City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JUNE 18, 2026

PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM

REVIEW MEETING
6:30 P.M.
AUDITORIUM

1. ROLL CALL

2. APPROVE MINUTES OF THE MAY 21, 16, 2026 MEETING

3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 06-09-26
   17456 Lake Ave.

   Applicant Paul Irwin, property owner, proposes the construction of a new one story garage to replace the existing garage. The lot is a through lot with a front setback on Edgewater Dr. as well as one on Lake Ave. The new garage will be in the same location as the existing and will be 480 sq. ft in area. Property is located in the R1L Singel Family Low Density District.

   Variance 1 : The applicant proposes the construction of a one story garage within the required fron setback on Edgewater, approx. 12 feet from the public sidewalk where the required setback is 40 feet. Request a variance to reduce the required front setback on Edgewater Dr., as proposed. Pursuant to section 1121.07 (Ord. 91-95. Passed 10-7-1996.)

5. Docket No. 06-10-26
   1101 Maple Cliff Dr.

   Applicant Charles McGettrick, Architects CA McGettrick, LLC proposes construction of a new 2 ½ car garage to replace the existing. Property is located in the R1H Single Family High Density District.

   Variance 1 : The applicant proposes the construction of a two and a half-car garage with attic that is 598 sq. ft. where the maximum allowage is 480 sq. ft. Request a variance to exceed the maximum allowable rear lot coverage by 118 sq feet, as proposed. Pursuant to section 1121.09(c ) (Ord. 91-95. Passed 10-7-1996.)

ADJOURN

"*Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net .*"

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# Application Cover Page

Docket No.: 06-09-26

Reference No.: BZA26-0000011

Applicant Name: Paul Irwin, Trapdoor Treehouse

Project Address: 17456 Lake Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a new one story garage to replace the existing garage, requesting a variance to reduce the required front setback.

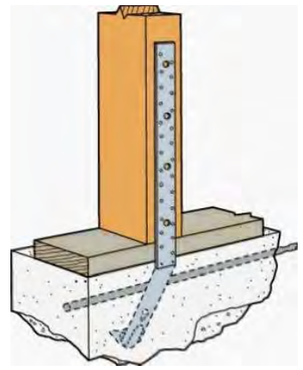
| WINDOW & DOOR SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| UNIT # | TYPE | MANUFACTURER | QTY | Unit Width x Height | | Lite Pattern |
| 1 | O/H Garage Door | Clopay | 1 | 11' – 0" | 7'-6" | |
| 2 | Inswing Exterior Door | B & B Lumber | 1 | 3' – 0" | 6' – 8" | 3W x 2H |
| 3 | Inswing Exterior Door | B & B Lumber | 1 | 2' – 8" | 6' – 8" | 3W x 2H |
| A | Awning Casement | Andersen 400 Series | 4 | 30" | 30" | 3W x 2H |
| B | Awning Casement | Andersen 400 Series | 6 | 36" | 32" | 3W x 2H |
| C | Double Hung | Andersen 400 Series | 3 | 32" | 48" | 3W x 2H |


9-1/4" Depth Maximum Live Load Deflection (L/360 & L/480, 1-1/2" Minimum Bearing Each End)

| Chord* Size | Chord* Grade | Loading (PSF) | | 12" o.c. | | 16" o.c. | | 19.2" o.c. | | 24" o.c. | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Live | Dead | L/360 | L/480 | L/360 | L/480 | L/360 | L/480 | L/360 | L/480 |
| 3x2 | #2 | 40 | 15 | 15'-9" | 15'-9" | 15'-9" | 14'-11" | 15'-6" | 14'-0" | 14'-3" | 12'-10" |
| 4x2 | MSR 2100 | 40 | 15 | 19'-9" | 19'-5" | 19'-1" | 17'-3" | 17'11" | 16'-6" | 16'-11" | |
| 3x2 | #2 | 50 | 15 | 15'-9" | 15'-3" | 15'-3" | 13'-9" | 14'-3" | 12'-10" | 13'-2" | 11'-11" |
| 4x2 | MSR 2100 | 50 | 15 | 19'-9" | 17'-11" | 17'-11" | 16'-4" | 16'-11" | | | |
| 3x2 | #2 | 100 | 15 | 13'-2" | 11'-11" | 11'-11" | 10'-8" | 11'-1" | 9'-11" | 9'-3" | 8'-9" |

For more information on Open Joist visit www.openjoist.com

USP THF25925
face mount joist hanger
for all joists



Simpson HPAHD-22
Hold-Down straps
For all post locations

#1 Grade Perfection 18" Western Red Cedar Shingles
Available at Twin Creeks Log Home Supply and
Cleveland Lumber

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PAUL & MOLLY IRWIN 17456 LAKE AVE

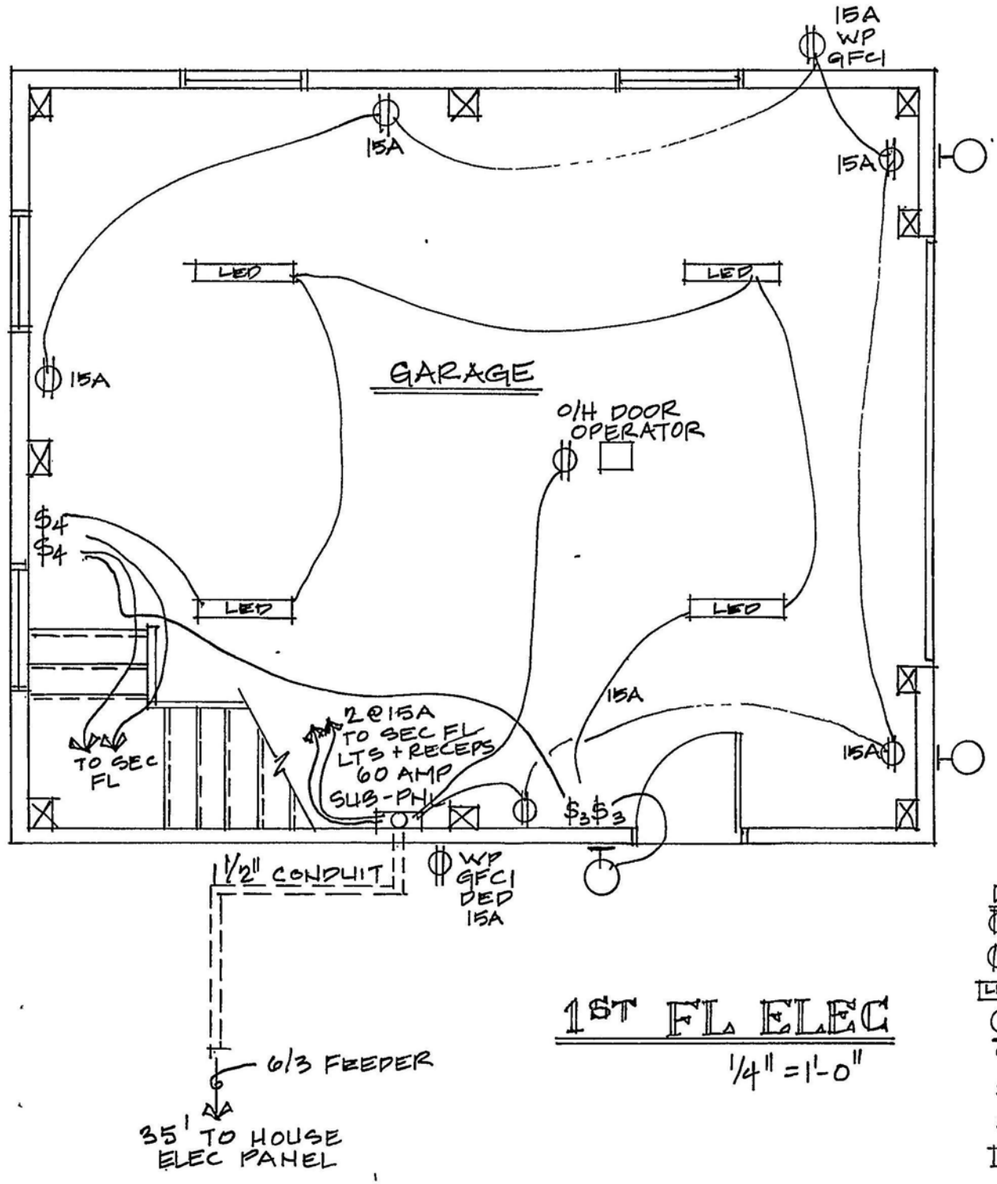
¼" = 1' - 0"

5-20-2026

MISC INFORMATION

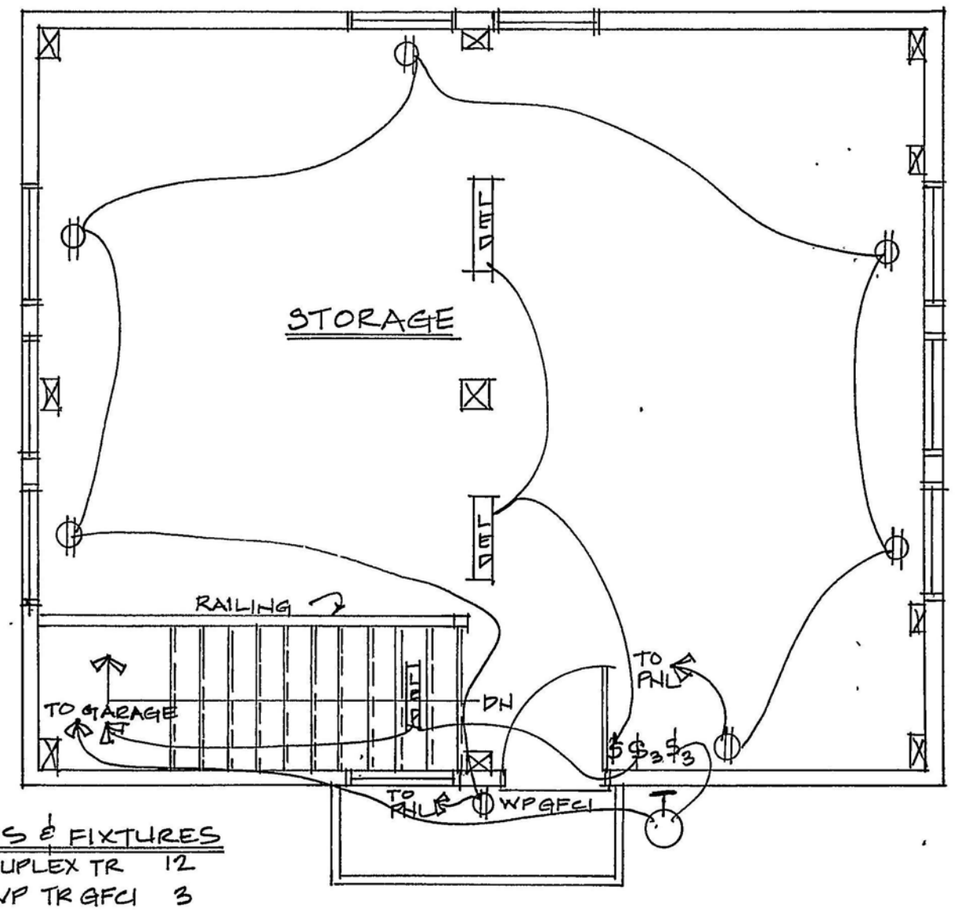
MISC

SHEET NO




## 1ST FL ELEC

1/4" = 1'-0"




## 2ND FL ELEC

1/4" = 1'-0"

| DEVICES & FIXTURES | |
|---|---|
| 15A DUPLEX TR | 12 |
| 15A WP TR GFCI | 3 |
| LED SURF MT | 6 |
| EXT SCONCE | 4 |
| $3 3-WAY SW | 4 |
| $4 4-WAY SW | 2 |
| $ SNGL POLE SW | 1 |
| 60A SUB PNL | 1 |

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PAUL & MOLLY IRWIN 17456 LAKE AVE

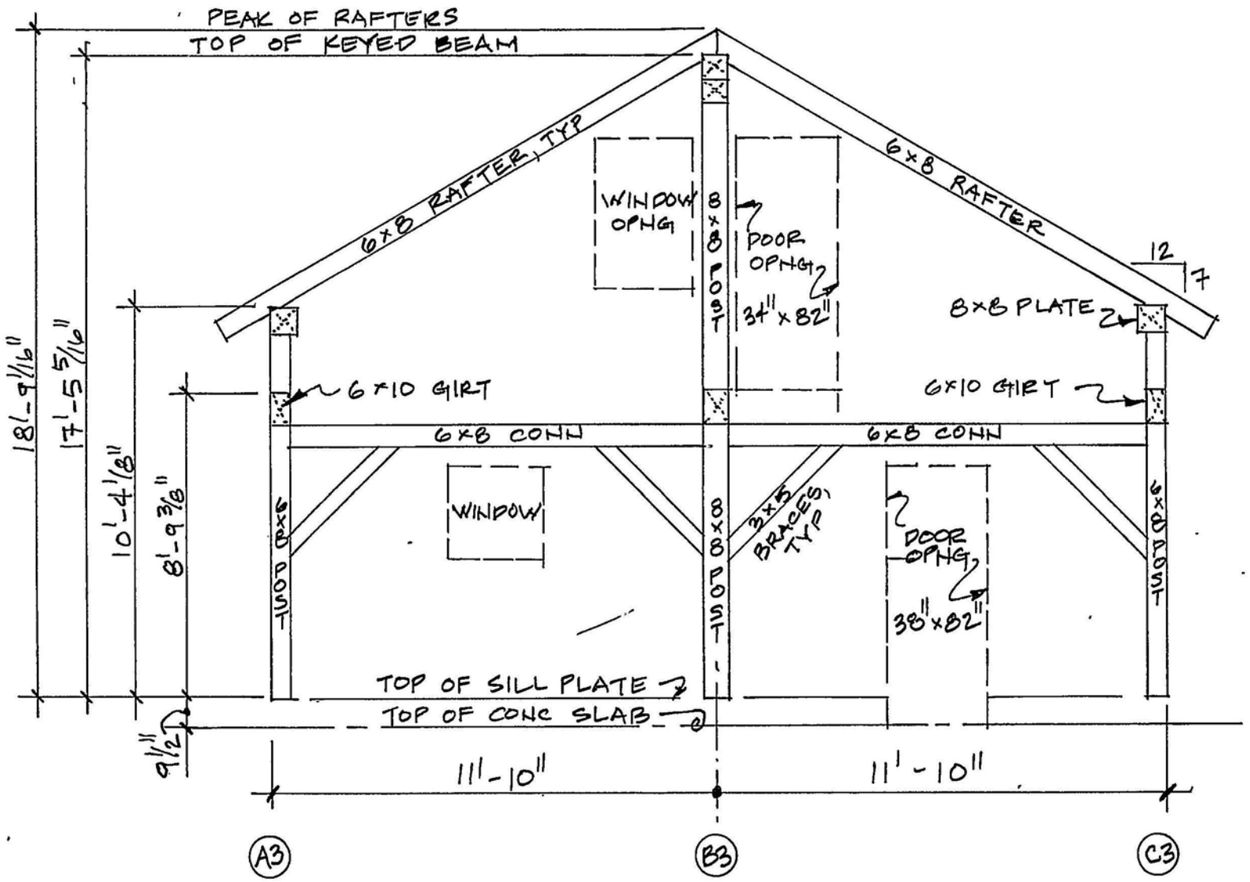
¼" = 1' - 0"

5-20-2026

ELECTRICAL PLANS

E1

SHEET NO




# BENT "3" FROM OUT

¼" = 1' - 0"

| TIMBER ORDER SUMMARY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | | W (in) | | D (in) | | L (ft) | BF Ext |
| 8 | @ | 3 | x | 5 | x | 10 | 100.00 |
| 8 | @ | 4 | X | 6 | X | 10 | 160.00 |
| 18 | @ | 6 | X | 8 | X | 12 | 864.00 |
| 4 | @ | 6 | | 8 | | 16 | 256.00 |
| 2 | @ | 6 | X | 10 | X | 10 | 100.00 |
| 2 | @ | 6 | x | 10 | x | 14 | 140.00 |
| 1 | @ | 6 | | 10 | | 20 | 100.00 |
| 7 | @ | 8 | X | 8 | X | 20 | 746.67 |
| 1 | @ | 8 | X | 10 | X | 20 | 133.33 |
| | | | | | | | 2600.00 BF |

| DESCRIPTION | QTY | | W (in) | x | D (in) | x | L (ft) | BF Ext |
|---|---|---|---|---|---|---|---|---|
| BRACES FLUSH OUT | 4 | @ | 3 | x | 5 | x | 5 | 25.00 |
| BRACES CTR TENONS | 5 | @ | 3 | x | 5 | x | 5 | 31.25 |
| BRACES FLUSH OUT | 4 | @ | 3 | x | 5 | x | 5 | 25.00 |
| BRACES FLUSH OUT | 2 | @ | 3 | x | 5 | x | 5 | 12.50 |
| **BF Subtotal** | | | | | | | | **93.75** |
| **Material order:** | **8** | **@** | **3** | **x** | **5** | **x** | **10** | **100.00** |
| GIRT-PLATE STRUTS : C1+, C2-, C2+, C3- | 4 | @ | 4 | x | 6 | x | 3 | 24.00 |
| DORMER STRUT A1 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT A1-2 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT A2-3 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT A3 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT C1+ | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT C1-2 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT C2-3 | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| DORMER STRUT C3- | 1 | @ | 4 | x | 6 | x | 5 | 10.00 |
| POST C1+ | 1 | @ | 4 | x | 6 | x | 8 | 16.00 |
| POST C3- | 1 | @ | 4 | x | 6 | x | 8 | 16.00 |
| **BF Subtotal** | | | | | | | | **136.00** |
| **Material order:** | **8** | **@** | **4** | **X** | **6** | **X** | **10** | **160.00** |
| POST A1 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| POST A2 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| POST A3 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| POST C1 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| POST C3 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| CONNECTOR A1-B1 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| CONNECTOR B1-C1 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| CONNECTOR A3-B3 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| CONNECTOR B3-C3 | 1 | | 6 | x | 8 | x | 12 | 48.00 |
| DORMER RAFTERS | 8 | | 6 | x | 8 | x | 12 | 384.00 |
| **BF Subtotal** | | | | | | | | **816.00** |
| **Material order:** | **18** | | **6** | **X** | **8** | **X** | **12** | **864.00** |
| PRIMARY RAFTERS | 4 | | 6 | x | 8 | x | 16 | 256.00 |
| **BF Subtotal** | | | | | | | | **256.00** |
| **Material order:** | **4** | | **6** | | **8** | | **16** | **256.00** |
| GIRT A1-A2 | 1 | | 6 | X | 10 | X | 10 | 50.00 |
| GIRT A2-A3 | 1 | | 6 | X | 10 | X | 10 | 50.00 |
| **BF Subtotal** | | | | | | | | **100.00** |
| **Material order:** | **2** | | **6** | **X** | **10** | **X** | **10** | **100.00** |
| DORMER PLATE A1-3 | 1 | | 6 | x | 10 | x | 14 | 70.00 |
| DORMER PLATE C1-3 | 1 | | 6 | x | 10 | x | 14 | 70.00 |
| **BF Subtotal** | | | | | | | | **140.00** |
| **Material order:** | **2** | | **6** | **x** | **10** | **x** | **14** | **140.00** |
| GIRT C1-C3 (HEADER) | 1 | | 6 | | 10 | | 20 | 100.00 |
| **BF Subtotal** | | | | | | | | **100.00** |
| **Material order:** | **1** | | **6** | | **10** | | **20** | **100.00** |
| POST B2 | 1 | | 8 | x | 8 | x | 10 | 53.33 |
| POST B1 | 1 | | 8 | x | 8 | x | 18 | 96.00 |
| POST B3 | 1 | | 8 | x | 8 | x | 18 | 96.00 |
| PLATE A | 1 | | 8 | x | 8 | x | 20 | 106.67 |
| KEYED BEAM PLATE B TOP | 1 | | 8 | x | 8 | x | 20 | 106.67 |
| KEYED BEAM PLATE B BTM | 1 | | 8 | x | 8 | x | 20 | 106.67 |
| PLATE C | 1 | | 8 | x | 8 | x | 20 | 106.67 |
| **BF Subtotal** | | | | | | | | **805.33** |
| **Material order:** | **7** | | **8** | **X** | **8** | **X** | **20** | **746.67** |
| GIRT B1-B3 | 1 | | 8 | x | 10 | x | 20 | 133.33 |
| **BF Subtotal** | | | | | | | | **133.33** |
| **Material order:** | **1** | | **8** | **X** | **10** | **X** | **20** | **133.33** |

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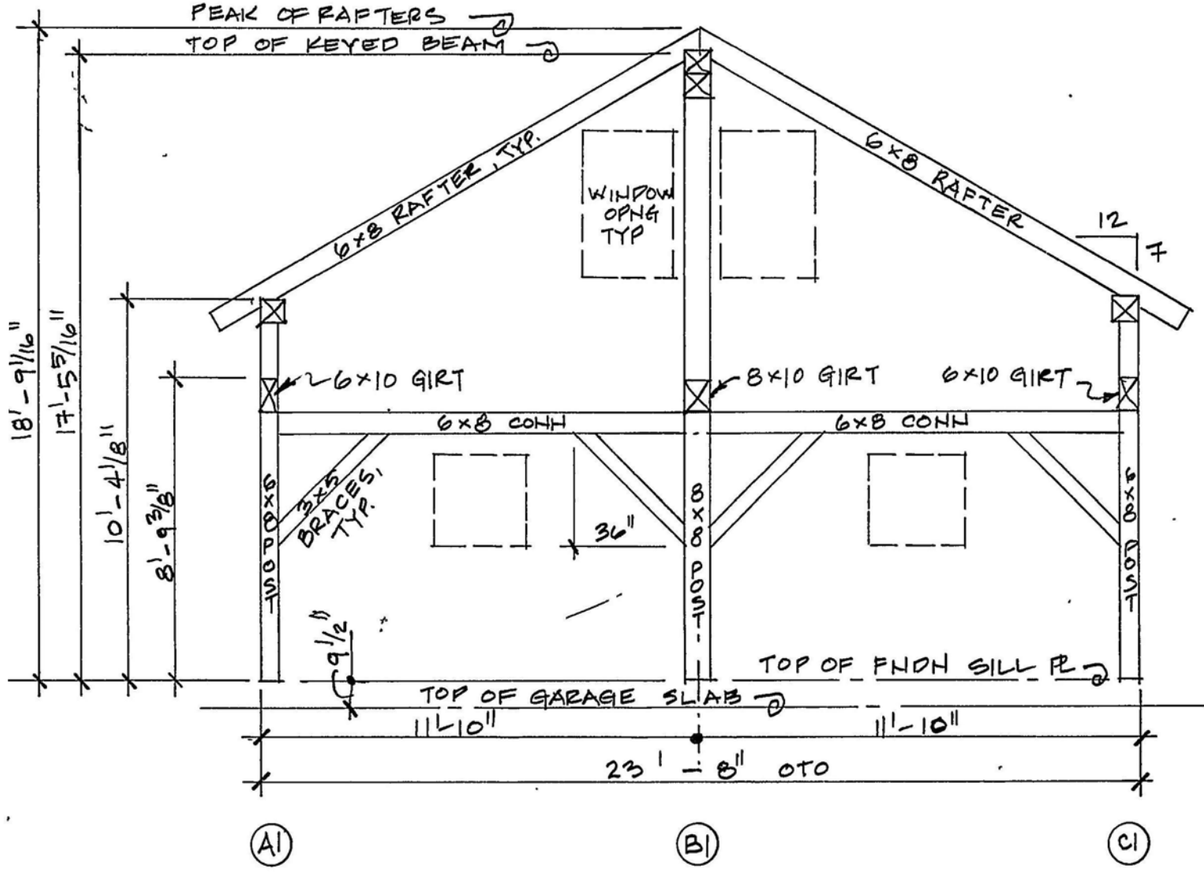
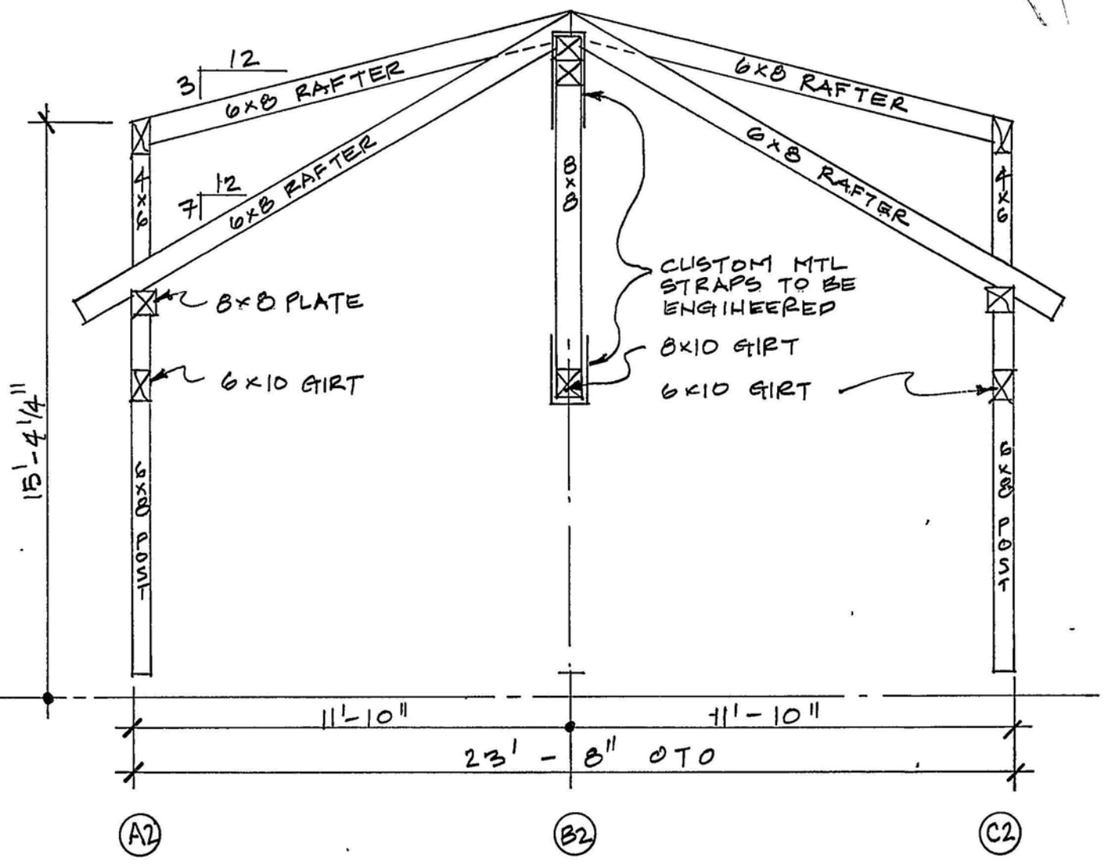
PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼" = 1' - 0" | TIMBER FRAME BENT 3 & STICK LIST | TF5 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




## BENT "1" FROM "2"

¼" = 1' - 0"




## BENT "2" FROM "3"

¼" = 1' - 0"

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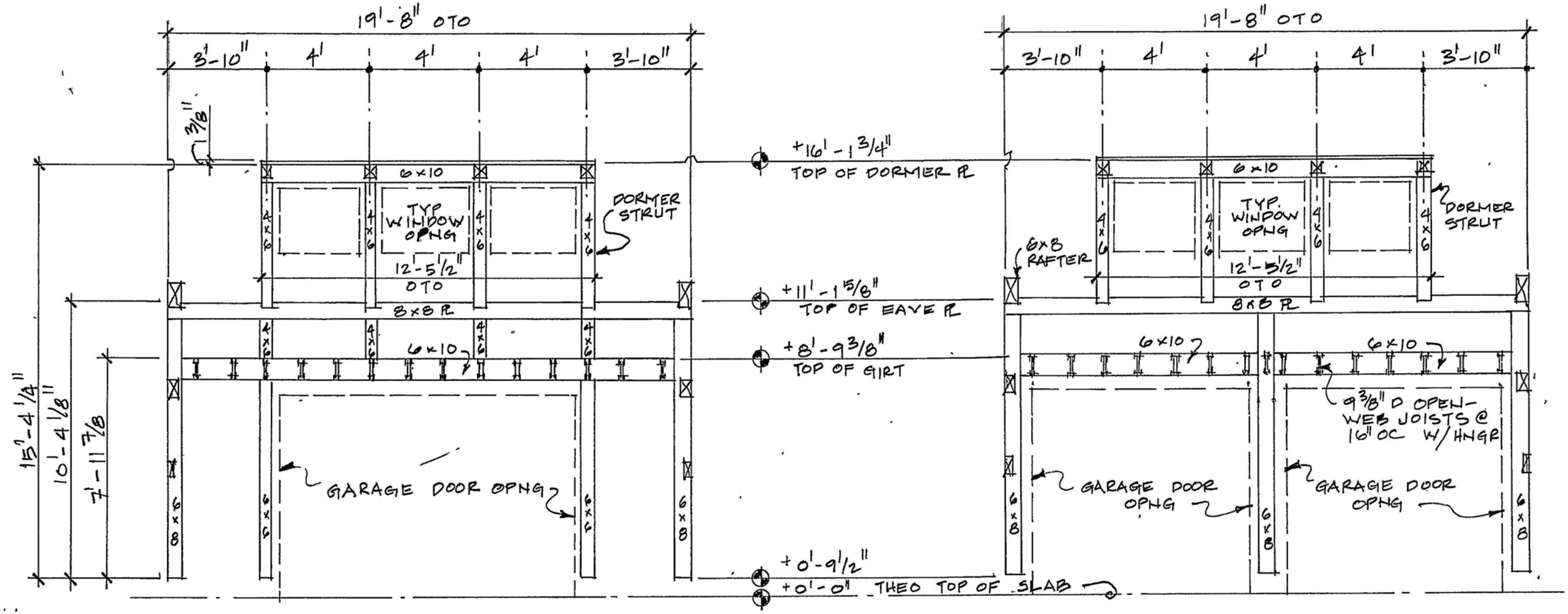
| ¼" = 1' - 0" | TIMBER FRAME BENTS 1 & 2 | TF4 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




WALL "C" FROM "B"

¼" = 1' - 0"

ALTERNATE ("2-CAR") WALL "C"

¼" = 1' - 0"

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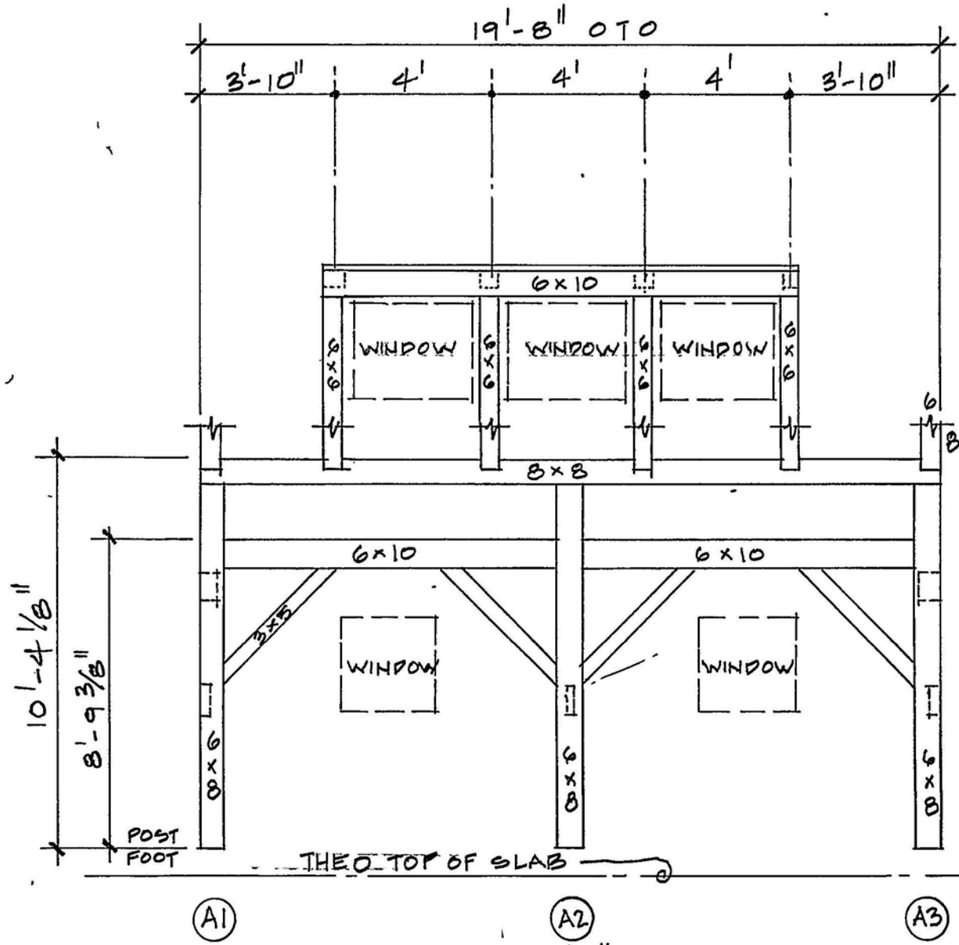
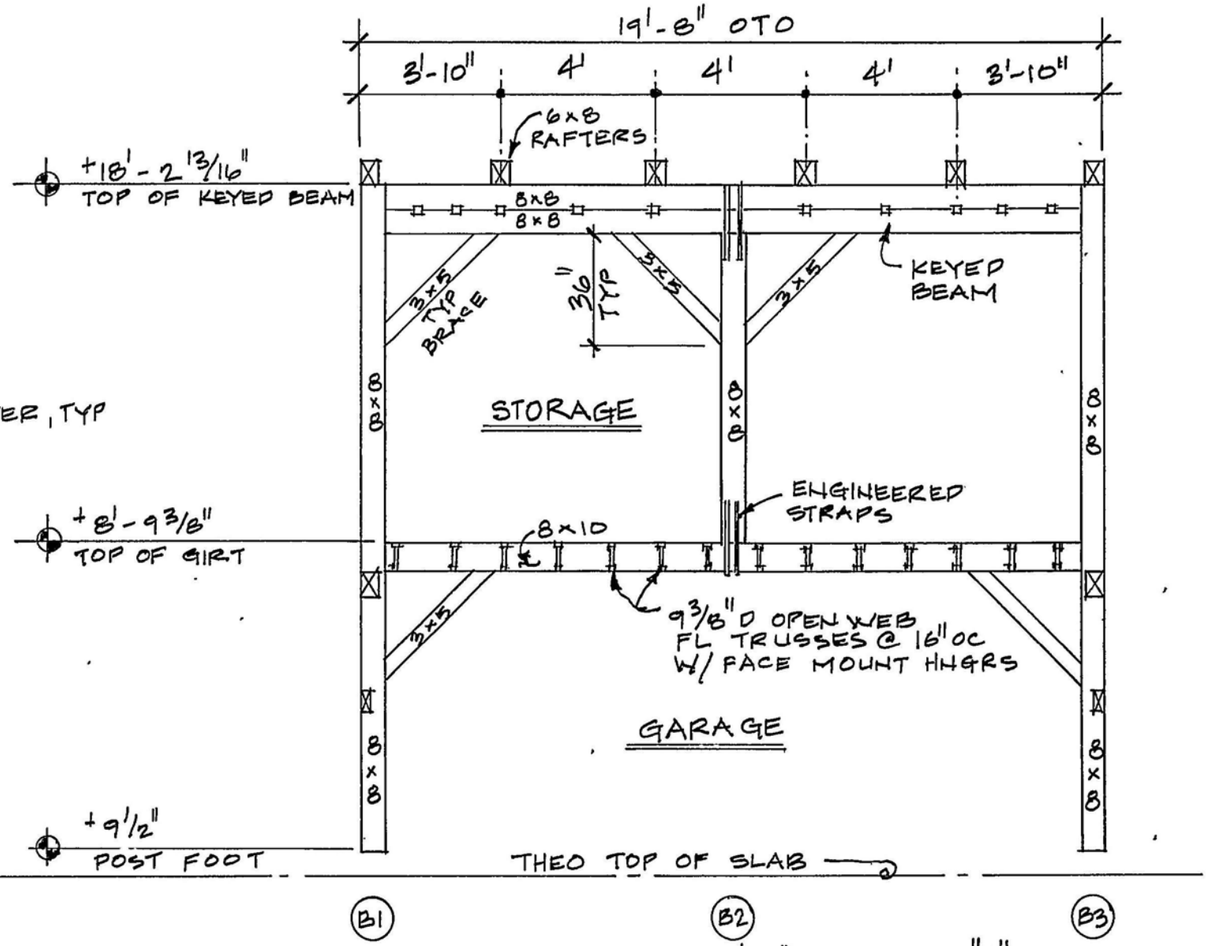
| ¼" = 1' - 0" | TIMBER FRAME WALL C & ALT C | TF3 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




## WALL "A" FROM OUT

¼" = 1' - 0"




## WALL "B" FROM "A"

¼" = 1' - 0"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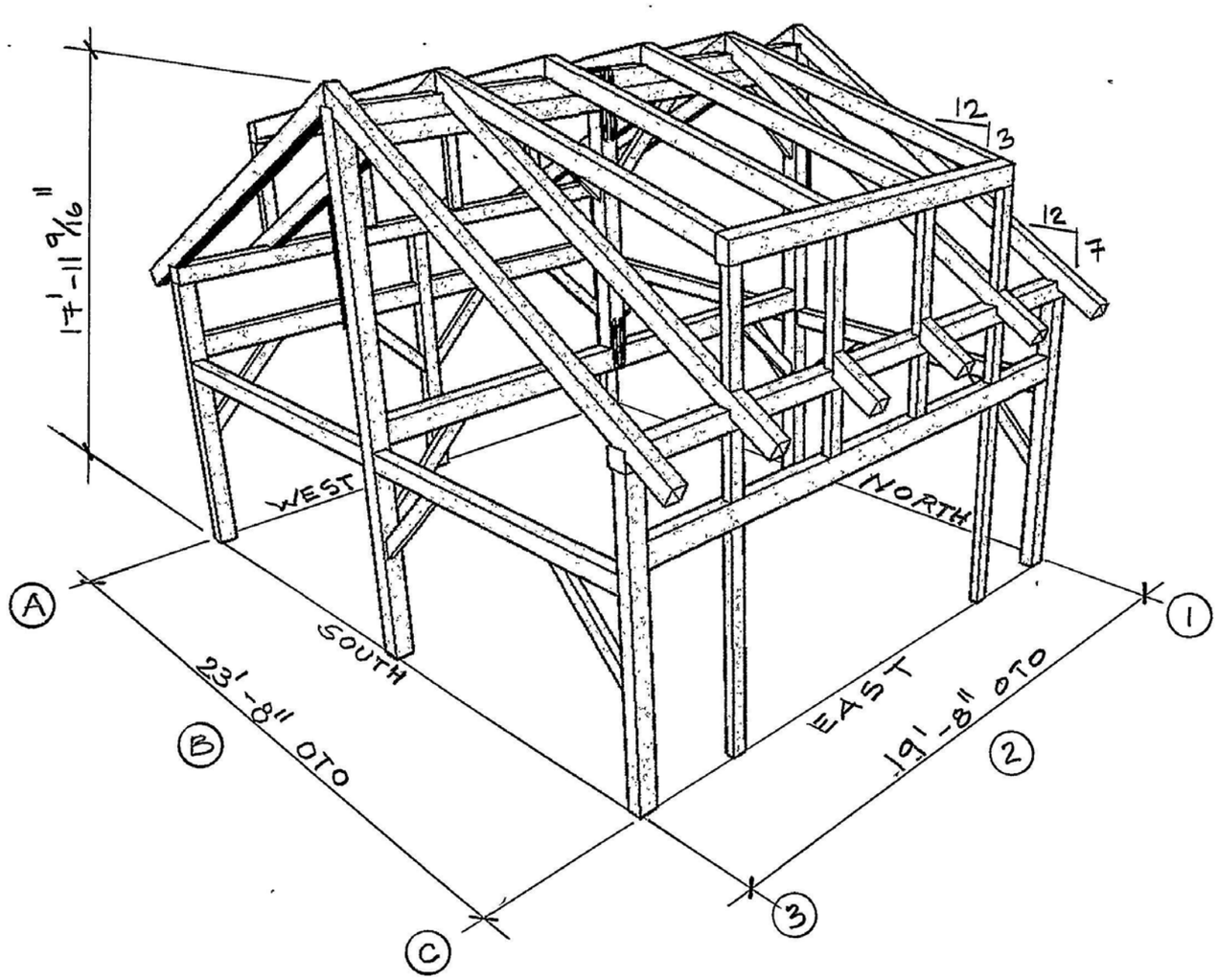
PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼" = 1' - 0" | TIMBER FRAME WALLS A & B | TF2 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




TIMBER FRAME PERSPECTIVE

NO SCALE

## TIMBER FRAME INFORMATION

These drawings depict an engineered heavy timber frame structure connected with traditional mortise and tenon joinery and pegged joints.

The engineer of record is Firetower Engineering, 21 Norman Ave., Delran, NJ 08075, (401) 654-4600.

The timber sizes shown on these drawings are nominal, not actual. Timber sizes as of May 20, 2026 are for preliminary pricing and planning purposes only and will updated with final timber sizes and stamped by a structural engineer licensed in Ohio.

The wood species will be either larch or spruce based on recommendations from Firetower Engineeering.

Generally speaking, timber frames can be categorized as either “wall” or “bent” frames. “Walls” have horizontal top plates and “Bents” have principal rafters set to the rake of the roof pitch. The timber frame at left is a “wall” frame with 3 major walls: Walls A, B, and C will be pre-built on the ground as assemblies and then raised into place.

Joinery details will be determined as part of the final engineering review, and will depict traditional timber joinery details such as pegged mortise and tenon joints, free splines, and mechanical fasteners where necessary.

The timber frame will be fastened to the foundation at each post location with HPAHD-22 hold-down straps embedded in the masonry foundation walls.

A preliminary list of timbers or “stick list” can be found on Sheet TF5.

For questions about the project or to check on the engineering status, please call Paul Irwin of Trapdoor Treehouse, LLC at (216) 336-4392 or paul@trapdoortreehouse.com

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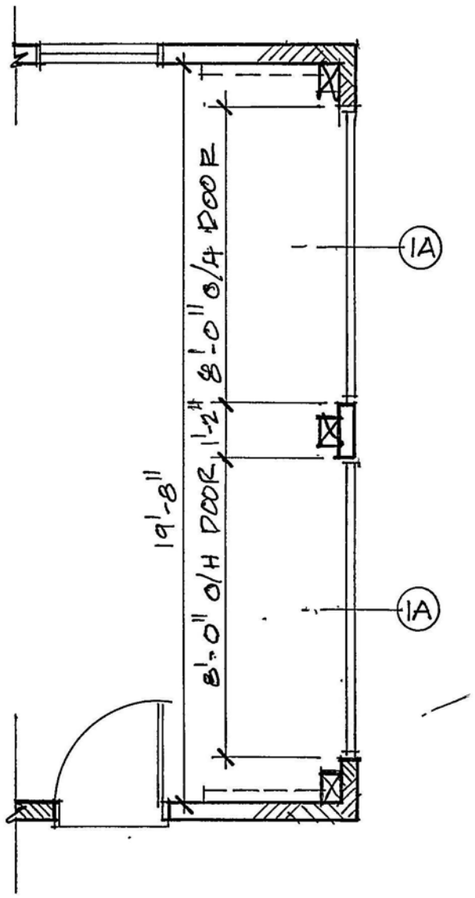
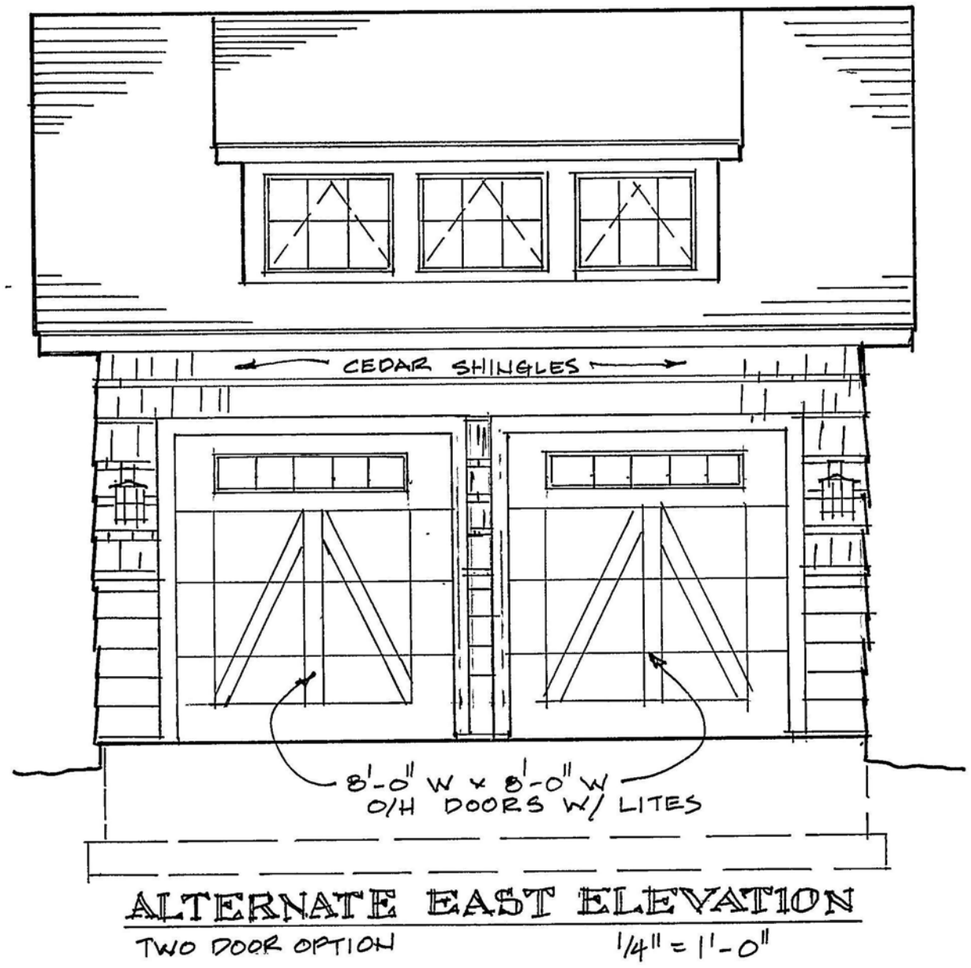
PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼” = 1’ - 0” | TIMBER FRAME INFORMATION | TF1 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




ALTERNATE FIRST FLOOR PLAN - 2 O/H DOORS

1/4"=1'-0"




ALTERNATE EAST ELEVATION

TWO DOOR OPTION

1/4" = 1'-0"

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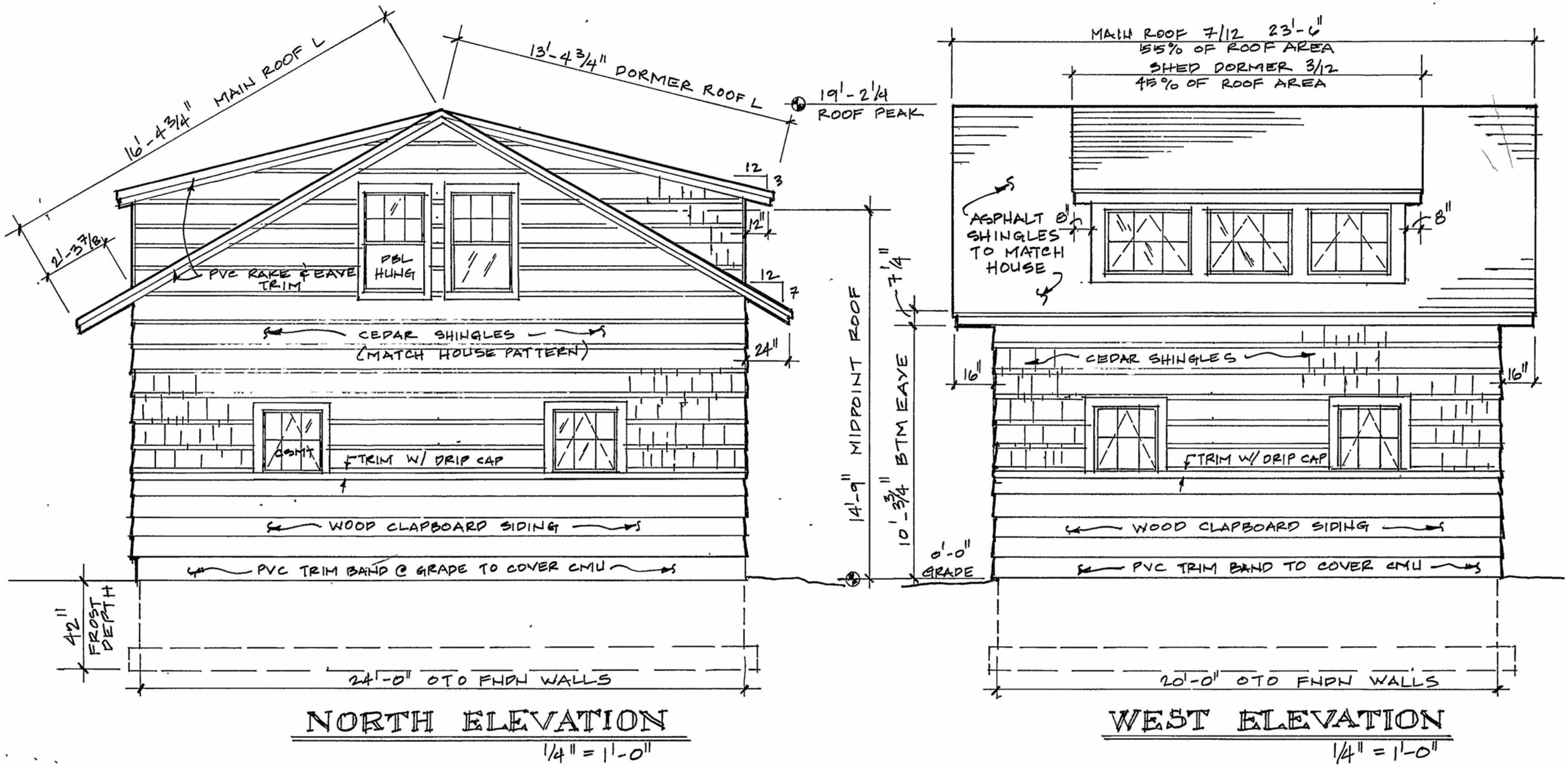
| ¼" = 1' - 0" | ALTERNATE GARAGE DOOR SCHEME | 12 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




## NORTH ELEVATION

1/4" = 1'-0"

## WEST ELEVATION

1/4" = 1'-0"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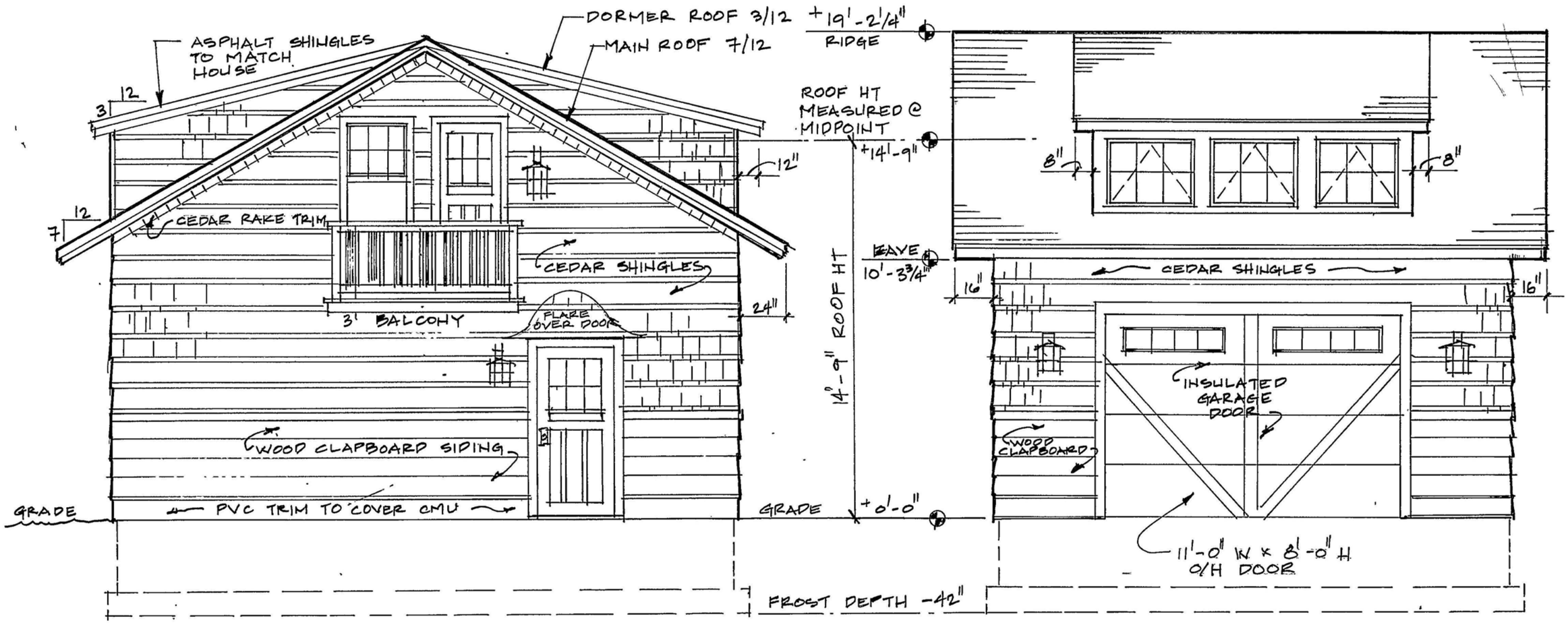
PAUL & MOLLY IRWIN 17456 LAKE AVE

| | | |
|---|---|---|
| ¼" = 1' - 0"<br>5-20-2026 | NORTH & WEST ELEVATIONS | 11<br>SHEET NO |




## SOUTH ELEVATION

1/4" = 1'-0"

## EAST ELEVATION *

ONE DOOR OPTION 1/4" = 1'-0"

* SEE ALSO ALTERNATE

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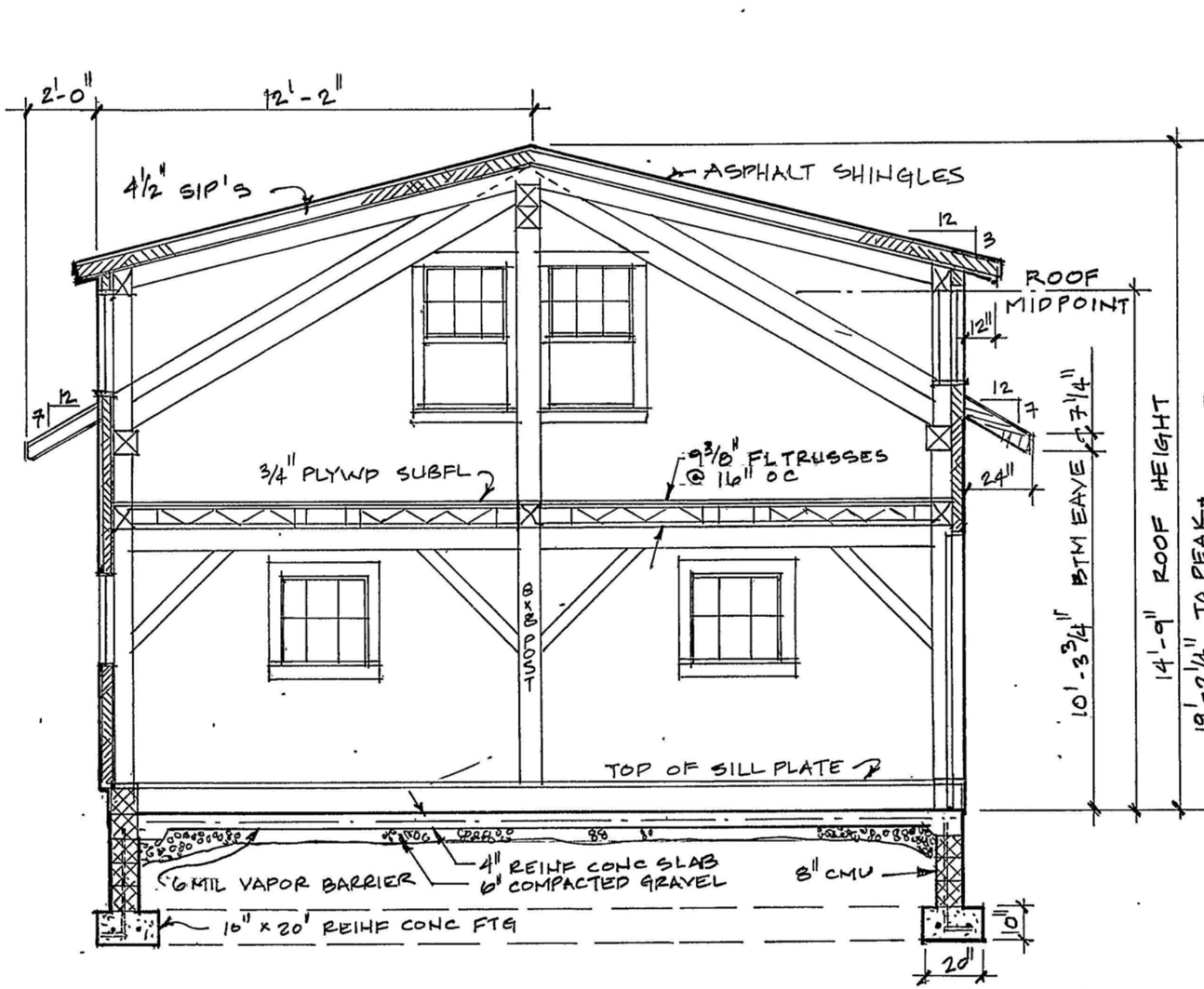
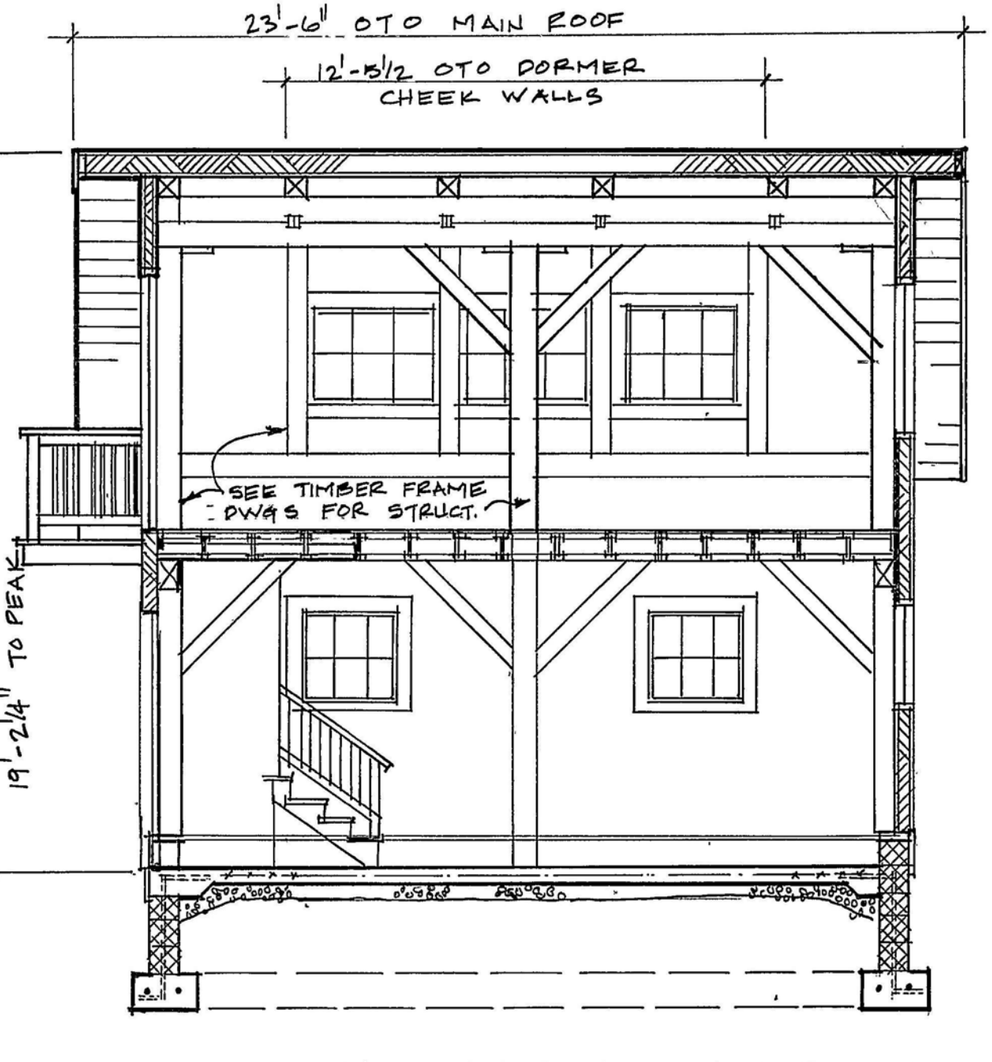
PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼" = 1' - 0" | SOUTH & EAST ELEVATIONS | 10 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




LONGITUDINAL BUILDING SECTION A-A

1/4" = 1'-0"




TRANSVERSE SECTION B-B

1/4" = 1'-0"

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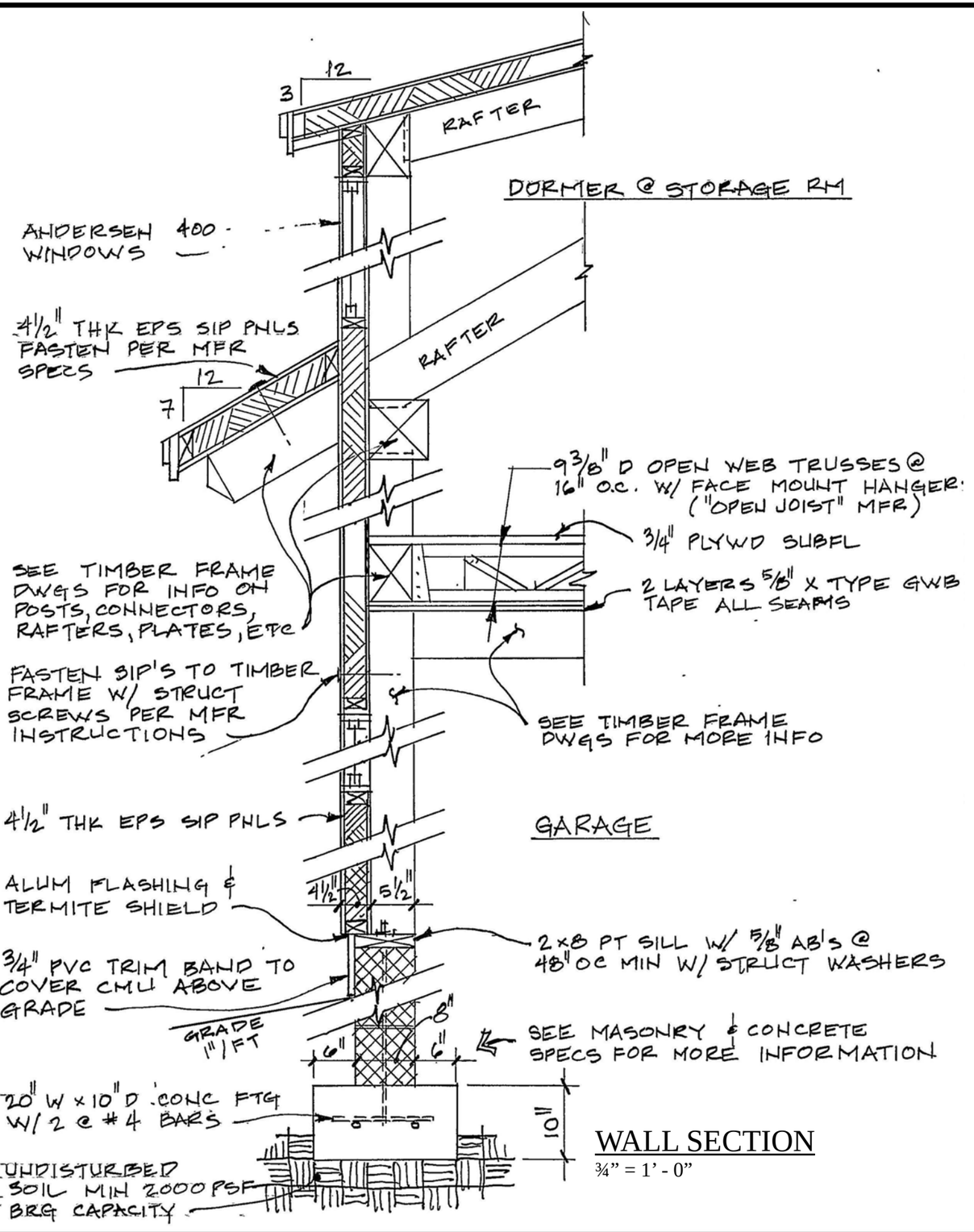
PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼" = 1' - 0" | BUILDING SECTIONS | 9 |
|---|---|---|
| 5-20-2026 | | SHEET NO |

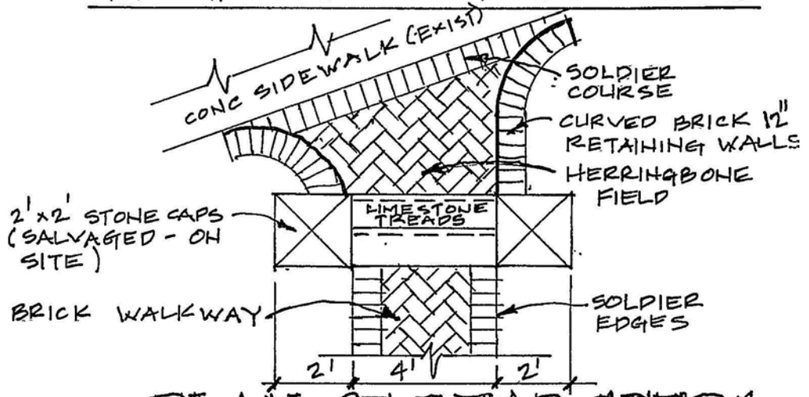



WALL SECTION

¾" = 1' - 0"

EXISTING REAR STEPS

PROPOSED REAR STEPS




PLAN OF REAR STEPS

¼" = 1'-0"

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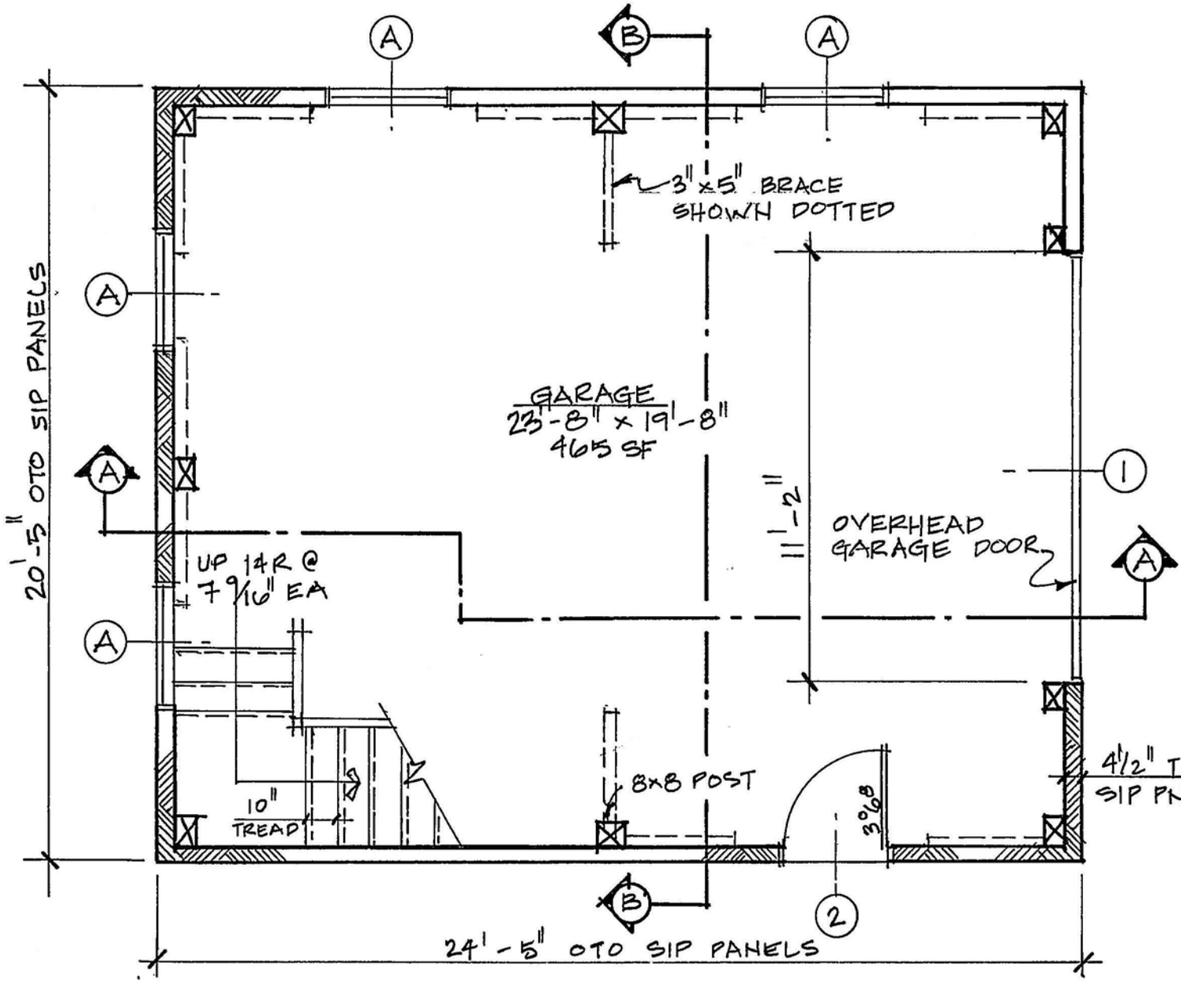
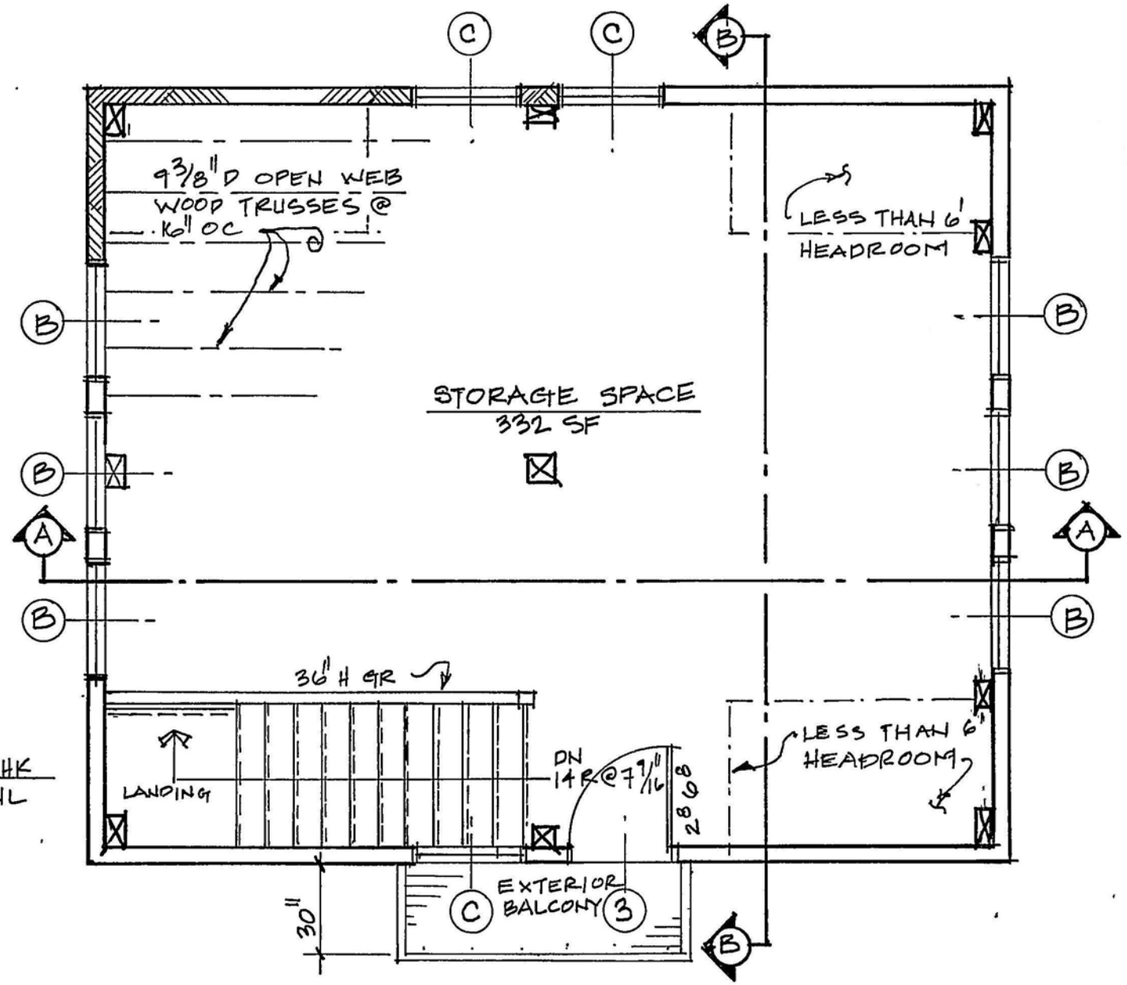
| | | |
|---|---|---|
| PAUL & MOLLY IRWIN 17456 LAKE AVE | | |
| AS NOTED<br>5-20-2026 | WALL SECTION AND BRICK STEPS | 8<br>SHEET NO |




FIRST FLOOR PLAN

1/4" = 1'-0"




SECOND FLOOR PLAN

1/4" = 1'-0"

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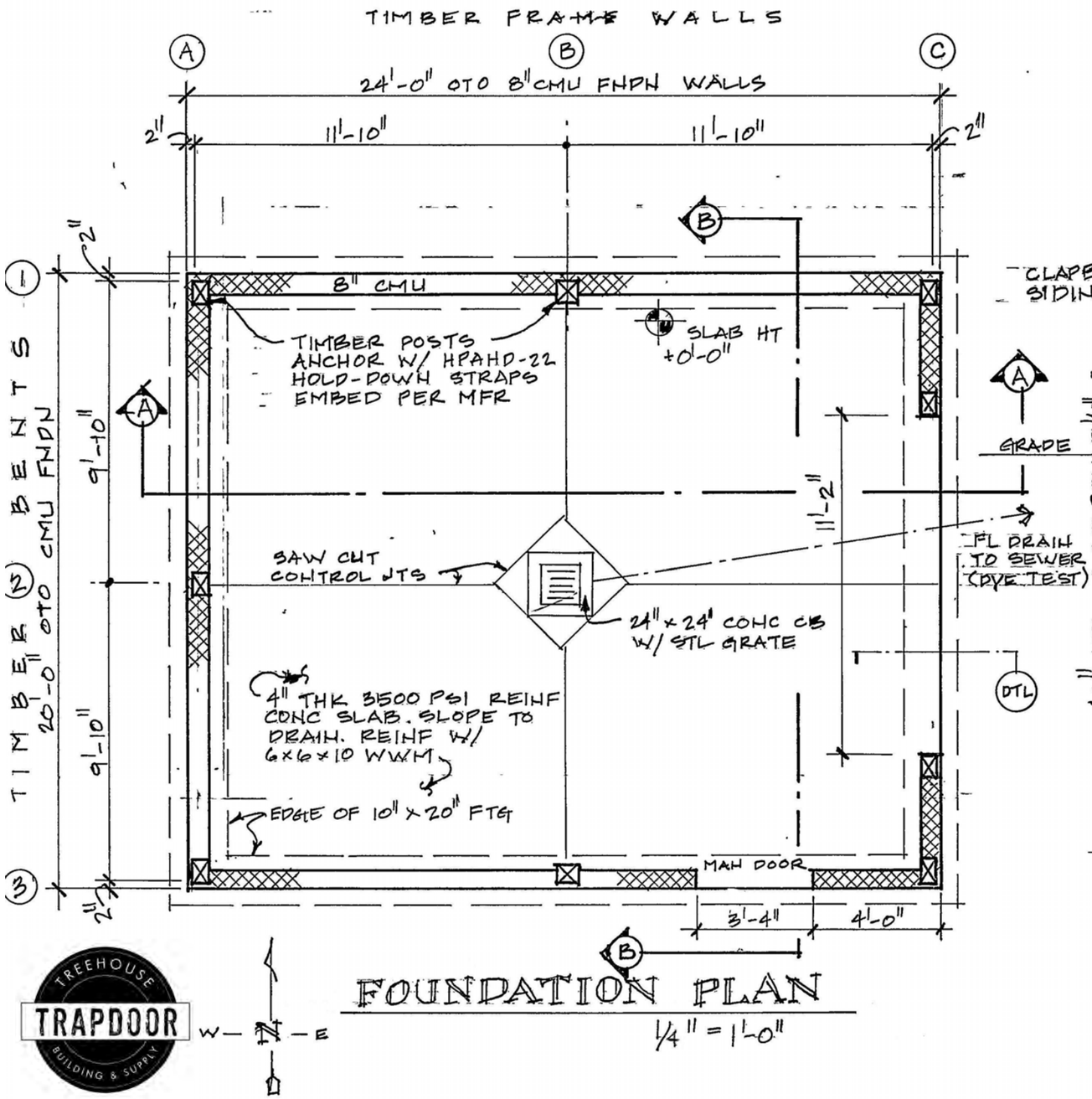
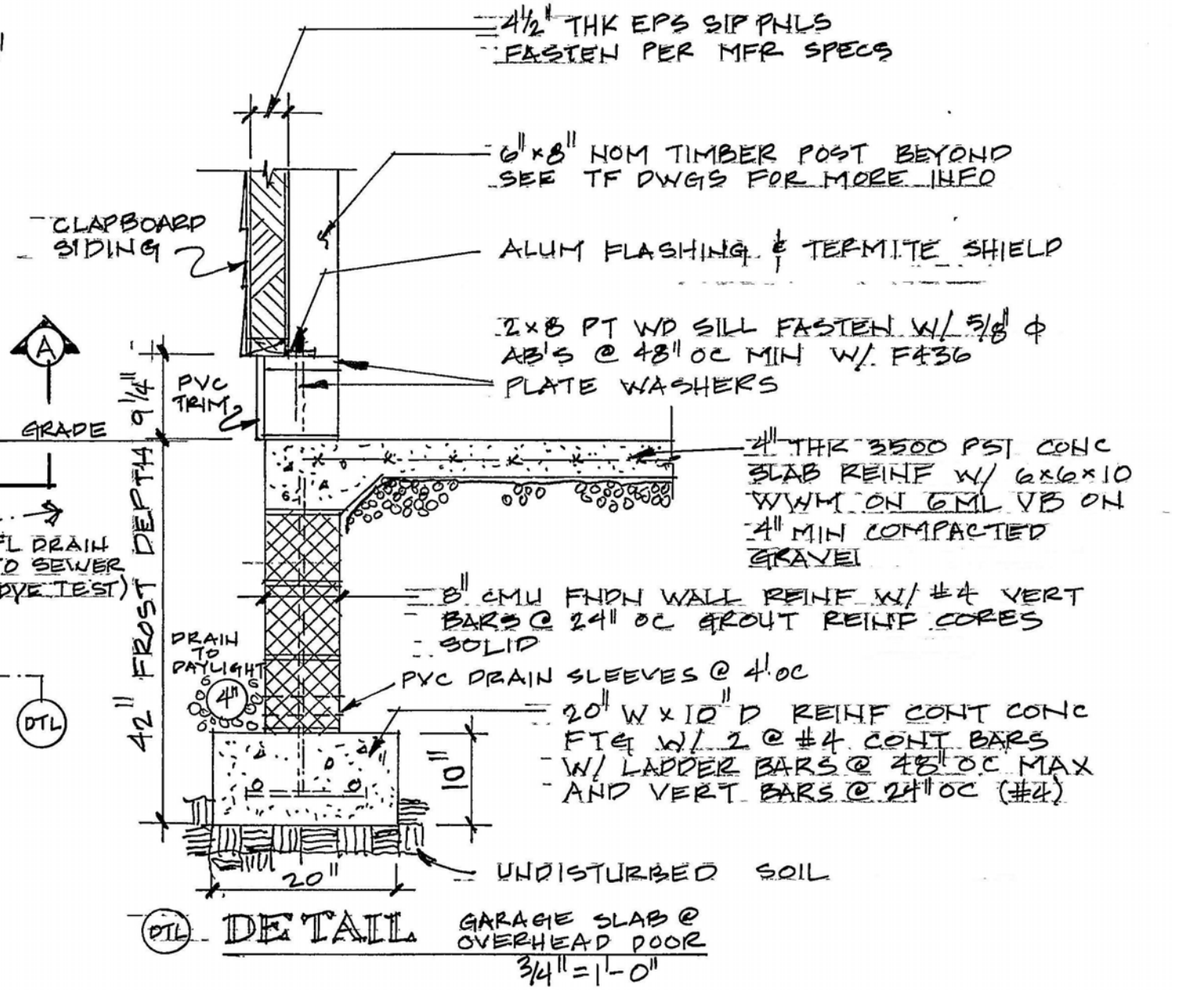
PAUL & MOLLY IRWIN 17456 LAKE AVE

| | | |
|---|---|---|
| 1/4" = 1' - 0"<br>5-20-2026 | FIRST & SECOND FLOOR PLANS | 7<br>SHEET NO |

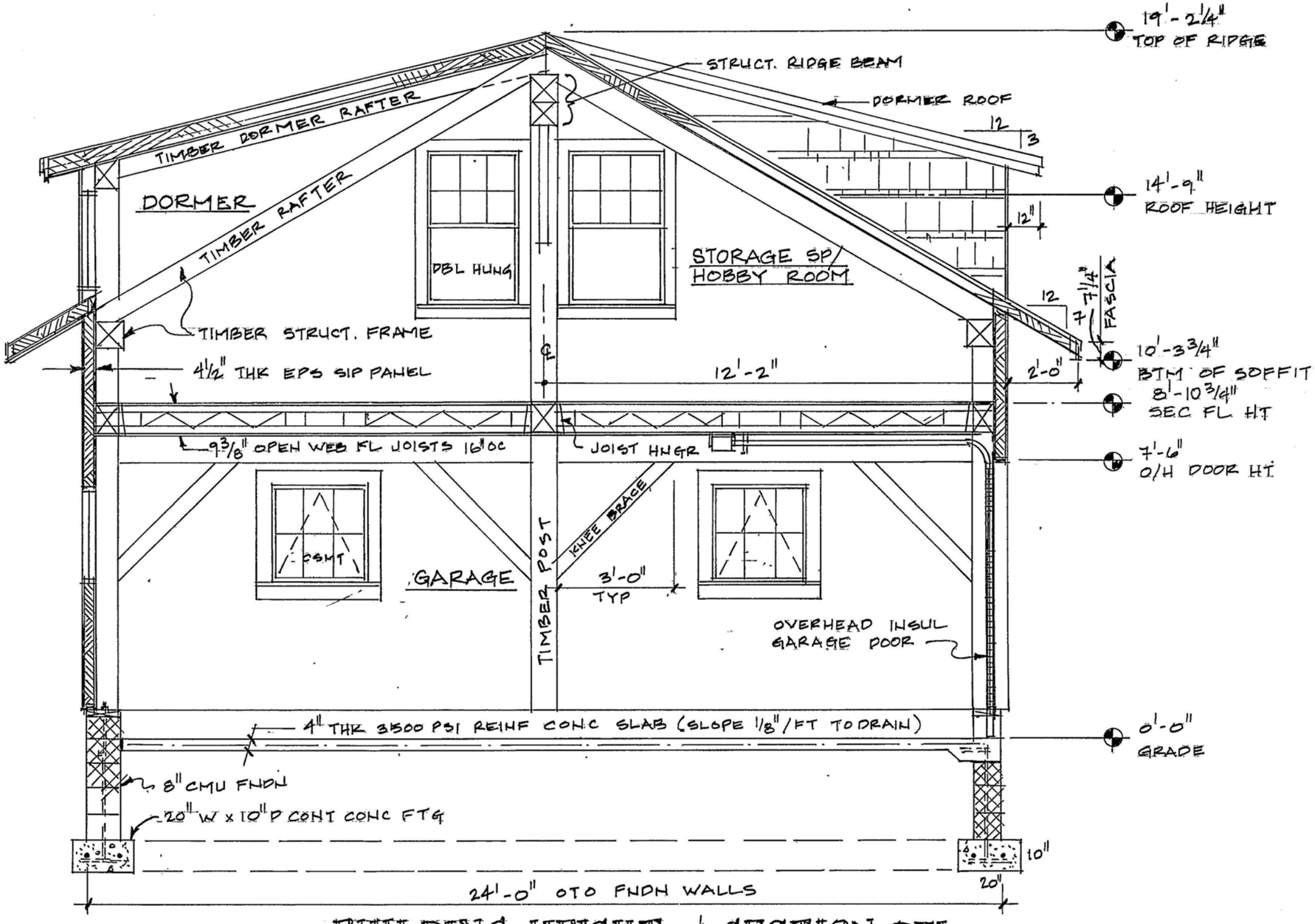



Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

| AS NOTED | FOUNDATION PLAN & DETAIL | 6 |
|---|---|---|
| 5-20-2026 | | SHEET NO |




# BUILDING HEIGHT & SECTION DTL

3/8" = 1'-0"


Trapdoor Treehouse, LLC
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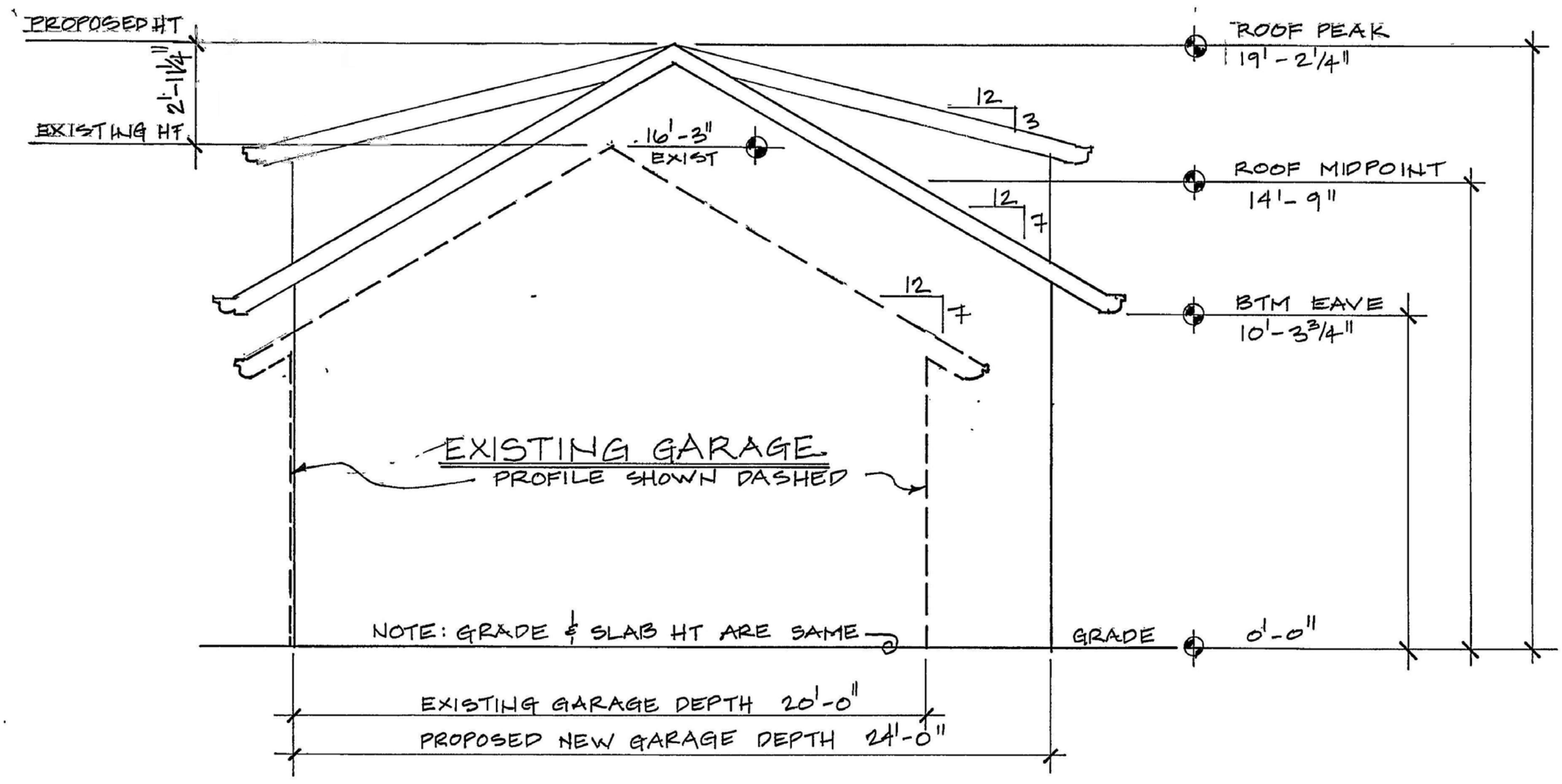
(216) 336-4392


PAUL & MOLLY IRWIN 17456 LAKE AVE

| | | |
|---|---|---|
| 3/8" = 1' - 0"<br>5-20-2026 | 3/8" SCALE BUILDING SECTION | 5<br>SHEET NO |




# BZA HEIGHT CALCULATIONS

Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

| ¼" = 1' - 0" | BZA HEIGHT CALCULATIONS | 4 |
|---|---|---|
| 5-20-2026 | | SHEET NO |

## General Notes

**Code:** All construction shall be per 2019 Residential Code of Ohio (RCO) and all local City of Lakewood amendments.

**Demolition:** demolition of existing garage shall be done following "Lead Safe" practices. Plastic sheeting shall be placed on the ground prior to demolition. All paint chips and debris shall be handled carefully and disposed of properly.

**Work hours:** Work shall be completed during the hours of 8am and 8pm M-F and 9am-5pm Saturdays. No work shall be performed on Sundays except in an emergency.

**Trash Disposal:** All construction debris shall be disposed of properly. Site shall be kept clean.

**Material Storage:** Materials may be stored and/or partially assembled on site as necessary. Care shall be taken when moving, handling, fabricating, etc.

**On-site Tool Trailer Storage:** A 6' x 12' utility trailer shall be stored on site at rear of driveway for the duration of the project.

**Heavy Timber Frame Construction:** The proposed garage is framed with #2 fresh sawn larch timbers connected by traditional mortise-and-tenon joinery. The joinery will be done under the direction of Robert "Ben" Brungraber, Phd, PE, of Firetower Engineering, 21 Norman Ave, Delran, NJ 08075, www.ftet.biz, tel (401) 654-4600. Firetower Engineering specializes in the engineering of custom heavy timber structures and Ben Brungraber's Ohio PE license # is E-74900. See sheets TF1-TF5 for more information.

**Structural Insulated Panels (SIPs):** The proposed garage will be enclosed with 4 ½" thick structural insulated panels (SIPs). The panels are a structural sandwich of two layers of ½" oriented strand board (OSB) panels on the outside faces adhered to a 3 ½" thick expanded polystyrene (EPS) core. SIPs shall be fastened to structural timbers per manufacturer's instructions or as directed by the project engineer.

**Concrete and masonry construction:** The garage foundation is an 8" thick concrete masonry unit (CMU) foundation on a continuous 20" wide x 10" deep reinforced concrete trench footing. The footing shall rest on undisturbed soil and be at least 42" below grade for frost protection. The footing shall be reinforced with 2 @ #4 continuous rebars. Lap rebar splices at least 20 bar diameters. Ladder bars shall be placed in the footing at a minimum of every 4', and a vertical #4 dowel shall be placed every 24" for embedment into the CMU cores. Reinforce CMUs every 24" OC measured horizontally and grout all reinforced cores solid with Type S mortar. Place a Simpson HPAHD-22 or equal hold-down at all timber post locations hooked under a continuous horizontal rebar placed under the top course of CMU foundation wall. Place 5/8" dia. X 16" long anchor bolts every 4' OC and 1' from all corners and ends of block walls and hook under rebar embedded under top course of masonry. Leave 2 ½" of anchor bolts exposed for sill plate installation.

The garage slab shall be 4" thick, 3500 psi concrete reinforced with 6 x 6 x 10 welded wire mesh (WWM) placed in middle of slab depth. Slab shall be placed on a 6ml vapor barrier on 6" compacted gravel. Thicken all slab edges to 6" thickness and reinforce with 1 @ continuous perimeter #4 rebar. Slab shall have continuous ½" x 4" bituminous felt isolation strips at perimeter edges. Slab shall have a smooth steel trowel finish treated with a sprayed-on waterproof sealant. Slab shall be kept moist during cure. Within 24 hours of initial set, control joints shall be cut as indicated on foundation plan and shall be 1/3 of the slab thickness.

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**Significant applicable sections of the 2019 RCO are enumerated below for project reference and field compliance:**

---

**301.2(6)** = 20 PSF snow load for Cleveland

**301.2(4)** = Severe Weathering for concrete placement

**303.6 Stairway illumination:** "exterior stairway shall be provided with a means to illuminate the stairs, including the landings and treads. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway."

**311.7.5 Stair treads and risers:** Stair treads and risers shall meet the requirements of this section.

**311.7.7 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

**311.7.7.1 Handrail Height** measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34" and not more than 38".

**311.7.4.3 Profile.** The radius of curvature at the nosing shall be no greater than 9/16 inch. A nosing not less than ¾ inch but not more than 1¼ inches shall be provided on stairways with solid risers. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. A nosing is not required where the tread depth is a minimum of 11 inches. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.

**311.7.4.4 Exterior wood/plastic composite stair treads.** Wood/plastic composite stair treads shall comply with the provisions of Section 317.4.

**311.7.5 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway per RCO.

**311.7.7.2 Handrail Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or terminate in newel posts. Handrails adjacent to a wall shall have a space of not less than 1½ inch.

**311.7.7.3 Grip-size.** All required handrails shall be of one of the following types or provide equivalent graspability: Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6¼ inches with a maximum cross section of dimension of 2¼ inches. Type II. Handrails with a perimeter greater than 6¼ inches shall have a graspable finger recess area on both sides of the profile per RCO 311.7.7.3.

**311.7.6 Stairway walking surface.** The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope)

**403.1.4.1 Frost Depth:** frost depth is 42" below grade

**403.4.2 Concrete footings.** Concrete footings shall be installed in accordance with Section 403.1 and Figure 403.4(2).**403.5 Exterior deck footings.** Exterior deck footings of poured-in-place concrete shall be a minimum of 8 inches (203 mm) thick and extend below the frost depth (42") per Table 301.2(1). The diameter or width of the footing shall comply with Table 403.5.

**502.3.1(2) Joist Sizing and Spacing: (**DL 10 PSF, LL 40 PSF) Max span allowable for 9 1/4" deep open web wood floor trusses (Open Joist ©, www.openjoist.com) at 16" OC and L/480 deflection criteria is 14' – 11". Top and bottom chords are 3" x 2" nominal #2 SPF. Face mount joist hangers approved by manufacturer shall be used. More information and installation details can be found at www.openjoist.com.

**502.3.2 Other floor joists.** Table 502.3.1(2) shall be used to determine the maximum allowable span of floor joists that support all other areas of the building, other than sleeping rooms and attics, provided that the design live load does not exceed 40 pounds per square foot and the design dead load does not exceed 20 pounds per square foot.

**502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete.

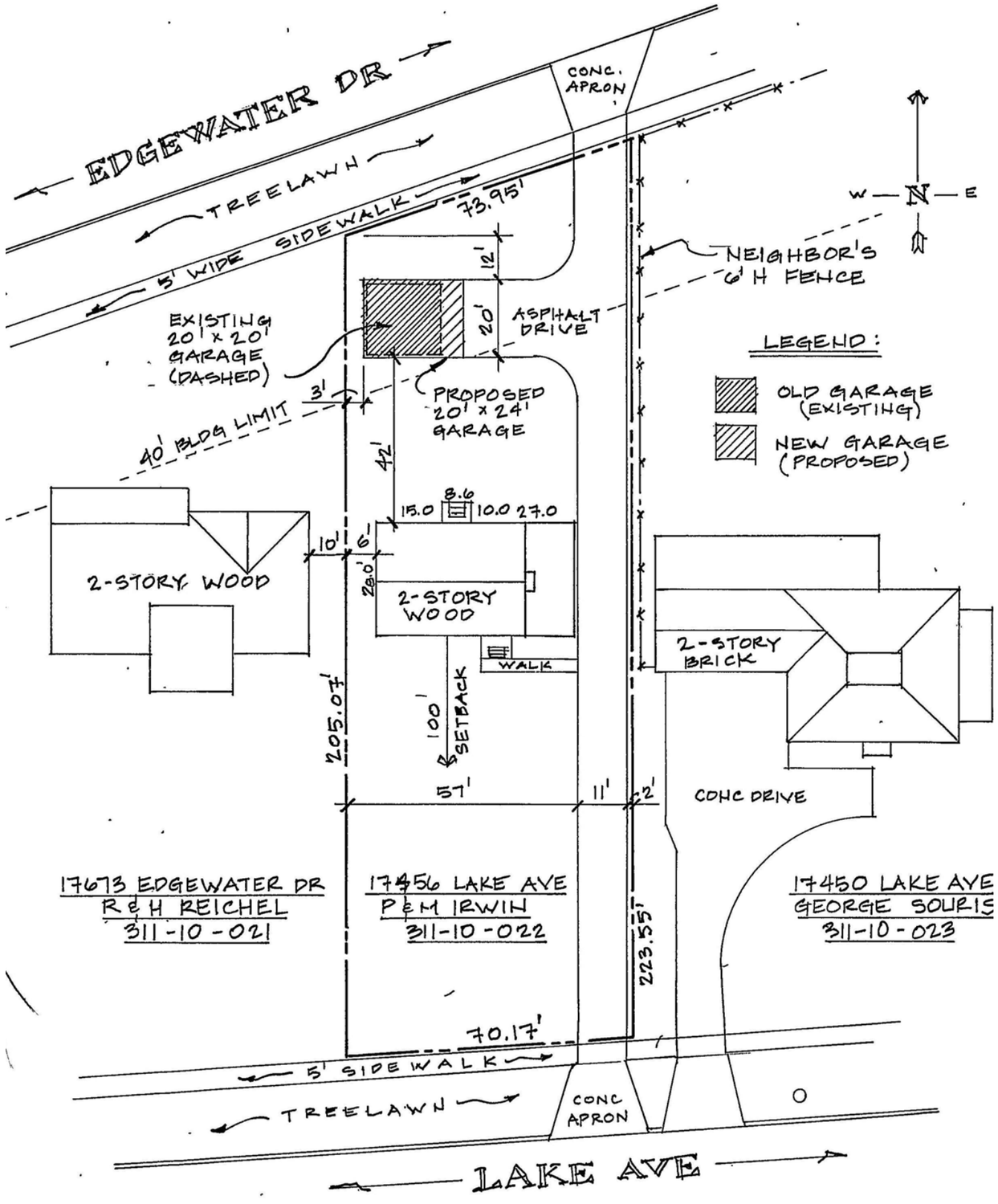
**502.6.2 Joist framing.** Joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips not less than nominal 2 inches by 2 inches (51 mm by 51 mm).

**602.7 Allowable girder spans.** The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables 602.7(1) and 602.7(2).

Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

| NO SCALE<br>5-20-2026 | GENERAL NOTES | 3<br>SHEET NO |
|---|---|---|




Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

| 1" = 30' | PLAT DRAWING | 2 |
|---|---|---|
| 5-20-2026 | | SHEET NO |

City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

# Application Cover Page

Docket No.: 06-10-26

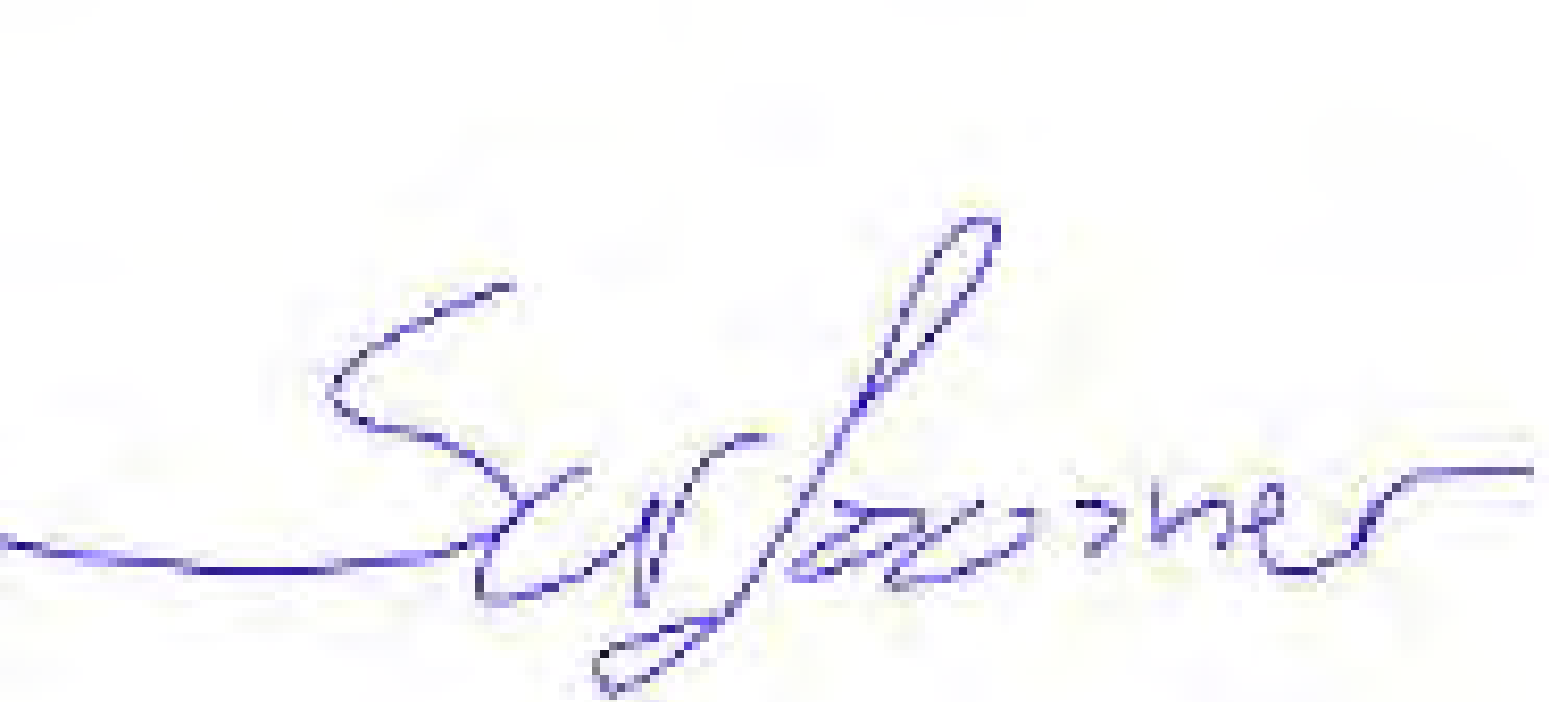
Reference No.: BZA26-0000013

Applicant Name: Charles McGettrick, Architects CA McGettrick, LLC

Project Address: 1101 Maple Cliff Dr.

Project Name: n/a

Proposal: The applicant proposes the construction of a new 2 ½ car garage to replace the existing garage, requesting a variance to exceed maximum allowable rear lot coverage..



April 21, 2026

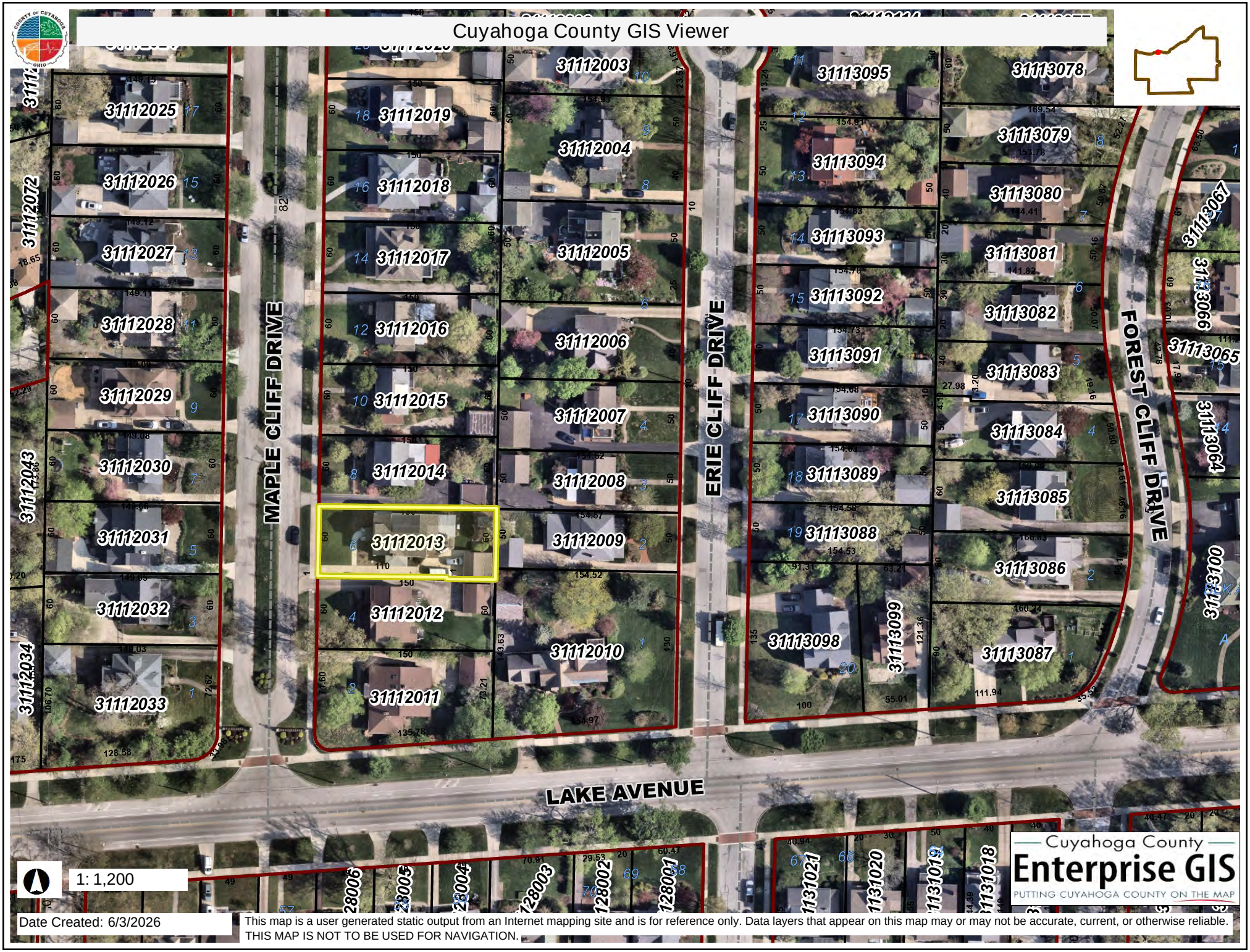
To whom it may concern, I here by authorize access to the property at 1101 Maple Cliff Drive.

Very truly yours,
Sara Loomer

Home owner


kewood.com


LAKEWOOD OHIO
www.onelakewood.com
LAKEWOOD OHIO
www.onelakewood.com


Cuyahoga County GIS Viewer
MAPLE CLIFF DRIVE
ERIE CLIFF DRIVE
FOREST CLIFF DRIVE
LAKE AVENUE
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1: 1,200
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP
Date Created: 6/3/2026
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# DETACHED GARAGE

1101 Maple Cliff Dr. Lakewood, Ohio

# ARCHITECTS C.A. McGETTRICK, LLC

14551 Madison Ave.
Lakewood, Ohio 44107
216-227-0700

## GENERAL NOTES

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS ( IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED.

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ALL SIDES BY 5/8" GYPSUM BOARD.

ALL HANDRAILS SHALL BE MOUNTED BETWEEN 34"MINIMUM & 38" MAXIMUM, MEASURED FROM THE NOSING OF THE TREAD.

BALCONY RAILINGS SHALL FORM A GUARD NOT LESS THAN 36" IN HEIGHT WHEN MORE THAN 30" ABOVE FLOOR OR GRADE BELOW.

ALL BALUSTERS SHALL BE SPACED TO PROHIBIT A SPHERE 4" IN DIAMETER FROM PASSING THROUGH IT.

ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH RCO SECTION 807.1 IS REQUIRED. THE ACCESS PANELS OR DOORS SHALL BE IN READILY ACCESSIBLE LOCATIONS.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR SYMBOLS AS TO THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.

THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.

CONTRACTOR AND / OR OWNER SHALL NOTIFY THE ARCHITECT OF ANY FIELD CHANGES MADE TO THE PLANS OR BUILDING DURING CONSTRUCTION. FIELD CHANGES MADE TO THE BUILDING WITHOUT THE CONSULTATION AND/OR APPROVAL OF THE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR AND OWNER.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ARCHITECTS C.A. MCGETTRICK, LLC DOES NOT PROVIDE ANY CONSTRUCTION SUPERVISION. CONTRACTOR AND / OR OWNER IS RESPONSIBLE TO VERIFY THAT ALL STRUCTURE MATCHES THE PLANS AS DRAWN AND DESIGNED.

ARCHITECTS C.A. MCGETTRICK, LLC IS NOT RESPONSIBLE FOR STRUCTURAL OR NON STRUCTURAL ISSUES RELATED TO SOIL CONDITIONS. ANY CHANGES AFTER ISSUANCE OF FINAL CONSTRUCTION SETS WILL BE CONSIDERED CHANGES TO THE DRAWINGS AND INVOICED.

A GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER. NOTIFY THE ARCHITECT OF UNUSUAL SOIL CONDITIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO FIELD VERIFY ALL AS BUILT DIMENSIONS OF FOUNDATION AND FRAMING PRIOR TO ORDERING TRUSSES. ARCHITECTS C.A. MCGETTRICK, LLC ASSUMES NO RESPONSIBILITY FOR TRUSSES ORDERED SOLELY FROM THIS SET OF CONSTRUCTION DOCUMENTS.

WINDOWS:
BASED ON PELLA 250 SERIES, W/ ADVANCED LOW-E 5/8" INSULATED GLASS, AND U-VALUE OF 0.35

ALL WINDOWS SHALL BE FLASHED AND SEALED OVER NAILING FLANGES WITH WINDOW FLASHING TAPE.

DOOR HARDWARE TO BE SELECTED BY OWNER.

ELECTRICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH SIZING OF ELECTRICAL SERVICE (MIN. 50a INCREASE) AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE 120V /240V 3-WIRE SINGLE PHASE SERVICE WITH THE FOLLOWING CONDUCTOR BASED ON TABLE 15 NATIONAL ELECTRICAL CODE (310). PROVIDE 400AMP SERVICE PER RISER DIAGRAM PROVIDED COPPER 2 / 0 AWG (COPPER).

ELECTRICAL CONTRACTOR SHALL BOND TOGETHER ALL ELECTRODES TO FORM A GROUNDING SYSTEM. CONDUCTOR SIZES SHOULD BE AS SHOWN IN NEC 250.66 ELECTRICAL GROUNDING CAN INCLUDE FOLLOWING: (1) METAL UNDERGROUND WATER LINE IN CONTACT WITH EARTH FOR A MIN. 10'-0"; (2) CONCRETE ELECTRODES; (3) ROD, PIPE AND PLATE ELECTRODES IN ACCORDANCE WITH NEC 250.53.

ALL GENERAL LIGHTING AND RECEPTACLE OUTLETS BRANCH CIRCUITS SHALL BE 15AMP OVERLOAD PROTECTED CIRCUITS INSTALLED WITH 14GA COPPER CONDUCTORS. ALL GENERAL BRANCH CIRCUITS TO BEDROOMS SHALL BE PROTECTED WITH ARC-FAULT CIRCUIT INTERRUPTER DEVICE NEC 210.12.

ALL NEW AND REPLACEMENT OUTLETS SHALL BE TAMPER-RESISTANT

RECEPTACLES BE SPACED NO MORE THAN 12'-0" APART OR 6'-0" FROM AND INSIDE CORNER SEE NEC 210.52. A RECEPTACLE MUST BE INSTALLED ON EACH WALL SPACE GREATER THAN 2'-0" SEE NEC 210.52.

SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED / BATTERY BACKUP. SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SMOKE ALARMS LOCATED IN ACCORDANCE W/ RCO 314.5 SHALL INCLUDE PHOTOELECTRIC TECH.

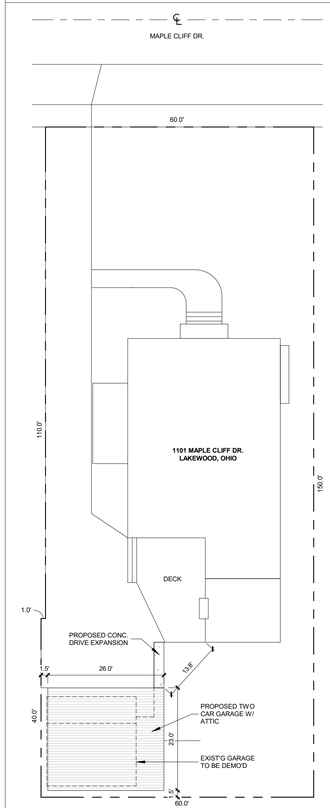
ALL EXTERIOR OUTLETS, GARAGE OUTLETS, AND ANY OUTLET IN A WET OR EXTERIOR LOCATION SHALL BE PROTECTED BY A GFCI BRANCH CIRCUIT SEE NEC 210.8.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE "DESIGN PHASE".

## DRAWING INDEX



## SITE PLAN




**SITE DATA: 1101 Maple Cliff Dr. (R1H DISTRICT)**

TITLE THREE, SECTION 1123.09(a):

| | |
|---|---|
| EXISTING STRUCTURES: | 2,057 SQFT |
| PROPOSED ADDITION: | 598 SQFT |
| TOTAL: | 2,655 SQFT |

TOTAL LOT COVERAGE: 2,655/9,040 X 100 = 29%

TITLE THREE, SECTION 1123.09(d)

| | |
|---|---|
| EXISTING STRUCTURES: | 2,057 SQFT |
| EXISTING DRIVE: | 1,766 SQFT |
| EXISTING DECK: | 316 SQFT |
| PROPOSED GARAGE: | 598 SQFT |
| PROPOSED DRIVE: | 23 SQFT |
| TOTAL: | 4,760 SQFT |

TOTAL LOT COVERAGE: 4,760/9,040 X 100 = 53%

TITLE THREE, SECTION 1121.10
MINIMUM YARD REQUIREMENTS:
ANY LOT LINE: 18" MIN.

PROPOSED SETBACKS:
REAR YARD: 18"
EAST SIDE YARD: 18"

**SITE PLAN**
**1/16" = 1'-0"**

STATE OF OHIO
CHARLES ARTHUR MCGETTRICK JR.
5015
REGISTERED ARCHITECT

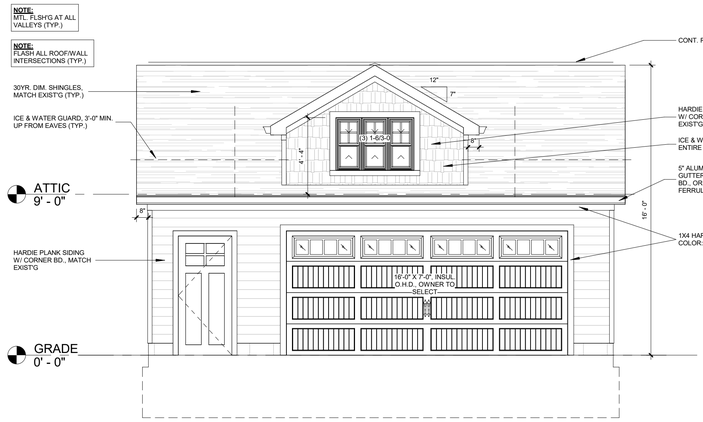
DATE: 6/2/26
REVISION:

DETACHED GARAGE
1101 Maple Cliff Dr., Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

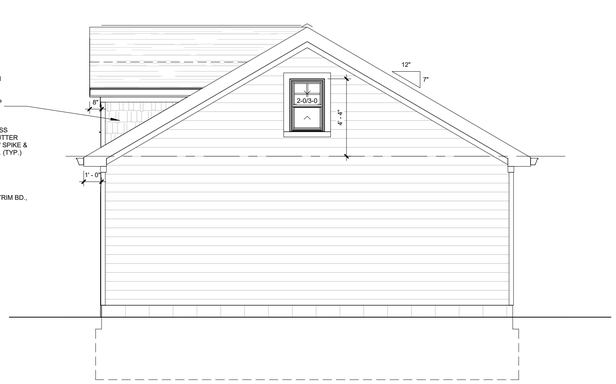
COMMISSION NO:
22604

CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2026

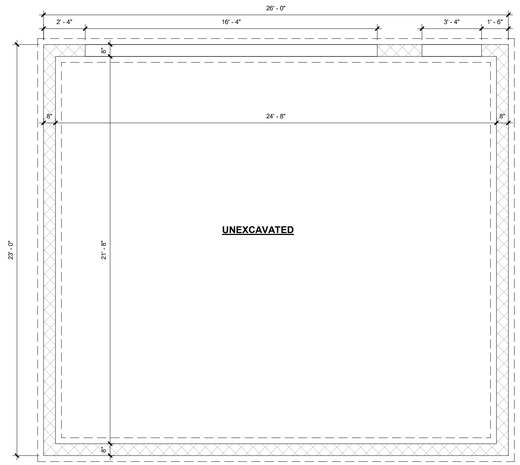
TS



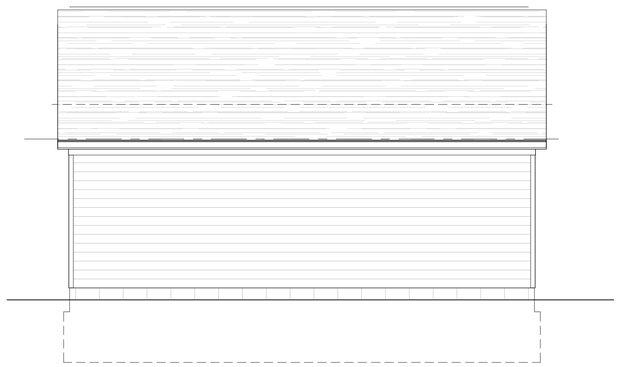

## WEST ELEVATION
1/4" = 1'-0"



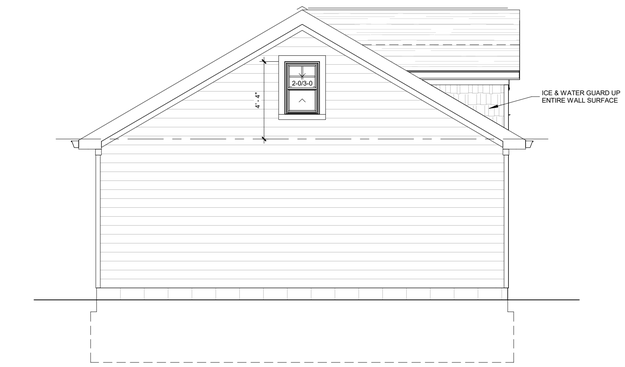

## SOUTH ELEVATION
1/4" = 1'-0"



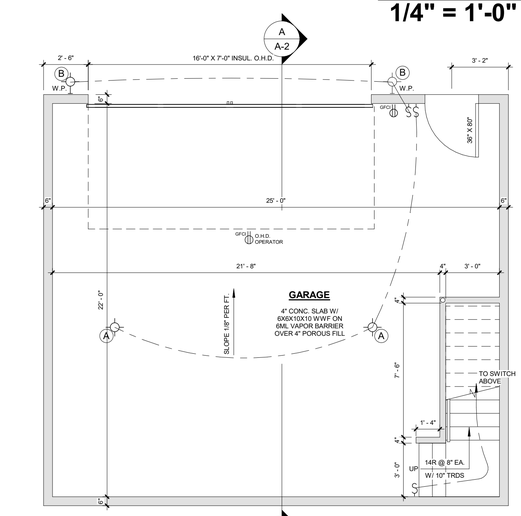

## FOUNDATION PLAN
1/4" = 1'-0"



## EAST ELEVATION
1/4" = 1'-0"

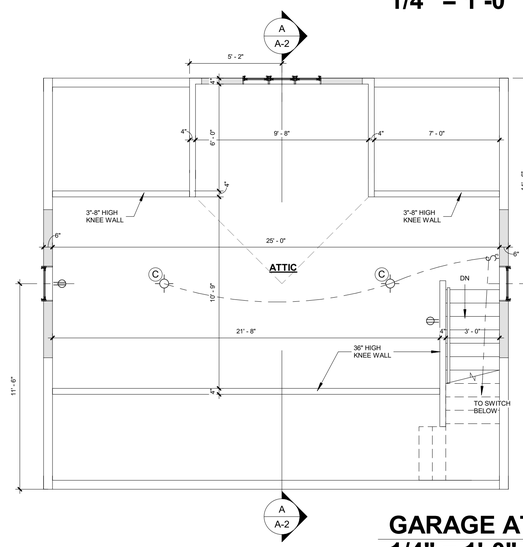



## NORTH ELEVATION
1/4" = 1'-0"

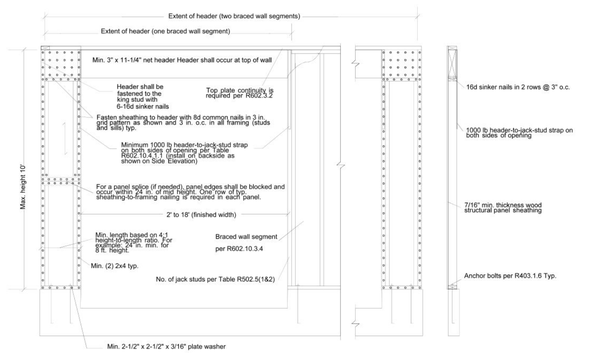



| LIGHT FIXTURE SCHEDULE: |
|---|
| (A) 48" (2) LAMP SHOP LGT. |
| (B) WALL SCONCE |
| (C) CEILING MOUNTED FIXTURE |
| **NOTE:** - LIGHT FIXTURES TO BE SELECTED BY OWNER. - ALL ELECTRICAL IS EXIST'G UNLESS NOTED ON PLANS - ALL NEW AND REPLACEMENT OUTLETS SHALL BE TAMPER-RESISTANT |
| * W.P. : WATER PROOF FIXTURE |

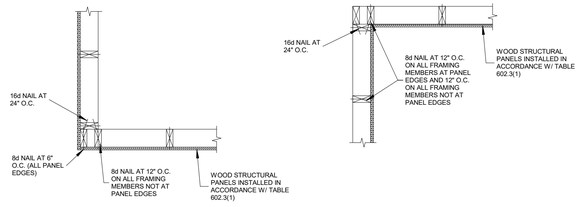
## GARAGE PLAN
1/4" = 1'-0"




## GARAGE ATTIC
1/4" = 1'-0"




## (PFG) PORTAL FRAME AT GARAGE
N.T.S.




## BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL
N.T.S.


DATE: 6/2/26
REVISION:

# DETACHED GARAGE

ARCHITECTS, C.A. McGETTRICK, LLC
1101 Maple Cliff Dr., Lakewood, Ohio 44107
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22604
CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2026

A-1

# STRUCTURAL SPECIFICATION

**GENERAL:**
ALL CODES GOVERN OVER DRAWINGS

2019 RESIDENTIAL CODE OF OHIO (RCO).
RCO 301.1.1 8c 301.1.3

ALLOW ENGINEERED DESIGN COMPLYING WITH THE OHIO BUILDING CODE (OBC) LOCAL CODES AND ORDINANCES (VERIFY)

THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECSSARY

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT OF RECORD, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THERE OF ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THEREFORE, THE CLIENT AGREES TO RELEASE THE ARCHITECT OF RECORD FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE ARCHITECT OF RECORD HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES, EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE ARCHITECT

**DESIGN CRITERA:**
FLOOR LOADS:

| | |
|---|---|
| DEAD LOAD: | 10 PSF |
| SLEEPING ROOMS LIVE LOAD: | 30 PSF |
| DWELLING SPACES LIVE LOAD: | 40 PSF |
| ATTIC LIVE LOAD: | 20 PSF |
| ROOF LOAD: | 25 PSF |
| DESIGN WIND CRITERIA: | 20 PSF (BASED ON 115 MPH) |
| BALCONIES (EXTERIOR): | 40 PSF |
| DECKS (EXTERIOR): | 40 PSF |

**FOUNDATION NOTES:**
FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 PSF., PER CODE UNLESS A GEOTECHNICAL REPORT IS PREPARED.

BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF UNUSUAL SOIL CONDITION BEFORE PROCEEDING WITH WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM STEP OF 2 FEET.

COMPACT FILL TO 95% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+-2%) WHEN TESTED IN ACCORDANCE WITH ASTM D-698. DEPOSIT FILL IN 6" LOOSE LIFTS.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK AND CONCRETE SLAB IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND OR WATERPROOFING/ DAMP PROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #57 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

PROVIDE 1/2" CEMENT PARGING, TAR & IRONITE DAMP PROOFING ON ALL FOUNDATION WALLS.

PROVIDE CEMENT WASH ON TOP OF FOOTING - SLOPE FOR POSITIVE DRAINAGE AWAY FROM WALL

**CAST-IN-PLACE FOUNDATION WALL:**
PROVIDE VERTICAL CONTROL JOINTS IN ALL VERTICALLY REINFORCED CONCRETE SURFACES (WALLS) THE MAX. SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. UNLESS NOTES OTHERWISE. CUT ALTERNATE NON-STRUCTURAL HORIZONTAL REINFORCING BARS ON EACH FACE AND PROVIDE A 1/2"X1/2" REVEAL AT EACH CONTROL JOINT, UNLESS OTHERWISE NOTED (IF APPLICABLE).

PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE WALLS TO CONFORM TO THE PROVISIONS OF ACI 318, SECTION 14.3, WITH THE REINFORCING RATIOS TO BE .0015 FOR VERTICAL REINFORCING AND .0025 FOR HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED.

ALL HORIZONTAL WALL BARS SHALL BE BENT AND LAPPED AROUND ALL CORNERS, UNLESS OTHERWISE NOTED.

ALL WALL FOOTING REINFORCING SHALL EXTEND TO INTERSECTING CENTERLINE OF COLUMN FOOTING.
CHAMFER EXPOSED EDGES OF CONCRETE 3/4"X3/4", UNLESS OTHERWISE NOTED.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF FINISHES OR OTHER TREATMENTS TO EXPOSED CONCRETE.

DETERMINE SIZE AND LOCATION OF MECHANICAL EQUIPMENT, AND MAKE PROVISIONS FOR BOLTS, SLEEVES, PADS, ECT., FROM MANUFACTURER'S CERTIFIED DRAWINGS. THIS WORK SHALL BE COORDINATED WITH THE TRADES INVOLVED

**CAST-IN-PLACE:**
ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI-318 & ACI-301, LATEST EDITION.

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, EXCEPT AS MODIFIED ON THE DRAWINGS.

ADMIXTURES:
A. USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT & FOOTINGS
B. USE AN APPROVED 2ND AND 3RD GENERATION HIGH RANGE WATER REDUCER (WRWR) FOR ALL SLABS ON GRADE.
C. USE AN APPROVED AIR ENTRAINING AGENT FOR ALL CONCRETE EXPOSED TO WEATHER, USE 6% ENTRAINED AIR.
D. THE USE OF CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES IS PROHIBITED.

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.
REINFORCING BARS: ASTM A615/A615M-22.

REINFORCING STEEL
A. REINFORCING BARS #4 AND LARGER PER ASTM A615/A615M-09B, GRADE 60.
B. LAP REINFORCEMENT 36 DIAMETERS UNLESS OTHERWISE NOTED.

PROTECTION TO REINFORCEMENT:
AGAINST SOIL - 3"
EXPOSED CONCRETE – 2"

CONCRETE SLAB ON GRADE SHALL BE PLACED ON 4" MINIMUM COMPACTED GRANULAR SUB-DRAINAGE MATERIAL OVER 6 MIL. VAPOR BARRIER PLACED ON BEARING SOIL. (U.N.O.)

PLACE WELDED WIRE FABRIC, IN SLABS, 1-1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTES.

MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:

| LOCATION | STRENGTH | SLUMP | REMARKS |
|---|---|---|---|
| SPREAD & WALL FOOTINGS | 3000 PSI | 4" +/- 1" | |
| SLABS ON GRADE | 4000 PSI | 2"-6"/HRWR | |
| MUD MAT | 2000 PSI | 4" + /-1" | |
| CONCRETE FILL FOR BLOCK | 3000 PSI | 8" +/- 1" | 3/8" MAX.AGG. |
| LINTEL BEAMS | 4000 PSI | 4" +/- 1" | |

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.

ANCHORS TO BE:
A. NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).
B. REBAR PER ASTM A615/A615M-22, GRADE 40
C. "SIMPSON" STRONG- TIE CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615/A615M-22, GRADE 60 WELDED WIRE FABRIC: A82 / A82M-07.

PATIO & WALKS: PROVIDE 6X6-W1.4XW1.4 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

PROVIDE CONTROL JOINTS IN ALL WALKS EQUAL TO THE WIDTH OF THE WALK.

**MASONRY:**
BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES, WHICH COVERS DESIGN MATERIALS TO BE USED & CONSTRUCTION, SHALL FOLLOW THE TMS 402/602-22.

HOLLOW LOAD BEARING CONCRETE MASONRY UNITS PER ASTM C90.

MORTAR FOR MASONRY PER ASTM C270, TYPE S 1,800 PSI (MIN.) CUBE STRENGTH.

GROUT SHALL CONFORM TO ASTM C476. USE FINE GROUT FOR COLLAR JOINTS 1" WIDE OR LESS AND WHEN GROUTING CELLS OF HOLLOW MASONRY UNITS, WITH OR WITHOUT VERTICAL REINFORCING. USE COURSE GROUT WHEN GROUTING BOND BEAMS, MIN. COMPRESSIVE STRENGTH SHALL BE 3000 PSI.

REINFORCING BARS PER ASTM A615/A615M, GRADE 60, LAP SPLICES 24" MIN. AND GROUT SOLID INTO WALLS.

PROVIDE SOLID MASONRY UNDER WALL BEARING BEAMS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MORTAR FOR EXTERIOR BELOW - GRADE AND VERTICALLY REINFORCED WALLS SHALL BE ASTM C270 TYPE S.

ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS), WEBS AND COLLAR JOINTS, UNLESS OTHERWISE NOTED.

ALL MASONRY WALLS SHALL HAVE GALVANIZED HORIZONTAL REINFORCING OF THE BELOW GRADE WALLS AND VERTICALLY REINFORCED WALLS, SPACED 16" ON CENTER TRUSS TYPE, 3/16" SIDE RODS AND #9 GAUGE CROSS RODS.

THE USE OF CALCIUM CHLORIDE, SALTS AND OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS PROHIBITED UNLESS OTHERWISE APPROVED. CONTRACTOR TO SUBMIT PROPOSED ADMIXTURE WITH MIX DESIGN FOR APPROVAL

**STRUCTURAL STEEL:**
STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." LATEST EDITION.

BOLTS PER ASTM A325, BEARING TYPE CONNECTIONS.

ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASTM A307 OR ASTM A36/A36M-19.

ALL STEEL TO BE PER ASTM A36/A36M.

ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF AISC.

ALL ELECTRODES USED FOR SUBMERGED ARC AND SHIELDED METAL ARC WELDING SHALL BE COMPATIBLE WITH THE STRUCTURAL STEEL AS SPECIFIED IN AWS AND AISC.

PROVIDE ONE SHOP COAT OF A RUST INHIBITIVE PRIMER TO ALL STRUCTURAL STEEL MEMBERS. MIN. SURFACE PREPARATION TO BE SSPC-SP4, POWER TOOL CLEAN. DO NOT PAINT SURFACES TO BE WELDED, EMBEDDED IN CONCRETE OR MASONRY, OR CONTACT SURFACES OF FRICTION CONNECTIONS.

ANCHOR BOLTS: ASTM F1554 (FY=36 KSI)

DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.

PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.

PROVIDE AISC SLIP CRITICAL CONNECTIONS USING 3/4" DIA. ASTM A325-SC BOLTS w/ HARDENED WASHERS FOR ALL MOMENT CONNECTIONS, WIND CONNECTIONS, HANGERS, AND OTHER CONNECTIONS AS NOTED ON THE DRAWINGS.

DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TALBES

**STRUCTURAL WOOD CONSTRUCTION:**
STRUCTURAL SAWN LUMBER:
A. SIZES 2" THICK X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, DOUGLAS FIR NO. 2 OR BETTER WITH THE FOLLOWING MINIMUM DESIGN VALUES:
FB= 1,200 PSI (SINGLE)
FB= 1,400 PSI (REPETITIVE)
E = 1,600,000 PSI
FV= 90 PSI
FC= 565 PSI (PERPENDICULAR TO GRAIN)
FC= 1,000 PSI (PARALLEL TO GRAIN)

ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.

ALL LUMBER CONNECTORS SHALL HAVE I.C.C. APPROVAL

LAMINATING VENEER LUMBER (LVL) SHALL BE MICRO-LAM MEMBERS OF TRUSJOIST CORPORATION OR GANG-LAM (LVL) AS MANUFACTURED BY GANG-NAIL SYSTEM INC.

MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 16D NAILS AT 12 INCHES O.C. ALONG THE TOP AND BOTTOM EDGES. ALL MULTIPLE MEMBERS, (3) THREE OR MORE, SHALL BE BOLTED PER MANUFACTURERS REQUIREMENTS.

LAMINATED VENEER LUMBER MEMBERS DESIGNATED LVL ON PLAN.

ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE PRESSURE TREATED LUMBER.

ALL ANCHOR BOLTS SHALL BE ASTM A307. USE W/ HEAVY DUTY PLATE WASHERS.

ALL STEEL PLATES SHALL BE ASTM A36/A36M-19.

CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE AS MANUFACTURED BY CLEVELAND STEEL SPECIALTIES, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AITC STANDARD #104.

BOLTS, NAILS SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO THE WEATHER AND/ OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS – 2018.

DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECT'S APPROVAL.

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

ALL JACKS SHALL BE BLOCKED BELOW THE DECK.

ALL PARTITIONS OVER 10'-0" HIGH SHALL BE FRAMED @ 12" O.C.

PROVIDE (3) 2X4 OR (3) 2X6 STRUCTURAL COLUMN AT WOOD BEAM BEARING POINTS. (U.N.O.)

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 32" O.C. W/ 1/2" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS AT ALL FLUSH BEAMS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PROVIDE 1/2" PAINTED SHEATHING AT ALL JOIST OVERHANGS. PROVIDE FIRESTOPPING AT ALL SOFFITS AND FURRED OFF SPACES. PROVIDE 2X8 STIFFBACKS AT 10'-0" O.C. FOR ALL CEILING JOISTS.

PROVIDE 2X8 COLLAR TIES @ EVERY OTHER RAFTERS. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS. (U.N.O.)

ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS & SHAKES.

PROVIDE DOUBLE HEADER JOIST & TRIMMER AT ALL FLOOR OPENINGS.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

PROVIDE 1"X3" X BRIDGING @ 6'-0" O.C.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

ANY HIP OR VALLEY RAFTERS EXCEEDING 28'-0" TO BE LVL (U.N.O.)

ALL SILL PLATES SHALL BE FULL WIDTH OF FOUNDATION.

PROVIDE CORNER BRACING AT ALL CORNERS IF FOAM SHEATHING IS USED.

REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.

EXTERIOR SHEATHING TO BE CONTINUOUS OVER ALL FRAMING MEMBERS INCLUDING BUT NOT LIMITED TO RIM JOISTS AND CORNER FRAMING.

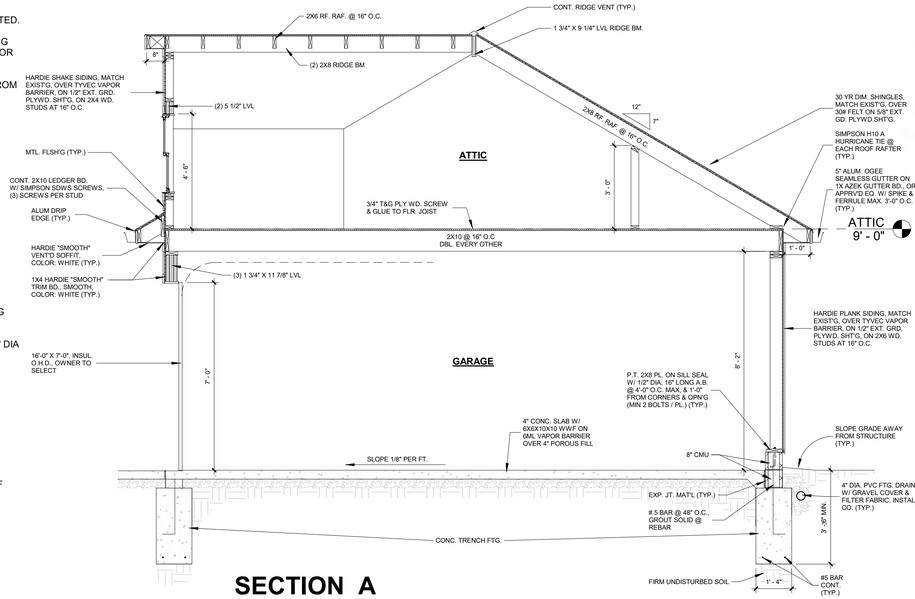
ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1 /2" DIA X 16" LONG ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MIN. TWO-(2) BOLTS PER PLATE-MIN.

PROVIDE WOOD HEADERS IN ALL STUD WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. (SEE SCHEDULE BELOW)

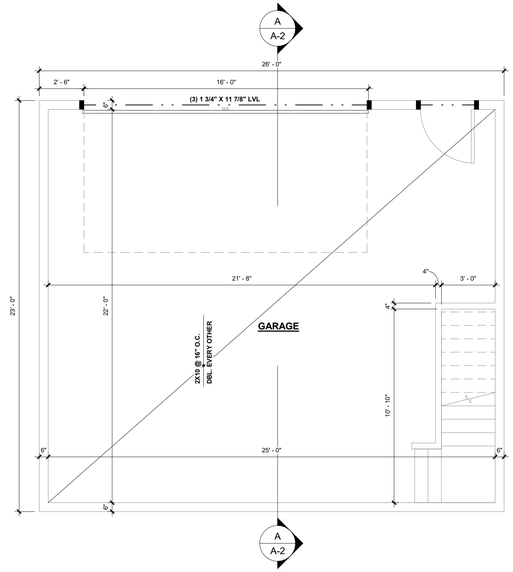
WINDOWS & DOORS HEADER SCHEDULE:
OPENINGS: 3'-0" TO 4'-0" (2) 2X6'S W/ 1/2" PLYWD SPACER.
OPENINGS: 4'-1" TO 6'-0" (2) 2X8'S W/ 1/2" PLYWD SPACER.
OPENINGS: 6'-1" TO 8'-0" (2) 2X10'S W/ 1/2" PLYWD SPACER.
OPENINGS: 8'-1" TO 9'-0" (2) 2X12'S W/ 1/2" PLYWD SPACER.
OPENINGS GREATER THAN 9'-0" AND NOT SHOWN ON PLANS CONTACT ARCHITECT OF RECORD

ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END. (U.N.O.)

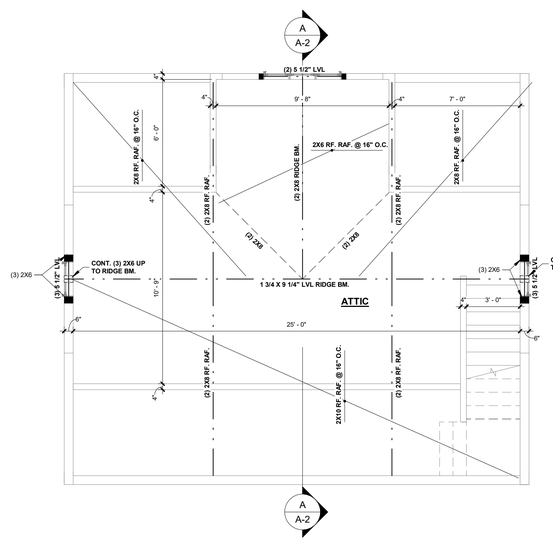
ADD ONE 2X MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.




## SECTION A
## 3/8" = 1'-0"




## ATTIC FLOOR FRAMING PLAN
## 1/4" = 1'-0"




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

STATE OF OHIO
CHARLES MCGETTRICK
ARCHITECT
8913
REGISTERED ARCHITECT

DATE: 6/2/26
REVISION:

# DETACHED GARAGE

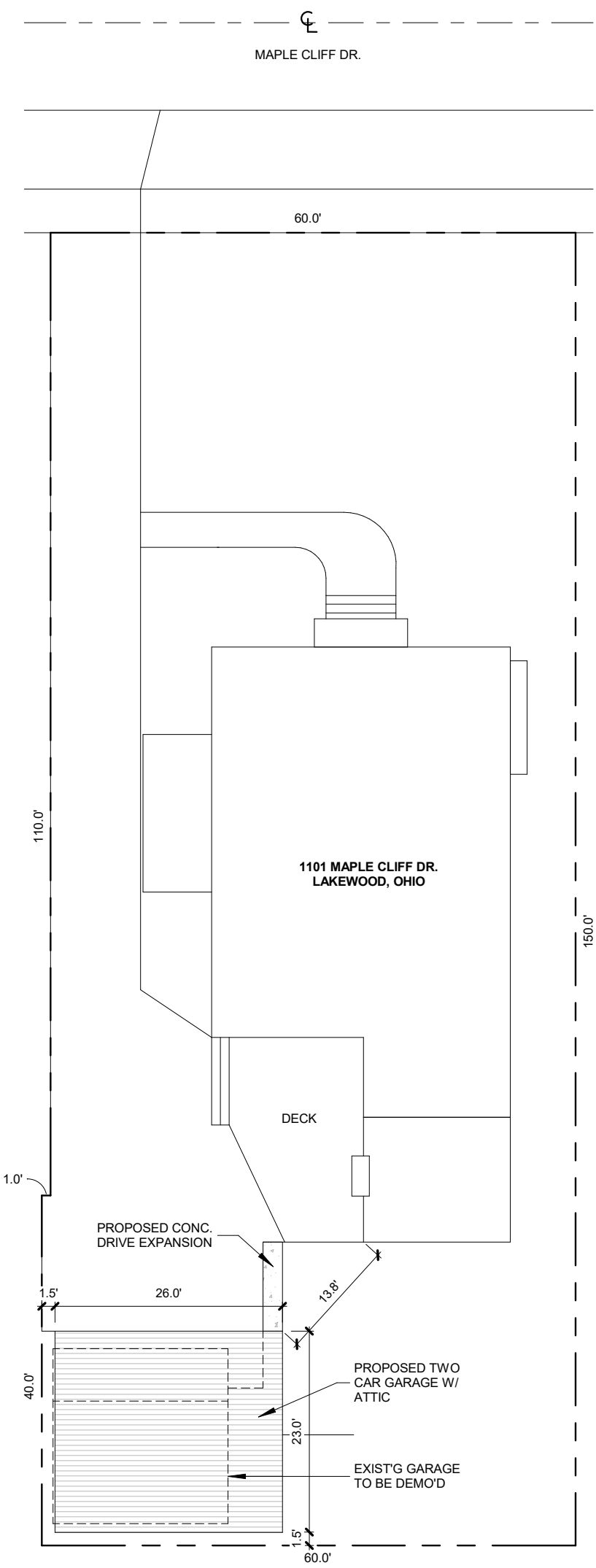
1101 Maple Cliff Dr., Lakewood, Ohio 44107


ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712


COMMISSION NO:
22604

CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2026

A-2




**SITE DATA: 1101 Maple Cliff Dr. (R1H DISTRICT)**

TITLE THREE, SECTION 1123.09(a):

| | |
|---|---|
| EXISTING STRUCTURES: | 2,057 SQFT |
| PROPOSED ADDITION: | 598 SQFT |
| TOTAL: | 2,655 SQFT |

TOTAL LOT COVERAGE: 2,655/9,040 X 100 = 29%

TITLE THREE, SECTION 1123.09(d)

| | |
|---|---|
| EXISTING STRUCTURES: | 2,057 SQFT |
| EXISTING DRIVE: | 1,766 SQFT |
| EXISTING DECK: | 316 SQFT |
| PROPOSED GARAGE: | 598 SQFT |
| PROPOSED DRIVE: | 23 SQFT |
| TOTAL: | 4,760 SQFT |

TOTAL LOT COVERAGE: 4,760/9,040 X 100 = 53%

TITLE THREE, SECTION 1121.10

MINIMUM YARD REQUIREMENTS:

| | |
|---|---|
| ANY LOT LINE: | 18" MIN. |

PROPOSED SETBACKS:

| | |
|---|---|
| REAR YARD: | 18" |
| EAST SIDE YARD: | 18" |

# SITE PLAN
## 1/16" = 1'-0"