

ZONING REGULATIONS

CUYAHOGA COUNTY
CITY OF WESTLAKE ZONING CODE
PPN: 213-24-030 (ZONED: SC)
SC: SHOPPING CENTER (BUSINESS DISTRICT)
PERMITTED USE:
PAROCHIAL PRIMARY SCHOOL
MAX. HEIGHT: 50'-0"

EXISTING AREA: 25,443 SQ. FT. (.58 AC.)
EX. BLDG. AREA: 2,283 SQ. FT.
PROPOSED NEW BUILDING: 7,462 SQ FT
TOTAL AREA: 7,462 SQ FT

BLDG. LOT COVERAGE: 29%
MAX. LOT COVERAGE: 20%

SETBACKS:

FRONT: 100'-0"
SIDE: 20'-0"
REAR: 20'-0"

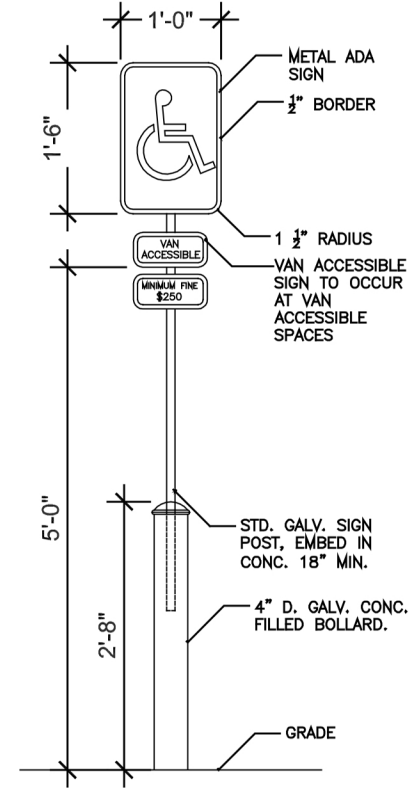
PARKING REQUIRED:

SETBACKS:

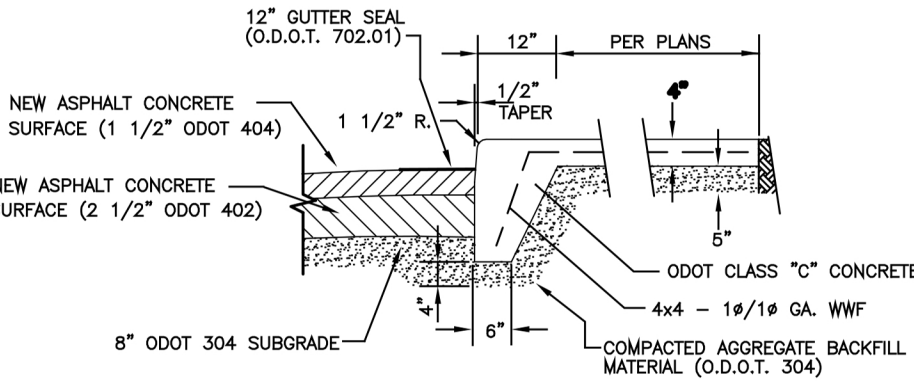
FRONT: 30'-0"
SIDE: 10'-0"
REAR: 10'-0"

1 SPACE PER 3 SEATS OF SEATING
CAPACITY OF LARGEST AREA USED FOR
PUBLIC ASSEMBLY, PLUS 1 SPACE PER
FULL-TIME FACULTY AND STAFF MEMBER
23 PARKING STALLS NEW

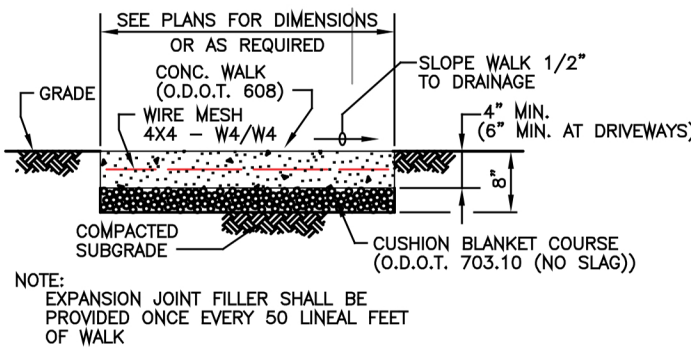
MIN. PARKING STALL : 9'-0"x18'-0"
MIN. 2-WAY AISLE: 20'-0" (24'-0" MAX.)
MIN. 1-WAY AISLE: 10'-0" (12'-0" MAX.)



H.C. SIGN POST DETAIL



INTEGRAL CONCRETE CURB/WALK
and
ASPHALT PVT. DETAILS
NO SCALE



CONCRETE WALK DETAIL
NO SCALE

LEGEND

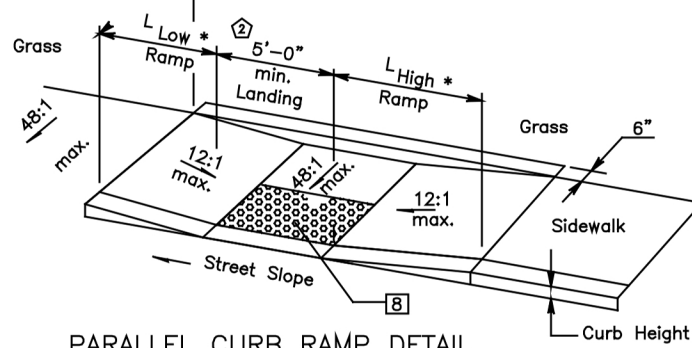
- May be reduced to 3'-0" in existing sidewalks if the landing is unconstrained along the back edge.
- Where landing width (D) has been reduced to 3'-0" the flared sides shall have a maximum slope of 12:1.
- Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
- The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope.
- In existing sidewalks, where the maximum ramp slope (S) is not feasible, it may be reduced as follows:
A) 10:1 for a max. rise of 6".
B) 8:1 for a max. rise of 3'-0" for historic areas where a flatter slope is not feasible.
- The minimum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
- Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 over a distance of 2'-0" from the curb.
- Dimensions derived by equation are nominal. Construct ramps to meet required slopes and existing conditions.
- Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions for location of the domes

Street Slope	Ramp Length @ 1"/ft	
	L LOW SIDE *	L HIGH SIDE *
0.01	6'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	9'-5"
0.04	4'-1"	11'-8"
0.05	3'-9"	15'-2"

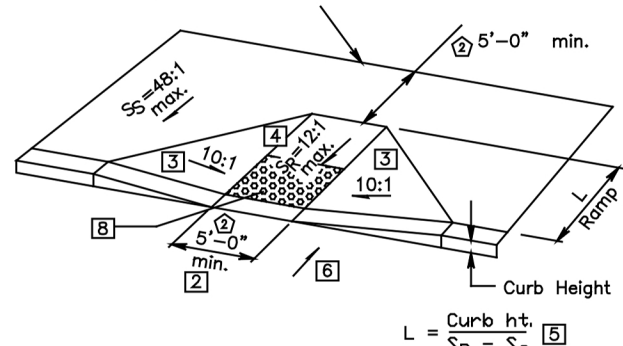
* Measured along the back of a 6" high curb.

L HIGH = $\frac{\text{Curb ht.}}{0.083 + \text{Street Slope}}$ [7]

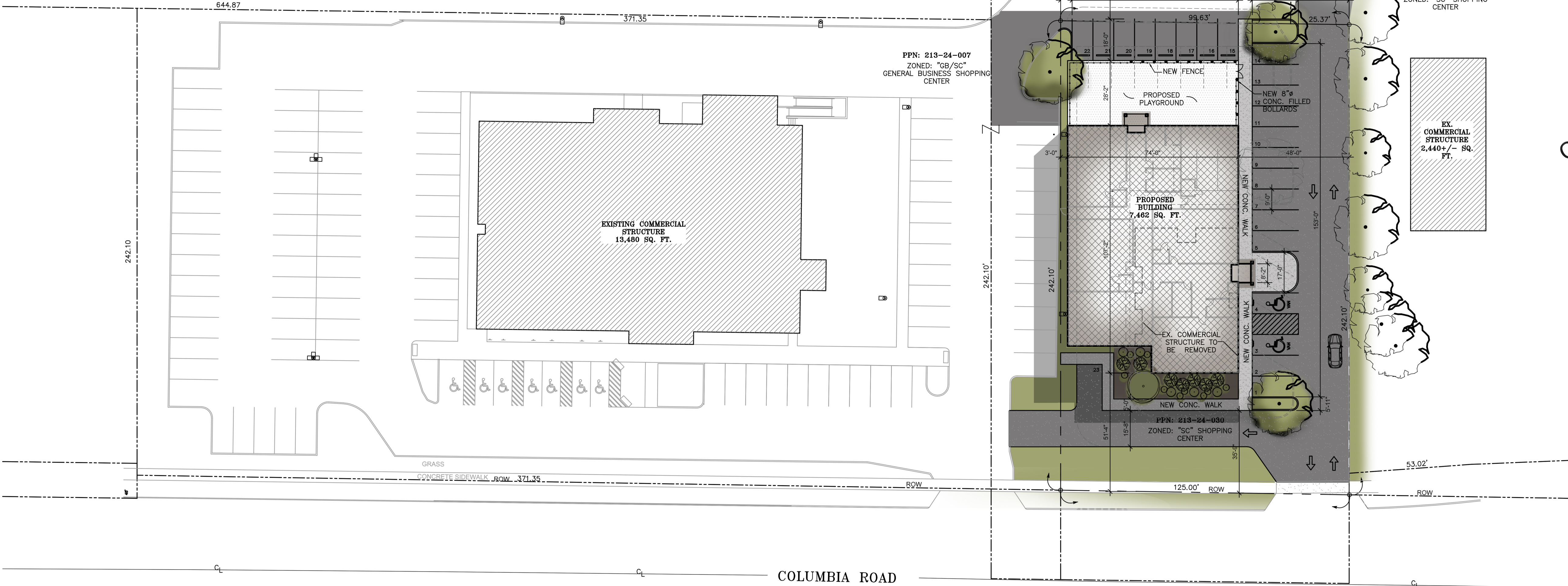
L LOW = $\frac{\text{Curb ht.}}{0.083 + \text{Street Slope}}$ [7]



PARALLEL CURB RAMP DETAIL
(DOUBLE)



PERPENDICULAR CURB RAMP DETAIL

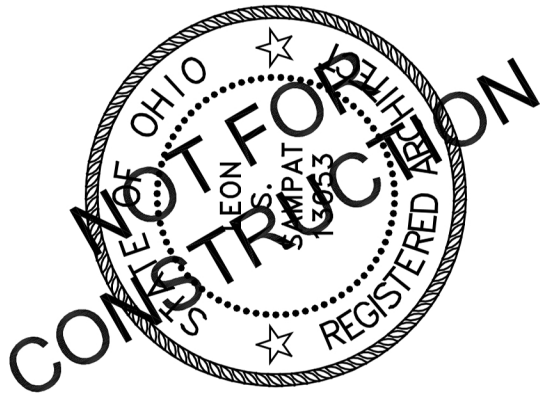


SITE PLAN

SCALE: 1" = 25'-0"

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OH 44126
PHONE 440-403-9854 FAX 440-76-8837



LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2027

ALTERATIONS FOR:
RISE SCHOOL
1299 COLUMBIA RD.
WESTLAKE, OH

JOB NO: 25-173

DATE: 02.04.2026

ISSUE: REVIEW

SHEET:

SD1.1