AGENDA
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
SEPTEMBER 5, 2024
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 12, 2024
5:30 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/5795893156

Meeting ID: 579 589 3156

One tap mobile
+13092053325,,5795893156# US
+13126266799,,5795893156# US (Chicago)

Dial by your location
- **+1 309 205 3325 US**
- **+1 312 626 6799 US (Chicago)**
- **+1 646 931 3860 US**
- **+1 929 205 6099 US (New York)**
- **+1 301 715 8592 US (Washington DC)**
- **+1 305 224 1968 US**
- **+1 346 248 7799 US (Houston)**
- **+1 360 209 5623 US**
- **+1 386 347 5053 US**
- **+1 507 473 4847 US**
- **+1 564 217 2000 US**
- **+1 669 444 9171 US**
- **+1 669 900 6833 US (San Jose)**
- **+1 689 278 1000 US**
- **+1 719 359 4580 US**
- **+1 253 205 0468 US**
- **+1 253 215 8782 US (Tacoma)**

Meeting ID: 579 589 3156

Find your local number: https://us06web.zoom.us/u/kbsmE5Ddd6

1. **ROLL CALL**

2. **APPROVE THE MINUTES OF THE AUGUST 8, 2024 MEETING**

3. **APPROVE THE MINUTES OF THE TUESDAY, AUGUST 6, 2024 SPECIAL JOINT PC & ABR MEETING**

4. **OPENING REMARKS**

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 08-71-24** **(R)** **1464 Riverside Dr.**

( ) Approve
( ) Deny
( ) Defer

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

Applicant proposes the construction of a new home on a vacant lot. (Page 5)

6. **Docket No. 08-74-24** **(C)** **16003 Detroit Ave.**
Huntington Bank

( ) Approve
( ) Deny
( ) Defer

Joshua Gonsalves
Vocon
2142 Prospect Ave. E.
Cleveland, OH 44115

Applicant proposes the construction of a new bank and parking lot. (Page 9)

NEW BUSINESS

SIGN REVIEW

7. **Docket No. 09-75-24** **15230 Madison Ave.**
Bear Soul Studio & Rock Shop

( ) Approve
( ) Deny
( ) Defer

Lisa Owen
Bear Soul Studio
15219 Madison Ave.
Lakewood, OH 44107

Applicant proposes signage in the band sign and window graphics. (Page 33)

8. **Docket No. 09-76-24** **17017 Madison Ave.**
Simply Sugar

( ) Approve
( ) Deny
( ) Defer

Mark Hannah
L3 Sign & Image
212 Warden Ave.
Elyria, OH 44035

Applicant proposes the installation of a monument sign. (Page 37)

9. **Docket No. 09-77-24** **11728 Detroit Ave.**

Lake Erie International High School

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage on the top of the front of the building. (Page 43)

10. Docket No. 09-78-24 **17923 Detroit Ave.**
Functional Luxury Goods

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a blade sign. (Page 51)

11. Docket No. 09-79-24 **13706 Madison Ave.**
Sagittarius Moon

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage in the band sign and window graphics. (Page 56)

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 09-80-24 **(C)** **14501-14519 Detroit Ave.**
Downtown Development

( ) Approve
( ) Deny
( ) Defer

Kolby Turnock
CASTO Communities
250 Civic Center, Suite 500
Columbus, OH 43215

Applicant proposes a mixed-use development consisting of office, retail, commercial, and residential uses. (Page 62)

13. Docket No. 09-81-24 **(R)** **18169 Clifton Rd.**

( ) Approve
( ) Deny
( ) Defer

Michael Davis
18169 Clifton Rd.
Lakewood, OH 44107

Applicant proposes the demolition and construction of a new home. (Page 109)

14. Docket No. 09-83-24 **(R)** **12201 Detroit Ave.**

( ) Approve
( ) Deny
( ) Defer

Brian Salsbury
AAY LLC dba Master Deck Builder Cleveland
314 Bon Air Ave.
Elyria, OH 44035

Applicant proposes the addition of a second floor deck. (Page 150)

15. Docket No. 09-84-24 **(C)** **16803 Detroit Ave.**
Dairy Queen

( ) Approve
( ) Deny
( ) Defer

Michele Schwartz
Phillips Sekanick Architects
142 East Market St.
Warren, OH 44481

Applicant proposes exterior alterations including parking lot, patio fence, trash enclosure, and shed. (Page 158)

16. Docket No. 09-85-24 **(C)** **16203 Hilliard Rd.**
New Cafe

( ) Approve
( ) Deny
( ) Defer

Adil Altaei
EA Construction Inc.
15118 Lanning Ave.
Lakewood, OH 44107

Applicant proposes alteration/addition of building to accommodate a new cafe. (Page 167)

REQUEST FOR MODIFICATIONS

17. Docket No. 11-94-23 **(C)** **12534 Lake Ave.**
Shady Cove Townhouses

( ) Approve
( ) Deny
( ) Defer

Tyler Brummett
Brookside Shady LLC
716 University Court
Cleveland, OH 44113

Applicant proposes modifications for the development of 16 townhouses that were approved at the January 11, 2024 meeting. (Page 174)

ADJOURN

"*Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov .*"

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 08-71-24

Permit No.: BBS24-000065

Applicant Name: Gary Fischer, Fischer & Associates Architects Inc.

Project Address: 1464 Riverside Dr.

Project Name: n/a

Project: Applicant proposes the construction of a new home on a vacant lot.

GRADING PLAN

OF

P.P.N. 311-18-010

#1464 RIVERSIDE DRIVE
SOUTHEASTERLY HALF OF SUBLOT NO. 9
& NORTHWESTERLY 11' OF SUBLOT NO. 10
IN
THE C.C. SOUTHERN'S SUBDIVISION
RECORDED IN VOL. 4, PG. 60
PART OF
ORIGINAL ROCKPORT TOWNSHIP
SECTION NO. 23
NOW IN
THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO
FOR

FREEDOM CONSTRUCTION SERVICES

korri@freedomconstructionsvs.com
PH: (216) 795-5225 X.105

BY

THE HENRY G. REITZ ENGINEERING CO.
#4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

BY: _____ PRES.

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425

SCALE 1" = 10' MAY, 2024

STATE OF OHIO
JAMES T. SAYLER
S-7425
REGISTERED
PROFESSIONAL SURVEYOR

GRABER DRIVE 60'

SCENIC PARK ALLOTMENT
VOL. 28, PG. 7

S/L 14

P.P.N. 311-18-013
JOSHUA RONSCHKE &
RACHAEL V. RONSCHKE
AFN. #201106290488

DETROIT AVENUE 66'

P.P.N. 311-18-009
HUGH RINESMITH
AFN. #201701130189

P.P.N. 311-18-011
CARLOS J. VILLALTA OCHOA
& MATINA MARIA MANOS
AFN. #202002280915

P.P.N.
311-18-010
JUDEHOME, LLC
AFN. #201705300582

5,875 SF.
0.1349 AC.

#1468
EXISTING DWELLING
FIRST FLOOR = 688.1

#1458
EXISTING DWELLING
FIRST FLOOR = 686.1

PROPOSED DWELLING
FIRST FLOOR = 687.33
CRAWL FLOOR = 682.33
TOP OF FOOTER = 682.00
BOT. OF FOOTER = 681.33
CRAWL SPACE

EXIST. GARAGE
FLOOR = 685.4

PROPOSED GARAGE
FLOOR = 685.42

PORCH

EX. GATE

TO BE VERIFIED
WITH REVISED
FOUNDATION PLAN

N87°13'31"E 23.70' OBS.

N52°26'09"W 25.94' OBS.

N37°35'00"E 121.34' OBS.

N37°35'00"E 136.70' OBS.

N52°25'00"W 44.00' D&M

N87°13'31"E 187.39'

N52°25'00"W 885.28'OBS MON - MON (885.11' PREV SURVEY)

166.98' REC. & USED MON - ANGLE PT. N36°00'00"E

89°03'30" R.&OBS.

91°33'51" R.&TD.

88°25'00" R.&TD.

N87°13'31"E 46.32' CALC.

BEARINGS BASED ON C/L RIVERSIDE DRIVE BEARING N52°25'00"W.

GRAPHIC SCALE
0 5 10 20
SCALE: 1" = 10'

NOTES:

- UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE, SIZE & ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND APPROVED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.
- NO CLEAN OUTS WERE FOUND.
- PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE CITY OF LAKEWOOD AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.
- ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM COMPACTED BACKFILL.

CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR OTHER WORK IS STARTED.

BENCH MARK ELEV.= **688.21**
TOP OF HYDRANT ON SITE, ON GRABER DRIVE

LEGEND:

- ◎ DENOTES 5/8" CAPPED (REITZ) IRON PIN SET.
- —x—x— DENOTES EXISTING CHAIN LINK FENCE
- —□— DENOTES EXISTING WOODEN FENCE
- ○ DENOTES EXISTING UITILITY POLE
- DENOTES DIRECTION OF FINISH RUNOFF
- ELEVATIONS SHOWN = EXISTING / PROPOSED

5/8" I. PIN IN MON BOX FD. & USED.

1/2" I. PIN FD. 0.11' E. GOOD N.&S.

3/8" D.H. USED. 0.11' OFF R/W

EX. MH. RIM=683.7 12"=674.4

EX. MH. RIM=679.3 12"=670.9

EX. WM

1/2" I. PIN FD. & USED.

5/8" I. PIN IN MON BOX FD. & USED.

EXISTING CONCRETE WALK

EXIST. CONC. APRON

EXIST. CONC. DRIVE

EXIST. CONC. APRON

EXIST. 8" WATER MAIN

EXIST. COMBINATION SEWER

EXISTING CONCRETE DRIVE

PROPOSED CONC. DRIVE

REPLACE EXIST. APRON

CONC. WALK

EXISTING CONCRETE

INST. STM. CONN

INST. CO.

INST. SAN. CONN

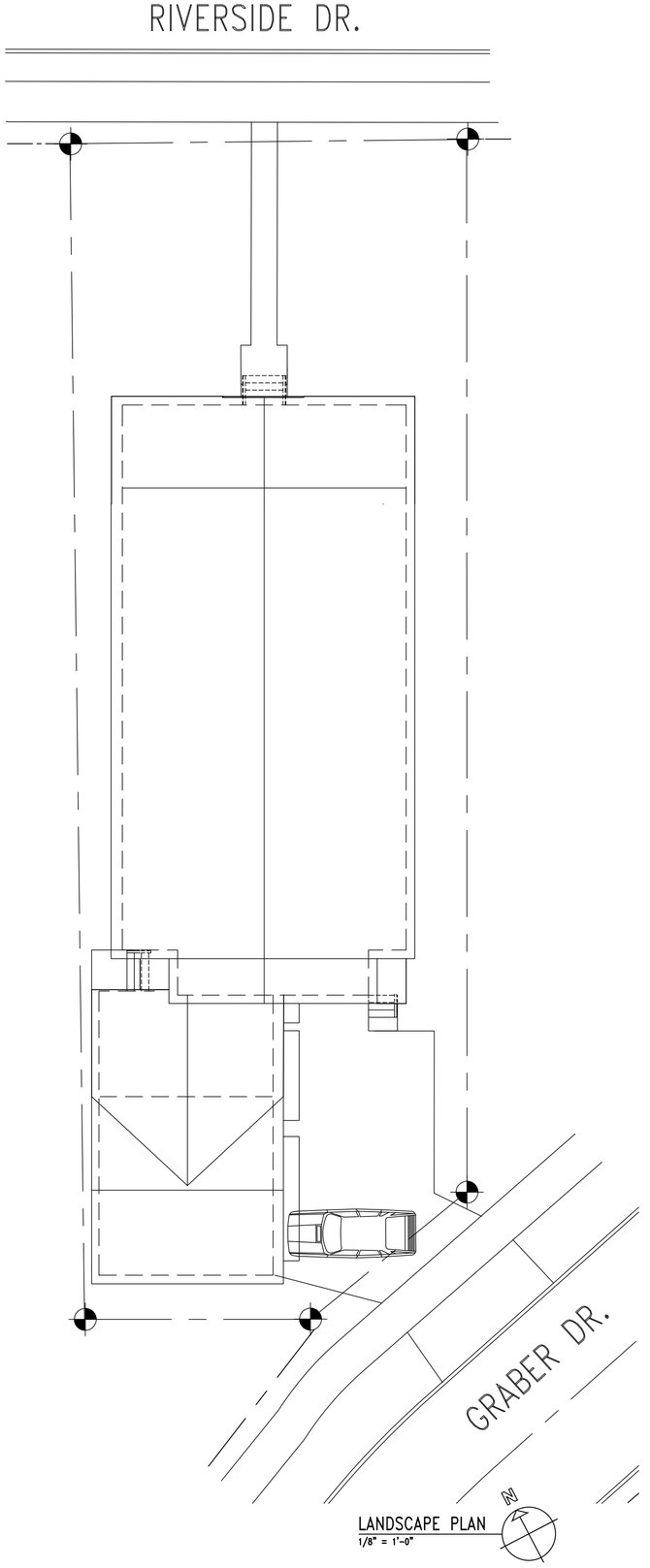
INST. WAT. CONN

EXIST. WATER CONN.

EXIST. 8" WATER MAIN

RIVERSIDE DRIVE 60'

I:\Merge\Topo MAPS\Topo\cad\red_sites\lakewood\Mar Reg\SITE DR TP.dwg



LANDSCAPE PLAN
1/8" = 1'-0"

FISCHER & ASSOCIATES

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fischerarch.com

Fischer & Associates © 2021

ISSUE:	DATE:
NEW HOUSE PLAN PRELIM	03/28/23
NEW HOUSE ELEVATIONS PROGRESS	03/30/23
NEW HOUSE ELEVS. & FLR. PLANS PROGRESS	04/05/23
NEW HOUSE, GAR. ADT. FINAL REVIEW	04/10/23
NEW HOUSE, GAR. ADT. PROGRESS	04/11/23
FINAL REVIEW-PERMIT	04/17/23
REVISED REVIEW-PERMIT	04/03/24

Client Name/Project Name/Address

1464 Riverside Drive

(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

LANDSCAPE PLAN

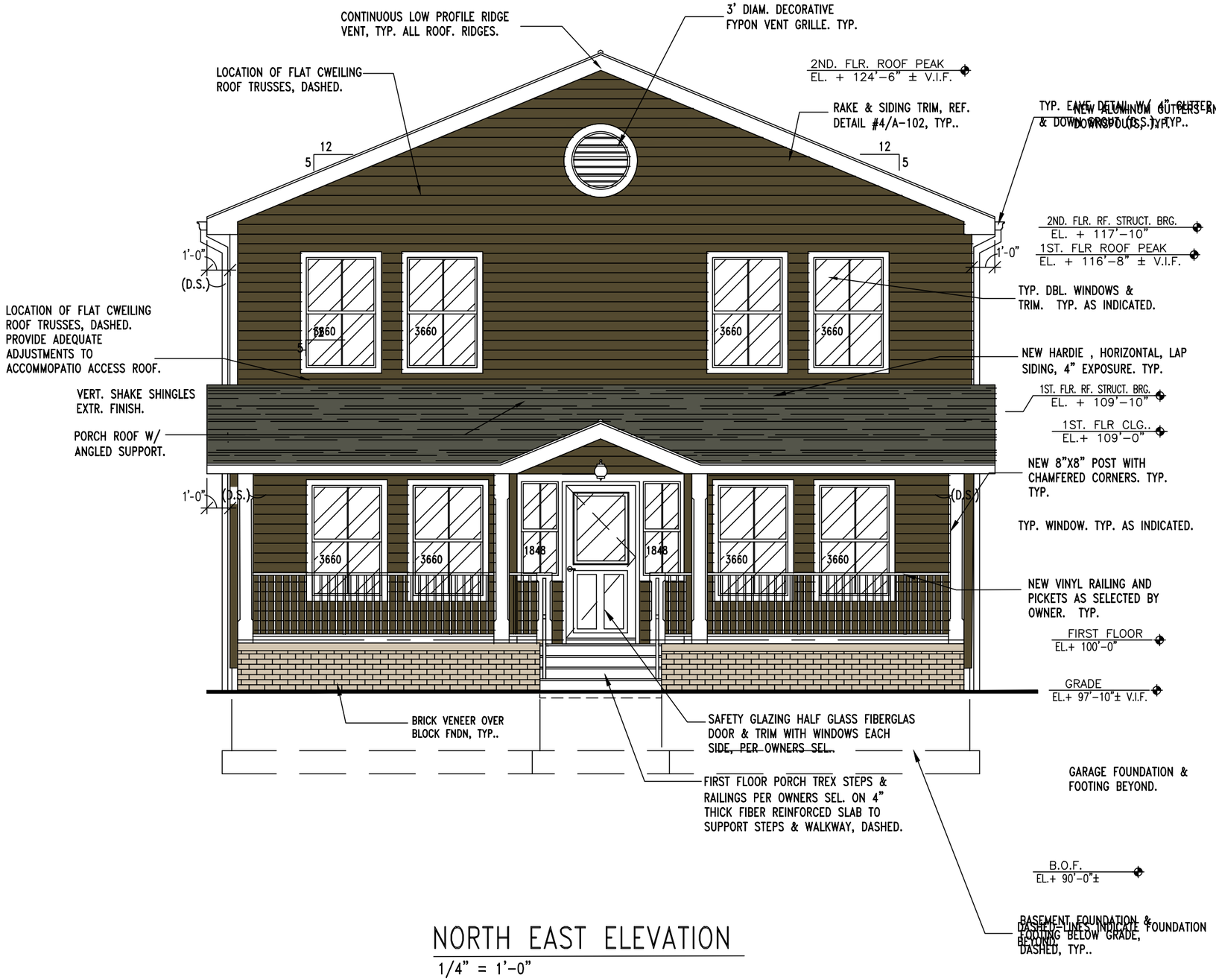
Fischer Project Number

22.113

SHEET #

L-100

Seal



NORTH EAST ELEVATION

1/4" = 1'-0"

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 08-74-24

Permit No.: BBS24-000085

Applicant Name: Joshua Gonsalves, Vocon

Project Address: 16003 Detroit Ave.

Project Name: Huntington Bank

Project: Applicant proposes the construction of a new bank and parking lot.

vocon.

ARCHITECTURAL BOARD OF REVIEW - AUGUST 8, 2024

- DEMOLITION
- NEW BUILD

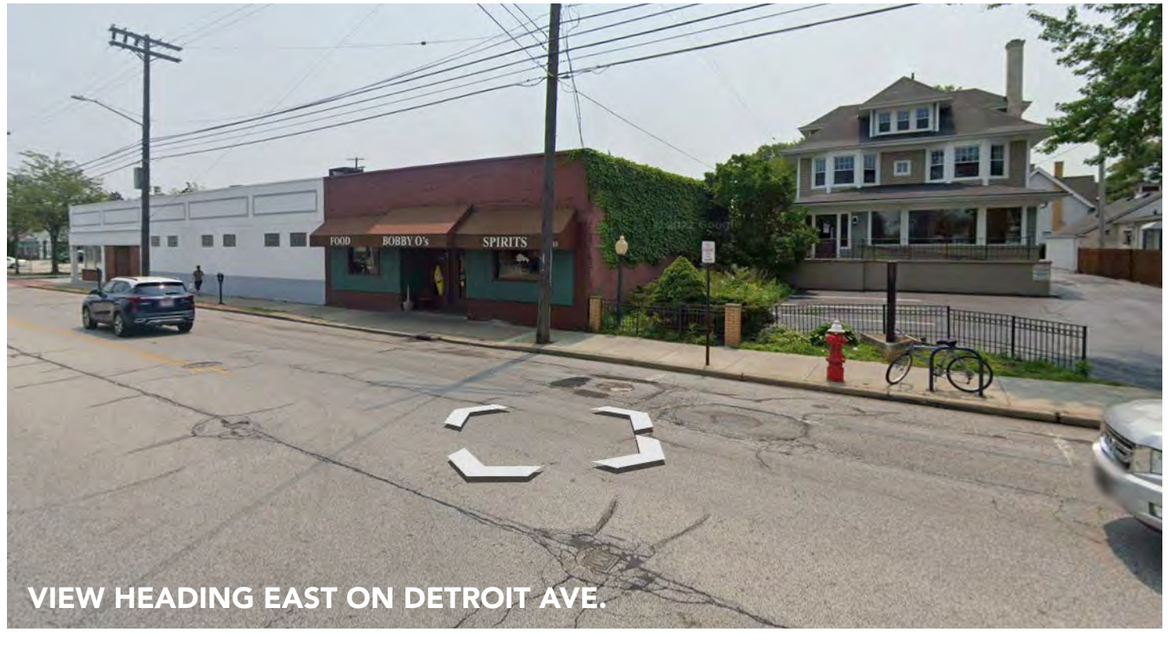
PARCELS: 313-22-150, 313-22-001, & 313-22-002

HUNTINGTON NATIONAL BANK
16003 DETROIT AVE., LAKEWOOD, OHIO


ORCHARD GROVE
DETROIT AVE



VIEW HEADING WEST ON DETROIT AVE.



VIEW HEADING EAST ON DETROIT AVE.

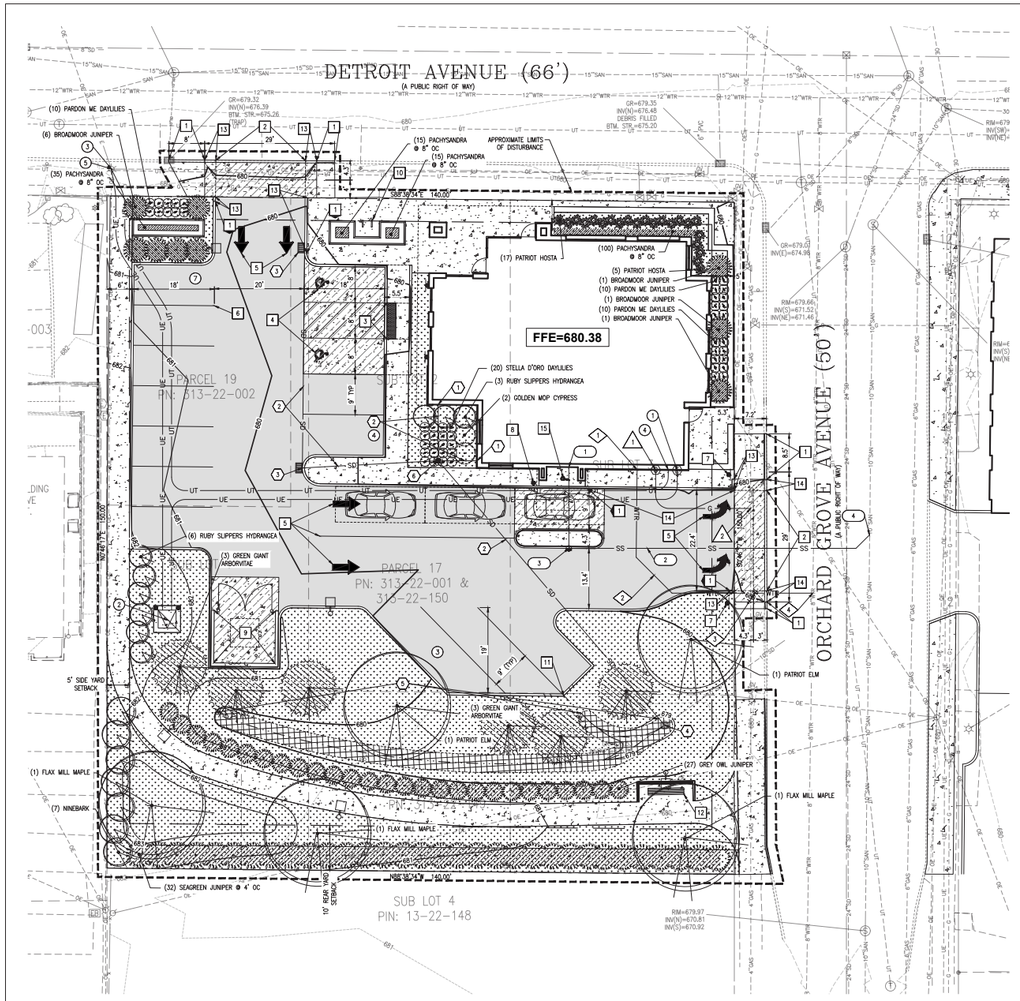


VIEW ALONG ORCHARD GROVE AVE.



VIEW HEADING NORTH ON ORCHARD GROVE AVE.


FUTURE MIXED-USE
PROJECT SITE
CRANFORD AVE.
BROCKLEY AVE.
DETROIT AVE.
PROPOSED RETAIL
BANK SITE
ORCHARD GROVE AVE.
FUTURE MIXED-USE
PROJECT
ROSEWOOD AVE.



SURVEY NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED JUNE 22, 2023.
2. BASIS OF BEARINGS: TBD.
3. DATUM: TBD.
4. BENCHMARK: TBD.
5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD, CUYAHOGA COUNTY, CDOT, AND OHIO STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST OHIO ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX. SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

UTILITY NOTES:

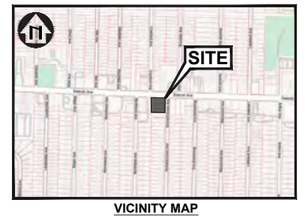
1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL LANDSCAPE REQUIREMENTS:

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
7. A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL.
   A. ROCKHOUND ALL AREAS TO LOOSEN SOIL TO A DEPTH OF 6" AND REMOVE ROCKS AND WEEDS. AFTER TOPSOIL HAS BEEN SPREAD, ROCKHOUND AGAIN TO REMOVE ALL STONES AND LUMPS.
8. MULCH TREES AND SHRUBS WITH A MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITH THE PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURE = WALKS, CURBS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH A MIN. OF ½" BELOW ADJACENT PAVED SURFACES.
9. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF SEED WITH THE PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
1	APPROXIMATE LIMIT OF DISTURBANCE	
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	G
	TREE/SHRUB	
	FENCE	
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER VALVE/CURB BOX	
	SEWER MANHOLE/CLEANOUT	
	STORM MANHOLE/CURB INLET/CATCH BASIN	
	STORM DOWNSPOUT	
	ELECTRICAL MANHOLE/METER/BOX	
	ELECTRICAL TRANSFORMER	
	TELECOM MANHOLE	
	GAS METER/VALVE	
	LIGHT POLE/YARD LIGHT	
	UTILITY POLE	
1	PARKING COUNT	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK	
	HEAVY-DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	LANDSCAPE AREA SEE LANDSCAPE PLANS FOR DETAILS	
	BIORETENTENT SWALE PER NEORSD STORMWATER FEE CREDIT MANUAL	



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:

APN: 313-22-001, 313-22-002, 313-22-149 AND 313-22-150
ZONING: C-3 (GENERAL BUSINESS DISTRICT)
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X (UNSHADED)" PER FIRM MAP NO: 39035C0115F, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019. ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:		
TOTAL PARCEL AREA	±20,999 SF (±0.482 ACRES)	
TOTAL DISTURBED AREA	±21,602 SF (±0.496 ACRES)	
PROPOSED BUILDING FOOTPRINT	±2,875 SF	
DISTURBED AREA SUMMARY:	**EXISTING**	**PROPOSED**
IMPERVIOUS AREA	±21,521 SF	±13,643 SF
PERVIOUS AREA	±81 SF	±7,959 SF
CHANGE IN IMPERVIOUS AREA		±7,878 SF DECREASE
YARD SETBACKS:		
FRONT (NORTH/EAST)	0–5'	
SIDE (WEST)	5' (10' ABUTS RESIDENTIAL)	
REAR (SOUTH)	HALF BUILDING HT, OR 5' MIN. (10' ABUTS RESIDENTIAL)	
PARKING SUMMARY:	**PROVIDED**	**REQUIRED**
STANDARD STALLS (9'x18')	12	3 (MAX 7)*
ADA STALLS (8'x18')	2	1
TOTAL	14 TOTAL	3 TOTAL
BICYCLE RACK	2	2**

* PER 1143.05, MIN. 1 EACH FOR 1,000 SF. GFA; MAX. 2.5 FOR EACH 1,000 SF. GFA; (MIN 3 SPACES. MAX 7 SPACES FOR 2,875 SF.) PLAN COMMISSION HAS DISCRETION TO ADJUST REQUIREMENTS.
** ONE BICYCLE PARKING SPACE PER 2,500 SF. SHALL BE PROVIDED FOR USES DEFINED AS RETAIL OR OFFICE.

ALLEGRO
0 10 20
SCALE: 1"=10'

SANITARY SEWER KEY NOTES

1. BUILDING POINT OF CONNECTION (SEWER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED SANITARY SDR 35 PVC SEWER SERVICE PIPE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED TWO-WAY CLEANOUT, PER CITY OF LAKEWOOD DETAIL S-4.
4. PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING 10" SANITARY SEWER MAIN, PER CITY OF LAKEWOOD DETAIL S-6.

WATER KEY NOTES

1. BUILDING POINT OF CONNECTION (WATER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED WATER SERVICE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED CURB BOX, PER CITY OF LAKEWOOD DETAIL W-3.
4. PROPOSED WATER LINE CONNECTION TO EXISTING 8" WATER MAIN, PER CITY OF LAKEWOOD DETAIL W-3.

GAS SERVICE KEY NOTES

1. BUILDING POINT OF CONNECTION (GAS). GAS METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. CONNECT PROPOSED GAS SERVICE TO EXISTING GAS LINE.

STORM DRAIN KEY NOTES

1. PROPOSED BUILDING DOWNSPOUTS
2. PROPOSED STORM DRAIN LINE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED STORM CATCH BASIN PER CITY OF LAKEWOOD DETAIL S-1.
4. CONNECT TO EXISTING STRUCTURE. ADJUST RIM TO FINISHED GRADE. LOWER BY ±1'-2".
5. PROPOSED VEGETATIVE SWALE/BMP. LONGITUDINAL SLOPE = 1.0%
6. PROPOSED STORM MANHOLE/JUNCTION PER NEORSD STANDARDS.

DRY UTILITY KEY NOTES

1. BUILDING POINT OF CONNECTION (ELECTRIC). ELECTRICAL METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD WITH PROTECTIVE BOLLARDS.
3. PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO EXISTING UTILITY POLE. COORDINATE ROUTING AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
4. BUILDING POINT OF CONNECTION (TELECOM).
5. CONNECT PROPOSED TELECOM LINE TO EXISTING UTILITY POLE. COORDINATE WITH UTILITY COMPANY PRIOR TO CONNECTION.

SITE PLAN KEY NOTES

1. PROPOSED "TYPE 6" PCC 6" TALL BARRIER CURB, PER CITY OF LAKEWOOD DETAIL P-8
2. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF LAKEWOOD DETAIL P-2
3. PROPOSED FLUSH CURB WITH DETECTABLE WARNING TRUNCATED DOMES
4. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE
5. PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS. (TYP)
6. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
7. PROPOSED "DO NOT ENTER" RS-1 SIGN.
8. PROPOSED BOLLARD
9. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
10. PROPOSED BIKE RACK. SEE ARCHITECTURAL PLANS.
11. PROPOSED 4' WIDE CURB CUT FOR STORMWATER CONVEYANCE
12. PROPOSED SITE BENCH ON PAD WITH 2-FOOT TALL SEAT WALL.
13. PROPOSED TRANSITIONAL (FULL HEIGHT TO FLUSH) CURB
14. PROPOSED SUBSTANDARD (<6" TALL) BARRIER CURB
15. PROPOSED DRIVE-UP VAT BANKING SERVICE. SEE ARCHITECTURAL PLANS.

PLANT MATERIALS LIST

QTY	PLANT NAME	MIN INSTALLED SIZE	MATURE HT/SPREAD
	LARGE DECIDUOUS TREES		
2	PATRIOT ELM – Ulmus x 'Patriot'	2-1/2" cal. B/B	50' / 40'
3	FLAX MILL MAPLE – Acer saccharum 'Wakjesty'	2-1/2" cal. B/B	50' / 40'
	EVERGREEN TREES		
6	GREEN GIANT ARBORVITAE – Thuja plicata x standishii 'Green Giant'	6' Ht. B/B	40' / 15'
	SHRUBS		
2	GOLDEN MOP CYPRESS – Chamaecyparis pisifera 'Golden Mop'	24" B/B or Cont.	3' / 4'
9	RUBY SLIPPERS HYDRANGEA – Hydrangea querc. 'Ruby Slippers'	24" B/B or Cont.	4' / 5'
32	SEAGREEN JUNIPER – Juniperus chinensis 'Sea Green'	24" B/B or Cont.	5' / 8'
9	BROADMOOR JUNIPER – Juniperus sabina 'Broadmoor'	24" B/B or Cont.	3' / 5'
27	GREY OWL JUNIPER – Juniperus virginiana 'Grey Owl'	24" B/B or Cont.	3' / 6'
7	NINEBARK – Physocarpus opulifolius 'Seward'	# 5 cont. 24–30"	6'/ 6'
	PERENNIALS		
30	PARDON ME DAYLILIES – Hemerocallis x 'Pardon Me'	# 1 cont.	12" / 2'
20	STELLA D'ORO DAYLILIES – Hemerocallis x 'Stella d'Oro'	# 1 cont.	12" / 2'
22	PATRIOT HOSTA – Hosta x 'Patriot'	# 1 cont.	18" / 30"
165	PACHYSANDRA – Pachysandra terminalis 'Green Carpet'	2-1/4" pp/flat	4" / 8"

OHIO811.org Before You Dig

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cleveland.
3142 Prospect Avenue
Cleveland, OH 44115
new york.
530 5th Avenue, 16th Floor
New York City, NY 10036
los angeles.
555 West 5th Street, 35th Floor
Los Angeles, CA 90013
vocon.partners LLC

PROVIDED BY:

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
872.270.3682
a@allegroeng.com

PROFESSIONAL SEAL:

PROPOSED COMMON IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK
LAKEWOOD OH

16003 DETROIT AVE.
LAKEWOOD, OH 44107

JOB NUMBER: 2024-007-002

DRAWING RELEASE:

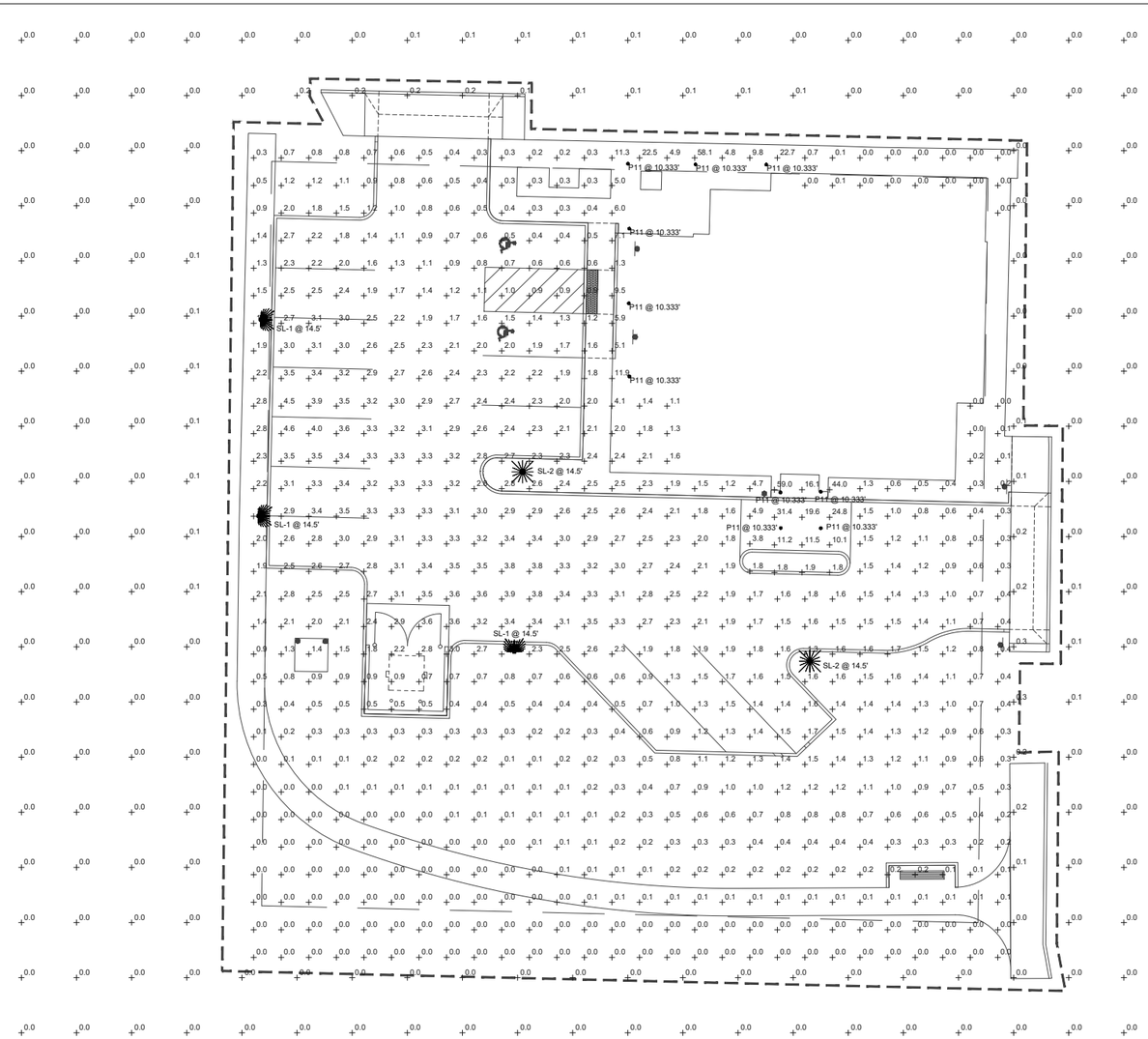
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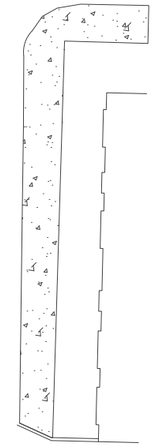
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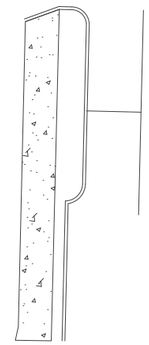
SITE AND LANDSCAPE PLAN

SHEET NUMBER:

C1.0







1 SP.01 SITE PHOTOMETRY PLAN

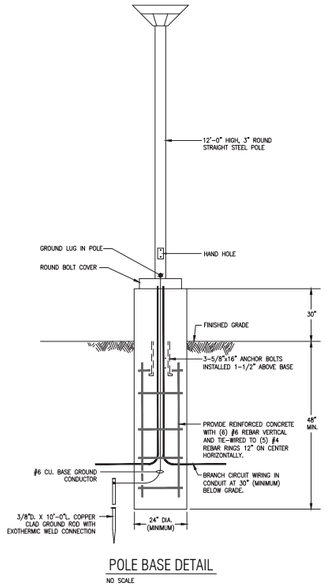
SCALE: 1/8" = 1'- 0"

whs engineering
2012 West 25th Street, Suite 200
Cleveland, OH 44113
Phone: 216 227 8505

HUNTINGTON NATIONAL BANK | DETROIT & ORCHARD DEVELOPMENT

OVERALL SITE
Photometric Plan

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MAY 22, 2024 | XXXXXX.00 | 102



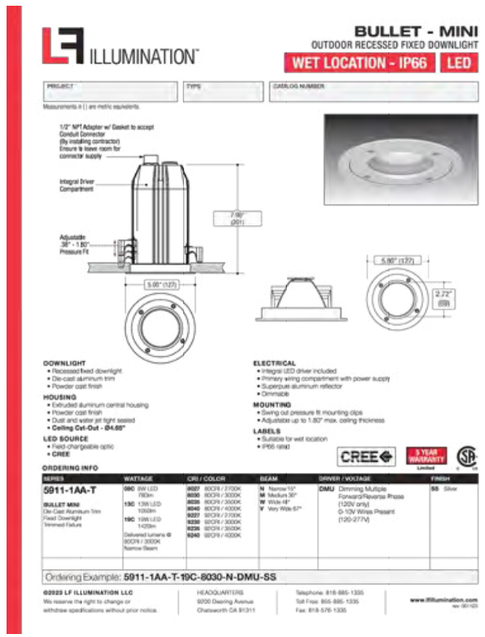
POLE BASE DETAIL
NO SCALE

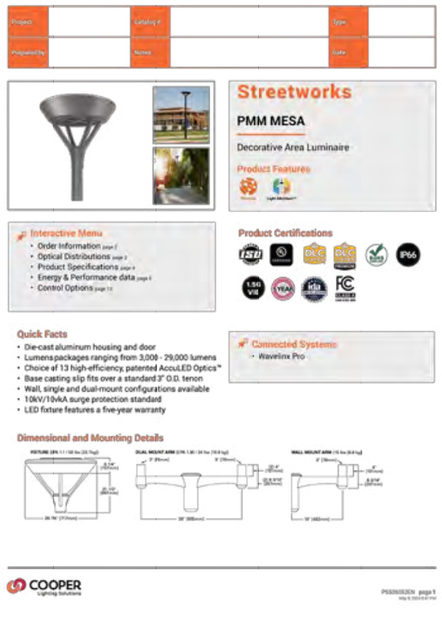
Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power	LLF	Polar Plot
	SL-1	3	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	PMM-SA1C-840-U-SL4-HSS	MESA POST TOP DECORATIVE LUMINAIRE. (1) LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	16	273	59	0.9	Max: 3266cd
	P11	10	FORMA LIGHTING	3499BB12-804022	Bullet 127 - Recessed - 4000K CRI80 - 22°	1	1785	18.9	0.9	Max: 9947cd
	SL-2	2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	PMM-SA1C-840-U-SMQ	MESA POST TOP DECORATIVE LUMINAIRE. (1) LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS.	16	355	59	0.9	Max: 2926cd

Statistics

Description	Avg	Max	Min
Off-Site	0.0 fc	0.3 fc	0.0 fc
Parking Lot	1.5 fc	58.1 fc	0.0 fc
Drive-Thru Canopy	19.4 fc	59.0 fc	1.8 fc





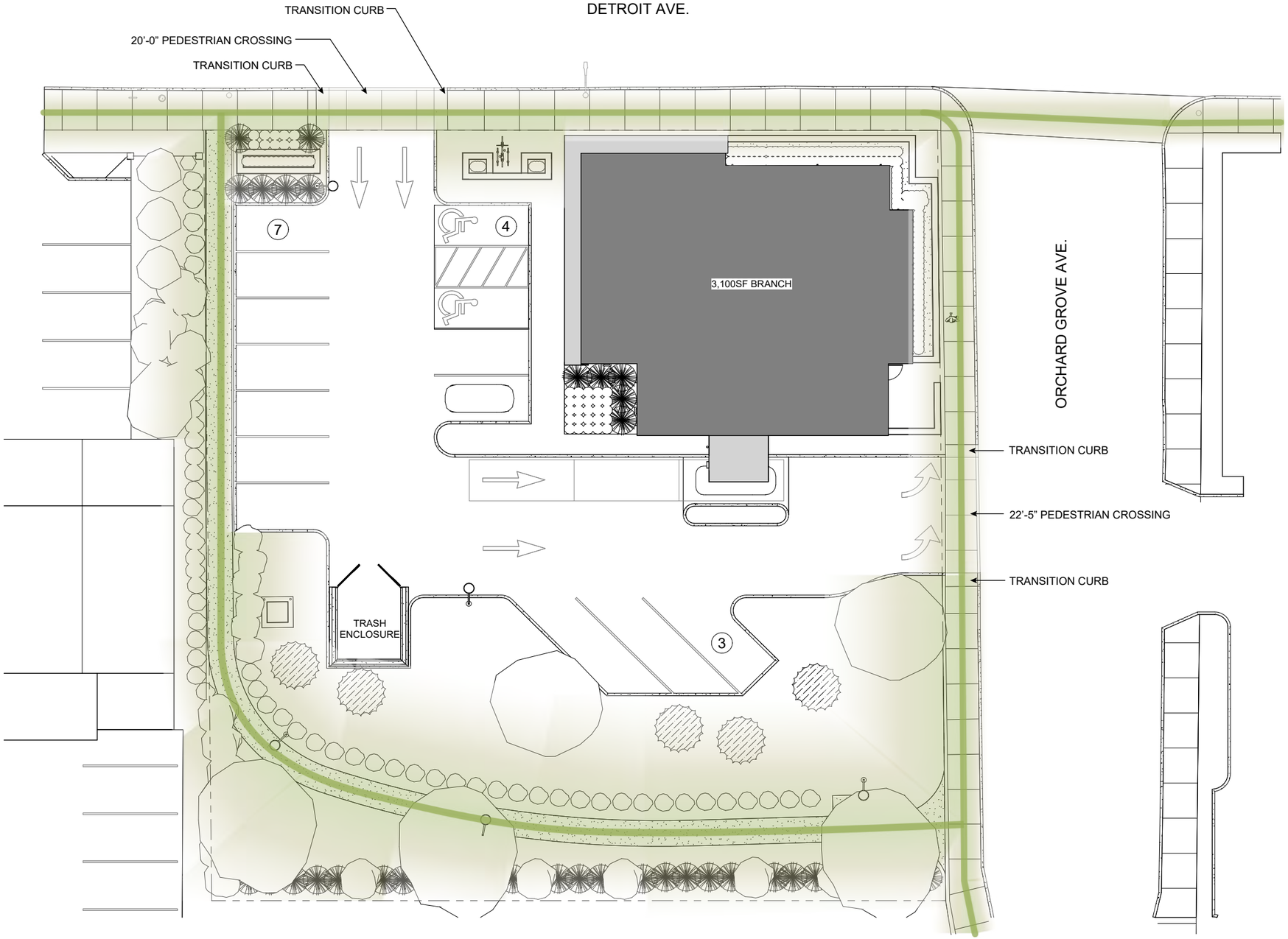
whs engineering
2012 West 25th Street, Suite 200
Cleveland, OH 44113
Phone: 216 227 8505

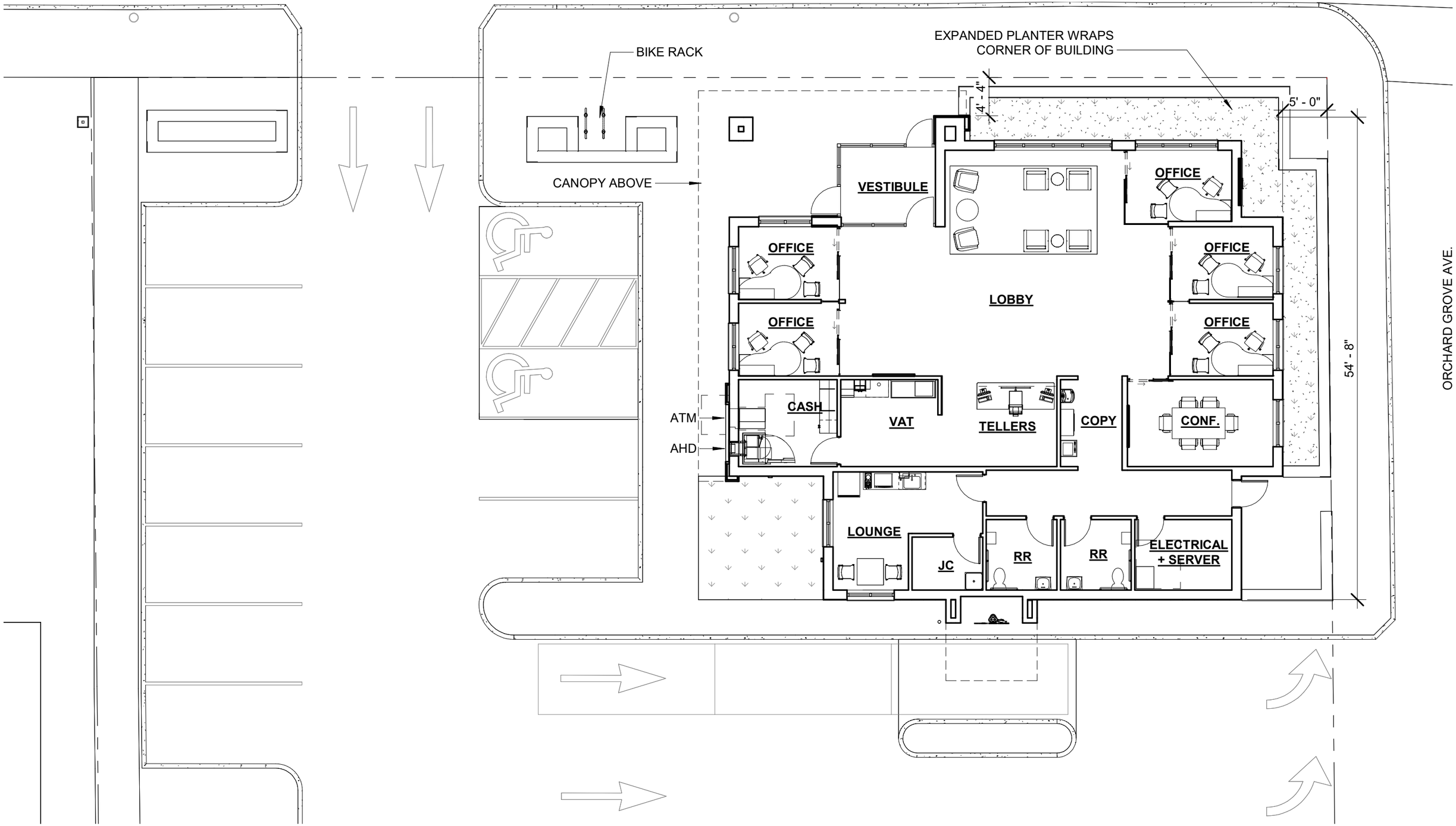
HUNTINGTON NATIONAL BANK | DETROIT & ORCHARD DEVELOPMENT

OVERALL SITE
Photometric Details

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MAY 22, 2024 | XXXXXX.00 | 102


DETROIT AVE.
7
4
3,100SF BRANCH
ORCHARD GROVE AVE.
TRASH ENCLOSURE
3


TRANSITION CURB
20'-0" PEDESTRIAN CROSSING
TRANSITION CURB
DETROIT AVE.
7
4
3,100SF BRANCH
ORCHARD GROVE AVE.
TRANSITION CURB
22'-5" PEDESTRIAN CROSSING
TRANSITION CURB
TRASH ENCLOSURE
3
DIAGRAM KEY
PRIMARY PEDESTRIAN PATH
PEDESTRIAN EXPERIENCE


BIKE RACK
CANOPY ABOVE
EXPANDED PLANTER WRAPS
CORNER OF BUILDING
4' - 4"
5' - 0"
54' - 8"
ORCHARD GROVE AVE.
VESTIBULE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
LOBBY
ATM
AHD
CASH
VAT
TELLERS
COPY
CONF.
LOUNGE
JC
RR
RR
ELECTRICAL
+ SERVER


Huntington
Huntington


Huntington
Huntington


Huntington
Huntington


Huntington
Huntington


Huntington
Huntington
Welcome
DEPOSITORY




Cane's
Cane's
Cane's




CVS/pharmacy
Photo
15501


ARMY
AIR FORCE



1 CONTEXT ELEVATION DETROIT
SCALE: 3/32" = 1'-0"



2 CONTEXT ELEVATION ORCHARD GROVE
SCALE: 3/32" = 1'-0"



NORTH PRESENTATION ELEVATION - FROM DETROIT AVE.



WEST PRESENTATION ELEVATION - FROM PARKING LOT



EAST PRESENTATION ELEVATION - FROM ORCHARD GROVE



SOUTH PRESENTATION ELEVATION - FROM PARKING LOT



NORTH ELEVATION - DETROIT AVE.



1 ENDICOTT BRICK
COLOR: MANGANESE IRON-SPOT VELOUR
GROUT: DARK GRAY
STYLE: RUNNING BOND



2 BELDEN BRICK COMPANY
COLOR: GLACIER WHITE VE-LOUR
GROUT: TO MATCH BRICK
STYLE: RUNNING BOND



3 MAPES FLAT FASCIA CANOPY
COLOR: CUSTOM OUTRAGEOUS GREEN
DIMENSIONS: 8" J PROFILE



4 KAWNEER
STOREFRONT SYSTEM
COLOR: CHARCOAL



5 ROCKCAST
COLOR: CRYSTAL WHITE



6 ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM OUTRAGEOUS GREEN



7 ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM GREYMOOR RGB



8 NU-VUE CURBSPLUS MECHANICAL SCREEN
COLOR: WARM WHITE GREYMOOR RGB

*NOT VISIBLE FROM GROUND


MANGANESE IRONSPOT
VELOUR
THIN BRICK
THOMAS BRICK
BELDEN
THE BELDEN BRICK COMPANY
www.beldenbrick.com | 330-456-0031 | Canton, OH 44702
Modular
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LET YOUR SPACES SPEAK.

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12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-75-24

Permit No.: BBS24-000087

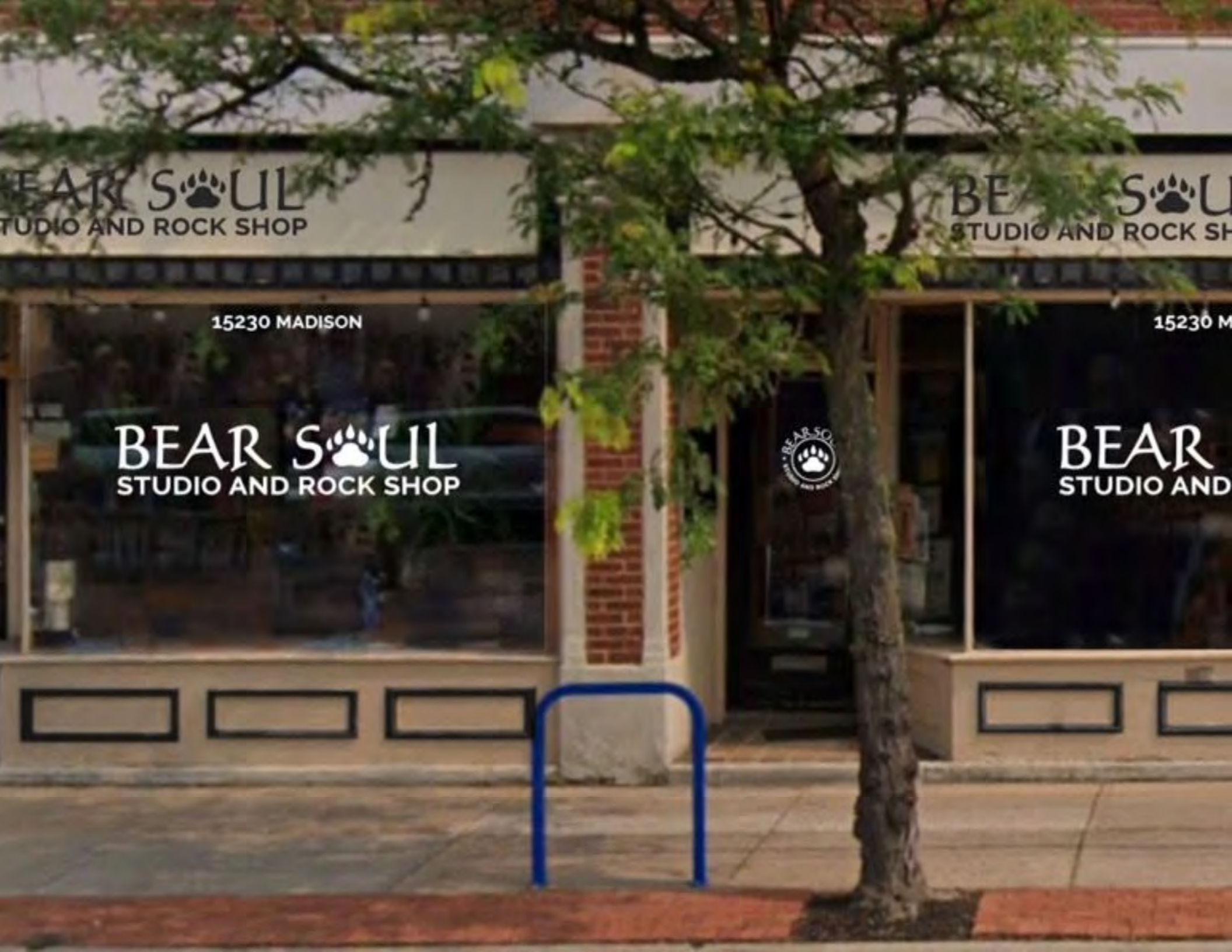
Applicant Name: Lisa Owen, Bear Soul Studio

Project Address: 15230 Madison Ave.

Project Name: Bear Soul Studio & Rock Shop

Project: Applicant proposes signage in the band sign and window graphics.


15232
PLEASE USE
OTHER DOOR
15228
BRONCO


STUDIO AND ROCK SHOP
15230 MADISON
BEAR SOUL
STUDIO AND ROCK SHOP
STUDIO AND ROCK SH
15230 M
BEAR
STUDIO AND

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270
FAX (216) 529-5930
building.permits@lakewoodoh.gov
www.lakewoodoh.gov

APPLICATION FOR COMMERCIAL PLAN APPROVAL

(For projects subject to the provisions of the Ohio Building Code Section 107.2)

ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

Project Location [OBC 107.2-2]:

Street Address: _____
Floor Number:_____Suite:_____
Is this building in the floodplain? □ **Yes** □ **No**

Project Information [OBC 107.2-1]:
(Project Use and Occupancy [OBC 107.2-3])

Project Type (check all that apply):
□ New Building □ Alteration □ Addition □ Repair
□ Fence, pool, paving, landscaping, shed, tent, other □ Sign

Project Scope (check all that apply):
□ Demolition □ General Building □ Mechanical (HVAC)
□ Electrical □ Plumbing □ Fire Protection (see below)
□ Site Work over 8,000 sq. ft.

Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.):

Occupancy class [OBC Chapter 3]:
If Mixed Use [OBC 508.1] check one:
□ Separated □ Non-separated □ Accessory only

Construction Type [OBC Chapter 6]:

Total Project Work Area:_____**Sq. Ft.**

Total cost of construction (valuation): $_____

Describe the project:
_____
_____
_____
_____

Fire Protection Systems [OBC 106.1.1.1]

(Indicate all that apply as "**E**" for Existing, "**N**" for New, or **NA** if none)

Building Sprinkler System_____Limited Area Sprinkler System _____
In-Rack Sprinkler System_____Demand at Riser Base_____psi
Kitchen Hood Suppression____Fire Alarm System_____Fire Detection System_____ Smoke Detection System _____

Required Construction Documents [OBC Section 106]

3 sets required for Building Department plus
1 set for Fire Department Review (if applicable)
1 (Civil) set for Engineering Review (if applicable)
Date on Plans: _____

Applicant Information [OBC 107.2-5]

(Building Owner or Representative)

Name: _____
Business Name: _____
Mailing Address: _____
City/State/Zip Code: _____
Phone Number: _____
Email Address:

Registered Design Professional [OBC 106.2.1]

□ Architect □ Engineer
□ Certified Fire Protection System Designer □ NA

Name: _____
Firm or Business: _____
Certificate or Registration Number: _____

Mailing Address: _____
City/State/Zip Code: _____
Contact Name: _____
Contact Phone: _____
Email Address:

Certification [OBC 107.2.5]

I certify that I am the building □ Owner □ Owner's Authorized Agent

All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

Signature: _____
Printed Name: _____
Date of Application: _____

For Building Department Use

Case Number: _____
Date Received: _____
Received By: _____

Other Approvals Required (prior to permit issuance):
Fire Marshall: □ Yes □ No □ N/A
Engineering: □ Yes □ No □ N/A
ABR/Planning/Zoning: □ Yes □ No □ N/A
Plan Review Fees
Outside Plans Examiner: $_____
Stormwater Review: $_____

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Application Cover Page

Docket No.: 09-76-24

Permit No.: BBS24-000088

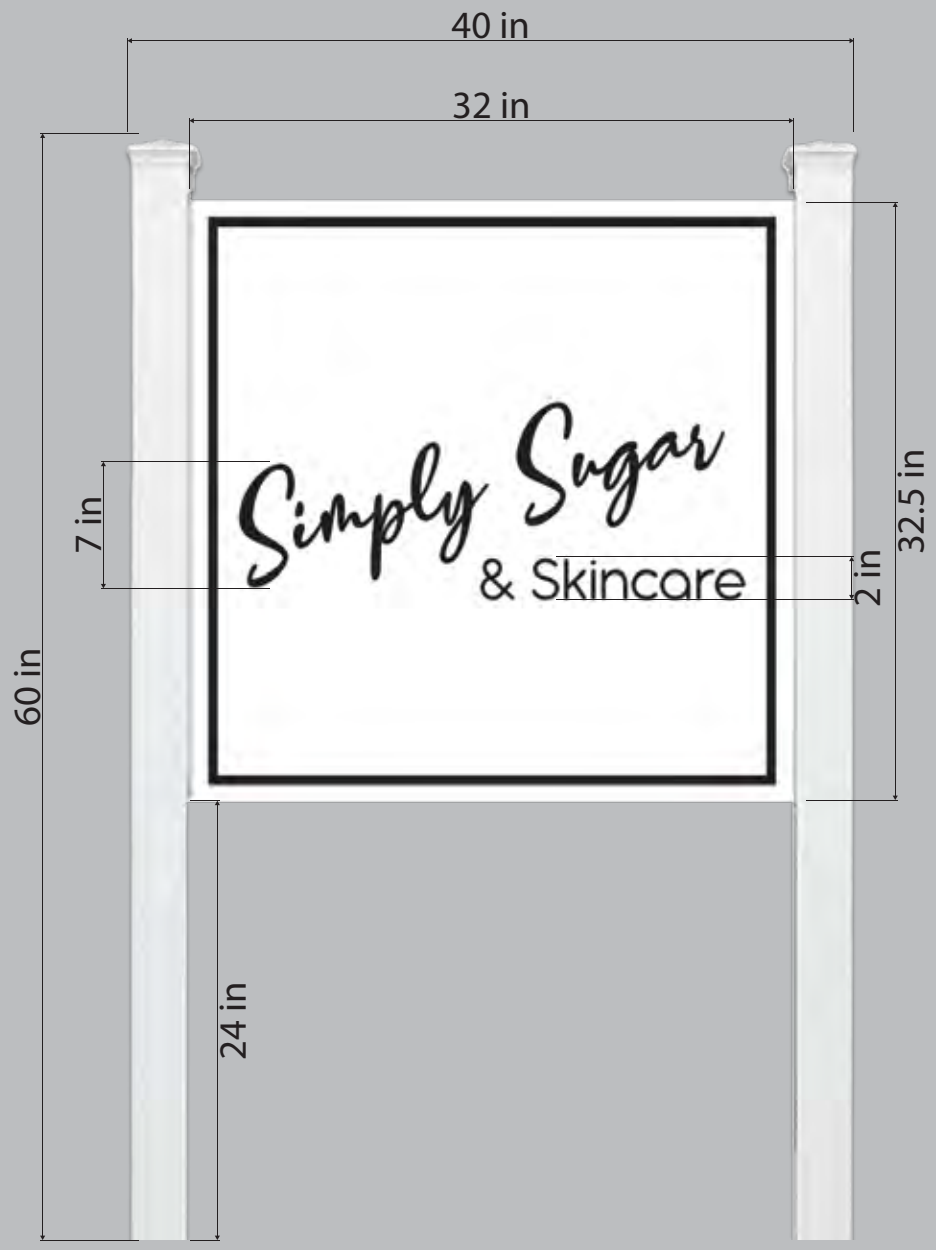
Applicant Name: Mark Hannah, L3 Sign & Image

Project Address: 17017 Madison Ave.

Project Name: Simply Sugar

Project: Applicant proposes the installation of a monument sign.

40” x 60” White vinyl post & panel - 36” x 32 ½” (Viewable Area - 32” x 32 ½”) ACM Panel w/ applied vinyl graphics





Project: Simply Sugar & Skincare

Project Location: 17017 Madison Ave, Lakewood, OH 44107

Client: Kaleigh Maglionico

SIGN & IMAGE
212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 07/22/24 | Revision Date: 07/25/24 | Revision #:



Rendering in Sign Location - 17017 Madison Ave



The face is 32.5” x 32”, making the sign 7.2 sqft

Plot Drawing - 17017 Madison



Gmail

Taylor L3 Sign & Image <taylor@l3sign.com>

New Sign Quote

Kaleigh Maglionico <simplysugarandskincare@gmail.com> Thu, Aug 8, 2024 at 2:07 PM
To: Taylor L3 Sign & Image <taylor@l3sign.com>

Hello Taylor,

I am the building owner and business owner of Simply Sugar & Skincare. Im in agreeance of the signage and approve of L3 Sign & Image doing the work.

Thanks,
Kaleigh Maglionico
[Quoted text hidden]

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 09-77-24

Permit No.: BBS24-000090

Applicant Name: Shawn Warren, Erie deSign Co.

Project Address: 11728 Detroit Ave.

Project Name: Lake Erie International High School

Project: Applicant proposes signage on the top of the front of the building.



Property as is Now.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
LAKE ERIE INTERNATIONAL HIGH SCHOOL		

ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
11724 Detroit Ave.		

REVISION HISTORY: DATE:	CHANGES MADE:	CLIENT SIGNATURE OF APPROVAL	DATE:

5' DIA

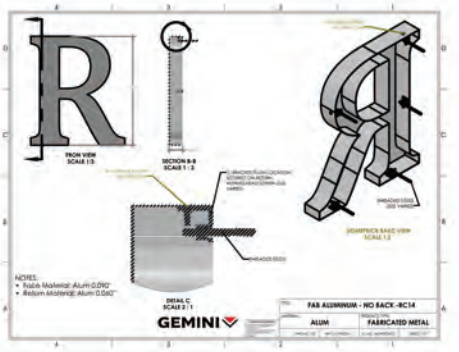
Color print laminated
to 1/8" maxx Metal with
1" pvc re-enforcment backing

Text 1" Thick
formed aluminum letters painted
and mounted to 1/8" PVC/ Aluminum
Maxx Metal. Each panel to be machine
screwed to the existing sign frame on building.

42' X 24"

LAKE ERIE INTERNATIONAL HIGH SCHOOL 20"





41" x 52" h

2 sided sign mounted to existing frame
Maxx Metal with color prints



2) 42" x 72" & 3) 39" X 72"

To replace 5 windows match existing graphics

frontage 50' x 33' = 1650 sq

frontage 62' x 22'= 1364 sq.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
LAKE ERIE INTERNATIONAL HIGH SCHOOL		

ADDRESS:	SALESPERSON/ DESIGNER: DATE:
11724 Detroit Ave.	

REVISION HISTORY:

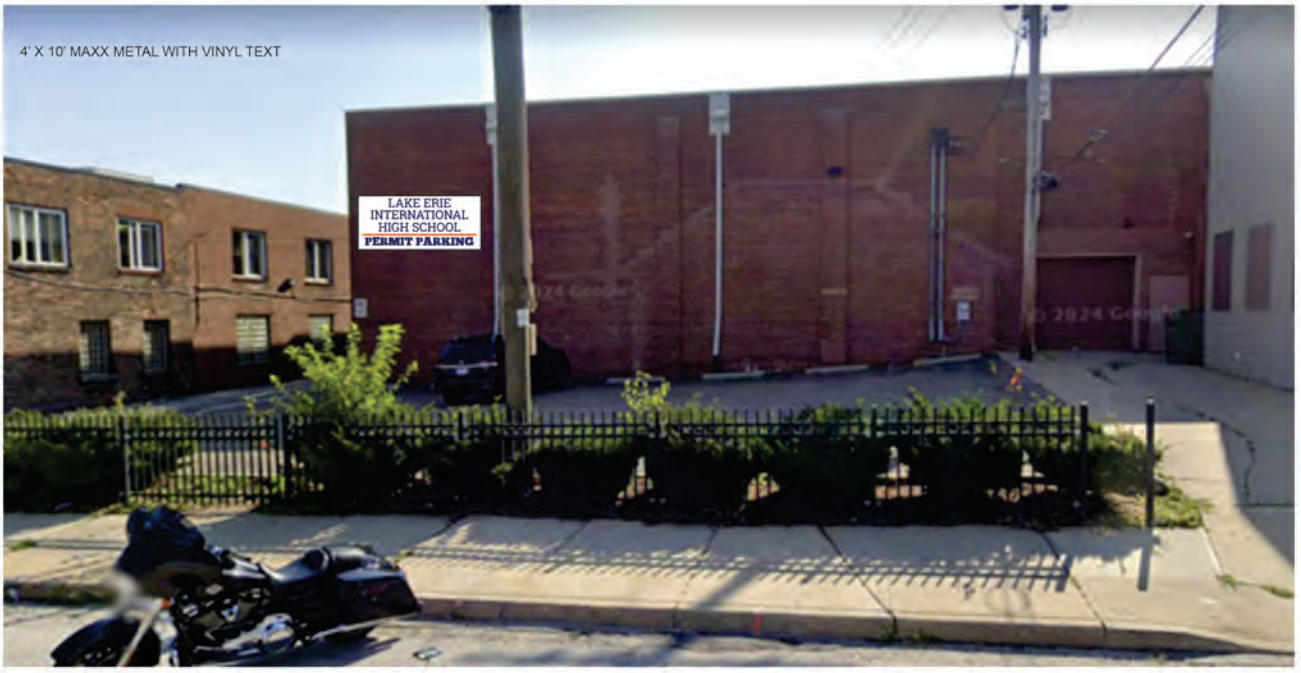
DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

4’ x 10’ 1/8”thick Max Metal with color print face

LAKE ERIE INTERNATIONAL HIGH SCHOOL

PERMIT PARKING



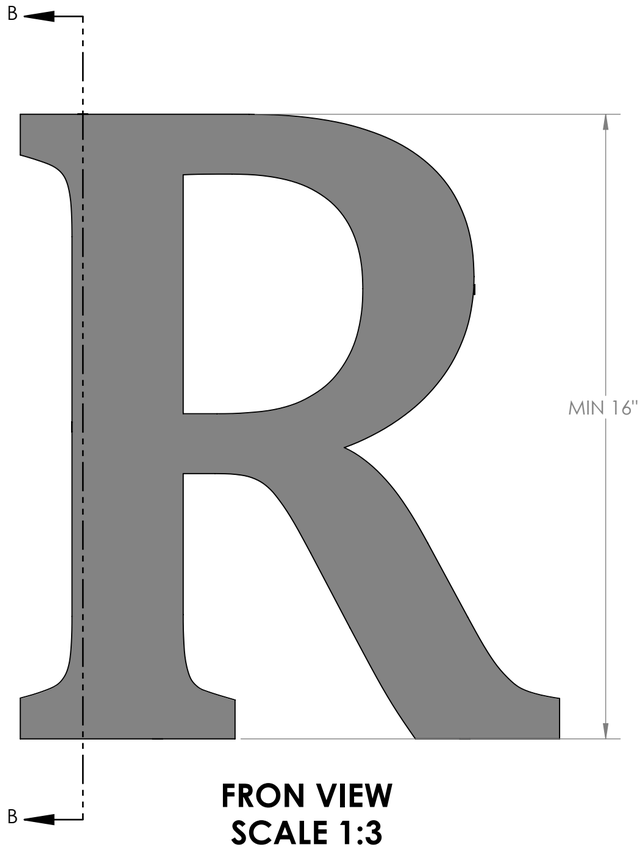
Parking around the corner. The Sign will be mounted with “Tapcon” screws into the brick mortar . Screw heads will be covered with print material.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

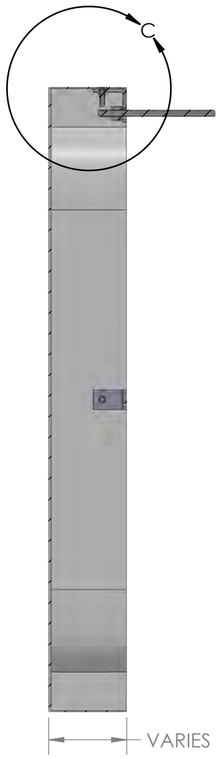
CLIENT:	JOB #:	DATE:
LAKE ERIE INTERNATIONAL HIGH SCHOOL		

ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
11724 Detroit Ave.		

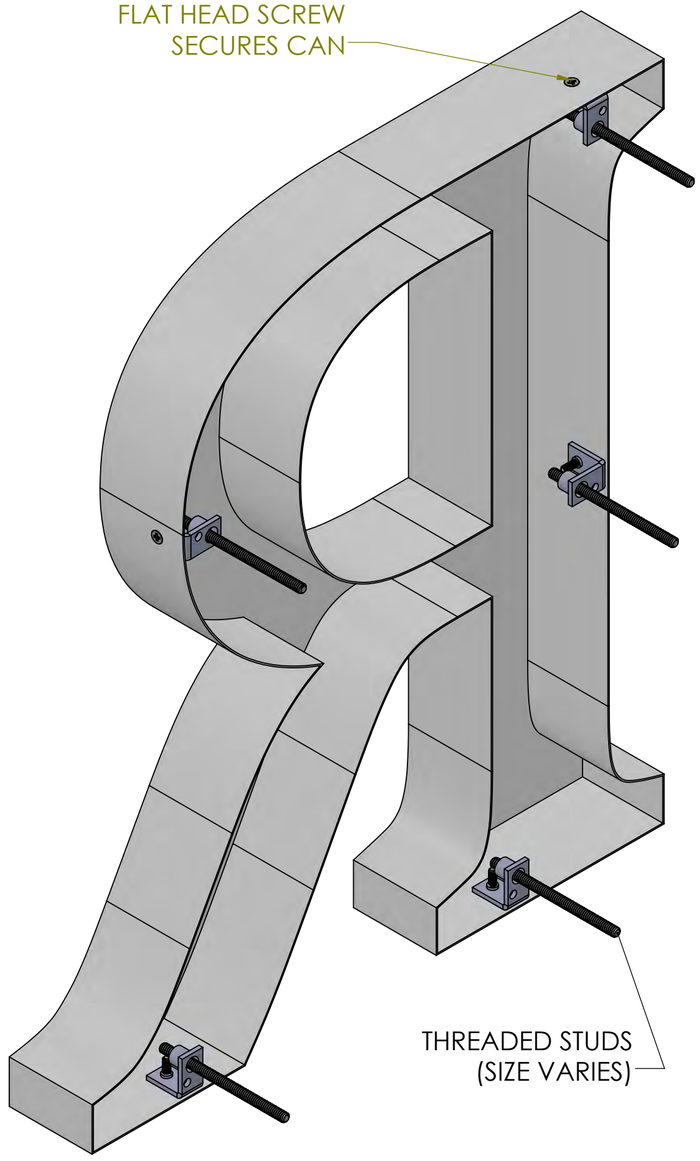
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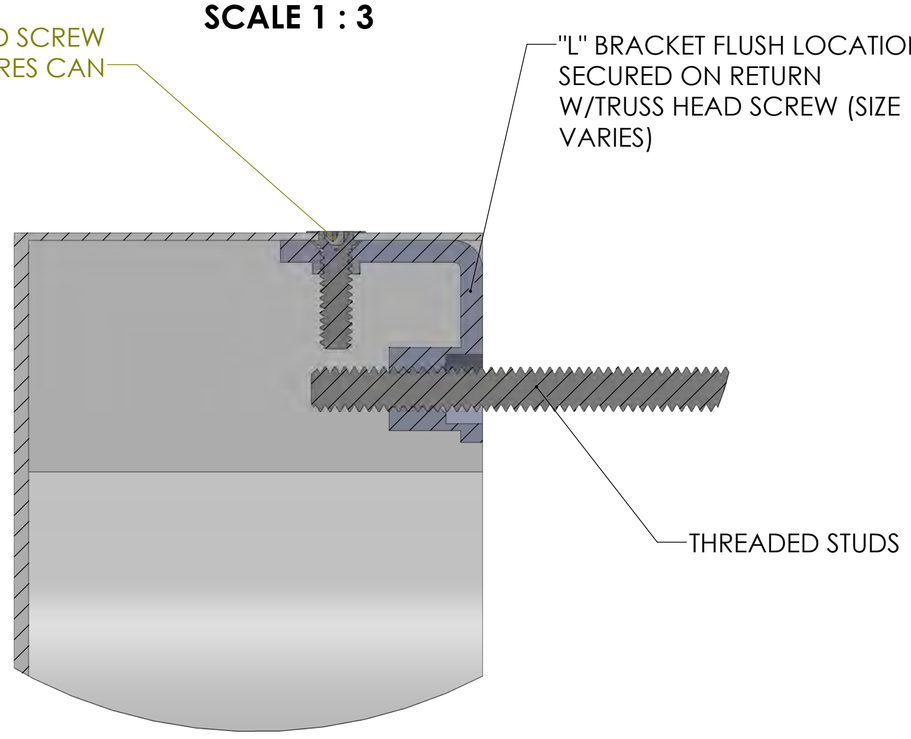
FRON VIEW
SCALE 1:3



SECTION B-B
SCALE 1 : 3



ISOMETRICK BAKC VIEW
SCALE 1:2



DETAIL C
SCALE 2 : 1

NOTES:
- Face Material: Alum 0.090"
- Return Material: Alum 0.060"

GEMINI

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF GEMINI INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF GEMINI INC IS PROHIBITED.

TITLE: **FAB ALUMINUM - NO BACK -RC14**			
MATERIAL: **ALUM**		PRODUCT TYPE: **FABRICATED METAL**	
DWG NO. F32	REV: 01/19/2024	SCALE: AS INDICATED	SHEET 1 OF 1

MAXX METAL



3mm Thick
PVC

.21mm Thick
Aluminum



Case #:

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 11724 Detroit Ave. Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31233017

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☐ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

VALUATION:** ***(cost of the work) $ **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN** _____ **NO DRAIN**

20" x 1" thick formed letters mounted to
1/8" thick Maxx metal aluminum/pvc compost board 30" h x 42' w +
60" dia logo Maxx metal both bolted to Existing frame work on roof .
Building 2 5) 40" x 72" h interior window clings replacing existing

PROPERTY OWNER NAME: LAKE ERIE INTERNATIONAL HIGH SCHOOL Phone: 1-937-831-1330
Business Name (if applicable) Carl Perkins Email: karl@edempowerment.com
Mailing Address: 11724 Detroit Ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER — 8-09-24 DATE — **Anticipated Completion Date:** 9-15-24

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-78-24

Permit No.: BBS24-000091

Applicant Name: Shawn Warren, Erie deSign Co.

Project Address: 17923 Detroit Ave.

Project Name: Functional Luxury Goods

Project: Applicant proposes a blade sign.



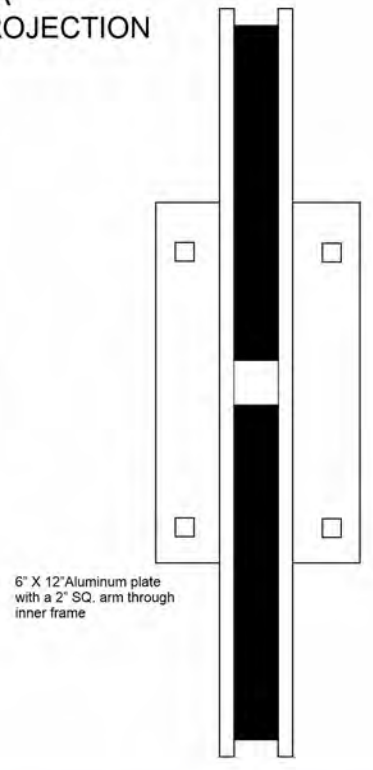
STORE FRONT APPROX. 14+' H X 17' W
240 SQ. FT

2 sided color print on
maxx metal 1/8"
mounted to brick mortor with
4- 3" lag bolts and shields

33" DIA
36" PROJECTION

1/4"





6" X 12"Aluminum plate
with a 2" SQ. arm through
inner frame

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Functional Luxury Goods		

ADDRESS:	SALESPERSON/ DESIGNER: DATE:
11724 Detroit Ave.	

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:



Property as is.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Functional Luxury Goods		

ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
11724 Detroit Ave.		

REVISION HISTORY:	
DATE:	CHANGES MADE:
	CLIENT SIGNATURE OF APPROVAL DATE:

Case #:

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 17921 Detroit Ave. Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31124113

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☐ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

VALUATION:** ***(cost of the work) $ **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN** _____ **NO DRAIN**

33" DIA. x 2.25 thick"
2 sided blade sign mounted to brick mortar with 3" lag and shields

STORE FRONT APPROX. 14+' H X 17' W
240 SQ. FT

PROPERTY OWNER NAME: Blair Ritchey Phone: 1-717-860-4910
Business Name (if applicable) Funtional Luxury Goods Email: blairritchey@ gmail.com
Mailing Address: 17921 Detroit Ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER

8-11-24
DATE

Anticipated Completion Date: 9-15-24

MAXX METAL



3mm Thick
PVC

.21mm Thick
Aluminum

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-79-24

Permit No.: BBS24-000094

Applicant Name: Shawn Warren, Erie deSign Co.

Project Address: 13706 Madison Ave.

Project Name: Sagittarius Moon

Project: Applicant proposes signage in the blade sign and window graphics.



Property as is now.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Sagittarius Moon		
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
13706 Madison Ave, Lakewood, OH 44107		

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043



Store front 15' x 15' 225 sq.



4 windows + door 2.5x6 50" w x 67" h 108 sq. 15% = 16.2 sq

cut vinyl window logo (grey represents windows and is in place only to block out previous signage)

38" w x 38"h, 7.8 ea.

sq. ft. $80

3D lettering: PVC cut letters $480

10" x 102" 1/2 PVC letters 11.75 sq ft.

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Sagittarius Moon		
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
13706 Madison Ave, Lakewood, OH 44107		

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043


ABC

Case #:

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 13706 Madison Ave, Lakewood, OH 44107 Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31503027

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☑ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: (*1-Family, Retail, Restaurant, etc.*) ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT (*Check all that apply*):

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other (*Please specify*): Sign letters

***VALUATION: (cost of the work) $** $500 **PROJECT SIZE:** (*in square feet*) 16 sq

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ DRAIN_____ NO DRAIN

Cut 1/2" thick pvc letters mounted to surface with silicone adhesive 11.75 sq ft
window cut vinyl graphics 10` sq ft x 2

4 windows 50" w x 67" h 110 sq. Store front 15' x 15' 225 sq.

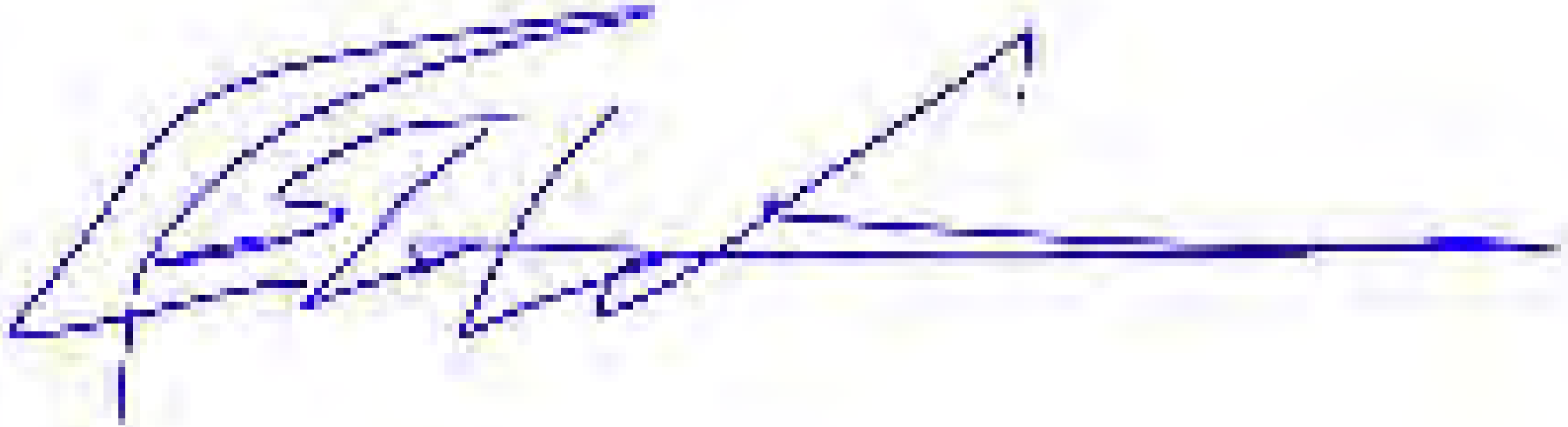
PROPERTY OWNER NAME: Michelle Cappetto Phone: 440-554-9111
Business Name (if applicable) Sagittarius Moon Email: michelle@michellecappetto.com
Mailing Address: 13706 Madison Ave, City: Lakewood State: Oh Zip: 44107
CONTRACTOR NAME: Erie Design Phone: 216-227-0043
License/Reg. No.: on file Email: orders@eriedesign.com
Mailing Address: 16504 Detroit Ave City: Lakewood State: Oh Zip: 44107
ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER

3-9-22
DATE

Anticipated Completion Date: _____



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-80-24

Permit No.: BBS24-000096

Applicant Name: Kolby Turnock, CASTO Communities

Project Address: 14501-14519 Detroit Ave.

Project Name: Downtown Development

Project: Applicant proposes a mixed-use development consisting of offices, retail, commercial, and residential uses.



Site Summary

Building 1: Mixed Use Residential Building		**132 Units**	**167,700 GSF**
Commercial Tenant Space (lvl 1)			24,750 GSF
Garage (lvl 1)		34 spaces	11,950 GSF
Residential Lobby (lvl 1)			3,400 GSF
CAM (lvl 1)			3,600 GSF
Residential Apartments (lvls 2-5)			124,000 GSF
Building 1a: Curtis Block:		**5 Units**	**12,800 GSF**
Retail Space (lvl 1)			6,600 GSF
Residential Apartments (lvl 2)			6,200 GSF
Building 2: Parking Garage: 3-Story		**536 Spaces**	**165,960 GSF**
Building 3: 4 Story Apartment Building		**74 Units**	**63,300 GSF**
Residential Apartments (lvl 1-4)			
Building 4: Garden Apartments		**87 Units**	**75,000 GSF**
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:			**298 UNITS**
	Studios	34 Units	
	1 BD/1BA	169 Units	
	2 BD/2BA	88 Units	
	3 BD/2BA	7 Units	
For Sale Single Family Townhomes:		**7 Units**	**+/-2000 GSF / Unit**

Site Parking Summary

Structured Garage Parking:	570 Spaces
Street Parking:	21 Spaces
Total Parking Spaces:	**591 Spaces**

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

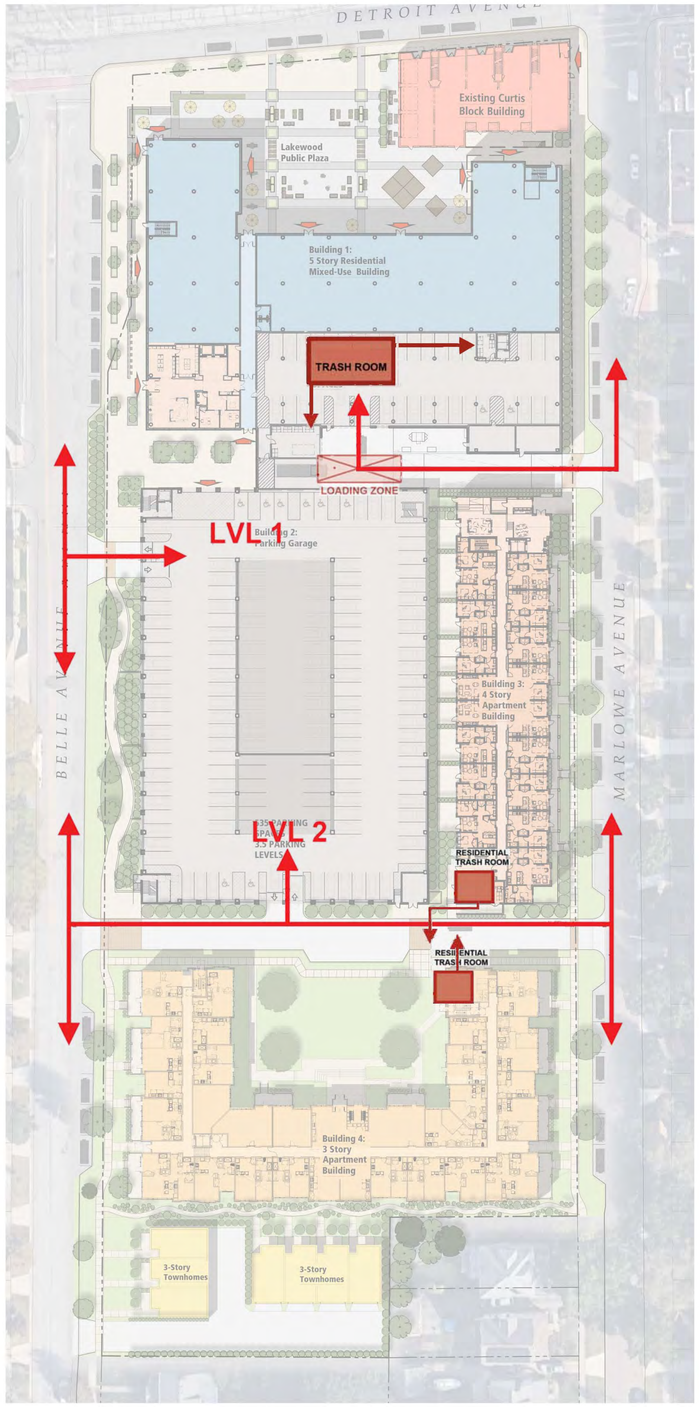
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CASTO

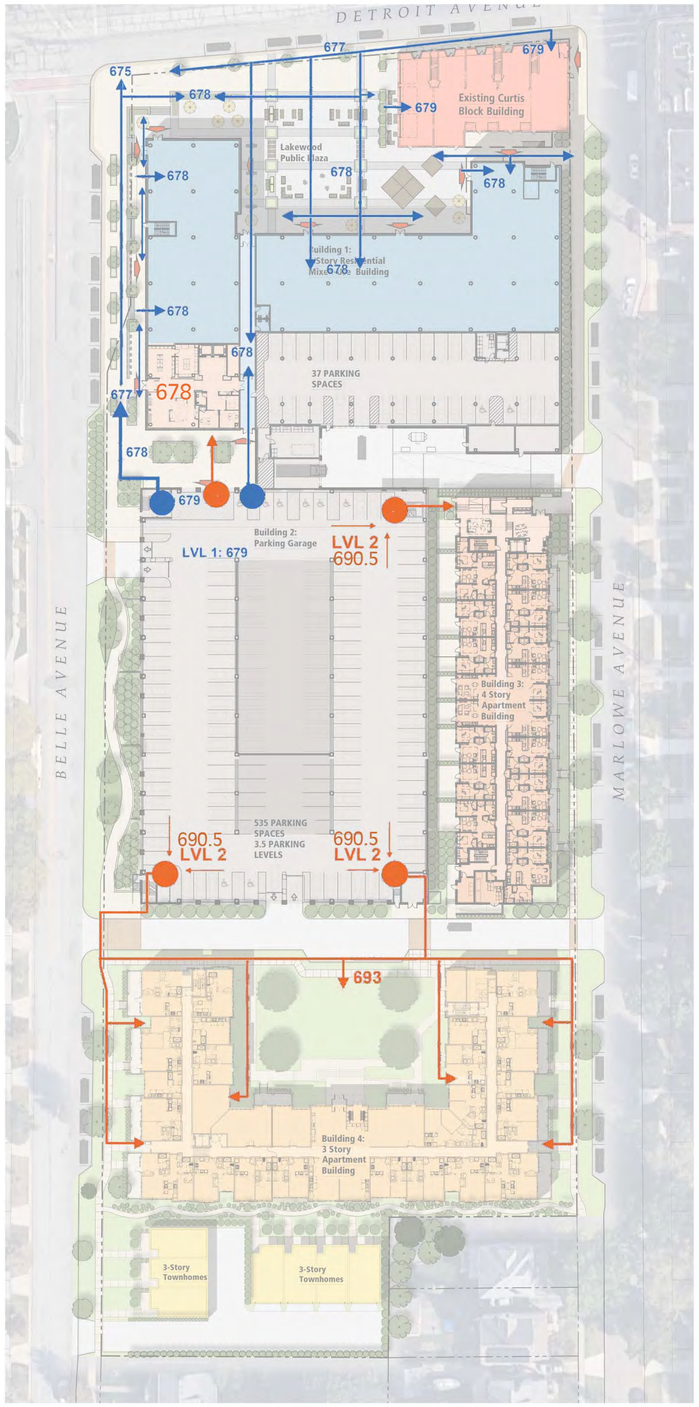
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

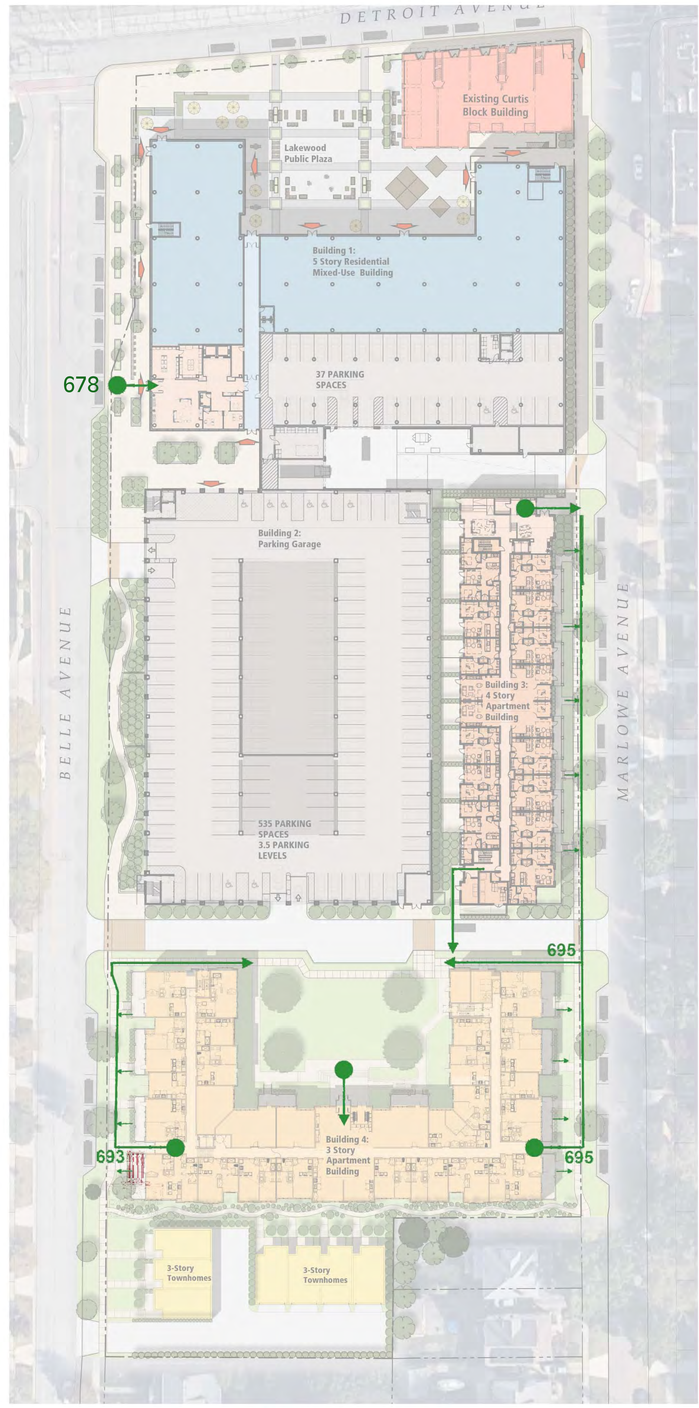
August 30, 2024



Automotive Circulation / Loading / Service



Circulation from Parking



Residential Circulation

Lakewood Downtown Redevelopment Site

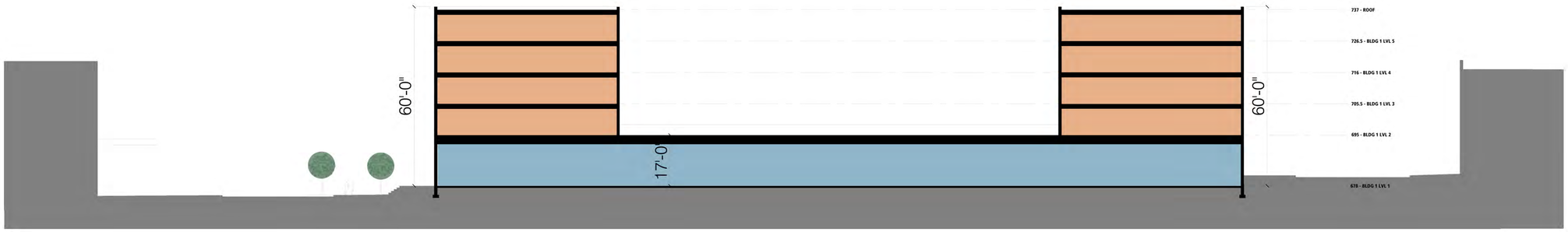
Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

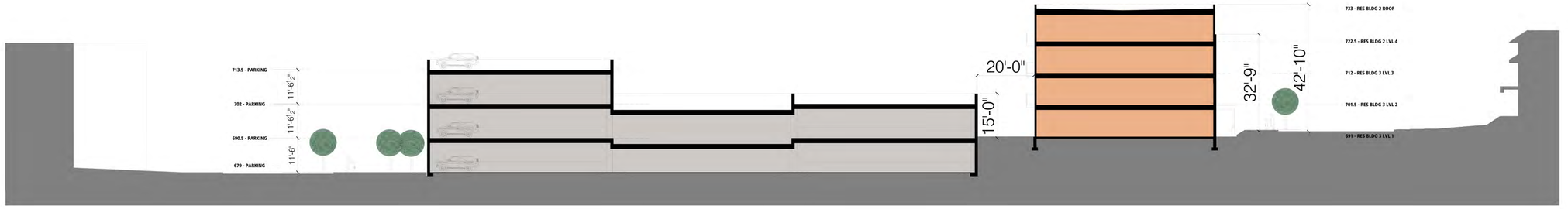
August 02, 2024



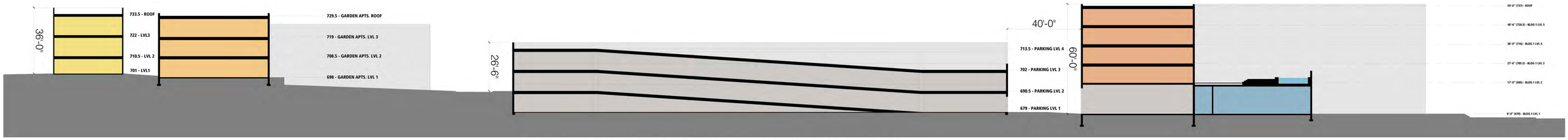
Site Section 4: East / West Looking North



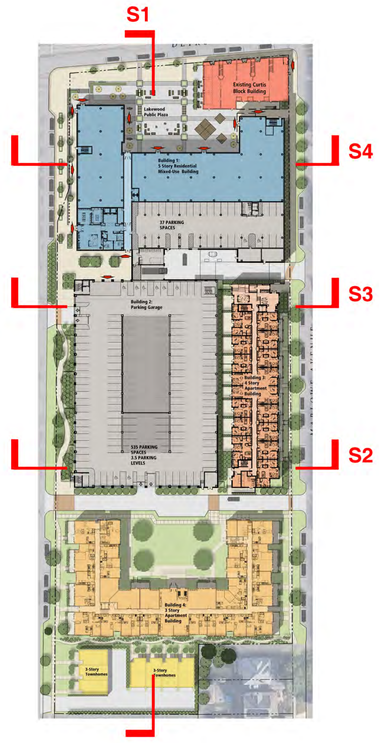
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West

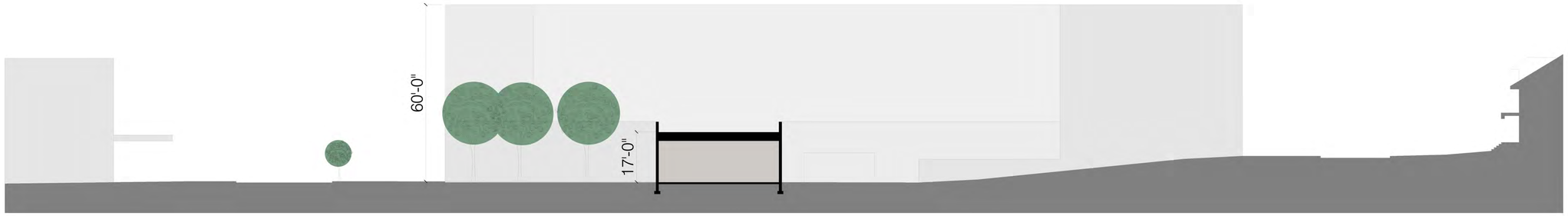


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

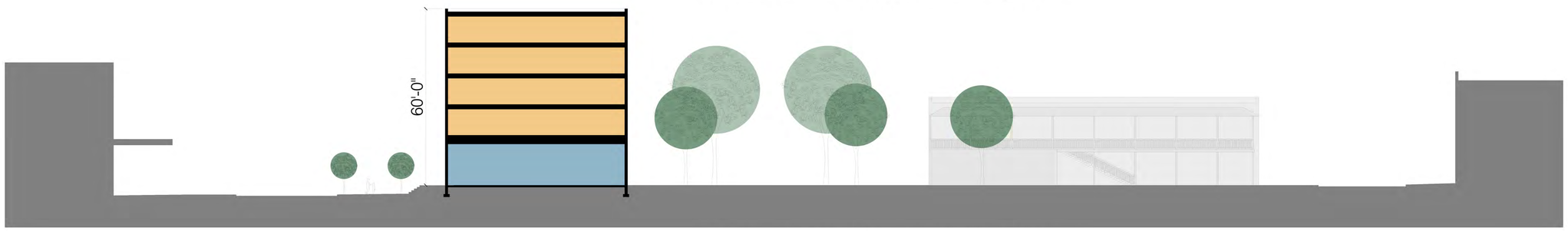
CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

August 2, 2024





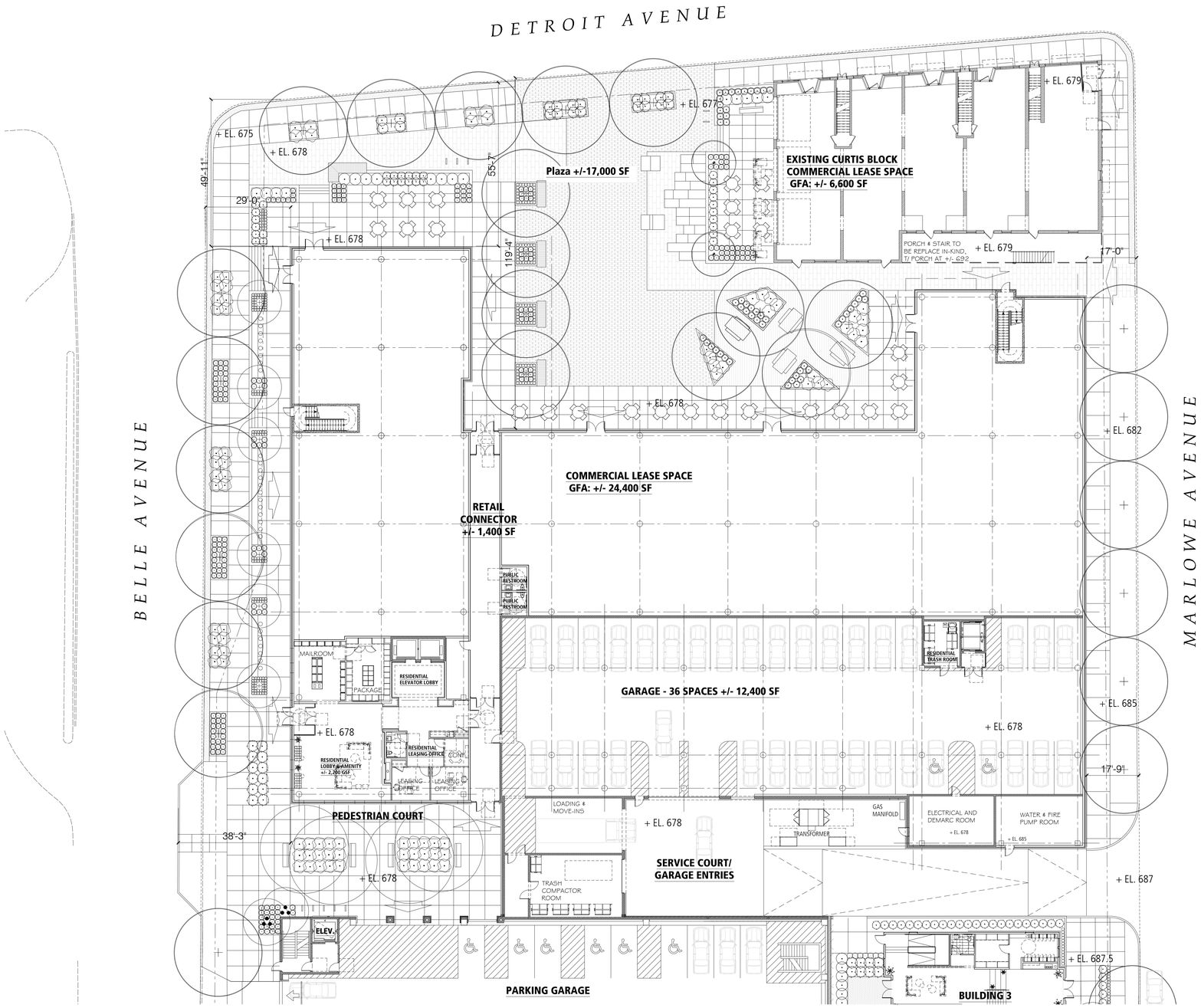
Site Section 6: Service Looking North



Site Section 5: Plaza Looking North

BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	6,025 GSF
UNITS	36
LVL 4	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	5,250 GSF
UNITS	36
LVL 5	30,380 GSF
RESIDENTIAL	23,850 GSF
C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
RESIDENTIAL	6,118 GSF
LOBBY & AMENITY	6,244 GSF
STORAGE	6,256 GSF
UNITS	5



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 Level 1

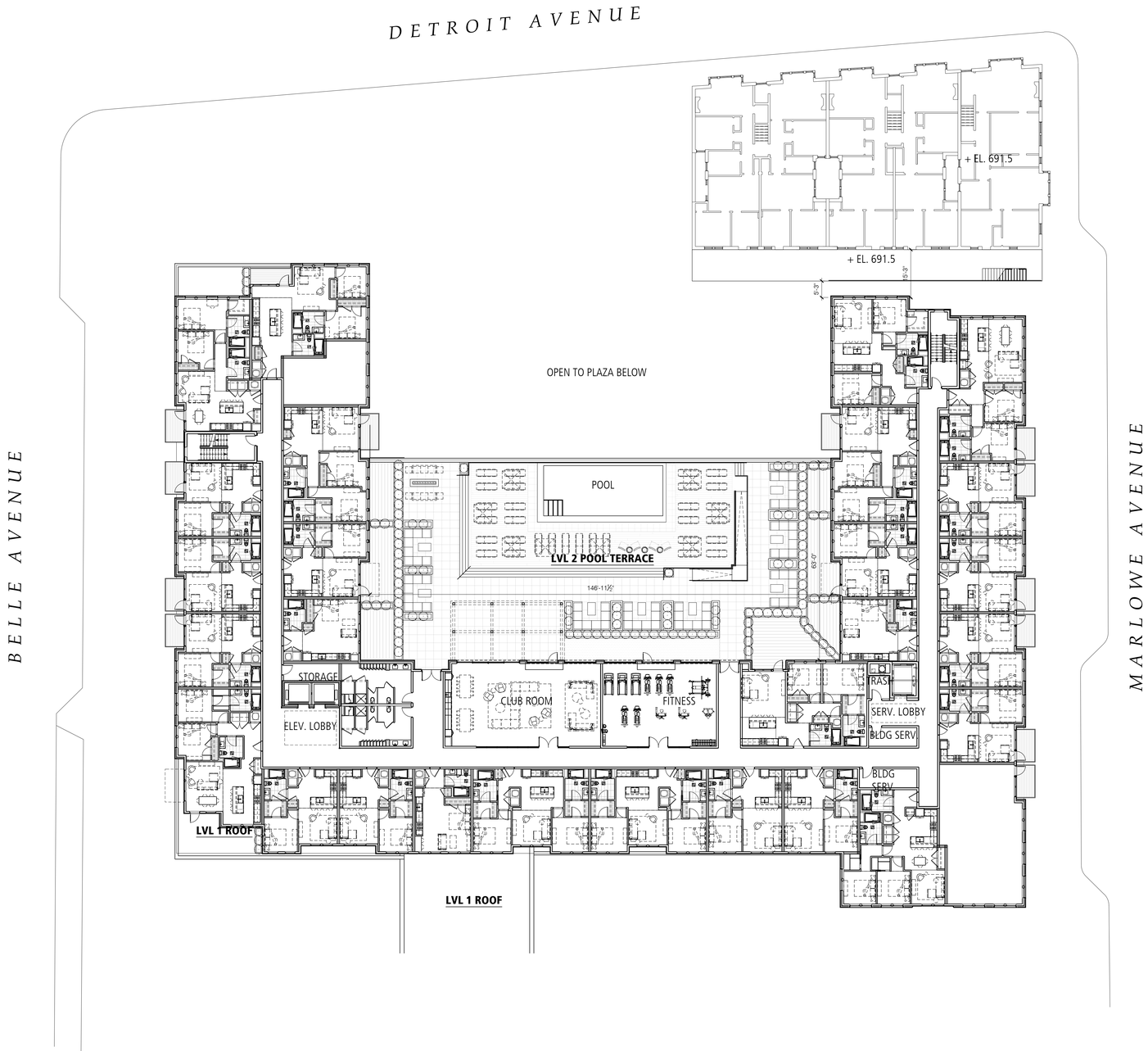
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CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

August 30, 2024

BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	6,025 GSF
UNITS	36
LVL 4	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	5,250 GSF
UNITS	36
LVL 5	30,380 GSF
RESIDENTIAL	23,850 GSF
C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
RESIDENTIAL	6,118 GSF
LOBBY & AMENITY	6,244 GSF
STORAGE	6,256 GSF
UNITS	5

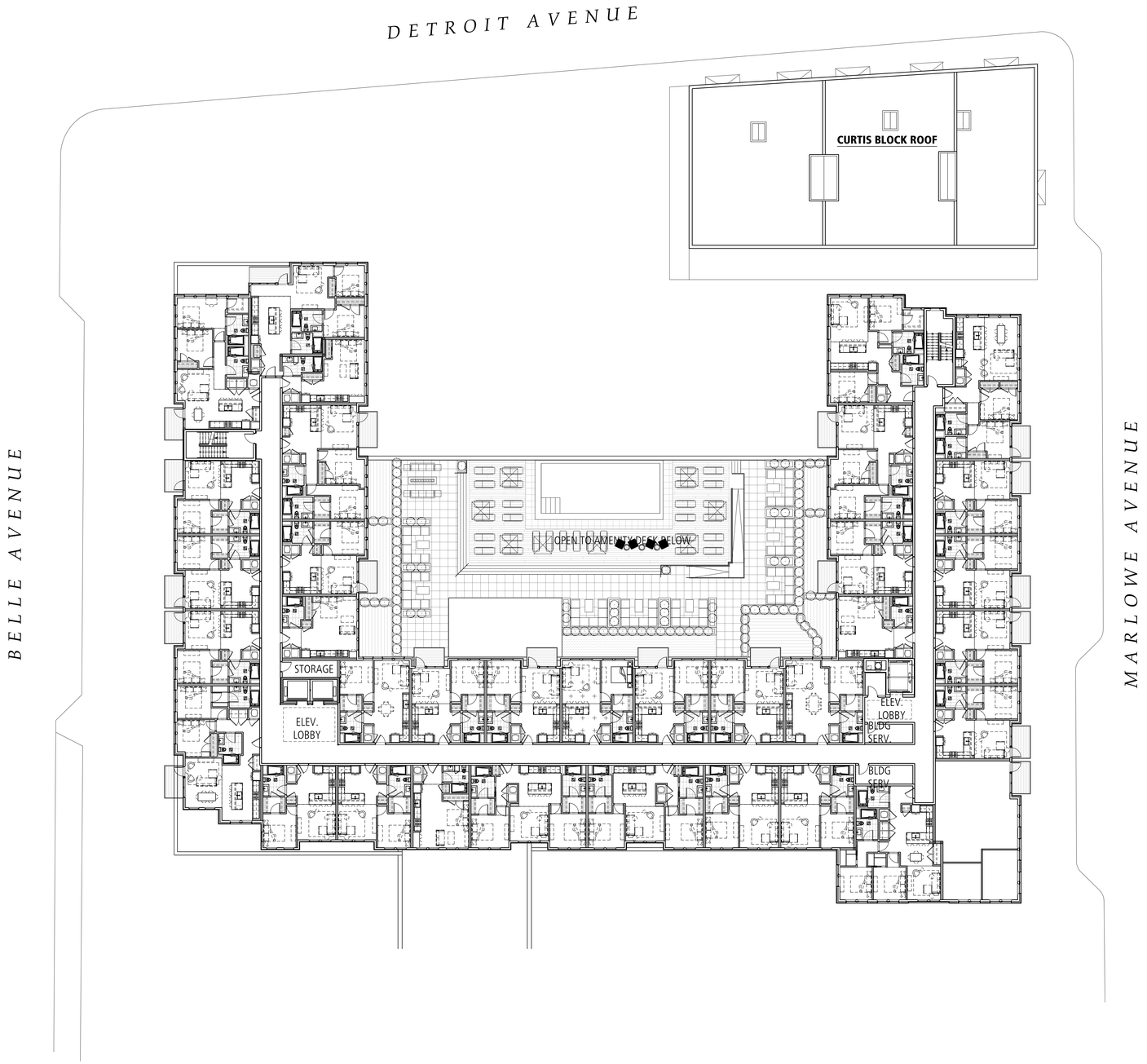


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 - Plan Level 2

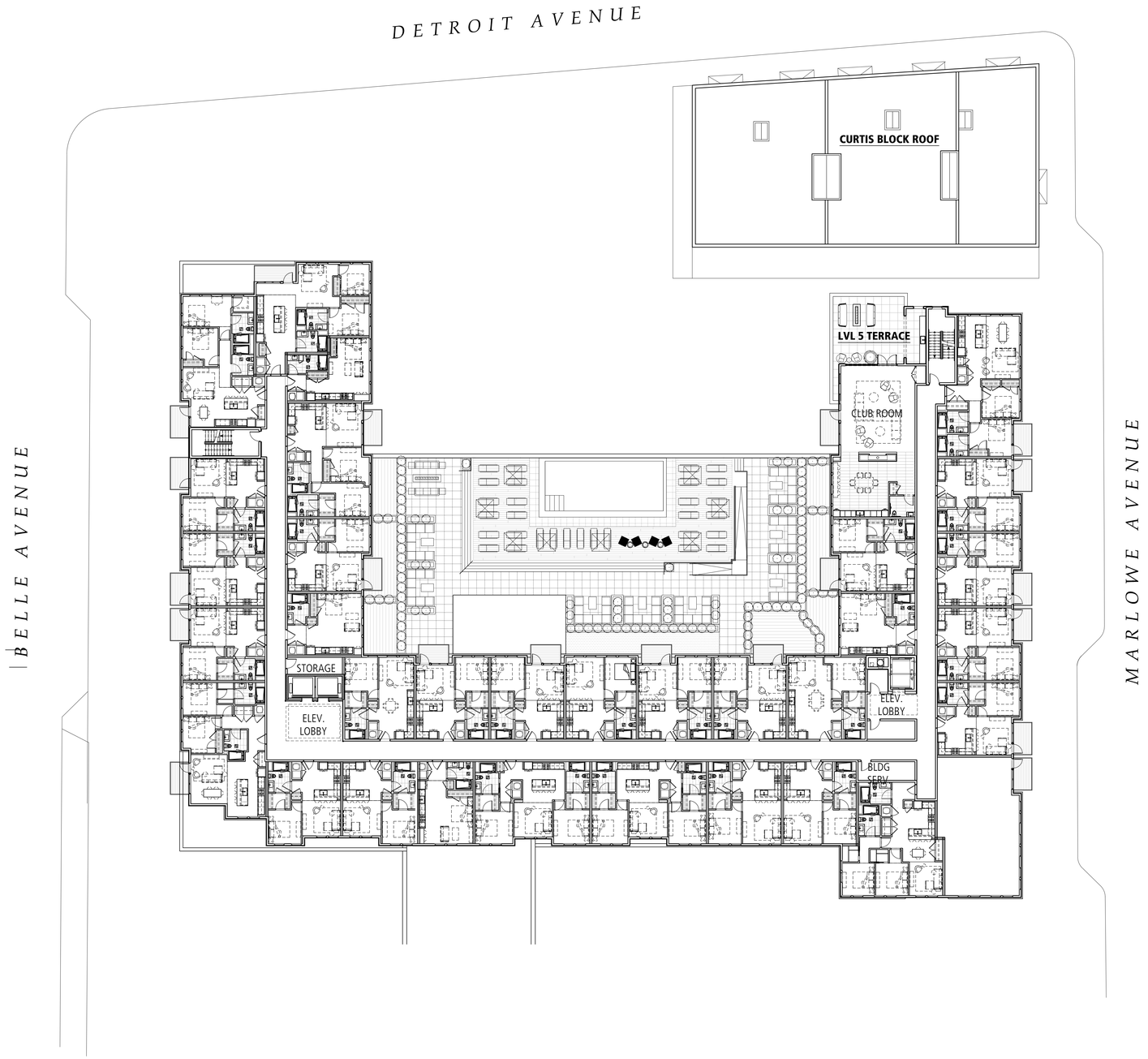
0 16 32 64 feet

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August 30, 2024



BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	6,025 GSF
UNITS	36
LVL 4	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	5,250 GSF
UNITS	36
LVL 5	30,380 GSF
RESIDENTIAL	23,850 GSF
C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
RESIDENTIAL	6,118 GSF
LOBBY & AMENITY	6,244 GSF
STORAGE	6,256 GSF
UNITS	5



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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Belle Ave. Looking Southeast

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 1

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Avenue Looking Northeast towards Building #1

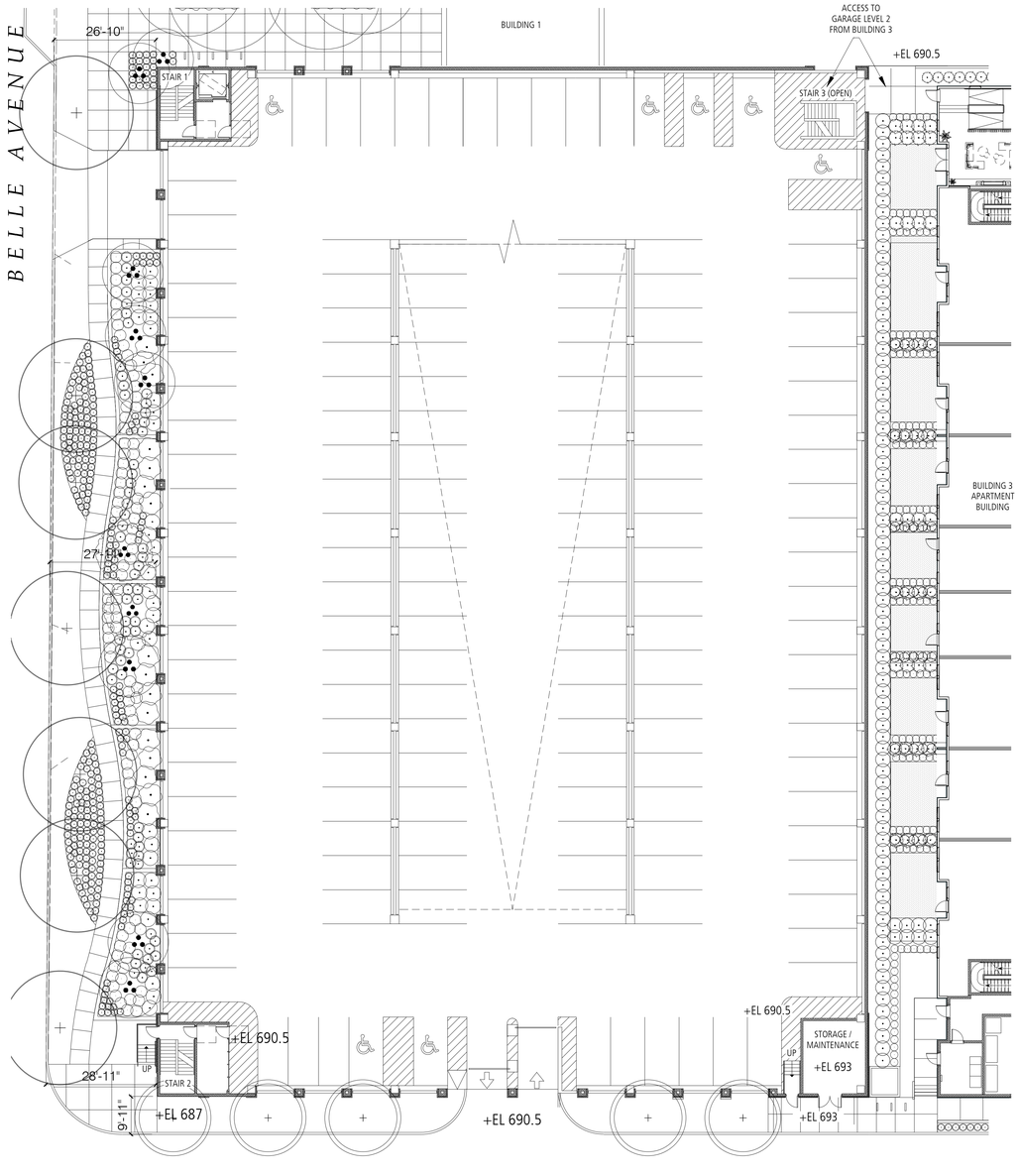
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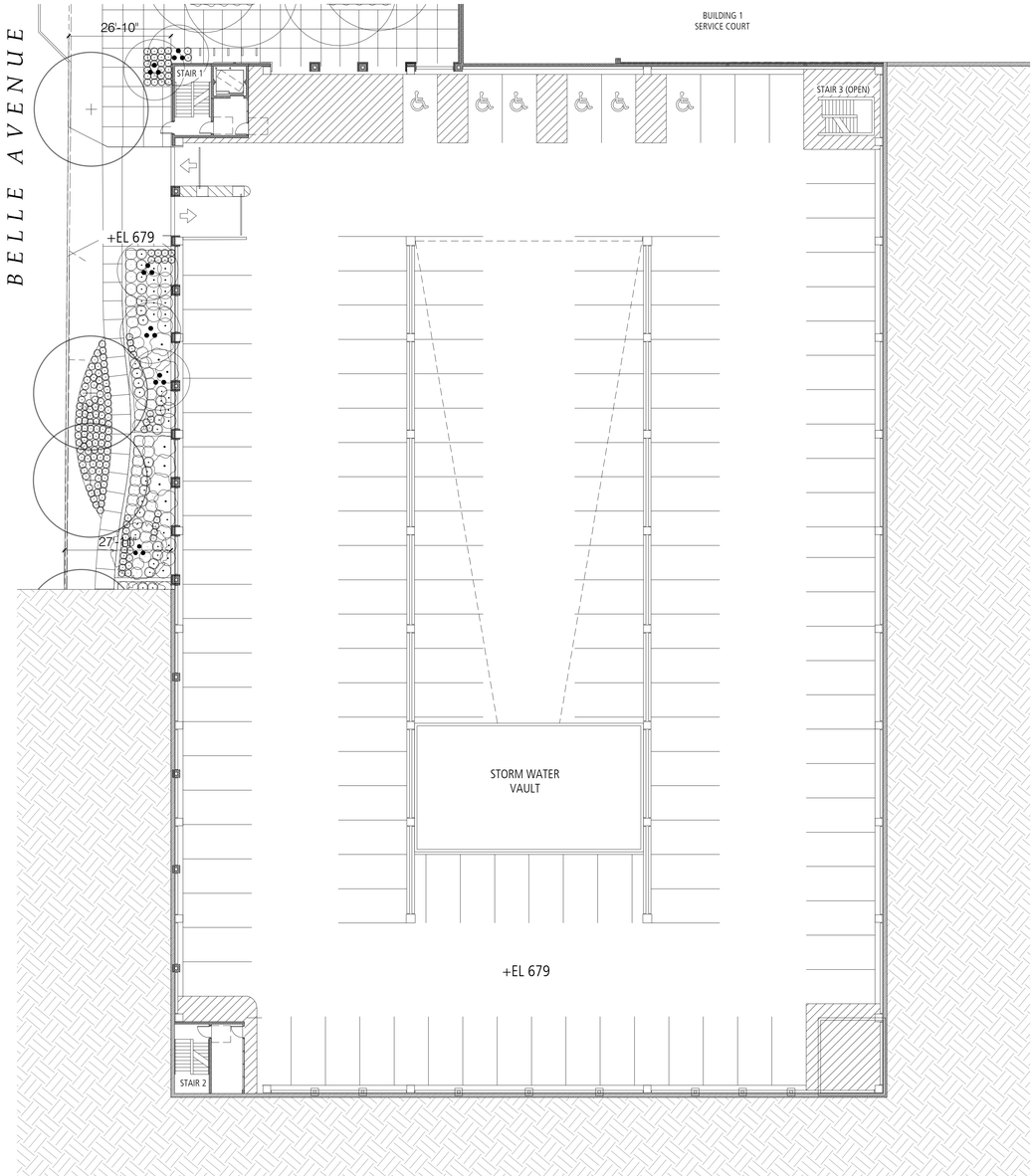
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. looking East between Building #1 and #2

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Level 02: 155 spaces
ELEVATION: +690.5



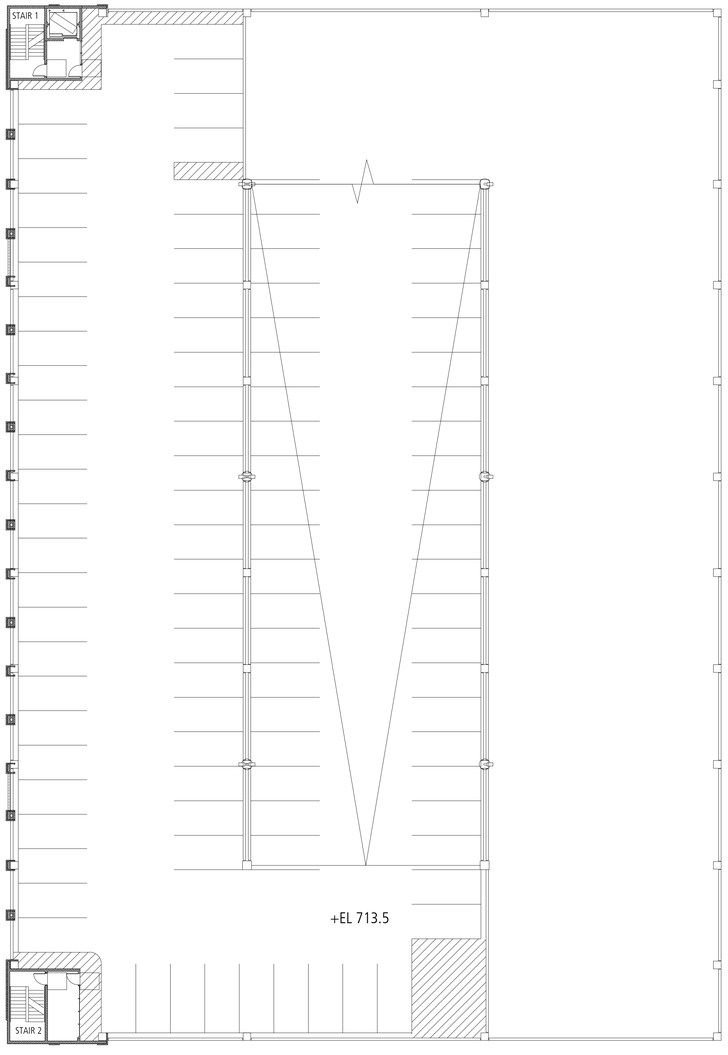
Level 01: 120 spaces
ELEVATION: +679

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

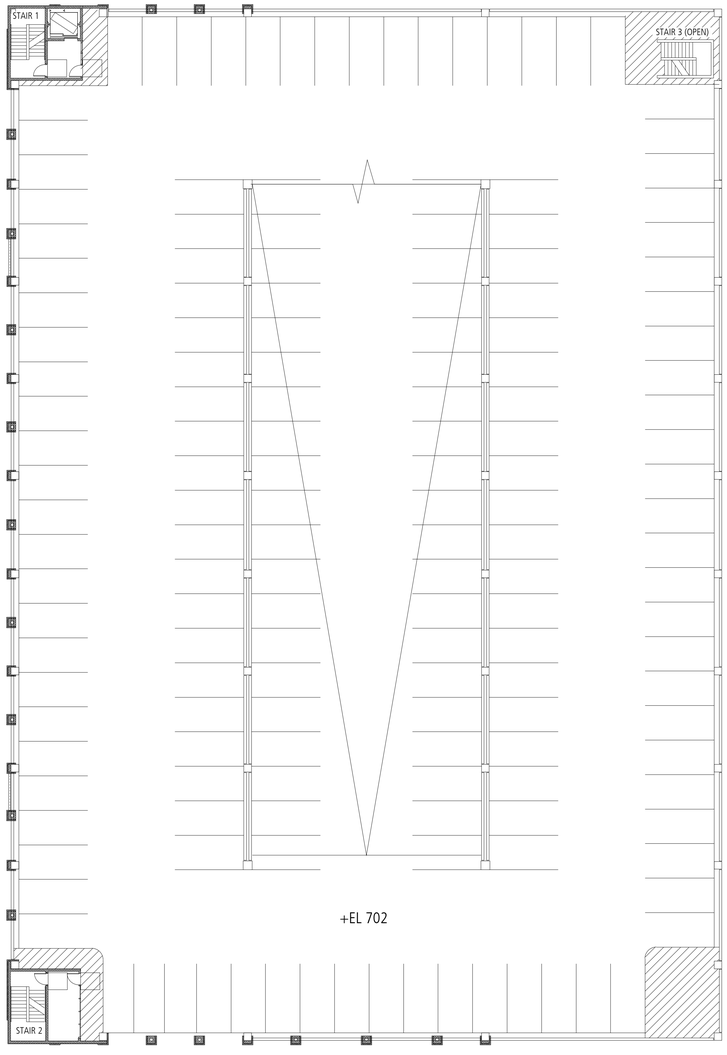
Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)

0 16 32 64 feet

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Level 04: 100 spaces
ELEVATION: +713.5



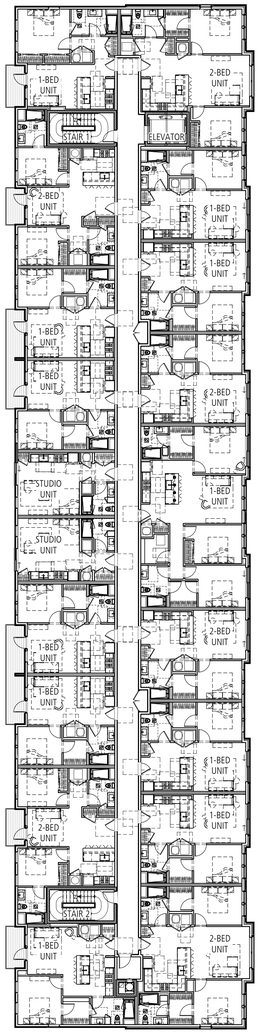
Level 03: 161 spaces
ELEVATION: +702



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

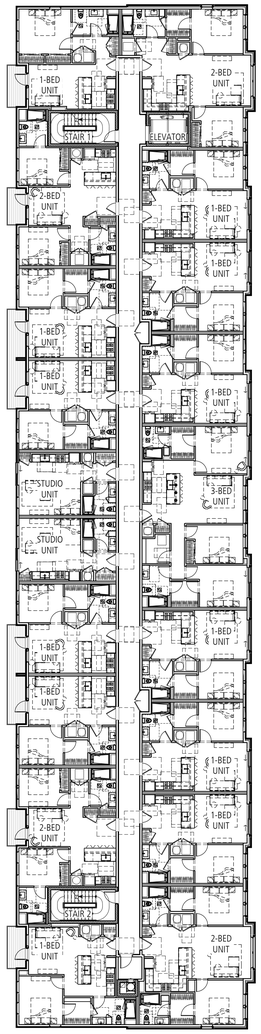
Belle Ave. Looking Southeast Towards Building 2 Parking

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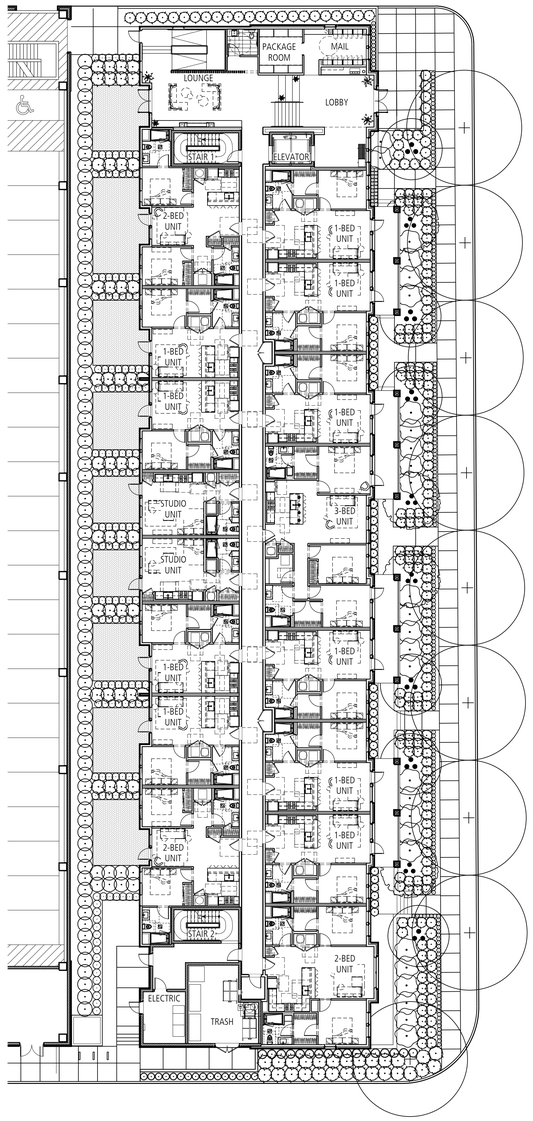
Level 04

1/16" = 1'- 0"



Level 02-03

1/16" = 1'- 0"



Level 01

1/16" = 1'- 0"

TOTAL UNITS LVL 1-4:	73 UNITS	
- STUDIO UNITS:	8	11%
- 1 BED UNITS:	45	62%
- 2 BED UNITS:	17	23%
- 3 BED UNITS:	3	4%



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Southwest Towards Building 3

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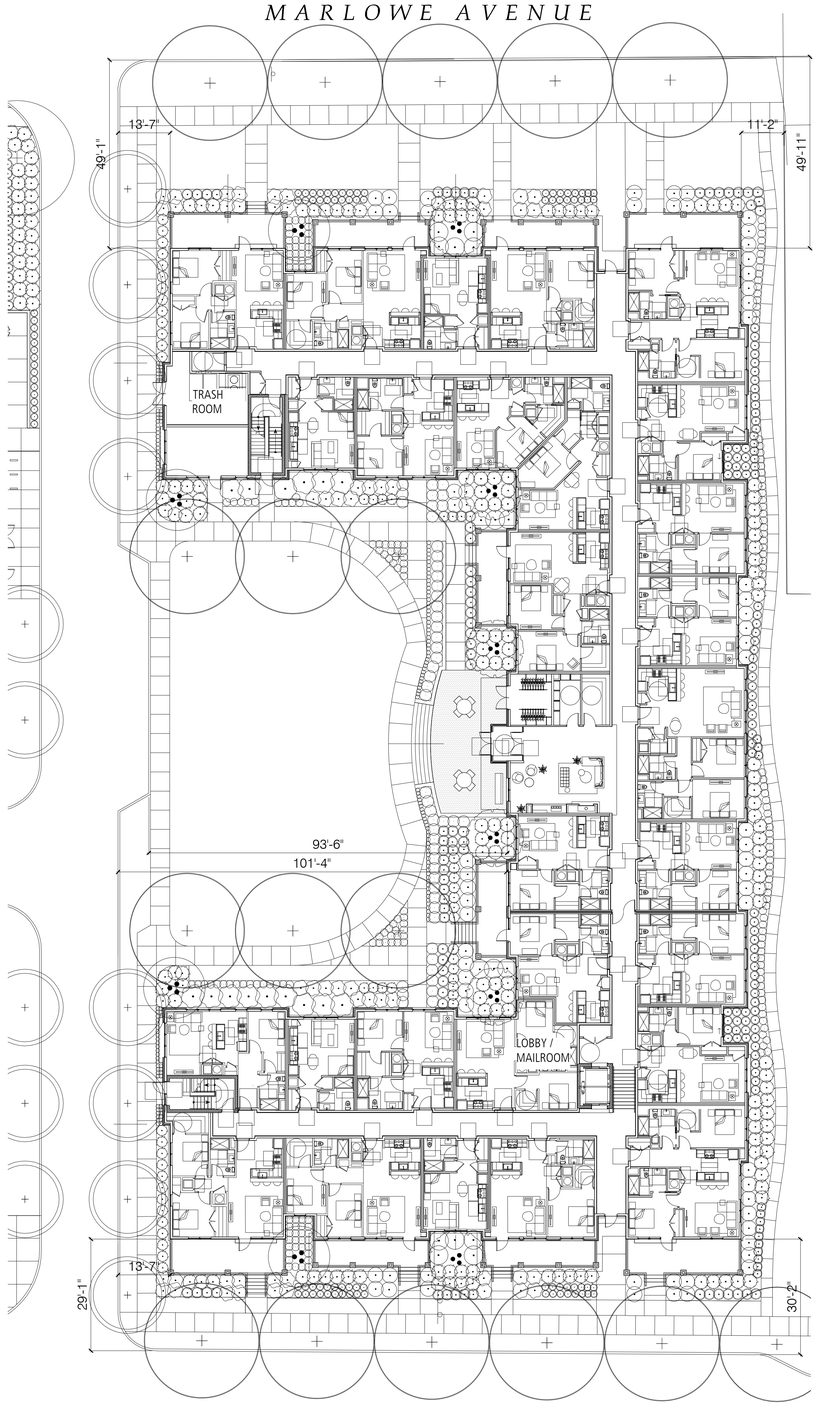


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 3

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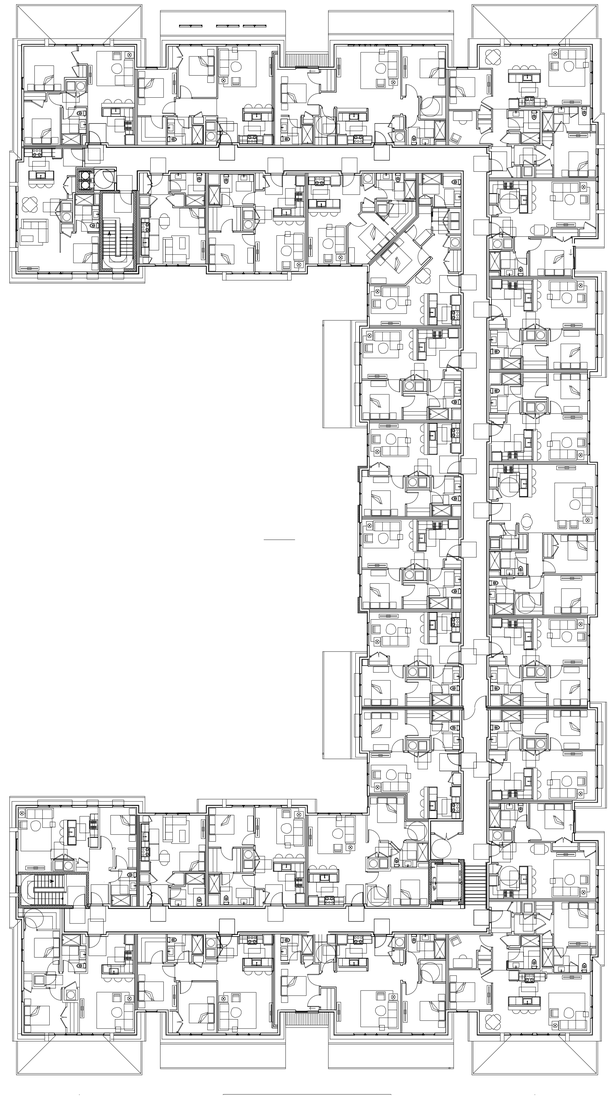
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Level 01
1/16" = 1'- 0"



Level 02
1/16" = 1'- 0"



Level 03
1/16" = 1'- 0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Floor Plans

N

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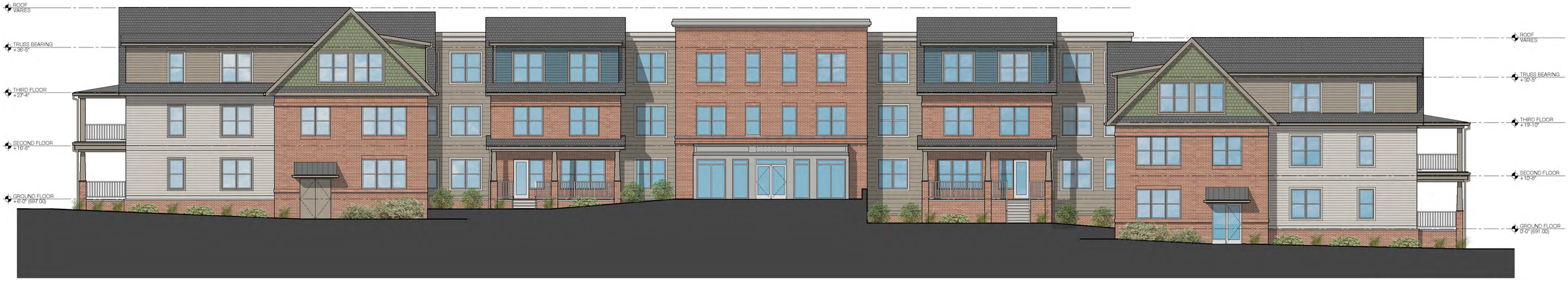
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

August 30, 2024



West Elevation (Belle)

$\frac{1}{8}$" = 1'- 0"



North Elevation

$\frac{1}{8}$" = 1'- 0"



East Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"



North Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 4 - Elevations

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August 30, 2024



West Courtyard Elevation

$\frac{1}{8}$" = 1'- 0"



East Elevation (Marlowe)

$\frac{1}{8}$" = 1'- 0"



South Elevation

$\frac{1}{8}$" = 1'- 0"

Lakewood Downtown Redevelopment Site

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Building 4 - Elevations

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 3

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Southeast Towards Building 4

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Aerial View from South East

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August 2, 2024

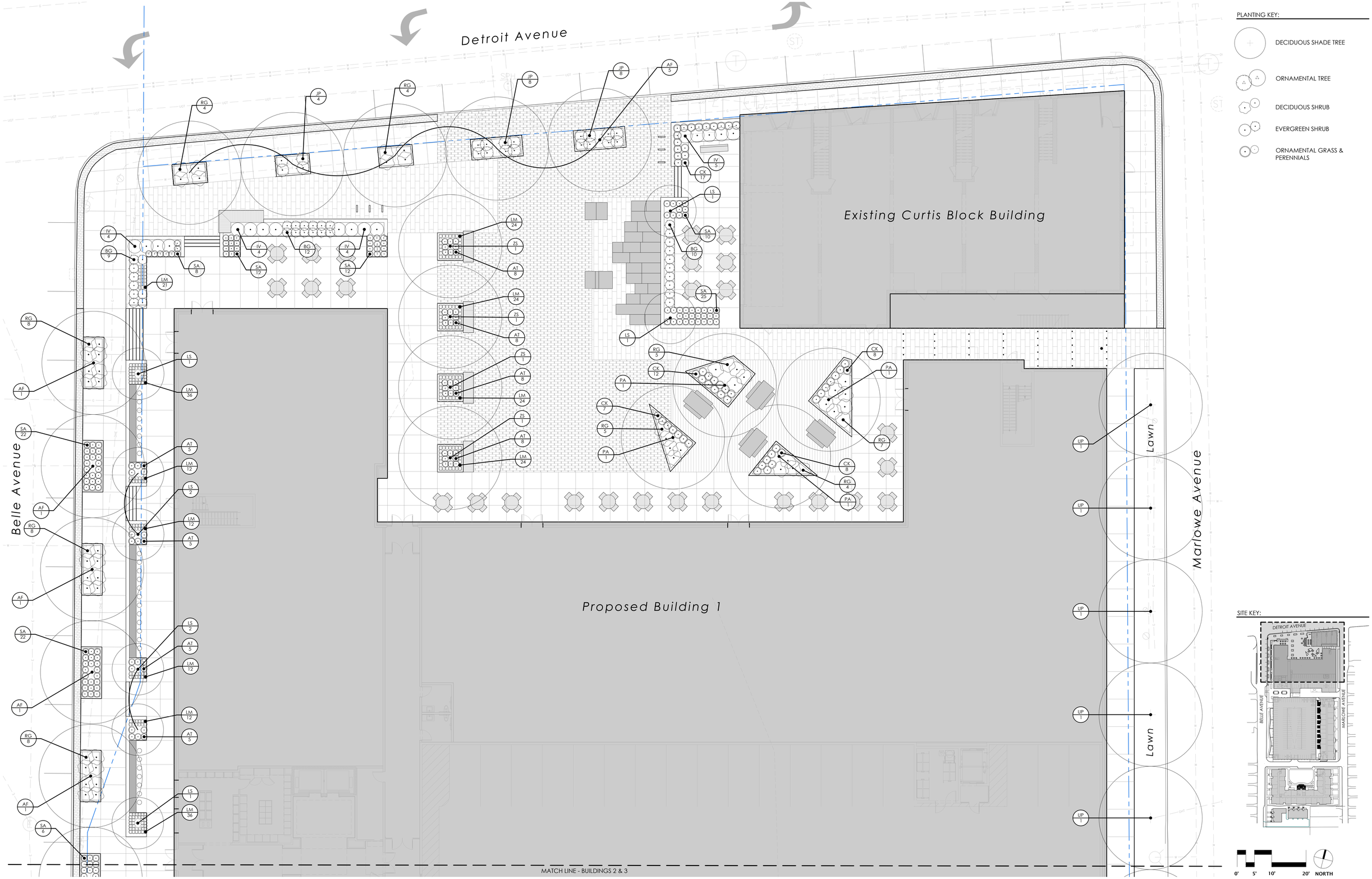


Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Aerial View from North East

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August 2, 2024



BUILDING 1 & CURTIS BLOCK PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

MATCH LINE - BUILDING 1 & CURTIS BLOCK

Proposed Building 1

Proposed Building 2

Proposed Building 3

Belle Avenue

Marlowe Avenue

Lawn

Lawn

Lawn

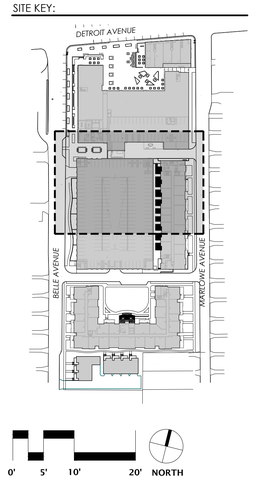
AF 1
SA 16
JP 12
PA 2
RG 15
PA 2
RG 15
SA 25
AG 2
ZS 1
AT 23
HG 22
NW 16
VC 10
AT 97
AG 2
AF 1
HL 3
PA 1
HG 19
NW 12
HL 4
VC 5
AT 20
MS 1
UP 1
VC 6
NW 15
MS 1
HG 20
AG 1
HL 4
AT 13
AT 4
AT 6
HG 3
HL 1
JT 56
HP 4
TH 4
HP 14
TH 4
HP 14
TH 4
HP 16
TH 5
HP 14
TH 4
HP 14
TH 4
HP 14
TH 4
HP 8
TH 5
UP 1
BG 17
LM 26
PA 6
HL 8
CC 1
LM 22
LM 41
BG 31
CF 1
HL 4
AG 1
LM 44
BG 32
AG 1
HL 5
CF 1
LM 44
BG 28
CF 1
HL 5
CC 1

MATCH LINE - BUILDING 2, 3 & 4

PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS & PERENNIALS

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2 & 3 PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

MATCH LINE - TOWNHOMES

Belle Avenue

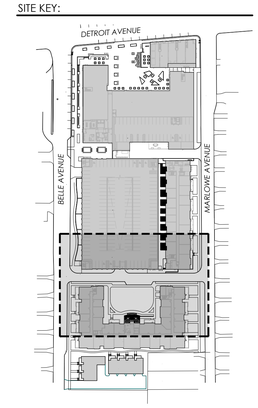
Marlowe Avenue

Lawn

PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
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- ORNAMENTAL GRASS & PERENNIALS

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2, 3 & 4 PLANTING PLAN

Lakewood Downtown Redevelopment Site

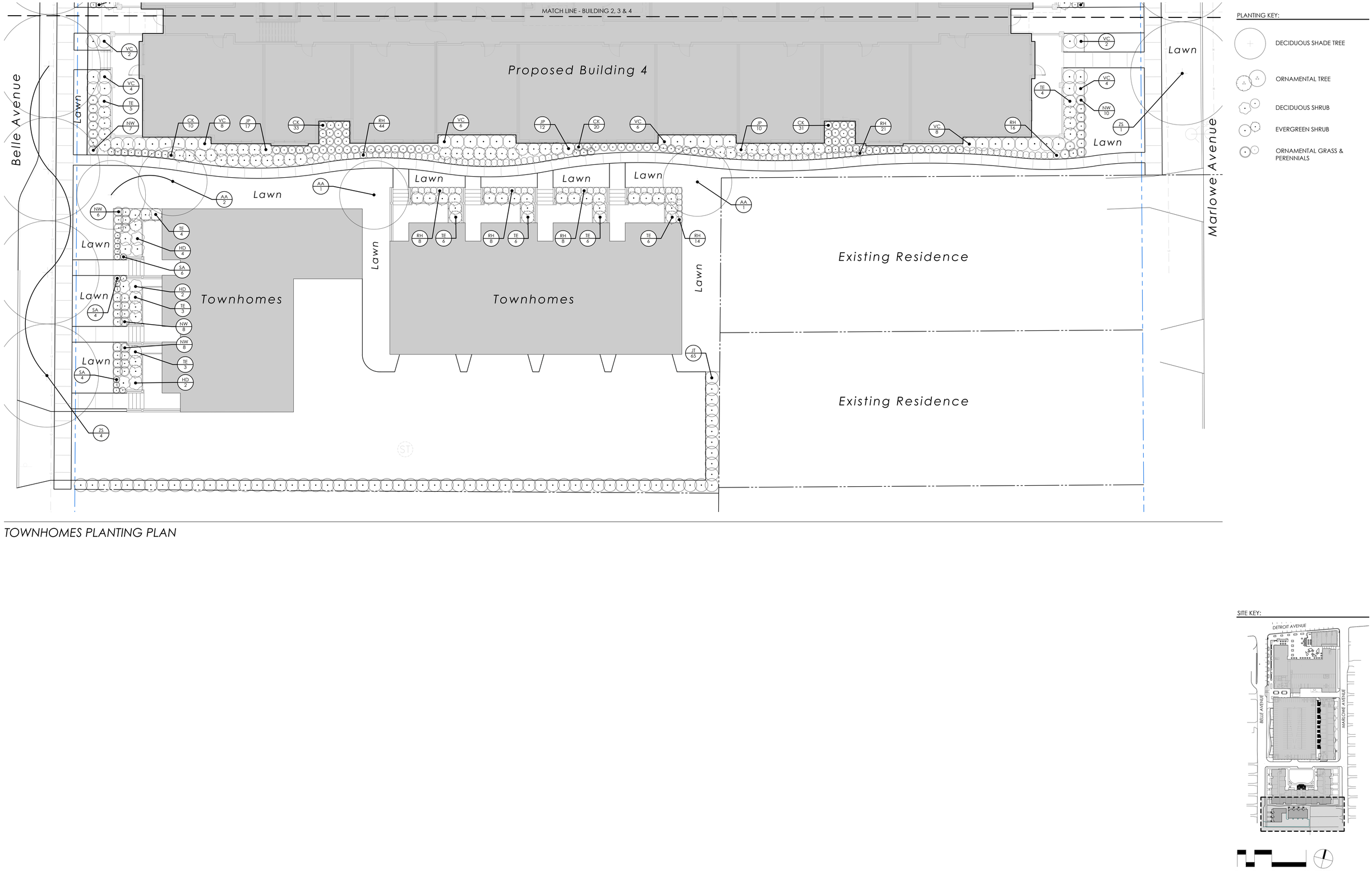
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TOWNHOMES PLANTING PLAN

SITE KEY:

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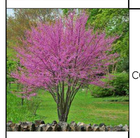
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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

PLANTING SCHEDULE

TREES

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	17
	AF	ACER X FREEMANII 'CELEBRATION' / CELEBRATION MAPLE	2" CAL.	B&B	20
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` - 7` HGT.	B&B	13
	CC	CERCIS CANADENSIS / EASTERN REDBUD	6` - 7` HGT.	B&B	5
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2" CAL.	B&B	6
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2" CAL.	B&B	8
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	2" CAL.	B&B	6
	PA	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2" CAL.	B&B	18
	UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2" CAL.	B&B	8
	ZS	ZELKOVA SERRATA / JAPANESE ZELKOVA	2" CAL.	B&B	18

DECIDUOUS SHRUBS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CA	CORNUS ALBA 'ARGENTEO-MARGINATA' / VARIEGATED TATARIAN DOGWOOD	2 GAL.	CONT.	16
	HD	HYDRANGEA PANICULATA 'HPOPR013' / LAVALAMP CANDELABRA™ PANICLE HYDRANGEA	2 GAL.	CONT.	65
	HL	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	2 GAL.	CONT.	64
	IV	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	2 GAL.	CONT.	17
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	83
	VC	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	2 GAL.	CONT.	101

EVERGREEN SHRUBS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BG	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL.	CONT.	255
	JP	JUNIPERUS CHINENSIS 'PFITZERIANA NICKS COMPACTA' / NICK'S COMPACT PFITZER JUNIPER	2 GAL.	CONT.	116
	JT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	5` HT.	B&B OR CONT.	156
	TE	TAXUS X MEDIA 'EVERLOW' / EVERLOW ANGLO-JAPANESE YEW	2 GAL.	CONT.	119
	TH	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	2 GAL.	CONT.	38

PERENNIALS

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	HG	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA	2 GAL.	CONT.	135
	HP	HOSTA X 'PATRIOT' / PATRIOT HOSTA	2 GAL.	CONT.	168
	LM	LIRIOPE MUSCARI / LILYTURF	2 GAL.	CONT.	657
	LC2	LIRIOPE SPICATA / CREEPING LILYTURF	2 GAL.	CONT.	94
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	2 GAL.	CONT.	157
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	2 GAL.	CONT.	119

Lakewood Downtown Redevelopment Site

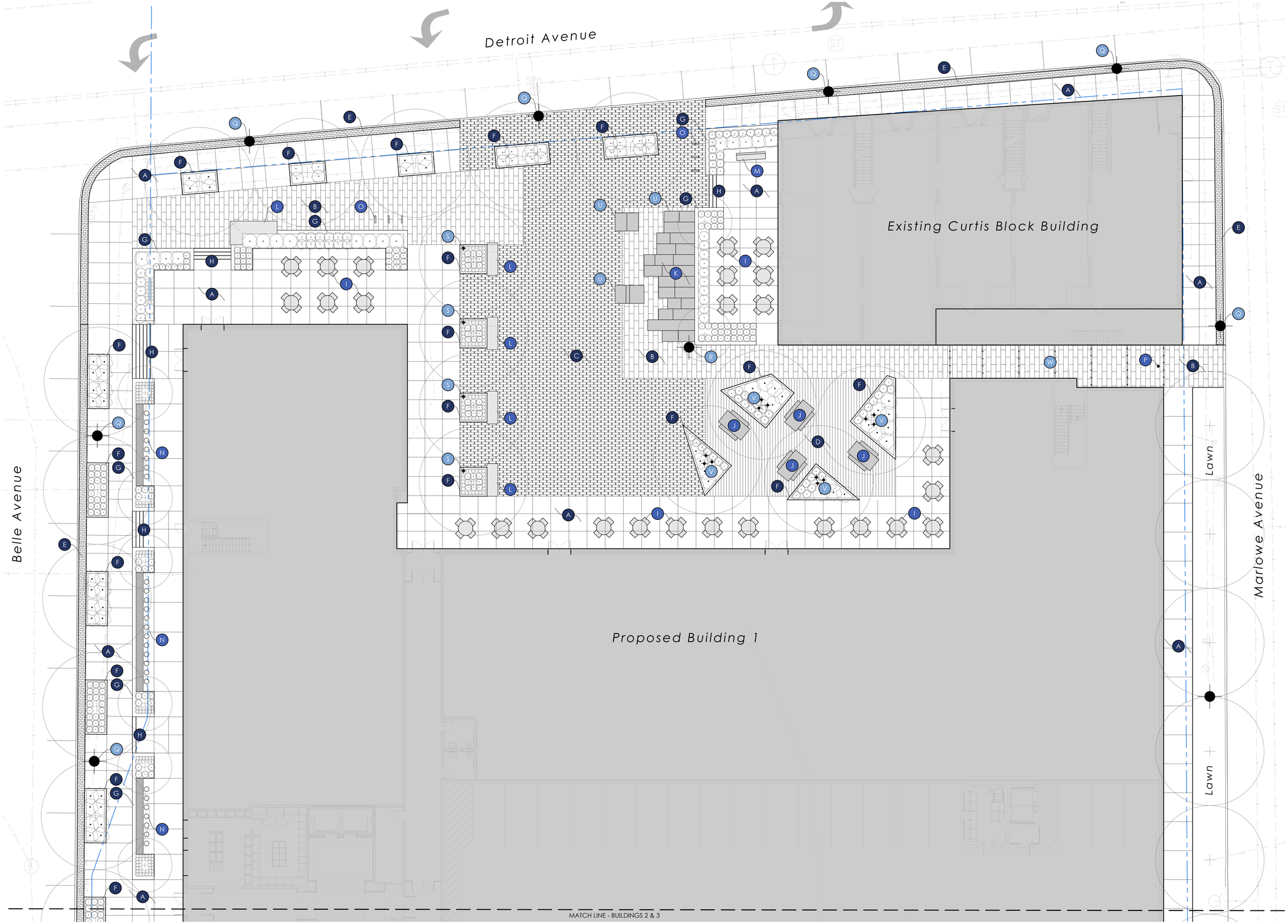
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B Specialty Pavement A
- C Spacialty Pavement B
- D Specialty Pavement C
- E Stamped Concrete Paver
- F Planter Curb
- G Retaining / Seat Wall
- H Precast Concrete Steps

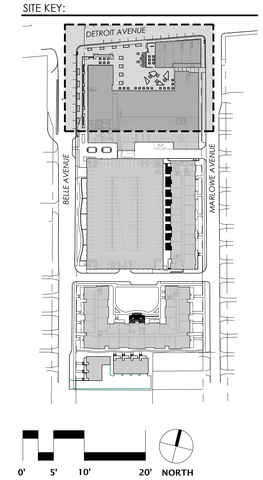
Site Furnishings

- I Table with Chairs
- J Picnic Table
- K Cliffhanger Terrace Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Area Light
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



BUILDING 1 & CURTIS BLOCK MATERIALS PLAN

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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September 5th, 2024



MATERIALS KEY:

Paving Materials

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- G Retaining / Seat Wall
- H Precast Concrete Steps

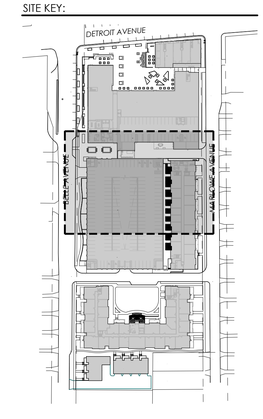
Site Furnishings

- I Table with Chairs
- J Picnic Table
- K Cliffhanger Terrace Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Area Light
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



BUILDING 2 & 3 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

MATCH LINE - TOWNHOMES

Belle Avenue

Marlowe Avenue

Lawn

MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B Specialty Pavement A
- C Spacialty Pavement B
- D Specialty Pavement C
- E Stamped Concrete Paver
- F Planter Curb
- G Retaining / Seat Wall
- H Precast Concrete Steps

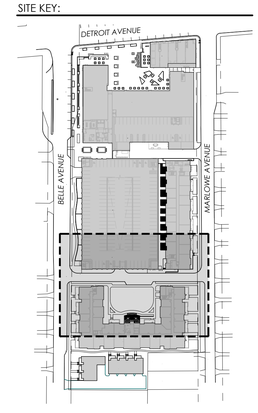
Site Furnishings

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- M Backed Bench
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- P Bollard

Site Lighting

- Q Street Light
- R Area Light
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2, 3 & 4 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

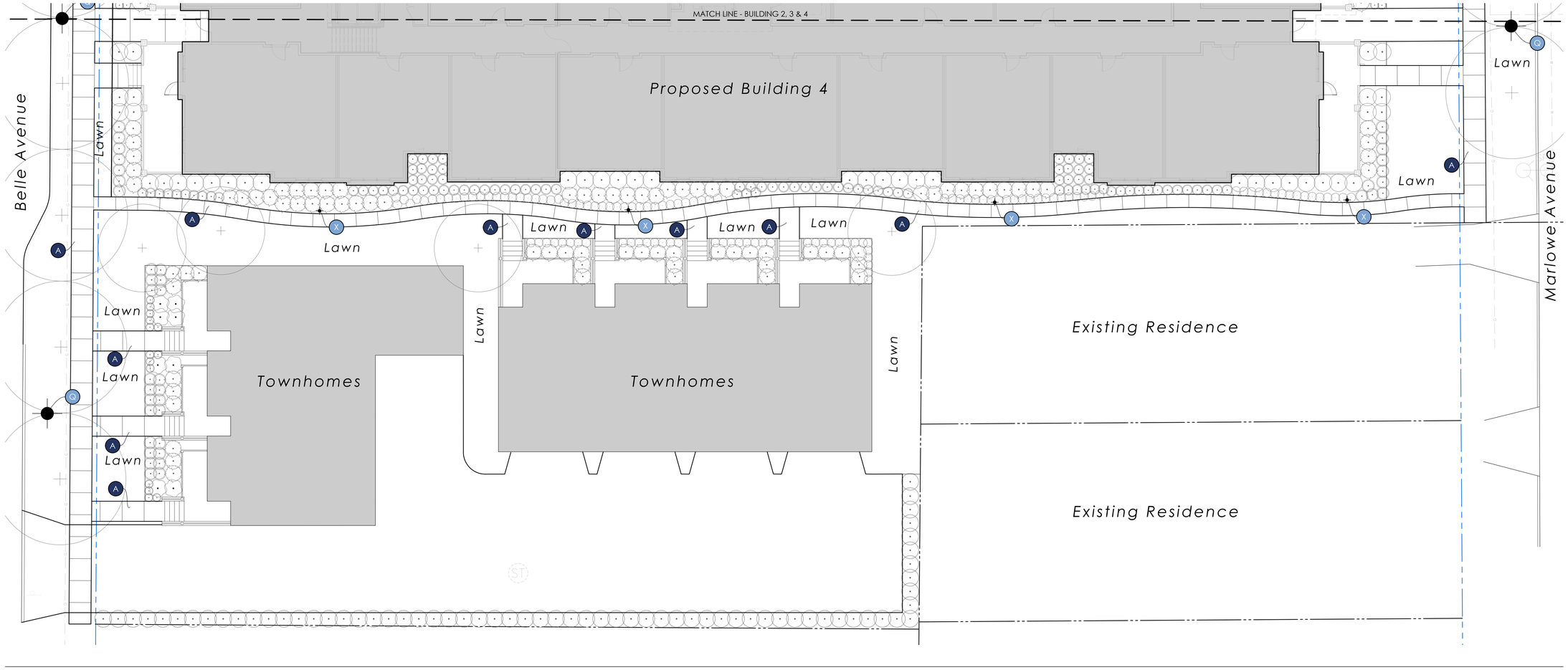
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B Specialty Pavement A
- C Spacialty Pavement B
- D Specialty Pavement C
- E Stamped Concrete Paver
- F Planter Curb
- G Retaining / Seat Wall
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Site Furnishings

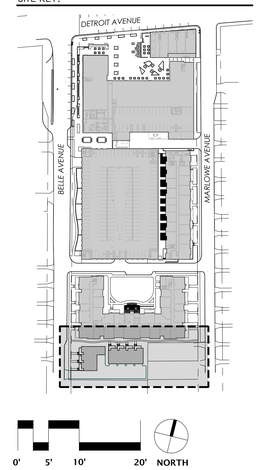
- I Table with Chairs
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- M Backed Bench
- N Bar Rail Table with Seating
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- P Bollard

Site Lighting

- Q Street Light
- R Area Light
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

TOWNHOMES MATERIALS PLAN

SITE KEY:



CASTO

Lakewood Downtown Redevelopment Site

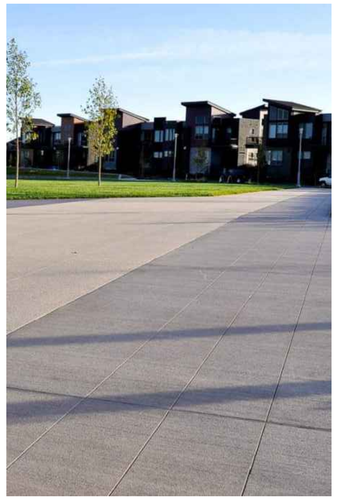
Lakewood, Ohio

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

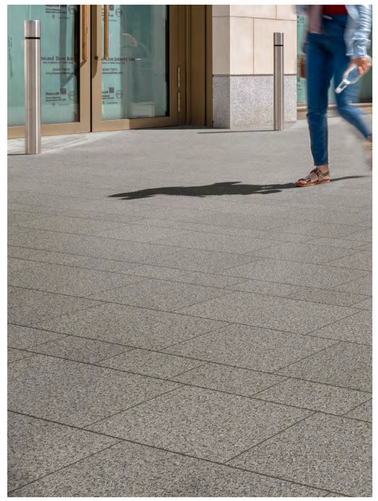
September 5th, 2024



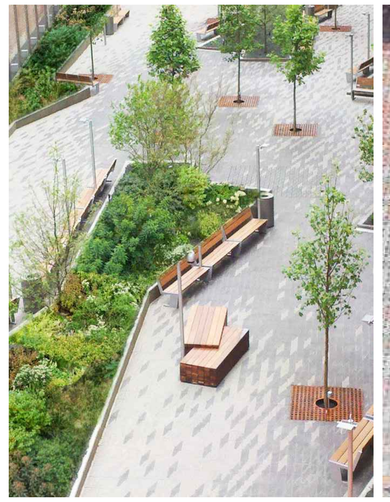


A *CONCRETE PAVEMENT*



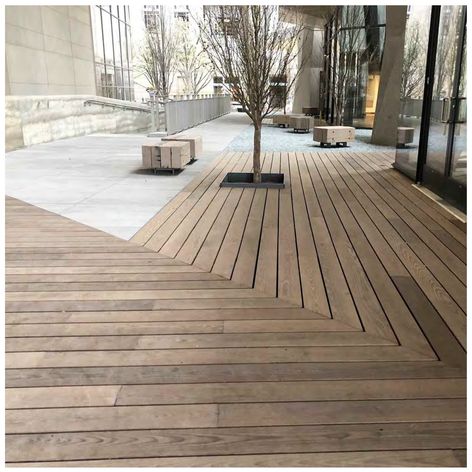


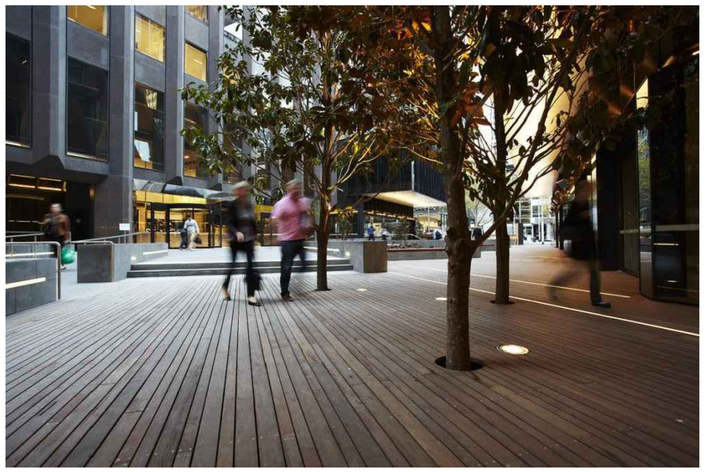
B *SPECIALTY PAVEMENT A*





C *SPECIALTY PAVEMENT B*

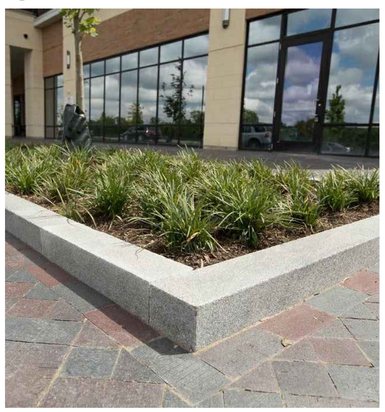




D *SPECIALTY PAVEMENT C*

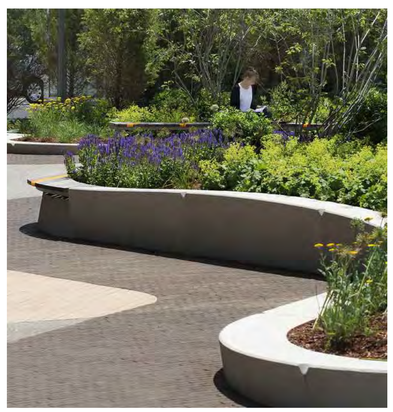


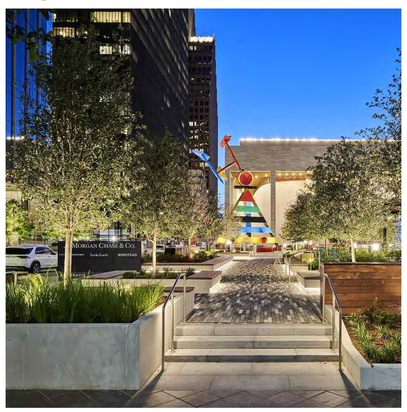
E *STAMPED CONCRETE PAVER*





F *PLANTER CURB*





G *RETAINING / SEAT WALL*



H *PRECAST CONCRETE STEPS*

SITE PAVING MATERIALS

Lakewood Downtown Redevelopment Site

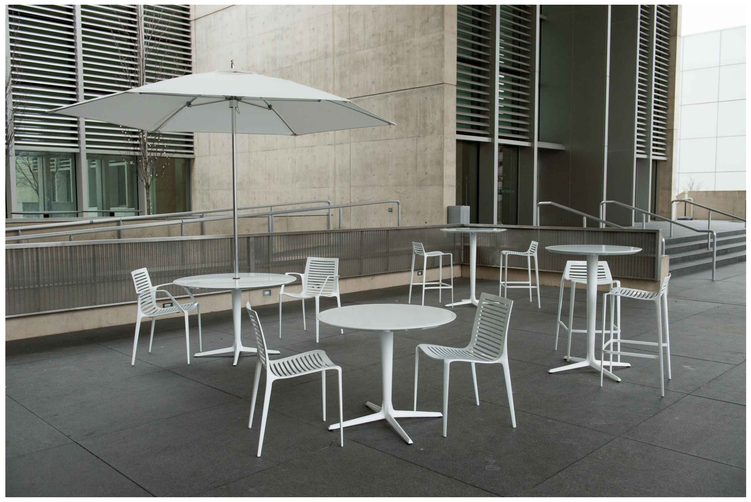
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

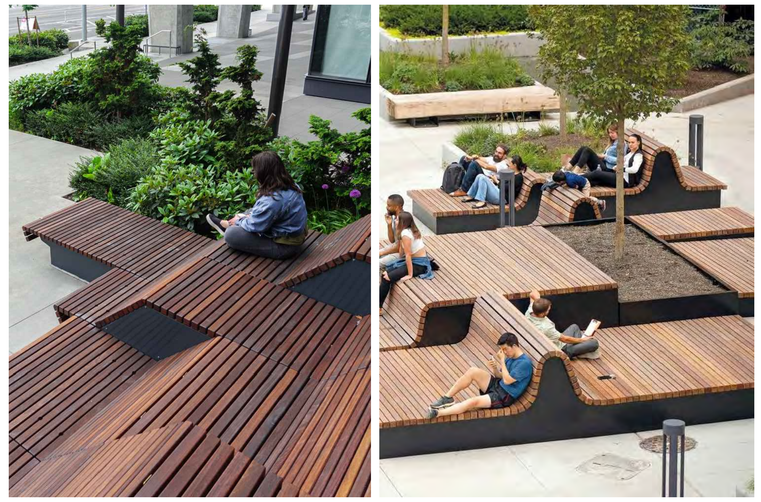
September 5th, 2024



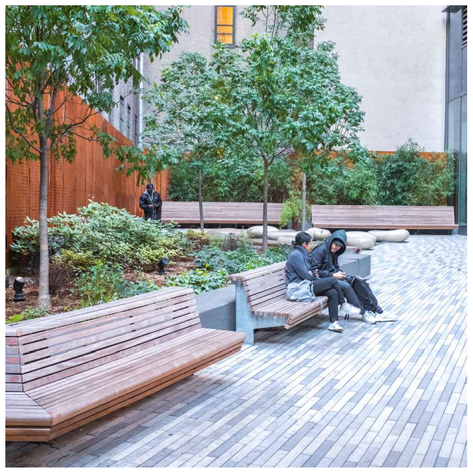
I TABLES WITH CHAIRS



J PICNIC TABLE



K CLIFFHANGER TERRACE BENCH SEATING

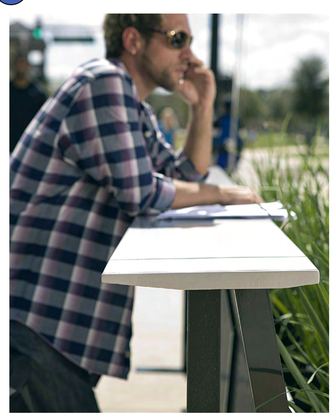




L CLIFFHANGER LINEAR BENCH



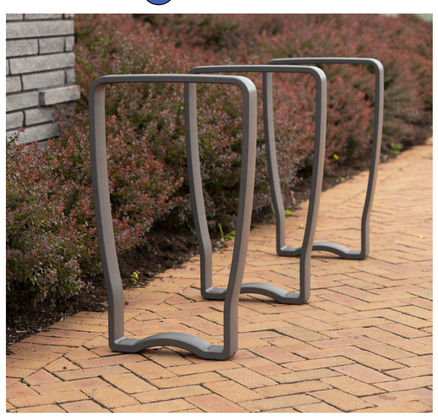
M BACKED BENCH





N BAR TABLE WITH SEATING





O BIKE RACKS



P BOLLARD

SITE FURNISHINGS

Lakewood Downtown Redevelopment Site

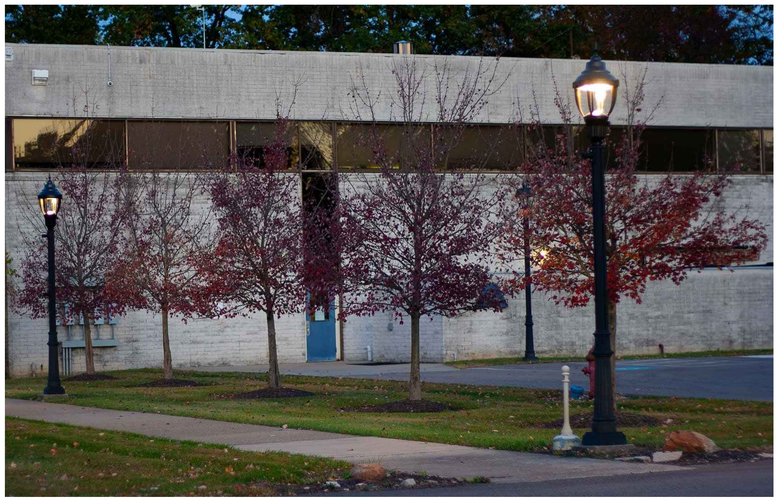
Lakewood, Ohio

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EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



Q STREET LIGHT



R AREA LIGHT

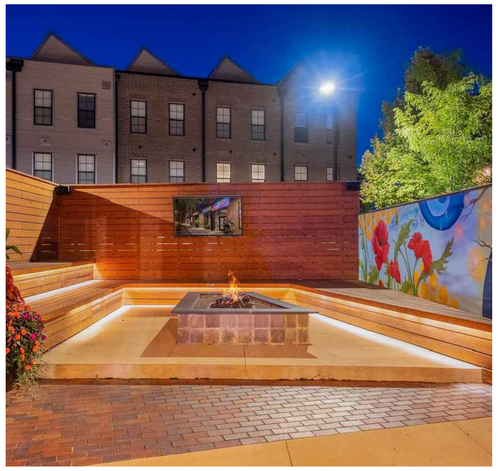


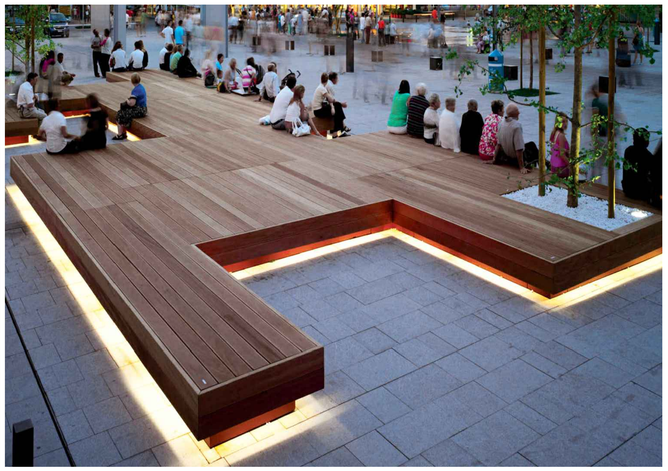
S ILLUMINATED BOLLARD





T LINEAR WALL LIGHTING





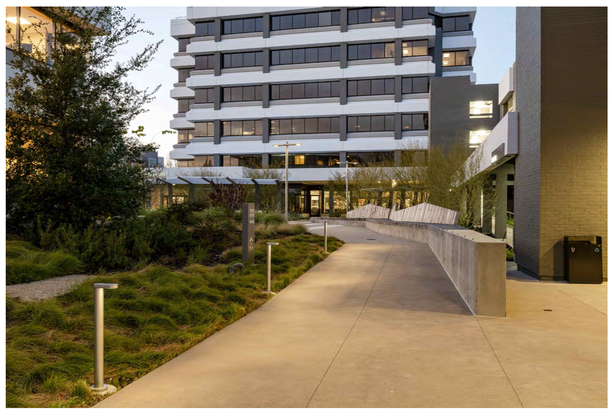
U BENCH LIGHTING



V UP LIGHTING



W CATENARY LIGHTING



X PATHWAY LIGHTING

SITE LIGHTING

Lakewood Downtown Redevelopment Site

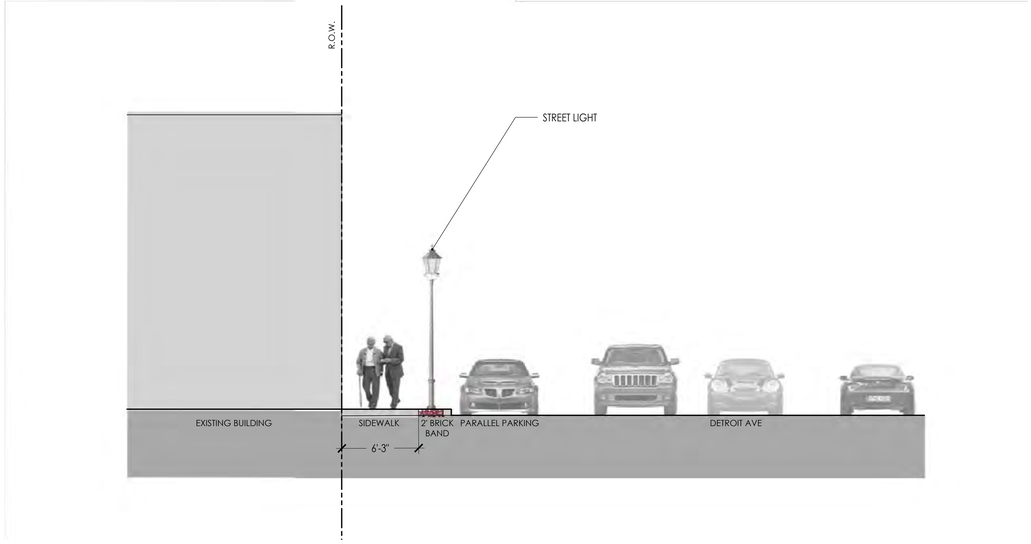
Lakewood, Ohio

CASTO

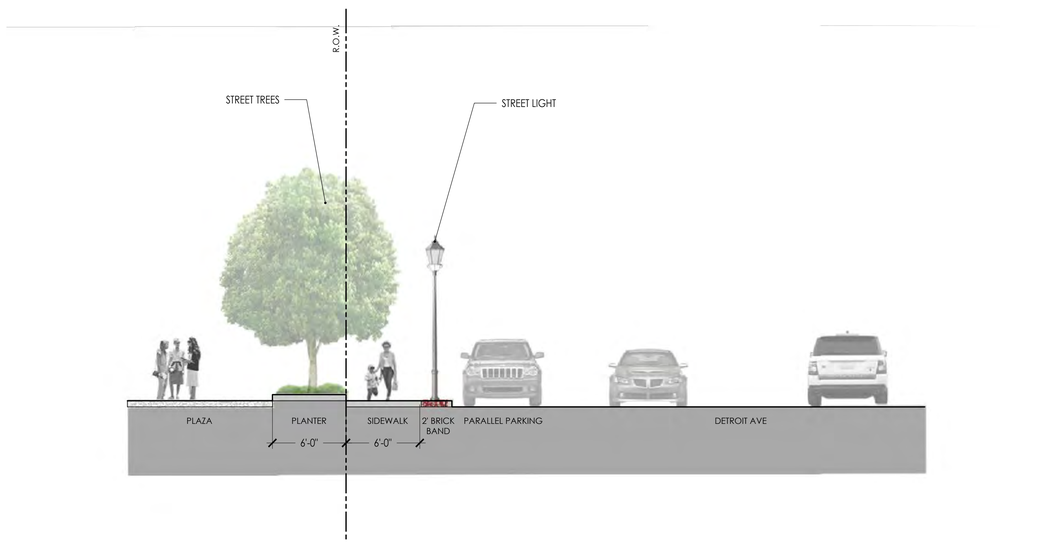
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

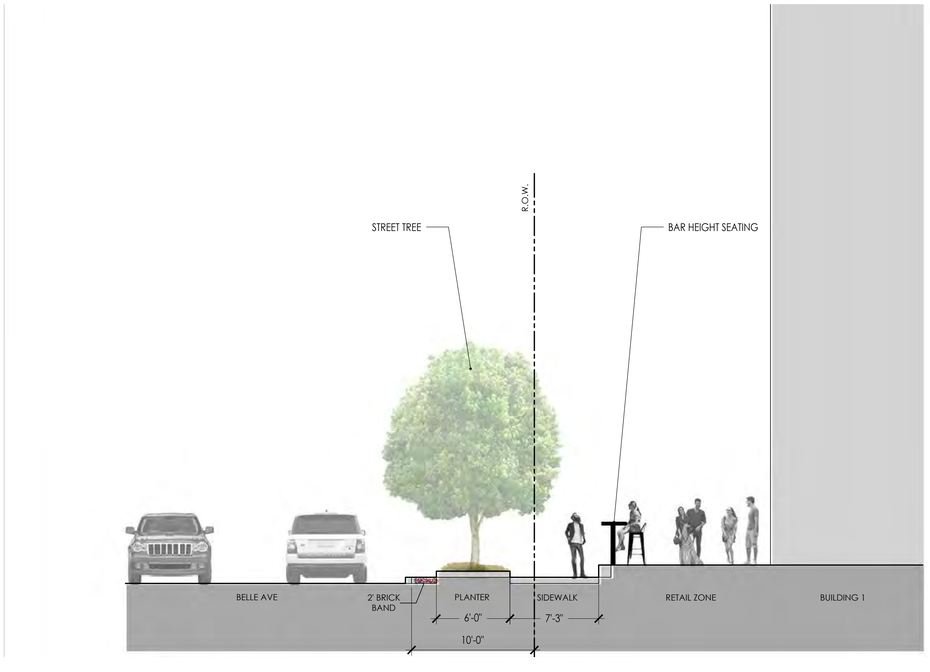
September 5th, 2024



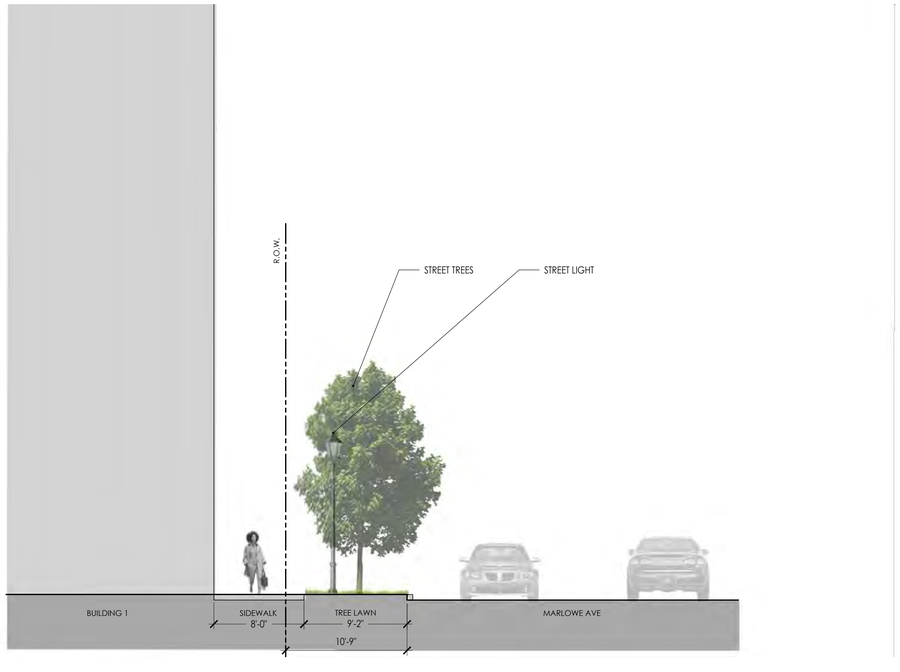
STREETSCAPE SECTION A (DETROIT AVE / CURTIS BLOCK)



STREETSCAPE SECTION B (DETROIT AVE / PLAZA)

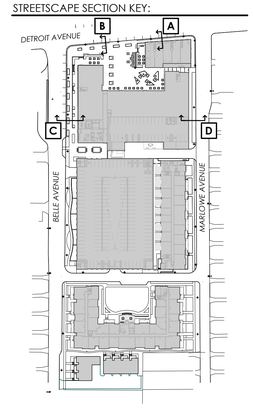


STREETSCAPE SECTION C (BELLE AVE / BUILDING 1)



STREETSCAPE SECTION D (MARLOWE AVE / BUILDING 1)

STREETSCAPE SECTION KEY:



0' 2.5' 5' 10'

CASTO

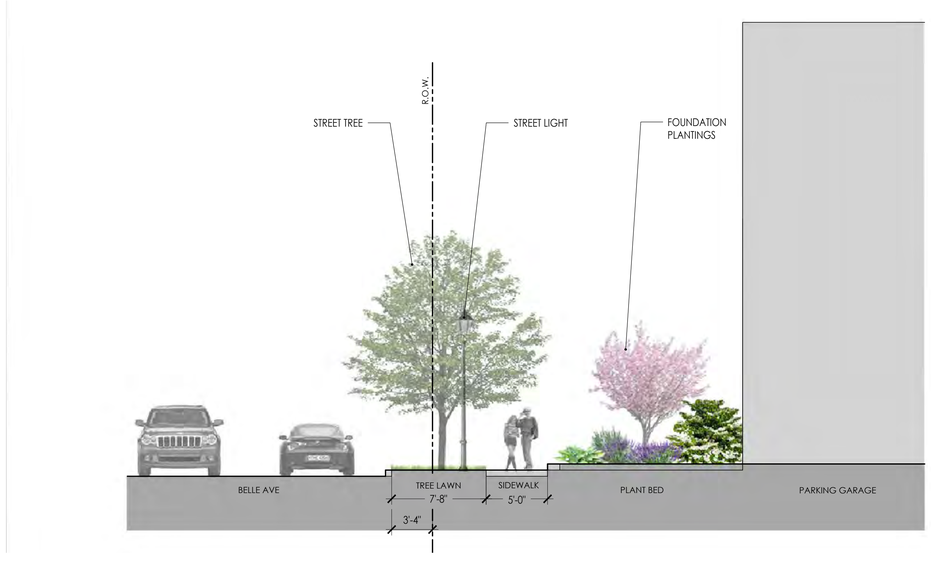
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

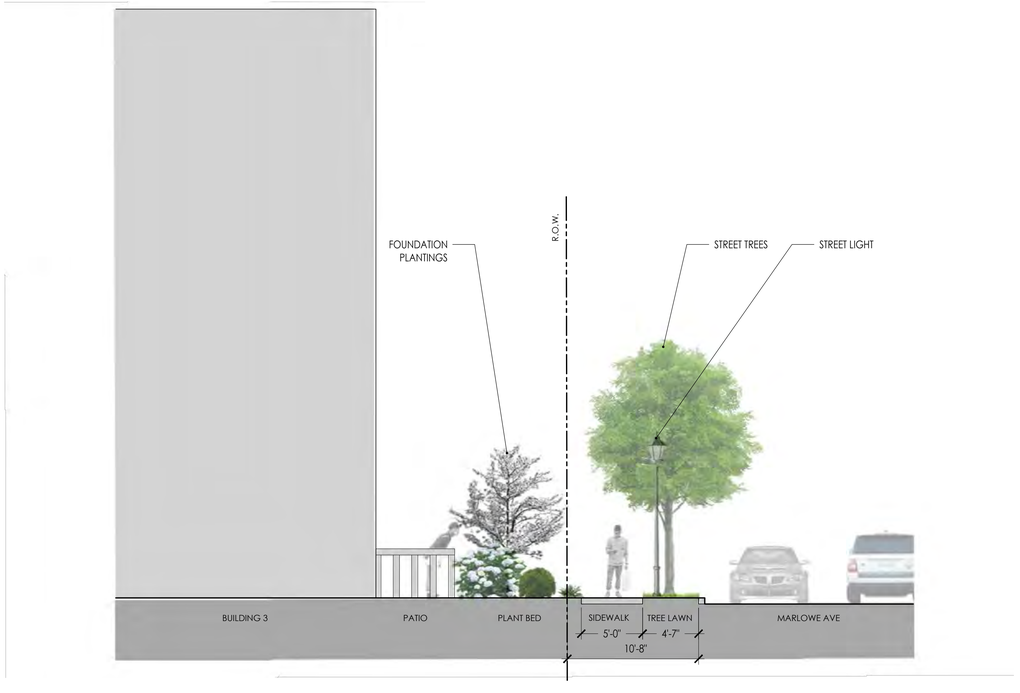
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

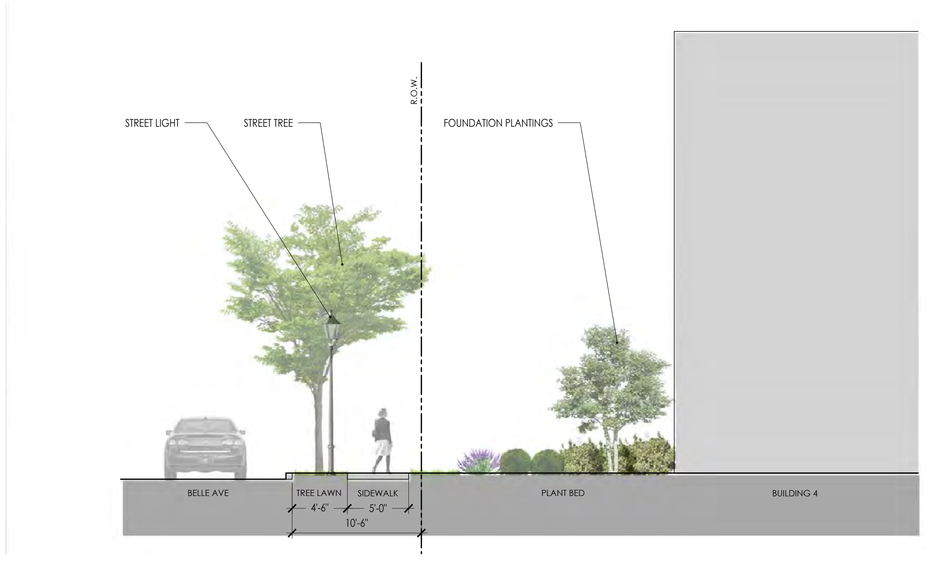
September 5th, 2024



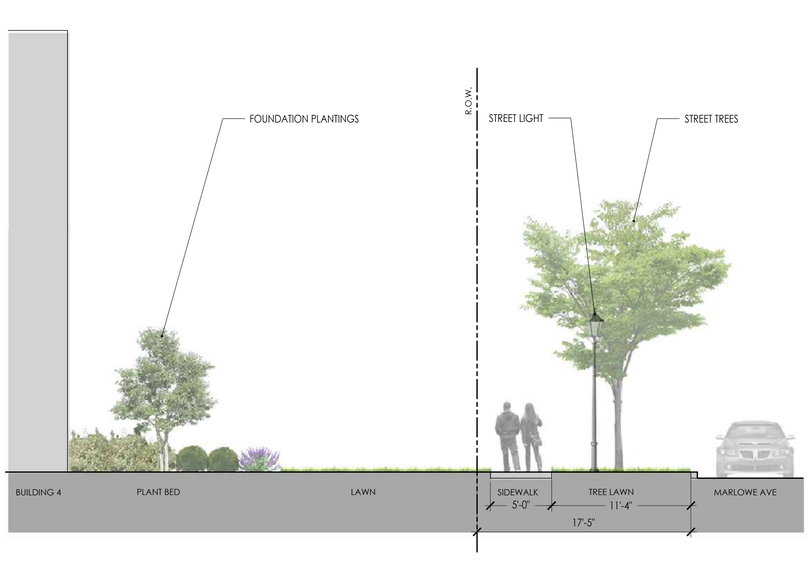
STREETSCAPE SECTION E (BELLE AVE / BUILDING 2)



STREETSCAPE SECTION F (MARLOWE AVE / BUILDING 3)

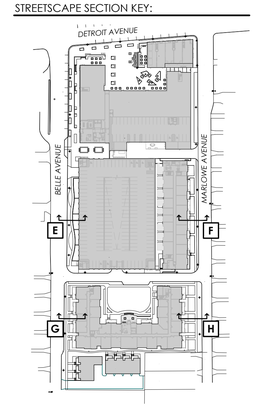


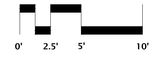
STREETSCAPE SECTION G (BELLE AVE / BUILDING 4)



STREETSCAPE SECTION H (MARLOWE AVE / BUILDING 4)

STREETSCAPE SECTION KEY:





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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024



PLAZA VIEW 1



PLAZA VIEW 2

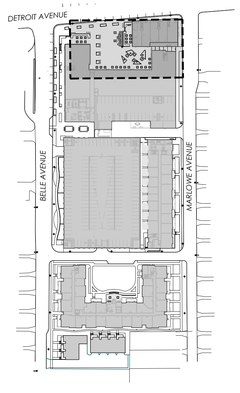


PLAZA VIEW 3

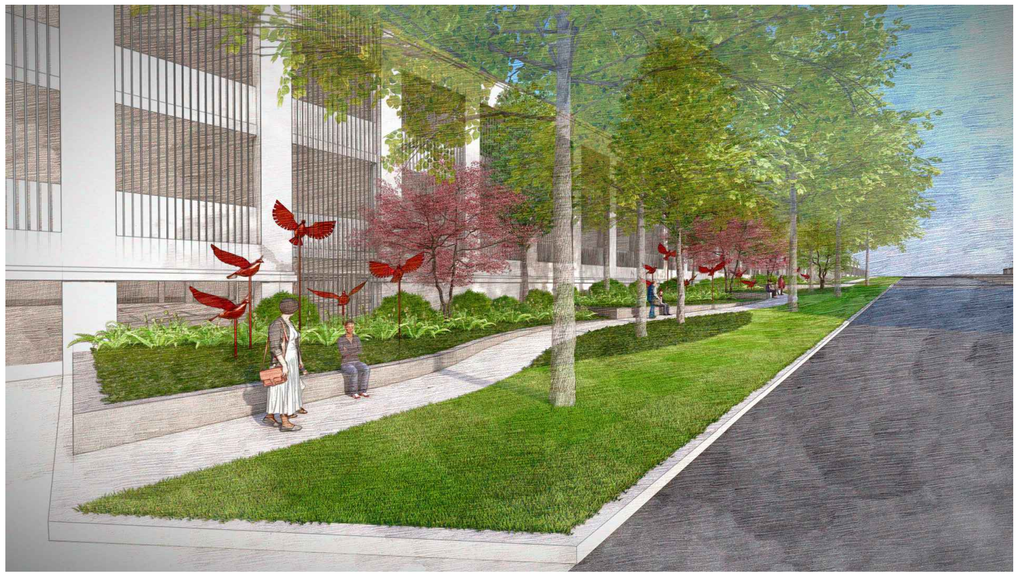


PLAZA VIEW 4

3D VIEWS KEY:



PLAZA 3D VIEWS



LINEAR PARK VIEW 1



LINEAR PARK VIEW 2

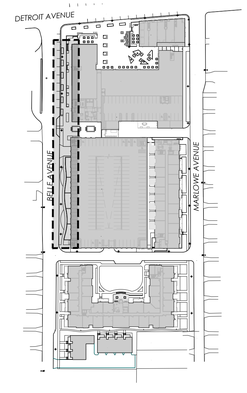


BELLE AVE COURTYARD VIEW



BELLE AVE COMMERCIAL FRONTAGE STREETSCAPE VIEW

3D VIEWS KEY:



BELLE AVE 3D VIEWS

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 5th, 2024

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-81-24

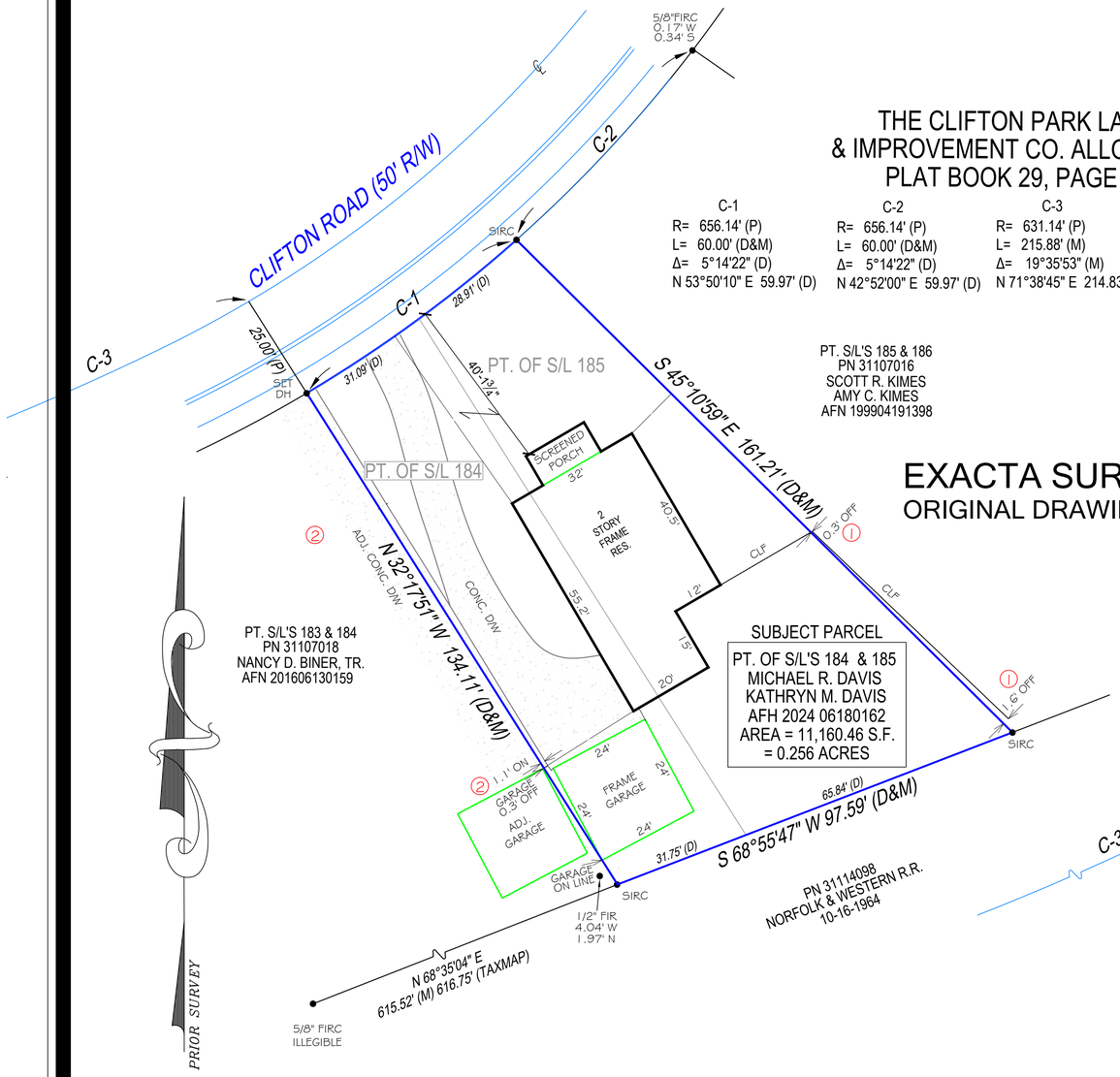
Permit No.: BBS24-000086

Applicant Name: Michael Davis

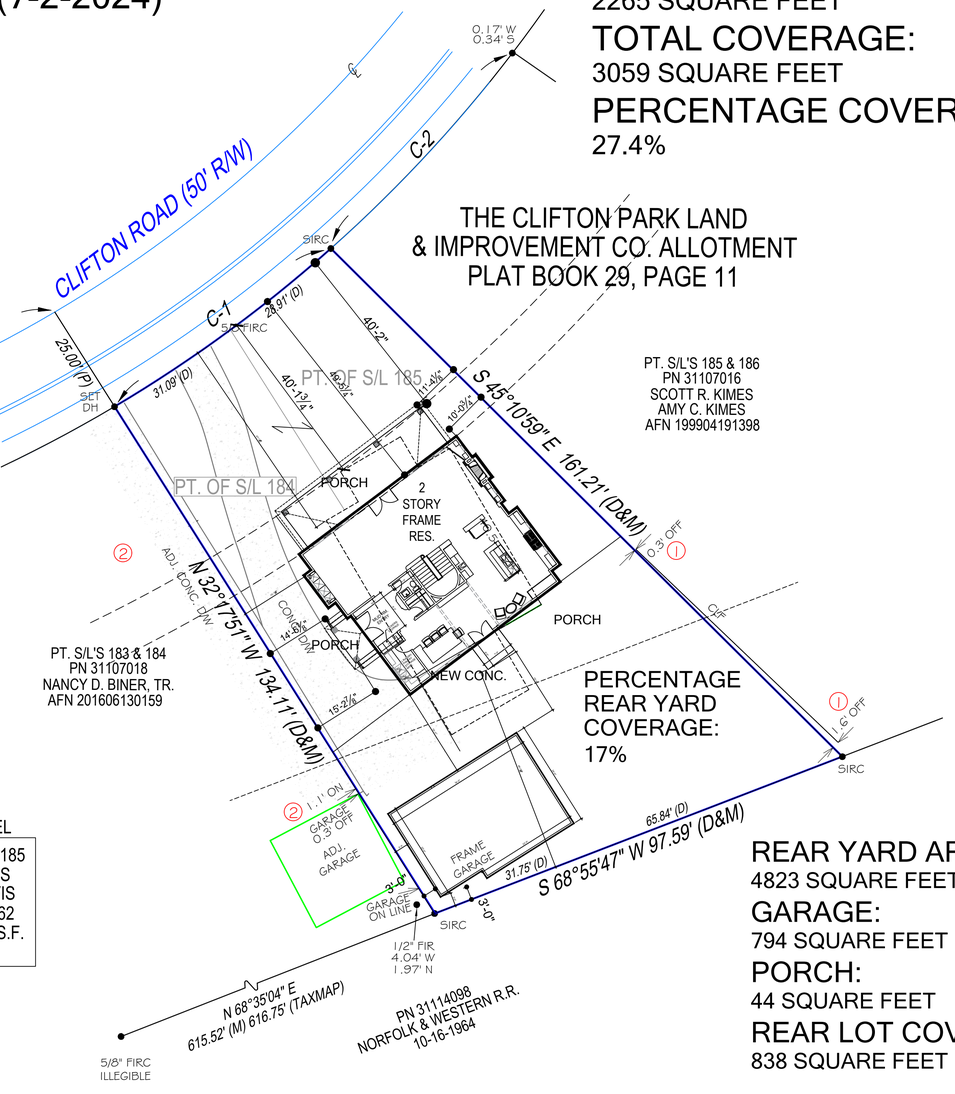
Project Address: 18169 Clifton Rd.

Project Name: n/a

Project: Applicant proposes the demolition and construction of a new home.



EXACTA SURVEY (7-2-2024)
ORIGINAL DRAWING



LOT AREA:
11,160 SQUARE FEET

GARAGE:
794 SQUARE FEET

HOUSE and PORCHES:
2265 SQUARE FEET

TOTAL COVERAGE:
3059 SQUARE FEET

PERCENTAGE COVERAGE:
27.4%

FRONT YARD SET-BACK:
40'-2" (TO FRONT PORCH) (40'-1" TO EXISTING FRONT PORCH)

FRONT YARD SET-BACK:
49'-5" (TO PRIMARY STRUCTURE (47'-1" TO EXISTING))

FRONT YARD SET-BACK:
40'-1" EXISTING (TO FRONT PORCH)

FRONT YARD SET-BACK:
50'-0" PER BUILDING LINE MAP

SIDE YARD SET-BACKS:
WEST: 15'-7" TO HOUSE 14'-6" TO PORCH EAST: 10-0"

REAR YARD SET-BACK:
TO PORCH 46'-7"

ALL DRAWING BASED ON EXACTA SURVEY (7-2-2024)

REAR YARD AREA:
4823 SQUARE FEET

GARAGE:
794 SQUARE FEET

PORCH:
44 SQUARE FEET

REAR LOT COVERAGE:
838 SQUARE FEET

OHIO REGISTERED ARCHITECT
REINHOLD
07540
Mark Reinhold
Ohio # 10840
Expiration Date: 7/30/24

SITE PLANS SK-1A

HOMEOWNER PERMIT
07-26-2024

SCHEMATIC

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVIS RESIDENCE



6

MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE FRONT ELEVATION (NORTH)
3/16" EQUALS 1'-0"

1 SK-1B



8

MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE SIDE ELEVATION (EAST)
1/4" EQUALS 1'-0"

2 SK-1B

OHIO REGISTERED ARCHITECT
REINHOLD
SEAL
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/24

ELEVATIONS SK-1B

PERMIT SUBMITTAL
HOMEOWNER PERMIT
07-26-2024
REVISIONS
SCHEMATIC

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVIS RESIDENCE



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE REAR ELEVATION (SOUTH)
1/4" EQUALS 1'-0"

1
SK-1C



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"

2
SK-1C

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

ELEVATIONS SK-1C

SCHEMATIC

HOMEOWNER PERMIT
07-26-2024

SEAL
OHIO REGISTERED ARCHITECT
REINHOLD
Mark Reinhold
Ohio # 10840
Expiration Date: 7/20/24



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

ELEVATION (NORTH)
1/4" EQUALS 1'-0"

1 SK-1D



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"

2 SK-1D

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

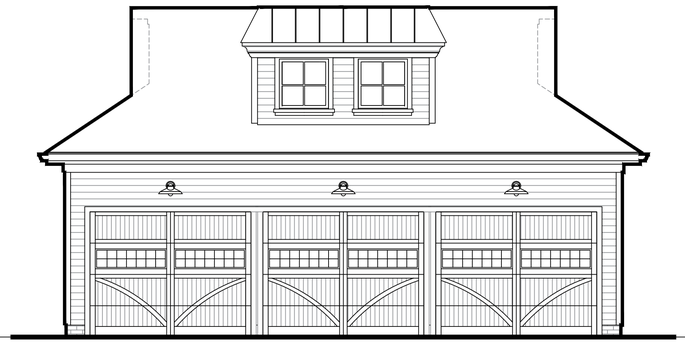
ELEVATIONS SK-1D

SCHEMATIC

PERMIT SET
HOMEOWNER PERMIT
07-26-2024

SEAL: OHIO REGISTERED ARCHITECT MARK REINHOLD 10840

Mark Reinhold
Ohio # 10840
Expiration Date: 7/20/24



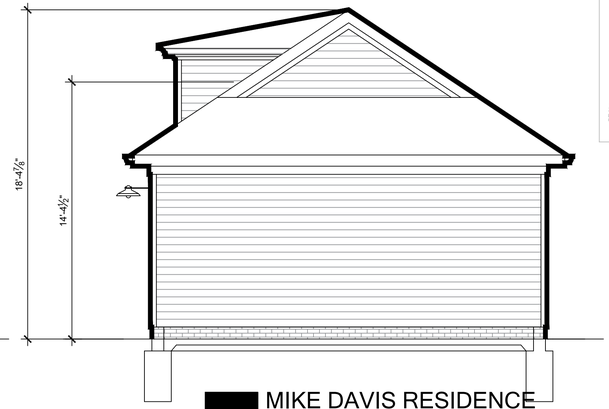
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE FRONT ELEVATION (NORTH) — 1 / SK-1E
1/4" EQUALS 1'-0"



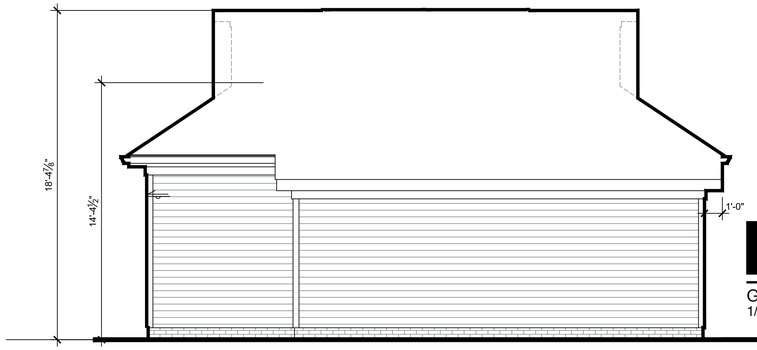
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE FRONT ALTERNATE (NORTH) — 2 / SK-1E
1/4" EQUALS 1'-0"



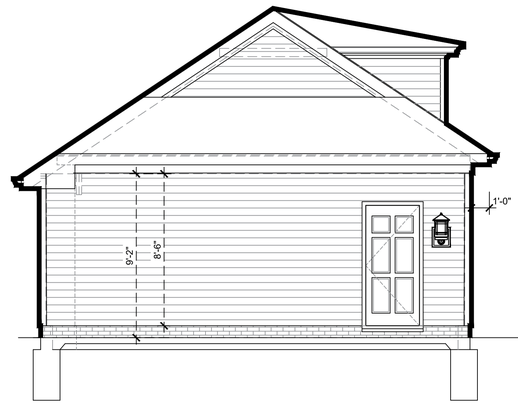
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE SIDE ELEVATION (WEST) — 3 / SK-1E
1/4" EQUALS 1'-0"



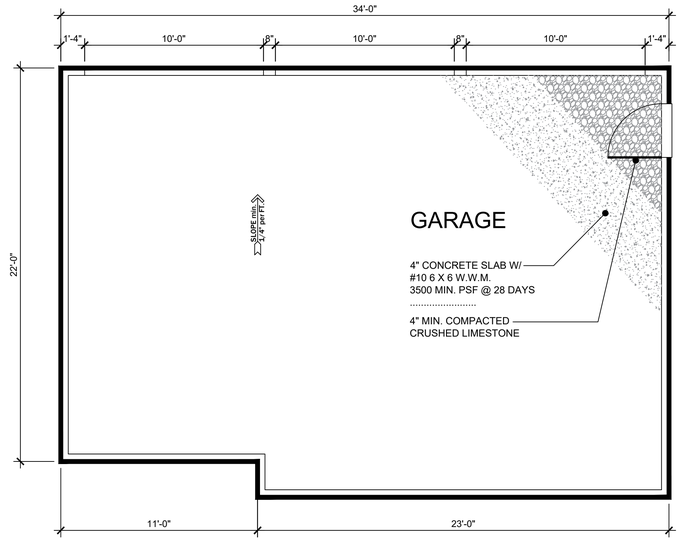
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE REAR ELEVATION (SOUTH) — 4 / SK-1E
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE SIDE ELEVATION (EAST) — 5 / SK-1E
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

GARAGE FLOOR PLAN — 7 / SK-1E
1/4" EQUALS 1'-0"

OHIO REGISTERED ARCHITECT
MARK REINHOLD
OHIO
SEAL
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/24

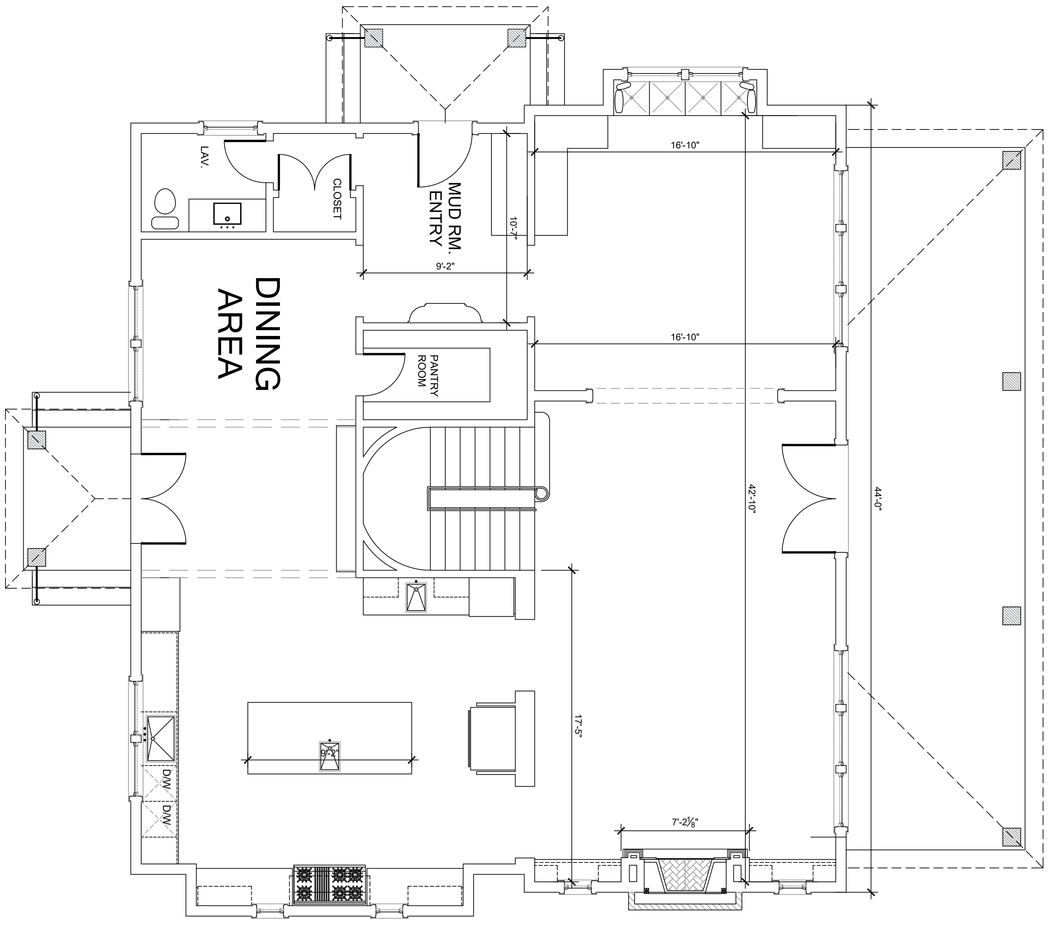
PERMIT SET
HOMEOWNER PERMIT
07-26-2024
DRAWING
SCHEMATIC

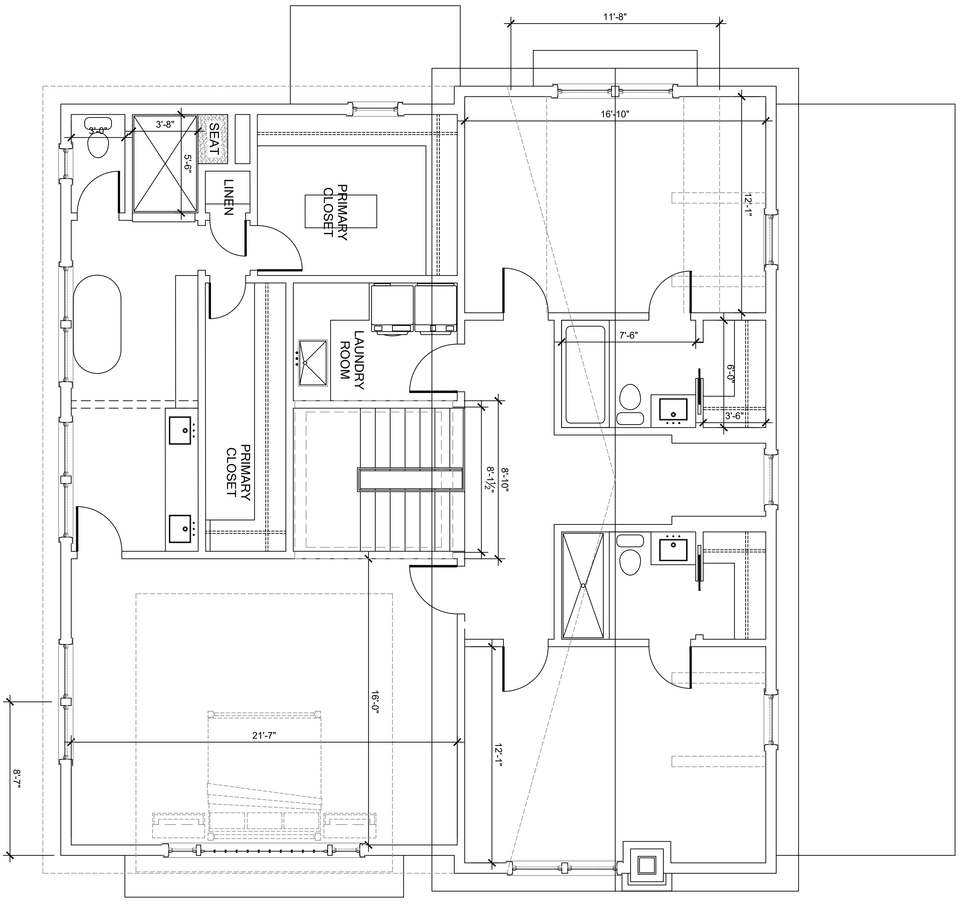
ELEVATIONS SK-1D

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097
MARK REINHOLD

DAVIS RESIDENCE





MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

HOMEOWNER PERMIT
07-26-2024
SCHEMATIC

Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/24

DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

PLANS SK-1F

CLIFTON ROAD (50' R/W)

C-1

25.00'(P)

SET
DH

SIRC

LAWN AREA

STAMPED
CONCRETE

EVERGREEN AREA
(trimmed boxwood)
GROUNDCOVER AREA

ORNAMENTAL
(Dogwood)

GROUNDCOVER AREA

LAWN AREA

EVERGREEN AREA
(trimmed boxwood)
GROUNDCOVER AREA

GROUNDCOVER AREA
and MIXED EVERGREEN AREA
(untrimmed boxwood
taxus/ yew
holly
barberry)

NEW CONCRETE
DRIVEWAY

LAWN AREA

STAMPED
CONCRETE

GROUNDCOVER AREA

GROUNDCOVER AREA
and MIXED EVERGREEN AREA
(untrimmed boxwood
taxus/ yew
holly
barberry)

GROUNDCOVER AREA

49.5'

MUD RM
ENTRY

LAUNDRY
UNDERMT
BASIC

MAGNETIC

SEAL
OHIO REGISTERED ARCHITECT
REINHOLD
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/24

LANDSCAPE SK-1G

PERMIT SUBMITTED
HOMEOWNER PERMIT
07-26-2024
PERMIT
SCHEMATIC

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

MARK REINHOLD architect

DAVIS RESIDENCE










5722FZ


















STANLEY
ft
in
1
2
3
4
5
6
7
8
9
10









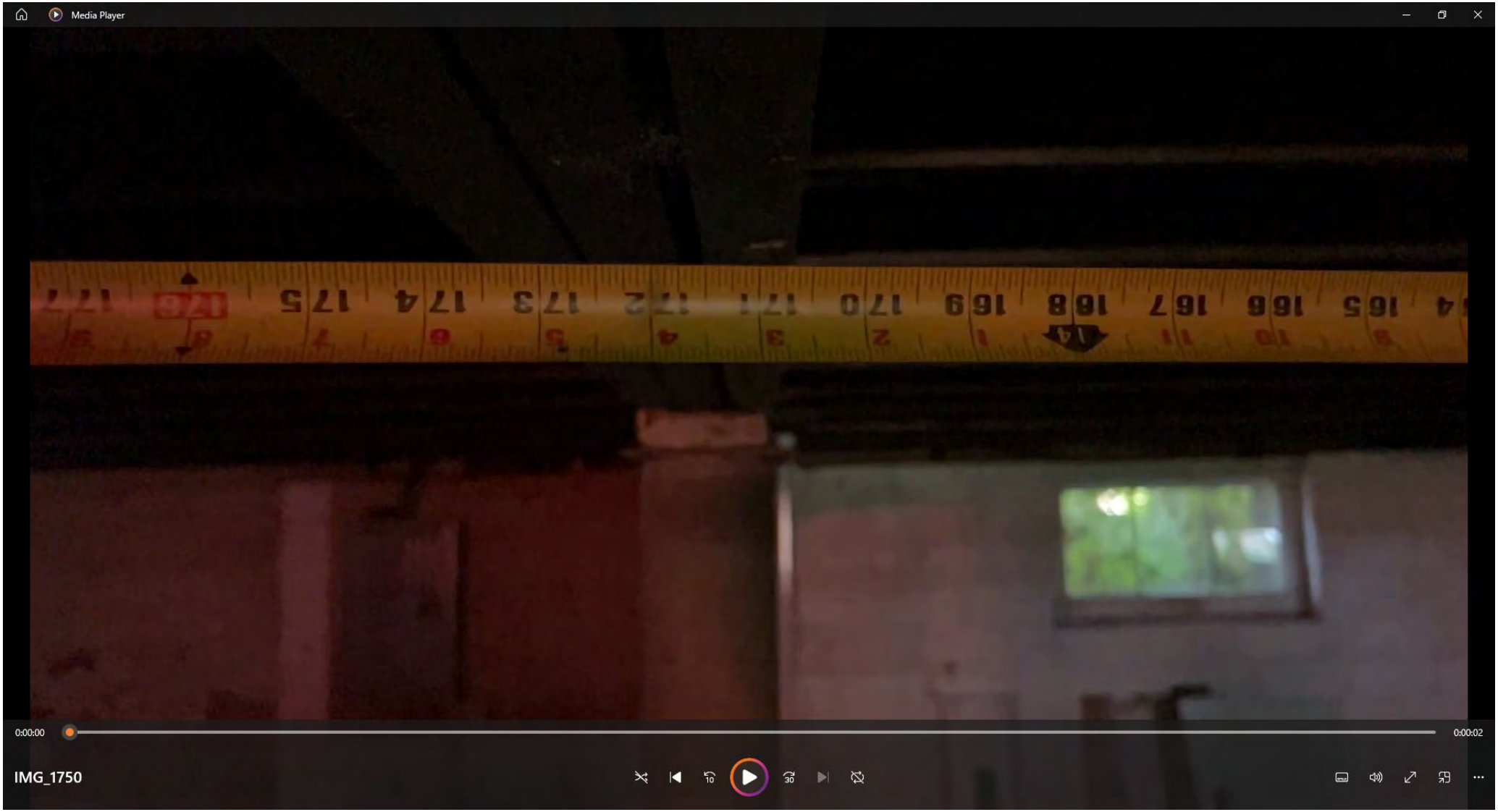

HUSKY
Contractor
Clean-Up Bags
NOTHING'S TOUGHER.
50 COUNT CONTRACTOR PACK
SMOOTHEDGE


HUSKY
Contractor
Clean-Up Bags
50 COUNT CONTRACT








Media Player
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IMG_1750



RIVERSIDE SHEET METAL

riversidesheetmetal.net













BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-83-24

Permit No.: BBS24-000092

Applicant Name: Brian Salsbury, AAY LLC dba Master Deck Builder Cleveland

Project Address: 12201 Detroit Ave.

Project Name: n/a

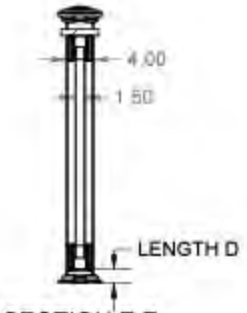
Project: Applicant proposes the addition of a second floor deck.



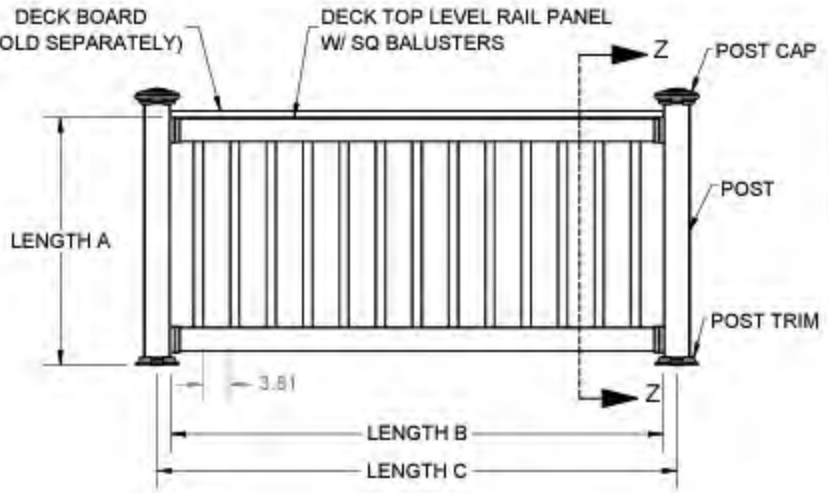




FINYL LINE DECK TOP LEVEL AND STAIR RAIL DETAILS



SECTION Z-Z
SCALE 1 : 21

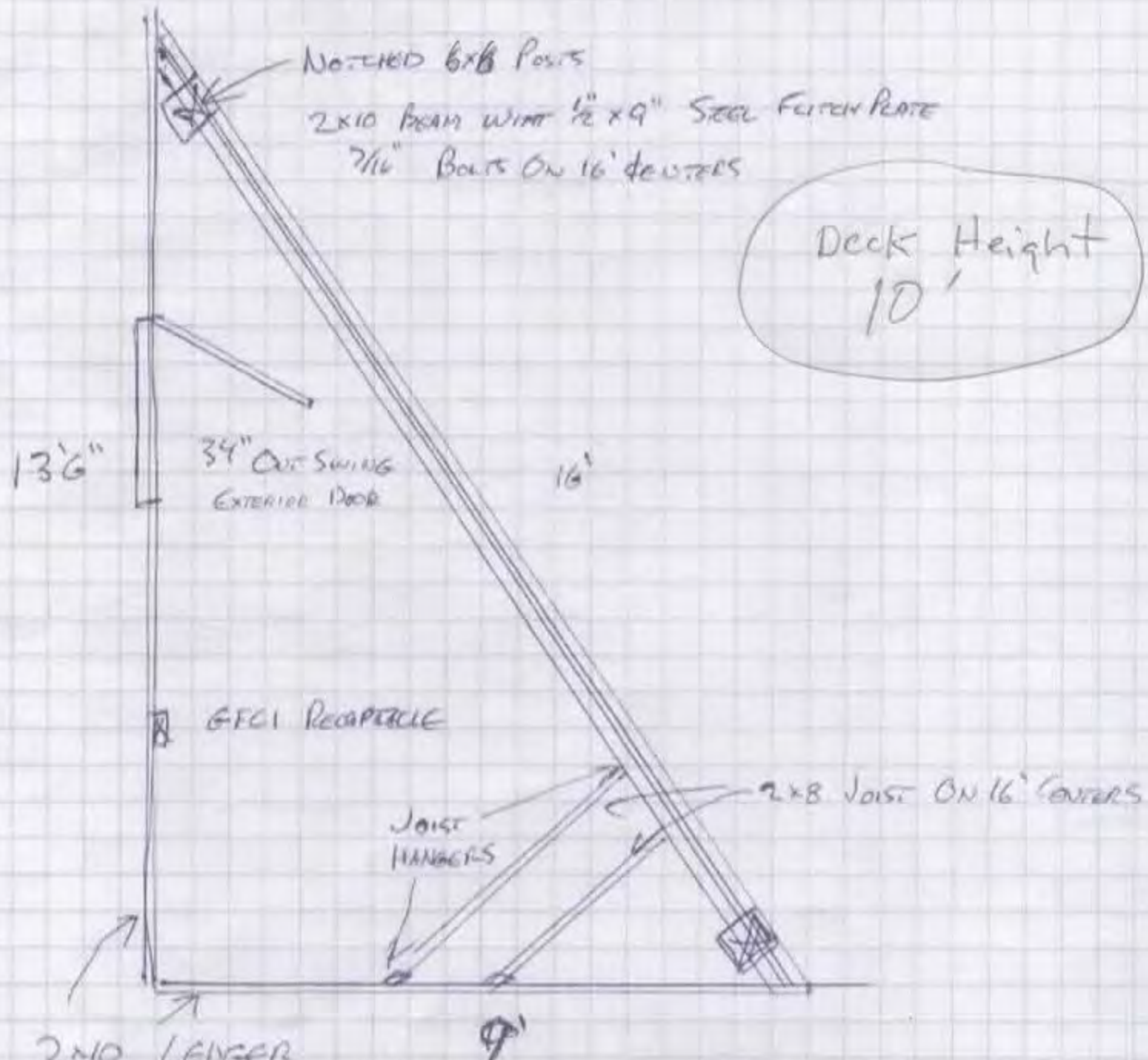


NOTE:
(A) FINISHED RAIL HEIGHT (TOP OF RAIL TO FLOOR) = 36"
(B) PANEL LENGTH = , 95.75"
(C) MAX SPANS = 98.5X36" IRC,
(D) BOTTOM SPACE = 2"







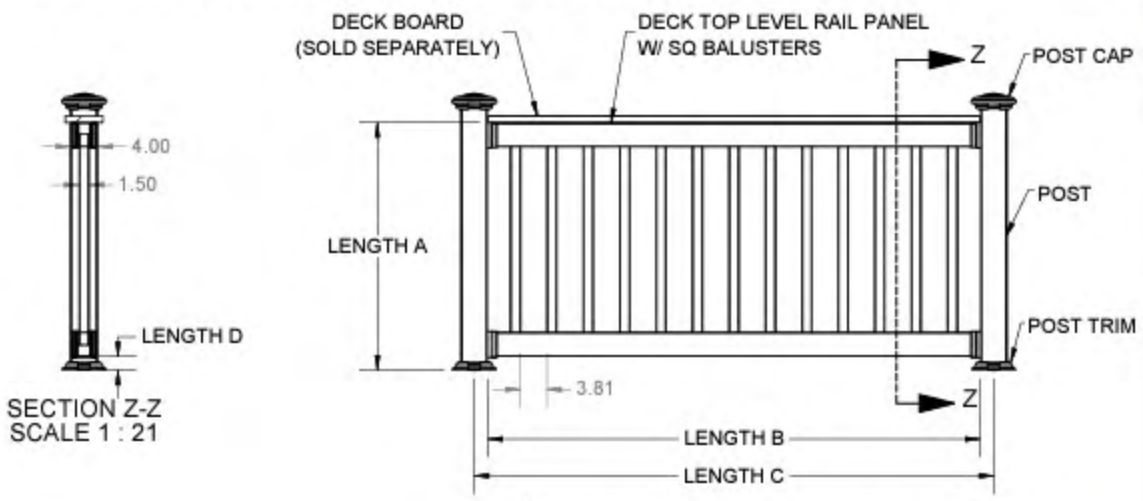


Rail - 8'x36" H - T-TOP Level rail kit with 1½" balusters - SAND
4"x4" 30" POST SLEEVE SAND (see attached specs)
Balusters 1/2" square

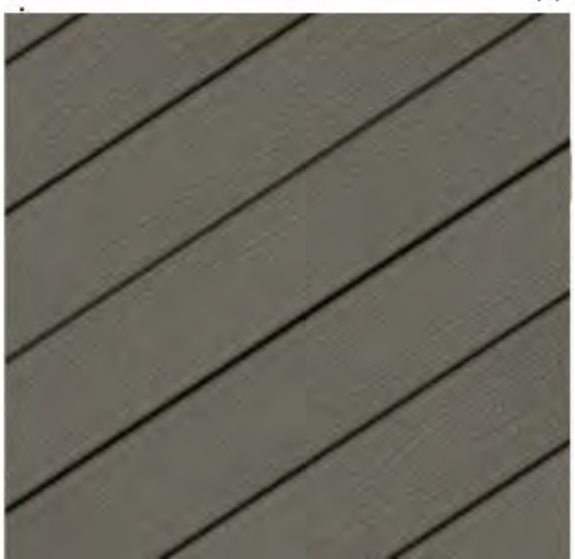
Exterior DOOR - 34" (L) outswing door, Glass is safety Glazing with a 0.28 U-factor

GFCI Electrical outlet - weather resistant and enclosed

FINYL LINE DECK TOP LEVEL AND STAIR RAIL DETAILS



NOTE:
(A) FINISHED RAIL HEIGHT (TOP OF RAIL TO FLOOR) = 36"
(B) PANEL LENGTH = , 95.75"
(C) MAX SPANS = 98.5X36" IRC,
(D) BOTTOM SPACE = 2"





3.3' feet

2nd story Patio Floor will be 10' From Ground

3'

9'10"

13'6"

Existing 1st Floor Patio

Pool

8'7"

19'2"

3'

22.9'

26' from rear of deck to rear of property line

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-84-24

Permit No.: BBS24-000093

Applicant Name: Michele Schwartz, Phillips Sekanick Architects

Project Address: 16803 Detroit Ave.

Project Name: Dairy Queen

Project: Applicant proposes exterior alterations including parking lot, patio fence, trash enclosure, and shed.

Phillips Sekanick Architects
142 East Market Street
Warren, Ohio 44481
[o] 330.395.9518
[f] 330.395.4296

August 20, 2024

Amanda Cramer, AICP
City of Lakewood Department of Planning & Development
12650 Detroit Avenue
Lakewood, OH 44107

Re: Dairy Queen Remodel – 16803 Detroit Avenue,
Lakewood, OH 444107

Ms. Cramer,

I/We, Adriane Rush <Owner's Name>, representing Lakewood Dairy Queen <Corporate Name> being the current owner(s) of the property at 16803 Detroit Avenue, Lakewood, OH 444107 for the following work or project Dairy Queen Remodel do hereby designate and authorize Gianna Ignazio ____ representing Phillips-Sekanick Architects, Inc. to act as my/our agent and to submit items necessary to apply for Architectural Design Board Review.

Signature of Owner: Adriane Rush

Date: 8/20/24

Sincerely,
Phillips|Sekanick Architects, inc.

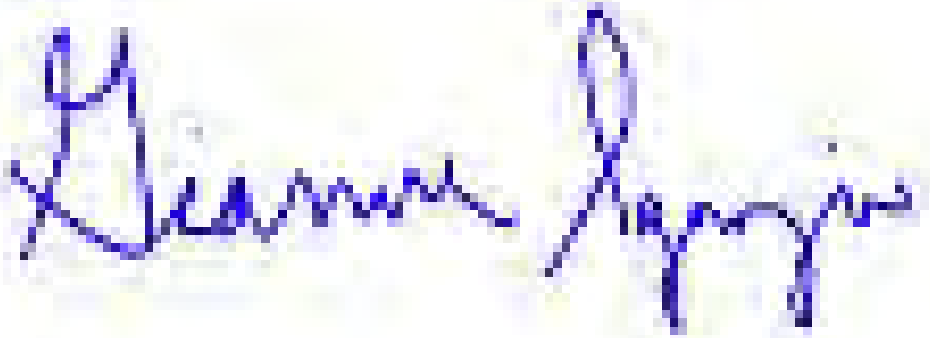
AIA Member

Bruce Sekanick, FAIA, OAA

Principal

[d] 234.830.2030

BS/gi





1 / A1.0 ZONING SITE MAP

psa ARCHITECTURE
142 EAST MARKET STREET
WARREN, OH 44481-1121
PH: 330.395.9518
F: 330.395.4296
E-MAIL: architect@phillips-sekanick.com
WEBSITE: www.phillips-sekanick.com

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DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CLEARANCES IN FIELD PRIOR TO COMMENCEMENT OF WORK AND / OR ORDERING OF MATERIALS.

WE CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED IN OUR OFFICE AND UNDER OUR SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, COMPLY WITH APPLICABLE LAWS, REGULATIONS, AND ORDINANCES OF THE JURISDICTION RELATING TO THE STRUCTURES AND BUILDINGS.

REVISIONS

NO.	DESCRIPTION	DATE

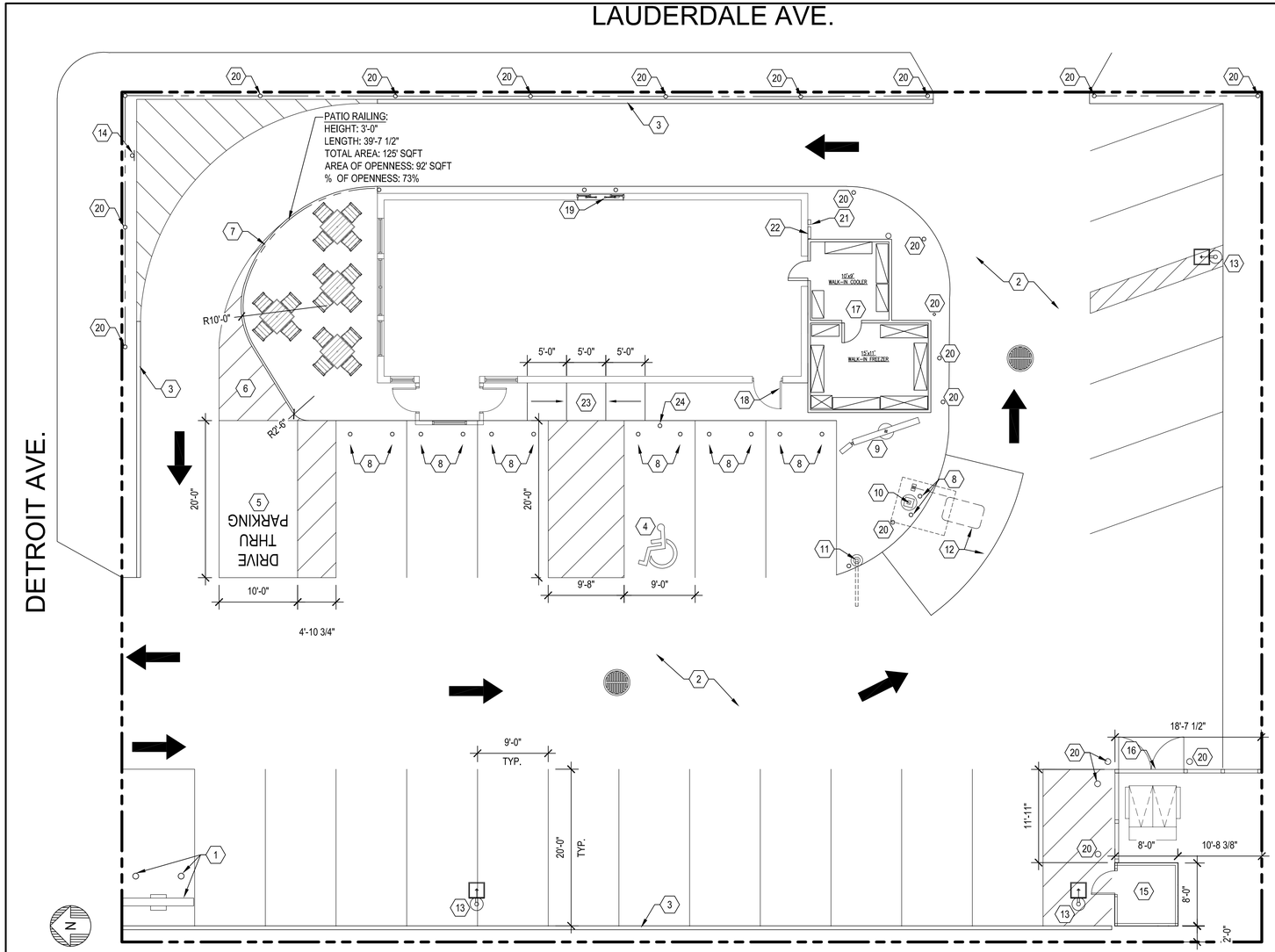
DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN., U.S.A.

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
A1.0
SITE MAP

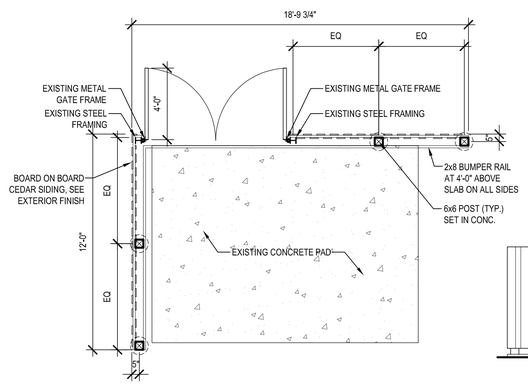


SITE PLAN NOTES

1. EXISTING PYLON SIGNAGE AND BOLLARDS TO REMAIN.
2. RAISE ELEVATION OF EXISTING CATCH BASIN & TAPER SURROUNDING AREA TO SLOPE MIN 1% TO DRAIN - REPAVE PARKING LOT AND DRIVES MAINTAINING ALL SLOPED DRAINAGE. RE-STRIPE. PARKING LOT STRIPING COLOR TO BE "HIGHWAY WHITE" OR "SAFETY YELLOW", HANDICAPPED STALL PICTOGRAM COLOR AS PER LOCAL CODE, VERIFY. SEE SPECIFICATION'S.
3. EXISTING CURBING TO REMAIN.
4. ACCESSIBLE PARKING SIGNAGE, SEE DETAIL 6/A1.2
5. DT PULL AHEAD PARKING SIGNAGE, SEE DETAIL 6/A1.2 & PAVING STENCIL
6. PORTION OF PREVIOUS CONCRETE PATIO TO BE FILLED WITH ASPHALT AND STRIPED.
7. EXISTING PATIO RAILING TO BE RELOCATED ALONG EDGE OF NEW PATIO PERIMETER
8. 48" HIGH BOLLARD 6" STEEL W/CONCRETE FILL PAINTED BLACK
9. MENU BOARD SEE DETAILS 7/A1.2, 8/A1.2, & 11/A1.2
10. SPEAKER SEE DETAIL 9/A1.2 & 12/A1.2
11. CLEARANCE SIGN SEE 10/A1.2 & 13/A1.2
12. NEW CONCRETE PAD AND LOOP INDUCTION SYSTEM SEE 1/A1.2 OR 4/A1.2
13. ALL EXISTING LIGHT POLES TO REMAIN.
14. DRIVE THRU DIRECTIONAL SIGNAGE
15. NEW STORAGE SHED
16. NEW WOOD TRASH ENCLOSURE. ATTACH TO EXISTING STEEL FRAMING AND METAL GATE FRAMES - SEE DETAIL 2/A1.1 & 3/A1.1
17. NEW WALK IN COOLER/FREEZER. PAINT TO MATCH EXISTING ADJACENT BUILDING COLOR
18. NEW SERVICE DOOR. PAINT TO MATCH EXISTING ADJACENT BUILDING COLOR
19. NEW DRIVE THRU WINDOW.
20. EXISTING BOLLARDS TO REMAIN.
21. RELOCATE EXISTING ELECTRICAL METER TO LOCATION SHOWN
22. EXISTING GAS METER
23. NEW ADA SIDEWALK RAMP - SEE 4/A1.1
24. NEW ADA PARKING SIGNAGE - SEE 6/A1.2

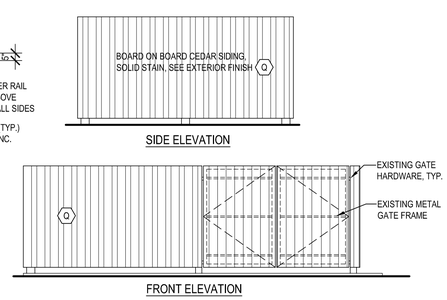
1 A1.1 IMPROVEMENT SITE PLAN

SCALE: 1/8" = 1'-0"



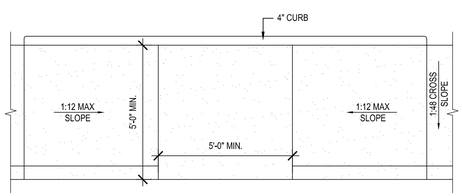
2 A1.1 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



3 A1.1 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



4 A1.1 CURB RAMP DETAIL

SCALE: 3/8" = 1'-0"

psa ARCHITECTURE
142 EAST MARKET STREET
WARREN, OH 44481-1121
PH: 330.395.9518
F: 330.395.4296
E-MAIL: architect@phillips-sekanick.com
WEBSITE: www.phillips-sekanick.com

REVISIONS

NO.	DESCRIPTION	DATE

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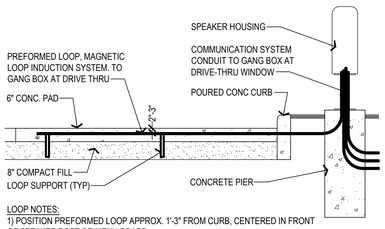
DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN., U.S.A.
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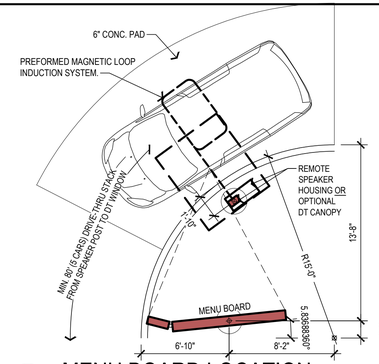
PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
A1.1
SITE PLAN & DETAILS



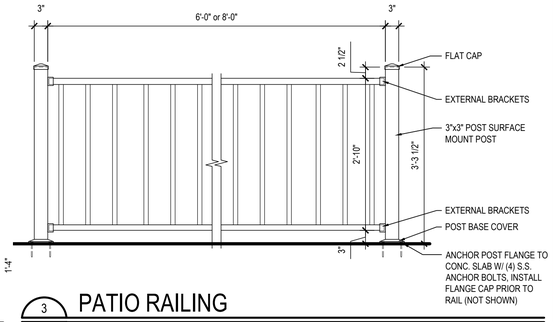
LOOP NOTES:
1) POSITION PREFORMED LOOP APPROX. 1'-3" FROM CURB, CENTERED IN FRONT OF SPEAKER POST OR MENU BOARD.
2) LOOP SHOULD BE INSTALLED 2"-3" BELOW THE SURFACE OF THE PAVEMENT (MAX. 5" DEPTH). NOTE: IF INSTALLED IN ASPHALT, COVER LOOP WITH MIN. 1" SOIL OR SAND TO PROTECT FROM HOT ASPHALT.
3) CONNECT LOOP TO 1/2" CONDUIT STUBBED UP IN SPEAKER POST OR MENU BOARD.
4) WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY FROM PERIMETER OF LOOP A MINIMUM OF 36".
5) ALL CONNECTIONS AND SPLICES TO LOOP WIRES MUST BE SOLDERED.

1 INDUCTION LOOP SECTION
A1.2 — N.T.S.

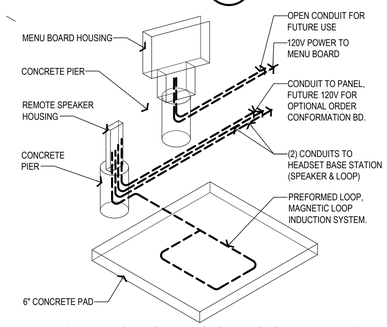


2 MENU BOARD LOCATION
A1.2 — N.T.S.

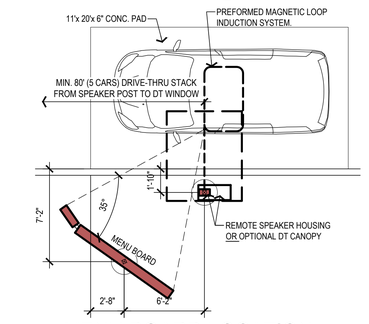
FABRICATION/FINISH OPTIONS:
A) WROUGHT IRON ALL WELDED CONSTRUCTION WITH PAINT FINISH, BLACK (HIGH PERFORMANCE ACRYLIC).
B) ALUMINUM ALL WELDED CONSTRUCTION, BLACK ANODIZED.
C) FORTRESS IRON 'AL13 BLACK' ALUMINUM RAILING, AVAILABLE THROUGH H.J.C., SEE ADQ PRIMARY VENDORS LIST.



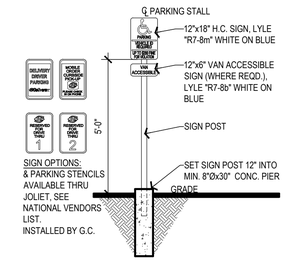
3 PATIO RAILING
A1.2 — SCALE: 3/8" = 1'-0"



4 INDUCTION LOOP ISOMETRIC
A1.2 — N.T.S.

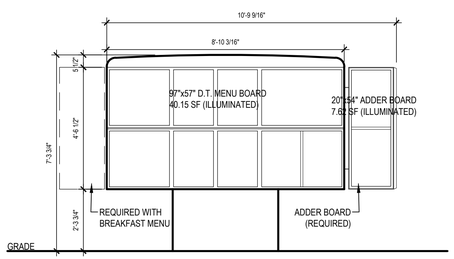


5 MENU BOARD LOCATION
A1.2 — N.T.S.

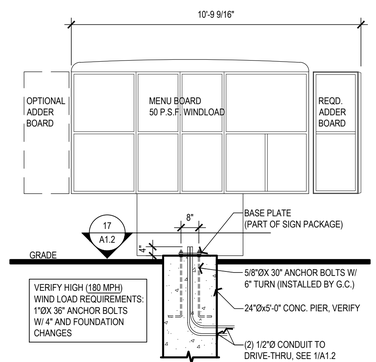


SIGN OPTIONS:
& PARKING STENCILS AVAILABLE THRU JOLIET, SEE NATIONAL VENDORS LIST.
INSTALLED BY G.C.

6 PARKING SIGNS
A1.2 — SCALE: 3/8" = 1'-0"



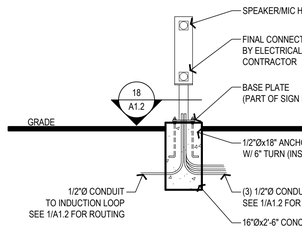
7 MENU BOARD SIGNAGE
A1.2 — SCALE: 3/8" = 1'-0"
PROVIDED BY OWNER, INSTALLED BY G.C.



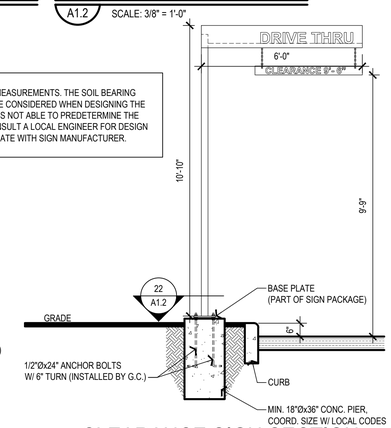
VERIFY HIGH (180 MPH) WIND LOAD REQUIREMENTS: 1"ØX 36" ANCHOR BOLTS W/ 4" AND FOUNDATION CHANGES

8 MENU BOARD SECTION
A1.2 — SCALE: 3/8" = 1'-0"
PROVIDED BY OWNER, INSTALLED BY G.C.

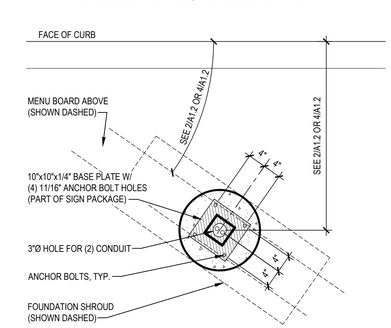
FOUNDATION NOTES:
THESE ARE APPROXIMATE FOUNDATION MEASUREMENTS. THE SOIL BEARING CAPACITY AT THE ERECTION SITE MUST BE CONSIDERED WHEN DESIGNING THE FOUNDATION. THE SIGN MANUFACTURER IS NOT ABLE TO PREDETERMINE THE SPECIFIC NEEDS OF EACH LOCATION. CONSULT A LOCAL ENGINEER FOR DESIGN SPECIFICATIONS. CONSULT AND COORDINATE WITH SIGN MANUFACTURER.



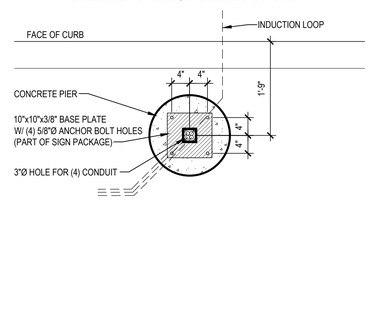
9 SPEAKER SECTION
A1.2 — SCALE: 3/8" = 1'-0"
PROVIDED BY OWNER, INSTALLED BY G.C.



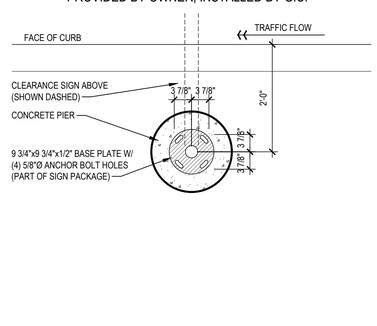
10 CLEARANCE SIGN SECTION
A1.2 — SCALE: 3/8" = 1'-0"
PROVIDED BY OWNER, INSTALLED BY G.C.



11 MENU BOARD SECTION
A1.2 — SCALE: 3/4" = 1'-0"



12 SPEAKER SECTION
A1.2 — SCALE: 3/4" = 1'-0"



13 CLEARANCE SIGN SECTION
A1.2 — SCALE: 3/4" = 1'-0"

psa ARCHITECTURE
142 EAST MARKET STREET
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E-MAIL: architect@phillips-sekanick.com
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REVISIONS

NO.	DESCRIPTION	DATE

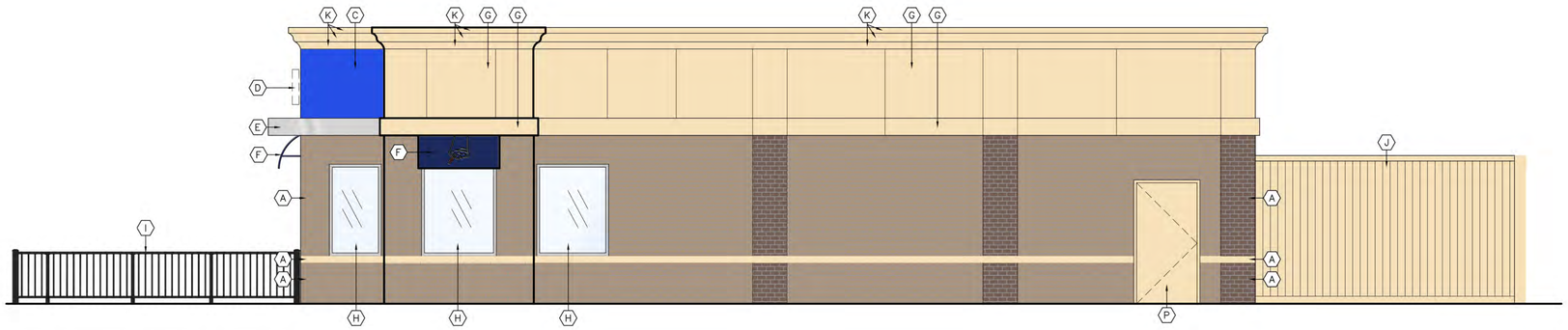
DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN CORPORATION
MINNEAPOLIS, MINN. U.S.A.
This drawing is the property of the above corporation and is not to be used in whole or in part without its written permission.

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
SITE EQUIPMENT DETAILS
A1.2



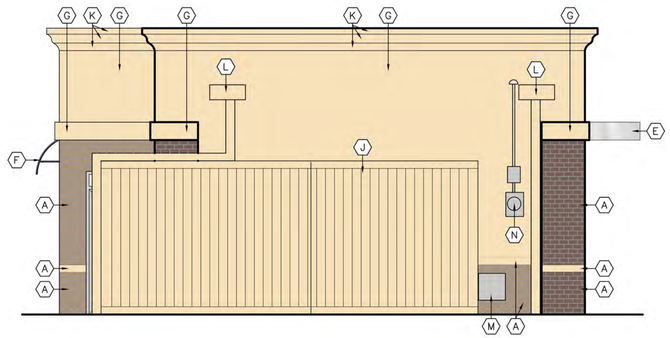
1 A3.1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



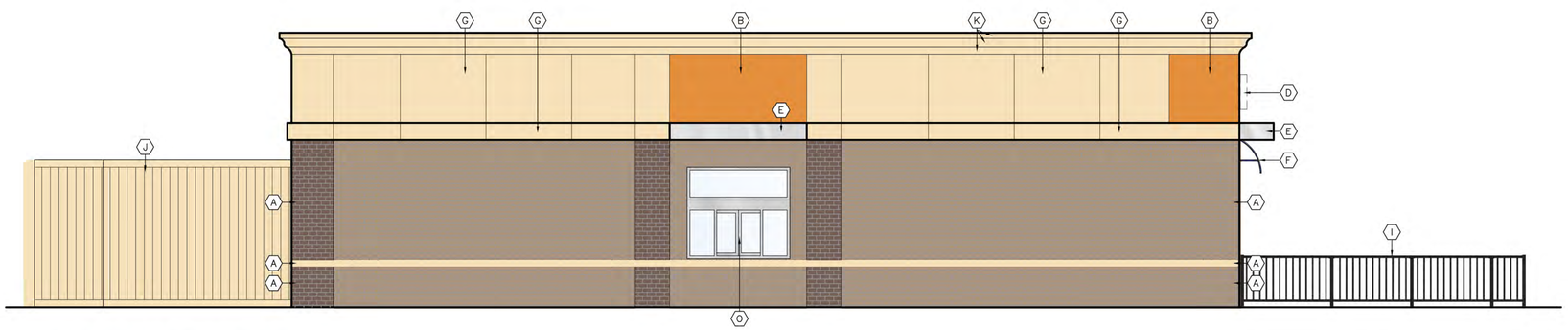
2 A3.1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3 A3.1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 A3.1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- (A) EXISTING THIN BRICK TO REMAIN – CLEAN AS PART OF NEW WORK
- (B) EXISTING DQ ORANGE METAL PANEL TO REMAIN – CLEAN AS PART OF NEW WORK
- (C) EXISTING DQ BLUE METAL PANEL TO REMAIN – CLEAN AS PART OF NEW WORK
- (D) EXISTING DQ SIGNAGE TO REMAIN
- (E) EXISTING ANODIZED ALUMINUM METAL PANEL TO REMAIN – CLEAN AS PART OF NEW WORK
- (F) EXISTING FABRIC CANOPY TO REMAIN – CLEAN AS PART OF NEW WORK
- (G) EXISTING EIFS TO REMAIN. NEW COAT OF EXISTING PAINT COLOR (BENJAMIN MOORE – STRAW #2154-50) TO BE APPLIED
- (H) EXISTING STOREFRONT SYSTEM TO REMAIN – RECAULK AS REQUIRED AND CLEAN AS PART OF NEW WORK
- (I) NEW PATIO FENCE TO BE APPLIED TO EXISTING PATIO
- (J) NEW WALK-IN COOLER/FREEZER TO BE PAINTED (BENJAMIN MOORE – STRAW #2154-50)
- (K) EXISTING CORNICE TO REMAIN. NEW COAT OF EXISTING PAINT COLOR (BENJAMIN MOORE STRAW #2154-50) TO BE APPLIED
- (L) EXISTING DOWNSPOUTS TO BE RE-ROUTED AROUND NEW WALK-IN. DOWNSPOUTS TO BE PAINTED (BENJAMIN MOORE – STRAW #2154-50)
- (M) EXISTING GAS METER TO REMAIN
- (N) EXISTING ELECTRICAL METER TO BE RELOCATED
- (O) NEW DRIVE THRU WINDOW
- (P) NEW SERVICE DOOR TO BE PAINTED (BENJAMIN MOORE – STRAW #2154-50)
- (Q) NEW TRASH ENCLOSURE FENCE TO BE PAINTED TO MATCH LIGHT THIN BRICK (BENJAMIN MOORE – CAFE AU LAIT #CSP-290)
- (R) NEW SHED W/ WOOD SIDING TO BE PAINTED TO MATCH LIGHT THIN BRICK (BENJAMIN MOORE – CAFE AU LAIT #CSP-290)
- (S) NEW SHED FASCIA TO BE PAINTED TO MATCH DARK THIN BRICK (BENJAMIN MOORE – COFFEEHOUSE CHOCOLATE #CW-165)
- (T) NEW ASPHALT SHINGLE ROOF ON SHED

(EXISTING) BENJAMIN MOORE STRAW #2154-50

(EXISTING) THIN BRICK SUMMITVILLE 97 VALLEY FORGE

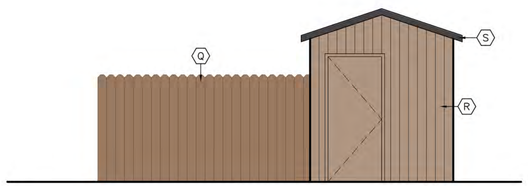
(EXISTING) THIN BRICK SUMMITVILLE WILLIAMSTOWN

(EXISTING) DQ BLUE METAL PANEL

BENJAMIN MOORE COFFEEHOUSE #CW-165

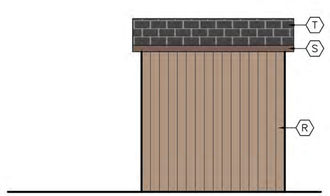
BENJAMIN MOORE CAFE AU LAIT #CSP-290

(EXISTING) DQ ORANGE METAL PANEL



5 A3.1 FRONT SHED ELEVATION

SCALE: 1/4" = 1'-0"



6 A3.1 SIDE SHED ELEVATION

SCALE: 1/4" = 1'-0"

psa ARCHITECTURE
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WEBSITE: www.phillips-sekanick.com

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REVISIONS

NO.	DESCRIPTION	DATE

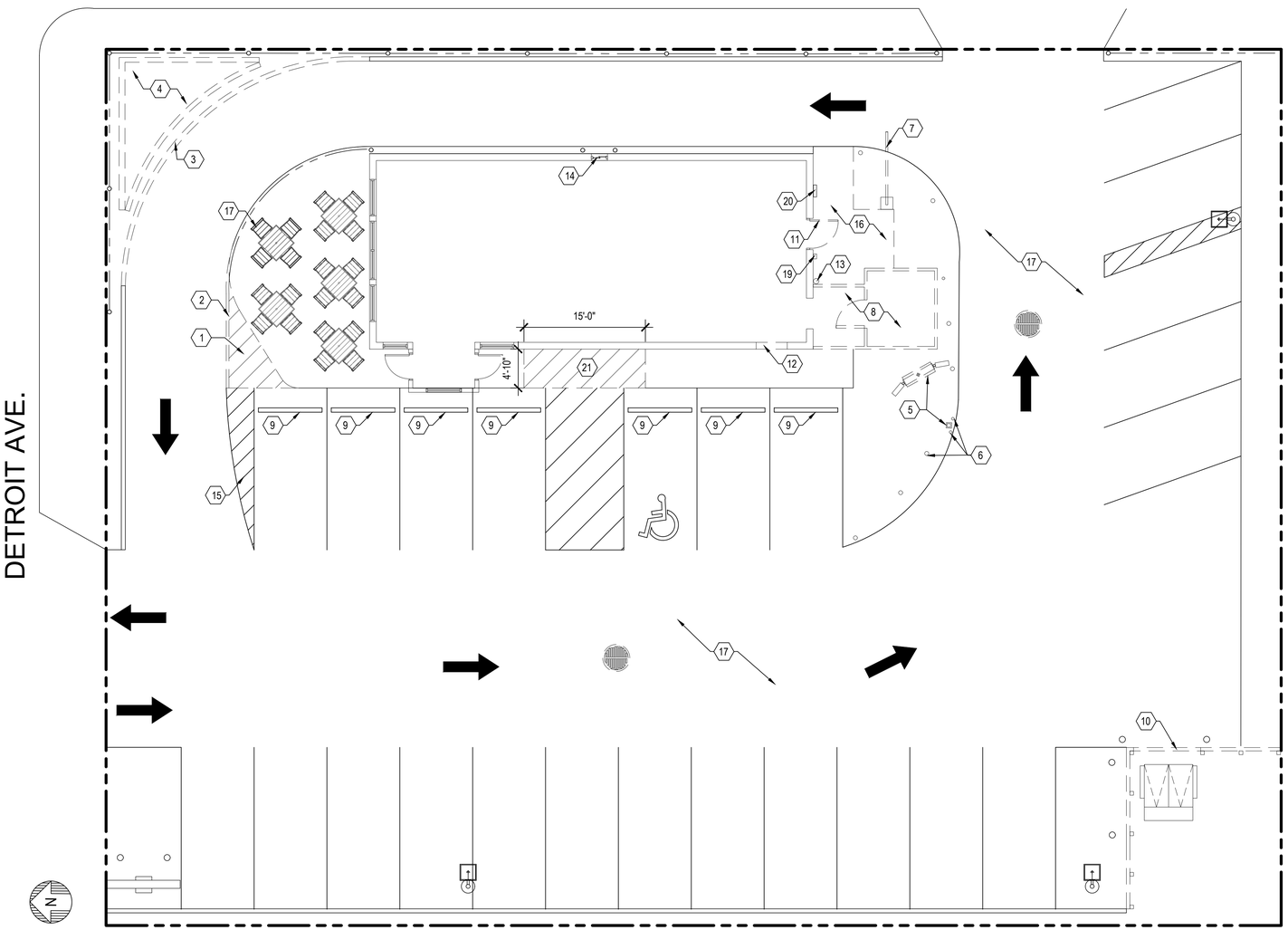
DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN. U.S.A.

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
ELEVATIONS
A3.1



DEMOLITION SITE PLAN NOTES

1. REMOVE PORTION OF EXISTING PATIO
2. PORTION OF EXISTING PATIO FENCE TO BE RELOCATED
3. REMOVE EXISTING CURB
4. REMOVE EXISTING LANDSCAPING AND FLOWER BED
5. REMOVE EXISTING DRIVE THRU EQUIPMENT
6. REMOVE EXISTING BOLLARD
7. REMOVE EXISTING CLEARANCE BAR
8. REMOVE EXISTING WALK IN
9. REMOVE EXISTING CONCRETE PARKING BLOCKS
10. REMOVE EXISTING TRASH ENCLOSURE FENCING SLATS. EXISTING STEEL FRAMING & GATE FRAMES TO REMAIN
11. REMOVE EXISTING SERVICE DOOR
12. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOOR
13. EXISTING ELECTRICAL POLE TO BE RELOCATED
14. REMOVE EXISTING DRIVE THRU WINDOW
15. AREA OF STRIPING TO BE REMOVED FOR NEW DRIVE THRU PARKING SPOT
16. AREA OF EXISTING CONCRETE SLAB TO BE REWORKED WITH NEW WALK-IN COOLER/FREEZER
17. (1) PATIO TABLE TO BE REMOVED
18. ALL ASPHALT SHALL BE SCRAPED. RAISE AREAS OF CATCH BASINS IN PARKING LOT AND APPLY NEW ASPHALT LAYER
19. EXISTING ELECTRICAL METER TO BE RELOCATED. SEE A1.1 IMPROVEMENT SITE PLAN
20. EXISTING GAS METER TO REMAIN
21. PORTION OF EXISTING SIDEWALK TO BE REMOVED FOR NEW ADA RAMP

1 / A1.1 DEMOLITION SITE PLAN

SCALE: 1/8"=1'-0"

psa ARCHITECTURE
142 EAST MARKET STREET
WARREN, OH 44481-1121
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REVISIONS

NO.	DESCRIPTION	DATE

DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN., U.S.A.

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
D1.0
DEMOLITION SITE PLAN



1 A3.1 EXISTING ELEVATION
NO SCALE



2 A3.1 EXISTING ELEVATION
NO SCALE



3 A3.1 EXISTING DUMPSTER ENCLOSURE
NO SCALE



4 A3.1 EXISTING ELEVATION
NO SCALE



5 A3.1 EXISTING ELEVATION
NO SCALE



6 A3.1 EXISTING ELEVATION
NO SCALE

psa ARCHITECTURE
142 EAST MARKET STREET
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REVISIONS

NO.	DESCRIPTION	DATE

DQ TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN. U.S.A.

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
EXISTING EXTERIOR PHOTOS
EX-A3.1

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 09-85-24

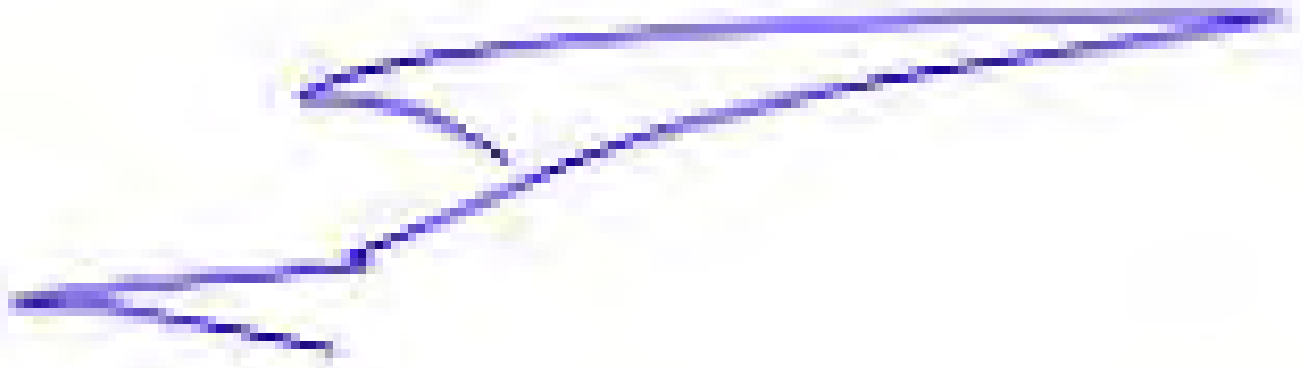
Permit No.: BBS24-000097

Applicant Name: Adil Altaei, EA Construction Inc.

Project Address: 16203 Hilliard Rd.

Project Name: New Cafe

Project: Applicant proposes alteration/addition of building to accommodate a new cafe.





16205 Hilliard Rd, Lakewood, Ohio 44107



VIEW FROM HILLIARD RD



VIEW FROM HILLIARD RD & NORTHLAND AVE

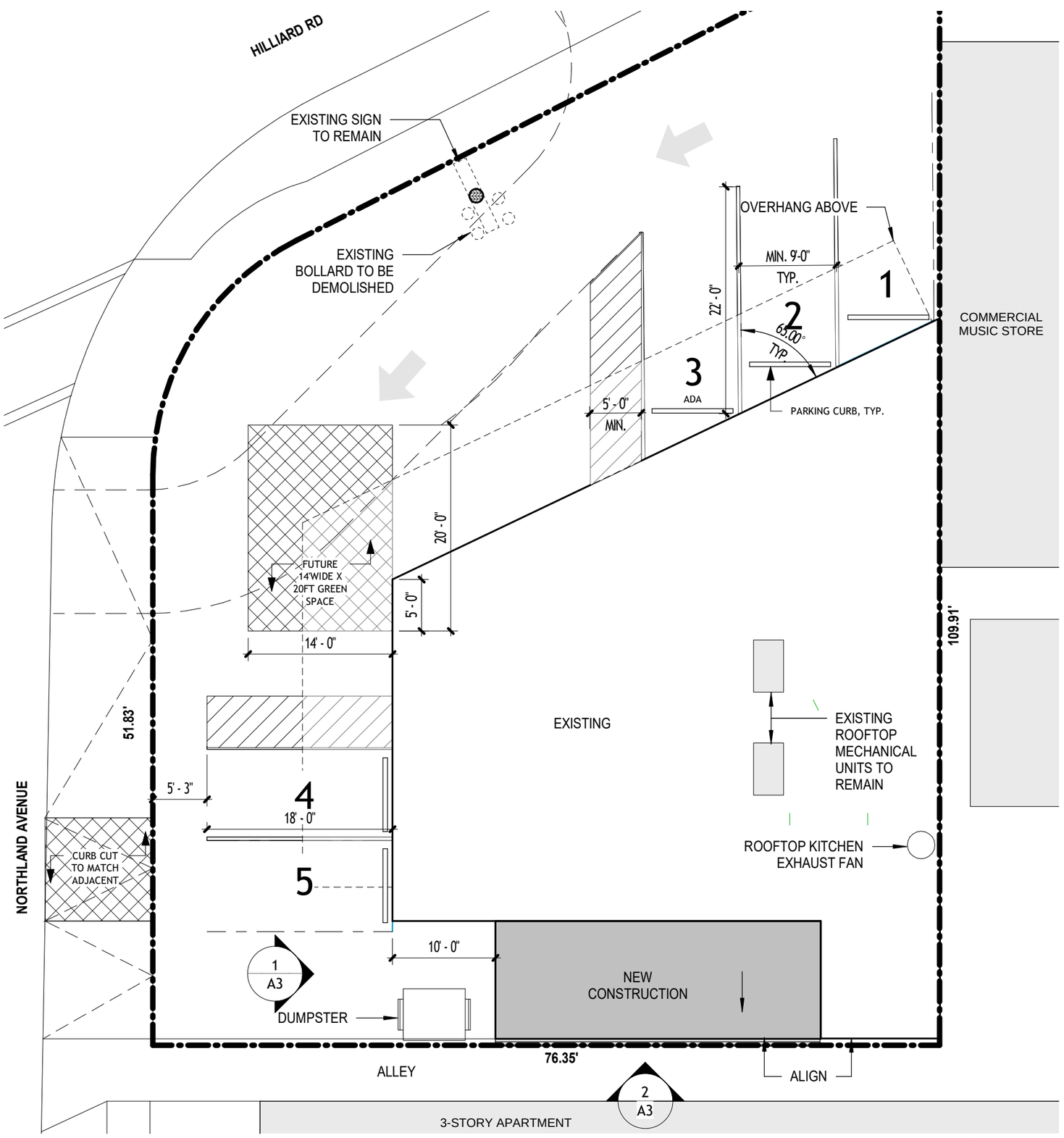


VIEW FROM NORTHLAND AVE



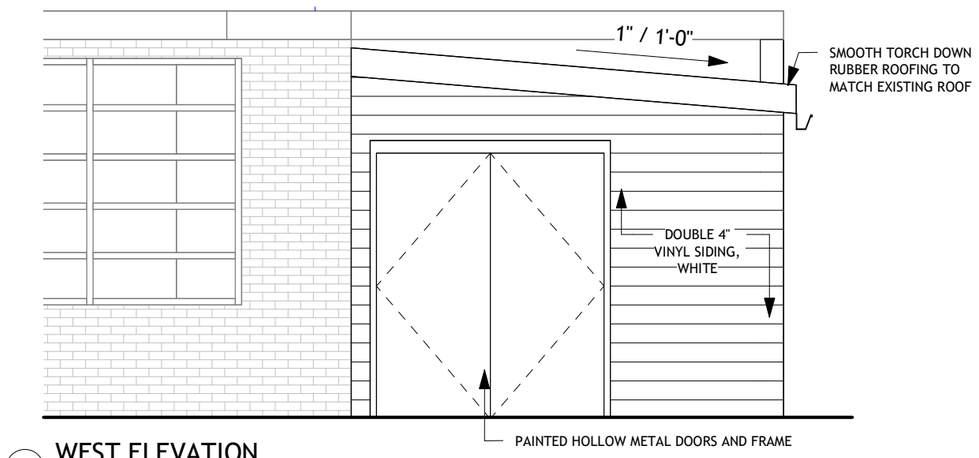
VIEW FROM NORTHLAND AVE

EXISTING CONDITIONS PHOTOS



SCALE: 3/32" = 1'-0"

SITE PLAN



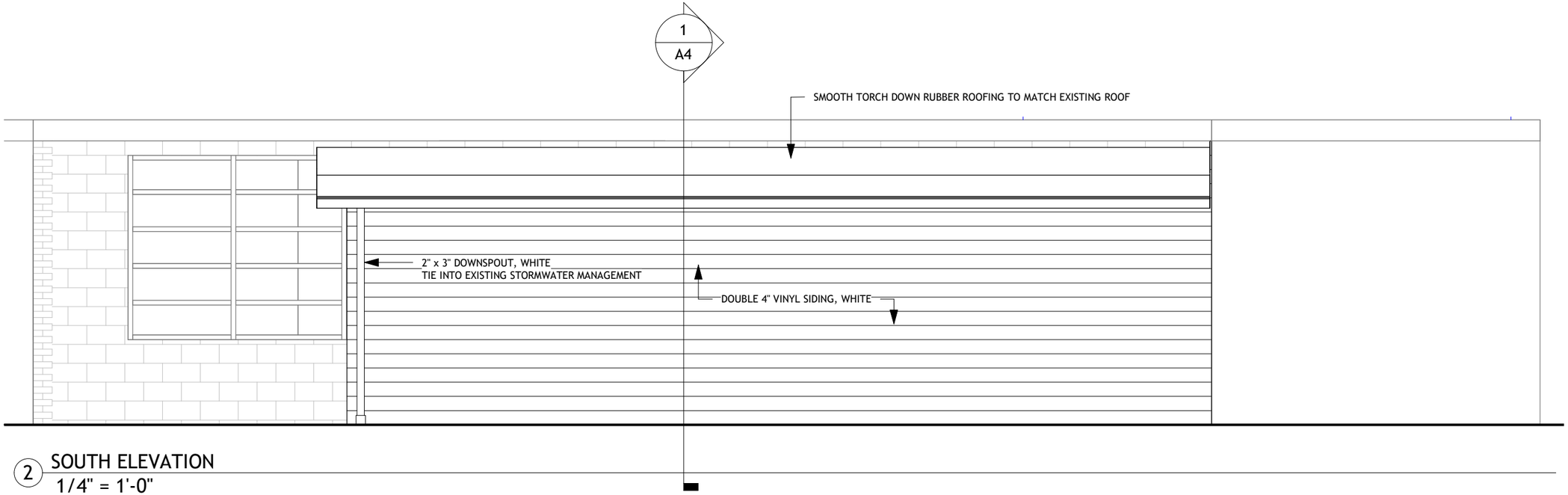
1 WEST ELEVATION
1/4" = 1'-0"



4" VINYL SIDING, WHITE

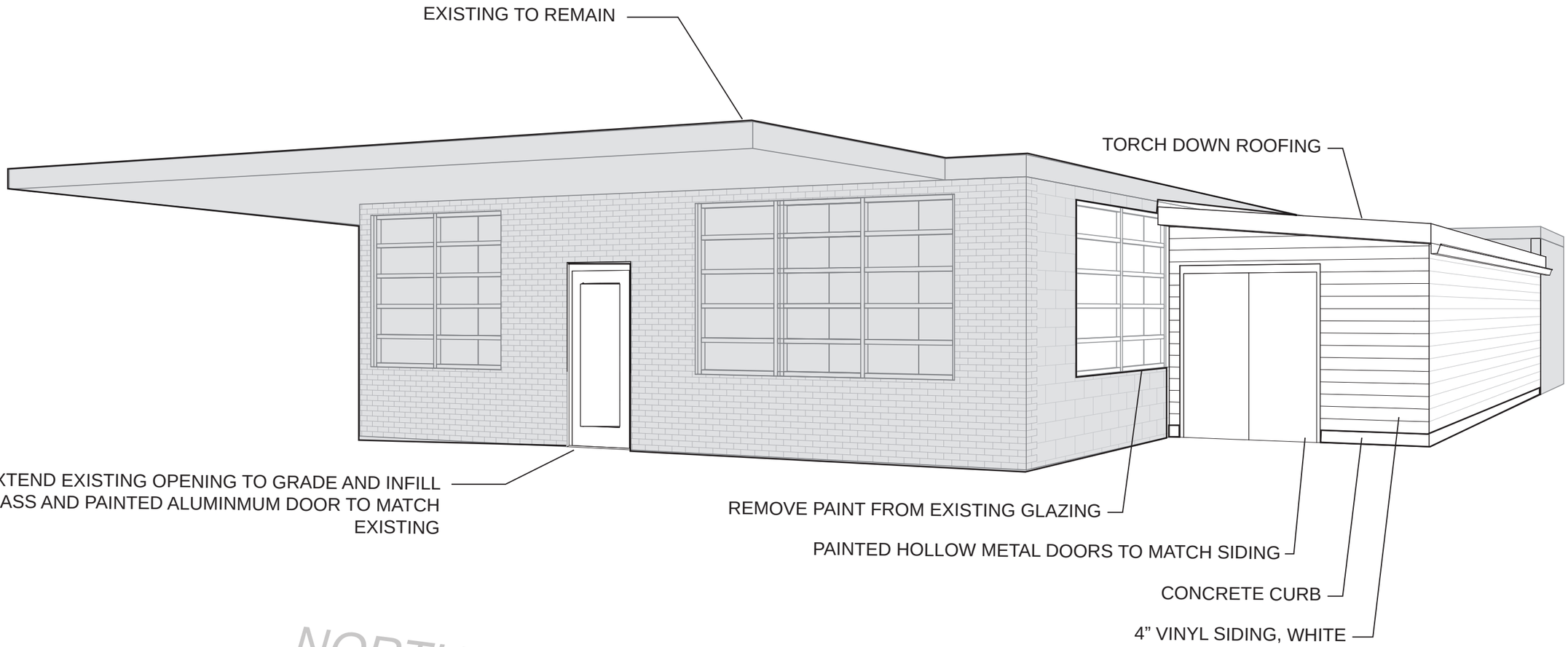


TORCH DOWN ROOFING



2 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS





EXISTING PHOTOGRAPH

PERSPECTIVE

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 11-94-23

Permit No.: BBS24-000100

Applicant Name: Tyler Brummett, Brookside Shady LLC

Project Address: 12534 Lake Ave.

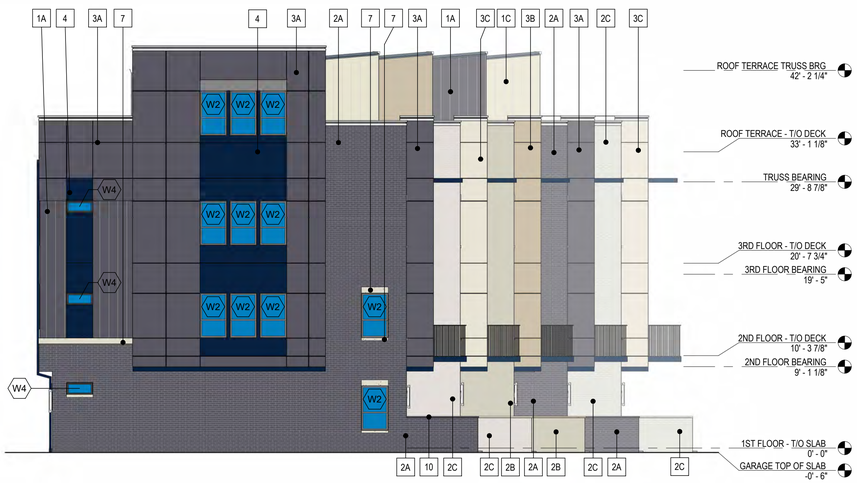
Project Name: Shady Grove Townhouses

Project: Applicant proposes modifications for the development of 16 townhouses that was approved at the January 11, 2024 meeting.

WINDOW SCHEDULE		
WINDOW TYPE	WINDOW SIZE	
	W	H
W1	2' - 8"	5' - 0"
W2	3' - 0"	5' - 0"
W3	3' - 0"	3' - 0"
W4	3' - 0"	1' - 4"
W5	2' - 6"	5' - 0"

MATERIAL SCHEDULE

1A	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: WROUGHT IRON
1B	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: POTTERY
1C	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: WILLOW
2A	SIDING: BRICK VENEER, ARRISCRAT 'ARCHITECTURAL LINEAR SERIES BRICK', COLOR: FORGED STEEL
2B	SIDING: BRICK VENEER, GLEN-GARY 'EMPORIUM+ SERIES', COLOR: SILVER CITY SMOOTH
2C	SIDING: BRICK VENEER, GLEN-GARY 'EMPORIUM+ SERIES', COLOR:WHITE PLAINS VELOUR
3A	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE85
3B	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE60
3C	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE00
4	SIDING: ALUCOBOND PLUS COMPOSITE METAL PANEL, COLOR: SPIRE II BLUE
5	ALUMINUM RAILING
6A	PVC TRIM
7	CAST STONE LINTEL (6") AND SILL (3 1/4")
9	STANDING SEAM METAL ROOF
10	CAST STONE CAP
11	GLASS RAILING
12	SCUPPER CONDUCTOR HEAD AND DOWNSPOUT. COLOR TO MATCH ELEVATION



4 A3.01 BUILDING 'A' - WEST ELEVATION
1/8" = 1'-0"



3 A3.01 BUILDING 'A' - SOUTH ELEVATION
1/8" = 1'-0"



2 A3.01 BUILDING 'A' - EAST ELEVATION
1/8" = 1'-0"



1 A3.01 BUILDING 'A' - NORTH ELEVATION
1/8" = 1'-0"

RDL ARCHITECTS

16102 Chagrin Boulevard, Suite 200
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SHADY COVE TOWNHOUSES

12534 LAKE AVE.
LAKEWOOD, OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL DRAWINGS, FIELD LEVEL DIMENSIONS, AND NOTES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY WORK IS BEGUN. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

DESIGN REVIEW	07/03/2024
PRICING PACKAGE	08/02/2024

BUILDING 'A' ELEVATIONS

1/8" = 1'-0"

PROJECT #	23138
DRAWN BY	JAS
CHECKED BY	Checker
FILE NAME	XXX
PLOT DATE	-

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A3.01

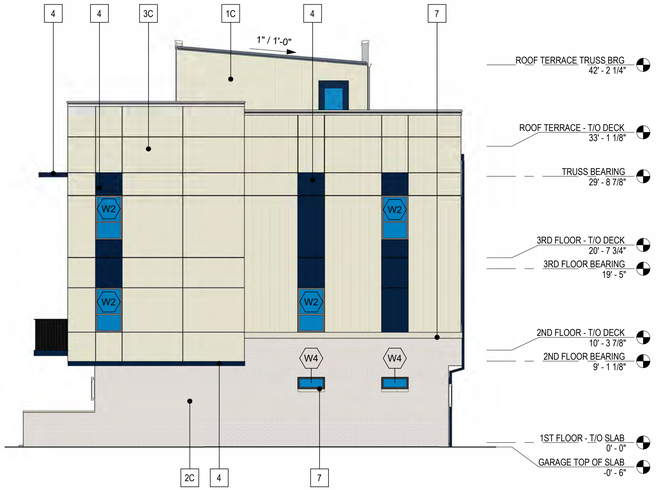
MATERIAL SCHEDULE

WINDOW SCHEDULE		
WINDOW TYPE	WINDOW SIZE	
	W	H
W1	2' - 8"	5' - 0"
W2	3' - 0"	5' - 0"
W3	3' - 0"	3' - 0"
W4	3' - 0"	1' - 4"
W5	2' - 6"	5' - 0"

1A	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: WROUGHT IRON
1B	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: POTTERY
1C	SIDING: WESTLAKE ROYAL CELECT 11" WIDE BOARD & BATTEN, COLOR: WILLOW
2A	SIDING: BRICK VENEER, ARRISCRAT 'ARCHITECTURAL LINEAR SERIES BRICK', COLOR: FORGED STEEL
2B	SIDING: BRICK VENEER, GLEN-GARY 'EMPORIUM+ SERIES', COLOR: SILVER CITY SMOOTH
2C	SIDING: BRICK VENEER, GLEN-GARY 'EMPORIUM+ SERIES', COLOR:WHITE PLAINS VELOUR
3A	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE65
3B	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE50
3C	SIDING: HORIZONTAL CEMENT BD., EQUITONE 'TECTIVA', COLOR: TE00
4	SIDING: ALUCOBOND PLUS COMPOSITE METAL PANEL, COLOR: SPIRE II BLUE
5	ALUMINUM RAILING
6A	PVC TRIM
7	CAST STONE LINTEL (6") AND SILL (3 1/4")
9	STANDING SEAM METAL ROOF
10	CAST STONE CAP
11	GLASS RAILING
12	SCUPPER CONDUCTOR HEAD AND DOWNSPOUT. COLOR TO MATCH ELEVATION



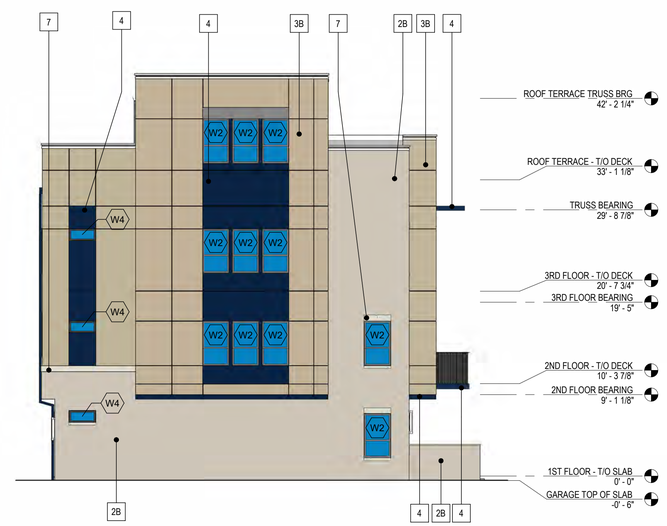
4 A3.02 BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"



3 A3.02 BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



2 A3.02 BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"



1 A3.02 BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"

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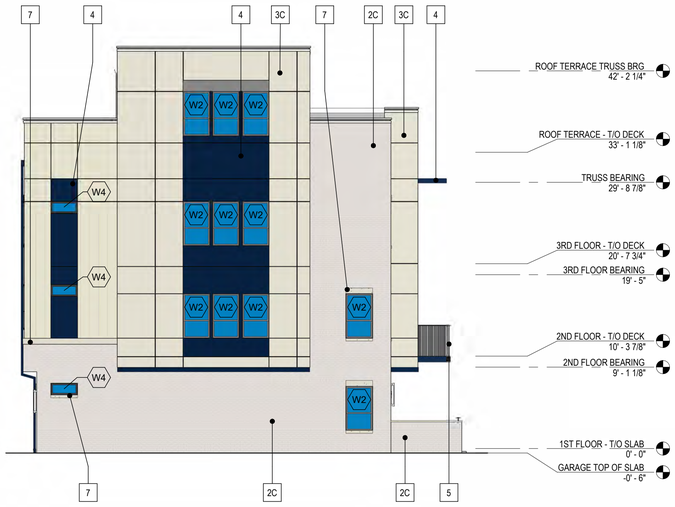
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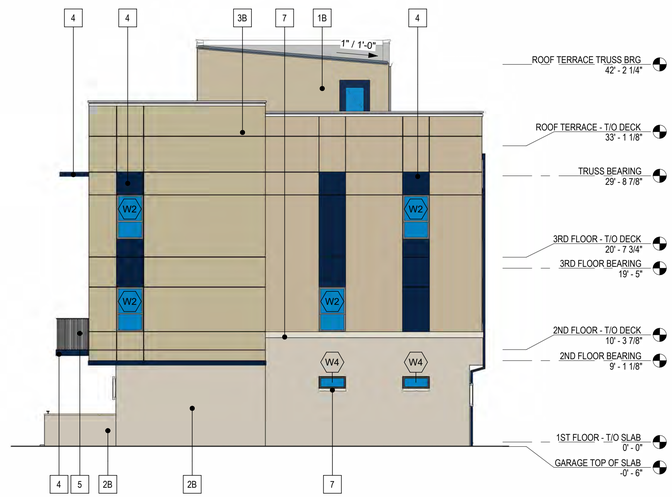
4 A3.03 BUILDING 'C' - WEST ELEVATION
1/8" = 1'-0"



3 A3.03 BUILDING 'C' - SOUTH ELEVATION
1/8" = 1'-0"



2 A3.03 BUILDING 'C' - EAST ELEVATION
1/8" = 1'-0"



1 A3.03 BUILDING 'C' - NORTH ELEVATION
1/8" = 1'-0"

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A3.03