City of Willowick
PLAN REVIEW BOARD

Thursday, November 12, 2026 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
    1. Plan Review Board Minutes - October 8th, 2026
4. **New business**
    1. Convenient Foods - Located at 29001 Lakeshore Blvd
    2. Defi-Age Fitness - Located at 30400 Lakeshore
    3. Formality ReSale dba Formality Bridal - Located at 30500 Lakeshore
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**

City of Willowick
PLAN REVIEW BOARD

Thursday, October 08, 2026 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

MINUTES

1. **Call meeting to order**

   Chairman Brennan called the October 8th 2026, Plan Review Board meeting to order at 3:00pm.

Roll call
PRESENT
Chairman Brennan
Chief Daubenmire
Captain Okenden on behalf of Chief Malovrh
Mr. McLaughlin
Mr. Lazor

ABSENT
Chief Malovrh Jr.

Approval of minutes

Plan Review Board Minutes - June 25th 2026

Motion made to approve the June 25th, 2026, Plan Review Board meeting minutes by Mr. Lazor, Seconded by Mr. McLaughlin.
Voting Yea: Chairman Brennan, Chief Daubenmire, Captain Okenden, Mr. McLaughlin, Mr. Lazor

New business

RCM Flooring & Family LLC - Located at 1257 E. 305th Street

Per a phone call prior to the meeting, Ms. Bartone (the new owner of the establishment) stated that she was not going to be able to attend the meeting.

Chairman Brennan advised that this is for an ownership change, per their plans and letter of intent there are no alterations and business will remain the same.

Motion made to approve RCM Flooring & Family LLC - Located at 1257 E. 305th Street (ownership change) by Mr. McLaughlin, Seconded by Mr. Lazor.
Voting Yea: Chairman Brennan, Chief Daubenmire, Captain Okenden, Mr. McLaughlin, Mr. Lazor

Primus Liquidation Outlet - Located at 32801 Vine Street

Mr. and Ms. Moultry of Solon, Ohio were present representing Primus Liquidation Outlet - Located at 32801 Vine Street. Chairman Brennan stated that per their first submitted letter of intent and plans, they are looking to open a "scratch and dent" appliance store at this location. In addition they also provided a second letter of intent for an authorized U-Haul retailer at the same location. She advised that she spoke to U-Haul and they were looking at the spots to the rear of the building, to make that into the area where the trucks will be stored. She stated that the vehicles would not be viewable from Vine Street. She advised that they would only start off with two U-Haul vehicles for rent and then depending on the flow they would bring that in as part of their business model as it will help to bring in additional money to help with the appliance business as it does bring in quite a bit of profit. She also advised the board that there is not a U-Haul location in the area so she would like to bring that to the city. She stated that the U-Haul business is considered retail as they have to have their vendors license, they have to have space for U-Haul supplies such as moving blankets, tape, dolly's, boxes, etc., so they have to maintain a standard with the state of Ohio as a retailer for this part of the business, she included that this location would not be doing any of the storage aspect, she clarified that there are parts to U-Haul that they would not be doing because of the location. Chairman Brennan asked about the parking per the submitted site plan, what is the total number of parking affiliated with their unit, Ms. Moultry stated that they have 3 designated spots at the front of the location, 6 spots to the right of the building and 8 spots at the rear of the building. She advised that the building owner stated that all parking spaces can be used for any business in any unit but the three front parking spots are for her business but again she clarified that anyone going to any of the businesses can use those spots as well. Chairman Brennan circled back to the U-Haul portion of this submittal, he asked what kind of trucks are going to be on site, Ms. Moultry stated for this location, they will have to see but they will not have the big box trucks, she believes she will have vans and 20' and under trucks. She stated that 10' trucks are the trucks that retail the most and the fastest. The selection is based on what U-Haul determines is most effective in the area. Again, this will be in the rear of the property, with a sign stating U-Haul is in the rear, the area is bigger and easier to maneuver. She stated that it looks better for the trucks to be in the rear anyways, as trucks sitting in the front of a business does not look well. Chairman Brennan advised that as far as the U-Haul portion of the business, per our city ordinance, it is zoned a retail district, however that type of business has to go in front of Planning Commission and City Council because that is a service that is being provided. He stated to the board members, that he believes that the businesses should be separated with regards to submissions, one for the appliance store and one for the U-Haul retailer, for example the board can vote on the U-Haul submittal, and if approved Plan Review board can be contingent on the approval from Planning Commission and City Council. Chairman Brennan then went back to the appliance portion, he asked if this is all going to be appliances, like a scratch and dent, overstock liquidation? Ms. Moultry stated that is correct. In reviewing the submittal Chairman Brennan stated that the hours will be 9a-5p, Ms. Moultry stated that is correct. Chairman Brennan referencing back to the parking, he advised that if the board approves U-Haul pending approval from Planning Commission and City Council he would suggest submitting in a better parking plan with a further description where the U-Hauls will be parked. He just wants to make sure that there is a clear distinction between their parking lot and the church parking lot.

Motion made to approval Primus Liquidation Outlet unit A1 (retail) - Located at 32801 Vine Street by Mr. Lazor, Seconded by Mr. McLaughlin.
Voting Yea: Chairman Brennan, Chief Daubenmire, Captain Okenden, Mr. McLaughlin, Mr. Lazor

Motion made to approve Primus Liquidation Outlet - Located at 32801 Vine Street unit A1 (U-Haul Service Establishment) pending the approval by Planning Commission and City Council by Mr. McLaughlin, Seconded by Mr. Lazor.
Voting Yea: Chairman Brennan, Chief Daubenmire, Captain Okenden, Mr. McLaughlin, Mr. Lazor

Public portion

Public portion was open and closed at 3:15pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the October 8th, 2026, Plan Review Board meeting at 3:16pm by Mr. McLaughlin, Seconded by Mr. Lazor.
Voting Yea: Chairman Brennan, Chief Daubenmire, Captain Okenden Mr. McLaughlin, Mr. Lazor

_____

Chairman Brennan

_____

Heather Boling – Secretary

CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATON
440-516-3000

PERMIT FEE: $60.00
DATE: _____

Location of Occupancy: 29001 Lakeshore Blvd (ADDRESS) **Business Name:** Convenient Foods

Business Owner's Name & Address: Jaspal Kang contact Harpreet Kang

CITY/STATE/ZIP: 2980 Gatsby lane, Willoughby Hills, OH 44092.

Telephone Number: 440-944-0190 **Fax Number:** _____ **Federal ID Number:** _____ Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Northfield Realty LLC
2980 Gatsby lane, Willoughby Hills OH 44092

SUBMIT NEW DETAILED FLOOR PLAN: _____ **SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY:** _____

Building Size: 3000 sq ft **Total Number Of Employees:** 8

Intended Number of Occupants: _____ **Total Number of Seating:** _____

Site Plan With Number of Paved Parking Spaces: 26 **Hours Of Operation:** 7am - 10 pm

Letter of Intent: _____ **Previous Use:** _____ **Proposed Use:** _____

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Bob Bumbarger-Larsen Architects

Home Address/City/Zip: 12815 Detroit Ave. Lakewood OH, 44107 **Telephone Number:** 216-221-2350

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: _____ **Date:** 10-15-26

Office use only:

Zoning District: _____ **Authorized Occupants:** _____

TEMPORARY APPROVED BY: _____ **Date:** _____

Zoning Dept. Inspected by: _____ **DATE:** _____

Zoning Permit # _____ **Zoning Permit Fee $** _____

Fire Dept. Inspected By: _____ **Date:** _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL.
Note* A separate permit is required for all new signs from the Willowick Building Department.

Letter of Intent

LARSEN ARCHITECTS

To: Sean Brennan,
Chief Housing & Zoning Inspector

City of Willowick
Building Department
31230 Vine St.
Willowick, OH 44095

Date: 15 October 2026

From: Bob Bumbarger
Project Manager

Larsen Architects
12815 Detroit Avenue
Lakewood, OH 44107

Project: Convenient Foods

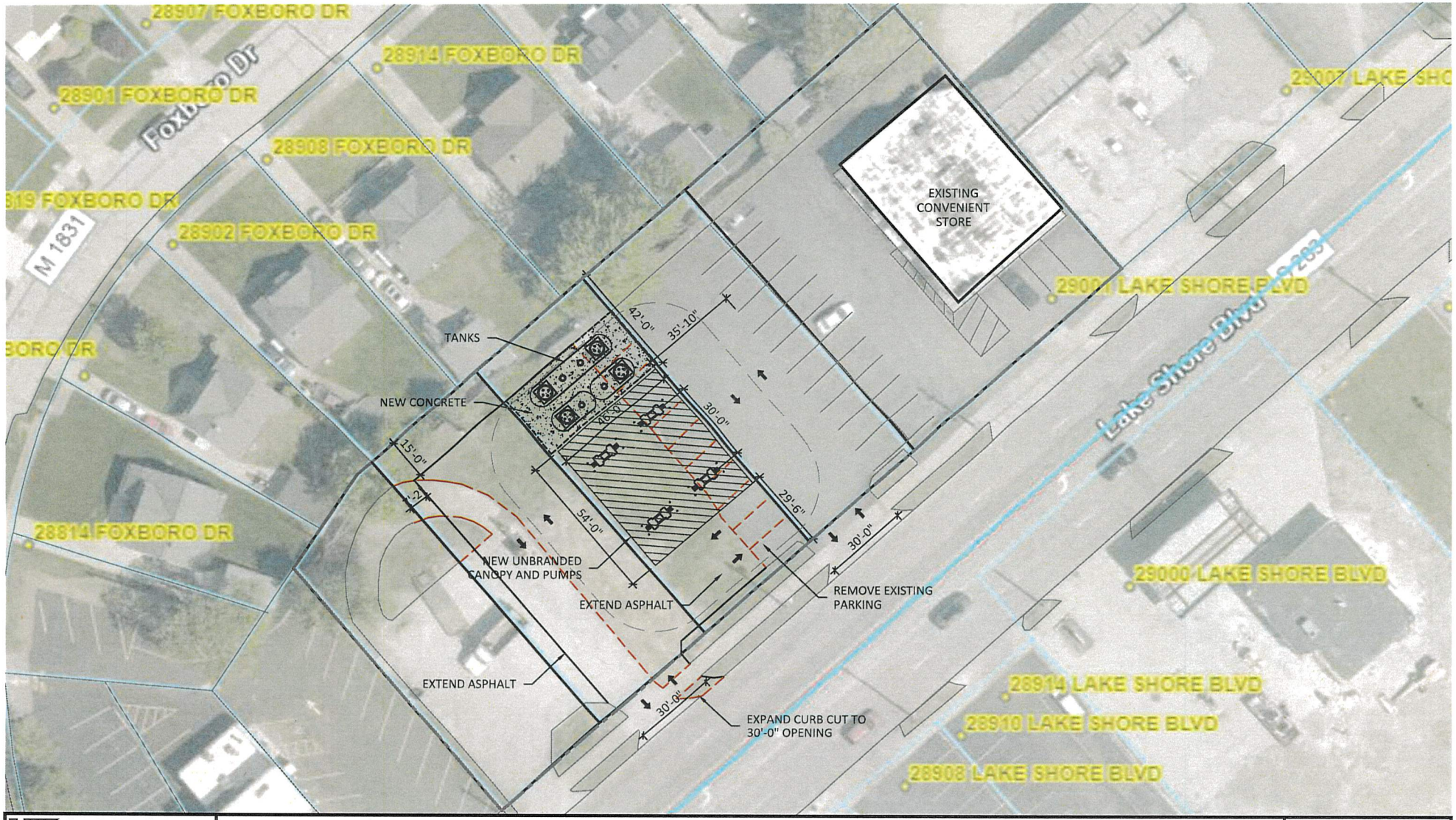
Proj. # 26083

Sean,

The owner of the existing Convenient Foods location at 29001 Lake Shore Blvd parcel # 28-A-042-F-00-009-0, would like to add a Gas Station and Canopy. 4 Fuel Dispensers with 8 pumps. This would be located on parcel # 28-A-042-F-00-006-0 and would require a lot consolidation. The intent is to have the fuel tanks underground behind the rear of the gas station. The Canopy is an unbranded 19' tall canopy that is 3' tall and 46'-0"x54'-0". We would also need to widen the curb cut that is on parcel # 28-A-042-F-00-005-0 to be 30'-0". The fuel tanks that are unground will have a concrete surface and the remainder of the lot will be asphalt to match existing.

Harpreet Kang – Northfield Reality - Owner — Date: 10-22-26

Bob Bumbarger – Larsen Architects - Applicant — Date: 10-22-26



LARSEN ARCHITECTS

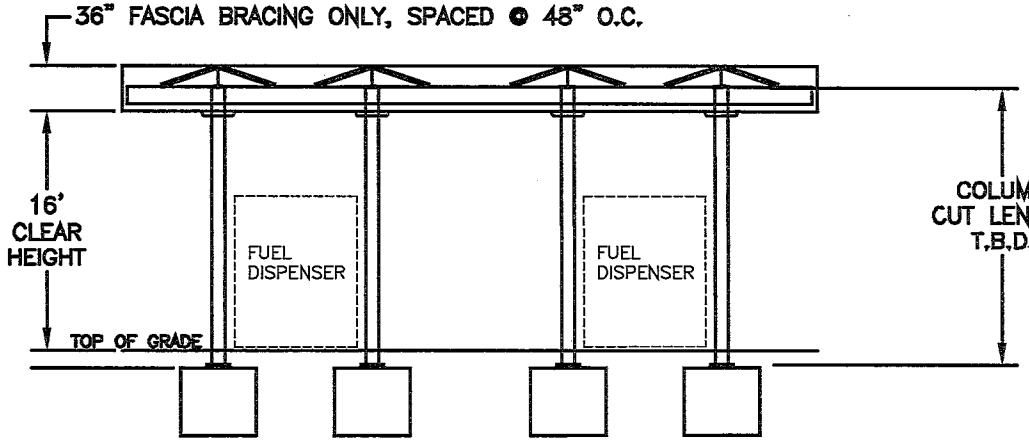
CONVENIENT FOODS - GAS

29001 LAKESHORE BLVD., WILLOWICK OH 44095

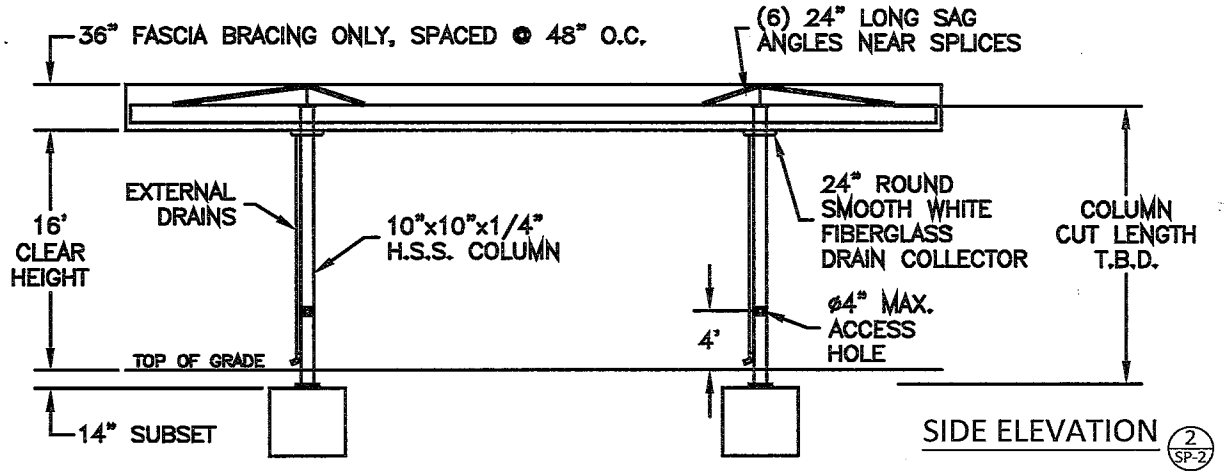
SCALE 1/32"=1'-0"

Issue Date: 2026.10.15
Job No: 26083

SP-1



FRONT ELEVATION (1/SP-2)



SIDE ELEVATION (2/SP-2)

LARSEN ARCHITECTS

CONVENIENT FOODS - GAS
29001 LAKESHORE BLVD., WILLOWICK OH 44095

SCALE 1/8"=1'-0"

Issue Date: 2026.10.15
Job No: 26083

SP-2



PROPOSED LOT CONSOLIDATION OF PROPERTIES:
28-A-042-F-005-0, 28-A-042-F-006-0,
28-A-042-F-007-0 &28-A-042-F-009-0.
PROPERTY
28-A-042-F-004-0 WILL BE EXISTING TO REMAIN

LARSEN ARCHITECTS

CONVENIENT FOODS - GAS
29001 LAKESHORE BLVD., WILLOWICK OH 44095

SCALE 1/32"=1'-0"

Issue Date: 2026.09.15
Job No: 26083

SP-3

CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATON
440-516-3000

PERMIT FEE: $60.00
DATE: October 23, 2026 4WT21

Location of Occupancy: 30400 Lakeshore (ADDRESS) Business Name: Defi-Age-fitness

Business Owner's Name & Address: Roderick Sims 195 Larimar Dr.

CITY/STATE/ZIP: Willowick Ohio 44095

Telephone Number: 216-804-2443 Fax Number: _____ Federal ID Number: 1088 Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Phillip Edison & Company
11501 Northlake Drive Cincinnati Ohio 45249

SUBMIT NEW DETAILED FLOOR PLAN: _____ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1500 sqf

Building Size: 1500 sqf Total Number Of Employees: 1

Intended Number of Occupants: 1 Total Number of Seating: 1

X Site Plan With Number of Paved Parking Spaces: _____ Hours Of Operation: _____

X Letter of Intent: ✓ Previous Use: Solove Proposed Use: Personal training

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Roderick Sims

Home Address/City/Zip: 195 Larimar Dr Willowick Telephone Number: 216-804-2443

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: _____ Date: October 28, 2026

Office use only:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee $ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL.
Note* A separate permit is required for all new signs from the Willowick Building Department.

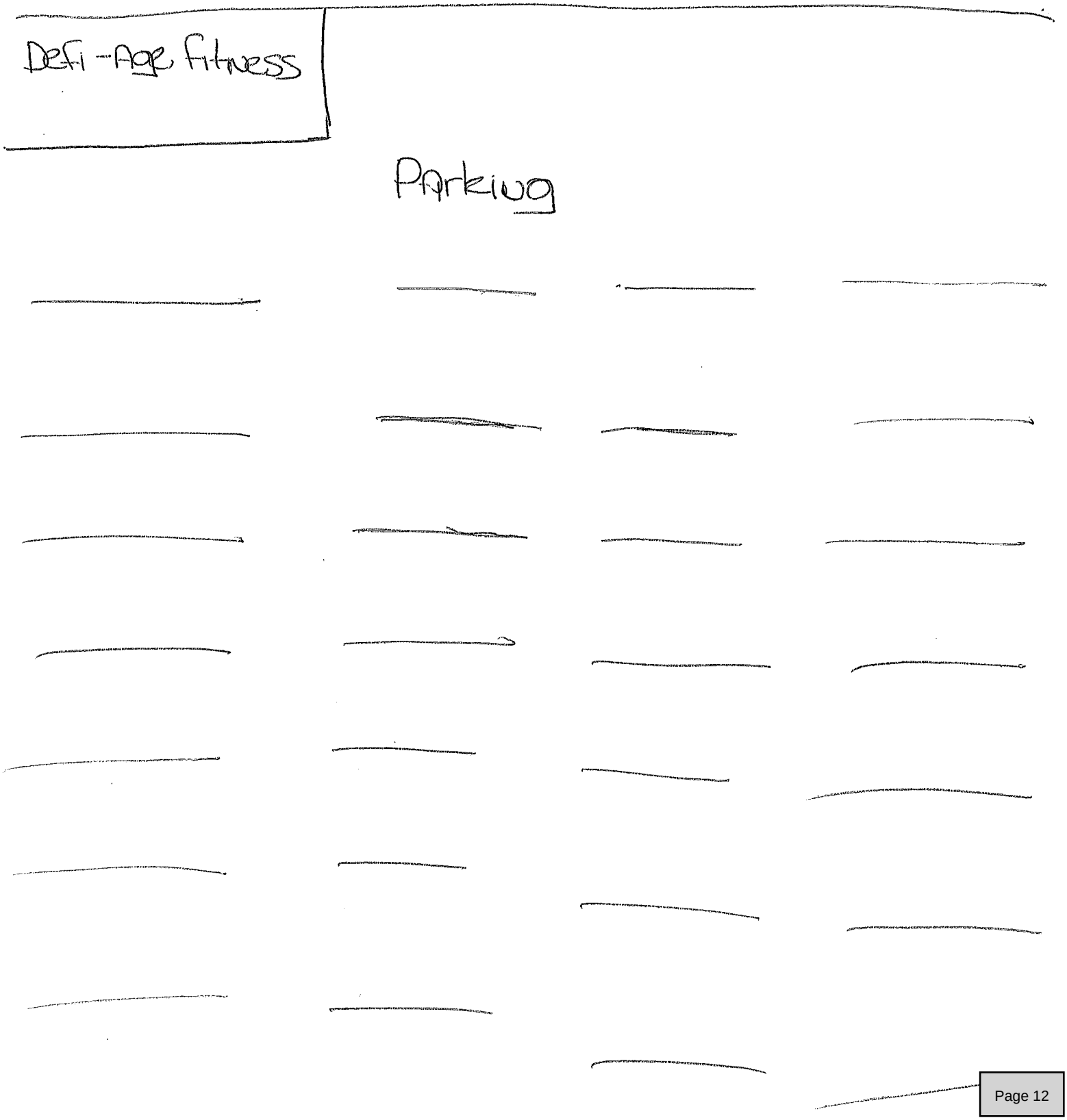
TO: City of willowick

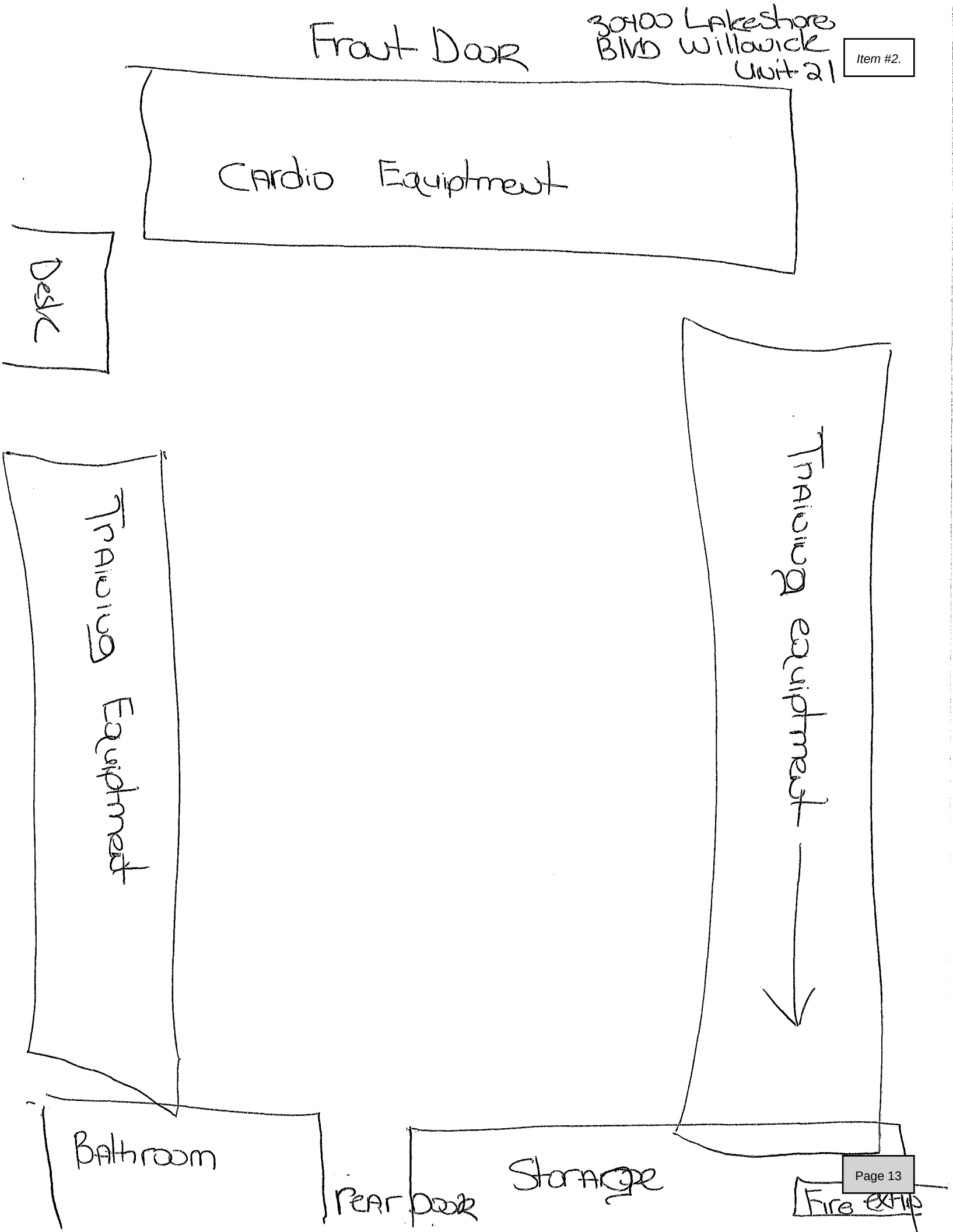
From: Roderick Sims

My intention is to use this facility for personal Training. Helping people get in Shape And live A healthy lifestye

Oct-28, 2026

Plaza Shoregate




Fraut Door
30400 Lakeshore BLVD willowick Unit-21
Cardio Equiptment
Desk
Training Equipment
Training equipment
Bathroom
Rear door
Storage
Fire extin

CK #1292

RECEIVED
NOV 06 2026
By 4483/30

CITY OF WILLOWICK

CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATON
440-516-3000

PERMIT FEE: $60.00
DATE: 9-15-26

Location of Occupancy: 30500 Lakeshore **Business Name:** FORMALITY reSALE dba FORMALITY BRIDAL
(ADDRESS)
Business Owner's Name & Address: Penny Bowers-Schebal, 3990 Middle Rd,
CITY/STATE/ZIP: Conneaut, Oh. 44030
Telephone Number: (440) 251-0571 **Fax Number:** n/a **Federal ID Number:** 87-4172794
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: The Carrington Company, 707 H Street, PO Box 1328, Eureka, CA 95501 (707) 444-7719

SUBMIT NEW DETAILED FLOOR PLAN: Attached **SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY:** 11,362

Building Size: 11,362 **Total Number Of Employees:** 15 estimated

Intended Number of Occupants: 75 **Total Number of Seating:** 28

Site Plan With Number of Paved Parking Spaces: attached **Hours Of Operation:** 11-5 Thurs-Sun. Other hrs by appt.

Letter of Intent: attached **Previous Use:** Retail/pharmacy **Proposed Use:** Retail bridal

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Penny Bowers-Schebal

Home Address/City/Zip: 3990 Middle Rd Conneaut Ohio 44030 **Telephone Number:** (440) 251-0571

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: Penny Bowers-Schebal **Date:** 9-15-26

Office use only:

Zoning District: _____ **Authorized Occupants:** _____

TEMPORARY APPROVED BY: _____ **Date:** _____

Zoning Dept. Inspected by: _____ **DATE:** _____

Zoning Permit # _____ **Zoning Permit Fee $** _____

Fire Dept. Inspected By: _____ **Date:** _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL.
Note* A separate permit is required for all new signs from the Willowick Building Department.

pennyformality@yahoo.com

FORMALITY BRIDAL

FORMALITY reSALE INC. | A Smarter Yes.

LETTER OF INTENT

City of Willowick Plan Review Board
Building Department
31230 Vine Street
Willowick, Ohio 44095

RE: Formality Bridal - 30500 Lakeshore Boulevard, Willowick, Ohio

To Whom It May Concern:

Formality reSale Inc., doing business as **Formality Bridal**, intends to occupy the former Rite Aid retail space located at **30500 Lakeshore Boulevard, Willowick, Ohio**, for use as a bridal retail store.

Formality Bridal is an established bridal retailer specializing primarily in the sale of new, off-the-rack bridal gowns and related bridal apparel and accessories. Customers are generally served by appointment, although the store will also accommodate walk-in retail customers.

The proposed space is approximately **11,362 square feet** and will continue to be used primarily as retail space. Proposed improvements are largely cosmetic and include painting, decor, installation of retail fixtures and displays, and modifications necessary to accommodate the bridal retail operation.

Limited interior construction is planned, including installation of **non-load-bearing partition walls to create bridal dressing rooms and a private/flexible appointment space**. Existing counters and certain fixtures from the former pharmacy operation will be removed or modified as necessary. No structural or load-bearing walls are proposed to be altered.

The existing restrooms, utility areas, and primary building systems will generally remain in their current locations and configuration.

The store is anticipated to employ approximately **15 employees**, with staffing varying according to appointment volume and day of the week. The intended maximum occupancy is approximately **75 persons**, including employees and customers. Approximately **28 seats** will be provided throughout customer waiting and appointment areas.

Anticipated regular business hours are:

Thursday through Sunday: 11:00 a.m. - 5:00 p.m.

Additional appointments may be scheduled outside of regular posted hours.

Formality Bridal intends to complete the necessary interior improvements and obtain all required City and County approvals prior to opening the Willowick location to the public.

Please contact me if any additional information or documentation is required as part of the Plan Review process.

Sincerely,

Penny Bowers-Schebal
Owner/President
Formality reSale Inc.
dba Formality Bridal

For Office Use Only

Date:_____

Permit #:_____

Receipt #:_____

Amount:_____

_____

Issued By:_____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Commercial Zoning Application

440-516-3000

Property Address: 30500 Lakeshore Blvd, Willowick, Ohio

Owners Name: The Carrington Co. Phone No:

Owners Address: 707 H Street City, State, Zip Eureka, CA. 95501

Contractor: Joe Ventresco, Ten Six Construction (proposed) Phone No: (216) 903-0253

Contractor Address: 4536 Renaissance Pkwy City, State, Zip Warrensville Hts, OH. 44128

Zoning District : ☐ Apartment District ☐ Industrial District ☐ Retail District ☐ Mixed Use District ☒ Multi Family District

Zoning Review Structure

2 Sets construction drawings required

2 Site plans required

☐ New Commercial Structure

☐ Addition

☒ Interior Alteration

☐ Exterior Alterations

☐ Demolition

☐ Other_____

Non-load bearing wall partitions, removal of existing counters/fixtures, Cosmetic updates interior + exterior

Zoning Review Accessory Structure

2 Sets construction drawings required

2 Site plans required

☐ Accessory Building

☐ Tool / Storage Shed > 120 sq. ft.

☐ Gazebo

☐ Deck

☐ Ramp

☐ Other_____

Zoning Review Misc.

2 Site Plans Required

☐ A/C Unit (rear yard only)

☐ Generator (rear yard only)

☐ Other_____

Estimated Cost $ 90k est.

All commercial electrical, building, gas piping, hydronics and HVAC permits are to be obtained from the Lake County Building Department, 105 Main St., bldg. B, Second Floor, Painesville oh 44077. Phone # 440-350-2636.

I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Penny Bowers-Schebal 9-15-26 Penny Bowers-Schebal

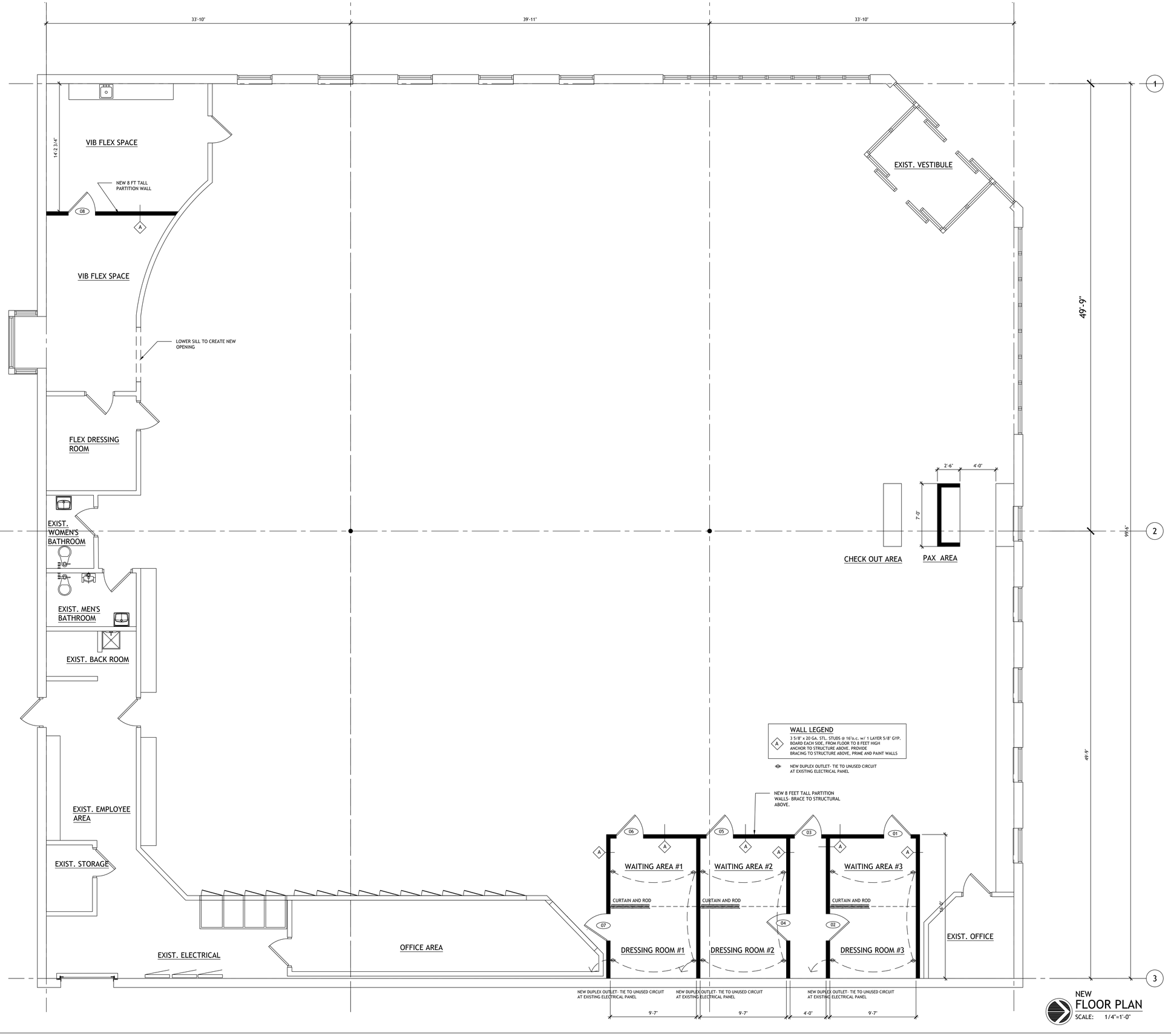
Property Owners / Agent Signature Date Print Name

Office Use Only

☐ Approved Date:_____

☐ Denied Reason _____

☐ Variance Needed Reviewed By:_____



NEW
FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2026

ROBERT OROVETS ARCHITECT
30500 LAKESHORE BLVD.
SUITE 200
CLEVELAND, OHIO 44040
440-346-3721

INTERIOR RENOVATIONS FOR:
FORMALITY BRIDAL
30500 LAKESHORE BLVD.
WILLOWICK, OHIO 44095

SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF ROBERT OROVETS THE USE OF THIS DESIGN, AND THESE CONSTRUCTION DOCUMENTS FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED IS STRICTLY PROHIBITED WITHOUT IS EXPRESSED WRITTEN CONSENT OF ROBERT OROVETS

DATE:
10-30-2026 REVIEW
11-06-2026 REVIEW

DRAWN BY:
RDO
CHECKED BY:
RDO
SHEET NUMBER
A1
JOB NUMBER

A

B

C

D

1

2

3

EXISTING LIGHTING TO REMAIN NO CHANGES

EXISTING LIGHTING LEGEND

- 2X4 LED
- RECESSED LIGHT
- SUSPENDED LIGHT
- EXTERIOR EGRESS FIXTURE
- EXHAUST FAN
- EXIT LIGHT (PER CODE)
- EMERGENCY LIGHT (PER CODE)

EXISTING
CEILING PLAN
SCALE: 1/4"=1'-0"

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2026

ROBERT OROVETS ARCHITECT
33299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-346-3721

INTERIOR RENOVATIONS FOR:
FORMALITY BRIDAL
30500 LAKESHORE BLVD.
WILLOWICK, OHIO 44095

SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF ROBERT OROVETS
THE USE OF THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS FOR ANY PROJECTS OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN IS PROHIBITED AND WITHOUT EXPRESSED WRITTEN CONSENT OF ROBERT OROVETS

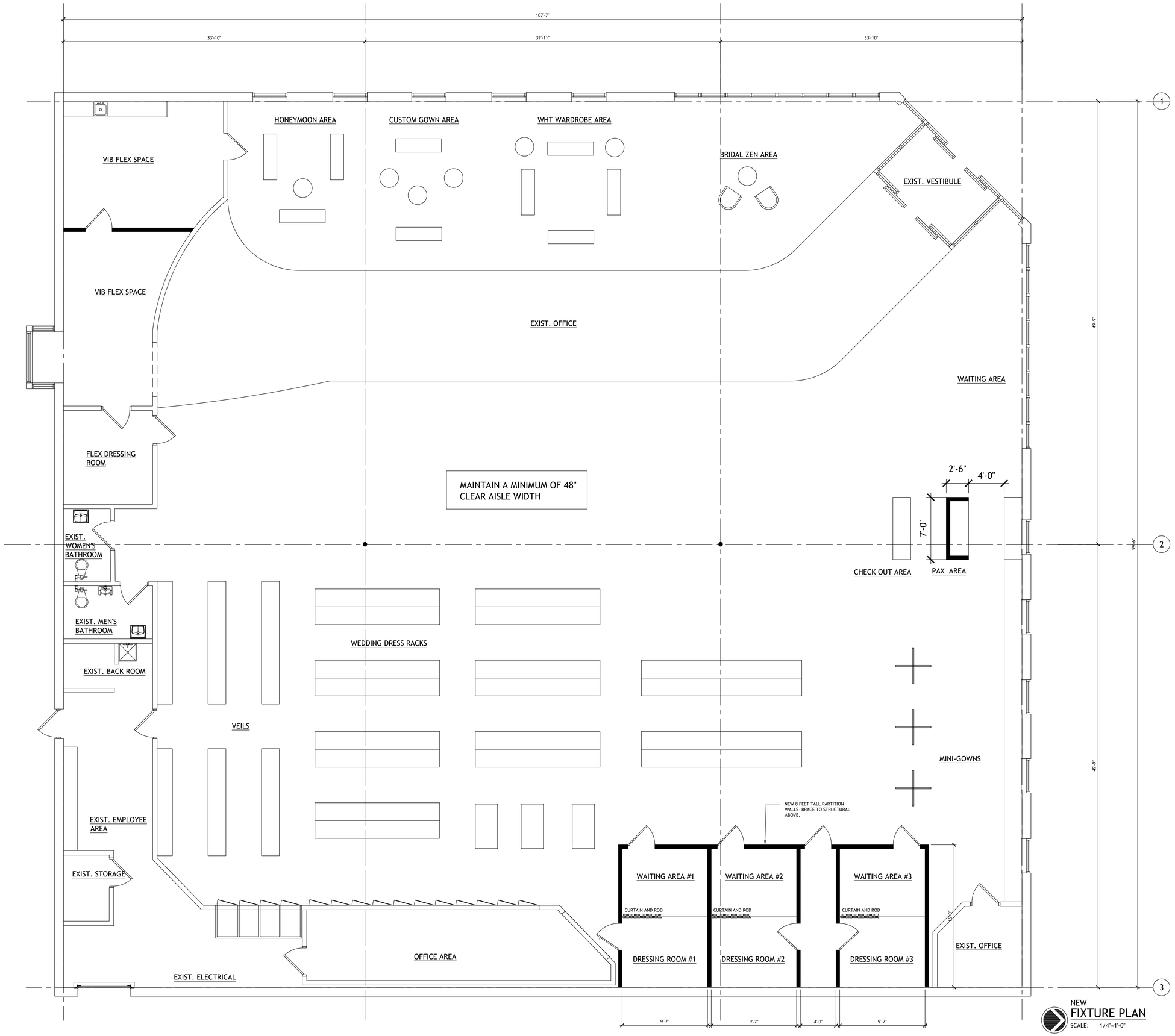
DATE:
10-30-2026 REVIEW
11-06-2026 REVIEW

DRAWN BY:
RDO

CHECKED BY:
RDO

SHEET NUMBER
A2

JOB NUMBER



NEW
FIXTURE PLAN
SCALE: 1/4"=1'-0"

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2026

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-364-3171

INTERIOR RENOVATIONS FOR:
FORMALITY BRIDAL
30500 LAKESHORE BLVD.
WILLOWICK, OHIO 44095

SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF ROBERT OROVETS. THE USE OF THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS RESTRICTED TO THE PROJECT SPECIFIC PROJECT NAMED HEREIN AND SHALL NOT BE USED IN WHOLE OR IN PART EXPRESSED, WRITTEN CONSENT OF ROBERT OROVETS

DATE:
10-30-2026 REVIEW
11-06-2026 REVIEW

DRAWN BY: RDO
CHECKED BY: RDO
SHEET NUMBER: A3
JOB NUMBER

ROOM FINISH NOTES

* ALL FINISHES TO BE APPROVED BY TENANT PRIOR TO ORDERING OR INSTALLATION.
* ALL INTERIOR FINISHES SHALL MEET OR EXCEED ALL STANDARDS & CODES FOR COMMERCIAL INSTALLATIONS.
* FINISHES SHALL MEET ASTM E84 AND ASTM 684.
* CONTRACTOR TO SCHEDULE / COORDINATE INSTALLTION TOGETHER w/ ANY COUNTERS TO MODIFATIONS (CUTOUT FOR HOSES/WIRING) OR VENDOR SUPPLIED EQUIPMENT.
* FLOORING TO MEET 804.5.1 MIN. CRITICAL RADIANT FLUX CLASS II
* INTERIOR FINISHES COMPLY WITH CH. 8 SECTION 801, TABLE 803.5
CLASS A FLAME - SPREAD INDEX 0-25, SMOKE INDEX 0-45
CLASS B FLAME - SPREAD INDEX 26-75, SMOKE INDEX 0-45
CLASS C FLAME - SPREAD INDEX 76-200, SMOKE INDEX 0-45

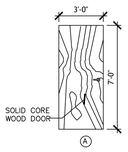
1. ALL FINISH SHALL BE PROVIDED AND INSTALLED AS A PART OF THIS CONTRACT.
2. THE SUB-CONTRACTOR SHALL INSTALL ALL REQUIRED NON COMBUSTIBLE BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL MILLWORK AND TOILET ROOM ACCESSORIES. COORDINATE BLOCKING WITH EQUIPMENT SUPPLIERS. 3. PROVIDE VINYL TRANSITION STRIPS AT ALL LOCATIONS WHERE DISSIMILAR FLOOR MATERIALS MEET.
4. COORDINATE LOCATIONS OF ELECTRICAL SWITCHES, PANELS, WATER SERVICE, TELEPHONE SERVICE, ETC. WITH UTILITIES COMPANIES. COORDINATE ALL WORK WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL SUB-CONTRACTORS.
5. ALL INTERIOR FINISHES SHALL CONFORM TO A MAXIMUM CLASS 111 FLAME SPREAD RATING AND A MAXIMUM DEVELOPMENT RATING OF 450. ACOUSTICAL CEILING AND INSULATION TO HAVE A MAXIMUM FLAME SPREAD OF 25 AND A MAXIMUM SMOKE DEVELOPMENT RATING OF 50
6. ALL INTERIOR FINISHES MUST COMPLY WITH O.B.C. SECTION 803, 804, AND 805.
7. DOOR THRESHOLD AND TRANSITION STRIPS SHALL NOT EXCEED 1/2" IN HEIGHT.
8. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT PRIOR TO BIDDING, ANY REQUESTS FOR CHANGES AFTER BIDDING MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
9. ALL WET AREAS SUCH AS NEAR SINKS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
10. IN ROOMS WITH NEW FINISHES - REMOVE EXISTING FINISH, PATCH, PRIME AND PREPARE TO RECEIVE NEW FINISH

NOTE: PER OBC SECTION 1210.1 WALLS WITHIN 2'-0" OF TOILET SHALL HAVE HARD SMOOTH SURFACE - MARLITE OR EPOXY PAINTED MOISTURE PROOF BOARD FROM 6" COVE TO 4'-0" HIGH

ADAAG 4.16.5 - WATER CLOSET FLUSH CONTROLS MUST BE MOUNTED ON OPEN SIDE OF TOILET ROOM
ADAAG 4.19.2 - ACCESSIBLE LAVATORIES MUST HAVE A MAXIMUM HEIGHT OF 34" ABOVE THE FLOOR AND KNEE CLEARANCE OF 29" MINIMUM
ADAAG 4.19.4 - EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES MUST BE INSULATED.
ADAAG 4.19.6 - BOTTOM EDGE OF MIRRORS MUST BE NO HIGHER THAN 40" ABOVE FLOOR

NOTE: USE MOISTURE RESISTANT (GREEN BOARD) BOARD IN RESTROOMS

DOOR TYPES



* DOOR HARDWARE AND CONTROLS FOR ACCESSIBLE PLUMBING FIXTURES MUST BE OPERABLE WITH ONE HAND & MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRISTS.

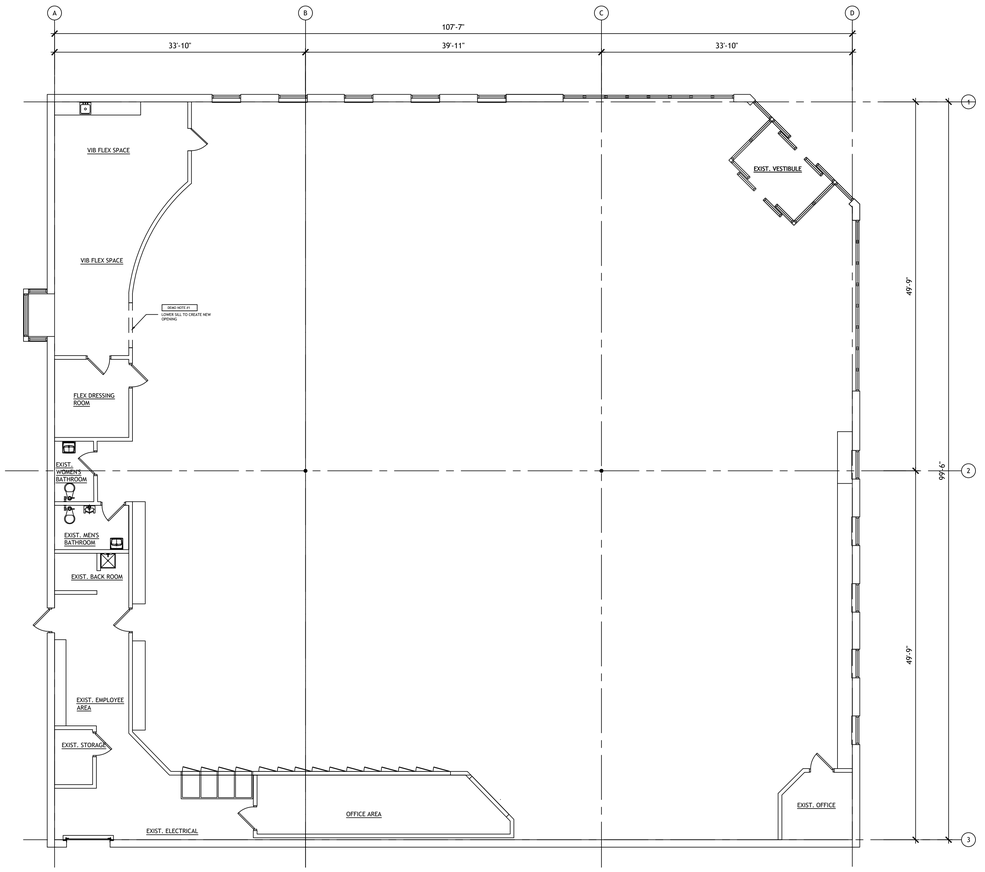
HARDWARE SETS

SET #1 - PASSAGE FUNCTION - THREE 4 1/2" x 4 1/2" HINGES (STANLEY), PANIC BAR w/ OVERRIDE HARDWARE (MONARCH), FLOOR MOUNTED DOOR BUMPER (BALDWIN), DOOR CLOSER (FALCON), ADA ACCESSIBLE HARDWARE, , PROVIDE LATCH TO COMPLY WITH OBC 715.4.8.1

DOOR SCHEDULE

* DOOR HARDWARE AND CONTROLS FOR ACCESSIBLE PLUMBING FIXTURES MUST BE OPERABLE WITH ONE HAND & MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRISTS.

DOOR NUMBER	LOCATION	DOOR TYPE	SIZE			MATERIALS		HDWE.	REMARKS
			WIDTH	HEIGHT	THICKNES	DOOR	FRAME		
001	DRESSING ROOM	A	3'-0"	7'-0"	1 3/4"	SCWD	HM	SET #1	
002	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
003	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
004	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
005	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
006	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
007	DRESSING ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	
008	VIB ROOM	A	3'-0"	7'-0"	1 3/8"	SCWD	HM	SET #1	



DEMOLITION GENERAL NOTES

1. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
2. CONTRACTOR TO REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT.
3. CONTRACTOR TO PROTECT EXISTING BUILDING DURING DEMOLITION OF EXISTING CONDITIONS, CONSTRUCTION SCHEDULING SHOULD BE DONE TO MINIMAZE WEATHER DAMAGE TO THE FACILITY. THE BUILDING SHALL BE ENCLOSED AND SECURED WHEN WORK WILL BE INTERRUPTED BY WEEKENDS OR MORE THAN TWO CONSECUTIVE DAYS.
4. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SECURITY MEASURES TO BE TAKEN DURING DEMOLITION AND RENOVATION.
5. CONTRACTOR TO PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING THE COURSE OF DEMOLITION AND RENOVATION.
6. CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING WORK.
7. ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
8. DEMOLITION OF EXISTING WALLS AND/OR STRUCTURES (INDICATED ON THE DEMOLITION PLANS BY DASHED LINES) MAY REQUIRE THE REMOVAL OF ELECTRICAL, H.V.A.C., PLUMBING, ETC. EQUIPMENT. DEMOLITION IS MEANT TO INCLUDE REMOVAL OF ALL SUCH EQUIPMENT WHETHER KNOWN OR UNKNOWN. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE 'RECORD' DRAWINGS FOR UTILITY LOCATIONS, ETC.
9. CONTRACTOR TO CONTACT LOCAL UTILITIES IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ALL WORK.

DEMOLITION NOTES

DEMO NOTE #1	REMOVE EXISTING WALL FROM FLOOR TO EXISTING HEADER ABOVE

EXISTING/ DEMOLITION
FLOOR PLAN
SCALE: 1/8"=1'-0"

EXISTING HVAC UNIT/ SYSTEMS TO REMAIN

CONTRACTOR SHALL OBTAIN AND PAY FOR CITY REQUIRED BUILDING DEPARTMENT FEES

CONTRACTOR SHALL BE APPROVED BY BUILDING OWNER AND SHALL COMPLETE ALL WORK PER LOCAL AND STATE REQUIREMENTS

GENERAL NOTES

1. drawings:
   a. drawings are diagrammatic and are intended to show approximate locations. dimensions given on the plans in figures shall take precedence over scaled dimensions; and all dimensions, whether figured or scaled, shall be verified in the field.
   b. the exact location of walls, doors, windows, apparatus, equipment, piping, conduit and electrical equipment, etc., shall be ascertained from the architect or his representative in the field, and the work shall be laid out accordingly. should the contractor fail to ascertain such locations the work shall be changed at his own expense when requested by the architect. the architect reserves the right to make minor changes in location up to the time of installing without additional cost.
   c. the drawings are intended to cover a complete project in every respect. each and every item, system, etc., is to be complete unless otherwise definitely indicated on the drawings or identified in the specifications.
   d. the drawings where applicable, are intended to supplement each other and any material or labor called for in one shall be furnished even though not specifically mentioned in both.
   e. demolition and/or removal of existing floors, walls, roofing, etc. may necessitate the removal or relocation of existing piping, conduit, services, etc., such removal and relocation shall be considered part of the demolition work without additional cost, whether or not specifically shown on the drawings or listed in the specifications.
2. contractor to review and become familiar with all existing conditions prior to commencing work. any conditions not documented on these drawings or observed to be different than those shown on these drawings are to be reported to the architect, prior to beginning work.
3. contractor to contact local utilities, if necessary, submit all applicable permit documents, qualifications, etc., and be responsible for all fees associated with permits, utility extensions, tap-ins, etc. architect to submit documents for permit plan review and owner review, however, the contractor will be responsible for obtaining the permits and all permit and inspection costs.
4. the contractor shall remove all debris off site as a result of this project, daily / or as directed by owner's representative.
5. the contractor shall schedule his work and material and equipment deliveries so as not to interfere with the daily operations of the facility.
6. the contractor shall protect existing facilities, equipment, fixtures, etc. from damage during the course of construction.
7. all damaged surfaces and/or finishes as a result of and adjacent to the work shall be repaired and finished to their original condition. this includes, but is not limited to, adjacent spaces, storefronts, walks, etc.
8. the contractor shall provide the necessary enclosures or barricades to isolate the work from the rest of the facility. areas adjacent to the construction shall be swept clean daily.
9. each contractor is responsible to coordinate and schedule his work with the general contractor and all other contractors whose work will be affected.
10. parking at the site by all construction staff shall be limited to only the areas designated by the owner.
11. the area of work shall maintain a weather tight condition at all times. the contractor shall take all precautions necessary to secure the area of work.

CODE DATA

APPLICABLE CODE:
OHIO BUILDING CODE 2024
OHIO PLUMBING CODE 2024
OHIO MECHANICAL CODE 2024
NATIONAL ELECTRIC CODE (NEC) CURRENT EDITION
ADAAG ADA ACCESSIBLITY GUIDELINES

2024 OEBC CODE COMPLIANCE : OEBC SECTION
301.3.2 WORK AREA COMPLIANCE
METHOD-ALTERATION LEVEL 2- RECONFIGURE
SPACE- WORK AREA IS LESS THAN OR EQUAL TO 50% OF THE TOTAL AREA: WE COMPLY
TOTAL AREA IS 11,014 SF- AREA OF WORK IS 557 SF

EXISTING BUILDING AREA 11,014 SF NO CHANGE

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
USE GROUP M- MERCANTILE - NO CHANGE FROM PREVIOUS USE

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
508.3.2 NONSEPARATED OCCUPANCIES

CHAPTER 6 TYPES OF CONSTRUCTION
SECTION 602 CONSTRUCTION CLASSIFICATION
602.3 TYPE 3B BUILDING HAS COMPLIANT FIRE SPRINKLER SYSTEM (NO CHANGES)

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION
SECTION 706 FIRE BARRIERS

SECTION 708 FIRE PARTITIONS
708.3 FIRE-RESISTANCE RATING. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

CHAPTER 8 INTERIOR FINISHES
WALL AND CEILING FINISHES

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

CHAPTER 11 ACCESSIBILITY
COMPLY WITH ADAAG ADA ACCESSIBLITY GUIDELINES.

CHAPTER 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD.

OCCUPANT LOAD AT BUSINESS AREA 635F / 100= 6 OCCUPANTS
OCCUPANT LOAD AT STOCK AREA, BATHROOMS, SINKS, MECHANICAL AREA 1242/ 300= 4 OCCUPANTS
OCCUPANT LOAD AT MERCANTILE AREA 9137/ 60= 152 OCCUOANTS

TOTAL OCCUPANTS = 162 OCCUPANTS

SECTION 1005 EGRESS WIDTH
TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED

162 X 0.20 = 33 INCHES REQUIRED
108 INCHES PROVIDED

SECTION 1011 EXIT SIGNS
1011.1 WHERE REQUIRED. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

SECTION 1016 EXIT ACCESS TRAVEL DISTANCE.
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

SECTION 1019 NUMBER OF EXITS - 2 EXITS REQUIRED;
3 EXITS PROVIDED.

CHAPTER 29 PLUMBING SYSTEMS
BATHROOMS, DRINKING FOUNTAINS AND JANITORS SINKS PROVIDED: 2 TOILET AND 2 LAVATORY/ SINK
JANITOR SINK AND DRINKING WATER PROVIDED TO CUSTOMERS BY STAFF

DRAWING INDEX

NO.	TITLE
CS	DEMO PLAN, CODE DATA
A1	FLOOR PLAN
A2	CEILING PLAN
A3	FIXTURE LAYOUT

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2026

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440.305.3071

INTERIOR RENOVATIONS FOR:
FORMALITY BRIDAL
30500 LAKESHORE BLVD.
WILLOWICK, OHIO 44095

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DATE:
11-06-2026 REVIEW

DRAWN BY:
RDO

CHECKED BY:
RDO

SHEET NUMBER
CS

JOB NUMBER