

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 9, 2022
5:30 P.M.
RECORDING IS AVAILABLE
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

Rob Donaldson
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

Shawn Leininger, Director, Planning & Development
William Wagner, Assistant Building Commissioner

Mr. Brian Grambort, Vice Chair was absent. No further action was taken.

2. APPROVE THE MINUTES OF THE MAY 12, 2022 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE** the May 12, 2022 minutes. All the members voting yea, the motion passed.

3. OPENING REMARKS

Administrative staff read the Opening Remarks into record.

SUMMARY APPROVED

At the June 2, 2022 pre-review meeting, items 7, 8, and 14 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

SIGN REVIEW

7. Docket No. 05-60-21

**13314 Detroit Avenue
The Haber Family Center**

- () Approve
- () Deny
- () Defer

Director
Lakewood Historical Society
13314 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes new signage on the building. This item was tabled previously. (Page 68)

A motion was made by Mr. Maniet seconded by Mr. Smith to **APPROVE the request with the following conditions:**

- Align the lettering with the brick lines.
- Clean the brick prior to installation.

All the members voting yea, the motion passed.

8. Docket No. 01-02-22

17000 Madison Ave.

Gingham Market

- () Approve
- () Deny
- () Defer

Steven Foster
 The Sign & Graphics Firm, LLC
 1593 Wyandotte Ave.
 Lakewood, OH 44107

Updated window graphics to the previous approval. Applicant proposes back-lit LED dimensional letters in the sign band. (Page 70)

A motion was made by Mr. Maniet seconded by Mr. Donaldson to **APPROVE** the as submitted. All the members voting yea, the motion passed.

14. Docket No. 06-32-22

**14730 Detroit Ave.
 Boom's Pizza**

- () Approve
- () Deny
- () Defer

Monica Fletcher
 Brady Signs Company
 1721 Hancock St.
 Sandusky, OH 44870

Applicant proposes replacement awnings and blade sign. (Page 124)

A motion was made by Mr. Maniet seconded by Mr. Donaldson to **APPROVE** the as submitted. All the members voting yea, the motion passed.

**OLD BUSINESS
 ARCHITECTURAL BOARD OF REVIEW**

4. Docket No. 05-22-22

14011 Lake Ave.

- () Approve
- () Deny
- () Defer

Alexander Leopold
 14011 Lake Ave.
 Lakewood, OH 44107

Applicant proposes renovation of an existing home. (Page 5)

Alexander Leopold, applicant was not present and requested a deferral. Staff recommended the item is TABLED.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **TABLE** the request. All the member voting yea, the motion passed.

5. Docket No. 04-15-22

**14615 Detroit Ave.
 CHASE Bank**

- () Approve
- () Deny
- () Defer

Terron Wright
 The Architects Partnership, LTD
 200 S. Michigan Ave., #1020
 Chicago, IL 60604

Applicant proposes demolition of an existing commercial building and the construction of a new one. (Page 20)

Amy Ferguson, Architects Partnership, representative was present to explain the request with design changes. Staff shared the comments from the Planning Commission's meeting and recommended a deferral until the Commission renders a decision. There was discussion about the site line, width of the piers not being the same, inconsistency with spacing between the windows, 2nd floor windows should line with the first-floor ones in relation to the tower, ATM traffic flow, trash receptacle enclosure, elevations, brick, windows/brick infill, projection/profile, floor plan, relocating the weather vestibule, the parapet, ATM structure, greenspace, pavers, furniture. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by M. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 06-28-22

15107 Edgewater Dr.

- Approve
- Deny
- Defer

Todd Wallace
CLE Remodeling Company
2299 City View Dr.
Cleveland, OH 44113

Applicant proposes the addition to an existing home. (Page 72)

Todd Wallace, CLE Remodeling Company, applicant was present to explain the request. The members asked if the small windows above the new garage could be higher, said the solution was reasonable, asked about light features. Applicant confirmed that materials would match the existing; garage door would be reused; some windows would be reused. The members said if the dormers should match. T applicant confirmed the railings would be black and match the fence in style. Staff commented about the garage height/doors/dimensions (inaudible). Public comment was closed as no member of the public addressed the item. Staff did not receive any comments prior to the meeting.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE the request with the following conditions:**

- Match the upper dormer windows.
- Submit light fixture for administrative approval.
- Side balcony to match the existing black metal railing that is on site.

All the member voting yea, the motion passed.

10. Docket No. 06-29-22

2064 Lincoln Ave.

- Approve
- Deny
- Defer

Joey Mannarino
MR TMG LLC
3076 Fairmount Blvd.
Cleveland Heights, OH 44120

Applicant proposes the conversion of a side porch into a 4-season room. (Page 94)

Gabriel Fey, subject property owner was present to explain the request. There was discussion about the new foundation, the return/siding would go under the soffit, no mullions on the windows; new windows would match. Public comment was closed as no member of the public addressed the item. Staff did not receive any comments prior to the meeting.

A motion was made by Mr. Smith, seconded by to **APPROVE the request with the following conditions:**

- All the windows will match the existing; not all will be replaced.
- The beam on the current side porch will no longer be expressed; siding to go to the underside of the roof.
- Foundation material to match the existing.

All the members voting yea, the motion passed.

Items 12 and 13 were called together

12. Docket No. 06-31-22-A

**14706 Detroit Ave.
Geiger's**

- Approve
- Deny
- Defer

Elicia Gibbon
Gibbon Architecture
3012 Chadbourne Rd.
Shaker Heights, OH 44120

Applicant proposes storefront and rear entry renovation. (Page 101)

SIGN REVIEW

13. Docket No. 06-31-22-S

**14706 Detroit Ave.
Geiger's**

- Approve
- Deny
- Defer

Elicia Gibbon
Gibbon Architecture
3012 Chadbourne Rd.
Shaker Heights, OH 44120

Applicant proposes signage for an existing business. (Page 113)

Elicia Gibbon, Gibbon Architecture and Gordon Geiger, Geiger's and building owner were present to explain the requests. The members said it was a nice refresh for the building (the brick to be painted is already painted), asked about materials (second floor fence, stairs to second floor, wall panel), plow zone for snow removal, suggested carrying the theme to the front, lighting, rear planters. Staff appreciated the continued investment in Lakewood. Public comment was closed as no member of the public addressed the item. Staff did not receive any comments prior to the meeting.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE Docket No. 06-31-22-A with the following conditions:**

- The area under the stair, the second-floor egress enclosure is of hard-panel material and painted to match the rest of the building with a set-up off the ground as per manufacturer's recommendations to prevent water/snow damage.
- The planters are cedar-board at the back area.
- Railing material around the second-floor screening area is a composite in black.

All the members voting yea, the motion passed.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE Docket No. 06-31-22-S** as submitted. All the members voting yea, the motion passed.

15. Docket No. 06-33-22

**17114-16 Detroit Ave.
Cleveland Vape and Burning River Coffee**

- Approve
- Deny

Tony Russo
Cleveland Vape and Burning River Coffee

() Defer

17114 Detroit Ave.
Lakewood, OH 44107

Applicant proposes new signage for two businesses. (Page 133)

Tony Russo, Cleveland Vape and Burning River Coffee was present to explain the request. There was discussion about condensing the text of the Burning River Coffee sign in the signboard, confirmed the projecting signs font and verbiage consistency, vinyl window graphics. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE** the request with the following conditions:

- Projecting sign is to read Cleveland Vape, not Vape Shop.
- Projecting sign is to read Burning River Coffee Co., not Burning River Coffee.

All the members voting yea, the motion passed.

16. Docket No. 06-34-22

**17118 Detroit Ave.
Designer Consignor**

() Approve
() Deny
() Defer

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes new signage for an existing business. (Page 137)

David Smith was present to explain the request. Discussion ensued about the various fonts (selected third down on left side), and sign is to read The Designer Consignor. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE** the request. All the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 05-25-22

**2011 Lark St.
Former Lakewood Public Hall Building**

() Approve
() Deny
() Defer

David Maniet
Maniet Architects
1315 Bunts Rd.
Lakewood, OH 44107

Material updates to previous approval. Applicant proposes façade renovation of an existing commercial building. (Page 66)

Mr. Grambort was absent, Ms. Cohan Plessner recused herself because of professional conflict, and Mr. Maniet recused himself because he was the applicant. There was not a quorum for any vote; the item could not be heard.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 06-30-22

**15023 Madison Ave.
Pachamama**

() Approve

David Maniet

Applicant proposes outdoor sidewalk dining. (Page 98)

David Maniet, Maniet Architects was present to explain the request. There would be four tables, eight seats, no planters. The proposal was presented at the June 2, 2022 Planning Commission meeting and was approved conditionally – remedy the hazard area where it transitions from sidewalk concrete to brick. Public comment was closed as no one addressed the item.

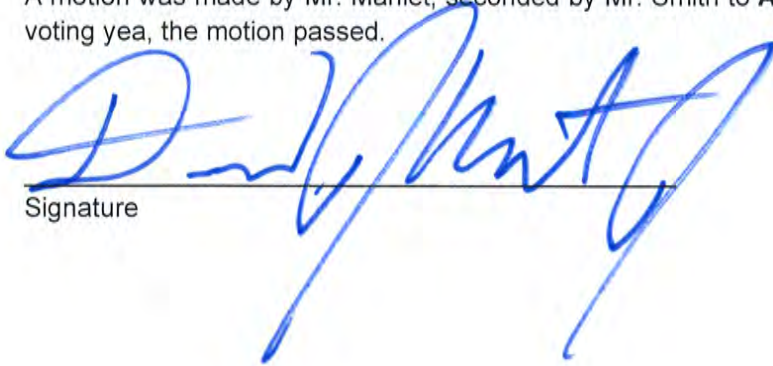
A motion was made by Mr. Donaldson, seconded by Mr. Smith to **APPROVE** the request with the **following condition**:

- Comply with the Planning Commission recommendations for brick paver at pole to be leveled, shall be incorporated. If not, seating plan shall be revised and resubmitted for approval.

Mr. Donaldson, Ms. Cohan Plessner, Mr. Smith voting yea, and Mr. Maniet abstaining, the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN** the meeting at 7:55 p.m. All the members voting yea, the motion passed.



Signature

07-14-2022

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Amy Ferguson
- 2. ~~TODD WALKER~~
- 3. GABRIEL FEY
- 4. ELICIA GIBSON
- 5. Gordon Bergen
- 6. TOMY Russo
- 7. David Smith
- 8. DAVID MANIET
- 9. _____
- 10. _____
- 11. _____

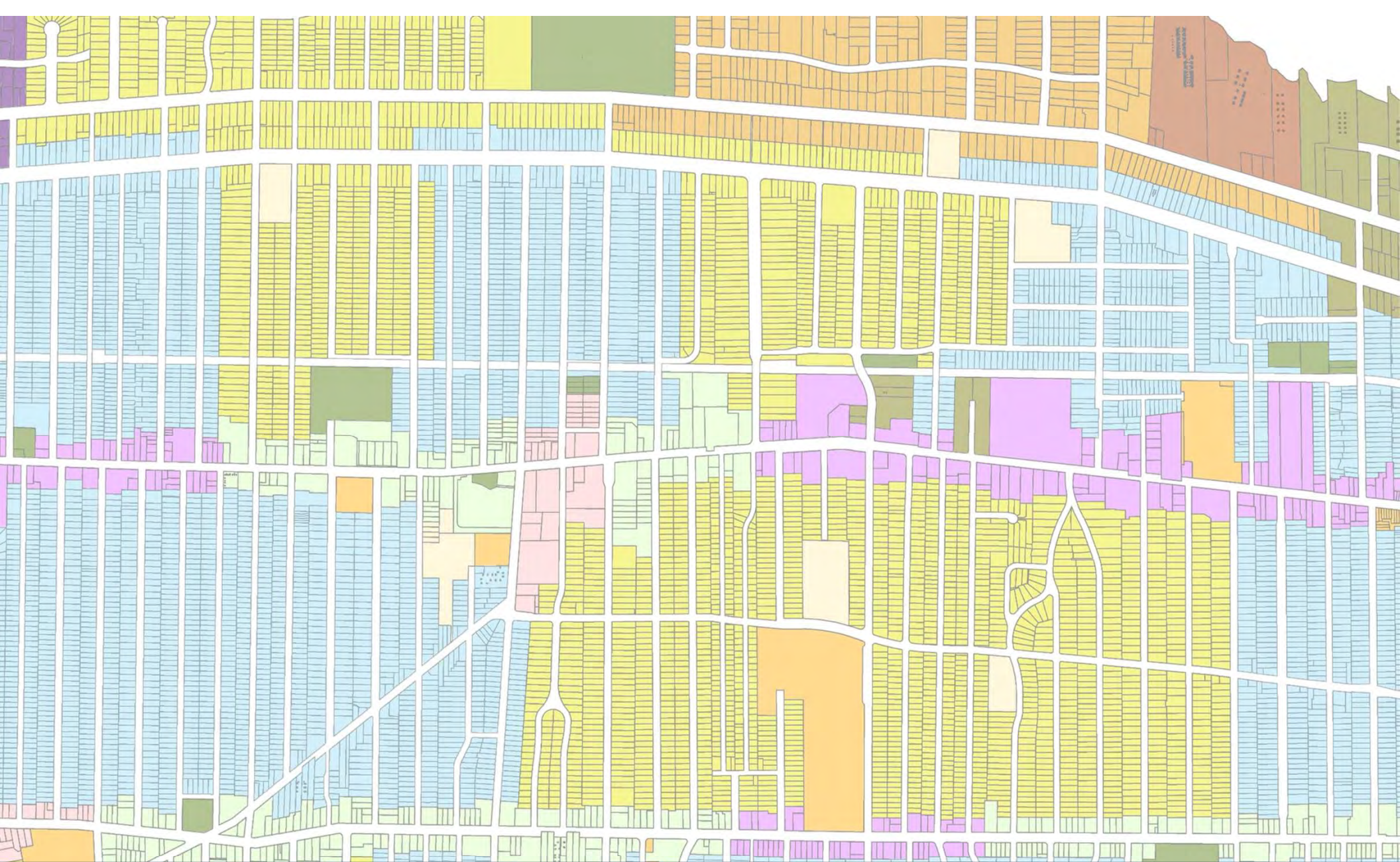
- Amy Ferguson
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, June 9, 2022



Architectural Board of Review

June 2022



Architectural Board of Review

Pre-Review Meeting: 2 June, 4pm (Remote)

Regular Meeting: 9 June, 5:30 pm (Auditorium)

Members

2021 Chair: David Maniet

2021 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

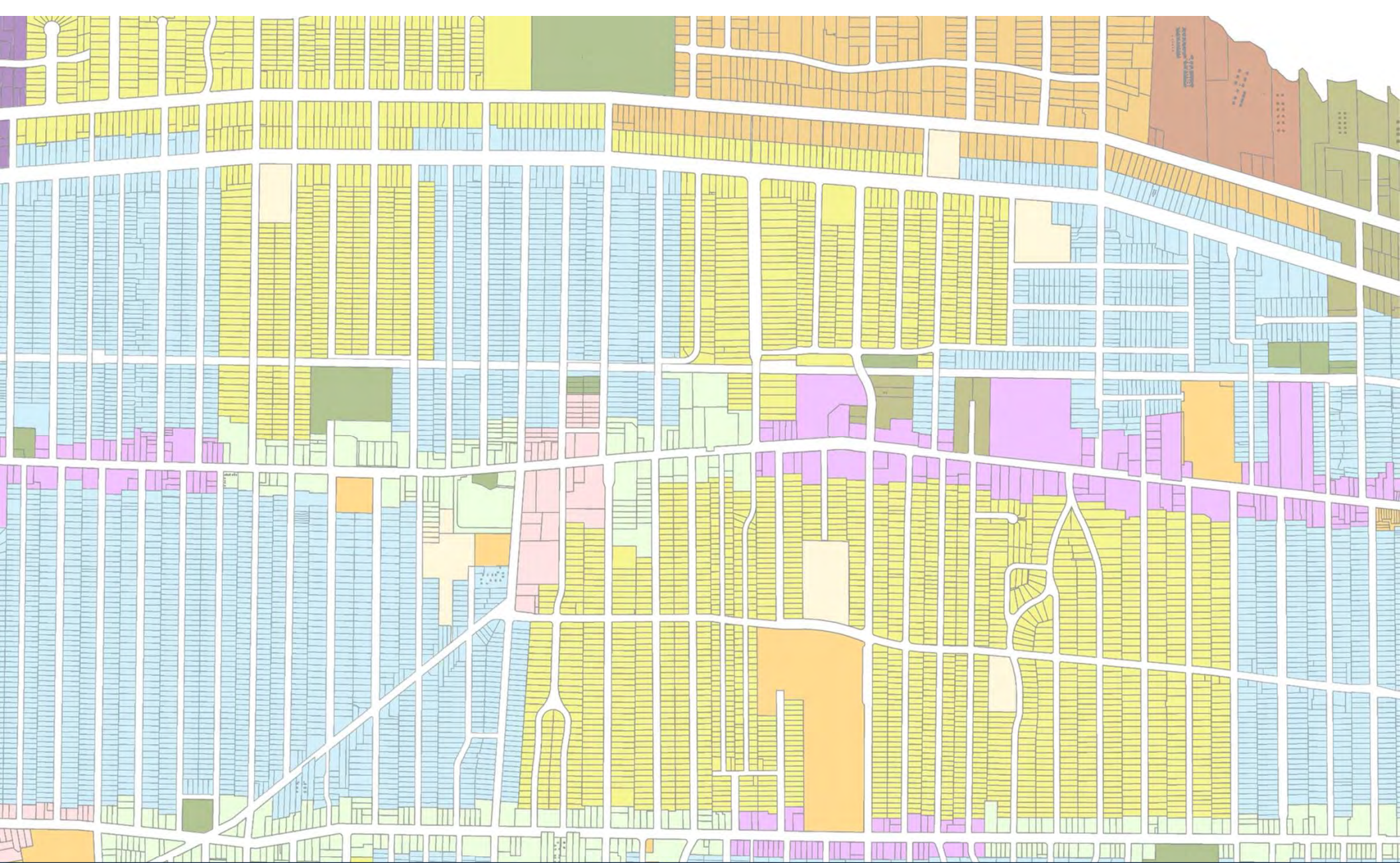
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review June Agenda

1. Roll call
2. Approve minutes – May 2022
3. Opening Remarks
4. Old Business
5. New Business
6. Sign Review
7. Adjourn



Architectural Board of Review

Sign Review (Summary Approval) – June 2022

Applicant proposes addition to and renovation of existing home.

City Notes:

- Update to May 2020 proposal (deferred).
- Total allowable sign area of 80 ft², center has existing ground sign (18 ft²)
- Proposal includes new 10' wide installation of 9" lettering (7.5 ft²).

THE HABER FAMILY CENTER

13314 Detroit Ave

Summary Approval

Docket No. 05-60-21 (13314 Detroit)

Sign (Update) – Haber Family Center

Kathy Haber



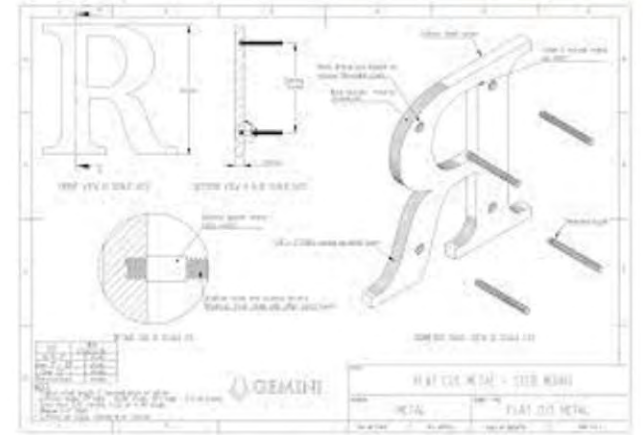


Docket No. 05-60-21 (13314 Detroit)
Sign (Update) – Haber Family Center

Metal letters brushed aluminum faces
pin mounted to the brick

LINE 1- 9”h X 121”w
LINE 2- 9”h X 58”w total height of 2 lines 22.75”

Deferred – May 2021

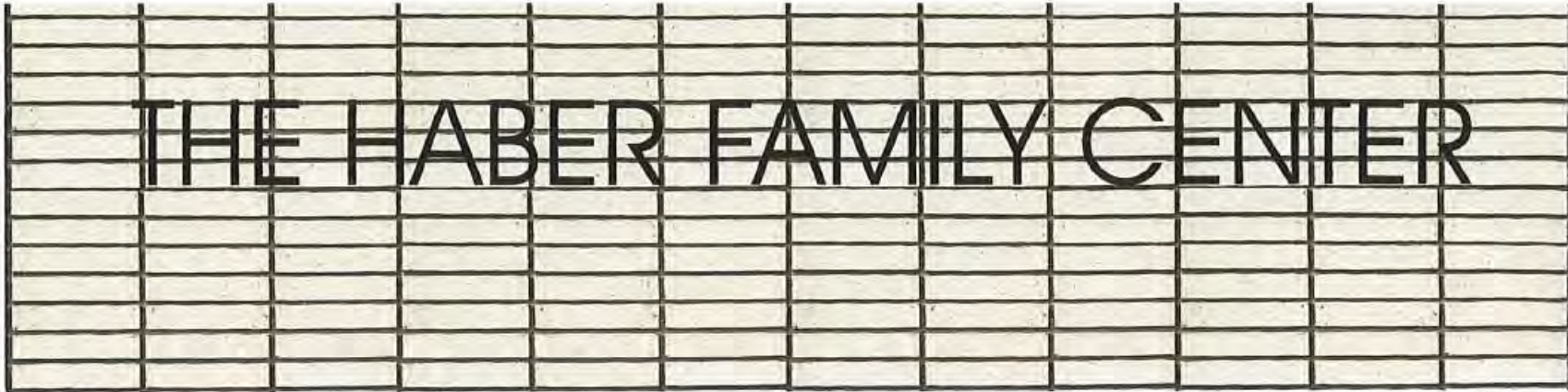


Docket No. 05-60-21 (13314 Detroit)
Sign (Update) – Haber Family Center

Deferred – May 2021



Docket No. 05-60-21 (13314 Detroit)
Sign (Update) – Haber Family Center



\$83 drill hole pattern for 20 letters

\$76 per metal cast letter w/ pin mounts x 20

\$1598

+ installation est. 5 hours \$300

city permits est \$200

Letters are 9" in height



Docket No. 05-60-21 (13314 Detroit)

Sign (Update) – Haber Family Center

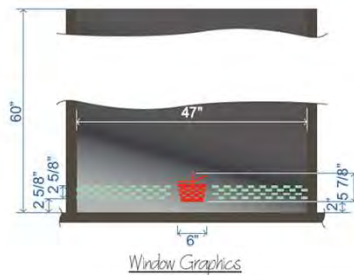


Docket No. 05-60-21 (13314 Detroit)
Sign (Update) – Haber Family Center

Applicant proposes installation of new signage in C1 District.

City Notes:

- ❑ Storefront ~25 ft...maximum allowable sign area of ~38 ft²
- ❑ Proposal includes one wall sign (lettering ~7 ft²) and window graphics (~ 4.6 ft², <15% of window area).
- ❑ Update to window graphics from summary approval – January 2022



NOTE: Renderings are approximate representations of final production.
The design is conceptual and PROPOSED. Use without written permission of the Sign & Graphics Firm is strictly prohibited.

1
5/24/22

ADDRESS:
17000 Madison Ave.
Lakewood, OH 44101

BUSINESS NAME:
GINGHAM MARKET

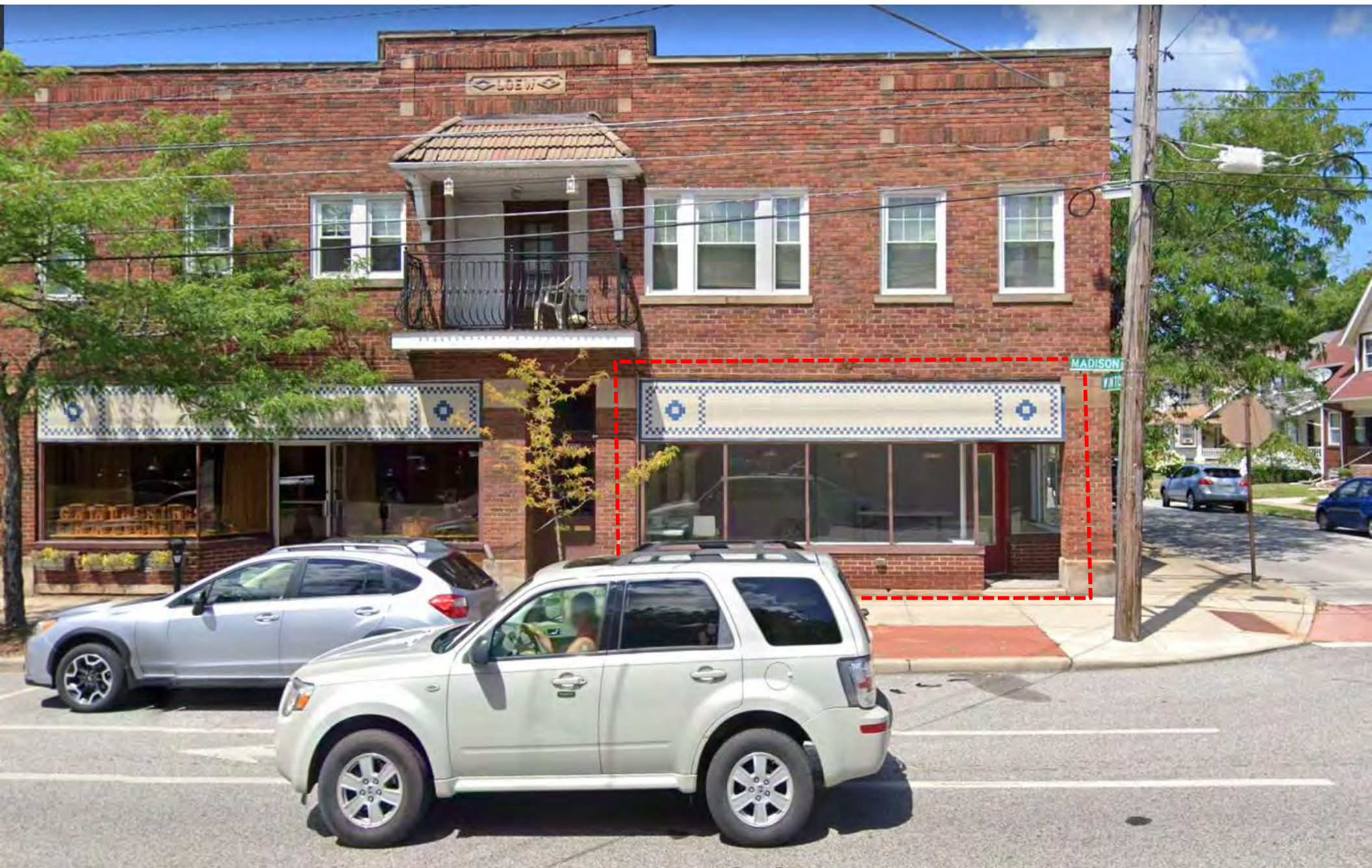
SIGN & GRAPHICS FIRM
Steve Foster
214.228.2285
signandgraphics.com



Summary Approval



Docket No. 1-2-22 (17000 Madison)
Sign (Update) – Gingham Market
Steve Foster



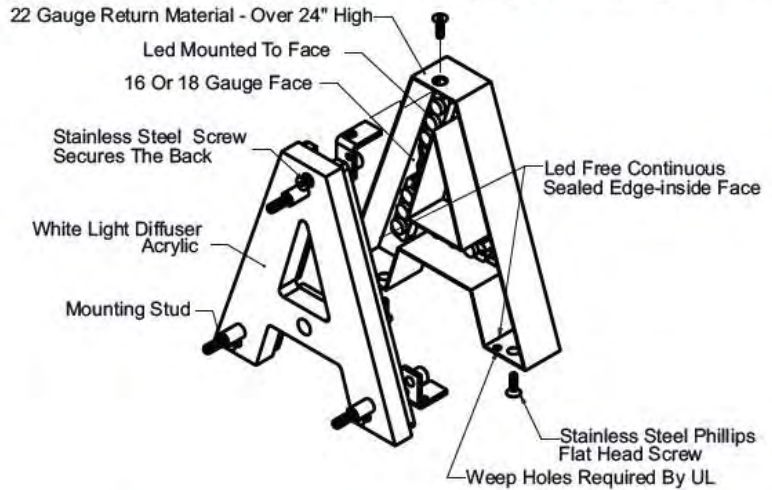
Docket No. 1-2-22 (17000 Madison)
Sign (Update) – Gingham Market



Approval Condition: Shift window graphic proposed for inside entryway to Winton side



NOTE:
 For better clarity on drawing, windows are portrayed as "shaded"



Back-lit LED Dimensional Letters (7.07 Sq.Ft.)

This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.
 NOTE: Renderings are approximate representations of final production.
 BUSINESS NAME: GINGHAM MARKET
 ADDRESS: 17000 Madison Ave. Lakewood, OH 44107
 Steven Foster 216.390.0198 sgfoster05@gmail.com
 SIGN & GRAPHICS FIRM
 1
 12-22-21



Docket No. 1-2-22 (17000 Madison)
 Sign (Update) – Gingham Market

Updated Proposal

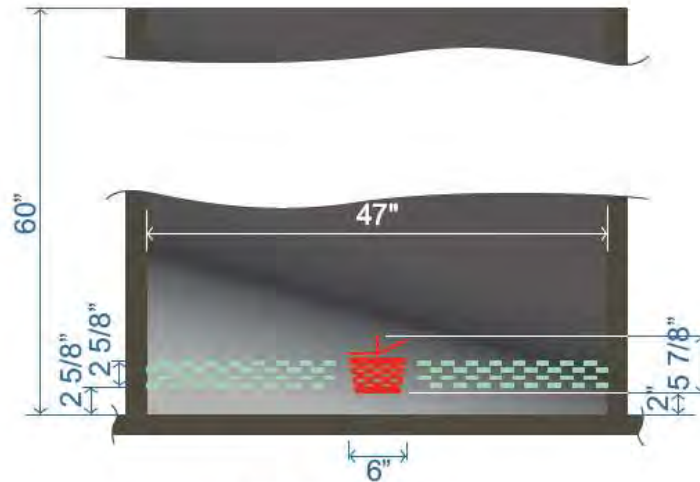
Note: Graphics not depicted – but intended to continue along left entry window

PROPOSED



21.25 wide x 57 tall

Door Graphics



Window Graphics

This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

1
5/24/22

ADDRESS:
17000 Madison Ave.
Lakewood, OH 44107

BUSINESS NAME:
GINGHAM MARKET

Steven Foster
216.390.0198
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM



Docket No. 1-2-22 (17000 Madison)
Sign (Update) – Gingham Market

Applicant proposes new signage in C1 district.

City Notes:

- ❑ Primary frontage of ~52 ft = ~78 ft² of total allowable sign area.
- ❑ Proposal includes new blade sign (28 ft²), updated awnings (27 ft²), and window graphics (~21 ft²).



Summary Approval

Docket No. 06-32-22 (14730 Detroit)

Sign – Boom's Pizza
Monica Fletcher



EXTERIOR RENDERING



RICHARDSON BOOM'S PIZZA
DESIGN EXTERIOR SIGN DESIGN
MAY 2022

02



Docket No. 06-32-22 (14730 Detroit)
Sign – Boom's Pizza



1 DETROIT ROAD ELEVATION
 3/16" = 1'-0"



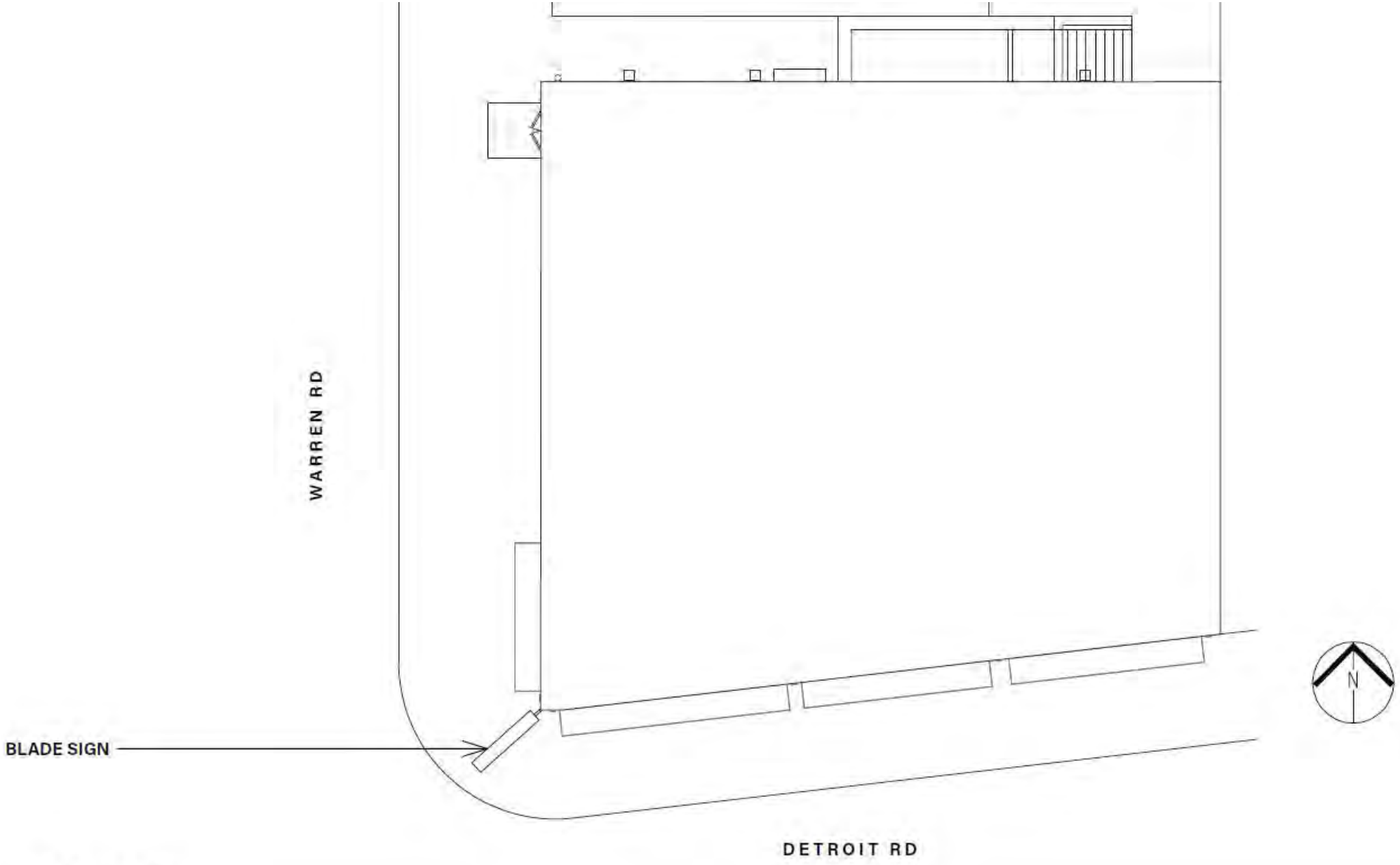
Docket No. 06-32-22 (14730 Detroit)
 Sign – Boom's Pizza



1 WARREN ROAD ELEVATION
3/16" = 1'-0"



Docket No. 06-32-22 (14730 Detroit)
Sign – Boom's Pizza



BLADE SIGN

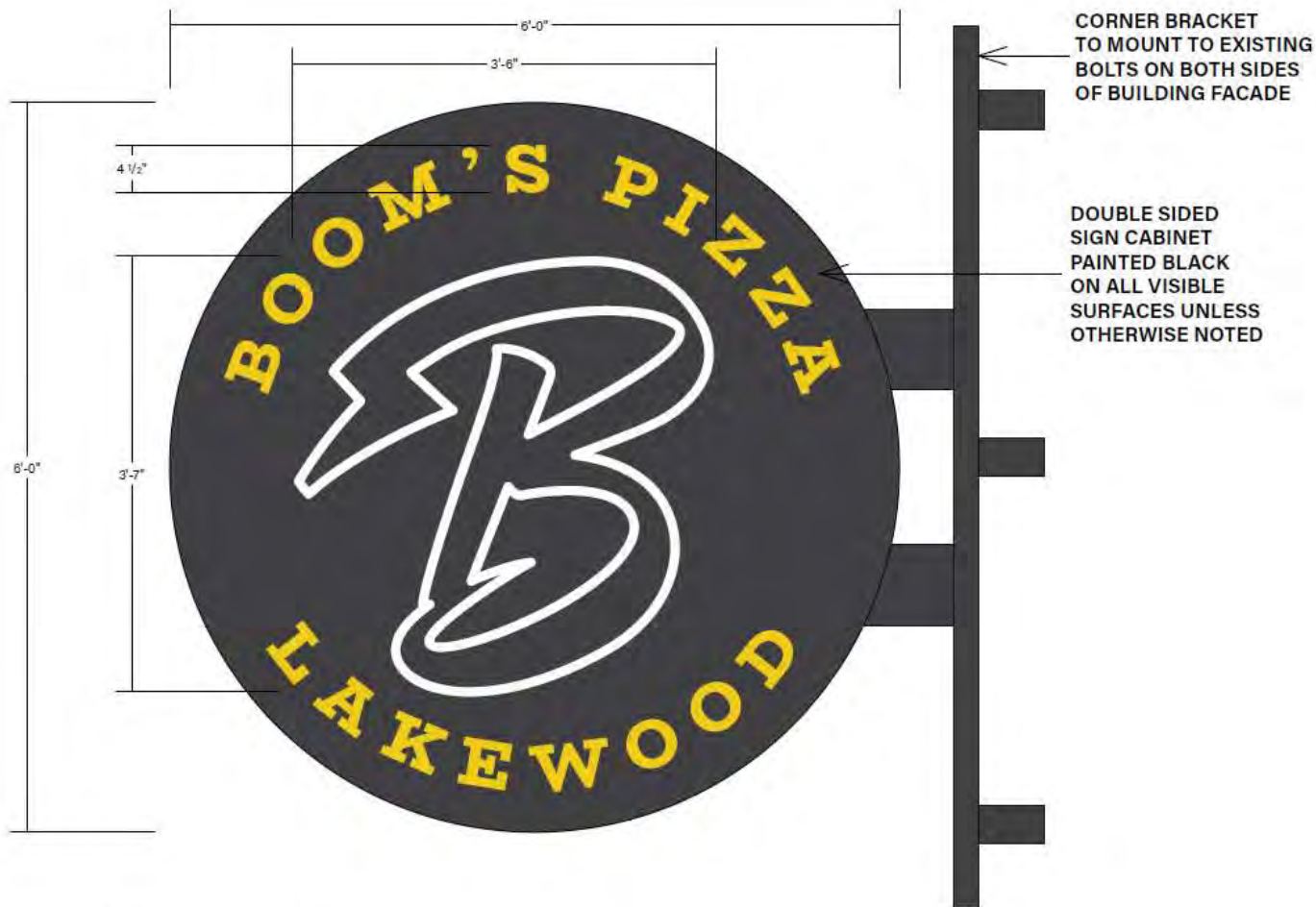
DETROIT RD

WARREN RD

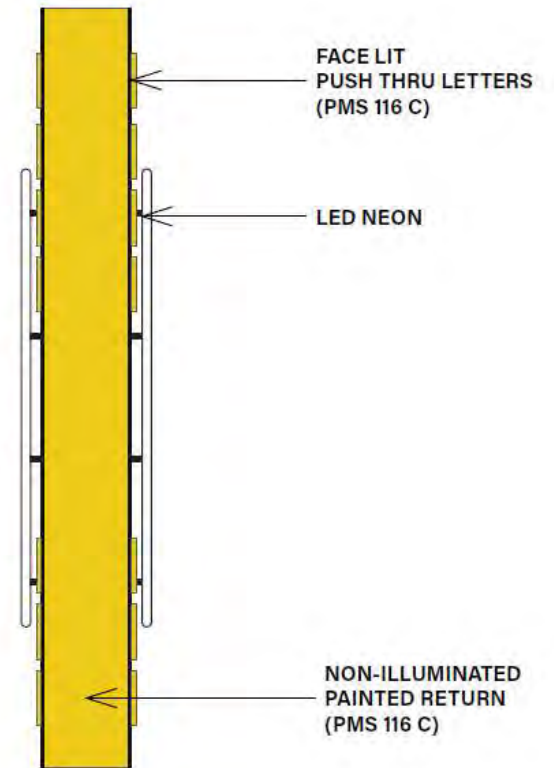
1 SITE PLAN
1/8" = 1'-0"



Docket No. 06-32-22 (14730 Detroit)
Sign – Boom's Pizza



1 BLADE SIGN DETAIL
1" = 1'-0"



2 BLADE SIGN DETAIL - SIDE VIEW
1" = 1'-0"



Docket No. 06-32-22 (14730 Detroit)
Sign – Boom's Pizza

PREVIOUS TENANT - FACADE

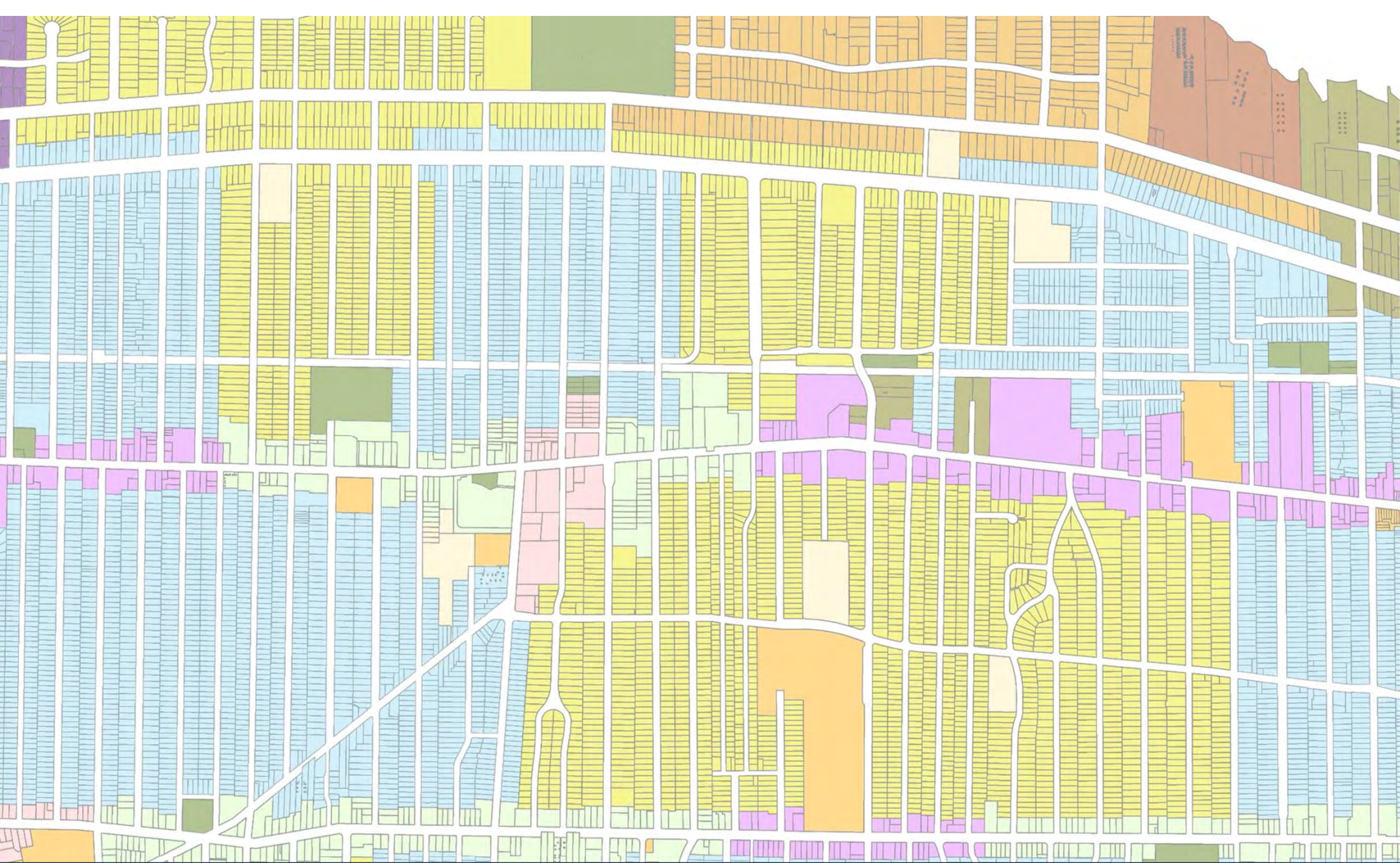


Docket No. 06-32-22 (14730 Detroit)
Sign – Boom's Pizza

EXISTING CONDITONS - CURRENT STOREFRONT



Docket No. 06-32-22 (14730 Detroit)
Sign – Boom’s Pizza



Architectural Board of Review

Old Business – June 2022

Applicant proposes addition to home.

City Notes:

Deferred at May ABR.



Table Until Applicant Resubmits Application



Docket No. 05-22-22 (14011 Lake)
Home Addition
Alexander Leopold



Docket No. 05-22-22 (14011 Lake)
Home Addition



Docket No. 05-22-22 (14011 Lake)
Home Addition

Two-tone Craftsman varying bump out depths



27" original two-tone



24"
I feel ambivalent about this variation.



12" my favorite variation
This bump out depth has the multi-layered, multi-textured, and multi-colored facade associated with the Craftsman style.



no bump out
Even with flair/drip-edge above the second floor decorative trim board, it looks too flat and what is essentially a single layer makes it look taller and narrower.

Alexander Leopold
Lakewood, Ohio

note: The 18" bump out looked off since it is too deep enough for Craftsman decorative elements, but not deep enough for functional brackets.



I sometimes prefer the color variant for the detail.

note: The 6" one looked more like a mistake than a Craftsman detail, regardless of if had white, gray, or darker gray greeks/teeth along the trim board.



Docket No. 05-22-22 (14011 Lake)
Home Addition



lower back roof pitch *my favorite variation*

Turning the front facade into an A-frame the height and "weight" of the addition is reduced, and the lower back angle lessens its impact. The recessed (real) shutters and hardware draw the eye from the further back roof and break up the face of the triangle. The further back structure repeats the half round shingles of the facade to keep the texture consistent, but in a darker color so it reflects less light and makes it less noticeable.

Alexander Leopold
Lakewood, Ohio

lower back roof pitch, dark trim

Continuing the darker gray onto the fascia boards makes the back of the addition less noticeable, by again reflecting less light. However, I don't like the effect.

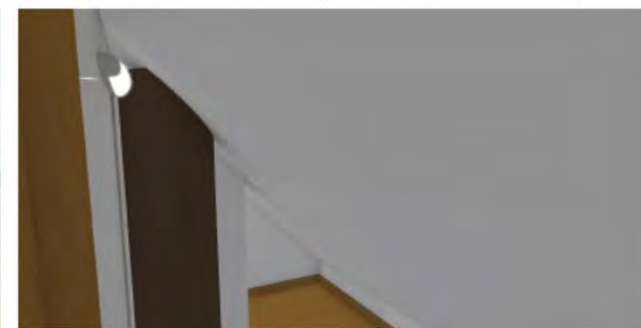
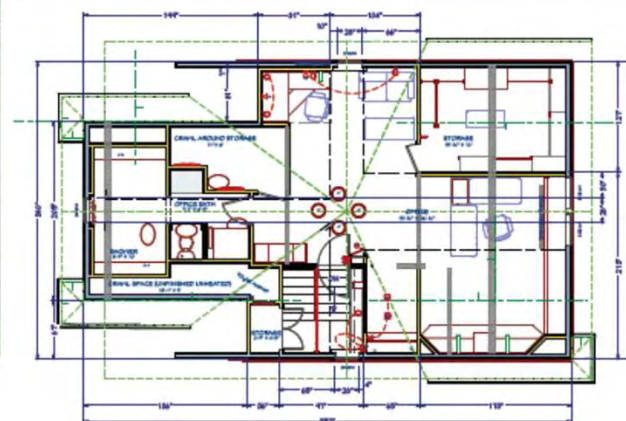
original back roof pitch

The back has the original addition's roof taller





Here, the bathroom moving to the north addition was tolerable, though not ideal for me being 6' 1" tall. The third floor south addition needed some major re-work, including reducing the pitch of the roof. It doesn't look nearly as good as the original south side addition.



(left) bathroom looking north, (middle) bathroom looking south, (right) practically unusable storage area

Alexander Leopold
Lakewood, Ohio



Two-tone Craftsman All A-frame addition (office north)

June Pre-Review



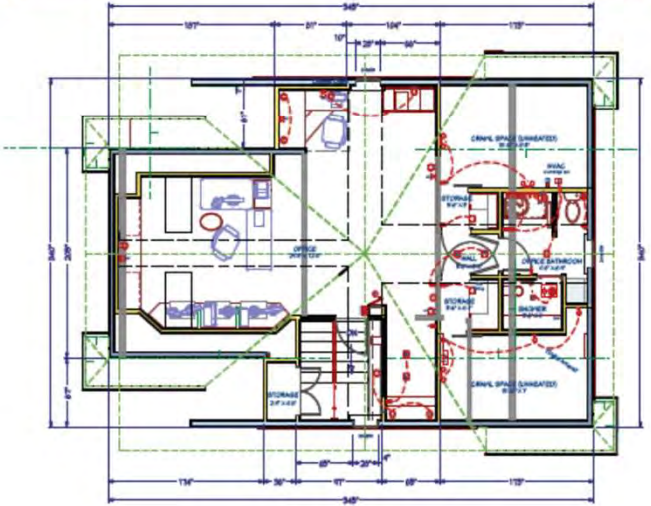
left:

This floor plan looks good, on paper, but in practice is impractical because of the steep roof pitch of the roof. Moving the displays to the other work desk would give them more ceiling height and the very front edge of the desk, but puts the light from the roof windows (what Velux calls their open able skylights) directly behind the displays affecting how well I can see what is on them and the color rendering.

Moving the knee walls further into the room provides more height above all the desks, but severely restricts the floor space so much that the only spot the main work area wouldn't block access to the area behind it is the north wall, putting the roof windows either above the displays or where they would either allow the sun to shine on the displays, affecting visibility, color perception, and eventually damage them; with out the roof windows it would turn the space into a tall, narrow cave.

right:

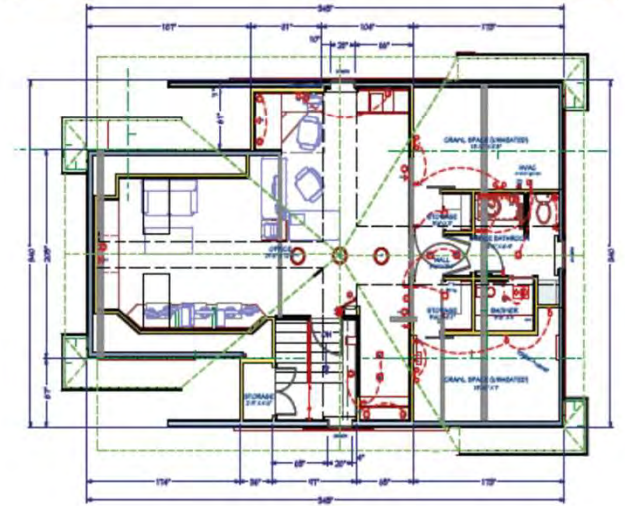
Moving the work desk out of the new space, to either the spaces on the front edge the new space or leaving my main work desk where it is would make this north addition close to pointless. UNLESS I were a parent of kids because it would be a great space for a kids' play area, minus the built-in desk. However, I'm not a parent and my nephews are in their early 20s and one is even taller than me.



Unworkable as north office, only useful for a kids' play area.

It also makes the front look very narrow, and extremely tall.

This format also means switching where the office and it's bathroom are. Plus, raising the south ends roof angle, and unifying the two storage rooms into one and moving it against a side wall. It makes the space very chopped up and in areas uncomfortable for my hight.



Alexander Leopold
Lakewood, Ohio



Docket No. 05-22-22 (14011 Lake)
Home Addition

front

back



Docket No. 05-22-22 (14011 Lake)
Home Addition



west



Docket No. 05-22-22 (14011 Lake)
Home Addition

east



Docket No. 05-22-22 (14011 Lake)
Home Addition

Two-tone Craftsman *cont.*



Two-tone Update with Frieze Board wraparound

This two-tone design gets rid of the “sameness” of the all light gray I previously had, without affecting the current style or feel of the house.

I like the frieze board under the bump out as a detail and it removes some of gray above them, which I think made the windows look smaller. I opted for this board instead of a lintel, since none of the other windows have lintels and would make it look out of place on these windows.

Unlike on the single gray design, here the lack of the lower frieze board wrapping into a side trim board isn’t needed to break up the grayness of the third floor sides, since the half round darker gray pediment draws attention from the side. The two 24”x12”x12” planters help too.

Plants that like shade include hostas, bleeding hearts, coleus, and caladium—with their colorful leaves, the last two would compliment to window sash color. The new bedroom windows will include Pella roll screens, making watering easy.

Alexander Leopold

Lakewood, Ohio

Continuing the two-tone wraparound frieze board to the sides and back of the third floor is a common Craftsman feature. The white board is an important detail between the two shingle shapes and gray tones.

The darker gray half round shingles would have a flare over the white frieze boards all the way around, though the shadow effect would not be very visible on the north facing front of the house.



front

back



Docket No. 05-22-22 (14011 Lake)
Home Addition



west



Docket No. 05-22-22 (14011 Lake)
Home Addition

east



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Revived Early Window Concept *cont.*



Neo-Craftsman Design - front

I was thinking about getting rid of the gable corbel, while still referencing the classic Craftsman design feature with this four fixed window configuration.

There are three reasons I opted with four windows, instead of repeating the three on the second floor. 1). Craftsman corbels almost always have a vertical center post, with larger ones having two or more matching additional vertical offset posts. 2). Enabling a continuous pair of wall studs under the peak. 3). A peak corner adds stress to window and could cause it's seals to fail faster.

Given the windows' position, house's location with weather/wind angle, the windows would have to be triple-pane, argon filled, and rated for wind gusts; all of which would also help reduce traffic noise, but add significantly to their cost.

Alexander Leopold
Lakewood, Ohio



Simple Traditional Craftsman - back

The back would retain a classic, but simple Craftsman style.

I'm thinking the small gable corbel needs to be put back, as a reminder that the trim of the four front windows is a modern take on this classic Craftsman feature and feed the two bathroom vents.

Reasons For Abandoning Design

My primary reservation has been finding the exact height and angle of the existing main roof, since it determines the height and final angle of the new roofs. Without that, getting the correct height for the fixed windows is difficult; unless the build starts, measurements are taken when the framing is done, the openings are boarded up temporarily, while an open/held window order is fulfilled.

I also have concerns stemming from the vaulted-ceilings. 1). Removing the collar beams/ceiling joist causing problems or are hurricane clips and flat metal ties enough to overcome this. 2). Getting the eight plane crossing vault crown junction to match up correctly, having exposed peak beams or faux-beams would solve this. 3). Running air-conditioning ducts for the office and my second floor bedroom. 4). Additional complexity with installing the glass upper walls and door, which close off the stairwell from the climate controlled office.



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Variation on Early Window Concept *cont.*



Neo-Craftsman Design 2 - front

With the middle two windows not reaching the gable peak, I think a small corbel needs to be returned to finish this classic Craftsman detail.

This isn't a compromise on style, it's a variation, which also happens to alleviate some construction difficulties.

note: Another solution to the vaulted ceiling issues could be to have a flat ceiling until the second or third roof rafter from the outside, where there would be a double collar beam, under which an outward angled vault would be. The turned vault would allow full views out and into the tops of the center two windows, and allow light to reflect down onto the front of the cabinet and sliding whiteboard.

Though, it would be somewhat unusual.



Simpler Two-tone Craftsman - back with plain sides

The back would have the same two-tone classic styling, but the sides would be a simple one-tone with the white trim and accent color window sashes.



Alexander Leopold
Lakewood, Ohio



Common Top View Of Property



Alexander Leopold
Lakewood, Ohio



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Monotone Craftsman Updates



Simple Update

This addresses only the most frequent asked about or mentioned changes. It still has some of the forehead appearance but the two shingle fields breaks up the uniformity of the field.

I tried changing the hip roof returns to a single full roof return and removing the gable corbel, but that made the lower front of the third floor look very boxy and the full roof return made me think of Frida Kahlo, for the wrong reason.



Simple Trim Board Update

Adding a white trim board helped breakup the side of the third floor addition and makes the front lower edge stand out between the two gray surfaces.

I think the two 24"x12"x12" planters draw some attention away from the forehead and to themselves by being a little bit of a surprise. The inspiration is from a Craftsman house with a balcony, see references on last page. The planters have feet on the front to help with drainage and let wind flow out the sides. Other houses, in the neighborhood, have window boxes, which my house doesn't allow because of how low the windows are to the lower roof.

The trim board in the same color as the window sashes was distracting and didn't really fit with the simple Craftsman style of the house.

Lowering the trim board to a frieze board, under the bump out also looked good. However, as a trim board it reduces the upper grayness. I never liked this trim board and frieze board under a bump out.



Simple Frieze Board Update

Putting a wrap frieze board around the third floor seems more Craftsman style, but it does nothing to break up the grayness of the second/third floor sides.

I tried three variations, but didn't like them; they added "noise."

- having both the lower trim board and frieze board wrapping around the three sides caused a visual clash for dominance, coloring them to match the window sashes was just *ick*
- add the planters, which was okay.
- two or all three together was very noisy and the elements distracted from one another.

However, the additional frieze board under just the bump out (not wrapping to the side) looks good.

Alexander Leopold
Lakewood, Ohio



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Two-tone Craftsman Updates



Two-tone Simple Update

The darker round shingles help to break up the flatness of the upper portion of the third floor.



Two-tone Trim Board Update

In addition to the white band trim board and the unexpected positioning of the planters, the darker round shingles not only help to break up the flat grayness of the upper portion of the third floor, but keeps the eyes moving across the lighter gray field since there is a focal point below and above the light gray.

Again lowering the trim board to a frieze board, under the bump out, also looked good.



Two-tone Frieze Board Update with Set Back Wall

This updated is the first design in this update packet, but with the third floor north wall set back 6 inches, otherwise it is identical to page 1.

Alexander Leopold
Lakewood, Ohio



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Updated Craftsman Style Backs



Updates To Match Requested Front Updates
All of these half round shingle bases have a flared drip edge, as a Craftsman detail, which creates a very minimal, but nice shadow below.

Whichever trim wrap style is on the front of the house, I would also wrap the sides and back to match; unless otherwise indicated shown differently on the elevation and 3D renders.

note: I didn't like the trim board back with a side trim-board, the chimney interrupting it made it look odd because of how little vertical space there is between it and the window.

Alexander Leopold
Lakewood, Ohio



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Two-tone Rooflet Concept



While walking around the neighborhood for exercise, I noticed that some houses have little faux-roof details on them, though they tended to be more Victorian leaning than Craftsman style, like mine.

I'm not sure it breaks up the third floor area and from the west approach (right) may even draw attention to the letterbox cinema rectangle shape of the lower part. I also have some purely mechanical (attachment), weather (rain and ice), and bulk/expense concerns for a purely decorative item.

A note about my wind and weather concerns and the durability of the faux-roof's attachment. A down spout runner was torn off the lower north roof four times, twice landing in Mrs Kelly's backyard, once landing in the street, then disappeared altogether. About six weeks ago, the vent stamped sheet metal cover of the third floor wall air conditioning unit was torn off during the night and landed in front of the garage, at the back of the property.

Alexander Leopold
Lakewood, Ohio

Software Limitations



During the preview Zoom meeting, I forgot to mention two things that are wrong in and missing from my renderings because Home Designer Pro lacks them, though Chief Architect Premier includes them.

- 1). Barrel roofs are not supported, though barrel dormers are—my lower and upper roofs have a curved transition between them. Visible in every front house render.
- 2). Frieze boards are not available, though a roof soffit can be forced to sort of emulate a board by adding a molding. This wouldn't work correctly on the rendering for my house because the actual frieze "boards" are actually shingles, I suspect this is because of needing to follow the above mentioned curvature of the roof transition.



Double Hung Window Update



Simple Update Plus Double Hung Window

The third floor window is the same size and position as the middle second floor window. I think it draws attention to the grayness of the third floor and though taking away the forehead gives it a very pronounced chin because of the second floor 8' 6" ceiling, the 9" floor joist height, the new window's elevation above the floor (36"), while the second floor windows touch the lower roof.

Plus, I don't like the way that the window and shingles switch don't line up. Moving the window shorter and adjusting the elevation got them to line up, but made the chin more pronounced. Additionally, the top of the window is also above the bottom of roof peek bracket, which looks odd from outside and in. Removing the bracket removed a significant element of a Craftsman gable roof.



Two-tone Update Plus Double Hung Window

The third floor window is the same size and position as the middle second floor window, here it looks very out of place because it breaks the line of the shingle not only changing the shape but also color.



Two-tone Update Plus Small Double Hung Window

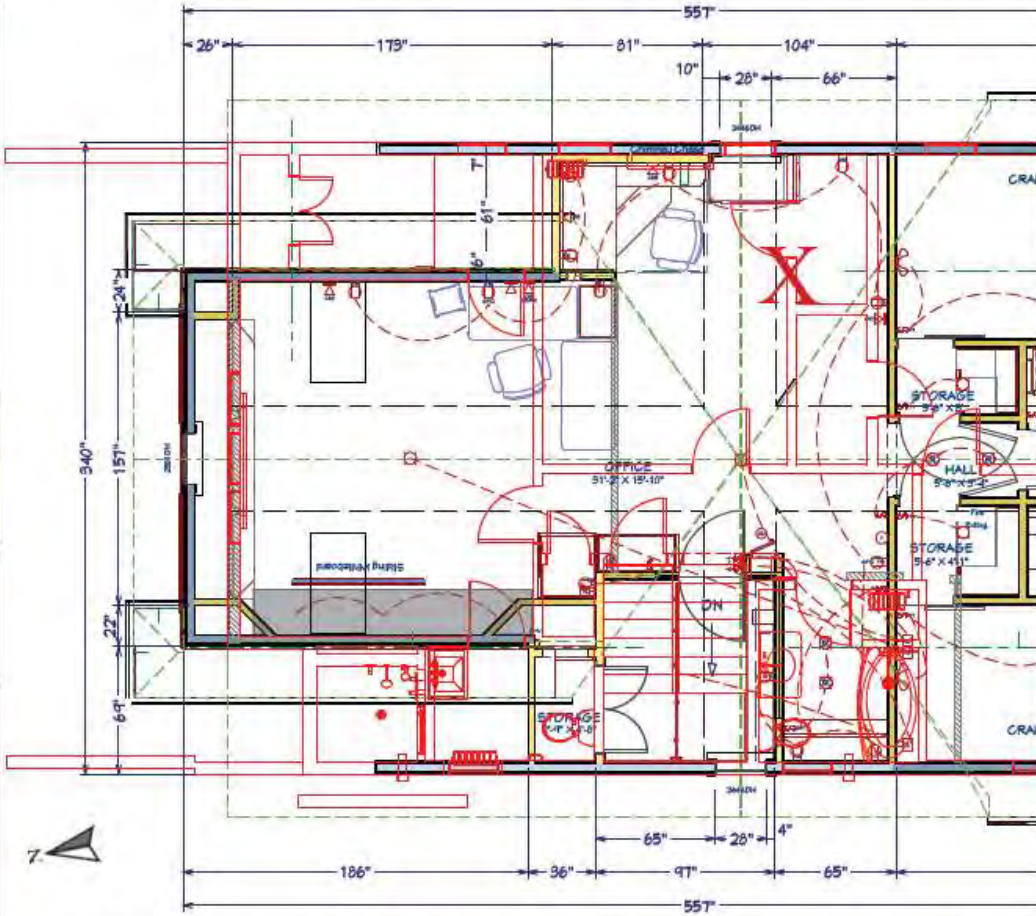
This third floor window is the same width and position as the middle second floor window, since it doesn't break the shingle shape/color transition line it looks better than the taller window. However, from the inside it looks incredibly small and I think it would do little to add light (based on how much light the three larger second floor windows let in).

Alexander Leopold
Lakewood, Ohio



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Double Hung Window Update - how a double hung window affects the function of the interior and structure



One of the main reasons I want to increase the size and configuration of the office is to get out of the corner I'm currently in (X marks the spot), with the cabinet and ATTACHED sliding whiteboard behind me. The redesign lets me sit in a more open space and puts the whiteboard in my peripheral vision, where I can easily look at it I need to look at notes, to-dos, and sometimes FileMaker programming/logic that I have worked out.

With the cabinet against the west wall (gray box) I would have to work facing the north wall, to get the whiteboard in my peripheral vision. This also puts a window behind my main work monitor, affecting how color is seen on my Adobe-RGB certified UHD monitor—my primary WORK is graphic design, photography, and photo editing—anything that affects my ability to correctly see colors is a major issue for my WORK.

Structurally putting the cabinet and sliding whiteboard against either side wall puts that weight into a wall that sits on ceiling joists spanning the family (west) or living room (east), instead of a wall sitting on a load bearing wall, that sits on top of a 13-inch thick foundation wall of bricks.

Alexander Leopold
Lakewood, Ohio



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Inspiration for Updates

Various elements of these three houses inspired my changes.

- 1). Here it is all about the box balcony, it inspired the two planters to draw attention away from the third floor. The two-color with the different siding materials also influenced my choice.
- 2). The trim color on the boards breaking the red across the bump out got my attention, as did the darker accent color, on the upper most siding of the gable.
- 3). The size of the bracket/corbels caught my eye on the first look, but look back at it was more the trim board that I noticed.

Note: The window sash color, from the original ARB submission, was based on the as-is state of the windows. The planned window replacements will be full size windows. I specked this change on the submitted Intended Materials Sheet and is based on noticing that many Craftsman houses do have multiple colors or different materials/finishes on their windows.

Alexander Leopold
Lakewood, Ohio



Craftsman But Not Applicable For My House

Though these are Craftsman houses, elements that I first noticed and considered ended up not suiting my house.

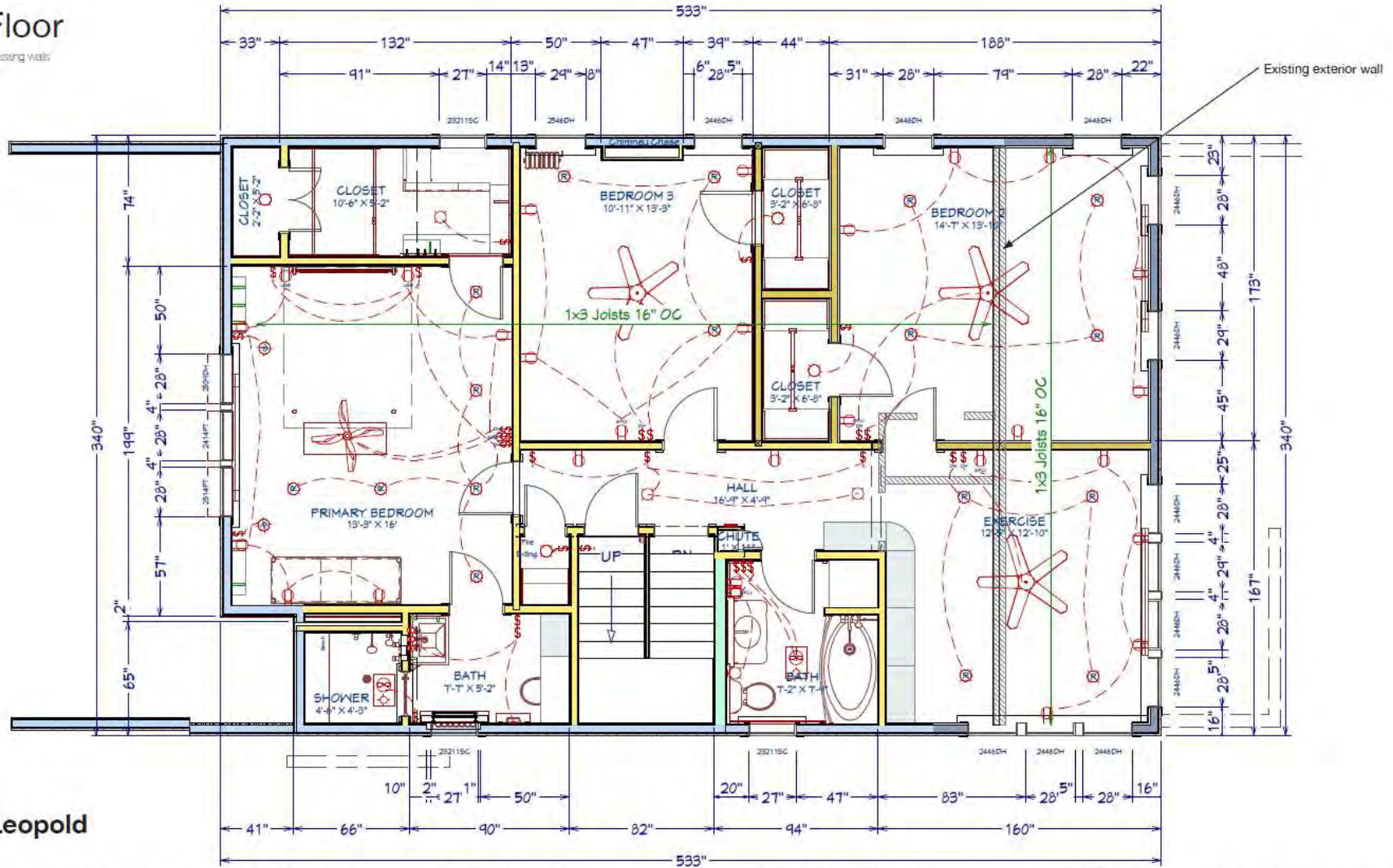
- A). I liked the eye lid, then remembered the wind. B). Thought a eye coming out of the main eve would break up the gray, didn't like it; the over hands on this one are also to shallow. C). The color scheme and overhangs are right, but this image showed me that the flat front wasn't broken up enough. D). The two-color and two-tone scheme idea is appealing and the different materials look good, but didn't look right under the deep overhangs of my house. E). The diamonds got lost under my deep overhangs. F). Very classic Craftsman style house and it looks great, but too many different shapes and too many intersecting layers.



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Second Floor

note: lighter colored walls are existing walls and will not be changed



Alexander Leopold

Lakewood, Ohio

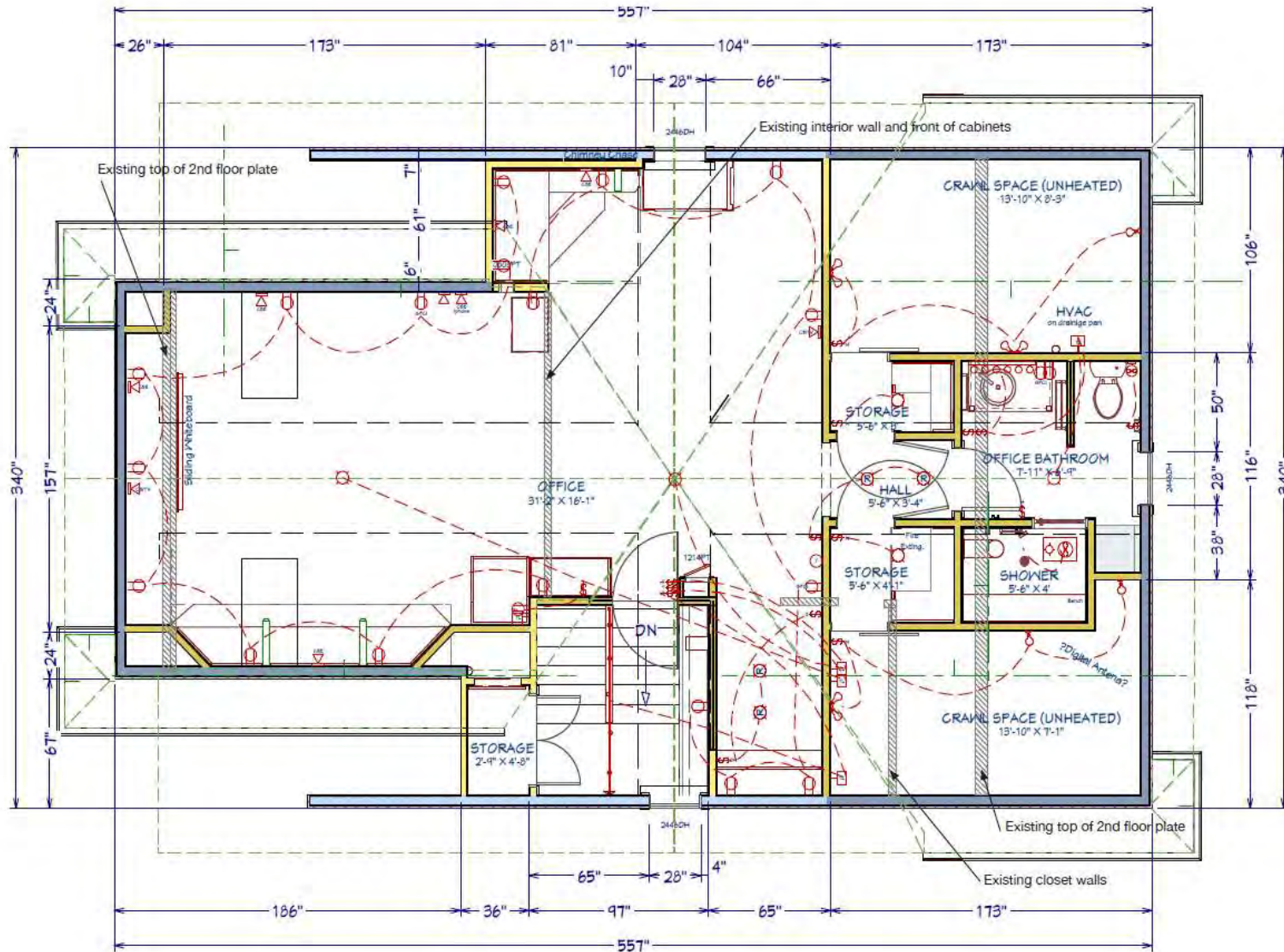
- Bedroom 2 and 3 were originally two rooms divided where bedroom 3's gold wall is being added. I'm quite sure there is a soffit enclosed beam, remaining from that original wall structure, along with trim covered posts along the walls.
- This floor's existing ceiling joists run front-to-back, unlike the basement and first floor's ceiling joists. I have the plans with both Christopher Jesinski, PE and Doug Perkins, PE for engineering review.
- The two existing bathrooms and bedroom 3 are retaining their steam radiators.
- I have already met with Brian Stack about replacing the steam in my bedroom (primary) with base board heat. Plus, adding it to bedroom 2, because of the radiator's odd placement, in the new room.
- Air conditioning is to be added to the bedrooms and exercise area. (Stack has done all of the house's HVAC for at least 30 years.)
- I've met with Dan Ritosa about the closets' shelves and doors. Plus, the built-in book shelves in the exercise area.
- The electrical, on this floor, has already been or will be updated before the remodel, except in the areas to be remodeled.
- Part of the existing west wall, at the south west corner, will need to be demolished to correctly frame the new windows.



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Third Floor

note: lighter colored walls are existing walls and will not be changed



- Existing floor joists are 1 3/4" x 6" run front to back
New joist will probably need to run side to side to accommodate moving the wall from over the load-bearing wall the third floor plumbing.
- Existing roof rafters are 2" x 5 1/2"
- There will be two bathroom vent-fans and a room (whole house) vent fan on the flat of the third floor's ceiling, along with insulated AC flex ducts.
- There are already two vent stacks running through the roof
 - 1) in the crawlspace by stair landing's storage
 - 2) in the remaining full height wall right of the stairs, which is joined by a branch coming through the existing closet (behind the new knee wall of the lower right crawl space)

Alexander Leopold
Lakewood, Ohio



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Outside Materials

all brackets and braces will be painted white

Double-hung, french case-ment, hopper, and tilt-turn windows will have white casings, medium brown Portobello colored sashes and muntins, and black hardware.

FRONT



historic-style asphalt roof shingles

white or charcoal cased skylight

galvanized steel C-gutters
white fascia boards and eaves

gray stained cedar half-round shingles, doubled at the bottom with a built-up flare to create a better drip edge and an architectural detail for the transition

gray stained cedar square-cut shingles

historic-style asphalt roof shingles
galvanized steel C-gutters
white fascia board

gray stained cedar square-cut shingles

stone stairs
red brick

BACK



redwood porch planks

Alexander Leopold
Lakewood, Ohio



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Home Addition

CERTI-CUT™ Fancy-Butt Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL

Description: These shingles are 5" wide and are manufactured from 16" and 18" lengths. Clear heartwood; 100% edge grain; no defects.

Recommended Uses: On exterior and interior walls, roofs of 4:12 slope and steeper, wherever a decorative elegance is desired.

Roof Exposure: 5"

Wall Exposure: 7 1/2" for exteriors, 10" for interiors

Cuts: Shown are nine of the most popular designs. They can be combined to make an unlimited number of patterns. Fancy-Butt shingles can be custom produced to individual orders.

• These Fancy-Butt red cedar shingles are manufactured in accordance with standards established by the Cedar Shake and Shingle Bureau.



DIAGONAL FISH-SCALE DIAMOND SQUARE HALF-COVE HEXAGONAL OCTAGONAL ROUND ARROW

• This is only a product description necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



COLORSEAL FINISH OPTIONS

Quality Color Finishing

All Watkins brand cedar shingles are available with ColorSeal finishes in Oil or Acrylic in a variety of custom colors, weathering options and warranties. After painting, our shingles are thoroughly oven dried before they're packed in a box for shipping. That means you can expect a flawless finish upon arrival.

Watkins factory finished, oven-dried, cedar siding benefits:

- UV protected, water repellant and mildew resistant
- Pre-painting and staining saves time and labor costs
- No costly weather or seasonal delays, can be installed all year long
- No overspray, dripping, splattering or cleanup problems
- Factory applied coatings give better adhesion to clean dry wood
- No color variation, lap marks, shrink lines, streaking or dirt pick-up



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Timberline HDZ® Shingles

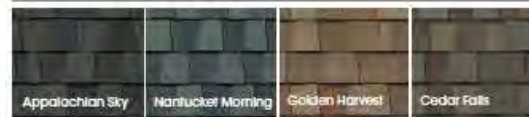
Benefits:

- LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers.
- Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test!
- WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation¹.
- Dura Grip™ sealant** pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- 25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- For the best look** — use Timberflex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors:



Harvest Blend Colors³



Product details:

- Product/System Specifics**
- Fiberglass asphalt construction
 - Dimensions (approx.):** 13 1/8" x 39 1/4" (337 x 1,000 mm)
 - Exposure:** 5 1/4" (143 mm)
 - Bundles/Square:** 3
 - Pieces/Square:** 64
 - StainGuard Plus™ Algae Protection Limited Warranty**
 - Hip/Ridge:** Timberflex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridgeglass®⁴
 - Starter:** Pro-Start®; QuickStart®; WeatherBlocker™
- Applicable Standards & Protocols:**
- UL Listed to ANSI/UL 790 Class A
 - State of Florida approved
 - Classified by UL in accordance with ICC-ES AC408
 - Meets ASTM D7158, Class H
 - Meets ASTM D3161, Class F
 - Meets ASTM D3018, Type I
 - Meets ASTM D3462⁵
 - Miami-Dade County Product Control approved
 - ICC-ES Evaluation Reports ESR-1475 and ESR-3267
 - Meets Texas Department of Insurance Requirements
 - Rated by the CRRC; Can be used to comply with Title 24 Code Book requirements (some colors)

¹Lifetime refers to the length of warranty coverage provided and means as long as the original residential owner(s) of a single family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/LWS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LWS for qualifying GAF products.

²Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ Shingles to Timberline HDZ Shingles on a 16 square foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions and qualifying products.

⁴15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Steps, Roof Deck Protection, Ridge Cap Shingles, and Leak Barriers or Aric Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LWS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty see the GAF Shingle & Accessory Limited Warranty.

⁵Periodically tested by independent and internal labs to ensure compliance with ASTM D5682 or more of manufacturers.

⁶Harvest Blend colors are only available on Timberflex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full size shingles.

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Home Addition



Pella® Lifestyle Series Wood Double-Hung Window

4.07 ★★★★★

(Based on 1705 Reviews) Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home – from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Optional integrated security sensors for added peace of mind.



Specialty Windows

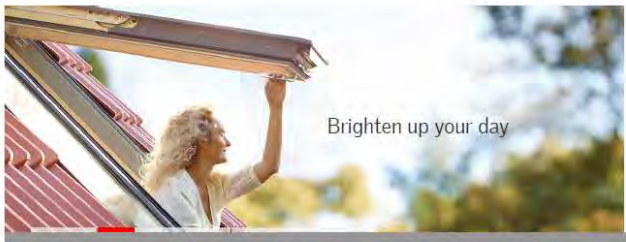
If you're looking for a window that functions differently than our standard offerings, consider one of our specialty windows for a product that is as unique as you are.



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Top Hinged Roof Windows

All Roof Windows



More natural light and fresh air

Put fresh air at your fingertips with a top hinged VELUX roof window. A top hinged roof window is easy to operate - even with furniture beneath. The innovative top control bar allows you to install the window lower than an equivalent bottom-operated window to get an excellent view while standing and when seated.

We recommend top hinged windows if you have to, or wish to, place your window in a low position, for instance: in rooms with a low ceiling or where you'd like a better view of the surroundings below.

Reviews for Top Hinged Roof Window

★★★★★ 4.8 | 28 Reviews

25 out of 27 (93%) reviewers recommend this product. Write a review for

<https://www.veluxusa.com/products/roof-window/top-hinged>

Watch the operation



- Suitable for 15° to 55° roof pitch
- Enjoy panoramic views - while increasing your energy efficiency and natural ventilation
- Enjoy panoramic views - while increasing your energy efficiency and natural ventilation
- Convenient bottom handle for operation
- Increase the

Roof Windows



Top Hinged Roof Window - GPU



Roof Access Window - DGU

Roof Windows

- Greatly increase the amount of natural light and fresh air in your rooms
- Sleek solar appearance blends in with your roofline
- Top Hinged features a convenient bottom operation for in-match applications
- Roof Access Window offers easy roof access for repairs, maintenance, emergency, and egress
- Roof Access Window features a locking device to keep window open to its widest full shut

All shading components are included in the VELUX Roofing Kit. VELUX Roofing is not purchased, shipping need to be ordered.

Roof Access Windows

All Roof Windows



See your home in a whole new light

Let fresh air into your home without having to worry about security or bad weather, even when you are away or sleeping. Pull the unique top control bar once and you will allow fresh, filtered air to enter through the ventilation flap.



Reviews for Roof Access Window

★★★★★ 4.8 | 28 Reviews

25 out of 27 (93%) reviewers recommend this product. Write a review for

[View installation instructions](#)

Top-Hinged and Roof Access Roof Windows



GGL/GGU/GPL/GPU/GXL/GXU + EDL/EDW



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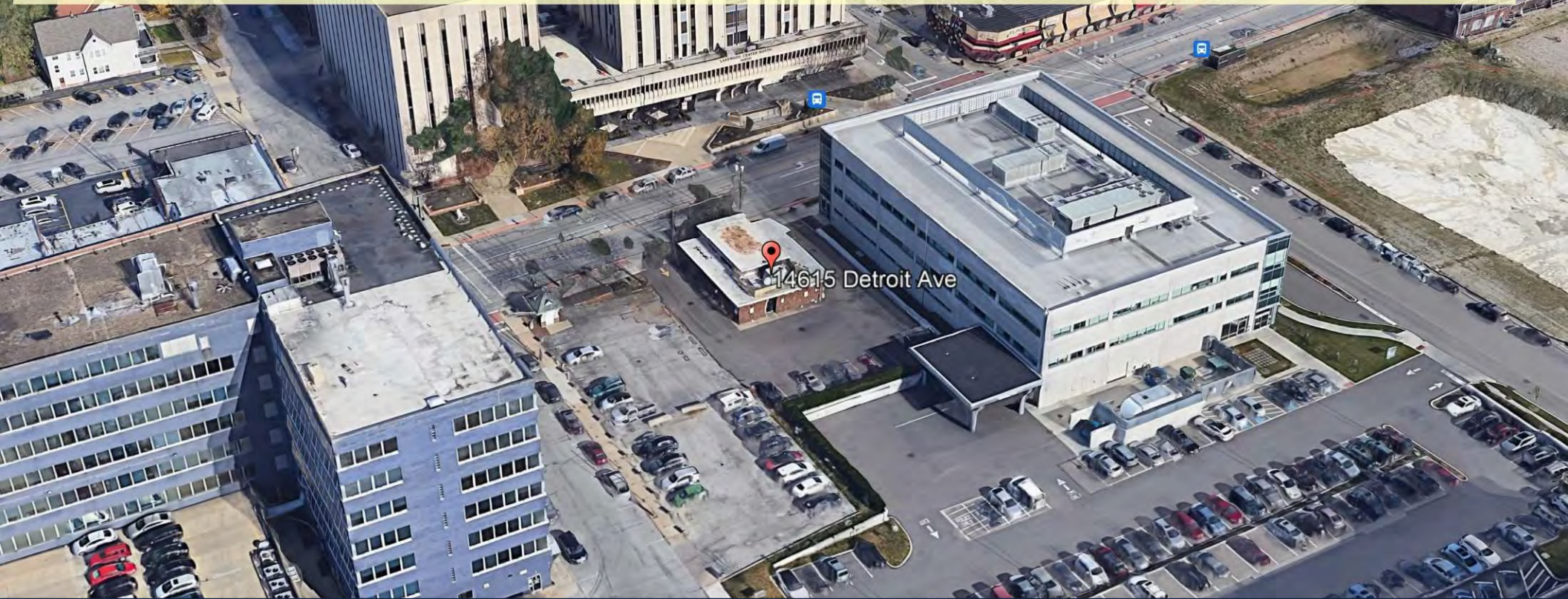
Docket No. 05-22-22 (14011 Lake)

Home Addition

Applicant proposes demolition of commercial building/new construction.

City Notes:

- Proposal also pending Planning Commission review (Conditional Use/Drive-through and Parking Plan).
- Existing building contributing to Downtown Historic District (National), Chapter 1134 does not apply.
- Per 1133.08, new development plans must be consistent with:**
 - Code, Vision, and US SOI Standards for Rehabilitation.
 - Any historic or aesthetic features of the commercial property being replaced and/or the nature and appearance of the surrounding neighborhood.**



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank
Terron Wright



The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

Attn: David Baas
Community Development Department
12650 Detroit Avenue
Lakewood, OH 44107

May 25th, 2022

Re: Photo report of property and adjacent/neighborhood properties located at:
14615 Detroit Avenue, Lakewood, OH 44107.

PROPERTY: 14615 Detroit Ave.

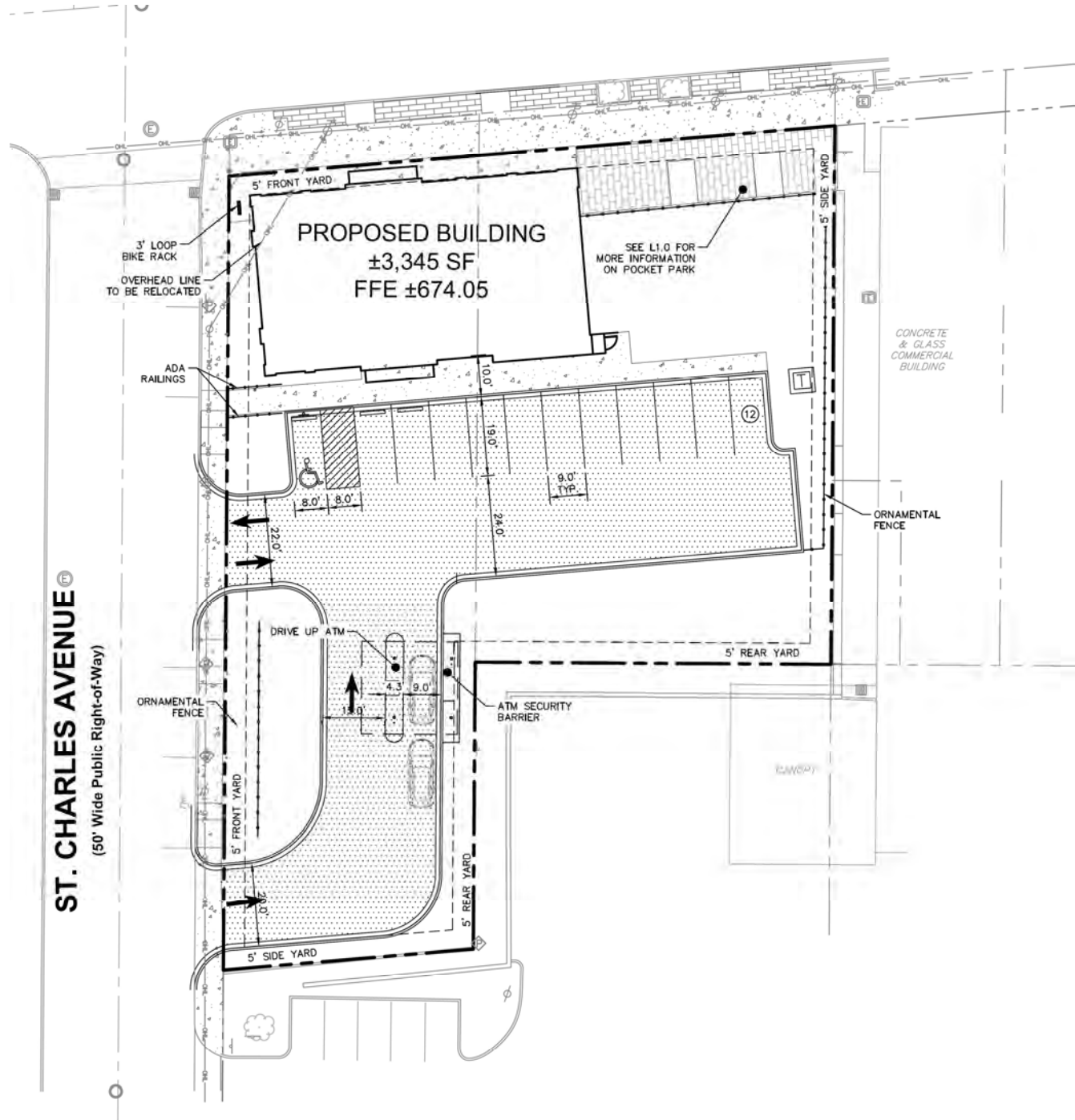
14615 Detroit Ave North View:



14615 Detroit Ave North Corner View:



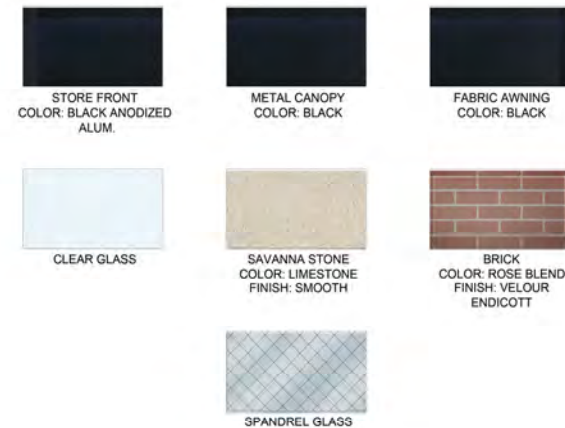
Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank



EAST ELEVATION



NORTH ELEVATION



Docket No. 04-15-22 (14615 Detroit)

Commercial Demo/New Construction – Chase Bank



WEST ELEVATION



SOUTH ELEVATION



Docket No. 04-15-22 (14615 Detroit)

Commercial Demo/New Construction – Chase Bank



SAVANNA STONE
COLOR: LIMESTONE
FINISH: SMOOTH



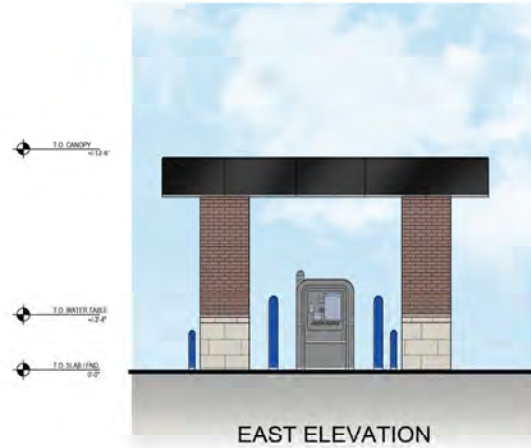
METAL CANOPY
COLOR: BLACK



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT



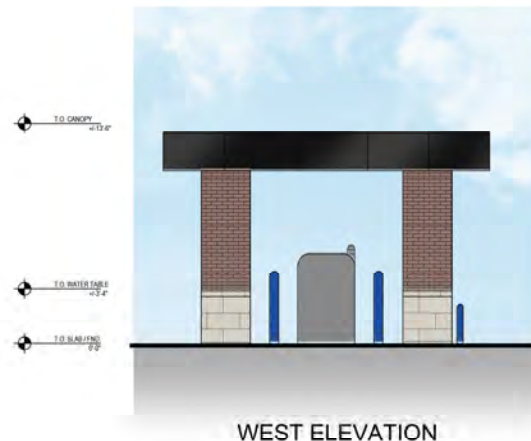
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'
0 5 10 15



Docket No. 04-15-22 (14615 Detroit)

Commercial Demo/New Construction – Chase Bank



CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

HEIGHT STUDY
 05.17.2022

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032



Docket No. 04-15-22 (14615 Detroit)
 Commercial Demo/New Construction – Chase Bank

VE.

3 STORIES
MAX HEIGHT

7 STORIES
MAX HEIGHT

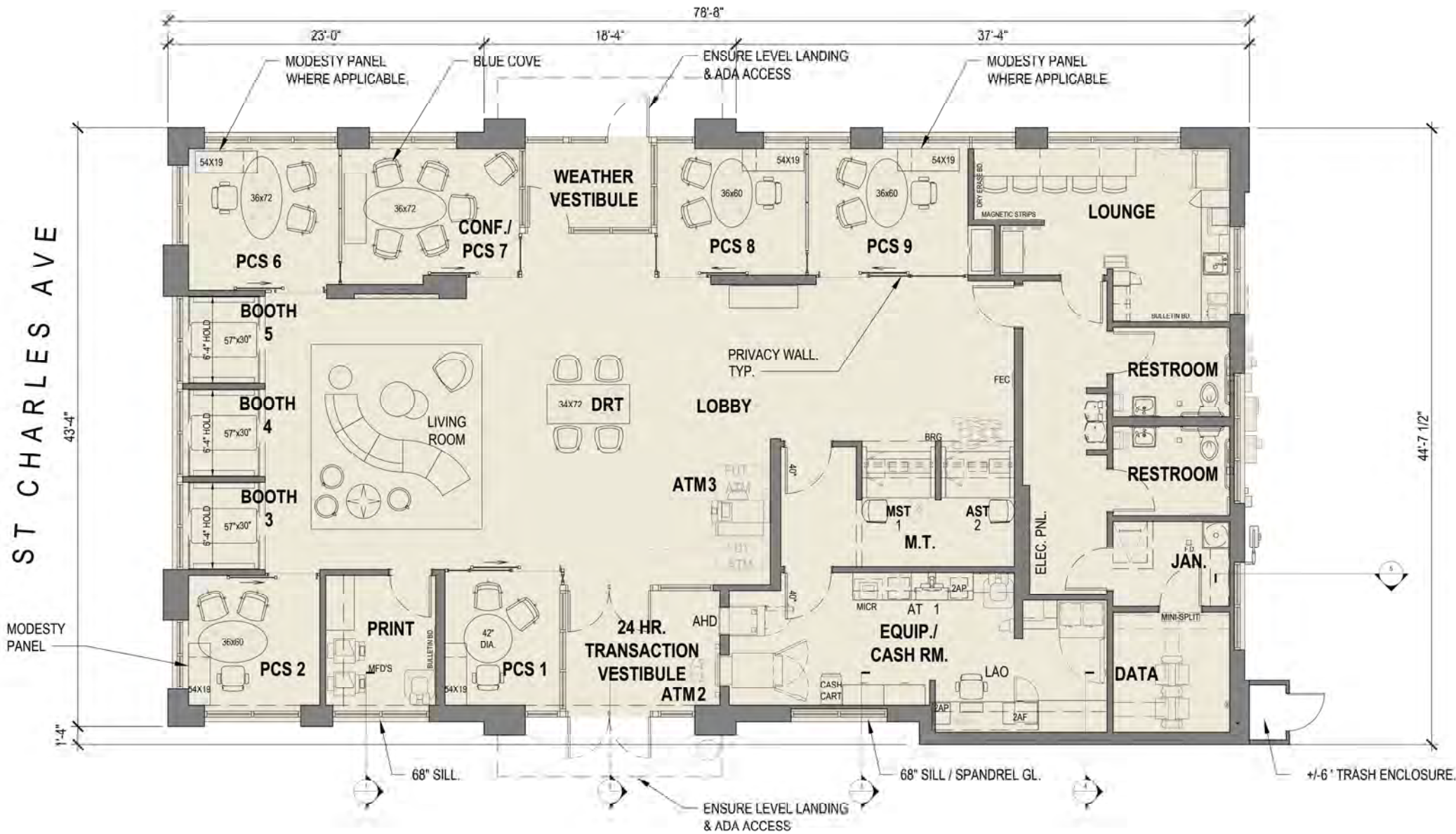
WEST
OF DETROIT



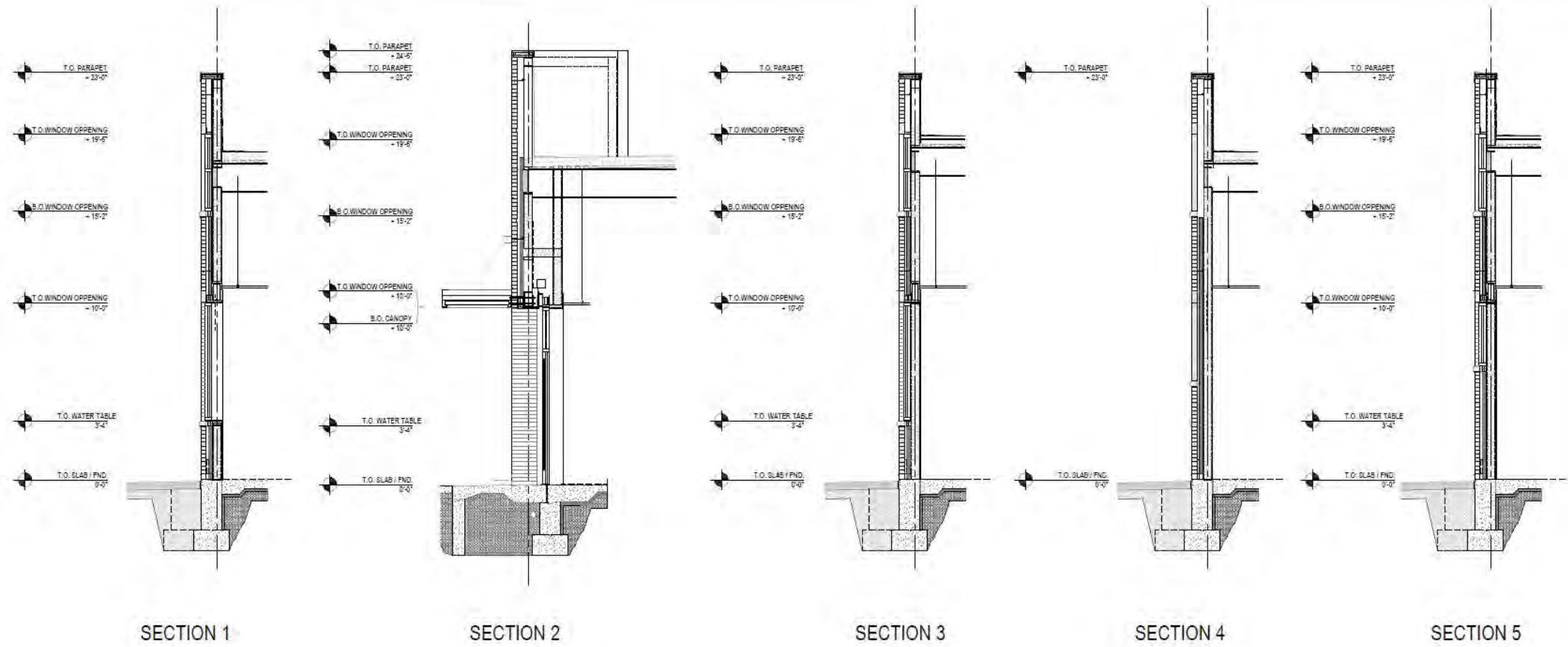
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Commercial Demo/New Construction – Chase Bank

DETROIT AVE



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Commercial Demo/New Construction – Chase Bank



ARCHITECTURAL WALL SECTIONS
05.17.2022

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800

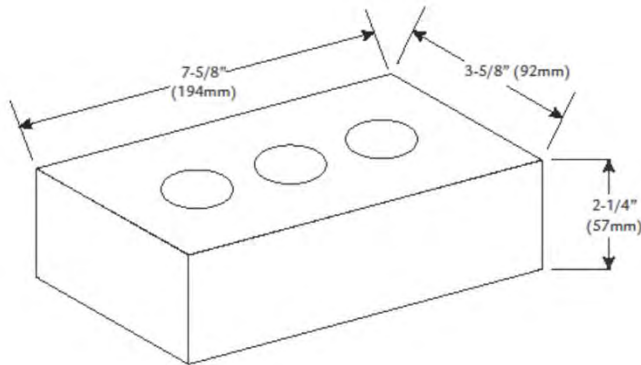


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Commercial Demo/New Construction – Chase Bank

BUILDING & ATM MATERIALS



MODULAR BRICK



NOT ALL PRODUCTS ARE AVAILABLE IN ALL COLORS AND/OR SIZE. PLEASE CONTACT ENDICOTT FOR AVAILABILITY.

ENDICOTT MODULAR BRICKS CONFORM TO ASTM C216 SPECIFICATIONS. ASTM TYPE AND GRADE ARE DEPENDENT ON TEXTURE AND OTHER FACTORS.



SMOOTH LIMESTONE



Installation Specifications

CSI - 3 Part Spec available at www.CORONADO.com/ArchitecturalResources

Choices Specific to Smooth Limestone

- Standard Colors:** White Sands, Cream, Harvard Grey, Mushroom. Custom colors may be available for an upcharge.
- Grout Joint Width:** 1/4" Grout Joint (nominal)
- Grouting Options:** Full Smooth Tooled
- Grout Joint Color:** Natural Grey, Natural Off-White or Complementary Color
- Accessories:** Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

- Pattern:** Blend the stone on the wall from several different boxes to ensure proper color. *Due to the large profile of the Smooth Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations. See catalog photos for recommended installation pattern.*
- Chalk Lines:** Should be used by installer to ensure a straight and level pattern.
- Sealing:** Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.
- Freeze-Thaw:** When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.
- Installation Info:** Download Coronado's latest Classic Series installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

- Size:** Stone size is 12" in height and 24" in length. Corner returns are 3" for the short return and 15" for the long return (nominal). Also available in 6" Flats and Corners for use as continuous bands.
- Thickness:** 1" (nominal).
- Weight:** 7 to 10 lbs. per square foot.
- Packaging:** Product sold by the piece.

1/4" Full Smooth Tooled Grout Joint (nominal)



SMOOTH LIMESTONE

COLOR: CREAM

1/4" Full Smooth Tooled Grout Joint (nominal)



SMOOTH LIMESTONE

COLOR: HARVARD GREY



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ATM



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ATM



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ATM



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ATM



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ATM



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Exterior Lighting



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Exterior Lighting



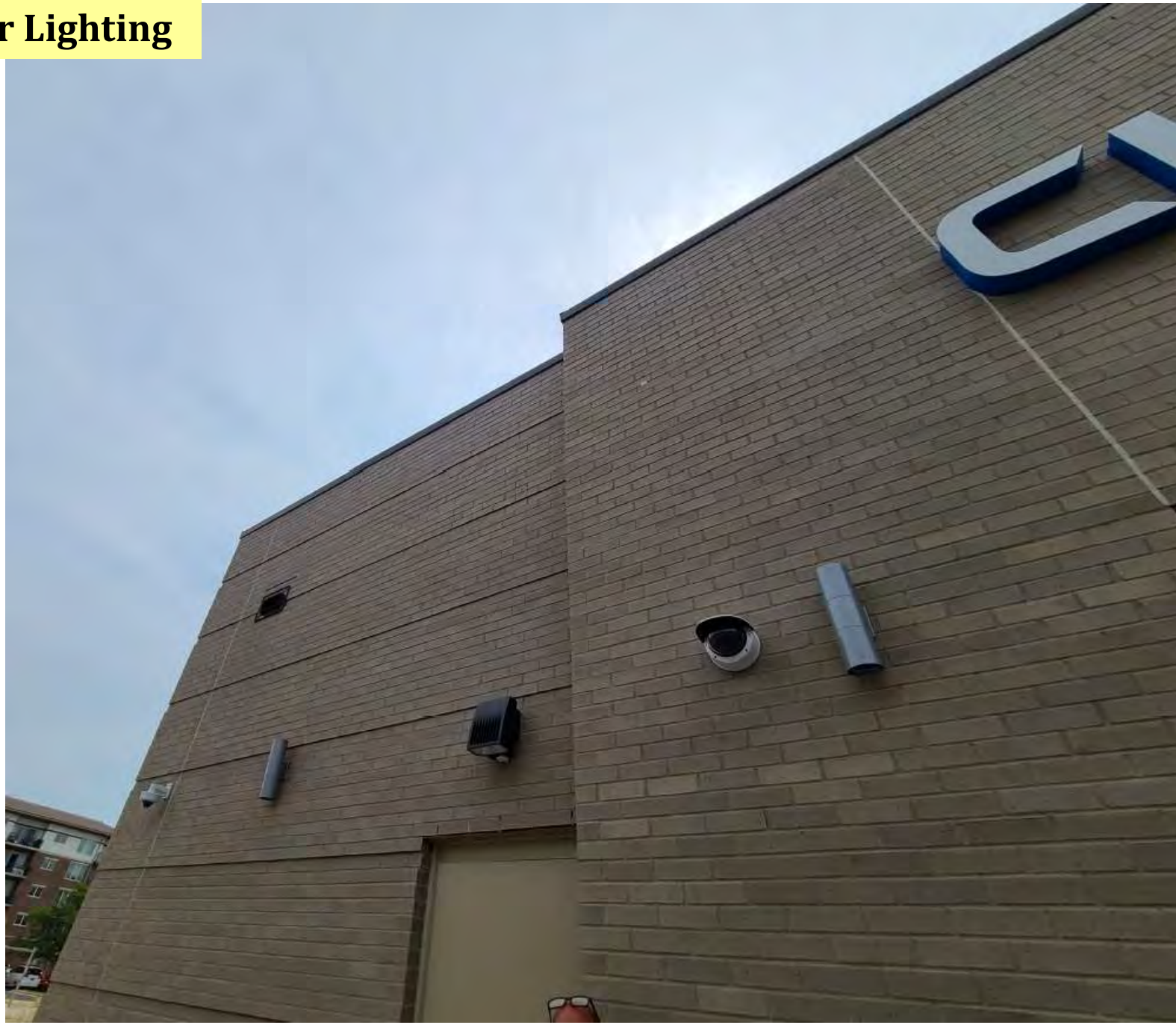
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Exterior Lighting



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Exterior Lighting



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Exterior Lighting



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Exterior Lighting

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
ATM1 5'	Fc	32.51	52.4	1.5	21.67	34.93	FC TAKEN AT 3'-0" AFG
ATM1 50'	Fc	6.46	46.8	2.0	3.23	23.40	FC TAKEN AT 3'-0" AFG
ATM1 60' PARKING	Fc	3.09	4.2	2.0	1.53	2.10	FC TAKEN AT 3'-0" AFG
ENTRY 10'	Fc	11.53	25.9	1.9	6.07	13.63	FC TAKEN AT 3'-0" AFG
PROPERTY LINE	Fc	1.79	7.4	0.0	N.A.	N.A.	FC TAKEN AT GRADE
SITE	Fc	2.59	18.5	0.0	N.A.	N.A.	FC TAKEN AT GRADE

Luminaire Schedule				
Symbol	Label	Qty	Part Number	Description
	L6-A	1	ECL8010A5SM740-DIMMING-SM-WHITE	SURFACE MOUNT CANOPY
	L7	3	5811-1SAT20LB040W	RECESSED DOWNLIGHT
	SL2	4	EACL010F4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	W1	15	9004-W2-RW-LED3090-W-BR-L1-UNV	WALL MOUNT UP/ DN LIGHT



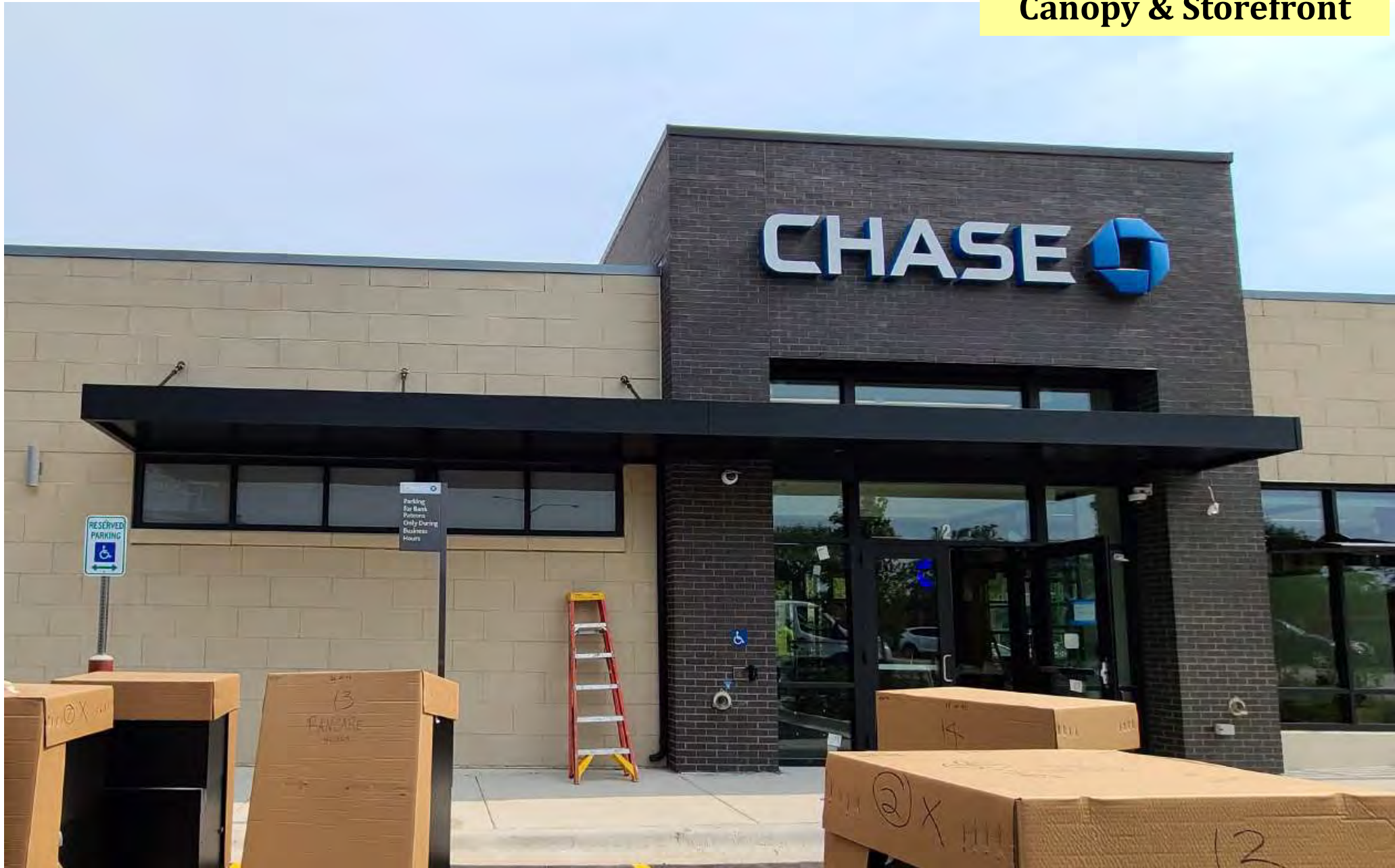
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Canopy & Storefront



Docket No. 04-15-22 (14615 Detroit)
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Canopy & Storefront



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Canopy & Storefront



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Windows - Spandrel



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Windows - Spandrel



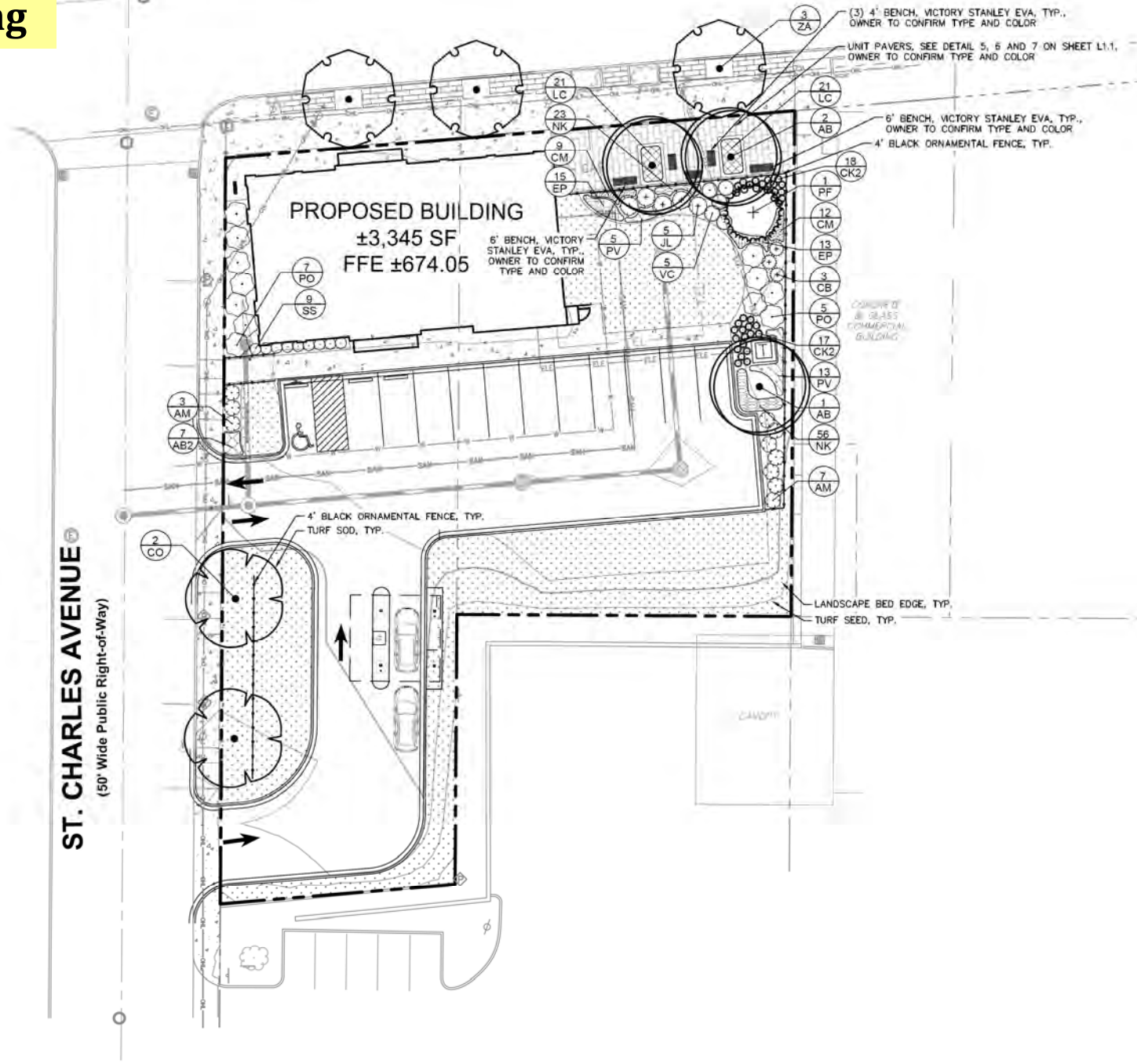
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Windows - Spandrel



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Commercial Demo/New Construction – Chase Bank

Landscaping

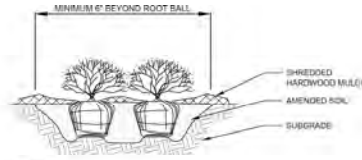


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Commercial Demo/New Construction – Chase Bank

Landscaping

S:

1. EXPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. IF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL, TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET TACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND IF USED, SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

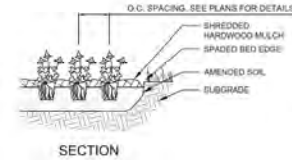


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET 1 FOOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL/CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITH PLANTING BED DO A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL, TWINE AND IF USED, SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED FOR CONTAINER GROWN SHRUBS. REMOVE CONTAINER AND LOOSER ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

NOTES:

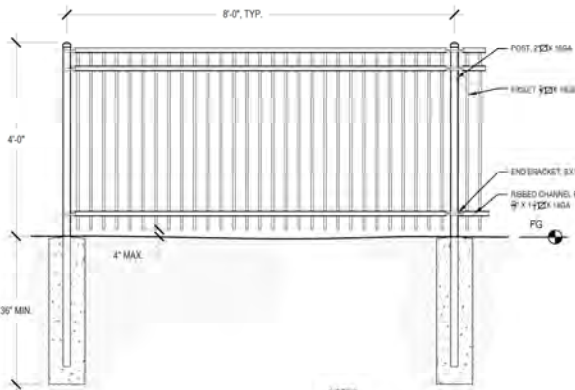
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE Laid OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS FEASIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GRASS COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
6. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



1 TREE PLANTING

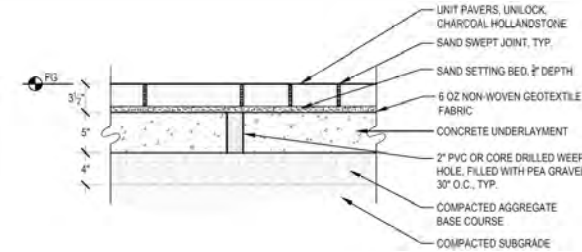
2 SHRUB PLANTING

3 PERENNIAL PLANTING

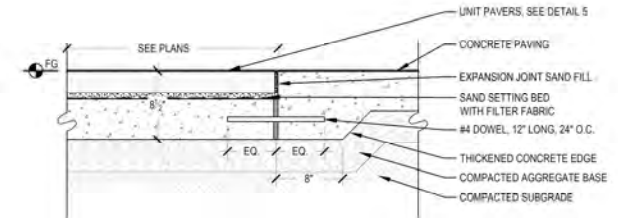


- NOTES:
1. TYPICAL FENCE DETAIL, REFER TO MANUFACTURER'S SPECIFICATIONS.
 2. POST SIZE VARIES BY FENCE HEIGHT AND WIND LOAD.
 3. CONCRETE FOOTING VARIES BASED ON LOCAL SOIL CONDITIONS.

4 4' ORNAMENTAL FENCE



5 UNIT PAVING ON CONCRETE BASE

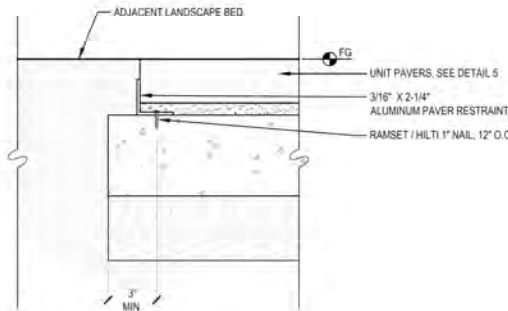


6 UNIT PAVING TO CONCRETE

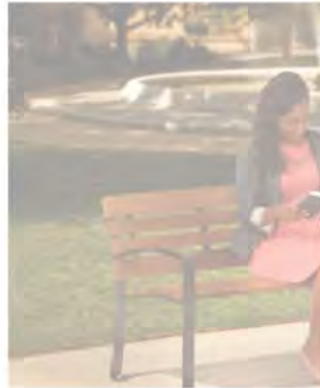
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS. SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

7 PAVER EDGE AT LANDSCAPE



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OPTIONS

Horizontal steel slat seating for 4, 6, or 8 ft (1.2, 1.8 or 2.4 m) length.
 Wood slats. 2nd Site Systems® recycled slats. Surface mount. In-ground mount. Intermediate armrests (bolt-on).



Optional RAL



SLATS

Recycled Plastic



Wood



EVA

Equal parts style, comfort and sustainability, our new Eva bench is the latest engineering achievement in the Reverie Collection. Like other products in the line, Eva embodies attention to high quality design, craftsmanship and relaxation. Its slim profile and integral armrests make for sleek design. In addition, its exceptionally high recycled steel content is sourced from domestic electric furnace mills. In fact, approximately 98% of the raw material of our A36 steel bar is post-consumer or post-industrial, making green even greener. It's just one more way Victor Stanley helps you create timeless moments.

2, 4, 6 or 8 ft (.61, 1.2, 1.8 or 2.4 m) length. 8 ft (2.4 m) length includes center arm/leg.

*Covered by one or more of the following: US Patent D710,625 S; D710,139 S.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

RETURN TO STANDARD VIEW

LENGTH

- 2 ft (.61 m)
- 4 ft (1.2 m)
- 6 ft (1.8 m)
- 8 ft (2.4 m)

COLORS

Standard



COORDINATING PRODUCTS



CAMILLE COFFEE TABLE



SDC-36

compare



EVA BACKLESS

compare

Landscaping



Landscaping



Hollandstone™

CLASSIC



	AUTUMN RED	CHARCOAL	RIVER	RUSTIC RED	SIERRA
Bundle Type	SINGLE	SINGLE	SINGLE	SPECIAL ORDER * 8CM HERRINGBONE	SPECIAL ORDER * 8CM
Thickness (mm)	60MM	60MM	80MM	80MM	80MM
Dimension mm	100mm x 200mm x 60mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm
Dimension Imperial	3 7/8" x 7 7/8" x 2 3/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"



STANDARD
7 7/8" x 3 7/8" x 2 3/8"
200 x 100 x 60mm

SQFT PER	Bundle	118.00	82.50	82.60
	Layer	11.80000	11.79000	11.80000
	Section	19.67	-	-
	Stone	0.22	0.22	0.22
PER BUNDLE	Layers	10.00	7.00	7.00
	Sections	-	-	-
SOLDIER LNFT PER	SqFt	1.50	1.50	1.50
	Section	29.53	-	-
	Layer	17.72	17.72	17.71
	Bundle	177.17	124.02	124.00
SAILOR LNFT PER	SqFt	3.00	3.01	-
	Section	59.06	-	-
	Layer	35.43	35.43	-
	Bundle	354.33	248.03	-
UNITS PER	SqFt	4.58	4.58	4.58
	Section	90.00	-	-
	Bundle	540.00	378.00	378.00
LBS PER	Layer	323	420	423
	Section	538	-	-
	Bundle	3,229	2,942	2,960

ADVANTAGES

DRIVE FRIENDLY
Can handle vehicular loads

Notes: *Special Order - Lead time is required, minimum quantities apply. All measurements are nominal. Contact Unilock for more information.

Internal Use Only: HOL CH

HOL_04_2021

Hollandstone™

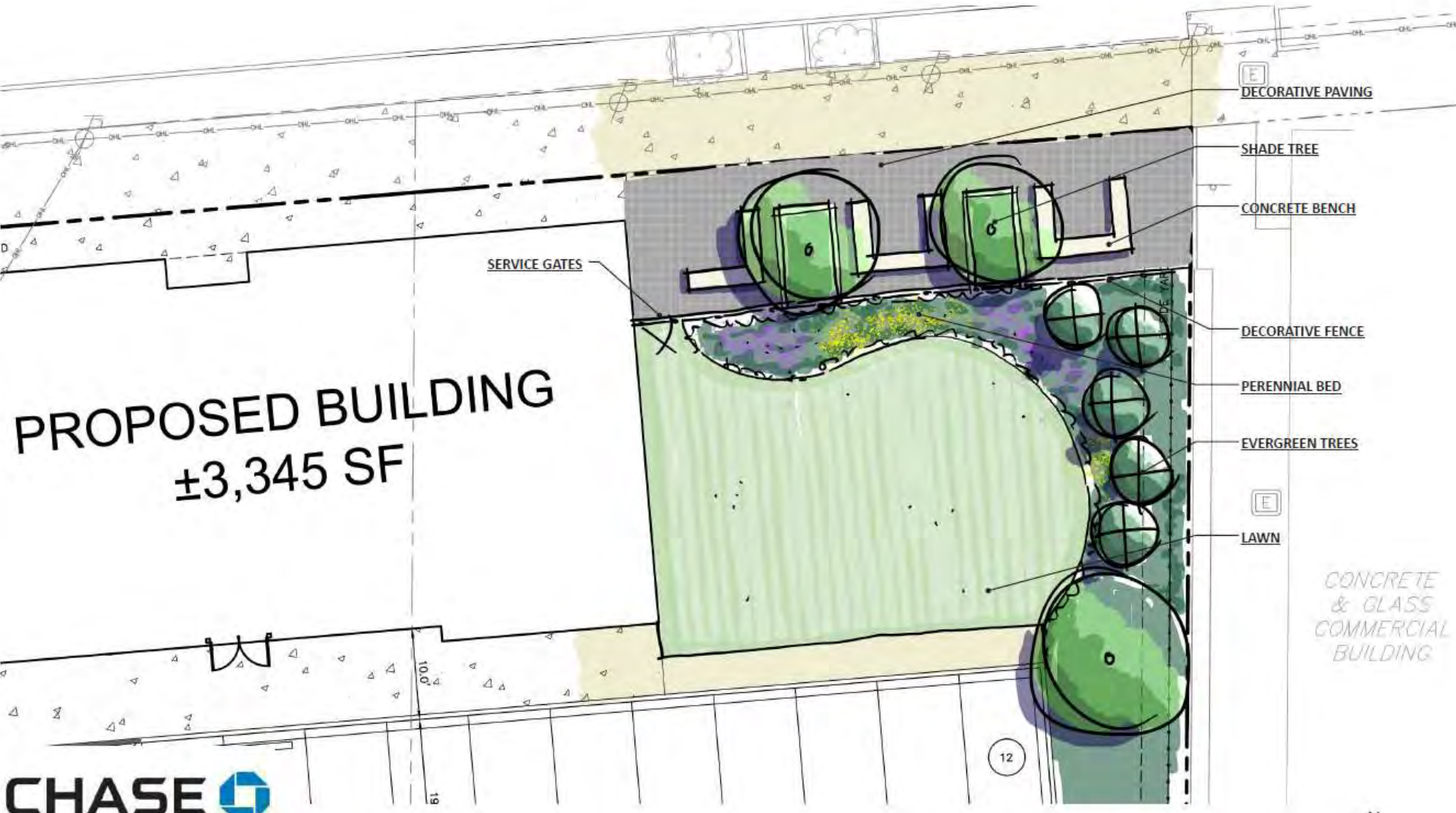
1-800-UNILOCK | UNILOCK.COM

UNILOCK
PAVERS & WALLS

UNILOCK



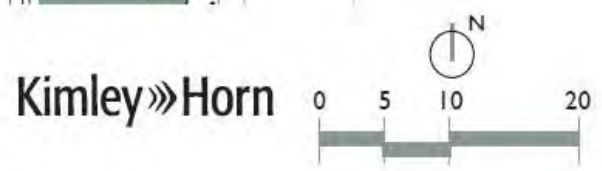
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PROPOSED BUILDING
±3,345 SF



CHASE - LAKEWOOD, OH
 CONCEPT 1
 APRIL 19, 2022



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 Commercial Demo/New Construction – Chase Bank

Landscaping



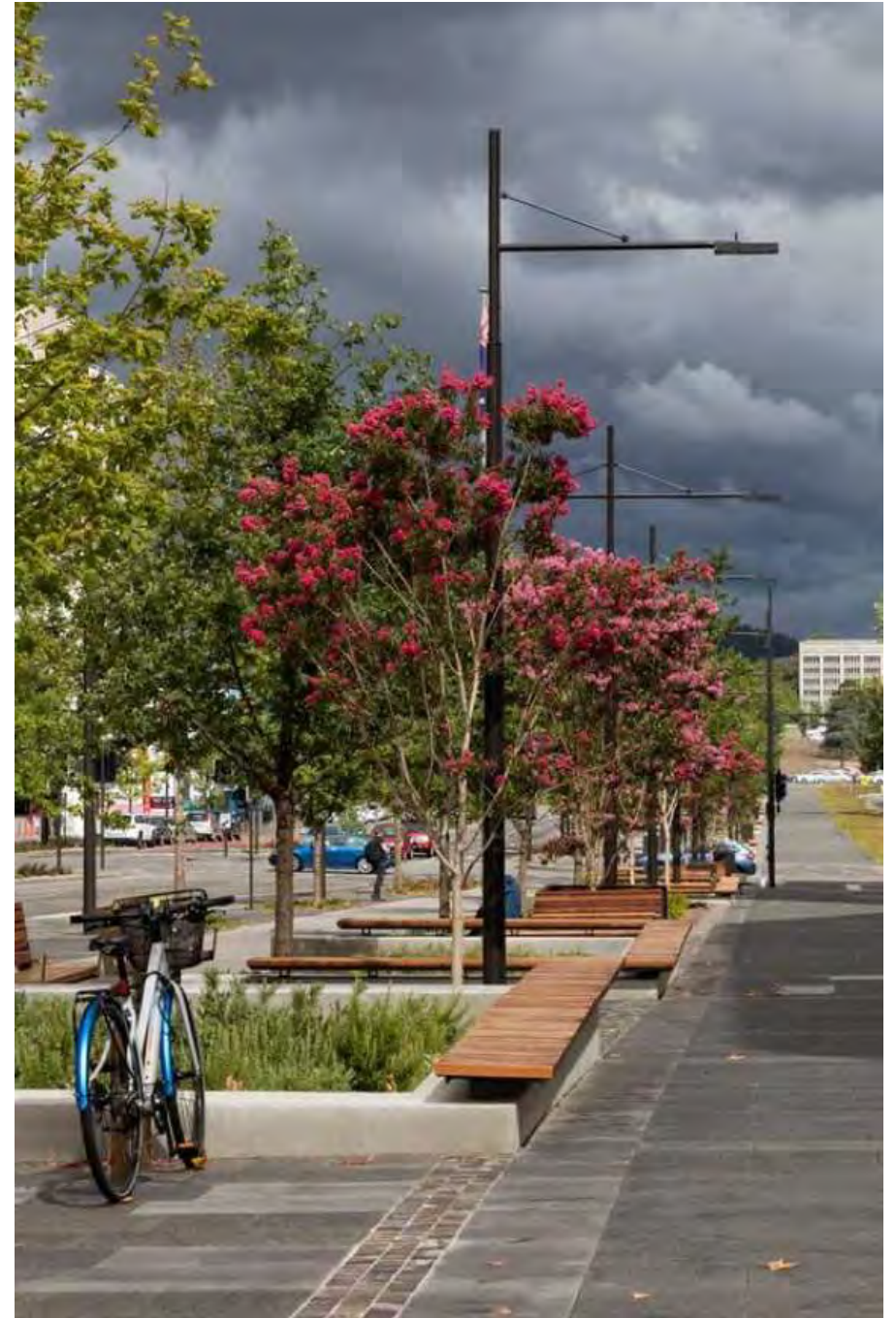
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Landscaping



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Landscaping



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Landscaping



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Landscaping (Fencing)



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Landscaping (Fencing)



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Landscaping



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Planning Commission Review Comments

- An additional Conditional Use Permit is required to allow 24-hour operation of the ATM.
- Exam alternate trash service options (including inside storage of a tip cart) as a dumpster is not required by local regulations. Removal of the dumpster would allow the removal the drive aisle supporting the dumpster thereby reducing impervious area. Note that any trash receptacle stored outside must be screened from view on all four sides in a commercial district.
- Utilize picnic seating for the open space instead of bench seating.
- Rotate the building and parking lot to align with adjacent Cleveland Clinic building.
- In the greenspace adjacent to St. Charles, shift the ornamental fence to the middle of the space and plant large canopy trees between the fence and sidewalk.
- Utilize the greenspace adjacent to St. Charles for innovative stormwater techniques such as but not limited to a bioswale.
- Large canopy trees must be utilized along the public rights-of-way and must be a minimum of 3 caliper inches in size at installation.
- Examine reversing the drive-thru traffic and establishing the north entrance as entrance only.
- Lighting in the Detroit open space must utilize the colonial light fixture found elsewhere downtown (spec to be provided by City).
- Move the 24-hour vestibule from the south entrance to the north entrance for better engagement of the street and a more defensible design.
- Reduce the widths of the curb cuts to 20-22 feet (20 feet is minimum).



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1133.08 DEMOLITION OR REMOVAL OF PRINCIPAL STRUCTURES ON COMMERCIAL OR INDUSTRIAL PROPERTIES.

(a) ...No demolition or removal of a principal structure in a C1 Office, C2 Retail, C3 General Business, C4 Public School District and the Industrial District shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the City authorizes the Commissioner to grant a demolition or removal permit...

(2) The passage of 180 days following application to the Commissioner for a demolition permit...

(3) The proposed new building(s) and/or structure(s) at the location of such property **conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City**, in order to proceed with new development plans. In addition, notwithstanding any other requirements, all approvals for such new development plans shall be based on the following factors:

A. The new development plans are consistent with the Code, the Lakewood Community Vision and the “Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior...

B. The new development plans are consistent with any historic or aesthetic features of the commercial or industrial property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this sub-section...



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Commercial Demo/New Construction – Chase Bank

14615 Detroit: “...consistent with any historic or aesthetic features of the...property being replaced”



89. Second Federal Savings & Loan Association/ (Commercial Building) **Contributing**
 14615 Detroit Avenue **Photo: 61**
 Built: 1968
 Architect: Theodore A. Badowski Associates
 Builder: Steven Babin

This one-story building is designed in the New Formalism style. The building is constructed from a combination of pre-cast concrete, variegated shades of brown Roman brick, and square white tile, utilized to create smooth wall surfaces. The symmetrical design has a taller central wall section, surrounded on three sides by a shorter wall height. The taller section is designed as a stylized classical colonnade, with a series of narrow piers becoming a row of arches at the top of the building and extending as a projecting roofline, which is carried around the building. A narrow vertical band of windows occupies the space between each pier. The entrance is at the northwest corner of the building, under the projecting roofline. The building was centered on its lot to allow for a drive-through teller window on the east side of the building. The roof projection, curb at the wall foundation, and bricked-up wall opening remain visible.

The same architect was also responsible for Resources 19, 20, and 88.

OPTIONAL FORM NO. 10
 United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in announcing or requesting nominations, in addition, properties not listed. See Instructions to National Register Staff, Office of Cultural Resources, of Historic Places Administration. If you are not an agent of the National Register, you may use this form to request a listing. For further information, contact the National Register of Historic Places, Office of Cultural Resources, 1015 Constitution Avenue, NE, Washington, DC 20002.

Name of Property
 Historic name: Lakewood Downtown Historic District
 Other names/site number: NA
 Name of related multiple property listing: NA
 (Enter "NA" if property is not part of a multiple property listing)

Location
 Street #: Detroit Ave. roughly bounded by Brown Rd. (west) and Hill Ave. (east), plus Warren Rd. roughly bounded by Detroit Ave. (north) and Franklin Blvd. (south).
 City or town: Lakewood State: Ohio County: Cuyahoga
 Map File Publication: 1:25,000 1:50,000

State-Federal Agency Certification
 As the designated authority under the National Historic Preservation Act, in accordance with 36 CFR Part 60, I hereby certify that this X nomination is request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local
 Applicable National Register Criteria: X 1 2 3 4

Barbara Brown
 Signature of certifying official Title: Director Date: July 23, 2020
 Ohio Historic Preservation Office, Ohio Historic Commission
 State or Federal agency bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: _____ Date: _____
 Title: _____ State or Federal agency/bureau or Tribal Government



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

Adjacent Buildings/Opposite Corner...“nature and appearance of surrounding neighborhood” - ~25’ height



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

“Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS; 2017)



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

Commercial District Design Guidelines (Revised March 2011)

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

The Prime Directive – Fundamental Goals for Design and Development:

- Create Places for People. Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.
- Enhance Existing Assets. Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.
- Create Connections. Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

The Commercial Design Principles. The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

I. Think Pedestrian First

Lakewood's commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.

A comfortable, safe and attractive pedestrian experience is the key to the success of Lakewood's commercial districts. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation. The principle of Pedestrian First requires business entrances to engage the street and provide a clear entry sequence. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas, and refuse containers.

Fundamental Concepts

Building Entrance on the Street
Active Uses: Dining, Retail, Business
Consistent Setbacks to sidewalk
Human scale design

Design Elements

Windows at street level
Encourage planters
Appropriate scale signage (blade & pendant)
No blank walls or blank windows
Promote window displays
Provide 4-season activity
Inviting entrances
No head-in parking
Limit curb cuts & vehicle access
Parking in the rear
Scale of buildings in context with adjacent buildings
Lighted building facades
Consistent Setbacks to Sidewalks
Promote outdoor dining
Promote mixed-use
 No residential at street level (doors only for access to 2nd floor and up)
 Residential OK at transitions/connections to residential on side streets
Prioritize Uses: Dining, Retail, Business
Provide for day and evening activity
Promote business and retail uses
Provide public market place



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

II. Place Activity at the Street

Lakewood's commercial districts shall have buildings that place active uses on the first floor and program elements at the street level.

The ground floor of buildings shall promote transparency by addressing the sidewalk and engaging both users of the building and casual pedestrians. Retail, dining, and active business uses with both day and evening programming are strongly encouraged at the ground floor. Building entrances, storefronts, and windows shall interact with the street with appropriate scale signage and window displays for pedestrians. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. Blank walls and obscured or blocked windows, as well as curb cuts, and parking lots on main streets are strongly discouraged.

Fundamental Concepts

Building entrance on the street
Street Wall - Infill gaps in street wall with compatible new construction.
Windows at street level (transparency/permeability)
Appropriate scale signage (blade & pendant)
No blank walls or obscured or blank windows
Provide benches or public seating

Design Elements

Promote mixed-use
Residential at 2nd floors and up
No street level dwelling units on main streets
Residential doors only at street level
Residential OK at transitions/connections to residential on side streets
Provide for day and evening activity
Promote business and retail uses
Parking garages behind primary structures
Public Wi-Fi
Promote window displays
Encourage public art
Provide for 4-season activity
Bike racks
Inviting Entrances
Re-design bus shelters
Provide public marketplace
Consistent setbacks to sidewalk
No angled parking
Limit curb-cuts & vehicle access
Parking in the rear
Maintain appropriate sidewalk width to building height ratio
Scale of buildings in context with adjacent buildings
Infill gaps in street wall
Unique architectural detailing
Lighted building facades



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

III. Minimize the Impact of Parking and Vehicles

Lakewood's commercial districts shall locate parking to the rear of the building and eliminate curb cuts along main avenues.

Parking areas and entrances to parking areas should be at the rear of commercial buildings and accessed from secondary streets. Curb cuts within blocks should be eliminated to mitigate the impact to primary pedestrian routes and to promote an uninterrupted public realm on the sidewalk and other pedestrian routes.

Fundamental Concepts

Parking in Rear

Minimize/eliminate mid-block curb cuts

No visible parking areas from the street

Design Elements

Access to parking from side streets

Pedestrian access through rear parking area

Parking areas landscaped and defined with appropriate scale fencing

Pedestrian scale lighting

Minimize heat-island effect with landscaped islands

Promote public parking areas with signage

Enhance crosswalks

Trees/landscaping

Bike racks

Wayfinding in parking lots to commercial district

Design for rear entrances from parking

Utilize environmentally friendly design including permeable pavements and bio-swales



IV. Compatibility with the Historic Context

Lakewood's commercial districts shall have a physical character that relates well to the adjacent buildings both along the corridor and in transition to residential neighborhoods.

Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric. Lakewood has an active commercial district with immediate adjacency to dense residential areas. Connections from and transitions into the residential district from the commercial core must be respected.

Fundamental Concepts

- Appropriate mass and scale to commercial surroundings
- Design that enhances or highlights contributing architecture
- Retain and preserve the historic building stock
- Locate buildings to the street wall
- Respect connections & transitions adjacent to residential areas
- Buffer to residential with appropriate design elements

Design Elements

- Four sided architecture
- Engage corner conditions
- Appropriate buffers to residential districts
- Cohesive streetscape elements
- Hierarchy of buildings
- Background buildings are important – not all buildings should be designed to call attention
- Designs should not compete with significant civic and historic buildings
- Parking located behind buildings
- Four season landscape design
- Appropriate attention to architectural detail
- Use of compatible and quality materials



V. Quality of Design

Lakewood's commercial districts shall have well designed buildings of high quality materials, thoughtful detailing and have the potential to be effectively reused. The existing historic building stock should be retained, re-used, and rehabilitated.

Four-sided design is encouraged to utilize and make aesthetically pleasing all building elevations. Building rehabilitation and new construction shall include the appropriate high quality treatment of all visible elevations. The design, construction methods, and materials used in rehabilitation work should be appropriate to the period of construction of a building.

Fundamental Concepts

Building materials for new and rehabilitated structures should compliment and be compatible with existing historic buildings. Inappropriate building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding. Design that is contextual and brings visual interest to the streetscape should be encouraged. The Secretary of the Interior's *Standards for Rehabilitation* shall be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.

Design Elements

Maintain or reinstate bulkheads, storefronts, transoms, doors, windows, cornices and parapets. Maintain or reinstate ratio and rhythm of doors and windows along visible elevations. Maintain unused secondary door locations in storefronts.

Maintain or reinstate original interior ceiling heights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.

Where appropriate, new construction and additions shall provide a transition, such as a setback or graduated height increase, to buffer visual effect and feeling when adjacent to an historic building.

Appropriate, traditional, quality building materials shall be used for repair, rehabilitation and new construction.



1325.08 PARKING AND VACANT LOT DESIGN.

The following design standards shall apply to off-street parking spaces except in the R-1H, R-1L and R-1M Districts and vacant and unimproved lots in all districts.

- (a) Each required parking space shall have an unobstructed access to a public street.
- (b) **Each required parking space shall have a minimum dimension of 9 feet wide by 18 foot long - 162 square feet exclusive of driveways, aisles, ramps or columns, except that the Board in its consideration of the design of a parking lot may allow a maximum percent of required spaces for compact and subcompact cars not less than 8 feet wide and 15 feet long.**
- (c) **Depth of rows or parking spaces** shall be 20 feet, except as provided in subsection (b).
 - Aisle width when row of spaces is at 90 degrees to aisle: minimum of 20 feet.
 - Aisle width when row of spaces is at 60 degrees to aisle: minimum of 15 feet.
 - Aisle width when row of spaces is at 45 degrees to aisle: minimum of 10 feet.
- (d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.
- (e) **Spaces shall be so arranged and marked to provide for orderly and safe parking and shall be improved with bumper or wheel stops to define parking spaces.** Concrete curbs at least six inches above the finished surface of the parking area shall be provided to contain the edge of the parking surface and control surface water drainage. Wheel stops shall be placed so that bumpers shall not protrude beyond the curbs.
- (f) **Lighting may be required for parking lots to be used after sunset.** The light fixtures shall be arranged to reflect light away from adjacent residential property to reduce any annoyance the lights may cause pursuant to Section 1306.311.
- (g) **Screening of parking lots.** Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods:
 - (1) Solid decorative masonry wall.
 - (2) Landscape earth mound not less than 2 to 1 slope.
 - (3) **Treated wood fence.**
 - (4) Evergreen hedge chain link fence.
- (i) "Handicapped parking" shall conform to the requirements as set forth in the Americans with Disabilities Act (ADA).



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

1306.311 OUTDOOR LIGHTING.

(b) Lighting Fixture Design and Control.

(2) For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas...building entrances...**luminaires shall be aimed straight down, have no upright and shall meet IESNA full-cutoff/fully shielded criteria.**

(4) **Area light shall not be permitted where visible, during hours of darkness, from a residential use, unless fitted with a reflector or other shielding device to block direct viewing of the light source from the adjacent use.**

(5) **All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard and so as not to create a light trespass by projecting or reflecting objectionable light onto a neighboring use or property.**

(c) Plan Submission. For all commercial properties where site lighting is proposed or otherwise required by the City, lighting plans shall be submitted to the Commissioner for review and approval with any preliminary development plan application or with any conditional use application. The Commissioner may also require that lighting plans be submitted for Building Permit applications or referred to Architectural Review Board for review.

Lighting plans shall include:

(1) **A site plan**, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location, mounting height and type. The submission shall include, in addition to area lighting, exterior architectural, building entrance, landscape lighting, etc.

(2) **A point-by-point illuminance-grid plot on 10-foot-by-10-foot centers** (or as necessary for suitable legibility) of footcandles overlaid on the site plan, plotted out to 0.0 maintained footcandles, which demonstrate compliance with the light trespass, illuminance and uniformity requirements as set forth in this Section or as otherwise required by the City.

(3) **Description of the proposed equipment**, including fixture catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole wind-loading conformance, foundation pole details and mounting methods.

(4) **Landscaping plans** shall contain lighting fixture locations and shall demonstrate that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

1783.07 LOCATION OF RECEPTACLES.

- (a) No person shall place or maintain any receptacle for garbage, ashes or rubbish so that it will be or constitute a nuisance.
- (b) Receptacles for garbage, ashes or rubbish maintained for public collection shall be so placed as to be readily accessible for collection.
- (c) In an ML, MH, C1, C2, C3 and I zoning district, no person shall store refuse or garbage lawfully retained on the premises pending disposition thereof unless same is **stored out of view of the public right of way, within a permanent building or structure or is shielded in a manner approved by the Architectural Board of Review.**
- (d) The Mayor or Director of Public Safety and the Building Commissioner are hereby charged with the enforcement of subsection (c) hereof.
(Ord. 59-08. Passed 7-21-2008.)



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

Applicant proposes façade renovation.

City Notes:

- Update to May approval due to required material changes.



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building
David Maniet



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Site Plan

1/8" = 1'-0"

SITE PLAN NOTES:
 PROPERTY LINES LOCATED FROM CLIENT PROVIDED SURVEY.
 DATED: OCT 25, 2018 AND COMPLETED BY EXACTA/OHIO



Docket No. 05-25-22 (2011 Lark)
 Commercial Renovation – Lakewood Public Hall Building



Existing Facade Photo



Existing Brick Found



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Existing Facade Elevation

$\frac{1}{4}'' = 1'-0''$



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

Approved Design



Proposed Building Elevation

1/4" = 1'-0"



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

Update

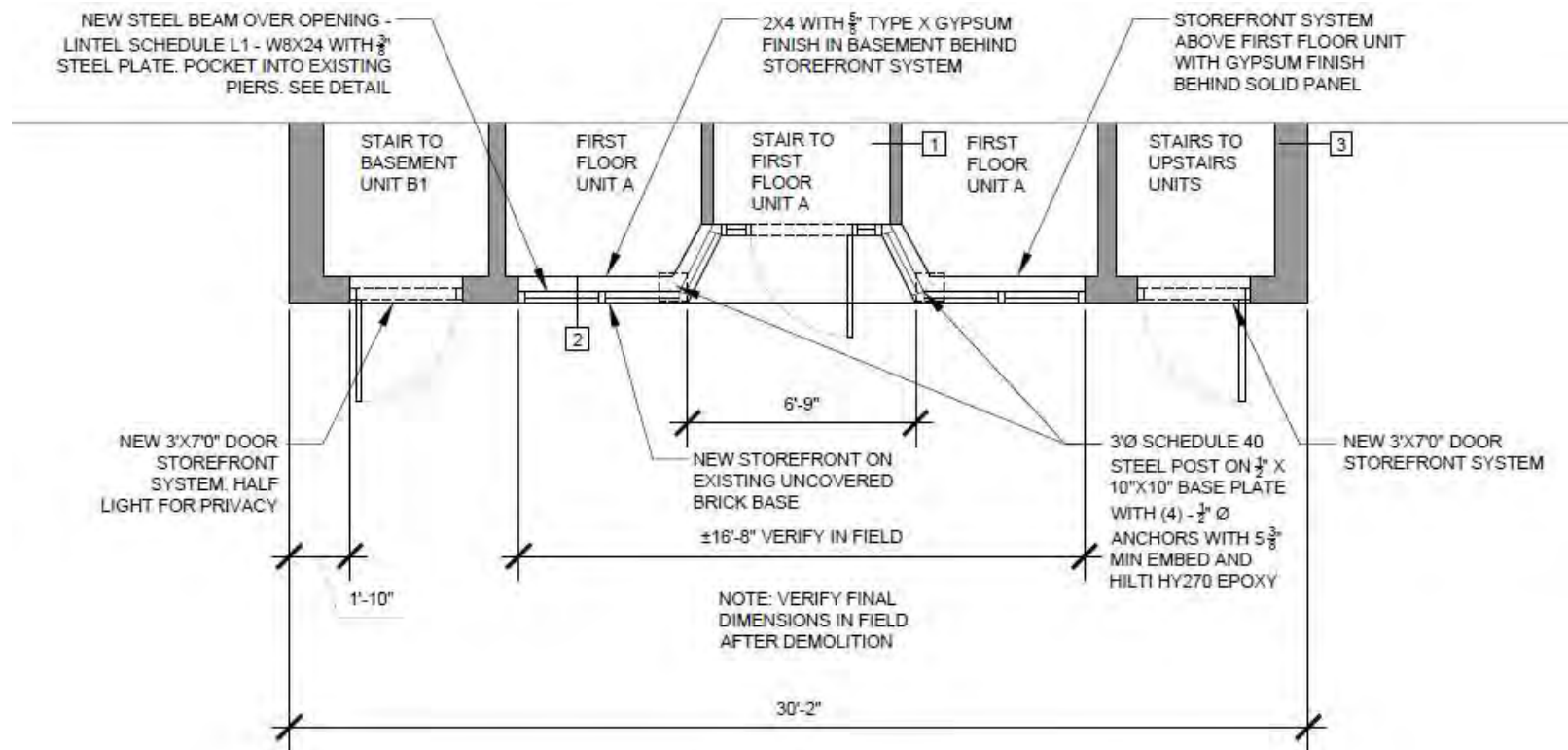


Proposed Elevation

$\frac{1}{4}'' = 1'-0''$



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Proposed Facade Plan

$\frac{1}{4}$ " = 1'-0"

PROJECT NOTES:

REMOVE SIDING FROM EXISTING BUILDING FACADE

RESTORE GLAZED BRICK AND RESTORE IF POSSIBLE

REPLACE STEEL LINTEL OVER EXISTING OPENING - SEE DETAILS SHEET A2

DOORS AND FORMER STOREFRONT FACADE TO BE REPLACED WITH KAWNEER SYSTEM. COLOR TBD FRAMING WITH LOW - E GLAZING. TO SET ON HISTORIC LOCATION.

NEW 3'0"X7'-0" DOOR.

NEW PENDANT LIGHT FIXTURE AT CENTER INSET

NEW BLACK WALL SCONCE AT SIDE DOORS

REMOVE BLACK STEEL VENT IN BRICK BASE. TO BE MEDIA BLASTED AND POWDER COATED BLACK. NEW TILT IN AWNING WINDOW BEHIND.



Docket No. 05-25-22 (2011 Lark)
 Commercial Renovation – Lakewood Public Hall Building



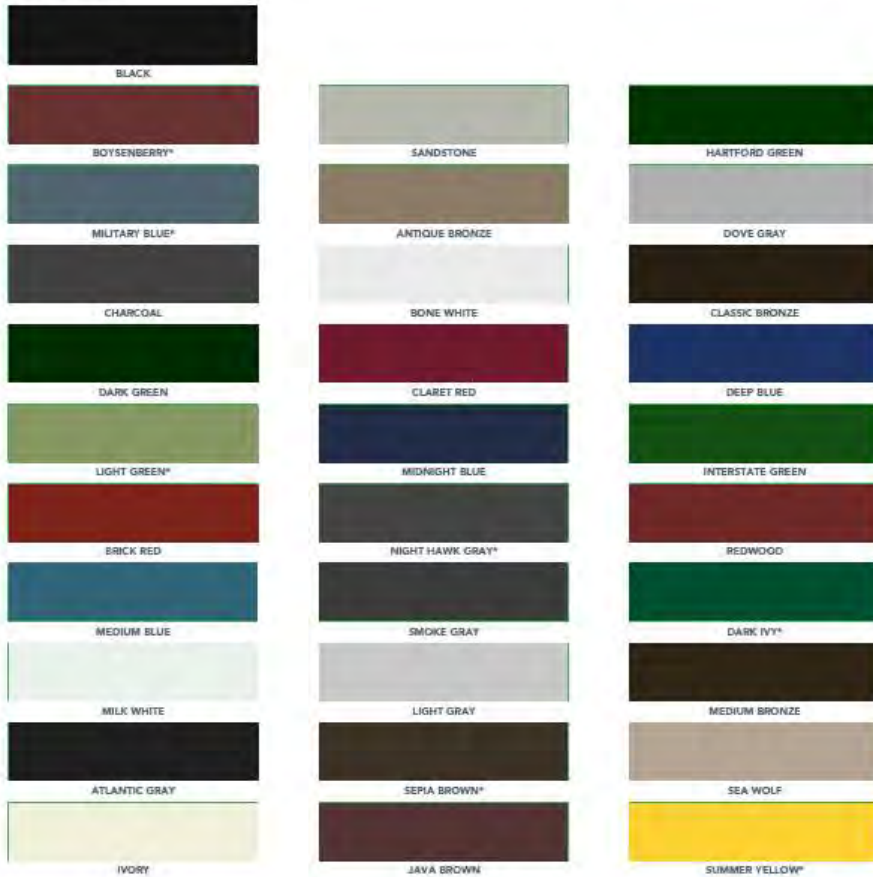
Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

PERMACOAT™ POWDER COATINGS

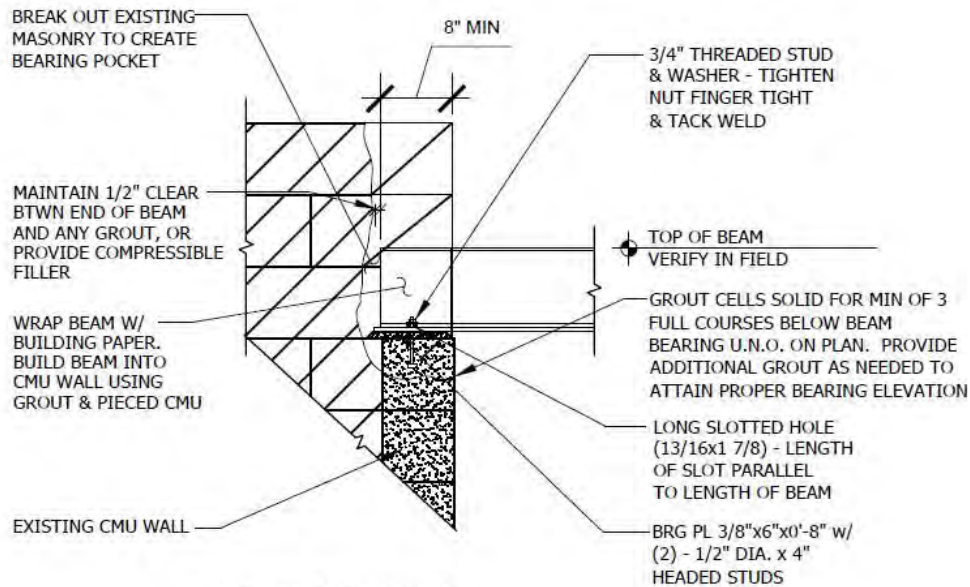
Solvent-Free Finishes That Add High Performance, Durability to Your World



*Denotes non-standard color



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



**BEAM BEARING
DETAIL @ EXISTING WALL**

1
A2

SCALE: N.T.S.

LINTEL SCHEDULE

MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x24 w/ 3/8" PL	EQUAL INFiLL FOLLOWING ERECTION 1/4 3-12	HOT DIP GALVANIZE BOTTOM PL.

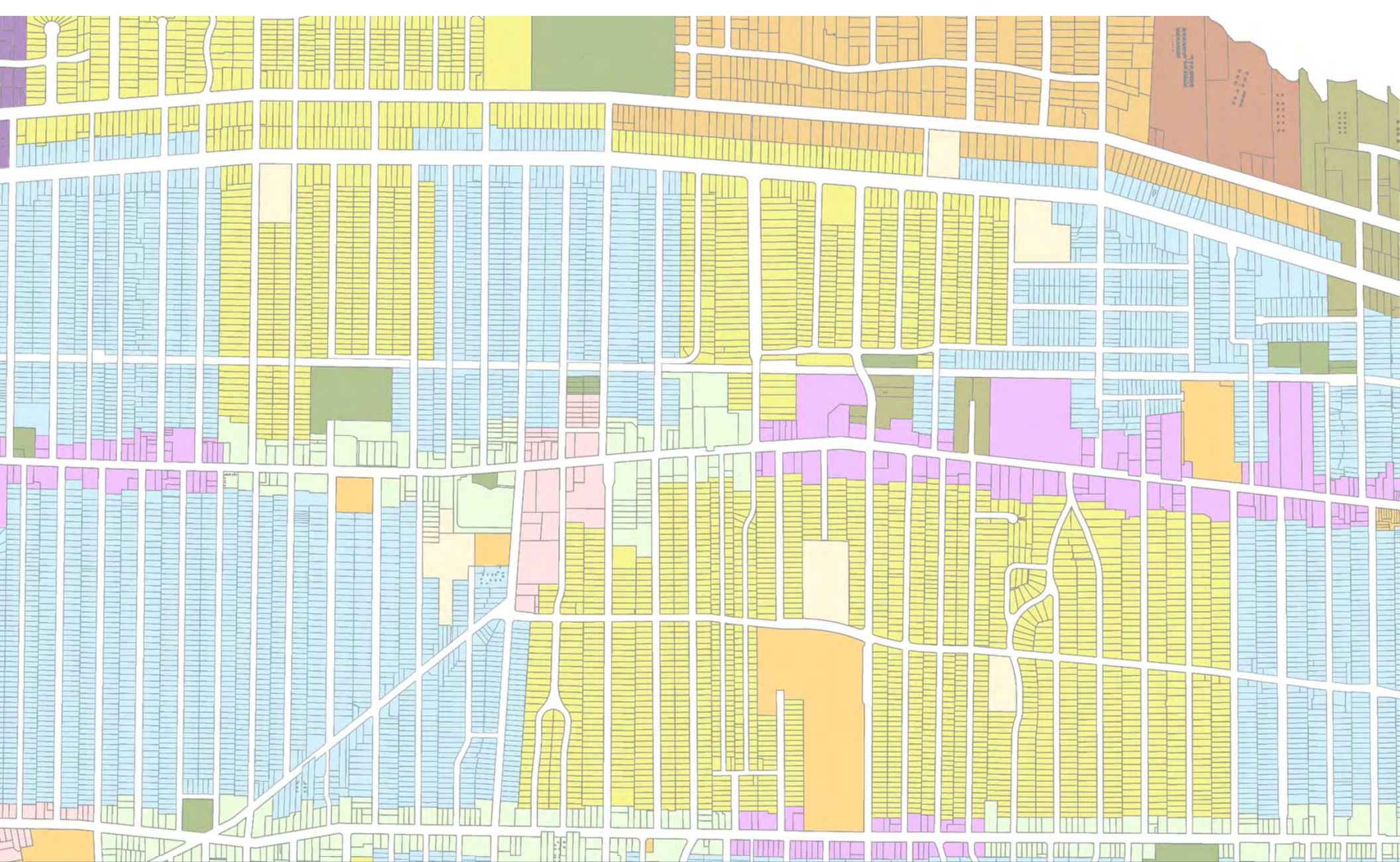
LINTEL SCHEDULE NOTES:

- 1) PROVIDE 8" MINIMUM BEARING FOR ALL LINTELS, U.N.O.
- 2) PROVIDE MINIMUM OF 3 COURSES SOLID CMU BELOW LINTEL BEARING (UNLESS OTHERWISE NOTED).
- 3) CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
- 4) PROVIDE ADJUSTABLE MASONRY ANCHORS ON WEBS/FLANGES AT 32" O.C..
- 5) PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
- 6) REFER TO ELEVATIONS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
- 7) EXTEND BOTTOM PLATES FULL LENGTH (UNLESS BEARING PL. IS INDICATED IN SCHEDULE).
- 8) SHORE ALL CMU LINTELS UNTIL GROUT HAS CURED.
- 9) BOTTOM PL. TO BE 1" NARROWER THAN NOMINAL WALL THICKNESS U.N.O.
- 10) ALL BEAMS SHALL BE A992 WITH MIN FY=50 KSI.

STRUCTURAL STEEL:

All structural steel beams and channels shall conform to ASTM A992 or ASTM A572 (gr. 50) except plate and angle sections which shall conform to ASTM A36, tubular sections which shall conform to ASTM A500 Grade "B" (Fy=46 ksi), and pipe sections which shall conform to ASTM A53 Grade "B" unless noted otherwise. Detailing, fabrication and erection shall conform to the latest AISC specifications. All structural steel which is not spray fireproofed shall be shop primed. Provide AISC standard connections using 3/4" diameter ASTM A-325 bolts. All welding shall be done using E-70xx electrodes in accordance with the latest AWS specifications.





Architectural Board of Review

New Business – June 2022

Applicant proposes addition to existing home.

City Notes:

N/A.



Docket No. 06-28-22 (15107 Edgewater)

**Home Addition
Todd Wallace**



Docket No. 06-28-22 (15107 Edgewater)
Home Addition



Docket No. 06-28-22 (15107 Edgewater)
Home Addition



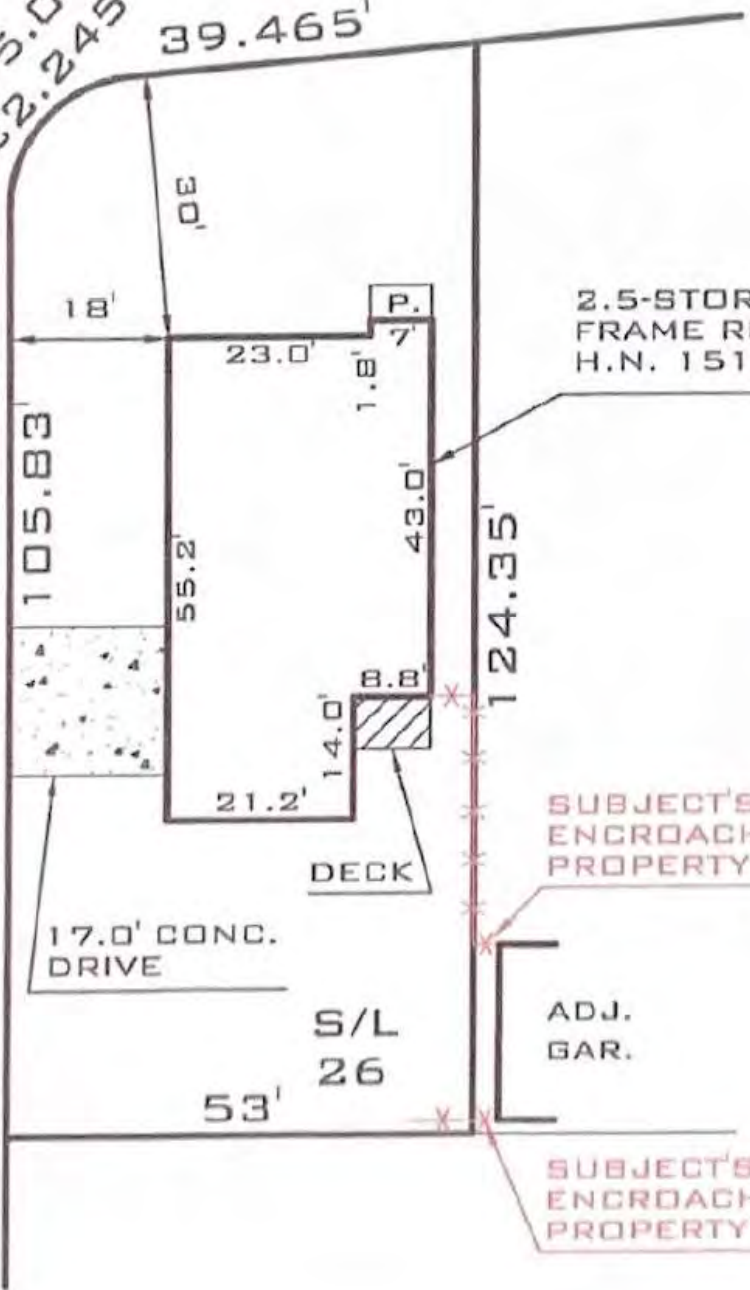
Docket No. 06-28-22 (15107 Edgewater)
Home Addition

ROSALIE AVENUE 44'

95°1'40"

R=15.0'
A=22.245'

39.465'



2.5-STORY
FRAME RES.
H.N. 15107

SUBJECT'S FENCE
ENCROACHES
PROPERTY LINE 3.0'

ADJ.
GAR.

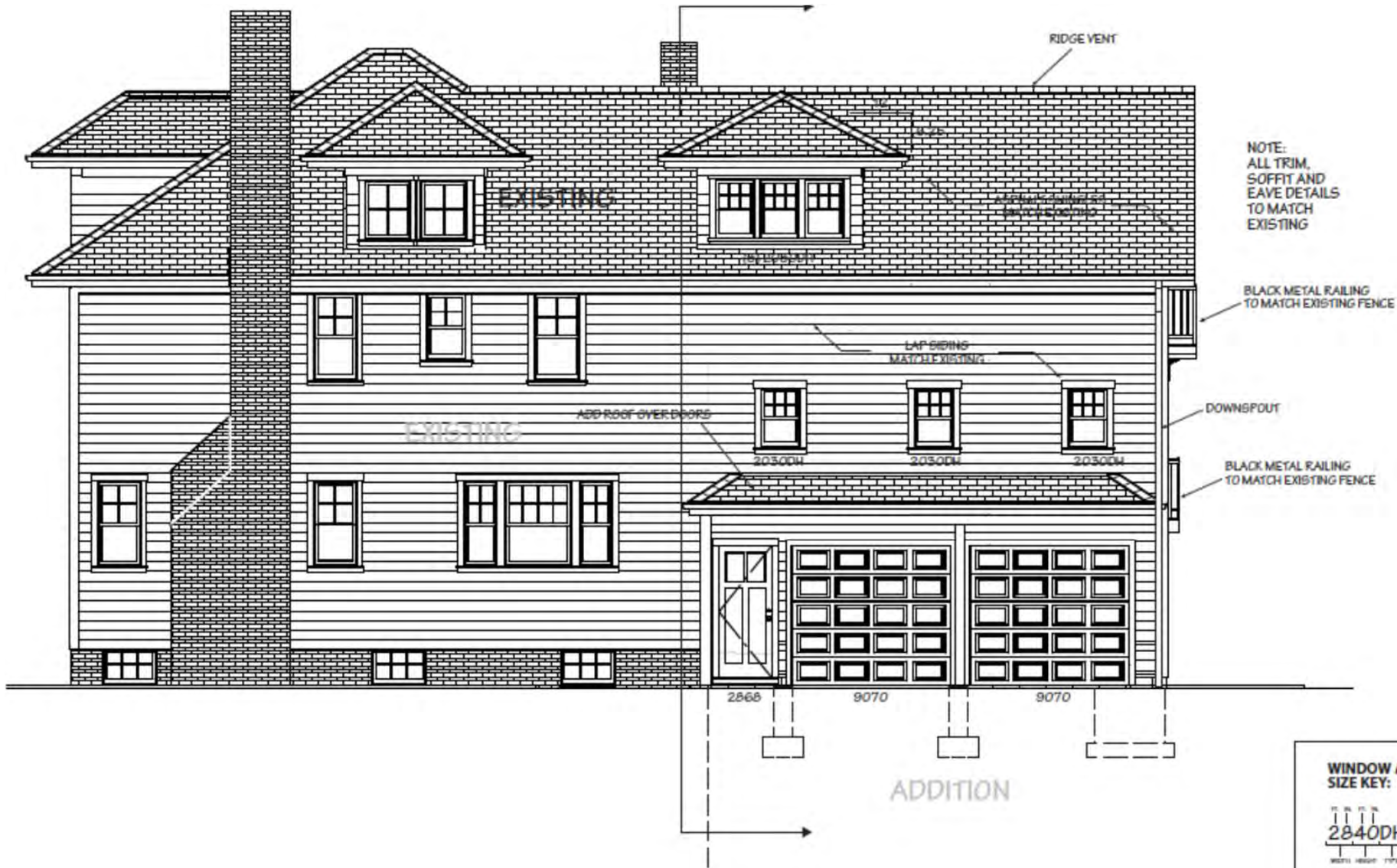
SUBJECT'S FENCE
ENCROACHES
PROPERTY LINE 3.0'



SCALE: 1" = 30'

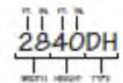


Docket No. 06-28-22 (15107 Edgewater)
Home Addition



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

WINDOW AND DOOR
SIZE KEY:



- DH DOUBLE HUNG
- SH SINGLE HUNG
- SC SINGLE CASEMENT
- DC DOUBLE CASEMENT
- TC TRIPLE CASEMENT
- RS RIGHT SLIDING
- LS LEFT SLIDING
- AW AWNING
- SD SLIDING DOOR
- FD FRENCH DOOR



Docket No. 06-28-22 (15107 Edgewater)
Home Addition

NOTE:
ALL TRIM,
SOFFIT AND
EAVE DETAILS
TO MATCH
EXISTING

NOTE:
VERIFY ALL
ROOF PITCHES
ON SITE

**WINDOW AND DOOR
SIZE KEY:**

FT IN FT IN
 28 4 0 DH
 WIDTH HEIGHT TYPE

DH	DOUBLE HUNG
SH	SINGLE HUNG
SC	SINGLE CASEMENT
DC	DOUBLE CASEMENT
TC	TRIPLE CASEMENT
RS	RIGHT SLIDING
LS	LEFT SLIDING
AW	AWNING
SD	SLIDING DOOR
FD	FRENCH DOOR

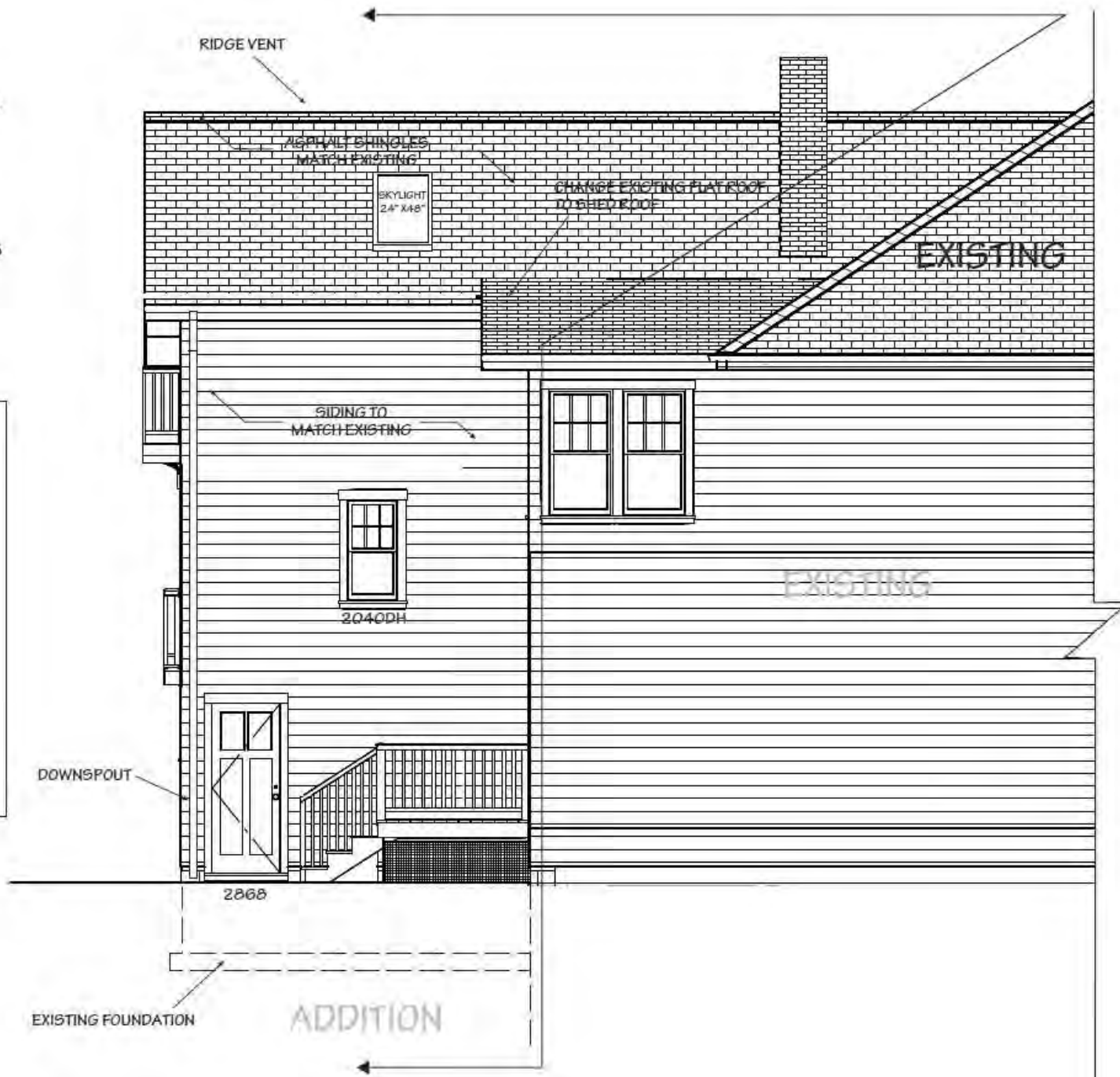


Docket No. 06-28-22 (15107 Edgewater)
Home Addition



NOTE:
ALL TRIM,
SOFFIT AND
EAVE DETAILS
TO MATCH
EXISTING

NOTE:
VERIFY ALL
ROOF PITCHES
ON SITE.



**WINDOW AND DOOR
SIZE KEY:**



- DH DOUBLE HUNG
- SH SINGLE HUNG
- SC SINGLE CASEMENT
- DC DOUBLE CASEMENT
- TC TRIPLE CASEMENT
- RS RIGHT SLIDING
- LS LEFT SLIDING
- AW AWNING
- SD SLIDING DOOR
- FD FRENCH DOOR

Docket No. 06-XX-22 (15107 Edgewater)
Home Addition





PROPOSED GARAGE REBUILD AND 2 STORY ADDITION

15107 EDGEWATER DRIVE
LAKEWOOD, OHIO 44107

GENERAL NOTES:

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FLOOR AND WALL OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

ELECTRICAL:

ALL ELECTRICAL IS TO BE PERFORMED BY A QUALIFIED CONTRACTOR AND TO CONFORM TO THE MOST RECENT NATIONAL, STATE AND LOCAL ELECTRICAL CODES. CONTRACTOR IS RESPONSIBLE FOR USABILITY AND UPGRADE ABILITY OF CURRENT SERVICE PANEL. CONTRACTOR AND CLIENT TO DETERMINE EXACT LOCATION OF OUTLETS, FIXTURES AND SMOKE, CO DETECTORS.

HVAC:

ALL HVAC IS TO BE PERFORMED BY A QUALIFIED CONTRACTOR AND TO CONFORM TO THE MOST RECENT NATIONAL, STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT THE CAPACITY OF CURRENT SYSTEM IS ADEQUATE OR AN UPGRADE IS NECESSARY. CONTRACTOR IS ALSO RESPONSIBLE FOR PLACEMENT AND SIZING OF ALL DUCTS AND AIR RETURNS.

PLUMBING:

ALL PLUMBING IS TO BE PERFORMED BY A QUALIFIED CONTRACTOR AND TO CONFORM TO THE MOST RECENT NATIONAL, STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL DRAINS AND VENT PIPES.

CONTENTS:

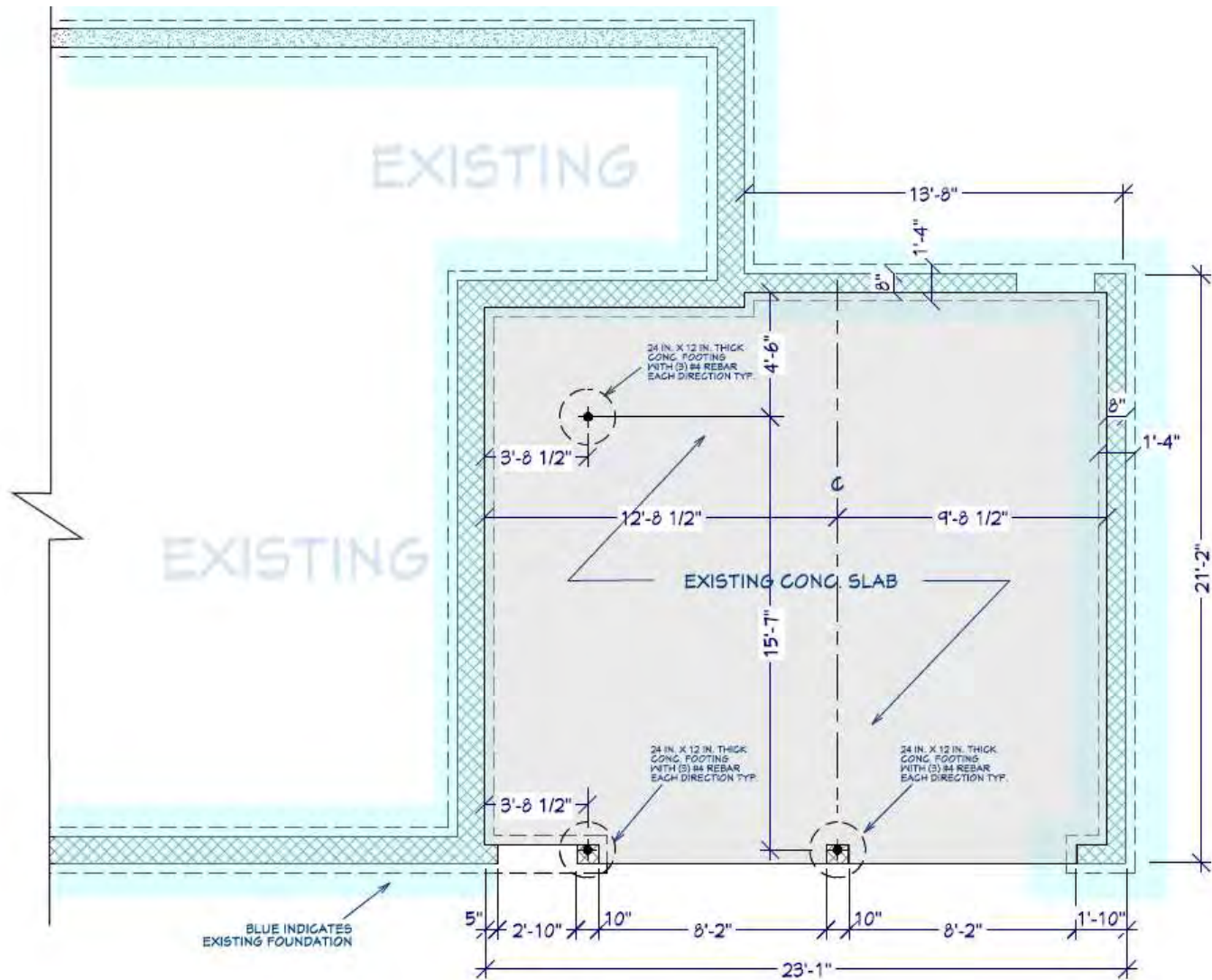
CV COVER
A1 WEST ELEVATION
A2 SOUTH ELEVATION
A3 EAST ELEVATION
A4 FOUNDATION PLAN
A5 1ST FLOOR PLAN
A6 2ND FLOOR PLAN
A7 3RD FLOOR PLAN
S1 SECTION VIEW
S2 SECTION VIEW
E1 ELECTRICAL / HVAC (1ST FLOOR)
E2 ELECTRICAL / HVAC (2ND FLOOR)
E3 ELECTRICAL / HVAC (3RD FLOOR)



Docket No. 06-28-22 (15107 Edgewater)
Home Addition



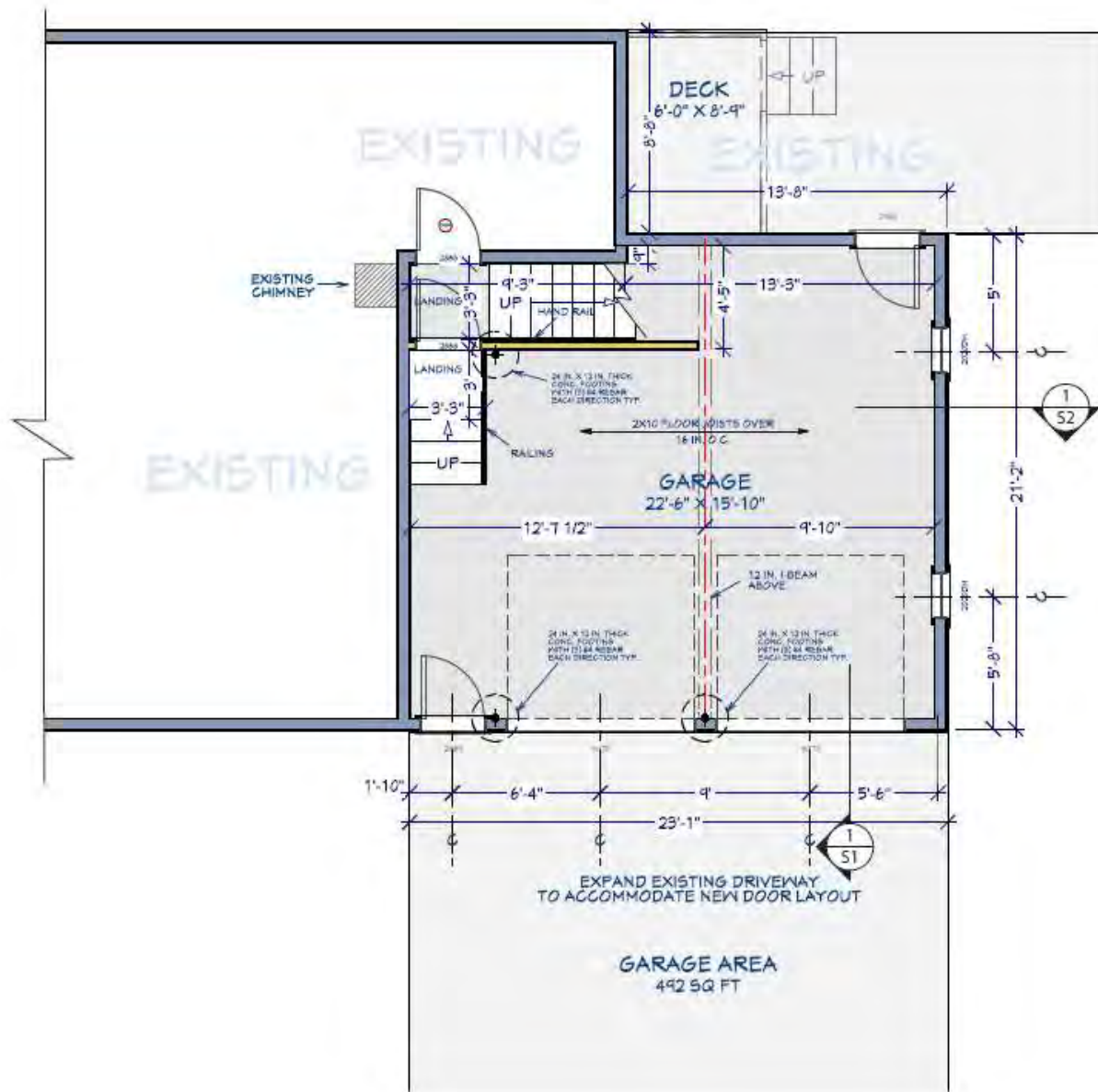
Docket No. 06-28-22 (15107 Edgewater)
Home Addition



FOUNDATION PLAN

Docket No. 06-28-22 (15107 Edgewater)
Home Addition

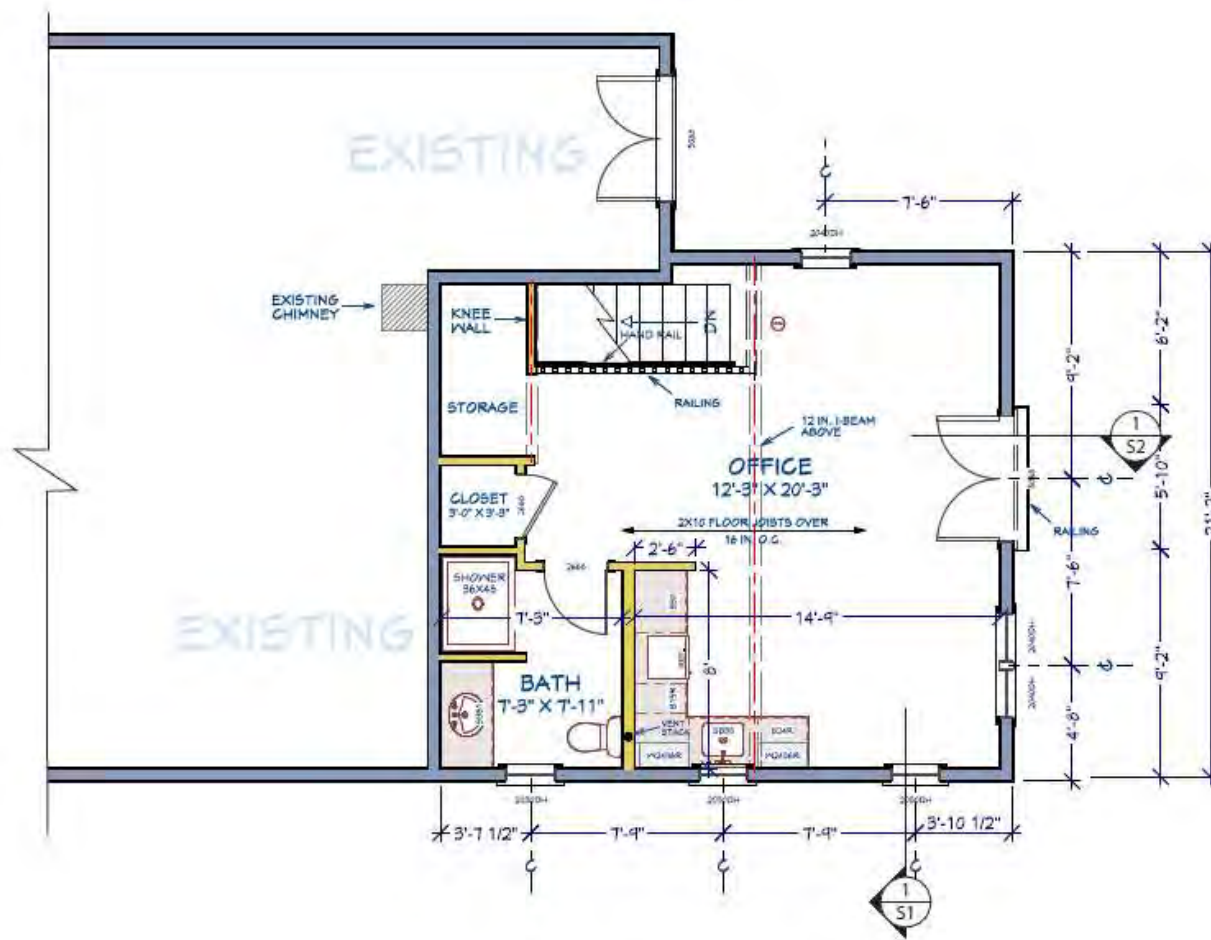




1ST FLOOR PLAN
1/4" = 1'-0"

Docket No. 06-28-22 (15107 Edgewater)
Home Addition

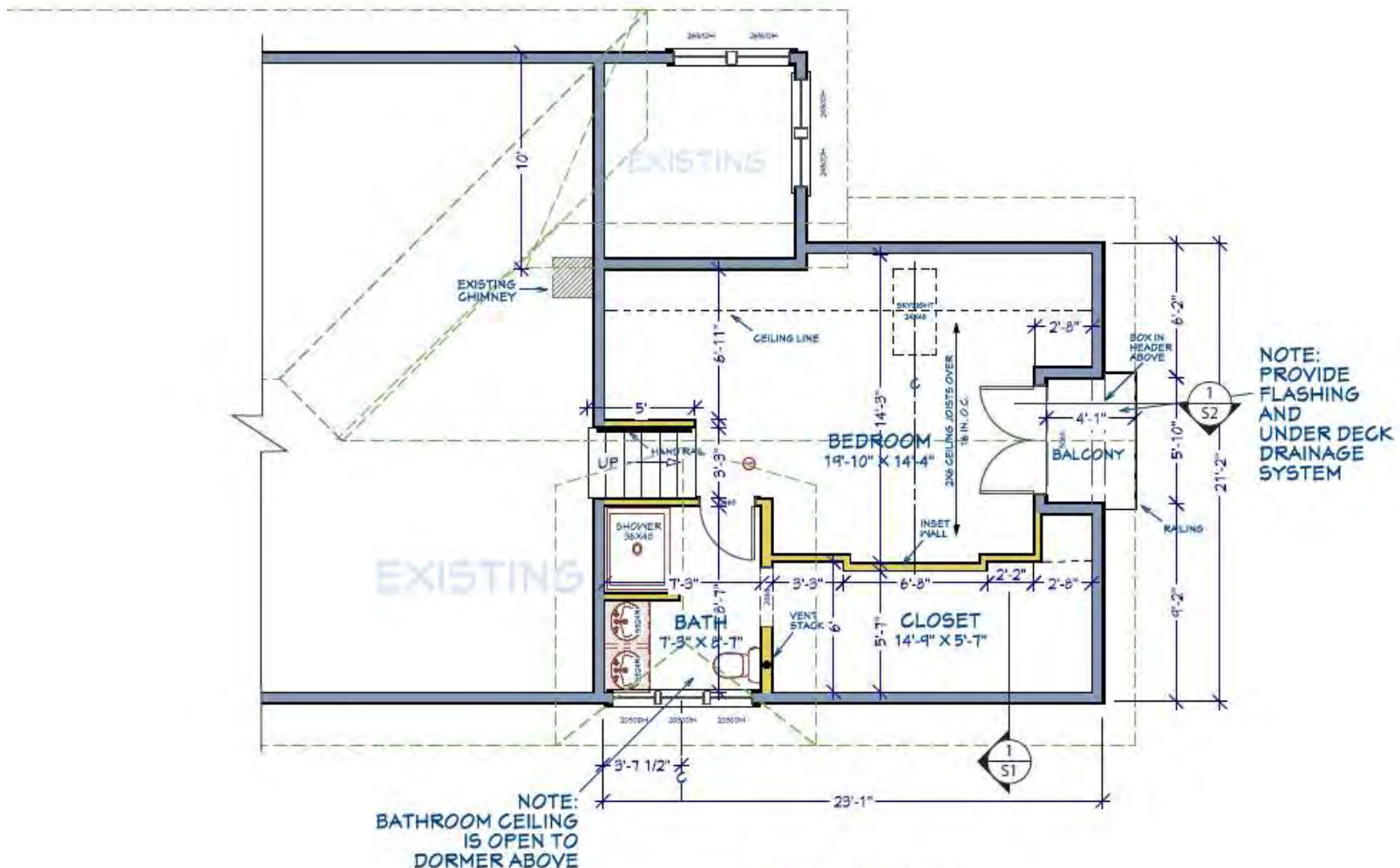




2ND FLOOR PLAN
1/4" = 1'-0"

Docket No. 06-28-22 (15107 Edgewater)
Home Addition





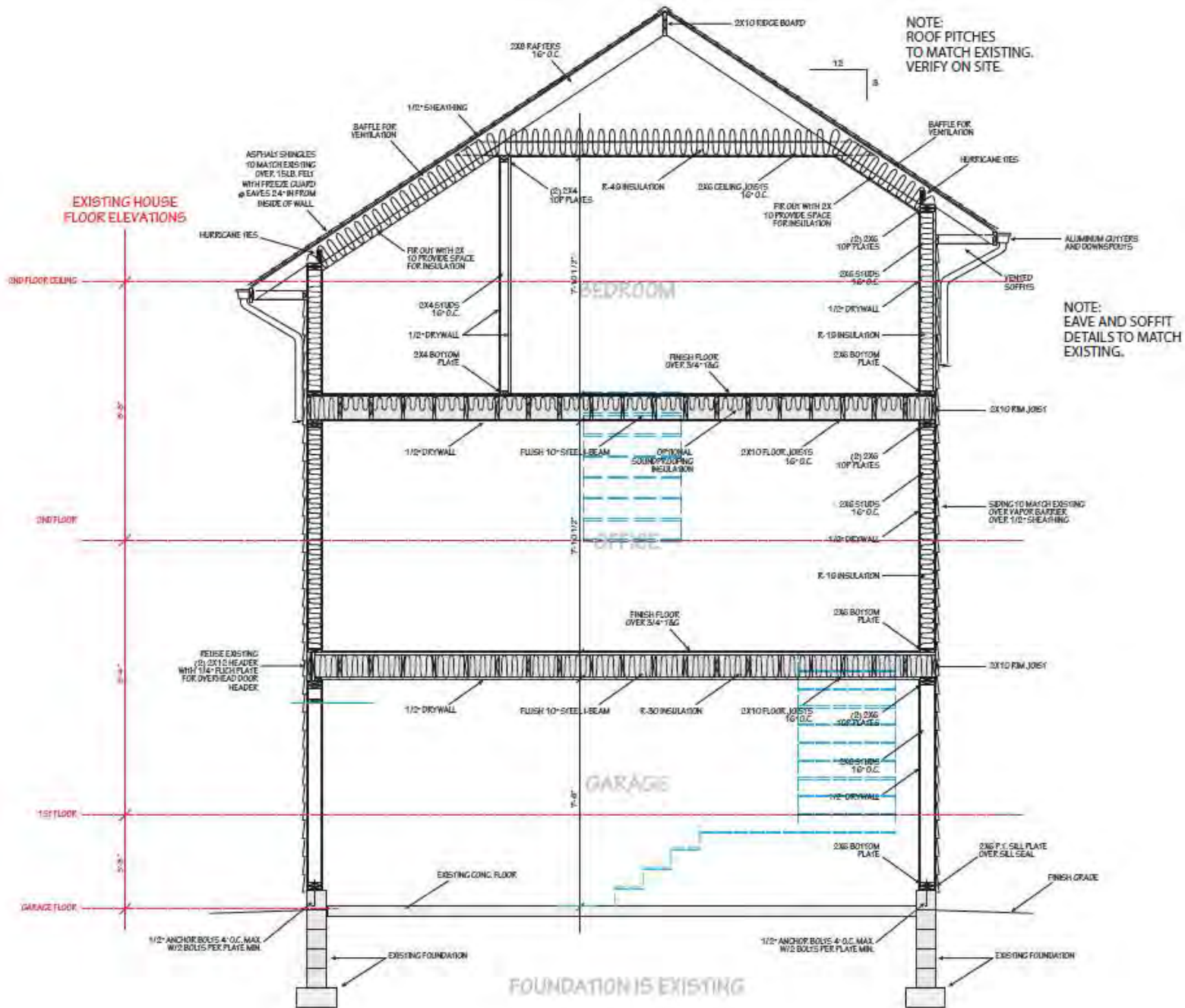
3RD FLOOR AREA
462 SQ FT

3RD FLOOR PLAN
1/4" = 1'-0"



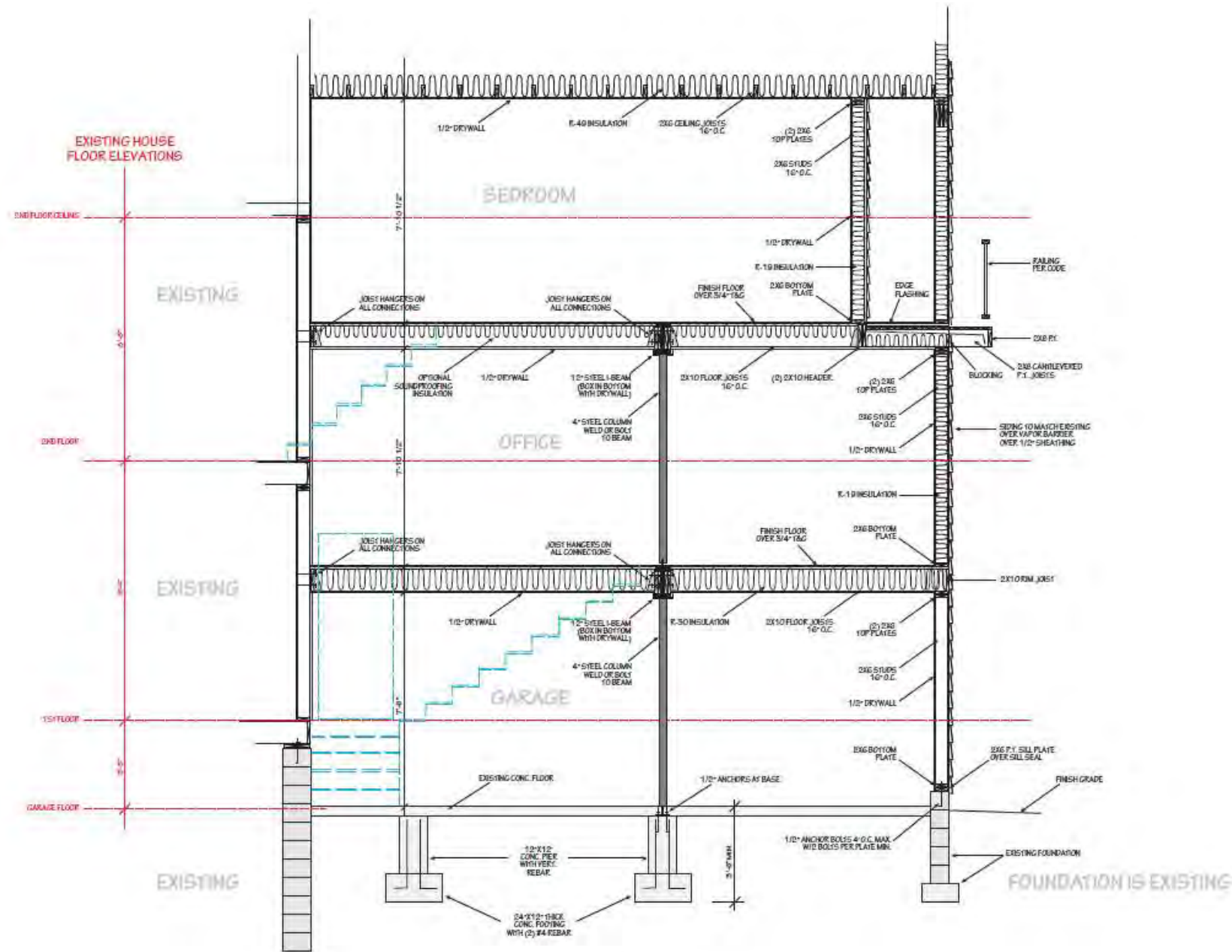
Docket No. 06-28-22 (15107 Edgewater)

Home Addition



Docket No. 06-28-22 (15107 Edgewater)

Home Addition



1 SECTION VIEW
 S2 3/16" = 1'-0"



Docket No. 06-28-22 (15107 Edgewater)

Home Addition



Balliett Residence

15107 Edgewater Dr.

Lakewood Oh, 44107

Material Selections:

The materials on the new addition will match the existing:

Siding: The current siding is an insulated, yellow vinyl panel with a 7" lap. We will salvage the siding off the existing garage and use that on the western exposure which faces Rosalie Ave. We will match the existing siding on the other facades.

Roofing: The existing roofing is GAF White 3- tab asphalt shingles. We will use the same roofing.

Window and corner trim: the windows and building corners are olive colored aluminum clad. The windowsills are burgundy clad aluminum. Both claddings will be duplicated.

Garage doors: the existing garage doors will be repurposed on the new addition.

Garage service door: The service door will be a Craftsman style door with partial glass that will be painted to match the garage doors and trim.

Windows: the windows in the existing home are aluminum clad Pella double hung. We will repurpose some of the windows at the rear of the existing home on the addition. (6) new Pella windows will be installed that will match including the top divided sash.

Driveway: the drive will be expanded 5' wider to accommodate the new garage door configuration.



Docket No. 06-28-22 (15107 Edgewater)
Home Addition

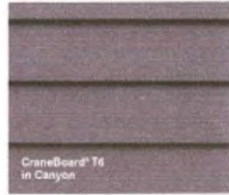


CraneBoard® D7 Solid Core Siding® in Lighthouse Red

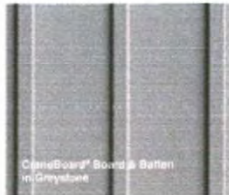


CraneBoard® D7
in Oceanide

7"
7"



CraneBoard® T6
in Canyon



CraneBoard® Board & Batten
in Greystone



CraneBoard® Q45DL
in City



in Fairwood

Unique private labels
the "D7" as their "Statesman"

Energy efficiency in standout styles.

Whether you seek to express a clean, contemporary look, amplify the elegance of your home style or convey something more traditional, CraneBoard® Solid Core Siding® gives you true design flexibility, while protecting your home from moisture, noise, weather, wear and tear.

- Available profiles: D7, T6, Board & Batten, Q4 and Q45DL
- Horizontal lap and Board & Batten profiles provide more exterior design possibilities
- Built with TXL™ Lamination Technology for superior bonding
- Offers significantly more insulating power than fiber cement, wood, engineered wood or brick
- Neopor® insulation provides up to 19% better R-value than regular foam insulation, depending on the profile
- Only Solid Core® insulation has the Smart Track™ system with moisture management ridges



* Neopor® is a registered trademark of BASF SE
** Smart Track™ is available in D7-12', D7-16', T6-12' and Q45DL



A sustainable exterior presence.

CraneBoard® Solid Core Siding® is as green as it is colorful and curb appealing. It's engineered to eliminate the need for painting or staining, and represents its environmental friendliness in many different ways—from production and manufacturing to transportation and installation. For example, virtually all scrap materials are recycled during production, and no hazardous materials are emitted when it's cut for installation.

- Manufactured from recyclable materials
- Rivals cedar in overall green performance
- 1/2 the environmental impact of fiber cement

RoyalBuildingProducts.com/ExteriorPortfolio/CraneBoard



Docket No. 06-28-22 (15107 Edgewater)
Home Addition

Applicant proposes renovation of existing side porch on home.

City Notes:

Provide manufacturer specifications or example images for all new proposed materials.



Docket No. 06-28-22 (2064 Lincoln)

Renovation of Side Porch
Joey Mannarino



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch

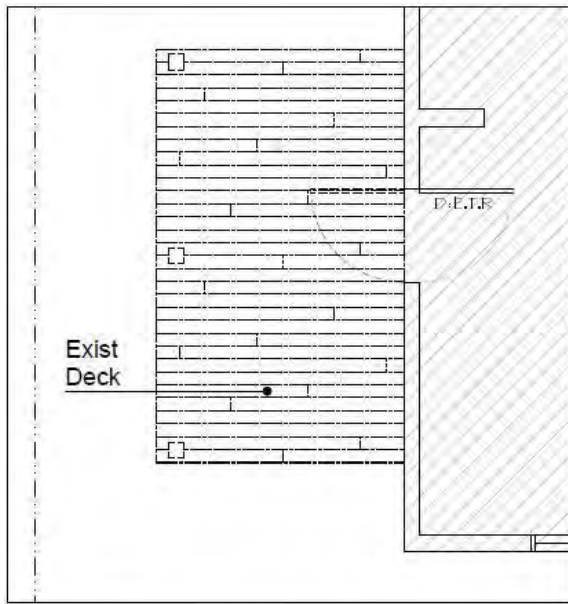




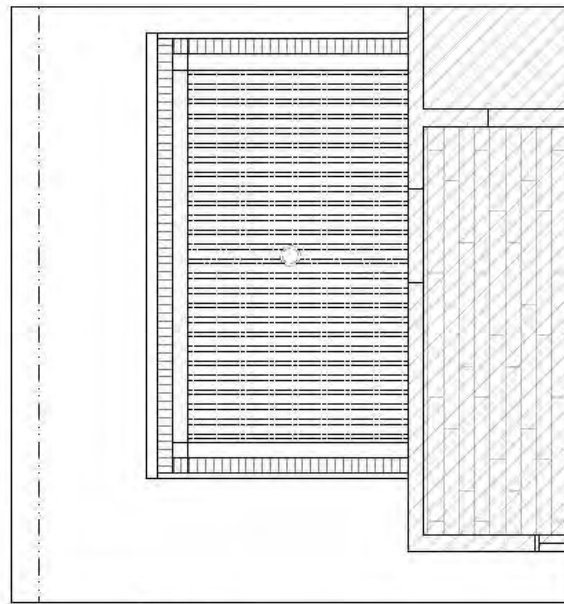
Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



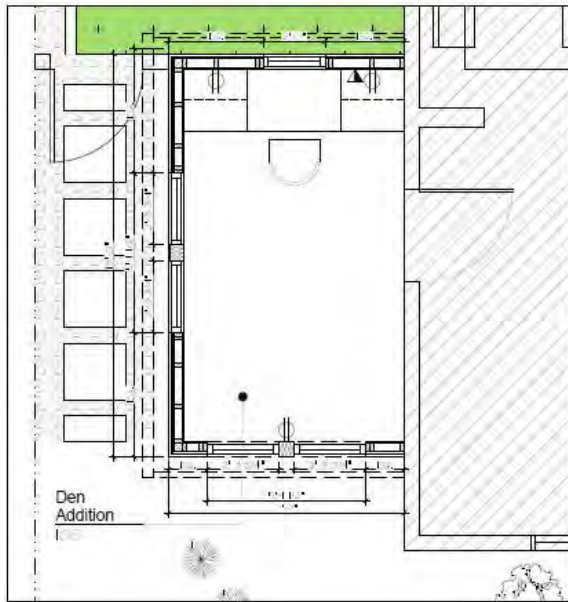
Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



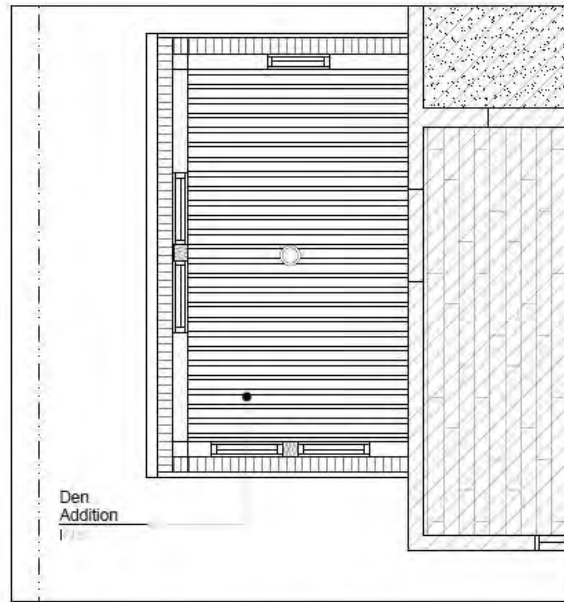
Demolition Floor Plan
 1/4" = 1'-0" A101



Demo Reflected Ceiling Plan
 1/4" = 1'-0" A101



Floor Plan
 1/4" = 1'-0" A101



Reflected Ceiling Plan
 1/4" = 1'-0" A101

DATE	DESCRIPTION
04/11/22	PERMIT SET

DRAWN BY: CF
 JOB NO.: 2064

FEY RESIDENCE
EXTERIOR ADDITION
 2064 LINCOLN AVE
 LAKEWOOD, OH 44107

Demo, Floor &
 Reflected Ceiling Plans

A 101



Docket No. 06-29-22 (2064 Lincoln)
 Renovation of Side Porch



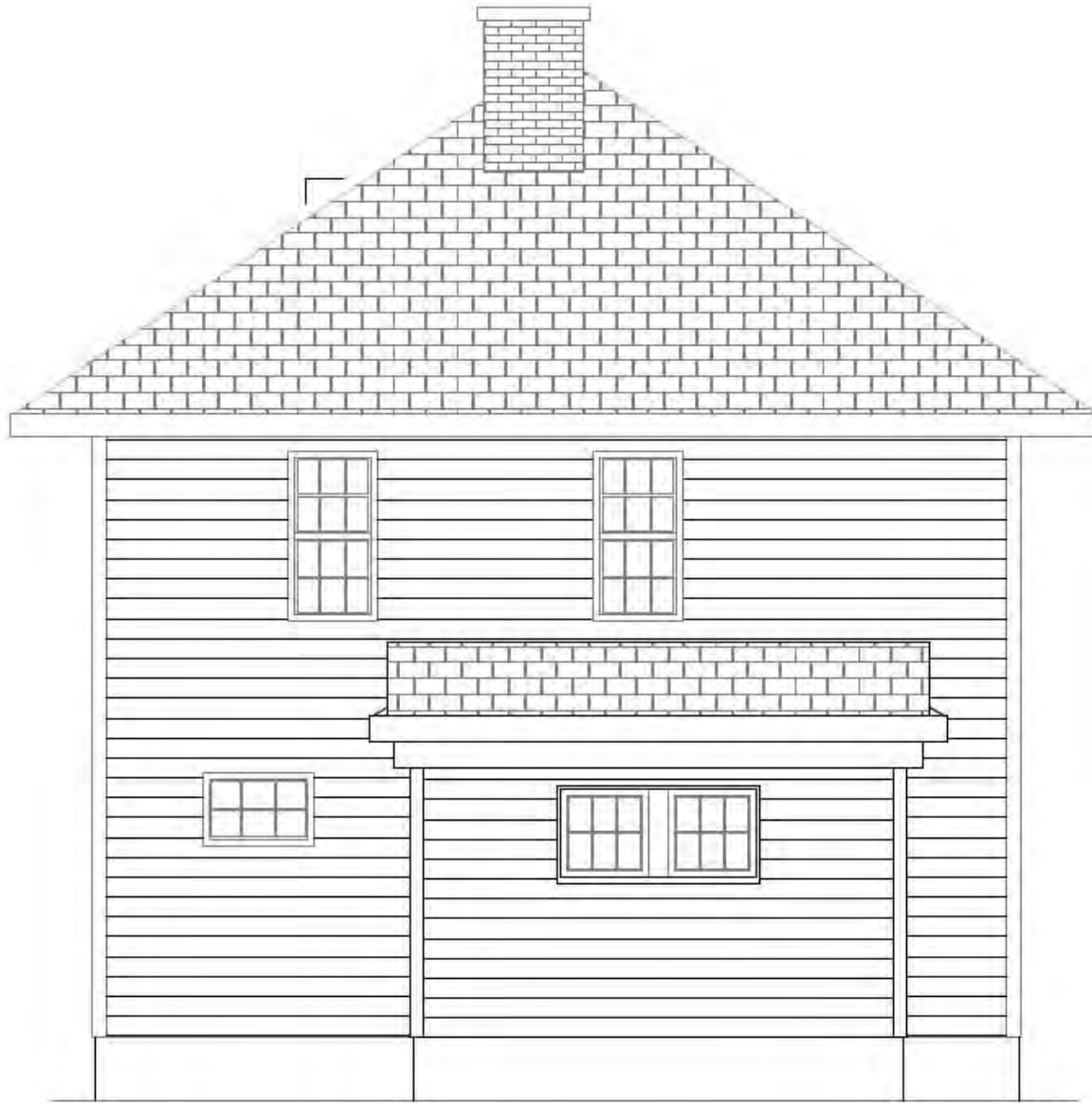
Lincoln Ave
East Elevation

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

1
A102



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



South Elevation

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

3

A102



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



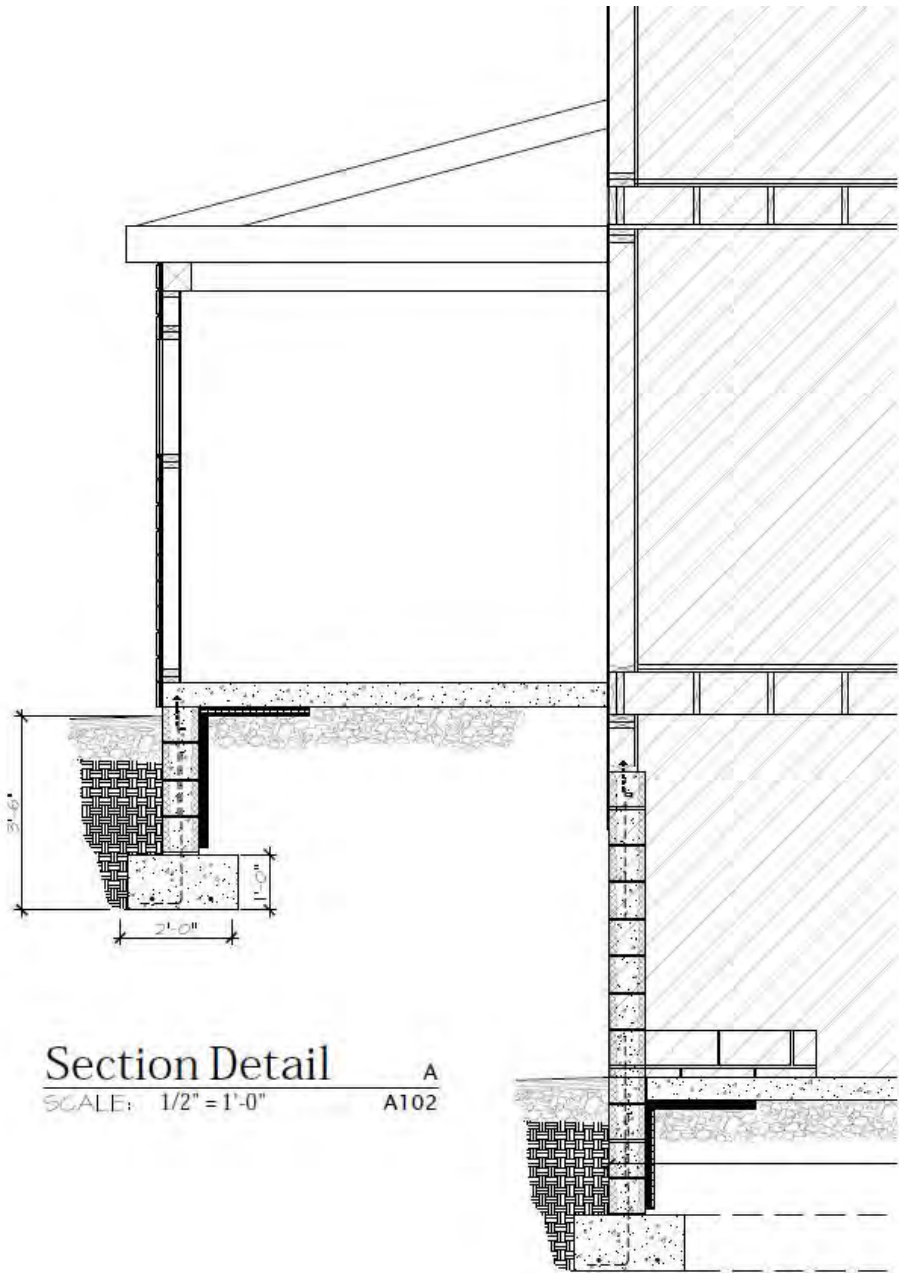
West Elevation

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

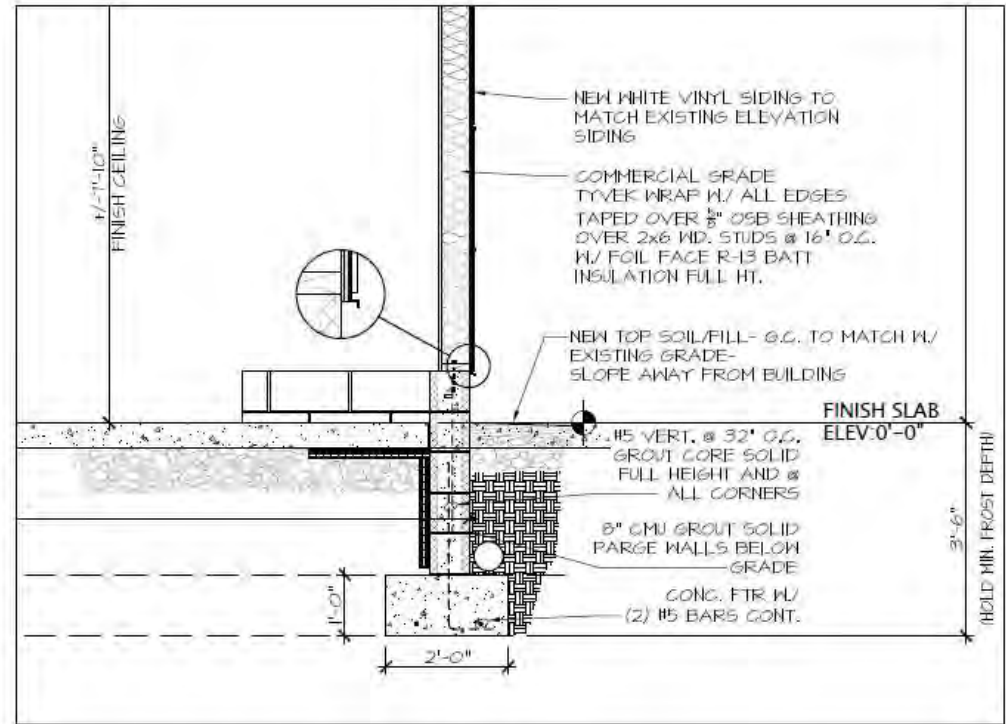
2
A102



Docket No. 06-29-22 (2064 Lincoln)
Renovation of Side Porch



Section Detail A
 SCALE: 1/2" = 1'-0" A102



Enlarged Section Detail B
 SCALE: 1/2" = 1'-0" A102



Docket No. 06-29-22 (2064 Lincoln)
 Renovation of Side Porch

Applicant proposes outdoor dining.

City Notes:

Proposal also pending Planning Commission review.



Docket No. 06-30-22 (15023 Madison)

**Outdoor Dining – Pachamama
David Maniet**



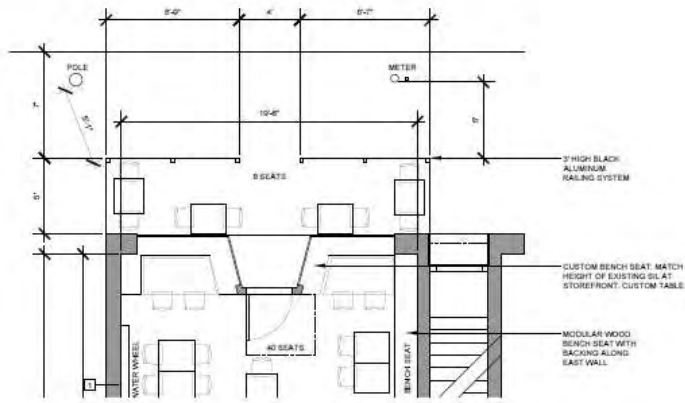
Existing Photo Looking West



Existing Photo Looking East



Docket No. 06-30-22 (15023 Madison)
Outdoor Dining – Pachamama



Proposed First Floor Plan
1/2" = 1'-0"



Proposed Elevation
1/2" = 1'-0"



Existing Photo Looking West



Existing Photo Looking East



Proposed Chair



Proposed Table

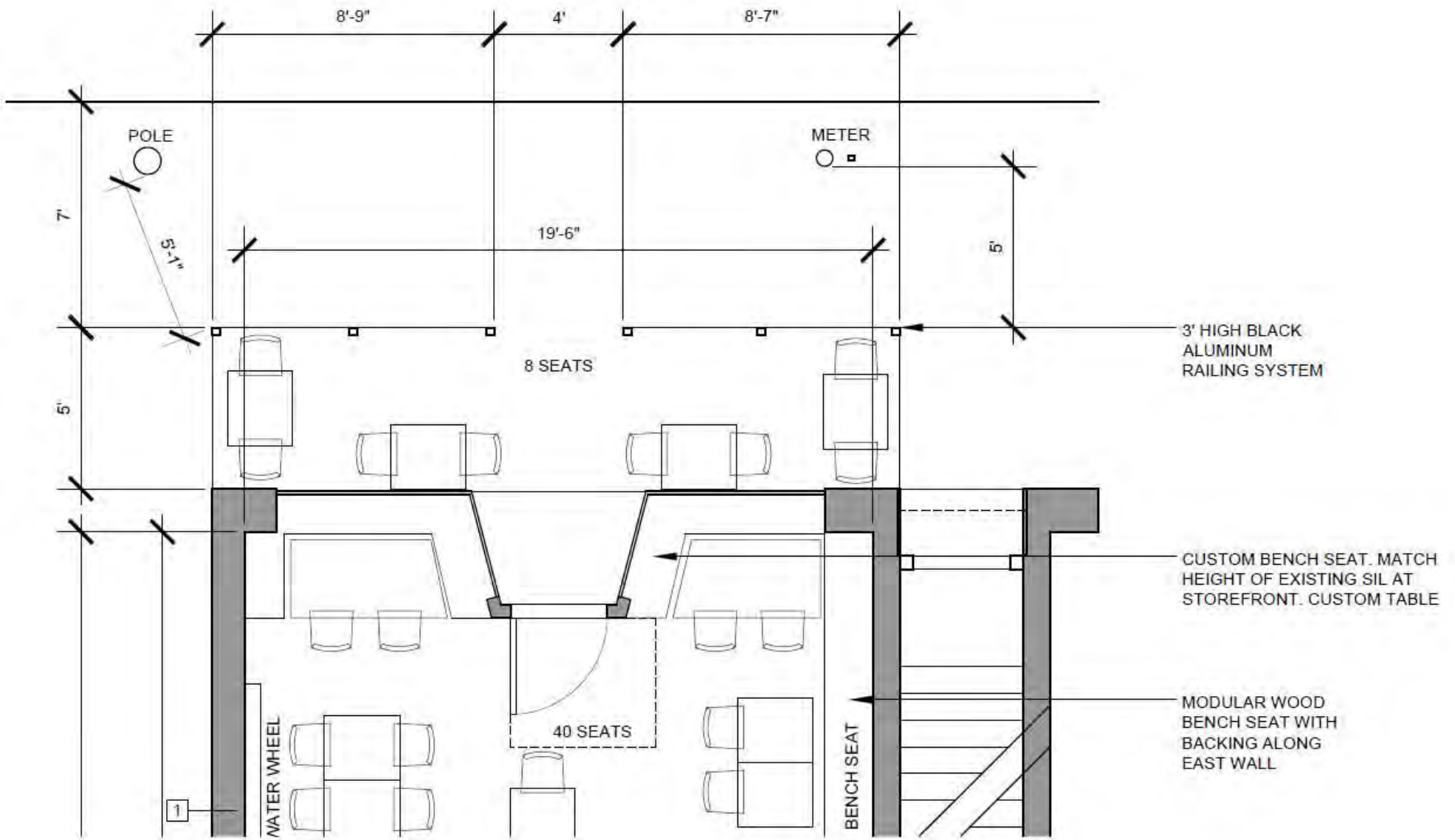


Proposed Railing



Docket No. 06-30-22 (15023 Madison)

Outdoor Dining – Pachamama



Proposed First Floor Plan

1/4" = 1'-0"



Docket No. 06-30-22 (15023 Madison)
 Outdoor Dining – Pachamama



Proposed Elevation

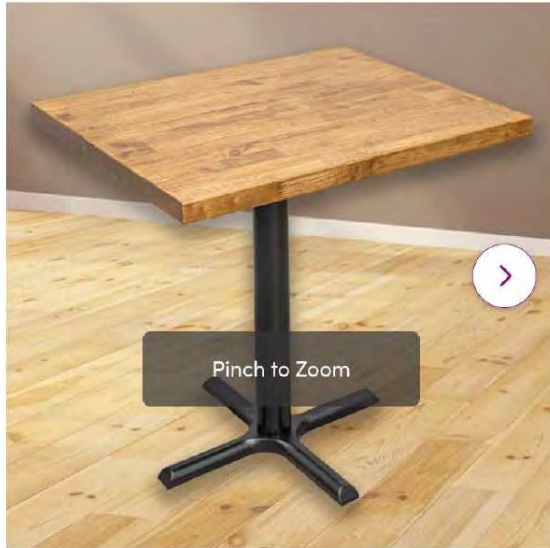
1/4" = 1'-0"



Docket No. 06-30-22 (15023 Madison)
Outdoor Dining – Pachamama



Proposed Chair



Proposed Table



Proposed Railing



Docket No. 06-30-22 (15023 Madison)
Outdoor Dining – Pachamama

Applicant proposes renovation of existing storefront and rear entry.

City Notes:

N/A.



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger’s
Elicia Gibbon



Geiger's - Lakewood
SCHEMATIC DESIGN
14710 Detroit Avenue, Lakewood, OH

EXISTING VIEWS

DS9 | June 2, 2022
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Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



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Storefront/Rear Entry Renovation – Geiger's



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



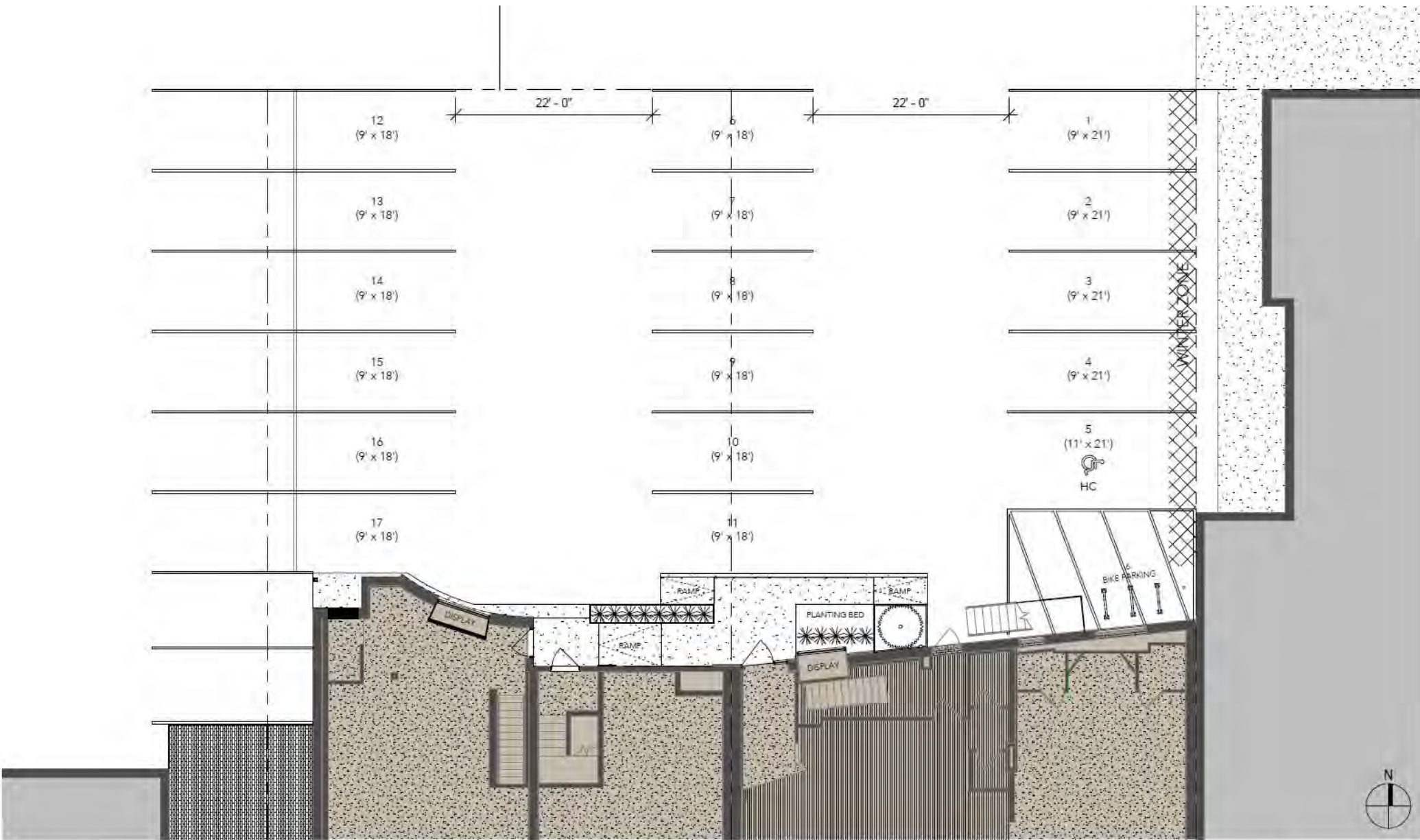
Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Geiger's - Lakewood
 SCHEMATIC DESIGN
 14710 Detroit Avenue, Lakewood, OH

SITE PLAN
 SCALE: 1" = 10'-0"

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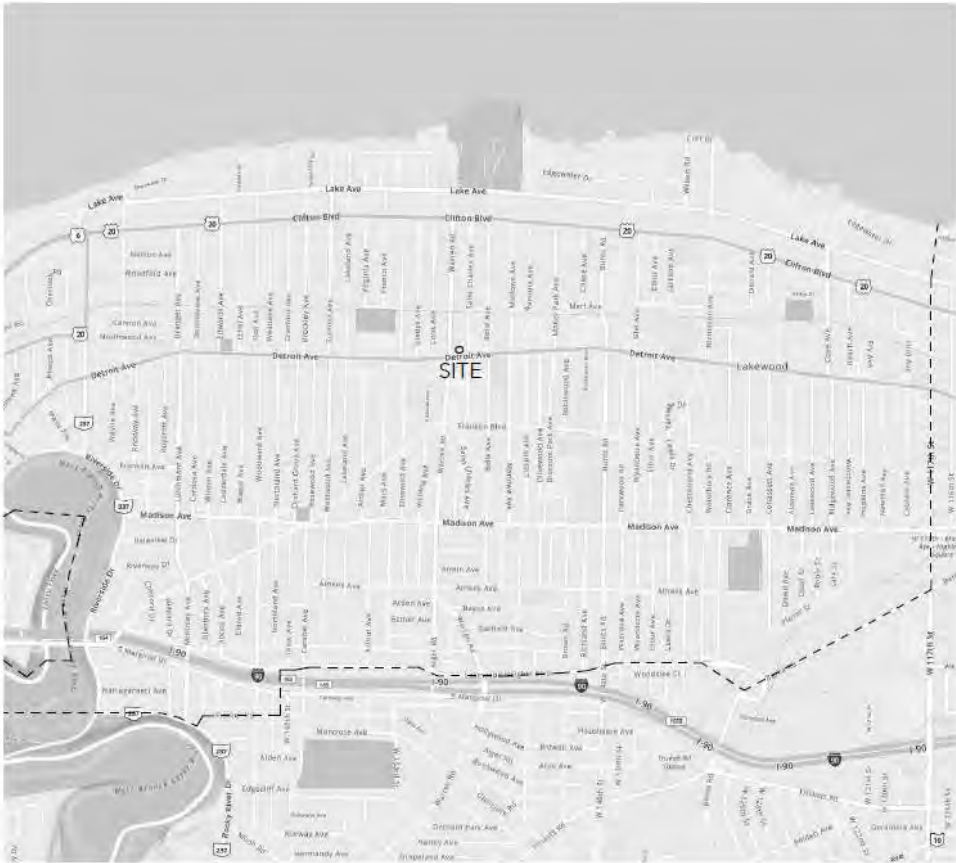



Docket No. 06-31-22-A (14706 Detroit)
 Storefront/Rear Entry Renovation – Geiger's

GEIGER'S - LAKEWOOD

14710 Detroit Avenue

Lakewood, Ohio 44107



VICINITY MAP

Geiger's - Lakewood

SCHEMATIC DESIGN

14710 Detroit Avenue, Lakewood, OH



PROJECT TEAM

OWNER:

CHAS & GORDON GEIGER
14710 DETROIT AVENUE
LAKEWOOD, OHIO 44107
(216) 521-3881

ARCHITECT:

GIBBON ARCHITECTURE
3012 CHADBOURNE ROAD
SHAKER HEIGHTS, OHIO 44120
(216) 385-2385

CODE REVIEW

GOVERNING CODES:

- 2017 OHIO BUILDING CODE
- 2020 CODIFIED ORDINANCES OF THE CITY OF LAKEWOOD, OH
- 2017 NATIONAL ELECTRICAL CODE, WITH OHIO AMMENDMENTS
- 2017 INTERNATIONAL MECHANICAL & PLUMBING CODES, WITH OHIO AMMENDMENTS
- OHIO ACCESSIBILITY GUIDELINES

PROJECT DESCRIPTION:

STOREFRONT AND PARKING LOT ENTRY RENOVATION OF AN EXISTING LOCAL SPORTS RETAIL LOCATION.

SITE ADDRESS:

14710 DETROIT AVENUE
LAKEWOOD, OH 44107

SITE PPN: 312-17-025 & 312-17-026

BUILDING HEIGHT (EXISTING): 2 STORY

BUILDING AREA (EXISTING): 11,274 SF (3,990 SF + 7,284 SF)

LOT SIZE (EXISTING): 14,622 SF (7,168 SF + 7,454 SF) .336 ACRES

PARKING: REAR LOT, ON-STREET PARKING

OCCUPANCY USE GROUP CLASSIFICATION: MERCANTILE & BUSINESS

ZONING DISTRICT: (C1) COMMERCIAL, OFFICE

HISTORIC DESIGNATION: DOWNTOWN LAKEWOOD NATIONAL HISTORIC DISTRICT

CONSTRUCTION TYPE: III-B

FIRE SUPPRESSION: NOT REQUIRED

LAKEWOOD ZONING CODE:

- § 1143.05 OFF-STREET PARKING REQUIREMENTS:
RETAIL: 1:1,000 GSF = 6 SPACES
OFFICE: 2:1,000 GSF = 12 SPACES
18 REQUIRED
- § 1143.10 PARKING SPOTS - ON SITE: 17
PARKING SPOTS - ADJACENT PUBLIC LOT: 95
- § 1143.12 1:2,500 SF BICYCLE PARKING SPACES REQUIRED
WITHIN 250 FEET OF MAIN ENTRANCE.
5 REQUIRED

DSC | June 2, 2022
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Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



NOTES:

- ANTIQUE WHITE PAINT
- BLACK, PIN-MOUNTED, HALO-LIT 'GEIGER'S'
- EXISTING AWNING FRAME MOVED UP 1'. NEW BLACK CANVAS COVER
- DISPLAY WINDOW & DOOR AT BAKELITE PANELS, EXTENDED 1' HIGHER
- 3'-6" WIDE DOOR RETAINED
- EXISTING WINDOW AT CURVED WALL EXTENDED 1' LOWER, DISPLAY AREA CONSTRUCTED BEHIND
- NEW SIDE ENTRY AT EXISTING ADDITION (NEAR TENANT ENTRY)
- CONVENIENCE WALK ADDED NEAR NEW EVERGREEN TREE
- PARKING MAXIMIZED. ANGLED PARKING WOULD DECREASE CURRENT PARKING COUNT ~20%
- CEILING AT BANK DRIVE-THRU AWNING REPLACED WITH RUSTIC WOOD TO MATCH PLANTERS & DIRECTORY. ADD/REPLACE CEILING LIGHTS
- CURB EXTENDED FOR FUTURE ADDITION
- BLACK FENCING AROUND ROOFTOP EQUIPMENT (SEE PGS. 2-4)
- WATERPROOF & INSULATE BASEMENT WALL AT NORTH ELEVATION



Geiger's - Lakewood
SCHEMATIC DESIGN

14710 Detroit Avenue, Lakewood, OH

NORTH ELEVATION

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

DS1 | June 2, 2022
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Docket No. 06-XX-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Geiger's - Lakewood

SCHEMATIC DESIGN

14710 Detroit Avenue, Lakewood, OH

NORTH VIEW

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Docket No. 06-31-22-A (14706 Detroit)

Storefront/Rear Entry Renovation – Geiger's



Geiger's - Lakewood

SCHEMATIC DESIGN

14710 Detroit Avenue, Lakewood, OH

NORTH VIEW

DS3 | June 2, 2022
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GIBBON
ARCHITECTURE



Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Geiger's - Lakewood
SCHEMATIC DESIGN
14710 Detroit Avenue, Lakewood, OH

NORTH VIEW

DS4 | June 2, 2022
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Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



NOTES:

- ANTIQUE WHITE PAINT
- BLACK, PIN-MOUNTED, HALO-LIT 'GEIGER'S'
- NEW BLACK CANVAS COVER ON EXISTING FRAMES



Geiger's - Lakewood

SCHEMATIC DESIGN

14710 Detroit Avenue, Lakewood, OH

SOUTH ELEVATION

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

DS6 | June 2, 2022
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Docket No. 06-31-22-A (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's

Applicant proposes new signage as part of renovation of existing storefront and rear entry.

City Notes:

- ❑ Total allowable sign area of 100 ft².
- ❑ Proposal includes replacement of existing wall lettering (~34 ft²) with new rear directory sign (5.5 ft²)



Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's
Elicia Gibbon

SIGNAGE AREA ALLOWED: 11.5sf per 1 lineal ft of bldg frontage not to exceed 100 sf

99.5' - 0" x 1.5' = 149.25 = 100 sf

Front Sign = 19 sf (12'-0" x 1'-7")

Rear Sign = 15.8 sf (10'-10" x 1'-5")

Rear Directory Sign = 5.5 sf (2'-0" x 2'-9")



Geiger's - Lakewood
SCHEMATIC DESIGN
14710 Detroit Avenue, Lakewood, OH

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

DS7 | June 2, 2022
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Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



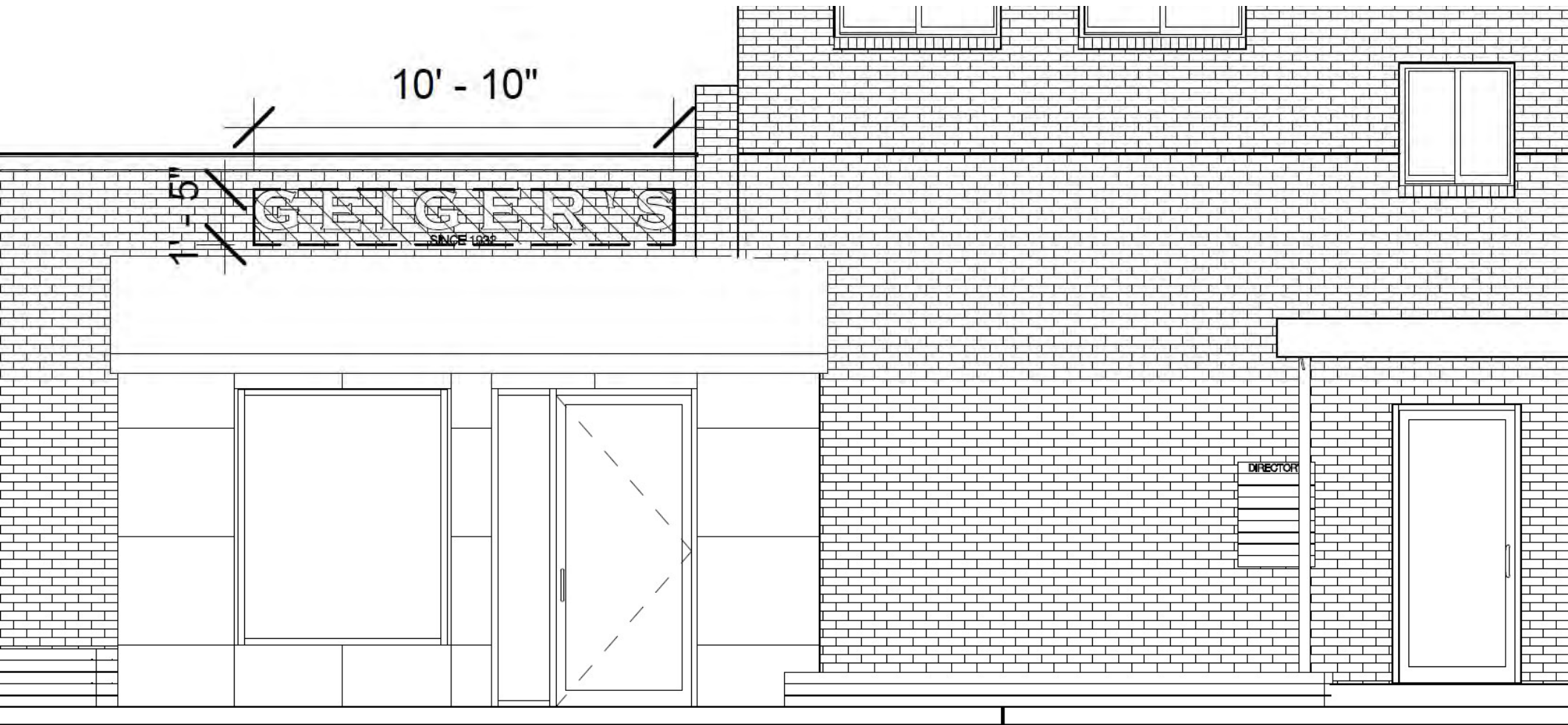
Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



- BLACK, PIN-MOUNTED, HALO-LIT 'GEIGER'S'



Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



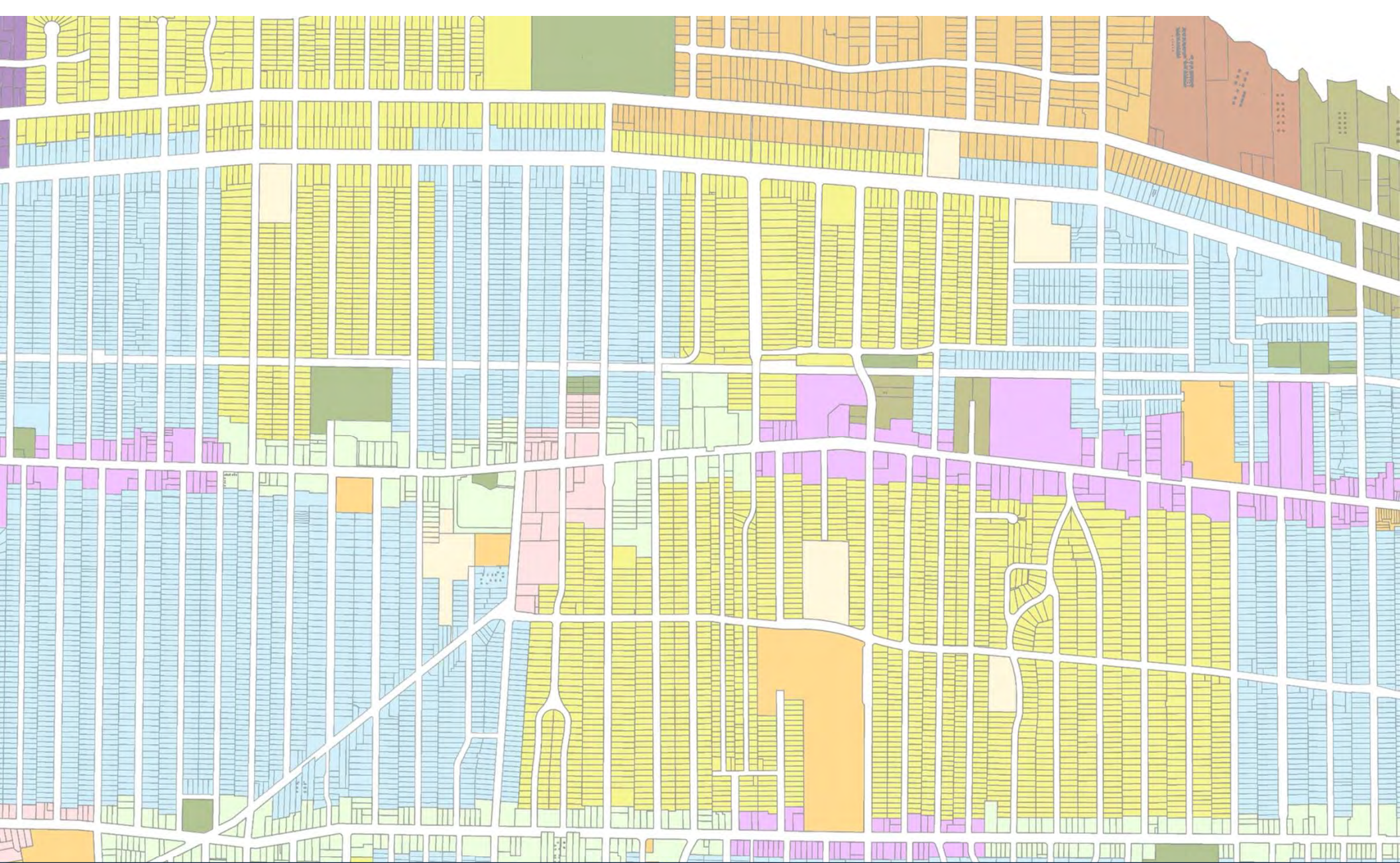
Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



- BLACK, PIN-MOUNTED, HALO- LIT 'GEIGER'S'



Docket No. 06-31-22-S (14706 Detroit)
Storefront/Rear Entry Renovation – Geiger's



Architectural Board of Review

Sign Review – June 2022

Applicant proposes new signage in C2 district.

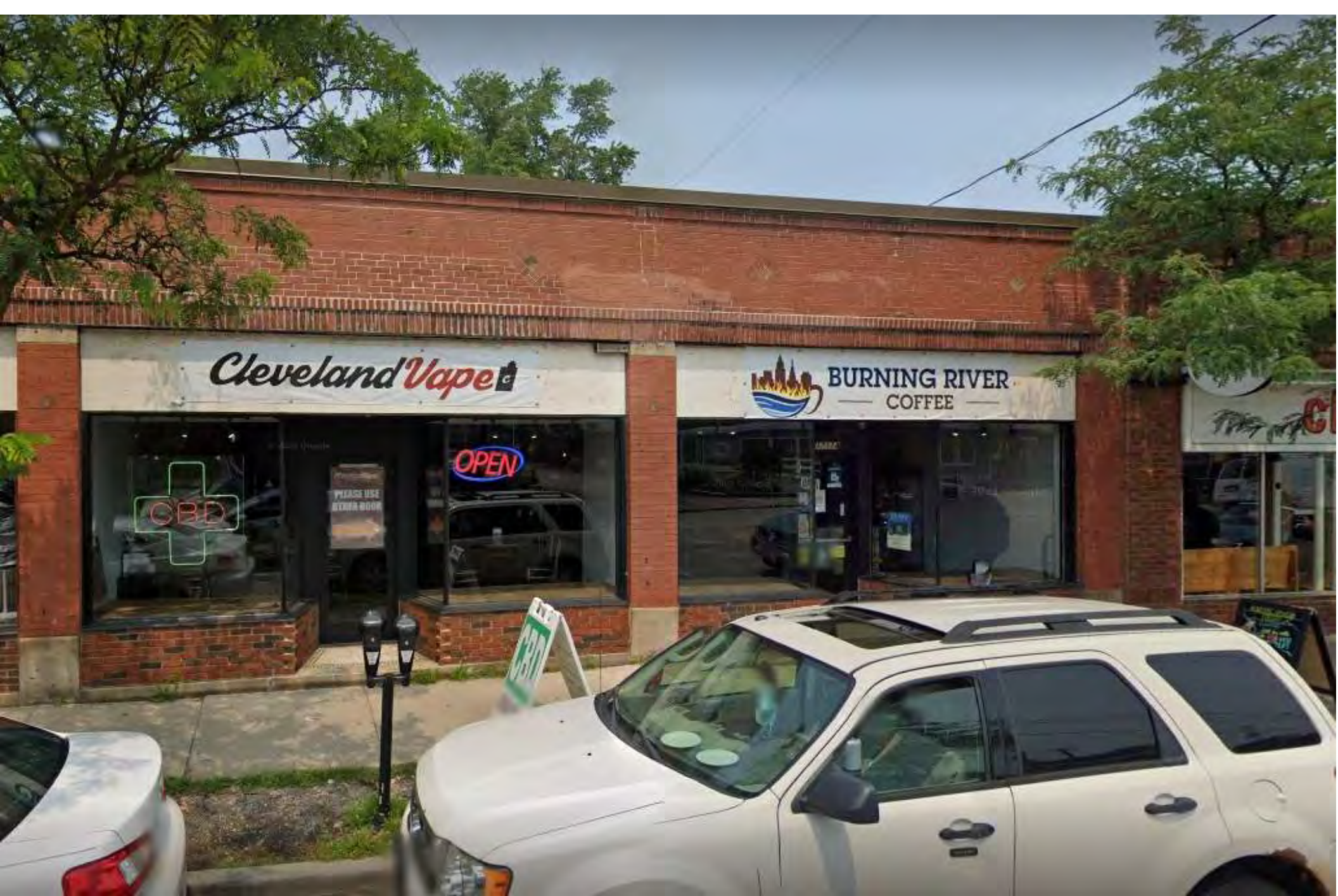
City Notes:

- Each storefront frontage of ~20 ft = ~30 ft² of total allowable sign area.
- “Cleveland Vape” proposal includes wall lettering (~12 ft²) with blade sign (~6 ft²) for installation.
- “Burning River” proposal includes wall lettering (~18 ft²) with blade sign (~6 ft²) for installation.
- Confirm if depicted “Burning River” window graphics are included..if so, provide dimensions.
- Confirm if blade signs are illuminated.



Docket No. 06-33-22 (17114-16 Detroit)

Sign – Cleveland Vape and Burning River Coffee
Tony Russo



Docket No. 06-33-22 (17114-16 Detroit)
Sign – Cleveland Vape and Burning River Coffee

12.75 SQ. FT.

121.15"

189.96"

1.2 PPG C/J LETTERS

Cleveland Vape 

18.72"

18.72"

20.68"

19.82"



BURNING RIVER
COFFEE

9.30"

19.30"

19.30"

127.34"

200.19"

209.97"

17.75 SQ. FT.



Docket No. 06-33-22 (17114-16 Detroit)

Sign – Cleveland Vape and Burning River Coffee

MOUNTED WITH:
3" LAG BOLTS WITH SLEEVES
IN TO BRICK MORTAR



Docket No. 06-33-22 (17114-16 Detroit)
Sign – Cleveland Vape and Burning River Coffee



Docket No. 06-33-22 (17114-16 Detroit)
Sign – Cleveland Vape and Burning River Coffee



Docket No. 06-33-22 (17114-16 Detroit)
Sign – Cleveland Vape and Burning River Coffee

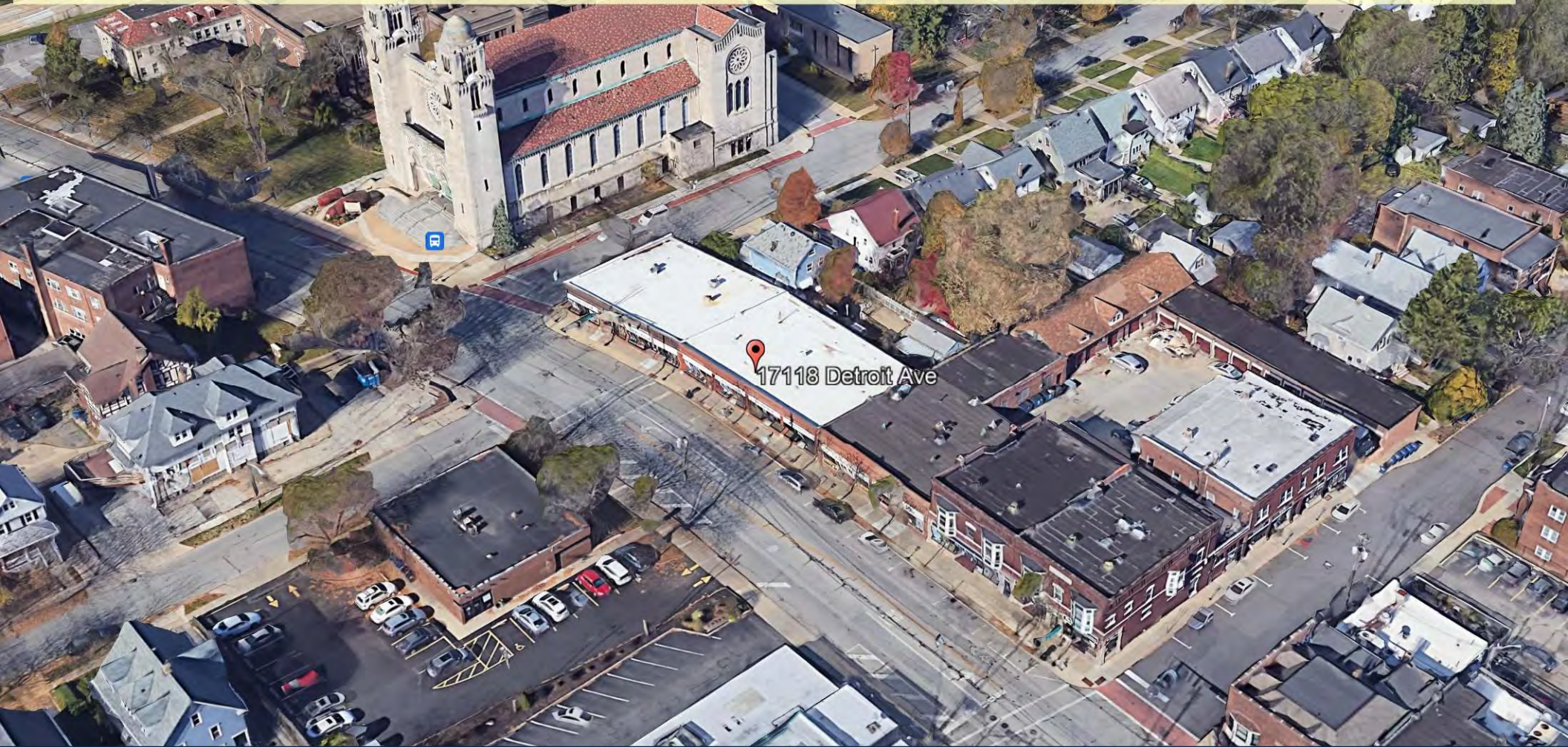


Docket No. 06-33-22 (17114-16 Detroit)
Sign – Cleveland Vape and Burning River Coffee

Applicant proposes new signage in C2 district.

City Notes:

- ❑ Storefront of ~20 ft = ~30 ft² of total allowable sign area.
- ❑ Proposal includes wall lettering (14 ft²) for installation.



Docket No. 06-34-22 (17118 Detroit)

**Sign – Designer Consigner
Shawn Warren**

Previous Signage



Docket No. 06-34-22 (17118 Detroit)
Sign – Designer Consignor



Docket No. 06-34-22 (17118 Detroit)
Sign – Designer Consigner





TEXT IS cut PVC Black
adhesive mounted to surface
12.5 " X 166.5"
16" h with descender
14 total sq. ft.



Docket No. 06-34-22 (17118 Detroit)
Sign – Designer Consignor

The Designer Consignor

THE DESIGNER CONSIGNOR

Designer Consignor

DESIGNER CONSIGNOR

The Designer Consignor

THE DESIGNER CONSIGNOR

Designer Consignor

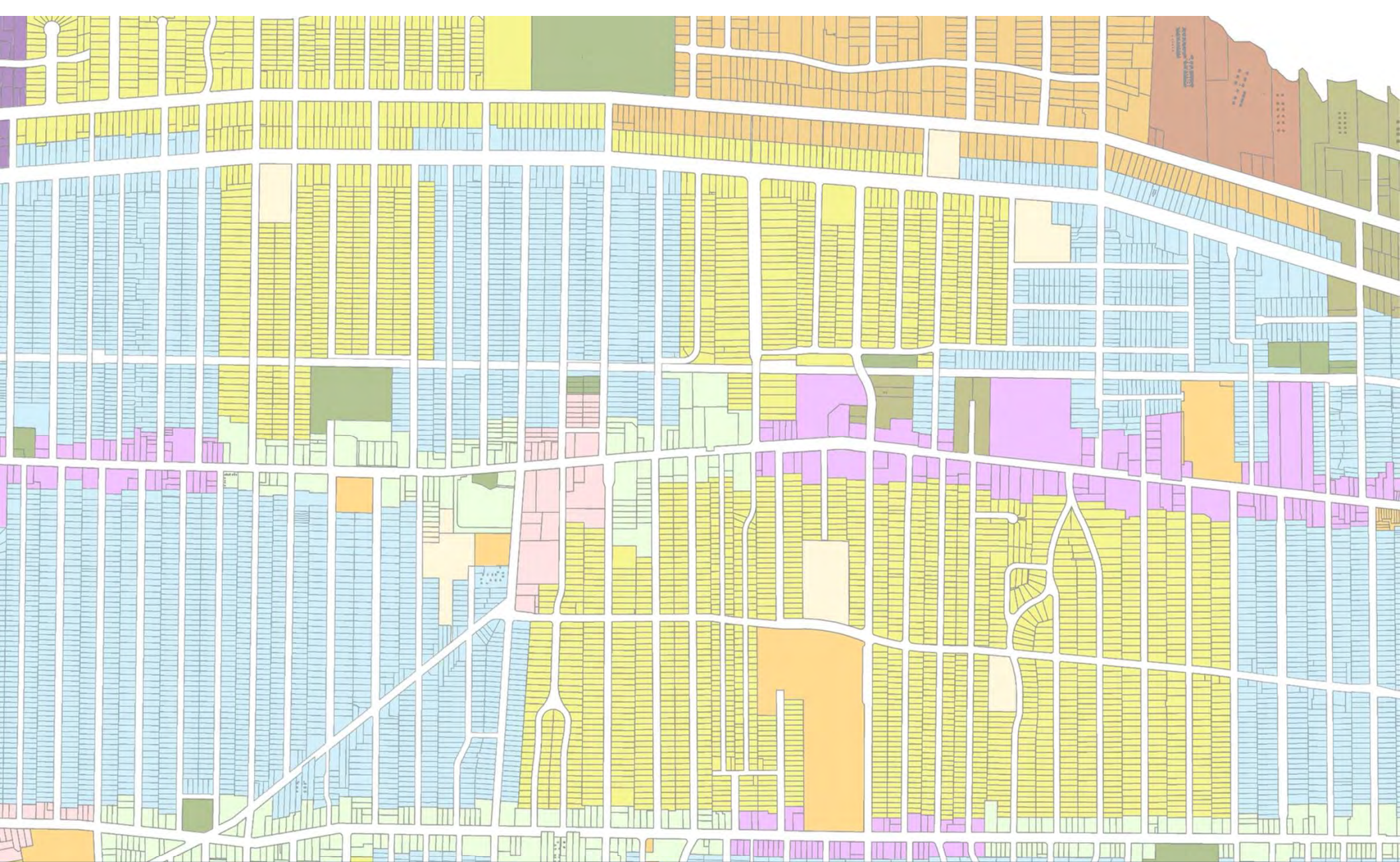
DESIGNER CONSIGNOR



The Designer Consignor



Docket No. 06-34-22 (17118 Detroit)
Sign – Designer Consignor



Architectural Board of Review

June 2022