

# 2910 & 2906 Monroe Ave

ISSUE	DATE	DESCRIPTION
1	12.22.23	design review
2	05.28.24	design review

**PROJECT DESCRIPTION:**

A. ARCHITECTURAL: CONSTRUCTION OF NEW WOOD FRAMED SINGLE FAMILY HOME  
 WALL SYSTEM: WOOD FRAME, SHEATHING, NEW SIDING  
 FOUNDATION SYSTEM: CONCRETE WALL ON CONCRETE FOOTER  
 FLOOR SYSTEM: PLYWOOD ON WOOD JOISTS  
 ROOF SYSTEM: ASPHALT SHINGLES ON PLYWOOD SHEATHING

B. STRUCTURAL: LVL MICRROLLAM BEAMS

C. MECHANICAL: NEW FORCED AIR HVAC SYSTEM.

D. PLUMBING: NEW PLUMBING AND FIXTURES FOR KITCHEN & BATHROOMS.

E. ELECTRICAL: NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON NEW ELECTRICAL PANEL - SERVICE FOR RESIDENTIAL ELECTRICAL USE

**SITE INFORMATION:**

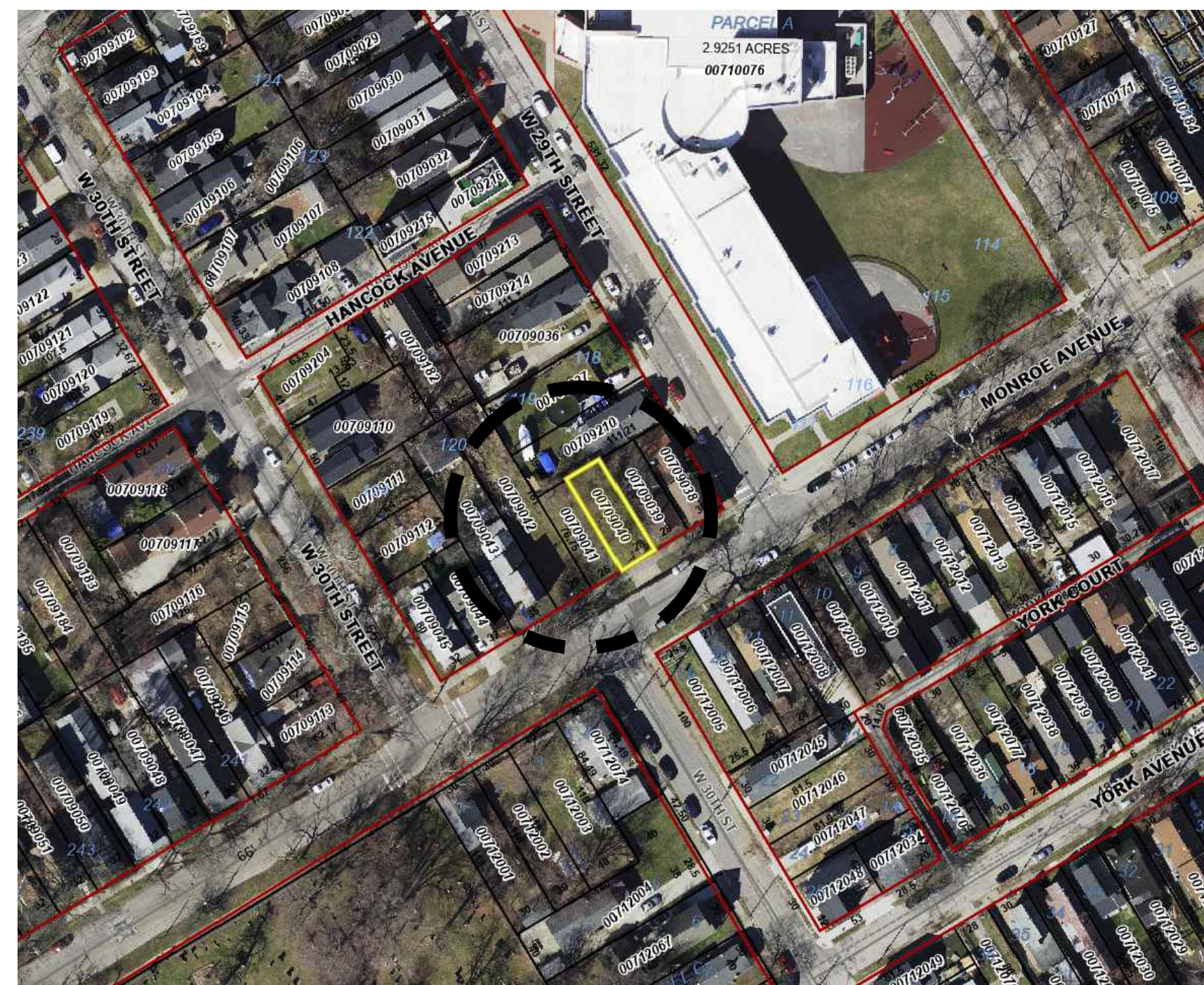
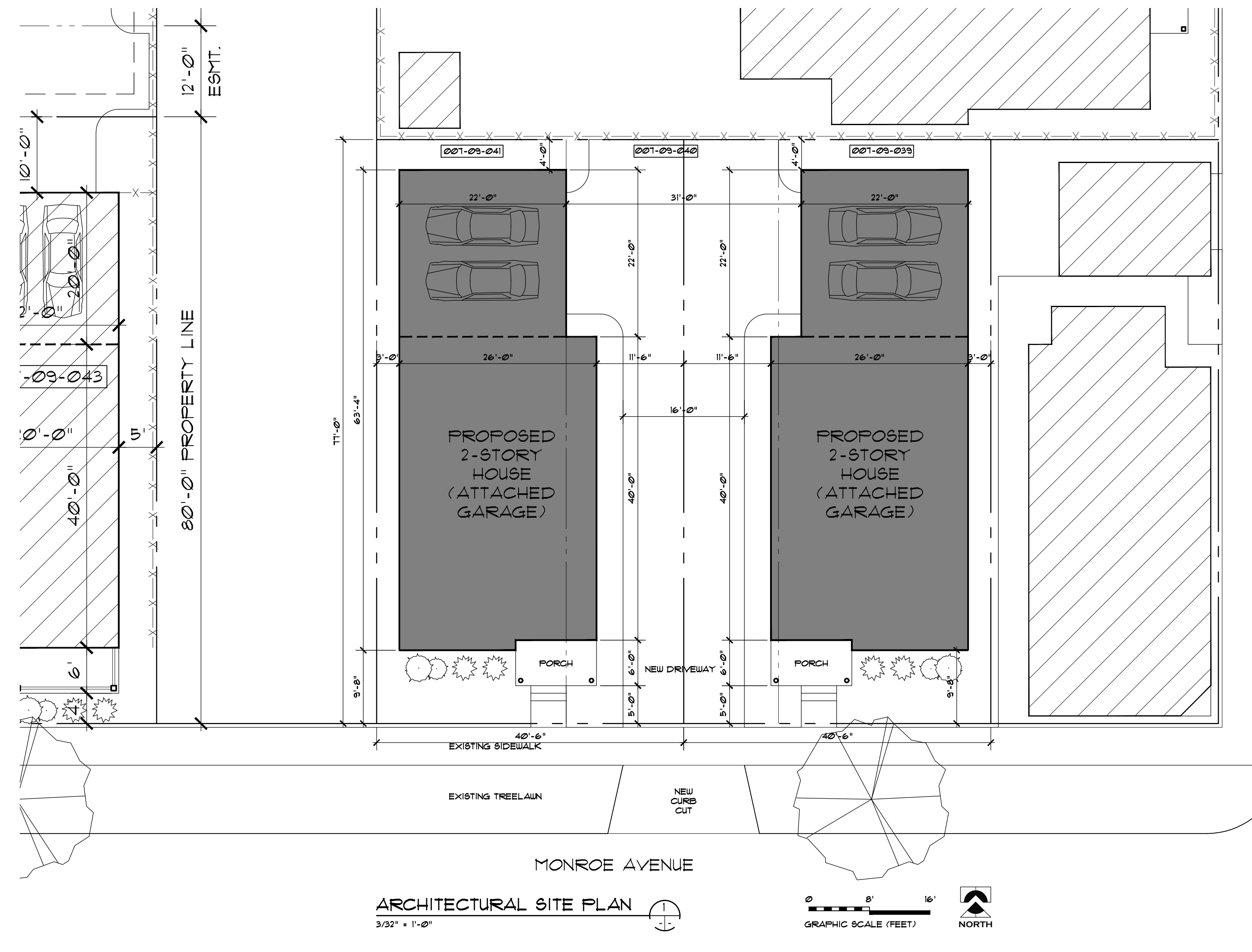
PROPERTY LOCATION: 2904 AND 2910 MONROE AVE, CLEVELAND, OHIO 44113  
 ZONING DISTRICT: 2F-B1  
 PARCEL SIZE: 3,185 SF (0.071 ACRES)  
 FRONT LOT LINE: MONROE AVE  
 BUILDING COVERAGE: 34%  
 GARAGE COVERAGE: 15%

**BUILDING INFORMATION:**

A. LAND USE: RESIDENTIAL  
 B. CONSTRUCTION CLASS: TYPE V-B  
 C. PROJECT AREA: FOOTPRINT HOUSE: 1060.44 GSF GARAGE: 484 GSF

**ZONING CODE NOTES:**

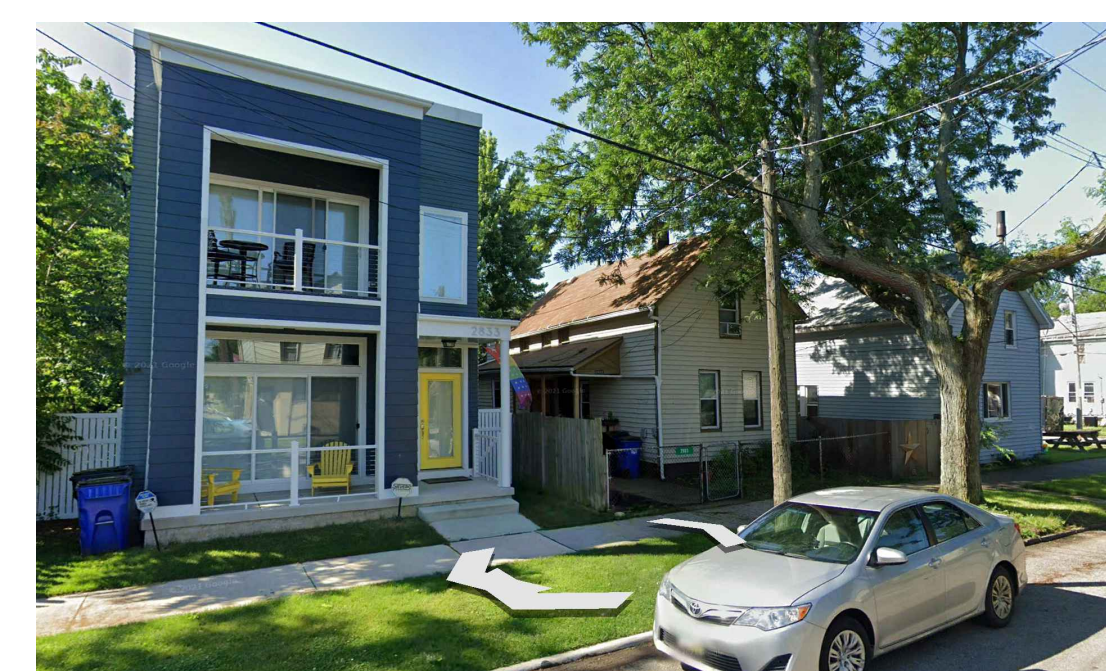
- 341.02 CITY PLANNING APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- 355.04 (a) - THE MINIMUM LOT AREA FOR A SINGLE FAMILY DWELLING IN A "B" AREA DISTRICT IS 4,800 SF. LOT AREA IS APPROXIMATELY 3,185 SF
- 355.04 - THE ALLOWABLE SQUARE FOOTAGE ON THE LOT IS 1/2 THE LOT. PROPOSED HOUSE IS 1060.44 SF OR 34% OF LOT.
- 351.08 - DEPTH OF REQUIRED REAR YARD SHALL BE NO LESS THAN 15% OF THE DEPTH OF THE LOT BUT IN NO CASE LESS THAN (20) FEET. PROPOSED REAR YARD: 4'



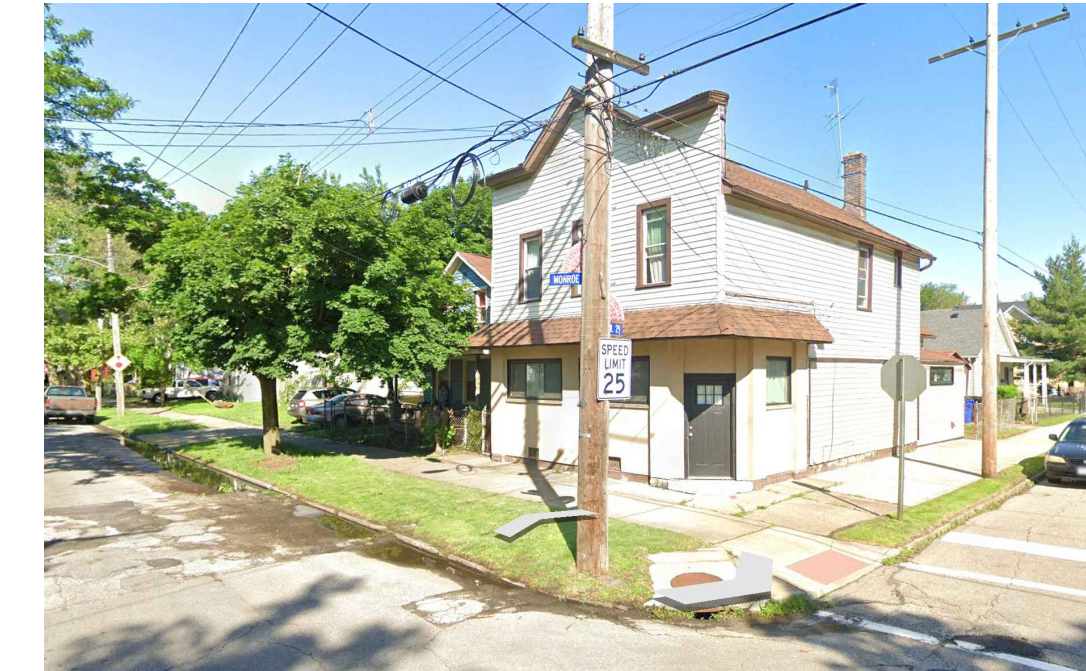
SITE LOCATION MAP  
 N.T.S.



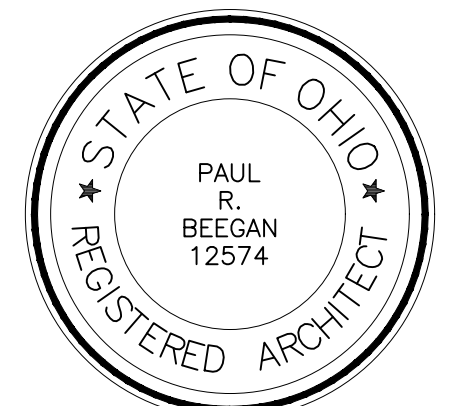
CORNER OF MONROE AVE/ AND 30TH (CURRENTLY UNDER CONSTRUCTION)



MONROE AVE SOUTH (ACROSS STREET)



CORNER OF MONROE AVE/29TH (ADJACENT EAST)



PAUL R. BEEGAN, LICENSE #12574  
 EXPIRATION DATE: 12.31.2023

**BEEGAN**  
 ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE  
 LAKEWOOD, OHIO 44107 216.916.4591 FAX  
 WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-074

**Berges Home Performance**  
**2904-2910 Monroe Ave**

2904-2910 monroe ave  
 cleveland, oh 44113

Architectural Site Plan,  
 Location Map  
 & Site Context Photos

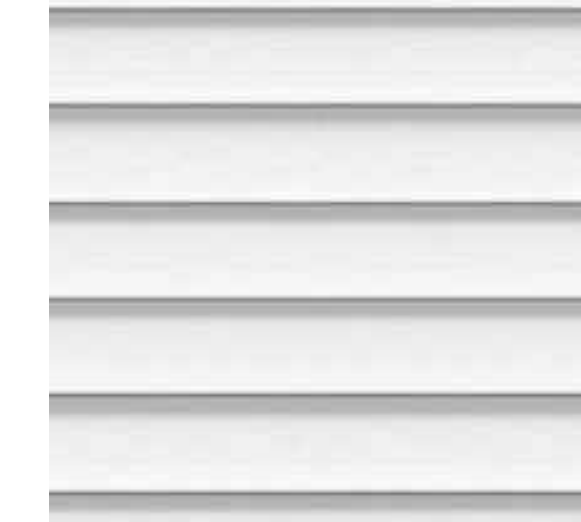
**A0**



4" VINYL SIDING



DOORS



8" VINYL SIDING



CASEMENT WINDOWS



FASCIA AND RAILINGS



FIBER CEMENT PANELS SIDING BY FRONT DOOR



FRONT DOOR



4" VINYL SIDING



FRONT DOOR

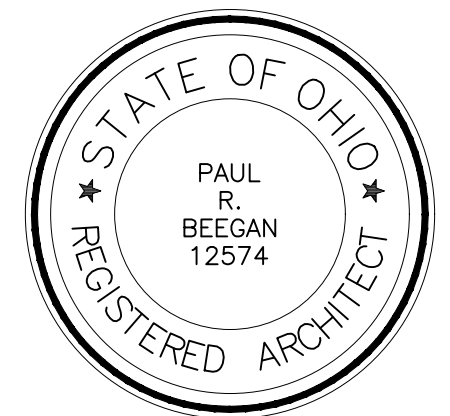


FASCIA AND RAILINGS



CASEMENT WINDOWS

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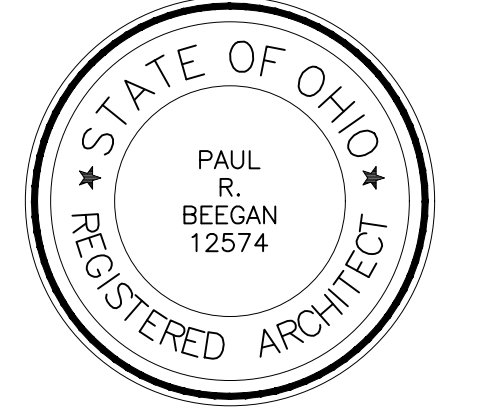
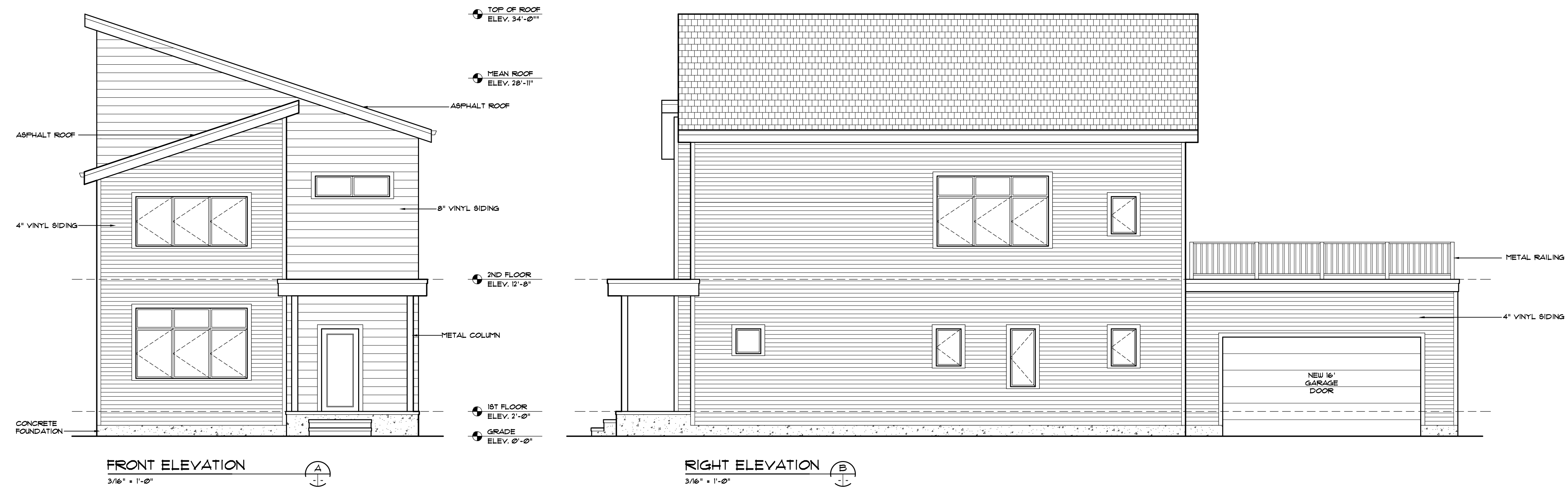
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Rendering and  
Exterior Finishes

**A1**

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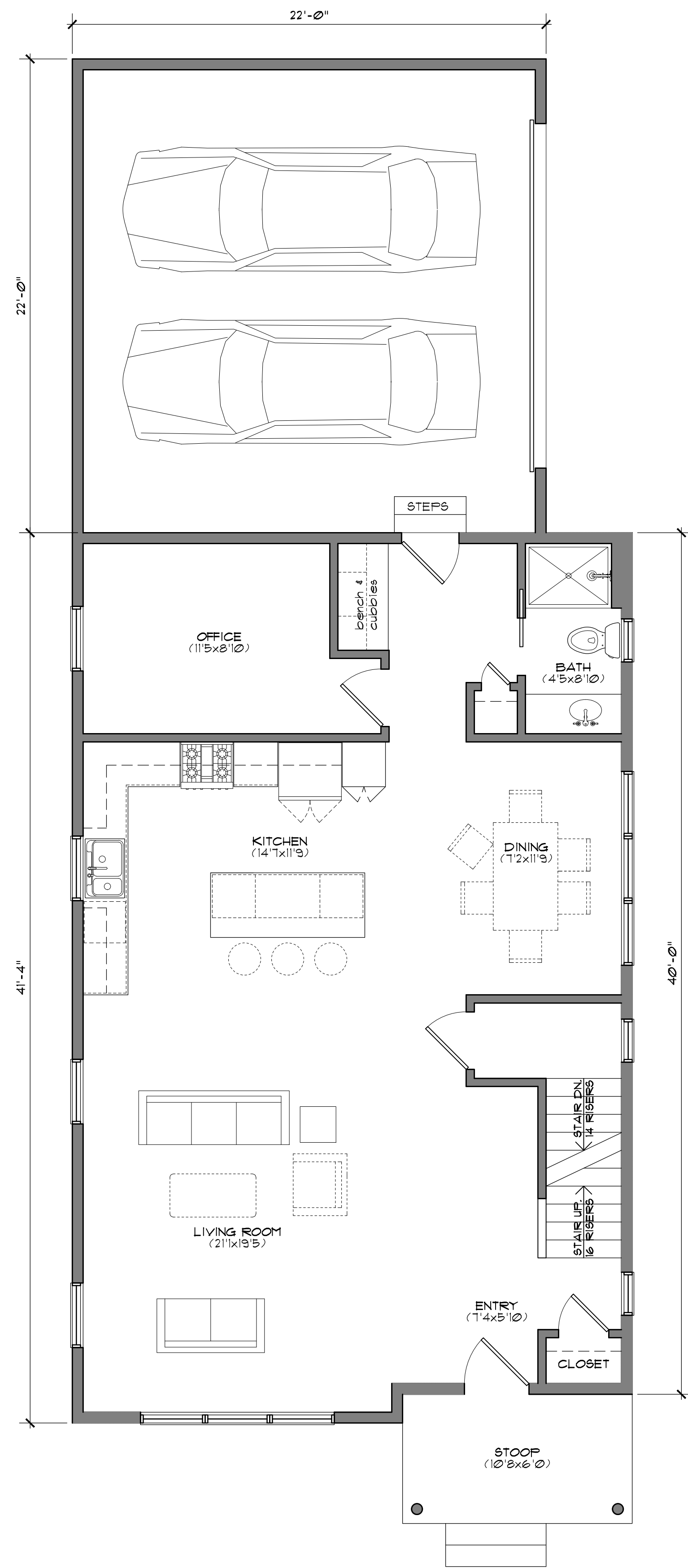
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## Berges Home Performance 2904-2910 Monroe Ave

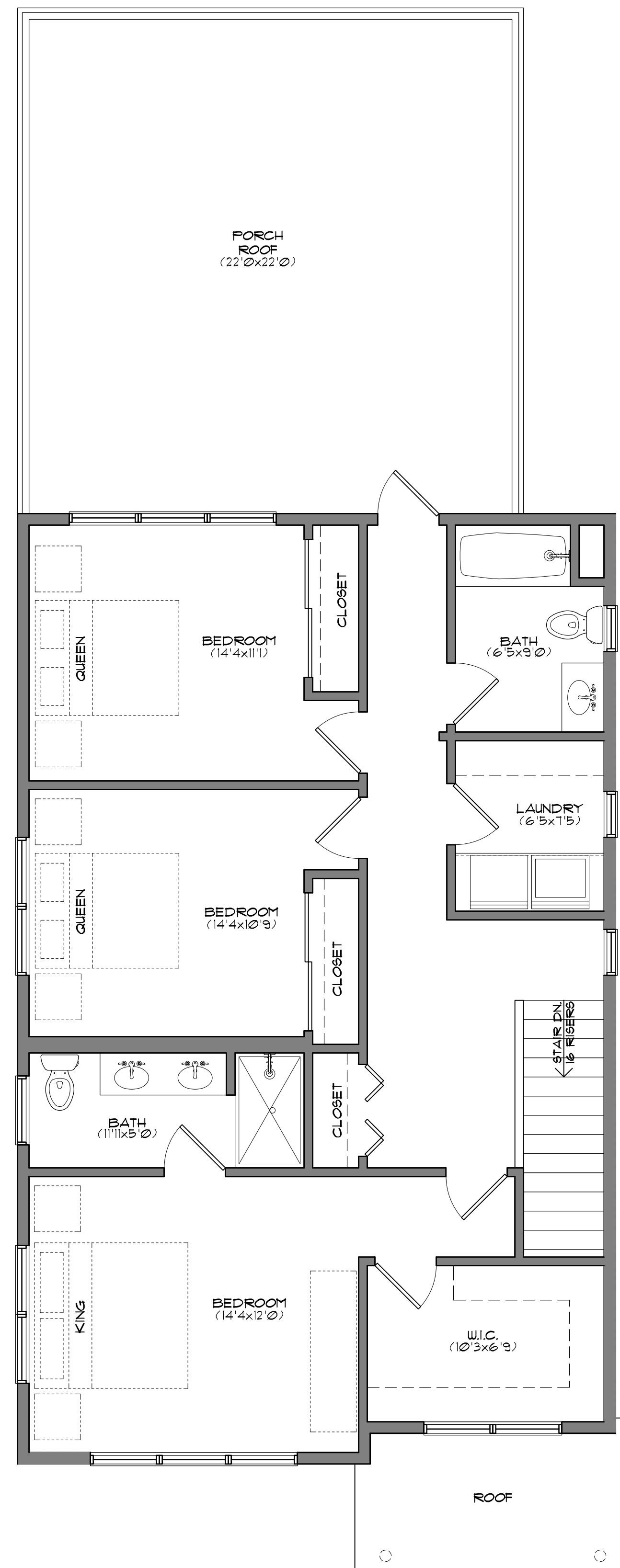
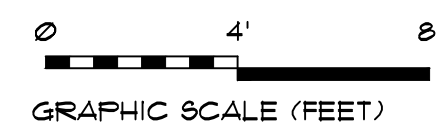
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### Elevations - Left House

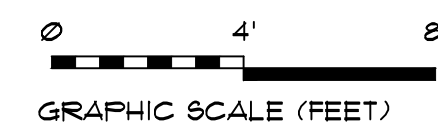
# A2



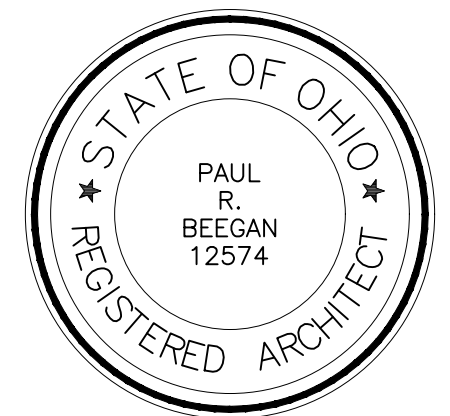
1ST FLOOR PLAN  
1/4" = 1'-0"



2ND FLOOR PLAN  
1/4" = 1'-0"



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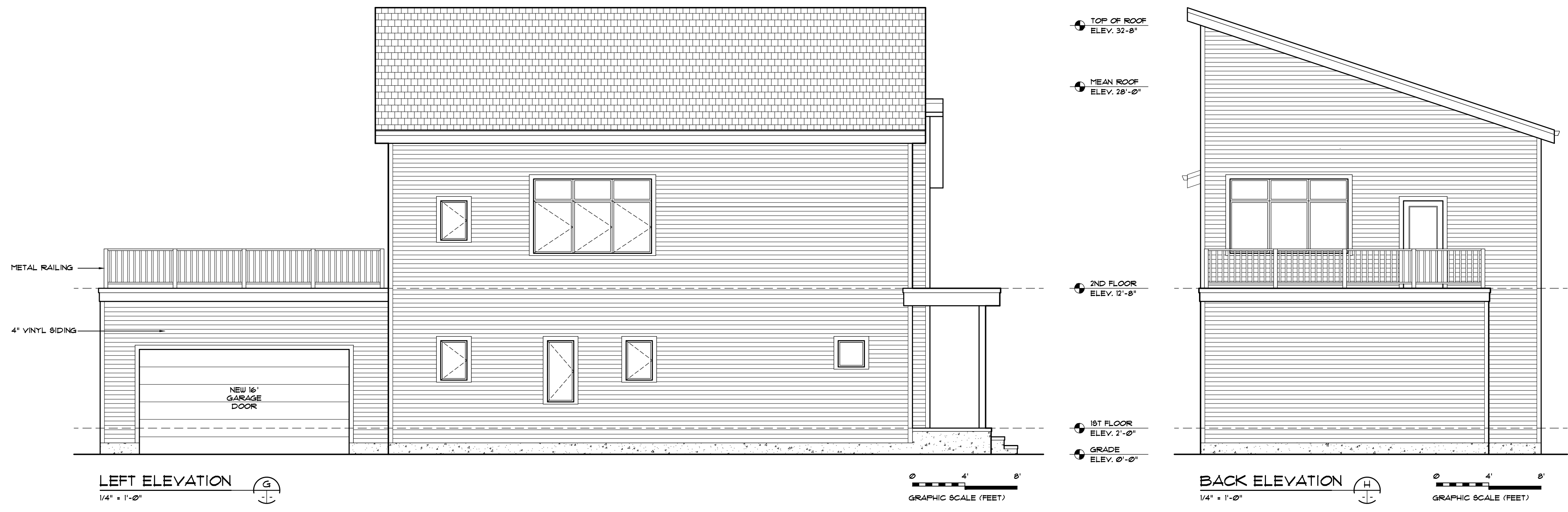
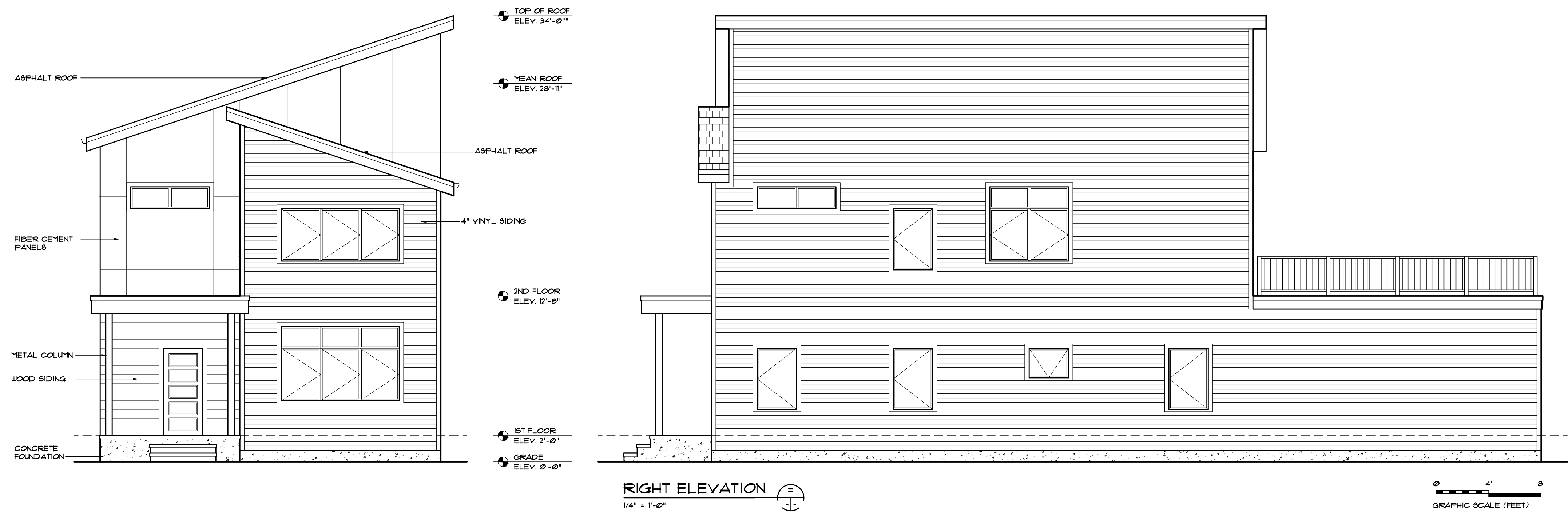
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### Floor Plans - Left House

# A3

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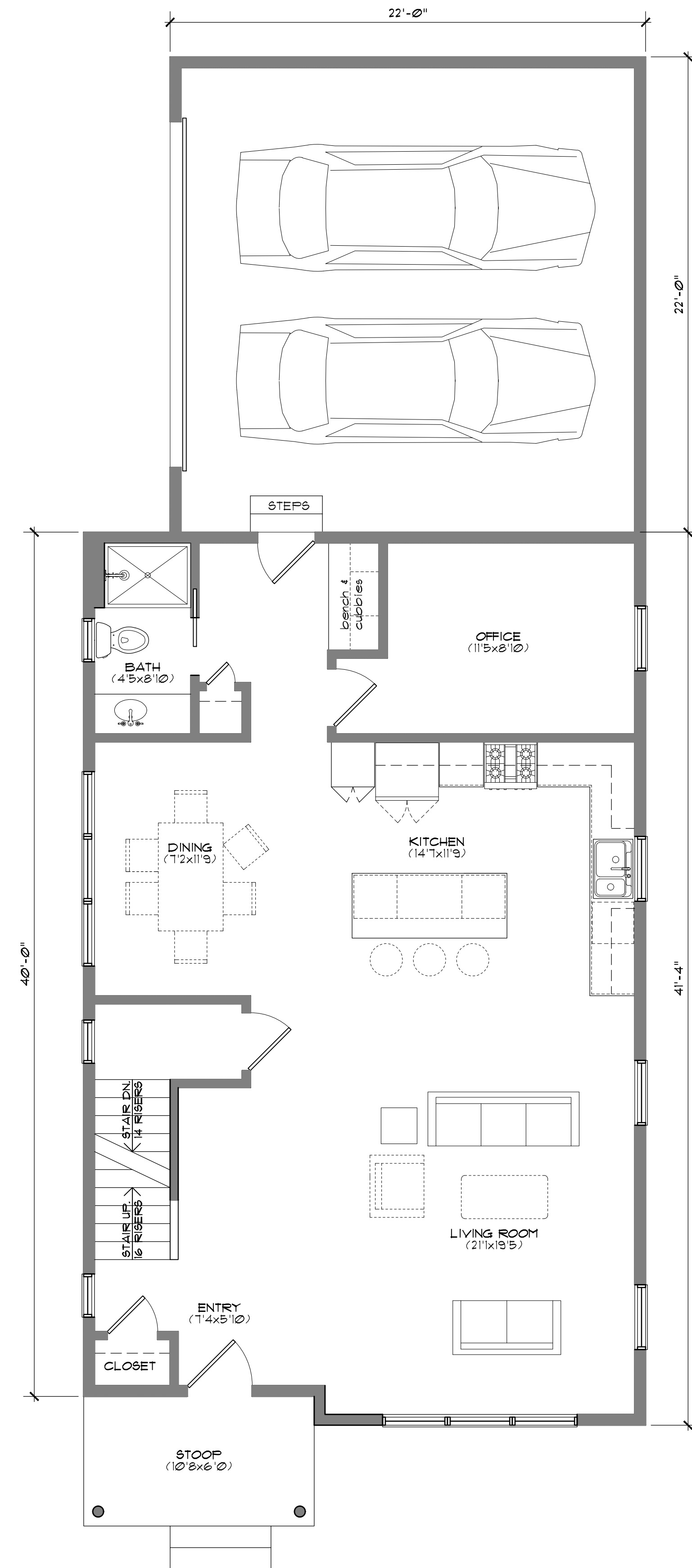
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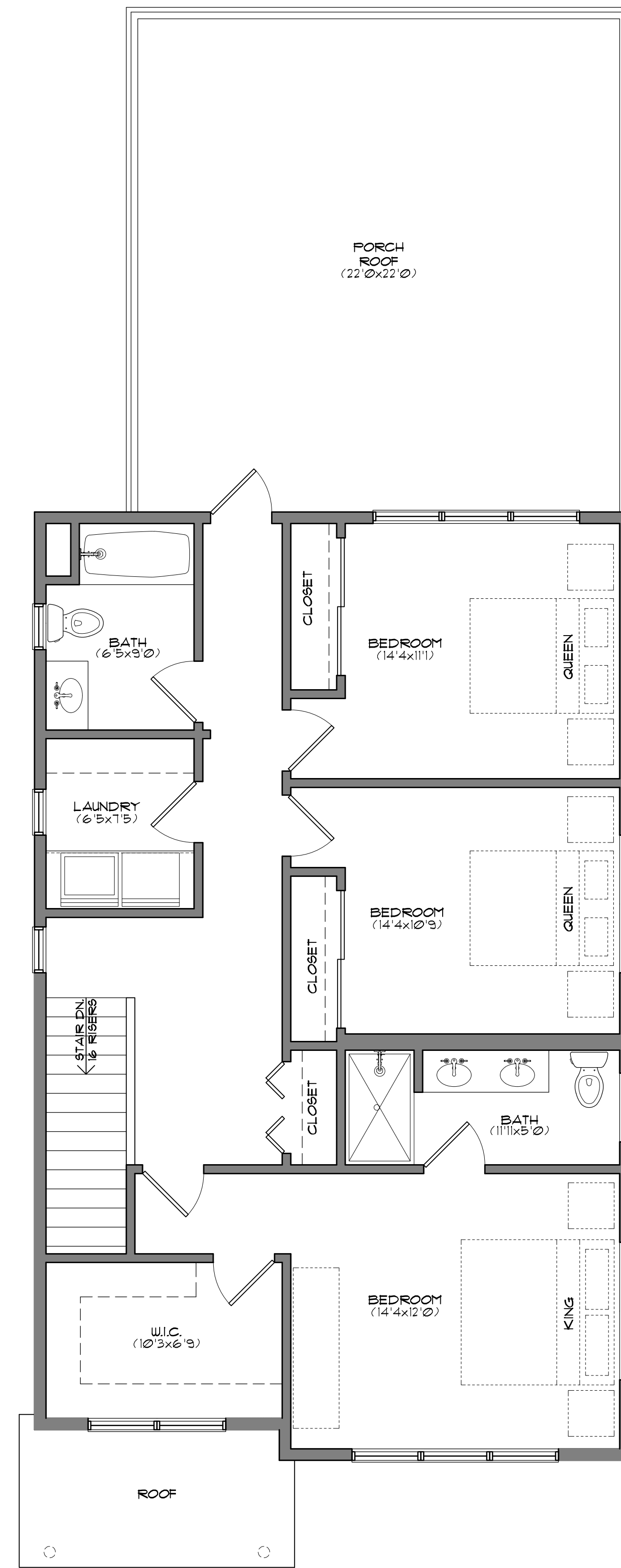
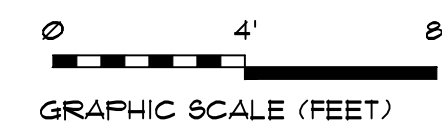
### Elevations - Right House



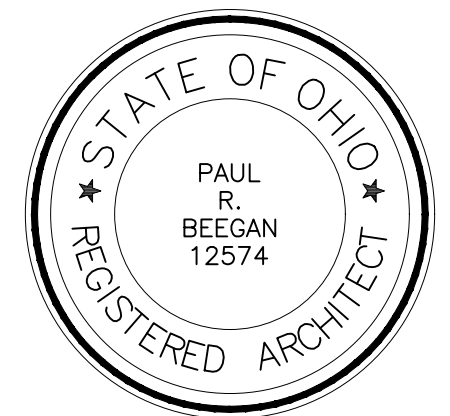
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### Floor Plans - Right House

# A5