



RICHMOND ROAD CONDOMINIUMS
RICHMOND ROAD BEACHWOOD, OHIO
CONDOMINIUM CONCEPTS INC. CLEVELAND



UNIT "A"
BUILDING NO. 4
KEY PLAN
SCALE 1"=60'-0"

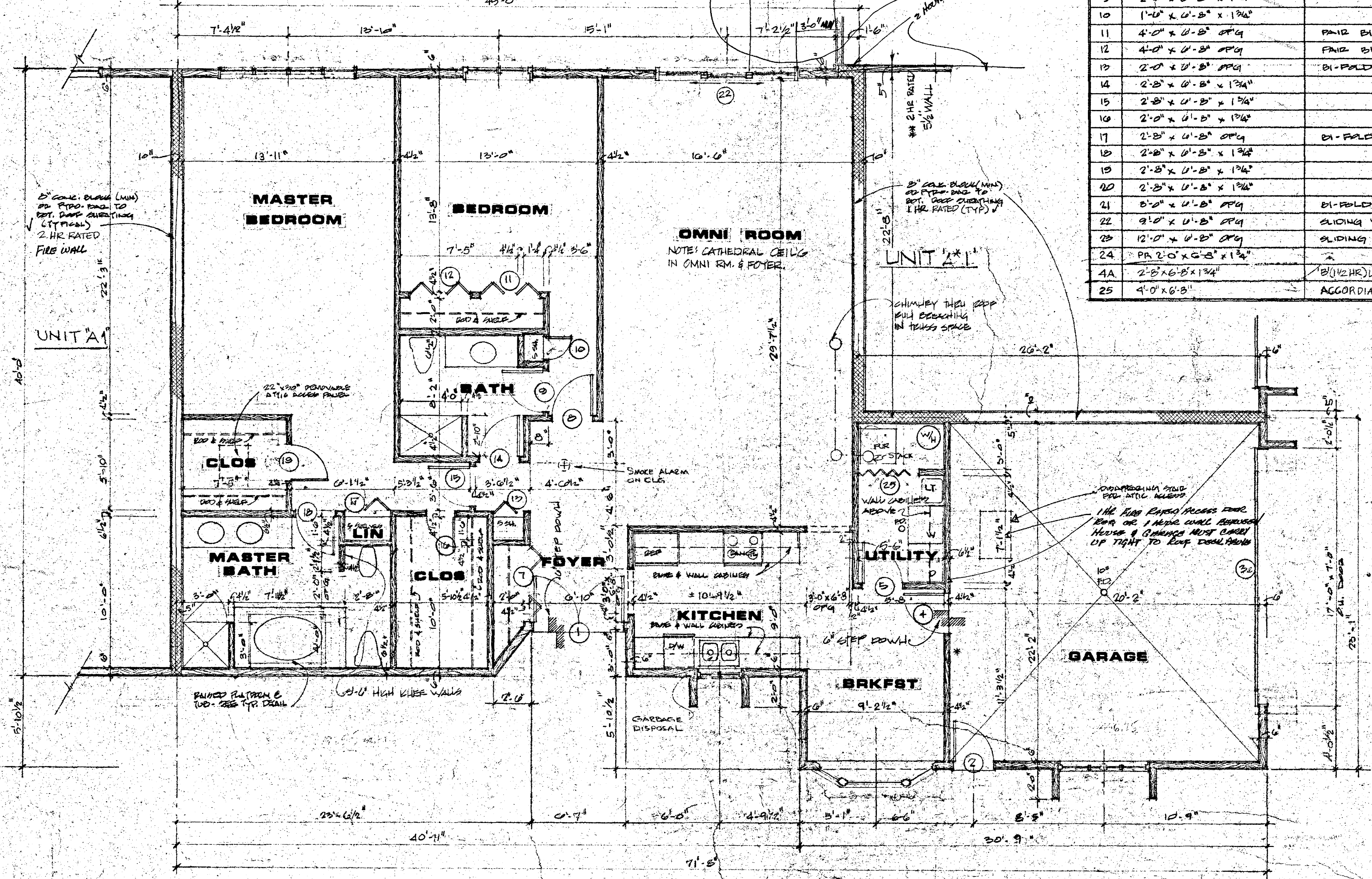
General Notes

- Provide Fire Stairing & Deck Stairing Per OABC - Section 1120.0
- All Handrails over windows & Door Openings shall be on edge.
- All wood except fire exterior trim or Laminar shall be min. 3" above exterior ground per OABC 1317.3.1.2
- Chimneys shall conform to Section M-703.0 & M-703.0-OBAC. Openings shall be provided in all chimneys per 1505.5 OABC.
- Enclosure Rafters & Attic Spaces shall be vented per 207.2.0-OBAC
- Fire places shall be constructed in accordance with Section 1507.0-OBAC
- Interior Finishes shall meet Req. of Section 1421.0 as applicable to "1st Class" flats.
- All bathroom & toilet room lighting & Ventilation shall conform to Section 911-OBAC
- Location of A/C & Mechanical Equip. shall be in accordance with Chapter 1311 Residential Code and be approved by the City Commissioner.
- Floor drains shall be installed in accordance with all water fixtures.
- Smoke detectors shall be installed in each unit per 3791.04 Ohio Res. Code and OABC 1746.3.4.
- Smoke Glass shall be provided in all patio doors etc. per Section 1301.0 of OABC.

See Sheet E-1 For General Floor Notes.

EXTERIOR WALLS - FIRE SEPARATION SEE SECTION 203.0
 50% 2 FIRE SEPARATION APPLIES TO ALL OFF SETS ETC.
 IN FIRE WALLS & FIRE SEPARATION WALLS
 6'-0" FIRE WALL
 2 1/2 HR RATED 5/8" WALL
 2 1/2 HR RATED 5/8" WALL

NO.	SIZE	REMARKS
1	12'-0" x 0'-0" x 12'-0"	
2	2'-0" x 0'-0" x 12'-0"	
3	16'-0" x 7'-0" x 12'-0"	OVERHEAD DOOR W/ OPERATOR
3A	17'-0" x 7'-0" x 12'-0"	OVERHEAD DOOR W/ OPERATOR
4	2'-0" x 0'-0" x 12'-0"	1 1/2 HR RATED DOOR - W/ SELF CLOSER (MIN.)
5	2'-0" x 0'-0" x 12'-0"	
6	4'-0" x 0'-0" x 12'-0"	PAIR BI-FOLD
7	5'-0" x 0'-0" x 12'-0"	PAIR BI-FOLD
8	2'-0" x 0'-0" x 12'-0"	
9	2'-0" x 0'-0" x 12'-0"	
10	1'-0" x 0'-0" x 12'-0"	
11	4'-0" x 0'-0" x 12'-0"	PAIR BI-FOLD
12	4'-0" x 0'-0" x 12'-0"	PAIR BI-FOLD
13	2'-0" x 0'-0" x 12'-0"	BI-FOLD
14	2'-0" x 0'-0" x 12'-0"	
15	2'-0" x 0'-0" x 12'-0"	
16	2'-0" x 0'-0" x 12'-0"	
17	2'-0" x 0'-0" x 12'-0"	BI-FOLD
18	2'-0" x 0'-0" x 12'-0"	
19	2'-0" x 0'-0" x 12'-0"	
20	2'-0" x 0'-0" x 12'-0"	
21	8'-0" x 0'-0" x 12'-0"	BI-FOLD
22	9'-0" x 0'-0" x 12'-0"	SLIDING WOOD/CLAS DOORS
23	12'-0" x 0'-0" x 12'-0"	SLIDING WOOD/CLAS DOORS
24	PR 2'-0" x 6'-0" x 12'-0"	
4A	2'-0" x 6'-0" x 12'-0"	1 1/2 HR LABEL DR. W/ SELF CLOSER
25	4'-0" x 6'-0"	AGGORDIAN DOOR



CONSTRUCTION DRAWINGS
 Date 5-29-84

- * (IN GARAGE)
- Drivall must extend one side of this wall to underside of roof sheathing.
- Mechanical Contractor to provide for combustion air for heater portion of utility rooms. All fans to exhaust directly to outside with solid connection. With raincap.
- Note:
 - Interior dimensions as shown on plans are correct but not to scale. Do not scale drawings.

** 2 LAYERS OF 1/2" FIRE CODE GYP BD EACH SIDE OF STUDS. EXTEND TO BOT. OF ROOF DECK.

UNIT "A" FLOOR PLAN

SCALE 1/4" = 1'-0"
 UNIT "A" 1926 SQ. FT. / GARAGE 447 SQ. FT.

Note:
 Gas meter manifolds to be located at ends of west legs of each cluster. Provide gas service in black iron pipe from meter overhead through units in plastic conduit.

WINDOW SCHEDULE	
UNIT "A"	
Room	Window
MRR	1 4-2060 LFR
BR	1 2-2060 LR
GR	1 3-1636 FFF
BRKST	1 AB/30-20-36-2048
KITCHEN	1 2-1636 LR
	Rough Openings
	8'-5-3/4" x 5'-6-1/2"
	11'-3-1/4" x 5'-6-1/2"
	5'-4-1/2" x 3'-6-1/2"
	5'-3-7/8" x 4'-6-1/2"
	3'-7-1/4" x 3'-6-1/2"

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 DATE 5/29/84
 WARNING: Certain concepts embodied in this drawing are covered by U.S. Patent No. 4,345,407
 Maurice J. Fishman, Inventor

