



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinances 1220.06 and 1288.06(d), notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **May 1, 2024** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Jamil Dayeh, of Tradico Builders, Inc., on behalf of Michael Debs M.D., of Maya Realty Ltd., is seeking preliminary site plan approval and the review of existing buffering along the southern and western property lines for a proposed 1,250 square foot building addition located at 14320 Ridge Road, also known as PPN: 487-02-031, in General Business (GB) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 30th 2024 local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133
April 16, 2024



City of North Royalton

Mayor Larry Antoskiewicz
Community Development, Building Division
David Smerek, Building Commissioner
11545 Royalton Road, North Royalton, OH 44133



Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

14320 RIDGE ROAD MICHAEL E. DEBS MD, INC.
Address Name of Occupant, Business or Tenant (if applicable)
487-02-031 GB
Permanent Parcel Number Zoning District and Ward

2. Property Owner of Parcel:

MAYA REALTY LTD. MICHAEL E. DEBS MD, INC.
Name Name of Business (if applicable)
14320 RIDGE ROAD (440) 230-2400
Address Phone
N. ROYALTON OH. 44133 MDEBS@SBCGLOBAL.NET
City, State and Postal Code Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

JAMIL DAYEH TRADICO BUILDERS, INC
Name Name of Business (if applicable)
24541 ANNIE LANE (440) 734-1999
Address Phone
WESTLAKE, OH. 44145 TRADICOBUILDERS@HOTMAIL.COM
City, State and Postal Code Email (electronic mail)

For Office Use Only

04/01/2024 05/01/2024 PC24-09
Date Application Submitted Meeting Date Assigned Identification Number Assigned
\$200 check # 1475 IR
Application Fee Payment Information (date, check number, cash, etc.) Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

NEW ADDITION GROUND UP, TO EXISTING MEDICAL OFFICE 25'-0" DEEP & 50'-0" LONG INCLUDING FOUNDATION, SOG, EXTERIOR & INTERIOR WALLS, ROOFING, INSULATION, DRYWALL, E M P, FLOORING FINISHING, ACOUSTIC CEILING, FOR THE PURPOSE TO EXPAND THE EXISTING BUSINESS, PROPOSING TO ADD DUMPSTER ENCLOSURE AT N.W CORNER OF EXISTING PARKING 5'-0" X 10'-0" w/ CHAIN LINK AND VINYL STAYS, PROPOSING TO RESURFACE SOUTHERN PORTION OF PARKING SPOTS TO MEET CODE, NORTHERN EXISTING PARKING TO REMAIN AS IS.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:



- ☒ Preliminary Site Plan Approval
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

	JAMIL DAYEH PRES.	3-27-2024
Applicant Signature	Printed Name and Title	Date
	Michael Debs	3-27-2024
Owner Signature	Printed Name and Title	Date



Cuyahoga County GIS Viewer



Date Created: 4/8/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



1: 846



141 0 70 141 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

DATE: December 26, 2023

SITE PLAN
MAYA REALTY LTD.
DR. DEBS OFFICE ADDITION
SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA
AND STATE OF OHIO, AND KNOWN AS BEING PART OF
ORIGINAL ROYALTON TOWNSHIP SECTION NO. 13
14320 RIDGE ROAD
P.P.N. 487-02-031

SCALE 1" = 20' ft

HGG RIDGE, LTD.
VOL. 97-02007 PG. 11

GB

CROSS CREEK CONDOMINIUM
VOL. 70, PG. 45-48

RM.D

GB

N03°16'58"E

182.82'

P.P.N.-487-02-031

50'-0" SET BACK

10'-0" SET BACK

N88°25'13"E 331.19' (331.64')

60'-0" SET BACK

30.07'

RIDGE RD. 60FT.

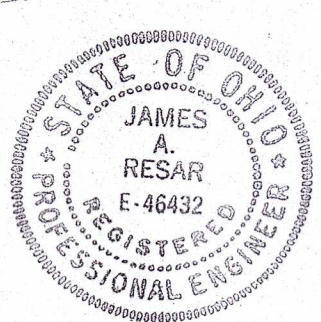
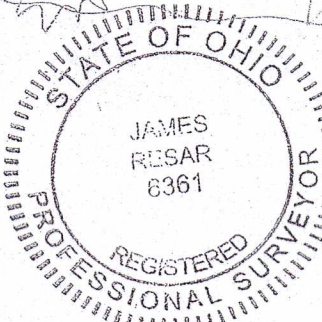
S03°17'00"W

188.02'

S89°19'00"W 331.24'

CROSS CREEK CONDOMINIUM

RM.D



J.A.R. Engineering
& Surveying, Inc.

P.O. BOX 450808, WESTLAKE, OHIO 44145
Phone: (440)-871-8345

Tradico Builders
Westlake Ohio
440-734-1999

James A. Resar, P.E., P.S.

4-18-23

DATE: December 26, 2023

SITE PLAN
MAYA REALTY LTD.
DR. DEBS OFFICE ADDITION
SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA
AND STATE OF OHIO, AND KNOWN AS BEING PART OF
ORIGINAL ROYALTON TOWNSHIP SECTION NO. 13
14320 RIDGE ROAD
P.P.N. 487-02-031

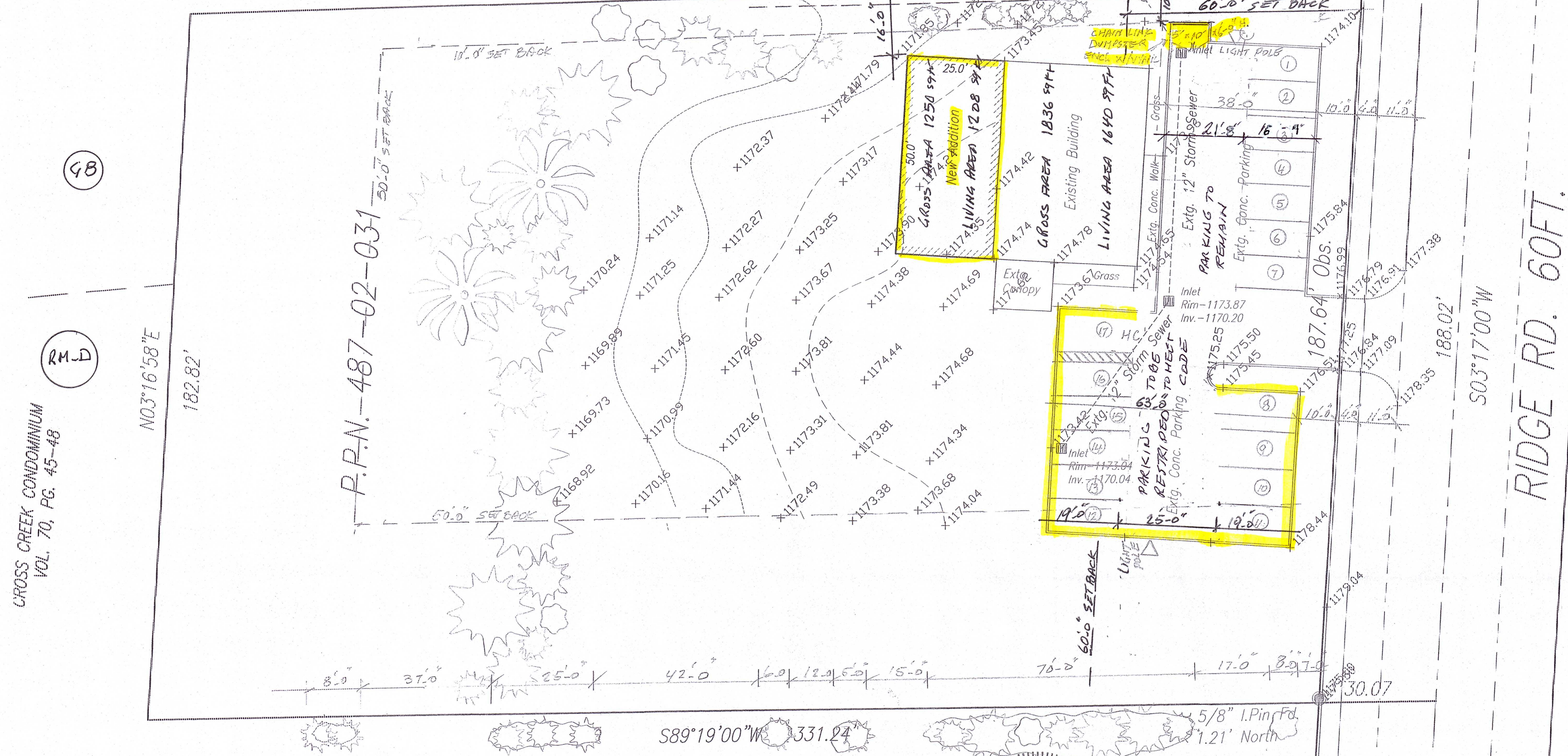
SCALE 1" = 20' ft



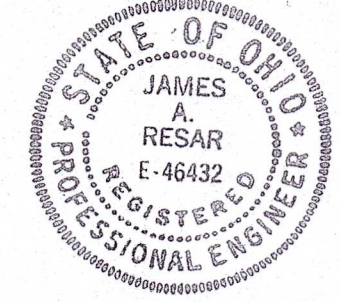
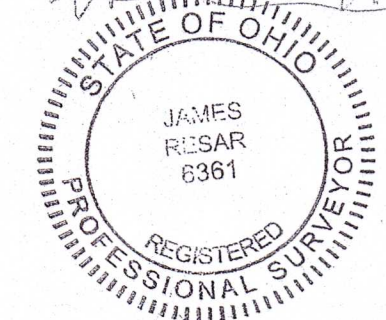
EXISTING BUILDING : 1836 SQ FT, LIVING AREA 1640 SQ FT
NEW ADDITION : 1250 SQ FT, LIVING AREA 1208 SQ FT
TOTAL AREA 3086 SQ FT 2848 SQ FT

HGG RIDGE, LTD.
VOL. 97-02007 PG. 11

PARKING COUNT TABLE 1/200 SQ FT = 14.24 SPOTS
AVAILABLE: (9) PARKING SPOTS 9'-0" X 19'-0" PROPOSED
(1) HC PARKING SPOT (11'-0" X 3'-0") X 19'-0"
(7) PARKING SPOTS 9'-0" X 16'-4" EXISTING ON NORTHERN SIDE
FOR NEW STORM SYSTEM: RAIN BARRELS TO BE INSTALLED
TO BE USED FOR SLOW RELEASE IRRIGATION



CROSS CREEK CONDOMINIUM



J.A.R. Engineering
& Surveying, Inc.
P.O. BOX 450808, WESTLAKE, OHIO 44145
Phone: (440)-871-8345

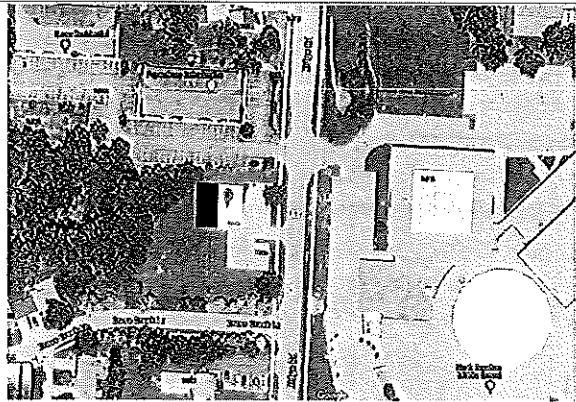
Tradico Builders
Westlake Ohio
440-734-1999

James A. Resar, P.E., P.S.

DR. DEBS
OFFICE ADDITION

14320 RIDGE RD
NORTH ROYALTON, OH

LOCATION PLAN



COD REVIEW

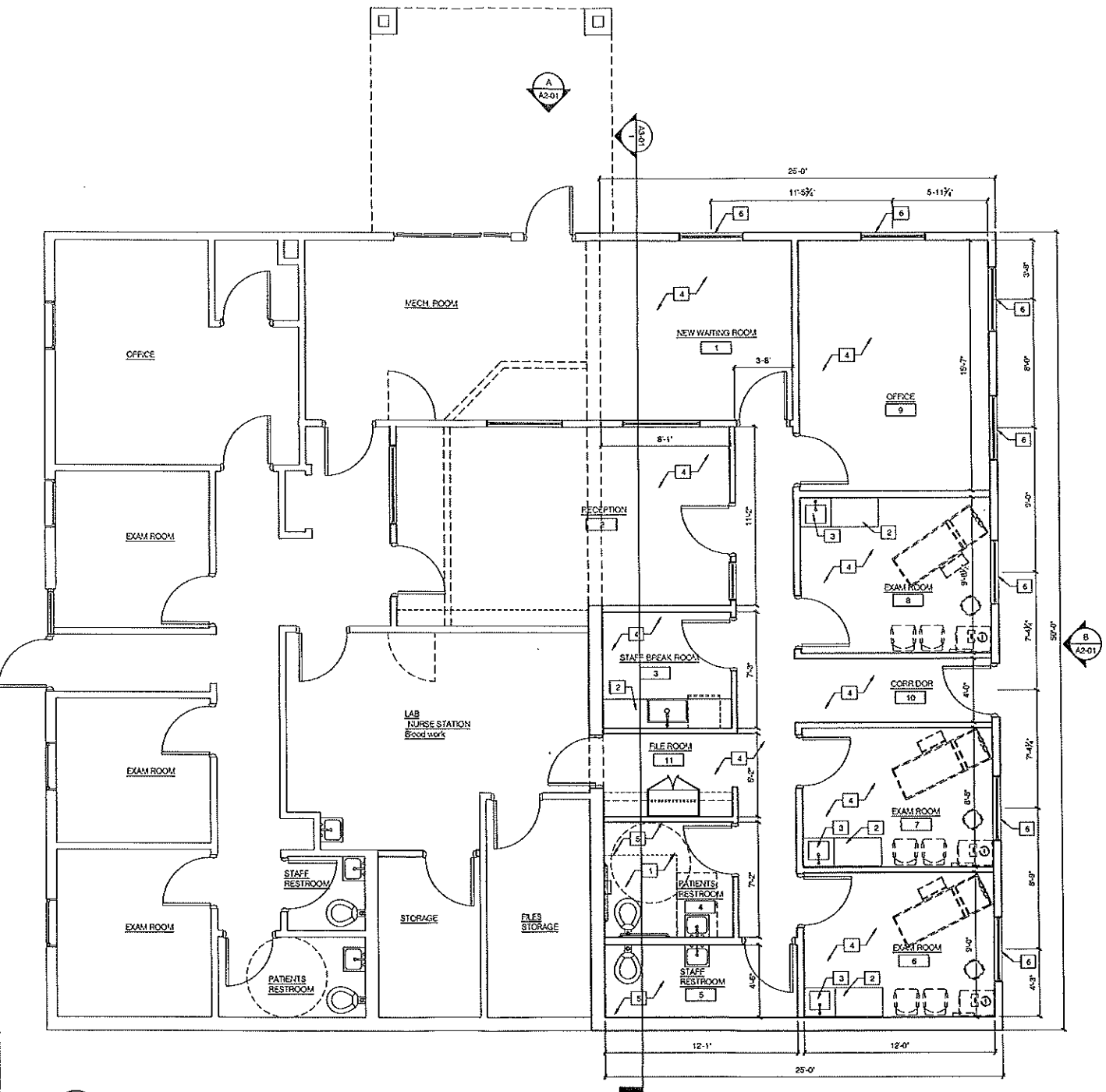
CODE REVIEW

BUILDING CODE: OBC(2017)
USER GROUP: "B" Business
TYPE OF CONSTRUCTION: V-B

TENANT AREA: 1250 SQFT

DRAWING INDEX

A1-01 Floor Plan, Drawing Index, Code Review, Building Location
A2-01 Exterior Elevations
A3-01 Building Section and Details
E1-01 Electrical Plan
M1-01 Mechanical Plan
P1-01 Plumbing Plan



1 Floor Plan 1250 SQFT
A1-01 SCALE: 1/4" = 1'-0"



GENERAL NOTES

- 1- For the purpose of designation for this work the Landlord is the, (Lessor). The Owner /Tenant is as noted on drawings (Lessee).
- The Contractor(s) is (are) those who perform necessary and required work for the Owner/Tenant/Landlord.
- All construction shall be completely in accordance with all governing federal, state and local codes.
- Contractor shall be responsible for verification of all dimensions, locations, and elevations of existing conditions within the Tenant Space. If existing conditions are found to be in variance with the drawings, the Contractor shall report same to Architect prior to start of work.
- The General and or Subcontractor shall be responsible for repairing any damage caused by him or his workmen during the course of construction.
- Before Contractor can start construction on the premises, the Contractor shall visit the construction site and schedule a coordination meeting with the Landlord's Project Manager for construction to determine suitable access route to the site and the premises, designated parking for Contractors, designated loading and unloading and storage areas for materials, etc. A copy of all building permits and insurance certificates must be given to the Landlord's Project Manager for coordination before construction may begin.
- General Conditions of the Contract for Construction* (AIA Doc. 201, Latest Edition) is made part of these construction drawings and contract documents for all trades of work.
- The Contractor shall secure and pay for all necessary building permits.
- Contractor shall provide daily clean up of the premises and the surrounding areas during construction, and the removal of all construction debris from the premises to the designated area.
- Contractor shall at the completion of construction perform all cleaning operation as well as removal of trash, unused materials and equipment from the premises to leave premises ready for acceptance, furnishing and use by Owner.
- The Contractor shall not scale drawings.
- CONTRACTORS ARE RESPONSIBLE FOR MEETING ALL SPECIFICATIONS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BEAR RESPONSIBILITY OF ADDITIONAL INCURANCES OF COST/LABOR/CONSTRUCTION DELAY/ETC DUE TO ANY/ALL DEVIATIONS MADE.

KEY NOTES

- 1 ADA APPROVED
- 2 22X36" FORMICA COUNTERTOP, TYP.
- 3 SINK, W/ FAUCET
- 4 6'X48" VINYL FLOOR PLANK
- 5 VINYL TILE
- 6 48"X48" WINDOW TYP.

FLOOR PLAN LEGEND

- 50" DRYWALL OVER METAL STUDS
- 24" X48" ACOUSTICAL CEILING
- 24"X48" LED LIGHTS
- 6'X48" VINYL FLOOR PLANKS
- WOODEN FLUSH INTERIOR DOORS
- 48" X 48" VINYL WINDOWS

Seal:



Thomas M Tomask—License # 6530
Expiration Date 12/31/2023

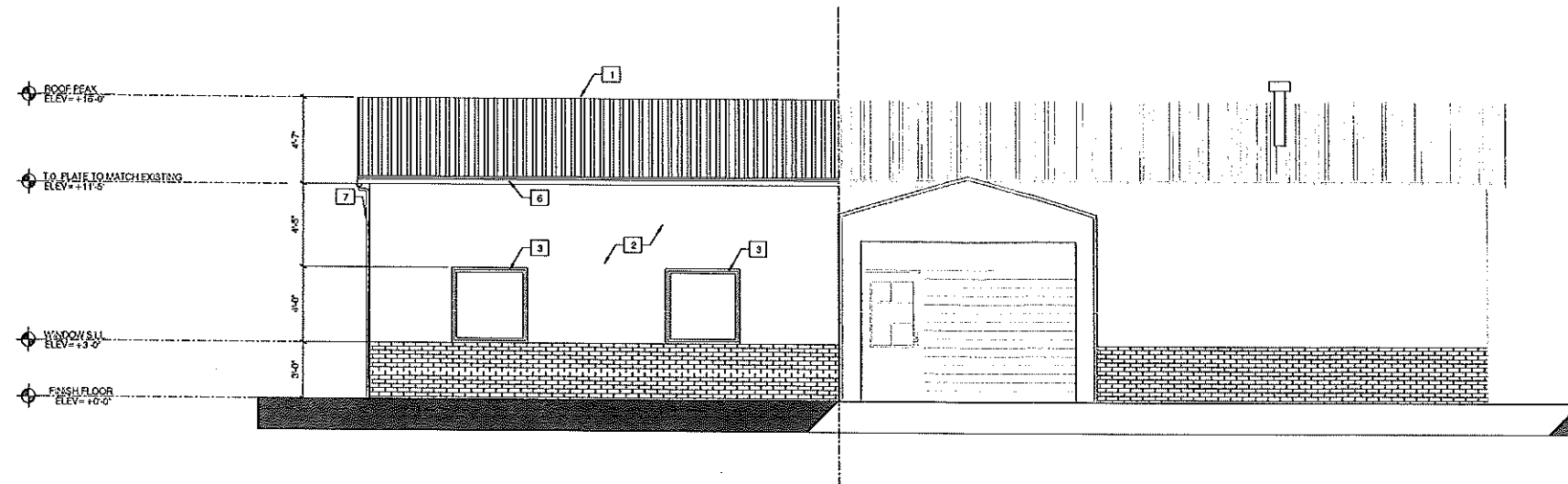
ISSUES:	DATE:	BY:
For Permit	010.20.2023	RB

ARCHITECTS, INC.
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387

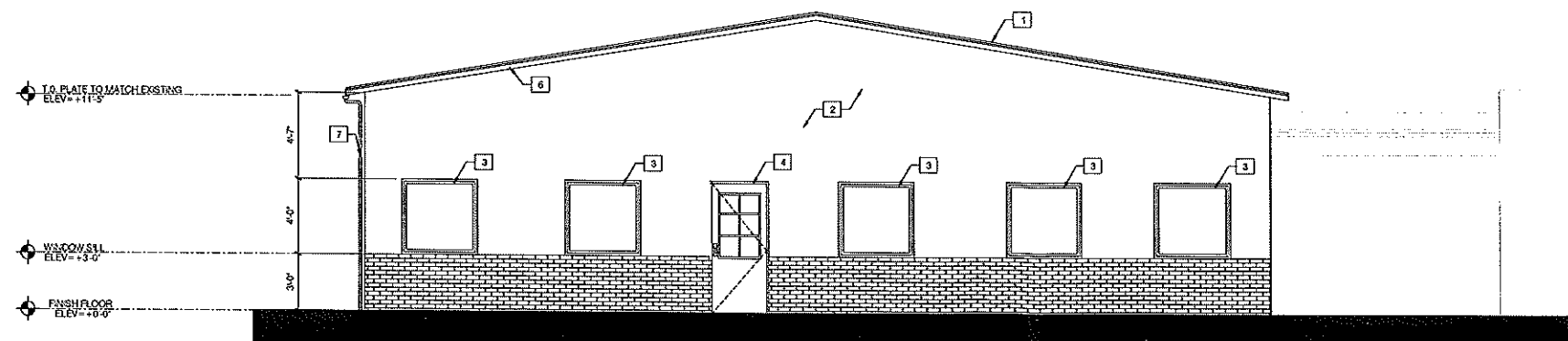
Dr.Debs
Office
Addition

14320 Ridge Rd
North Royalton
OH, 44133

Drawing Title:	
Title sheet Floor Plan	
Drawn by RB	Date 10-17-2023
Checked by	Drawing Number
Approved	A1-01
Scale 23-01	



A South Elevation
A2-01 SCALE: 1/4" = 1'-0"



B West Elevation
A2-01 SCALE: 1/4" = 1'-0"

- KEY NOTES**
- 1 METAL ROOF TO MATCH EXISTING
 - 2 METAL SIDING TO MATCH EXISTING
 - 3 48"x48" VINYL WINDOW TYP.
 - 4 ALUMINUM DOOR
 - 5 EXTERIOR BRICK TO MATCH EXISTING
 - 6 EXTERIOR GRADE WOOD FASCIA
 - 7 ALUM. GUTTERS

Seal:

Thomas M. Tomusik—License # 8590
Expiration Date 12/31/2023

ISSUES:	DATE:	BY:
For Permit	10.20.2023	RB

TOMSIK ARCHITECTS, INC.
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387

**Dr. Debs
Office
Addition**

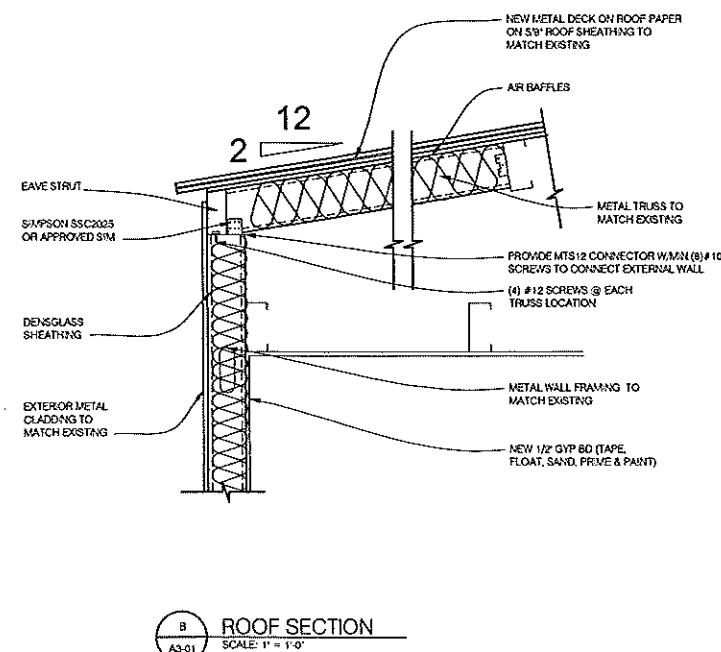
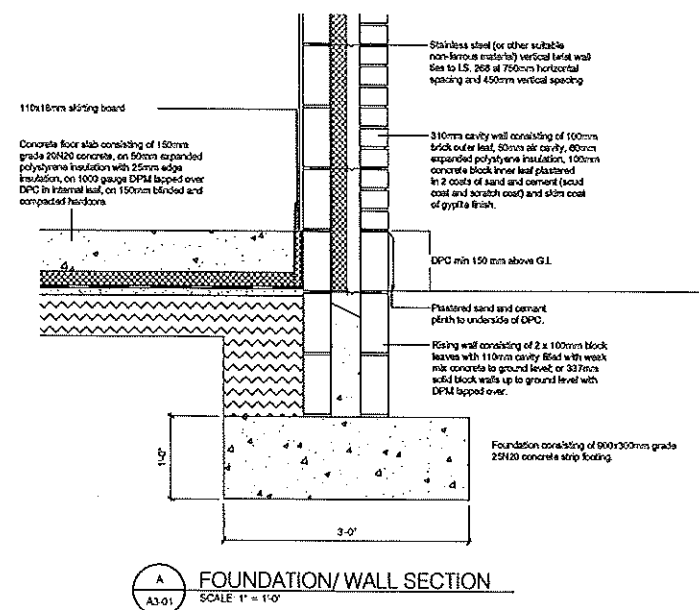
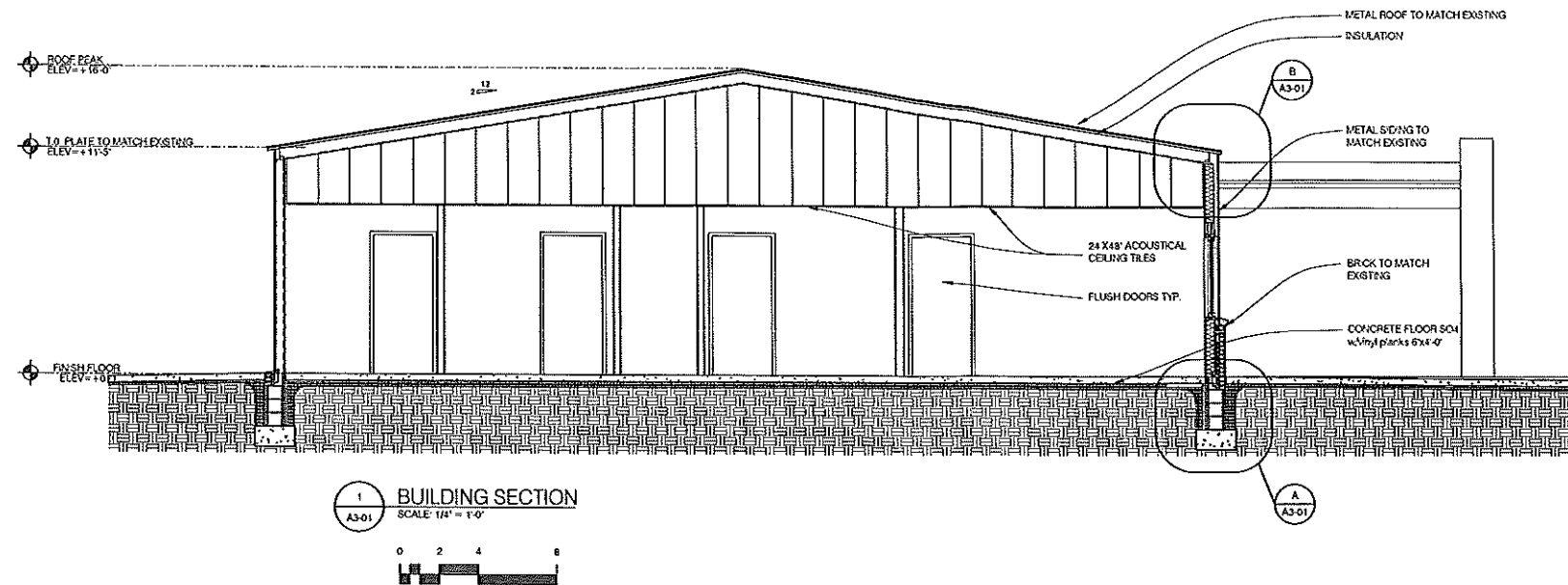
14320 Ridge Rd
North Royalton
OH, 44133

Drawing Title:

**EXTERIOR
ELEVATIONS**

Drawn by RB	Date 10-17-2023	A2-01
Checked by	Drawing Number	
Approved		
Job Number 23-01		

By Name



Seal:

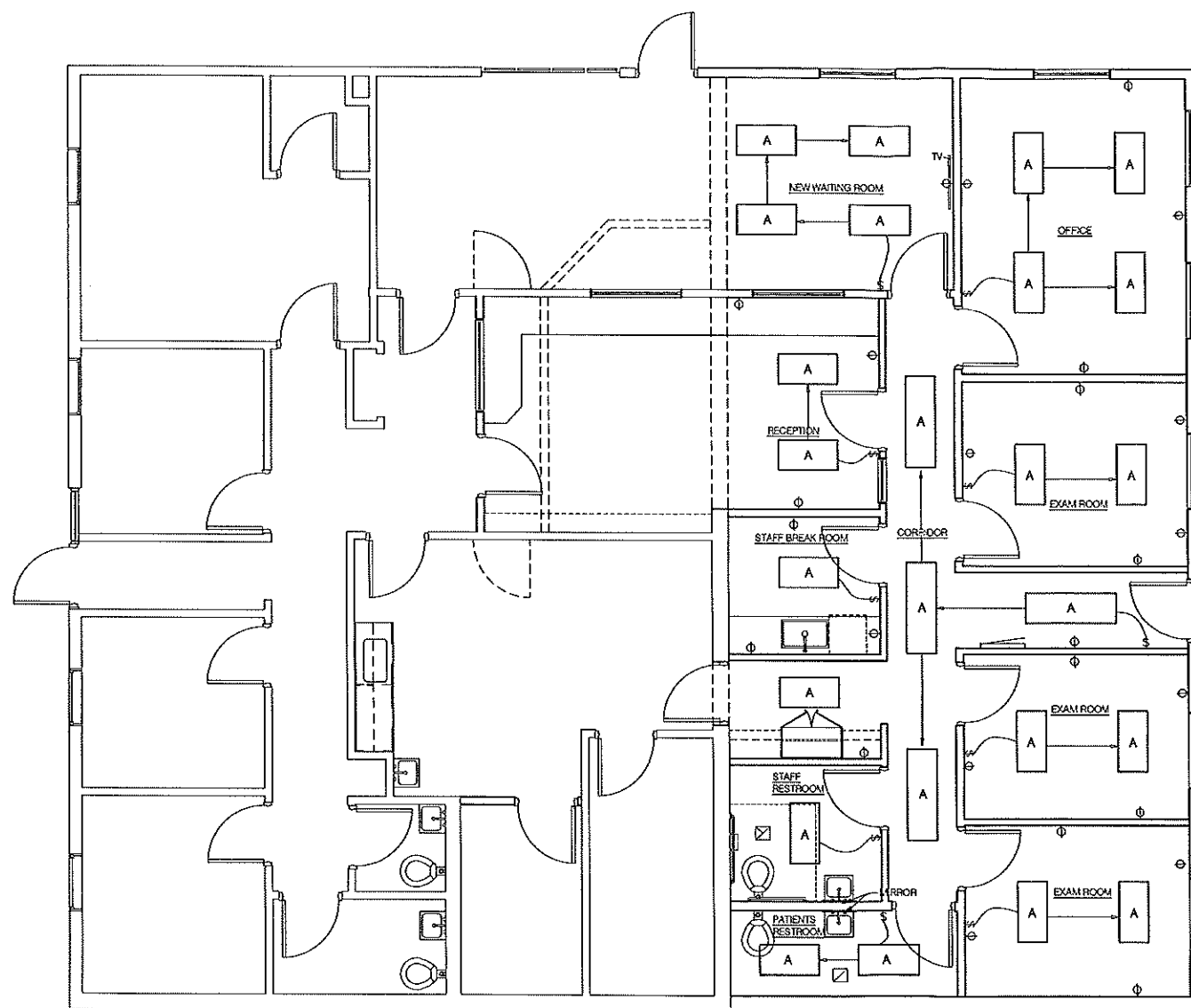
STATE OF OHIO
T. M. TOMSKA
REGISTERED ARCHITECTS
Thomas M. Tomaska - License # 85390
Expiration Date 12/31/2023

ISSUES:	DATE:	BY:
For Permit	10.20.2023	RB

ARCHITECTS, INC.
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387

Dr. Debs
Office
Addition
14320 Ridge Rd
North Royalton
OH, 44133

Drawing Title:	
BUILDING SECTION	
Drawn by:	Date:
RB	10-17-2023
Checked by:	Drawn Number:
Approved:	
Use Number:	
23-01	
A3-01	



ELECTRICAL SYMBOL AND LIGHTING FIXTURE		
SYMBOL	DESCRIPTION	MOUNTING HGT. (IN FT.)
⌘	LIGHT SWITCH	45"
⊕	SINGLE RECEPTACLE	18"
⌘	2'-0" X 4'-0" LED FLORESCENT LIGHT	CEILING
⌘	PANELBOARD 100 AMP	
⌘	CLG EXHAUST	

GENERAL NOTES

• CONFIRM ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH VENDOR BEFORE ROUGH-IN.

• THE EQUIPMENT VENDOR WILL SPOT LOCATIONS FOR ALL EQUIPMENT AND RECEPTACLES.
NOTE: SOME RECEPTACLES ARE LOCATED IN THE CABINETS

• ALL REQUIREMENTS SHALL BE VERIFIED BY MANUFACTURERS SPEC SHEETS PROVIDED BY DENTAL EQUIPMENT SPECIALIST.

• CONFIRM ELECTRICAL REQUIREMENTS FOR EACH EXAM/TREATMENT ROOM WITH VENDOR BEFORE ROUGH-IN.

• ALL CIRCUITS OVER 75 FEET IN LENGTH SHALL USE #10 CONDUCTORS, WITH #10 GROUNDS.

6- ALL CIRCUITS IN THE HYGIENE AND TREATMENT/OPT. ROOMS SHALL HAVE REDUNDANT (DOUBLE) GROUNDS PER NEC 517.13 & 517.14.

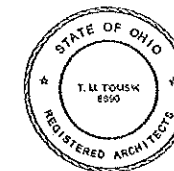
• ALL RECEPTACLES IN THE HYGIENE AND TREATMENT/OPT. ROOMS SHALL BE HOSPITAL GRADE PER NEC 517.16.

• GROUND DETECTORS ARE FURNISHED BY THE MECHANICAL CONTRACTOR.

• ALL POWER AND DATA OUTLETS SHALL BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED W/ GROMMETS @ COUNTER LOCATIONS.

• TAMPER-RESISTANT RECEPTACLES SHALL BE PROVIDED IN BUSINESS OFFICES, CORRIDORS, WAITING ROOM PER NEC 406.12(5).

Seal:



Thomas M. Tomsik - License # 8330
Expiration Date 12/31/2023

ISSUES: DATE: BY:
For Permit 10.20.2023 RB

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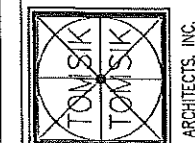
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ARCHITECTS, INC.

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387

Dr. Debs
Office
Addition

14320 Ridge Rd
North Royalton
OH, 44133

Drawing Title:

ELECTRICAL
PLAN

Drawn by RB Dec 10-17-2023

Checked by Drawing Number

Approved

Job Number

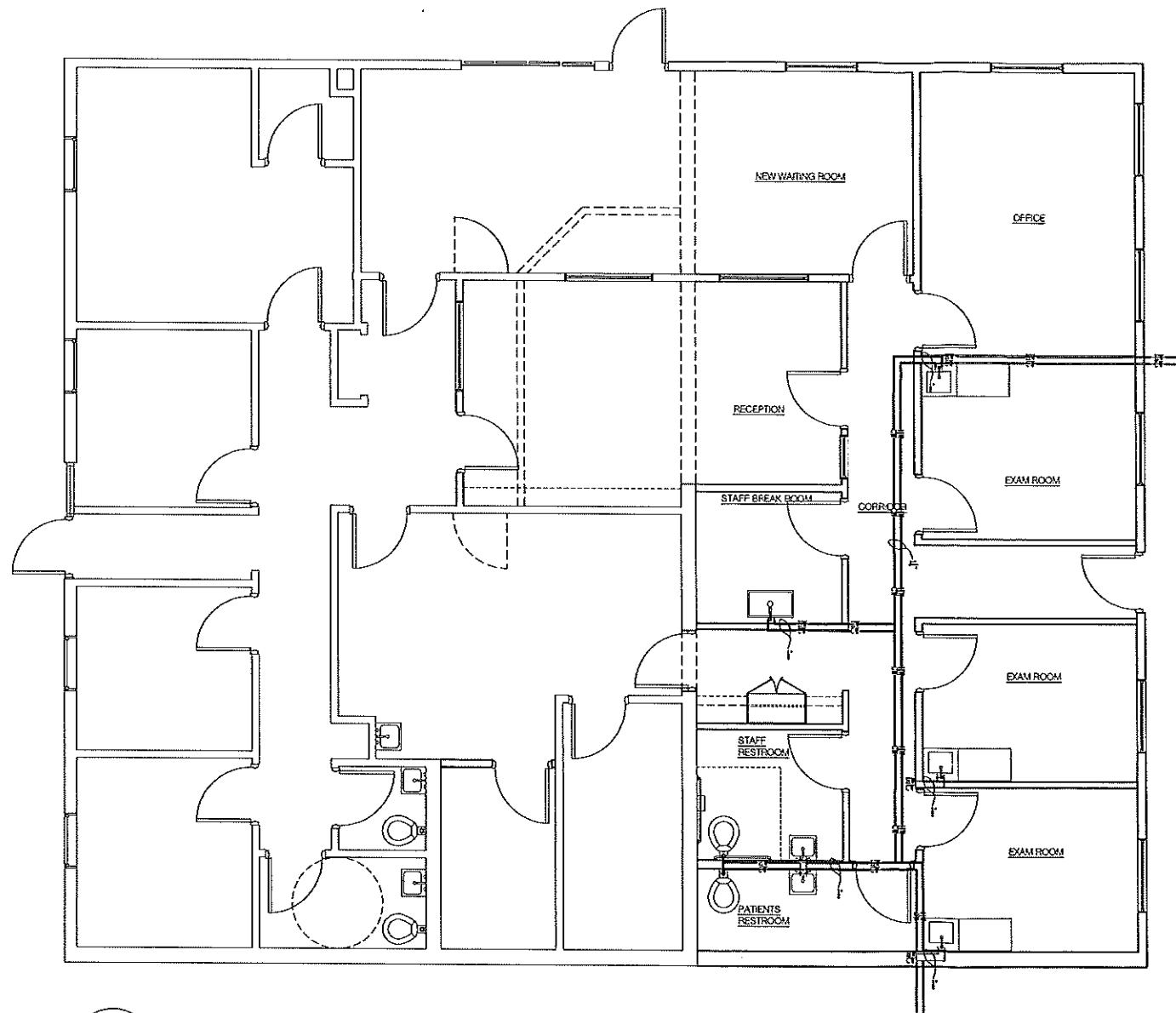
23-01

File Name

E1-01



Electrical Floor Plan
E1-01
SCALE 1/4" = 1'-0"



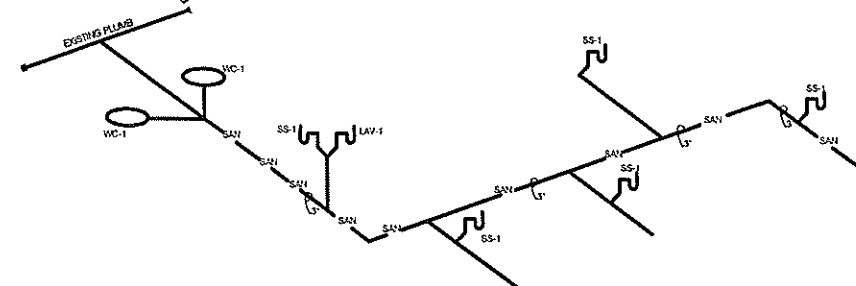
PLUMBING LEGEND	
SYMBOL	DESCRIPTION
—HW—	HOT WATER
—CW—	COLD WATER
—SW—	SANTARY SEWER (UNDER FLOOR)
—S—	SHUT-OFF VALVE
—P—	PIPE DOWN

FIXTURE CONNECTION SCHEDULE					
MARK	FIXTURE	HW	CW	SAN	VENT
WC-1	ADA WATER CLOSET	-	1/2	4	2
LV-1	ADA LAVATORY	1/2	1/2	1-1/2	1-1/2
SS-1	HAND SINK	1/2	1/2	1-1/2	1-1/2

PLUMBING NOTES:

PIPING MATERIAL SHALL BE:
 WATER- TYPE 'L' PVC SCH 40
 W/ LEAD FREE SOLDERED
 FITTINGS: WASTE PIPE SHALL BE
 PLASTIC SCH.40 PVC

CONNECT NEW 4" SANITARY TO
 EXISTING MAIN IN THIS AREA.
 PLUMBING CONTRACTOR SHALL
 VERIFY EXACT LOCATION, SIZE AND
 INVERT OF EXIST. SANITARY MAIN.
 SAWCUT AND TRENCH FLOOR AS
 REQUIRED AND PATCH FLOOR TO
 MATCH EXISTING.



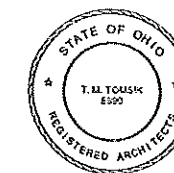
1
P1-01

Plumbing Floor Plan
 SCALE: 1/4" = 1'-0"

2
P1-01

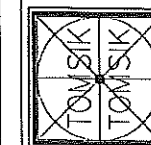
SANITARY STACK DIAGRAMS
 NTS

Seal:



Thomas M. Tomsik—License # 8390
 Expiration Date 12/31/2023

ISSUES: DATE: BY:
 For Permit 10.20.2023 RB



ARCHITECTS, INC.

921 LITERARY ROAD
 CLEVELAND, OHIO 44113-4440
 216/781-7385 FAX 216/781-7387

Dr. Debs
 Office
 Addition

14320 Ridge Rd
 North Royalton
 OH, 44133

Drawing Title:

PLUMBING
 PLAN

Drawn by: RB Date: 10-17-2023

Checked by: Drawing Number:

Approval: P1-01

Addendum:
 23-01

File Name:



SOUTH SIDE CONDOMINIUM

Panoramic

SOUTH TO NORTH





LOOKING WEST FROM THE STREET

N Royalton- pics

LOOKING WEST FROM THE STREET





N. E. CORNER



S. E. CORNER



LOOKING SOUTH



N. E. & PROPERTY SIDE



EXISTING DUMPSTER TO BE RELOCATED NORTH



NORTHERN NEIGHBORING BUSINESS



N.E. CORNER PIN



N. W. EXISTING DITCH & CREEK