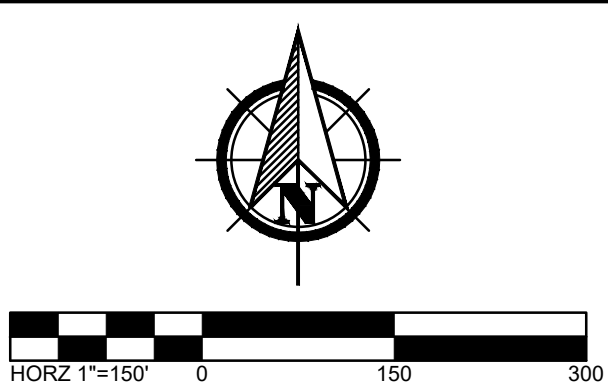


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**MEADOWWOOD GC
DRIVING RANGE**

CITY OF WESTLAKE, CUYAHOGA COUNTY, OHIO

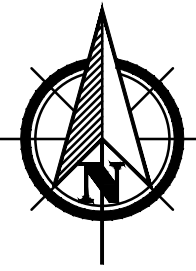
REVISIONS	DATE	SHEET NO.	DESCRIPTION

**APPROVAL PENDING NOT FOR
CONSTRUCTION**

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COSTS OF REVISIONS DUE TO
REQUIREMENTS OF THE OWNER OR
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MATERIAL REVISIONS IN THE COURSE
OF COMPLETING THE FINAL DESIGN.

DATE:	12/02/2024
DRAWN BY:	ABW
CHECKED BY:	JHC
JOB NUMBER:	2023.02500

**OVERALL COURSE
MAP
EX1**



MEADOWOOD GC
DRIVING RANGE
CITY OF WESTLAKE, CUYAHOGA COUNTY, OHIO

EXISTING LEGEND

— PL —	PROPERTY LINE	- - - - -	SANITARY SEWER
=====	EDGE OF PAVEMENT / CURB	— W —	WATER LINE
— — — — —	ROAD CENTERLINE	— G —	GAS LINE
~~~~~	TREE DRIP LINE	— X —	FENCE
- - - - -	STORM SEWER	— — — — —	STREAM
■	STORM INLET	■	TRANSFORMER
●	STORM/SAN MANHOLE	■	ELECTRICAL BOX
⊙	CLEANOUT	●	ELECTRIC METER
⊙	DOWNSPOUT	■	FIBER OPTIC BOX
⊙	GAS METER	■	CABLE BOX
⊙	GAS VALVE	●	WATER MANHOLE
■	SPRINKLER CONTROL BOX	●	WATER VALVE
⊙	YARD DRAIN	⊙	WATER HYDRANT
⊙	SIGN	■	DETECTABLE WARNING
⊙	HANDICAP SPACE	⊙	WOOD HUB
⊙	GUY WIRE	⊙	FLAG POLE
■	CONDENSER UNIT	⊙	LIGHT POLE
■	MAILBOX	⊙	POWER POLE
⊙	BENCHMARK	⊙	LAMP POST
○	BOULDER	⊙	TREE

### PROPOSED SITE LEGEND

	DRIVING RANGE AND PRACTICE AREA
	ROUGH
	MOUNDS
	SAND BUNKER
	AGGREGATE PAVEMENT
	CONCRETE PAVEMENT
	TURF HITTING MATS

### SITE DATA TABLE

PROPERTY OWNER:	THE CITY OF WESTLAKE
PARCEL ID:	21712001; 21713007; 21713002; 21713001; 21713006; 21711011
ADDRESS:	29800 CENTER RIDGE ROAD WESTLAKE, OH 44145
PROPOSED USE:	DRIVING RANGE & BUILDING
GROSS / DISTURBED AREA:	83.50 AC / 21.50 AC
EXISTING/PROPOSED ZONING:	GENERAL BUSINESS - GB
FEMA FLOODPLAIN:	MAP #: 39035C0137E, ZONE X, EFF. 12/3/2010
SIDE/REAR BUILDING SETBACK:	20'
GOLF CART PARKING (4'x8'):	36
EXISTING IMPERVIOUS AREA:	4.05 AC
PROPOSED IMPERVIOUS AREA:	3.8 AC
PROPOSED IMPERVIOUS AREA (TURF RANGE) :	13.4 AC
GREEN SPACE:	17.7 AC
GREEN SPACE (TURF RANGE):	8.1 AC
LOT COVERAGE:	17.67%
LOT COVERAGE (TURF RANGE):	62.32%

- GENERAL NOTES:
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  - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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CALL TOLL FREE  
*811* OR 800-362-2764  
- OHIO UTILITIES PROTECTION SERVICE -

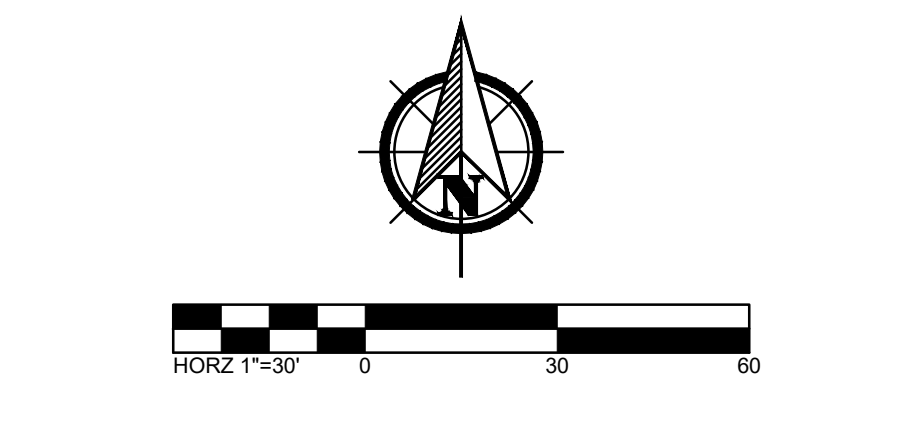
REVISIONS	DATE	SHEET NO.	DESCRIPTION

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CHECKED BY:	JHC
JOB NUMBER:	2023.02500

OVERALL SITE  
PLAN  
EX2

PLOT SCALE: 1"=100' DATE: 12/02/2024 12:02:00 PM EDITED BY: AWALMSLEY DRAWING FILE: \\C:\USAN\PROJECTS\2023\202500.D. DRAWINGS\CIVIL\EXHIBITS\2024-12-02\2023-02500- SP.DWG



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=====	EDGE OF PAVEMENT / CURB	— W —	WATER LINE
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REVISIONS	DATE	SHEET NO.	DESCRIPTION

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**SITE PLAN
EX3**

2024 OHIO BUILDING CODE DATA

CHAPTER 3- USE GROUP(S)
A-3 ASSEMBLY (303.4) - DRIVING RANGE / RECREATION

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE HEIGHT AND BUILDING AREAS - TABLES 504.3, 504.4, & 506.2

HEIGHTS & AREAS	
CONSTRUCTION TYPE(S)	TYPE 5B
USE GROUP(S)	A-3 ASSEMBLY (MOST RESTRICTIVE)
TABULAR AREA	10,400 SF (6,000 TABULAR + 4,500 FRONTAGE)
TABULAR HEIGHT	40', 1 STORY
PROPOSED AREA	4,762 SF
PROPOSED HEIGHT	23', 1 STORY

CHAPTER 6- TYPES OF CONSTRUCTION
TYPE OF CONSTRUCTION - 5B
FIRE RESISTANCE RATING REQUIREMENTS - TABLE 601, 602
STRUCTURAL FRAME 0HR
BEARING WALLS
EXTERIOR WALLS 0HR
INTERIOR WALLS 0HR
NONBEARING WALLS AND PARTITIONS
EXTERIOR 0HR
INTERIOR 0HR
CORRIDOR WALLS 1HR - TABLE 1020.2
FLOOR CONSTRUCTION 0HR
ROOF CONSTRUCTION 0HR

CHAPTER 9- FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS (903)
THIS BUILDING WILL NOT BE FULLY SUPPRESSED IN
ACCORDANCE WITH THIS SECTION AND NFPA-CHAPTER 13.
FIRE ALARM AND DETECTION SYSTEMS (907)
THIS BUILDING WILL NOT HAVE A FIRE ALARM IN
ACCORDANCE WITH THIS SECTION AND NFPA-CHAPTER 72.

CHAPTER 10- MEANS OF EGRESS
MAXIMUM FLOOR AREA ALLOWANCES/OCCUPANT - TABLE 1004.5

OCCUPANCY FOR EGRESS			
OCCUPANCY FUNCTION	AREA (SF)	AREA/OCC.	OCC.
A ASSEMBLY RANGE BAYS W/ SEATING (4) RANGE BAYS (1+1) TRAINING BAY (1+1)	N/A	ACTUAL USAGE	24 20 2
TOTAL			46

EGRESS WIDTH PER OCCUPANT SERVED - (1005.1)
MINIMUM DOOR WIDTH (1010.1.1) = 32"
PROPOSED MINIMUM DOOR WIDTH: 34" CLEAR
MINIMUM CORRIDOR WIDTH (1020.3) = 44"
PROPOSED MINIMUM CORRIDOR WIDTH: 60" CLEAR
EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2
200' WITHOUT SUPPRESSION SYSTEM

CHAPTER 28- PLUMBING SYSTEMS
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - TABLE 2902.1

REQUIRED PLUMBING FIXTURES	
USE GROUP(S)	A-3 ASSEMBLY
OCCUPANT LOAD	46
MALE	23
FEMALE	23
WATER CLOSETS	MALE: 1 PER 75 (1ST 1,500) FEMALE: 1 PER 40 (1ST 1,250)
LAVATORIES	MALE: 1 PER 200 FEMALE: 1 PER 150
DRINKING FOUNTAIN	1 PER 1,000
SERVICE SINK	1
TOTAL QUANTITIES REQUIRED	
	WC URINAL LAV DF SS
MALE	1 1 1 1 1
FEMALE	2 N/A 1 1 1
TOTAL QUANTITIES PROVIDED *	

* THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE
LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW SPACE
REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF
TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500
FEET. (OBC 2902.3.3)

PRELIMINARY

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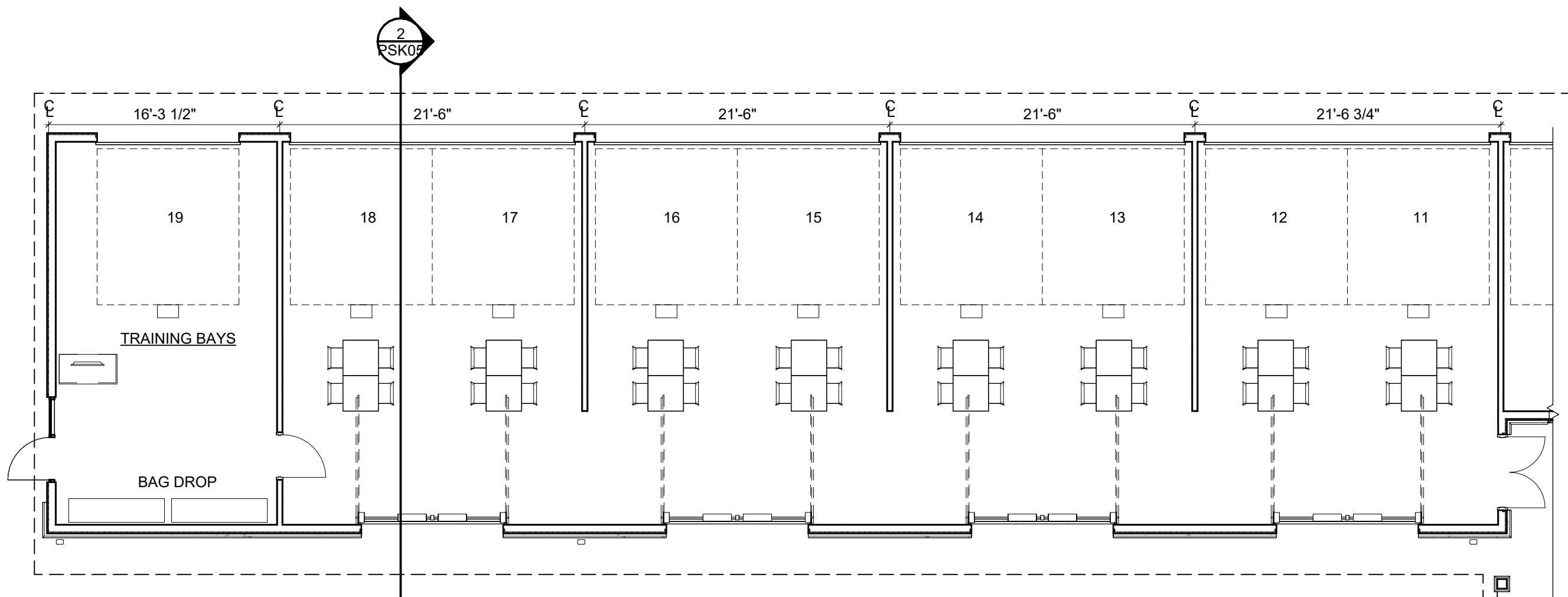
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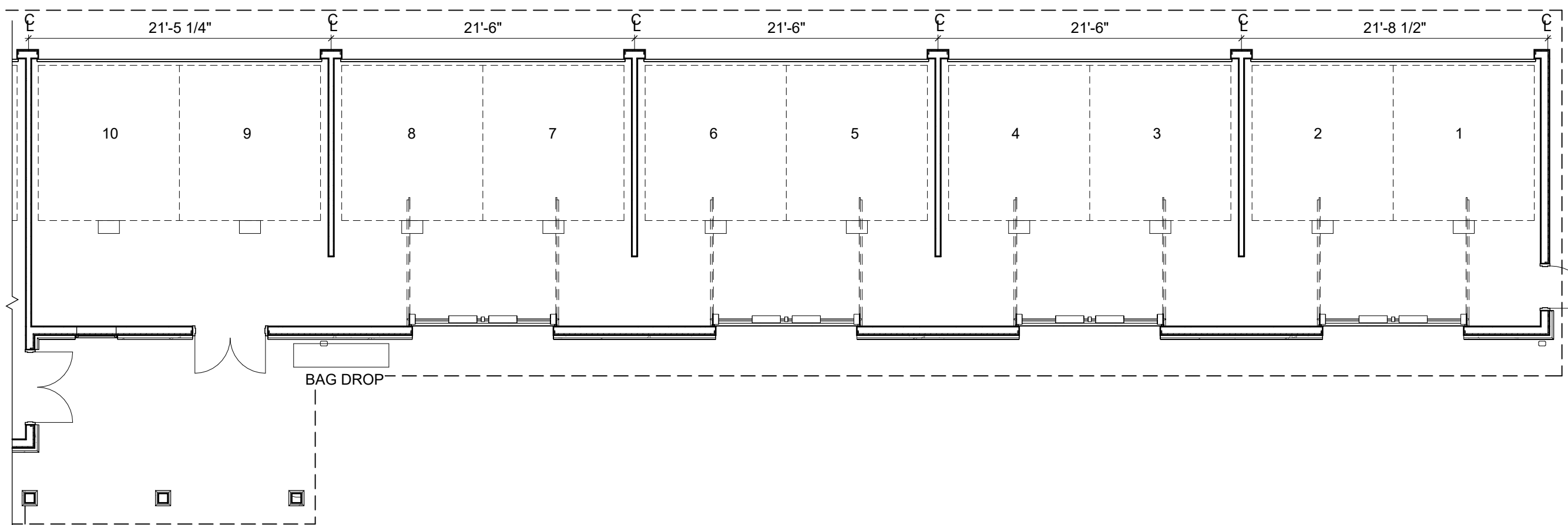
SCHEMATIC FLOOR PLANS OPTION A

MEADOWOOD GC DRIVING RANGE
29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PROJECT #: 21923

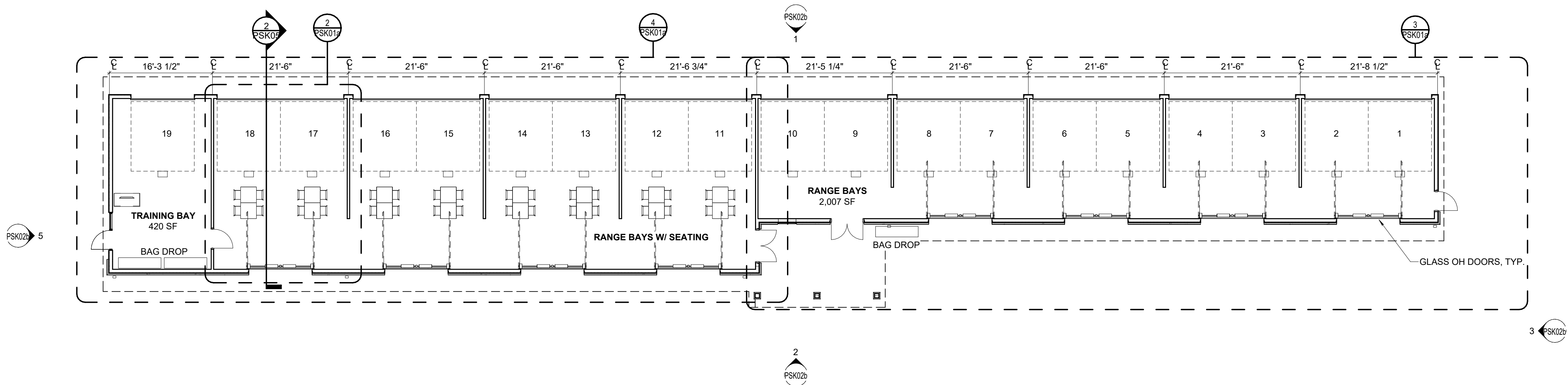
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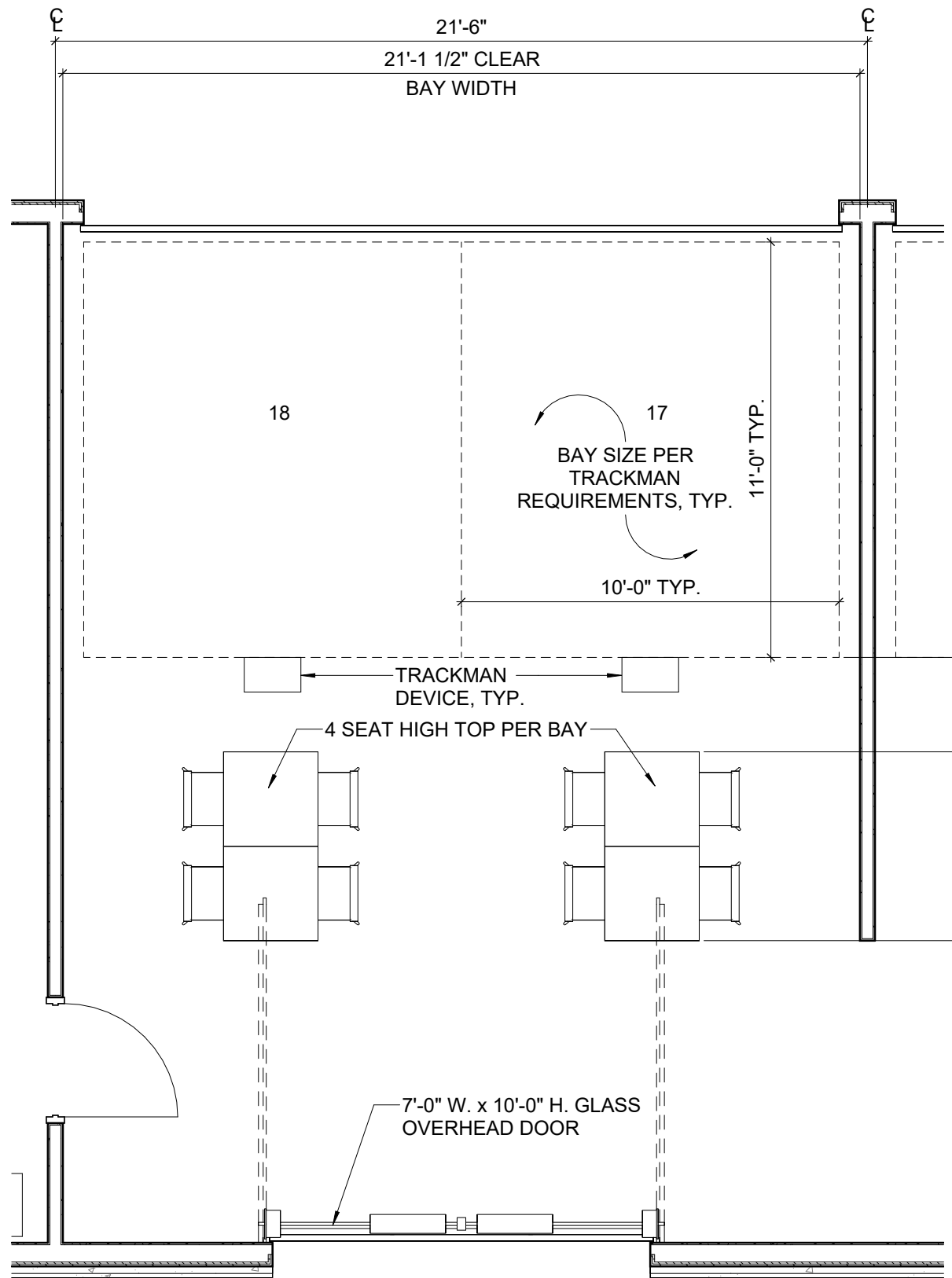
4 PLAN PRELIMINARY LAYOUT - SOUTH WING OPTION A
1/8" = 1'-0"



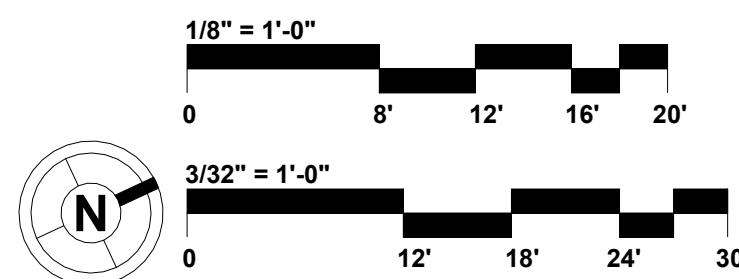
3 PLAN PRELIMINARY LAYOUT - NORTH WING OPTION A
1/8" = 1'-0"



1 PLAN OVERALL PRELIMINARY LAYOUT OPTION A
3/32" = 1'-0"



2 PLAN TYPICAL BAY OPTION A
1/4" = 1'-0"



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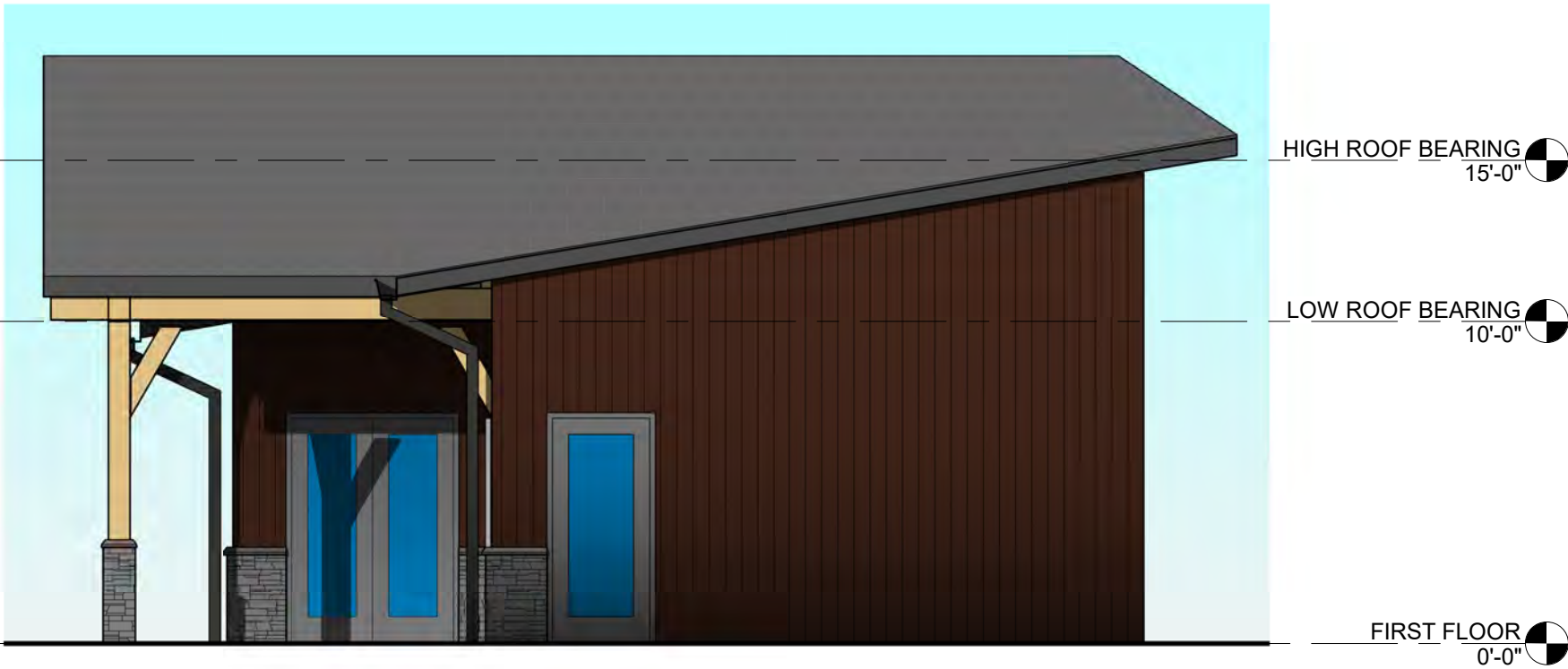
MAIN • PARSONS • GRAY
ARCHITECTS

Schematic Exterior Elevations -
Option A

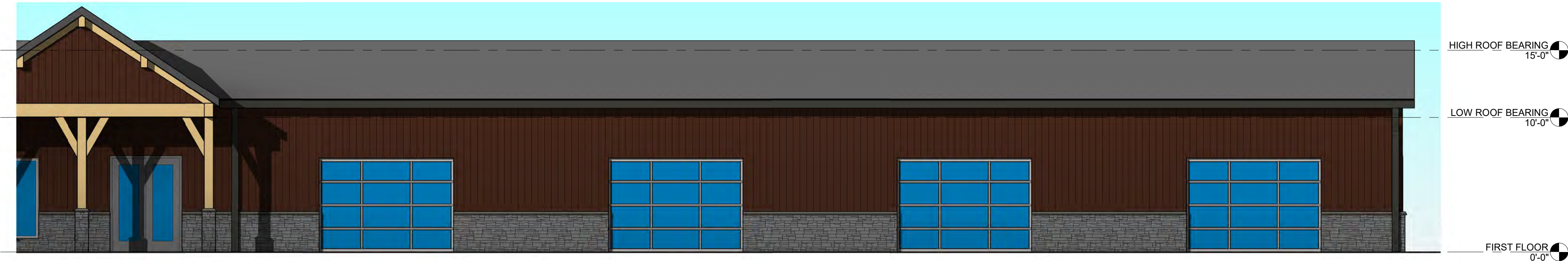
MEADOWOOD GC DRIVING RANGE
29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

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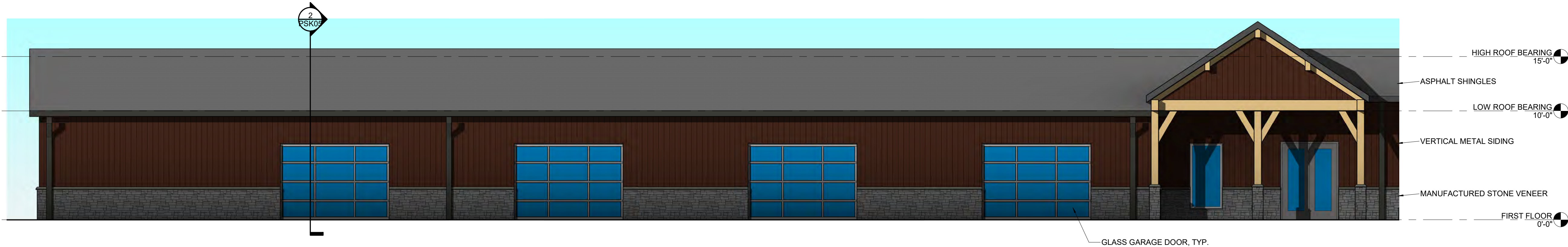
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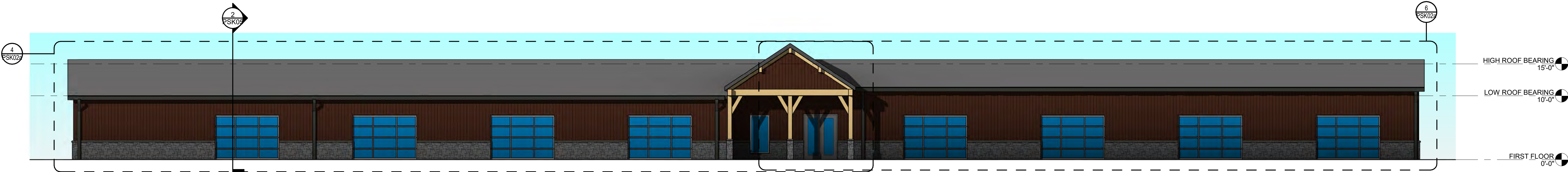
3 ELEVATION TYP. PRELIMINARY SIDE OPTION A
3/16" = 1'-0"



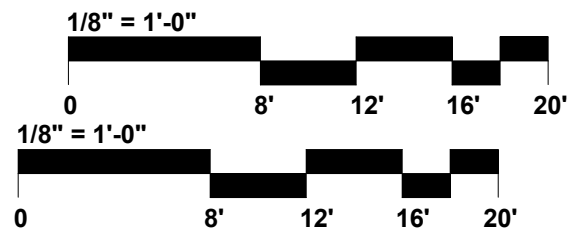
6 ELEVATION PRELIMINARY EAST - NORTH WING OPTION A
3/16" = 1'-0"



4 ELEVATION PRELIMINARY EAST - SOUTH WING OPTION A
3/16" = 1'-0"



2 ELEVATION PRELIMINARY EAST OPTION A
1/8" = 1'-0"



PRELIMINARY

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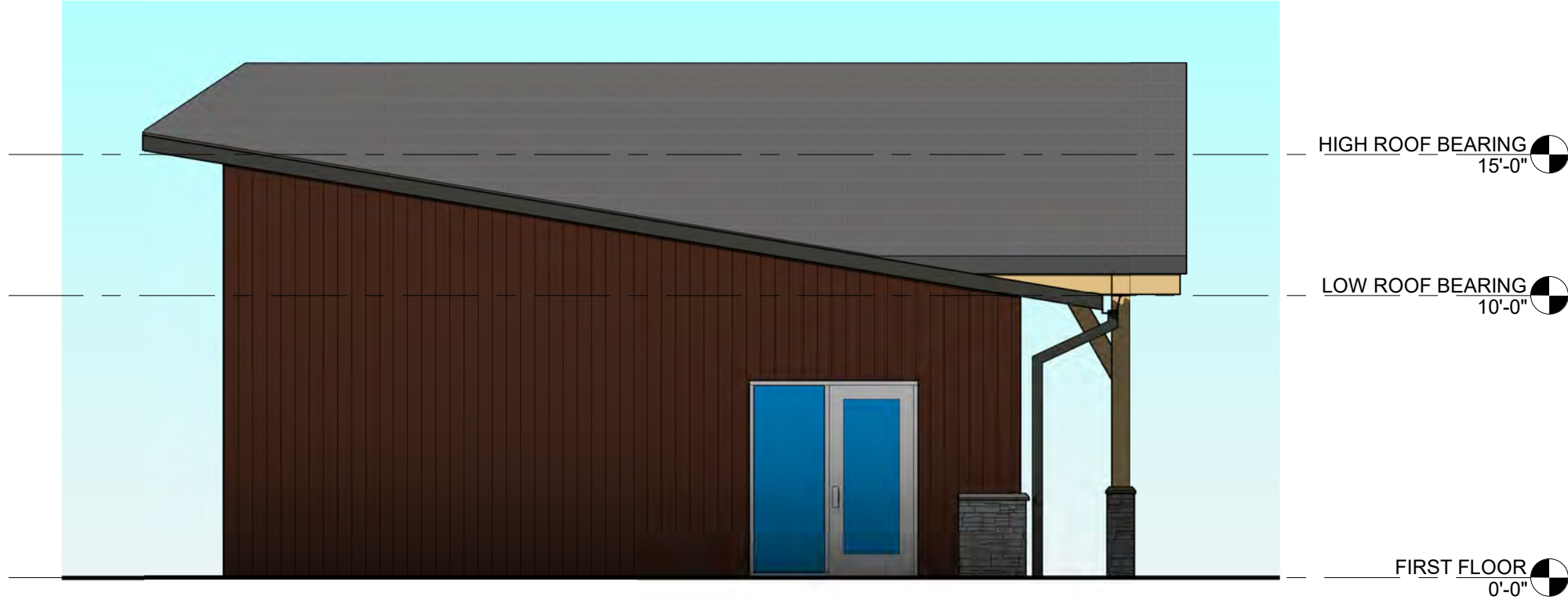
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ARCHITECTS

SCHEMATIC EXTERIOR ELEVATIONS -
OPTION A

MEADOWOOD GC DRIVING RANGE
29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

PROJECT #: 21923

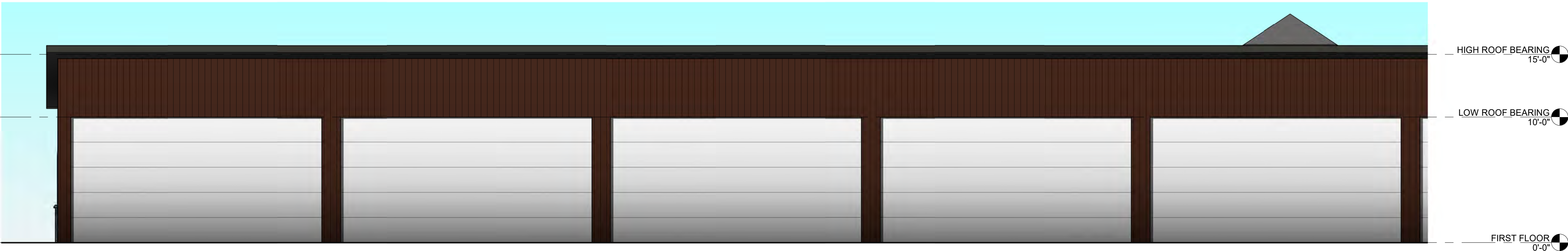
PSK02b



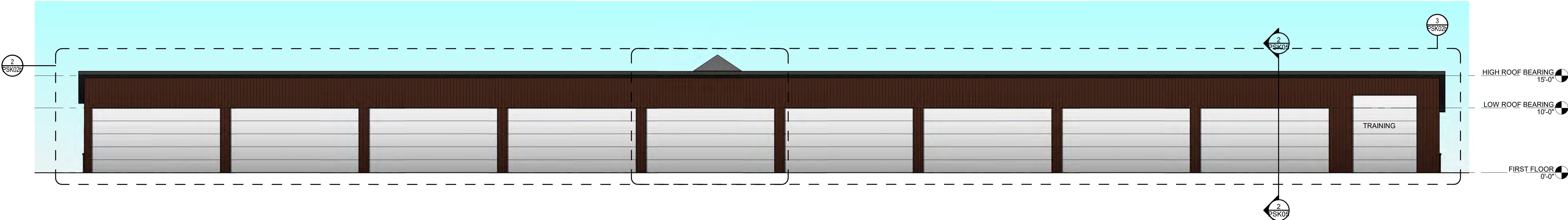
4 ELEVATION PRELIMINARY SIDE - ENTRY OPTION A
3/16" = 1'-0"



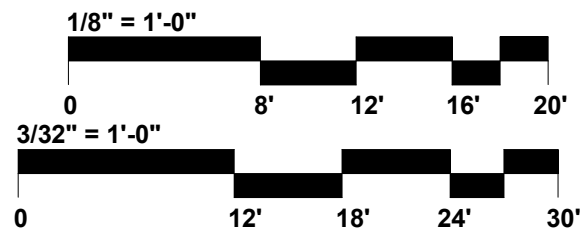
3 ELEVATION PRELIMINARY WEST - NORTH WING OPTION A
3/16" = 1'-0"



2 ELEVATION PRELIMINARY WEST - SOUTH WING OPTION A
3/16" = 1'-0"



1 ELEVATION PRELIMINARY WEST OPTION A
1/8" = 1'-0"



PRELIMINARY

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ARCHITECTS

SCHEMATIC 3D PERSPECTIVES OPTION
A

MEADOWOOD GC DRIVING RANGE

29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PROJECT #: 21923

PSK03a



2 PATIO SIDE OPTION A



1 PUTTING GREEN SIDE OPTION A

PLOT SCALE: 1" = 100' DATE: 10/19/24 4:31 PM EDITED BY: AVAILABLE DRAWING FILE: LOCAL\PROJECTS\2024\2024-10-19\2024-10-19.DWG



EXISTING LEGEND

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CITY OF WESTLAKE, OHIO

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JOB NUMBER: 2023-02500

OVERALL SITE
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EX2



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GOLF CART PARKING (4"x8'):	36
EXISTING IMPERVIOUS AREA:	4.05 AC
PROPOSED IMPERVIOUS AREA:	3.8 AC
PROPOSED IMPERVIOUS AREA (TURF RANGE):	13.4 AC
GREEN SPACE:	17.7 AC
GREEN SPACE (TURF RANGE):	8.1 AC
LOT COVERAGE:	17.67%
LOT COVERAGE (TURF RANGE):	62.32%

GENERAL NOTES: 1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS. 3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.	
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!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE, OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
811 OR 800-362-2764
- OHIO UTILITIES PROTECTION SERVICE



550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236

**MEADOWOOD GC
DRIVING RANGE**

[illegible]

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	12/02/2024
DRAWN BY:	ABW
CHECKED BY:	JHC
JOB NUMBER:	2023.02500

SITE PLAN
EX3



2024 OHIO BUILDING CODE DATA

CHAPTER 3- USE GROUP(S)
A-3 ASSEMBLY (303.4) - DRIVING RANGE / RECREATION

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE HEIGHT AND BUILDING AREAS - TABLES 504.3, 504.4, & 506.2

HEIGHTS & AREAS	
CONSTRUCTION TYPE(S)	TYPE 5B
USE GROUP(S)	A-3 ASSEMBLY (MOST RESTRICTIVE)
TABULAR AREA	10,400 SF (6,000 TABULAR + 4,500 FRONTAGE)
TABULAR HEIGHT	40', 1 STORY
PROPOSED AREA	4,762 SF
PROPOSED HEIGHT	23', 1 STORY

CHAPTER 6- TYPES OF CONSTRUCTION
TYPE OF CONSTRUCTION - 5B
FIRE RESISTANCE RATING REQUIREMENTS - TABLE 601, 602
STRUCTURAL FRAME OHR
BEARING WALLS
EXTERIOR WALLS OHR
INTERIOR WALLS OHR
NONBEARING WALLS AND PARTITIONS
EXTERIOR OHR
INTERIOR OHR
CORRIDOR WALLS 1HR - TABLE 1020.2
FLOOR CONSTRUCTION OHR
ROOF CONSTRUCTION OHR

CHAPTER 9- FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS (903)
THIS BUILDING WILL NOT BE FULLY SUPPRESSED IN
ACCORDANCE WITH THIS SECTION AND NFPA-CHAPTER 13.
FIRE ALARM AND DETECTION SYSTEMS (907)
THIS BUILDING WILL NOT HAVE A FIRE ALARM IN
ACCORDANCE WITH THIS SECTION AND NFPA-CHAPTER 72.

CHAPTER 10- MEANS OF EGRESS
MAXIMUM FLOOR AREA ALLOWANCES/OCCUPANT - TABLE 1004.5

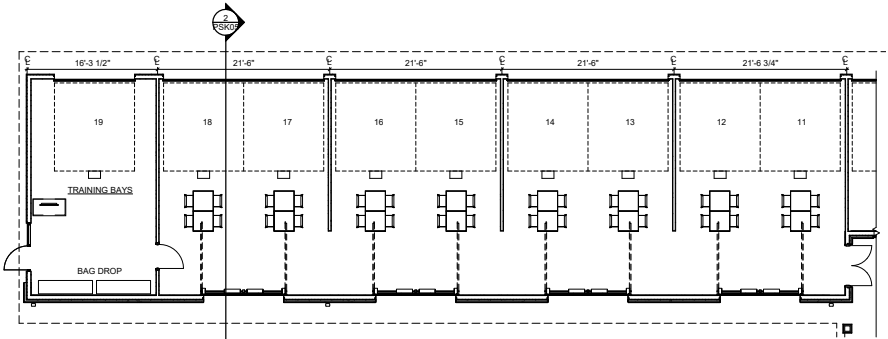
OCCUPANCY FOR EGRESS			
OCCUPANCY FUNCTION	AREA (SF)	AREA/OCC.	OCC.
A ASSEMBLY			
RANGE BAYS W/ SEATING (4)	N/A	ACTUAL	24
RANGE BAYS (1+1)		USAGE	20
TRAINING BAY (1+1)			2
TOTAL			46

EGRESS WIDTH PER OCCUPANT SERVED - (1005.1)
MINIMUM DOOR WIDTH (1010.1.1) = 32"
PROPOSED MINIMUM DOOR WIDTH: 34" CLEAR
MINIMUM CORRIDOR WIDTH (1020.3) = 44"
PROPOSED MINIMUM CORRIDOR WIDTH: 60" CLEAR
EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2
200' WITHOUT SUPPRESSION SYSTEM

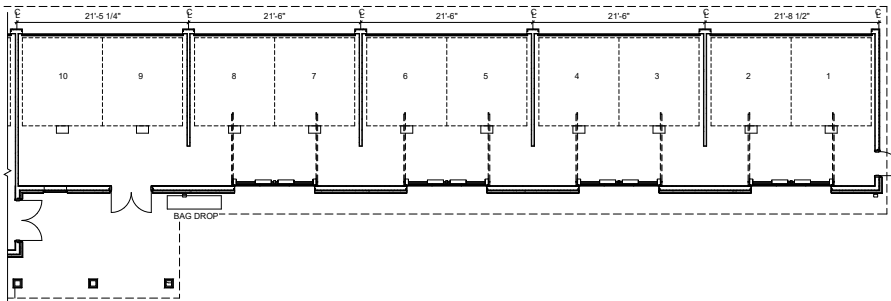
CHAPTER 29- PLUMBING SYSTEMS
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - TABLE 2902.1

REQUIRED PLUMBING FIXTURES	
USE GROUP(S)	A-3 ASSEMBLY
OCCUPANT LOAD	46
MALE	23
FEMALE	23
WATER CLOSETS	MALE: 1 PER 75 (1ST 1,500) FEMALE: 1 PER 40 (1ST 1,250)
LAVATORIES	MALE: 1 PER 200 FEMALE: 1 PER 150
DRINKING FOUNTAIN	1 PER 1,000
SERVICE SINK	1
TOTAL QUANTITIES REQUIRED	
	WC URINAL LAV DF SS
MALE	1 1 1 1 1
FEMALE	2 N/A 1 1 1
TOTAL QUANTITIES PROVIDED *	

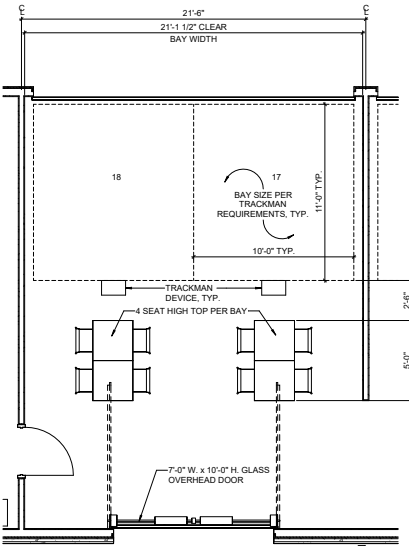
* THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE
LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW SPACE
REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF
TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500
FEET. (OBC 2902.3.3)



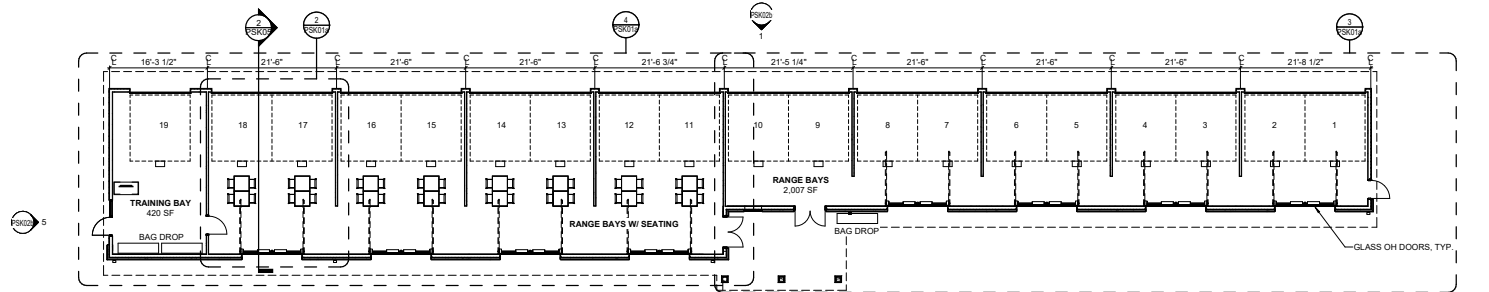
4 PLAN PRELIMINARY LAYOUT - SOUTH WING OPTION A
1/8" = 1'-0"



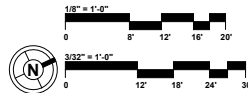
3 PLAN PRELIMINARY LAYOUT - NORTH WING OPTION A
1/8" = 1'-0"



2 PLAN TYPICAL BAY OPTION A
1/4" = 1'-0"



1 PLAN OVERALL PRELIMINARY LAYOUT OPTION A
3/32" = 1'-0"



PRELIMINARY

NOTE!!!
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SCHEMATIC EXTERIOR ELEVATIONS -
OPTION A

MEADOWOOD GC DRIVING RANGE
29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PROJECT #: 21923

PSK02a



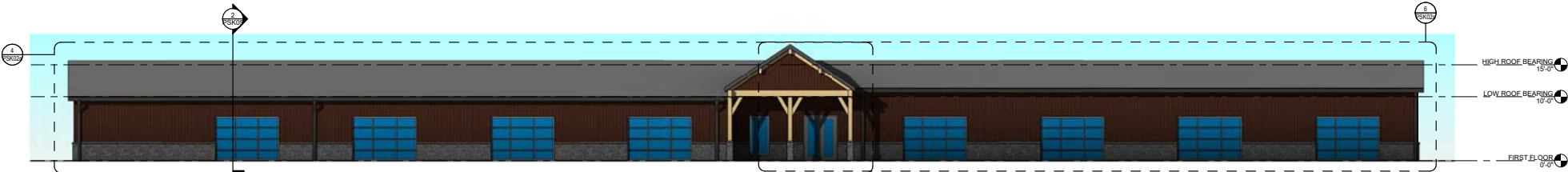
3 ELEVATION TYP. PRELIMINARY SIDE OPTION A
3/16" = 1'-0"



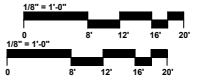
6 ELEVATION PRELIMINARY EAST - NORTH WING OPTION A
3/16" = 1'-0"



4 ELEVATION PRELIMINARY EAST - SOUTH WING OPTION A
3/16" = 1'-0"



2 ELEVATION PRELIMINARY EAST OPTION A
1/8" = 1'-0"



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SCHEMATIC EXTERIOR ELEVATIONS -
OPTION A

MEADOWOOD GC DRIVING RANGE
29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PROJECT #: 21923

PSK02b



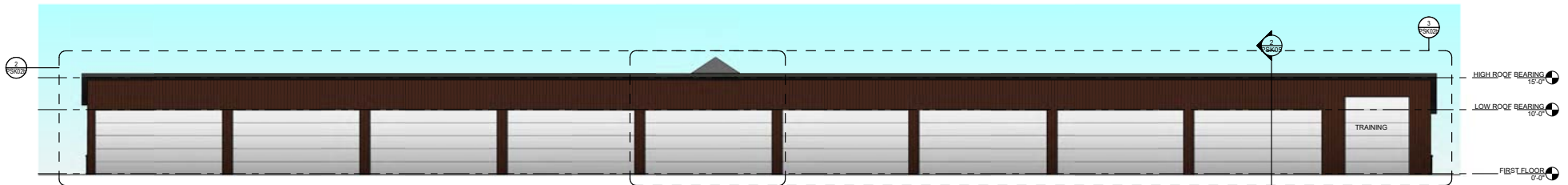
④ ELEVATION PRELIMINARY SIDE - ENTRY OPTION A
3/16" = 1'-0"



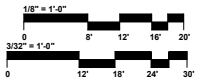
③ ELEVATION PRELIMINARY WEST - NORTH WING OPTION A
3/16" = 1'-0"



② ELEVATION PRELIMINARY WEST - SOUTH WING OPTION A
3/16" = 1'-0"



① ELEVATION PRELIMINARY WEST OPTION A
1/8" = 1'-0"



PRELIMINARY

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SCHEMATIC 3D PERSPECTIVES OPTION
A

MEADOWWOOD GC DRIVING RANGE

29800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PROJECT #: 21923

PSK03a



② PATIO SIDE OPTION A



① PUTTING GREEN SIDE OPTION A