

**AGENDA  
PLANNING COMMISSION  
SEPTEMBER 3, 2020  
REMOTE MEETING**

**PRE-REVIEW MEETING  
6:30 P.M.**

**Review docket items**

**REGULAR MEETING  
7:00 P.M.**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The September 3, 2020 remote meeting information will be posted by 5 PM the day of the meeting at [www.onelakewood.com/accordions/planning-commission/](http://www.onelakewood.com/accordions/planning-commission/)

- 1. Roll Call**
- 2. Approve the Minutes of the August 6, 2020 Meeting**
- 3. Approve the Minutes of the August 18, 2020 Special Meeting**
- 4. Opening Remarks**

**OLD BUSINESS**

**CONDITIONAL USE**

- 5. Docket No. 07-33-20  
2051 Quail Street  
Lakewood Montessori**

Becki Bell, Lakewood Montessori School requests conditional use for a nonconforming property in order to operate a pre-school; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996.) Application has been withdrawn by the applicant. (Page 3)

**COMMUNICATION**

- 6. Docket No. 08-36-20  
Beekeeping Ordinance**

Review of and recommendation to City Council regarding Ordinance 14-2020 amending various sections of the Codified Ordinances of the City of Lakewood to permit the keeping of bees in the City of Lakewood as introduced by Councilman Shachner and referred to the Planning Commission by City Council on July 6, 2020. (Page 5)

**NEW BUSINESS  
CONDITIONAL USE**

- 7. Docket No. 09-40-20  
11822 Madison Avenue  
The Ohio Inn**

Greg Rossi, The Ohio Inn, requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C3 Commercial - General district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. (Page 10)

**LOT SPLIT**

- 8. Docket No. 09-41-20  
14503 Madison Avenue  
Marlowe Park Townhomes**

Dru Siley, Liberty Development requests the replat of the Marlowe Park Townhome site for 16 lots and one common area parcel. Pursuant to 1155.03 general requirements This property is located in a PD – Planned Development district. (Page 18)

- 9. Docket No. 09-42-20  
1365-67 Fry Avenue  
Apartments**

Mark Vondrak, Lakewood Fry Real Estate, LLC requests the conversion of 4 attached singles family dwelling units from apartments to condominiums. Pursuant to 1155.03 general requirements. This property is located in the R2 – Single- and Two-Family district. (Page 21)

**ADJOURN**



PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 07-33-20**

**Reference No.: PC20-000035**

**Applicant Name: Beki Bell**

**Project Name: Lakewood Montessori School**

**Project Address: 2051 Quail Street**

**Proposal: Conditional Use: Type A Child Care: Change from one nonconforming  
use (church) to another (pre-school)**

**Fee Paid: \$75.00 paid**

## Johanna Schwarz

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**From:** Michelle Nochta  
**Sent:** Monday, August 24, 2020 3:56 PM  
**To:** Shawn Leininger; Jennifer Swallow; Mark Papke  
**Cc:** Johanna Schwarz  
**Subject:** FW: Planning Commission

Michelle Nochta, AICP  
City Planner  
Department of Planning and Development  
City of Lakewood  
216-529-5906  
Cell 216-337-4109  
michelle.nochta@lakewoodoh.net

**From:** Beki Bell <beki@montessorilakewood.org>  
**Sent:** Monday, August 24, 2020 3:31 PM  
**To:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Subject:** Re: Planning Commission

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Hello Michelle,  
Thank you for reaching out. And at this time LMS is not pursuing an application for conditional approval for nonconforming use of the property at 2015 Quail St. Tom Leneghan has informed me that while he is happy to lease parking spaces to LMS, he is unable to provide a car stacking and staging area for our drop off and pick up carlines. With this car stacking possibility no longer an option, and after beyond exhausting any reasonable budget for architectural and other professional fees, we feel that we have reached an impassable point in our application with the city for opening our business in a residentially zoned district. And we are forced to halt our purchase of the building on Quail St.

Thank you for all of the assistance you have provided over the past months.

Best,

Beki Bell  
School Director  
Lakewood Montessori School



PLANNING COMMISSION

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August 6, 2020

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Re: Communication  
Beekeeping Ordinance**

Dear Members of the Planning Commission:

Introduction of proposed Ordinance 14-2020 amending various sections of the Codified Ordinances of the City of Lakewood to permit the keeping of bees in the City of Lakewood as introduced by Councilman Shachner and referred to the Planning Commission by City Council on July 6, 2020.

Sincerely,

Michelle Nochta, Acting Commission Secretary  
Planner, Planning and Development

ORDINANCE NO. 14-2020

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to amend Section 505.18, Certain Animals Prohibited, Section 1121.03, Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, Section 1123.03, Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, and Section 1127.03, Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, to permit the keeping of bees in the City of Lakewood.

WHEREAS, honey bees (*apis mellifera*) are essential to our ecosystem by providing agriculture, fruit, and garden pollination services and by furnishing honey, and other useful products;

WHEREAS, domestic strains of honey bees have been selectively bred for desirable traits, including gentleness, honey production, tendency not to swarm and non-aggressive behavior, characteristics which are desirable to foster and maintain;

WHEREAS, gentle strains of honey bees can be maintained within populated areas without causing a nuisance if the bees are properly located and carefully managed;

WHEREAS, having an apiary next door will not increase the number of bees in a neighboring yard in that honey bees travel up to three miles from their hives to forage and tend to cruise at altitudes of 30 feet or higher.

WHEREAS, there are currently 23 apiaries registered with the Ohio Department of Agriculture within the City of Lakewood;

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in regulations for the keeping of bees in Lakewood should be adopted as soon as possible.

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. Section 505.18(f) and section 505.18(g) of section 505.18 Certain Animals Prohibited, of the Codified Ordinances of the City of Lakewood, are hereby renumbered as 505.18(g) and 505.18(h) respectively.

Section 2. Section 505.18 Certain Animals Prohibited, of the Codified Ordinances of the City of Lakewood, is hereby amended to add the following provisions:

(f) Notwithstanding any of the foregoing, bees, and associated hives, may be kept in the City only in accordance with the following regulations:

- (1) Definitions. As used in this article, the following words and terms shall have the meanings ascribed in this section unless the context of their usage indicates another usage.
  - A. "Apiary" means any place where one or more colonies or nucleus colony of bees are kept.
  - B. "Bees" means any stage of any species of the genus Apis.
  - C. "Beekeeper" means a person who owns or has charge of one or more colonies of bees.
  - D. "Hive" means any modern frame hive, box hive, box, or any other natural or artificial receptacle, or any part thereof, that may be used as a domicile for bees.
  - E. "Colony" means the hive and its equipment, including bees, combs and brood.
  - F. "Beekeeping Equipment" means anything used in the operation of an apiary, such as hive bodies supers, frames, top and bottom boards, hive tools, smoker, gloves, veil, protective clothing, and extracting equipment.
  - G. "Tract" means a contiguous parcel or land under common ownership.
  - H. "Nuc" or "Nucleus colony" means a small hive smaller than the usual hive box designed for a particular purpose.
  - I. "Undeveloped property" means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human use occupancy and the grounds maintained in association therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.
- (2) Notice. Before the keeping of bees may occur, a notice shall be provided to the Director of Public Safety. The notice must include the following information:
  - A. the name, phone number, home address and email address of the applicant;
  - B. the size and location of the subject property;
  - C. a proposal containing the number of hives the applicant seeks to keep on the property;
  - D. the permission of the property owner for the applicant to keep bees, if the beekeeper is not the owner;
  - E. the applicant's Ohio Beekeeper number as provide by the Ohio Department of Agriculture; and
  - F. the applicant's Apiary #(s) as provided by the Ohio Department of Agriculture

Notices shall be on a form prescribed by the Division of Housing & Building. An updated notice must be filed with the Division of Housing & Building annually. All notices shall contain a waiver, signed by the property owner, providing permission for any City official to enter the property for the purpose of determining the beekeeper's

compliance with section 505.18. The City shall provide the property owner at least 48 hours written notice prior to entering the property.

- (3) Residential Districts. Bees may be kept in an R1 Residential Single-Family, R2 Residential Single- and Two-Family District, and ML MH Multiple-Family Districts in accordance with section 3(A-L):
- A. Beekeeper must file the notice pursuant to 505.18(f)(2).
  - B. Beekeeper must abide by Ohio Revised Code Chapter 909 Apiaries.
  - C. Beekeeper may not opt out of the annual inspection by the county or state bee inspector as part of the Ohio Department of Agriculture's inspection program.
  - D. Each beekeeper shall ensure that a convenient source of water is available to the colony at all times bees remain active outside of the hive. The water source shall be closer to the hives than any neighboring source. The water source may be natural such as a pond, stream, or artificial source. The water source shall be on the beekeeper's property.
  - E. Each beekeeper shall ensure that no wax, comb, or other material that might encourage robbing by other bees are left upon the grounds of the apiary tract. Such materials once removed from the site shall be handled and stored in sealed containers or placed within a building or other insect-proof container.
  - F. For each colony permitted to be maintained under this ordinance, there may also be maintained one nuc upon the same apiary tract.
  - G. No more than two beehives shall be kept for each 2,400 square foot tract, and no beehive shall be kept on a tract less than 2,400 square feet in area.
  - H. No beehive shall be kept closer than five feet to any lot line and 10 feet to a dwelling or the permitted placement of a dwelling on another parcel, and no beehive shall be kept in a front yard or side street yard. The front of any beehive shall face away from the property line of the residential property closest to the beehive.
  - I. Regardless of tract size, so long as all lots within a radius of at least 200 feet from any hive, measured from any point on the hives, remain undeveloped, there shall be no limit to the number of colonies. No grandfathering rights shall accrue under this subsection.
  - J. No hives are permitted on any tract where the setback requirements cannot be satisfied regardless of tract size.
  - K. The beekeeper may be exempt from the setback to adjacent lot lines by obtaining written permission from the adjacent lot owner(s). The setback to public sidewalks and roadways may not be waived.
  - L. Each beekeeper shall maintain her beekeeping equipment in good condition, including keeping the hives painted if they have been painted but are peeling or flaking, and securing unused equipment from weather, potential theft or vandalism, and occupancy by swarms. It shall not be a defense to this ordinance that a beekeeper's unused equipment attracted a swarm and that the beekeeper is not intentionally keeping bees.

- (4) Non-Residential Districts and Community Gardens. In zoning districts other than Residential Districts and Community Gardens, all regulations applicable in Residential Districts shall apply except that the number of beehives shall be limited to one for each 600 square feet of lot area.
- (5) Enforcement. The Division of Building & Housing or any authorized City employee shall have the authority to inspect any property to determine compliance with the regulations of Section 505.18 regarding sanitation and nuisances and operational practices in the keeping of bees and shall have the authority to enforce the regulations of that Section as they apply to such matters. If the Division of Building & Housing or any authorized City employee determines that an individual is in violation of the provisions of this section the Director shall issue a violation notice to the individual, noting the nature of the violation(s). If the violation is not corrected within seven days of issuance of the violation notice, the recipient of the notice shall be subject to the following penalties and enforcement actions.
- A. The penalties as set forth in section 505.18(h); and/or
  - B. The removal, impoundment, and/or destruction of all hives associated with the violation(s) at the expense of the property owner.

Section 3. Section 1121.03 Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, is hereby amended to add the following provisions

- (l) Bees, and associated hives, provided they comply with the standards of Chapter 505.18.

Section 3. Section 1123.03 Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, is hereby amended to add the following provision

- (l) Bees, and associated hives, provided they comply with the standards of Chapter 505.18.

Section 4. Section 1127.03 Permitted Accessory Uses, of the Codified Ordinances of the City of Lakewood, is hereby amended to add the following provision

- (l) Bees, and associated hives, provided they comply with the standards of Chapter 505.18.

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PC20-000047  
DOCKET No. 09-40-20  
FEE PAID                     

**TEMPORARY OUTDOOR DINING**

**APPLICATION**

**LAKewood PLANNING COMMISSION**

Property Address 11822 Detroit Ave Business/Tenant Name The Ohio Inn  
Property Owner Name Gary Rossi Owner Phone 330 8833900  
Owner E-mail g.rossi@yaho.com Zoning                      Parcel Number 312-33-012  
Project Summary Request 2 additional tables for sidewalk  
food service section on Detroit Ave. 2 tables 4 chairs

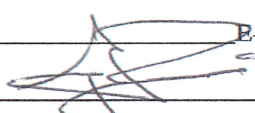
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development - (\$500)
- Similar Use - (Commercial \$50, Residential \$25)
- Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance - (Commercial \$50, Residential \$25)
- Parking Plan Review - (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Gary Rossi Company The Ohio Inn  
Applicant Address: 11822 Detroit Ave Lakewood, OH 44107  
Phone: 330 8833900 Fax:                      E-mail: g.rossi@yaho.com  
Signature:  Date: 8/5/20

**OFFICE USE ONLY:** Application Reviewed and Accepted by:                      Date:                     

File History:                     

Bldg. Dept. Remarks:                     

ORD SECTION

**From:** [Greg Rossi](#)  
**To:** [Michelle Nocht](#)  
**Cc:** [Greg Rossi](#)  
**Subject:** Request for additional seating. The Ohio Inn. 11822 Detroit Ave.  
**Date:** Thursday, August 6, 2020 4:54:42 PM  
**Attachments:** [APPLICATION.pdf](#)  
[SIDEWALK DRAWING.pdf](#)

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Michelle

Attached is the request for additional seating at the Ohio Inn on Detroit Ave. The application, drawing and pictures are enclosed. We are seeking 2 additional tables with 2 seats each on the sidewalk. The spacing is 5' from each table due to the Covid. The spacing from the outer edge of the table, to the closest edge of the brick easement in the sidewalk is 5' 2". There should be ample spacing for the area to fit the seating.

Please review and advise if you need any other information.

Thank you for your time.

Greg Rossi  
Cell 330-883-3900

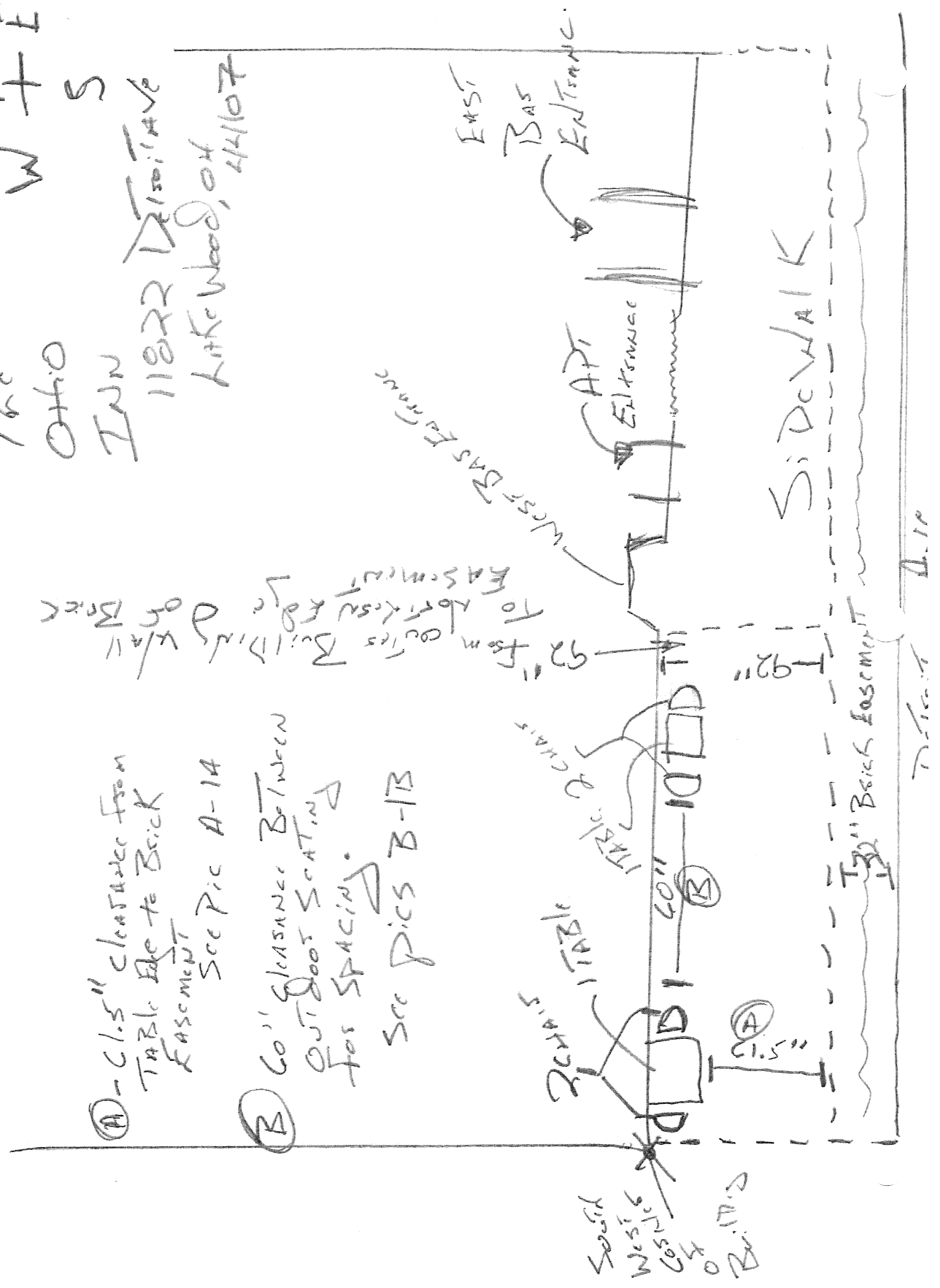
8-6-20

The Ohio INN  
11822 DETROIT AVE  
LITTLEWOOD, OH 441107

W N E

(A) - 1.5" clearance from  
TABLE Edge to BRICK  
FASCEMENT  
See Pic A-14

(B) 60" clearance BETWEEN  
OUTDOOR SEATING  
for SPACING.  
See PICS B-1B



SEVER



THE OHIO INN



OPEN 4 PM THURSDAY - SUNDAY

OPEN

THE OHIO INN

HAPPY HOUR DAILY

Handwritten sign on a chalkboard, possibly advertising a menu item or event.

# THE OHIO INN

THE OHIO INN

OPEN



THE WORLD











PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 09-41-20**

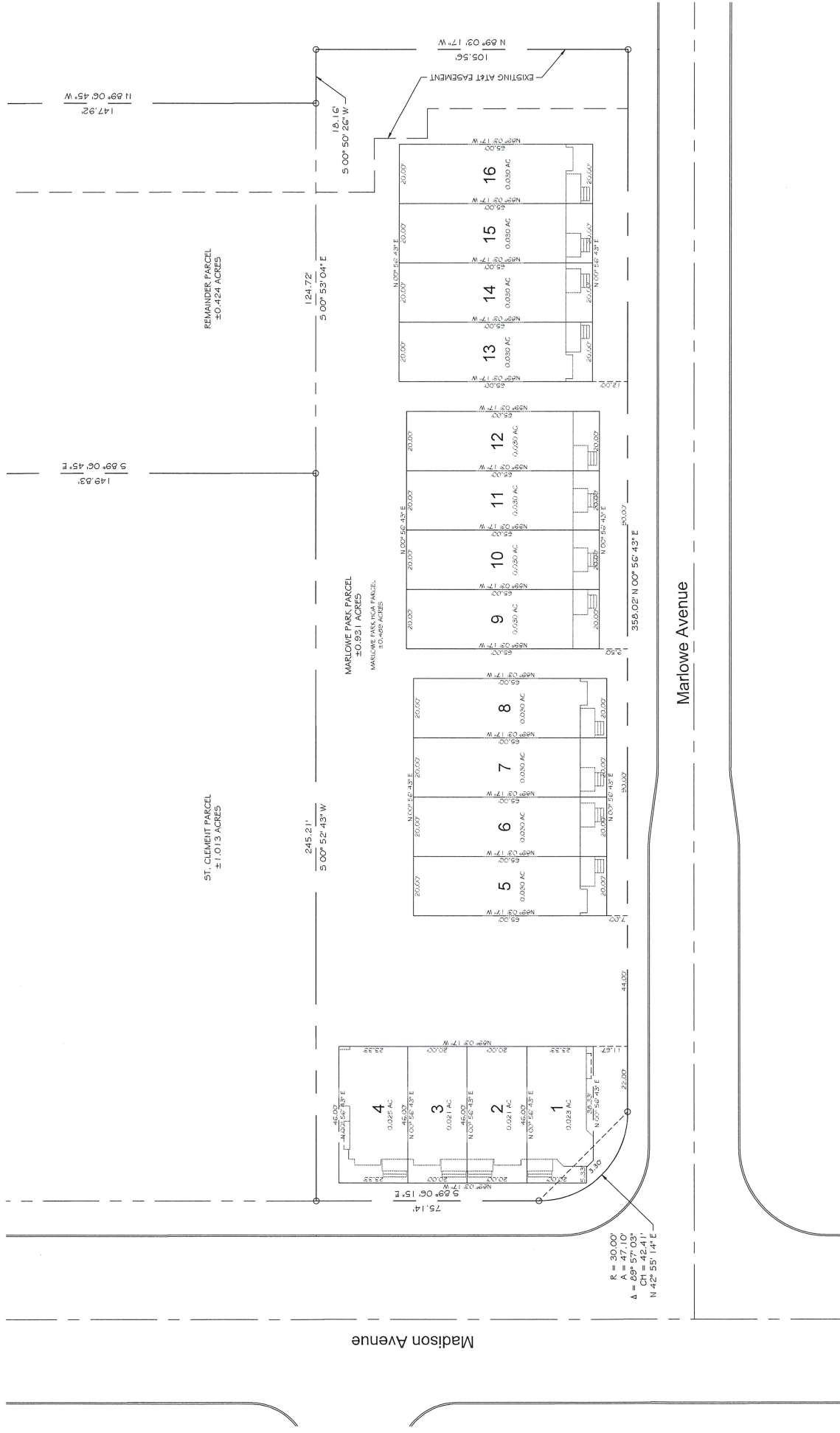
**Reference No.: PC20-000045**

**Applicant Name: Dru Siley, Liberty Development**

**Project Name: Marlowe Park Townhomes**

**Project Address: 14503 Madison Avenue**

**Proposal: Replat of the site for 16 lots**



LIBERTY DEVELOPMENT COMPANY  
23016 Riverway Parkway, Suite E | Westlake, OH 44145  
(419) 252-1800 | www.libertydevelopment.com

## Parcel Plan

DATE: 06/22/2020  
SCALE: AS SHOWN  
REVISION: 000  
CFF: 29-JUN-2020  
CFF FILENAME:  
PARCEL NUMBER: **03**

### Marlowe Park

Lakewood, Ohio

### Parcel Plan

DATE: 06/22/2020  
SCALE: AS SHOWN  
REVISION: 000  
CFF: 29-JUN-2020  
CFF FILENAME:  
PARCEL NUMBER: **03**





PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 09-42-20**

**Reference No.: PC20-000046**

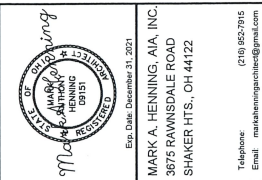
**Applicant Name: Mark Vondrak, Lakewood Fry Real Estate, LLC**

**Project Name: Fry Avenue Apartments**

**Project Address: 1365-71 Fry Avenue**

**Proposal: Lot Split to convert four attached single family dwelling units from apartment to condominiums.**





Exp. Date: December 31, 2021  
 MARK A. HENNING, AIA, INC.  
 3675 RAWNSDALE ROAD  
 SHAKER HTS., OH 44122

Telephone: (216) 952-7915  
 Email: mark@markahenning.com



BlueStreak consulting  
 2665 E. 12th Street  
 Cleveland, OH 44115  
 www.bluestreak-consulting.com  
 Phone: 216.461.1610

JOANNA AND MARTY GALLAGHER TRUST  
 AND RONNIE STEPKA  
 LAKEWOOD TOWNHOUSES  
 1371 FRY ROAD  
 LAKEWOOD, OHIO 44107

NO.	DATE
REVISION	8/14/2020
COUNTY SUBMISSION	
SHEET DESCRIPTION	
BASEMENT FLOOR PLAN, NOTES, AND DOOR SCHEDULE	
JOB NO.	
02-02718	DATE
4/8/19	
SHEET	
A-1	

**GENERAL NOTES**

1. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REUSE OR MODIFICATION OF THE DOCUMENTS WHILE OR IN PART FOR ANY OTHER PURPOSE IS PROHIBITED.
2. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS TOGETHER WITH EXISTING REGULATIONS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN AND SUPERVISE ALL WORK AND SHALL BE RESPONSIBLE FOR EACH CONTRACTOR TO MAINTAIN AND SUPERVISE ALL THE EXISTING REGULATIONS AS REQUIRED THROUGHOUT CONSTRUCTION.
3. THE OWNER SHALL ACT AS THE GENERAL CONTRACTOR AND BE RESPONSIBLE TO COORDINATE ALL WORK AND SUBMITTALS OF CONSTRUCTION. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE SCOPE OF WORK DESCRIBED.
4. THE OWNER SHALL OBTAIN THE MAIN BUILDING PERMIT AND OCCUPANCY PERMIT. HOWEVER, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, PLUMBING, AND OCCUPANCY PERMITS. ALL WORK SHALL BE SUBSTANTIALLY COMPLETE TO OBTAIN AN OCCUPANCY PERMIT.
5. EACH CONTRACTOR IS TO COMPLETE ALL WORK FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. THE DATE SHALL BE DETERMINED BY THE OWNER.
6. WORK IS COMPLETELY RESPONSIBLE FOR LOSS AND OR DAMAGE TO THESE ITEMS AND WILL REPLACE AT HIS COST.
7. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, OBSERVATIONS AND EXISTING FIELD WORK. ARCHITECTURAL DIMENSIONS AND CROSS SECTIONS ARE INDICATED ON THE DRAWINGS. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES OR ERRORS, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH ANY WORK.
8. THE REMOVAL OF ITEMS FROM THE SITE SHALL BE DONE ON A REGULAR BASIS AT THE DISCRETION OF THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAR OF DEBRIS, WEEDS, PILES AND LOCAL DISPOSAL.
10. EACH SUB-CONTRACTOR SHALL NOTIFY THE OWNER OF ANY REQUIRED SHUT DOWNS 48 HOURS IN ADVANCE.

**PARTITION TYPES**

1. PARTITION TYPES SHALL BE AS SHOWN ON THE DRAWINGS. THE PARTITION MUST BE CONSTRUCTED FROM FOUNDATION ANCHORAGE WALLS TO UNDECKED ROOF SHEATHING. THE WALL MUST BE SET BACK FROM ALL FLOOR JOISTS AND ROOF RAFTERS, AS REQUIRED TO MAINTAIN CLEARANCE OF FLOOR.

NOTE: EXISTING BUILDING CONSTRUCTION PERMITS 2 HOUR FIRE WALL PER IBC 703.5 AND 703.6. THE CONTRACTOR SHALL VERIFY THE EXISTING CONSTRUCTION AND VERIFY THAT THE CONSTRUCTION MEETS ALL REQUIREMENTS FOR THE EXISTING CONSTRUCTION.

**STANDARD WALLS**  
 1. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST. THE SHEETROCK SHALL BE SET BACK FROM ALL FLOOR JOISTS AND ROOF RAFTERS, AS REQUIRED TO MAINTAIN CLEARANCE OF FLOOR.

1-LIKE BUILT PARTITION ASSEMBLY SHALL BE U.L. LISTED AS FOLLOWS:  
 1. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

2. 2-WAY BUILT PARTITION ASSEMBLY SHALL BE U.L. LISTED AS FOLLOWS:  
 2. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

3. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

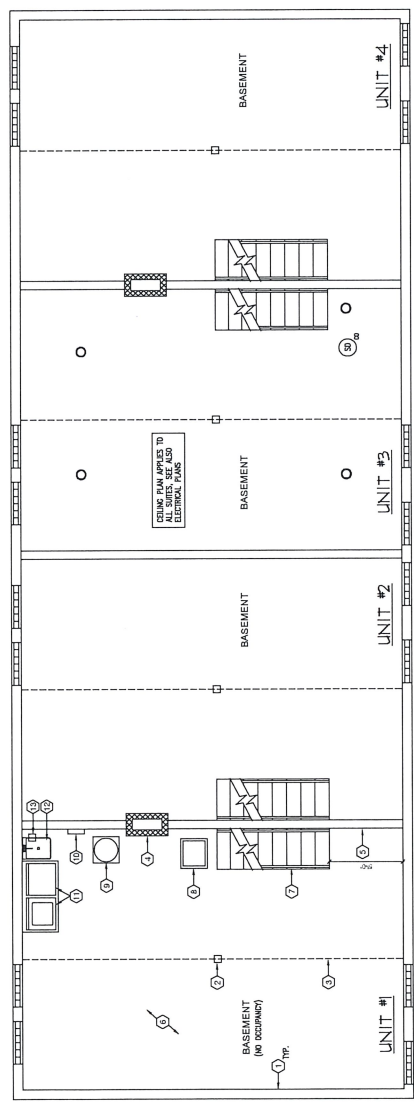
4. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

5. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

6. 1/2" TYPE 'Y' SHEETROCK ON EACH SIDE OF EXISTING 2 X 4 WOOD JOIST & 1" O.C. BRACE EXTENDING 8" FROM JOIST TO JOIST. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.

**DRAWING LIST**

ARCHITECTURAL	A-1	BASEMENT AND FIRST FLOOR PLANS, NOTES
	A-2	SECOND FLOOR PLAN, NOTES AND DOOR SCHEDULE
MECHANICAL, PLUMBING AND FIRE PROTECTION	M-1	HVAC FLOOR PLANS, NOTES AND SCHEDULE
	P-1	PLUMBING FLOOR PLANS, NOTES AND SCHEDULES
	WP-1	MECHANICAL AND PLUMBING SPECIFICATIONS
ELECTRICAL	E-1	SMALL AND LIGHTING SCHEDULES, SPECIFICATIONS
	E-2	ELECTRICAL FLOOR PLANS, NOTES AND SCHEDULES
	E-3	SCHEDULES AND DETAILS



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**SYMBOL LEGEND**

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- CEILING FAN
- REFER TO ELECTRICAL DWGS
- REFER TO ELECTRICAL DWGS
- SMOKE DETECTOR
- REFER TO ELECTRICAL DWGS
- COMBINATION SMOKE AND REFERENCARD MONOXIDE DETECTOR
- REFER TO ELECTRICAL DWGS
- EXHAUST FAN
- REFER TO H.V.A.C. DWG
- DOOR NUMBER
- FIRESTOPPING AT PERIMETER WALL

**CODED PLAN NOTES**

- 1—EXISTING MASONRY FOUNDATION WALLS TO REMAIN AS IS.
- 2—EXISTING MASONRY CHIMNEY TO REMAIN AS IS.
- 3—EXISTING WE STEEL BEAM TO REMAIN AS IS.
- 4—EXISTING MASONRY CHIMNEY TO REMAIN AS IS.
- 5—EXISTING MASONRY FOUNDATION WALL SEPARATION BETWEEN APARTMENTS 2-HOUR FIRE RATED CONCRETE FLOOR WITH NEW 4" - 4000 PSI CONCRETE WITH 60% - 10/12 MIP ON ALL EXISTING MASONRY BARRIERS ON EXISTING COMPLETED DRINK (LISHED).
- 6—EXISTING WOOD STAIRS TO REMAIN EXCEPT WHERE REPAIR IS INDICATED. ALL REPAIRS TO BE MADE WITH 1/2" TYPE 'X' SHEETROCK. ALL EXPOSED EDGES SHALL BE SHAVED AND FINISHED WITH 1/4" TYPE 'X' SHEETROCK.
- 7—NEW FINISH FLOOR. REFER TO PLUMBING DWG.
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- 100—NEW FINISH FLOOR. REFER TO PLUMBING DWG.

DOOR	DOOR SIZE	HARDWARE	REMARKS
01	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING, INSULATED
02	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
03	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
04	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
05	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
06	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
07	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
08	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
09	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING
10	2'-0" x 6'-0" (1/2")	WOOD 3 HINGES, THRESHOLD, KEYS, LOCK, DOORBOLT	VERIFY EXIST. OPENING

