIN 4 OF BURIED UTILITY LINES. RELOCATE PLANT MATERIAL SLIGHTLY IF NECESSARY. IN THE CASE OF A CONFLICT, NOTIFY LANDSCAPE ARCHITECT.
4. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVE.
5. ALL PLANT MATERIAL MUST BE FROM NURSERY SOURCE WITH A HARDINESS ZONE SIMILAR TO THAT OF THE PROJECT SITE. PLANTS SHALL BE TRUE TO GENUS AND SPECIES AS INDICATED ON THE PLANS, COMPLYING WITH ANSI Z60.1 FOR THE TYPES AND FORM OF PLANS REQUIRED.
6. ALL PLANTING BEDS TO RECEIVE 6" DEPTH PLANTING MIX AFTER FINAL GRADE IS ESTABLISHED. ALL SEEDED AREAS TO RECEIVE CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS. SHRUB AND PERENNIAL PLANTING PITS SHALL RECEIVE PLANTING MIX PER DETAILS, THIS SHEET.
7. PROVIDE SHREDDED HARDWOOD MULCH 3" DEEP AT ALL PLANTING BEDS, TAKING CARE TO KEEP MULCH AWAY FROM CROWNS AND ROOT FLARES OF ALL PLANTS. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
8. CONTRACTOR TO APPLY STARTER FERTILIZER PER SPECIFICATIONS OR APPROVED SIMILAR FOR ALL LAWN AND PLANTING BEDS.
9. FINAL GRADES SHALL BE SMOOTH AND EVEN. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS MAY INCLUDE NOT PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN. GRADES SHALL SLOPE A MINIMUM OF 2 AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED.
10. PROVIDE 4" DEEP SPADE-CUT "V" TRENCH ALONG BED EDGES UNLESS ADJACENT TO PAVEMENT.
11. ALL MATERIALS TESTING SHALL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO PROPERLY WATER PLANT MATERIALS IMMEDIATELY UPON PLANTING.
13. PLANT LIST IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND PROVIDING PLANT MATERIAL AS SHOWN ON PLANS.
14. CONTRACTOR TO SEED ALL DISTURBED AREAS INCLUDING ADJACENT EXISTING LAWN AREAS THAT ARE IN DISREPAIR. DO NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND IS AT FINISHED GRADE. SEEDING WORK SHALL RESULT IN A HEALTHY LAWN FREE OF WEEDS. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED, OR APPROVED EQUAL, NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 95 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED. SEED SHALL BE PREMIUM QUALITY MIX WITH QUICK GERMINATION RATE OF
    - 50 BLENDED BLUEGRASS
    - 25 CREEPING RED FESCUE
    - 25 PERENNIAL RYE

    OR APPROVED EQUAL. APPLY AT A RATE OF 5 LBS./1000 SF.





NOISE BUFFER SECTION
1" 10 -0"
1 L1.0

LANDSCAPE PLAN
OVERALL DEVELOPMENT
1" 50 -0"
1 L1.0

NORTH

PREPARED BY:

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RIDGEVILLE FARMS
NORTH RIDGEVILLE, OHIO

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ISSUE

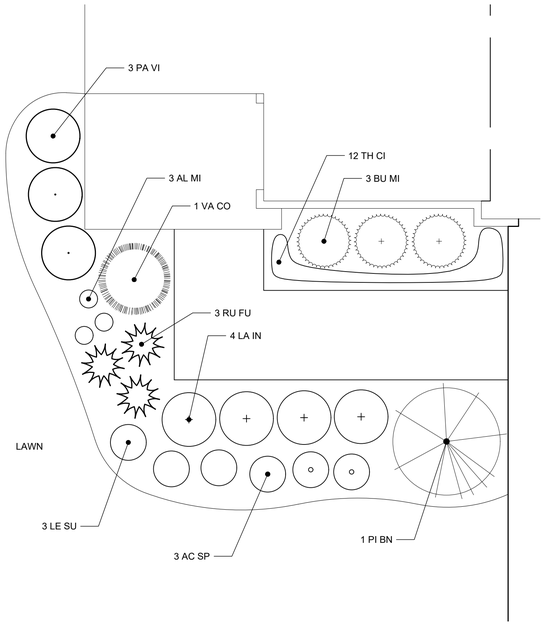
OVERALL LANDSCAPE PLAN

As indicated

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PLOT DATE	XXX

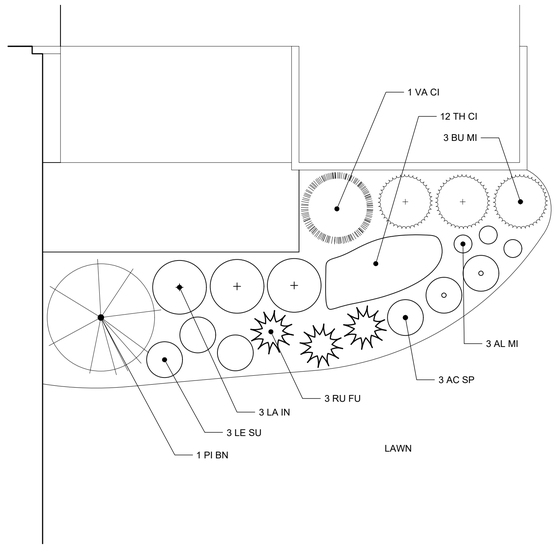
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L1.0



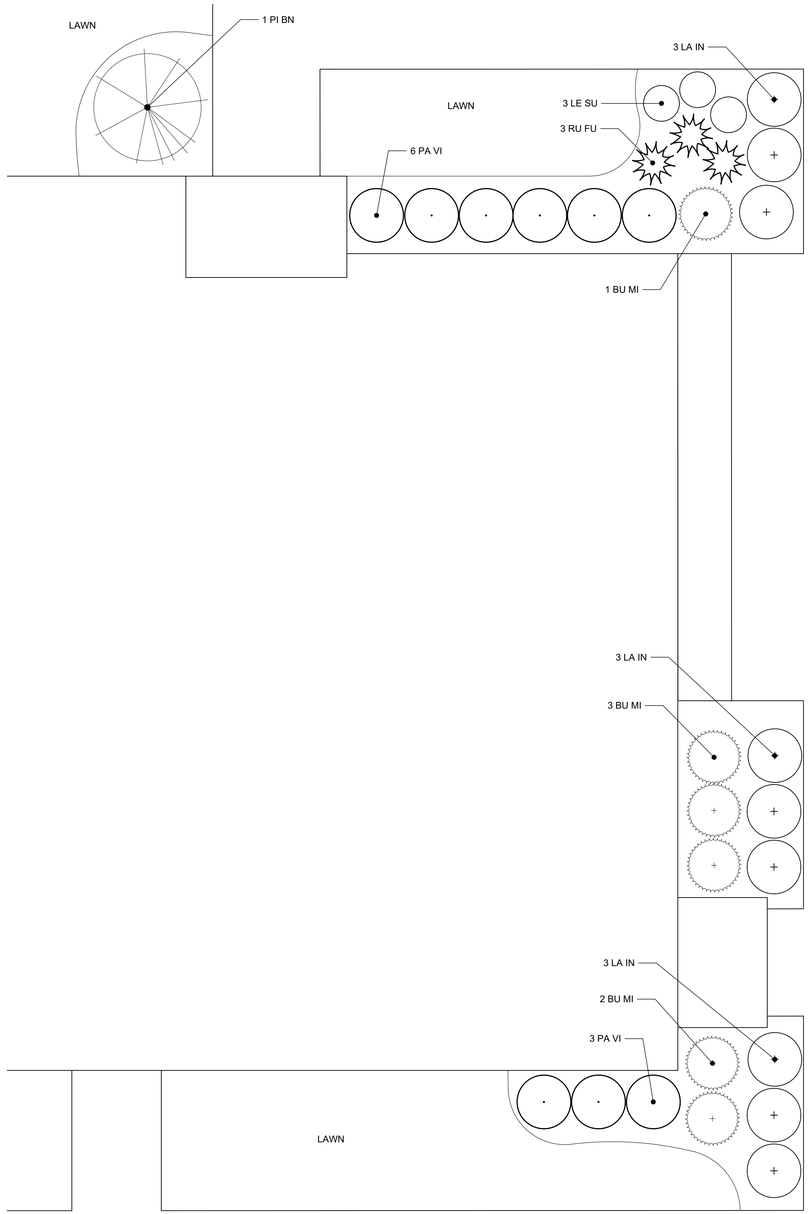
LANDSCAPE PLAN
TYPICAL UNIT A
1/4" 1 -0" TYP. OF 22 — 1 / L1.1

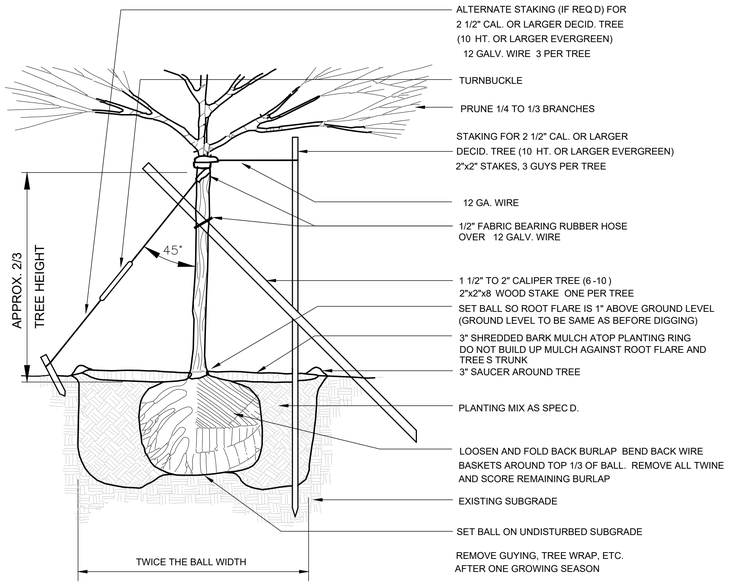
NORTH
VARIES



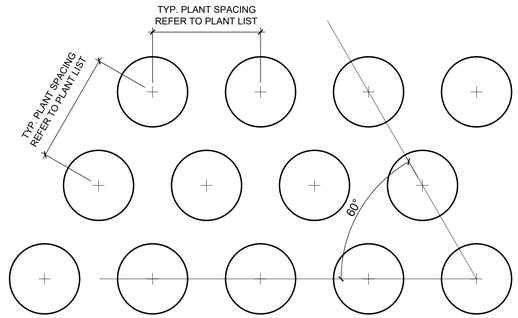
LANDSCAPE PLAN
TYPICAL UNIT B
1/4" 1 -0" TYP. OF 30 — 2 / L1.1

NORTH
VARIES

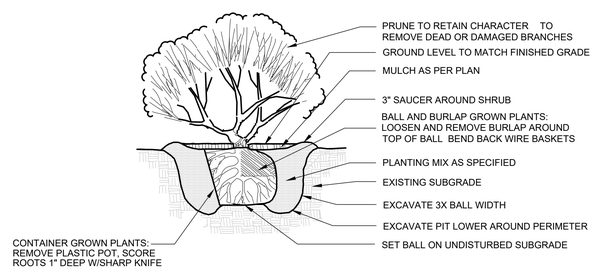




TREE PLANTING DETAIL
NTS — 4 / L1.1



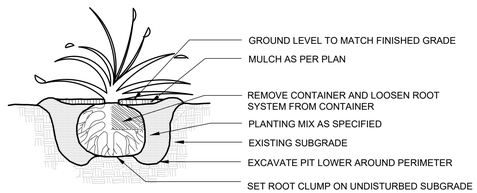
MASS PLANTING TYPICAL LAYOUT
NTS — 5 / L1.1



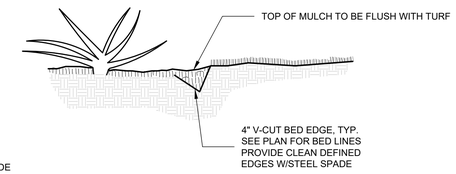
SHRUB PLANTING DETAIL
NTS — 6 / L1.1

LANDSCAPE PLAN
COMMUNITY BUILDING
1/4" 1 -0" — 3 / L1.1

NORTH



PERENNIAL PLANTING DETAIL
NTS — 7 / L1.1



MULCH AND BED EDGE DETAIL
NTS — 8 / L1.1

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RIDGEVILLE FARMS
NORTH RIDGEVILLE, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR WRITTEN SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

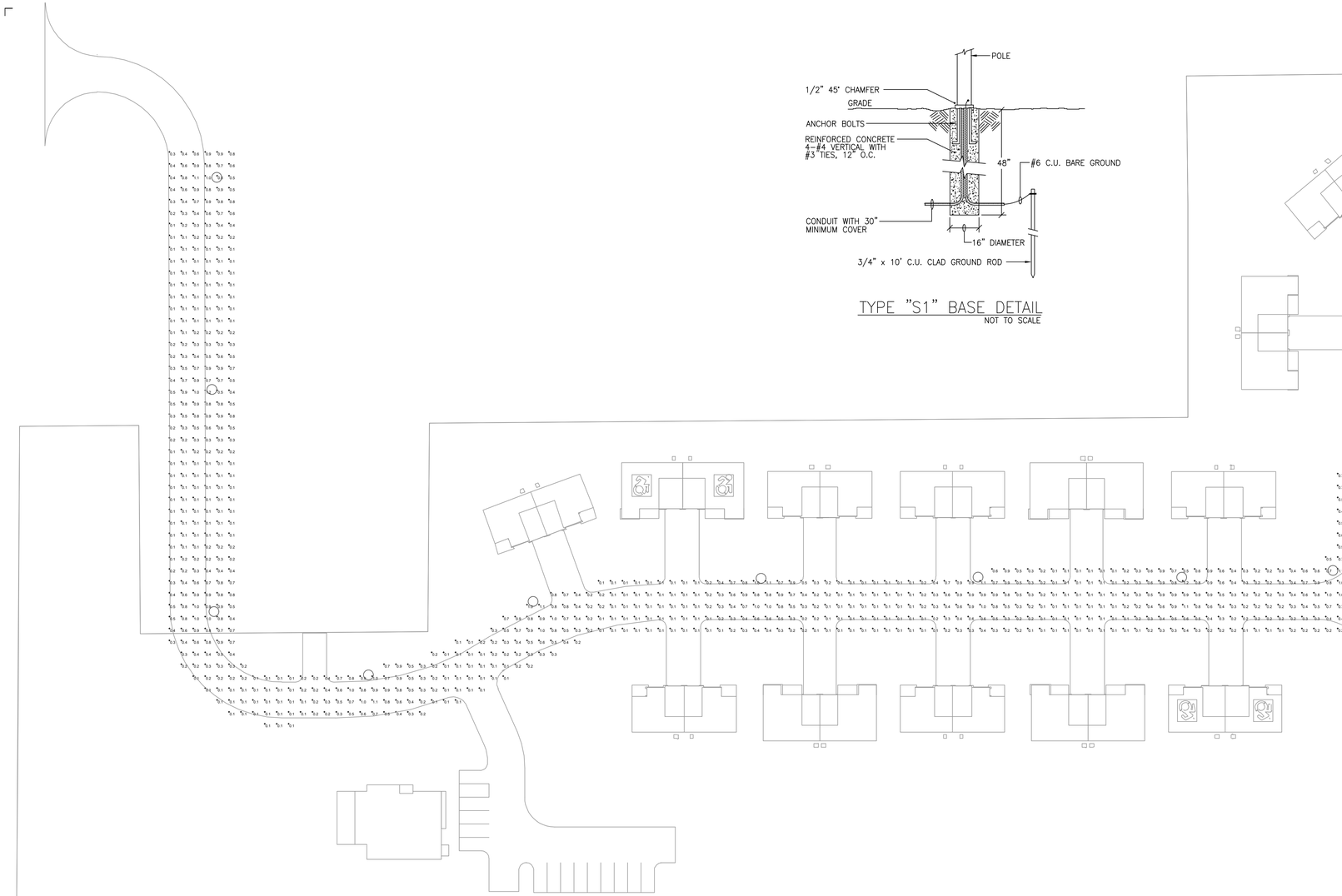
UNITS AND COMMUNITY BLDG LANDSCAPE PLANS

As indicated

PROJECT #	21037
DRAWN BY	XXX
CHECKED BY	XXX
FILE NAME	XXX
PLOT DATE	XXX

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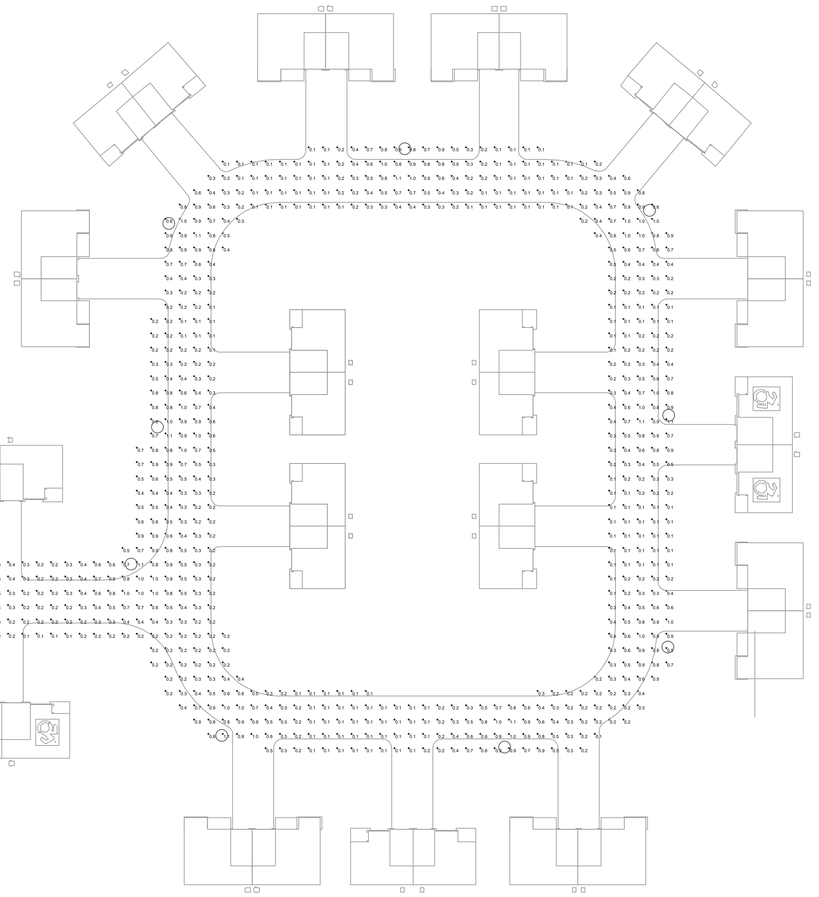
L1.1



TYPE "S1" BASE DETAIL
NOT TO SCALE

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	S1	16	MPB-A7-D-U-ASYM-7027	BRECKENRIDGE POST TOP LUMINAIRE (1) 70 CRI, 2700K LIGHT ENGINE. ASYMMETRIC DISTRIBUTION. Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		1	5777	1	69.7	Max: 1666cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Street Lighting	+	0.4 fc	1.2 fc	0.1 fc	12:1	4:1



Streetworks

DESCRIPTION

The Breckenridge LED integrates energy saving LED technology with a proven post-top design.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Die-cast aluminum housing with spun and stamped aluminum top. Overcenter latch for relamping and power module access. Top is completely removable without the use of tools. ANSI wattage/source label.

Optical
Injection molded acrylic refractor available in symmetric or asymmetric distributions. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI.

Electrical
120-277V 50/60Hz operation standard. 480V and 347V available as options. 10kV /10kA common and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position tunnel type compression terminal block.

Controls
0-10V dimming driver standard. Photocontrol and After Hours Dim options available. Refer to control options section.

Mounting
Post top mount fits 3" O.D. tenons. Secured by square head 3/8" stainless steel mounting bolts. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

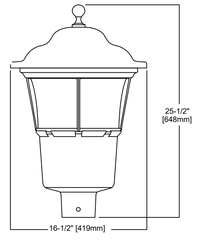


MPB
BRECKENRIDGE

LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



RDL ARCHITECTS

16102 Chagrin Boulevard, Suite 200
Shaker Heights, Ohio 44120
Phone: (216) 752-4300
Fax: (216) 752 4301
www.RDLarchitects.com

XX/XX/2023

PROGRESS NOT FOR CONSTRUCTION

SLK CAPITAL HOLDINGS LLC
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR WRITTEN MATERIAL SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

PROGRESS SET	07/07/23
SD SET	07/13/23
DD SET	08/10/23

As indicated

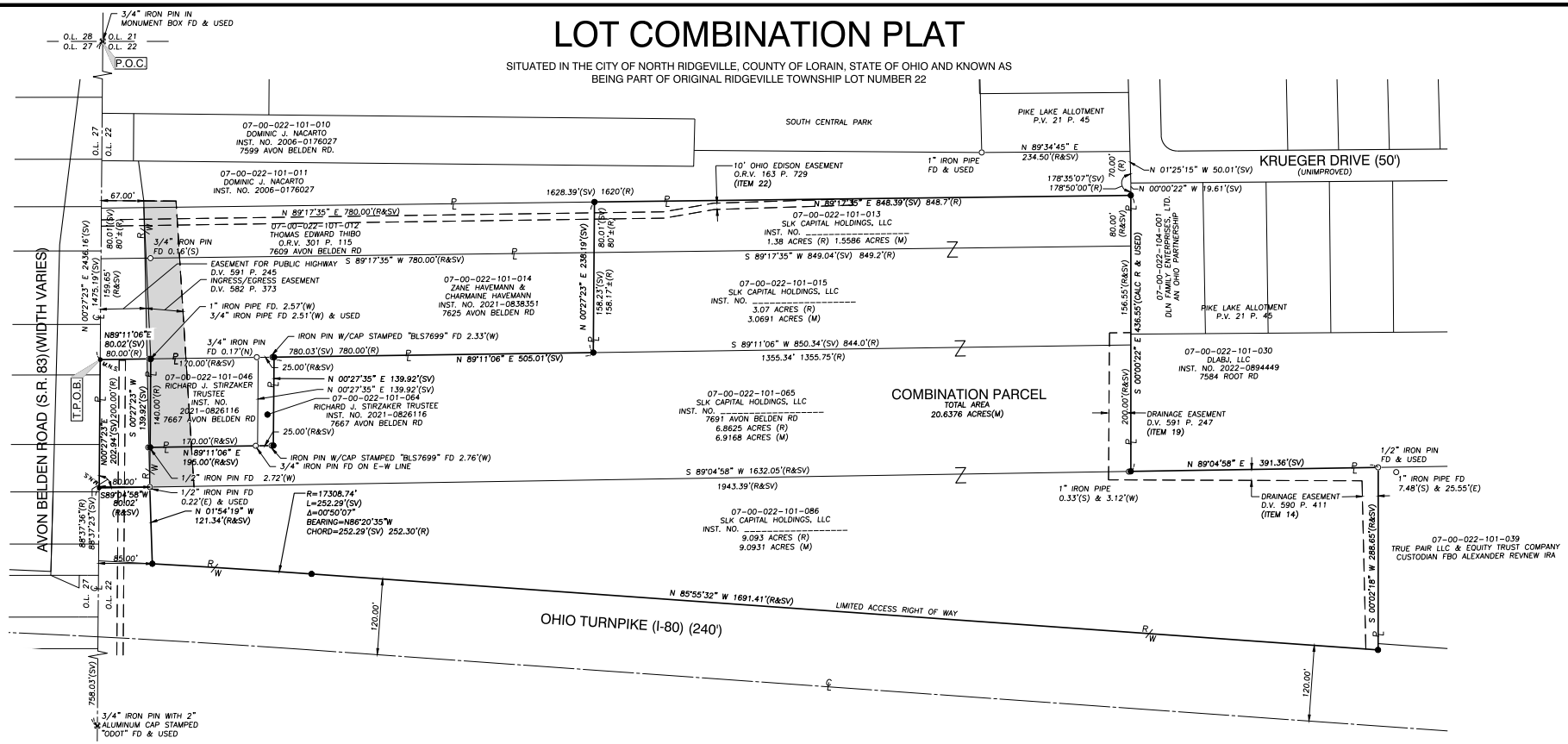
PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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ES1.0

LOT COMBINATION PLAT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 22



NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND NORTHERN TITLE AGENCY, INC., COMMITMENT NO. 21-05141NTA WITH AN EFFECTIVE DATE OF MAY 25, 2023. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
3. PERTINENT RECORDS ARE AS SHOWN HEREON AND LISTED BELOW:
   - LORAIN COUNTY TAX MAP RECORDS.
   - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
   - LORAIN COUNTY SURVEY RECORDS.
   - LOR-83-12.17 RIGHT OF WAY PLANS.
   - LOR-83-10.62-13.24 ROADWAY PLANS.
   - OHIO TURNPIKE PROJECT NO. 1 ROADWAY PLANS.
   - PIKE LAKE ALLOTMENT P.V. 21 P. 45.

SURVEYOR'S CERTIFICATE:

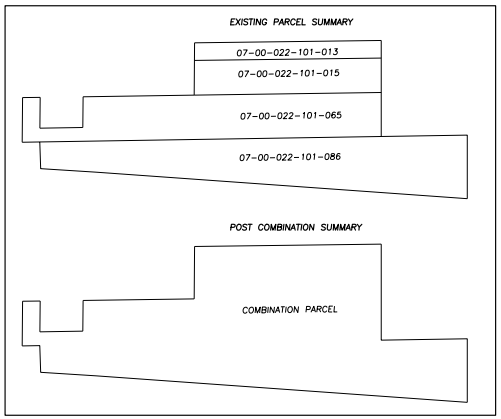
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

8/14/2023
DATE

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED
PROFESSIONAL LAND SURVEYOR

EXISTING PARCEL SUMMARY



POST COMBINATION SUMMARY

INGRESS/EGRESS EASEMENT AREA
D.V. 582 P. 373

LEGEND

⌘	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED	FD.	FOUND
○	IRON PIN/PIPE FOUND AS INDICATED	INST.	INSTRUMENT
●	5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET	NO.	NUMBER
M.N.S.	MAG NAIL SET	P.	PAGE
		P.O.C.	POINT OF COMMENCEMENT
		P.V.	PLAT VOLUME
		S.F.	SQUARE FEET
℄	CENTERLINE	(R)	RECORD INFORMATION
R/W	RIGHT-OF-WAY	(M)	MEASURED INFORMATION
P/L	PROPERTY LINE	(SV)	SURVEYED INFORMATION
		T.P.O.B.	TRUE PLACE OF BEGINNING
		(U)	USED INFORMATION
		(N)	NORTH
		(S)	SOUTH
		(E)	EAST
		(W)	WEST

GRAPHIC SCALE
0 80 40 160
(IN FEET)
SCALE: 1" = 80'

REVISION(S)	DATE:	BY:	DESCRIPTION:
	2023-08-14	AMK	ISSUE PRELIMINARY TO CLIENT

DRAWN BY: MAM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 21-5553A

J:\21553A SLK Capital Holdings AT AVON\WORK\21-5553A Combination Plat.dwg, Plotted: Aug 14, 2023 - 9:45am

BRAMHALL
ENGINEERING & SURVEYING COMPANY
801 Moore Road • Avon, OH 44011
(440) 934-7878
(440) 934-7879 Fax

LETTER OF TRANSMITTAL

DATE	JOB NO.
08/21/2023	21-5553

ATTENTION KIM LEBER

RE:

TO CITY OF NORTHRIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☒ Improvement Plans ☐ As-Built Plans ☐ Site & Grading Plan ☐ Foundation Check ☐ Final Grade

☐ Specifications ☒ Record Plat/Boundary Survey ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10	08/15/23	1	RIDGEVILLE FARMS - COMBINATION PLAT
1	08/18/23	2	PLANNING COMMISSION APPLICATION
1	08/19/23	3	REVIEW FEES CHECK

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Reviewed as submitted ☐ Reviewed as noted

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

GEORGE WEBB

If enclosures are not as noted, kindly notify us at once.

BRAMHALL
ENGINEERING &
SURVEYING COMPANY

801 Moore Road • Avon, OH 44011
(440) 934-7878
(440) 934-7879 Fax

LETTER OF TRANSMITTAL

DATE	JOB NO.
08/18/2023	21-5553
ATTENTION: KIM LZEBER	
RE:	

RECEIVED
AUG 18 2023

TO CZTY OF NORTH RZDGEVZLLE
7307 AVON BELDEN RD,
NORTH RZDGEVZLLE, OH. 44039

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☒ Improvement Plans ☐ As-Built Plans ☐ Site & Grading Plan ☐ Foundation Check ☐ Final Grade

☐ Specifications ☐ Record Plat/Boundary Survey ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10	08/18/23	1	RZDGEVZLLE FARMS - CIVIL SET
10	08/18/23	2	RZDGEVZLLE FARMS - ARCHZTECTURAL SET

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Reviewed as submitted ☐ Reviewed as noted

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once. GEORGE WEBB

Combination Parcel **Legal Description**
August 2023 **20.6376 Acres**

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 22 and further known as parcels of land described in deeds to SLK Capital Holdings, LLC as recorded in Instrument Numbers _____ of the Lorain County Records, and further described as follows:

Commencing at a 3/4-inch iron pin in a monument box found in the centerline of Avon Belden Road (a.k.a. State Route 83) (width varies) at the northwesterly corner of said Original Ridgeville Township Lot Number 22;

Thence, South 00° 27' 23" West, along the centerline of Avon Belden Road and the westerly line of said Original Ridgeville Township Lot Number 22, a distance of 1475.19 feet a MAG nail set at the southwesterly corner of a parcel of land described in a deed to Zane Havemann and Charmaine Havemann as recorded in Instrument Number 2021-0838351 of the Lorain County Records, said point being the **True Place of Beginning** of land herein described;

Course 1: Thence **North 89° 11' 06" East**, along the southerly line of said Havemann parcel, a distance of **80.02 feet** to a rebar set at the northwesterly corner of a parcel of land described in a deed to Richard J. Stirzaker, Trustee as recorded in Instrument Number 2021-0826116 of the Lorain County Records, said point being 2.57 feet easterly of a 1-inch iron pipe found and 2.51 feet easterly of a 3/4-inch iron pipe found;

Course 2: Thence **South 00° 27' 23" West**, along the westerly line of said Stirzaker parcel, a distance of **139.92 feet** to a rebar set at the southwesterly corner thereof, said point being 2.72 feet easterly of a 1/2-inch iron pin found;

Course 3: Thence **North 89° 11' 06" East**, along the southerly line of said Stirzaker parcel, a distance of **195.00 feet** to a rebar set at the southeasterly corner thereof, said point being 2.76 feet easterly of an iron pin with cap stamped "BLS7699" found;

Course 4: Thence **North 00° 27' 35" East**, along the easterly line of said Stirzaker parcel, a distance of **139.92 feet** to a rebar set in the southerly line of said Havemann parcel, said point being 2.33 feet easterly of an iron pin with cap stamped "BLS7699" found;

Course 5: Thence **North 89° 11' 06" East**, along the southerly line of said Havemann parcel, a distance of **505.01 feet** to a rebar set at the southeasterly corner thereof;

Course 6: Thence **North 00° 27' 23" East**, along the easterly line of said Havemann parcel and along the easterly line of a parcel of land described in a deed to Thomas Edward Thibo as recorded in Official Record Volume 301, Page 115 of the Lorain County Records, a distance of **238.19 feet** to a rebar set in the southerly line of a parcel of land described in a deed to Dominic J. Nacarto as recorded in Instrument Number 2006-0176027 of the Lorain County Records;

Course 7: Thence **North 89° 17' 35" East**, along the southerly line of said Nacarto parcel, a distance of **848.39 feet** to a rebar set in the westerly line of Pike Lake Allotment as recorded in Plat Volume 21, Page 45 of the Lorain County Records;

Course 8: Thence **South 00° 00' 22" East**, along the westerly line of said Pike Lake Allotment and along the westerly line of a parcel of land described in a deed to DLABJ, LLC as recorded in Instrument Number 2022-0894449 of the Lorain County Records, a distance of **436.55 feet** to a rebar set at the southwesterly corner thereof, said point being 0.33 feet northerly and 3.12 easterly of a 1-inch iron pipe found;

Course 9: Thence **North 89° 04' 58" East**, along the southerly line of said DLABJ, LLC parcel a distance of **391.36 feet** to a 1/2-inch iron pin found at the northwesterly corner of a parcel of land described in a deed to True Pair, LLC and Equity Trust Company as recorded in Instrument No. 2023-0924208 of the Lorain County Records;

Course 10: Thence **South 00° 02' 18" West**, along the westerly line of said True Pair LLC and Equity Trust Company parcel, a distance of **288.65 feet** to a rebar set in the northerly limited access right of way of the Ohio Turnpike Interstate 80 (240 feet wide);

Thence along the northerly limited access right of way of the Ohio Turnpike Interstate 80 the following two courses;

Course 11: Thence, **North 85° 55' 32" West**, a distance of **1691.41 feet** to a rebar set at a point of curvature;

Course 12: Thence, **along the arc of a curve which deflects to the left, 252.29 feet** to a rebar set in the easterly right of way of Avon Belden Road, said curve having a radius of 17308.74 feet, a delta angle of 00° 50' 07" and a chord of 252.29 feet which bears North 86° 20' 35" West;

Course 13: Thence **North 01° 54' 19" West**, along the easterly right of way of Avon Belden Road, a distance of **121.34 feet** to a point, said point being 0.22 feet westerly of a 1/2-inch rebar found;

Course 14: Thence, leaving said easterly right of way,**PLO 89° 04' 58" West**, a distance of **80.02 feet** to a MAG nail set in the centerline of Avon Belden Road, being also the westerly line of Original Ridgeville Township Lot Number 22;

Course 15: Thence **North 00° 27' 23" East**, along the centerline of Avon Belden Road and the westerly line of Original Ridgeville Township Lot Number 22, a distance of **202.94 feet** to the **True Place of Beginning**.

Containing within said bounds **20.6376 acres** of land, be the same more or less, but subject to all legal highways and easements of record as surveyed by Amy M. Kelly, P.S. 8469 for Bramhall Engineering & Surveying Company in July of 2023. All bearings are intended to describe angles only. The basis of bearings the Ohio State Plane, North Zone NAD83(2011) Grid North.

Combination Parcel **Legal Description**
August 2023 **20.6376 Acres**

All rebar set are 5/8-inch diameter by 30 inches in length with yellow cap stamped "BRAMHALL ENG. & SURV."



Amy M. Kelly 8/14/2023

Amy M. Kelly, P.S. Date
Registered Ohio Surveyor No. 8469

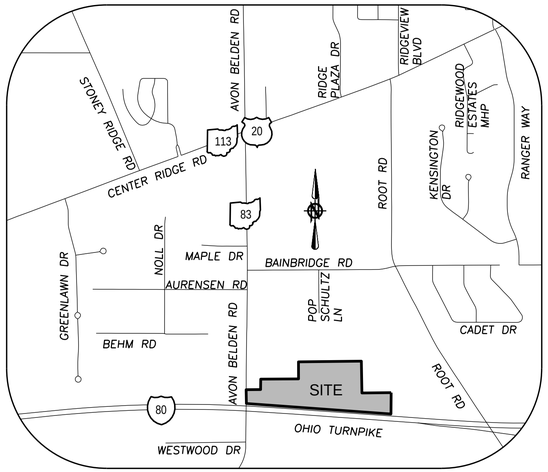
RIDGEVILLE FARMS

CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, STATE OF OHIO

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- CENTERLINE DITCH/CREEK
- EX. PAVEMENT EDGE
- EX. GAS
- EX. SANITARY
- EX. STORM
- EX. WATER
- EX. OVERHEAD UTILITIES
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND FIBER OPTIC
- EX. FENCE
- EX. 1FT CONTOUR
- EX. 5FT CONTOUR
- EX. BACK OF CURB
- EX. BUILDING
- EX. SIDEWALK
- EX. TOP OF BANK/MOUND
- EX. TREE LANDSCAPE
- EX. GUY WIRE
- EX. SET BACK
- EX. WOODS
- PROP. CENTERLINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. PAVEMENT EDGE
- PROP. GAS
- PROP. SANITARY
- PROP. STORM
- PROP. WATER
- PROP. FENCE
- PROP. 1FT CONTOUR
- PROP. 5FT CONTOUR
- PROP. BACK OF CURB
- PROP. BUILDING
- PROP. RETENSION WALL
- PROP. SIDEWALK
- PROP. WORK LIMITS
- PROP. SILT FENCE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- PROP. CATCH BASIN (2-2B)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER SERVICE VALVE
- PROP. TEE

- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
- M.N.S. MAG NAIL SET
- SOIL BORE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE VALVE
- GAS METER
- GAS VALVE
- TELEPHONE BOX
- ELECTRIC METER
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- POWER AND LIGHT POLE
- TREE (DECIDUOUS)
- TREE (CONIFER)
- TREE STUMP
- P.K.S. PK NAIL SET
- MAIL BOX
- PAPER BOX
- SIGN
- POST/BOLLARD
- **(ATG) ADJUST TO GRADE**
- **(TBR) TO BE REMOVED**
- **(TBA) TO BE ABANDONED**



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET	01
GENERAL NOTES	02-03
OVERALL EXISTING SITE & DEMO PLAN	04
ENLARGED EXISITNG SITE & DEMO PLAN	05
OVERALL SITE PLAN	06
ENLARGED SITE PLAN	07
OVERALL UTILITY PLAN	08
ENLARGED UTILITY PLAN	09
GRADING PLAN	10
SWM BASIN A DETAIL	11
SWM BASIN A DETAIL	12
SWP3 PLAN	13
SWPPP NOTES AND DETAILS	14-17
LANDSCAPING PLANS	L1.0-L1.1
PHOTOMETRIC PLAN	ES1.0

OHIO UTILITIES PROTECTION SERVICE	UNDERGROUND UTILITIES
BEFORE YOU DIG ANYWHERE IN OHIO! CALL 1-800-362-2764 OR 8-1-1 (TOLL FREE) OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY) WWW.OUPS.ORG OUPS TICKET NOS. B125301454-00B & B125301456-00B	Contact Two Working Days Before You Dig OHIO811.org Before You Dig OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

PLANS PREPARED BY

BRAMHALL ENGINEERING AND SURVEYING COMPANY

AARON P. APPELL, P.E.
REGISTERED OHIO ENGINEER NO. E-75683

STATE OF OHIO — AARON P. APPELL E-75683 — REGISTERED PROFESSIONAL ENGINEER

8-18-23
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

DRAWN BY: CAT

CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 01 OF 17

JOB NO. 21-5553B

J:\21555B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\01 21-5553B TITLE SHEET.dwg Plotted: Aug 18, 2023 - 2:51pm

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

GENERAL

1. ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE
2. THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIA GAS	DAN SUREN	(440) 891-2428
TELEPHONE- WINDSTREAM	GEOFF HAMM	(440) 329-4247
ELECTRIC- OHIO EDISON	MIKE ZANNI	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 388-0416 (EXT. 625)
WATER TRANSMISION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-5226

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.

3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS. MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER, REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.
5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CRF 1926
6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.
7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COST. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGES A MINIMUM OF FOUR (4) HOURS.
8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 – MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORIST USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.
10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC, AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.
11. THE CONTRACTOR AND SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.
12. NO SLAG OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.
13. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE
14. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT- (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

EARTHWORK

1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK, ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACES WITH COMPACTED EARTH.
3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.
4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE
5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.
6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND, ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.
7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED, SEWER OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO THE SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.
9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.
10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95%OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROTECTOR TEST.

ROADWAY

1. ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRICTION SHALL BE REMOVED FRONT HE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.
2. ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE, SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR". WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TEST INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PRE-CONSTRUCTION CONFERENCE.
3. WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLECT OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER, BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."
4. CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF, CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION, THE LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.
5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON. OHIO 44057.
6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605 SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE. (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS – GENERAL

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.
2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.
3. ANY UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY; OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF HE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION. THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWER AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE. THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT. AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.
6. PRIOR TO ANY CONNECTION INTO AND EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E., TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS. TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH SILT.
7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.
8. THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.
9. AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE-SHALL BE MONOLITHICALLY CRADLED IN 2500 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THEN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.

STORM SEWERS

1. STORM SEWER CONDUIT SHALL CONFORM TOT EH FOLLOWING REQUIREMENTS:

   STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAT ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.

   A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.

   B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584

   C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

   D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

   E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (OFOT 707.33) ADS N-12, HANCOR HI-O, OR APPROVED EQUAL THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.

2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-755 OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)
4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASES OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY.
6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

OCTOBER 1, 2008 –REV. 5/11/09, 9/29/09, 12/7/09, 8/18/16, 5/9/17, 6/28/17, 6/5/20

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PREPARED FOR:

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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 02 OF 17

JOB NO. 21-5553B

J:\21555SB SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\02 21-5553B GENERAL NOTES.dwg, Plotted: Aug 18, 2023 - 2:37pm

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. THE SANITARY SEWER SHALL PASS A LOW PRESSURE AIR TEST AND A 5% DEFLECTION TEST. THESE TESTS SHALL BE CONDUCTED BY A COMPETENT TESTER, PREFERABLY AN INDEPENDENT TESTING COMPANY.
   A. DEFLECTION TEST:
      IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.
   B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D-3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GRATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM – C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FILED WITH A CONTINUOUS 4"X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS.
    A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
    B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
    C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE AND THE SANITARY SEWER WILL BE MAINTAINED.
    D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
11. THE CONTRACTOR WILL COLOR FILM BOTH SANITARY AND STORM SEWERS TO VERIFY THAT THEY ARE FREE OF DEFECTS AND FOREIGN MATTER AND THAT THEY ARE TO THE PROPER ALIGNMENT PRIOR TO FORMAL ACCEPTANCE BY THE CITY OF NORTH RIDGEVILLE. THE INSPECTION AND TESTING SHALL BE DONE BY AN EXPERIENCED AND CERTIFIED FIRM ENGAGED IN THIS TYPE OF WORK, AS APPROVED BY THE CITY. WRITTEN REPORTS FOR ALL INSPECTION AND TESTING SHALL BE SUBMITTED TO THE OWNER AND THE CITY FOR APPROVAL. ALL SEWERS WILL BE FLUSHED AND HAVE A VCR TELEVISED INSPECTION IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE SPECIFICATIONS AFTER THE COMPLETION OF THE PAVEMENT CONSTRUCTION AND SEEDING OF THE DISTURBED AREAS, BUT PRIOR TO THE ISSUANCE OF BUILDING PERMITS. IF THE INSTALLATION FAILS TO MEET THE REQUIREMENTS OF THE TESTS AND INSPECTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTS AND RETEST AND RE-FILM THE INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE THE STORM AND SANITARY SEWERS ARE TELEVISED

WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO DR18 OR DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.
3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
4. ALL FITTING FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND BLOCKED WITH WOOD.
6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-105.. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO thrust RESTRAINT.
7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.
10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4 AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11. AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS, PUSH -ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).
14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELDS, AND INSTALLED USING SOLID TYPE PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF HE VALVES.
5. ALL GATE VALVES 16 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.
2. ALL BUTTERFLY VALVES SHALL BE RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.
3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111, ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.
4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.
5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT. VALVE VANE SHALL BE HIGH STRENGTH CAST IRON ASTM A4B CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.
6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DEGREE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATED WITH NO NECK-DOWN, KEYWAYS OR HOLES TO WEAKEN IT. FOR 14 INCH AND LARGER, VALVE SHAFTS SHALL BE 18-8 STAINLESS STEEL STUB SHAFT DESIGN KEYED TO THE VANE WITH STAINLESS STEEL TAPER PINS.
7. VALVE OPERATOR SHALL BE OF THE TRAVELING-NUT TYPE, SEALED, GASKETED, AND LUBRICATED FOR UNDERGROUND SERVICE. IT SHALL BE CAPABLE OF WITHSTANDING AN OVERLOAD INPUT TORQUE OF 450 FT-LBS AT FULL-OPEN OR CLOSED POSITION WITHOUT DAMAGE TO THE VALVE OR VALVE OPERATOR. IT SHALL BE DESIGNED TO RESIST SUBMERGENCE IN WATER TO 25 FEET HEAD PRESSURE FOR UP TO 72 HOURS.
8. THE VALVE SHALL BE CAPABLE OF EASY CLOSURE BY ONE MAN USING A STANDARD VALVE KEY. EVEN UNDER EMERGENCY LINE-BREAK CONDITIONS AS SEVERE AS THOSE THAT WOULD CAUSE A VALVE MAXIMUM OPERATING TORQUE REQUIREMENT OF AS MUCH AS TWO TIMES AWWA CLASS 150B.
9. ALL VALVES SHALL BE TESTED, BUBBLE-TIGHT AIR-UNDER-WATER, BY THE MANUFACTURER AS FOLLOWS:

   4" THROUGH 12" 175 PSI
   14" AND UP 150 PSI

   IN ADDITION A 300 PSI HYDROSTATIC TEST SHALL BE GIVEN TO THE ASSEMBLED VALVE. THIS 300 PSI PRESSURE SHALL ALSO BE APPLIED AGAINST THE FULLY CLOSED VANE OF EACH VALVE TO PROVE STRUCTURAL SOUNDNESS AND ASSURE COMPATIBILITY WITH FIELD LINE TEST.

HYDROSTATIC TESTING

1. ALL WATER MAINS SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO AWWA C-605, LATEST EDITION.
2. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGHPOINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED POTIONS OF THE LINE ARE SECURELY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GAUGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

DISINFECTING MAINS

1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE CHLORINE.
3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANHYDROUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS "HTH" OR AN APPROVED EQUAL LIQUID CHLORINE SHALL BE APPLIED THROUGH A SUITABLE CHLORINE FEEDING MACHINE AND INJECTION NOZZLE ANHYDROUS CALCIUM HYPOCHLORITE SHALL BE FED AS A SOLUTION USING A SUITABLE INJECTION PUMP.
4. FOLLOWING THE DISINFECTING PERIOD, THE LINE SHALL BE THOROUGHLY FLUSHED UNTIL THE REPLACEMENT WATER THROUGHOUT THE ENTIRE LENGTH OF THE LINE SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE PROVEN EQUAL TO THE QUALITY OF THE WATER IN THE EXISTING SYSTEM.
5. THE CITY OF NORTH RIDGEVILLE SERVICE DEPARTMENT WILL TEST THE WATER. THE CONTRACTOR IS RESPONSIBLE FOR THE TEST ARRANGEMENTS.

CURB CONNECTIONS

1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.
2. SERVICE CONNECTIONS SHALL BE K COPPER. ALTERNATIVELY, 200 PSI PLASTIC PIPE APPROVED FOR PORTABLE WATER, WITH TRACER WIRE, MAY BE USED PROVIDED THE 50 FEET OF CONNECTION ADJACENT TO THE SERVED STRUCTURE IS K COPPER AND THE STRUCTURE SERVED IS MORE THAN 200 FEET FROM THE ROADWAY RIGHT OF WAY LINE.
3. FOR STRUCTURES GREATER THAT 200 FEET FROM THE CENTERLINE OF THE ROADWAY, A METER VAULT MUST BE PROVIDED NEAR THE RIGHT OF WAY LINE OF THE ROADWAY.

OCTOBER 1, 2008 REVISED 9/29/09, 2/19/10, 7/22/14

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW
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BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

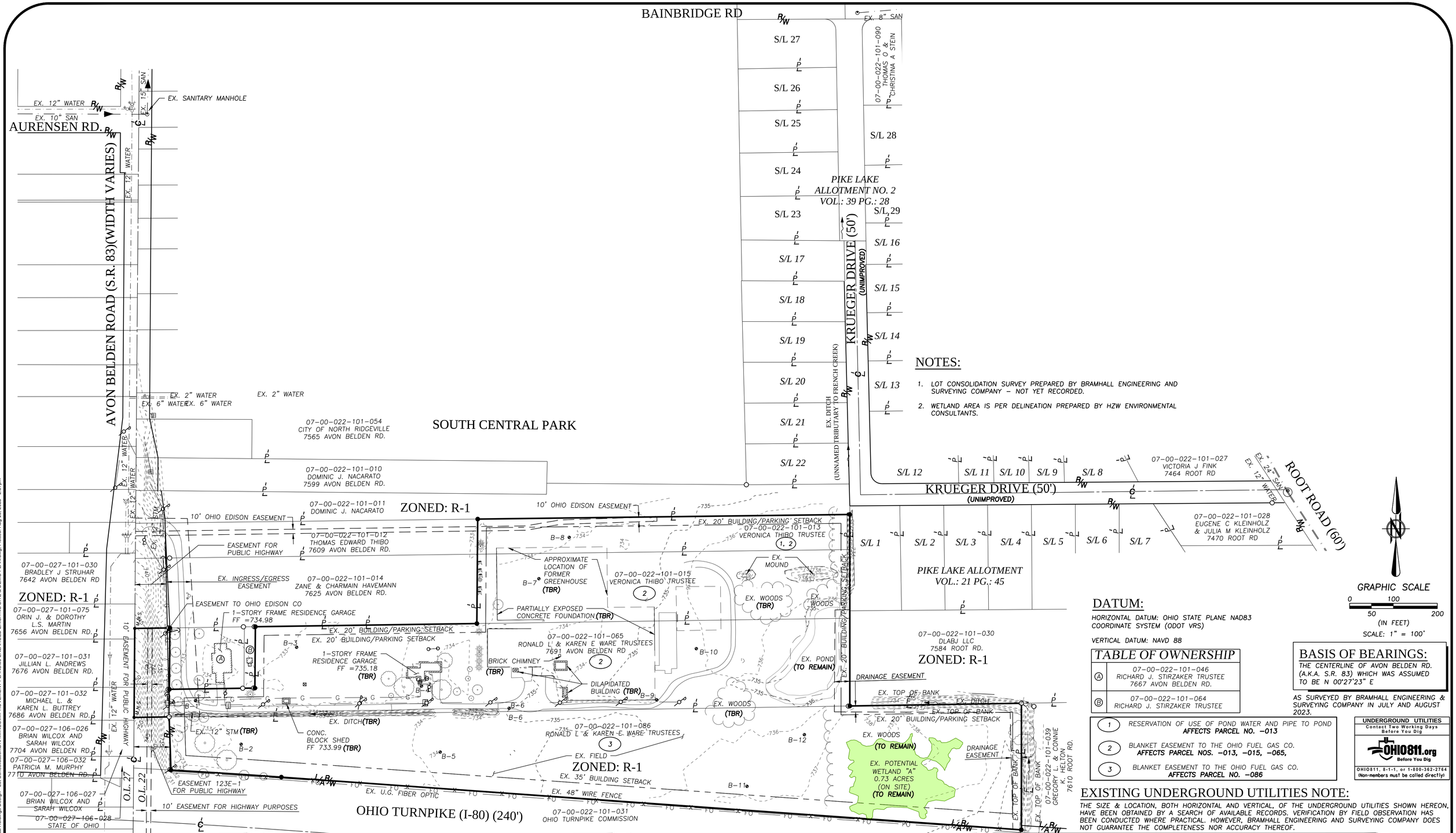
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 03 OF 17

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\02 21-5553B GENERAL NOTES.dwg, Plotted: Aug 18, 2023 - 2:37pm



NOTES:

1. LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY – NOT YET RECORDED.
2. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.

DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83
COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

TABLE OF OWNERSHIP

A	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
B	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

BASIS OF BEARINGS:

THE CENTERLINE OF AVON BELDEN RD. (A.K.A. S.R. 83) WHICH WAS ASSUMED TO BE N 00°27'23" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY AND AUGUST 2023.

1	RESERVATION OF USE OF POND WATER AND PIPE TO POND **AFFECTS PARCEL NO. –013**
2	BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NOS. –013, –015, –065,**
3	BLANKET EASEMENT TO THE OHIO FUEL GAS CO. **AFFECTS PARCEL NO. –086**

UNDERGROUND UTILITIES
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(Non-members must be called directly)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
OVERALL EXISTING SITE & DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 04 OF 17
JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\05 ENLARGED EXISTING SITE & DEMO PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm

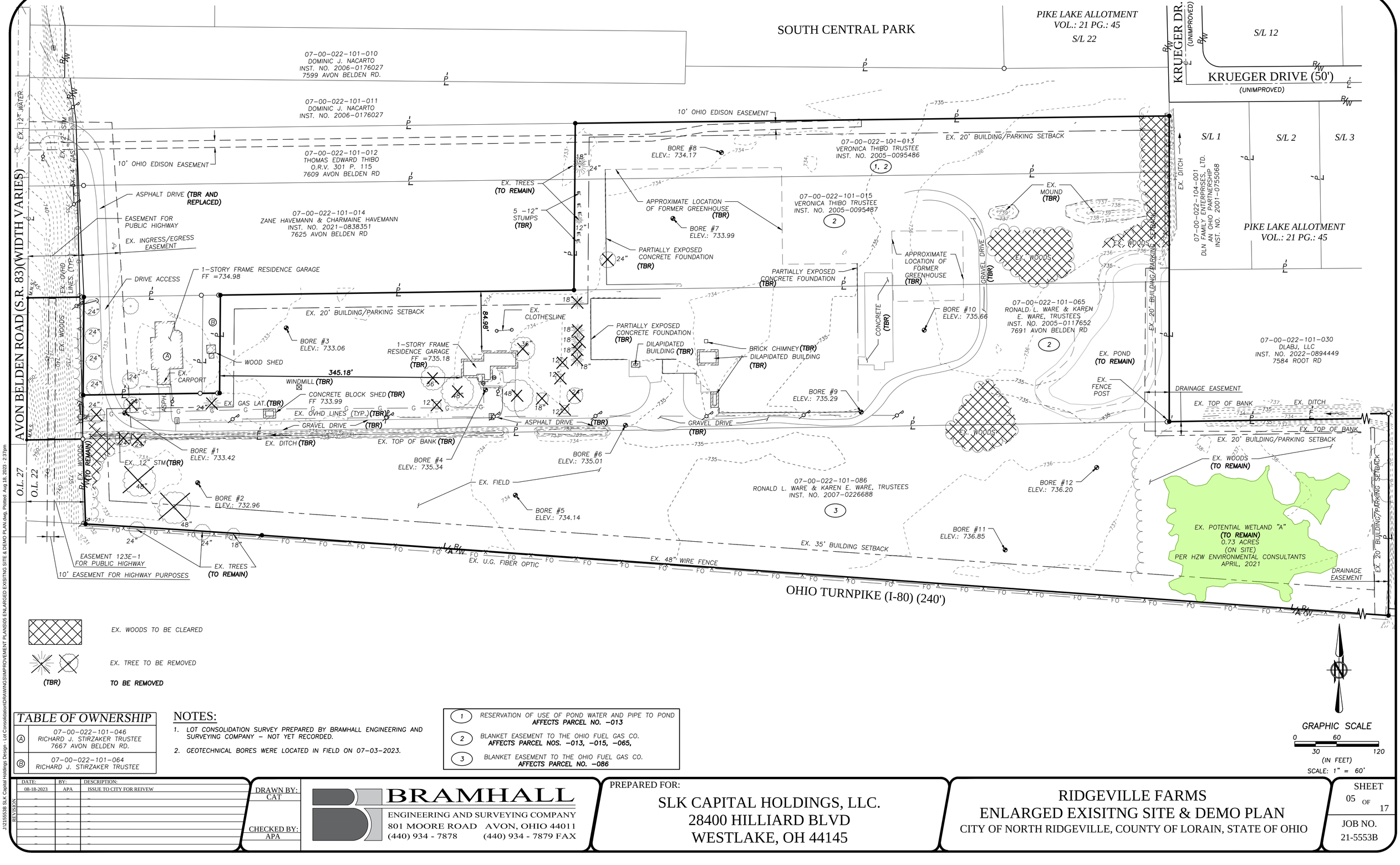


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NOTES:

1. LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY – NOT YET RECORDED.
2. GEOTECHNICAL BORES WERE LOCATED IN FIELD ON 07-03-2023.

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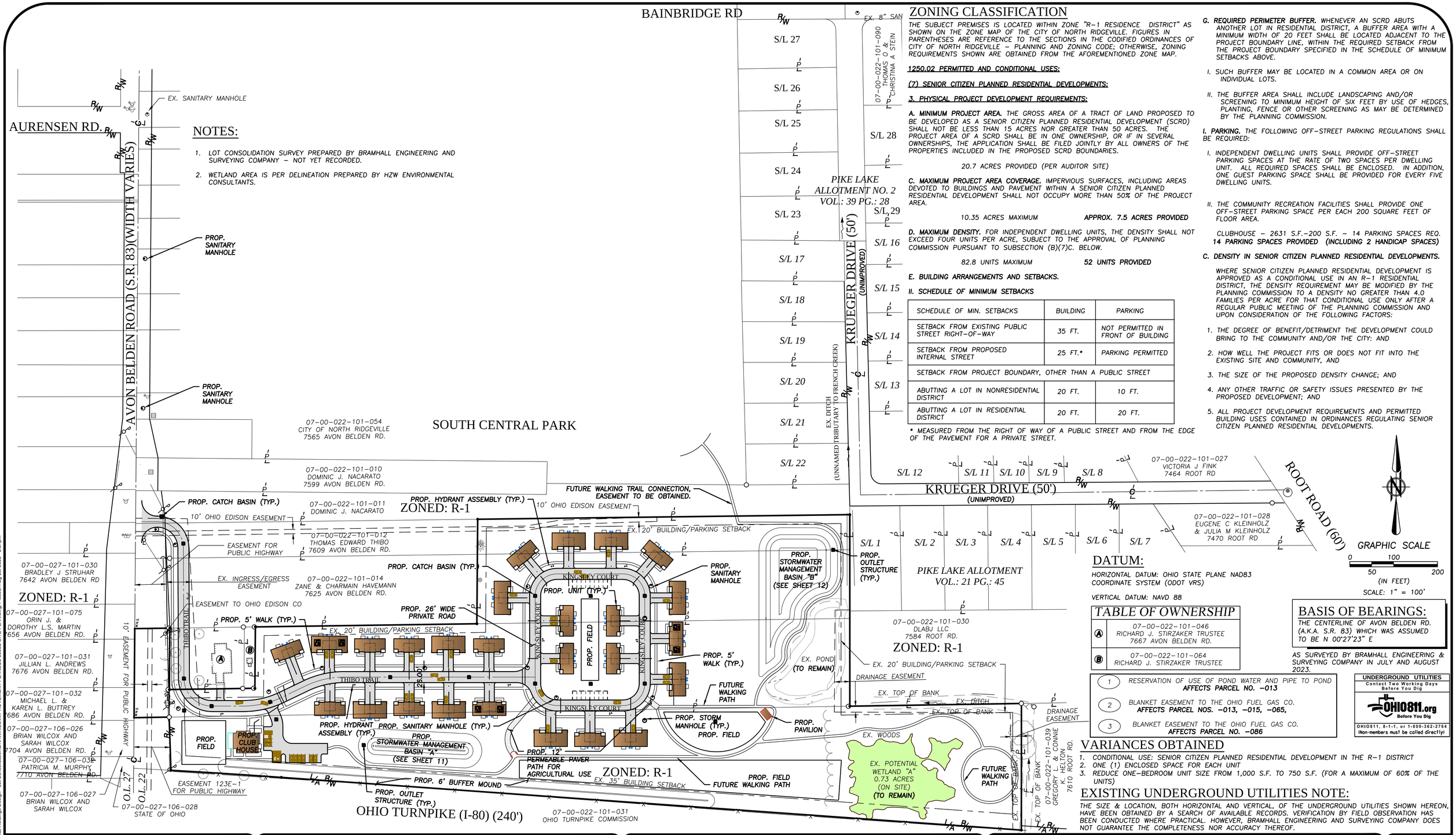
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CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 05 OF 17

JOB NO. 21-5553B

J:\21555SB SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\05 ENLARGED EXISITNG SITE & DEMO PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm



NOTES:

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2. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.

ZONING CLASSIFICATION

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "R-1 RESIDENCE DISTRICT" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF CITY OF NORTH RIDGEVILLE – PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

1250.02 PERMITTED AND CONDITIONAL USES:

(7) SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS:

3. PHYSICAL PROJECT DEVELOPMENT REQUIREMENTS:

A. MINIMUM PROJECT AREA. THE GROSS AREA OF A TRACT OF LAND PROPOSED TO BE DEVELOPED AS A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT (SCRD) SHALL NOT BE LESS THAN 15 ACRES NOR GREATER THAN 50 ACRES. THE PROJECT AREA OF A SCRD SHALL BE IN ONE OWNERSHIP, OR IF IN SEVERAL OWNERSHIPS, THE APPLICATION SHALL BE FILED JOINTLY BY ALL OWNERS OF THE PROPERTIES INCLUDED IN THE PROPOSED SCRD BOUNDARIES.

20.7 ACRES PROVIDED (PER AUDITOR SITE)

C. MAXIMUM PROJECT AREA COVERAGE. IMPERVIOUS SURFACES, INCLUDING AREAS DEVOTED TO BUILDINGS AND PAVEMENT WITHIN A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT SHALL NOT OCCUPY MORE THAN 50% OF THE PROJECT AREA.

10.35 ACRES MAXIMUM — **APPROX. 7.5 ACRES PROVIDED**

D. MAXIMUM DENSITY. FOR INDEPENDENT DWELLING UNITS, THE DENSITY SHALL NOT EXCEED FOUR UNITS PER ACRE, SUBJECT TO THE APPROVAL OF PLANNING COMMISSION PURSUANT TO SUBSECTION (B)(7)C. BELOW.

82.8 UNITS MAXIMUM — **52 UNITS PROVIDED**

E. BUILDING ARRANGEMENTS AND SETBACKS.

II. SCHEDULE OF MINIMUM SETBACKS

SCHEDULE OF MIN. SETBACKS	BUILDING	PARKING
SETBACK FROM EXISTING PUBLIC STREET RIGHT-OF-WAY	35 FT.	NOT PERMITTED IN FRONT OF BUILDING
SETBACK FROM PROPOSED INTERNAL STREET	25 FT.*	PARKING PERMITTED
SETBACK FROM PROJECT BOUNDARY, OTHER THAN A PUBLIC STREET		
ABUTTING A LOT IN NONRESIDENTIAL DISTRICT	20 FT.	10 FT.
ABUTTING A LOT IN RESIDENTIAL DISTRICT	20 FT.	20 FT.

* MEASURED FROM THE RIGHT OF WAY OF A PUBLIC STREET AND FROM THE EDGE OF THE PAVEMENT FOR A PRIVATE STREET.

G. REQUIRED PERIMETER BUFFER. WHENEVER AN SCRD ABUTS ANOTHER LOT IN RESIDENTIAL DISTRICT, A BUFFER AREA WITH A MINIMUM WIDTH OF 20 FEET SHALL BE LOCATED ADJACENT TO THE PROJECT BOUNDARY LINE, WITHIN THE REQUIRED SETBACK FROM THE PROJECT BOUNDARY SPECIFIED IN THE SCHEDULE OF MINIMUM SETBACKS ABOVE.

I. SUCH BUFFER MAY BE LOCATED IN A COMMON AREA OR ON INDIVIDUAL LOTS.

II. THE BUFFER AREA SHALL INCLUDE LANDSCAPING AND/OR SCREENING TO MINIMUM HEIGHT OF SIX FEET BY USE OF HEDGES, PLANTING, FENCE OR OTHER SCREENING AS MAY BE DETERMINED BY THE PLANNING COMMISSION.

I. PARKING. THE FOLLOWING OFF-STREET PARKING REGULATIONS SHALL BE REQUIRED:

I. INDEPENDENT DWELLING UNITS SHALL PROVIDE OFF-STREET PARKING SPACES AT THE RATE OF TWO SPACES PER DWELLING UNIT. ALL REQUIRED SPACES SHALL BE ENCLOSED. IN ADDITION, ONE GUEST PARKING SPACE SHALL BE PROVIDED FOR EVERY FIVE DWELLING UNITS.

II. THE COMMUNITY RECREATION FACILITIES SHALL PROVIDE ONE OFF-STREET PARKING SPACE PER EACH 200 SQUARE FEET OF FLOOR AREA.

CLUBHOUSE – 2631 S.F.–200 S.F. – 14 PARKING SPACES REQ.
14 PARKING SPACES PROVIDED (INCLUDING 2 HANDICAP SPACES)

C. DENSITY IN SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

WHERE SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IS APPROVED AS A CONDITIONAL USE IN AN R-1 RESIDENTIAL DISTRICT, THE DENSITY REQUIREMENT MAY BE MODIFIED BY THE PLANNING COMMISSION TO A DENSITY NO GREATER THAN 4.0 FAMILIES PER ACRE FOR THAT CONDITIONAL USE ONLY AFTER A REGULAR PUBLIC MEETING OF THE PLANNING COMMISSION AND UPON CONSIDERATION OF THE FOLLOWING FACTORS:

1. THE DEGREE OF BENEFIT/DETRIMENT THE DEVELOPMENT COULD BRING TO THE COMMUNITY AND/OR THE CITY: AND
2. HOW WELL THE PROJECT FITS OR DOES NOT FIT INTO THE EXISTING SITE AND COMMUNITY, AND
3. THE SIZE OF THE PROPOSED DENSITY CHANGE; AND
4. ANY OTHER TRAFFIC OR SAFETY ISSUES PRESENTED BY THE PROPOSED DEVELOPMENT; AND
5. ALL PROJECT DEVELOPMENT REQUIREMENTS AND PERMITTED BUILDING USES CONTAINED IN ORDINANCES REGULATING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83 COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

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THE CENTERLINE OF AVON BELDEN RD. (A.K.A. S.R. 83) WHICH WAS ASSUMED TO BE N 00°27'23" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY AND AUGUST 2023.

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VARIANCES OBTAINED

1. CONDITIONAL USE: SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IN THE R-1 DISTRICT
2. ONE (1) ENCLOSED SPACE FOR EACH UNIT
3. REDUCE ONE-BEDROOM UNIT SIZE FROM 1,000 S.F. TO 750 S.F. (FOR A MAXIMUM OF 60% OF THE UNITS)

EXISTING UNDERGROUND UTILITIES NOTE:

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PREPARED FOR:
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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
OVERALL SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 06 OF 17

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B SITE PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm

SOUTH CENTRAL PARK

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45
S/L 22

KRUEGER DR. (UNIMPROVED)

KRUEGER DRIVE (50')
(UNIMPROVED)

S/L 12

S/L 1 | S/L 2 | S/L 3

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45

AVON BELDEN ROAD (S.R. 83)(WIDTH VARIES)

O.L. 27

O.L. 22

07-00-022-101-010
DOMINIC J. NACARTO
INST. NO. 2006-0176027
7599 AVON BELDEN RD.

07-00-022-101-011
DOMINIC J. NACARTO
INST. NO. 2006-0176027

07-00-022-101-012
THOMAS EDWARD THIBO
O.R.V. 301 P. 115
7609 AVON BELDEN RD

07-00-022-101-014
ZANE HAVEMANN & CHARMAINE HAVEMANN
INST. NO. 2021-0838351
7625 AVON BELDEN RD

07-00-022-101-013
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095486

07-00-022-101-015
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095487

07-00-022-101-065
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2005-0117652
7691 AVON BELDEN RD

07-00-022-104-001
DLN FAMILY ENTERPRISES, LTD.
AN OHIO PARTNERSHIP
INST. NO. 2001-0755068

07-00-022-101-030
DLABJ, LLC
INST. NO. 2022-0894449
7584 ROOT RD

07-00-022-101-086
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2007-0226688

07-00-022-101-031
OHIO TURNPIKE COMMISSION

OHIO TURNPIKE (I-80) (240')

10' OHIO EDISON EASEMENT

EX. 12" WATER

EX. OVHD LINES (TYP.)

EASEMENT FOR PUBLIC HIGHWAY

EX. INGRESS/EGRESS EASEMENT

ASPHALT DRIVE

1-STORY FRAME RESIDENCE GARAGE
FF =734.98

WOOD SHED

EX. CARPORT

EX. WOODS

EX. 20' BUILDING/PARKING SETBACK

EX. 20' BLDG/PARKING SETBACK

EX. 35' BUILDING SETBACK

THIBO TRAIL

PROP. 26' ROADWAY

PROP. 5' WALK

PROP. HYDRANT ASSEMBLY (TYP.)

PROP. CONDO (TYP.)

PROP. CATCH BASIN (TYP.)

PROP. OUTLET STRUCTURE (TYP.)

PROP. CLUBHOUSE

PROP. ASPHALT PVMT.

PROP. FIELD

PROP. STORMWATER MANAGEMENT BASIN "A" (SEE SHEET 11)

PROP. 6' BUFFER MOUND

EX. U.G. FIBEROPTIC

EX. 48" WIRE FENCE

KINGSLEY COURT

PROP. LAND BANKED PARKING

PROP. FIELD

PROP. 5' CONC. WALK

PROP. SANITARY MANHOLE

PROP. STORMWATER MANAGEMENT BASIN "B" (SEE SHEET 12)

FUTURE WALKING TRAIL CONNECTION, EASEMENT TO BE OBTAINED.

PROP. OUTLET STRUCTURE (TYP.)

EX. DITCH

EX. POND (TO REMAIN)

FUTURE WALKING PATH

PROP. 12' PERMEABLE PAVER PATH FOR AGRICULTURAL USE

PROP. PAVILION

PROP. STORM MANHOLE (TYP.)

EX. WOODS (TO REMAIN)

EX. FENCE POST

DRAINAGE EASEMENT

EX. TOP OF BANK

EX. POTENTIAL WETLAND "A"
0.73 ACRES
(ON SITE)
PER HZW ENVIRONMENTAL CONSULTANTS
APRIL, 2021
(TO REMAIN)

EASEMENT 123E-1 FOR PUBLIC HIGHWAY

10' EASEMENT FOR HIGHWAY PURPOSES

TABLE OF OWNERSHIP

Ⓐ	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
Ⓑ	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

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CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

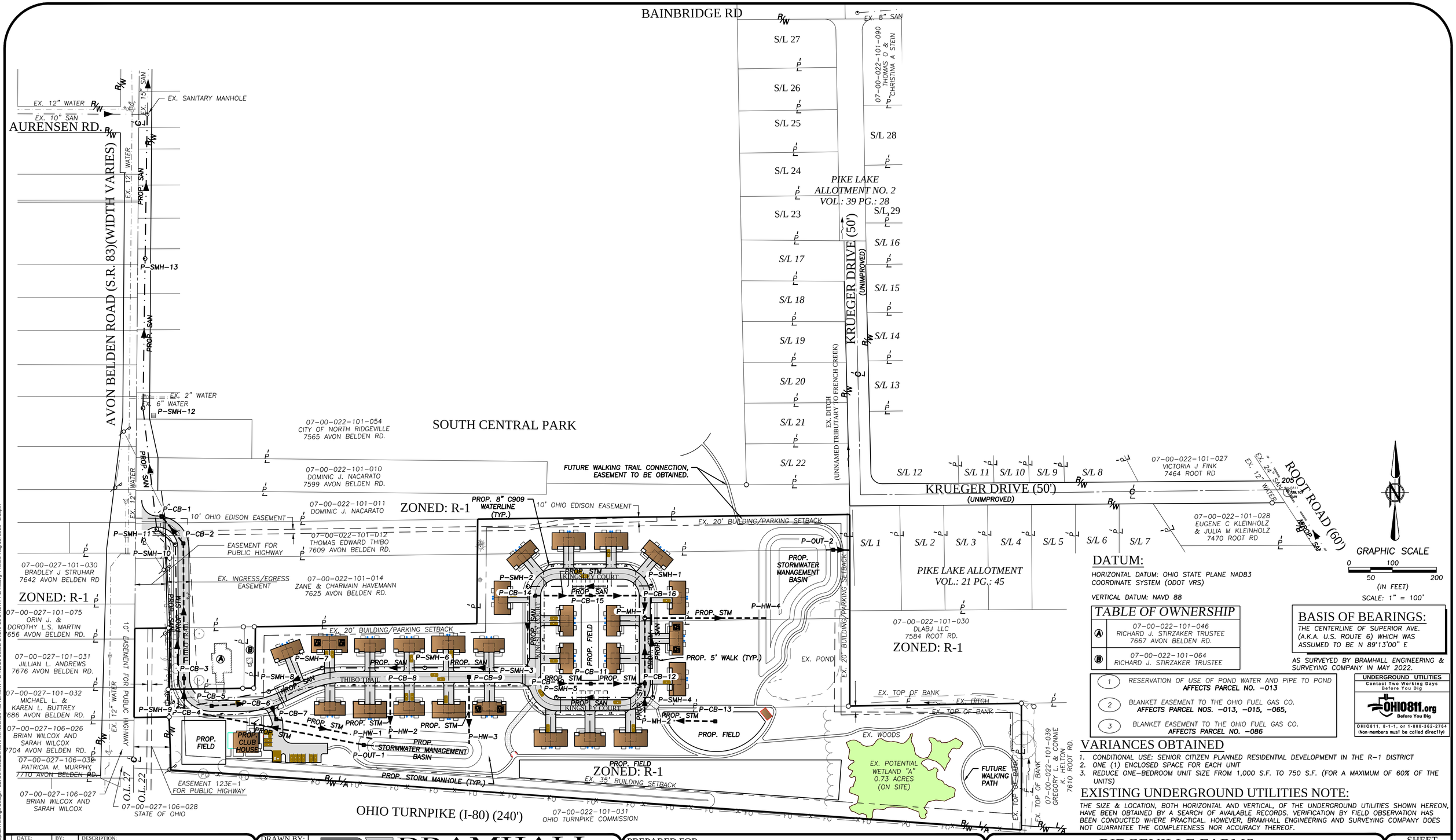
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
ENLARGED SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 07 OF 17

JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B SITE PLAN.dwg, Plotted: Aug 18, 2023 - 2:37pm



DATUM:

HORIZONTAL DATUM: OHIO STATE PLANE NAD83
COORDINATE SYSTEM (ODOT VRS)

VERTICAL DATUM: NAVD 88

TABLE OF OWNERSHIP

(A)	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
(B)	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

BASIS OF BEARINGS:

THE CENTERLINE OF SUPERIOR AVE. (A.K.A. U.S. ROUTE 6) WHICH WAS ASSUMED TO BE N 89°13'00" E

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MAY 2022.

1. RESERVATION OF USE OF POND WATER AND PIPE TO POND AFFECTS PARCEL NO. -013
2. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. AFFECTS PARCEL NOS. -013, -015, -065,
3. BLANKET EASEMENT TO THE OHIO FUEL GAS CO. AFFECTS PARCEL NO. -086

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

VARIANCES OBTAINED

1. CONDITIONAL USE: SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IN THE R-1 DISTRICT
2. ONE (1) ENCLOSED SPACE FOR EACH UNIT
3. REDUCE ONE-BEDROOM UNIT SIZE FROM 1,000 S.F. TO 750 S.F. (FOR A MAXIMUM OF 60% OF THE UNITS)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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ENGINEERING AND SURVEYING COMPANY
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(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
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RIDGEVILLE FARMS
OVERALL UTILITY PLAN

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 08 OF 17

JOB NO. 21-5553B

J:\21555B SLK Capital Holdings Design Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B OVERALL UTILITY PLAN.dwg, Plotted: Aug 18, 2023 - 2:39pm

SOUTH CENTRAL PARK

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45
S/L 22

KRUEGER DR. (UNIMPROVED)

KRUEGER DRIVE (50')
(UNIMPROVED)

S/L 12

S/L 1 | S/L 2 | S/L 3

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45

AVON BELDEN ROAD (S.R. 83)(WIDTH VARIES)

O.L. 27

O.L. 22

07-00-022-101-010
DOMINIC J. NACARTO
INST. NO. 2006-0176027
7599 AVON BELDEN RD.

07-00-022-101-011
DOMINIC J. NACARTO
INST. NO. 2006-0176027

07-00-022-101-012
THOMAS EDWARD THIBO
O.R.V. 301 P. 115
7609 AVON BELDEN RD

07-00-022-101-013
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095486

07-00-022-101-014
ZANE HAVEMANN & CHARMAINE HAVEMANN
INST. NO. 2021-0838351
7625 AVON BELDEN RD

07-00-022-101-015
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095487

07-00-022-101-065
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2005-0117652
7691 AVON BELDEN RD

07-00-022-101-086
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2007-0226688

07-00-022-104-001
DLN FAMILY ENTERPRISES, LTD.
AN OHIO PARTNERSHIP
INST. NO. 2001-0755068

07-00-022-101-030
DLABJ, LLC
INST. NO. 2022-0894449
7584 ROOT RD

FUTURE WALKING TRAIL CONNECTION, EASEMENT TO BE OBTAINED.

10' OHIO EDISON EASEMENT

EX. 20' BUILDING/PARKING SETBACK

PROP. STORMWATER MANAGEMENT BASIN "B" (SEE SHEET 12)

EX. DITCH

EX. POND (TO REMAIN)

EX. FENCE POST

DRAINAGE EASEMENT

EX. TOP OF BANK

EX. DITCH

EX. WOODS (TO REMAIN)

FUTURE 5' PATH

EX. POTENTIAL WETLAND "A" 0.73 ACRES (ON SITE) PER HZW ENVIRONMENTAL CONSULTANTS APRIL, 2021 (TO REMAIN)

PROP. PAVILION

PROP. FIELD

PROP. 12' PERMEABLE PAVER PATH FOR AGRICULTURAL USE

PROP. 8" C909 WATERLINE (TYP.)

PROP. HYDRANT ASSEMBLY (TYP.)

PROP. 5' WALK

PROP. 8" WATER

PROP. STM

PROP. SAN

PROP. FIELD

PROP. CONDO (TYP.)

PROP. CLUBHOUSE

PROP. ASPHALT PVMT.

PROP. STORMWATER MANAGEMENT BASIN "A" (SEE SHEET 11)

PROP. 6' BUFFER MOUND

KINGSLEY COURT

THIBO TRAIL

P-SMH-1 P-SMH-2 P-SMH-3 P-SMH-4 P-SMH-5 P-SMH-6 P-SMH-7 P-SMH-8 P-SMH-9 P-SMH-10 P-SMH-11

P-MH-1 P-MH-2

P-CB-1 P-CB-2 P-CB-3 P-CB-4 P-CB-5 P-CB-6 P-CB-7 P-CB-8 P-CB-9 P-CB-10 P-CB-11 P-CB-12 P-CB-13 P-CB-14 P-CB-15 P-CB-16

P-HW-1 P-HW-2 P-HW-3 P-HW-4

P-OUT-1 P-OUT-2

EX. 12" STM

EX. 12" WATER

EX. 4" GAS

EX. OVHD LINES (TYP.)

EX. WOODS

EX. INGRESS/EGRESS EASEMENT

EASEMENT FOR PUBLIC HIGHWAY

1-STORY FRAME RESIDENCE GARAGE FF =734.98

WOOD SHED

EX. CARPORT

ASPHALT DRIVE

5 -12" STUMPS

EX. 20' BLDG./PARKING SETBACK

EX. 35' BUILDING SETBACK

EX. U.G. FIBEROPTIC

EX. 48" WIRE FENCE

EASEMENT 123E-1 FOR PUBLIC HIGHWAY

10' EASEMENT FOR HIGHWAY PURPOSES

OHIO TURNPIKE (I-80) (240')

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(B)	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

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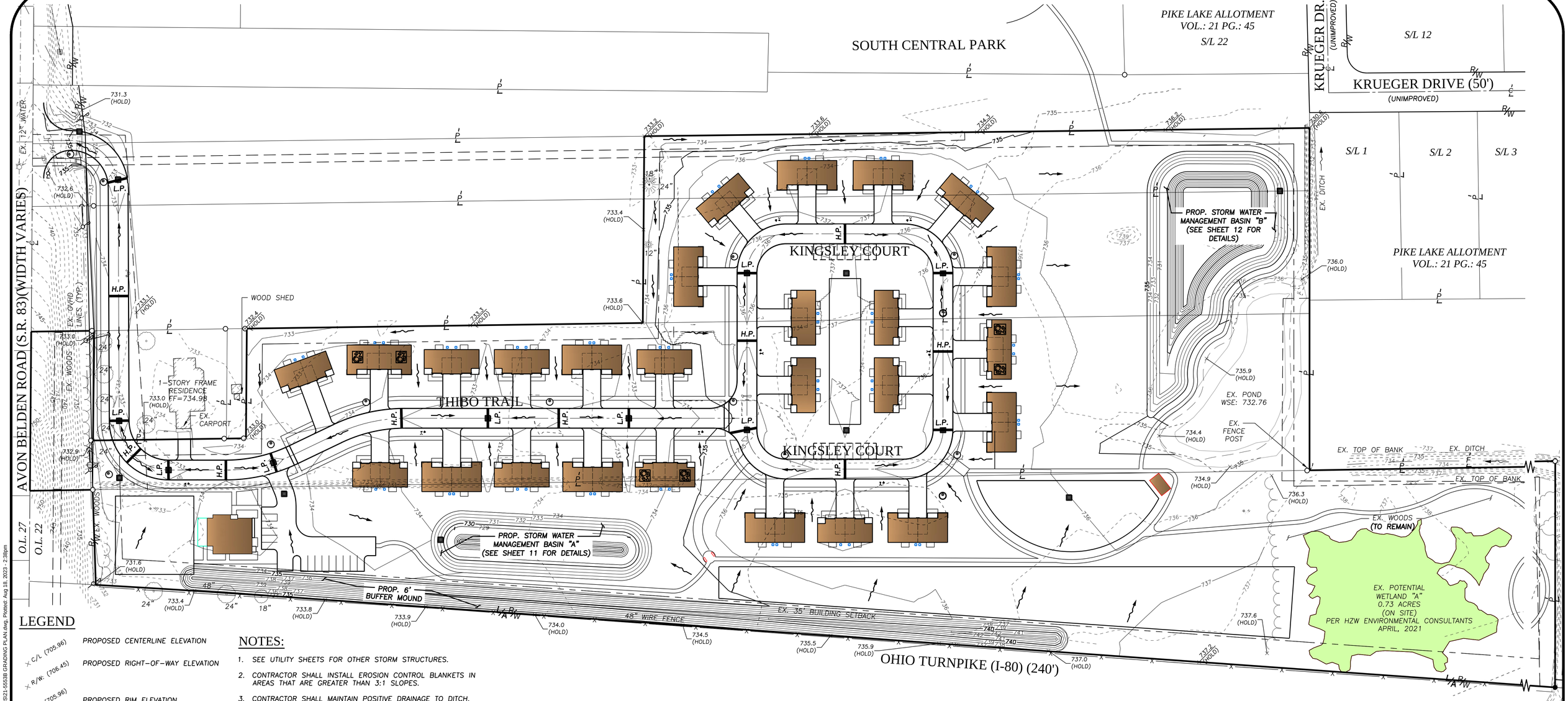
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
ENLARGED UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 09 OF 17

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B ENLARGED UTILITY PLAN.dwg, Plotted: Aug 18, 2023 - 2:38pm



LEGEND

- C/L (705.96) — PROPOSED CENTERLINE ELEVATION
- R/W: (706.45) — PROPOSED RIGHT-OF-WAY ELEVATION
- RIM: (705.96) — PROPOSED RIM ELEVATION
- 100.0 — EXISTING SPOT GRADE ELEVATION
- FG: (705.36) — FINAL GRADE ELEVATION
- F/L (705.96) — PROPOSED FLOWLINE ELEVATION
- 604 / 605 — EXISTING CONTOURS
- 604 / 605 — PROPOSED CONTOURS

NOTES:

1. SEE UTILITY SHEETS FOR OTHER STORM STRUCTURES.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO DITCH.

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

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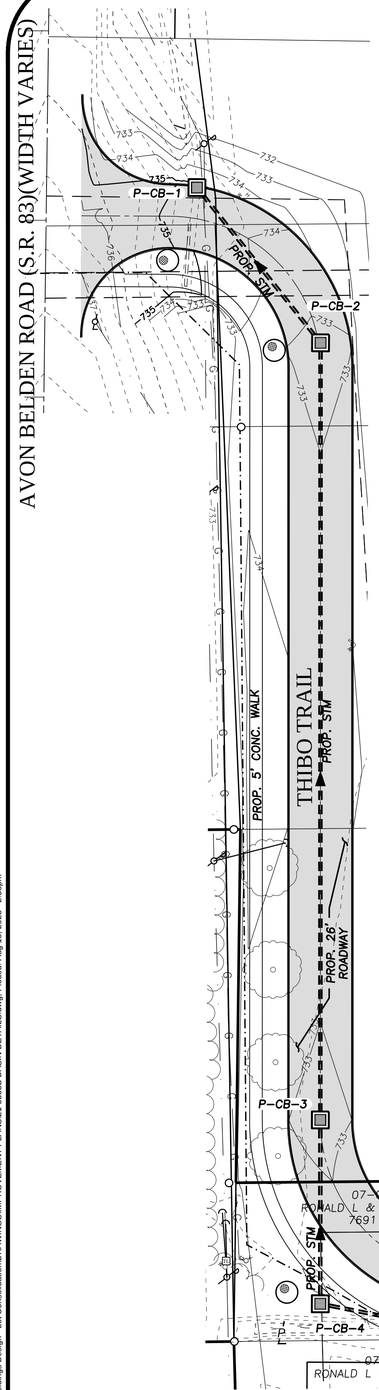
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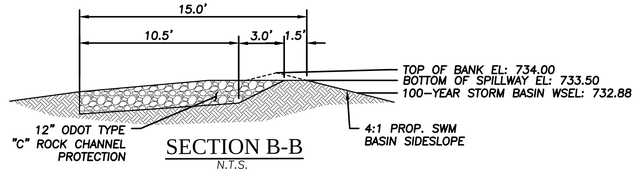
PREPARED FOR:
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WESTLAKE, OH 44145

RIDGEVILLE FARMS
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

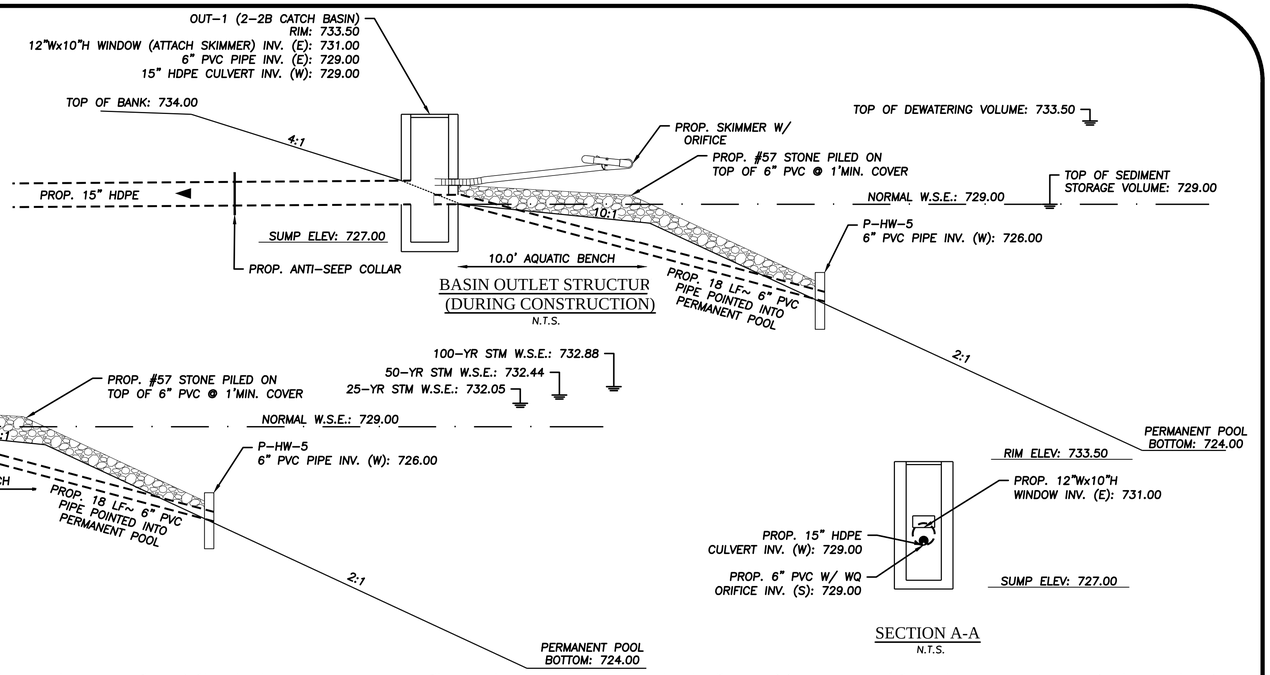
SHEET 10 OF 17
JOB NO. 21-5553B

J:\21\5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21.5553B GRADING PLAN.dwg, Plotted: Aug 18, 2023 - 2:38pm





SECTION B-B
N.T.S.



BASIN OUTLET STRUCTUR (DURING CONSTRUCTION)
N.T.S.

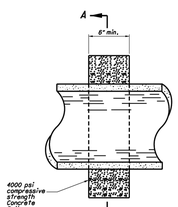
BASIN OUTLET STRUCTURE (POST CONSTRUCTION)
N.T.S.

SECTION A-A
N.T.S.

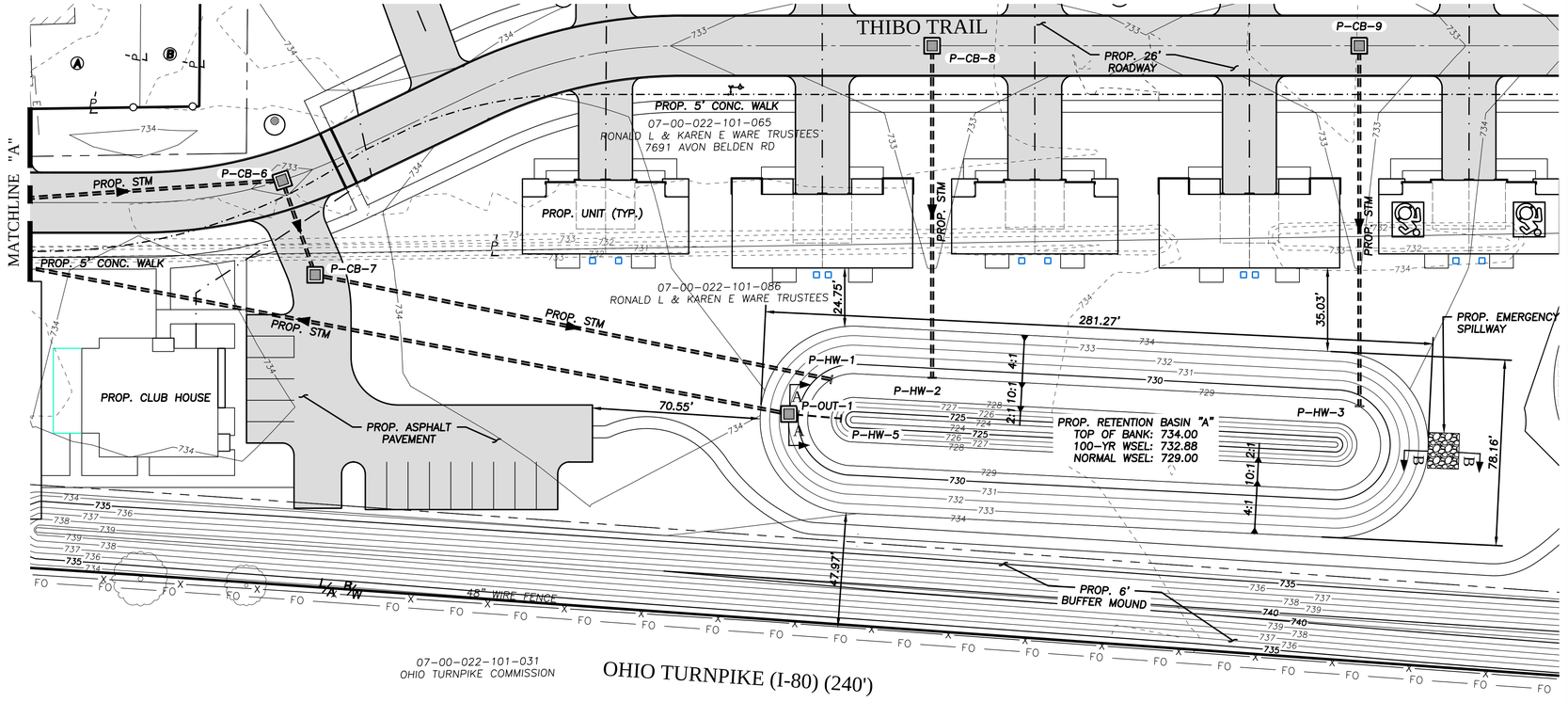
OUTLET STRUCTURE SEQUENCE OF INSTALLATION:

1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE 12"X10" WINDOW WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 18 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 729.00) EXTENDING BOTH INSIDE THE STRUCTURE AND INTO THE PERMANENT POOL (AT INVERT ELEVATION: 726.00). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER EXTENSION INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER EXTENSION WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 12"X10" WINDOW (AT INVERT ELEV: 731.00).
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A WATER QUALITY ORIFICE INTO THE BOTTOM OF THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE WATER QUALITY ORIFICE IS AT 629.00.
9. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDED AND MULCHED.

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0 30 15 60
(IN FEET)
SCALE: 1" = 30'



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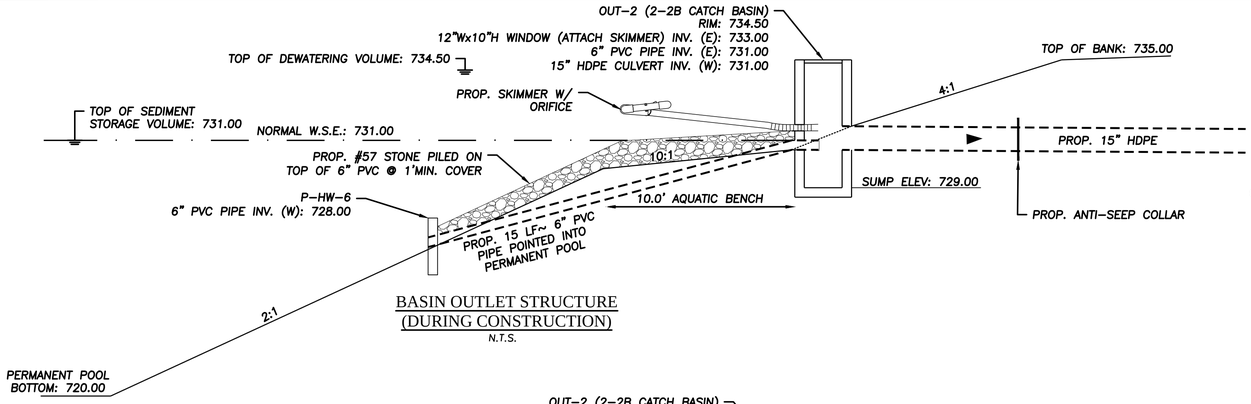
PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWM BASIN A DETAIL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

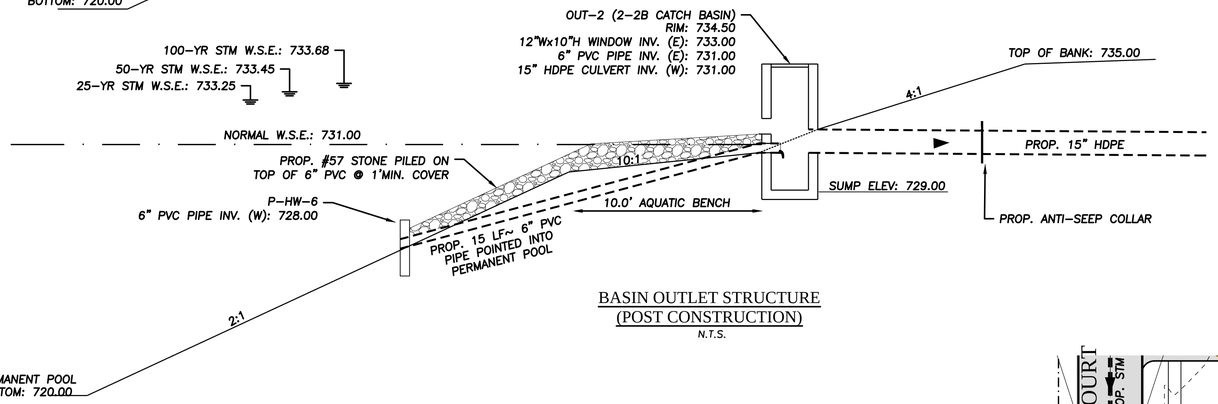
SHEET 11 OF 17

JOB NO. 21-5553B

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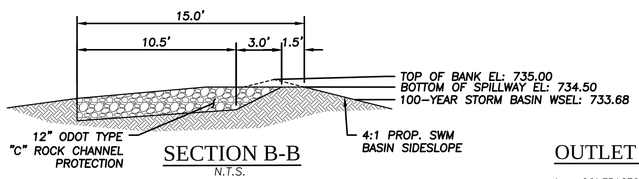
BASIN OUTLET STRUCTURE
(DURING CONSTRUCTION)
N.T.S.



BASIN OUTLET STRUCTURE
(POST CONSTRUCTION)
N.T.S.



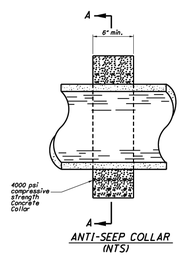
SECTION A-A
N.T.S.



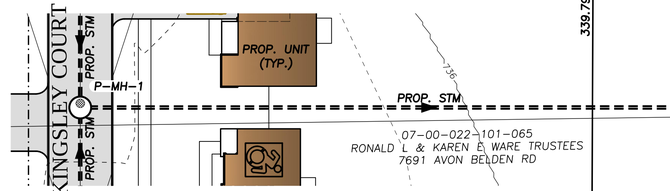
SECTION B-B
N.T.S.

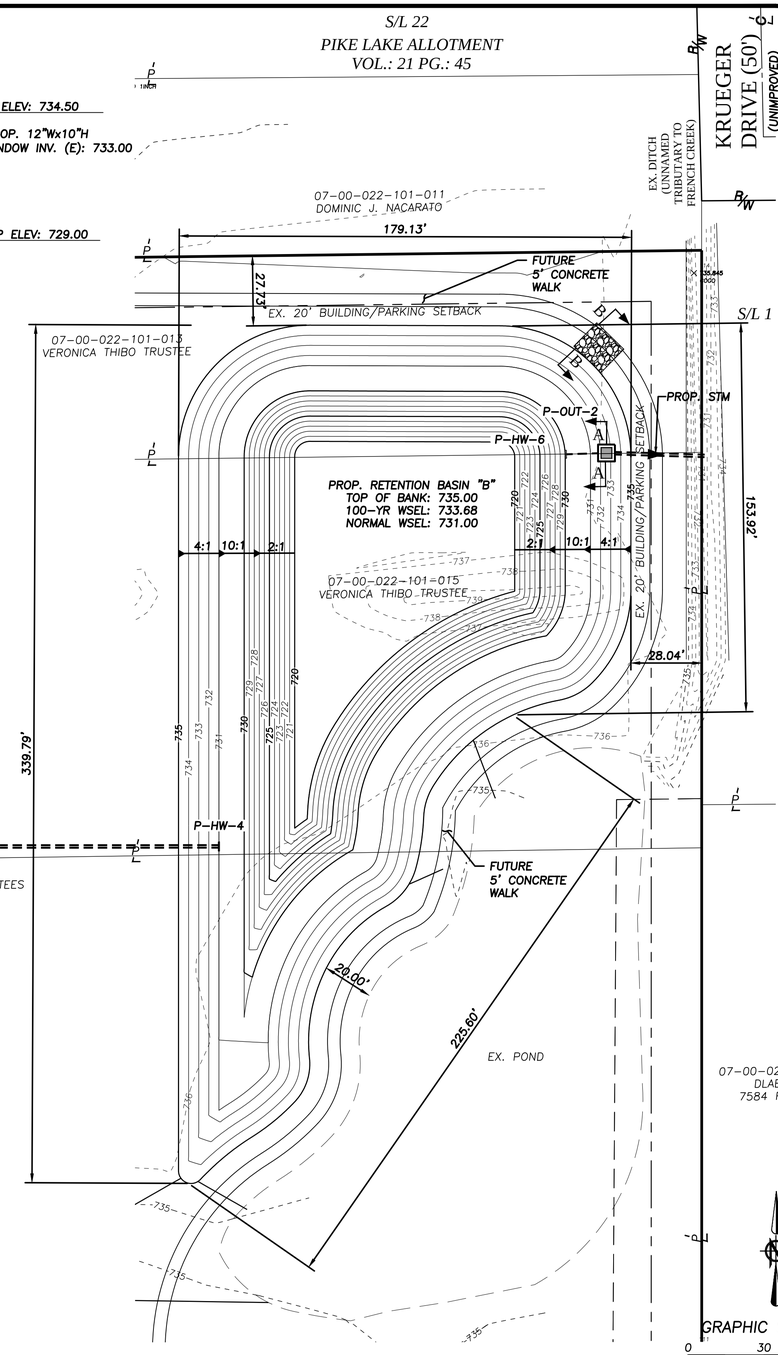
OUTLET STRUCTURE SEQUENCE OF INSTALLATION:

1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE 12"X10" WINDOW WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 15 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 731.00) EXTENDING BOTH INSIDE THE STRUCTURE AND INTO THE PERMANENT POOL (AT INVERT ELEVATION: 728.00). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER EXTENSION INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER EXTENSION WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 12"X10" WINDOW (AT INVERT ELEV: 733.00).
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A WATER QUALITY ORIFICE INTO THE BOTTOM OF THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE WATER QUALITY ORIFICE IS AT 631.00.
9. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDED AND MULCHED.



ANTI-SEEP COLLAR
(NTS)





GRAPHIC SCALE
0 30
15 60
(IN FEET)
SCALE: 1" = 30'

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DRAWN BY: GEW
CHECKED BY: APA

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PREPARED FOR:
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28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWM BASIN B DETAIL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 12 OF 17
JOB NO. 21-5553B

J:\21\5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\21-5553B BASIN DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

SWP3 LEGEND OF SYMBOLS AND LINETYPES

- MgA — SOIL TYPE
- IP — INLET PROTECTION
- TS — TEMPORARY SEEDING & MULCHING
- PS — PERMANENT SEEDING & MULCHING
- CE — CONSTRUCTION ENTRANCE
- WO — WASHOUT PIT
- SA — STAGING AREA (SEE NOTE 6)
- SF — FILTER FABRIC FENCE
- W/L — WORK LIMITS
- SOIL BOUNDARY LIMITS
- PROPOSED DIVERSION SWALE
- 604 / 605 — EXISTING CONTOURS
- 604 / 605 — PROPOSED CONTOURS

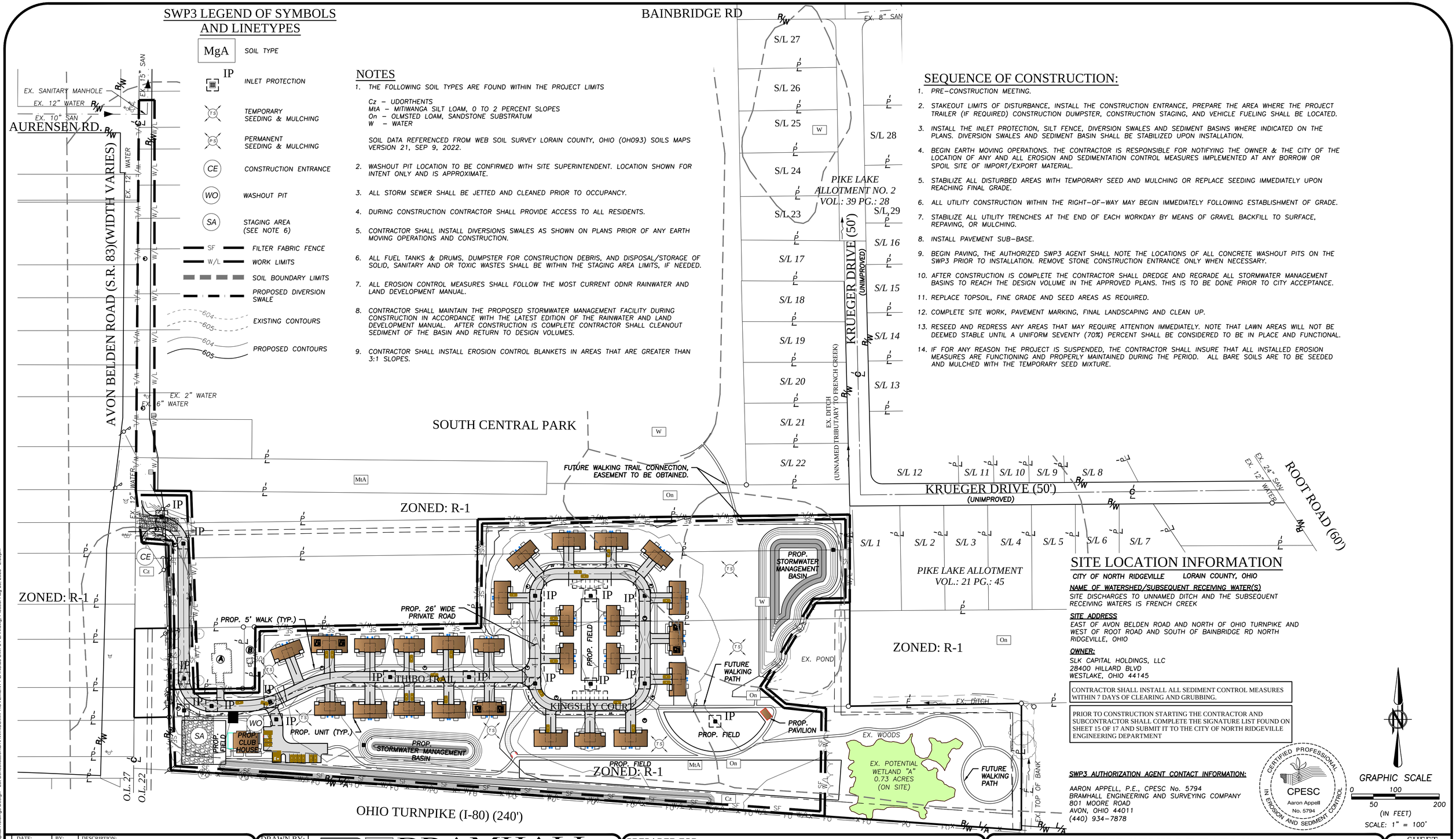
NOTES

1. THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

   Cz – UDORTHENTS
   MtA – MITIWANGA SILT LOAM, 0 TO 2 PERCENT SLOPES
   On – OLMSTED LOAM, SANDSTONE SUBSTRATUM
   W – WATER

   SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 21, SEP 9, 2022.

2. WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
3. ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
4. DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
5. CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH MOVING OPERATIONS AND CONSTRUCTION.
6. ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.
7. ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
8. CONTRACTOR SHALL MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITY DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL. AFTER CONSTRUCTION IS COMPLETE CONTRACTOR SHALL CLEANOUT SEDIMENT OF THE BASIN AND RETURN TO DESIGN VOLUMES.
9. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.



SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING.
2. STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, PREPARE THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION STAGING, AND VEHICLE FUELING SHALL BE LOCATED.
3. INSTALL THE INLET PROTECTION, SILT FENCE, DIVERSION SWALES AND SEDIMENT BASINS WHERE INDICATED ON THE PLANS. DIVERSION SWALES AND SEDIMENT BASIN SHALL BE STABILIZED UPON INSTALLATION.
4. BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
5. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
6. ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE.
7. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
8. INSTALL PAVEMENT SUB-BASE.
9. BEGIN PAVING, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
10. AFTER CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL DREDGE AND REGRADE ALL STORMWATER MANAGEMENT BASINS TO REACH THE DESIGN VOLUME IN THE APPROVED PLANS. THIS IS TO BE DONE PRIOR TO CITY ACCEPTANCE.
11. REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
12. COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
13. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL.
14. IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEEDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
SITE DISCHARGES TO UNNAMED DITCH AND THE SUBSEQUENT RECEIVING WATERS IS FRENCH CREEK

SITE ADDRESS
EAST OF AVON BELDEN ROAD AND NORTH OF OHIO TURNPIKE AND WEST OF ROOT ROAD AND SOUTH OF BAINBRIDGE RD NORTH RIDGEVILLE, OHIO

OWNER:
SLK CAPITAL HOLDINGS, LLC
28400 HILLARD BLVD
WESTLAKE, OHIO 44145

CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES WITHIN 7 DAYS OF CLEARING AND GRUBBING.

PRIOR TO CONSTRUCTION STARTING THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETE THE SIGNATURE LIST FOUND ON SHEET 15 OF 17 AND SUBMIT IT TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

AARON APPELL, P.E., CPESC No. 5794
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC — Aaron Appell — No. 5794

GRAPHIC SCALE
0 50 100 200
(IN FEET)
SCALE: 1" = 100'

DATE:	BY:	DESCRIPTION:
08-18-2023	APA	ISSUE TO CITY FOR REIVEW

REVISION

DRAWN BY: GEW
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWP3 PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 13 OF 17
JOB NO. 21-5553B

J:\21555\8 SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\13 SWP3 PLAN.dwg, Plotted: Aug 18, 2023 - 2:39pm

CITY OF NORTH RIDGEVILLE

SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT NOTES:
EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS, CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

THE SWP3, NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

ADDITIONAL EROSION CONTROL BMP'S MAY BE MANDATED BY THE GOVERNING AGENCY AT ANY TIME DURING THIS PROJECT AS UNFORESEEN SITUATIONS MAY ARISE THAT WARRANT FURTHER EROSION AND SEDIMENT CONTROL PRACTICES.

CLEARING AND GRUBBING
LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE
A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION
PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 – EXPIRATION DATE 4/20/13
DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING
SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEEDED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

STRAW MULCHING SHALL BE APPLIED AT A RATE 2-3 STANDARD 45 LB. BALES PER 1DDD SQ.FT. OF DISTURBED AREA OR 2 TONS PER ACRE. ALL HYDROSEEDING MUST BE STRAW MULCHED ACCORDING TO THE ABOVE SPECIFICATIONS UNLESS IT IS WATERED WEEKLY.

ALL DETENTION PONDS, RETENTION PONDS, WATER QUALITY STRUCTURES, SEDIMENT PONDS, SEDIMENT TRAPS, EARTHEN DIVERSIONS OR EMBANKMENTS SHALL BE SEEDED AND STRAW MULCHED WITHIN 7 DAYS OF COMPLETED CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE.

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS
OPERATIONS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSIVE FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL") MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS
WHERE SOIL IS TRANSPORTED ONTO PUBLIC ROAD SURFACES, THE ROADS SHALL BE CLEANED THOROUGHLY BY EITHER SWEEPING OR SCRAPING AT THE END OF EACH WORK DAY OR FREQUENTLY, IN ORDER TO ENSURE PUBLIC SAFETY, STREET WASHING SHALL NOT BE PERMITTED.

ERODIBLE MATERIAL RAMPS IN STREETS TO ENABLE EQUIPMENT TO CROSS CURBS SHALL BE PROPERLY REMOVED IMMEDIATELY AFTER USE.

SILT FENCE & DIVERSIONS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL. SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT No. OHC00DDD3 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION
INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROL
NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORMWATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SIDE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCES SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORMWATER TO WASTE MATERIALS IS RECOMMENDED.

TRENCH AND GROUND WATER CONTROL
THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATERS CONTAIN SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE, PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS ARE NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE, HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

MAINTENANCE
ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZE. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLANS FOR THE PROPOSED EROSION CONTROLS. A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUB- CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMPS MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP3

INSPECTION
ALL STORMWATER CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. A WRITTEN RECORD DOCUMENTING THE RESULTS OF THESE INSPECTIONS MUST BE CREATED AND MAINTAINED WITH THE SWP3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

WASTE DISPOSAL
CONTAINERS (e.g., DUMPSTER, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE, ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

CLEAN HARD FILL
BRICKS, HARDENING CONCRETE, AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE, CLEAN CONSTRUCTION WASTE THAT WILL BE DISPOSED INTO THE PROPERTY, SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

CONSTRUCTION & DEMOLITION DEBRIS
ALL CONSTRUCTION & DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714, CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A OHIO EPA APPROVED LANDFILL ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE (OAC) 3745-2D.

CONSTRUCTION CHEMICAL COMPOUNDS
AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE
EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES
A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 88D GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER
ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.

CONTAMINATED SOILS
ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGED FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

SPILL REPORTING REQUIREMENTS
THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-9378 AND THE LOCAL FIRE DEPARTMENT IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

OPEN BURNING
OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS
USED OIL MAY NOT BE USED AS A DUST SUPPRESSANT. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

STREAM CROSSINGS
STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF STONE, ROCK, OR CLEAN RECYCLED CONCRETE. SOIL OR EARTHEN MATERIAL MAY NOT BE USED. A 2D FT. STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION. THE CHANNEL BED AND BANKS SHALL BE RESTORED, AND ALL DISTURBED AREAS OF THE BANK WITHIN 50 FT. OF THE STREAM SHALL BE STABILIZED WITH SEED AND STRAW MULCH WITHIN 2 DAYS OF THE DISTURBANCE.

PERMITS
THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT # _____
THIS SITE IS COVERED UNDER OEPA / ARMY 401 / 404 PERMIT # _____

STRUCTURAL BMP'S
PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND) TO STORMWATER POND SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING
SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 859 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: S-21 CERTIFIED KENTUCKY BLUE GRASS – 35% PENNLAWN FESCUE – 25% MANHATTEN II RYEGRASS – 40% FERTILIZER – 10#/10DD S.F. (12-12-12) MULCH – STRAW – 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS
THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT
ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS
THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING, SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHERE ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP -WORK ORDER
SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1D56.08(G)(1)(A),1056.08(G)(1)(B) or 1D56.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2008

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW

DRAWN BY: CAT
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 14 OF 17
JOB NO. 21-5553B

J:\21-5553B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

SIGNATURE LIST

PRIOR TO STARTING CONSTRUCTION THE SWP3 SHALL BE SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE SUBMITTED TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN:

SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING			X	X	X	X	X	X	X	X		
PERM. SEEDING				X	X	X	X	X	X			
LANDSCAPING			X	X	X	X			X	X	X	
MULCHING	X	X	X	X	X	X	X	X	X	X	X	X
MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X

SWP3 Grading and Stabilization Activities Log

Project Name:

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

SWP3 Corrective Action Log

Project Name:

Inspection Date	Inspector Name	Description of Corrective Action Needed (From Inspection Report)	Corrective Action Taken	Date Action Taken

SWP3 Amendment Log

Project Name:

Amendment No.	Description of the Amendment	Date of Amendment	Amendment Prepared By

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW
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RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

JOB NO. 21-5553B

J:\21555\3B SLK Capital Holdings Design - Lot Consolidation\DRAWINGS\IMPROVEMENT PLANS\14 SWPPP NOTES AND DETAILS.dwg, Plotted: Aug 18, 2023 - 2:39pm

Detention Basin Maintenance Tasks and Schedule

Tasks	Basin Side-Slopes	Basin Bottom	Basin Inlets	Basin Outlet	Catch Basin Inlets	Catch Basin Sumps	Storm Sewer System	Schedule
Inspect for sediment accumulation		O	O	O	O	O	O	Annually
Remove sediment accumulation		O	O	O	O	O	O	Every 5-10 years as needed
Inspect for debris (dead vegetation and trash)	O	O	O	O	O	O	O	Early spring, fall and after major storms
Clean debris	O	O	O	O	O	O	O	As needed
Inspect for erosion on banks and bottom	O	O	O	O				Early spring, fall and after major storms
Re-establish permanent vegetation on eroded slopes	O	O						As needed
Rake out dead vegetation			O	O				Annually – early spring
Replace stone rip-rap	O	O	O	O				Every 3-5 years as needed
Mowing	O	O						0 to 2 times per year
Inspect structural elements during rainfall event			O	O			O	Annually

Specifications
for
De-Watering

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and designate areas for placement of practices. Outlets for practices shall be protected from scour either by riprap protection, fabric liner, or other acceptable method of outlet protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be monitored hourly. Discharged water shall be within +/- 5° F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basin shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A floating outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be cleaned out when the storage has been reduced by 50% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

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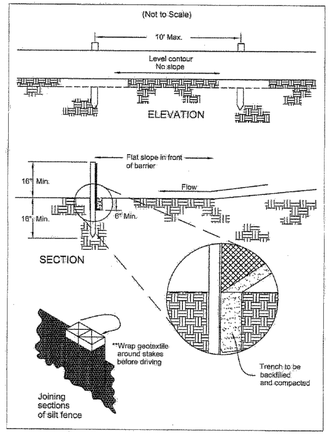
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-15

Specifications
for
Silt Fence



Specifications
for
Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.

    Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

    Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

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CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SILT FENCE

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-18

Specifications
for
Dust Control

1. Vegetative Cover and/mulch – Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Saving existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding; Permanent Seeding; Mulching Practices; and Tree and Natural Area Protection practices.
2. Watering – Spray site with water until the surface is wet before and during grading and repeat as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Wetting agents shall be utilized according to manufacturers instructions.
3. Spray-On Adhesives – Apply adhesive according to the following table or manufacturers' instructions.

Table 7.5.1- Adhesives for Dust Control

Adhesive	Water Dilution (Adhesive: Water)	Nozzle Type	Application Rate Gal./Ac.
Latex Emulsion	12.5:1	Fine	235
Resin in Water Acrylic Emulsion (No-traffic)	4:1	Fine	300
Acrylic Emulsion (No-traffic)	7:1	Coarse	400
Acrylic Emulsion (Traffic)	3.5:1	Coarse	300

4. Stone – Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.
5. Barriers – Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
6. Calcium Chloride - This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with suppliers' specified rates.
7. Operation and Maintenance - When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to accomplish control.

Street Cleaning - Paved areas that have accumulated sediment from construction should be cleaned daily, or as needed, utilizing a street sweeper or bucket -type endloader or scraper.

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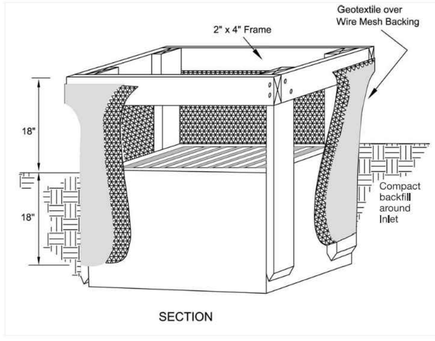
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DUST CONTROL

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-29

Specifications
for
Geotextile Inlet Protection



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. The earth around the inlet shall be excavated completely to a depth at least 18 inches.
3. The wooden frame shall be constructed of 2-inch by 4-inch construction grade lumber. The 2-inch by 4-inch posts shall be driven one (1) ft. into the ground at four corners of the inlet and the top portion of 2-inch by 4-inch frame assembled using the overlap joint shown. The top of the frame shall be at least 6 inches below adjacent roads if ponded water will pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. Geotextile material shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 inches below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6-inch layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

Specifications
for
Topsoiling

Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
3. Remove the soil material no deeper than what the county soil survey describes as "surface soil" (ie, A or Ap horizon).
4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
5. If topsoil is stored for more than 14 days, it should be temporary seeded, or covered with a tarp.

Spreading the Topsoil

1. Prior to applying topsoil, the topsoil should be pulverized.
2. To ensure bonding, grade the subsoil and roughen the top 3-4 in. by disking.
3. Do not apply when site is wet, muddy, or frozen, because it makes spreading difficult, causes compaction problems, and inhibits bonding with subsoil.
4. Apply topsoil evenly to a depth of at least 4 inches and compact slightly to improve contact with subsoil.
5. After speading, grade and stabilize with seeding or appropriate vegetation.

Specifications
for
Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 14 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
   - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
   - Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
   - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
   - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
   - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
   - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Sythetic Binders must be conducted in such a manner where there is no contact with waters of the state.
   - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

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PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
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RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 16 OF 17
JOB NO. 21-5553B

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Concrete Washout Areas

Installation:

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
2. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
3. Ensure a stable path is provided for concrete trucks to reach the washout area.
4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
5. Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.
8. Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

Removal:

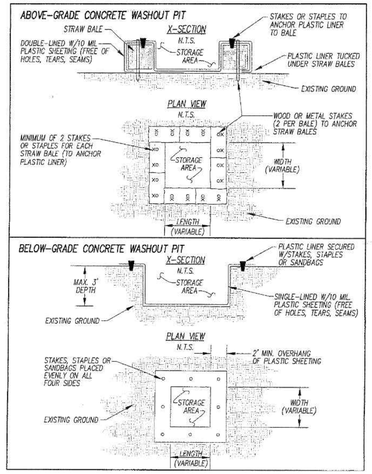
9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
10. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

Below-grade (3-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2-3	3	3
4-5	4	4
6-7	5	5
8-10	6	6
11-14	7	7

Above-grade (2-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2	3	3
3-4	4	4
5-6	5	5
7-8	6	6
9-11	7	7
12-15	8	8

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, rinsing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.



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CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE WASHOUT

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-33

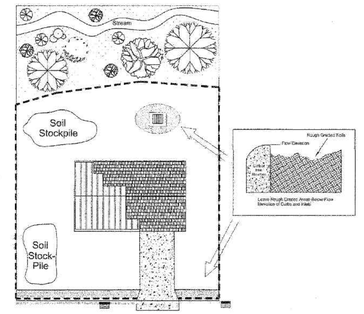
Specifications for

Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done on only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. This access shall be gravel or crushed rock underlain with geofextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications for

Small Construction Site Controls



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DEPARTMENT OF ENGINEERING

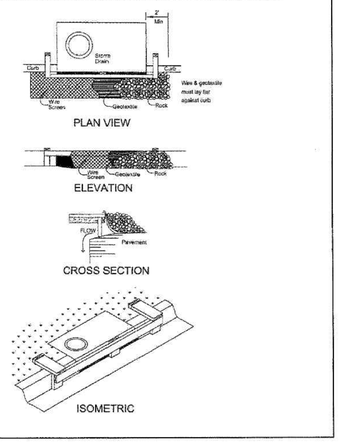
SMALL CONSTRUCTION SITE CONTROLS

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

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SWP-32

Specifications for

Geotextile - Stone Inlet Protection



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REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE INLET PROTECTION

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-21

Specifications for

Geotextile-Stone Inlet Protection for Curb Inlets

1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. Construct a wooden frame of 2-by-4-in. construction-grade lumber. The end spacers shall be a minimum of 1 ft. beyond both ends of the throat opening. The sections shall be nailed to 2-by-4-in. stakes driven on the opposite side of the curb.
3. The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft. longer than the throat length of the inlet. 2 ft. on each side.
4. Geotextile cloth shall have an equivalent opening size #-(3) of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
5. The wire mesh and geotextile cloth shall be formed to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4-in. frame.
6. Two-inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.
7. This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING SEASON.

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DEPARTMENT OF ENGINEERING

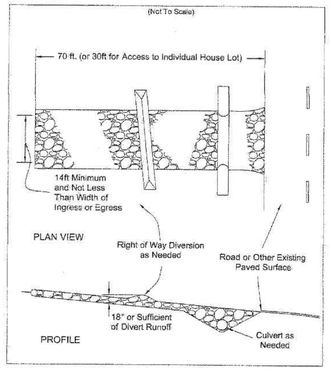
GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB
SWP-22

Specifications for

Construction Entrance



Specifications for

Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness - The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full widths at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	90 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permeability	1 x10-3 cm/sec.

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert - A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

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CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

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SWP-27

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PREPARED FOR:

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RIDGEVILLE FARMS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 17 OF 17

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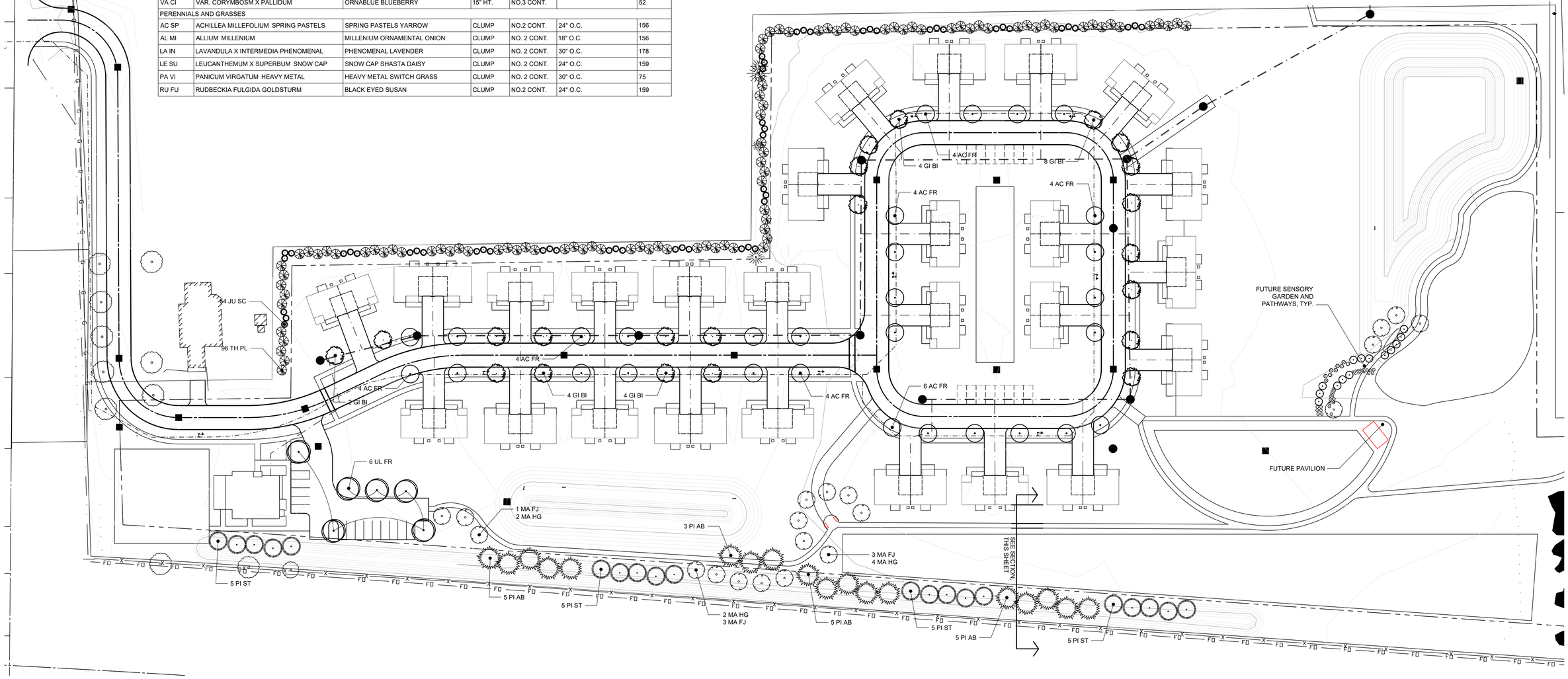
PLANT LIST

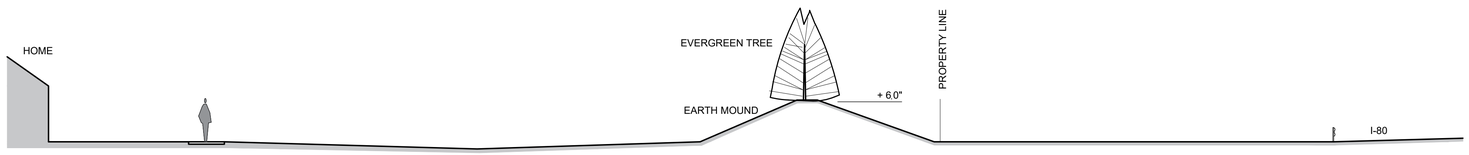
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES/ SPACING	QTY
TREES						
AC FR	ACER RUBRUM FRANK S RED	RED SUNSET FRANK S RED MAPLE	2" CAL.	B B	FULL, MATCHING HEADS	30
GI BI	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY GINKO	2" CAL.	B B	FULL, MATCHING HEADS	23
MA FJ	MALUS FUJI	FUJI APPLE	2" CAL.	B B	PROX. TO POLLINATOR	7
MA HG	MALUS PUMILA HONEYGOLD	HONEYGOLD APPLE	2" CAL.	B B	PROX. TO POLLINATOR	8
PI AB	PICEA ABIES	NORWAY SPRUCE	6 HT	B B		18
PI ST	PINUS STROBUS	EASTERN WHITE PINE	6 HT.	B B		20
UL FR	ULMUS X FRONTIER	FRONTIER ELM	2" CAL.	B B	FULL, MATCHING HEADS	6
SHRUBS						
BU MI	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	15" HT.	NO. 3 CONT	36" O.C.	318
JU SC	JUNIPERUS SCOPULORUM WICHITA BLUE	WICHITA BLUE JUNIPER	6 HT.	B B	7 O.C.	54
PI BN	PICEA ABIES NIDIFORMIS	BIRD S NEST SPRUCE	15" HT.	NO.3 CONT.		53
TH PL	THUJA PLICATA	GIANT ARBORVITAE	6 HT.	B B	10 O.C.	96
VA CI	VAR. CORYMBOSM X PALLIDUM	ORNABLUE BLUEBERRY	15" HT.	NO.3 CONT.		52
PERENNIALS AND GRASSES						
AC SP	ACHILLEA MILLEFOLIUM SPRING PASTELS	SPRING PASTELS YARROW	CLUMP	NO.2 CONT.	24" O.C.	156
AL MI	ALLIUM MILLENIUM	MILLENIUM ORNAMENTAL ONION	CLUMP	NO. 2 CONT.	18" O.C.	156
LA IN	LAVANDULA X INTERMEDIA PHENOMENAL	PHENOMENAL LAVENDER	CLUMP	NO. 2 CONT.	30" O.C.	178
LE SU	LEUCANTHEMUM X SUPERBUM SNOW CAP	SNOW CAP SHASTA DAISY	CLUMP	NO. 2 CONT.	24" O.C.	159
PA VI	PANICUM VIRGATUM HEAVY METAL	HEAVY METAL SWITCH GRASS	CLUMP	NO. 2 CONT.	30" O.C.	75
RU FU	RUDBECKIA FULGIDA GOLDSTURM	BLACK EYED SUSAN	CLUMP	NO.2 CONT.	24" O.C.	159

LANDSCAPE NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS.
2. PRIOR TO INSTALLATION, INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS, AND TOPSOIL. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
3. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ONSET OF WORK AND COORDINATE ACCORDINGLY WITH APPROPRIATE UTILITIES DEPARTMENTS. DO NOT INSTALL TREES WITHIN 4 OF BURIED UTILITY LINES. RELOCATE PLANT MATERIAL SLIGHTLY IF NECESSARY. IN THE CASE OF A CONFLICT, NOTIFY LANDSCAPE ARCHITECT.
4. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVE.
5. ALL PLANT MATERIAL MUST BE FROM NURSERY SOURCE WITH A HARDINESS ZONE SIMILAR TO THAT OF THE PROJECT SITE. PLANTS SHALL BE TRUE TO GENUS AND SPECIES AS INDICATED ON THE PLANS, COMPLYING WITH ANSI Z60.1 FOR THE TYPES AND FORM OF PLANS REQUIRED.
6. ALL PLANTING BEDS TO RECEIVE 6" DEPTH PLANTING MIX AFTER FINAL GRADE IS ESTABLISHED. ALL SEEDED AREAS TO RECEIVE CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS. SHRUB AND PERENNIAL PLANTING PITS SHALL RECEIVE PLANTING MIX PER DETAILS, THIS SHEET.
7. PROVIDE SHREDDED HARDWOOD MULCH 3" DEEP AT ALL PLANTING BEDS, TAKING CARE TO KEEP MULCH AWAY FROM CROWNS AND ROOT FLARES OF ALL PLANTS. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
8. CONTRACTOR TO APPLY STARTER FERTILIZER PER SPECIFICATIONS OR APPROVED SIMILAR FOR ALL LAWN AND PLANTING BEDS.
9. FINAL GRADES SHALL BE SMOOTH AND EVEN. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS MAY INCLUDE NOT PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN. GRADES SHALL SLOPE A MINIMUM OF 2 AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED.
10. PROVIDE 4" DEEP SPADE-CUT "V" TRENCH ALONG BED EDGES UNLESS ADJACENT TO PAVEMENT.
11. ALL MATERIALS TESTING SHALL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO PROPERLY WATER PLANT MATERIALS IMMEDIATELY UPON PLANTING.
13. PLANT LIST IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND PROVIDING PLANT MATERIAL AS SHOWN ON PLANS.
14. CONTRACTOR TO SEED ALL DISTURBED AREAS INCLUDING ADJACENT EXISTING LAWN AREAS THAT ARE IN DISREPAIR. DO NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND IS AT FINISHED GRADE. SEEDING WORK SHALL RESULT IN A HEALTHY LAWN FREE OF WEEDS. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED, OR APPROVED EQUAL, NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 95 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED. SEED SHALL BE PREMIUM QUALITY MIX WITH QUICK GERMINATION RATE OF
    - 50 BLENDED BLUEGRASS
    - 25 CREEPING RED FESCUE
    - 25 PERENNIAL RYE

    OR APPROVED EQUAL. APPLY AT A RATE OF 5 LBS./1000 SF.





NOISE BUFFER SECTION
1" 10 -0"
1 L1.0

LANDSCAPE PLAN
OVERALL DEVELOPMENT
1" 50 -0"
1 L1.0

NORTH

PREPARED BY:

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RIDGEVILLE FARMS
NORTH RIDGEVILLE, OHIO

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ISSUE

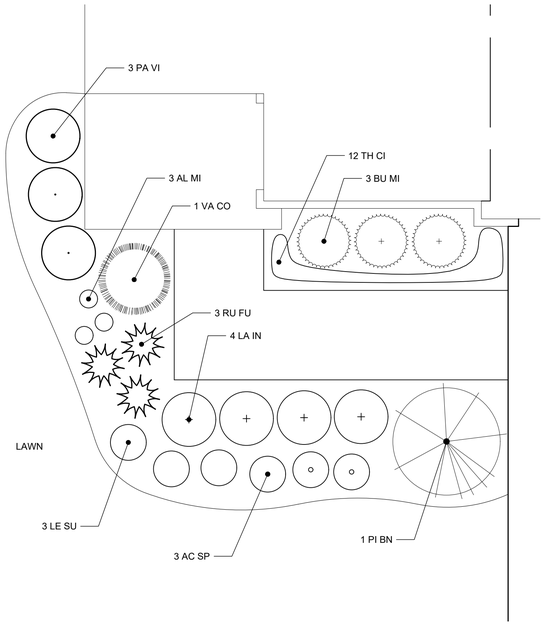
OVERALL LANDSCAPE PLAN

As indicated

PROJECT #	21037
DRAWN BY	XXX
CHECKED BY	XXX
FILE NAME	XXX
PLOT DATE	XXX

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L1.0

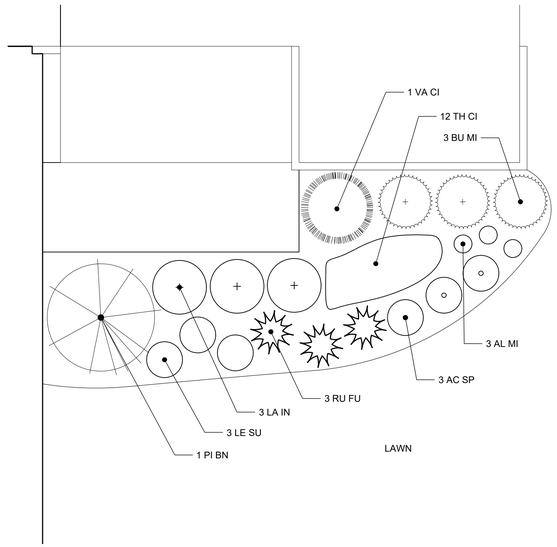


LANDSCAPE PLAN
TYPICAL UNIT A
1/4" 1 -0" TYP. OF 22

1 / L1.1

NORTH

VARIES

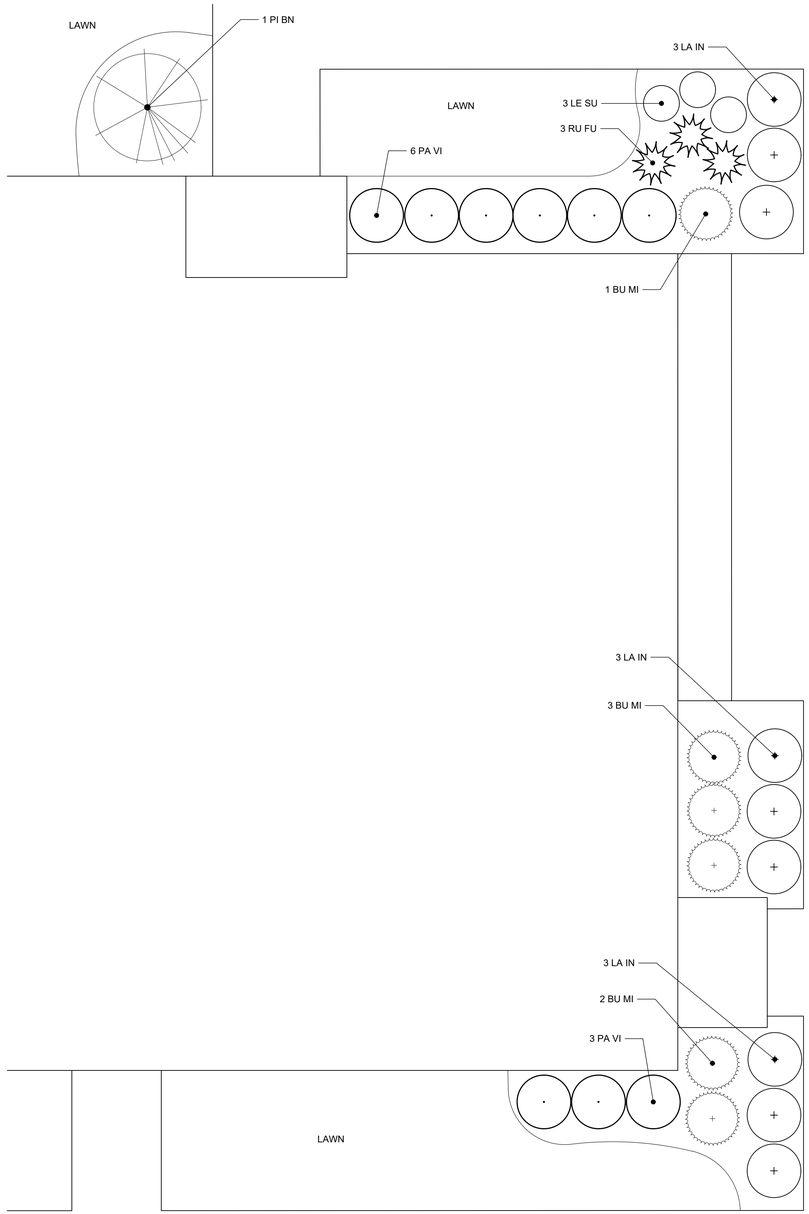


LANDSCAPE PLAN
TYPICAL UNIT B
1/4" 1 -0" TYP. OF 30

2 / L1.1

NORTH

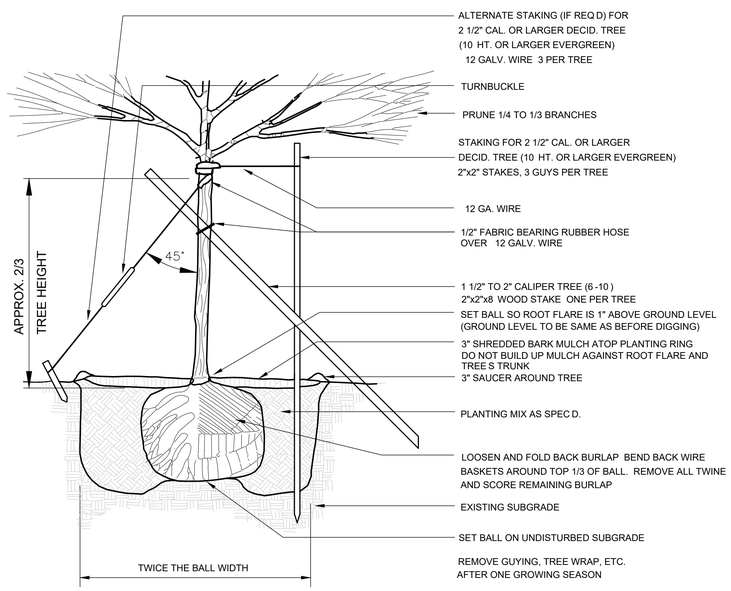
VARIES



LANDSCAPE PLAN
COMMUNITY BUILDING
1/4" 1 -0"

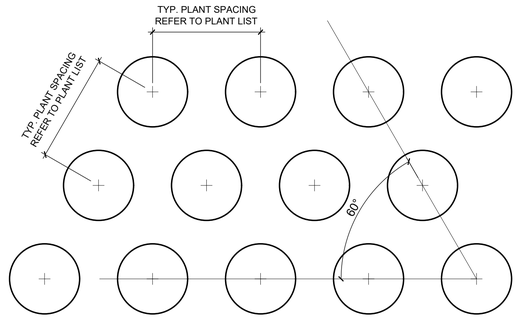
3 / L1.1

NORTH



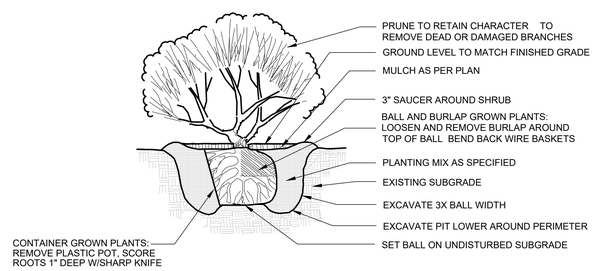
TREE PLANTING DETAIL
NTS

4 / L1.1



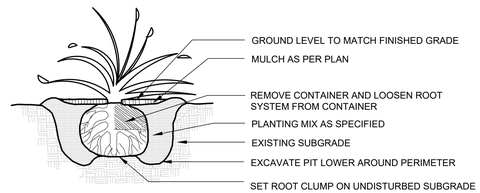
MASS PLANTING TYPICAL LAYOUT
NTS

5 / L1.1



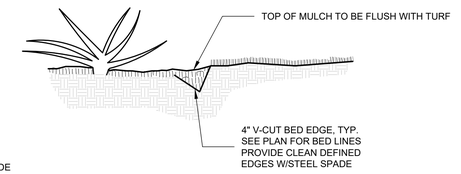
SHRUB PLANTING DETAIL
NTS

6 / L1.1



PERENNIAL PLANTING DETAIL
NTS

7 / L1.1



MULCH AND BED EDGE DETAIL
NTS

8 / L1.1

PREPARED BY:

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ISSUE

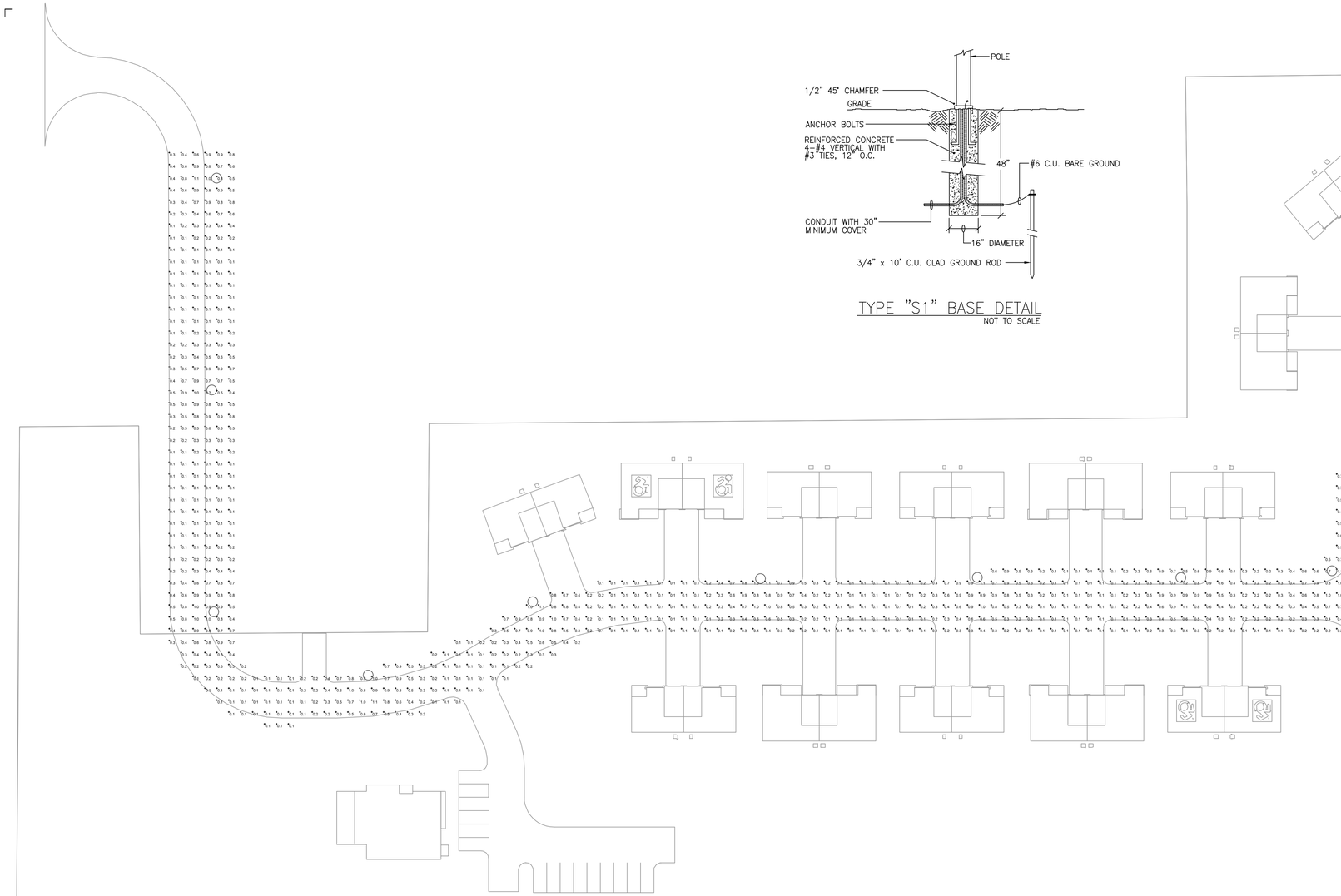
UNITS AND COMMUNITY BLDG LANDSCAPE PLANS

As indicated

PROJECT #	21037
DRAWN BY	XXX
CHECKED BY	XXX
FILE NAME	XXX
PLOT DATE	XXX

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L1.1

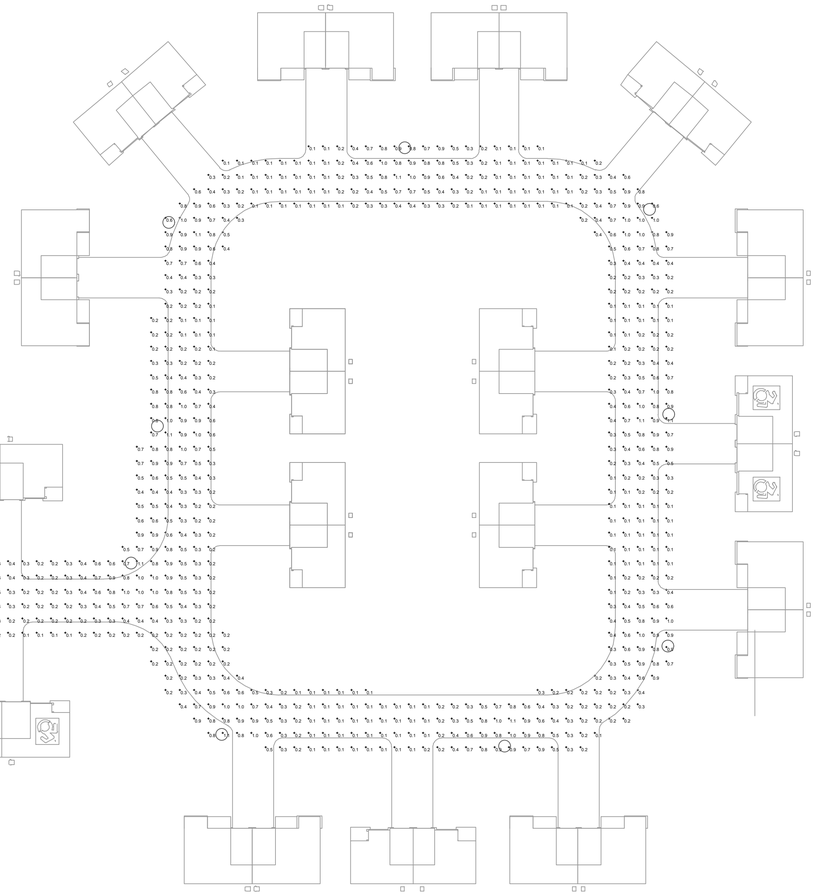


TYPE "S1" BASE DETAIL

NOT TO SCALE

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
◯	S1	16	MPB-A7-D-U-ASYM-7027	BRECKENRIDGE POST TOP LUMINAIRE (1) 70 CRI, 2700K LIGHT ENGINE. ASYMMETRIC DISTRIBUTION. Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		1	5777	1	69.7	Max: 1666cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Street Lighting	+	0.4 fc	1.2 fc	0.1 fc	12:1	4:1



Streetworks

DESCRIPTION

The Breckenridge LED integrates energy saving LED technology with a proven post-top design.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Die-cast aluminum housing with spun and stamped aluminum top. Overcenter latch for relamping and power module access. Top is completely removable without the use of tools. ANSI wattage/source label.

Optical
Injection molded acrylic refractor available in symmetric or asymmetric distributions. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI.

Electrical
120-277V 50/60Hz operation standard. 480V and 347V available as options. 10kV /10kA common and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position tunnel type compression terminal block.

Controls
0-10V dimming driver standard. Photocontrol and After Hours Dim options available. Refer to control options section.

Mounting
Post top mount fits 3" O.D. tenons. Secured by square head 3/8" stainless steel mounting bolts. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

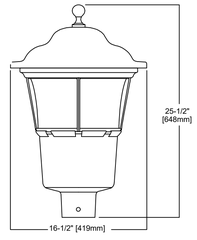


MPB
BRECKENRIDGE

LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



RDL ARCHITECTS

16102 Chagrin Boulevard, Suite 200
Shaker Heights, Ohio 44120
Phone: (216) 752-4300
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www.RDLarchitects.com

XX/XX/2023

PROGRESS NOT FOR CONSTRUCTION

SLK CAPITAL HOLDINGS LLC
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

As indicated

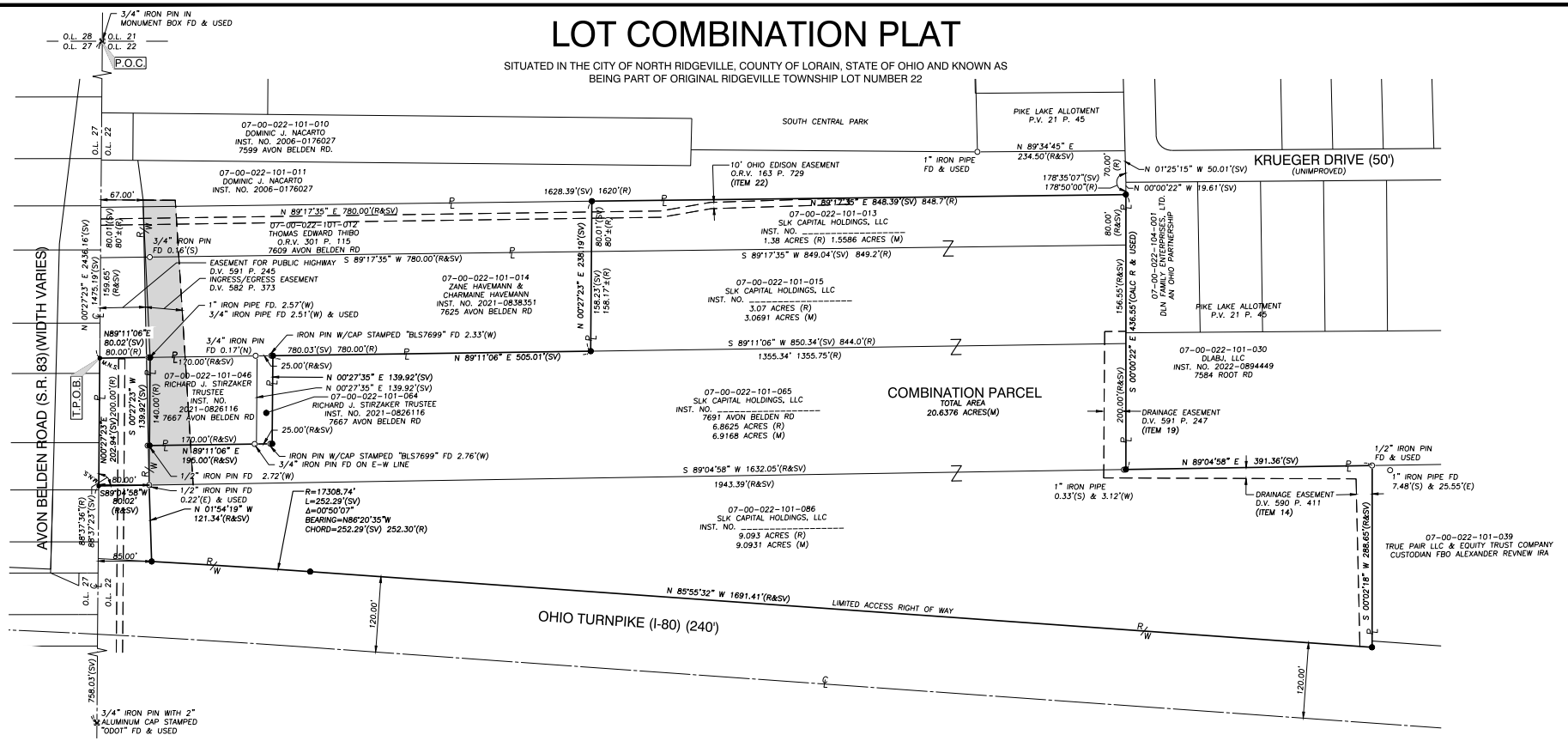
PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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ES1.0

LOT COMBINATION PLAT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 22



NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND NORTHERN TITLE AGENCY, INC., COMMITMENT NO. 21-05141NTA WITH AN EFFECTIVE DATE OF MAY 25, 2023. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
3. PERTINENT RECORDS ARE AS SHOWN HEREON AND LISTED BELOW:
   - LORAIN COUNTY TAX MAP RECORDS.
   - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
   - LORAIN COUNTY SURVEY RECORDS.
   - LOR-83-12.17 RIGHT OF WAY PLANS.
   - LOR-83-10.62-13.24 ROADWAY PLANS.
   - OHIO TURNPIKE PROJECT NO. 1 ROADWAY PLANS.
   - PIKE LAKE ALLOTMENT P.V. 21 P. 45.

SURVEYOR'S CERTIFICATE:

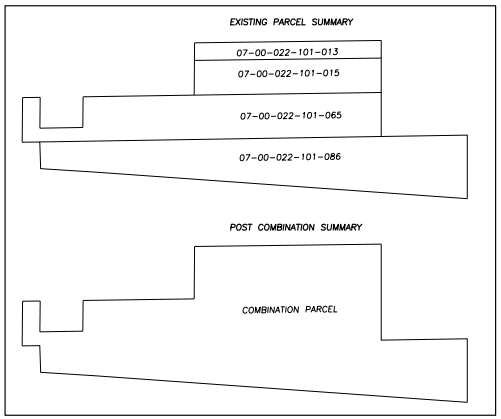
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

STATE OF OHIO AMY M. KELLY S-8469 REGISTERED PROFESSIONAL LAND SURVEYOR

Amy M. Kelly 8/14/2023

AMY M. KELLY, P.S. DATE
REGISTERED OHIO SURVEYOR No. 8469

EXISTING PARCEL SUMMARY



POST COMBINATION SUMMARY

INGRESS/EGRESS EASEMENT AREA
D.V. 582 P. 373

LEGEND

⌧	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED	FD.	FOUND
○	IRON PIN/PIPE FOUND AS INDICATED	INST.	INSTRUMENT
●	5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET	NO.	NUMBER
M.N.S.	MAG NAIL SET	P.	PAGE
		P.O.C.	POINT OF COMMENCEMENT
		P.V.	PLAT VOLUME
		S.F.	SQUARE FEET
℄	CENTERLINE	(R)	RECORD INFORMATION
R/W	RIGHT-OF-WAY	(M)	MEASURED INFORMATION
P/L	PROPERTY LINE	(SV)	SURVEYED INFORMATION
		T.P.O.B.	TRUE PLACE OF BEGINNING
		(U)	USED INFORMATION
		(N)	NORTH
		(S)	SOUTH
		(E)	EAST
		(W)	WEST

GRAPHIC SCALE
0 80
40 160
(IN FEET)
SCALE: 1" = 80'

REVISION(S)	DATE:	BY:	DESCRIPTION:
	2023-08-14	AMK	ISSUE PRELIMINARY TO CLIENT

DRAWN BY: MAM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 21-5553A

J:\21553A SLK Capital Holdings AT AVON\WORK\21-5553A Combination Plat.dwg, Plotted: Aug 14, 2023 - 9:45am

RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

DESIGN DEVELOPMENT 100%

PROJECT TEAM:

DEVELOPER:
SLK CAPITAL HOLDINGS LLC
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

OWNER:
RIDGEVILLE FARMS I, L.P.
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

ARCHITECT:
RDL ARCHITECTS
16102 CHAGRIN BLVD, STE 200
SHAKER HTS, OH 44120
CONTACT: RON LLOYD
PHONE: 216-752-4300

STRUCTURAL ENGINEER:
PROVIDENCE ENGINEERING CORP.
72 WEST POMFRET STREET
CARLISLE, PA 17013
CONTACT: JACOB FENBY
PHONE: 717-243-9555

MEP ENGINEER:
DENK ASSOCIATES, INC
503 EAST 200TH STREET
CLEVELAND, OH 44119
CONTACT: JOE DENK
PHONE: 216-531-8880

CIVIL ENGINEER:
BRAMHALL
801 MOORE ROAD
AVON, OHIO 44011
CONTACT: AARON APPELL
PHONE: 440-934-7878

LOCATION PLAN:



NORTH RIDGEVILLE, OHIO (NOT TO SCALE)

GENERAL NOTES:

EACH SUBCONTRACTOR TO VERIFY HIS WORK BEFORE COMMENCING, AND CONFIRM EXISTING CONDITIONS AS RELATED TO THE DRAWINGS AND HIS CONTRACT. NOTIFY THE ARCHITECT BEFORE COMMENCING IF CONDITIONS VARY FROM WHAT IS SHOWN. THESE DRAWINGS ARE INTENDED AS A GUIDE FOR QUANTITY AND QUALITY OF WORKMANSHIP. THE OMISSION OR EXPRESS MENTION OF ITEMS WHICH ARE OBVIOUSLY NECESSARY FOR THE PROPER FUNCTIONING OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR PROVIDING LABOR AND MATERIAL FOR SUCH ITEMS. NOTIFY THE ARCHITECT DURING BIDDING OF NOTED ITEMS.

ALL TRADES SHALL FOLLOW THE LATEST GUIDELINES FOR THEIR LOCAL, STATE OR NATIONAL TRADE ORGANIZATION DIRECTING THE USE OF MATERIALS, METHODS OF INSTALLATION, PROTECTION OF WORK IN PROGRESS AND FINAL APPEARANCE.

TRUSS MANUFACTURER SHALL SUBMIT STAMPED DESIGN DRAWINGS BY AN ENGINEER REGISTERED IN THE STATE OF PROJECT CONSTRUCTION TO THE ARCHITECT AND THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

SUBCONTRACTORS ARE ADVISED TO REVIEW ALL CONTRACT DOCUMENTS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.

GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS. ALL SUBCONTRACTORS SHALL OBTAIN AND PAY FOR THEIR PERMITS.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN VALUES.

FIRE EXTINGUISHERS FINAL QUANTITY AND LOCATION TO BE CONFIRMED IN FIELD W/ LOCAL FIRE AND BUILDING OFFICIALS.

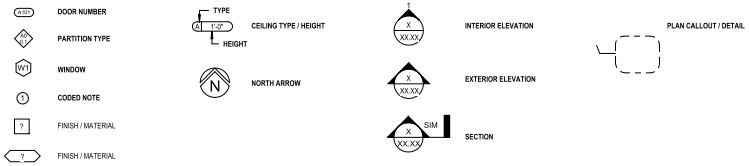
ALL DEVICES AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED BETWEEN 15" AND 48" ABOVE FINISH FLOOR

THE SUBCONTRACTOR SHALL AT NO TIME INCORPORATE ANY MATERIALS THAT ARE COMPOSED OF OR CONTAIN ANY AMOUNT OF ASBESTOS. THE SUBSTITUTION OF MATERIALS THAT CONTAIN ANY AMOUNT OF ASBESTOS WILL IN NO CIRCUMSTANCES BE ACCEPTABLE. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND PROJECT ARCHITECT SHALL SUBMIT WRITTEN STATEMENTS OR CERTIFICATIONS ASSERTING THAT NO ASBESTOS CONTAINING MATERIALS WERE USED IN ANY PORTION OF THE CONSTRUCTION.

WORK SHALL BE HALTED IF INDICATORS OF CONTAMINATION (FILL OTHER THAN "CLEAN HARD FILL," DISCOLORED SOILS OR CHEMICAL/PETROLEUM ODORS) ARE IDENTIFIED DURING CONSTRUCTION TO ALLOW FOR A QUALIFIED ENVIRONMENTAL PROFESSIONAL TO INSPECT THE SITE AND MAKE RECOMMENDATIONS REGARDING APPROPRIATE ACTIONS.

DEFERRED SUBMITTALS INCLUDE TRUSSES, SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, AND PASSIVE RADON SUBGRADE LOOP SYSTEM.

SYMBOL LEGEND



ABBREVIATIONS

ADJUST.	ADJUSTABLE
ACOUST.	ACOUSTIC, ACOUSTICAL
ACT.	ACTUAL
A.F.F.	ABOVE FINISH FLOOR
A.C.T.	ACOUSTICAL TILE
A/C	AIR CONDITIONING
ALUM.	ALUMINUM
BOT.	BOTTOM
BSMT.	BASEMENT
BRG.	BEARING
BRG. PL.	BEARING PLATE
B.M.	BENCHMARK
BD.	BOARD
BLDG.	BUILDING
B.U.R.	BUILT-UP ROOF
CLG.	CEILING
C.T.	CERAMIC TILE
CLR.	CLEARANCE, CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTRUCT.	CONSTRUCTION
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
CORR.	CORRIDOR
CSK.	COUNTERSINK
C.F.T.	CUBIC FOOT
C.Y.D.	CUBIC YARD
CL.	CLOSET
CABT.	CABINET
D.	DEEP
DBL.	DOUBLE
DISP.	DISPENSER
DEMO.	DEMOLISH, DEMOLITION
DET.	DETAIL
DIM.	DIMENSION
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN

E.	EAST
EA.	EACH
ELECT.	ELECTRICAL, ELECTRIC
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EMER.	EMERGENCY
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST., EX.	EXISTING
EXT.	EXTERIOR
FIN.	FINISHED, FINISH
FIN. FL. EL.	FINISH FLOOR ELEVATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FLEX.	FLEXIBLE
FLR.	FLOORING, FLOOR
F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT
FTG.	FOOTING
FIXT.	FIXTURE
GA.	GAGE, GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS, GLAZING
G.B.	GRAB BAR
GWB., GYP. BD.	GYPSUM WALLBOARD
H.	HIGH
HR	HAND RAIL
HDWR.	HARDWARE
HTG.	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HGT., HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
H.P.	HIGH POINT
HR.	HOUR

I.D.	INSIDE DIAMETER
INSUL.	INSULATE, INSULATION
INV.	INVERT
ILLUM.	ILLUMINATOR
J.C.	JANITOR'S CLOSET
JT.	JOINT
JST.	JOIST
K.O.	KNOCKOUT
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
LVR.	LOUVER
L.P.	LOW POINT
M.H.	MANHOLE
MFR.	MANUFACTURER, MANUFACTURE
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
M.	METER, METERS
MM.	MILLIMETER, MILLIMETERS
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MOD.	MODULAR
MTD.	MOUNT, MOUNTED
MSRY.	MASONRY
MULL.	MULLION
NAT.	NATURAL
N.R.C.	NOISE REDUCTION COEFFICIENT
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER

O.C.	ON CENTER
OPG.	OPENING
OPP. HD.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
O.F.E.	OWNER FURNISHED EQUIPMENT
PNL.	PANEL
PRKG.	PARKING
PERIM.	PERIMETER
P.L., P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PT.	POINT
P.V.C.	POLYVINYL CHLORIDE
P.CF.	POUNDS PER CUBIC FOOT
P.SF.	POUNDS PER SQUARE FOOT
P.SI.	POUNDS PER SQUARE INCH
P.T.D.	PAPER TOWEL DISPENSER
PRESS.	PRESSURE
PART. BD.	PARTICLE BOARD
P.	PAINT
PR.	PAIR
Q.T.	QUARRY TILE
REQD.	REQUIRED
REFR.	REFRIGERATOR
REFL.	REFLECTED
REG.	REGISTER
REINF.	REINFORCED, REINFORCEMENT
R.A.	RETURN AIR
REV.	REVISION, REVISED
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
R.O.W.	RIGHT OF WAY
R.	RADIUS
R.L.	RAIN LEADER
R.D.	ROOF DRAIN
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
RESIST.	RESISTANT
RECEPT.	RECEPTACLE, RECEPTION

SHT.	SHEET
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
S.	SOUTH
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
S.D.	SOAP DISPENSER
STRUCT.	STRUCTURAL
SUSP. CLG.	SUSPENDED CEILING
ST. STL., S.S.	STAINLESS STEEL
SERV.	SERVICE
TEL.	TELEPHONE
T.V.	TELEVISION
THK.	THICK, THICKNESS
THRESH.	THRESHOLD
T&G.	TONGUE & GROOVE
T.	TREAD
TYP.	TYPICAL
TOIL.	TOILET
TEMP.	TEMPERED
UNFIN.	UNFINISHED
U.C.	UNDERCOUNTER
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
V.B.	VINYL BASE
V.W.C.	VINYL WALLCOVERING
V.T.	VINYL TILE
WSCT.	WAINSCOT
W.W.F.	WELDED WIRE FABRIC
W.	WIDE
W/O	WITHOUT
WD.	WOOD
W.P.	WORKING POINT
W/	WITH

PROJECT INDEX:

TITLE	
TS.00	MASTER INDEX
TS.10	TITLE SHEET
TS.20	PROJECT AND CODE DATA
TS.30	ACCESSIBILITY CRITERIA
TS.40	LIFE SAFETY PLANS
TS.50	PROJECT CHECKLISTS
CIVIL	
C1.01	CIVIL
ARCHITECTURAL	
A1.11	BUILDING A FIRST FLOOR AND ROOF PLAN
A1.21	BUILDING B FIRST FLOOR AND ROOF PLAN
A1.31	BUILDING C FIRST FLOOR AND ROOF PLAN
A1.41	BUILDING D FIRST FLOOR AND ROOF PLAN
A1.51	CLUBHOUSE FIRST FLOOR PLAN
A1.52	CLUBHOUSE ROOF PLAN
A2.51	CLUBHOUSE RCP
A3.11	BUILDING A EXTERIOR ELEVATIONS
A3.21	BUILDING B EXTERIOR ELEVATIONS
A3.31	BUILDING C EXTERIOR ELEVATIONS
A3.41	BUILDING D EXTERIOR ELEVATIONS
A3.51	CLUBHOUSE EXTERIOR ELEVATIONS
A4.10	UNIT 1A PLANS AND INTERIOR ELEVATIONS
A4.11	UNIT 1A-A PLANS AND INTERIOR ELEVATIONS
A4.20	UNIT 2A PLANS AND INTERIOR ELEVATIONS
A4.21	UNIT 2A-A PLANS AND INTERIOR ELEVATIONS
A6.01	BUILDING SECTIONS - BUILDING A
A6.02	BUILDING SECTIONS - BUILDING B
A6.03	BUILDING SECTIONS - BUILDING C
A6.04	BUILDING SECTIONS - BUILDING D
A6.05	BUILDING SECTIONS - CLUBHOUSE
A7.00	WALL SECTIONS
A9.03	DOOR AND WINDOW DETAILS
STRUCTURAL	
S0.01	GENERAL STRUCTURAL NOTES
S0.02	GENERAL STRUCTURAL NOTES
S1.11	BUILDING TYPE A FOUNDATION PLAN AND ROOF FRAMING PLAN
S1.21	BUILDING TYPE B FOUNDATION PLAN AND ROOF FRAMING PLAN
S1.31	BUILDING TYPE C FOUNDATION PLAN AND ROOF FRAMING PLAN
S1.41	BUILDING TYPE D FOUNDATION PLAN AND ROOF FRAMING PLAN
S1.51	CLUBHOUSE FOUNDATION PLAN
S1.52	CLUBHOUSE AND ROOF FRAMING PLAN
S8.01	FOUNDATION DETAILS
S8.02	FOUNDATION SECTIONS
S8.03	FRAMING DETAILS
S8.04	FRAMING SECTIONS
S9.01	SCHEDULES
MECHANICAL	
M0.01	MECHANICAL LEGENDS, SCHEDULES, AND DETAILS
M1.11	BUILDING TYPE A OVERALL PLAN
M1.21	BUILDING TYPE B OVERALL PLAN
M1.31	BUILDING TYPE C OVERALL PLAN
M1.41	BUILDING TYPE D OVERALL PLAN
M1.51	CLUBHOUSE PLUMBING PLAN
M2.51	CLUBHOUSE MECHANICAL PLAN
M4.10	UNIT 1A MECHANICAL PLAN
M4.11	UNIT 1A-A MECHANICAL PLAN
M4.20	UNIT 2A MECHANICAL PLAN
M4.21	UNIT 2A-A MECHANICAL PLAN
PLUMBING	
P0.01	PLUMBING LEGENDS AND SCHEDULES
ELECTRICAL	
E0.01	ELECTRICAL LEGENDS, SCHEDULES, AND DETAILS
E0.02	ELECTRICAL LEGENDS, SCHEDULES, AND DETAILS
E1.51	CLUBHOUSE ELECTRICAL PLANS
E4.10	UNIT 1A ELECTRICAL PLAN
E4.11	UNIT 1A-A / 1A-SI ELECTRICAL PLAN
E4.20	UNIT 2A ELECTRICAL PLAN
E4.21	UNIT 2A-A / 2A-SI ELECTRICAL PLAN

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ISSUE

SD SET	7/13/23

TITLE SHEET

12" = 1'-0"

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	21037.rvt

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TS.10

UNIT TABULATION					
UNIT	DESCRIPTION	# OF UNITS	UNIT GROSS AREA	TOTAL UNIT GROSS AREA	UNIT NET RENTABLE AREA
1A	1 BEDRM / 1 BATH	25	1,003 S.F.	25,075 S.F.	1,014 S.F.
1A-SI	1 BEDRM / 1 BATH	01	1,003 S.F.	1,003 S.F.	1,014 S.F.
1A-A	1 BEDRM / 1 BATH	04	1,106 S.F.	4,424 S.F.	1,095 S.F.
2A	2 BEDRM / 1 BATH	19	1,258 S.F.	23,902 S.F.	1,263 S.F.
2A-SI	2 BEDRM / 1 BATH	01	1,258 S.F.	1,258 S.F.	1,263 S.F.
2A-A	2 BEDRM / 1 BATH	02	1,351 S.F.	2,702 S.F.	1,339 S.F.
TOTAL UNITS		52		58,364 S.F.	

BUILDING TABULATION			
BUILDING TYPE	GROSS SF	# OF BUILDINGS	TOTAL
BUILDING A	2,006 GSF	13 BUILDINGS	26,078 GSF
BUILDING B	2,516 GSF	10 BUILDINGS	25,160 GSF
BUILDING C	2,212 GSF	2 BUILDINGS	4,424 GSF
BUILDING D	2,702 GSF	1 BUILDING	2,702 GSF
CLUBHOUSE	2,630 GSF	1 BUILDING	3,110 GSF
TOTAL			65,838 S.F.

NOTE: AREA IS MEASURED BY BOMA GROSS METHOD.
UNIT GROSS AREA: DOES NOT INCLUDE THE COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
CONSTRUCTION GROSS AREA: INCLUDES COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
UNIT NET RENTABLE AREA (PER OHFA): UNIT SF + UNIT STORAGE + UNIT PRIVATE BALCONY/PATIO

DESIGN FEATURES:

1. UNIVERSAL DESIGN FEATURES (ALL MANDATORY + 5 ADDITIONAL IN 100% OF THE UNITS)
2. DOUBLE # OF FULLY ACCESSIBLE UNITS
3. DESIGN FEATURES
   3.1. PRIVATE PATIO IN ALL UNITS (5 POINTS)
4. GREEN DEVELOPMENT - NGBS SILVER

FLOOR AREA DETAILS	
AREA TABULATION	AREA
COMMERCIAL SPACE S.F. :	0 S.F.
MARKET RATE UNIT S.F. : (0 UNITS)	0 S.F.
LOW INCOME UNIT S.F. : (0 UNITS)	44,838 S.F.
COMMON AREA (PUBLIC) :	2,809 S.F.
COMMON AREA (CIRCULATION) :	0 S.F.
LIMITED COMMON AREA: (PRIVATE BACLONIES, COVERED PATIO)	4,184 S.F.
SUPPORT:	481 S.F.
TENANT STORAGE:	0 S.F.
MAJOR VERTICAL PENETRATIONS:	0 S.F.
GARAGES:	13,526 S.F.
TOTAL:	65,838 S.F.
NON-LOW INCOME FLOOR AREA:	0 S.F.
LOW-INCOME FLOOR AREA: (UNITS + COMMON CIRC + LIMITED + TENANT STORAGE)	49,022 S.F.
% OF COMMON AREA: (COMMON AREA PUBLIC + COMMON CIRC/GROSS SF)	4.27%
NET RENTABLE SF: (GROSS SF-NON-LOW INCOME FL AREA)	65,838 S.F.
AVERAGE NET RENTABLE SF: (NET RENTABLE / # OF LIHTC UNITS)	1,266.12 S.F.

CODE REVIEW - DUPLEX BUILDINGS

APPLICABLE CODES:

BUILDING:	2019 RESIDENTIAL CODE OF OHIO
MECHANICAL:	2017 OHIO MECHANICAL CODE
ELECTRICAL:	2017 OHIO ELECTRICAL CODE
FIRE:	2017 OHIO FIRE CODE
PLUMBING:	2017 OHIO PLUMBING CODE
ENERGY:	OHIO ENERGY CODE 2017 (IECC 2012 & ASHRAE 90.1 2010, WITH AMENDMENTS)
ACCESSIBILITY:	UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

1. OCCUPANCY CLASSIFICATION: RESIDENTIAL TWO-FAMILY DWELLING
2. ALLOWABLE HEIGHT: 3 STORIES ABOVE GRADE PLANE
   PROPOSED: ONE STORY
3. BUILDING AREA:
   BUILDING A: 2,160 GSF
   BUILDING B: 2,699 GSF
   BUILDING C: 2,346 GSF
   BUILDING D: 3,110 GSF
4. RESISTANCE RATINGS (302.3): RESISTANCE RATINGS (302.3): DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER BY A WALL ASSEMBLY HAVING NOT LESS THAN 1-HOUR FIRE RESISTANCE RATING. ASSEMBLY SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALL, AND EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING
5. FIRE SUPPRESSION: NOT REQUIRED PER 313.2
6. EGRESS: SLEEPING ROOMS (310.2): MIN. (1) WINDOW WITH 5.0 SQ. FT. OPENING, NOT LESS THAN 24" HIGH AND NOT LESS THAN 20" WIDE, WITH A SILL HEIGHT OF LESS THAN 44"
   UNIT (310.3): NOT LESS THAN ONE EGRESS DOOR FOR EACH DWELLING UNIT. DOOR SHALL BE SIDE HINGED, WITH A CLEAR WIDTH OF NOT LESS THAN 32"
7. INTERIOR FINISHES: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 (302.9.1 AND 302.9.2)
8. FIRE-RESISTANCE REQUIREMENTS:

BEARING WALLS - EXTERIOR:	0-HR (FIRE SEPERATION GREATER OR EQUAL TO 5 FEET)
BEARING WALLS - INTERIOR:	0-HR
NON-BEARING WALLS & PARTITIONS:	0-HR
FLOOR CONSTRUCTION:	0-HR
ROOF CONSTRUCTION:	0-HR
DWELLING-GARAGE SEPARATION:	NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE
DWELLING UNIT HORIZONTAL SEPARATION:	1-HR
DWELLING UNIT VERTICAL SEPARATION:	1-HR

CODE REVIEW - CLUBHOUSE BUILDING

APPLICABLE CODES:

BUILDING:	2017 OHIO BUILDING CODE
MECHANICAL:	2017 OHIO MECHANICAL CODE
ELECTRICAL:	2017 OHIO ELECTRICAL CODE
FIRE:	2017 OHIO FIRE CODE
PLUMBING:	2017 OHIO PLUMBING CODE
ENERGY:	OHIO ENERGY CODE 2017 (IECC 2012 & ASHRAE 90.1 2010, WITH AMENDMENTS)
ACCESSIBILITY:	2009 ICC ANSI 117.1 AS AMENDED PER OBC 1112 AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) SAFE HARBOR PROVISIONS OF THE ADAAG CHAPTER 11 OF THE OBC AND RELATED ACCESSIBILITY PROVISIONS

1. OCCUPANCY CLASSIFICATION: A-3 ASSEMBLY
2. CONSTRUCTION CLASSIFICATION & TYPE: V-B COMBUSTIBLE
3. ALLOWABLE HEIGHT LIMITATIONS: 40' / 1 STORY
   PROPOSED CLUBHOUSE AT 19'-6" / 1 STORY
4. ALLOWABLE BUILDING AREA: 6,000 SF
   PROPOSED CLUBHOUSE: 3,110 GSF
5. OCCUPANT LOAD: : PER TABLE 1004.1.2

COMMUNITY ROOM: 884 / 15	= 46 PEOPLE
KITCHEN: 145 / 15	= 10 PEOPLE
OFFICE: 144 / 100	= 02 PEOPLE
FITNESS: 318 / 50	= 07 PEOPLE
WELLNESS: 133 / 100	= 02 PEOPLE
LAUNDRY: 183 / 300	= 01 PEOPLE
TOTAL OCCUPANT LOAD:	= 68 PEOPLE

6. EGRESS: NUMBER OF REQUIRED EXITS: TWO (2).
   PROVIDED: TWO (2) SIDE HINGED DOORS, MIN. 3'-0" x 6'-8
7. EGRESS WIDTH: PER SECTION 1005
   REQUIRED = 0.2 PER OCCUPANT (36" MIN)
   = 0.2 x 68 = 13.6" REQUIRED
   PROVIDED: (2) 36" DOORS
8. FIRE RESISTANCE REQUIREMENTS: TABLE 601

PRIMARY STRUCTURAL FRAME:	0-HR
BEARING WALLS - EXTERIOR:	0-HR
BEARING WALLS - INTERIOR:	0-HR
NON-BEARING WALLS:	0-HR
FLOOR CONSTRUCTION:	0-HR
CORRIDOR WALLS:	1-HR
LAUNDRY SEPARATION WALLS:	1-HR

9. PLUMBING FIXTURE TABLE 2902.1
   TOTAL OCCUPANTS: 68 (34 MALE / 34 FEMALE)
   AUDITORIUMS WITHOUT PERMANENT SEATING
   WATER CLOSETS: 1:125 MALE, 1:65 FEMALE
   REQUIRED: 1 EACH, PROVIDED 1 EACH
   LAVATORIES: 1:200
   REQUIRED: 1 EACH, PROVIDED 1 EACH
   DRINKING FOUNTAIN: 1:500
   REQUIRED: 1, PROVIDED 2 (ADDITIONAL FOUNTAIN IS ACCESSIBLE)
   1 SERVICE SINK
   REQUIRED: 1, PROVIDED 1

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ISSUE

SD SET	7/13/23

PROJECT AND CODE DATA

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

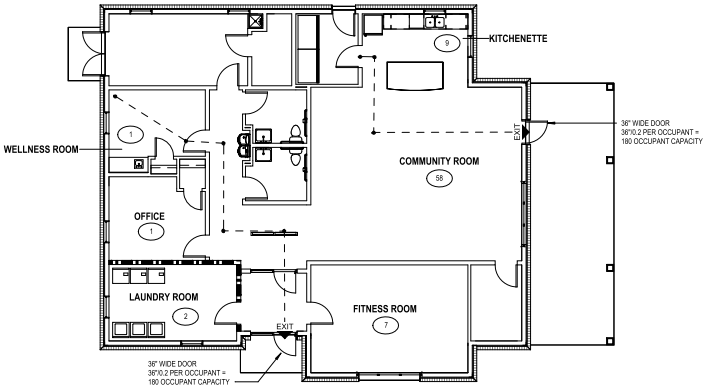
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TS.20

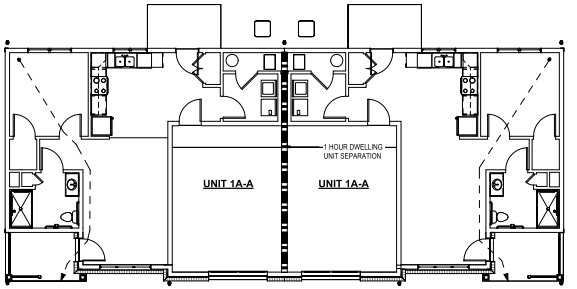
OCCUPANCY TABLE - CLUBHOUSE					
ROOM #	ROOM NAME	USE GROUP	CODE	AREA	OCCUPANCY
A-3					
107	KITCHENETTE	A-3	15 SF	133 SF	9
112	COMMUNITY ROOM	A-3	15 SF	869 SF	58
					67
A-3 (EXERCISE)					
110	FITNESS ROOM	A-3 (EXERCISE)	50 SF	314 SF	7
					7
B BUSINESS					
101	LAUNDRY ROOM	B BUSINESS	150 SF	181 SF	2
102	OFFICE	B BUSINESS	150 SF	142 SF	1
103	WELLNESS ROOM	B BUSINESS	150 SF	131 SF	1
					4
					78

LIFE SAFETY PLAN LEGEND:

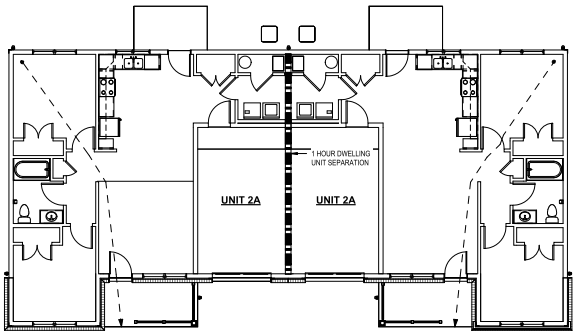
- 1 - HOUR RATED
- OCCUPANCY
- EXIT — BUILDING EXIT
- TRAVEL DISTANCE TO EXIT



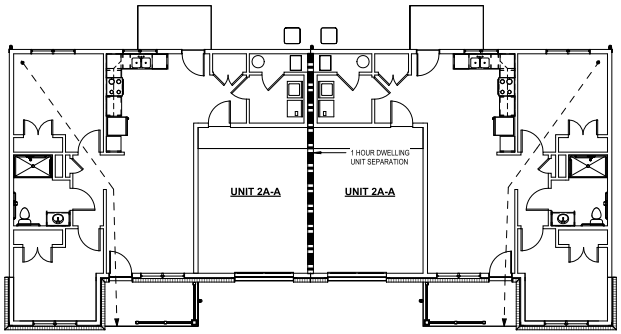
5 CLUBHOUSE - LIFE SAFETY PLAN
1/8" = 1'-0"



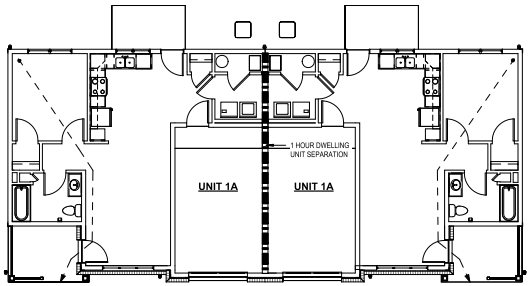
3 BUILDING C - LIFE SAFETY PLAN
1/8" = 1'-0"



2 BUILDING B - LIFE SAFTY PLAN
1/8" = 1'-0"



4 BUILDING D - LIFE SAFETY PLAN
1/8" = 1'-0"



1 BUILDING A - LIFE SAFETY PLAN
1/8" = 1'-0"

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RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS, INC. AND SHALL NOT BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RDL ARCHITECTS. PRIOR TO CONTRACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF SUCH ACCEPTANCE. THESE DRAWINGS SHALL BE USED ONLY FOR THE PURPOSE OF THIS PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND RDL ARCHITECTS, INC. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

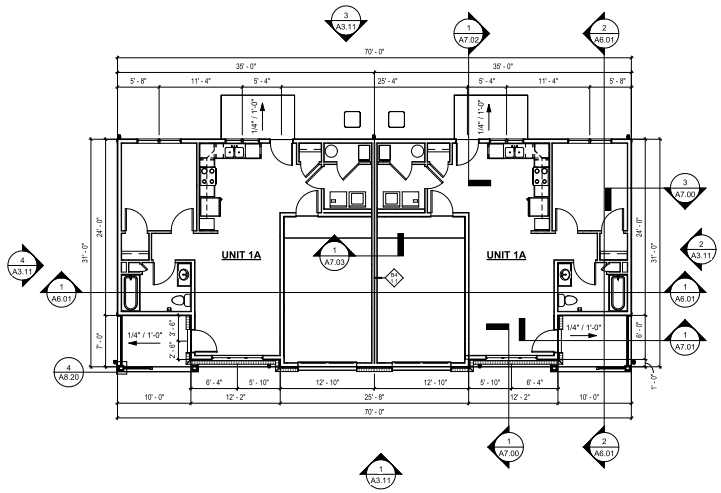
LIFE SAFETY PLANS

1/8" = 1'-0"

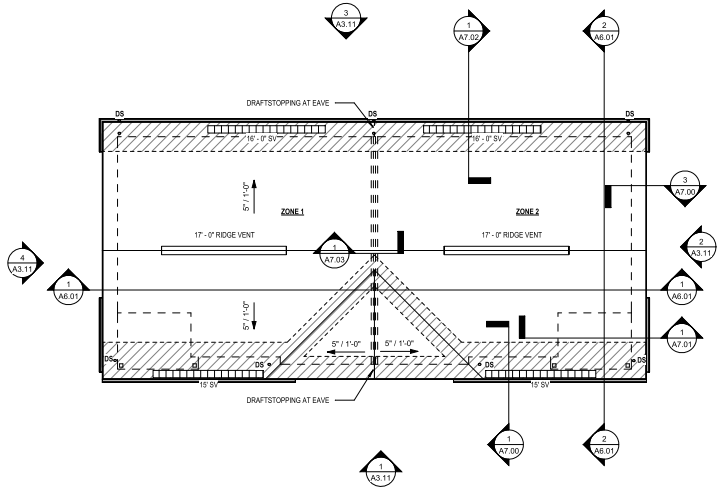
PROJECT #	21037
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CHECKED BY	RDLA
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TS.40



1 BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0"



2 BUILDING A - ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. ALL TRADES SHALL FOLLOW THE LATEST GUIDELINES FOR THEIR LOCAL, OHIO OR NATIONAL TRADE ORGANIZATION DIRECTING THE USE OF MATERIALS, METHODS OF INSTALLATION, PROTECTION OF WORK IN PROGRESS AND FINAL APPEARANCE.
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9. PROVIDE 5/8" PAPERLESS GYPSUM BOARD:
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   - SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND A SHOWER AND TUB JAMBS.
   - BEHIND TOILETS AND THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND TO THE TOP OF TOILET TANKS.
   - WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES LOCATED IN SERVICE ROOMS

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   - WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE EXCEPT DIRECTLY BEHIND SINKS, TUB, AND SHOWER SURROUNDS AND BEHIND TOILETS WHERE PGB WILL BE INSTALLED.
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18. AT LOCATIONS WHERE A DOUBLE LAYER OF GYPSUM WALL BOARD IS REQUIRED, AND THE WALL ALIGNS WITH A WALL TYPE WHICH ONLY REQUIRES A SINGLE LAYER OF GYPSUM WALL BOARD, A SECOND LAYER SHOULD BE APPLIED TO EXTEND TO LENGTH OF THE WALL
19. WHERE INSULATION IS SPECIFIED, COMPLETELY FILL THE CAVITY AND DO NOT COMPRESS
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3. ICE AND WATER SHIELD TO BE PER THE FOLLOWING, UNLESS NOTED/SHOWN OTHERWISE: EXTEND 24" PAST INSIDE FACE OF WALL AT ALL EXTERIOR WALL LOCATIONS, 18" EACH SIDE OF VALLEYS AND AT ALL ROOF TO WALL CONNECTIONS. PROVIDE ADDITIONAL ICE AND WATER SHIELD FLASHING AT ALL ROOF PENETRATIONS. (DENOTED ON PLANS AS DIAGONAL HATCH)
4. PROVIDE FLASHING AT ALL VERTICAL WALL / ROOF INTERSECTIONS, VALLEYS, CRICKETS, AND ROOF PENETRATIONS, AND EXTEND 18" MIN. UP VERTICAL FACES.
5. ROOF PLANS ARE GRAPHICAL REFERENCES. USE DIMENSIONS OF FLOOR PLAN DRAWINGS TO DETERMINE TRUSS LENGTHS.
6. EXACT ROOF TRUSS/JOIST LAYOUT AND DIMENSIONS ARE THE RESPONSIBILITY OF THE TRUSS FABRICATOR AND FRAMING SUBCONTRACTOR. TRUSS/JOIST LAYOUT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL & PLUMBING SUBCONTRACTORS PRIOR TO SUBMISSION OF TRUSS SHOP DRAWINGS, FABRICATION, AND INSTALLATION TO ENSURE THE PROPOSED LAYOUT PROVIDES NECESSARY CLEARANCES FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADE ELEMENTS, FIXTURES, DUCTING AND PIPING.
7. INSTALL VALLEY SPLASH GUARDS AT ALL INSIDE GUTTER CORNER LOCATIONS, AND KICKOUT FLASHING AT ALL GUTTERS THAT TERMINATE AT A VERTICAL WALL
8. REFER TO ROOF VENTILATION CALCULATIONS FOR NUMBER / LENGTH OF VENTING. RIDGE VENTING NOT TO EXCEED AMOUNT OF SOFFIT VENTING PROVIDED.
9. R.S. = RADON STACK - PASSIVE RADON MITIGATION SYSTEM. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS OF 4" DIAMETER RISERS AND PLUMBING DRAWINGS FOR A TYPICAL VENTING DETAIL.
10. SOFFIT VENT CALCULATIONS WERE COMPLETED USING 10 SQ. IN. NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.
11. RIDGE VENT CANCULATIONS WERE COMPLETED USING 18 SQ. IN NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.

VENTILATION CALCUATIONS:

ZONE 1:
1258 SQ. FT. = 181,152 SQ. IN.
181,152 SQ. IN. / 300 = 603.84 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 31' X 10 SQ. IN NFA/FT. = 310 SQ. IN.
RIDGE VENT: 17' X 18 SQ. IN NFA/FT. = 306 SQ. IN.
TOTAL VENTILATION PROVIDED = 616 SQ. IN

ZONE 2:
1258 SQ. FT. = 181,152 SQ. IN.
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SOFFIT VENT: 31' X 10 SQ. IN NFA/FT. = 310 SQ. IN.
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TOTAL VENTILATION PROVIDED = 616 SQ. IN

UNIT TABULATION

UNIT	DESCRIPTION	# OF UNITS	UNIT GROSS AREA	TOTAL UNIT GROSS AREA	UNIT NET RENTABLE AREA
1A	1 BEDRM / 1 BATH	25	1,003 S.F.	25,075 S.F.	1,014 S.F.
1A-SI	1 BEDRM / 1 BATH	01	1,003 S.F.	1,003 S.F.	1,014 S.F.
1A-A	1 BEDRM / 1 BATH	04	1,106 S.F.	4,424 S.F.	1,095 S.F.
2A	2 BEDRM / 1 BATH	19	1,258 S.F.	23,902 S.F.	1,263 S.F.
2A-SI	2 BEDRM / 1 BATH	01	1,258 S.F.	1,258 S.F.	1,263 S.F.
2A-A	2 BEDRM / 1 BATH	02	1,351 S.F.	2,702 S.F.	1,339 S.F.
TOTAL UNITS		52		58,364 S.F.	

BUILDING TABULATION

BUILDING TYPE	GROSS SF	# OF BUILDINGS	TOTAL
BUILDING A	2,006 GSF	13 BUILDINGS	26,078 GSF
BUILDING B	2,516 GSF	10 BUILDINGS	25,160 GSF
BUILDING C	2,212 GSF	2 BUILDINGS	4,424 GSF
BUILDING D	2,702 GSF	1 BUILDING	2,702 GSF
CLUBHOUSE	2,630 GSF	1 BUILDING	3,110 GSF
TOTAL			65,838 S.F.

NOTE: AREA IS MEASURED BY BOMA GROSS METHOD.
UNIT GROSS AREA: DOES NOT INCLUDE THE COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
CONSTRUCTION GROSS AREA: INCLUDES COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
UNIT NET RENTABLE AREA (PER OHFA): UNIT SF + UNIT STORAGE + UNIT PRIVATE BALCONY/PATIO

RDL ARCHITECTS

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ISSUE

SD SET	7/13/23
DD SET	8/10/23

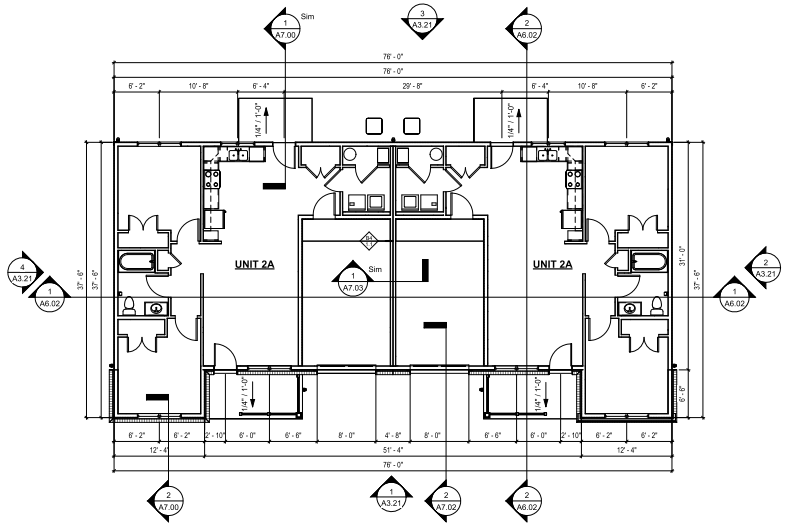
BUILDING A FIRST FLOOR AND ROOF PLAN

1/8" = 1'-0"
0' 2' 4' 8' 16'

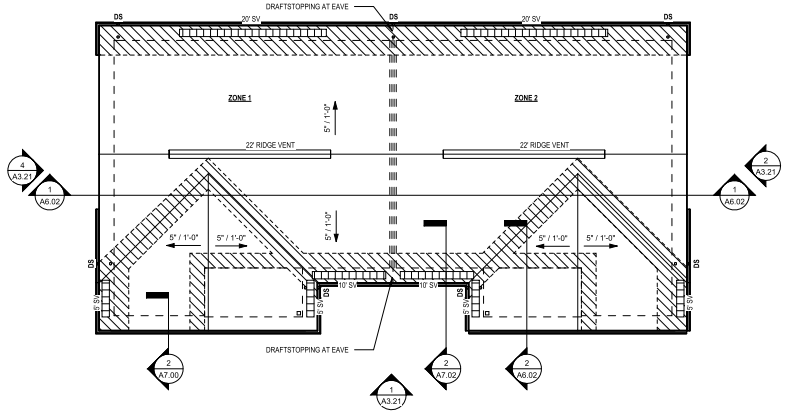
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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1 BUILDING B - FIRST FLOOR PLAN
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229,392 SQ. IN. / 300 = 764.64 SQ. IN. NET FREE VENTILATION REQUIRED

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RIDGE VENT: 22' X 18 SQ. IN NFA/FT.	= 396 SQ. IN.
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RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS, INC. AND SHALL NOT BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF RDL ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY REUSE OF THESE DRAWINGS FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT OR ALTERATIONS TO THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK IS PERFORMED. CONTRACTOR SHALL COMPLY WITH ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

ISSUE

SD SET	7/13/23
DD SET	8/10/23

BUILDING B FIRST FLOOR AND ROOF PLAN

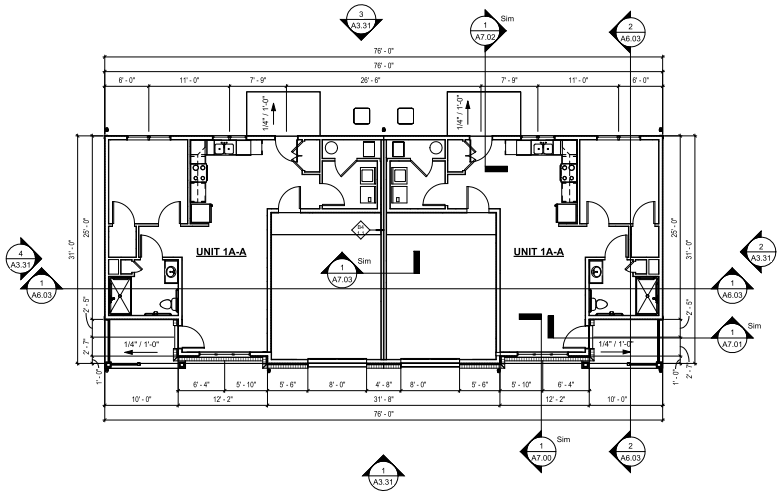
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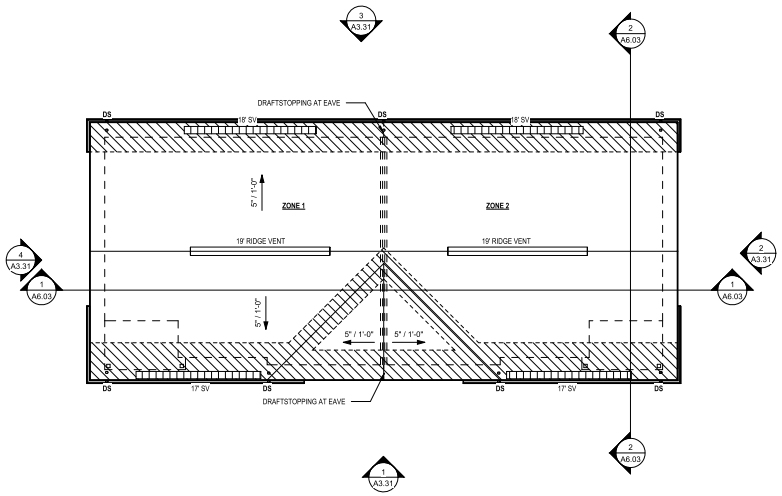
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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A1.21



1 BUILDING C - FIRST FLOOR PLAN
1/8" = 1'-0"



2 BUILDING C - ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. ALL TRADES SHALL FOLLOW THE LATEST GUIDELINES FOR THEIR LOCAL, OHIO OR NATIONAL TRADE ORGANIZATION DIRECTING THE USE OF MATERIALS, METHODS OF INSTALLATION, PROTECTION OF WORK IN PROGRESS AND FINAL APPEARANCE.
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3. INTERIOR DIMENSIONS ARE TO FACE/CENTER OF PARTITION; EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY/SHEATHING (WHERE THERE IS NO MASONRY). WINDOWS AND DOORS ARE DIMENSIONED TO THEIR CENTERLINE, MASONRY AND STOREFRONT ARE DIMENSIONED TO R.O.
4. PROVIDE CONTROL / EXPANSION JOINTS AT ALL INTERIOR CORNERS WITH EXPOSED CONCRETE / BRICK MASONRY AS RECOMMENDED BY THE NCMA / BIA. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL EXPANSION JOINT LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
5. REFER TO PARTITION TYPES ON SHEET **A9.41** FOR WALL CONSTRUCTION REQUIREMENTS.
6. PROVIDE SOLID WOOD BLOCKING AT ALL WALL CABINETS, CASEWORK GRAB BARS, RAILINGS, AND BATH ACCESSORIES.G.C. TO PROVIDE REQUIRED BLOCKING/BACKING IN WALLS FOR ATTACHMENT OF CASEWORK, MISCELLANEOUS SPECIALTIES, ACCESSORIES, SYSTEMS FURNISHINGS, ETC.
7. PROVIDE 2X BLOCKING @ EXTERIOR WALLS FOR ALL SHEATHING OR GYPSUM WALLBOARD JOINTS THAT ARE NOT LOCATED AT A STUD.
8. ALL WOOD STUD WALL TYPES TO HAVE A DOUBLE TOP PLATE.
9. PROVIDE 5/8" PAPERLESS GYPSUM BOARD:
   - BEHIND KITCHEN SINKS AND BATHROOM SINKS/TOILET ROOM SINKS TO 3 INCHES ABOVE THE BASE CABINET
   - SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND A SHOWER AND TUB JAMBS.
   - BEHIND TOILETS AND THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND TO THE TOP OF TOILET TANKS.
   - WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES LOCATED IN SERVICE ROOMS

   PROVIDE 5/8" PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD:
   - WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE EXCEPT DIRECTLY BEHIND SINKS, TUB, AND SHOWER SURROUNDS AND BEHIND TOILETS WHERE PGB WILL BE INSTALLED.
   - WITHIN 4 FEET IN ANY DIRECTION BEHIND LAUNDRY MACHINES, WATER HEATERS, WATER METERS, ETC.
   - BEHIND PUBLIC DRINKING FOUNTAINS
10. PROVIDE CEMENT BOARD BACKER OR MANUFACTURER APPROVED SUBSTRATE FOR TILED AREAS.
11. EXACT FIRE EXTINGUISHER QUANTITY AND LOCATION TO BE DETERMINED ON SITE W/ LOCAL FIRE AND BUILDING OFFICIALS. REFER TO LIFE SAFETY DRAWINGS TS0.40 FOR ARCHITECT PREFERRED LOCATIONS.
12. UTILIZATION OF THE PHRASE "PROVIDED BY" WITHIN THE CONTEXT OF THESE DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY". O.F.C.I. INDICATES EQUIPMENT THAT IS OWNER FURNISHED CONTRACTOR INSTALLED.
13. ALL OPENINGS AROUND PIPING, CONDUIT, STRUCTURAL MEMBERS, ETC. IN FIRE-RATED CONSTRUCTION SHALL BE FIRE-STOPPED AS REQUIRED.
14. WHERE ANY CABINETS, PANELS, ETC. ARE RECESSED INTO FIRE-RATED WALLS, THEY SHALL BE PROTECTED ON ALL RECESSED SIDES SO AS TO MAINTAIN THE REQUIRED RATING, U.N.O.
15. DO NOT PAINT OVER BAR CODE TAGS AND DO NOT REMOVE ANY TAGGED ASSETS (DOORS/FRAMES, DAMPERS, LIFE SAFETY SIGNS, ETC.).
16. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS. ORDERING CABINETRY OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY STRUCTURAL LUMBER.
17. WHERE SHEAR WALLS OCCUR TOGETHER WITH R.C. CHANNELS, INSTALL PLYWOOD SHEATHING ON OPPOSITE SIDE OF WALL AS THE R.C.CHANNEL.
18. AT LOCATIONS WHERE A DOUBLE LAYER OF GYPSUM WALL BOARD IS REQUIRED, AND THE WALL ALIGNS WITH A WALL TYPE WHICH ONLY REQUIRES A SINGLE LAYER OF GYPSUM WALL BOARD, A SECOND LAYER SHOULD BE APPLIED TO EXTEND TO LENGTH OF THE WALL
19. WHERE INSULATION IS SPECIFIED, COMPLETELY FILL THE CAVITY AND DO NOT COMPRESS
20. RADON STACK (R.S.) - PASSIVE RADON MITIGATION SYSTEM. REFER TO PLUMBING FOR LOCATIONS AND FOR A TYPICAL VENTING DETAIL. BUILDING TO BE TESTED AT COMPLETION AND SYSTEM ACTIVATED IF NECESSARY.

GENERAL NOTES - ROOF PLANS

1. ALL MECHANICAL EQUIPMENT PENETRATIONS, ROOFTOP MOUNTED EXHAUST EQUIPMENT, LOUVERS, ETC. SHALL BE PRE-FINISHED TO MATCH ROOFING COLOR.
2. D.S. = DOWNSPOUT. REFER TO PLUMBING AND CIVIL DRAWING FOR DOWNSPOUT TERMINATION (SPLASH BLOCK OR STORMWATER TIE-IN)
3. ICE AND WATER SHIELD TO BE PER THE FOLLOWING, UNLESS NOTED/SHOWN OTHERWISE: EXTEND 24" PAST INSIDE FACE OF WALL AT ALL EXTERIOR WALL LOCATIONS, 18" EACH SIDE OF VALLEYS AND AT ALL ROOF TO WALL CONNECTIONS. PROVIDE ADDITIONAL ICE AND WATER SHIELD FLASHING AT ALL ROOF PENETRATIONS. (DENOTED ON PLANS AS DIAGONAL HATCH)
4. PROVIDE FLASHING AT ALL VERTICAL WALL / ROOF INTERSECTIONS, VALLEYS, CRICKETS, AND ROOF PENETRATIONS, AND EXTEND 18" MIN. UP VERTICAL FACES.
5. ROOF PLANS ARE GRAPHICAL REFERENCES. USE DIMENSIONS OF FLOOR PLAN DRAWINGS TO DETERMINE TRUSS LENGTHS.
6. EXACT ROOF TRUSS/JOIST LAYOUT AND DIMENSIONS ARE THE RESPONSIBILITY OF THE TRUSS FABRICATOR AND FRAMING SUBCONTRACTOR. TRUSS/JOIST LAYOUT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL & PLUMBING SUBCONTRACTORS PRIOR TO SUBMISSION OF TRUSS SHOP DRAWINGS, FABRICATION, AND INSTALLATION TO ENSURE THE PROPOSED LAYOUT PROVIDES NECESSARY CLEARANCES FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADE ELEMENTS, FIXTURES, DUCTING AND PIPING.
7. INSTALL VALLEY SPLASH GUARDS AT ALL INSIDE GUTTER CORNER LOCATIONS, AND KICKOUT FLASHING AT ALL GUTTERS THAT TERMINATE AT A VERTICAL WALL
8. REFER TO ROOF VENTILATION CALCULATIONS FOR NUMBER / LENGTH OF VENTING. RIDGE VENTING NOT TO EXCEED AMOUNT OF SOFFIT VENTING PROVIDED.
9. R.S. = RADON STACK - PASSIVE RADON MITIGATION SYSTEM. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS OF 4" DIAMETER RISERS AND PLUMBING DRAWINGS FOR A TYPICAL VENTING DETAIL.
10. SOFFIT VENT CALCULATIONS WERE COMPLETED USING 10 SQ. IN. NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.
11. RIDGE VENT CANCULATIONS WERE COMPLETED USING 18 SQ. IN NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.

VENTILATION CALCUATIONS:

ZONE 1:
1,403 SQ. FT. = 202,032 SQ. IN.
202,032 SQ. IN. / 300 = 673.44 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 35' X 10 SQ. IN NFA/FT. = 350 SQ. IN.
RIDGE VENT: 19' X 18 SQ. IN NFA/FT. = 342 SQ. IN
TOTAL VENTILATION PROVIDED = 692 SQ. IN

ZONE 2:
1,403 SQ. FT. = 202,032 SQ. IN.
202,032 SQ. IN. / 300 = 673.44 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 35' X 10 SQ. IN NFA/FT. = 350 SQ. IN.
RIDGE VENT: 19' X 18 SQ. IN NFA/FT. = 342 SQ. IN
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UNIT TABULATION

UNIT	DESCRIPTION	# OF UNITS	UNIT GROSS AREA	TOTAL UNIT GROSS AREA	UNIT NET RENTABLE AREA
1A	1 BEDRM / 1 BATH	25	1,003 S.F.	25,075 S.F.	1,014 S.F.
1A-SI	1 BEDRM / 1 BATH	01	1,003 S.F.	1,003 S.F.	1,014 S.F.
1A-A	1 BEDRM / 1 BATH	04	1,106 S.F.	4,424 S.F.	1,095 S.F.
2A	2 BEDRM / 1 BATH	19	1,258 S.F.	23,902 S.F.	1,263 S.F.
2A-SI	2 BEDRM / 1 BATH	01	1,258 S.F.	1,258 S.F.	1,263 S.F.
2A-A	2 BEDRM / 1 BATH	02	1,351 S.F.	2,702 S.F.	1,339 S.F.
TOTAL UNITS		52		58,364 S.F.	

BUILDING TABULATION

BUILDING TYPE	GROSS SF	# OF BUILDINGS	TOTAL
BUILDING A	2,006 GSF	13 BUILDINGS	26,078 GSF
BUILDING B	2,516 GSF	10 BUILDINGS	25,160 GSF
BUILDING C	2,212 GSF	2 BUILDINGS	4,424 GSF
BUILDING D	2,702 GSF	1 BUILDING	2,702 GSF
CLUBHOUSE	2,630 GSF	1 BUILDING	3,110 GSF
TOTAL			65,838 S.F.

NOTE: AREA IS MEASURED BY BOMA GROSS METHOD.
UNIT GROSS AREA: DOES NOT INCLUDE THE COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
CONSTRUCTION GROSS AREA: INCLUDES COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
UNIT NET RENTABLE AREA (PER OHFA): UNIT SF + UNIT STORAGE + UNIT PRIVATE BALCONY/PATIO

RDL ARCHITECTS

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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RIDGEVILLE FARMS

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DD SET	8/10/23

BUILDING C FIRST FLOOR AND ROOF PLAN

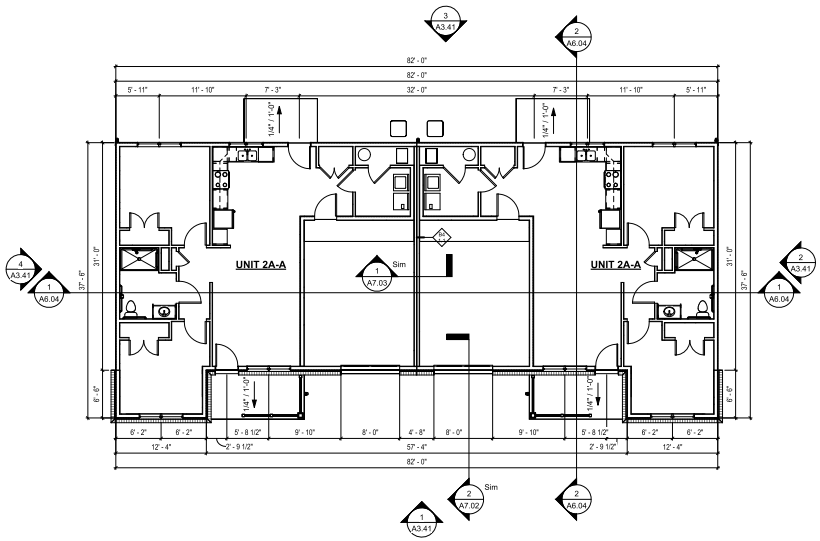
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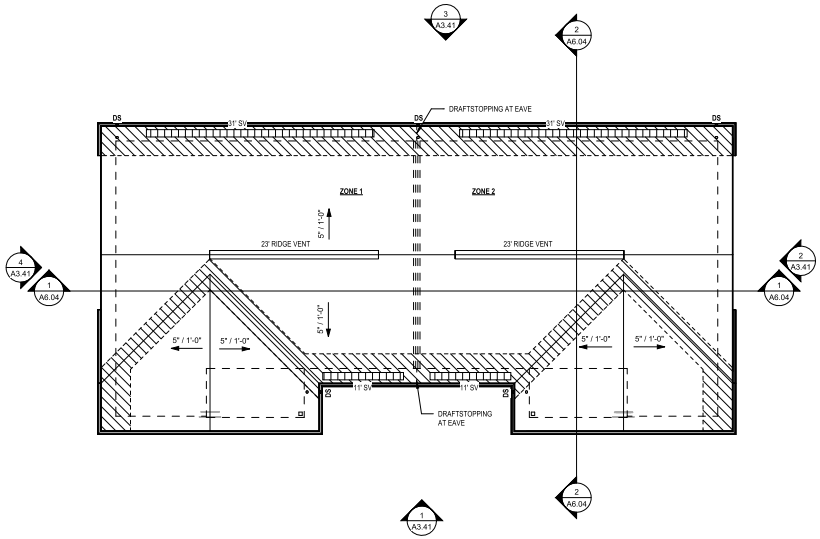
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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1 BUILDING D - FIRST FLOOR PLAN
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VENTILATION CALCUATIONS:

ZONE 1:
169852. FT. = 244,512 SQ. IN.
244,512 SQ. IN. / 300 = 815.04 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 42' X 10 SQ. IN NFA/FT. = 420 SQ. IN.
RIDGE VENT: 23' X 18 SQ. IN NFA/FT. = 414 SQ. IN.
TOTAL VENTILATION PROVIDED = 834 SQ. IN

ZONE 2:
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RIDGEVILLE FARMS

NORTH RIDGEVILLE, OHIO

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ISSUE

SD SET	7/13/23
DD SET	8/10/23

BUILDING D FIRST FLOOR AND ROOF PLAN

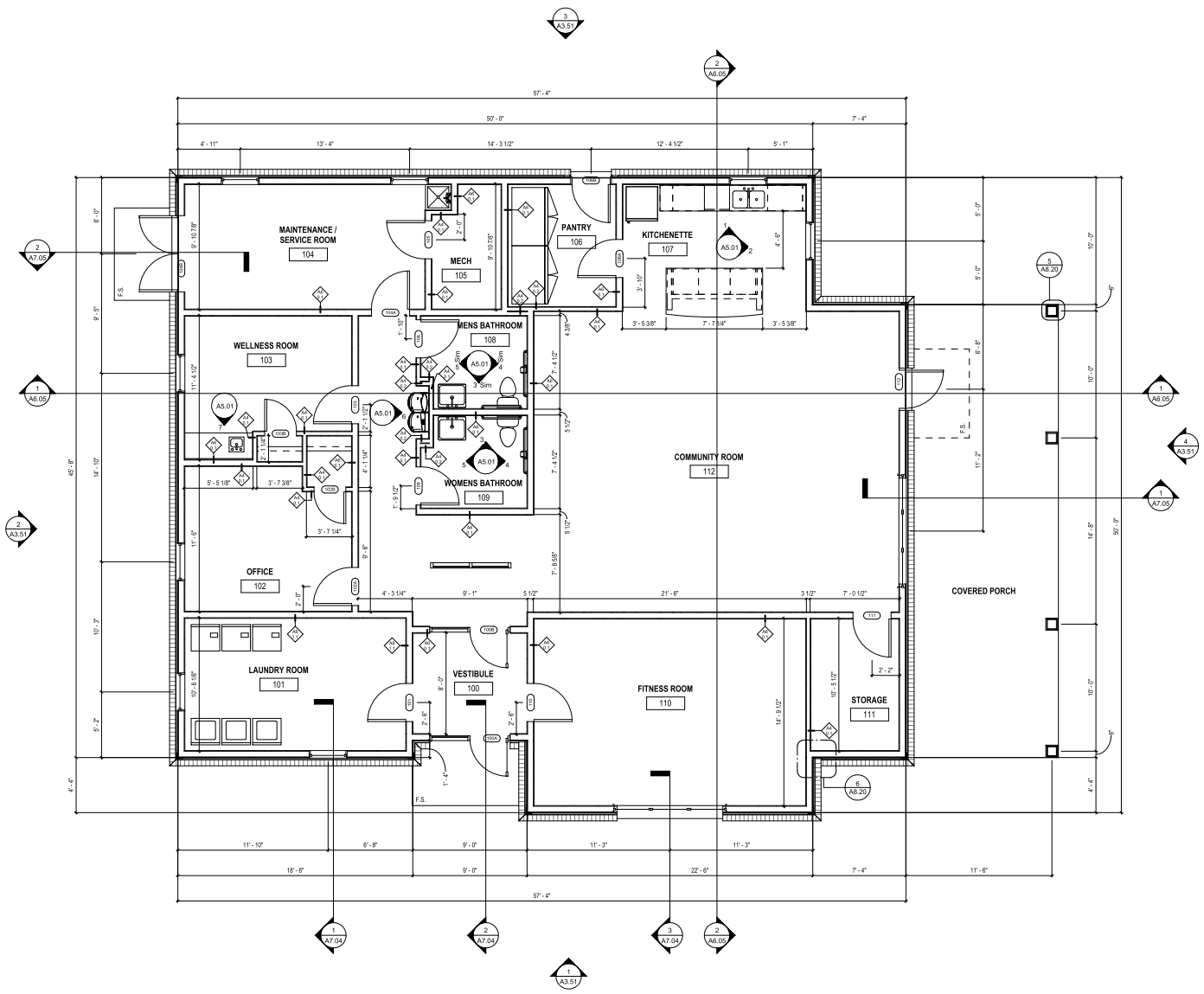
As indicated

0' 2' 4' 8' 16'

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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A1.41



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

GENERAL NOTES - FLOOR PLANS

1. ALL TRADES SHALL FOLLOW THE LATEST GUIDELINES FOR THEIR LOCAL, OHIO OR NATIONAL TRADE ORGANIZATION DIRECTING THE USE OF MATERIALS, METHODS OF INSTALLATION, PROTECTION OF WORK IN PROGRESS AND FINAL APPEARANCE.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN VALUES. WHEN DIMENSIONS AND OR CONDITIONS SHOWN ON THE DRAWINGS CONFLICT WITH ACTUAL DIMENSIONS, CONTACT THE ARCHITECT FOR CLARIFICATION.
3. INTERIOR DIMENSIONS ARE TO FACE/CENTER OF PARTITION; EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY/SHEATHING (WHERE THERE IS NO MASONRY), WINDOWS AND DOORS ARE DIMENSIONED TO THEIR CENTERLINE, MASONRY AND STOREFRONT ARE DIMENSIONED TO R.O.
4. PROVIDE CONTROL / EXPANSION JOINTS AT ALL INTERIOR CORNERS WITH EXPOSED CONCRETE / BRICK MASONRY AS RECOMMENDED BY THE NCMA / BIA. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL EXPANSION JOINT LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
5. REFER TO PARTITION TYPES ON SHEET **A9.41** FOR WALL CONSTRUCTION REQUIREMENTS.
6. PROVIDE SOLID WOOD BLOCKING AT ALL WALL CABINETS, CASEWORK GRAB BARS, RAILINGS, AND BATH ACCESSORIES.G.C. TO PROVIDE REQUIRED BLOCKING/BACKING IN WALLS FOR ATTACHMENT OF CASEWORK, MISCELLANEOUS SPECIALTIES, ACCESSORIES, SYSTEMS FURNISHINGS, ETC.
7. PROVIDE 2X BLOCKING @ EXTERIOR WALLS FOR ALL SHEATHING OR GYPSUM WALLBOARD JOINTS THAT ARE NOT LOCATED AT A STUD.
8. ALL WOOD STUD WALL TYPES TO HAVE A DOUBLE TOP PLATE.
9. PROVIDE 5/8" PAPERLESS GYPSUM BOARD:
   - BEHIND KITCHEN SINKS AND BATHROOM SINKS/TOILET ROOM SINKS TO 3 INCHES ABOVE THE BASE CABINET
   - SHOWER WALLS WHERE THE PCB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND A SHOWER AND TUB JAMBS.
   - BEHIND TOILETS AND THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND TO THE TOP OF TOILET TANKS
   - WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS OR WATER SERVICE LINES LOCATED IN SERVICE ROOMS

   PROVIDE 5/8" PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD:
   - WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE EXCEPT DIRECTLY BEHIND SINKS, TUB, AND SHOWER SURROUNDS AND BEHIND TOILETS WHERE PGB WILL BE INSTALLED.
   - WITHIN 4 FEET IN ANY DIRECTION BEHIND LAUNDRY MACHINES, WATER HEATERS, WATER METERS, ETC.
   - BEHIND PUBLIC DRINKING FOUNTAINS
10. PROVIDE CEMENT BOARD BACKER OR MANUFACTURER APPROVED SUBSTRATE FOR TILED AREAS.
11. EXACT FIRE EXTINGUISHER QUANTITY AND LOCATION TO BE DETERMINED ON SITE W/ LOCAL FIRE AND BUILDING OFFICIALS. REFER TO LIFE SAFETY DRAWINGS TS0.40 FOR ARCHITECT PREFERRED LOCATIONS.
12. UTILIZATION OF THE PHRASE "PROVIDED BY" WITHIN THE CONTEXT OF THESE DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY". O.F.C.I. INDICATES EQUIPMENT THAT IS OWNER FURNISHED CONTRACTOR INSTALLED.
13. ALL OPENINGS AROUND PIPING, CONDUIT, STRUCTURAL MEMBERS, ETC. IN FIRE-RATED CONSTRUCTION SHALL BE FIRE-STOPPED AS REQUIRED.
14. WHERE ANY CABINETS, PANELS, ETC. ARE RECESSED INTO FIRE-RATED WALLS, THEY SHALL BE PROTECTED ON ALL RECESSED SIDES SO AS TO MAINTAIN THE REQUIRED RATING, U.N.O.
15. DO NOT PAINT OVER BAR CODE TAGS AND DO NOT REMOVE ANY TAGGED ASSETS (DOORS/FRAMES, DAMPERS, LIFE SAFETY SIGNS, ETC.).
16. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY, OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY STRUCTURAL LUMBER.
17. WHERE SHEAR WALLS OCCUR TOGETHER WITH R.C. CHANNELS, INSTALL PLYWOOD SHEATHING ON OPPOSITE SIDE OF WALL AS THE R.C.CHANNEL.
18. AT LOCATIONS WHERE A DOUBLE LAYER OF GYPSUM WALL BOARD IS REQUIRED, AND THE WALL ALIGNS WITH A WALL TYPE WHICH ONLY REQUIRES A SINGLE LAYER OF GYPSUM WALL BOARD, A SECOND LAYER SHOULD BE APPLIED TO EXTEND TO LENGTH OF THE WALL
19. WHERE INSULATION IS SPECIFIED, COMPLETELY FILL THE CAVITY AND DO NOT COMPRESS
20. RADON STACK (R.S.) - PASSIVE RADON MITIGATION SYSTEM. REFER TO PLUMBING FOR LOCATIONS AND FOR A TYPICAL VENTING DETAIL. BUILDING TO BE TESTED AT COMPLETION AND SYSTEM ACTIVATED IF NECESSARY.

BUILDING TABULATION

BUILDING TYPE	GROSS SF	# OF BUILDINGS	TOTAL
BUILDING A	2,006 GSF	13 BUILDINGS	26,078 GSF
BUILDING B	2,516 GSF	10 BUILDINGS	25,160 GSF
BUILDING C	2,212 GSF	2 BUILDINGS	4,424 GSF
BUILDING D	2,702 GSF	1 BUILDING	2,702 GSF
CLUBHOUSE	2,630 GSF	1 BUILDING	3,110 GSF
TOTAL			65,838 S.F.

NOTE: AREA IS MEASURED BY BOMA GROSS METHOD.
UNIT GROSS AREA: DOES NOT INCLUDE THE COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
CONSTRUCTION GROSS AREA: INCLUDES COVERED PATIOS, PORCHES, AND EXTERIOR STORAGE.
UNIT NET RENTABLE AREA (PER OHFA): UNIT SF + UNIT STORAGE + UNIT PRIVATE BALCONY/PATIO

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CLUBHOUSE FIRST FLOOR PLAN

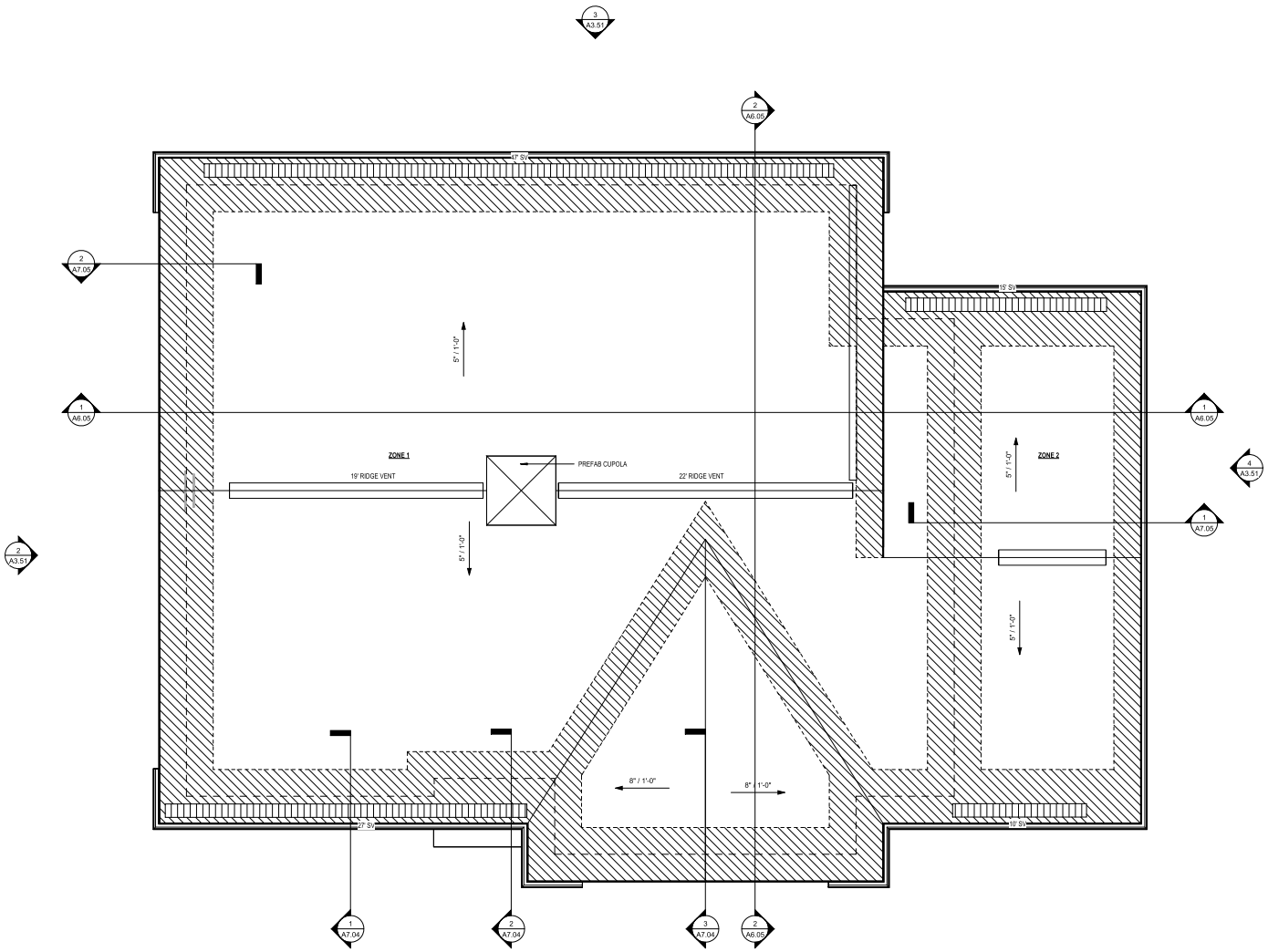
As indicated

0' 1' 2' 4' 8'

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A1.51



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

GENERAL NOTES - ROOF PLANS

1. ALL MECHANICAL EQUIPMENT PENETRATIONS, ROOFTOP MOUNTED EXHAUST EQUIPMENT, LOUVERS, ETC. SHALL BE PRE-FINISHED TO MATCH ROOFING COLOR.
2. D.S. = DOWNSPOUT. REFER TO PLUMBING AND CIVIL DRAWING FOR DOWNSPOUT TERMINATION (SPLASH BLOCK OR STORMWATER TIE-IN)
3. ICE AND WATER SHIELD TO BE PER THE FOLLOWING, UNLESS NOTED/SHOWN OTHERWISE: EXTEND 24" PAST INSIDE FACE OF WALL AT ALL EXTERIOR WALL LOCATIONS, 18" EACH SIDE OF VALLEYS AND AT ALL ROOF TO WALL CONNECTIONS. PROVIDE ADDITIONAL ICE AND WATER SHIELD FLASHING AT ALL ROOF PENETRATIONS. (DENOTED ON PLANS AS DIAGONAL HATCH)
4. PROVIDE FLASHING AT ALL VERTICAL WALL / ROOF INTERSECTIONS, VALLEYS, CRICKETS, AND ROOF PENETRATIONS, AND EXTEND 18" MIN. UP VERTICAL FACES.
5. ROOF PLANS ARE GRAPHICAL REFERENCES. USE DIMENSIONS OF FLOOR PLAN DRAWINGS TO DETERMINE TRUSS LENGTHS.
6. EXACT ROOF TRUSS/JOIST LAYOUT AND DIMENSIONS ARE THE RESPONSIBILITY OF THE TRUSS FABRICATOR AND FRAMING SUBCONTRACTOR. TRUSS/JOIST LAYOUT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL & PLUMBING SUBCONTRACTORS PRIOR TO SUBMISSION OF TRUSS SHOP DRAWINGS, FABRICATION, AND INSTALLATION TO ENSURE THE PROPOSED LAYOUT PROVIDES NECESSARY CLEARANCES FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADE ELEMENTS, FIXTURES, DUCTING AND PIPING.
7. INSTALL VALLEY SPLASH GUARDS AT ALL INSIDE GUTTER CORNER LOCATIONS, AND KICKOUT FLASHING AT ALL GUTTERS THAT TERMINATE AT A VERTICAL WALL
8. REFER TO ROOF VENTILATION CALCULATIONS FOR NUMBER / LENGTH OF VENTING. RIDGE VENTING NOT TO EXCEED AMOUNT OF SOFFIT VENTING PROVIDED.
9. R.S. = RADON STACK - PASSIVE RADON MITIGATION SYSTEM. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS OF 4" DIAMETER RISERS AND PLUMBING DRAWINGS FOR A TYPICAL VENTING DETAIL.
10. SOFFIT VENT CALCULATIONS WERE COMPLETED USING 10 SQ. IN. NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.
11. RIDGE VENT CANCULATIONS WERE COMPLETED USING 18 SQ. IN NET FREE AREA/ LINEAL FOOT PER VENTILATION CALCULATIONS.

VENTILATION CALCUATIONS:

ZONE 1:
3008 SQ. FT. = 433,152 SQ. IN.
433,152 SQ. IN. / 300 = 1443.84 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 74' X 10 SQ. IN NFA/FT. = 740 SQ. IN.
RIDGE VENT: 41' X 18 SQ. IN NFA/FT. = 738 SQ. IN.
TOTAL VENTILATION PROVIDED = 1478 SQ. IN

ZONE 2:
552 SQ. FT. = 79,488 SQ. IN.
79,488 SQ. IN. / 300 = 264.96 SQ. IN. NET FREE VENTILATION REQUIRED

SOFFIT VENT: 15' X 10 SQ. IN NFA/FT. = 150 SQ. IN.
RIDGE VENT: 8' X 18 SQ. IN NFA/FT. = 144 SQ. IN.
TOTAL VENTILATION PROVIDED = 294 SQ. IN

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ISSUE

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CLUBHOUSE ROOF PLAN

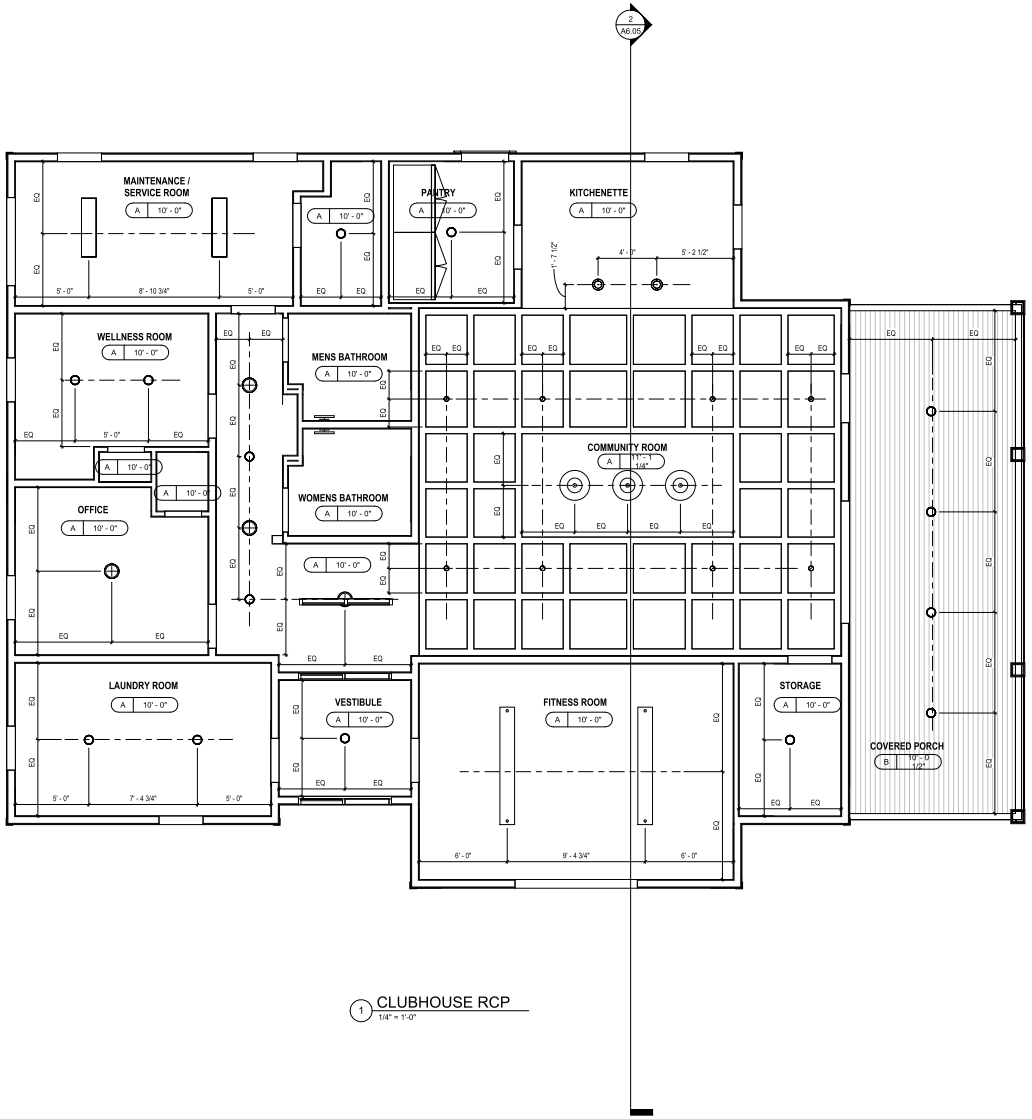
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0' 1' 2' 4' 8'

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A1.52



1 CLUBHOUSE RCP
1/4" = 1'-0"

CEILING NOTES:

A | HT. — 5/8" TYPE 'C' GYPSUM BOARD W/ SMOOTH FINISH - PAINTED
1-HOUR PER CEILING ASSEMBLY L563 / P522

B | HT. — 5/8" VENTED VINYL SOFFIT

CEILING TYPE — CEILING / SOFFIT HEIGHT

CEILING LEGEND:

- 6" SURFACE MOUNTED LIGHT FIXTURE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT FIXTURE
- 8'-0" LINEAR PENDANT LIGHT
- PENDANT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED VANITY LIGHT
- 4'-0" X 1'-0" LINEAR LED LIGHT FIXTURE

NOTE: REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE

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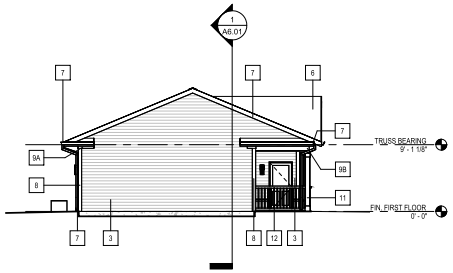
CLUBHOUSE RCP

1/4" = 1'-0"

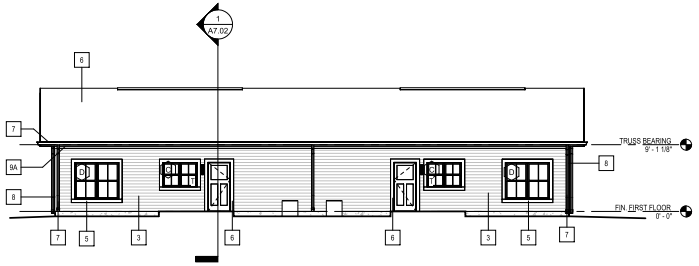
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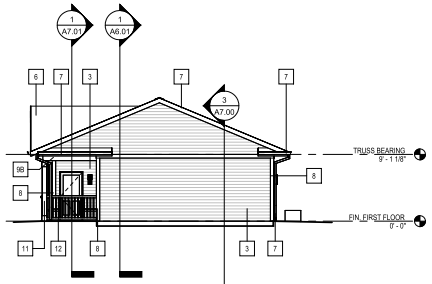
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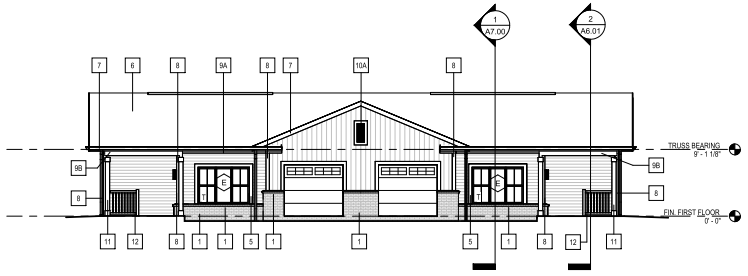
4 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING A - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

1. MODULAR BRICK VENEER
   MFG: TBD, COLOR: TBD
2. BRICK ROWLOCK
   MFG: TBD, COLOR:
3. 5" HORIZONTAL VINYL SIDING
   MFG: TBD, COLOR: TBD
4. VINYL VERTICAL BOARD AND BATTEN SIDING
   MFG: TBD, COLOR: TBD
5. 6" VINYL DOOR AND WINDOW TRIM
   COLOR: TBD
6. ASPHALT SHINGLE ROOFING
   MFG: TBD, COLOR: TBD
7. PRE-FINISHED ALUMINUM GUTTERS, DOWNSPOUTS, & ALUMINUM WRAPPED FASCIAS
   COLOR: TBD
8. 5" PVC CORNER TRIM
   MFG: TBD, COLOR: TBD

9A. 5/4" x 6" PVC TRIM
   COLOR: TBD

9B. 5/4" x 12" PVC TRIM
   COLOR: TBD

10A. 12" x 30" DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

10B. 24" DIAMETER DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

11. PVC COLUMN WRAP
   COLOR: TBD
12. VINYL RAILING SYSTEM
   MFG: TBD, COLOR: TBD
13. PREFABRICAED CUPOLA WITH ALUMINUM LOUVER
   MFG: TBD, COLOR: TBD

EXTERIOR WINDOW SCHEDULE:

A 2'-2" W X 3'-6"H VINYL SINGLE HUNG
B 3'-0" W X 3'-6"H VINYL SINGLE HUNG
C 2'-4" W X 3'-4"H DOUBLE VINYL SINGLE HUNG
D 3'-0" W X 5'-0"H DOUBLE VINYL SINGLE HUNG
E 2'-4" W X 5'-0"H TRIPLE WINDOW
F 3'-0" W X 7'-0"H TRIPLE WINDOW WITH TRANSOM

-T- TEMPERED SAFETY GLAZING FOR ALL GLAZING IN IDENTIFIED WINDOWS AS INDICATED ON ELEVATIONS AND WINDOW / FRAME SCHEDULE
- ALL OPERABLE WINDOWS IN HC UNITS SHALL BE EQUIPPED WITH ACCESSIBILITY AUTO LOCK HARDWARE TO COMPLY WITH ACCESSIBLE REACH RANGES IN ICC/ANSI A117.1
- REFER TO WINDOW SCHEDULE SHEET A9.31 FOR ADDITIONAL INFORMATION

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BUILDING A EXTERIOR ELEVATIONS

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A3.11

MATERIAL LEGEND:

1. MODULAR BRICK VENEER
   MFG: TBD, COLOR: TBD
2. BRICK ROWLOCK
   MFG: TBD, COLOR:
3. 5" HORIZONTAL VINYL SIDING
   MFG: TBD, COLOR: TBD
4. VINYL VERTICAL BOARD AND BATTEN SIDING
   MFG: TBD, COLOR: TBD
5. 6" VINYL DOOR AND WINDOW TRIM
   COLOR: TBD
6. ASPHALT SHINGLE ROOFING
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   MFG: TBD, COLOR: TBD

9A. 5/4" x 6" PVC TRIM
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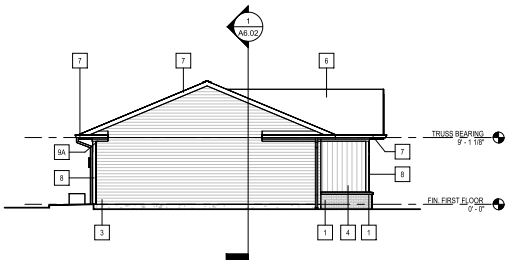
10B. 24" DIAMETER DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

11. PVC COLUMN WRAP
   COLOR: TBD
12. VINYL RAILING SYSTEM
   MFG: TBD, COLOR: TBD
13. PREFABRICAED CUPOLA WITH ALUMINUM LOUVER
   MFG: TBD, COLOR: TBD

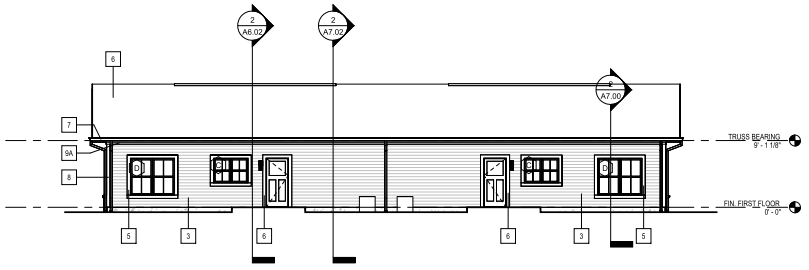
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E 2'-4" W X 5'-0"H TRIPLE WINDOW
F 3'-0" W X 7'-0"H TRIPLE WINDOW WITH TRANSOM

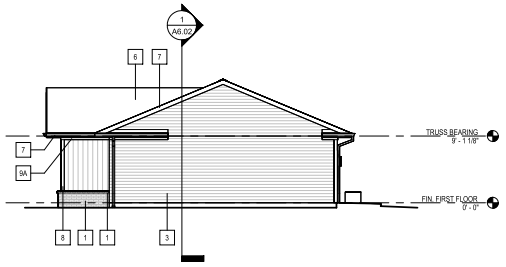
-T- TEMPERED SAFETY GLAZING FOR ALL GLAZING IN IDENTIFIED WINDOWS AS INDICATED ON ELEVATIONS AND WINDOW / FRAME SCHEDULE
- ALL OPERABLE WINDOWS IN HC UNITS SHALL BE EQUIPPED WITH ACCESSIBILITY AUTO LOCK HARDWARE TO COMPLY WITH ACCESSIBLE REACH RANGES IN ICC/ANSI A117.1
- REFER TO WINDOW SCHEDULE SHEET A9.31 FOR ADDITIONAL INFORMATION



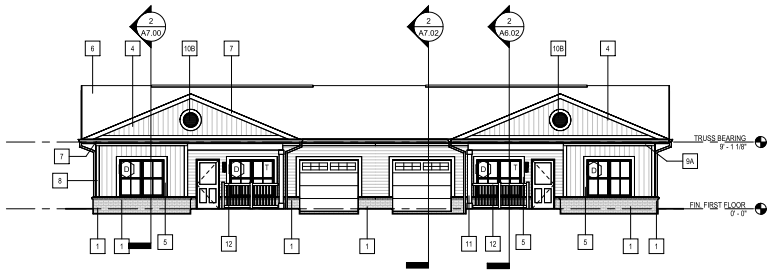
4 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING B - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"

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ISSUE

SD SET	7/13/23
DD SET	8/10/23

BUILDING B EXTERIOR ELEVATIONS

As indicated

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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A3.21

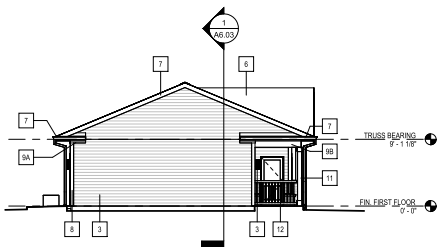
MATERIAL LEGEND:

1. MODULAR BRICK VENEER
   MFG: TBD, COLOR: TBD
2. BRICK ROWLOCK
   MFG: TBD, COLOR:
3. 5" HORIZONTAL VINYL SIDING
   MFG: TBD, COLOR: TBD
4. VINYL VERTICAL BOARD AND BATTEN SIDING
   MFG: TBD, COLOR: TBD
5. 6" VINYL DOOR AND WINDOW TRIM
   COLOR: TBD
6. ASPHALT SHINGLE ROOFING
   MFG: TBD, COLOR: TBD
7. PRE-FINISHED ALUMINUM GUTTERS, DOWNSPOUTS, & ALUMINUM WRAPPED FASCIAS
   COLOR: TBD
8. 5" PVC CORNER TRIM
   MFG: TBD, COLOR: TBD
9A. 5/4" x 6" PVC TRIM
   COLOR: TBD
9B. 5/4" x 12" PVC TRIM
   COLOR: TBD
10A. 12" x 30" DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD
10B. 24" DIAMETER DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD
11. PVC COLUMN WRAP
   COLOR: TBD
12. VINYL RAILING SYSTEM
   MFG: TBD, COLOR: TBD
13. PREFABRICAED CUPOLA WITH ALUMINUM LOUVER
   MFG: TBD, COLOR: TBD

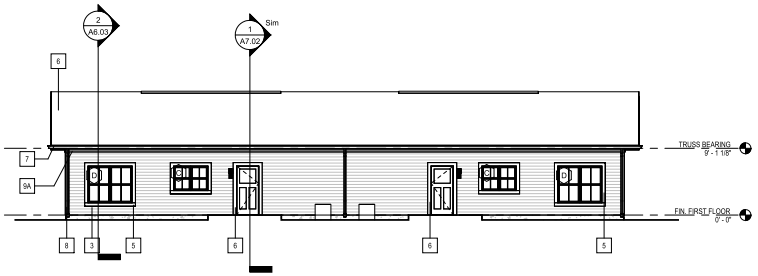
EXTERIOR WINDOW SCHEDULE:

A 2'-2" W X 3'-6"H VINYL SINGLE HUNG
B 3'-0" W X 3'-6"H VINYL SINGLE HUNG
C 2'-4" W X 3'-4"H DOUBLE VINYL SINGLE HUNG
D 3'-0" W X 5'-0"H DOUBLE VINYL SINGLE HUNG
E 2'-4" W X 5'-0"H TRIPLE WINDOW
F 3'-0" W X 7'-0"H TRIPLE WINDOW WITH TRANSOM

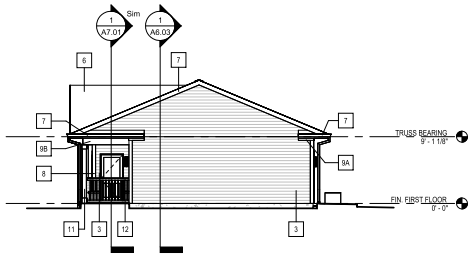
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- REFER TO WINDOW SCHEDULE SHEET A9.31 FOR ADDITIONAL INFORMATION



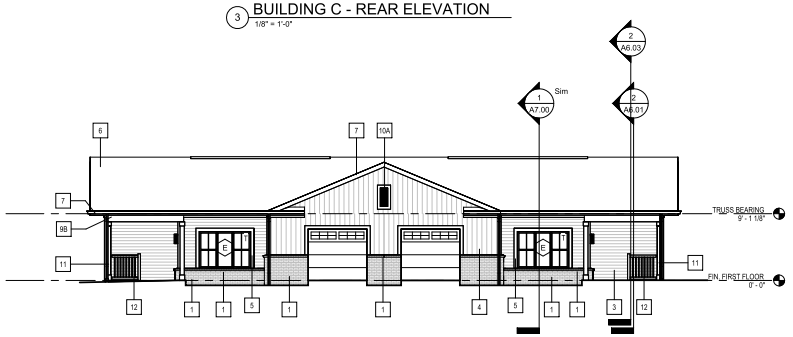
4 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"

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ISSUE

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DD SET	8/10/23

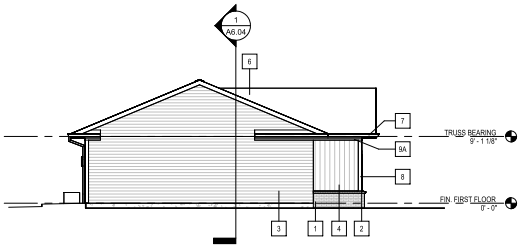
BUILDING C
EXTERIOR
ELEVATIONS

As indicated

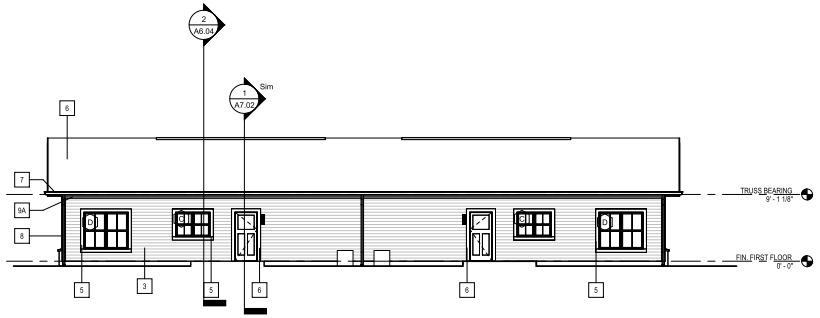
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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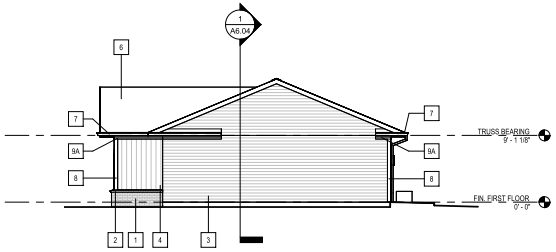
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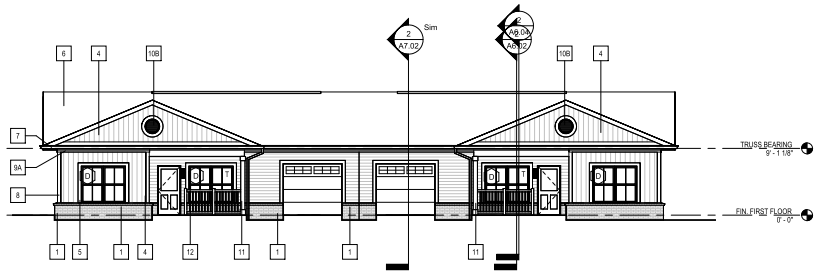
4 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING D - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING D - FRONT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

1. MODULAR BRICK VENEER
   MFG: TBD, COLOR: TBD
2. BRICK ROWLOCK
   MFG: TBD, COLOR:
3. 5" HORIZONTAL VINYL SIDING
   MFG: TBD, COLOR: TBD
4. VINYL VERTICAL BOARD AND BATTEN SIDING
   MFG: TBD, COLOR: TBD
5. 6" VINYL DOOR AND WINDOW TRIM
   COLOR: TBD
6. ASPHALT SHINGLE ROOFING
   MFG: TBD, COLOR: TBD
7. PRE-FINISHED ALUMINUM GUTTERS, DOWNSPOUTS, & ALUMINUM WRAPPED FASCIAS
   COLOR: TBD
8. 5" PVC CORNER TRIM
   MFG: TBD, COLOR: TBD

9A. 5/4" x 6" PVC TRIM
   COLOR: TBD

9B. 5/4" x 12" PVC TRIM
   COLOR: TBD

10A. 12" x 30" DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

10B. 24" DIAMETER DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

11. PVC COLUMN WRAP
   COLOR: TBD
12. VINYL RAILING SYSTEM
   MFG: TBD, COLOR: TBD
13. PREFABRICAED CUPOLA WITH ALUMINUM LOUVER
   MFG: TBD, COLOR: TBD

EXTERIOR WINDOW SCHEDULE:

A 2'-2" W X 3'-6"H VINYL SINGLE HUNG
B 3'-0" W X 3'-6"H VINYL SINGLE HUNG
C 2'-4" W X 3'-4"H DOUBLE VINYL SINGLE HUNG
D 3'-0" W X 5'-0"H DOUBLE VINYL SINGLE HUNG
E 2'-4" W X 5'-0"H TRIPLE WINDOW
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ISSUE

SD SET	7/13/23
DD SET	8/10/23

BUILDING D
EXTERIOR
ELEVATIONS

As indicated

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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A3.41

MATERIAL LEGEND:

1. MODULAR BRICK VENEER
   MFG: TBD, COLOR: TBD
2. BRICK ROWLOCK
   MFG: TBD, COLOR:
3. 5" HORIZONTAL VINYL SIDING
   MFG: TBD, COLOR: TBD
4. VINYL VERTICAL BOARD AND BATTEN SIDING
   MFG: TBD, COLOR: TBD
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   COLOR: TBD
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   COLOR: TBD
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   MFG: TBD, COLOR: TBD

9A. 5/4" x 6" PVC TRIM
   COLOR: TBD

9B. 5/4" x 12" PVC TRIM
   COLOR: TBD

10A. 12" x 30" DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

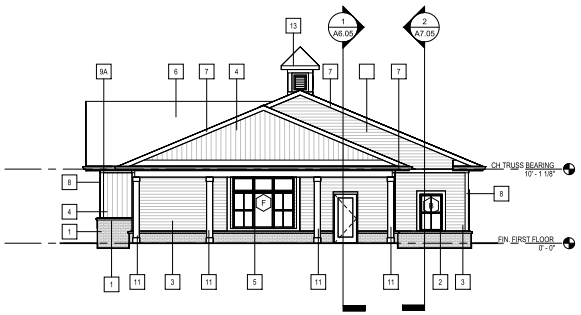
10B. 24" DIAMETER DECORATIVE LOUVER WITH 6" PVC TRIM
   MFG: TBD, COLOR: TBD

11. PVC COLUMN WRAP
   COLOR: TBD
12. VINYL RAILING SYSTEM
   MFG: TBD, COLOR: TBD
13. PREFABRICAED CUPOLA WITH ALUMINUM LOUVER
   MFG: TBD, COLOR: TBD

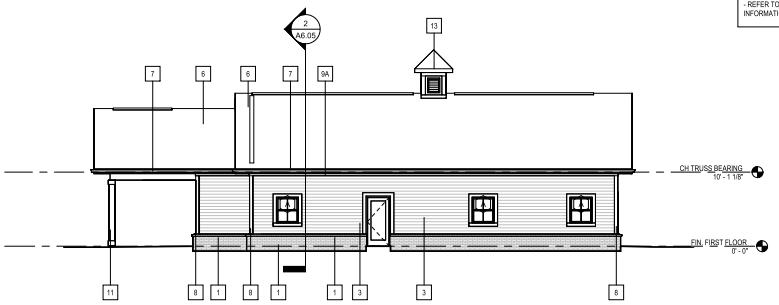
EXTERIOR WINDOW SCHEDULE:

A 2'-2" W X 3'-6"H VINYL SINGLE HUNG
B 3'-0" W X 3'-6"H VINYL SINGLE HUNG
C 2'-4" W X 3'-4"H DOUBLE VINYL SINGLE HUNG
D 3'-0" W X 5'-0"H DOUBLE VINYL SINGLE HUNG
E 2'-4" W X 5'-0"H TRIPLE WINDOW
F 3'-0" W X 7'-0"H TRIPLE WINDOW WITH TRANSOM

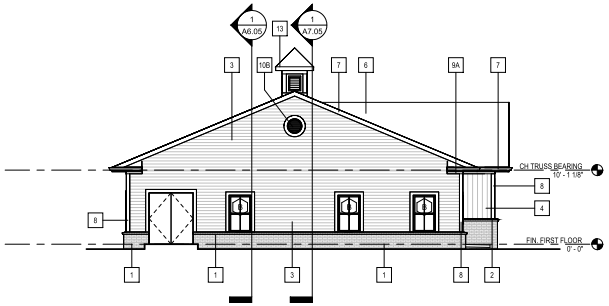
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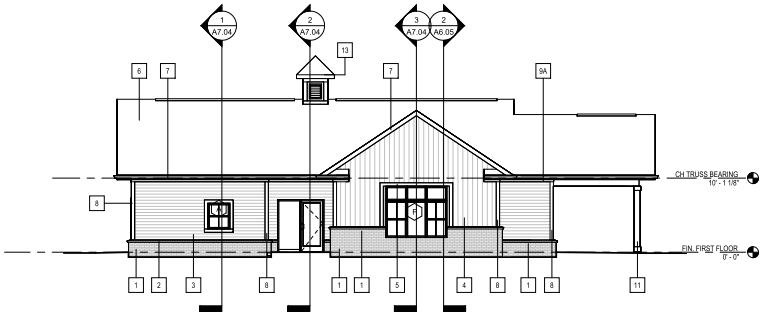
4 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

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ISSUE

SD SET	7/13/23
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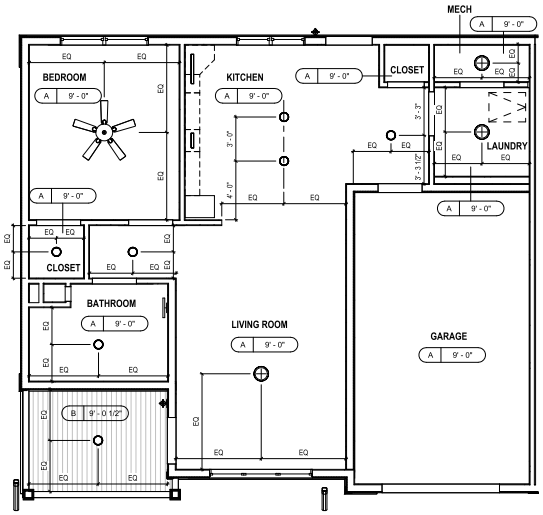
CLUBHOUSE EXTERIOR ELEVATIONS

As indicated

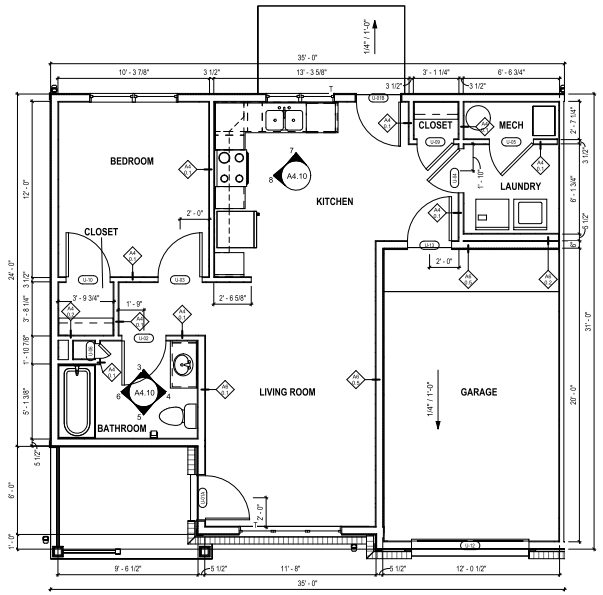
PROJECT #	21037
DRAWN BY	AWH
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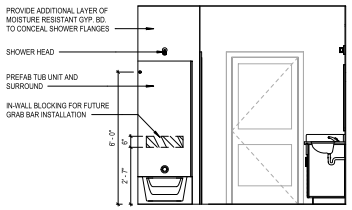
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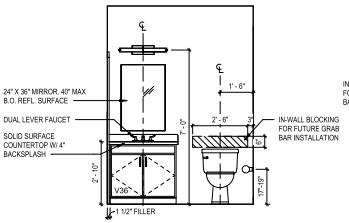
2 UNIT 1A - RCP
1/4" = 1'-0"



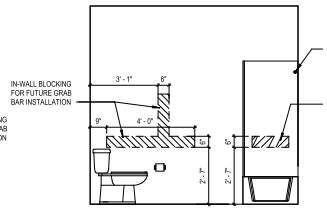
1 UNIT 1A - FLOOR PLAN
1/4" = 1'-0"



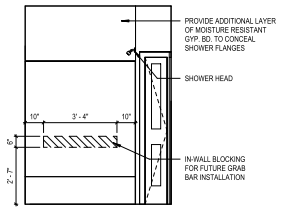
3 UNIT 1A - BATHROOM ELEVATION
3/8" = 1'-0"



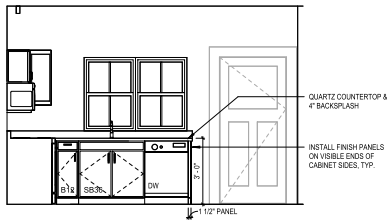
4 UNIT 1A - BATHROOM ELEVATION
3/8" = 1'-0"



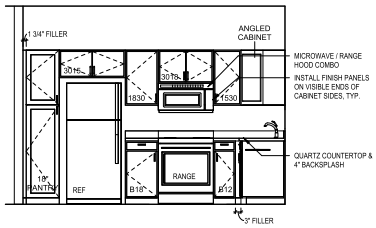
5 UNIT 1A - BATHROOM ELEVATION
3/8" = 1'-0"



6 UNIT 1A - BATHROOM ELEVATION
3/8" = 1'-0"



7 UNIT 1A - KITCHEN ELEVATION
3/8" = 1'-0"



8 UNIT 1A - KITCHEN ELEVATION
3/8" = 1'-0"

GENERAL NOTES - UNIT PLANS

1. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD (3 1/2" OR 5 1/2"), EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, WINDOWS AND DOORS ARE DIMENSIONED TO THEIR CENTERLINE, STOREFRONT AND MASONRY OPEN DIMENSION TO R.O.
2. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS, POWDER ROOMS, KITCHENS.
3. PROVIDE CEMENT BOARD BACKER OR MANUFACTURER APPROVED SUBSTRATE FOR TILED AREAS
4. VERIFY REQUIRED ADEQUATE CLEARANCES FOR FURNACE & WATER HEATER INSTALLATION WITH MECHANICAL EQUIPMENT SUPPLIER'S SPECIFICATIONS AND APPROVED SHOP DRAWINGS BEFORE LOCATING UTILITY ROOM WALLS & DOORS.
5. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY STRUCTURAL LUMBER.
6. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES,SIZES AND LOCATIONS
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CEILING NOTES:

A HT. — 5/8" TYPE 'C' GYPSUM BOARD W/ SMOOTH FINISH - PAINTED 1-HOUR PER CEILING ASSEMBLY L563 / P522

B HT. — 5/8" VINYL BEADBOARD

CEILING TYPE — CEILING / SOFFIT HEIGHT

CEILING LEGEND:

- 8" SURFACE MOUNTED LIGHT FIXTURE
- 12" SURFACE MOUNTED LIGHT FIXTURE
- UNDER CABINET TASK LIGHTING
- 52" CEILING FAN WITH LIGHT KIT
- WALL MOUNTED VANITY LIGHT
- EXTERIOR WALL SCONCE

NOTE: REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE

RDL ARCHITECTS

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ISSUE

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DD SET	8/10/23

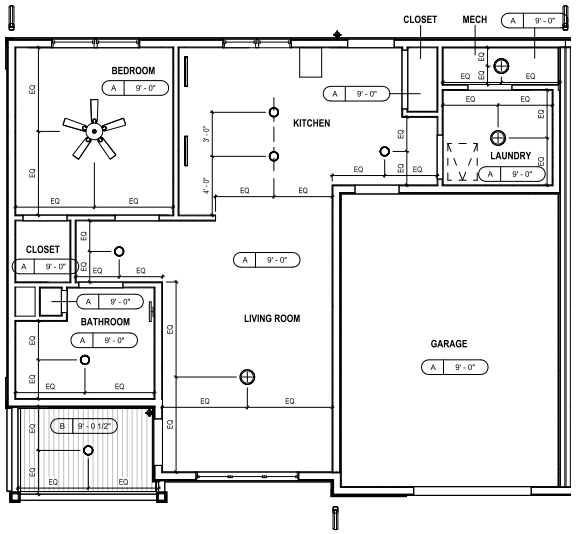
UNT 1A PLANS AND INTERIOR ELEVATIONS

As indicated

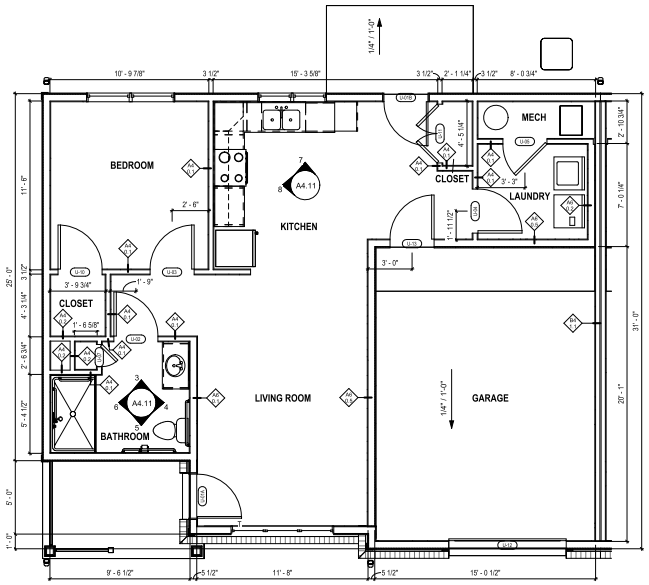
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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2 UNIT 1A-A - RCP
1/4" = 1'-0"



1 UNIT 1A-A - FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

1. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD (3 1/2" OR 5 1/2"), EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, WINDOWS AND DOORS ARE DIMENSIONED TO THEIR CENTERLINE, STOREFRONT AND MASONRY OPEN DIMENSION TO R.O.
2. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS, POWDER ROOMS, KITCHENS.
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1-HOUR PER CEILING ASSEMBLY L563 / P522

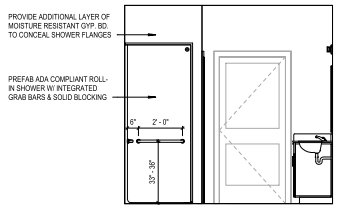
B HT. — 5/8" VINYL BEADBOARD

CEILING TYPE — CEILING / SOFFIT HEIGHT

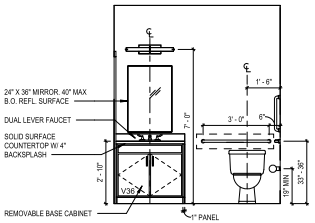
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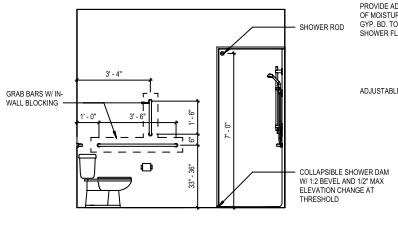
NOTE: REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE



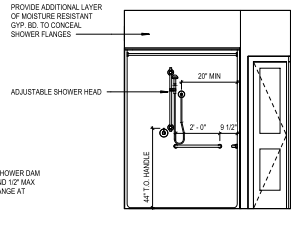
3 UNIT 1A-A BATH
3/8" = 1'-0"



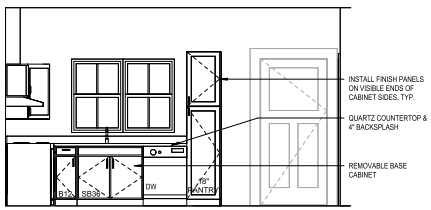
4 UNIT 1A-A BATH
3/8" = 1'-0"



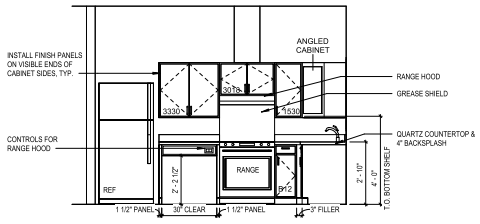
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6 UNIT 1A-A BATH
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7 UNIT 1A-A KITCHEN
3/8" = 1'-0"



8 UNIT 1A-A KITCHEN
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ISSUE

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DD SET	8/10/23

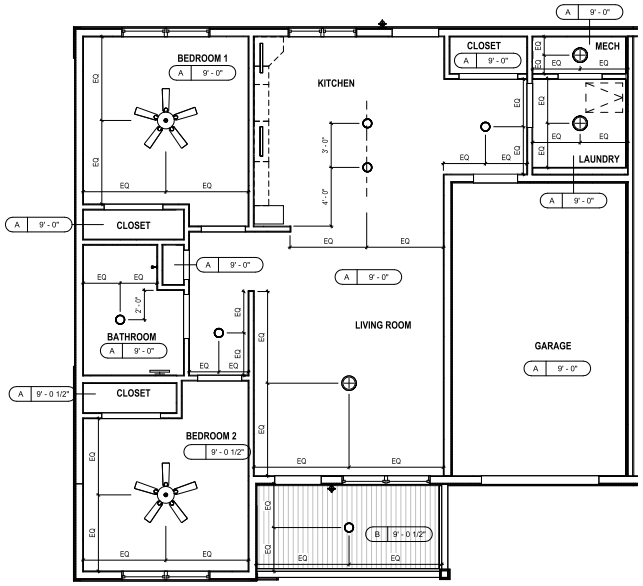
UNT 1A-A PLANS AND INTERIOR ELEVATIONS

As indicated

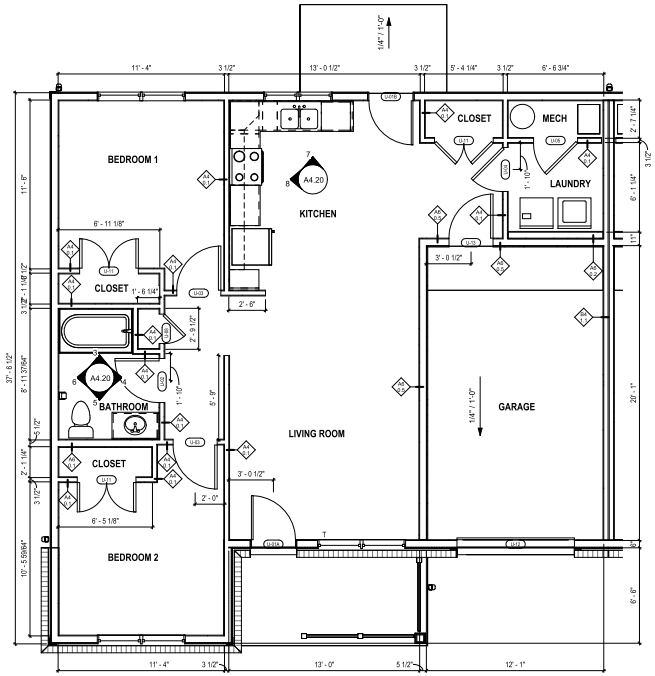
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	XXX

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2 UNIT 2A - RCP
1/4" = 1'-0"



1 UNIT 2A - FLOOR PLAN
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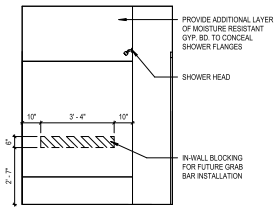
B HT. 5/8" VINYL BEADBOARD

CEILING TYPE — CEILING / SOFFIT HEIGHT

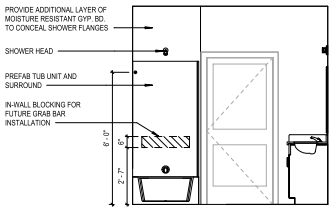
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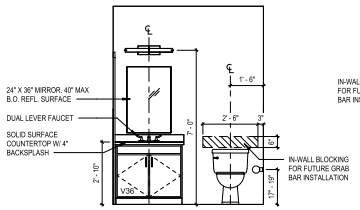
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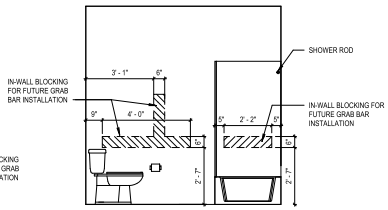
3 UNIT 2A - BATHROOM ELEVATION
3/8" = 1'-0"



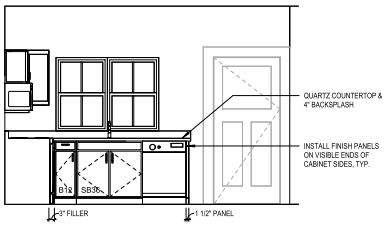
4 UNIT 2A - BATHROOM ELEVATION
3/8" = 1'-0"



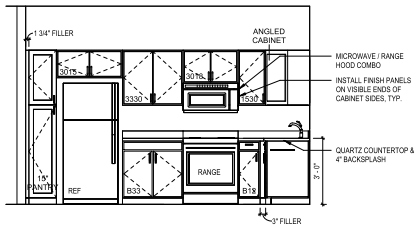
5 UNIT 2A - BATHROOM ELEVATION
3/8" = 1'-0"



6 UNIT 2A - BATHROOM ELEVATION
3/8" = 1'-0"



7 UNIT 2A - KITCHEN ELEVATION
3/8" = 1'-0"



8 UNIT 2A - KITCHEN ELEVATION
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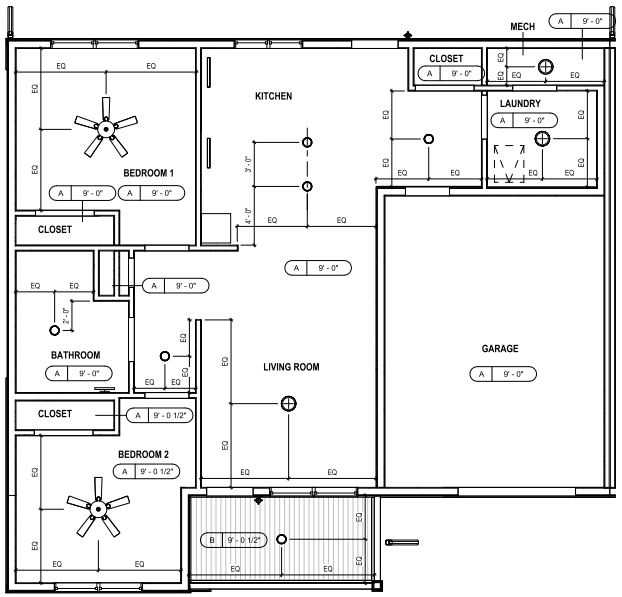
UNIT 2A PLANS AND INTERIOR ELEVATIONS

As indicated

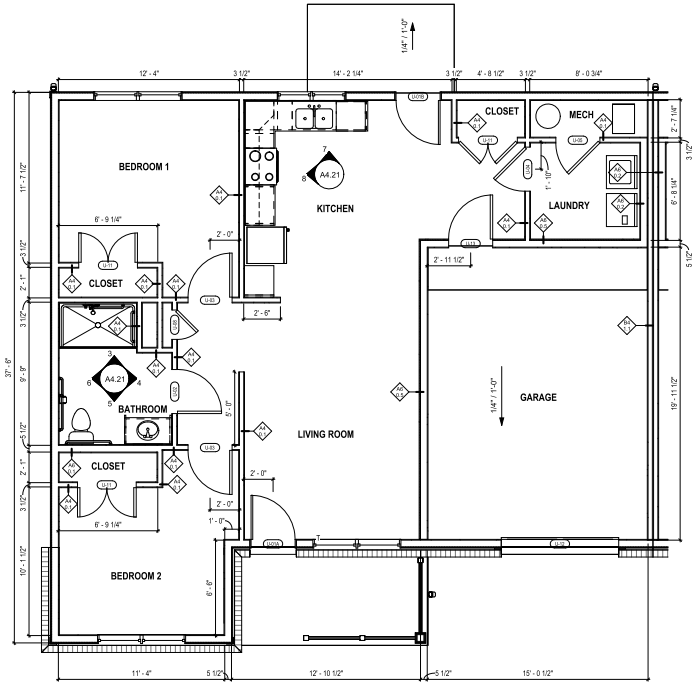
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

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A4.20



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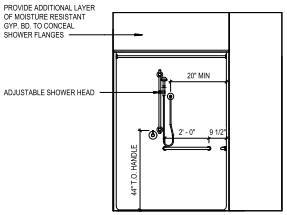
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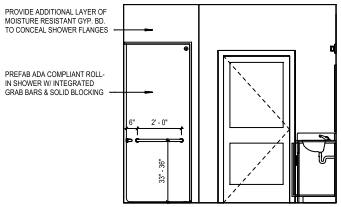
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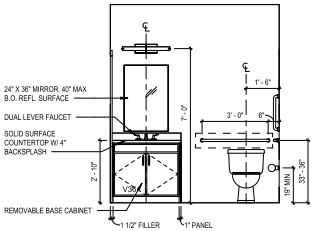
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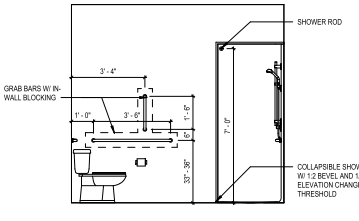
3 UNIT 2A-A - BATHROOM ELEVATION
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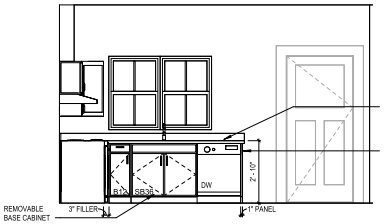
4 UNIT 2A-A - BATHROOM ELEVATION
3/8" = 1'-0"



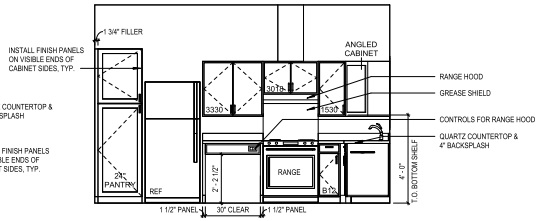
5 UNIT 2A-A - BATHROOM ELEVATION
3/8" = 1'-0"



6 UNIT 2A-A - BATHROOM ELEVATION
3/8" = 1'-0"



7 UNIT 2A-A - KITCHEN ELEVATION
3/8" = 1'-0"



8 UNIT 2A-A - KITCHEN ELEVATION
3/8" = 1'-0"

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ISSUE

SD SET	7/13/23
DD SET	8/10/23

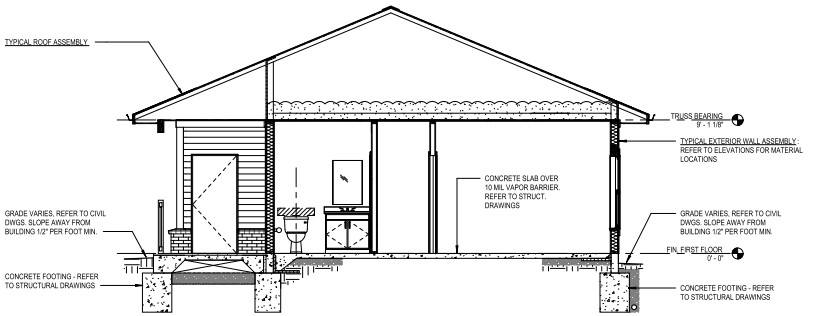
UNIT 2A-A PLANS AND INTERIOR ELEVATIONS

As indicated

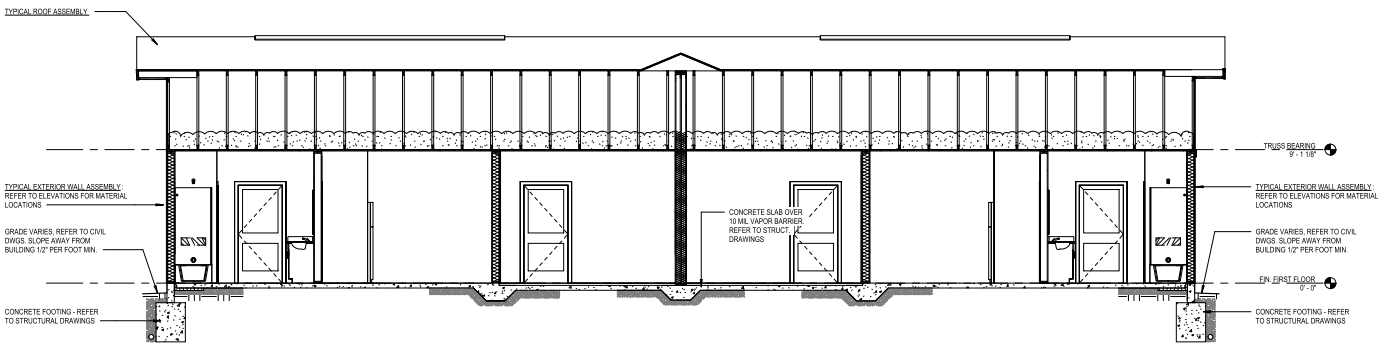
PROJECT #	21037
DRAWN BY	AWH
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FILE NAME	

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A4.21



2 BUILDING SECTION A
1/4" = 1'-0"



1 BUILDING A SECTION
1/4" = 1'-0"

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ISSUE

SD SET	7/13/23
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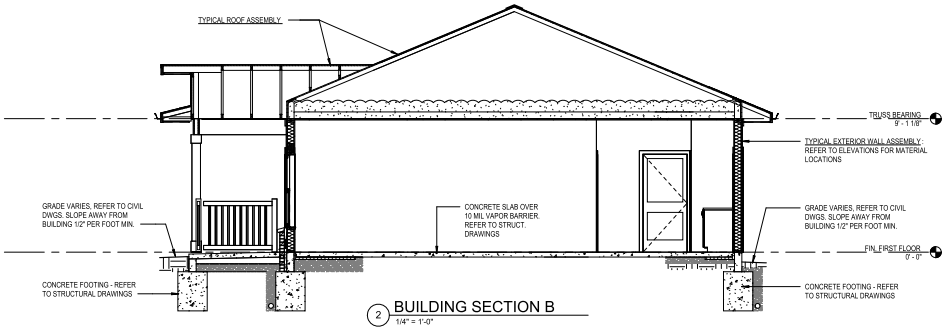
BUILDING SECTIONS - BUILDING A

1/4" = 1'-0"

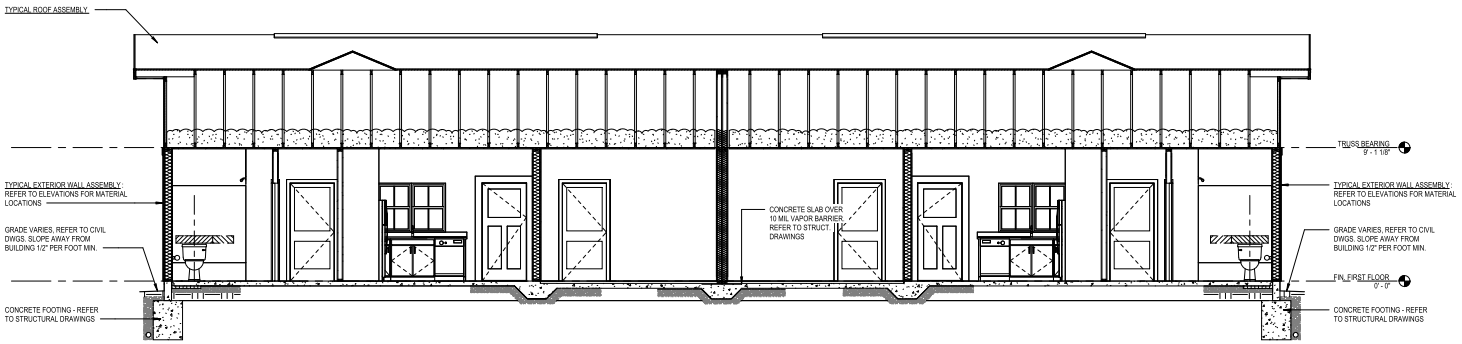
PROJECT #	21037
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A6.01



2 BUILDING SECTION B
1/4" = 1'-0"



1 BUILDING B SECTION
1/4" = 1'-0"

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ISSUE

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DD SET	8/10/23

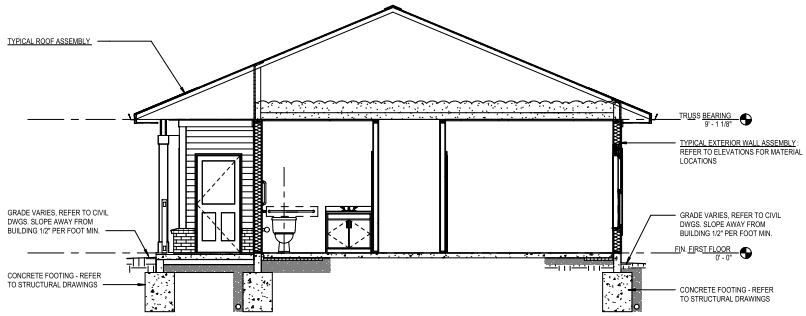
BUILDING SECTIONS - BUILDING B

1/4" = 1'-0"

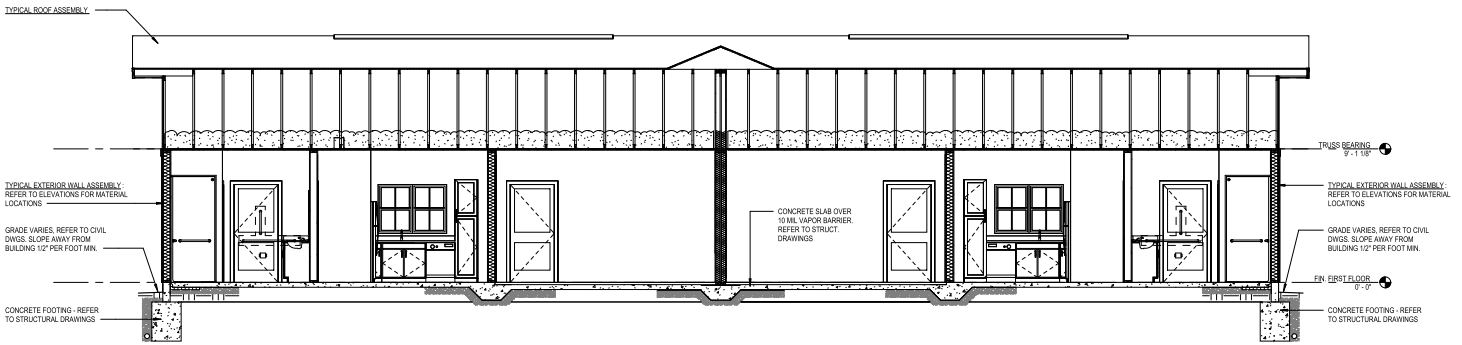
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A6.02



2 BUILDING SECTION C
1/4" = 1'-0"



1 BUILDING C SECTION
1/4" = 1'-0"

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DD SET	8/10/23

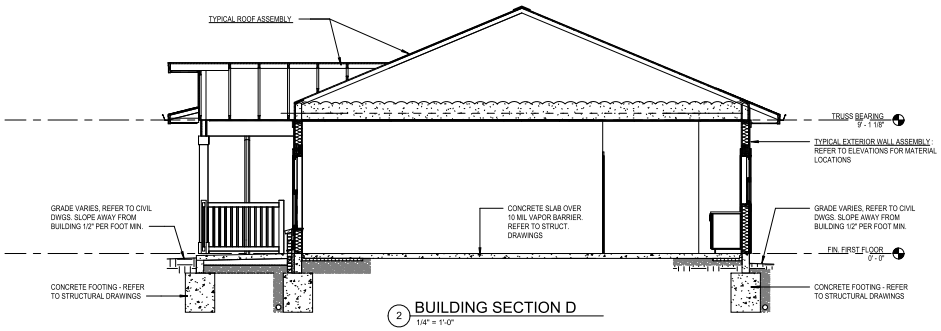
BUILDING SECTIONS - BUILDING C

1/4" = 1'-0"

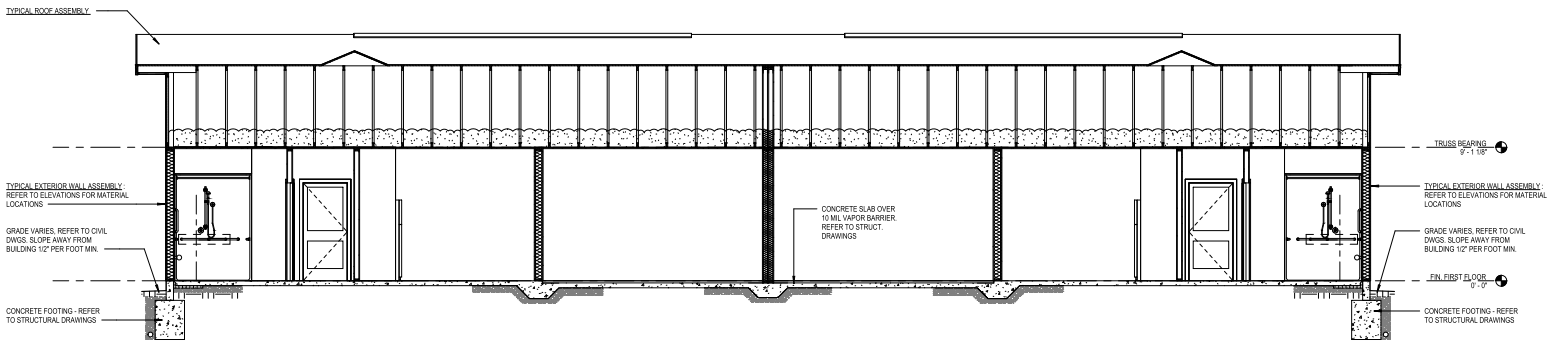
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A6.03



2 BUILDING SECTION D
1/4" = 1'-0"



1 BUILDING D SECTION
1/4" = 1'-0"

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ISSUE

SD SET	7/13/23
DD SET	8/10/23

BUILDING SECTIONS - BUILDING D

1/4" = 1'-0"

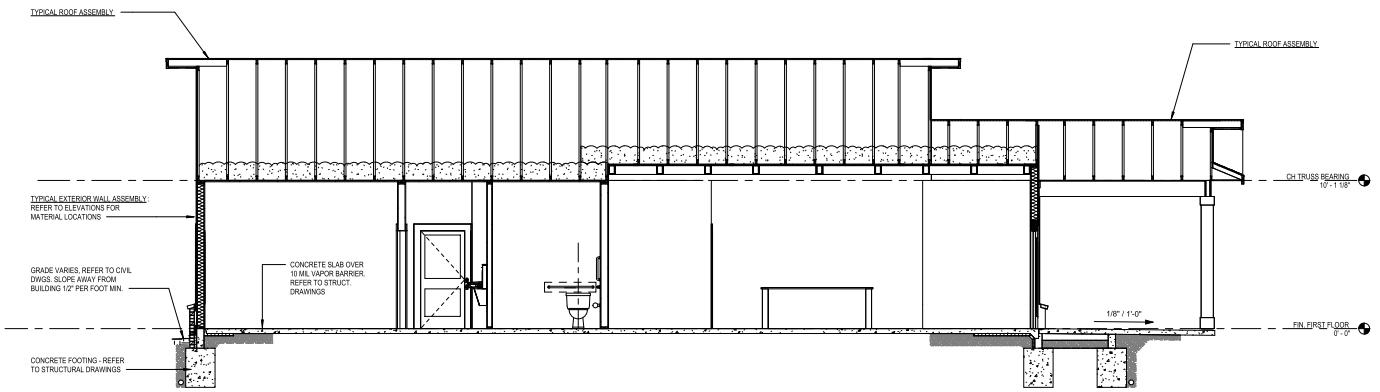
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A6.04



2 BUILDING SECTION - CLUBHOUSE
1/4" = 1'-0"



1 BUILDING SECTION - CLUBHOUSE
1/4" = 1'-0"

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ISSUE

1	SD SET	7/13/23
2	DD SET	8/10/23

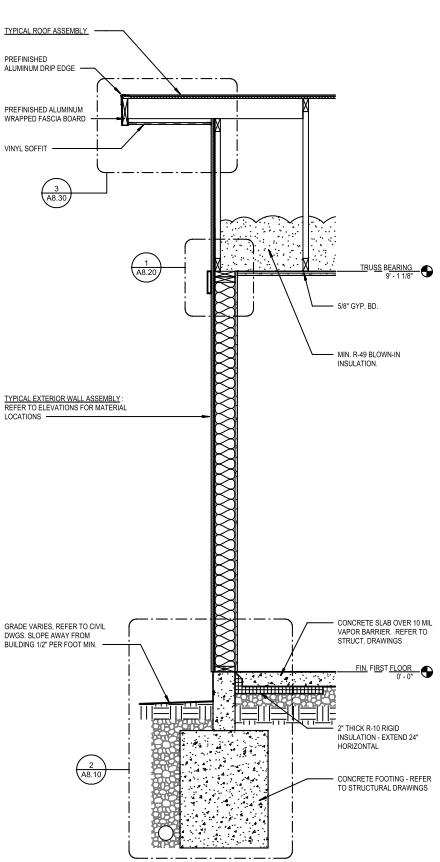
BUILDING SECTIONS - CLUBHOUSE

1/4" = 1'-0"

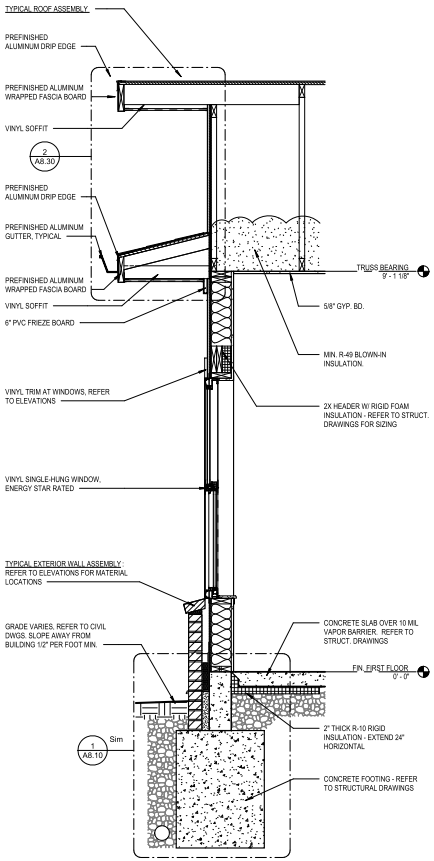
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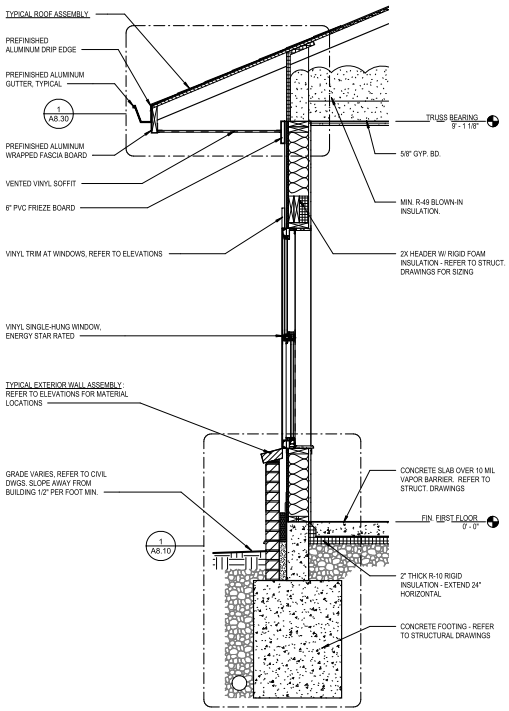
A6.05



3 SECTION @ TYP. GABLE END
3/4" = 1'-0"



2 SECTION @ WINDOW - BUILDING B & D
3/4" = 1'-0"



1 SECTION @ WINDOW
3/4" = 1'-0"

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ISSUE

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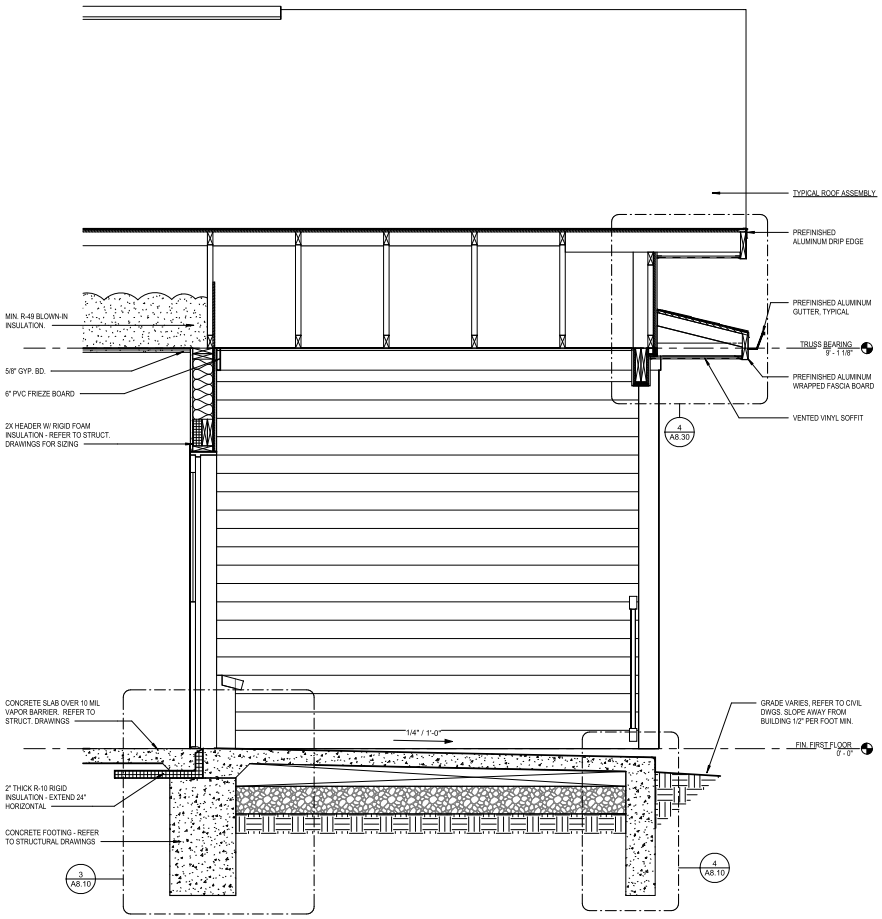
WALL SECTIONS

3/4" = 1'-0"

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A7.00



1 SECTION @ FRONT ENTRY - BUILDING A & C
3/4" = 1'-0"

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ISSUE

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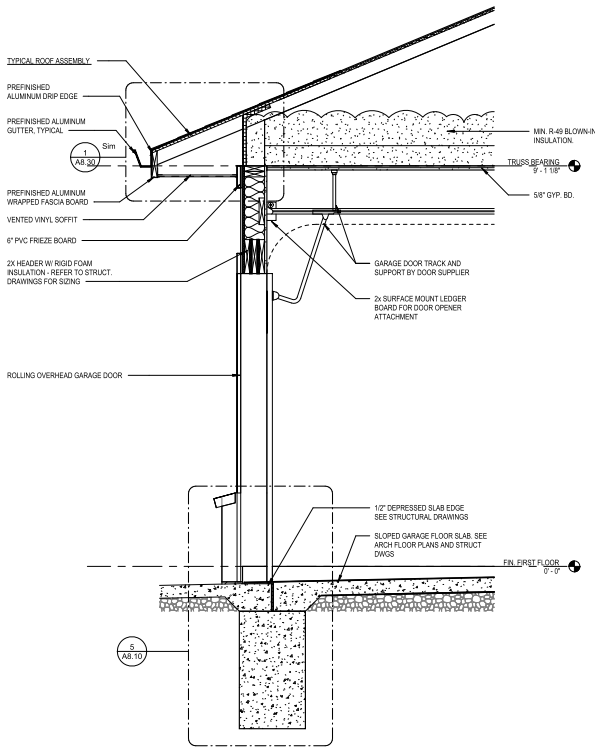
WALL SECTIONS

3/4" = 1'-0"

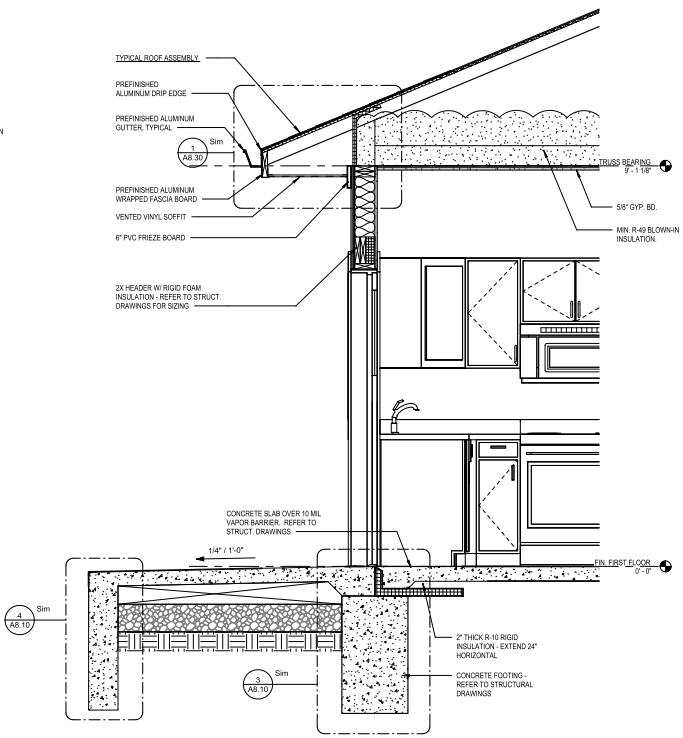
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2 SECTION @ GARAGE - BUILDING B & D
3/4" = 1'-0"



1 TYPICAL SECTION @ BACK PORCH
3/4" = 1'-0"

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ISSUE

DD SET	8/10/23

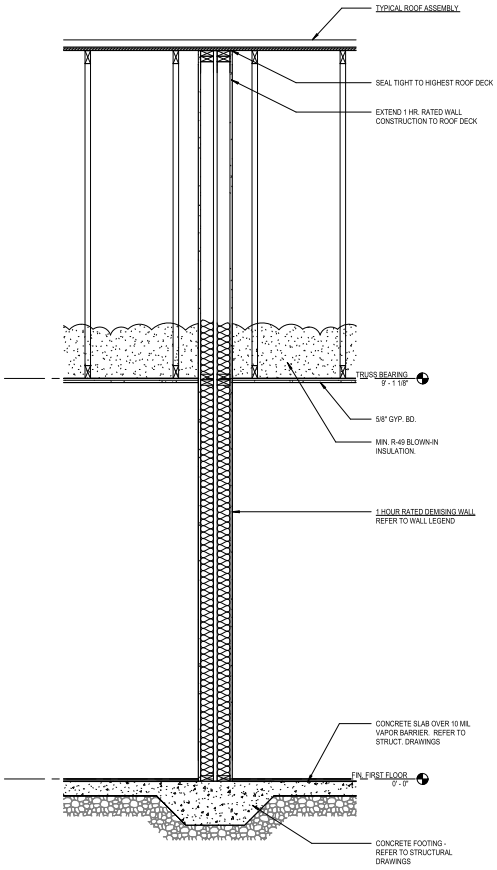
WALL SECTIONS

3/4" = 1'-0"

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A7.02



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

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ISSUE

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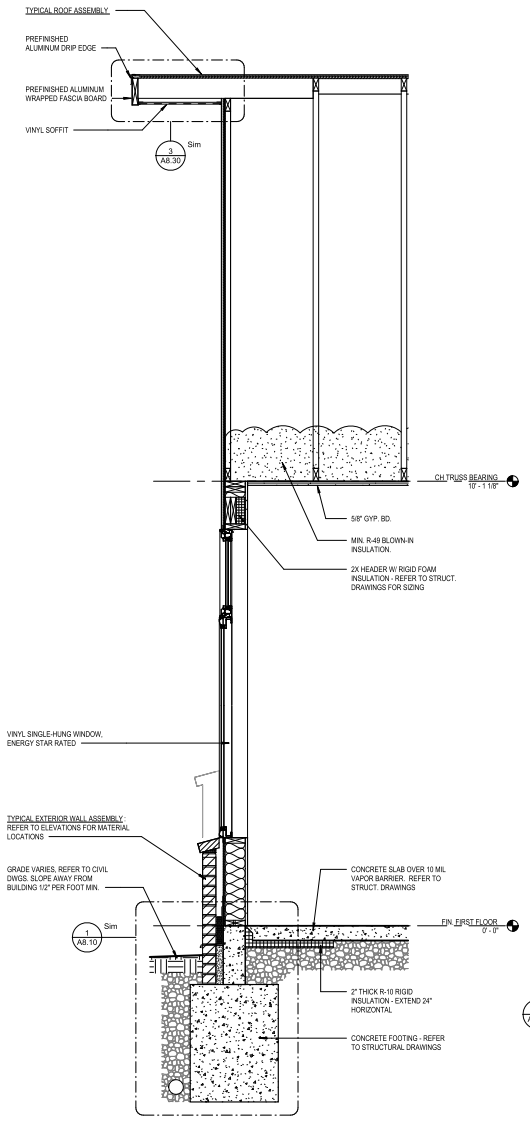
WALL SECTIONS

3/4" = 1'-0"

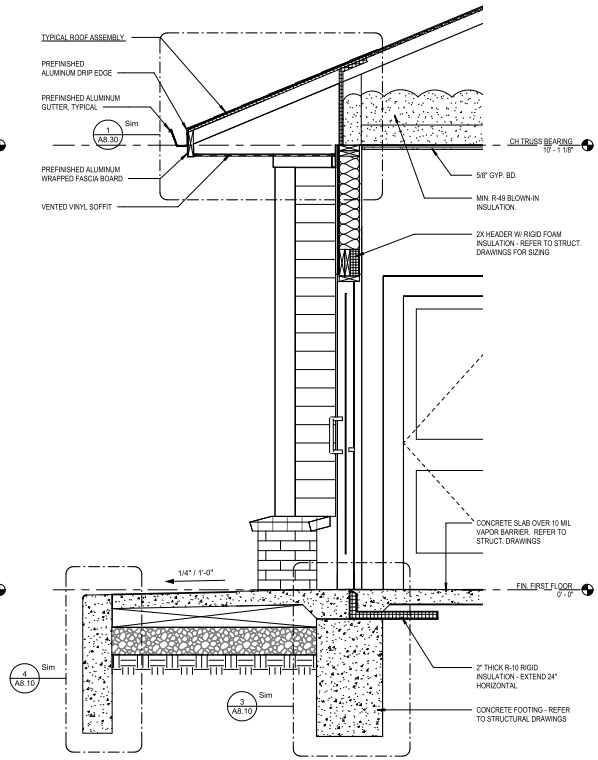
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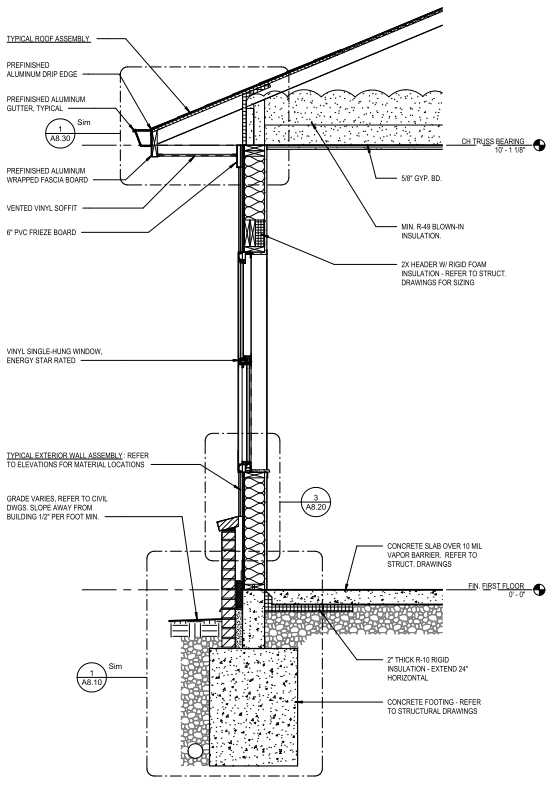
A7.03



3 SECTION @ TALL WINDOW - CLUBHOUSE
3/4" = 1'-0"



2 SECTION @ ENTRY - CLUBHOUSE
3/4" = 1'-0"



1 SECTION @ WINDOW - CLUBHOUSE
3/4" = 1'-0"

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RIDGEVILLE FARMS
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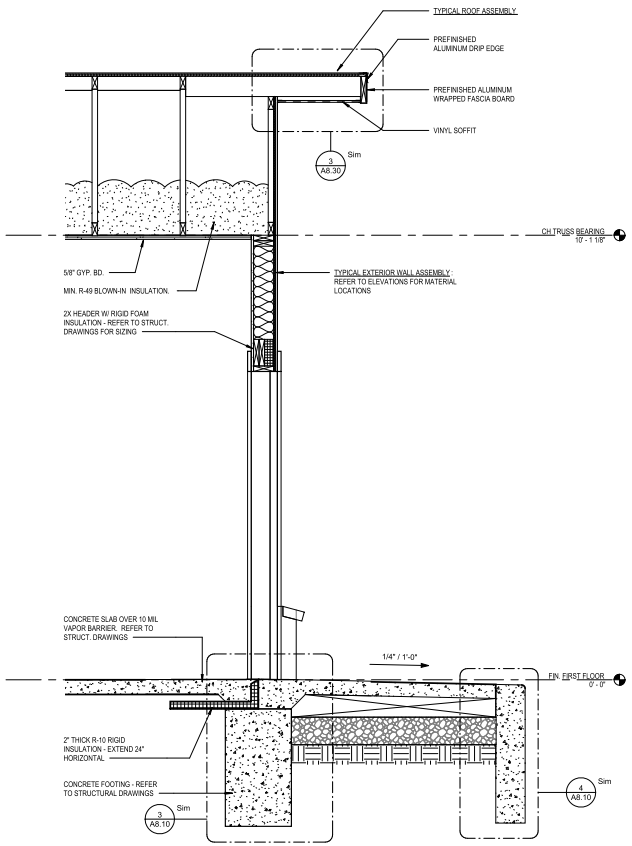
WALL SECTIONS - CLUBHOUSE

3/4" = 1'-0"

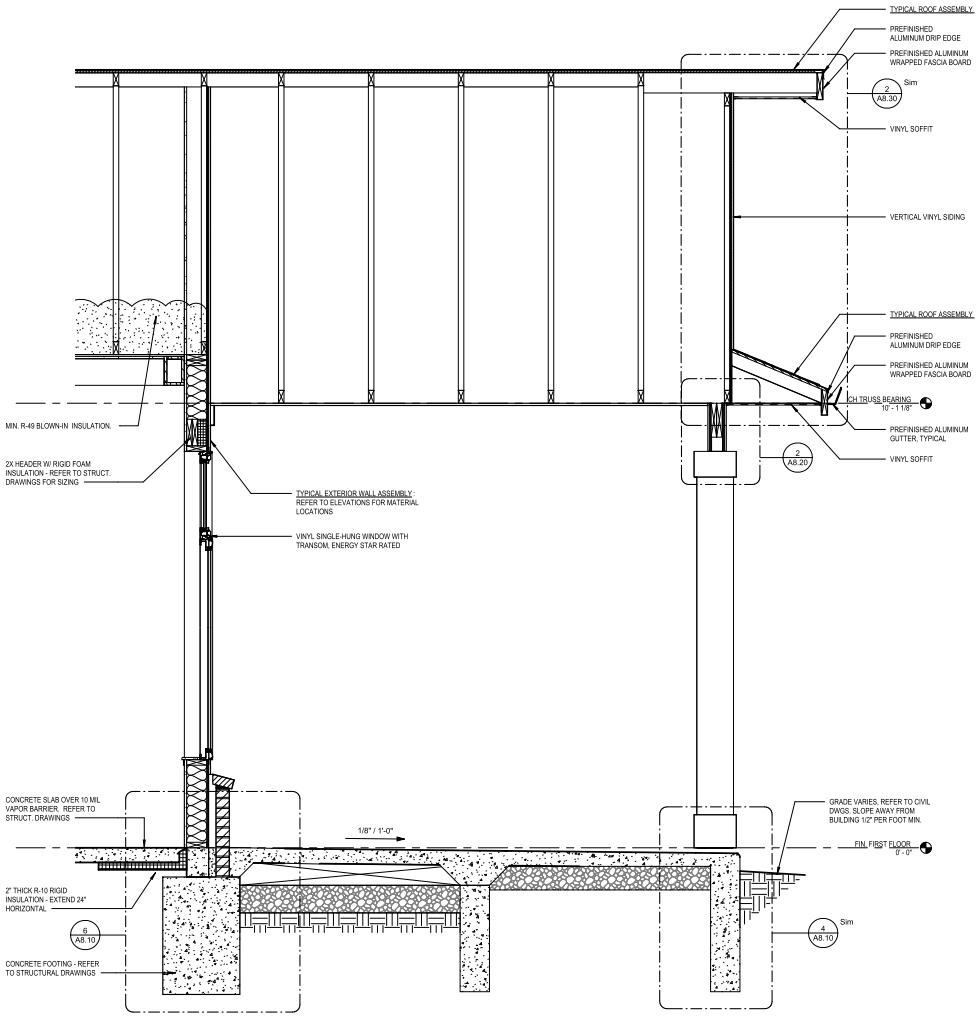
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A7.04



2 SECTION @ DOOR - CLUBHOUSE
3/4" = 1'-0"



1 SECTION @ PORCH - CLUBHOUSE
3/4" = 1'-0"

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ISSUE

1	DD SET	8/10/23

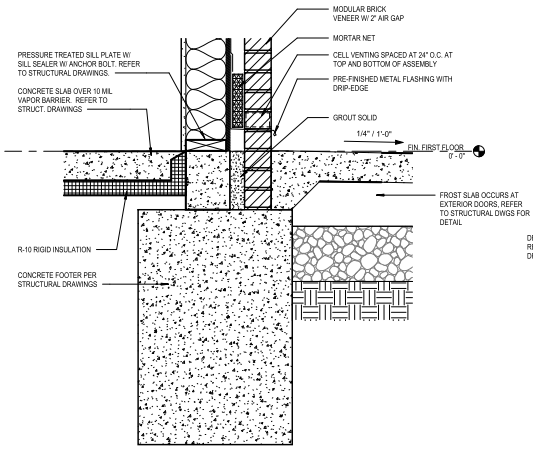
WALL SECTIONS CLUBHOUSE

3/4" = 1'-0"

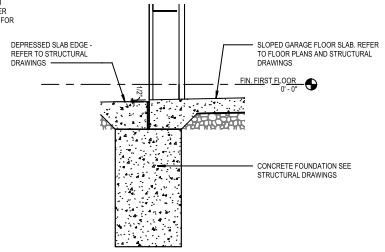
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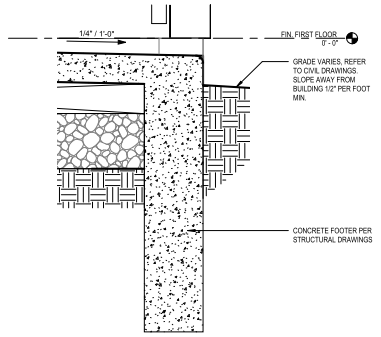
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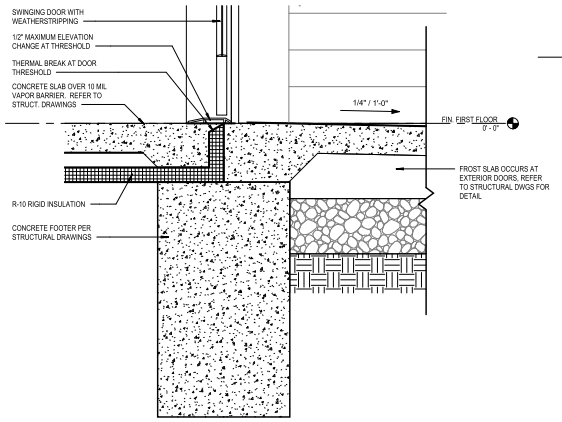
6 FOUNDATION DETAIL AT CLUBHOUSE PATIO BRICK
1 1/2" = 1'-0"



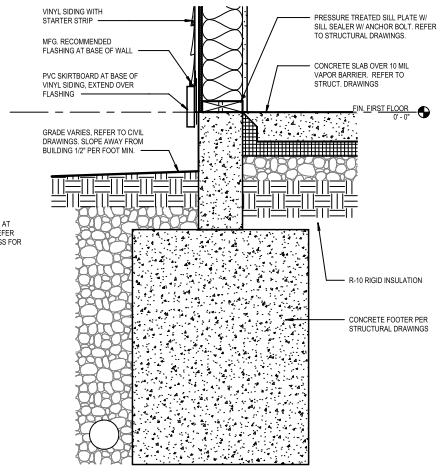
5 TYPICAL FOUNDATION DETAIL @ GARAGE
3/4" = 1'-0"



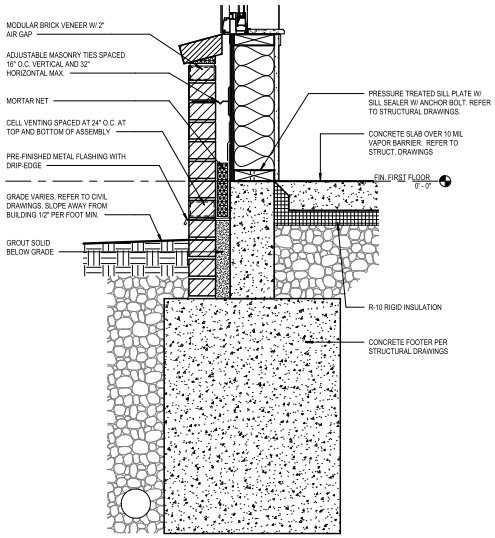
4 FOUNDATION DETAIL @ PORCH EDGE
1 1/2" = 1'-0"



3 TYPICAL FOUNDATION @ PATIO DOOR
1 1/2" = 1'-0"



2 TYPICAL FOUNDATION DETAIL @ VINYL SIDING
1 1/2" = 1'-0"



1 TYPICAL FOUNDATION DETAIL @ BRICK LEDGE
1 1/2" = 1'-0"

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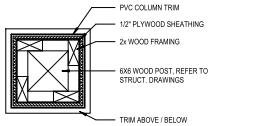
FOUNDATION DETAILS

As indicated

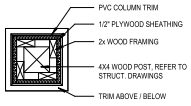
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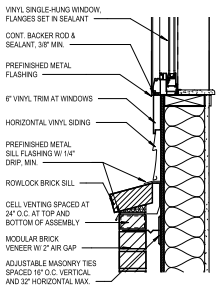
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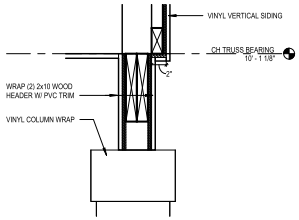
5 CLUBHOUSE PATIO COLUMN DETAIL
1 1/2" = 1'-0"



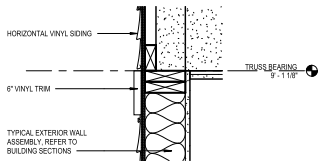
4 PATIO COLUMN DETAIL
1 1/2" = 1'-0"



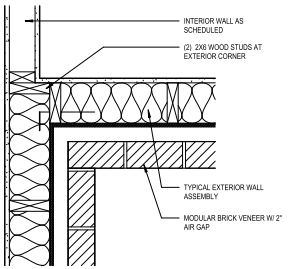
3 BRICK TO SIDING DETAIL
1 1/2" = 1'-0"



2 BEAM WRAP AT CLUBHOUSE PORCH
1 1/2" = 1'-0"



1 TRIM BAND DETAIL
1 1/2" = 1'-0"



6 EXTERIOR BRICK RETURN
1 1/2" = 1'-0"

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ISSUE

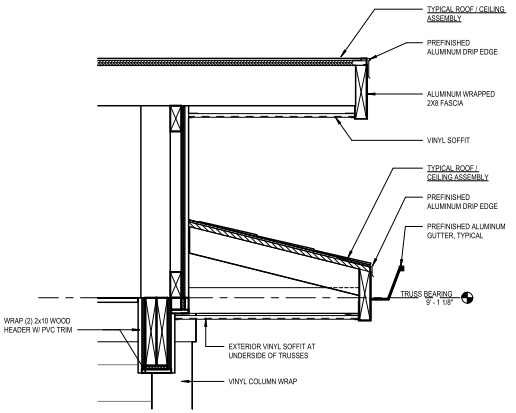
EXTERIOR FRAMING DETAILS

1 1/2" = 1'-0"

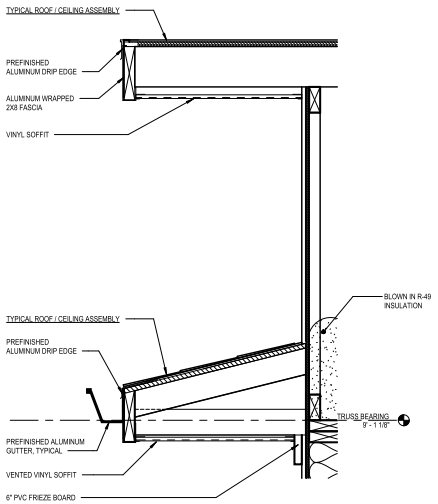
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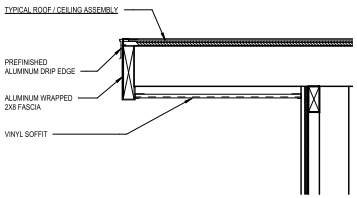
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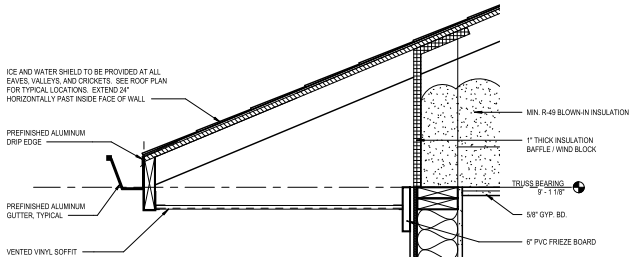
4 PATIO BEAM DETAIL
1 1/2" = 1'-0"



2 TYPICAL GABLE AND BIRD BOX DETAIL
1 1/2" = 1'-0"



3 TYPICAL GABLE DETAIL
1 1/2" = 1'-0"



1 TYPICAL EAVE DETAIL
1 1/2" = 1'-0"

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EXTERIOR ROOF FRAMING DETAILS

1 1/2" = 1'-0"

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A8.30

DOOR SCHEDULE - UNITS

DOOR #	ROOM NAME	PAIR	DOOR SIZE W	DOOR SIZE H	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDW	GLAZING	RATING	COMMENTS
UNIT 1A																	
U-01A	FRONT ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-01B	REAR ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-02	BATHROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-03	BEDROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-04	LAUNDRY	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-05	MECHANICAL	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-06	LINEN CLOSET	--	1' - 0"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-09	CLOSET	--	2' - 6"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-10	CLOSET	--	3' - 0"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-12	GARAGE - O.H.	--	8' - 0"	7' - 0"	STEEL	PTD.	C	3	HM	PTD.	H5	J5		-	TEMP	--	OVERHEAD DOOR
U-13	GARAGE	--	3' - 0"	6' - 8"	INSUL HM	PTD.	B	1	WD	PTD.	H2	J2	S6	5	--	--	
UNIT 1A-A																	
U-01A	FRONT ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-01B	REAR ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-02	BATHROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-03	BEDROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-04	LAUNDRY	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-05	MECHANICAL	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-07	LINEN CLOSET	--	1' - 6"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-10	CLOSET	--	3' - 0"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-11	CLOSET	PR (2'-0")	4' - 0"	6' - 8"	HCWD	PTD.	B	2	WD	PTD.	H1	J1		4	--	--	
U-12	GARAGE - O.H.	--	8' - 0"	7' - 0"	STEEL	PTD.	C	3	HM	PTD.	H5	J5		-	TEMP	--	OVERHEAD DOOR
U-13	GARAGE	--	3' - 0"	6' - 8"	INSUL HM	PTD.	B	1	WD	PTD.	H2	J2	S6	5	--	--	
UNIT 2A																	
U-01A	FRONT ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-01B	REAR ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-02	BATHROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-03	BEDROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-04	LAUNDRY	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-05	MECHANICAL	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-08	LINEN CLOSET	--	2' - 0"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-11	CLOSET	PR (2'-0")	4' - 0"	6' - 8"	HCWD	PTD.	B	2	WD	PTD.	H1	J1		4	--	--	
U-12	GARAGE - O.H.	--	8' - 0"	7' - 0"	STEEL	PTD.	C	3	HM	PTD.	H5	J5		-	TEMP	--	OVERHEAD DOOR
U-13	GARAGE	--	3' - 0"	6' - 8"	INSUL HM	PTD.	B	1	WD	PTD.	H2	J2	S6	5	--	--	
UNIT 2A-A																	
U-01A	FRONT ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-01B	REAR ENTRY	--	3' - 0"	6' - 8"	FIBERGLASS	PRE-FIN.	A	1	HM	PTD.	H6	J6	S6	1	TEMP	--	
U-02	BATHROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-03	BEDROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		2	--	--	
U-04	LAUNDRY	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-05	MECHANICAL	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-08	LINEN CLOSET	--	2' - 0"	6' - 8"	HCWD	PTD.	B	1	WD	PTD.	H1	J1		3	--	--	
U-11	CLOSET	PR (2'-0")	4' - 0"	6' - 8"	HCWD	PTD.	B	2	WD	PTD.	H1	J1		4	--	--	
U-12	GARAGE - O.H.	--	8' - 0"	7' - 0"	STEEL	PTD.	C	3	HM	PTD.	H5	J5		-	TEMP	--	OVERHEAD DOOR
U-13	GARAGE	--	3' - 0"	6' - 8"	INSUL HM	PTD.	B	1	WD	PTD.	H2	J2	S6	5	--	--	

UNIT HARDWARE SETS

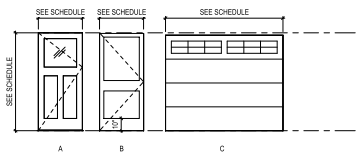
SET #1 - UNIT FRONT AND REAR DOOR
SPRING HINGE (1 1/2 PAIR)
LEVER HANDLE
SINGLE CYLINDER DEADBOLT
3-1/8" BASEBOARD MTD HEAVY DUTY FLEX STOP
ADA 1/2" MAX HIGH ADA THRESHOLD
WEATHERSTRIPPING
DOOR SWEEP
PEEP HOLE WITH INTEGRAL DOOR KNOCKER

SET #2 - BEDROOM AND BATHROOM
HINGE (1 1/2 PAIR)
LEVER HANDLE
PRIVACY LOCK (PUSH BUTTON)
3-1/8" BASEBOARD MTD HEAVY DUTY FLEX STOP

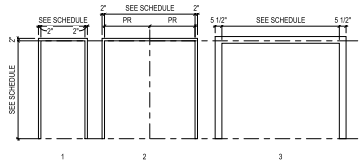
SET #3 - CLOSETS, LAUNDRY, AND MECHANICAL
HINGE (1 1/2 PAIR)
LEVER HANDLE PASSAGE LOCKSET
3-1/8" BASEBOARD MTD HEAVY DUTY FLEX STOP

SET #4 - CLOSETS (DOUBLE)
HINGE (3 PAIR)
LEVER HANDLE PASSAGE LOCKSET
3-1/8" BASEBOARD MTD HEAVY DUTY FLEX STOP

SET #5 - GARAGE MAN DOOR
SPRING HINGE (1 1/2 PAIR)
LEVER HANDLE LOCKSET
3-1/8" BASEBOARD MTD HEAVY DUTY FLEX STOP
ADA 1/2" MAX HIGH ADA THRESHOLD
WEATHERSTRIPPING
DOOR SWEEP



DOOR TYPES - RESIDENTIAL
1/4" = 1'-0"



FRAME TYPES - RESIDENTIAL
1/4" = 1'-0"

DOOR GENERAL NOTES

1. ALL GLAZING AT EXTERIOR DOORS TO BE INSULATED
2. GLAZING IN ALL DOORS TO BE TEMPERED
3. ALL HARDWARE SHALL COMPLY WITH APPLICABLE STATE, LOCAL, AND ACCESSIBILITY CODE REQUIREMENTS
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ALL DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
5. INSTALL KICKPLATES PER HARDWARE SCHEDULE. NO KICK PLATES TO BE INSTALLED ON INTERIOR SIDES OF CLOSETS.
6. UNDERCUT INTERIOR DOORS AS REQUIRED FOR VENTILATION - SEE MECHANICAL DRAWINGS.
7. DOOR THRESHOLD HEIGHTS MAY NOT EXCEED 1/2".
8. INSTALL HINGE STOPS IN LIEU OF BASEBOARD STOP WHERE BASEBOARD STOPS CANNOT BE INSTALLED.
9. CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS AND FRAMES, INCLUDING BUT NOT LIMITED TO HC ACCESSIBLE DOORS AND COMPATIBLE HARDWARE.
10. PROVIDE A MINIMUM 3 JAMB ANCHORS PER JAMB.

RDL ARCHITECTS

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ISSUE

1	DD SET	8/10/23
2		
3		
4		
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6		
7		
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9		
10		
11		
12		
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14		

RESIDENTIAL DOOR SCHEDULE, LEGENDS, AND HARDWARE

As indicated

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

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A9.01

CLUBHOUSE HARDWARE SETS

SET #C1 - EXTERIOR ENTRY
HINGES (1 1/2) PAIR
EXIT DEVICE
EXIT DEVICE TRIM
LEVER HANDLE CLASSROOM LOCKSET
LOCK FACE PLATE
SURFACE CLOSER
KICK PLATES (BOTH SIDES)
GASKETING
DOOR SWEEP
1/2" X 4" ADA THRESHOLD

SET #C2 - INTERIOR ENTRY
HINGES (1 1/2) PAIR
LEVER HANDLE CLASSROOM LOCKSET
SURFACE CLOSER
KICK PLATES (BOTH SIDES)
DOOR SWEEP
1/2" X 4" ADA THRESHOLD

SET #C3 - OFFICE
HINGES (1 1/2 PAIR)
LEVER HANDLE CLASSROOM LOCKSET
BASEBOARD OR FLOOR MOUNTED DOOR STOP
KICKPLATES (BOTH SIDES)

SET #C4 - CLOSETS
HINGE (1 1/2 PAIR)
LEVER HANDLE PASSAGE LOCKSET
BASEBOARD OR FLOOR MOUNTED DOOR STOP

SET #C5 - RESTROOMS
HINGES (1 1/2 PAIR)
LEVER HANDLE PRIVACY LOCKSET (PUSH BUTTON)
SURFACE MOUNT CLOSER
BASEBOARD OR FLOOR MOUNTED DOOR STOP
KICKPLATES (BOTH SIDES)

SET #C6 - MAINTENANCE / STORAGE
HINGES (1 1/2 PAIR)
LEVER STORAGE LOCKSET
SURFACE MOUNT CLOSER
OVERHEAD DOOR STOP
KICKPLATES (BOTH SIDES)

SET #C7.1 - EXTERIOR MAINTENANCE DOUBLE DOOR
HINGES (3 PAIR)
LEVER HANDLE STORAGE LOCKSET
LOCK FACEPLATE
OVERHEAD DOOR STOP
2 SURFACE MOUNTED CLOSERS
RATED ADA THRESHOLD
2 DOOR SWEEPS
WEATHER-STRIPPING
KICKPLATES (BOTH SIDES)
MANUAL FLUSH BOLTS
ASTRAGAL

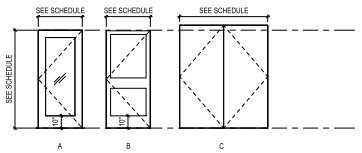
SET #C7.2 - EXTERIOR STORAGE
HINGES (1 1/2 PAIR)
LEVER HANDLE STORAGE LOCKSET
LOCK FACEPLATE
OVERHEAD DOOR STOP
2 SURFACE MOUNTED CLOSERS
RATED ADA THRESHOLD
2 DOOR SWEEPS
WEATHER-STRIPPING
KICKPLATES (BOTH SIDES)
MANUAL FLUSH BOLTS
ASTRAGAL

SET #C8 - LAUNDRY
HINGES (1 1/2 PAIR)
LEVER HANDLE CLASSROOM LOCKSET
SURFACE MOUNT CLOSER
BASEBOARD OR FLOOR MOUNTED DOOR STOP
GASKETING
KICKPLATES (BOTH SIDES)

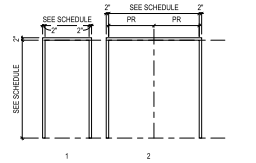
SET #C9 - FITNESS
HINGES (1 1/2 PAIR)
CLASSROOM LEVER LOCKSET
BASEBOARD OR FLOOR MOUNTED DOOR STOP
KICKPLATES (BOTH SIDES)

DOOR SCHEDULE - COMMON AREAS

Mark	ROOM NAME	PAIR	DOOR SIZE W	DOOR SIZE H	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDW	GLAZING	RATING	COMMENTS
FIN. FIRST FLOOR																	
100A	BLDG. ENTRY		3' - 0"	7' - 0"	ALUM. / GLASS	ALUM.	B	1	ALUM.	ALUM.	H7	J7	S7	C1	TEMP. INS.		STOREFRONT DOOR
100B	BLDG. ENTRY		3' - 0"	7' - 0"	ALUM. / GLASS	ALUM.	B	1	ALUM.	ALUM.	H3	J3		C2	TEMP. INS.		STOREFRONT DOOR
101	LAUNDRY ROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	HM	PTD.	H1	J1		C8	--	20 MIN	
102A	OFFICE	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C3	--	--	
102B	OFFICE CLOSET	--	2' - 6"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C4	--	--	
103	WELLNESS	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C3	--	--	
103B	WELLNESS CLOSET	--	2' - 6"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C4	--	--	
104A	MAINTENANCE	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C6	--	--	
104B	MAINTENANCE EXTERIOR	PR (3'-0")	6' - 0"	7' - 0"	INSUL HM	PTD.	C	2	HM	PTD.	H4	J4	S6	C7.1	--	--	
105	MECHANICAL	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C6	--	--	
106A	PANTRY	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C6	--	--	
106B	PANTRY EXTERIOR	--	3' - 0"	6' - 8"	INSUL HM / T. GL.	PTD.	A	1	HM	PTD.	H4	J4	S6	C7.2	TEMP	--	
108	MENS	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C5	--	--	
109	WOMENS	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C5	--	--	
110	FITNESS ROOM	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C9	--	--	
111	STORAGE	--	3' - 0"	6' - 8"	SCWD	PTD.	B	1	WD	PTD.	H1	J1		C6	--	--	
112	COMMUNITY ROOM	--	3' - 0"	6' - 8"	INSUL HM / T. GL.	PTD.	A	1	HM	PTD.	H4	J4	S6	C1	TEMP	--	



DOOR TYPES - CLUBHOUSE
1/4" = 1'-0"



FRAME TYPES - COMMERCIAL
1/4" = 1'-0"

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ISSUE

1	DD SET	8/10/23

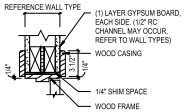
CLUBHOUSE DOOR SCHEDULE, LEGENDS, AND HARDWARE

As indicated

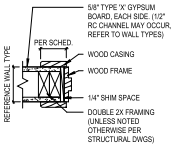
PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

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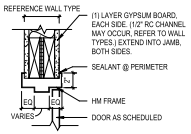
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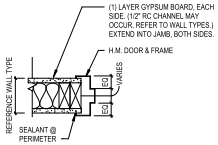
H1 INTERIOR WOOD HEAD
1 1/2" = 1'-0"



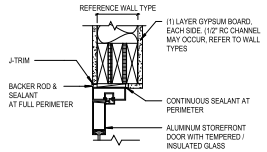
J1 INTERIOR WOOD JAMB
1 1/2" = 1'-0"



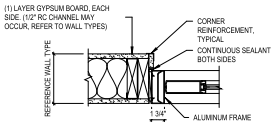
H2 INTERIOR H.M. HEAD
1 1/2" = 1'-0"



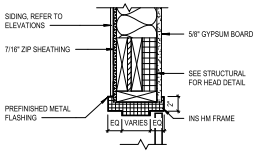
J2 INTERIOR H.M. JAMB
1 1/2" = 1'-0"



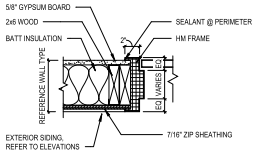
H3 INTERIOR STOREFRONT HEAD
1 1/2" = 1'-0"



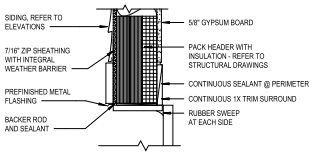
J3 INTERIOR STOREFRONT JAMB
1 1/2" = 1'-0"



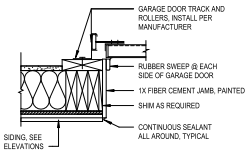
H4 EXTERIOR H.M. HEAD
1 1/2" = 1'-0"



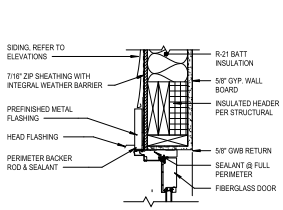
J4 EXTERIOR H.M. JAMB
1 1/2" = 1'-0"



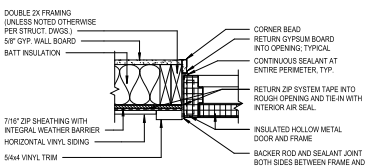
H5 EXTERIOR GARAGE HEAD
1 1/2" = 1'-0"



J5 EXTERIOR GARAGE JAMB
1 1/2" = 1'-0"

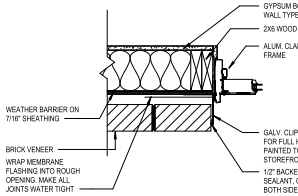


SIDING

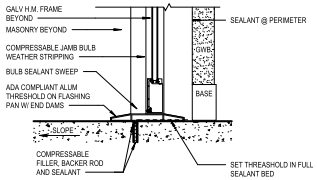


J6
HOLLOW METAL - EXTERIOR @ VINYL SIDING

H6 FIBERGLASS EXTERIOR DOOR HEAD
1 1/2" = 1'-0"

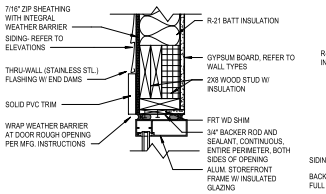


J6
STOREFRONT EXTERIOR JAMB

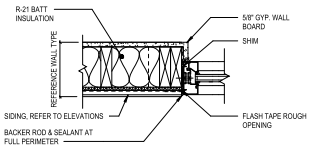


S4
SILL - EXTERIOR

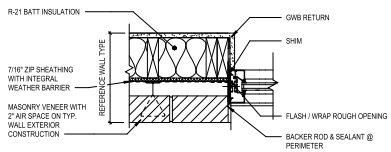
S6 EXTERIOR DOOR SILL
1 1/2" = 1'-0"



H7



J7 - SIDING

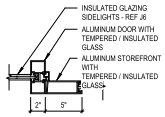


J7 - MASONRY

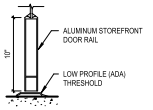
S STOREFRONT DETAILS
1 1/2" = 1'-0"



H8 STOREFRONT EXTERIOR FRAME HEAD
1 1/2" = 1'-0"



J8 STOREFRONT EXTERIOR FRAME JAMB
1 1/2" = 1'-0"



S7 STOREFRONT EXTERIOR SILL
1 1/2" = 1'-0"

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ISSUE

DD SET	8/10/23

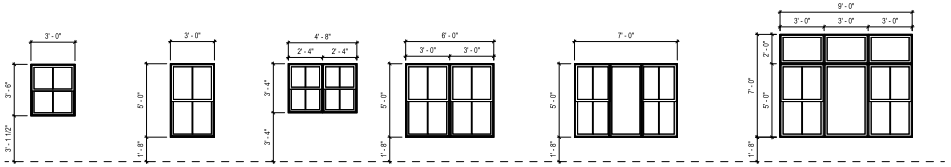
DOOR AND WINDOW DETAILS

1 1/2" = 1'-0"

PROJECT #	21037
DRAWN BY	Author
CHECKED BY	Checker
FILE NAME	

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A9.03

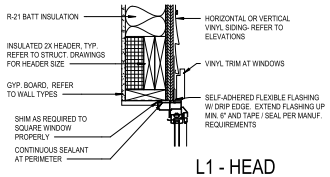


WINDOW LEGEND
1/4" = 1'-0"

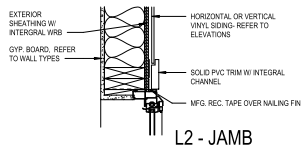
WINDOW SCHEDULE		
WINDOW TYPE	WINDOW SIZE	
	W	H
A	3' - 0"	3' - 6"
B	3' - 0"	5' - 0"
C	4' - 8"	3' - 4"
D	6' - 0"	5' - 0"
E	7' - 0"	5' - 0"
F	9' - 0"	5' - 0"

WINDOW GENERAL NOTES

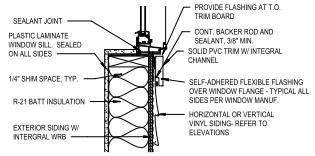
1. ALL GLAZING AT EXTERIOR WINDOWS TO BE INSULATED
2. TEMPERED GLAZING AS NOTED ON ELEVATIONS
3. WINDOWS TO BE ENERGY STAR RATED
4. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS
5. WHERE REQUIRED, ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOM MUST HAVE NET DOOR OPENING OF 5.7 SF. THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".



L1 - HEAD

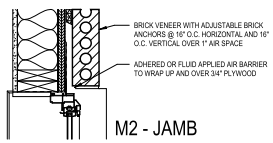


L2 - JAMB

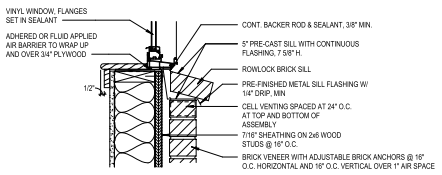


L3 - SILL

1 VINYL WINDOW HEAD AND JAMB
1 1/2" = 1'-0"



M2 - JAMB



M3 - SILL

2 WINDOW AT MASONRY
1 1/2" = 1'-0"

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ISSUE

1	DD SET	8/10/23

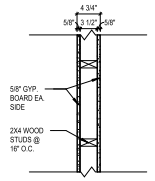
WINDOW SCHEDULES, DETAILS, HEAD/SILLS, JAMBS

As indicated

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

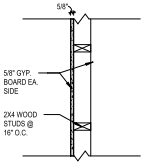
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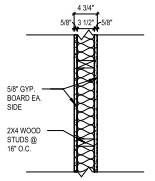
TYPICAL 2X4 INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING @ 16" O.C.

A4 0.1	INTERIOR WALL
	NON-RATED



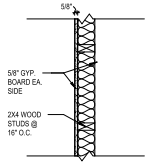
TYPICAL 2X4 INTERIOR WALL
5/8" GYPSUM BOARD ONE SIDE OF 2X4 WOOD STUD FRAMING @ 16" O.C.

A4 0.2	INTERIOR WALL
	NON-RATED



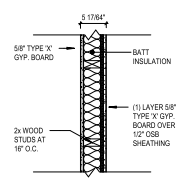
TYPICAL 2X4 INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING @ 16" O.C. WITH 3-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION

A4 0.3	INTERIOR WALL
	NON-RATED



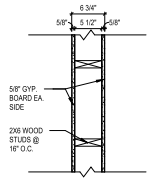
TYPICAL 2X4 INTERIOR WALL
5/8" GYPSUM BOARD ONE SIDE OF 2X4 WOOD STUD FRAMING @ 16" O.C. WITH 5-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION

A4 0.4	INTERIOR WALL
	NON-RATED



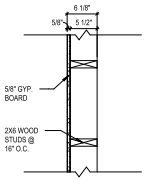
2x4 SHEAR WALL
(1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON 2x4 WOOD STUD FRAMING AT 16" O.C. WITH (1) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON 1/2" WOOD SHEATING OPPOSITE SIDE AND SOUND ATTENUATION BATTING TO UNDERSIDE OF RATED HORIZONTAL ASSEMBLY

A4 0.5	INTERIOR WALL
	NON-RATED



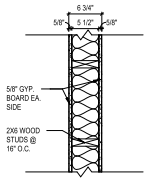
TYPICAL 2X6 INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

A6 0.1	INTERIOR WALL
	NON-RATED



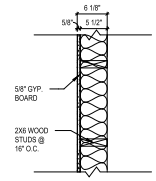
TYPICAL 2X6 INTERIOR WALL
5/8" GYPSUM WALL BOARD ON ONE SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

A6 0.2	INTERIOR WALL
	NON-RATED



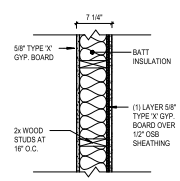
TYPICAL 2X6 INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. WITH 5-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION

A6 0.3	INTERIOR WALL
	NON-RATED



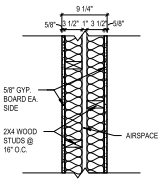
TYPICAL 2X6 INTERIOR WALL
5/8" GYPSUM WALL BOARD ON ONE SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. WITH 5-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION

A6 0.4	INTERIOR WALL
	NON-RATED



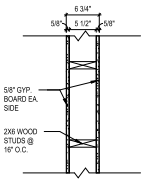
2x6 SHEAR WALL
(1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON 2x6 WOOD STUD FRAMING AT 16" O.C. WITH (1) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON 1/2" WOOD SHEATING OPPOSITE SIDE AND SOUND ATTENUATION BATTING TO UNDERSIDE OF RATED HORIZONTAL ASSEMBLY

A6 0.5	INTERIOR WALL
	NON-RATED



1 HR RATED DEMISING WALL
5/8" TYPE 'X' GYPSUM BOARD ON BOTH SIDES OF DOUBLE 2X4 STAGGERED STUDS W/ 1" AIRSPACE AND 3-1/2" SOUND BATT INSULATION IN EACH STUD CAVITY.
- CONTRACTOR TO SUBSTITUTE 5/8" "GREEN BOARD" 4'-0" A.F.F. AT ALL WET LOCATIONS
- 1-HR RATING PER UL DESIGN #U376, CONFIGURATION C - MIN. STC: 56

B4 1.1	DEMISING WALL
	1 HR RATED - UL #U376



TYPICAL 2X6 INTERIOR WALL
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

A6 1.1	INTERIOR WALL
	1 HR RATED - UL #U305

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ISSUE

DD SET	8/10/23

WALL TYPE LEGENDS AND DETAILS

1" = 1'-0"

PROJECT #	21037
DRAWN BY	AWH
CHECKED BY	RDLA
FILE NAME	

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A9.31

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT.
   a. 2017 OHIO BUILDING CODE WITH AUGUST 2018 UPDATES AND ERRATA 02/26/19.
      1) "INTERNATIONAL BUILDING CODE - 2015" INTERNATIONAL CODE COUNCIL, INC.
   b. 2019 RESIDENTIAL CODE OF OHIO
      2) "INTERNATIONAL RESIDENTIAL CODE - 2018" INTERNATIONAL CODE COUNCIL, INC.
   c. "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", (ANSI/ASCE 7) AMERICAN SOCIETY OF CIVIL ENGINEERS.
2. ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

1. GRAVITY - SUPERIMPOSED DEAD LOADS
   a. ROOF (WOOD FRAMED)

SHINGLES	3 PSF
SHEATHING	2 PSF
TRUSSES	5 PSF
INSULATION	2 PSF
MECHANICAL/ELECTRICAL	4 PSF
SPRINKLERS	2 PSF
CEILING	2 PSF
TOTAL	20 PSF

2. GRAVITY - FLOOR LIVE LOADS

a. LOBBIES	100 PSF
b. RESIDENTIAL PRIVATE ROOMS	40 PSF
c. RESIDENTIAL PUBLIC ROOMS	100 PSF

3. GRAVITY - ROOF LIVE LOADS
   a. LIVE LOAD 20 PSF (NOT REDUCIBLE)
   b. SNOW LOAD (PLUS DRIFTING WHERE APPLICABLE)
      1) GROUND SNOW LOAD (Pg) 20 PSF
      2) SNOW EXPOSURE FACTOR (Ce) 1.0
      3) SNOW LOAD IMPORTANCE FACTOR (Is) 1.0
      4) THERMAL FACTOR (Ct) 1.1
      5) SLOPE FACTOR(s) (Cs) 1.0
      6) FLAT ROOF SNOW LOAD (Pf) 20 PSF (NOT REDUCIBLE)
4. LATERAL LOADS - WIND
   a. ANALYSIS PROCEDURE ASCE 7 / IBC
   b. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST) 115 MPH
   c. NOMINAL WIND SPEED 89 MPH
   d. RISK CATEGORY II
   e. EXPOSURE CATEGORY C
   f. INTERNAL PRESSURE COEFFICIENT ±0.18
   g. COMPONENTS AND CLADDING (ULTIMATE) BASED ON 10FT² TRIBUTARY AREA

ELEMENT	EXPOSURE	PRESSURE
ROOF	1	-21.7, +10 PSF
ROOF	2	-26.1, +10 PSF
ROOF	3	-45.1, +10 PSF
WALLS	4	-18.8, +17.3 PSF
WALLS	5	-23.2, +17.3 PSF

   h. NET WIND UPLIFT (ULTIMATE)
      1) FIELD OF MAIN ROOF 12.8 PSF
      2) EDGES OF MAIN ROOF, EDGE DISTANCE = [4'] 18.3 PSF
5. LATERAL LOADS - SEISMIC
   a. SEISMIC IMPORTANCE FACTOR (Ie) 1.0
   b. RISK CATEGORY II
   c. SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIOD (Ss) 0.142
   d. SPECTRAL RESPONSE ACCELERATION FOR 1-SECOND PERIOD (S1) 0.055
   e. SPECTRAL RESPONSE COEFFICIENT (SDS) 0.151
   f. SPECTRAL RESPONSE COEFFICIENT (SD1) 0.088
   g. SITE CLASS D (ASSUMED)
   h. SEISMIC DESIGN CATEGORY B
   i. BASIC SEISMIC FORCE RESISTING SYSTEM(S) LIGHT FRAMED WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS; LIGHT FRAMED WOOD WALLS WITH GYPSUM SHEAR PANELS
   j. RESPONSE MODIFICATION FACTOR(S) (R) 6.5 WOOD SHEAR PANELS; 2.0 GYPSUM SHEAR PANELS
   k. SEISMIC RESPONSE COEFFICIENT(S) (Cs) 0.031
   l. ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE PROCEDURE
   m. BASE SHEAR (ULTIMATE) 8.3 KIPS
6. THE STRUCTURE HAS BEEN DESIGNED FOR THE DEAD, LIVE AND LATERAL LOADS INDICATED ABOVE. ANY INCREASE OF LOADS DUE TO CHANGE IN USAGE OR CONSTRUCTION MATERIALS, ETC. SHALL HAVE THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. THE CONTRACTOR IS CAUTIONED AS TO NOT STORE ANY CONSTRUCTION MATERIALS OR UNDERTAKE ANY CONSTRUCTION OPERATIONS WHICH WILL EXCEED THE DESIGN LIVE LOAD CAPACITIES NOTED.
7. WEIGHT OF EQUIPMENT SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN CONSIDERED IN THE FRAMING DESIGN. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXCEEDING 300 POUNDS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO INSTALLATION. COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

C. CONSTRUCTION

1. GENERAL
   a. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE STRUCTURE DEAD LOADS AND FOR THE SUPERIMPOSED LIVE LOADS INDICATED IN THE DESIGN LOADS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, TEMPORARY BRACING, ETC.
   b. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE ROOF AND FLOORS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING AND SHORING REQUIRED TO ACCOMMODATE ALL INTERIM LOADING CONDITIONS FOR GRAVITY AND LATERAL RESISTING SYSTEMS, INCLUDING BUT NOT LIMITED TO, SIDE LOADED CONDITIONS AND/OR CONDITIONS RESULTING IN TEMPORARY UNRESTRAINED MEMBERS SUBJECT TO TORSIONAL LOADING DURING CONSTRUCTION.
   c. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES AND ALL OSHA REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   d. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, AND DRAWINGS, THE MOST RIGID REQUIREMENT SHALL GOVERN.
   e. STRUCTURAL DOCUMENTS ARE NOT STAND-ALONE DOCUMENTS, THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SECTIONS, AND DETAILS. REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS NOR FOR DETAILING.
   f. DRAWINGS IN DIGITAL FORMAT, INCLUDING, BUT NOT LIMITED TO AUTOCAD OR REVIT, ARE FOR CONVENIENCE ONLY AND DO NOT CONSTITUTE CONTRACT DOCUMENTS. PROVIDENCE OFFERS NO WARRANTIES, EXPRESSED NOR IMPLIED, REGARDING THE ACCURACY OF SUCH DIGITAL FILES. CONTRACT BINDING DOCUMENTS ARE THE DESIGN DRAWINGS IN "PORTABLE DOCUMENT FORMAT" (PDF) ONLY.
   g. THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND ELEVATIONS FOR ALL WORK BEFORE PROCEEDING WITH THE CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO THE START OF ANY WORK.
   h. CONSULT ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR VERIFICATION OF LOCATION AND SIZE OF ALL OPENINGS, SLEEVES, REVEALS, DEPRESSIONS, INSERTS, CONCRETE HOUSEKEEPING PADS, HANDRAILS, GUARDRAILS, PARTITION SUPPORTS, LINTELS, ETC. REQUIRED FOR THE PROJECT. VERIFY REQUIREMENTS OF TRADES AFFECTING THE WORK AND NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS.
   i. THE FRAMING MEMBERS INDICATED ON THE DOCUMENTS SHALL BE CONSIDERED A MINIMUM PROJECT REQUIREMENT. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SUPPLEMENTAL AND/OR ADDITIONAL FRAMING INCLUDING JOISTS, HEADERS, RAFTERS, BEAMS, ETC. AT NO ADDITIONAL COST TO THE OWNER, AS REQUIRED AND RESULTING FROM CONTRACTOR'S COORDINATION OF ALL PROJECT TRADES.
   j. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
   k. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO THE CONTRACTOR'S MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.

C. CONSTRUCTION - CONTINUED

   l. SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION REGARDING FINISHES, DAMPPROOFING, WATERPROOFING, UL ASSEMBLY DESIGNATIONS AND FIREPROOFING REQUIREMENTS, ETC.
   m. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DRYWALL NON-LOAD-BEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT AT THE HEADS OF ALL SUCH PARTITION. UNLESS SHOWN ON THE DRAWINGS, THE CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE REQUIRED LATERAL LOAD. PROVIDE COMPRESSIBLE FIRESAFING AT THE TOP OF THE WALL AS REQUIRED BY THE ARCHITECTURAL DRAWINGS.
   n. ALL MECHANICAL BOLTS AND ADHESIVE ANCHORS SHALL BE SET IN FULLY CURED CONCRETE.
   o. CUTTING, PATCHING, DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED WITH METHODS LEAST LIKELY TO DAMAGE ADJACENT ADJOINING CONDITIONS. DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND AT THE EXPENSE OF THE CONTRACTOR.
   p. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATORY EQUIPMENT. PLACE VIBRATORY EQUIPMENT ON VIBRATION ISOLATORS APPROPRIATE FOR EQUIPMENT AND USE OF SPACE. VIBRATION ISOLATION HAS NOT BEEN PROVIDED BY THE STRUCTURAL ENGINEER.
   q. CONSTRUCTION IS TO BE IN SUCH A MANNER THAT NO CRANE LOADS OR ANY OTHER UNAPPROVED CONSTRUCTION LOADS ARE PLACED ON SLAB-ON-GROUND OR ELEVATED STRUCTURE DURING CONSTRUCTION.
2. SHOP DRAWINGS
   a. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS, INCLUDING ALL CONCRETE AND GROUT MIX DESIGNS AND ADMIXTURES, MUST BE SUBMITTED BY THE GENERAL CONTRACTOR AND REVIEWED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S APPROVAL STAMP CERTIFYING HE HAS VERIFIED ALL CONSTRUCTION CRITERIA INCLUDING FIELD MEASUREMENTS, MATERIAL AND SIMILAR DATA AND HAS CHECKED THE SUBMITTAL FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
   b. REVIEW IS ONLY FOR GENERAL COMPATIBILITY WITH THE DESIGN CONCEPT OF THE COMPLETED PROJECT AS A FUNCTIONING WHOLE AS INDICATED BY THE CONTRACT DOCUMENTS, AND FOR GENERAL CONFORMANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. ANY REVIEW OR COMMENTS DO NOT MODIFY THE CONTRACTOR'S INDEPENDENT DUTY TO STRICTLY COMPLY WITH THE CONTRACT DOCUMENTS. PROVIDENCE ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES. PROVIDENCE'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OPERATIONS OF CONSTRUCTION OR SAFETY PRECAUTIONS OR PROGRAMS INCIDENTAL THERETO, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR REMAINS RESPONSIBLE FOR DETAIL AND ACCURACY, FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER, AND COORDINATING THE WORK OF ALL TRADES.
   c. UNAUTHORIZED REPRODUCTION OF ANY PORTION OF THE STRUCTURAL DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER MAY BE REJECTED AND RETURNED.
   d. IF THE CONTRACTOR OR OWNER FAILS TO OBTAIN THE STRUCTURAL ENGINEER'S REVIEW OF THE SHOP DRAWINGS, THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT. SHOP DRAWINGS ARE REVIEWED BY THE STRUCTURAL ENGINEER AS A CONVENIENCE TO THE GENERAL CONTRACTOR AND ARE NOT A CONTRACT DOCUMENT.
   e. AT THE TIME OF SHOP DRAWING SUBMISSION, THE GENERAL CONTRACTOR SHALL INFORM THE STRUCTURAL ENGINEER, IN WRITING, OF ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS.
   f. AFTER REVIEW OF SUBMITTAL, PROVIDENCE WILL INDICATE THE APPROPRIATE ACTION ON SUBMITTAL WITH AN ACTION STAMP TO INDICATE ONE OF THE FOLLOWING:
      1) REVIEWED, NO EXCEPTIONS - WORK MAY PROCEED
      2) REVIEWED, EXCEPTIONS NOTED - WORK MAY PROCEED BASED ON CORRECTIONS INDICATED
      3) REVIEWED, EXCEPTIONS NOTED, RESUBMIT FILE COPY - WORK MAY PROCEED BASED ON CORRECTIONS INDICATED
      4) REJECTED, REVISE AND RESUBMIT - WORK MAY NOT PROCEED
      5) INFORMATION ONLY - INFORMATION ONLY SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO QUALITY CONTROL PROCEDURES, MATERIAL CERTIFICATES, MANUFACTURER DATA, INSPECTION REPORTS, AND CLOSEOUT DOCUMENTS.
   g. PROVIDENCE IS NOT RESPONSIBLE FOR RESUBMITTALS OR TRACKING PROGRESS OF RESUBMITTALS.

D. DELEGATED DESIGN SUBMITTALS

1. STRUCTURAL SYSTEMS DESIGNATED TO BE DELEGATED DESIGNS SHALL BE PERFORMED BY THE CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER (SSE) WHO IS LICENSED IN THE PROJECT LOCATION. THE SPECIALTY STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE DELEGATED PORTIONS OF THE WORK.
2. AS THE STRUCTURAL ENGINEER OF RECORD (SEOR) FOR THE REMAINDER OF THE WORK OF THIS PROJECT (PORTIONS NOT DELEGATED), PROVIDENCE WILL PROVIDE DESIGN CRITERIA AND DESIGN INTENT FOR THE SPECIALTY STRUCTURAL ENGINEER'S USE IN PREPARING THE DELEGATED DESIGN. IF THE SPECIALTY STRUCTURAL ENGINEER DETERMINES THERE IS INSUFFICIENT DESIGN INFORMATION OR PROJECT LIMITATIONS, A TIMELY REQUEST FOR INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION.
3. LOADS IMPOSED BY THE DELEGATED DESIGN ASSEMBLIES ON THE REMAINDER OF THE WORK SHALL BE CLEARLY PROVIDED BY THE SSE FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE).
4. THE CONTRACTOR SHALL SUBMIT DELEGATED DESIGN DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY THE SPECIALTY STRUCTURAL ENGINEER LICENSED IN THE PROJECT'S JURISDICTION.
   a. DELEGATED DESIGN SUBMITTALS SHALL INDICATE THAT PRODUCTS AND SYSTEMS COMPLY WITH PERFORMANCE AND DESIGN CRITERIA IN THE CONTRACT DOCUMENTS AND RELEVANT CODES. INCLUDE LIST OF LOADS, CODES AND OTHER RELEVANT FACTORS USED IN PERFORMING THE DELEGATED DESIGN.
   b. CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE MOST CURRENT CONTRACT DOCUMENTATION INCLUDING REVISIONS, ADDENDA, RFI RESPONSES, ETC, TO THE SPECIALTY STRUCTURAL ENGINEER(S). SPECIALTY STRUCTURAL ENGINEER(S) SHALL PROVIDE A LIST OF RELEVANT DOCUMENTS AND CORRESPONDING DATES OF ISSUANCE AS PART OF THEIR SUBMITTAL.
   c. THE SUBMITTED DRAWINGS AND CALCULATIONS SHALL CLEARLY SHOW THE LOAD REACTIONS AS APPLIED TO THE BUILDING STRUCTURE.
   d. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE) SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS INDICATED ON THE CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER OF RECORD (PROVIDENCE) WILL CONFIRM THE DELEGATED DESIGN PARAMETERS (INPUT) CONFORM WITH THE SPECIFIED DESIGN CRITERIA AND DESIGN INTENT; HOWEVER, THE SPECIALTY STRUCTURAL ENGINEER IS SOLELY RESPONSIBLE FOR THEIR WORK.
5. LIST OF DELEGATED DESIGN ASSEMBLIES INCLUDED IN CONTRACT:
   a. WOOD TRUSSES
      1) DESIGNS SHALL ACCOUNT FOR ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES INCLUDING: SPECIAL LOAD DIAGRAMS AND SPECIAL LOADS DEPICTED ON THE CONTRACT DOCUMENTS; NET WIND UPLIFT SHOWN IN THE DESIGN LOADS SECTION; THE WEIGHT OF SUPPORTED EQUIPMENT, PIPING AND CONDUIT; AND ALL CODE-REQUIRED LOAD COMBINATIONS.
      2) CONNECTION TO THE MAIN BUILDING STRUCTURE SHALL BE DESIGNED BY THE TRUSS MANUFACTURER AND SHALL MATCH SUPPORT LOCATIONS DESIGNATED BY THE STRUCTURAL ENGINEER OF RECORD.
      3) SUBMIT CALCULATIONS SHOWING COMPLETE RATIONAL LOAD PATH, INCLUDING THE EFFECTS ON SUPPORTING MEMBERS. SUBMISSION SHALL CLEARLY SHOW LOAD REACTIONS APPLIED TO THE BUILDING STRUCTURE.

E. FOUNDATION

1. DESIGN DATA
   a. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY GEO-SCI CONSULTANTS DATED 07/26/2023 REPORT NO. 1123179.11.
   b. ALL FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE NET BEARING PRESSURE OF 2,000 PSF. IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE AND PAY FOR THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD VERIFICATION OF THE ASSUMED SOIL BEARING PRESSURES. BEARING CAPACITY OF THE SOIL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO CONCRETE PLACEMENT. SHOULD THE SOIL BEARING PRESSURE BE FOUND TO BE LESS THAN 2,000 PSF, THE OWNER SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER.
   c. ALL EXTERIOR FOUNDATIONS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADE. IN CASE OF CONFLICT, NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT. FOOTINGS SHALL BEAR ON APPROVED UNDISTURBED MATERIAL OR STRUCTURAL FILL.
2. GENERAL
   a. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR EXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS, INCLUDING COMPACTION PROCEDURES. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL ENGINEERING REPORT ARE PART OF THIS WORK.

E. FOUNDATION

   b. ALL EXCAVATION, BACKFILLING AND STRUCTURAL FILL PLACEMENT OPERATIONS BENEATH THE BUILDING SLAB AND FOUNDATIONS, AND ALL COMPACTION TESTS AND INSPECTIONS SHALL BE DONE UNDER THE DIRECTION AND SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER. ALL FILL MATERIAL, COMPACTION EQUIPMENT AND PROCEDURES SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PERFORMING ANY EARTHWORK OPERATIONS.
   c. CONCRETE FOR FOUNDATIONS SHALL BE PLACED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER. SHOULD THE SOIL BEARING PRESSURE BE FOUND TO BE LESS THAN THE ALLOWABLE BEARING PRESSURES LISTED ABOVE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
   d. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
   e. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS. SHOULD ANY DAMAGE TO SUCH UTILITIES OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR SUCH DAMAGE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER.
   f. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL. STEP FOUNDATIONS UNDER UTILITIES AS REQUIRED WHERE UTILITIES OCCUR.
   g. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON THE PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
   h. FOLLOWING REQUIRED STRIPPING OPERATIONS, ANY PROOF ROLLING SHALL BE AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE PURPOSE FOR PROOF ROLLING WILL BE TO LOCATE ANY ISOLATED AREAS OF SOFT OR LOOSE SOILS REQUIRING IMPROVEMENT OR REPLACEMENT. SOFT AREAS SHALL BE UNDERCUT AND REPLACED BY PROPERLY COMPACTED MATERIALS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
   i. SEE PLUMBING AND CIVIL DRAWINGS FOR UNDER SLAB AND PERIMETER DRAINAGE SYSTEMS (IF ANY).
3. BACKFILL
   a. ALL BACKFILL OPERATIONS SHALL BE PERFORMED IN HORIZONTAL LIFTS USING STRUCTURAL FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, AT THE OPTIMUM MOISTURE CONTENT OF THE MATERIAL AND PROVIDING THE MINIMUM COMPACTION LEVEL STIPULATED IN THE GEOTECHNICAL ENGINEERING REPORT.
   b. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES OF THE WALL AT ANY TIME.
4. SLAB BASE COURSE
   a. FILL MATERIAL TO BE USED AS BASE COURSE UNDER SLABS SHALL BE DENSE-GRADED AGGREGATE ODOT #304.
   b. PRIOR TO INSTALLATION OF BASE COURSE, THE SUBGRADE SHALL BE GRADED TO PROPER ELEVATION, ELIMINATE UNEVEN AREAS AND FILL IN DEPRESSIONS.
   c. THOROUGHLY ROLL THE SUBGRADE SUCH THAT THE SUBGRADE SHALL BE COMPACTED SUFFICIENTLY TO DEVELOP AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF AT LEAST 12". AS THE ROLLING OPERATION PROGRESSES, ANY DISCLOSED SOFT SPOTS OR IRREGULARITIES WITHIN THE SUBGRADE SHALL BE EXCAVATED TO FIRM MATERIAL AND THEN BACKFILLED WITH LAYERS OF APPROVED STONE FILL MATERIAL. FILL SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY.
   d. NO FILL MATERIAL SHALL BE PLACED ON ANY POINT OF THE SURFACE OF THE FILL TO BE COMPACTED WHICH HAS FREE WATER STANDING ON IT OR WHICH IS EXCESSIVELY WET, NOR SHALL ANY FILL BE PLACED OR COMPACTED IN A FROZEN CONDITION OR ON TOP OF FROZEN MATERIAL. IF, PRIOR TO THE FIRST LIFT OF BASE COURSE FILL MATERIAL, THE WORK IS INTERRUPTED BY RAIN, THEN FILLING SHALL NOT COMMENCE UNTIL THE SUBGRADE IS ROLLED AND THE SOILS ENGINEER HAS APPROVED THE SUBGRADE CONDITIONS.
   e. THE BASE COURSE FILL MATERIAL SHALL BE PLACED IN CONTINUOUS LAYERS NOT EXCEEDING 6" LOOSE DEPTH AND SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS SO AS TO ATTAIN REQUIRED COMPACTION DENSITY. BASE COURSE SURFACE SHALL BE GRADED TO TOLERANCE SPECIFIED HEREIN.
   f. IF THERE IS A DELAY BETWEEN COMPLETION OF BASE COURSE INSTALLATION AND THE START OF THE FLOOR SLAB WORK, THE BASE COURSE SHALL BE RECOMPACTED AND REGRADED, IMMEDIATELY PRIOR TO START OF SLAB WORK, THE BASE COURSE SHALL BE ROLLED AND COMPACTED SUFFICIENTLY TO DEVELOP AT LEAST 98% OF MAXIMUM DENSITY TO A DEPTH OF AT LEAST 12". REGRADE BASE COURSE SUCH THAT SURFACE COMPLIES WITH THE TOLERANCE SPECIFIED HEREIN.
   g. FINISH SUBGRADE SURFACE UNDER SLABS SHALL BE SMOOTH AND EVEN. GRADING TOLERANCE SHALL BE +0"/-1/2" ABOVE/BELOW THE REQUIRED SUBGRADE ELEVATION, AND SHALL BE WITHIN A TOLERANCE OF 1/4" IN 10' AS DETERMINED BY A 10' STRAIGHTEDGE.

F. CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE FOLLOWING PUBLICATIONS:
   a. "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 301.
   b. "BUILDING CODE REQUIREMENTS FOR CONCRETE", ACI 318.
   c. "GUIDE TO HOT WEATHER CONCRETING", ACI 305.
   d. "GUIDE TO COLD WEATHER CONCRETING", ACI 306.
   e. "GUIDE TO FORMWORK FOR CONCRETE", ACI 347.
   f. "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION MATERIALS", ACI 117.
2. MATERIALS
   a. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

APPLICATION	f'c AT 28 DAYS	DRY UNIT WEIGHT PCF	MAX. W/CM RATIO	SLUMP (IN) (+/- 1")
SLABS-ON-GROUND (INTERIOR)	4,000	145		5
SLABS-ON-GROUND (EXTERIOR)	4,500	145	0.45	5
FOOTINGS, FOUNDATION WALLS	3,000	145		4"
STRUCTURAL CONCRETE FILL	2,500	145		6"

   (*SLUMP: CONCRETE CONTAINING HRWR ADMIXTURE SHALL HAVE A MAXIMUM SLUMP OF 7" AFTER ADDITION OF HRWR TO A VERIFIED WATER SLUMP OF 2" TO 3" MAXIMUM)
   b. CEMENT ASTM C150, TYPE I OR II; ASTM C595 TYPE IL
   c. CEMENT SUBSTITUTES ASTM C989, ASTM C618 (CLASS C OR F) MAXIMUM PERCENT OF TOTAL IN ACCORDANCE WITH ACI 318
   d. COARSE AGGREGATES ASTM C33 (NORMAL WEIGHT)
   e. COARSE AGGREGATE SIZE SHALL BE: 1 1/2" MAX. / 1" TOP SIZE
   f. COMBINED AGGREGATE GRADING FOR SLABS SHALL BE WELL-GRADED FROM TOP SIZE TO NO. 100 SIEVE. FOR THE 1-1/2" MAX. / 1" TOP SIZE AGGREGATE, GRADATIONS SHALL BE 8-22% RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO. 100 SIEVE SIZE. IDEAL RANGE FOR THE NO. 30 AND NO. 50 SIEVE IS 8-15% RETAINED ON EACH SIEVE. FOR THE TOP SIZE, 0-4% SHALL BE RETAINED ON THE 1" SIEVE.
   g. THE PROPORTIONING OF THE CONCRETE MIX FOR SLABS-ON-GROUND IS EXTREMELY IMPORTANT. MINIMIZING SHRINKAGE OF THE CONCRETE IS KEY TO A SUCCESSFUL FLOOR SLAB. HIGH CEMENT AND HIGH WATER CONTENT ARE FACTORS THAT INCREASE CONCRETE SHRINKAGE. CEMENT CONTENT SHALL BE OPTIMIZED TO PRODUCE THE SPECIFIED STRENGTH BUT BALANCED TO MINIMIZE THE SHRINKAGE POTENTIAL. WATER CONTENT SHALL BE ADJUSTED AND COORDINATED WITH THE NECESSARY ADMIXTURES TO MINIMIZE SHRINKAGE POTENTIAL BUT STILL ACHIEVING THE DESIRED PLACEABILITY AND FINISHABILITY. A LARGE QUANTITY OF COARSE AGGREGATE (2000 LBS./CU.YD. MINIMUM), SHALL BE USED TO HELP MINIMIZE THE SHRINKAGE POTENTIAL.
   h. AIR: ALL CONCRETE EXPOSED TO WEATHER, EXCEPT CONCRETE TO RECEIVE A STEEL TROWEL FINISH, SHALL BE AIR-ENTRAINED 6% ± 1 1/2% BY VOLUME. ENTRAINING ADMIXTURES TO COMPLY WITH ASTM C260.
   i. REINFORCEMENT:
      DEFORMED REINFORCING BARS ASTM A615, GRADE 60
      SMOOTH WELDED WIRE REINFORCEMENT (WWR) ASTM A1064, GRADE 65
   j. ADMIXTURES: NO ADMIXTURE CONTAINING CALCIUM CHLORIDE OR OTHER CHLORIDE CONTAINING AGENTS SHALL BE PERMITTED. WATER-REDUCING ADMIXTURES SHALL COMPLY WITH ASTM C494. CONCRETE SHALL HAVE A WATER SLUMP OF 2" TO 3" PRIOR TO INTRODUCTION OF ADMIXTURE TO THE CONCRETE MIX.
   k. ANCHORING SYSTEM:
      ADHESIVE ANCHORS HILTI HIT-HY200 SYSTEM OR APPROVED EQUAL
      EXPANSION BOLTS HILTI KWIK BOLT 3 OR APPROVED EQUAL
      SUBMIT ICC-ES REPORTS FOR ANY PROPOSED EQUAL

F. CAST-IN-PLACE CONCRETE

   l. ISOLATION JOINT FILLER STRIPS
      EXTERIOR ASTM D1751, ASPHALT-SATURATED CELLULOSE FIBER
   m. SUBMIT CONCRETE DESIGN MIXES INCLUDING TEST RESULTS IN ACCORDANCE WITH ACI 318 TO VERIFY STRENGTH FOR ALL CLASSES OF CONCRETE TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO PLACING ANY CONCRETE.
   n. SUBMIT REINFORCING PLACEMENT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH THE WORK.
3. GENERAL
   a. REINFORC

GENERAL STRUCTURAL NOTES - CONTINUED

G. WOOD

1. DESIGN STANDARDS
   a. "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", ANSI/AF&PA NDS (INCLUDING SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION").

   b. "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI1, TRUSS PLATE INSTITUTE (TPI).

2. MATERIALS
   a. DIMENSION LUMBER
      ALL DIMENSION LUMBER SHALL BE VISUALLY GRADED DIMENSION LUMBER, KILN-DRIED WITH A 19% MAXIMUM MOISTURE CONTENT. UNLESS NOTED OTHERWISE, LUMBER SHALL BE SPRUCE-PINE-FIR WITH THE FOLLOWING MINIMUM DESIGN VALUES
      (WITHOUT THE APPLICABLE SIZE FACTOR CF):
      JOISTS/RAFTERS/HEADERS/BEAMS/STUDS: NUMBER 2 OR BETTER
      Fb = 875 PSI Fc = 1,150 PSI Fv = 135 PSI
      Ft = 450 PSI Fc (PERP) = 425 PSI E = 1,400,000 PSI

      NON-LOAD BEARING STUDS: STUD
      Fb = 675 PSI Fc = 725 PSI Fv = 135 PSI
      Ft = 350 PSI Fc (PERP) = 425 PSI E = 1,200,000 PSI

      PRESSURE TREATED PLATES AND SAWN LUMBER: SOUTHERN PINE NUMBER 2 OR BETTER
      (VALUES FOR 2x6 INDICATED BELOW. SEE NDS FOR OTHER SHAPES OF SOUTHERN PINE LUMBER)
      Fb = 1,000 PSI Fc = 1,400 PSI Fv = 175 PSI
      Ft = 600 PSI Fc (PERP) = 565 PSI E = 1,400,000 PSI

   b. TIMBERS
      ALL TIMBERS (5"x5" AND LARGER) SHALL BE VISUALLY GRADED TIMBERS, KILN-DRIED WITH A 19% MAXIMUM MOISTURE CONTENT. TIMBERS SHALL BE SPRUCE-PINE-FIR #1 OR BETTER WITH THE FOLLOWING MINIMUM DESIGN VALUES:
      POSTS AND TIMBERS:
      Fb = 850 PSI Fc (PAR) = 700 PSI Fv = 125 PSI
      Ft = 550 PSI Fc (PERP) = 425 PSI E = 1,300,000 PSI

   c. STRUCTURAL COMPOSITE LUMBER
      1) LAMINATED VENEER LUMBER (LVL)
         FRAMING MEMBERS SHALL BE "MICROLLAM" AS MANUFACTURED BY WEYERHAEUSER, OR APPROVED EQUAL WITH THE FOLLOWING DESIGN PROPERTIES AND MINIMUM STRENGTH VALUES:
         Fb = 2,600 PSI Fc = 2,510 PSI Fv = 285 PSI
         Ft (PERP) = 750 PSI E = 2,000,000 PSI

      2) PARALLEL STRAND LUMBER (PSL)
         COLUMN MEMBERS SHALL BE "PARALLAM" AS MANUFACTURED BY WEYERHAEUSER, OR APPROVED EQUAL WITH THE FOLLOWING DESIGN PROPERTIES AND MINIMUM STRENGTH VALUES:
         Fb = 2,400 PSI Fc = 2,500 PSI Fv = 190 PSI
         Fc (PERP) = 545 PSI E = 1,800,000 PSI

   d. WOOD STRUCTURAL PANELS (PLYWOOD OR OSB)
      ROOF SHEATHING 5/8" THICK, APA RATED SHEATHING 40/20, EXPOSURE 1
      WALL SHEATHING 7/16" THICK, APA RATED SHEATHING 32/16, EXPOSURE 1
      FLOOR SHEATHING 3/4" THICK, APA RATED STURD-I-FLOOR, 24" O.C., EXPOSURE 1, TONGUE AND GROOVE

3. DIMENSION LUMBER/STRUCTURAL COMPOSITE LUMBER
   a. MEMBERS SHALL BE SET WITH CROWN SIDE UP AND HAVE A MINIMUM OF 2" BEARING.

   b. ALL JOISTS AND RAFTERS SHALL HAVE FULL DEPTH BLOCKING OR BRIDGING AT INTERVALS NOT EXCEEDING 8'-0".

   c. ALL HEADERS TO BE A MINIMUM OF (2)2x12 OR (3)2x10, UNLESS SHOWN OTHERWISE ON PLAN.

   d. PROVIDE ONE JAMB STUD PLUS STANDARD STUD FOR HEADER SPANS 4'-6" OR LESS AND TWO JAMB STUDS PLUS STANDARD STUD FOR SPANS OVER 4'-6", UNLESS NOTED OTHERWISE.

   e. USE (2) ROWS OF 1/2" DIA. THRU BOLTS AT 24" O.C. TO JOIN MULTIPLE 2x BEAMS OR GIRDERS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE DRAWINGS.

   f. PROVIDE CONTINUOUS SOLID BLOCKING UNDER CONCENTRATED WALL LOADS DOWN THROUGH THE FLOOR FRAMING TO SLAB-ON-GROUND OR FOUNDATIONS.

   g. WHERE PARTITION WALL AT FLOOR ABOVE IS ORIENTED PARALLEL TO TRUSS SPAN, PROVIDE 2x4 BLOCKING AT 2'-0" O.C. TO SUPPORT PARTITION WALL ABOVE.

   h. ALL WOOD SILL PLATES SHALL BE ANCHORED TO CONCRETE FOUNDATIONS WITH 5/8" DIA. ANCHORS AT 2'-6" O.C. MAXIMUM (MINIMUM 2 ANCHORS PER MEMBER) AND WITHIN 12" OF CORNERS AND SPLICES ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO GROUTED CMU OR 9" INTO CAST-IN-PLACE CONCRETE FOUNDATIONS.

   i. ALL BOLTS AND LAG BOLTS SHALL BE FITTED WITH GALVANIZED, MALLEABLE IRON OR STEEL PLATE WASHERS.

   j. ALL FASTENERS, INCLUDING BUT NOT LIMITED TO BOLTS, NAILS, SCREWS, LAG SCREWS, ETC., USED IN CONJUNCTION WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.

   k. CONNECTIONS FOR WOOD MEMBERS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS OR, IF NO DETAIL IS SHOWN, PROVIDE THE NUMBER AND SIZE OF FASTENERS SET FORTH IN THE "FASTENING SCHEDULE" TABLE IN CHAPTER 23 OF IBC.

   l. CONNECTION DETAILS SHOW ARRANGEMENT OF STRUCTURAL MEMBERS ONLY. FIT-UP OF MEMBERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   m. PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO THE FLOOR JOIST SPAN.

   n. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY BRACING OF ALL BUILDING ELEMENTS. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL PERMANENT BRACING IS INSTALLED, ATTACHED, AND CAPABLE OF SUPPORTING LOADS.

   o. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

4. STRUCTURAL SHEATHING
   a. FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDENCING COMPLIANCE WITH VOLUNTARY PRODUCT STANDARD PS1, PS2, OR APA PRP-108.

   b. INSTALL PANELS WITH PANEL LONG DIMENSION PERPENDICULAR TO THE SUPPORTING MEMBERS, UNLESS SHOWN OTHERWISE.

   d. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO ALL SUPPORTS. NAIL SUPPORTED PANEL EDGES WITH 8d RING-SHANK NAILS AT 6" O.C. AND INTERMEDIATE SUPPORTS AT 12" O.C.

   e. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 10d COMMON NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT LOCATIONS. PROVIDE FULL BLOCKING AT ALL HORIZONTAL WALL PANEL EDGES AND PROVIDE PANEL CLIPS AT ALL UNSUPPORTED ROOF SHEATHING EDGES.

5. GENERAL MOISTURE PROTECTION
   a. WOOD FRAMING AND DECKING EXPOSED TO MOISTURE HAS POTENTIAL TO EXPAND. WOOD FRAMING AND DECKING SHALL BE PROTECTED FROM RAIN, SNOW, AND MOISTURE. IN BUILDING LENGTHS EXCEEDING 60-100 FEET, DECK EXPANSION CAN HAVE A CUMULATIVE EFFECT IF DECKING JOINTS ARE PLACED TIGHT TOGETHER. CONTRACTOR SHALL MAINTAIN DECKING JOINTS WITH A SPACING OF 1/8" BETWEEN ADJACENT PANELS IN ACCORDANCE WITH APA RECOMMENDATIONS. THE 1/8" SPACING CAN BE ACHIEVED BY HOLDING A STANDARD 10d BOX NAIL BETWEEN ADJACENT SHEETS.

   b. PROVIDE TEMPORARY PROTECTION TO LIMIT RAINWATER AND/OR SNOW FROM SATURATING WOOD SURFACES. HOLES MAY BE DRILLED THROUGH THE DECK TO MINIMIZE POTENTIAL PONDING. HOLES CAN BE PATCHED AFTER THE BUILDING IS ENCLOSED.

   c. ONCE THE BUILDING IS ENCLOSED, THE INTERIOR SPACES SHALL BE CONDITIONED/VENTILATED AND DEHUMIDIFICATION SHALL BE ACHIEVED PRIOR TO PLACING INSULATION AND FINISHES. THIS RECOMMENDATION SHOULD BE CONSIDERED IN THE CONTRACTOR'S EFFORTS TO PRECLUDE MOLD GROWTH.

6. WOOD PRESERVATIVE TREATMENT
   a. WHERE LUMBER OR PLYWOOD IS INDICATED AS "TREATED" OR "PT", COMPLY WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1 AND WITH AWPA STANDARDS LISTED BELOW. MARK EACH TREATED ITEM WITH THE AWPA QUALITY MARK REQUIREMENTS.

   b. PRESSURE TREAT ABOVE-GROUND EXTERIOR ITEMS WITH WATERBORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) U1-UC3B. AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 10% AND 15%, RESPECTIVELY.

   c. PRESSURE TREAT EXTERIOR ITEMS IN CONTACT WITH THE GROUND WITH WATERBORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) U1-UC4B. AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 10% AND 15%, RESPECTIVELY.

G. WOOD

9. WOOD TRUSSES
   a. DESIGN
      1) DESIGN OF TRUSSES, TRUSS BRACING AND DETAILING OF TRUSS CONNECTIONS ARE DELEGATED TO THE CONTRACTOR. SEE "DELEGATED DESIGN SUBMITTALS" SECTION FOR DESIGN AND SUBMITTAL REQUIREMENTS.

      2) TRUSSES INDICATED ON DETAILS AND PLANS REPRESENT PROFILES AND BEARING LOCATIONS SCHEMATICALLY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, OVERHANGS, ETC. FINAL TRUSS LAYOUT AND ACTUAL SIZES AND LOCATIONS OF THE TRUSS CHORDS AND WEBS IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

      3) CONTRACTOR SHALL COORDINATE MECHANICAL EQUIPMENT, DUCT RUNS, PLUMBING, SPRINKLERS, ETC. FOR CONSIDERATION IN TRUSS DESIGN AND PROFILES.

      4) TEMPORARY AND PERMANENT BRACING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

   b. LOADING
      1) SEE GENERAL NOTES FOR LOADING REQUIREMENTS.

      2) ACCOUNT FOR SPECIAL CONDITIONS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS SUCH AS DORMERS, VALLEY TRUSSES, MECHANICAL EQUIPMENT, MECHANICAL PIPING RUNS, SPRINKLER MAINS, ETC.

      3) EACH MEMBER OF THE TRUSS SHALL BE DESIGNED TO RESIST THE LARGEST ANTICIPATED LOAD FROM THE APPLICABLE LOAD CASES SPECIFIED IN CHAPTER 16 OF THE IBC.

      4) TRUSS BEARING LENGTHS SHALL LIMIT THE BEARING STRESS ON SUPPORTING WOOD PLATES TO NOT GREATER THAN 425 PSI. PROVIDE MULTI-PLY TRUSSES AND/OR BEARING BLOCKS WHERE REQUIRED TO REDUCE STRESS. TRUSS BEARING LENGTHS SHALL BE PROVIDED ON THE SHOP DRAWINGS.

   c. CONSTRUCTION
      1) CONTRACTOR SHALL PROVIDE HOLD-DOWN ANCHORS AT ALL CONNECTIONS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

      2) SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION / TRUSS PLATE INSTITUTE "BUILDING COMPONENT SAFETY INFORMATION (BCSI), GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES". ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING AND PERMANENT BRACING ARE INSTALLED. INSTALL PERMANENT BRACING AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY TRUSS DESIGN. INSTALL ALL PERMANENT BRACING PRIOR TO APPLICATION OF LOAD. TOP CHORDS SHALL BE FULLY SHEATHED INCLUDING AREAS BELOW INTERSECTING ROOFS.

      3) SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS AS SHOWN ON THE DRAWINGS AND SUFFICIENT TO TRANSFER REACTIONS SHOWN ON TRUSS SHOP DRAWINGS.

      4) FIELD CUTTING OR ALTERATIONS OF ANY TRUSS OR TRUSS MEMBERS IS NOT PERMITTED.

H. SPECIAL INSPECTION

1. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

2. THE OWNER SHALL EMPLOY SPECIAL INSPECTORS TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THIS SECTION AND AS REQUIRED BY THE CODE. THE SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS COMPETENT FOR INSPECTION OF CONSTRUCTION AND CONSTRUCTION OPERATIONS REQUIRING SPECIAL INSPECTIONS, AND WHOSE QUALIFICATIONS SATISFY THE REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL OF THE JURISDICTION.

3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SPECIAL INSPECTOR(S) FOR ITEMS REQUIRING SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE, ADEQUATE NOTICE FOR SCHEDULING AND ACCESS TO APPROVED PLANS IN ORDER TO GIVE THE SPECIAL INSPECTOR(S) TIME TO PREPARE FOR INSPECTIONS.

4. SPECIAL INSPECTIONS REPORTS SHALL BE FURNISHED TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING CODE OFFICIAL.
   a. WORK IN VARIANCE WITH THE CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR FOR TIMELY CORRECTIVE ACTION.

   b. WORK REMAINING IN VARIANCE WITH THE CONTRACT DOCUMENTS, OR WORK COVERED WITH OTHER MATERIALS PRIOR TO THE SPECIAL INSPECTOR'S CONFIRMATION, SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING CODE OFFICIAL.

   c. IF THE CONTRACTOR COVERS UNINSPECTED WORK, REMOVAL OF SUCH MATERIALS AT THE CONTRACTOR'S COST WILL BE REQUIRED IN ORDER FOR INSPECTIONS TO BE PROPERLY COMPLETED.

   d. WHEN INSPECTIONS ARE COMPLETE, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. REQUIRED SPECIAL INSPECTIONS AND REQUIRED FREQUENCY ARE DESIGNATED IN THE SCHEDULE BELOW.

SPECIAL INSPECTION SCHEDULE

DESCRIPTION	EXTENT	REFERENCED STANDARD
SOIL BEARING CAPACITY	PERIODIC	GEOTECHNICAL ENGINEER REQUIREMENTS
EXCAVATION DEPTH AND BEARING MATERIAL	PERIODIC	GEOTECHNICAL ENGINEER REQUIREMENTS
CLASSIFICATION / TESTING COMPACTED FILL	PERIODIC	GEOTECHNICAL ENGINEER REQUIREMENTS
MATERIALS, DENSITY, LIFT THICKNESS OF COMPACTED FILL	CONTINUOUS	GEOTECHNICAL ENGINEER REQUIREMENTS
SUBGRADE PREPARATION	PERIODIC	GEOTECHNICAL ENGINEER REQUIREMENTS
CONCRETE MIX DESIGN	PERIODIC	ACI
CONCRETE FORMWORK	PERIODIC	ACI
HOT AND COLD WEATHER CONCRETE PLACEMENT REQUIREMENTS	CONTINUOUS	ACI
EMBEDDED ANCHOR BOLT INSTALLATION IN CONCRETE	PERIODIC	ACI
POST-INSTALLED ANCHOR BOLT INSTALLATION IN CONCRETE	CONTINUOUS	ACI
CONCRETE REINFORCING STEEL PLACEMENT (EXCEPT SLAB-ON-GROUND)	PERIODIC	ACI
CAST-IN-PLACE CONCRETE, PLACEMENT	PERIODIC	ACI
LIGHT FRAMED SHEAR WALL FASTENING AND HOLDOWN ANCHORS	PERIODIC	NDS
WOOD FRAMING, GRAVITY LOAD BEARING MEMBER SIZES AND FASTENING	PERIODIC	NDS
WOOD FRAMING, LATERAL LOAD BEARING MEMBER SIZES, FASTENING, AND DIAPHRAGMS	PERIODIC	NDS

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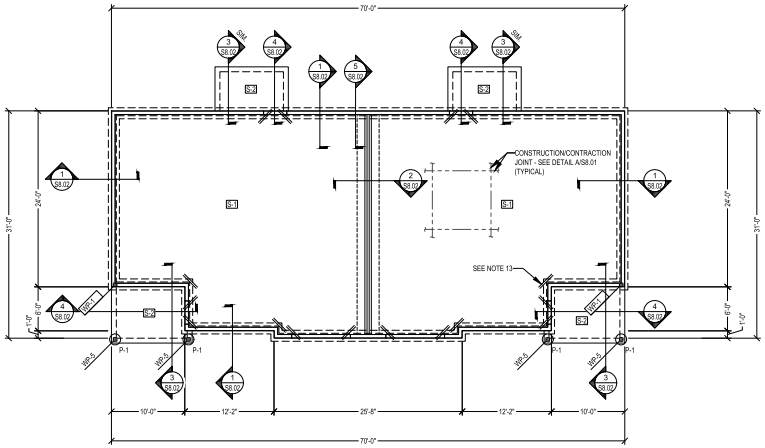
GENERAL STRUCTURAL NOTES

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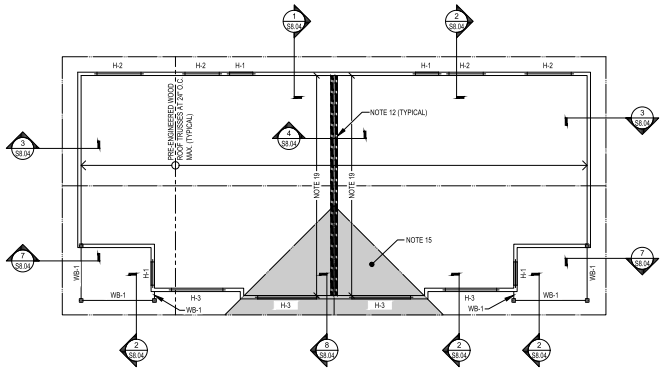


FOUNDATION PLAN BUILDING - TYPE 'A'

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

PLAN NOTES

1. TOP OF SLAB ELEVATION = (xxx.x') = REFERENCE ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
2. ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
3. (x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL C/S8.01. COORDINATE FOOTING STEP LOCATIONS WITH CIVIL DRAWINGS AND FINAL GRADING PLAN.
4. TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
5. TOP OF EXTERIOR FOOTING ELEVATION VARRIES. SEE SECTION 1/S8.02.
6. TOP OF PIER ELEVATION = [-0'-8"] UNLESS NOTED.
7. ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE. ALL THICKENED SLAB FOOTINGS SHALL BE CENTERED ON BEARING WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATIONS.
8. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
10. REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED. SEE DETAIL D/S8.01.
11. S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON SHEET S9.01.
12. SEE SHEAR WALL SCHEDULE ON S9.01 FOR HOLDOWN ANCHOR INFORMATION.
13. PROVIDE RE-ENTRANT BARS (TYPICAL). SEE DETAIL B/S8.01.
14. DIMENSIONS INDICATED ON PLAN ARE TO THE OUTSIDE FACE OF WALL SHEATHING AND STEM WALL (FACE OF SHEATHING AND STEM ALIGN). SEE SECTION 1/S8.02 FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL COORDINATE FOOTING CENTERLINES WITH THE PLAN DIMENSIONS AND FOUNDATION SECTIONS.



ROOF FRAMING PLAN BUILDING - TYPE 'A'

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

PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILES, ELEVATIONS, HEEL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS.
3. ENTIRE ROOF DECK SHALL BE 5/8" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUTS MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. REFER TO WOOD TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS WEB AND CHORD BRACING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ERECTION BRACING REQUIRED TO STABILIZE THE ROOF FRAMING UNTIL ALL PERMANENT BRACING, INCLUDING ROOF SHEATHING, IS INSTALLED.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWITIES AND FRAMING ANCHORS.
7. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
8. ALL EXTERIOR WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. ALL INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
11. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
12. TRUSSES SHOWN THUS ▬▬▬ INDICATE SHEAR TRUSSES THAT SHALL ALIGN WITH SHEAR WALLS BELOW. SHEAR LOAD = 2.5 KIPS PER TRUSS (WIND LOAD - ASD). FASTEN ROOF SHEATHING TO SHEAR TRUSSES WITH 10d NAILS AT 6" O.C.
13. SEE DETAIL E/S8.03 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
14. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
15. ▭ INDICATES ROOF OVERBUILD. MAIN ROOF SHEATHING SHALL REMAIN CONTINUOUS UNDER OVERBUILD.
16. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
17. SEE DETAIL A/S8.03 FOR TERMINATION OF INTERIOR WALLS AT INTERFACE WITH EXTERIOR WALLS AND CORRIDOR WALLS.
18. ALL EXTERIOR WALLS ARE CONSIDERED AS SHEAR WALLS AND SHALL BE SHEAR WALL TYPE SW-1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
19. WHERE NOTED ON PLAN, INTERIOR WALLS SHALL BE SHEAR WALL TYPE SW-2. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.

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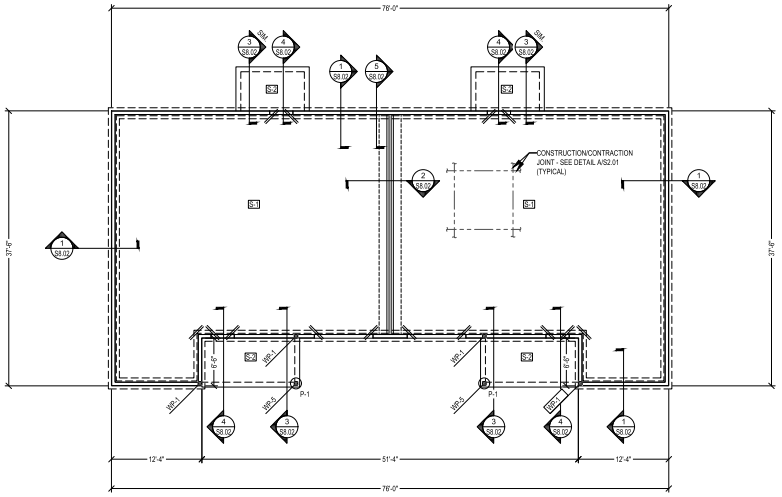
BUILDING TYPE A FOUNDATION AND ROOF FRAMING PLAN

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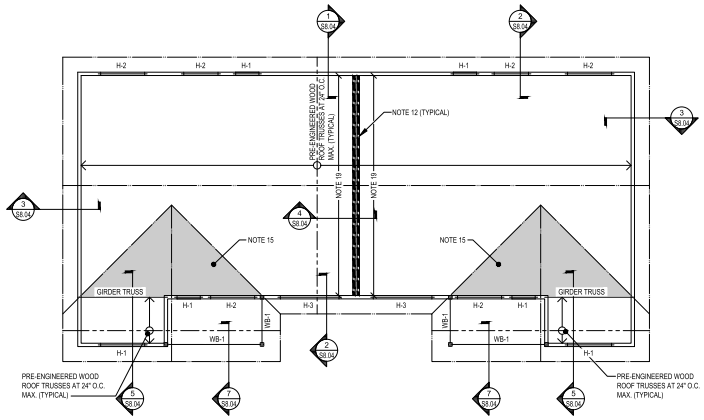


FOUNDATION PLAN BUILDING - TYPE 'B'

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

PLAN NOTES

1. TOP OF SLAB ELEVATION = (xxx.x') = REFERENCE ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
2. ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
3. (x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL C/S8.01. COORDINATE FOOTING STEP LOCATIONS WITH CIVIL DRAWINGS AND FINAL GRADING PLAN.
4. TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
5. TOP OF EXTERIOR FOOTING ELEVATION VARRIES. SEE SECTION 1/S8.02.
6. TOP OF PIER ELEVATION = [-0'-8"] UNLESS NOTED.
7. ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE. ALL THICKENED SLAB FOOTINGS SHALL BE CENTERED ON BEARING WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATIONS.
8. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
10. REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED. SEE DETAIL D/S8.01.
11. S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON SHEET S9.01.
12. SEE SHEAR WALL SCHEDULE ON S9.01 FOR HOLDOWN ANCHOR INFORMATION.
13. PROVIDE RE-ENTRANT BARS (TYPICAL). SEE DETAIL B/S8.01.
14. DIMENSIONS INDICATED ON PLAN ARE TO THE OUTSIDE FACE OF WALL SHEATHING AND STEM WALL (FACE OF SHEATHING AND STEM ALIGN). SEE SECTION 1/S8.02 FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL COORDINATE FOOTING CENTERLINES WITH THE PLAN DIMENSIONS AND FOUNDATION SECTIONS.



ROOF FRAMING PLAN BUILDING - TYPE 'B'

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

PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILES, ELEVATIONS, HEEL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS.
3. ENTIRE ROOF DECK SHALL BE 5/8" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUTS MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. REFER TO WOOD TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS WEB AND CHORD BRACING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ERECTION BRACING REQUIRED TO STABILIZE THE ROOF FRAMING UNTIL ALL PERMANENT BRACING, INCLUDING ROOF SHEATHING, IS INSTALLED.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWITIES AND FRAMING ANCHORS.
7. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
8. ALL EXTERIOR WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. ALL INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
11. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
12. TRUSSES SHOWN THUS ▬ ▬ ▬ INDICATE SHEAR TRUSSES THAT SHALL ALIGN WITH SHEAR WALLS BELOW. SHEAR LOAD = 2.5 KIPS PER TRUSS (WIND LOAD - ASD). FASTEN ROOF SHEATHING TO SHEAR TRUSSES WITH 10d NAILS AT 6" O.C.
13. SEE DETAIL E/S8.03 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
14. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
15. ▭ INDICATES ROOF OVERBUILD. MAIN ROOF SHEATHING SHALL REMAIN CONTINUOUS UNDER OVERBUILD.
16. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
17. SEE DETAIL A/S8.03 FOR TERMINATION OF INTERIOR WALLS AT INTERFACE WITH EXTERIOR WALLS AND CORRIDOR WALLS.
18. ALL EXTERIOR WALLS ARE CONSIDERED AS SHEAR WALLS AND SHALL BE SHEAR WALL TYPE SW-1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
19. WHERE NOTED ON PLAN, INTERIOR WALLS SHALL BE SHEAR WALL TYPE SW-2. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
20. PROVIDE SIMPSON LGT2 (AT 2-PLY GIRDER TRUSSES) OR LGT3 (AT 3-PLY GIRDER TRUSSES). PROVIDE ADDITIONAL PLYS TO POST FOR TIEDOWN. SEE SECTION x/Sxxx FOR ADDITIONAL INFORMATION.

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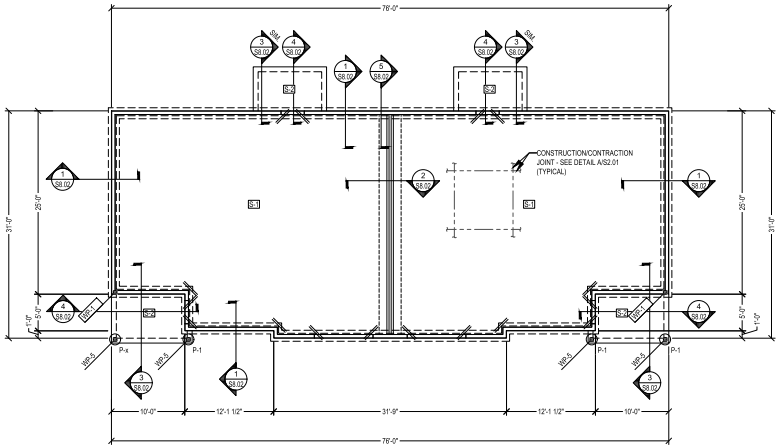
BUILDING TYPE B FOUNDATION AND ROOF FRAMING PLAN

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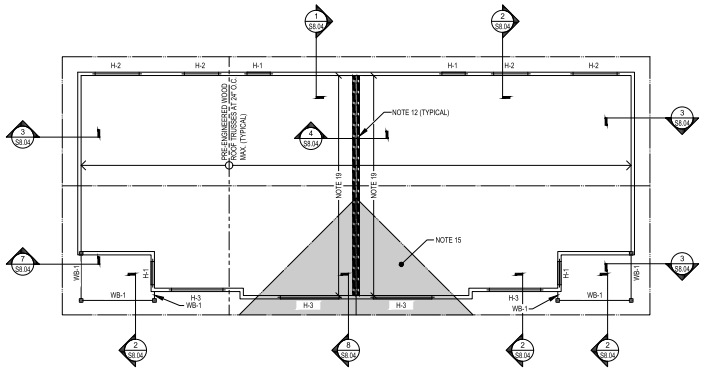


FOUNDATION PLAN BUILDING - TYPE 'C'

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

PLAN NOTES

1. TOP OF SLAB ELEVATION = (xxx.x') = REFERENCE ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
2. ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
3. (x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL C/S8.01. COORDINATE FOOTING STEP LOCATIONS WITH CIVIL DRAWINGS AND FINAL GRADING PLAN.
4. TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
5. TOP OF EXTERIOR FOOTING ELEVATION VARRIES. SEE SECTION 1/S8.02.
6. TOP OF PIER ELEVATION = [-0'-8"] UNLESS NOTED.
7. ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE. ALL THICKENED SLAB FOOTINGS SHALL BE CENTERED ON BEARING WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATIONS.
8. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
10. REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED. SEE DETAIL D/S8.01.
11. S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON SHEET S9.01.
12. SEE SHEAR WALL SCHEDULE ON S9.01 FOR HOLDOWN ANCHOR INFORMATION.
13. PROVIDE RE-ENTRANT BARS (TYPICAL). SEE DETAIL B/S8.01.
14. DIMENSIONS INDICATED ON PLAN ARE TO THE OUTSIDE FACE OF WALL SHEATHING AND STEM WALL (FACE OF SHEATHING AND STEM ALIGN). SEE SECTION 1/S8.02 FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL COORDINATE FOOTING CENTERLINES WITH THE PLAN DIMENSIONS AND FOUNDATION SECTIONS.



ROOF FRAMING PLAN BUILDING - TYPE 'C'

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

PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILES, ELEVATIONS, HEEL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS.
3. ENTIRE ROOF DECK SHALL BE 5/8" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUTS MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. REFER TO WOOD TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS WEB AND CHORD BRACING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ERECTION BRACING REQUIRED TO STABILIZE THE ROOF FRAMING UNTIL ALL PERMANENT BRACING, INCLUDING ROOF SHEATHING, IS INSTALLED.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWITIES AND FRAMING ANCHORS.
7. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
8. ALL EXTERIOR WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. ALL INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
11. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
12. TRUSSES SHOWN THUS ▬▬▬ INDICATE SHEAR TRUSSES THAT SHALL ALIGN WITH SHEAR WALLS BELOW. SHEAR LOAD = 2.5 KIPS PER TRUSS (WIND LOAD - ASD). FASTEN ROOF SHEATHING TO SHEAR TRUSSES WITH 10d NAILS AT 6" O.C.
13. SEE DETAIL E/S8.03 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
14. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
15. ▭ INDICATES ROOF OVERBUILD. MAIN ROOF SHEATHING SHALL REMAIN CONTINUOUS UNDER OVERBUILD.
16. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
17. SEE DETAIL A/S8.03 FOR TERMINATION OF INTERIOR WALLS AT INTERFACE WITH EXTERIOR WALLS AND CORRIDOR WALLS.
18. ALL EXTERIOR WALLS ARE CONSIDERED AS SHEAR WALLS AND SHALL BE SHEAR WALL TYPE SW-1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
19. WHERE NOTED ON PLAN, INTERIOR WALLS SHALL BE SHEAR WALL TYPE SW-2. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.

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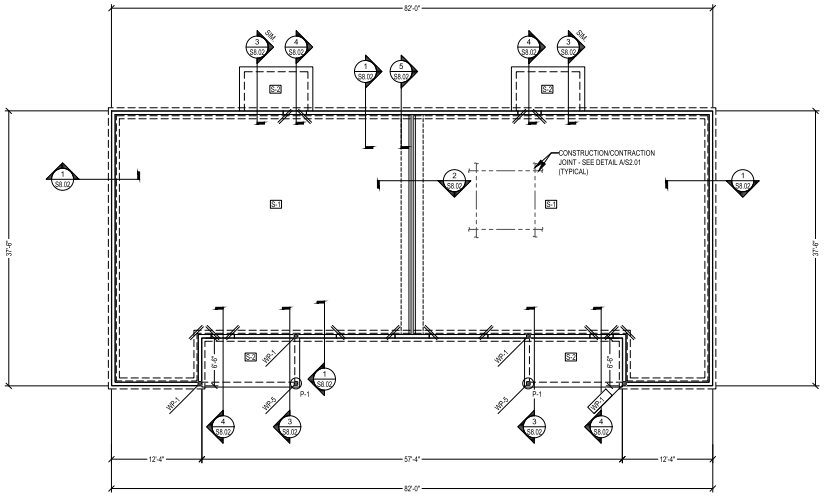
BUILDING TYPE C FOUNDATION AND ROOF FRAMING PLAN

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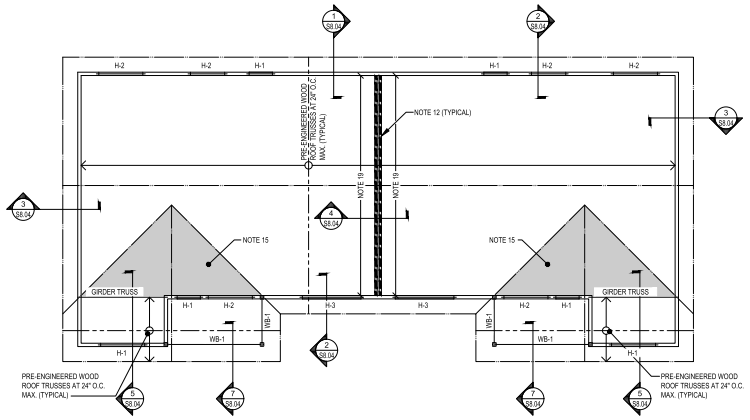


FOUNDATION PLAN BUILDING - TYPE 'D'

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

PLAN NOTES

1. TOP OF SLAB ELEVATION = (xxx.x') = REFERENCE ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
2. ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
3. (x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL C/S8.01. COORDINATE FOOTING STEP LOCATIONS WITH CIVIL DRAWINGS AND FINAL GRADING PLAN.
4. TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
5. TOP OF EXTERIOR FOOTING ELEVATION VARRIES. SEE SECTION 1/S8.02.
6. TOP OF PIER ELEVATION = [-0'-8"] UNLESS NOTED.
7. ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE. ALL THICKENED SLAB FOOTINGS SHALL BE CENTERED ON BEARING WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATIONS.
8. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
10. REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED. SEE DETAIL D/S8.01.
11. S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON SHEET S9.01.
12. SEE SHEAR WALL SCHEDULE ON S9.01 FOR HOLDOWN ANCHOR INFORMATION.
13. PROVIDE RE-ENTRANT BARS (TYPICAL). SEE DETAIL B/S8.01.
14. DIMENSIONS INDICATED ON PLAN ARE TO THE OUTSIDE FACE OF WALL SHEATHING AND STEM WALL (FACE OF SHEATHING AND STEM ALIGN). SEE SECTION 1/S8.02 FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL COORDINATE FOOTING CENTERLINES WITH THE PLAN DIMENSIONS AND FOUNDATION SECTIONS.



ROOF FRAMING PLAN BUILDING - TYPE 'D'

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

PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILES, ELEVATIONS, HEEL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS.
3. ENTIRE ROOF DECK SHALL BE 5/8" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUTS MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. REFER TO WOOD TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS WEB AND CHORD BRACING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ERECTION BRACING REQUIRED TO STABILIZE THE ROOF FRAMING UNTIL ALL PERMANENT BRACING, INCLUDING ROOF SHEATHING, IS INSTALLED.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWITIES AND FRAMING ANCHORS.
7. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
8. ALL EXTERIOR WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. ALL INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
11. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
12. TRUSSES SHOWN THUS ▬▬▬ INDICATE SHEAR TRUSSES THAT SHALL ALIGN WITH SHEAR WALLS BELOW. SHEAR LOAD = 2.5 KIPS PER TRUSS (WIND LOAD - ASD). FASTEN ROOF SHEATHING TO SHEAR TRUSSES WITH 10d NAILS AT 6" O.C.
13. SEE DETAIL E/S8.03 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
14. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
15. ▭ INDICATES ROOF OVERBUILD. MAIN ROOF SHEATHING SHALL REMAIN CONTINUOUS UNDER OVERBUILD.
16. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
17. SEE DETAIL A/S8.03 FOR TERMINATION OF INTERIOR WALLS AT INTERFACE WITH EXTERIOR WALLS AND CORRIDOR WALLS.
18. ALL EXTERIOR WALLS ARE CONSIDERED AS SHEAR WALLS AND SHALL BE SHEAR WALL TYPE SW-1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
19. WHERE NOTED ON PLAN, INTERIOR WALLS SHALL BE SHEAR WALL TYPE SW-2. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.
20. PROVIDE SIMPSON LGT2 (AT 2-PLY GIRDER TRUSSES) OR LGT3 (AT 3-PLY GIRDER TRUSSES). PROVIDE ADDITIONAL PLYS TO POST FOR TIEDOWN. SEE SECTION x/Sxxx FOR ADDITIONAL INFORMATION.

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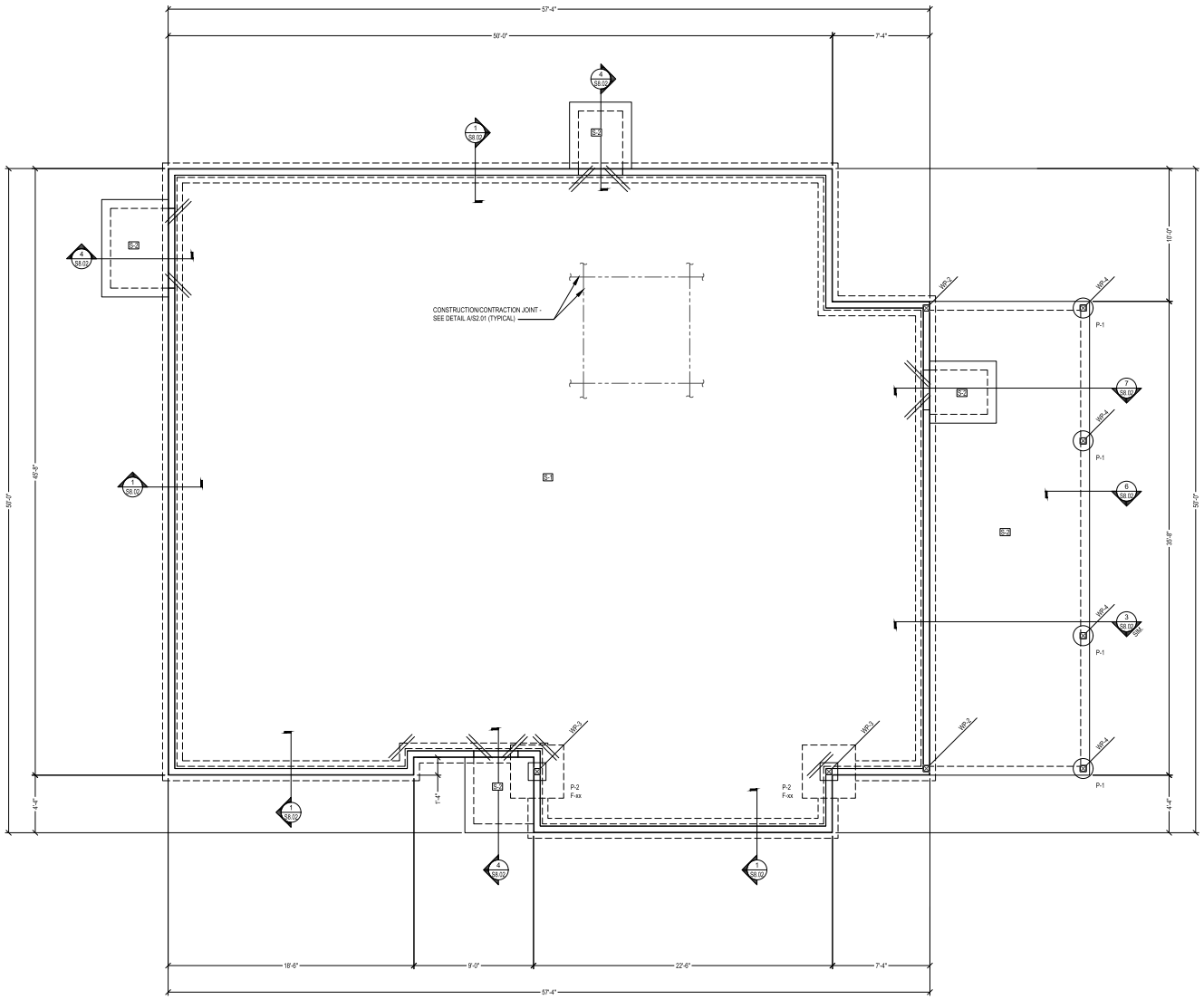
BUILDING TYPE D FOUNDATION AND ROOF FRAMING PLAN

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FOUNDATION PLAN - CLUBHOUSE

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. TOP OF SLAB ELEVATION = (xxx.x') = REFERENCE ELEVATION (0'-0") UNLESS NOTED. SLAB ELEVATION TO MATCH EXISTING. CONTRACTOR FIELD VERIFY.
2. ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
3. (-x'-x") INDICATES TOP OF FOOTING ELEVATION. STEP FOOTING AS REQUIRED PER DETAIL C/S8.01. COORDINATE FOOTING STEP LOCATIONS WITH CIVIL DRAWINGS AND FINAL GRADING PLAN.
4. TOP OF INTERIOR FOOTING ELEVATION = (-0'-8") UNLESS NOTED.
5. TOP OF EXTERIOR FOOTING ELEVATION VARRIES. SEE SECTION 1/S8.02.
6. TOP OF PIER ELEVATION = (-0'-8") UNLESS NOTED.
7. ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE. ALL THICKENED SLAB FOOTINGS SHALL BE CENTERED ON BEARING WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATIONS.
8. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
10. REFER TO SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED. SEE DETAIL D/S8.01.
11. S-x - INDICATES SLAB TYPE. SEE FLOOR SLAB LEGEND ON SHEET S9.01.
12. SEE SHEAR WALL SCHEDULE ON S9.01 FOR HOLDOWN ANCHOR INFORMATION.
13. PROVIDE RE-ENTRANT BARS (TYPICAL). SEE DETAIL B/S8.01.
14. DIMENSIONS INDICATED ON PLAN ARE TO THE OUTSIDE FACE OF WALL SHEATHING AND STEM WALL (FACE OF SHEATHING AND STEM ALIGN). SEE SECTION 1/S8.02 FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL COORDINATE FOOTING CENTERLINES WITH THE PLAN DIMENSIONS AND FOUNDATION SECTIONS.

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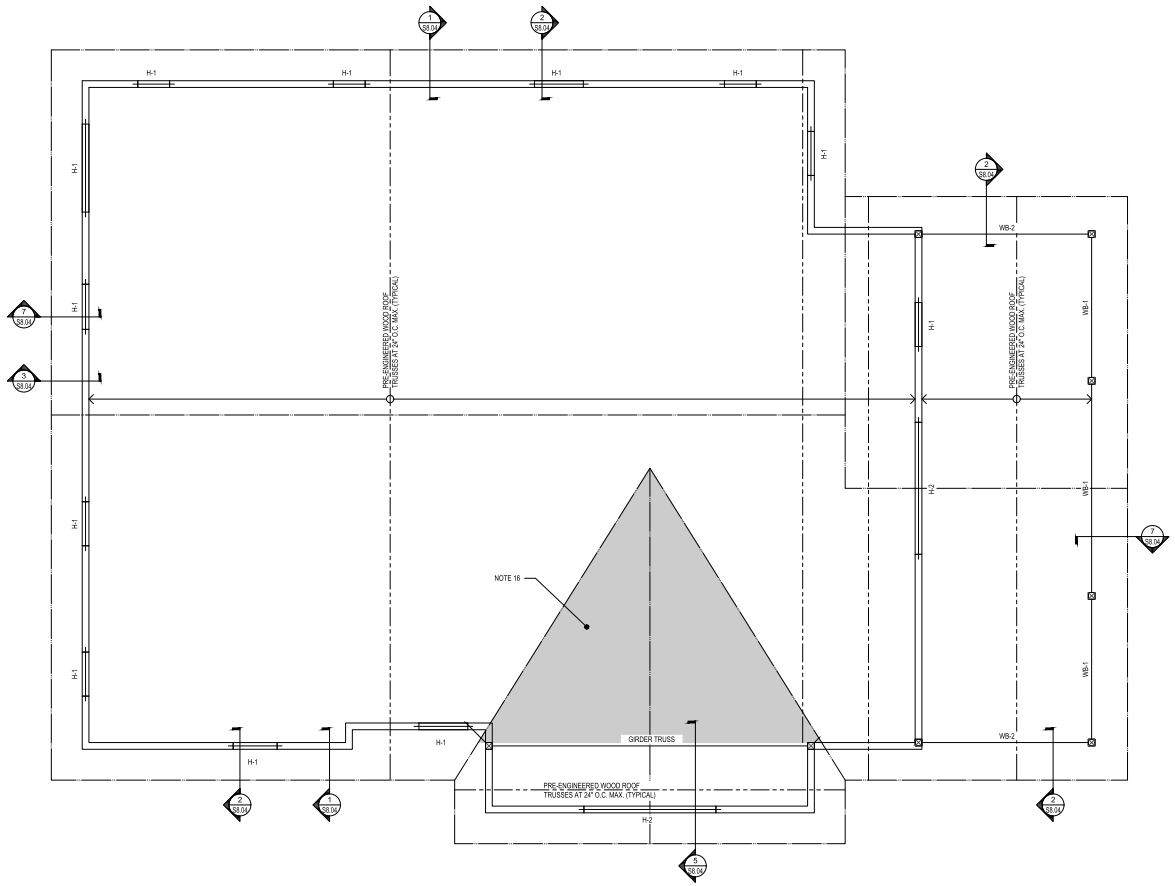
CLUBHOUSE FOUNDATION PLAN

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ROOF FRAMING PLAN - CLUBHOUSE

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ROOF TRUSS BEARING ELEVATIONS AND WALL LOCATIONS.
2. ROOF FRAMING SHALL CONFORM TO ROOF PROFILES, ELEVATIONS, HEEL DEPTHS AND SLOPES INDICATED ON ARCHITECTURAL DRAWINGS.
3. ENTIRE ROOF DECK SHALL BE 5/8" OSB AND FASTENED PER GENERAL STRUCTURAL NOTES.
4. A SCHEMATIC TRUSS LAYOUT HAS BEEN PROVIDED FOR THE WOOD ROOF TRUSSES. THIS LAYOUT HAS BEEN TAKEN INTO CONSIDERATION IN THE STRUCTURAL DESIGN OF THE SUPPORTING STRUCTURE. NO ALTERNATE TRUSS LAYOUTS MAY BE UTILIZED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
5. REFER TO WOOD TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL TRUSS WEB AND CHORD BRACING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ERECTION BRACING REQUIRED TO STABILIZE THE ROOF FRAMING UNTIL ALL PERMANENT BRACING, INCLUDING ROOF SHEATHING, IS INSTALLED.
6. REFER TO FRAMING SECTIONS AND DETAILS FOR UPLIFT SCREWTIES AND FRAMING ANCHORS.
7. SEE S0.01 AND S0.02 FOR GENERAL STRUCTURAL NOTES. SEE S9.01 FOR SCHEDULES.
8. ALL EXTERIOR WALLS SHALL CONSIST OF 2x6 STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
9. INTERIOR NON-LOAD-BEARING WALLS NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS.
10. H-x - INDICATES HEADER BELOW THIS LEVEL. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
11. COORDINATE CEILING AND / OR ROOF PENETRATION SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE GIRDER TRUSSES / HEADERS AT OPENINGS AS REQUIRED.
12. PROVIDE SIMPSON LGT2 (AT 2-PLY GIRDER TRUSSES) OR LGT3 (AT 3-PLY GIRDER TRUSSES). PROVIDE ADDITIONAL PLYS TO POST FOR TIEDOWN. SEE DETAIL F/S8.03 FOR ADDITIONAL INFORMATION.
13. TRUSS DESIGNER TO COORDINATE TRUSS WEB PROFILES TO PROVIDE PLATFORM FROM ATTIC ACCESS HATCH TO CATWALK. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND EXTENT OF ATTIC CATWALK.
14. SEE DETAIL E/S8.03 FOR TYPICAL WOOD FRAMING AT WALL OPENINGS.
15. WP-x ON PLAN INDICATES POSTS WHICH SUPPORT ROOF FRAMING. ALL POSTS SHALL BE CONTINUOUS TO FOUNDATION. SEE WOOD POST SCHEDULE.
16. [ ] INDICATES ROOF OVERBUILD. MAIN ROOF SHEATHING SHALL REMAIN CONTINUOUS UNDER OVERBUILD.
17. SHEAR WALL SHEATHING SHALL BE CONTINUOUS ON PLANE OF WALL FOR ENTIRE LENGTH WITH NO INTERRUPTIONS TO IT FROM ABUTTING/INTERSECTING WALLS.
18. ALL EXTERIOR WALLS ARE CONSIDERED AS SHEAR WALLS AND SHALL BE SHEAR WALL TYPE SW-1 UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED. SHEATHING SHALL BE SECURELY FASTENED 3/8" FROM ALL PANEL EDGES. SEE DETAIL B/S8.03.

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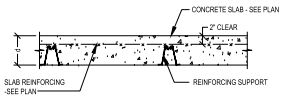
CLUBHOUSE ROOF FRAMING PLAN

As indicated

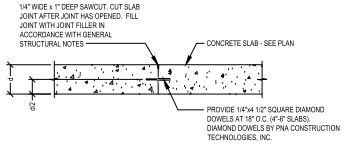
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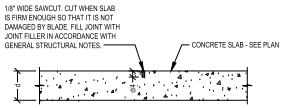
S1.52



TYPICAL WWR REINFORCED SLAB SECTION



TYPICAL CONSTRUCTION JOINT



TYPICAL SAWCUT CONTRACTION JOINT

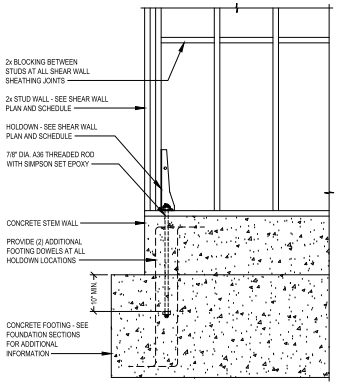
REINFORCEMENT NOTES:

1. REINFORCEMENT SHALL NOT CONTINUE THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.
2. PLACE AND SUPPORT REINFORCEMENT PRIOR TO CONCRETE PLACEMENT TO MAINTAIN LOCATION, DURING CONCRETE PLACEMENT, SHOWN ON THESE DETAILS AND WITHIN TOLERANCES INDICATED IN ACI 117. REINFORCEMENT SUPPORTS SHALL CONFORM TO CRSI RB4.1.
3. CONCRETE BRICKS ARE NOT ACCEPTABLE FOR REINFORCING SUPPORT IN SLABS.
4. WWR W4.0/D4.0 AND SMALLER SHALL HAVE CONTINUOUS SUPPORT. THE CONTINUOUS SUPPORT SPACING SHALL NOT EXCEED 12 INCHES PERPENDICULAR TO THE DIRECTION OF SPAN.
5. IF VAPOR RETARDER/BARRIER IS PRESENT, REINFORCEMENT SUPPORTS SHALL NOT DAMAGE VAPOR RETARDER/BARRIER. PROVIDE CONTINUOUS PLATES ON BOTTOM OF BOLSTERS AND PROVIDE PLATES ON INDIVIDUAL CHAIRS.

TYPICAL SLAB-ON-GROUND DETAILS

DETAIL A S8.01

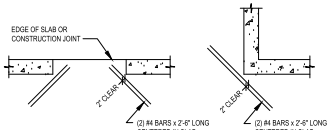
NO SCALE



TYPICAL HOLDOWN

DETAIL F S8.01

SCALE: 3/4" = 1'-0"



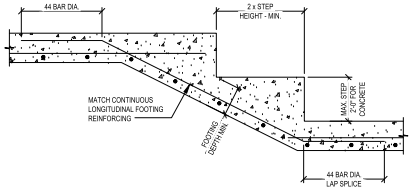
TYPICAL SLAB DETAIL AT WALL OPENING

TYPICAL SLAB DETAIL AT RE-ENTRANT WALL CORNER

TYPICAL SLAB REINFORCING

DETAIL B S8.01

NO SCALE

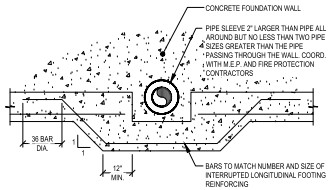


NOTE:
STEPS IN FOOTING ARE LIMITED TO GROUPS OF THREE (STEPS) WITH 8'-0" (MINIMUM) OF HORIZONTAL DISTANCE BETWEEN EACH GROUP.

TYPICAL STEPPED FOOTING

DETAIL C S8.01

NO SCALE



TYPICAL PIPE SLEEVE

DETAIL D S8.01

NO SCALE

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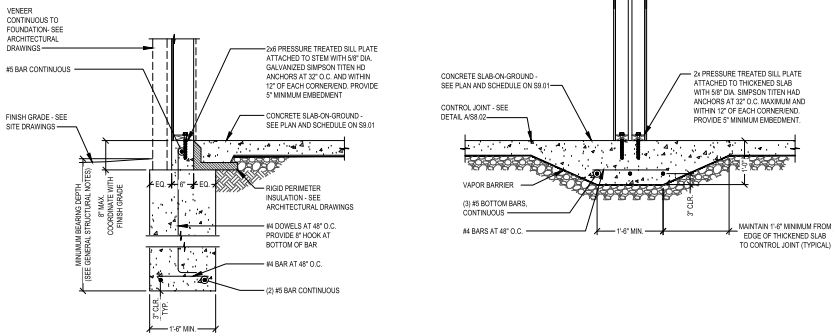
FOUNDATION DETAILS

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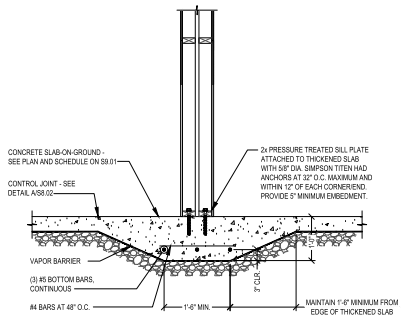
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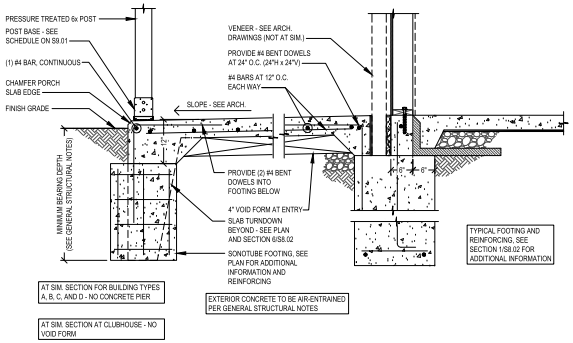
S8.01



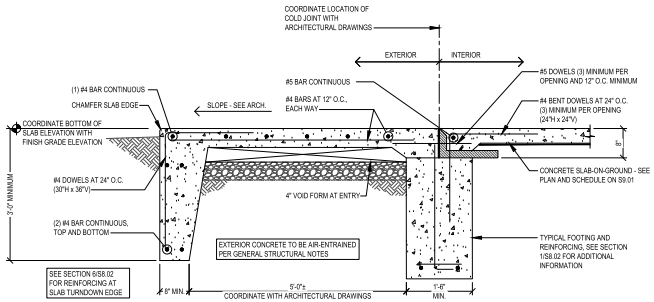
TYPICAL EXTERIOR TRENCH FOOTING
SECTION
SCALE: 3/4" = 1'-0"
1 S8.02



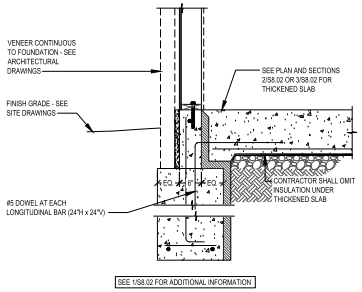
SECTION
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2 S8.02



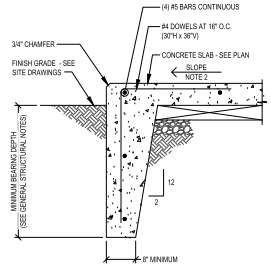
TYPICAL PORCH SECTION
SECTION
SCALE: 3/4" = 1'-0"
3 S8.02



TYPICAL EXTERIOR ENTRANCE AT PORCHES
SECTION
SCALE: 3/4" = 1'-0"
4 S8.02

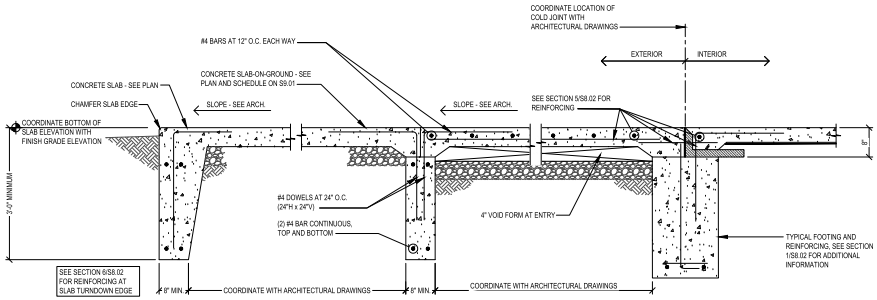


SECTION
SCALE: 3/4" = 1'-0"
5 S8.02



NOTES:
1. EXTERIOR CONCRETE TO BE AIR-ENTRAINED, SEE GENERAL STRUCTURAL NOTES.
2. SLOPE TO BE COORDINATED WITH SITE AND ARCHITECTURAL DRAWINGS.

SECTION
SCALE: 3/4" = 1'-0"
6 S8.02



EXTERIOR CLUBHOUSE ENTRANCE
SECTION
SCALE: 3/4" = 1'-0"
7 S8.02

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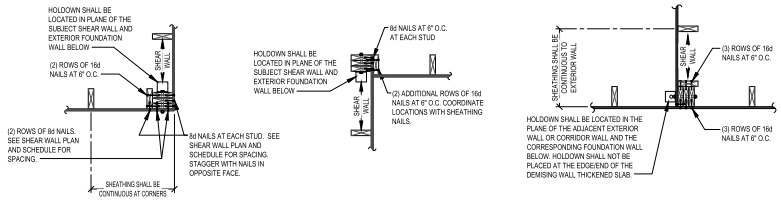
FOUNDATION SECTIONS

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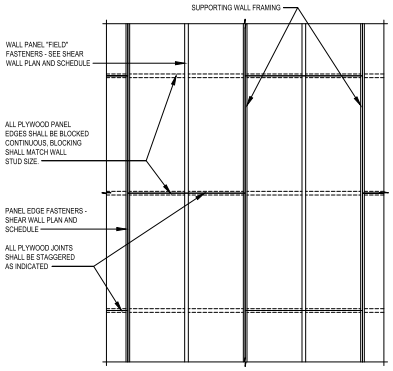
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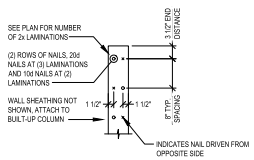


TYPICAL SHEAR WALL CORNER DETAIL
DETAIL
NO SCALE
A
S8.03



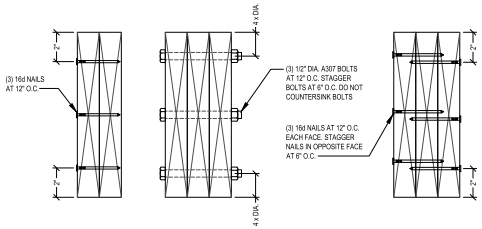
BLOCK ALL EDGES AND FASTEN PER SHEAR WALL SCHEDULE

TYPICAL SHEAR WALL SHEATHING FASTENING
DETAIL
NO SCALE
B
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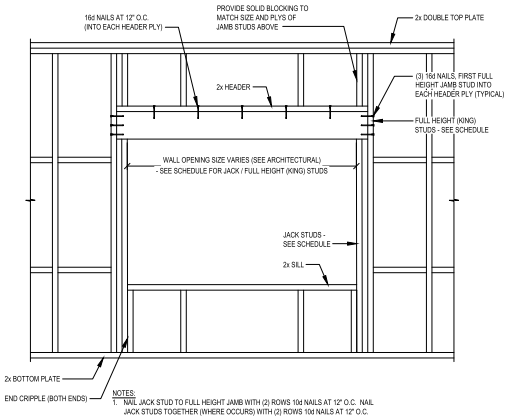
NOTES:
1. ALL LAMINATIONS ARE FULL COLUMN LENGTHS.
2. AT 2x6 WALL, CONTRACTOR'S OPTION TO USE 6x6 WOOD COLUMN IN LIEU OF (3) LAMINATIONS BUILT-UP COLUMN. ATTACH WALL SHEATHING TO COLUMN.

TYPICAL BUILT-UP WOOD COLUMN
DETAIL
NO SCALE
C
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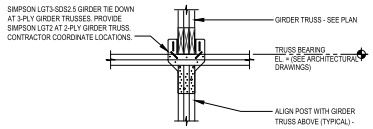
DOUBLE 2x / 1 3/4" LVL'S | TRIPLE 2x / 1 3/4" LVL'S - BOLTED | TRIPLE 2x / 1 3/4" LVL'S - NAILED

TYPICAL BUILT-UP BEAM
DETAIL
NO SCALE
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S8.03



NOTES:
1. NAIL JACK STUD TO FULL HEIGHT JAMB WITH (2) ROWS 10d NAILS AT 12" O.C. NAIL JACK STUDS TOGETHER (WHERE OCCURS) WITH (2) ROWS 10d NAILS AT 12" O.C.
2. NAIL FULL HEIGHT JAMB STUDS TOGETHER WITH 10d NAILS AT 6" O.C.

TYPICAL WOOD FRAMING WITH WALL OPENINGS
DETAIL
NO SCALE
E
S8.03



TYPICAL BUILT-UP WOOD COLUMN
DETAIL
NO SCALE
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S8.03

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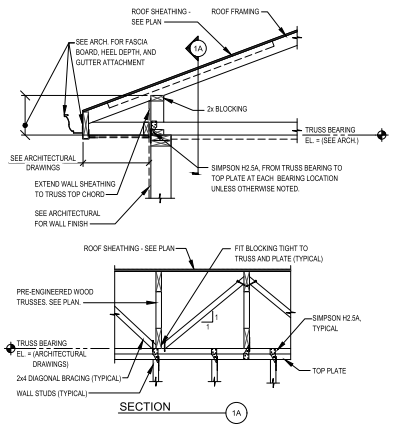
FRAMING DETAILS

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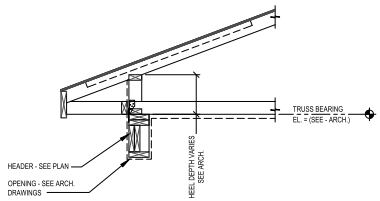
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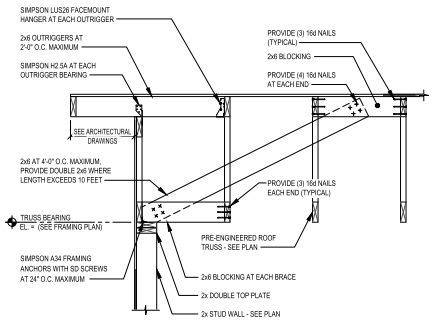


TYPICAL ROOF TRUSS BEARING AT EXTERIOR WALL

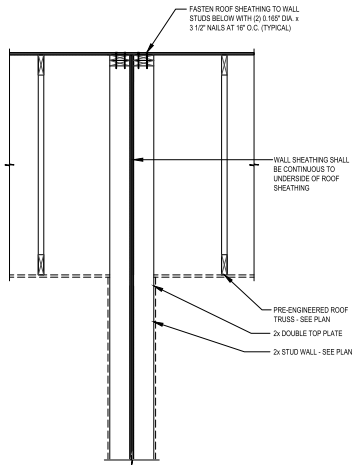
SECTION 1 S8.04
SCALE: 3/4" = 1'-0"



SECTION 2 S8.04
SCALE: 3/4" = 1'-0"



SECTION 3 S8.04
SCALE: 3/4" = 1'-0"



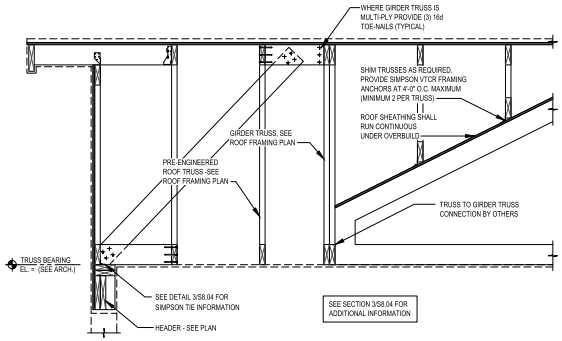
SECTION 4 S8.04
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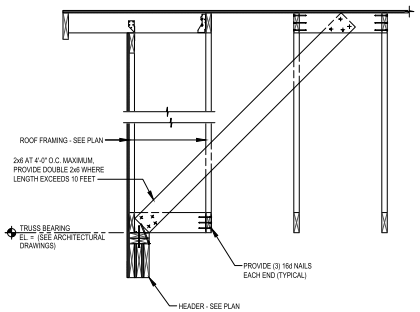
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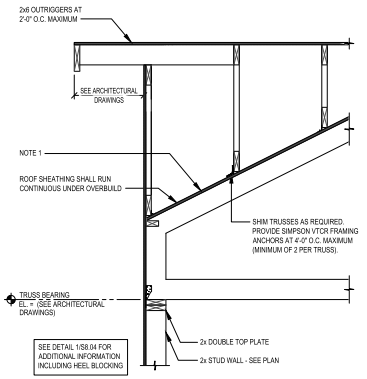


SECTION 5 S8.04
SCALE: 3/4" = 1'-0"

PENDING



SECTION 6 S8.04
SCALE: 3/4" = 1'-0"



NOTE:
1. COORDINATE OPENINGS IN SHEATHING AT OVERBUILD LOCATIONS WITH ARCH. DRAWINGS. MAXIMUM OPENING SIZE SHALL BE 12'x12' SQUARE AND SHALL NOT OCCUR OVER MAIN ROOF TRUSS BELOW. MAXIMUM OF (1) OPENING PER TRUSS BAY AND NO MORE THAN (4) OPENINGS PER OVERBUILD

SEE SECTION 3/S8.04 FOR ADDITIONAL INFORMATION

SECTION 7 S8.04
SCALE: 3/4" = 1'-0"

SECTION 8 S8.04
SCALE: 3/4" = 1'-0"

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ISSUE

1	DD SET	8/10/23

FRAMING SECTIONS

As indicated

PROJECT #	21037
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FILE NAME	-
PLOT DATE	-

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S8.04

CONCRETE FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCEMENT
F-30	3'-0"x3'-0"	12"	(4) #4 BARS E.W. BOTTOM
F-40	4'-0"x4'-0"	12"	(4) #4 BARS E.W. BOTTOM
F-50	5'-0"x5'-0"	12"	(4) #5 BARS E.W. BOTTOM

CONCRETE PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	HORIZONTAL TIES
P-1	18" DIA.	(6) #6 BARS	#3 TIES AT 6" O.C.
P-2	16"x16"	(8) #5 BARS	#3 TIES AT 8" O.C.

NOTE:
DOWEL ALL VERTICAL REINFORCING INTO FOUNDATION.

FLOOR SLAB LEGEND

S-1	4" THICK CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWR ON 10 MIL BLACK POLYFILM ON 6" COMPACTED CRUSHED STONE
S-2	4" THICK AIR-ENTRAINED CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWR ON 10 MIL BLACK POLYFILM ON 4" COMPACTED CRUSHED STONE

NOTES:
1. FOR SLAB JOINTS, SEE GENERAL STRUCTURAL NOTES AND FOUNDATION PLAN.
2. SEE GENERAL STRUCTURAL NOTES FOR AIR-ENTRAINED SPECIFICATIONS.

WOOD POST SCHEDULE

MARK	TYPE	POST BASE	POST CAP
WP-1	(2) 2x6 MINIMUM	-	-
WP-2	(3) 2x6 MINIMUM	-	-
WP-3	5 1/4"x5 1/4" PARALLAM PSL (1.8E)	-	-
WP-4	6x6 SOUTHERN YELLOW PINE NO.2 OR BETTER	SIMPSON ABU66Z WITH 5/8" DIA. TITEN HD SCREWS, 5" MIN. EMBED	(2) SIMPSON ACQ AT MID-POST AND (2) SIMPSON LCE4 AT END/CORNER POSTS
WP-5	4x4 SOUTHERN YELLOW PINE NO.2 OR BETTER	SIMPSON ABU44Z WITH 5/8" DIA. TITEN HD SCREWS, 5" MIN. EMBED	(2) SIMPSON LCE4 AT END/CORNER POSTS

NOTES:
1. SEE DETAIL C/S8.03 FOR BUILT UP WOOD COLUMN.
2. PROVIDE 8" MINIMUM EMBEDMENT AT CAST-IN-PLACE ANCHOR BOLTS. PROVIDE 6" EMBEDMENT AT HILTI HIT-HY 200 ADHESIVE ANCHOR.
3. CONNECTORS BASED ON SIMPSON STRONG-TIE STRENGTH VALUES.
4. SEE PLANS AND PLAN NOTES FOR CLARIFICATION OF POST EXTENT.

HEADER SCHEDULE

MARK	SIZE	JAMB STUDS	
		JACK	FULL HT.
H-1	(2) 2x8 SPF NO.1/NO.2	(2) 2x6	(2) 2x6
H-2	(2) 2x10 SPF NO.1/NO.2	(2) 2x6	(2) 2x6
H-3	(2) 1 3/4" x 9 1/2" MICROLLAM LVL (2.0E)	(3) 2x6	(3) 2x6

NOTES:
1. SEE TYPICAL WOOD FRAMED OPENING DETAIL E/S8.03 FOR HEADER ATTACHMENT AND BEARING.

WOOD BEAM SCHEDULE

MARK	SIZE
WB-1	(2) 2x10 P.T. SOUTHERN PINE NO.2
WB-2	(2) 1 3/4" x 11 1/4" MICROLLAM LVL (2.0E)

NOTES:
1. PROVIDE WP-1 POST AT EACH END OF BEAM UNLESS NOTED OTHERWISE.
2. ALL BEAMS NOTED ON PLAN SHALL BE RAISED WITHIN THE DEPTH OF THE FLOOR FRAMING UNLESS NOTED OTHERWISE. LOCATE BEAM AT THE UNDERSIDE OF SHEATHING.
3. SEE DETAIL D/S8.03 FOR ATTACHMENT OF MULTI-PLY BEAMS

SHEAR WALL SCHEDULE

MARK	SHEATHING	FASTENERS		CHORD STUDS	BLOCKED EDGES	REMARKS
		EDGES	FIELD			
SW-1	7/16" WOOD STRUCTURAL PANEL	8d NAILS AT 6" O.C.	8d NAILS AT 12" O.C.	(3) 2x6	YES	SEE PLAN FOR HOLDOWN REQUIREMENTS (IF ANY)
SW-2	5/8" GYPSUM BOARD	NO. 6 SCREWS AT 4" O.C.	NO. 6 SCREWS AT 12" O.C.	(3) 2x4	YES	SEE PLAN FOR HOLDOWN REQUIREMENTS (IF ANY)

NOTES:
1. END JOINTS OF ADJACENT COURSES OF SHEATHING SHALL NOT OCCUR OVER THE SAME STUD.
2. AT WOOD STRUCTURAL PANELS, NAILS ALONG PANEL EDGES SHALL NOT BE PLACED LESS THAN 3/8" IN FROM PANEL EDGES.
3. AT ALL INTERIOR SHEAR WALLS, SHEATHING SHALL BE INSTALLED ON A CONTINUOUS PLANE AGAINST FACE OF STUDS (NO INTERRUPTIONS IN SHEATHING AT ABUTTING WALLS). SHEAR WALLS ALONG CORRIDORS SHALL HAVE SHEAR WALL SHEATHING APPLIED ON THE CORRIDOR SIDE.
4. CHORD STUDS SHALL BE NAILED TOGETHER PER DETAIL C/S8.03.
5. FULL HEIGHT JAMB STUDS MAY BE THE CHORD STUDS OF SHEAR WALLS WHERE OPENING IS AT THE END OF SHEAR WALL.
6. ALL NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS.
7. HOLDOWNS AS INDICATED SHALL BE BY SIMPSON STRONG-TIE CO. ATTACH TO STUD PER MANUFACTURER'S REQUIREMENTS UNLESS NOTED OTHERWISE. SEE APPLICABLE DETAILS.

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ISSUE

1	DD SET	8/10/23
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SCHEDULES

PROJECT #	21037
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PLOT DATE	-

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S9.01

GENERAL NOTES:

APPLY TO ALL DRAWINGS

1.) ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS OR SHAFTS SHALL BE SEALED IN ACCORDANCE WITH SPECIFICATION SECTION 16050.

2.) CONTRACTOR SHALL COORDINATE LOCATION OF ALL FIXTURES AND CEILING MOUNTED DEVICES WITH THE ARCHITECTURAL CEILING PLAN, SECTIONS, ELEVATIONS, AND DETAILS. CONTRACTOR SHALL ALSO COORDINATE LOCATION OF RECEPTACLES AND OTHER WALL MOUNTED DEVICES WITH THE ARCHITECTURAL WALL FINISHES AND ELEVATIONS.

3.) THE ELECTRICAL WIRING CONNECTION AND PROTECTION REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH THE OWNER'S EQUIPMENT SUPPLIER AND WITH THE NAMEPLATE DATA. THE CONTRACTOR SHALL FURNISH THE PROPER NEMA RECEPTACLE CONFIGURATIONS, CONNECTIONS AND CIRCUITS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

4.) ALL BRANCH CIRCUITS AND FEEDERS SHALL CONTAIN INSULATED GROUNDING CONDUCTOR IN ACCORDANCE WITH SPECIFICATION SECTION 16400.

5.) UTILIZATION OF THE PHRASE "PROVIDED BY" WITHIN THE CONTEXT OF THESE DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY".

6.) THE ROUTING OF ALL SURFACE MOUNTED/EXPOSED CONDUIT IN FINISHED AREAS (OR WHERE NOTED ON THE DRAWINGS) SHALL BE COORDINATED WITH, AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

7.) CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTORS. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND FUSE SIZES IN ACCORDANCE WITH THE NAMEPLATE DATA.

8.) THE DISCONNECTING MEANS FOR ALL MOTORS AND EQUIPMENT SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION AND SHALL HAVE PROPER WORKING SPACE AS DEFINED IN NEC ARTICLE 100 AND 110.

9.) ALL TRADES SHALL COORDINATE ON PLACEMENT OF NEW EQUIPMENT.

10.) REFER TO ARCHITECTURAL AND LOW VOLTAGE DRAWINGS FOR EXACT LOCATIONS OF LIGHT FIXTURE, CEILING DEVICES, RECEPTACLES, TELEPHONE, AND DATA OUTLETS.

11.) CONNECT ALL EMERGENCY EGRESS/EXIT LIGHTING AHEAD OF LOCAL SWITCHING PER STATE AND LOCAL CODES.

12.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANELBOARDS. THREE SINGLE-PHASE CIRCUITS MAY BE COMBINED IN ONE CONDUIT WITH A COMMON NEUTRAL, AS INDICATED ON DRAWINGS, PROVIDED EACH CIRCUIT IS ON AN OPPOSITE PHASE.

13.) CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.

14.) LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILINGS SHALL BE SUPPORTED FROM MAIN CHANNELS, OR TEES OR CEILING SUSPENSION SYSTEM INDEPENDENTLY OF CEILING MATERIAL.

15.) CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.

16.) JUNCTION BOXES SHALL NOT BE INSTALLED ABOVE GYPBOARD CEILINGS, DUE TO INACCESSIBILITY. RELOCATE ALL J-BOXES TO AN ACCESSIBLE LOCATION, OR ABANDON.

17.) RECEPTACLE NEUTRAL CONDUCTOR(S) SHALL BE A MINIMUM #10 AWG AT POINT WHERE MORE THAN ONE 20 AMP PHASE CONDUCTOR IS CONNECTED TO A COMMON NEUTRAL BACK TO PANELBOARD NEUTRAL BAR.

18.) ALL CONDUITS THAT CROSS EXPANSION JOINTS SHALL HAVE EXPANSION SEISMIC COUPLINGS.

19.) PROVIDE SEAL-OFFS WHERE CONDUITS OR PIPING PASSES THROUGH AREAS OF DIFFERENT AMBIENT TEMPERATURES AND/OR HAZARDOUS AREAS.

20.) ALL LOW VOLTAGE AND SYSTEM CABLING LOCATED ABOVE CEILINGS SHALL BE PROPERLY RATED FOR THE APPLICATION, WITHOUT EXCEPTION. ALL CABLING SHALL BE HUNG FROM BRIDAL TYPE RINGS OR PLACED IN CABLE TRAY BY THE E.C. IN EXPOSED CEILING AREAS, ALL CABLING SHALL BE RUN IN CONDUIT

21.) REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECHANICAL EQUIPMENT AND MEANS OF DISCONNECT/CONTROL AND LOCATE IN ACCORDANCE WITH N.E.C.

22.) 120V.-20A. HOMERUNS SHALL BE #12AWG UNDER 100', #10AWG 100'-200' #6AWG 200'-300', UNLESS OTHERWISE NOTED.

23.) FINAL CONNECTIONS TO ALL LAY-IN FIXTURES SHALL BE MADE WITH GREENFIELD FLEXIBLE CONDUIT, UNLESS OTHERWISE NOTED.

24.) WIRE SIZES SHALL BE BASED ON THE 60°C. AMPACITIES FOR WIRE SIZES #14 THROUGH #1AWG, AND 75°C. AMPACITIES FOR WIRE SIZES #1/0 AWG AND LARGER.

25.) THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL DEVICE BOXES FOR SECURITY SYSTEM, CONDUIT FOR LOW VOLTAGE CABLE AND 120V. POWER FOR CARD READERS/SENSORS WITH THE OWNERS SECURITY SYSTEM VENDOR PRIOR TO ROUGH-IN.

26.) ALL TRANSFORMERS INDICATED TO BE SUPPORTED FROM THE STRUCTURE SHALL BE SUPPORTED BY UNISTRUT FRAME.

27.) COORDINATE COMMUNICATIONS CABLING, ROUTING, MOUNTING BOXES, AND TERMINATIONS WITH THE OWNER, ARCHITECT AND OWNERS COMMUNICATIONS CONSULTANT PRIOR TO ROUGH-IN.

28.) THE E.C. SHALL BE RESPONSIBLE FOR COORDINATING THE VARIOUS EQUIPMENT ROUGH-INS, BUILDING PENETRATIONS, AND SYSTEM RUNS WITH THE GENERAL CONTRACTOR AND ALL OTHER TRADES, AND RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION AND PURCHASE/SHIPMENT OF MATERIALS.

29.) REFER TO THE SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION.

30.) ELECTRICAL COMPONENTS SHALL BE FIRE STOPPED WITH APPROVED U.L. RATED MINERAL WOOL AND/OR FIRE CAULK. U.L. APPROVED FIRE STOP METHOD/MATERIAL SHALL MATCH THE EXISTING AND/OR NEW RATED ASSEMBLY.

31.) THE DRAWINGS ARE DIAGRAMMATIC, SCHEMATIC AND SHOWN FOR BIDDING AND GENERAL REFERENCE ONLY. DRAWINGS ARE NOT INTENDED TO DEFINE EXACT INSTALLATION DETAILS. COORDINATE AND VERIFY EXACT DIMENSIONS AND SEQUENCING OF THE WORK WITH ALL OTHER TRADES AND STRUCTURAL DRAWINGS. ALL ADDITIONAL COSTS RESULTING FROM LACK OF COORDINATION SHALL BE BORNE BY THE CONTRACTOR.

32.) ALTERNATE EQUIPMENT AND/OR MANUFACTURERS MUST BE APPROVED PRIOR TO BID IN ORDER FOR THEIR BID TO BE ACCEPTED. IF THE EQUIPMENT IS NOT PRE-APPROVED, THEN UNSPECIFIED MFR'S AND EQUIPMENT SHALL BE SUBSTITUTIONS AND SUBMITTED FOR CONSIDERATION UNDER THE SPECIFIED SUBSTITUTION PROCEDURES. ALL COSTS ASSOCIATED WITH DIMENSIONAL, PERFORMANCE, OR OTHER DEVIATIONS FROM THE BASIS OF DESIGN INCLUDING ENGINEERING COSTS TO EVALUATE DEVIATIONS SHALL BE BORNE BY THE CONTRACTOR.

33.) CONDUITS, CABLES, WIRING, ETC. THAT PENETRATE WALLS, SLABS, MASONRY, ETC., SHALL DO SO VIA PIPE SLEEVES, OR RATED THROUGH WALL ASSEMBLIES. PENETRATIONS THROUGH RATED FIRE/SMOKE ASSEMBLIES SHALL BE PROTECTED WITH PRODUCTS LISTED AND LABELED TO MAINTAIN THE RATING. OUTLETS, SWITCH, JUNCTION BOXES SHALL BE STEEL, SHALL NOT EXCEED 16 SQ.INCHES, AN AGGREGATE AREA OF THE OPENINGS SHALL NOT EXCEED 100 SQ.INCHES IN ANY 100 SQ.FT OF ASSEMBLY AREA. THE ANNULAR SPACE BETWEEN MEMBRANE AND BOX NOT TO EXCEED 1/8" (WITH SEALANT). BOXES ON OPPOSITE SIDES OF RATED ASSEMBLIES SHALL BE SEPARATED BY 24" HORIZONTAL DISTANCE BY APPROVED INSULATION METHOD, FIRE BLOCK, PUTTY PADS OR OTHER LISTED MEANS.

34.) UNDERGROUND WIRING SHALL BE EQUAL TO OR DEEPER THAN MINIMUM DEPTH REQUIRED BY N.E.C. TABLE 300.5 AND SHALL INCLUDE TRACER WIRE. WIRING BENEATH TRAFFIC, FIRE LANES AND DRIVEWAYS SHALL BE ENCASED IN CONCRETE OR RUN WITHIN RIGID STEEL SLEEVES. ROUTING BENEATH BUILDING SLAB SHALL BE A MINIMUM DISTANCE OF 36" FROM PARALLEL WALLS FOR REPAIR ACCESS AND NOT DIRECTLY UNDER WALLS.

GENERAL ABBREVIATIONS:

	HOMERUN TO PANEL "A", CIRCUITS 1 and 3
$M	MANUAL MOTOR STARTER
	DUPLEX RECEPTACLE – MOUNTED AT 12" A.F.F. U.O.N. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
	DOUBLE DUPLEX (QUADPLEX) RECEPTACLE
GFCI	DUPLEX RECEPTACLE – G.F.C.I. TYPE
TP	INDICATES THIS RECEPTACLE TO BE WIRED TO PANEL "TP", CIRCUIT No.7
WP	DUPLEX RECEPTACLE MOUNTED AT 84" A.F.F.
	DUPLEX RECEPTACLE – MOUNTING AT 48" A.F.F.
C	DUPLEX RECEPTACLE – MOUNTED AT 7" ABOVE COUNTERTOP
GFCI	DUPLEX RECEPTACLE – G.F.C.I. TYPE, MOUNTED AT 7" ABOVE COUNTERTOP.
	SPECIAL PURPOSE RECEPTACLE – SEE PLANS FOR DESCRIPTIONS
WPGFCI	WEATHERPROOF G.F.C.I. TYPE DUPLEX RECEPTACLE MOUNTING AT 24" ABOVE FINISHED GRADE
	JUNCTION BOX SIZE MOUNTING AS REQUIRED.
	SWITCHED DUPLEX RECEPTACLE – TOP CONTINUOUS/ BOTTOM SWITCHED.
A	LED LIGHT FIXTURE TYPE "A"
B	LED FIXTURE TYPE "B"
$	SWITCH – SINGLE POLE (ROCKER TYPE)
$OS	DUAL TECHNOLOGY OCCUPANCY SENSOR WALL SWITCH SINGLE POLE, TYPICALLY WATTSTOPPER DW-100, 120/277V
CB	WIRELESS DOOR BELL AND CHIME/STROBE IN SENSORY IMPAIRED UNITS
	CIRCUIT BREAKER PANELBOARD
C	COMBINATION DATA/TELEPHONE OUTLET BOX MOUNTING AT 18" A.F.F. – (C – INDICATES OUTLET TO BE MOUNTED 7" ABOVE COUNTER)
TV	TELEVISION OUTLET MOUNTING AT 18" A.F.F.
T	WALL MOUNTED TELEPHONE OUTLET MOUNTING AT 48" A.F.F.
	SINGLE OR THREE PHASE MOTOR – SEE DRAWINGS FOR DESCRIPTION
F	FUSED DISCONNECT SWITCH
M	COMBINATION MAGNETIC MOTOR STARTER/DISCONNECT SWITCH
CCTV	CLOSED CIRCUIT TELEVISION LOCATION
CO/HD	HARD WIRED COMBINATION FIRE ALARM SMOKE DETECTOR/CARBON MONOXIDE DETECTOR WITH 520HZ SOUNDER BASE – WALL/CEILING MOUNTED – U.O.N.
HD	HARD WIRED FIRE ALARM SMOKE DETECTOR – WALL/CEILING MOUNTED – U.O.N.
	FLAME RETARDANT PLYWOOD BACKBOARD, 3/4"D. x 96"H. BY LENGTH OF WALL, U.O.N.
	FIRE ALARM PULL STATION – MOUNTING AT 48" A.F.F.
	FIRE ALARM HORN WITH FLASHING STROBE LIGHT – MOUNTING AT 80" A.F.F.
	FIRE ALARM (VISUAL ONLY) FLASHING STROBE LIGHT – MOUNTING AT 80" A.F.F.
TS	TAMPER SWITCH
FS	FLOW SWITCH
W.P.	WEATHERPROOF
U.O.N.	UNLESS OTHERWISE NOTED
E.C.	ELECTRICAL CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING
REF	REFRIGERATOR
DW	DISHWASHER
F.A.C.P.	FIRE ALARM CONTROL PANEL
F.A.R.A.	FIRE ALARM REMOTE ANNUNCIATOR

NOTES:

1. ALL TELEPHONE, TV AND/OR DATA OUTLETS BOXES SHALL BE A 4 11/16" SQUARE BY 2 1/2" DEEP MINIMUM JUNCTION BOX WITH SINGLE GANG PLASTER RING, 3/4" CONDUIT WITH PULLSTRING AND INSULATING BUSHING STUBBED AT THE NEAREST ACCESSIBLE CEILING.
2. APARTMENTS DESIGNATED AS HANDICAPPED ACCESSIBLE SHALL COMPLY WITH UFAS REQUIREMENTS REGARDING MOUNTING HEIGHTS OF ELECTRICAL AND FIRE ALARM DEVICES.

ELECTRICAL DEVICE MOUNTING HEIGHTS:

ENSURE HIGHEST CIRCUIT BREAKER IN LOAD CENTER IS 48" MAXIMUM A.F.F.

THERMOSTAT–48" MAX A.F.F. TO HIGHEST OPERABLE PART

LIGHT SWITCH–48" MAX A.F.F. TO HIGHEST OPERABLE PART IN "ON" POSITION

WALL RECEPTACLES–15" MAX A.F.F. TO CENTERLINE OF LOWEST RECEPTACLE

WALL RECEPTACLES–48" MAX A.F.F. TO CENTERLINE OF HIGHEST RECEPTACLE

LOAD CENTER–HIGHEST BREAKER TO BE 48" MAX A.F.F.

BATHROOM RECEPTACLES–44" MAX A.F.F. (PREFERRED) TO CENTERLINE OF HIGHEST RECEPTACLE

BATHROOM RECEPTACLES–12" MIN FROM ANY OBSTRUCTION

BATHROOM RECEPTACLES–12" MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL

KITCHEN RECEPTACLES BEHIND COUNTERS–44" MAX A.F.F. (PREFERRED) TO CENTERLINE OF HIGHEST RECEPTACLE

KITCHEN RECEPTACLES BEHIND COUNTERS–12" MIN FROM ANY OBSTRUCTIONS (INCLUDING REFRIGERATOR)

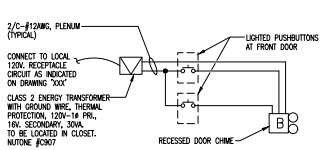
KITCHEN RECEPTACLES BEHIND COUNTERS–36" MIN FROM CORNERS

RECEPTACLES IN UC UNITS AND COMMON AREAS–24" MAX

DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BLACKSPLASH WALL.

GENERAL ABBREVIATIONS:

A	AMPERES
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CURRENT
AL	ALUMINUM
AWG	AMERICAN WIRE GUAGE
C	CONDUIT
CAT	CATALOG
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CL	CENTERLINE
CLF	CURRENT LIMITING FUSE
CU	COPPER
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	INDICATES EMERGENCY CIRCUIT SUPPLYING BATTERY PACKS, EXIT SIGNS AND NITE LIGHTS
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
FU	FUSE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FARA	
FAEP	FIRE ALARM EXTENDER PANEL
FLA	FULL LOAD AMPS
GND,G	BROUND OR GROUNDING
GRMC	GALVINIZED RIGID METALLIC CONDUI
HOA	HAND, OFF, AUOMAIC SWICH
IMC	INTERMEDIATE METAL CONDUI
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATTS
LTG	LIGHTING
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
NTS	NOT TO SCALE
P	POLE
PNL	PANEL
POS	PROVIDED UNDER OTHER SECTIONS
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTY	QUANTITY
REQ'D	REQUIRED
RMC	RIGID METAL CONDUIT
RTU	ROOF TOP UNIT
SP	SPARE
SW	SWITCH
TEL	TELEPHONE
UL	UNDERWRITERS LABORATORIES
V	VOLT
W	WIRE
WP	WEATHERPROOF

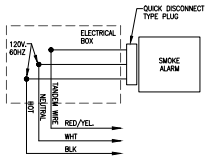


TYPICAL DOORBELL WIRING DIAGRAM

NO SCALE

NOTES:

1. DOORBELL SYSTEM SHALL BE NUTONE #LA14WH CHIME KIT. VERIFY EXACT WIRING REQUIREMENTS WITH MANUFACTURER.



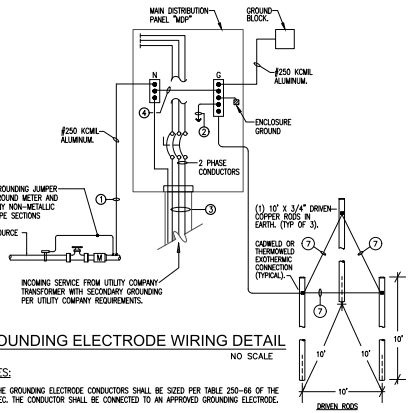
TYPICAL SMOKE/CARBON MONOXIDE DETECTOR WIRING

NO SCALE

(WIRE TO MANUFACTURERS RECOMMENDATIONS & STATE AND LOCAL CODES)

WIRING TWO OR MORE DETECTORS:

ALL ALARMS IN A TANDEM INSTALLATION MUST BE CONTROLLED VIA THE SAME FUSE OR CIRCUIT BREAKER. IF DISCONNECTED FROM AC POWER ALL TANDEM CONNECTED DETECTORS SHALL OPERATE UNDER BATTERY POWER. E.C. SHALL CONNECT SYSTEM TO A COMMON LIGHTING CIRCUIT.

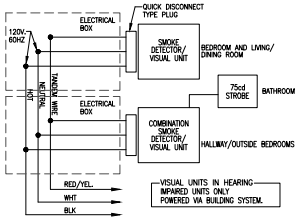


SERVICE GROUNDING ELECTRODE WIRING DETAIL

NO SCALE

NOTES:

1. THE GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED PER TABLE 250-66 OF THE NEC. THE CONDUCTOR SHALL BE CONNECTED TO AN APPROVED GROUNDING ELECTRODE.
2. GROUND CONDUCTORS TO OTHERS POINTS AND EQUIPMENT, AS REQUIRED BY NEC ARTICLE 250 AND SPECIFICATION SECTION 16400.
3. SERVICE ENTRANCE CONDUCTORS WITH GROUNDED (NEUTRAL) CONDUCTOR.
4. MAIN BONDING JUMPER SHALL BE SIZED PER TABLE 250-66 OF THE NEC.
5. BONDING CONDUCTOR SHALL BE SIZED PER TABLE 250-66 OF THE NEC.



ADA WHEEL CHAIR & HEARING IMPAIRED

NO SCALE

(WIRE TO MANUFACTURERS RECOMMENDATIONS & STATE AND LOCAL CODES)

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ISSUE

PROGRESS SET	07/07/23
SD SET	07/13/23
DD SET	08/10/23

ELECTRICAL LEGENDS, SCHEDULES, AND DETAILS

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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E0.01

NEW PANELBOARD CH SCHEDULE

VOLTAGE: 120 / 240V-1PH MAINS 200 MCB MOUNTING SURFACE REMARKS: G.E., SIEMENS, SQ.'D', EATON
BUS SIZE: 200 AMP TOTAL LOAD 92.6 KVA

No.	SERVES	LOAD (KVA) LTG	RCPT	MTR	A/C	HTG	MISC	BRKR TRIP	P	PH A	PH B	BRKR P	TRIP	LOAD (KVA) MISC	HTG	A/C	MTR	RCPT	LTG	SERVES	No.
1	COMM/KITCHEN LTG	0.4						20	1			1	20						0.7	OFFICE/FITNESS LIGHTING	2
3	EXTERIOR LIGHTING	0.2						20	1			1	20						0.3	LCP PANEL	4
5	PANTRY		0.5					20	1			1	20							SPARE	6
7	EWC		0.6					20	1			1	20						0.7	STORAGE/RESTRM REC.	8
9	RADON						0.2	20	1			2	50	8.4						MAINTENACE RECEPT	10
11	MAINTENACE RECEPTS		0.9					20	1												12
13	IT RECEPTACLE		0.4					20	1			1	20							SPARE	14
15	STOR. WATER ELECTRIC HEATER						1.5	20	2			1	20		10.5					AHU-4 (INDOORS)	16
17	SPARE											1	20		19.8					AHU-3 (INDOORS)	18
19	SITE LIGHTING	0.7						20	1			1	20					0.2		FLOOR BOX RECEPT.	20
21	EXTERIOR RECEPTS.		1.4					20	1			1	20					2.4		FITNESS RM RECEPT.	22
23	KITCHEN REFRIG (GFCI)		1.7					20	1			1	20					2.4		FITNESS RM RECEPT.	24
25	KITCHEN COUNTER REC.		0.5					20	1			1	20					2.4		FITNESS RM RECEPT.	26
27	KITCHEN COUNTER REC.		0.4					20	1			1	20					0.7		FITNESS RM TV/RECEPTS	28
29	BUSINESS CENTER REC		0.7					20	1			1	20					0.8		DISHWASHER	30
31	BUSINESS PRINTER		0.7					20	1			1	20					0.5		DISPOSAL	32
33	HALL RECEPTACLES		0.4					20	1			1	20							SPARE	34
35	SPARE							20	1			1	20					1.4		FIRE PLACE CONT./ TV	36
37	OFFICE 102 RECEPTS.		0.9					20	1			1	20							SPARE	38
39	SPARE							20	1			2	25			1.8				CU-3 (OUTDOORS)	40
41	CU-4 (OUTDOORS)				0.9			40	2												42
43												1	20					0.7		WELLNESS ROOM 103	44
45	WASHER		1.2					20	1			2	30	7.2						DRYER	46
47	WASHER		1.2					20	1												48
49	WASHER		1.2					20	1			2	30	7.2						DRYER	50
51	STORAGE/COMM. REC.		0.7					20	1												52
53	SPARE							20	1			2	30	7.2						DRYER	54
53	SPARE							20	1												56
53	SPARE							20	1			1	20							SPARE	58
53	SPARE							20	1			1	20							SPARE	60
														31.7	30.3	2.7	0.0	25.6	2.3	CONNECTED KVA	92.6

NOTES:
1. ALL CIRCUIT BREAKERS ARE 20A-1P UNLESS OTHERWISE NOTED.

Fixture Wattage	CA	CC	CD	CE	CF	CG	CJ
	17	48	15	83.7	25.5	18	9
	CK	CL	X1	X2	EM1	RH	EF-1
	17	8.5	3	3	2	2	0.036

Breaker 1		X2	RH	CC	CD	CL	CE
	Quantity	2	2	3	11	2	1
	Watts	6	4	144	165	17	83.7
Total		419.7 W	=	0.4197 kW or KVA			

Breaker 2		X2	RH	CC	CD	CA	X1
	Quantity	2	2	6	16	5	1
	Watts	6	4	288	240	85	3
		CG	EM1	CF	EF-1		
	Quantity	2	2	2	3		
	Watts	36	4	51	0.108		
Total		717.11 W	=	0.7171 kW or KVA			

Largest Motor	0.00	125%	
Remain'g Motors	0.00		
Motor Dmd	0.00		
Lighting	2.30	125%	
Lighting Dmd	2.88		
Receptacles	10.00	100%	
Receptacles	15.60	50%	
Receptacle Dmd	17.80		
Miscellaneous	31.7	65%	20.6
Heating	30.3		
AC	2.7		
Design Load for Panel Total	71.6 KVA		
	298.3 Amps		

CLUB HOUSE LIGHTING FIXTURE SCHEDULE

TYPE	WATTAGE LAMP	WATTAGE FIXTURE	DESCRIPTION	CATALOG NO.	EQUIVALENT MANUFACTURER
CA	2-8.5 LED 2700K 800 LUM.	17	LED 16" ROUND DECORATIVE PENDANT/SEMI-FLUSH LIGHT FIXTURE, MOUNTED TO BOX, SATIN ETCHED GLASS DIFFUSER, OFF-WHITE FAUX SILK FABRIC SHADE, STEEL HOUSING, HEIRLOOM BRONZE FINISH, ENERGY STAR QUALIFIED, DAMP LOCATION LISTED, (2) LED REPLACEMENT MEDIUM A19 LAMPS, 120V.	GENERATIONS LIGHTING (NANCE COLLECTION) #7728002-782	AS APPROVED BY OWNER/ARCHITECT
CC	1-48 LED 3000K 5600 LUM.	48	LED 1' X 4' SURFACE MOUNTED STRIP FIXTURE, ACRYLIC WHITE DIFFUSER, DIE FORMED OF CODE GAUGE STEEL HOUSING, WHITE FINISH, 0-10V ELECTRONIC DIMMING DRIVER (1% DIM), ACW SHIELDING MEDIA, 120V.	LEGION LIGHTING #3614L-2-LL1-30-ACW-UNV	AS APPROVED BY OWNER/ARCHITECT
CD	1-15 LED 3000K 1000 LUM.	15	LED 6" DIAMETER LOW PROFILE SURFACE MOUNTED DOWN-LIGHT, SEALED WHITE ACRYLIC LENS, STEEL HOUSING, WHITE FINISH, UL LISTED WET LOCATION, DIMMABLE DRIVER, 120V.	E LIGHTING #900510-30K-WH	AS APPROVED BY OWNER/ARCHITECT
CE	9-9.3 LED 3000K 800 LUM.	83.7	LED 30" ROUND DECORATIVE PENDANT LIGHT FIXTURE, MOUNTED TO BOX, SATIN-ETCHED SHADES, STEEL HOUSING, BURNT SIENNA FINISH, ENERGY STAR QUALIFIED, DAMP LOCATION LISTED, (9) LED REPLACEMENT MEDIUM A19 LAMPS, 120V.	GENERATION LIGHTING (KEMEL COLLECTION) 3130709EN3-710	AS APPROVED BY OWNER/ARCHITECT
CF	3-8.5 LED 2700K 800 LUM.	25.5	DECORATIVE BATHROOM VANITY SCONCE LIGHT FIXTURE, MOUNTED TO BOX CLEAR SEEDED GLASS SHADES, STEEL HOUSING, HEIRLOOM BRONZE FINISH , ENERGY STAR QUALIFIED, DAMP LOCATION LISTED, (3) LED REPLACEMENT MEDIUM A19 LAMPS, 120V.	GENERATIONS LIGHTING (BELTON COLLECTION) #4414503EN7-782	AS APPROVED BY OWNER/ARCHITECT
CG	1-18 LED 3000K 3800 LUM. 80 CRI	18	LED 4'-0" LONG STRIP FIXTURE, WALL MOUNTED ABOVE DOOR, CURVE FROSTED ACRYLIC LENS, FORMED FROM CODE-GAUGE STEEL HOUSING, WIDE DISTRIBUTION, FIXED OUTPUT DRIVER, 120V.	COLUMBIA LIGHTING #MFS-4-30-MW-C-W-E-U	AS APPROVED BY OWNER/ARCHITECT
CJ	1-9 LED 3000K 624 LUM.	9	LED 4-1/2"H x 4-1/2"W WALL MOUNTED OUTDOOR LIGHT FIXTURE, ETCHED OPAL GLASS DIFFUSER, DIE CAST ALUMINUM HOUSING, BLACK FINISH, WET LOCATION LISTED, ENERGY STAR QUALIFIED, DARK SKY COMPLIANT, 120V.	PROGRESS LIGHTING #P560072-031-30	AS APPROVED BY OWNER/ARCHITECT
CK	1-17 LED 3000K 1325 LUM.	17	LED 11" ROUND SURFACE MOUNTED EDGELIT LIGHT FIXTURE, WHITE POLYCARBONATE DIFFUSER, ALUMINUM HOUSING, WHITE FINISH, WET LOCATION LISTED, 120V.	PROGRESS LIGHTING #P810016-030-30	AS APPROVED BY OWNER/ARCHITECT
CL	1-8.5 LED 2700K 800 LUM.	8.5	LED 4" ROUND DECORATIVE PENDANT LIGHT FIXTURE, MOUNTED TO BOX, CLEAR GLASS SHADE, STEEL HOUSING, BRUSHED OIL RUBBED BRONZE FINISH, ENERGY STAR QUALIFIED, DAMP LOCATION LISTED, (1) LED REPLACEMENT MEDIUM A19 LAMPS, 120V.	GENERATIONS LIGHTING (ZIRE COLLECTION) #6190301EN7-778	AS APPROVED BY OWNER/ARCHITECT
X1	1-3 LED	3	LED COMBINATION EXIT SIGN AND EMERGENCY LIGHT, WITH WHITE THERMOPLASTIC HOUSING, RED LETTERING, DIRECTIONAL ARROWS AS INDICATED ON PLAN, SELF CONTAINED LONG-LIFE LITHIUM IRON PHOSPHATE(LIFEPO4) BATTERY, 120V.	DUAL LITE #EVCU-R-W	AS APPROVED BY OWNER/ARCHITECT
X2	1-3 LED	3	SAME AS FIXTURE "X1" ABOVE EXCEPT REMOTE HEAD CAPABILITY, 120V.	DUAL LITE #EVCU-R-W-D4	AS APPROVED BY OWNER/ARCHITECT
EM1	1-2 LED	2	LED EMERGENCY BATTERY PACK, THERMOPLASTIC HOUSING, WITH TWO LED HEADS, 120V.	DUAL LITE EV2	AS APPROVED BY OWNER/ARCHITECT
RH	2-1 LED 160 LUM.	2	LED REMOTE EGRESS DOUBLE HEAD UNIT, DIE-CAST ALUMINUM HOUSING, WHITE FINISH, 120V. -	DUAL LITE EVO-D-W	AS APPROVED BY OWNER/ARCHITECT

LIGHTING FIXTURE SCHEDULE NOTES:

1. THE E.C. SHALL COORDINATE ALL COLORS, FINISHES, LENGTHS, ETC. OF FIXTURES WITH THE ARCHITECT AND ACTUAL FIELD CONDITIONS PRIOR TO PLACING PURCHASE ORDER.
2. THE E.C. SHALL COORDINATE ALL TRIMS OF LIGHT FIXTURES WITH ARCHITECURAL REFLECTED CEILING PLANS, EXISTING CONDITIONS, ETC. AND INCLUDE APPROPRIATE TRIM (LAY-IN, DRYWALL, ETC.) IN BASE BID. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETED THAT THIS COORDINATION WITH THE ARCHITECT HAS BEEN COMPLETED AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO THE LACK OF THIS COORDINATION.

DWELLING UNITS LIGHTING FIXTURE SCHEDULE

TYPE	WATTAGE LAMP	WATTAGE FIXTURE	DESCRIPTION	CATALOG NO.	EQUIVALENT MANUFACTURER
SA	2-17 LED 3000K 1178 LUM. 90 CRI	34	LED 13-1/2" DIAMETER DECORATIVE SURFACE MOUNTED LIGHT FIXTURE, OFF-WHITE LINEN DRUM SHADE, LINEN GLASS DIFFUSER, STEEL CONSTRUCTION HOUSING, CHROME FINISH, (2) LED REPLACEMENT MEDIUM A19 LAMPS, ENERGY STAR QUALIFIED, UL LISTED DAMP LOCATION, 120V.	GENERATIONS LIGHTING (SUNSET DRIVE COLLECTION) #7M313CH	AS APPROVED BY OWNER/ARCHITECT
SB	1-15 LED 3000K 1000 LUM. 90 CRI	15	LED 6" DIAMETER LOW PROFILE SURFACE MOUNTED DOWN-LIGHT, SEALED WHITE ACRYLIC LENS, STEEL HOUSING, WHITE FINISH, UL LISTED WET LOCATION, DIMMABLE DRIVER, 120V.	E LIGHTING #900510-30K-WH	AS APPROVED BY OWNER/ARCHITECT
SC	3-100 LED	300	DECORATIVE BATHROOM VANITY SCONCE LIGHT FIXTURE, CASED OPAL ETCHED GLASS SHADE, STEEL HOUSING, CHROME FINISH, UL LISTED DAMP LOCATION, 120V.	GENERATIONS LIGHTING #41162-05	AS APPROVED BY OWNER/ARCHITECT
SD	- LED	-	LED UNDER-CABINET TASK LIGHTING, 120V.	- -	AS APPROVED BY OWNER/ARCHITECT
SE	1-9 LED 3000K 624 LUM.	9	LED 4-1/2"H x 4-1/2"W WALL MOUNTED OUTDOOR LIGHT FIXTURE, ETCHED OPAL GLASS DIFFUSER, DIE CAST ALUMINUM HOUSING, BLACK FINISH, WET LOCATION LISTED, ENERGY STAR QUALIFIED, DARK SKY COMPLIANT, 120V.	PROGRESS LIGHTING #P560072-031-30	AS APPROVED BY OWNER/ARCHITECT

LIGHTING FIXTURE SCHEDULE NOTES:

1. THE E.C. SHALL COORDINATE ALL COLORS, FINISHES, LENGTHS, ETC. OF FIXTURES WITH THE ARCHITECT AND ACTUAL FIELD CONDITIONS PRIOR TO PLACING PURCHASE ORDER.
2. THE E.C. SHALL COORDINATE ALL TRIMS OF LIGHT FIXTURES WITH ARCHITECURAL REFLECTED CEILING PLANS, EXISTING CONDITIONS, ETC. AND INCLUDE APPROPRIATE TRIM (LAY-IN, DRYWALL, ETC.) IN BASE BID. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETED THAT THIS COORDINATION WITH THE ARCHITECT HAS BEEN COMPLETED AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO THE LACK OF THIS COORDINATION.

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

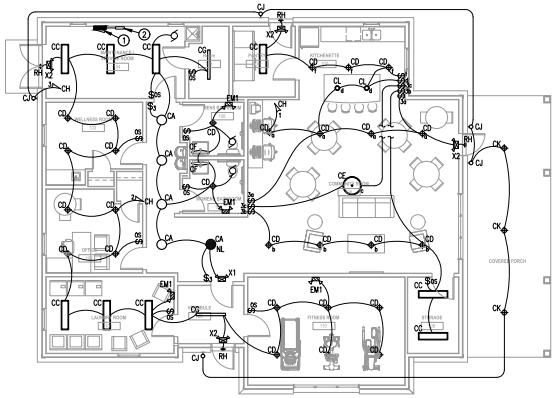
ELECTRICAL LEGENDS, SCHEDULES, AND DETAILS

As indicated

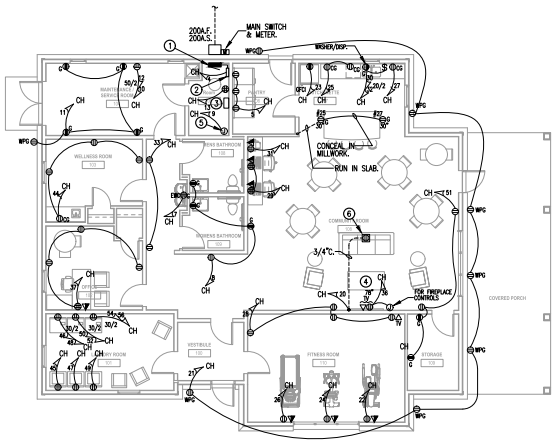
PROJECT # 23074
DRAWN BY DAI
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PLOT DATE 06.26.23

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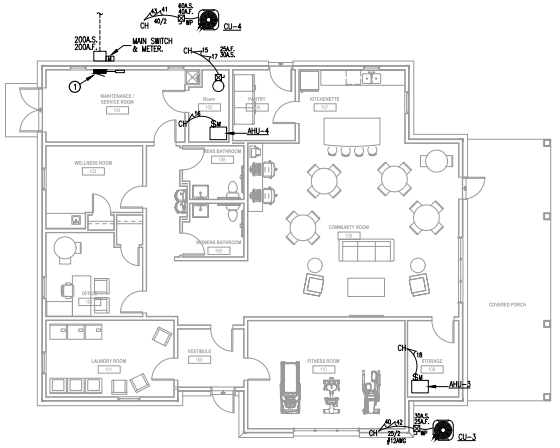
E0.02



1 CLUBHOUSE LIGHTING PLAN
Scale: 1/8" = 1'-0"



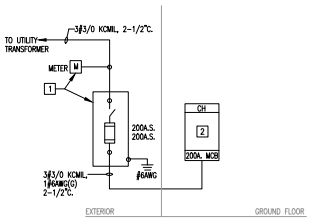
2 CLUBHOUSE POWER AND TECHNOLOGY PLAN
Scale: 1/8" = 1'-0"



3 CLUBHOUSE MECHANICAL EQUIPMENT PLAN
Scale: 1/8" = 1'-0"

CODED NOTES:

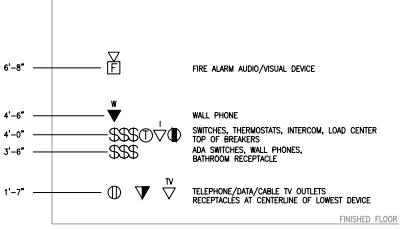
1. LOCATION OF 54 SPACE 200A, MCB 120/240V.-1Φ-3W CLUB HOUSE PANEL "CH". REFER TO DRAWING E0.02 FOR ADDITIONAL INFORMATION.
2. LOCATION OF LIGHTING CONTROL PANEL "LCP".
3. LOCATION OF TECHNOLOGY CABINET.
4. G.C. TO COORDINATE POWER & TECHNOLOGY ROUGH-INS WITH OWNER.
5. E.C. SHALL PROVIDE A DEDICATED 120V-1Φ ELECTRICAL SERVICE CAPPED AND PIGTAILED IN JUNCTION BOX, FOR RADON FAN. JUNCTION BOX LOCATED IN ATTIC SPACE. REFER TO DRAWING E0.02 FOR PANEL CIRCUIT NUMBERS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
6. FLOOR BOX FOR DUPLEX RECEPTACLE, FLUSH MOUNT, TYPICALLY WALKER SOURCE 1 SERIES ACTIVATION WITH BRASS FLANGE AND COVERPLATE.
7. ALL PUBLIC AREA RECEPTACLES SHALL BE TAMPER PROOF RECEPTACLES, PER NEC 406.12 (1-7). ALL NEW DEVICES SHALL BE WHITE WITH WHITE COVER-PLATE, UNLESS OTHERWISE INSTRUCTED BY THE ARCHITECT/OWNER.



CLUB HOUSE POWER DISTRIBUTION DIAGRAM
N.T.S.

CODED NOTES:

1. E.C. SHALL PROVIDE NEMA 3R 200AMP SERVICE ENTRANCE RATED FUSED DISCONNECT SWITCH, C/T CABINET AND METER SOCKET.
2. E.C. SHALL CONFIRM FAULT CURRENT WITH UTILITY BEFORE ORDERING EQUIPMENT.



TYPICAL DEVICE MOUNTING HEIGHTS DETAIL
N.T.S.

TYPICAL DEVICE MOUNTING HEIGHTS DETAIL NOTES:

1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. ADA UNITS TO HAVE ALL SWITCHES, AND CONTROLS NO HIGHER THAN 42" FROM FINISHED FLOOR.

THE ELECTRICAL CONTRACTOR SHALL DERIVE EXACT LOCATIONS OF ALL RECEPTACLES, OUTLETS, JACKS, SWITCHES, ETC. WITH ARCHITECTURAL ELEVATIONS AND FINISHES. LIGHTING FIXTURES, WALL AND CEILING MOUNTED EQUIPMENT SHALL BE COORDINATED WITH REFLECTED CEILING PLANS AND ELEVATIONS.

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ISSUE

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CLUBHOUSE ELECTRICAL PLANS

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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E1.51

GENERAL PLAN NOTES:

1. CONTRACTOR SHALL BE AWARE ON THE LOCATION OF INCOMING SERVICES. ELECTRICAL PANEL, CONDENSING UNIT AND GAS LOCATIONS MAY CHANGE DUE TO SITE CONSIDERATIONS. AS A RESULT, THE LOCATIONS OF SOME EQUIPMENT MAY CHANGE.
2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND CIRCUIT PROTECTION IN ACCORDANCE WITH THE NAMEPLATE DATA.
3. REFER TO EQUIPMENT WIRING SCHEDULE FOR ELECTRICAL REQUIREMENTS.
4. ALL LIGHT FIXTURES TO BE AS INDICATED ON FIXTURE SCHEDULE.
5. ALL LIGHT FIXTURE LOCATIONS SHALL BE SUPERSEDED BY THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. ALL UNIT DETECTORS SHALL BE BE HARDWIRED WITH BATTERY BACK-UP. SMOKE DETECTOR: SUITE DETECTORS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE DETECTOR SHALL ACTIVATE ALL DETECTOR ALARMS WITHIN THE SUITE. WALL MOUNT DETECTORS SHALL BE LOCATED AT LEAST 4" AND NO GREATER THAN 12" BELOW THE CEILING OR AS REQUIRED BY LOCAL FIRE MARSHALL.
7. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOM, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).

COMMUNICATION DEVICE LOCATIONS:

DEVICES INDICATED ON ELECTRICAL PLANS ARE FOR DEVICE LOCATION ONLY. E.C. TO COORDINATE EXACT LOW VOLTAGE REQUIREMENTS WITH OWNERS TELECOMMUNICATION VENDOR E.C. TO COORDINATE AND PROVIDE ALL NECESSARY BOXES, FACEPLATES, CONDUITS, CAT6 AND COAX CABLING, STRUCTURE MEDIA BOX, AND TERMINATIONS.

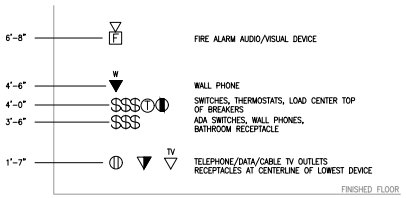
TAMPER RESISTANT RECEPTACLES:

E.C. TO PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS AS INDICATED I NEC ARTICLE 406.12.

UNIT 1A
LOAD SUMMARY AND CALCULATIONS

GENERAL LIGHTING/RECEPTACLES:	3 x 685 SQ. FT.	= 2,055
SMALL APPLIANCE BRANCH CIRCUITS:	2 x 1500	= 3,000
LAUNDRY BRANCH CIRCUIT:	1 x 1500	= 1,500
APPLIANCES:		
ELECTRIC RANGE		= 7,500
REFRIGERATOR		= 1,000
MICROWAVE/HOOD		= 1,600
ELECTRIC DRYER		= 5,000
DISPOSER		= 1,200
DISHWASHER		= 1,200
ELECTRIC WATER HEATER		= 4,500
		= 28,555 VA
DEMAND FACTOR:		
28,555 – 10,000 = 18,555 x 40%		= 7,402
		+10,000
		17,422
HEATING/AC:		
ELECTRIC HEATING COILS		= 8000
FAN UNIT		= 700
CONDENSING UNIT CU-A		= 700
		9,400
TOTAL VOLT-AMPERE DEMAND LOAD: 17,422 + 9,400		= 26,822
MINIMUM SERVICE AND/OR FEEDER: 26,822/ 240V.		= 112 AMPS

125 AMPERE SERVICE



TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

SCALE: N.T.S.

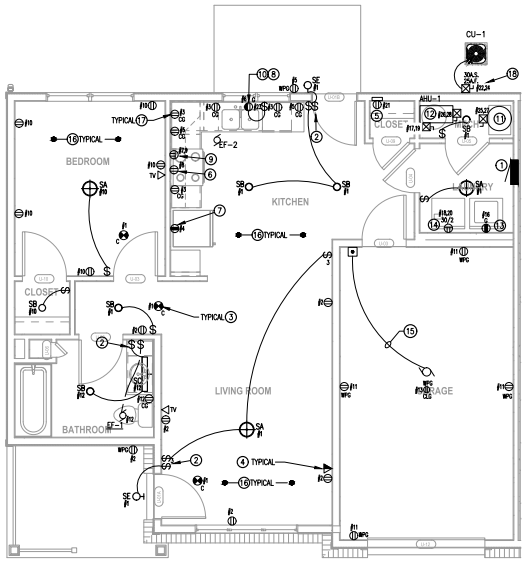
TYPICAL DEVICE MOUNTING HEIGHTS DETAIL NOTES:

1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. ADA UNITS TO HAVE ALL SWITCHES, AND CONTROLS NO HIGHER THAN 42" FROM FINISHED FLOOR.

TYPICAL ONE BED ROOM UNIT CIRCUIT BREAKER PANEL SCHEDULE

NAME: XX VOLTAGE: 120/208V.-1Ø-3W AMPS: – TYPE: RECESSED
SPACES: 30 LOCATION: VARIES MCB: 100A KWD: –

CKT.	DESCRIPTION	LTG.	REC.	HTG.	MISC.	C/B	Ø	C/B	MISC.	HTG.	REC.	LTG.	DESCRIPTION	CKT.
1	LIGHTING	–	–	–	–	20/1	A	20/1	–	–	–	–	RECEPTACLES	2
3	KITCHEN RECEPTACLES	–	–	–	–	20/1	B	20/1	–	–	–	–	REFRIGERATOR	4
5	KITCHEN RECEPTACLES	–	–	–	–	20/1	A	20/1	–	–	–	–	DISHWASHER	6
7	RANGE	–	–	–	–	50/2	B	20/1	–	–	–	–	MICRO/HOOD/LIGHT	8
9							A	20/1	–	–	–	–	BEDROOM #1	10
11	GARAGE	–	–	–	–	20/1	B	20/1	–	–	–	–	BATH #1	12
13	GARAGE DOOR	–	–	–	–	20/1	A	20/1	–	–	–	–	SPARE	14
15	SPARE	–	–	–	–	20/1	B	20/1	–	–	–	–	WASHER	16
17	HVAC INDOOR UNIT	–	–	–	–	30/2	A	30/2	–	–	–	–	DRYER	18
19	(ELECTRIC HEAT)	–	–	–	–		B							20
21	COMMUNICATION BOX	–	–	–	–	20/1	A	20/2	–	–	–	–	HVAC OUTDOOR UNIT	22
23	DISPOSER	–	–	–	–	20/1	B						(CU-1)	24
25	ELECTRIC WATER HEATER	–	–	–	–	25/2	A	30/2	–	–	–	–	HVAC INDOOR UNIT	26
27		–	–	–	–		B		–	–	–	–	(AHU-1)	28
29	–	–	–	–	–	20/1	A	20/1	–	–	–	–	–	30



1 UNIT 1A ELECTRICAL PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

ELECTRICAL PLAN NOTES:

1. REFER TO DRAWING E0.02 FOR PANEL SCHEDULE AND SIZE.
2. PROVIDE COMMON COVERPLATE FOR MULTI-GANG BOX.
3. PROVIDE RESIDENTIAL COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (WITH 520 HZ SOUNDER BASE) AS INDICATED IN NOTE "6" OF THE GENERAL PLAN NOTES LOCATED OUTSIDE BEDROOM. REFER TO WIRING DIAGRAM ON DRAWING E0.01.
4. PROVIDE JUNCTION BOX AND FACEPLATE FOR DATA/CABLE TV, PROVIDE CAT6 AND COAX CABLE AND TRANSITION TO MEDIA BOX IN CLOSET. VERIFY EXACT REQUIREMENTS.
5. E.C. SHALL SUPPLY DATA/CABLE DISTRIBUTION PANEL, TYPICALLY PASS AND SEYMOUR 20" FOXBOX MEDIA ENCLOSURE AND ASSOCIATED ACCESSORIES TO ACCOMMODATE CABLE AND TELEPHONE REQUIREMENTS.
6. MICROWAVE/HOOD: 120V–1Ø 1.6 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER.
7. REFRIGERATOR: 120V–1Ø, 1.0 KW ASSUMED. PROVIDE A DEDICATED NEMA #5–20R SIMPLEX OUTLET MOUNTED AT 48" A.F.F. ROUTE 2#12, 1#12(G) TO A 20A–1P GFCI CIRCUIT BREAKER AT THE TENANT PANEL. COORDINATE EXACT ROUGH–IN LOCATION WITH ARCHITECTURAL ELEVATIONS.
8. DISHWASHER: 120V–1Ø – 1.2 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISPOSAL CIRCUIT.
9. RANGE/OVEN – ELECTRIC: 240V –1Ø, 7.5 KW ASSUMED. PROVIDE 50A RECEPTACLE OUTLET MOUNTED AT 30" A.F.F. ROUTE 3#6AWG AND 1#10AWG (G), 3/4"C. TO A 50A.–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
10. DISPOSER: 120V–1Ø – 1.2 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISHWASHER CIRCUIT.
11. ELECTRIC WATER HEATER: 240V.–1Ø, 4,500 WATTS ASSUMED. E.C. TO PROVIDE 25A. NON–FUSED DISCONNECT SWITCH (MOUNTED AT UNIT IN ACCESSIBLE LOCATION) WITH A 240V.–1Ø ELECTRICAL SERVICE VIA 3#12AWG AND 1#12AWG(G), 3/4"C. FROM A 25A.–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
12. ELECTRIC FURNACE: E.C. SHALL PROVIDE 240V.–1Ø ELECTRICAL SERVICE AND A DISCONNECT SWITCH FOR ELECTRIC FURNACE. E.C. TO WIRE VIA 3#12AWG, 1#12AWG(G)–3/4"C. TO A 15/2 CIRCUIT BREAKER IN TENANT PANEL. PROVIDE 2ND DISCONNECT SWITCH FOR ELECTRIC HEATING COIL. E.C. TO WIRE VIA 3#10AWG, 1#10AWG(G)–3/4"C. TO A 30/2 CIRCUIT BREAKER IN TENANT PANEL.
13. WASHING MACHINE: 120V.–1Ø, 1.5KW ASSUMED. PROVIDE A NEMA 5–20R SINGLE RECEPTACLE MOUNTED AT 48" A.F.F. WIRE WITH 2#12AWG, 1#12AWG(G), 3/4"C. FOR CONNECTION.
14. ELECTRIC DRYER, 240V–1Ø, 5.0KW ANTICIPATED, PROVIDE 30A.–2P. CIRCUIT BREAKER, POWER CORD, AND MATCHING RECEPTACLE WITH 3#10AWG,1#10AWG(G) IN 3/4"C. FOR CONNECTION.
15. GARAGE DOOR: 120V–1Ø. ALL MOTORS AND CONTROLLERS SHALL BE PROVIDED WITH CONDUIT/WIRING AND TERMINATED TO DEVICES ASSOCIATED WITH THE DOOR PER THE MANUFACTURERS SPECIFICATIONS. COORDINATE THE EXACT LOCATION OF DOOR OPERATORS PUSHBUTTONS, LIMIT SWITCHES, ETC. IN THE FIELD WITH DOOR INSTALLER.
16. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).
17. KITCHEN COUNTERTOP RECEPTACLES SHALL BE WIRED ON TWO (2) APPLIANCE CIRCUITS IN ACCORDANCE WITH N.E.C. ART 210.52.
18. E.C. SHALL PROVIDE A 30A.S. 25A.F. WEATHERPROOF DISCONNECT SWITCH FOR CONNECTION TO NEW CONDENSING UNIT. UNIT IS 208V–1Ø, 4.0KW. WIRING SHALL BE 2#10AWG, 1#10AWG(G), 3/4"C. TO 25A.–2P. BREAKER IN PANEL.

RDL ARCHITECTS

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Shaker Heights, Ohio 44120
Phone: (216) 752-4300
Fax: (216) 752 4301
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XX/XX/2023

PROGRESS NOT FOR CONSTRUCTION

SLK CAPITAL HOLDINGS LLC
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

RIDGEVILLE FARMS
NORTH RIDGEVILLE, OHIO

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

UNIT 1A
ELECTRICAL PLAN

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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E4.10

GENERAL PLAN NOTES:

1. CONTRACTOR SHALL BE AWARE ON THE LOCATION OF INCOMING SERVICES. ELECTRICAL PANEL, CONDENSING UNIT AND GAS LOCATIONS MAY CHANGE DUE TO SITE CONSIDERATIONS. AS A RESULT, THE LOCATIONS OF SOME EQUIPMENT MAY CHANGE.
2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND CIRCUIT PROTECTION IN ACCORDANCE WITH THE NAMEPLATE DATA.
3. REFER TO EQUIPMENT WIRING SCHEDULE FOR ELECTRICAL REQUIREMENTS.
4. ALL LIGHT FIXTURES TO BE AS INDICATED ON FIXTURE SCHEDULE.
5. ALL LIGHT FIXTURE LOCATIONS SHALL BE SUPERSEDED BY THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. ALL UNIT DETECTORS SHALL BE BE HARDWIRED WITH BATTERY BACK-UP. SUITE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR: SUITE DETECTORS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE DETECTOR SHALL ACTIVATE ALL DETECTOR ALARMS WITHIN THE SUITE. WALL MOUNT DETECTORS SHALL BE LOCATED AT LEAST 4" AND NO GREATER THAN 12" BELOW THE CEILING OR AS REQUIRED BY LOCAL FIRE MARSHALL.
7. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOM, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).

SENSORY IMPAIRED UNIT GENERAL NOTES:

A. HEARING/VISUAL IMPAIRED FIRE ALARM DEVICES SHALL BE PROVIDED IN UNITS PER AMERICANS WITH DISABILITIES ACT AS SHOWN.

B. A DOOR BELL AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED IN UNITS PER AMERICANS WITH DISABILITIES ACT AS SHOWN.

C. ALL FIRE ALARM FLASHING STROBE UNITS SHALL CONFORM TO A.D.A., U.L., ANSI AND NFPA STANDARDS. MOUNTING HEIGHT SHALL BE 80" A.F.F. TO BOTTOM OF LENS OR 6" BELOW CEILING, WHICHEVER IS LOWER. INSTALL STROBES WITH HIGHER CANDELA RATING AS REQUIRED TO PROVIDE THE MINIMUM ILLUMINATION LEVEL REQUIRED BY THE STANDARDS REFERENCED ABOVE.

COMMUNICATION DEVICE LOCATIONS:

DEVICES INDICATED ON ELECTRICAL PLANS ARE FOR DEVICE LOCATION ONLY. E.C. TO COORDINATE EXACT LOW VOLTAGE REQUIREMENTS WITH OWNERS TELECOMMUNICATION VENDOR. E.C. TO COORDINATE AND PROVIDE ALL NECESSARY BOXES, FACEPLATES, CONDUITS, CAT6 AND COAX CABLING, STRUCTURE MEDIA BOX, AND TERMINATIONS.

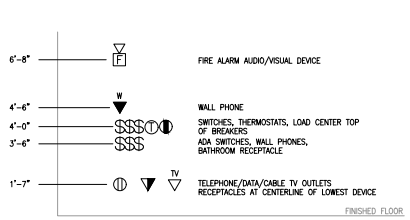
TAMPER RESISTANT RECEPTACLES:

E.C. TO PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS AS INDICATED I NEC ARTICLE 406.12.

UNIT 1A-SI
LOAD SUMMARY AND CALCULATIONS

GENERAL LIGHTING/RECEPTACLES:	3 x 685 SQ. FT. =	2,055
SMALL APPLIANCE BRANCH CIRCUITS:	2 x 1500 =	3,000
LAUNDRY BRANCH CIRCUIT:	1 x 1500 =	1,500
APPLIANCES:		
ELECTRIC RANGE	=	7,500
REFRIGERATOR	=	1,000
MICROWAVE/HOOD	=	1,600
ELECTRIC DRYER	=	5,000
DISPOSER	=	1,200
DISHWASHER	=	1,200
ELECTRIC WATER HEATER	=	4,500
	=	28,555 VA
DEMAND FACTOR:		
28,555 – 10,000 = 18,555 x 40%	=	7,402
	+	10,000
		17,422
HEATING/AC:		
ELECTRIC HEATING COILS	=	8000
FAN UNIT	=	700
CONDENSING UNIT CU-A	=	700
		9,400
TOTAL VOLT–AMPERE DEMAND LOAD: 17,422 + 9,400	=	26,822
MINIMUM SERVICE AND/OR FEEDER: 26,822/ 240V.	=	112 AMPS

125 AMPERE SERVICE



TYPICAL DEVICE MOUNTING HEIGHTS DETAIL
SCALE: N.T.S.

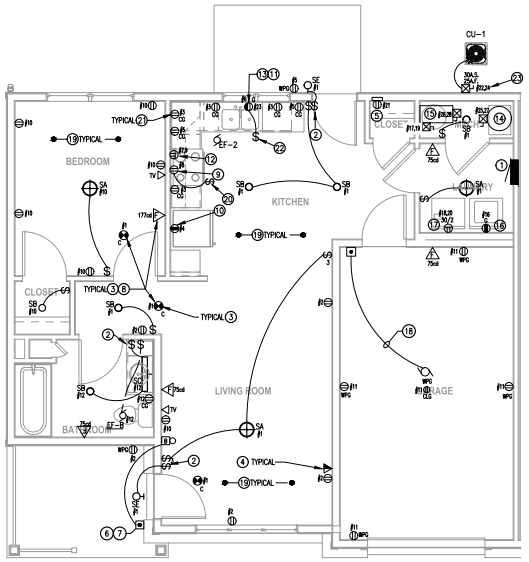
TYPICAL DEVICE MOUNTING HEIGHTS DETAIL NOTES:

1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. ADA UNITS TO HAVE ALL SWITCHES, AND CONTROLS NO HIGHER THAN 42" FROM FINISHED FLOOR.

TYPICAL ONE BED ROOM UNIT CIRCUIT BREAKER PANEL SCHEDULE

NAME: XX VOLTAGE: 120/208V.–1Φ–3W AMPS: – TYPE: RECESSED
SPACES: 30 LOCATION: VARIES MCB: 100A KWD: –

CKT.	DESCRIPTION	LTG.	REC.	HTG.	MISC.	C/B	Φ	C/B	MISC.	HTG.	REC.	LTG.	DESCRIPTION	CKT.
1	LIGHTING	–	–	–	–	20/1	A	20/1	–	–	–	–	RECEPTACLES	2
3	KITCHEN RECEPTACLES	–	–	–	–	20/1	B	20/1	–	–	–	–	REFRIGERATOR	4
5	KITCHEN RECEPTACLES	–	–	–	–	20/1	A	20/1	–	–	–	–	DISHWASHER	6
7	RANGE	–	–	–	–	50/2	B	20/1	–	–	–	–	MICRO/HOOD/LIGHT	8
9							A	20/1	–	–	–	–	BEDROOM #1	10
11	GARAGE	–	–	–	–	20/1	B	20/1	–	–	–	–	BATH #1	12
13	GARAGE DOOR	–	–	–	–	20/1	A	20/1	–	–	–	–	SPARE	14
15	SPARE	–	–	–	–	20/1	B	20/1	–	–	–	–	WASHER	16
17	HVAC INDOOR UNIT	–	–	–	–	30/2	A	30/2	–	–	–	–	DRYER	18
19	(ELECTRIC HEAT)	–	–	–	–		B							20
21	COMMUNICATION BOX	–	–	–	–	20/1	A	20/2	–	–	–	–	HVAC OUTDOOR UNIT	22
23	DISPOSER	–	–	–	–	20/1	B						(CU–1)	24
25	ELECTRIC WATER HEATER	–	–	–	–	25/2	A	30/2	–	–	–	–	HVAC INDOOR UNIT	26
27		–	–	–	–		B		–	–	–	–	(AHU–1)	28
29	–	–	–	–	–	20/1	A	20/1	–	–	–	–	–	30



1 UNIT 1A-SI ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

1' 2' 4' 8'

ELECTRICAL PLAN NOTES:

1. REFER TO DRAWING E0.02 FOR PANEL SCHEDULE AND SIZE.
2. PROVIDE COMMON COVERPLATE FOR MULTI–GANG BOX.
3. PROVIDE RESIDENTIAL COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (WITH 520 HZ SOUNDER BASE) AS INDICATED IN NOTE "6" OF THE GENERAL PLAN NOTES LOCATED OUTSIDE BEDROOM. REFER TO WIRING DIAGRAM ON DRAWING E0.01.
4. PROVIDE JUNCTION BOX AND FACEPLATE FOR DATA/CABLE TV, PROVIDE CAT6 AND COAX CABLE AND TRANSITION TO MEDIA BOX IN CLOSET. VERIFY EXACT REQUIREMENTS.
5. E.C. SHALL SUPPLY DATA/CABLE DISTRIBUTION PANEL, TYPICALLY PASS AND SEYMOUR 20" FOXBOX MEDIA ENCLOSURE AND ASSOCIATED ACCESSORIES TO ACCOMMODATE CABLE AND TELEPHONE REQUIREMENTS.
6. PROVIDE ADA COMPATIBLE WIRELESS 120V.–1Φ DOOR CHIME/STROBE IN SENSORY IMPAIRED UNIT. ADA APARTMENTS DESIGNATED FOR SENSORY IMPAIRED (COORDINATE LOCATION WITH ARCHITECT) SHALL BE EQUIPPED WITH PUSHBUTTON AT EXTERIOR DOOR WIRED TO A STROBE UNIT. PROVIDE STEP DOWN TRANSFORMER FOR POWER SUPPLY AND LOCATE CONCEALED IN NEAREST CLOSET & WIRE INTO LOCAL 120V RECEPTACLE.
7. STANDARD SMOKE ALARMS SHALL BE REPLACED WITH COMBO DETECTOR/177CD VISUAL SIGNAL APPLIANCE. INTER–CONNECT STROBE TO COMBO SIGNALING DEVICES WITH RELAY. STROBES SHALL FLASH WHEN DWELLING SMOKE/CO DETECTORS GOES INTO ALARM.
8. HANDICAPPED UNITS (UNITS 1A–A, 2A–A): DEVICES IN BEDROOMS AND HALLWAY SHALL BE ADDRESSABLE SMOKE DETECTORS WITH SOUNDER BASE LOW FREQUENCY. PROVIDE WALL MOUNTED 75 CD STROBE ONLY DEVICES IN LIVING ROOM AND BATHROOM WITH 177 CD STROBE IN BEDROOMS AS SHOWN. RELAY/MONITOR MODULE AS REQUIRED SO THAT THE STROBES IN THIS ROOM FLASH WHEN THE UNIT'S DETECTORS SENSE SMOKE. VERIFY EXACT WIRING REQUIREMENTS WITH FIRE ALARM SYSTEM SUPPLIER AND RESIDENTIAL SMOKE DETECTOR MANUFACTURER PRIOR TO ROUGH–IN.
9. MICROWAVE/HOOD: 120V–1Φ 1.6 KW ASSUMED. PROVIDE A NEMA ⅀5–20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. FOR HANDICAPPED UNITS, MICROWAVE TO BE LOCATED ON COUNTER. REFER TO NOTE "17" FOR HOOD SWITCHING.
10. REFRIGERATOR: 120V–1Φ, 1.0 KW ASSUMED. PROVIDE A DEDICATED NEMA ⅀5–20R SIMPLEX OUTLET MOUNTED AT 48" A.F.F. ROUTE 2#12, 1#12(G) TO A 20A–1P GFCI CIRCUIT BREAKER AT THE TENANT PANEL. COORDINATE EXACT ROUGH–IN LOCATION WITH ARCHITECTURAL ELEVATIONS.
11. DISHWASHER: 120V–1Φ – 1.2 KW ASSUMED. PROVIDE A NEMA ⅀5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISPOSAL CIRCUIT.
12. RANGE/OVEN – ELECTRIC: 240V –1Φ, 7.5 KW ASSUMED. PROVIDE 50A RECEPTACLE OUTLET MOUNTED AT 36" A.F.F. ROUTE 3#6AWG AND 1#10AWG (G), 3/4"C. TO A 50A.–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
13. DISPOSER: 120V–1Φ – 1.2 KW ASSUMED. PROVIDE A NEMA ⅀5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISHWASHER CIRCUIT.
14. ELECTRIC WATER HEATER: 240V.–1Φ, 4,500 WATTS ASSUMED. E.C. TO PROVIDE 25A. NON–FUSED DISCONNECT SWITCH (MOUNTED AT UNIT IN ACCESSIBLE LOCATION) WITH A 240V.–1Φ ELECTRICAL SERVICE VIA 3#12AWG AND 1#12AWG(G), 3/4"C. FROM A 25A.–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
15. ELECTRIC FURNACE: E.C. SHALL PROVIDE 240V.–1Φ ELECTRICAL SERVICE AND A DISCONNECT SWITCH FOR ELECTRIC FURNACE. E.C. TO WIRE VIA 3#12AWG, 1#12AWG(G)–3/4"C. TO A 15/2 CIRCUIT BREAKER IN TENANT PANEL. PROVIDE 2ND DISCONNECT SWITCH FOR ELECTRIC HEATING COIL. E.C. TO WIRE VIA 3#10AWG, 1#10AWG(G)–3/4"C. TO A 30/2 CIRCUIT BREAKER IN TENANT PANEL.
16. WASHING MACHINE: 120V.–1Φ, 1.5KW ASSUMED. PROVIDE A NEMA 5–20R SINGLE RECEPTACLE MOUNTED AT 48" A.F.F. WIRE WITH 2#12AWG, 1#12AWG(G), 3/4"C. FOR CONNECTION.
17. ELECTRIC DRYER. 240V–1Φ, 5.0KW ANTICIPATED, PROVIDE 30A.–2P. CIRCUIT BREAKER, POWER CORD, AND MATCHING RECEPTACLE WITH 3#10AWG,1#10AWG(G) IN 3/4"C. FOR CONNECTION.
18. GARAGE DOOR: 120V–1Φ. ALL MOTORS AND CONTROLLERS SHALL BE PROVIDED WITH CONDUIT/WIRING AND TERMINATED TO DEVICES ASSOCIATED WITH THE DOOR PER THE MANUFACTURERS SPECIFICATIONS. COORDINATE THE EXACT LOCATION OF DOOR OPERATORS PUSHBUTTONS, LIMIT SWITCHES, ETC. IN THE FIELD WITH DOOR INSTALLER.
19. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).
20. FURNISH AND INSTALL SWITCH FOR RANGE HOOD. RANGE HOOD SWITCH TO BE MOUNTED IN THE FACE OF VALANCE/BASE OF THE CABINET. THIS ONLY OCCURS IN HANDICAP UNITS. VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS.
21. KITCHEN COUNTERTOP RECEPTACLES SHALL BE WIRED ON TWO (2) APPLIANCE CIRCUITS IN ACCORDANCE WITH N.E.C. ART 210.52.
22. FURNISH AND INSTALL SWITCH FOR DISPOSAL. DISPOSAL SWITCH TO BE MOUNTED IN THE FACE OF VALANCE/BASE OF THE CABINET (ONLY OCCURS IN HANDICAP UNITS). VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS.
23. E.C. SHALL PROVIDE A 30A.S. 25A.F. WEATHERPROOF DISCONNECT SWITCH FOR CONNECTION TO NEW CONDENSING UNIT. UNIT IS 208V–1Φ, 4.0KW. WIRING SHALL BE 2#10AWG, 1#10AWG(G), 3/4"C. TO 25A.–2P. BREAKER IN PANEL.

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XX/XX/2023

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

UNIT 1A-A / 1-SI ELECTRICAL PLAN

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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E4.11

GENERAL PLAN NOTES:

1. CONTRACTOR SHALL BE AWARE ON THE LOCATION OF INCOMING SERVICES. ELECTRICAL PANEL, CONDENSING UNIT AND GAS LOCATIONS MAY CHANGE DUE TO SITE CONSIDERATIONS. AS A RESULT, THE LOCATIONS OF SOME EQUIPMENT MAY CHANGE.
2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND CIRCUIT PROTECTION IN ACCORDANCE WITH THE NAMEPLATE DATA.
3. REFER TO EQUIPMENT WIRING SCHEDULE FOR ELECTRICAL REQUIREMENTS.
4. ALL LIGHT FIXTURES TO BE AS INDICATED ON FIXTURE SCHEDULE.
5. ALL LIGHT FIXTURE LOCATIONS SHALL BE SUPERSEDED BY THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. ALL UNIT DETECTORS SHALL BE BE HARDWIRED WITH BATTERY BACK-UP. SUITE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR: SUITE DETECTORS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE DETECTOR SHALL ACTIVATE ALL DETECTOR ALARMS WITHIN THE SUITE. WALL MOUNT DETECTORS SHALL BE LOCATED AT LEAST 4" AND NO GREATER THAN 12" BELOW THE CEILING OR AS REQUIRED BY LOCAL FIRE MARSHALL.
7. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOM, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).

COMMUNICATION DEVICE LOCATIONS:

DEVICES INDICATED ON ELECTRICAL PLANS ARE FOR DEVICE LOCATION ONLY. E.C. TO COORDINATE EXACT LOW VOLTAGE REQUIREMENTS WITH OWNERS TELECOMMUNICATION VENDOR E.C. TO COORDINATE AND PROVIDE ALL NECESSARY BOXES, FACEPLATES, CONDUITS, CAT6 AND COAX CABLING, STRUCTURE MEDIA BOX, AND TERMINATIONS.

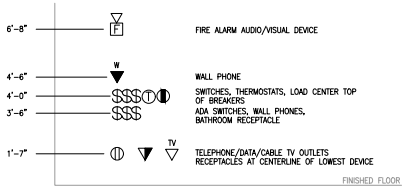
TAMPER RESISTANT RECEPTACLES:

E.C. TO PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS AS INDICATED I NEC ARTICLE 406.12.

UNIT 2A
LOAD SUMMARY AND CALCULATIONS

GENERAL LIGHTING/RECEPTACLES:	3 x 926 SQ. FT.	= 2,778
SMALL APPLIANCE BRANCH CIRCUITS:	2 x 1500	= 3,000
LAUNDRY BRANCH CIRCUIT:	1 x 1500	= 1,500
APPLIANCES:		
ELECTRIC RANGE		= 7,500
REFRIGERATOR		= 1,000
MICROWAVE/HOOD		= 1,600
ELECTRIC DRYER		= 5,000
DISPOSER		= 1,200
DISHWASHER		= 1,200
ELECTRIC WATER HEATER		= 4,500
		= 29,278 VA
DEMAND FACTOR:		
29,278 - 10,000 = 19,278 x 40%		= 7,711
		+10,000
		17,711
HEATING/AC:		
ELECTRIC HEATING COILS		= 8000
FAN UNIT		= 700
CONDENSING UNIT CU-A		= 700
		9,400
TOTAL VOLT-AMPERE DEMAND LOAD: 17,711 + 9,400		= 27,111
MINIMUM SERVICE AND/OR FEEDER: 27,111/ 240V.		= 113 AMPS

125 AMPERE SERVICE



TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

SCALE: N.T.S.

TYPICAL DEVICE MOUNTING HEIGHTS DETAIL NOTES:

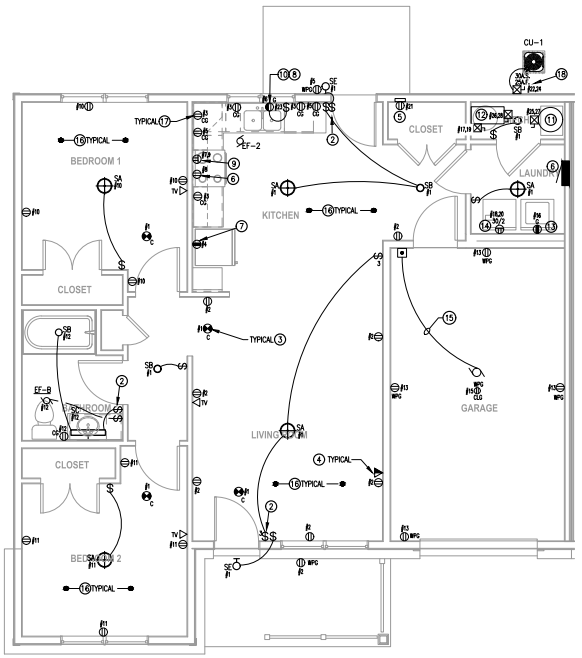
1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. ADA UNITS TO HAVE ALL SWITCHES, AND CONTROLS NO HIGHER THAN 42" FROM FINISHED FLOOR.

TYPICAL TWO BEDROOM UNIT CIRCUIT BREAKER PANEL SCHEDULE

NAME: XX | VOLTAGE: 120/208V.-1Φ-3W | AMPS: - | TYPE: RECESSED
SPACES: 30 | LOCATION: VARIES | MCB: 100A. | KND: -

CKT.	DESCRIPTION	LTG.	REC.	HTG.	MISC.	C/B	Φ	C/B	MISC.	HTG.	REC.	LTG.	DESCRIPTION	CKT.
1	LIGHTING	-	-	-	-	20/1	A	20/1	-	-	-	-	RECEPTACLES	2
3	KITCHEN RECEPTACLES	-	-	-	-	20/1	B	20/1	-	-	-	-	REFRIGERATOR	4
5	KITCHEN RECEPTACLES	-	-	-	-	20/1	A	20/1	-	-	-	-	DISHWASHER	6
7	RANGE	-	-	-	-	50/2	B	20/1	-	-	-	-	MICRO/HOOD/LIGHT	8
9							A	20/1	-	-	-	-	BEDROOM #1	10
11	BEDROOM #2	-	-	-	-	20/1	B	20/1	-	-	-	-	BATH #1	12
13	SPARE	-	-	-	-	20/1	A	20/1	-	-	-	-	SPARE	14
15	SPARE	-	-	-	-	20/1	B	20/1	-	-	-	-	WASHER	16
17	HVAC INDOOR UNIT	-	-	-	-	30/2	A	30/2	-	-	-	-	DRYER	18
19	(ELECTRIC HEAT)	-	-	-	-		B							20
21	COMMUNICATION BOX	-	-	-	-	20/1	A	20/2	-	-	-	-	HVAC OUTDOOR UNIT	22
23	DISPOSER	-	-	-	-	20/1	B						(CU-2)	24
25	ELECTRIC WATER HEATER	-	-	-	-	25/2	A	15/2	-	-	-	-	HVAC INDOOR UNIT	26
27		-	-	-	-		B	-	-	-	-	-	(F-2)	28
29	-	-	-	-	-	20/1	A	20/1	-	-	-	-	-	30

NOTE: REFER TO DRAWING E9.01 FOR POWER RISER DIAGRAM.



1 UNIT 2A ELECTRICAL PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

ELECTRICAL PLAN NOTES:

1. REFER TO DRAWING E0.02 FOR PANEL SCHEDULE AND SIZE.
2. PROVIDE COMMON COVERPLATE FOR MULTI-GANG BOX.
3. PROVIDE RESIDENTIAL COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (WITH 520 HZ SOUNDER BASE) AS INDICATED IN NOTE "6" OF THE GENERAL PLAN NOTES LOCATED OUTSIDE BEDROOM. REFER TO WIRING DIAGRAM ON DRAWING E0.01.
4. PROVIDE JUNCTION BOX AND FACEPLATE FOR DATA/CABLE TV, PROVIDE CAT6 AND COAX CABLE AND TRANSITION TO MEDIA BOX IN CLOSET. VERIFY EXACT REQUIREMENTS.
5. E.C. SHALL SUPPLY DATA/CABLE DISTRIBUTION PANEL, TYPICALLY PASS AND SEYMOUR 20" FOXBOX MEDIA ENCLOSURE AND ASSOCIATED ACCESSORIES TO ACCOMMODATE CABLE AND TELEPHONE REQUIREMENTS.
6. MICROWAVE/HOOD: 120V-1Φ 1.6 KW ASSUMED. PROVIDE A NEMA #5-20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A-1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A-1P CIRCUIT BREAKER.
7. REFRIGERATOR: 120V-1Φ, 1.0 KW ASSUMED. PROVIDE A DEDICATED NEMA #5-20R SIMPLEX OUTLET MOUNTED AT 48" A.F.F. ROUTE 2#12, 1#12(G) TO A 20A-1P GFCI CIRCUIT BREAKER AT THE TENANT PANEL. COORDINATE EXACT ROUGH-IN LOCATION WITH ARCHITECTURAL ELEVATIONS.
8. DISHWASHER: 120V-1Φ - 1.2 KW ASSUMED. PROVIDE A NEMA #5-20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A-1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A-1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISPOSAL CIRCUIT.
9. RANGE/OVEN - ELECTRIC: 240V -1Φ, 7.5 KW ASSUMED. PROVIDE 50A RECEPTACLE OUTLET MOUNTED AT 36" A.F.F. ROUTE 3#6AWG AND 1#10AWG (G), 3/4"C. TO A 50A-2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
10. DISPOSER: 120V-1Φ - 1.2 KW ASSUMED. PROVIDE A NEMA #5-20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A-1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A-1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISHWASHER CIRCUIT.
11. ELECTRIC WATER HEATER: 240V-1Φ, 4,500 WATTS ASSUMED. E.C. TO PROVIDE 25A. NON-FUSED DISCONNECT SWITCH (MOUNTED AT UNIT IN ACCESSIBLE LOCATION) WITH A 240V.-1Φ ELECTRICAL SERVICE VIA 3#12AWG AND 1#12AWG(G), 3/4"C. FROM A 25A-2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
12. ELECTRIC FURNACE: E.C. SHALL PROVIDE 240v.-1Φ ELECTRICAL SERVICE AND A DISCONNECT SWITCH FOR ELECTRIC FURNACE. E.C. TO WIRE VIA 3#12AWG, 1#12AWG(G)-3/4"C. TO A 15/2 CIRCUIT BREAKER IN TENANT PANEL. PROVIDE 2ND DISCONNECT SWITCH FOR ELECTRIC HEATING COIL. E.C. TO WIRE VIA 3#10AWG, 1#10AWG(G)-3/4"C. TO A 30/2 CIRCUIT BREAKER IN TENANT PANEL.
13. WASHING MACHINE: 120V.-1Φ, 1.5KW ASSUMED. PROVIDE A NEMA 5-20R SINGLE RECEPTACLE MOUNTED AT 48" A.F.F. WIRE WITH 2#12AWG, 1#12AWG(G), 3/4"C. FOR CONNECTION.
14. ELECTRIC DRYER, 240V-1Φ, 5.0KW ANTICIPATED, PROVIDE 30A.-2P. CIRCUIT BREAKER, POWER CORD, AND MATCHING RECEPTACLE WITH 3#10AWG,1#10AWG(G) IN 3/4"C. FOR CONNECTION.
15. GARAGE DOOR: 120V-1Φ. ALL MOTORS AND CONTROLLERS SHALL BE PROVIDED WITH CONDUIT/WIRING AND TERMINATED TO DEVICES ASSOCIATED WITH THE DOOR PER THE MANUFACTURERS SPECIFICATIONS. COORDINATE THE EXACT LOCATION OF DOOR OPERATORS PUSHBUTTONS, LIMIT SWITCHES, ETC. IN THE FIELD WITH DOOR INSTALLER.
16. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).
17. KITCHEN COUNTERTOP RECEPTACLES SHALL BE WIRED ON TWO (2) APPLIANCE CIRCUITS IN ACCORDANCE WITH N.E.C. ART 210.52.
18. E.C. SHALL PROVIDE A 30A.S. 25A.F. WEATHERPROOF DISCONNECT SWITCH FOR CONNECTION TO NEW CONDENSING UNIT. UNIT IS 208V-1Φ, 4.0KW. WIRING SHALL BE 2#10AWG, 1#10AWG(G), 3/4"C. TO 25A.-2P. BREAKER IN PANEL.

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

UNIT 2A ELECTRICAL PLAN

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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E4.20

GENERAL PLAN NOTES:

1. CONTRACTOR SHALL BE AWARE ON THE LOCATION OF INCOMING SERVICES. ELECTRICAL PANEL, CONDENSING UNIT AND GAS LOCATIONS MAY CHANGE DUE TO SITE CONSIDERATIONS. AS A RESULT, THE LOCATIONS OF SOME EQUIPMENT MAY CHANGE.
2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS TO WIRE AND CIRCUIT PROTECTION IN ACCORDANCE WITH THE NAMEPLATE DATA.
3. REFER TO EQUIPMENT WIRING SCHEDULE FOR ELECTRICAL REQUIREMENTS.
4. ALL LIGHT FIXTURES TO BE AS INDICATED ON FIXTURE SCHEDULE.
5. ALL LIGHT FIXTURE LOCATIONS SHALL BE SUPERSEDED BY THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. ALL UNIT DETECTORS SHALL BE BE HARDWIRED WITH BATTERY BACK-UP. SUITE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR: SUITE DETECTORS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE DETECTOR SHALL ACTIVATE ALL DETECTOR ALARMS WITHIN THE SUITE. WALL MOUNT DETECTORS SHALL BE LOCATED AT LEAST 4" AND NO GREATER THAN 12" BELOW THE CEILING OR AS REQUIRED BY LOCAL FIRE MARSHALL.
7. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOM, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).

SENSORY IMPAIRED UNIT GENERAL NOTES:

A. HEARING/VISUAL IMPAIRED FIRE ALARM DEVICES SHALL BE PROVIDED IN UNITS PER AMERICANS WITH DISABILITIES ACT AS SHOWN.

B. A DOOR BELL AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED IN UNITS PER AMERICANS WITH DISABILITIES ACT AS SHOWN.

C. ALL FIRE ALARM FLASHING STROBE UNITS SHALL CONFORM TO A.D.A., U.L., ANSI AND NFPA STANDARDS. MOUNTING HEIGHT SHALL BE 80" A.F.F. TO BOTTOM OF LENS OR 6" BELOW CEILING, WHICHEVER IS LOWER. INSTALL STROBES WITH HIGHER CANDELA RATING AS REQUIRED TO PROVIDE THE MINIMUM ILLUMINATION LEVEL REQUIRED BY THE STANDARDS REFERENCED ABOVE.

COMMUNICATION DEVICE LOCATIONS:

DEVICES INDICATED ON ELECTRICAL PLANS ARE FOR DEVICE LOCATION ONLY. E.C. TO COORDINATE EXACT LOW VOLTAGE REQUIREMENTS WITH OWNERS TELECOMMUNICATION VENDOR E.C. TO COORDINATE AND PROVIDE ALL NECESSARY BOXES, FACEPLATES, CONDUITS, CAT6 AND COAX CABLING, STRUCTURE MEDIA BOX, AND TERMINATIONS.

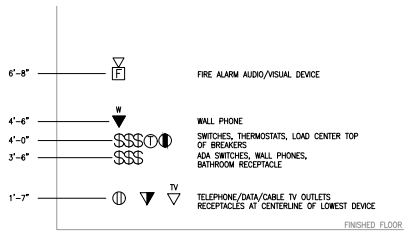
TAMPER RESISTANT RECEPTACLES:

E.C. TO PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS AS INDICATED I NEC ARTICLE 406.12.

UNIT 2A-A/2-SI LOAD SUMMARY AND CALCULATIONS

GENERAL LIGHTING/RECEPTACLES:	3 x 926 SQ. FT.	=	2,778
SMALL APPLIANCE BRANCH CIRCUITS:	2 x 1500	=	3,000
LAUNDRY BRANCH CIRCUIT:	1 x 1500	=	1,500
APPLIANCES:			
ELECTRIC RANGE		=	7,500
REFRIGERATOR		=	1,000
MICROWAVE/HOOD		=	1,600
ELECTRIC DRYER		=	5,000
DISPOSER		=	1,200
DISHWASHER		=	1,200
ELECTRIC WATER HEATER		=	4,500
		=	29,278 VA
DEMAND FACTOR:			
29,278 − 10,000 = 19,278 x 40%		=	7,711
			+10,000
			17,711
HEATING/AC:			
ELECTRIC HEATING COILS		=	8000
FAN UNIT		=	700
CONDENSING UNIT CU-A		=	700
			9,400
TOTAL VOLT-AMPERE DEMAND LOAD: 17,711 + 9,400		=	27,111
MINIMUM SERVICE AND/OR FEEDER: 27,111/ 240V.		=	113 AMPS

125 AMPERE SERVICE



TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

SCALE: N.T.S.

TYPICAL DEVICE MOUNTING HEIGHTS DETAIL NOTES:

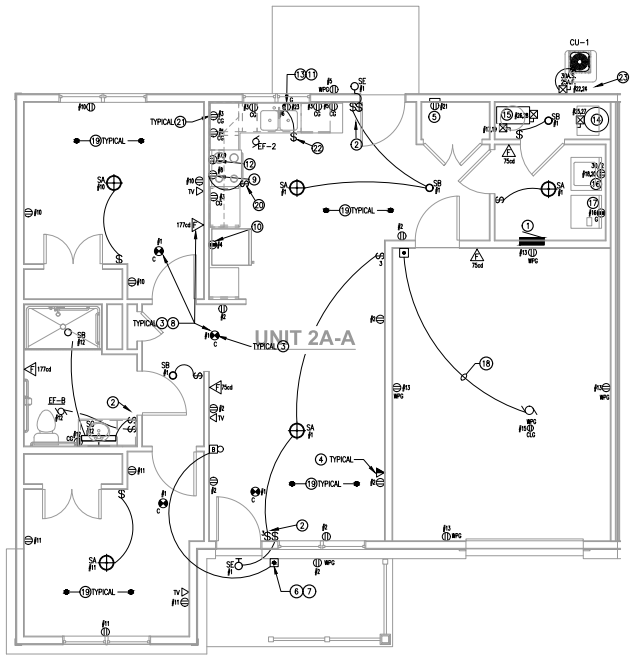
1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHENEVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. ADA UNITS TO HAVE ALL SWITCHES, AND CONTROLS NO HIGHER THAN 42" FROM FINISHED FLOOR.

TYPICAL TWO BEDROOM UNIT CIRCUIT BREAKER PANEL SCHEDULE

NAME: XX VOLTAGE: 120/208V.-1Φ-3W AMPS: – TYPE: RECESSED
SPACES: 30 LOCATION: VARIES MCB: 100A. MND: –

CKT.	DESCRIPTION	LTG.	REC.	HRG.	MISC.	C/B	Φ	C/B	MISC.	HRG.	REC.	LTG.	DESCRIPTION	CKT.
1	LIGHTING	–	–	–	–	20/1	A	20/1	–	–	–	–	RECEPTACLES	2
3	KITCHEN RECEPTACLES	–	–	–	–	20/1	B	20/1	–	–	–	–	REFRIGERATOR	4
5	KITCHEN RECEPTACLES	–	–	–	–	20/1	A	20/1	–	–	–	–	DISHWASHER	6
7	RANGE	–	–	–	–	50/2	B	20/1	–	–	–	–	MICRO/HOOD/LIGHT	8
9							A	20/1	–	–	–	–	BEDROOM #1	10
11	BEDROOM #2	–	–	–	–	20/1	B	20/1	–	–	–	–	BATH #1	12
13	SPARE	–	–	–	–	20/1	A	20/1	–	–	–	–	SPARE	14
15	SPARE	–	–	–	–	20/1	B	20/1	–	–	–	–	WASHER	16
17	HVAC INDOOR UNIT	–	–	–	–	30/2	A	30/2	–	–	–	–	DRYER	18
19	(ELECTRIC HEAT)	–	–	–	–		B							20
21	COMMUNICATION BOX	–	–	–	–	20/1	A	25/2	–	–	–	–	HVAC OUTDOOR UNIT	22
23	DISPOSER	–	–	–	–	20/1	B						(CU–2)	24
25	ELECTRIC WATER HEATER	–	–	–	–	25/2	A	15/2	–	–	–	–	HVAC INDOOR UNIT	26
27		–	–	–	–		B		–	–	–	–	(F–2)	28
29	–	–	–	–	–	20/1	A	20/1	–	–	–	–	–	30

NOTE: REFER TO DRAWING E9.01 FOR POWER RISER DIAGRAM.



1 UNIT 2A-A/2-SI ELECTRICAL PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

ELECTRICAL PLAN NOTES:

1. REFER TO DRAWING E0.02 FOR PANEL SCHEDULE AND SIZE.
2. PROVIDE COMMON COVERPLATE FOR MULTI-GANG BOX.
3. PROVIDE RESIDENTIAL COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (WITH 520 HZ SOUNDER BASE) AS INDICATED IN NOTE "6" OF THE GENERAL PLAN NOTES LOCATED OUTSIDE BEDROOM. REFER TO WIRING DIAGRAM ON DRAWING E0.01.
4. PROVIDE JUNCTION BOX AND FACEPLATE FOR DATA/CABLE TV, PROVIDE CAT6 AND COAX CABLE AND TRANSITION TO MEDIA BOX IN CLOSET. VERIFY EXACT REQUIREMENTS.
5. E.C. SHALL SUPPLY DATA/CABLE DISTRIBUTION PANEL, TYPICALLY PASS AND SEYMOUR 20" FOXBOX MEDIA ENCLOSURE AND ASSOCIATED ACCESSORIES TO ACCOMMODATE CABLE AND TELEPHONE REQUIREMENTS.
6. PROVIDE ADA COMPATIABLE WIRELESS 120V.-1Φ DOOR CHIME/STROBE IN SENSORY IMPAIRED UNIT.
7. ADA APARTMENTS DESIGNATED FOR SENSORY IMPAIRED (COORDINATE LOCATION WITH ARCHITECT) SHALL BE EQUIPPED WITH PUSHBUTTON AT EXTERIOR DOOR WIRED TO A STROBE UNIT. PROVIDE STEP DOWN TRANSFORMER FOR POWER SUPPLY AND LOCATE CONCEALED IN NEAREST CLOSET & WIRE INTO LOCAL 120V RECEPTACLE. STANDARD SMOKE ALARMS SHALL BE REPLACED WITH COMBO DETECTOR/177CD VISUAL SIGNAL APPLIANCE. INTER-CONNECT STROBE TO COMBO SIGNALING DEVICES WITH RELAY. STROBES SHALL FLASH WHEN DWELLING SMOKE/CO DETECTORS GOES INTO ALARM.
8. HANDICAPPED UNITS (UNITS 1A-A, 2A-A): DEVICES IN BEDROOMS AND HALLWAY SHALL BE ADDRESSABLE SMOKE DETECTORS WITH SOUNDER BASE LOW FREQUENCY. PROVIDE WALL MOUNTED 75 CD STROBE ONLY DEVICES IN LIVING ROOM AND BATHROOM WITH 177 CD STROBE IN BEDROOMS AS SHOWN. RELAY/MONITOR MODULE AS REQUIRED SO THAT THE STROBES IN THIS ROOM FLASH WHEN THE UNIT'S DETECTORS SENSE SMOKE. VERIFY EXACT WIRING REQUIREMENTS WITH FIRE ALARM SYSTEM SUPPLIER AND RESIDENTIAL SMOKE DETECTOR MANUFACTURER PRIOR TO ROUGH-IN.
9. MICROWAVE/HOOD: 120V–1Φ 1.6 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. FOR HANDICAPPED UNITS, MICROWAVE TO BE LOCATED ON COUNTER, REFER TO NOTE "20" FOR HOOD SWITCHING.
10. REFRIGERATOR: 120V–1Φ, 1.0 KW ASSUMED. PROVIDE A DEDICATED NEMA #5–20R SIMPLEX OUTLET MOUNTED AT 48" A.F.F. ROUTE 2#12, 1#12(G) TO A 20A–1P GFCI CIRCUIT BREAKER AT THE TENANT PANEL. COORDINATE EXACT ROUGH–IN LOCATION WITH ARCHITECTURAL ELEVATIONS.
11. DISHWASHER: 120V–1Φ – 1.2 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISPOSAL CIRCUIT.
12. RANGE/OVEN – ELECTRIC: 240V –1Φ, 7.5 KW ASSUMED. PROVIDE 50A RECEPTACLE OUTLET MOUNTED AT 36" A.F.F. ROUTE 3#AWG AND 1#10AWG (G), 3/4"C. TO A 50A–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
13. DISPOSER: 120V–1Φ – 1.2 KW ASSUMED. PROVIDE A NEMA #5–20R DUPLEX RECEPTACLE MOUNTED BELOW COUNTER (VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS) AND A DEDICATED 120V, 20A–1P CIRCUIT ROUTED TO TENANT PANEL VIA 2#12, 1#12(G), TERMINATE AT 20A–1P CIRCUIT BREAKER. DUPLEX SHALL BE SHARED WITH DISHWASHER CIRCUIT.
14. ELECTRIC WATER HEATER: 240V.–1Φ, 4,500 WATTS ASSUMED. E.C. TO PROVIDE 25A. NON–FUSED DISCONNECT SWITCH (MOUNTED AT UNIT IN ACCESSIBLE LOCATION) WITH A 240V.–1Φ ELECTRICAL SERVICE VIA 2#12AWG AND 1#12AWG(G), 3/4"C. FROM A 25A–2 POLE CIRCUIT BREAKER AT THE TENANT PANEL.
15. ELECTRIC FURNACE: E.C. SHALL PROVIDE 240v.–1Φ ELECTRICAL SERVICE AND A DISCONNECT SWITCH FOR ELECTRIC FURNACE. E.C. TO WIRE VIA 3#12AWG, 1#12AWG(G)–3/4"C. TO A 15/2 CIRCUIT BREAKER IN TENANT PANEL. PROVIDE 2ND DISCONNECT SWITCH FOR ELECTRIC HEATING COIL. E.C. TO WIRE VIA 3#10AWG, 1#10AWG(G)–3/4"C. TO A 30/2 CIRCUIT BREAKER IN TENANT PANEL.
16. WASHING MACHINE: 120V.–1Φ, 1.5KW ASSUMED. PROVIDE A NEMA 5–20R SINGLE RECEPTACLE MOUNTED AT 48" A.F.F. WIRE WITH 2#12AWG, 1#12AWG(G), 3/4"C. FOR CONNECTION.
17. ELECTRIC DRYER, 240V–1Φ, 5.0KW ANTICIPATED, PROVIDE 30A–2P. CIRCUIT BREAKER, POWER CORD, AND MATCHING RECEPTACLE WITH 3#10AWG,1#10AWG(G) IN 3/4"C. FOR CONNECTION.
18. GARAGE DOOR: 120V–1Φ. ALL MOTORS AND CONTROLLERS SHALL BE PROVIDED WITH CONDUIT/WIRING AND TERMINATED TO DEVICES ASSOCIATED WITH THE DOOR PER THE MANUFACTURERS SPECIFICATIONS. COORDINATE THE EXACT LOCATION OF DOOR OPERATORS PUSHBUTTONS, LIMIT SWITCHES, ETC. IN THE FIELD WITH DOOR INSTALLER.
19. ALL 15A. AND 20A., 120V. BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, KITCHENS OR SIMILAR ROOMS OR AREA OUTLETS (INCLUDING RECEPTACLE, LIGHTING, AND OTHER OUTLETS AS DEFINED IN ARTICLE 210.12 OF THE 2017 NEC) REQUIRE ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI).
20. FURNISH AND INSTALL SWITCH FOR RANGE HOOD. RANGE HOOD SWITCH TO BE MOUNTED IN THE FACE OF VALANCE/BASE OF THE CABINET. THIS ONLY OCCURS IN HANDICAP UNITS. VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS.
21. KITCHEN COUNTERTOP RECEPTACLES SHALL BE WIRED ON TWO (2) APPLIANCE CIRCUITS IN ACCORDANCE WITH N.E.C. ART 210.52.
22. FURNISH AND INSTALL SWITCH FOR DISPOSAL. DISPOSAL SWITCH TO BE MOUNTED IN THE FACE OF VALANCE/BASE OF THE CABINET (ONLY OCCURS IN HANDICAP UNITS). VERIFY LOCATION WITH ARCHITECTURAL MILLWORK DRAWINGS.
23. E.C. SHALL PROVIDE A 30A.S. 25A.F. WEATHERPROOF DISCONNECT SWITCH FOR CONNECTION TO NEW CONDENSING UNIT. UNIT IS 208V–1Φ, 4.0KW. WIRING SHALL BE 2#10AWG, 1#10AWG(G), 3/4"C. TO 25A–2P. BREAKER IN PANEL.

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ISSUE

PROGRESS SET	07/07/23
SD SET	07/13/23
DD SET	08/10/23

UNIT 2A-A / 2-SI ELECTRICAL PLAN

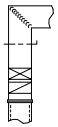
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E4.21

HVAC SYMBOL LEGEND



	TURNING VANES
	OPPOSED BLADE VOLUME DAMPER
	SUPPLY DUCT
	RETURN OR EXHAUST DUCT
	FLEXIBLE DUCT CONNECTION
	LINED DUCTWORK
T	THERMOSTAT–MTD. 48" AFF
RG	RETURN GRILLE
EF	EXHAUST FAN
SA	SUPPLY AIR
OA	OUTSIDE AIR
CU	CONDENSING UNIT
RA	RETURN AIR
OA	OUTSIDE AIR
FD/SD	FIRE DAMPER/SMOKE DAMPER
RD	RADIATION DAMPER
BB	BASEBOARD HEATER
HOOD	HOOD EXHAUST FAN
CUH	CABINET UNIT HEATER
AD	ACCESS DOOR
GC	GENERAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR
CLG.,CEIL.	CEILING
A.F.F.	ABOVE FINISHED FLOOR
T.A.O.	TRANSFER AIR OPENING

HEAT PUMP UNIT SCHEDULE

MARK	LOCATION	SERVICE	CFM	VOLTAGE	MCA	MOCP	COOLING CAPACITY TOTAL	COOLING CAPACITY SENS.	HEATING CAPACITY	ELECTRIC HEATING COIL	SEER	EER	HSPF	MANUFACTURER & MODEL NO.	UNIT SIZE	WEIGHT (LBS.)	REMARKS
AHU–1 CU–1	MECHANICAL CLOSET	SUITE	450	208V–1ø 208V–1ø	3.5	15	17,400	11,990	9,490	5 KW	14.0	11.5	8.2	CARRIER FB1ENF018 CH14NB018	42"H,14"W,22"D 35"H,23W,18"D	112 136	1,2,3
AHU–2 CU–2	MECHANICAL CLOSET	SUITE	600	208V–1ø 208V–1ø	3.5	15	17,800	12,820	9,640	5 KW	14.0	11.5	8.2	CARRIER FB1ENF018 CH14NB018	42"H,14"W,22"D 35"H,23W,18"D	112 136	1,2,3
AHU–3 CU–3	STORAGE ROOM 109	CLUBHOUSE	1,600	208V–1ø 208V–1ø	7.5	15	46,770	34,620	26,470	15 KW	14.0	11.7	8.2	CARRIER FB1ENF048 CH14NB048	49"H,17"W,22"D 28"H,31W,31"D	175 197	1,2,3
AHU–4 CU–4	MECHANICAL ROOM 105	CLUBHOUSE	1,000	208V–1ø 208V–1ø	3.5	15	28,600	21,970	17,120	8 KW	14.0	11.7	8.2	CARRIER FB1ENF030 CH14NB030	49"H,17"W,22"D 31"H,31W,31"D	122 158	1,2,3

REMARKS:
1. PROGRAMABLE 7 DAY THERMOSTAT
2. STANDARD FILTER RACK KIT
3. ACCESSIBLE GASKETED RETURN AIR FILTER – MINIMUM MERV 6

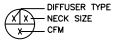
EXHAUST FAN SCHEDULE

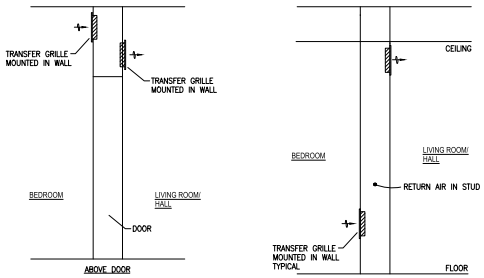
MARK	LOCATION	SERVICE	CFM	S.P.	POWER	VOLTAGE	SONES	TYPE	MANUF. & MODEL NO.	REMARKS
EF–1	KITCHEN/BATHROOM	EXHAUST	80	0.1	0.3 AMPS	120V–1ø	1.0	CEILING MOUNT	BROAN LP80	1–6

REMARKS:
1. DISCONNECT SWITCH
2. AUTOMATIC BACKDRAFT DAMPER
3. HOODED WALL VENT WITH BIRDSCREEN
4. PROVIDE SMART SWITCH
5. CEILING/WALL MOUNTED
6. ENERGY STAR

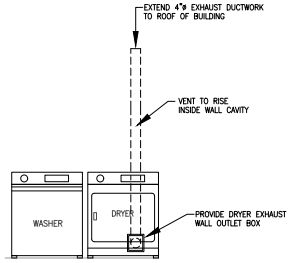
GRILLE & DIFFUSER SCHEDULE

MARK	MANUFACTURER & MODEL NO.	DAMPER NUMBER	FRAME/ BORDER	PATTERN	FINISH	REMARKS
A	TITUS 350FL	OBD	SURFACE	3/4" SPACING 35° DEFLECTION	WHITE	--
B	TITUS 350RL	--	SURFACE	3/4" SPACING	WHITE	--
C	TITUS TMS	OBD	SURFACE	12/12 MODULE 4–WAY DISCHARGE	WHITE	--





TRANSFER AIR GRILLE
NTS



DRYER EXHAUST DETAIL
NTS

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2	SD SET	07/13/23
3	DD SET	08/10/23

MECHANICAL LEGENDS, SCHEDULES, AND DETAILS

As indicated

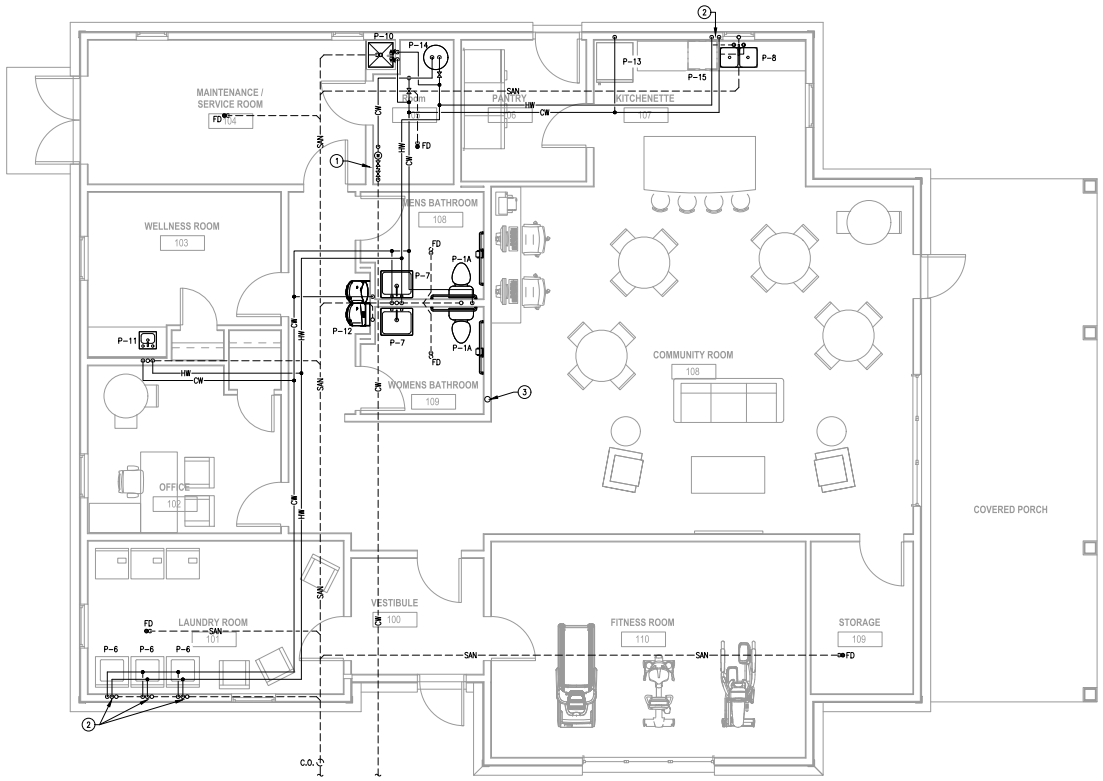
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M0.01

NOTE:

EXTEND HOT AND COLD WATER SUPPLY PIPING IN STUD SPACE. NO PIPING TO RUN IN ATTIC/ TRUSS SPACE TO PREVENT FREEZE.



1 CLUBHOUSE PLUMBING PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

PLUMBING PLAN CODED NOTES:

1. MAIN WATER RISER WITH REDUCED PRESSURE BACKFLOW PREVENTER AND METER.
2. ROUTE PIPING TO PREVENT FREEZE.
3. 4" RADON PIPE STUBBED BELOW SLAB AND EXTENDED THROUGH ROOF.

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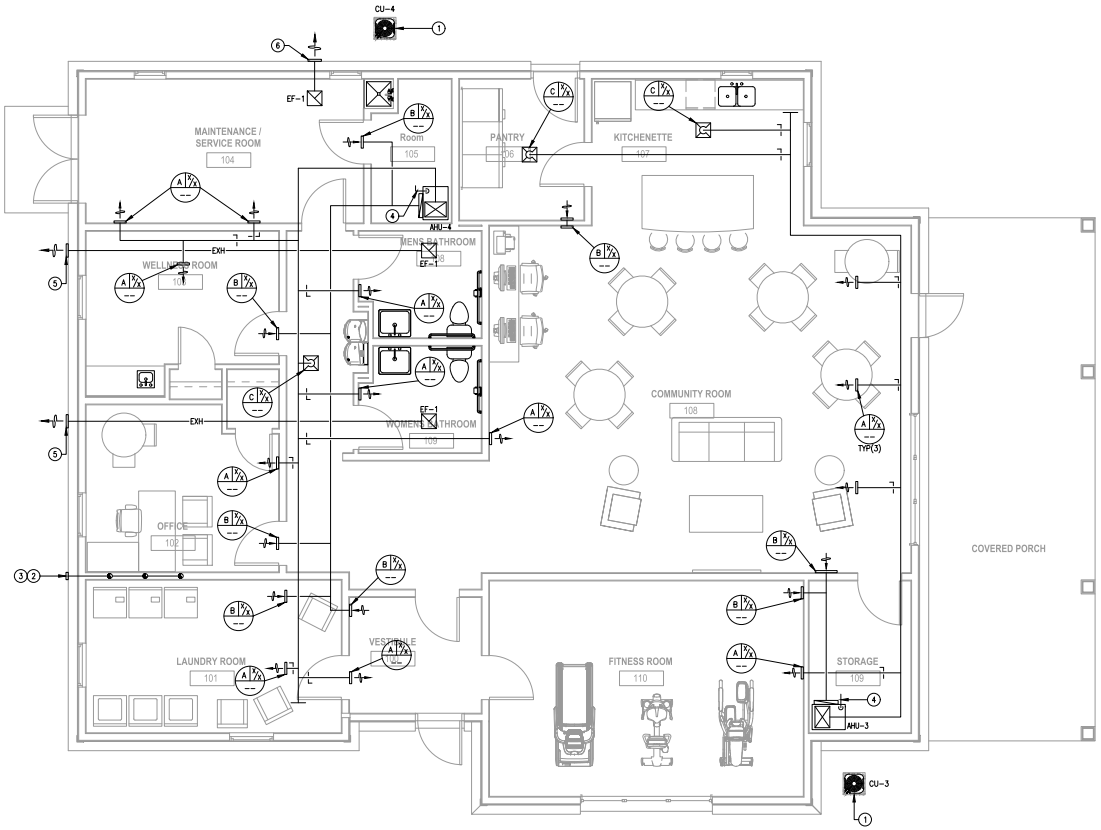
CLUBHOUSE PLUMBING PLAN

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1 CLUBHOUSE HVAC PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

HVAC PLAN CODED NOTES:

1. CONDENSING UNIT SET ON 6" CONCRETE PAD.
2. 4"ø DRYER EXHAUST DUCT THROUGH EXTERIOR WALL. TERMINATE WITH LOUVER WITH BACKDRAFT DAMPER.
3. REFER TO "DRYER EXHAUST DETAIL" ON DRAWING M0.01 FOR ADDITIONAL DETAILS.
4. 1" CONDENSATE TO INDIRECT CONNECTION AT FLOOR DRAIN.
5. 4"ø BATHROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
6. 4"ø MAINTENANCE ROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.

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CLUBHOUSE HVAC PLAN

As indicated

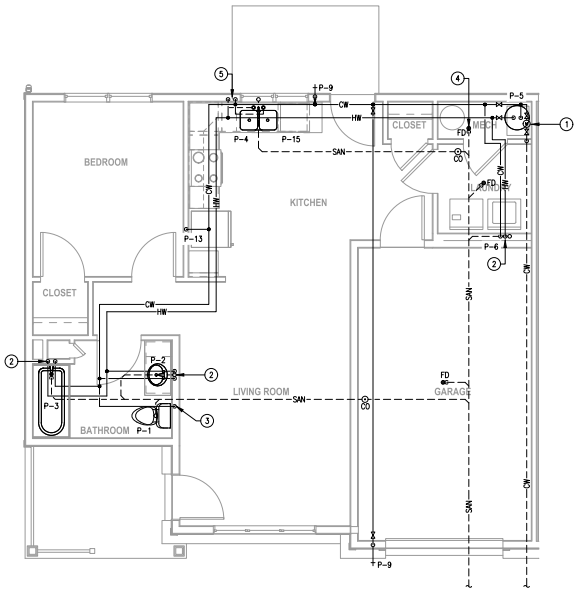
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NOTE:

EXTEND HOT AND COLD WATER SUPPLY PIPING IN STUD SPACE. NO PIPING TO RUN IN ATTIC/ TRUSS SPACE TO PREVENT FREEZE.



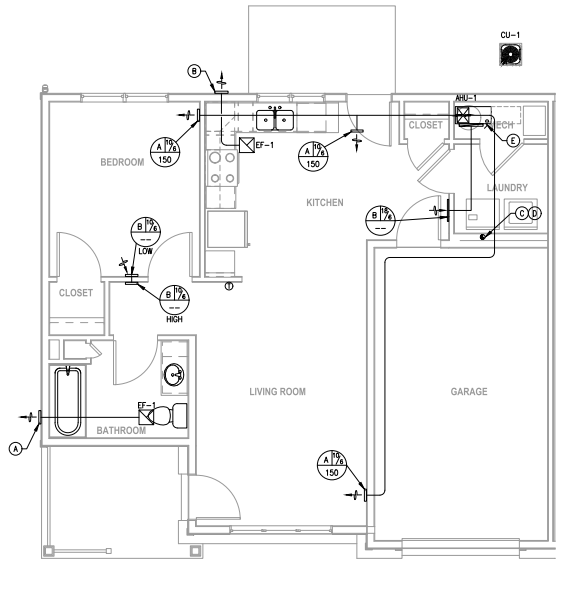
1 UNIT 1A PLUMBING PLAN

Scale: 1/4" = 1'-0"

1" 2' 4' 8'

PLUMBING PLAN CODED NOTES:

1. MAIN WATER RISER WITH SHUTOFF. PROVIDE 24" SPOOL PIECE FOR SUBMETER.
2. CONNECT 1/2" CW & HW TO FIXTURE.
3. CONNECT 1/2" CW TO FIXTURE.
4. NOT USED.
5. 1/2" CW & HW DOWN IN WALL FOR P-4.



2 UNIT 1A HVAC PLAN

Scale: 1/4" = 1'-0"

1" 2' 4' 8'

HVAC PLAN CODED NOTES:

- (A) 4"ø BATHROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
- (B) 4"ø KITCHEN EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
- (C) EXTEND DRYER EXHAUST DUCT TO ROOF AND TERMINATE WITH ROOF CAP WITH BACKDRAFT DAMPER AND BIRDSCREEN.
- (D) REFER TO "DRYER EXHAUST DETAIL" ON DRAWING M0.01 FOR ADDITIONAL DETAILS.
- (E) 1" CONDENSATE TO INDIRECT CONNECTION AT FLOOR DRAIN.

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

UNIT 1A MECHANICAL PLAN

As indicated

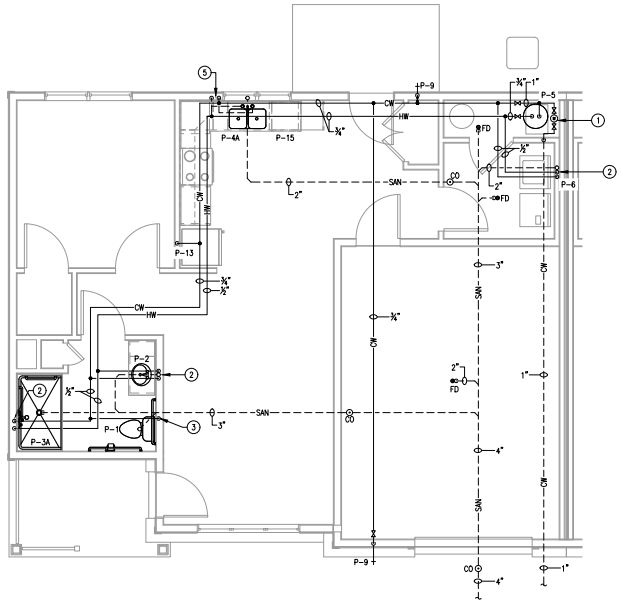
PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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NOTE:

EXTEND HOT AND COLD WATER SUPPLY PIPING IN STUD SPACE. NO PIPING TO RUN IN ATTIC/ TRUSS SPACE TO PREVENT FREEZE.



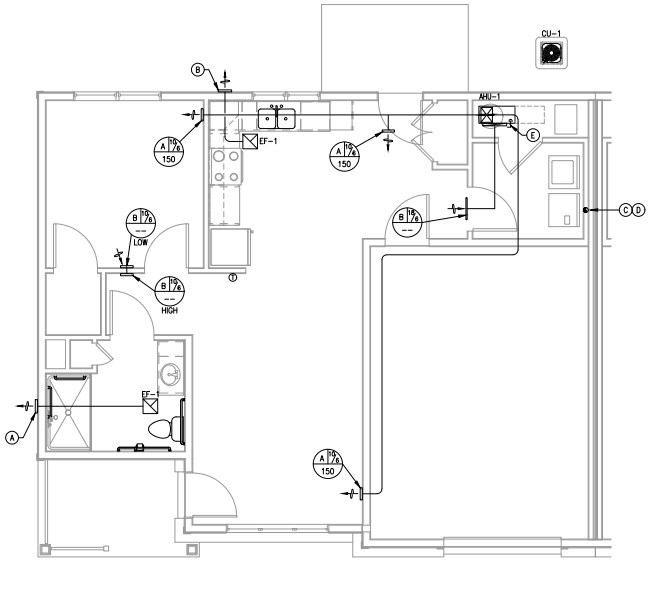
1 UNIT 1A-A PLUMBING PLAN

Scale: 1/4" = 1'-0"

1" 2' 4' 8'

PLUMBING PLAN CODED NOTES:

1. MAIN WATER RISER WITH SHUTOFF. PROVIDE 24" SPOOL PIECE FOR SUBMETER.
2. CONNECT 1/2" CW & HW TO FIXTURE.
3. CONNECT 1/2" CW TO FIXTURE.
4. NOT USED.
5. 1/2" CW & HW DOWN IN WALL FOR P-4A.



2 UNIT 1A-A HVAC PLAN

Scale: 1/4" = 1'-0"

1" 2' 4' 8'

HVAC PLAN CODED NOTES:

- (A) 4"ø BATHROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
- (B) 4"ø KITCHEN EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
- (C) EXTEND DRYER EXHAUST DUCT TO ROOF AND TERMINATE WITH ROOF CAP WITH BACKDRAFT DAMPER AND BIRDSCREEN.
- (D) REFER TO "DRYER EXHAUST DETAIL" ON DRAWING M0.01 FOR ADDITIONAL DETAILS.
- (E) 1" CONDENSATE TO INDIRECT CONNECTION AT FLOOR DRAIN.

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UNIT 1A-A MECHANICAL PLAN

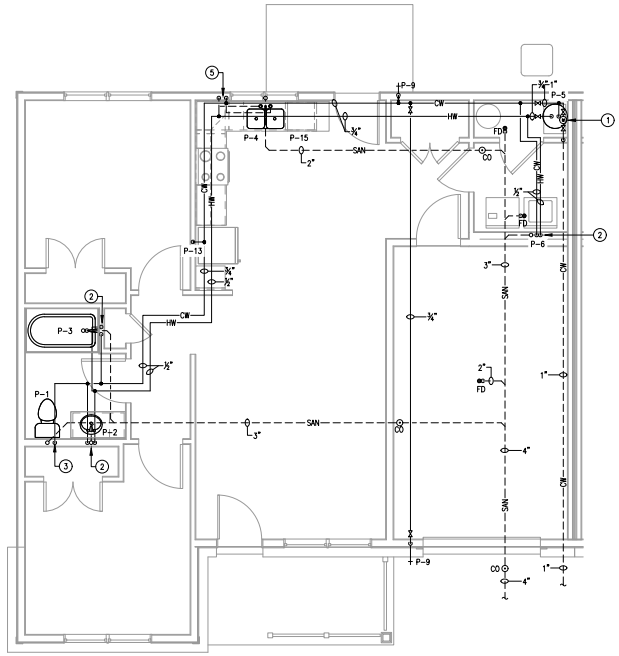
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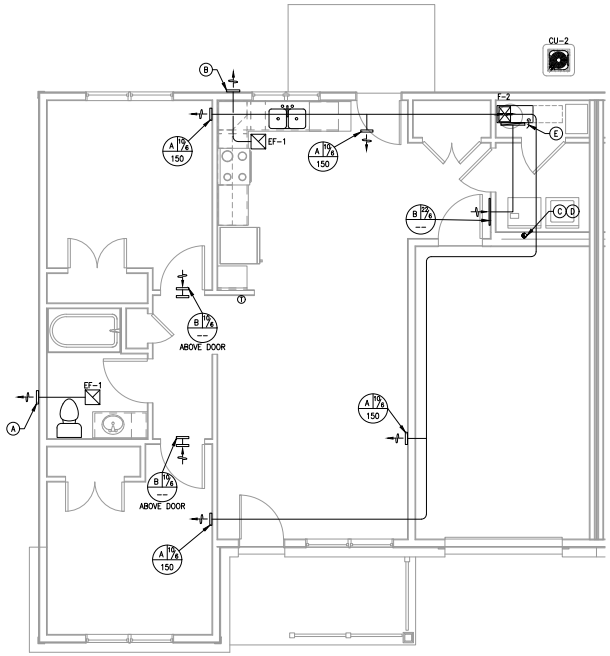
1 UNIT 2A PLUMBING PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

PLUMBING PLAN CODED NOTES:

1. MAIN WATER RISER WITH SHUTOFF. PROVIDE 24" SPOOL PIECE FOR SUBMETER.
2. CONNECT 1/2" CW & HW TO FIXTURE.
3. CONNECT 1/2" CW TO FIXTURE.
4. NOT USED.
5. 1/2" CW & HW DOWN IN WALL FOR P-4.



2 UNIT 2A HVAC PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

HVAC PLAN CODED NOTES:

- (A) 4"ø BATHROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
- (B) 4"ø KITCHEN EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.
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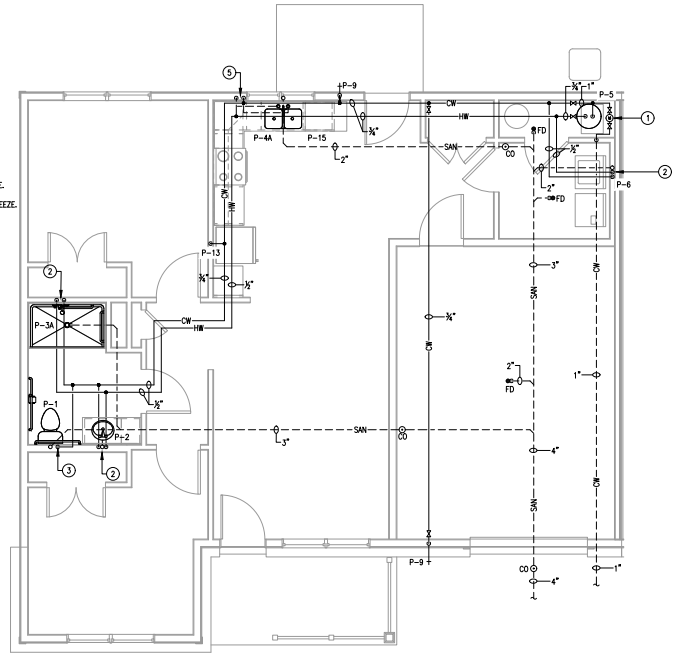
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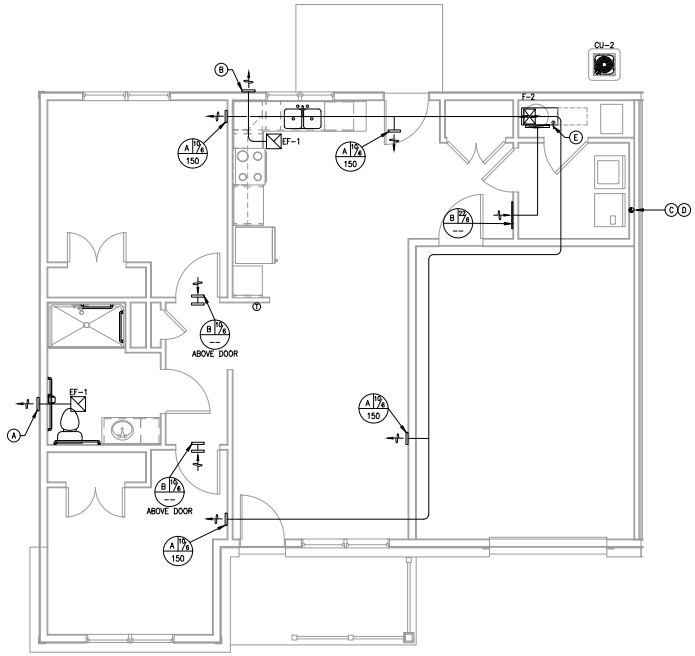
1 UNIT 2A-A PLUMBING PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

PLUMBING PLAN CODED NOTES:

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3. CONNECT 1/2" CW TO FIXTURE.
4. NOT USED.
5. 1/2" CW & HW DOWN IN WALL FOR P-4A.



2 UNIT 2A-A HVAC PLAN

Scale: 1/4" = 1'-0"

1' 2' 4' 8'

HVAC PLAN CODED NOTES:

A. 4"ø BATHROOM EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.

B. 4"ø KITCHEN EXHAUST THROUGH WALL, TERMINATE WITH WALL CAP.

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PLUMBING LEGEND

SAN	SANITARY WASTE
SAN	SANITARY SEWER (UNDERFLOOR)
V	VENT PIPING
CW	COLD WATER
HW	HOT WATER
RHW	RECIRCULATING HOT WATER
	SHUT-OFF VALVE
	CHECK VALVE
	BALANCING VALVE
	UNION
FD	FLOOR DRAIN
FPHB	FROST PROOF HOSE BIBB
	FLOOR CLEANOUT
CO	WALL CLEANOUT
ETR	EXISTING TO REMAIN
VTR	VENT THRU ROOF
P-1,P-2, ETC.	PLUMBING FIXTURE DESIGNATION
GC	GENERAL CONTRACTOR
PC	PLUMBING CONTRACTOR
MC	MECHANICAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
	DOUBLE CHECK VALVE ASSEMBLY

PLUMBING – PLASTIC DWV

PVC – CPVC – CONDENSATE

CATALOG DRAWING NUMBERS–TOP LINE U.L. SYSTEMS NUMBERS–BOTTOM LINE

TYPE OF PLASTIC PENETRATION	TYPE OF FIRE RATED CONSTRUCTION: CONCRETE ON WOOD FORMS	CONCRETE ON TUNNEL OR PAN FORMS	CONCRETE ON CORRUGATED METAL DECK	PRECAST OR EXISTING CONCRETE	FLOOR, CEILING ASSEMBLIES	GYPSUM WALLS
BATHTUB	C–6210–A	C–6210–B	C–6210–C	C–6210–D	C–6210–E	
	F–B–2002	F–B–2002	F–B–2002	F–B–2002	F–C–2013	
CLEANOUT (FLOOR)	C–6900–A	C–6900–B	C–6900–C	C–6900–D		
	F–A–2008	F–A–2008	F–A–2008	F–A–2008		
CONDENSATE DRAIN PVC OR CPVC	A–1002–A	A–1002–B	A–1002–C	A–1002–D	A–1005–E	A–1005–F
	C–AJ–2039	C–AJ–2039	C–AJ–2039	C–AJ–2039	W–L–1038	W–L–1038
FLOOR DRAIN	C–6500–A	C–6500–B	C–6500–C	C–6500–D		
	F–A–2009	F–A–2009	F–A–2009	F–A–2009		
HORIZONTAL ABS OR PVC	C–8100–A–1–2	C–8100–B–1–2		C–8100–D–1–2		C–8100–F–1–2
	W–J–2010	W–J–2010		W–J–2010		W–J–2034
PLANTER DRAIN	C–6400–A	C–6400–B	C–6400–C	C–6400–D		
	F–A–2009	F–A–2009	F–A–2009	F–A–2009		
ROOF DRAIN	C–6700–A	C–6700–B	C–6700–C	C–6700–D		
	C–AJ–1146	C–AJ–1146	C–AJ–1146	C–AJ–1146		
ROOF STACK TERMINAL	C–4807–A	C–4807–B	C–4807–C	C–4807–D		
	C–AJ–1146	C–AJ–1146	C–AJ–1146	C–AJ–1146		
SHOWER DRAIN	C–6320–A	C–6320–B	C–6320–C	C–6320–D	C–6320–E	
	F–A–2009	F–A–2009	F–A–2009	F–A–2009	F–C–2012	
STACKS PVC OR ABS	C–9000–A	C–9000–B	C–9000–C	C–9000–D	C–9001–2–3–E	
	F–C–2006	F–C–2006	F–C–2006	F–C–2006	F–C–2011	
WATER CLOSET (FLOOR)	C–4401–A	C–4401–B	C–4401–C	C–4401–D	C–3401–E	
	F–A–2008	F–A–2008	F–A–2008	F–A–2008	F–C–2013	

PLUMBING – WATER & GAS

COPPER – STEEL – CPVC – POLYBUTYLENE

CATALOG DRAWING NUMBERS–TOP LINE U.L. SYSTEMS NUMBERS–BOTTOM LINE

TYPE OF WATER & GAS PENETRATION	TYPE OF FIRE RATED CONSTRUCTION: CONCRETE ON WOOD FORMS	CONCRETE ON TUNNEL OR PAN FORMS	CONCRETE ON CORRUGATED METAL DECK	PRECAST OR EXISTING CONCRETE	FLOOR, CEILING ASSEMBLIES	GYPSUM WALLS
COPPER	A–1000–A	A–1000–B	A–1000–C	A–1000–D	A–1000–E	A–1005–F
	C–A–1106	C–AJ–1106	C–AJ–1106	C–AJ–1106	W–L–1038	W–L–1038
INSULATED PIPE	A–1004–A	A–1004–B	A–1004–C	A–1004–D	A–1004–E	A–1004–F
	C–AJ–2039 & C–AJ–1106	C–AJ–2039 & C–AJ–1106	C–AJ–2039 & C–AJ–1106	C–AJ–2039 & C–AJ–1106	C–AJ–2039 & C–AJ–1106	C–AJ–2039 & C–AJ–1106
STEEL	A–1000–A	A–1000–B	A–1000–C	A–1000–D	A–1005–E	A–1005–F
	C–AJ–1106	C–AJ–1106	C–AJ–1106	C–AJ–1106	W–L–1038	W–L–1038

MECHANICAL – FIRE PROTECTION

COPPER – STEEL – CPVC SPRINKLER

CATALOG DRAWING NUMBERS–TOP LINE U.L. SYSTEMS NUMBERS–BOTTOM LINE

TYPE OF MECHANICAL PENETRATION	TYPE OF FIRE RATED CONSTRUCTION: CONCRETE ON WOOD FORMS	CONCRETE ON TUNNEL OR PAN FORMS	CONCRETE ON CORRUGATED METAL DECK	PRECAST OR EXISTING CONCRETE	FLOOR, CEILING ASSEMBLIES	GYPSUM WALLS
COPPER	A–1000–A	A–1000–B	A–1000–C	A–1000–D	A–1005–E	A–1005–F
	C–AJ–1106	C–AJ–1106	C–AJ–1106	C–AJ–1106	W–L–1038	W–L–1038
INSULATED PIPE	A–1004–A	A–1004–B	A–1004–C	A–1004–D	A–1004–E	A–1004–F
	C–AJ–2039	C–AJ–2039	C–AJ–2039	C–AJ–2039	C–AJ–2039	C–AJ–2039
STEEL	A–1000–A	A–1000–B	A–1000–C	A–1000–D	A–1005–E	A–1005–F
	C–AJ–1106	C–AJ–1106	C–AJ–1106	C–AJ–1106	W–L–1038	W–L–1038
REFRIGERATION	A–1003–A	A–1003–B	A–1003–C	A–1003–D	A–1005–E	A–1005–F
	C–AJ–1106	C–AJ–1106	C–AJ–1106	C–AJ–1106	W–L–1038	W–L–1038

USE HILTI FIRESTOP PENETRATORS, OR EQUAL FOR ALL PIPE PENETRATIONS AND FIXTURE OPENINGS THROUGH FIRE RATED FLOORS AND WALLS. BUILDING CODE REQUIRED SYSTEM NUMBERS ARE LISTED & DETAILED BELOW.

PLUMBING GENERAL NOTES:

A. INSTALL CLEANOUTS ON ALL HORIZONTAL SANITARY RUNS NO MORE THAN 100' APART, AT ALL CHANGES IN DIRECTION GREATER THAN 45°, OR ONE CLEANOUT EVERY 40' OF DEVELOPED LENGTH WHERE MULTIPLE CHANGES IN DIRECTION OCCUR, AT THE BASE OF EVERY STACK, AND AT THE JUNCTION OF THE BUILDING DRAIN AND THE BUILDING SEWER.

B. INSTALL ALL FIXTURES PER ADA REQUIREMENTS AND AS SHOWN ON ARCHITECTURAL ELEVATIONS.

C. SLOPE ALL SANITARY, STORM, AND VENT PIPING PER OHIO PLUMBING CODE REQUIREMENTS.

D. PROVIDE TEMPERED WATER TO ALL PUBLIC HAND SINKS. INSTALL LEONARD MODEL–220–RF 1/2" MIXING VALVE W/ CHECKS AT EACH SINGLE LAVATORY OR HANDSINK OR LEONARD MODEL–320–RF 3/4" MIXING VALVE W/ CHECKS AT EACH GROUP OF 2–4 FIXTURES. RESIDENT ROOMS ARE SERVED BY CENTRAL TEMPERED HOT WATER SYSTEM.

FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	HW	CW	SAN	VENT	GAS
P–1	WATER CLOSET	–	1/2"	3"	1½"	–
P–1A	CLUBHOUSE WATER CLOSET	–	1/2"	3"	1½"	–
P–2	LAVATORY	1/2"	1/2"	1½"	1½"	–
P–3	TUB/SHOWER	1/2"	1/2"	2"	1½"	–
P–3A	SHOWER	1/2"	1/2"	2"	1½"	–
P–4	KITCHEN SINK	1/2"	1/2"	1½"	1½"	–
P–4A	ADA KITCHEN SINK	1/2"	1/2"	1½"	1½"	–
P–5	ELECTRIC WATER HEATER	3/4"	3/4"	–	–	–
P–6	LAUNDRY BOX AND WASHER PAN	1/2"	1/2"	2"	1½"	–
P–7	CLUBHOUSE LAVATORY	1/2"	1/2"	1½"	1½"	–
P–8	CLUBHOUSE KITCHEN SINK	1/2"	1/2"	1½"	1½"	–
P–9	FROSTPROOF HOSE BIBB	–	3/4"	–	–	–
P–10	MOP SINK	1/2"	1/2"	3"	2"	–
P–11	EXAM SINK	1/2"	1/2"	1½"	1½"	–
P–12	WATER COOLER	–	1/2"	1½"	1¼"	–
P–13	COLD WATER SUPPLY	–	1/2"	–	–	–
P–14	ELECTRIC WATER HEATER	3/4"	3/4"	–	–	–
P–15	DISHWASHER	1/2"	–	1"	–	–

PLUMBING FIXTURE SPECIFICATIONS

P–1 WATER CLOSET: KOHLER MODEL K–3999–0 FLUSH TANK WATER CLOSET, FLOOR MOUNTED, TWO PIECE, ELONGATED BOWL, 1.28 GPF, CLOSED FRONT SEAT, WATERSENSE LABEL AND ADA COMPLIANT.

P–1A CLUBHOUSE WATER CLOSET: KOHLER MODEL K–3999–0 FLUSH TANK WATER CLOSET, FLOOR MOUNTED, TWO PIECE, ELONGATED BOWL, 1.28 GPF, OPEN FRONT SEAT, WATERSENSE LABEL.

P–2 LAVATORY: KOHLER PENNINGTON MODEL K–2196–4–0, DROP–IN, VITREOUS CHINA, OVAL BASIN, THREE HOLE CONFIGURATION AND OVERFLOW DRAIN. FAUCET TO BE MOEN EVA MODEL T6420 WITH, TWO HANDLES, CHROME FINISH, 1.2 GPM AND WATERSENSE LABEL. PROVIDE WATERSENSE AERATOR AND RESTRICT FLOW TO 1.0 GPM.

P–3 TUB/SHOWER: AQUATIC MODEL 2603SG WITH MOLDED SHELVES, LEFT/RIGHT HAND DRAIN, ACRYLIC SURFACE AND SLIP–RESISTANT FLOOR. FAUCET AND TRIM: MOEN CHATEAU MODEL TL–183 EP WITH PRESSURE BALANCING VALVE, CHROME FINISH AND WATERSENSE LABELED. PROVIDE MOEN SHOWERHEAD MODEL 3868 WITH CHROME FINISH, HOSE, DROP ELL AND WATERSENSE LABELED.

P–3A SHOWER: AQUATIC MODEL 1603FBFSD WITH CENTER DRAIN, 1/4" THRESHOLD, FOLD–UP SEAT AND GRAB BARS.
FAUCET AND TRIM: MOEN MODEL TL–182 EP SHOWER SYSTEM WITH CHROME FINISH, DIVERTER, ADJUSTABLE LIMIT STOP, WATERSENSE LABELED, 1.5 GPM AND ADA COMPLIANT.
PROVIDE SHOWERHEAD MOEN MODEL 3868EL WITH CHROME FINISH, HOSE AND DROP ELL..

P–4 KITCHEN SINK: DAYTON MODEL DSE23319 WITH 22 GAUGE STAINLESS STEEL, ROLLED RIM, CENTER DRAIN, TWO COMPARTMENT AND SINGLE FAUCET HOLE. FAUCET TO BE MOEN MODEL 7594 WITH SINGLE HOLE MOUNTING, SINGLE HANDLE, GOOSENECK SPOUT AND NO ESCUTCHEON PLATE. DISPOSER: BADGER INSINKERATOR WITH 120V–1ø CONNECTION AND 3/4 HP.

P–4A KITCHEN SINK: ELKAY/DAYTON MODEL LRAD331955 WITH 18 GAUGE STAINLESS STEEL, ROLLED RIM, OFFSET REAR DRAIN, TWO COMPARTMENT AND SINGLE FAUCET HOLE. FAUCET TO BE MOEN MODEL 7594 WITH SINGLE HOLE MOUNTING, SINGLE HANDLE, GOOSENECK SPOUT AND NO ESCUTCHEON PLATE.
DISPOSER: BADGER INSINKERATOR WITH 120V–1ø CONNECTION AND 3/4 HP.

P–5 WATER HEATER: BRADFORD WHITE MODEL RE250T6 WITH A 50 GALLON CAPACITY, 208V–1ø, 4500 WATTS, 3/4" WATER CONNECTIONS, VITRAGLAS LINING, T&P RELIEF VALVE, 59"x 20"DIA. AND NAECA COMPLIANT.

P–6 LAUNDRY BOX AND WASHER PAN: GUY GRAY MANUFACTURING WASHING MACHINE SUPPLY AND DRAIN BOX WITH 2" DRAIN, ½" COLD WATER AND ½" HOT WATER VALVES. WASHER PAN TO BE MUSTEE DURAPAN MODEL 99 WITH SIDE OUTLET AND ONE PIECE FIBERGLASS CONSTRUCTION.

P–7 CLUBHOUSE LAVATORY: KOHLER CHESAPEAKE MODEL K–1721–0 WITH WALL MOUNTING BRACKETS, SINGLE FAUCET HOLE, LEDGE BACK AND VITREOUS CHINA. FAUCET: MOEN VOSS MODEL 6903ORB WITH 1.2 GPM, SINGLE HANDLE, HIGH ARCH AND WATERSENSE LABELED.

P–8: CLUBHOUSE SINK: KOHLER RIVERBY MODEL K–8689–5U–0 WITH UNDERCOUNTER MOUNTING, OFFSET DRAIN AND ADA COMPLIANT. FAUCET: MOEN WEYMOUTH MODEL S73004 WITH SINGLE HOLE MOUNTING, LEVER STYLE HANDLE, 1.5 GPM, ADA COMPLIANT AND PULL DOWN SPRAY.

P–9 FROSTPROOF HOSE BIBB: WOODFORD MODEL 14 WITH ¾" MALE THREAD, FREEZELESS, STAINLESS STEEL SEAT AND DIE CAST ALUMINUM HANDLE.

P–10 MOP SINK: FIAT MSB–2424 MOLDED STONE MOP SERVICE BASIN, 24" X 24" X 10"DP, DOME STRAINER/LINT BASKET; OPTIONAL SERVICE FAUCET: FIAT MODEL #830–AA CHROME PLATED WITH VACUUM BREAKER, INTEGRAL STOPS, PAIL HOOK. EQUAL BY MUSTEE.

P–11 EXAM SINK: JUST SL–ADA–1815–A–GR DROP–IN, LEDGE TYPE – SINGLE BOWL, 18 GAUGE SINK, 3 HOLES, SELF–RIMMING TOP MOUNT GRIP–RIM WITH STAINLESS STEEL MOUNTING CHANNELS, 18" FRONT TO BACK AND 15" LEFT TO RIGHT, 5–1/2" DEEP. CHICAGO 895–317FCXKABCP, MANUAL FAUCET WITH WRIST BLADE HANDLES, CERAMIC DISC CARTRIDGES, 1.5 GPM LAMINAR FLOW CONTROL. MCGUIRE 149 STAINLESS STEEL FLAT GRID STRAINER, #LFH170BV POLISHED BRASS FAUCET SUPPLIES AND #8912CB P–TRAP.

P–12 WATER COOLER: HALSEY TAYLOR MODEL HTHB–HAC08BLPV–WF WITH BARRIER FREE ACCESS, 8.0 GPH, 120V–1ø, 3.8 AMPS, BOTTLE FILLER, PLATINUM FINISH AND ADA COMPLIANT.

P–13 COLD WATER SUPPLY: PROVIDE DOUBLE CHECK BACKFLOW PREVENTER AT CONNECTION.

P–14 ELECTRIC WATER HEATER: BRADFORD WHITE MODEL RE110U6 SHELF MOUNTED, 10 GALLON CAPACITY, 1500 WATT, 120V–1ø, 3/4" WATER CONNECTIONS AND T&P RELIEF VALVE. PROVIDE HOLDRITE QUICKSTAND MODEL 40–SWHP WITH WALL MOUNTING BRACKETS AND INTEGRAL DRAIN PAN.

P–15 DISHWASHER: FURNISHED AND INSTALLED BY G.C. PROVIDE WATER AND DRAIN CONNECTIONS.

RDL ARCHITECTS
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Phone (216) 752-4300
Fax (216) 752 4301
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PROGRESS NOT FOR CONSTRUCTION

SLK CAPITAL HOLDINGS LLC
28400 HILLIARD BOULEVARD
WESTLAKE OHIO 44145

RIDGEVILLE FARMS
NORTH RIDGEVILLE, OHIO

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ISSUE

1	PROGRESS SET	07/07/23
2	SD SET	07/13/23
3	DD SET	08/10/23

PLUMBING LEGENDS AND SCHEDULES

As indicated

PROJECT #	23074
DRAWN BY	DAI
CHECKED BY	JDJ
FILE NAME	
PLOT DATE	06.26.23

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P0.01

RECEIVED 9.12.2023

SOUTH CENTRAL PARK

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45
S/L 22

KRUEGER DR. (UNIMPROVED)

KRUEGER DRIVE (50')
(UNIMPROVED)

S/L 12

S/L 1 | S/L 2 | S/L 3

PIKE LAKE ALLOTMENT
VOL.: 21 PG.: 45

AVON BELDEN ROAD (S.R. 83)(WIDTH VARIES)

EX. 12" WATER

07-00-022-101-010
DOMINIC J. NACARTO
INST. NO. 2006-0176027
7599 AVON BELDEN RD.

07-00-022-101-011
DOMINIC J. NACARTO
INST. NO. 2006-0176027

07-00-022-101-012
THOMAS EDWARD THIBO
O.R.V. 301 P. 115
7609 AVON BELDEN RD

07-00-022-101-013
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095486

07-00-022-101-014
ZANE HAVEMANN & CHARMAINE HAVEMANN
INST. NO. 2021-0838351
7625 AVON BELDEN RD

07-00-022-101-015
VERONICA THIBO TRUSTEE
INST. NO. 2005-0095487

07-00-022-101-065
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2005-0117652
7691 AVON BELDEN RD

07-00-022-101-030
DLABJ, LLC
INST. NO. 2022-0894449
7584 ROOT RD

07-00-022-104-001
DLN FAMILY ENTERPRISES, LTD.
AN OHIO PARTNERSHIP
INST. NO. 2001-0755068

07-00-022-101-086
RONALD L. WARE & KAREN E. WARE, TRUSTEES
INST. NO. 2007-0226688

07-00-022-101-031
OHIO TURNPIKE COMMISSION

10' OHIO EDISON EASEMENT

FUTURE WALKING TRAIL CONNECTION, EASEMENT TO BE OBTAINED.

PROP. OUTLET STRUCTURE (TYP.)

PROP. MONUMENT SIGN (SEE ARCHITECTURAL PLAN FOR MORE DETAIL)

ASPHALT DRIVE

EASEMENT FOR PUBLIC HIGHWAY

EX. INGRESS/EGRESS EASEMENT

EX. OVHD LINES (TYP.)

1-STORY FRAME RESIDENCE GARAGE FF =734.98

WOOD SHED

EX. CARPORT

PROP. 26' ROADWAY

THIBO TRAIL

EX. 20' BUILDING/PARKING SETBACK

EX. 20' BLDG/PARKING SETBACK

PROP. 5' WALK

PROP. HYDRANT ASSEMBLY (TYP.)

PROP. CONDO (TYP.)

PROP. CATCH BASIN (TYP.)

PROP. OUTLET STRUCTURE (TYP.)

PROP. STORMWATER MANAGEMENT BASIN "A" (SEE SHEET 11)

PROP. CLUBHOUSE

PROP. ASPHALT PVMT.

PROP. FIELD

EX. 35' BUILDING SETBACK

PROP. 6' BUFFER MOUND

EX. U.G. FIBER OPTIC

EX. 48" WIRE FENCE

EASEMENT 123E-1 FOR PUBLIC HIGHWAY

10' EASEMENT FOR HIGHWAY PURPOSES

KINGSLEY COURT

PROP. LAND BANKED PARKING

PROP. FIELD

PROP. SANITARY MANHOLE

PROP. STORMWATER MANAGEMENT BASIN "B" (SEE SHEET 12)

EX. DITCH

EX. POND (TO REMAIN)

FUTURE WALKING PATH

PROP. 12' PERMEABLE PAVER PATH FOR AGRICULTURAL USE

PROP. PAVILION

PROP. STORM MANHOLE (TYP.)

PROP. 5' CONC. WALK

EX. FENCE POST

DRAINAGE EASEMENT

EX. TOP OF BANK

EX. WOODS (TO REMAIN)

EX. POTENTIAL WETLAND "A" 0.73 ACRES (ON SITE) PER HZW ENVIRONMENTAL CONSULTANTS APRIL, 2021 (TO REMAIN)

OHIO TURNPIKE (I-80) (240')

TABLE OF OWNERSHIP

Ⓐ	07-00-022-101-046 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
Ⓑ	07-00-022-101-064 RICHARD J. STIRZAKER TRUSTEE

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

REVISION	DATE:	BY:	DESCRIPTION:
	08-18-2023	APA	ISSUE TO CITY FOR REIVEW
	09-12-2023	APA	ADD MONUMENT SIGN AT S.R. 83

DRAWN BY: CAT

CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

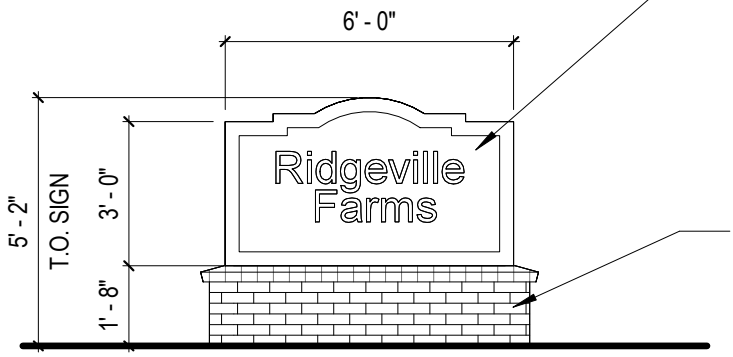
RIDGEVILLE FARMS
ENLARGED SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 07 OF 17

JOB NO. 21-5553

J:\21-5553 SLK Capital Holdings, LLC\DRAWINGS\IMPROVEMENT PLANS\07 Site Plan.dwg, Plotted: Sep 12, 2023 - 10:41am

RECEIVED 9.12.2023



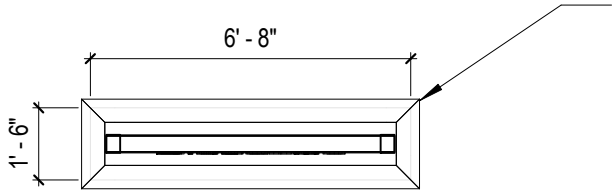
VINYL CLAD SIGN WITH RAISED OR PRINTED CONTRASTING LETTERING AND BORDER TRIM, FINAL DESIGN BY SIGNAGE MANUFACTURER (8" LETTERING SHOWN FOR REFERENCE)

BRICK BASE TO MATCH MATERIAL FROM RESIDENTIAL BUILDINGS

SIGNAGE AREA: 19.18 SF

1 MONUMENT SIGN ELEVATION

1/4" = 1'-0"



CMU BASE WRAPPED WITH BRICK AND BRICK SILL, SLOPED AWAY FROM SIGN

PROVIDE GROUND MOUNTED LIGHTING TO ILLUMINATE SIGN. LOCATE LIGHT TO PROTECT ADJACENT PROPERTIES AND ROADWAY FROM GLARE

2 MONUMENT SIGN PLAN

1/4" = 1'-0"

RDL
ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, OH
(216) 752-4300
RDLarchitects.com

MONUMENT SIGN EXHIBIT

RIDGEVILLE FARMS

21037