

**AMENDED AGENDA
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**PRE-REVIEW MEETING
APRIL 1, 2021 at 4:00 P.M.
VIRTUAL MEETING**

**REVIEW MEETING
APRIL 8, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
VIRTUAL MEETING**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards/Architectural Board of Review/Sign Review will meet remotely until further notice.

The remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call
2. Approve the minutes of the March 11, 2021 Meeting
3. Opening Remarks

**NEW BUSINESS
COMMUNICATION**

4. **Docket No. 04-24-21** **15788-15998 Madison Avenue
Wagar Park**

Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park. (Page 5)

5. **Docket No. 04-25-21** **15450 Detroit Avenue
Kauffman Park**

The Department of Planning and Development staff will provide a communication regarding Kauffman Park Improvements. The improvements focus on the west side of the park and include ADA access and an improved entryway from the parking lot, new lighting and walking trail, new picnic shelter, and new play equipment. (Page 10)

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

6. **Docket No. 06-48-19** **C 13701/13901 Detroit Ave. & 1406 Wyandotte Ave.
The View on Detroit East (VODE)**

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

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 27)

7. **Docket No. 02-11-21A** **C** **1520 W. 117th Street
Dunkin'**
- Approve Heidi DeMark
 Deny Phillips/Sekanick Architects
 Defer 142 East Market
Warren, Ohio 44481

Applicant proposes site upgrades to an existing business. (Page 59)

SIGN REVIEW

8. **Docket No. 03-22-21** **11851 Detroit Avenue
Cleveland Clinic**
- Approve James Groh
 Deny Brilliant Electric Sign Co LTD
 Defer 4811 Van Epps Road
Cleveland, Ohio 44131

Applicant proposes the installation of one non-illuminated wall sign. (Page 69)

NEW BUSINESS ARCHITECTURAL BOARD OF REVIEW

9. **Docket No. 04-26-21** **R** **1299 French Avenue**
- Approve Amy Armour
 Deny Beegan Architectural Design
 Defer 15703 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the addition of a new covered porch, rear addition, and rear deck. (Page 70)

10. **Docket No. 04-27-21** **R** **1575 Grace Avenue**
- Approve John Graham
 Deny Graham Construction LLC
 Defer 4042 Rocky River Drive
Cleveland, Ohio 44135

Applicant proposes replacing deteriorated masonry front steps and piers with wood. (Page 85)

11. **Docket No. 04-28-21** **R** **1463 Roycroft Avenue**
- Approve Edward Kwiecien
 Deny Stunning Renovations LLC
 Defer 19436 Hunt Road
Strongsville, Ohio 44136

Applicant proposes the rebuild of the front porch and above roof. (Page 89)

12. **Docket No. 04-29-21** **R** **1216-18 Marlowe Avenue**

() Approve Greg Noeth
() Deny Greg Noeth Architect
() Defer 1790 Saratoga Avenue
Cleveland, Ohio 44109

Applicant proposes the rebuild of porches on a two-family home. (Page 94)

13. **Docket No. 04-30-21** **R** **18136 Clifton Road**

() Approve Warren Coleman
() Deny 18136 Clifton Road
() Defer Lakewood, Ohio 44107

Applicant proposes a garage addition. (Page 101)

14. **Docket No. 04-31-21** **R** **2176-78 Lewis Drive**

() Approve John Graham
() Deny Graham Construction LLC
() Defer 4042 Rocky River Drive
Cleveland, Ohio 44135

Applicant proposes to rebuild a first floor porch and replacement of deteriorated masonry steps and piers. (Page 112)

15. **Docket No. 04-32-21** **R** **2160 Concord Drive**

() Approve Leon S. Sampat
() Deny LS Architects
() Defer 22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes alteration to a two-family residence for a new third floor attic and new shared rear vestibule. (Page 129)

16. **Docket No. 04-33-21** **C** **14319 Madison Avenue**
Harlow's Pizza

() Approve Leon S. Sampat
() Deny LS Architects
() Defer 22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes a new front patio for Harlow's Pizza. (Page 143)

17. **Docket No. 04-34-21** **C** **1516 W.117th Street**
Rockport Enterprise

() Approve Allen Chen

- Deny
- Defer

Rockport Enterprises LLC
1512 W. 117th Street
Lakewood, Ohio 44107

Applicant proposes parking lot design and building addition. (Page 146)

SIGN REVIEW

18. **Docket No. 04-35-21**

15623 Detroit Avenue
Bar Italia (formerly Lindy's Lake House)

- Approve
- Deny
- Defer

Patrick Granzier
372 Kenilworth Road
Bay Village, Ohio 44140

Applicant proposes awning signage. (Page 154)

19. **Docket No. 04-36-21**

17415 Detroit Avenue
Simply Sugar

- Approve
- Deny
- Defer

Aldo Dure
BNext Awnings & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes replacement awning with signage for a new business. (Page 158)

ADJOURN



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.onelakewood.com

Application Cover Page

Docket No.: 04-24-21

Permit No.: BBS21-000045

Applicant Name: City of Lakewood

Project Address: 15788-15998 Madison Ave.

Project Name: Wagar Park

Proposal: Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park.



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
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April 8, 2021

Board of Building Standards/Architectural Board of Review/Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

COMMUNICATION

Re: Docket No. 04-24-21
15788-15998 Madison Avenue
Wagar Park

Dear Members of the Board of Building Standards/Architectural Board of Review/Sign Review:

Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park.

Sincerely,

Allison Hennie, Board Secretary
City Architect, Planning and Development

**WAGAR PARK
STREET MURAL**
Revision 2

Prepared by Ryan Jaenke
1271 Hall Avenue
Lakewood, OH 44107
rjaenke@gmail.com
ryanjaenke.com



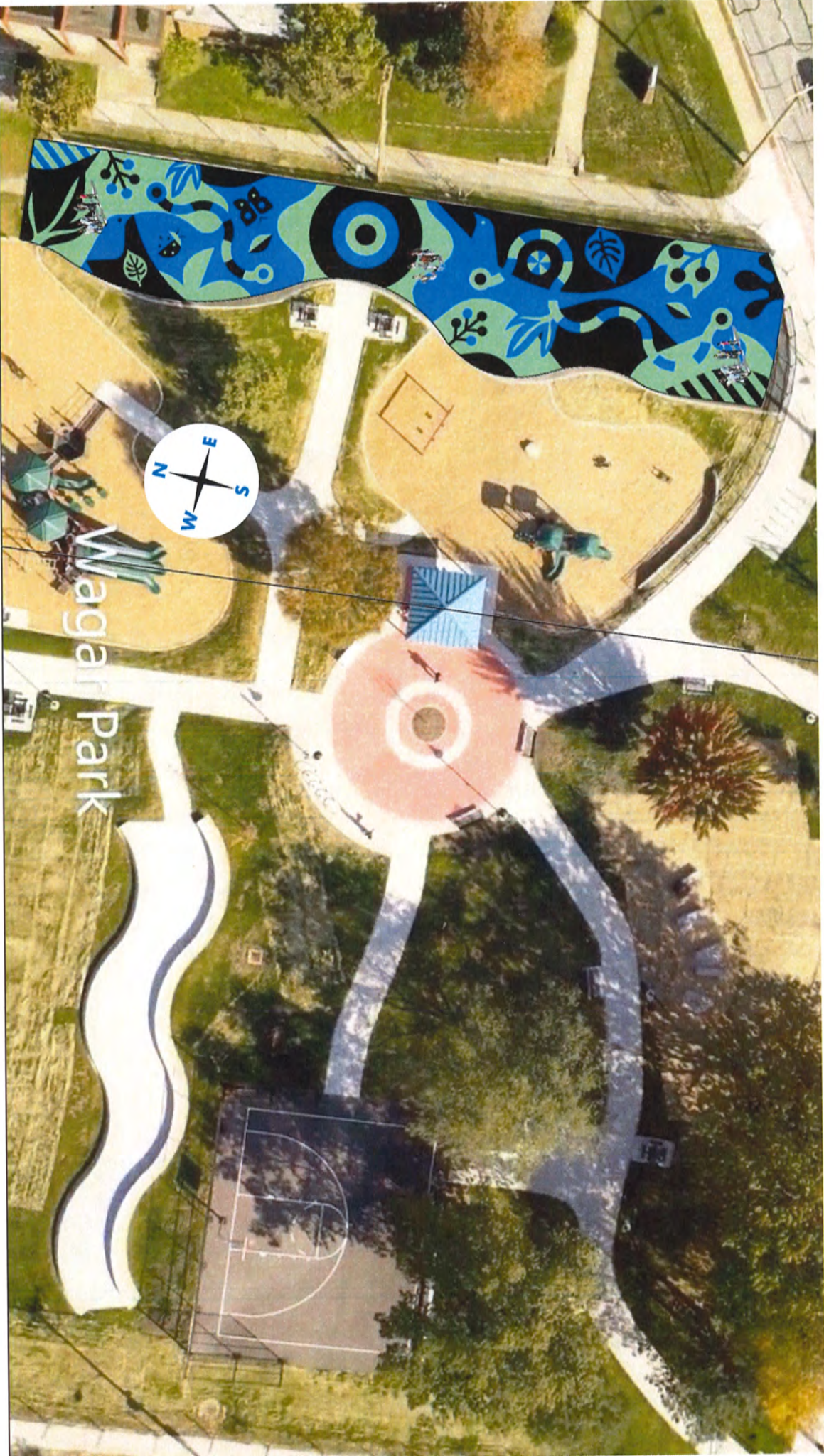


PAINT
Siplast StreetBond

COLOR

- BLACK
- MINT GREEN
- SAFETY BLUE





Magar Park



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
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Application Cover Page

Docket No.: 04-25-21

Permit No.: BBS21-000046

Applicant Name: City of Lakewood

Project Address: 15450 Detroit Ave.

Project Name: Kauffman Park

Proposal: The Department of Planning and Development staff will provide a communication regarding Kauffman Park Improvements. The improvements focus on the west side of the park and include ADA access and an improved entryway from the parking lot, new lighting and walking trail, new picnic shelter, and new play equipment.



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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April 8, 2021

Board of Building Standards/Architectural Board of Review/Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

COMMUNICATION

Re: Docket No. 04-25-21
15450 Detroit Avenue
Kauffman Park

Dear Members of the Board of Building Standards/Architectural Board of Review/Sign Review:

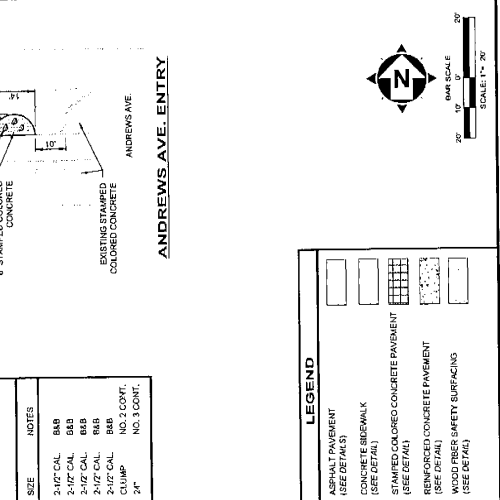
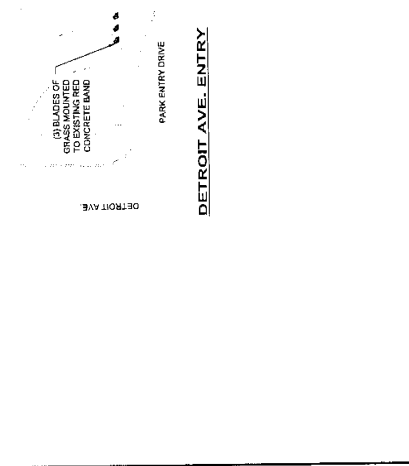
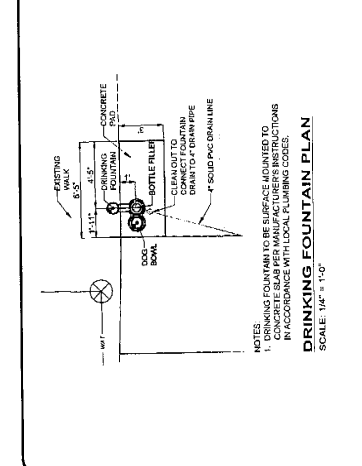
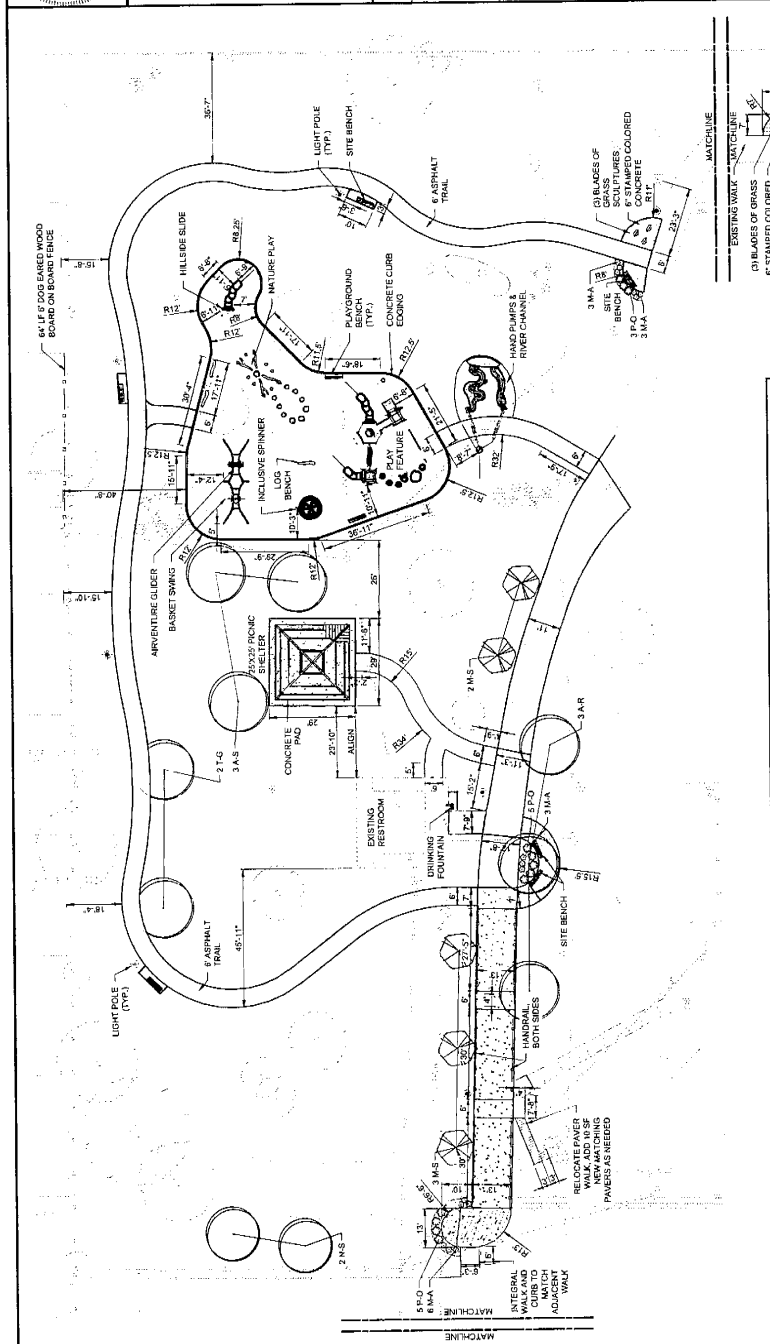
Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park.

Sincerely,

Allison Hennie, Board Secretary
City Architect, Planning and Development

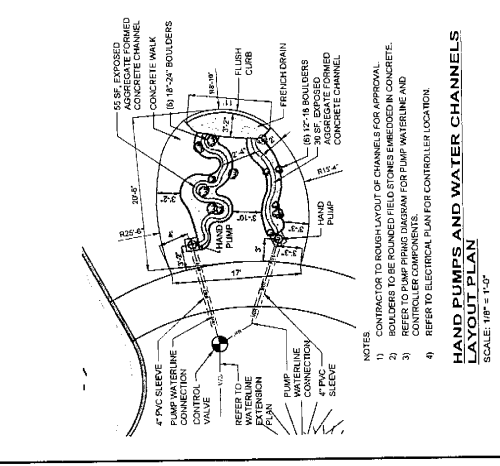
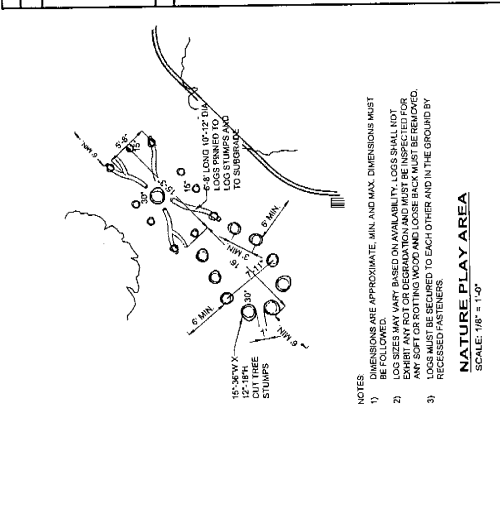
ISSUED FOR REVIEW/REVISED	NO	DATE	BY
SCALE	AS SHOWN	REVISED	BY
DESIGNED BY	REV	DATE	BY
CHECKED BY	LM	DATE	BY

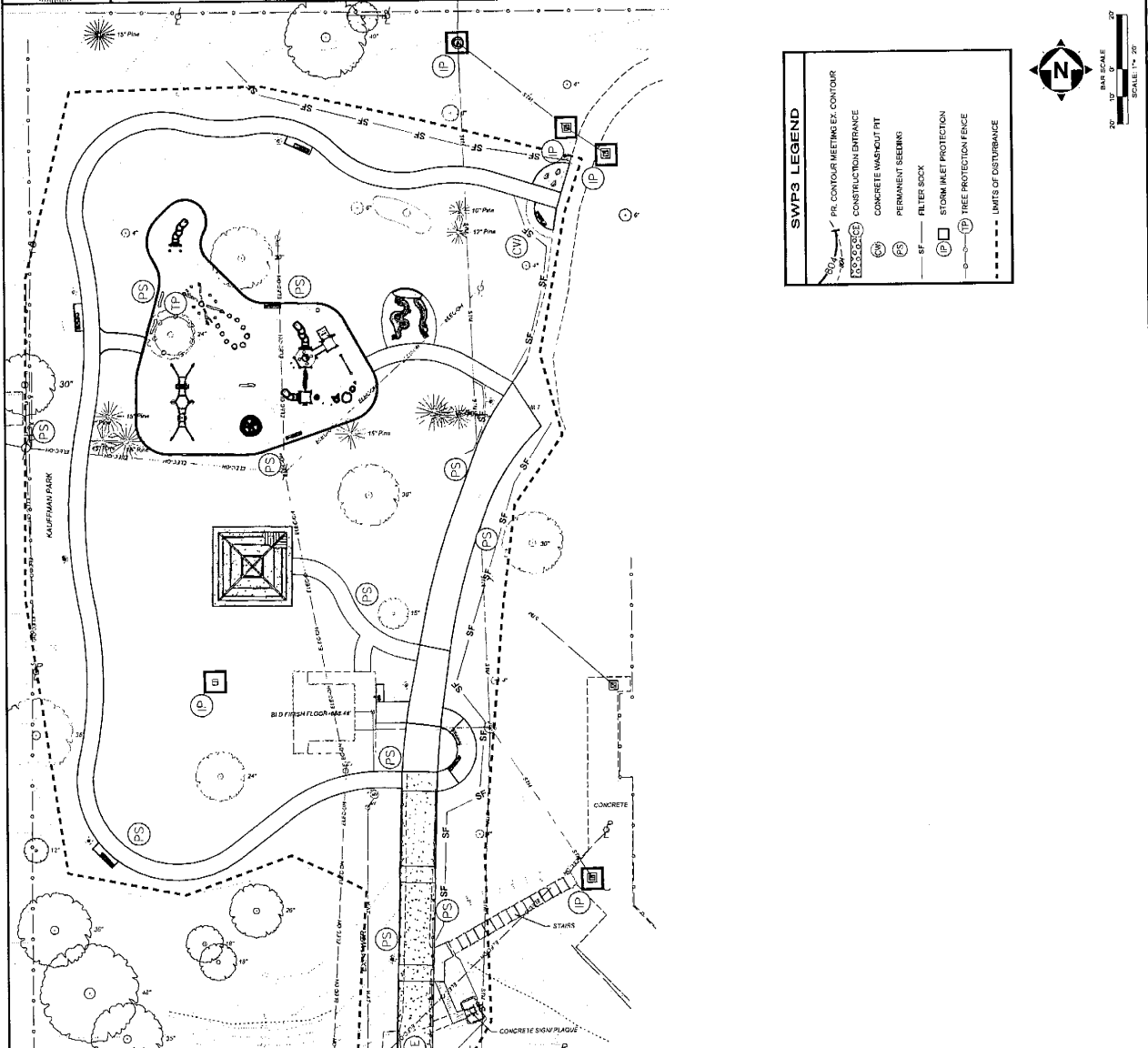
PROJECT NO.	200404
SUBJECT	LAND
DATE	SP-1
SCALE	4
SHEET NO.	15



PLANT MATERIAL LIST

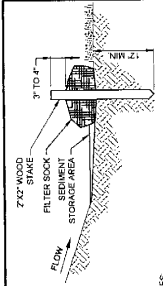
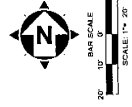
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	AR	ACER FR. REDPONTIC	REDPONTIC MAPLE	2 1/2" CAL	8AS
3	AS	ACER FR. REDPONTIC	REDPONTIC MAPLE	2 1/2" CAL	8AS
3	MS	NYSSA SYLVATICA	SPRING SNOW GRAMMABLE	2 1/2" CAL	8AS
2	NS	NYSSA SYLVATICA	BLACK OR SOAR GLIM	2 1/2" CAL	8AS
2	TG	TILIA G. GREENSPRE	GREENSPRE LINDEN	2 1/2" CAL	8AS
15	MJ	MISCANTHUS S. YAKUJIMA	YAKUJIMA WOODGRASS	CLUMP	NO. 2 COPY.
13	P-O	PHYSOCARPUS O. OBIIDAN	OBIIDAN INEBARK	2"	NO. 3 COPY.





SWP3 LEGEND

- FIRE CONTOUR MEETING EX. CONTOUR
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT PIT
- PERMANENT SEEDING
- FILTER SOCK
- STORM INLET PROTECTION
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE



- NOTES:**
- 1) FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS TUBULAR, COMPOST KNITTED WEAVING MATERIAL, FILLED WITH WELL-ACCOMPOSED SOURCE OF ORGANIC MATTER, AND TIED TO PREVENT GROWTH FROM BEING DERIVED FROM A CONSISTENT SOURCE OF ORGANIC MATTER, AND SLOPES PARALLEL TO THE BASE OF THE SLOPE. ON SLOPES OF 10% OR GREATER, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND MIDDLE OF THE SLOPE. FILTER SOCKS SHALL BE PLACED AT LEAST 2' FROM THE TOE OF SLOPE FOR SEDIMENT DEPOSIT.
 - 2) COMPOST SHALL BE WEED, PATHOGEN AND INSECT FREE. COMPOST KNITTED WEAVING MATERIAL, FILLED WITH WELL-ACCOMPOSED SOURCE OF ORGANIC MATTER, AND TIED TO PREVENT GROWTH FROM BEING DERIVED FROM A CONSISTENT SOURCE OF ORGANIC MATTER, AND SLOPES PARALLEL TO THE BASE OF THE SLOPE. ON SLOPES OF 10% OR GREATER, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND MIDDLE OF THE SLOPE. FILTER SOCKS SHALL BE PLACED AT LEAST 2' FROM THE TOE OF SLOPE FOR SEDIMENT DEPOSIT.
 - 3) WHEN A FILTER SOCK IS NO LONGER REQUIRED, IT SHALL BE DISPERSED ON SITE. THE DISPERSED AREA SHALL BE 100 FEET OF FILTER SOCK IS TO BE DISPERSED AND IS DEPENDENT ON THE SLOPE FOLLOWING THE GUIDANCE CHART BELOW.
- | FILTER SOCK DETAIL (ALT. TO SILT FENCE) | |
|---|----------------|
| SCALE: NONE | |
| MAX SLOPE LENGTH ABOVE FILTER SOCK | |
| SLOPE RATIO (H:V) | 8' 12' 16' 24' |
| 0% - 2% | 0 - 501 |
| 2% - 10% | 501 - 101 |
| 10% - 20% | 101 - 51 |
| 20% - 50% | 51 - 21 |
| > 50% | 21 - 1 |

- NOTES:**
- 1) FILLING SHALL BE DONE IN SUCH A MANNER AS TO PREVENT EROSION OF THE SOIL TO CRACK OR FRACTURE. SUBSIDING IS NOT PERMITTED ON SLOPE OR AREAS.
 - 2) THE AREA SHALL BE GRACED AND TOPSOIL SPREAD WHERE THE SEEDING SHALL BE PREPARED BY APPLYING AGRICULTURAL GRADE LIMESTONE OR PERLITE AS A SOIL AMENDMENT. APPLY FERTILIZER AT 500 LB/AC OF 10-10-10. THE SOIL TO BE FERTILIZED SHALL BE UNIFORMALLY ON FIRM, MOST SEED BED.
 - 3) SEEDS SHOULD BE APPLIED FROM MARCH 1 TO MAY 31 OR FROM OCTOBER 1 TO NOVEMBER 30. SEEDING SHOULD BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. THE SOIL SHOULD BE MOIST AND NOT DRY. SEEDS SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 4) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 5) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 6) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 7) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 8) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 9) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 10) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.
 - 11) SEEDING SHOULD BE APPLIED TO THE SOIL DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND.

PERMANENT SEEDING SPECIES SELECTION

SEED MIX	SEED RATE LB/AC	NOTES:
CREPENDING RED FESCUE	20 - 40	FOR CLOSE MOWING AND DOMESTIC PASTURES
KENTUCKY BLUEGRASS	10 - 20	WATERWAYS WITH 2:1 TO 1:1 SLOPE VELOCITY
TALL FESCUE	40 - 50	
TURF-TYPE FESCUE	90	
FLAT PEA FESCUE	40 - 50	
TALL FESCUE	40 - 50	
TURF-TYPE FESCUE	90	
KENTUCKY BLUEGRASS	100 - 120	FOR SHADED AREAS
CREPENDING RED FESCUE	100 - 120	

PERMANENT SEEDING DETAIL

SCALE: NONE

SEED MIX	SEED RATE LB/AC	NOTES:
CREPENDING RED FESCUE	20 - 40	FOR CLOSE MOWING AND DOMESTIC PASTURES
KENTUCKY BLUEGRASS	10 - 20	WATERWAYS WITH 2:1 TO 1:1 SLOPE VELOCITY
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TURF-TYPE FESCUE	90	
KENTUCKY BLUEGRASS	100 - 120	FOR SHADED AREAS
CREPENDING RED FESCUE	100 - 120	



Richard H. Himmelman
Architect
17444
State of Ohio License No.

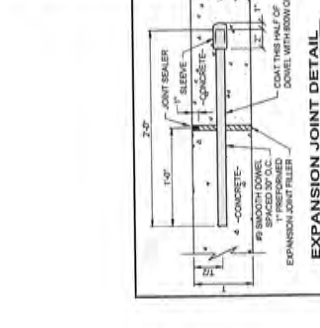
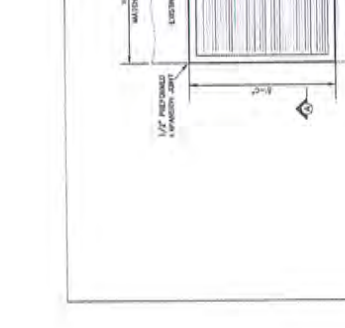
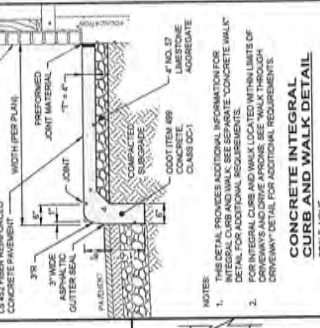
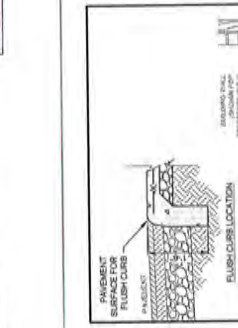
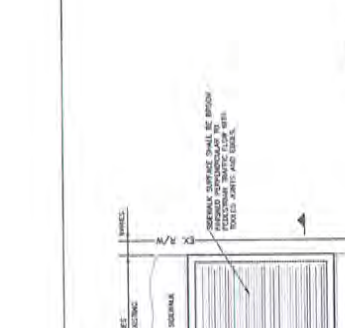
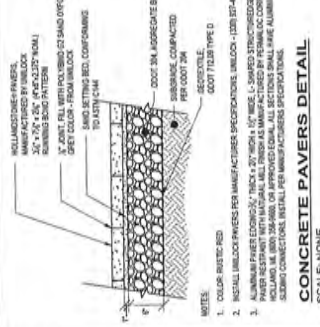
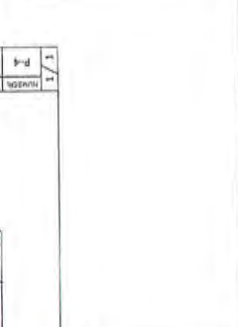
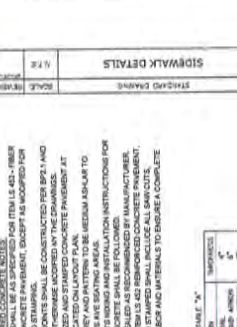
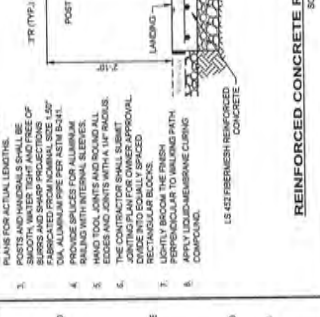
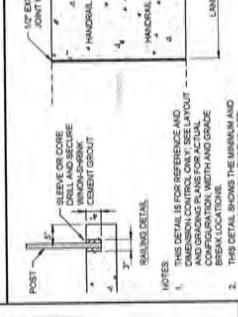
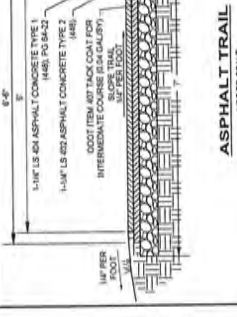
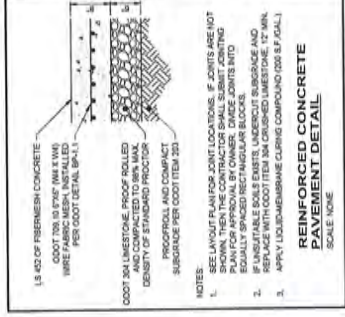
CONSULTANTS
architects
planners

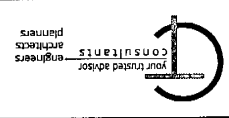


NO.	REVISION	DATE

KAUFFMAN PARK PLAYGROUND
15450 DETROIT AVE., LAKEWOOD, OH 44107
CITY OF LAKEWOOD - CUYAHOGA COUNTY

PROJECT NO.	200404A
LAND	
SCALE	
DATE	9
	15



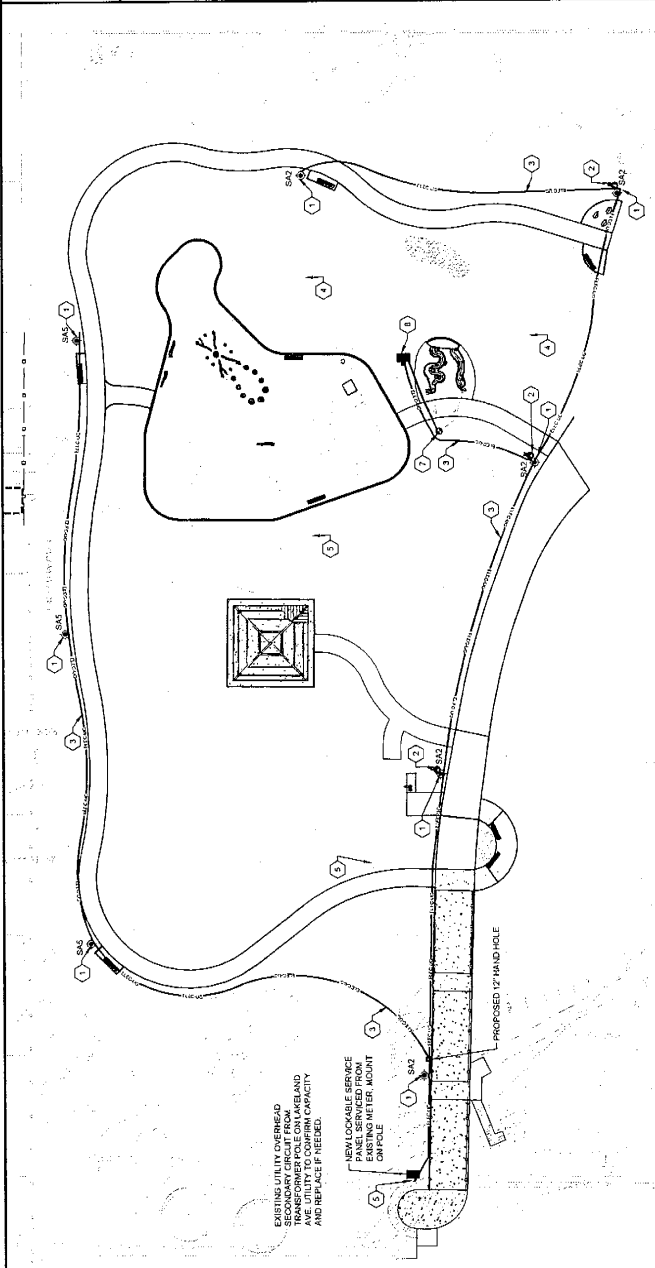


NO.	REVISION	DATE

DESIGNED FOR AND REVIEWED BY	DATE
SCALE	AS SHOWN
DRAWN BY	FILE
CHECKED BY	DATE

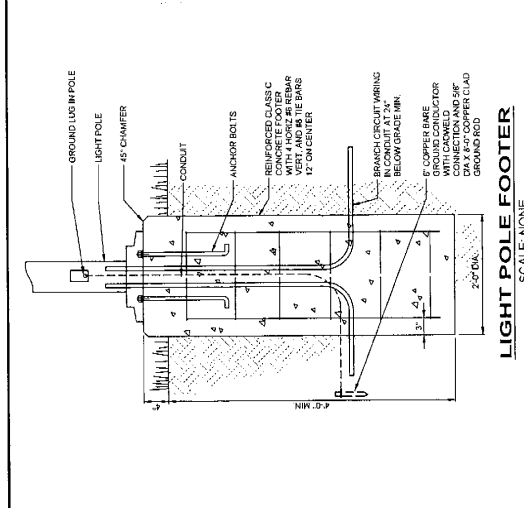
ELECTRICAL PLAN
 15450 DETROIT AVE, LAKEWOOD, OH 44107
 CITY OF LAKEWOOD
KAUFFMAN PARK PLAYGROUND

PROJECT NO.	200404
SHEET NO.	EP
SHEET TOTAL	15



TYPE	QTY	VOLTS	WATTAGE	LAMP TYPE	CATALOG NUMBER	DESCRIPTION	MANUFACTURER
BAZ	5	120	100	LED	BIMARQUE-BAZ	120V 100W LED LUMINAIRE WITH ADJUSTABLE OPTICS - TYPE V SQUARE EXTRA	LUMINAIRE NAME POLE: HPCD
SAG	3	120	100	LED	ARM 14100-BAZ	120V 100W LED LUMINAIRE WITH ADJUSTABLE OPTICS - TYPE V SQUARE EXTRA	LUMINAIRE NAME POLE: HPCD

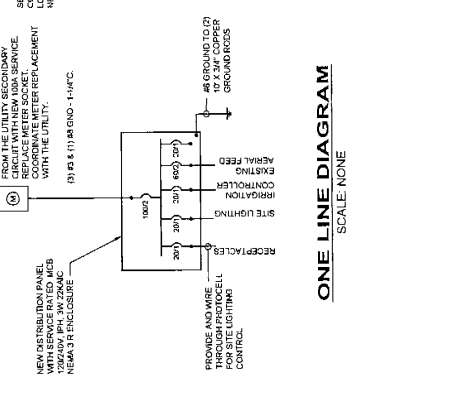
- ELECTRICAL SYMBOLS**
- CONDUIT AND WIRE RUN/EXPOSED
 - CONDUIT AND WIRE BELOW GRADE
 - DUPLEX RECEPTACLE
 - EXTERIOR POLE MOUNTED LIGHT FIXTURE
 - PANEL AS NOTED
- CODED NOTES**
- NEW POLE MOUNTED LUMINAIRE. REFER TO BASE DETAIL AND SCHEDULE.
 - PROVIDE NEW 200V GFCI DUPLEX RECEPTACLE WITH IN PLACE WATER PROOF WIRING. MOUNTED ON POLE AT 7'-6" TO 8'-0" CONFORM HEIGHT WITH OWNER (TYPICAL OF 3).
 - UNDERGROUND 1-1/4" PVC CONDUIT AND WIRING FOR POLE LIGHTING.
 - EXISTING UTILITY POLE TO BE REMOVED. CONTRACTOR TO COORDINATE POLE WIRING AND FIXTURE REMOVAL WITH THE CITY AND WITH FIRST ENERGY.
 - EXISTING LIGHT POLE & FIXTURE TO REMAIN.
 - PROVIDE CONDUIT AND WIRING TO 4" GALVANIZED SQUARE STEEL POLE AND MOUNT IRRIGATION CONTROLLER TO POLE. HARD WIRE IRRIGATION CONTROLLER. IRRIGATION ZONE VALVE FOR HAND PUMP CONTROLS AND CONNECTIONS IN LOCKABLE VALVE BOX.
 - PROPOSED 12" HAND HOLE WITH WATER PROOF SPLICE KITS SUITED FOR INSTALLATION. 12" HAND HOLES SHALL BE NON-TRAFFIC REINFORCED CONCRETE OR POLYMER COVERED CONSTRUCTION WITH WITH TAMPER RESISTANT ENCLOSURE COVER LABELED ELECTRICAL QUATZE Model# PGT1826217 OR APPROVED EQUIVALENT.



LIGHT POLE FOOTER
SCALE: NONE

GENERAL NOTES

- DO NOT INSTALL DEVICES SCALED FROM THESE DRAWINGS. ALL DEVICES SHALL BE INSTALLED AT LOCATIONS SHOWN IN THE APPROVED CONDUIT LAYOUT DRAWINGS AND WITH DIMENSIONS TOLERANCES IN THE FIELD.
- ELECTRICIAN TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID.
- ELECTRICIAN TO CONFIRM LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND ELECTRICAL SERVICES SHOWN ON THE ELECTRICAL PLANS. ALL SHOP DRAWING REQUIREMENTS WILL BE CONSIDERED AS THE MEANS AND METHOD OF INSTALLATION.
- THE ELECTRICAL IS REQUIRED TO REVIEW THE SPECIFICATION PACKAGE AND COMPARE IT TO THE DRAWING PACKAGE. ANY DISCREPANCY OR AMBIGUITY OF WORK IN THEIR FIELD, UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL REQUEST GUIDANCE ON HOW TO PROCEED WITH CONSTRUCTION PRIOR TO BEGINNING.
- ELECTRICIAN SHALL REVIEW ALL OTHER TRADES CONSTRUCTION DOCUMENTS AND COORDINATE WITH OTHER TRADES. ALL ELECTRICAL DRAWINGS, COST FOR WORK SHOWN ON OTHER TRADES DRAWINGS SHALL BE INCLUDED IN BASE BID. ALL FIELD WIRING AND THE RESPONSIBILITY OF THE ELECTRICAL. ALL CABLES AND WIRES PROVIDED BY VENDORS SHALL BE INSTALLED AND TERMINATED BY THE ELECTRICAL WIRE MAN. ALL ELECTRICAL POWER AND CONTROLS AS REQUIRED TO PROVIDE A COMPLETE FUNCTIONING SYSTEM.
- THE ELECTRICAL SHALL BE RESPONSIBLE FOR LAYOUT AND COORDINATION OF DEMANDS AND CHANGES AND SHALL PERFORM ALL CUTTING AND PATCHING AS REQUIRED TO INSTALL THEIR WORK. ALL CONCRETE HOUSE KEEPING PATCHES SHALL BE UP TO THE CONTRACTOR.
- ALL ELECTRICAL WORK SHALL BE INSPECTED BY THE ELECTRICAL. THE ELECTRICAL SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE CONTRACTOR OF ANY ELECTRICAL WORK THAT IS CALLED OUT TO BE RE-INSPECTED. ALL EXISTING ELECTRICAL EQUIPMENT THAT IS CALLED OUT TO BE RE-INSPECTED SHALL BE INSPECTED IN THE FIELD BY THE ELECTRICAL. ANY WORK PROVIDED DOCUMENTATION TO OWNER INDICATING CONDITION OF THE EXISTING EQUIPMENT AND REUSE EXISTING EQUIPMENT ONLY. ALL PATCHES SHALL BE REPLACED WITH LIKE KIND AS DIRECTED BY THE OWNER. ANY OF THE OWNER'S EQUIPMENT DEEMED TO BE REUSED SHALL BE RE-INSPECTED BY THE ELECTRICAL. THE PROPERTY OF THE OWNER (NOT THE CONTRACTOR) AND SHALL BE TREATED ACCORDINGLY.
- THE ELECTRICAL SHALL BE HELD RESPONSIBLE TO ENSURE ALL CONTROLLERS TO BE INSTALLED ARE CAPABLE OF LOCKOUT/TAGOUT PRIOR TO INSTALLATION.
- CONFORM TO THE NEC, OSHA, FIRE MARSHAL, BUILDING DEPARTMENT AND OTHER APPLICABLE CODES AND REGULATIONS. OBTAIN PERMITS, PAY ALL FEES, AND ARRANGE FOR REQUIRED INSPECTIONS.
- ALL LIGHTING AND RECEPTACLE WIRING TO BE #12 XHHW WITH EQUIPMENT GROUND IN 3/4" CLEANS OTHERWISE NOTED.
- DO NOT MOUNT ANY LIGHT FIXTURE DIRECTLY OVER PIPING OR EQUIPMENT THAT WILL INTERFERE WITH NORMAL LIGHT AND DISTRIBUTION.
- SIZE BARS AS REQUIRED PER NEC. PROVIDE BARRIER TYPE TERMINAL STRIPS AND ALL WIRING TO BE IN CONDUIT.
- SIZE PULL BOXES AS REQUIRED PER NEC.
- PROVIDE SEPARATE PFE FOR CONTROL AND POWER.
- ALL FEEDERS RUN BELOW GRADE SHALL BE RUN IN PVC CONDUIT AT MINIMUM 3'-0" BELOW FINISHED GRADE. TRANSITION TO ABOVE GRADE SHALL BE MADE USING FACTORY PVC COATED RIGID STEEL CONDUIT, 3" MINIMUM.



ONE LINE DIAGRAM
SCALE: NONE



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.onelakewood.com

Application Cover Page

Docket No.: 06-48-19

Permit No.: BBS19-000021

Applicant Name: Jerome Solove, Jerome Solove Development Inc.

Project Address: 13701/13901 Detroit Ave. & 1406 Wyandotte Ave.

Project Name: The View on Detroit East (VODE)

Proposal: Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325.



MIXED USE COMMUNITY
CONCEPTUAL DESIGN
03.29.2021

The View on Detroit East

LAKWOOD, OH

MBC Job No. 21014-11

LAKEWOOD ABR CHECKLIST		RESPONSES			
●	Site Plan		●	Show site context and on-street parking	provided
●	Photographs as needed		●	Denote visitor parking	provided
●	Floor plans with north arrow and scale		●	Address snow removal in parking lot	Snow will be pushed into landscape buffers throughout the parking lot
●	Elevations to scale		●	Provide a landscaping plan	provided
●	Sketch or Rendering		●	Verify parking dimensions meet required code	zoning code does not specify width and length of parking space
●	Product brochures and specs for colors and materials		●	Confirm turning radius' in parking lot are adequate	confirmed
●	Sufficient Detail				
March 11, 2021			●	Define corners and how elevations change when approaching residential areas	Corners along Detroit are well defined
●	Enlarge landscape / planting plans	provided	●	Study adjacent buildings for horizontal context lines	Refer to elevations and Commercial District Design Principles sheet
●	Provide planting schedule	provided	●	Better define residential vs commercial space	Building articulation clearly defines residential vs commercial
●	Provide brochures for siter amenities	provided	●	Consider increasing the floor height of the residential space as a buffer / privacy	Floor to ceiling height on first floor of East Building increased
●	Consider other sites context with light placement	Care has been given to locations of lights without compromising safety within project limits			
●	Provide actual photos of the site context	provided	●	Better define articulations	Articulations are more defined and provide depth to the elevations
●	Provide elevations and renderings of secondary facades	provided	●	Further explore material choices to influence massing	Material are as represented in the submittal
●	Provide buffer at residential first floor units at streets	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street	●	Recommend using full brick	Project is using full face brick
			●	Explore different fence materials at residential borders	current design is per city zoning requirements
●	Consider carrying the vertical articulation to grade	considered, but does not work with current design concept	●	Consider additional landscaping buffer at fences	Refer to landscape plan and planting schedule
●	Provide wall sections	provided			
●	Provide enlarged bay elevations	provided	●	Cable railing may not be effective in creating differentiation	Refer to revised product brochure
●	Provide parapet detail, adjust break points of parapet	refer to current deisgn	●	How will first floor windows be treated for privacy	Window treatments will be provided
			●	Consider additional details at parapet coping	Current design show parapet detailing
March 5, 2021					
●	How does project relate to Commercial District Design Guidelines?	Refer to the Commercial District Design Principles sheet	●	Remove proximity slide from submittal	deleted
●	Return the end of the high parapets back into the roof	refer to current deisgn	●	Provide elevations showing neighborhood context	provided
●	Provide ceiling heights at first floor	provided	●	Recommend creating heirarchy between the 2 buildings	East - Alpha, West - Beta
●	Where will mechanical equipment be located?	condensers on roof	●	Provide provisions for delivery services	Current site plans show delivery access
●	Will mechanical equipment be screened?	no, but will not be visible at street level			
February 12, 2021					
	Address pedestrian crossing at Parkwood & Detroit	This is part of the city "right of way" and is a city issue to resolve.	●	Consider context of building at 13605-21 Detroit	Inpsiration has been derrived from this area, refer to Commercial District Design Principles sheet
●	How will retail be accessed from parking lot?	Parking for commercial space is not provided in parking lots	●	Provide unit breakdown for each building	West - 55, East 65
●	How will retail be accessed from Detroit?	Park on street and enter commercial space	●	Locate trash enclosure	Trash is kept interior until pickup.
●	Provide landscape buffer along streetscapes	Provided along Parkwood & Bunts	●	Pedestrian safety when crossing between parking lots	Parking in the west lot, pedestrians will have to walk to the corner of Detroit & Parkwood, cross the street and access the other building
●	How will 3' buffer be designed along detroit?				
●	How will 3' buffer be designed along side streets?				
	Recommend using city standards for bike racks				
	Provide pedestrian circulation patterns for parking lot	Pedestrian circulation in parking lot will be similar to other Lakewood parking lots. No defined path will be provided.	●	Designs of VODE and VODW should not be twins	Designs are different and independent

Commercial District Design Principles	
Pedestrian First	
<input checked="" type="checkbox"/>	First floor level has a separate aesthetic from floors 2-4 to accentuate the pedestrian level
<input checked="" type="checkbox"/>	Main entrances and retail entrances are recessed & articulated to for natural wayfinding
<input checked="" type="checkbox"/>	Transparencies are greater for retail environment with respect to residential to augment the pedestrian / retail experience
<input checked="" type="checkbox"/>	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
Activity at the Street	
<input checked="" type="checkbox"/>	Minimum street setback are honored
<input checked="" type="checkbox"/>	Retail defined by separate & isolated entrance
<input checked="" type="checkbox"/>	Retail defined by larger viewing window systems
<input checked="" type="checkbox"/>	Differentiation of window articulation at street with respect to Retail vs Residential
Minimize Parking	
<input checked="" type="checkbox"/>	Parking is at the rear of the building and not visible from Detroit Avenue
<input checked="" type="checkbox"/>	Tenant access directly from rear parking lots
<input checked="" type="checkbox"/>	Minimize parking lot light bleed onto adjacent lots
<input checked="" type="checkbox"/>	Provide beautification of parking lots with ornamental fence and landscaping along streets and within lots
Compatible with Lakewood Commercial Fabric	
<input checked="" type="checkbox"/>	Current design borrows inspiration from local building for vertical articulation of window bays
<input checked="" type="checkbox"/>	Current design embraces design hints of other Neo / Stripped Classicism buildings in Lakewood
<input checked="" type="checkbox"/>	Developing horizontal articulation that blends to a mean elevation with that of adjacent urban fabric
<input checked="" type="checkbox"/>	Using materials that have already been reviewed and approved by Lakewood ABR



CONTEXT MAP
Not to Scale




GIS PARCEL MAP
Not to Scale



The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



December 28, 2020

Mr. Alex Solove
 Jerome Solove Development, Inc.
 470 Olde Worthington Road
 Suite 200
 Westerville, Ohio 43082

**Re: The View on Detroit East
 Lakewood, Ohio
 Trip Generation Analysis**

Dear Mr. Solove:

TMS Engineers, Inc. has performed the following trip generation analysis for The View on Detroit East, a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located along the south side of Detroit Avenue between Bunts Road to the west and Wyandotte Avenue to the east (see **Location Map, Figure 1**).

The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed residential development. The proposed site plan for The View on Detroit East development can be seen in **Figure 2**.

The following are the results of our trip generation analysis.

TRIP GENERATION

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 10th edition and was utilized for this analysis.

The proposed development is expected to consist of the following land use:

- **120 Residential Units**

Mr. Alex Solove
 December 28, 2020
 Page 2

The following table details the development land use from the site plan (**Figure 2**) and the corresponding ITE land use that will be used to forecast the site generated traffic volumes for the expected conditions:

ITE LAND USE CODE				
SITE PLAN DESCRIPTION	SIZE	LAND USE	ITE CODE	ITE DESCRIPTION
Residential Units	120 Units	Residential	221	Multifamily Housing (Mid-Rise)

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual** and the methods outlined in the (ITE) **Trip Generation Handbook**.

Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours for the proposed The View on Detroit East development considering the number of dwelling units. A copy of the trip generation worksheet can be found attached to this letter.

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST						
ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	SIZE (Units)	Weekday AM Peak Hour Between 7-9 AM (Enter/Exit)	Weekday PM Peak Hour Between 4-6 PM (Enter/Exit)		
221	Multifamily Housing (Mid-Rise)	120	11	30	32	21
TOTAL NEW TRIPS			41		53	

CONCLUSIONS

The previous table shows that the proposed residential development is expected to generate a total of 41 trips in the AM peak hour and 53 trips in the PM peak hour.

Mr. Alex Solove
 December 28, 2020
 Page 3

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding roadway network based on the following guidance:

- The **Institute of Transportation Engineers (ITE)** recommends that a Traffic Impact Study (TIS) be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed.
- The Ohio Department of Transportation (ODOT) **State Highway Access Management Manual** states that a Traffic Analysis (TA) is required for any development that adds 60-200 trips and a Traffic Impact Study (TIS) is required for any development that adds more than 200 trips in an hour. ODOT does not require further analysis when the volume of trips added to the adjacent street is determined to be below 60 trips in an hour. Site generated traffic less than 60 trips in an hour is typically less than the daily variations in the existing volumes on the adjacent street network and should not be perceived by the traveling public.

Since the proposed development is expected to generate less than 60 trips during both the AM and PM peak hours, it is our professional opinion that the amount of site generated traffic will **not** have an impact on the adjacent roadway network nor require additional traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

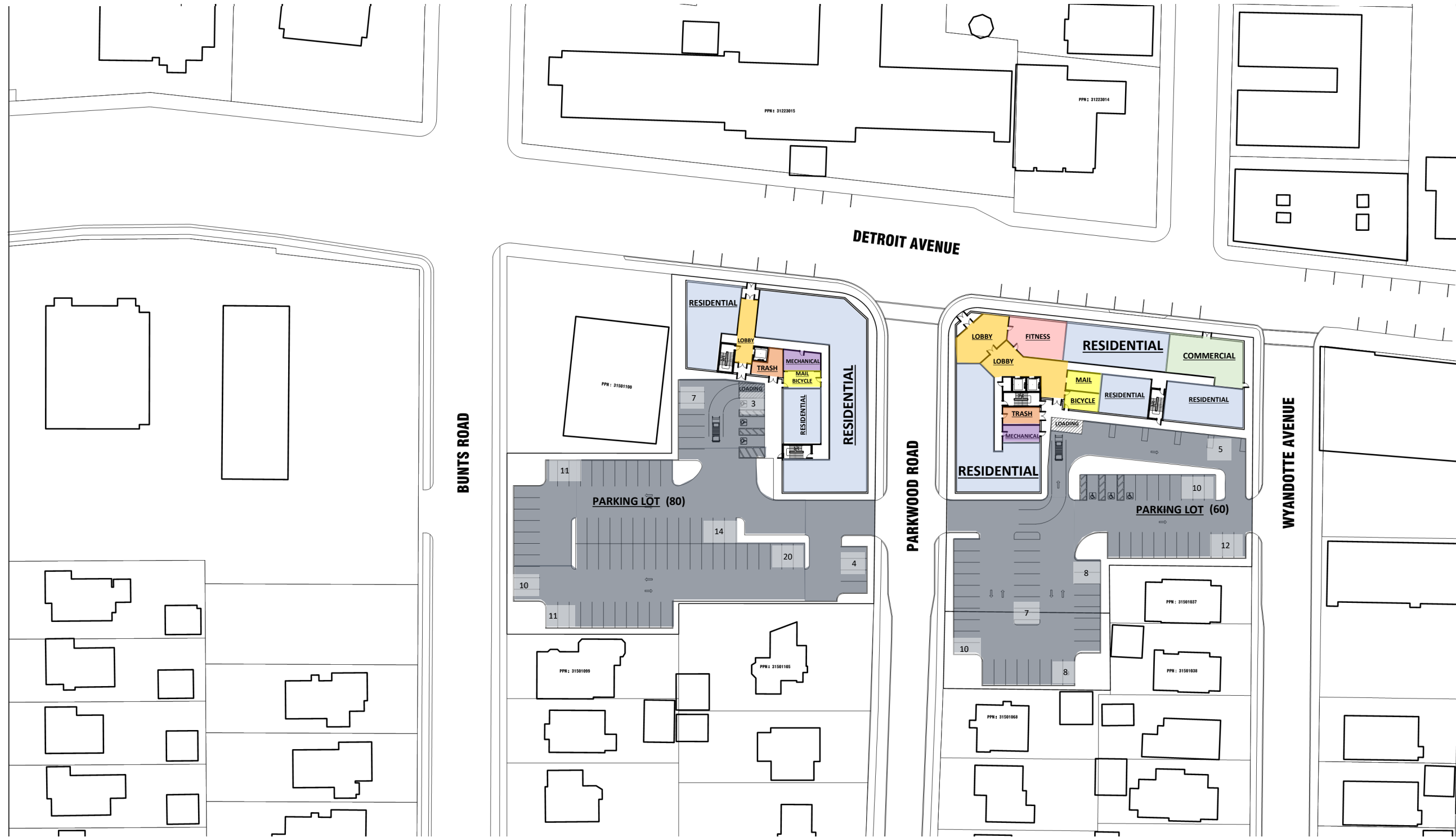
TMS Engineers, Inc.

Andrew B. Comer, P.E.
 Senior Traffic Engineer

attachments

Solove-Lakewood Tgen 122820.wpd

Trip Generation Analysis Letter

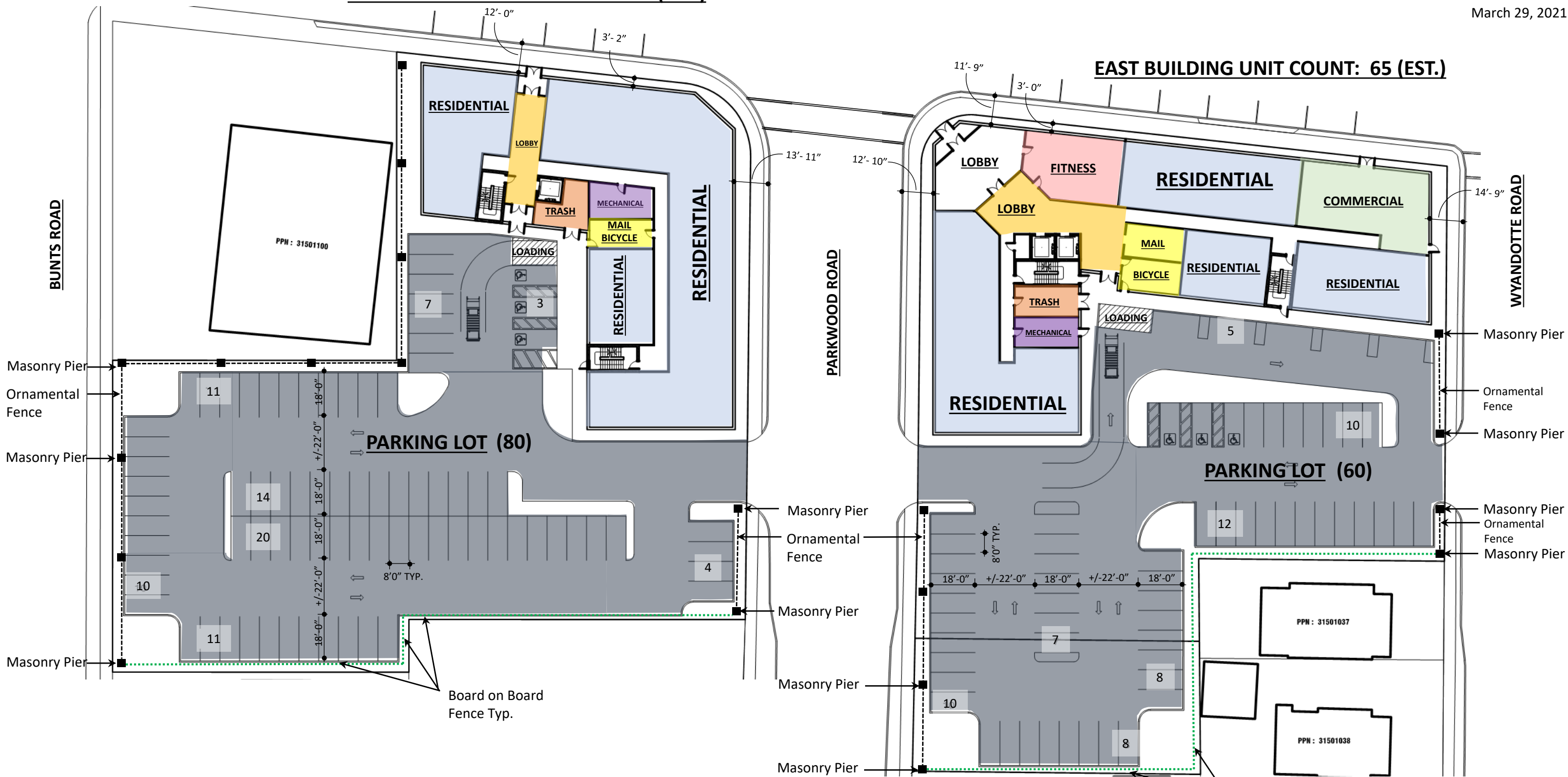


Site Plan
Not to Scale



WEST BUILDING UNIT COUNT: 55 (EST.)

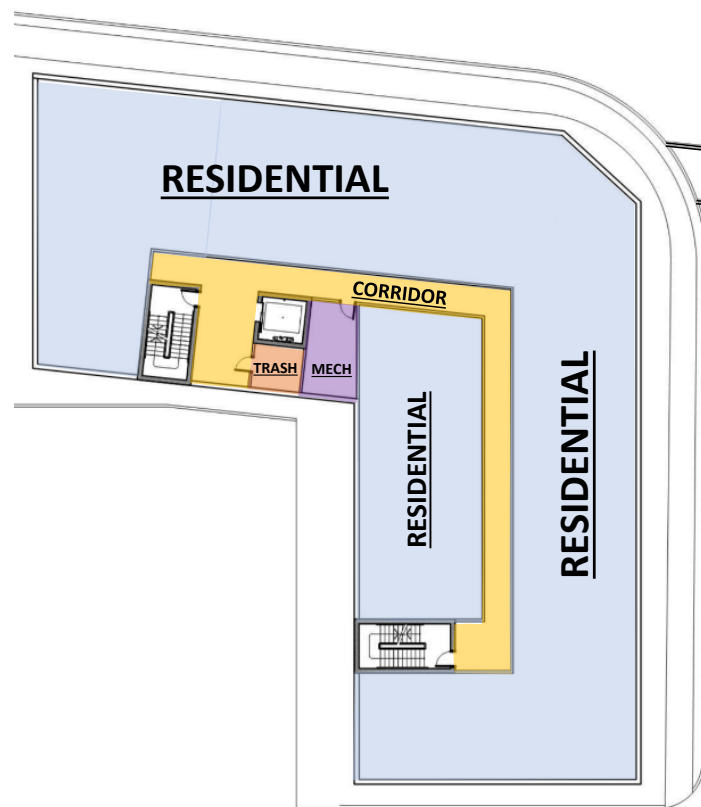
EAST BUILDING UNIT COUNT: 65 (EST.)



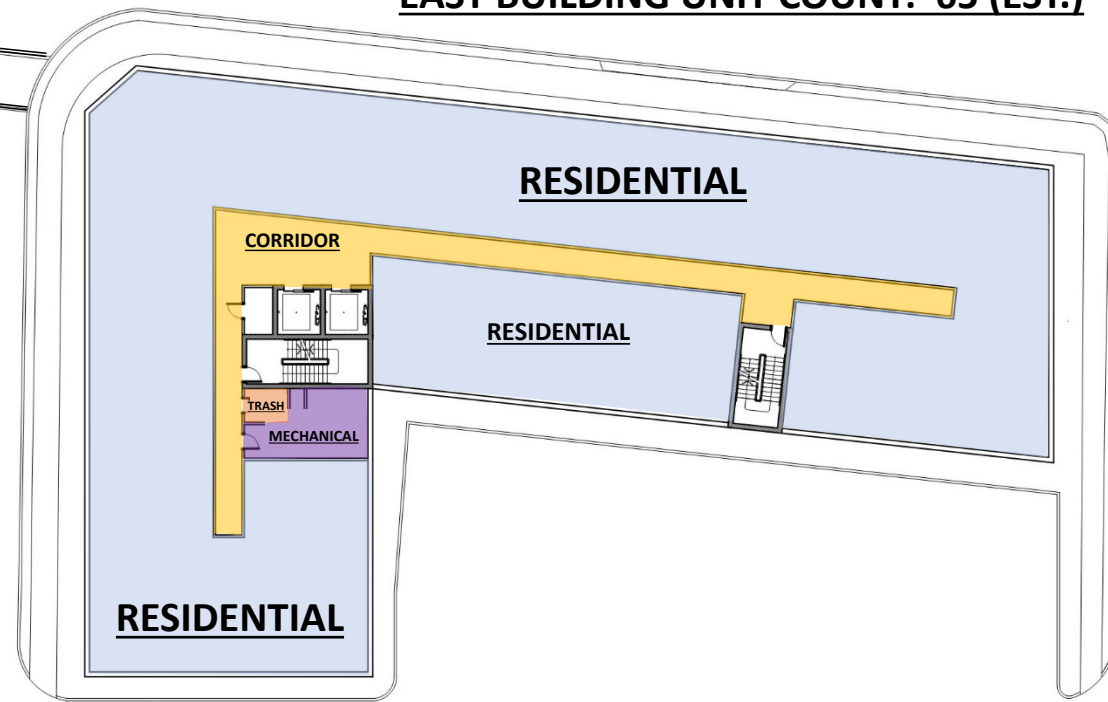
Enlarged Site Plan
Not to Scale



WEST BUILDING UNIT COUNT: 55 (EST.)

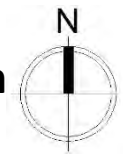


EAST BUILDING UNIT COUNT: 65 (EST.)



Enlarged Typical Upper Floor Plan

Not to Scale



Trees



AC - Serviceberry



NS - Blackgum

Grasses



CAL - Karl Foerster Reed Grass

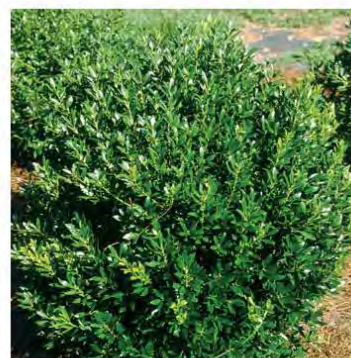


PAN - Red Rays Switch Grass

Shrubs



HH - Hidcote St. Johnswort



IGS - Shamrock Inkberry



IVJ & IVS - Winterberry



PF - Abbotswood Potentilla

Groundcover



CSL - Scarlet Leader Cotoneaster



RR - White Rugosa Rose



TME - Everlow Yew



TPG - Gelderland Arborvitae



VB - Newport Viburnum

Perennial



RUD - Black-eyed Susans

DERU landscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

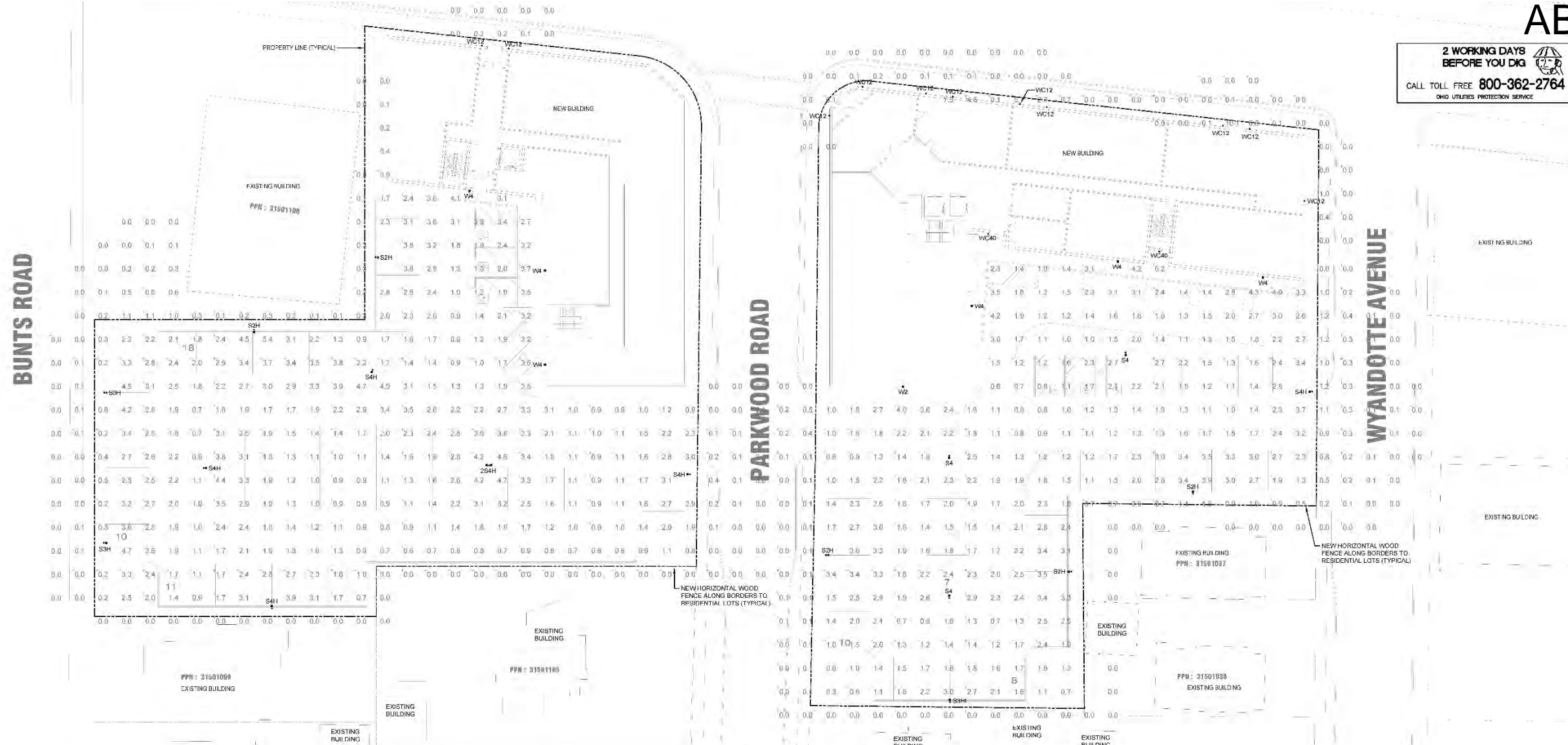
Plant Palette
View on Detroit East | March 29, 2021

Plant Palette for Landscape Plans

Not to Scale



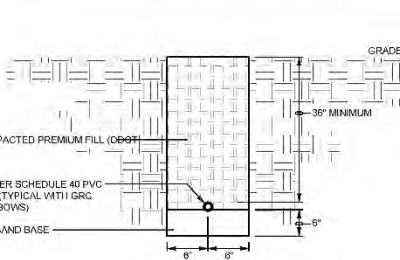
2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE



SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

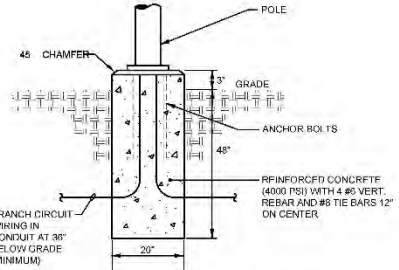
ELECTRICAL SYMBOLS

0.5 SITE LIGHTING PHOTOMETRIC CALCULATION POINT WITH ILLUMINATION LEVEL OF 0.5 FOOT-CANDELS, OR AS INDICATED ON PHOTOMETRIC PLAN.



UNDERGROUND CONDUIT DETAIL
 NO SCALE

NOTE: PROVIDE 6" CONCRETE COVER WHEN ROUTED BELOW DRIVES AND PARKING AREAS.



LIGHTING POLE BASE DETAIL
 NO SCALE

NOTE: POSITION EDGE OF BASE AT 12" MINIMUM FROM ADJACENT SIDEWALK.

GENERAL NOTES

- THE ELECTRICAL INSTALLATION MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE STATE OR LOCAL CODES, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- EXACT POLE BASE LOCATIONS AND UNDERGROUND CONDUIT/BANK ROUTINGS TO BE COORDINATED WITH CIVIL PLANS AND DETERMINED IN THE FIELD FOR COORDINATION WITH ALL OTHER UTILITIES.
- PROGRAM THE LIGHTING CONTROL PANEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIXTURES MUST ILLUMINATE AT DUSK, REDUCE TO 50% OUTPUT AT 11PM AND TURN OFF AT DAWN.
- MINIMUM SIZE OF OUTDOOR UNDERGROUND SCHEDULE 40 PVC CONDUIT SHALL BE 1". ALL UNDERGROUND CONDUIT SHALL BE DIRECTLY BURIED AT 36" BELOW GRADE. CONDUIT IS PERMITTED TO RISE TO SHALLOWER DEPTHS AT HAND HOLES AND SPLICE BOXES AS PERMITTED BY NEC ARTICLE 300.7.
- ALL WIRING SHALL BE 600 VOLTS XHHW, 90 DEGREE INSULATED AND SHALL BE COPPER. MINIMUM SIZE OF OUTDOOR CONDUCTOR SHALL BE #10 AWG INCLUDING GROUNDING CONDUCTOR TO ACCOMMODATE VOLTAGE DROP. INCREASE BRANCH CIRCUIT WIRE SIZE TO #8 AWG WHEREVER BRANCH CIRCUIT RUN EXCEEDS 500'.
- ALL WIRING SHALL HAVE DEDICATED GROUNDING CONDUCTOR THAT SHALL RUN TO METAL POLES, ANCHOR BOLTS AND ALL METAL SUPPORTS FOR ELECTRICAL EQUIPMENT AND WIRING.
- ALL ELECTRICAL EQUIPMENT SHALL BE U.L. LISTED OR LABELED.

LUMINAIRE SCHEDULE

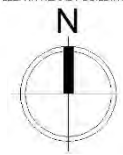
TYPE	LUMINAIRE WATTS	VOLTS	LAMP TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	REMARKS
S2H	59	120	LED 4000K 70CRI	LED AREA PEDESTRIAN POLE MOUNTED FIXTURE WITH 1000MA DRIVER, TYPE I SPILL CONTROL DISTRIBUTION AND HOUSE SIDE SHIELD, WAVELINK OUTDOOR CONTROL MODULE AND FINISH TO BE SELECTED BY ARCHITECT. 16" STRAIGHT SQUARE STEEL POLE.	16" POLE	MCGRAW EDISON	GPC-SA1C-740-U-SL2-QM-FINISH-HSS-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
S3H	59	120	LED 4000K 70CRI	SAME AS TYPE S2H, EXCEPT WITH TYPE II SPILL CONTROL DISTRIBUTION.	16" POLE	MCGRAW EDISON	GPC-SA1C-740-U-SL3-QM-FINISH-HSS-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
S3HL	34	120	LED 4000K 70CRI	SAME AS TYPE S3H, EXCEPT WITH 615MA DRIVER.	16" POLE	MCGRAW EDISON	GPC-SA1A-740-U-SL3-QM-FINISH-HSS-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
S4	34	120	LED 4000K 70CRI	SAME AS TYPE S3HL, EXCEPT WITH TYPE IV FORWARD THROW DISTRIBUTION AND NO HOUSE SIDE SHIELD.	16" POLE	MCGRAW EDISON	GPC-SA1A-740-U-T4FT-QM-FINISH-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
S4H	59	120	LED 4000K 70CRI	SAME AS TYPE S4, EXCEPT WITH TYPE IV SPILL CONTROL DISTRIBUTION, HOUSE SIDE SHIELD AND 1000MA DRIVER.	16" POLE	MCGRAW EDISON	GPC-SA1C-740-U-SL4-QM-FINISH-HSS-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
2S4H	118	120	LED 4000K 70CRI	SAME AS TYPE S4H, EXCEPT WITH TWO HEADS MOUNTED AT 180 DEGREES AND NO HOUSE SIDE SHIELDS.	16" POLE	MCGRAW EDISON	GPC-SA1C-740-U-SL4-QM-FINISH-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
W2	34	120	LED 4000K 70CRI	WALL MOUNT PEDESTRIAN FIXTURE WITH 615MA DRIVER, TYPE I SPILL CONTROL DISTRIBUTION, WAVELINK OUTDOOR CONTROL MODULE AND FINISH TO BE SELECTED BY ARCHITECT.	WALL MOUNT 12-0" A.F.G.	MCGRAW EDISON	GPC-SA1A-740-U-SL2-FINISH-PR7 / WOLC-7P-10A	(2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
W4	34	120	LED 4000K 70CRI	SAME AS TYPE W2, EXCEPT WITH TYPE IV SPILL CONTROL DISTRIBUTION.	WALL MOUNT 12-0" A.F.G.	MCGRAW EDISON	GPC-SA1A-740-U-SL4-FINISH-PR7 / WOLC-7P-10A	(2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LIGMAN MARTINI
WC12	20	120	LED 4000K 70CRI	WALL MOUNT CYLINDER DOWN LIGHT FIXTURE WITH 12 DEGREE BEAM SPREAD AND FINISH TO BE SELECTED BY ARCHITECT.	WALL MOUNT 10-0" A.F.G.	MCGRAW EDISON	FOC618W-LUNV-940-20L-FINISH-D12	
WC40	20	120	LED 4000K 70CRI	SAME AS TYPE WC12, EXCEPT WITH 40 DEGREE BEAM SPREAD.	WALL MOUNT 10-0" A.F.G.	MCGRAW EDISON	FOC618W-LUNV-940-20L-FINISH-D40	

LUMINAIRE SCHEDULE NOTES

- STEEL POLE WALL THICKNESS SHALL BE DETERMINED BY POLE MANUFACTURER.
- PROVIDE COOPER WAVELINK CONTROLLER IN NEARBY BUILDING. PROGRAM TO DIM FIXTURES TO 50% OUTPUT AT 11PM.

Site Photometric Plan

Not to Scale



The View on Detroit East
 LAKEWOOD, OH
 MBC Job No. 21014-11



Site Perspective
Not to Scale





Street View
Not to Scale



Street View
Not to Scale

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



Street View
Not to Scale

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



Street View
Not to Scale

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



Street View
Not to Scale



Street View
Not to Scale



Elevation Detail

Not to Scale



EAST AND WEST BUILDINGS NORTH ELEVATION – ALONG DETROIT AVE.

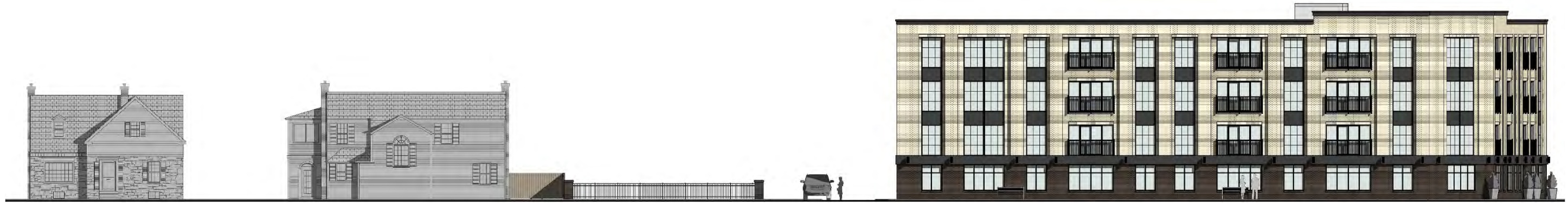


WEST BUILDING NORTH ELEVATION

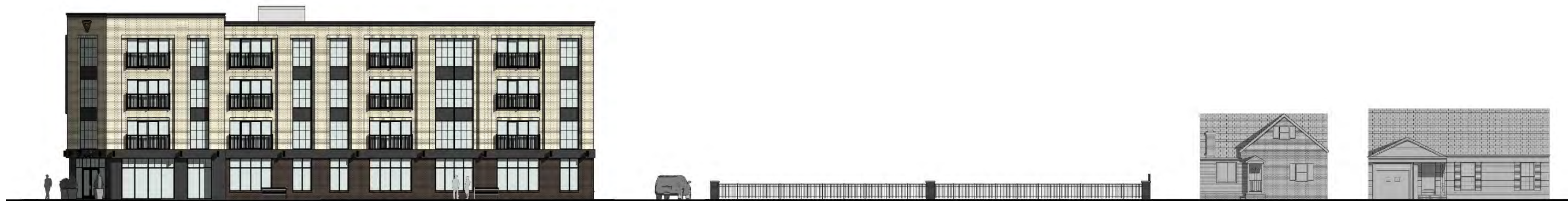


CONTEXT ELEVATIONS

EAST BUILDING NORTH ELEVATION



WEST BUILDING EAST ELEVATION – PARKWOOD RD.

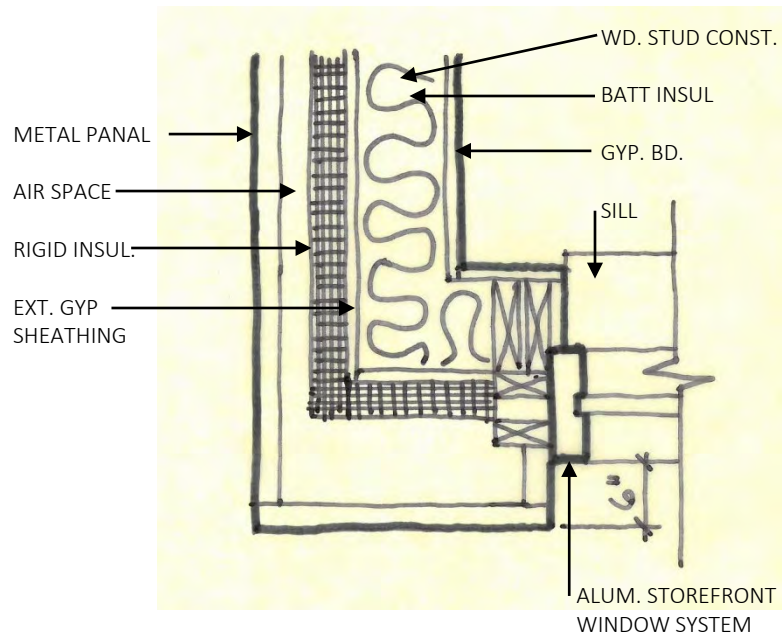


EAST BUILDING WEST ELEVATION – PARKWOOD RD.

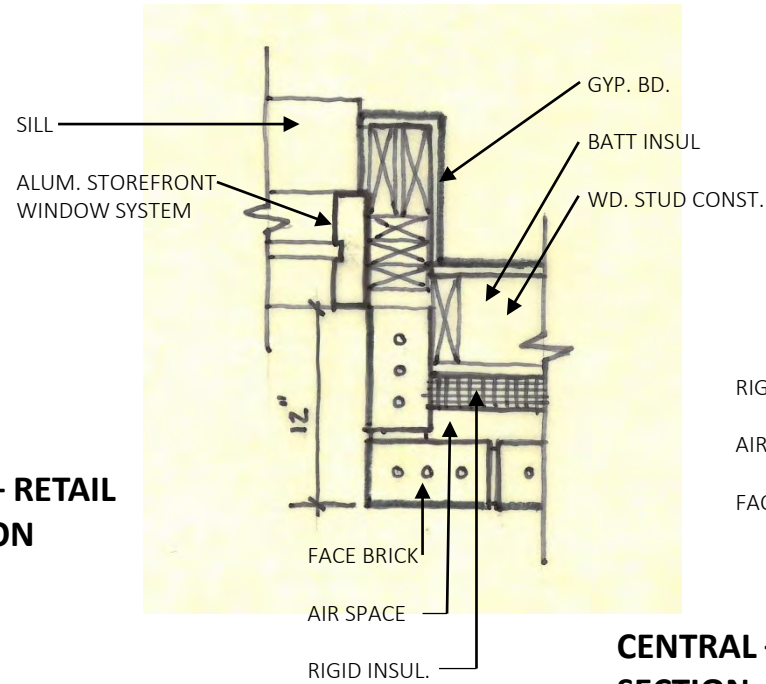


EAST BUILDING EAST ELEVATION – WYANDOTTE AVE.

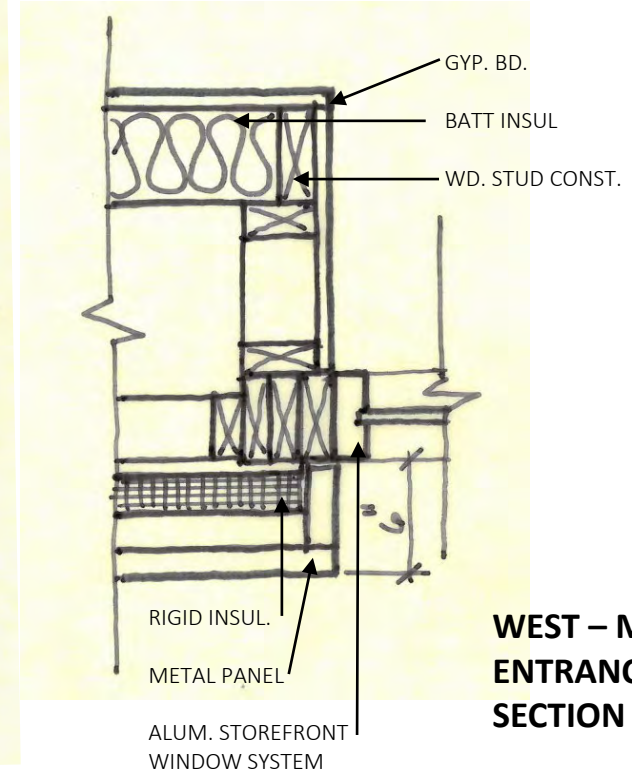
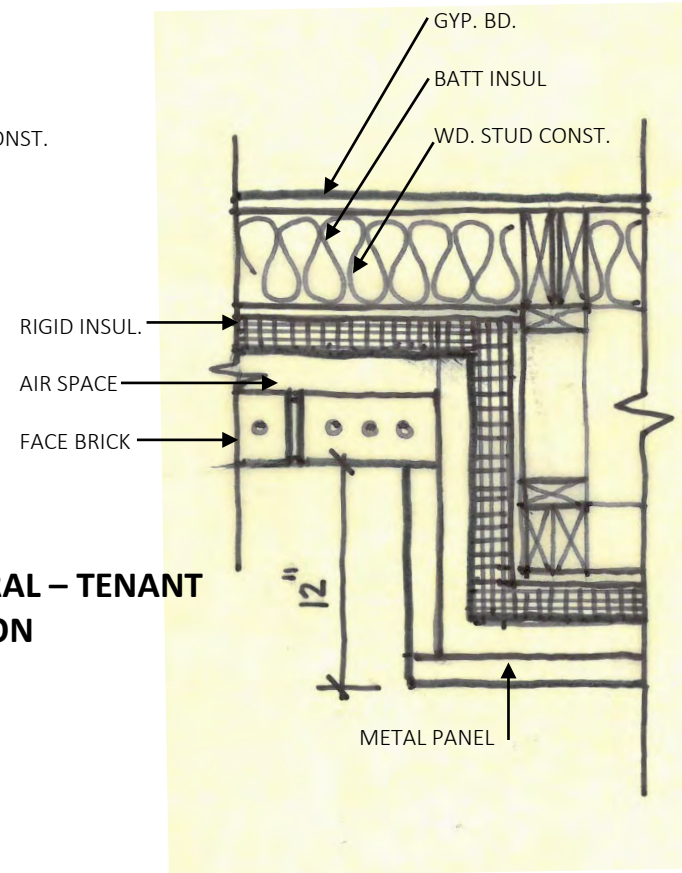
CONTEXT ELEVATIONS



EAST – RETAIL SECTION

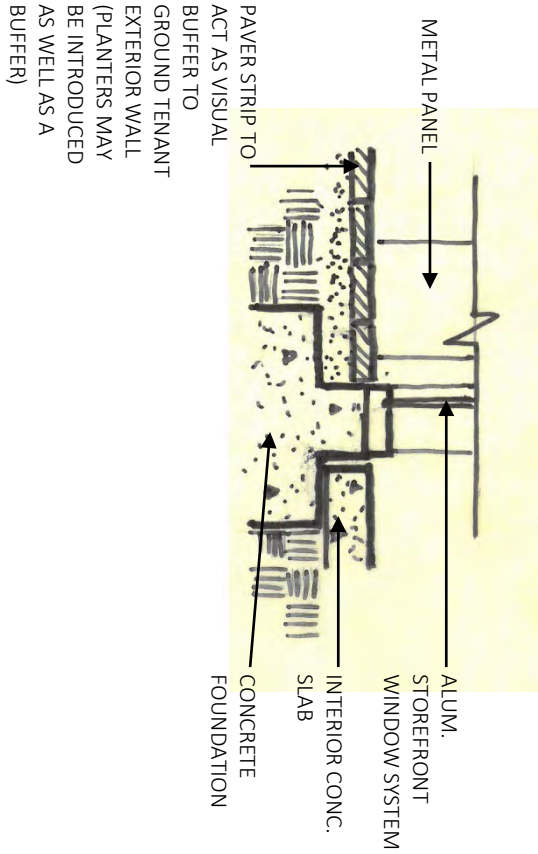
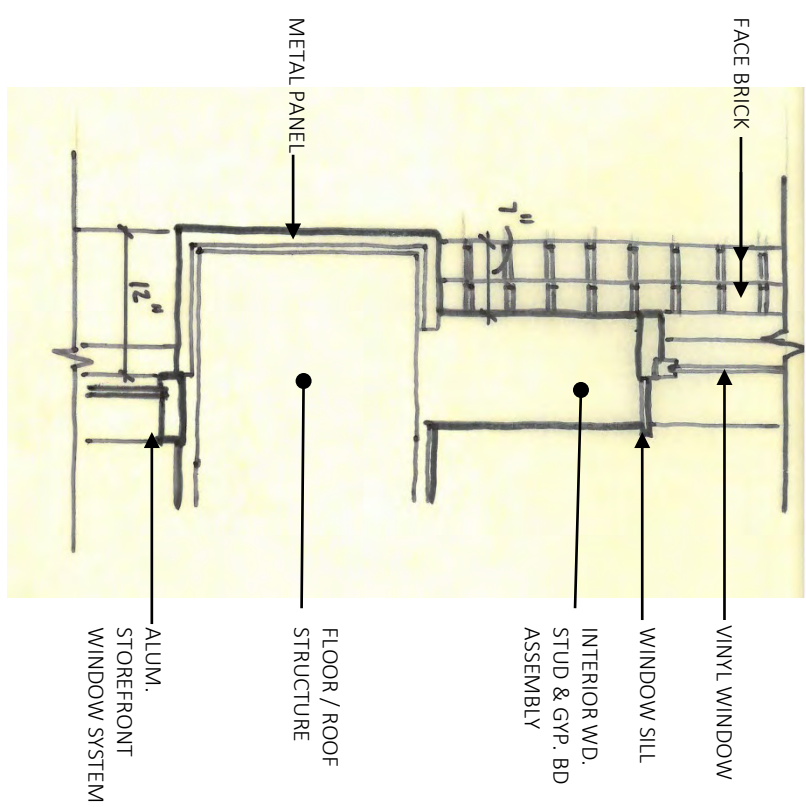
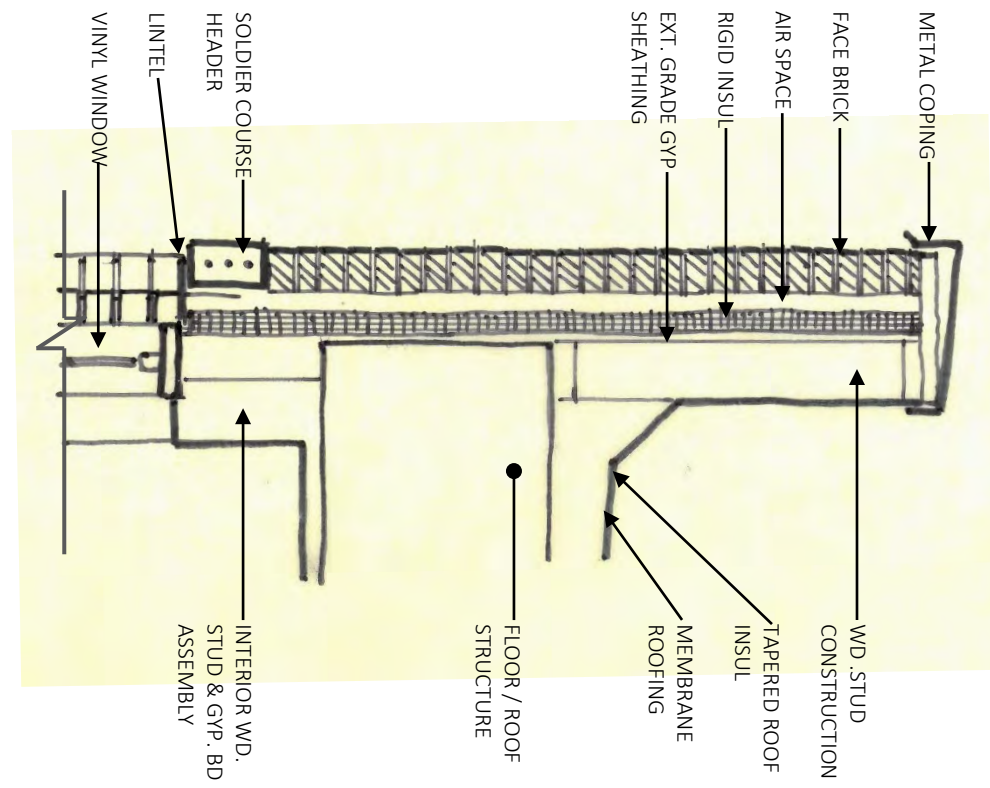


CENTRAL – TENANT SECTION



WEST – MAIN ENTRANCE SECTION

HORIZONTAL WALL DETAILS @ DETROIT ELEVATION



WALL SECTION



EXTERIOR LIGHTING OPTIONS



6' horizontal wood fence

HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS




FENCE AND PIER CONCEPT

SITE PRECEDENT IMAGES



ORNAMENTAL FENCE ALONG STREETScape

PAINTED ALUMINUM



Technical Information:

- System Depth** - 1 1/4" nominal
- Material** - Aluminum
- Material Thickness** - .080" standard (other gauges available)
- Panel Joints** - 1/2" nominal standard (1/8" - 1" available)
- Finish** - Fluoropolymer, unlimited color palette
- Finish Warranty** - 20 year standard
- Weight** - Less than 2 pounds per square foot

Panel Size Parameters:
 These are the recommended maximum size panel guides. If the panel you would like fits inside these guides, Dri-Design can easily manufacture it. For larger sizes, please contact a Dri-Design representative to discuss your specific requirements.

Available in any color, with the ability to match colors of your choice without expensive up charges – Dri-Design Painted Aluminum Panels offer the ultimate design flexibility for exterior and interior applications. Panels are painted using industry leading Fluoropolymer based paints for long lasting finish durability, while our finishers use a 100% air capture system to destroy the VOCs produced, so there is no adverse environmental impact.

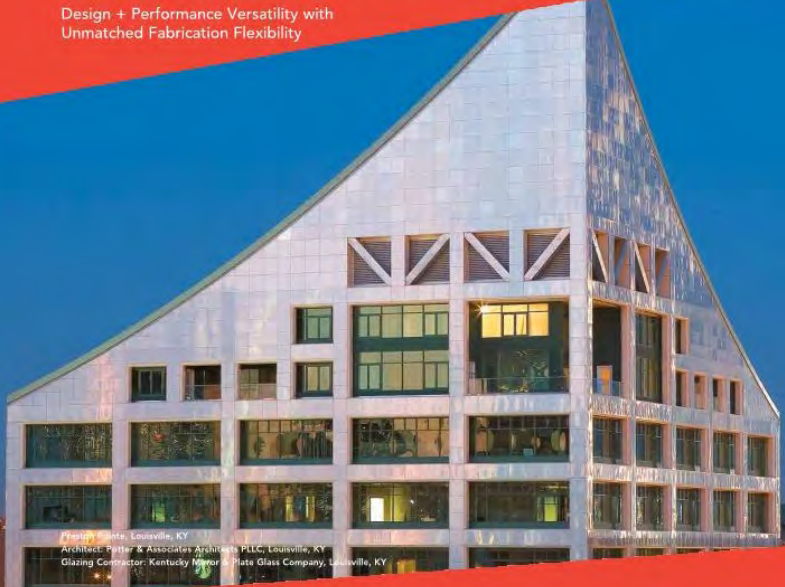
METAL PANEL



FACE BRICK

Trifab™ VG (VersaGlaze™)
 Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems &
 Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with
 Unmatched Fabrication Flexibility



Project: Louisville, KY
 Architect: Patten & Associates Architects PLLC, Louisville, KY
 Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

STOREFRONT WINDOW SYSTEM

BUILDING MATERIAL PRECEDENT IMAGES



ALUMINUM RAILING AT BUILDING BALCONIES

PRELIMINARY -
NOT FOR
CONSTRUCTION



DESIGN BUILDER:
36933 VINE STREET
WILLOUGHBY, OH 44094
marousbrothers.com
440-951-3904

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EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
1	MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN - COLOR A
2	MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN - COLOR B
3	MODULAR FACE BRICK, SOLDIER COURSE HEADER - COLOR A
4	MODULAR FACE BRICK, SOLDIER COURSE SILL - COLOR B
5	INSULATED STOREFRONT GLAZING/ ENTRY SYSTEM WITH THERMALLY- BROKEN ALUMINUM FRAME & LOW E GLAZING
6	PREFINISHED ALUMINUM COMPOSITE SPANDREL PANEL
7	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM
8	VINYL SLIDING DOOR, INSULATED, CLEAR, LOW-E
9	PREFINISHED METAL BALCONY SYSTEM
10	PREFINISHED HEAVY-DUTY FIBERGLASS DOOR AND FRAME
11	LIGHT FIXTURE
12	PREFINISHED METAL COPING
13	PREFINISHED METAL CONDUCTOR AND DOWNSPOUT
14	TPO ROOFING SYSTEM
15	PREFINISHED ORNAMENTAL METAL FENCE WITH BRICK (COLOR A) PIERS
16	HORIZONTAL WOOD FENCE
17	ILLUMINATED MARQUEE SIGN
18	VINYL WINDOW, INSULATED, CLEAR, LOW-E



4 WEST BUILDING SOUTH ELEVATION (FULL)
A2.01 1/8" = 1'-0"



3 WEST BUILDING EAST ELEVATION
A2.01 1/8" = 1'-0"



2 WEST BUILDING NORTHEAST ELEVATION
A2.01 1/8" = 1'-0"



1 WEST BUILDING NORTH ELEVATION
A2.01 1/8" = 1'-0"

PROJECT:
THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO

DATE ISSUANCE
03/29/2021 ABR Submittal

EXTERIOR
ELEVATIONS
WEST BUILDING

A2.01

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EXTERIOR MATERIALS SCHEDULE

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10	PREFINISHED HEAVY-DUTY FIBERGLASS DOOR AND FRAME
11	LIGHT FIXTURE
12	PREFINISHED METAL COPING
13	PREFINISHED METAL CONDUCTOR AND DOWNSPOUT
14	TPO ROOFING SYSTEM
15	PREFINISHED ORNAMENTAL METAL FENCE WITH BRICK (COLOR A) PIERS
16	HORIZONTAL WOOD FENCE
17	ILLUMINATED MARQUEE SIGN
18	VINYL WINDOW, INSULATED, CLEAR, LOW-E



3 WEST BUILDING WEST ELEVATION (PARTIAL)
A2.02 1/8" = 1'-0"



2 WEST BUILDING WEST ELEVATION (FULL)
A2.02 1/8" = 1'-0"



1 WEST BUILDING SOUTH ELEVATION (PARTIAL)
A2.02 1/8" = 1'-0"

PROJECT:
THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO

DATE ISSUANCE
03/29/2021 ABR Submittal

EXTERIOR
ELEVATIONS
WEST BUILDING

A2.02

MBC JOB NUMBER: ENTER PROJECT NUMBER HERE

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3/26/2021 11:29:34 AM ENTITLEMENT

EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
1	MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN - COLOR A
2	MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN - COLOR B
3	MODULAR FACE BRICK, SOLDIER COURSE HEADER - COLOR A
4	MODULAR FACE BRICK, SOLDIER COURSE SILL - COLOR B
5	INSULATED STOREFRONT GLAZING/ ENTRY SYSTEM WITH THERMALLY-BROKEN ALUMINUM FRAME & LOW E GLAZING
6	PREFINISHED ALUMINUM COMPOSITE SPANDREL PANEL
7	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM
8	VINYL SLIDING DOOR, INSULATED, CLEAR, LOW-E
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16	HORIZONTAL WOOD FENCE
17	ILLUMINATED MARQUEE SIGN
18	VINYL WINDOW, INSULATED, CLEAR, LOW-E



4 EAST BUILDING EAST ELEVATION (FULL)
A2.03 1/8" = 1'-0"



3 EAST BUILDING WEST ELEVATION
A2.03 1/8" = 1'-0"



2 EAST BUILDING NORTHWEST ELEVATION
A2.03 1/8" = 1'-0"



1 EAST BUILDING NORTH ELEVATION
A2.03 1/8" = 1'-0"

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LAKEWOOD, OHIO

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EXTERIOR
ELEVATIONS
EAST BUILDING

A2.03

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3/29/2021 11:30:23 AM ENTITLEMENT

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EXTERIOR MATERIALS SCHEDULE

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16	HORIZONTAL WOOD FENCE
17	ILLUMINATED MARQUEE SIGN
18	VINYL WINDOW, INSULATED, CLEAR, LOW-E



3 EAST BUILDING EAST ELEVATION (PARTIAL)
A2.04 1/8" = 1'-0"



2 EAST BUILDING SOUTH ELEVATION (PARTIAL)
A2.04 1/8" = 1'-0"



1 EAST BUILDING SOUTH ELEVATION (FULL)
A2.04 1/8" = 1'-0"

PROJECT:
THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO

MBC JOB NUMBER: ENTER PROJECT NUMBER HERE

DATE ISSUANCE
03/29/2021 ABR Submittal

EXTERIOR
ELEVATIONS
EAST BUILDING

A2.04

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3/29/2021 11:31:05 AM ENTITLEMENT



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Application Cover Page

Docket No.: 02-11-21A

Permit No.: BBS21-000009

Applicant Name: Heidi DeMark, Phillips/Sekanick Architects

Project Address: 1520 W. 117th Street

Project Name: Dunkin'

Proposal: Applicant proposes site upgrades to an existing business.



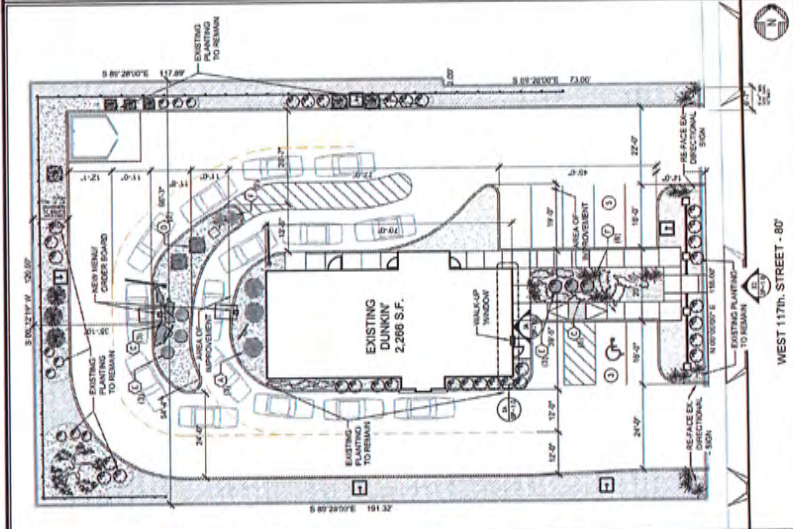
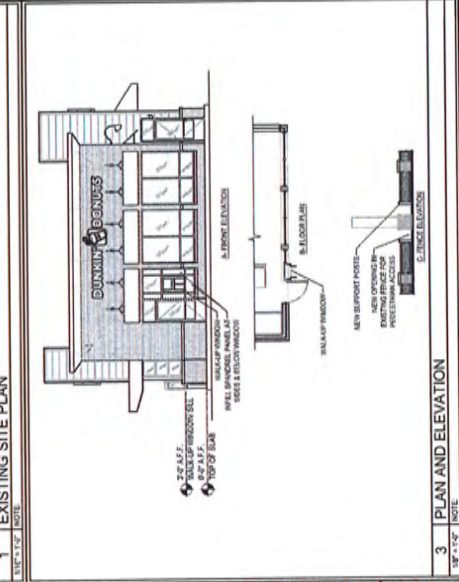
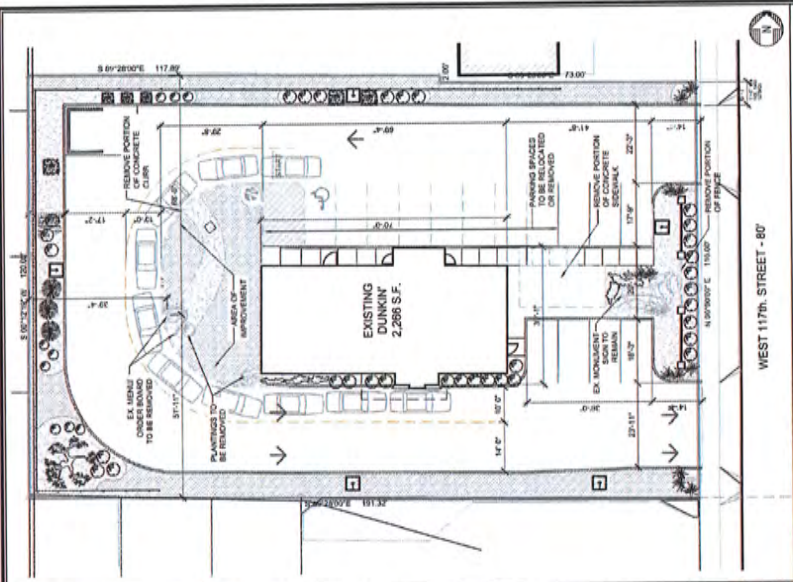
DUNKIN' DONUTS - REMODEL
 P.C.M. Dajaz
 1520 W. 117TH STREET
 LAKEWOOD, OH 44107

NO.	DESCRIPTION	DATE

DATE: 03/16/2021
 SCALE: AS NOTED
 DRAWN: HD
 CHECK: HD
 APP'D: [Signature]

SITE PLAN AND DETAILS
 DHRMIL CORPORATION
 7825 METOR AVE., UNIT 2
 METOR, OH 44060

PROJECT #20-0000
SP-1.0



SITE CALCULATIONS

EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	IMPROVEMENT EFFECT
AREA OF SITE: 22,783 S.F.	IMPERVIOUS: 14,417 S.F.	IMPERVIOUS: 4,411 S.F.
BUILDING: 2,286 S.F.	PERVIOUS: 4,100 S.F.	PERVIOUS: -411 S.F.
PERVIOUS: 6,211 S.F.		
PARKING PER LAKEWOOD CITY ORD. 1143.09 (10)	STACKING PER LAKEWOOD CITY ORD. 1143.13	
NO. OF EMPLOYEES: 28	NO. REQUIRED: 10	
DINING AREA: 4	NO. PROVIDED: 14	
TOTAL PROVIDED: 8		

PERSONNEL MANAGEMENT SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.
 TEMPORARY SIGNAGE SHALL NOT BE DISPLAYED WITHOUT PRIOR CONSENT FROM THE CITY OF LAKEWOOD.

TREE AND SHRUB SCHEDULE

SYMBOL	COMMON NAME	SIZE	REMARKS
T	TRILIA OCCIDENTALIS	48" HEIGHT	B & B
C	BLUECHIP JUNIPER	12"-15" HEIGHT	#3 CONTAINER
D	EMONTANUS ALATA COMPACTA	30" HEIGHT	B & B
E	TAXUS MEDIA DENSIFLORUS	30" HEIGHT	B & B

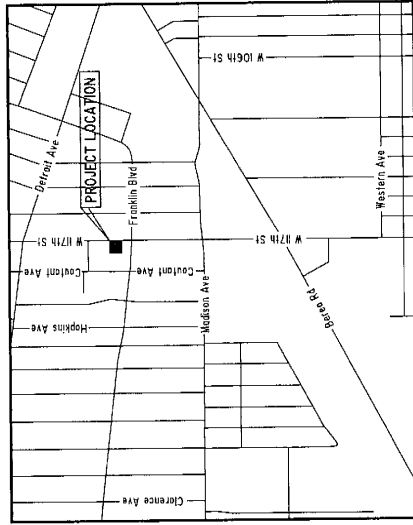
GRASSES, PERENNIALS, AND FERNS

SYMBOL	COMMON NAME	SIZE	REMARKS
G	HEMEROCALLIS	10" - 12"	CONTAINER



IMPROVEMENT PLANS FOR 1520 WEST 117TH STREET DUNKIN DONUTS, LAKEWOOD

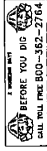
THE CITY OF LAKEWOOD, COUNTY OF OHIO
CUYAHOGA AND STATE OF OHIO



VICINITY MAP
NO SCALE

INDEX TO DRAWINGS

- 1 TITLE PAGE
- 2 EXISTING CONDITIONS/DEMOLITION PLAN
- 3 GENERAL PLAN
- 4 GRADING PLAN
- 5-6 NOTES & DETAILS
- 7 ABBREVIATED SWPPP LAYOUT PLAN
- 8 ABBREVIATED SWPPP NOTES & DETAILS



THE EXISTING INFORMATION UTILIZED AS SOURCE HEREIN OBTAINED FROM A COMBINATION OF FIELD LOCATION AND RECORD INFORMATION OBTAINED FROM THE CITY OF LAKEWOOD AND THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT. THE LOCATION AND DATA SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR THROUGH THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION ACCORDING TO THE CITY OF LAKEWOOD AND THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION ACCORDING TO THE CITY OF LAKEWOOD AND THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION ACCORDING TO THE CITY OF LAKEWOOD AND THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL UTILITIES AND UNDERGROUND UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION ACCORDING TO THE CITY OF LAKEWOOD AND THE CUYAHOGA COUNTY PUBLIC UTILITIES DEPARTMENT.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID W. NOVAK, P.E. No. 7507

I HEREBY CERTIFY THAT THIS PLAN WAS REVIEWED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REYNARD S. DEPUY, P.E. No. 42655



REVISIONS	BY
4/18/12	TDR

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260 FAX 440.205.1262
www.BarringtonCt.com

PSA, INC.
BRUCE ŠEKANICK
142 EAST MARKET STREET
WARREN, OHIO 44481-1121
330.395.9518 PH. 330.395.4296 FAX

DUNKIN DONUTS
1520 WEST 117TH STREET
LAKEWOOD, OHIO 44107

TITLE PAGE

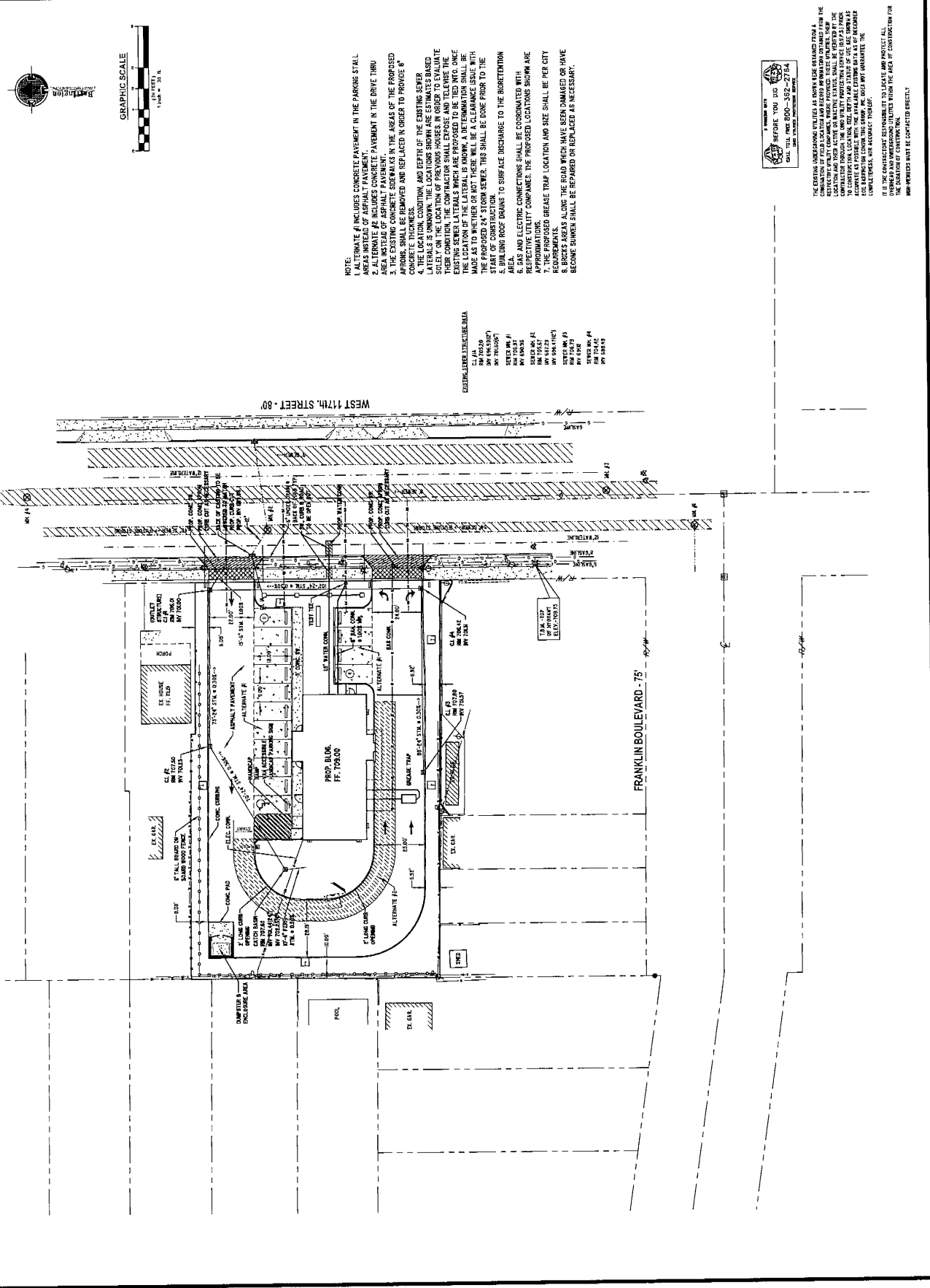
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DOWN	1
DATE	4/18/12
NAME	NONE
NO.	11106
SHEET	1

REVISED	
BY	

PSA, INC.
 BRUCE ŠEKANICK
 142 EAST MARKET STREET
 WARREN, OHIO 44481-1121
 330.395.9518 PH. 330.395.4296 FAX
 www.PSAEngineering.com

DUNKIN DONUTS
 1420 WEST 117TH STREET
 LAKEWOOD OHIO 44107
 GENERAL PLAN

DATE: 10/27/11
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SHEET: 11106



- NOTE:**
1. ALTERNATE #1 INCLUDES CONCRETE PAVEMENT IN THE PARKING STILL AREA.
 2. ALTERNATE #2 INCLUDES ASPHALT PAVEMENT IN THE DRIVE THRU AREA INSTEAD OF CONCRETE PAVEMENT.
 3. THE EXISTING CONCRETE SIDEWALKS IN THE AREAS OF THE PROPOSED CONCRETE PAVEMENT SHALL BE REMOVED AND REPLACED IN ORDER TO PROVIDE A CONSISTENT FINISH.
 4. THE LOCATION, CONDITION, AND DEPTH OF THE EXISTING SEWER LATERALS IS UNKNOWN. THE LOCATION SHOWN ARE ESTIMATES BASED ON THE LOCATION OF THE EXISTING SEWER MAINS AND THE EXISTING SEWER LATERALS WHICH ARE PROPOSED TO BE TIED INTO. ONCE THE LOCATION OF THE LATERALS IS KNOWN, A RETERMINATION SHALL BE MADE AS TO WHETHER OR NOT THERE WILL BE A CLEARANCE ISSUE WITH THE EXISTING SEWER. THIS SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION.
 5. BUILDING ROOF DRAINS TO SURFACE DISCHARGE TO THE BIOTRETENTION AREA.
 6. GAS AND ALL OTHER CONNECTIONS SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 7. THE PROPOSED GREASE TRAP LOCATION AND SIZE SHALL BE PER CITY REQUIREMENTS.
 8. THE PROPOSED SEWER MAINS SHALL BE CONFORMED TO THE CITY SPECIFICATIONS. ALONG THE ROAD WHICH HAVE BEEN DAMAGED OR HAVE BECOME SUNKEN SHALL BE REPAIRED OR REPLACED AS NECESSARY.

GENERAL STRUCTURE DATA

CL. 11750	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11
BY 10/27/11	BY 10/27/11

THE EXISTING UNDERGROUND UTILITIES AS SHOWN WERE OBTAINED FROM A RECORD DRAWING PROVIDED BY THE CITY OF LAKEWOOD. THE CITY ENGINEER'S OFFICE HAS REVIEWED THESE UTILITIES AND HAS DETERMINED THAT THEY ARE ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAKEWOOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAKEWOOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LAKEWOOD.



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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 03-22-21

Permit No.: BBS21-000013

Applicant Name: James Groh, Brilliant Electric Sign Co LTD

Project Address: 11851 Detroit Avenue

Project Name: Cleveland Clinic

Proposal: Installation of one non-illuminated wall sign.



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Application Cover Page

Docket No.: 04-26-21

Permit No.: BBS21-000029

Applicant Name: Amy Armour, Beegan Architectural Design

Project Address: 1299 French Ave.

Project Name: n/a

Proposal: the addition of a new covered porch, rear addition, and rear deck.

ISSUE	DATE	DESCRIPTION
1	02.15.21	architectural review board



BEGAN
ARCHITECTURAL DESIGN

1939 FRENCH AVENUE
LAKEWOOD, OHIO 44107
WWW.BEGAN-AD.COM

314.521.8008 PHONE
314.916.4971 FAX
PAUL@BEGAN-AD.COM

Project No. 20-040

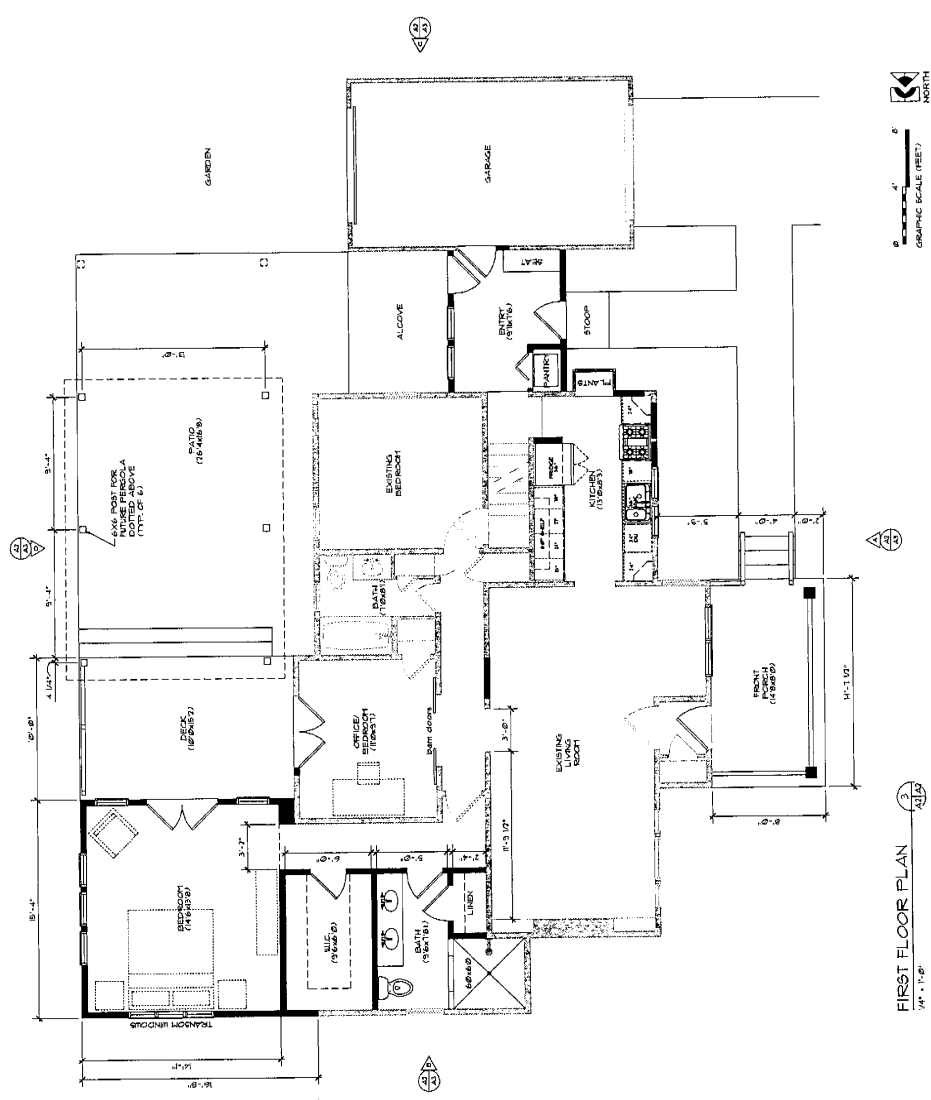
Pippen Residence
Residential Renovations

1939 French Avenue
Lakewood, Ohio 44107

First Floor Plan

A1

© BEGAN ARCHITECTURAL DESIGN, LLC



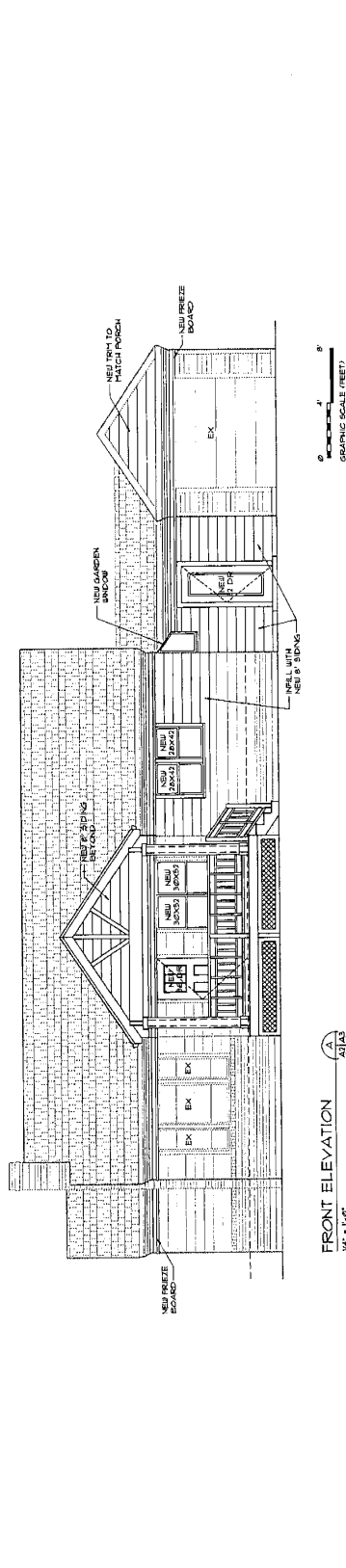
WALL TYPE KEY

[---]	WORKING TO REMOVE
[---]	EXISTING TO REMAIN
[---]	NEW



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

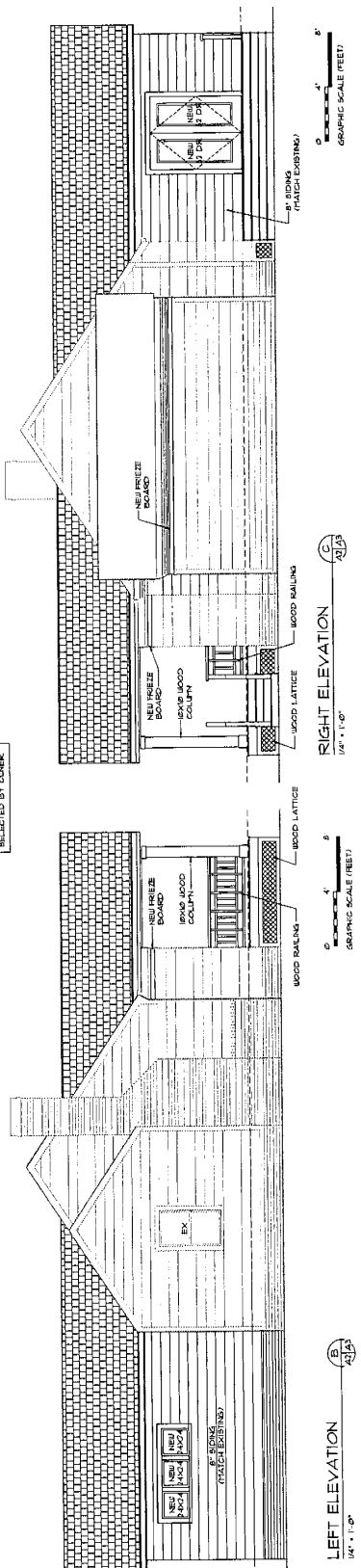
ISSUE	DATE	DESCRIPTION
1	02.15.21	architectural review board



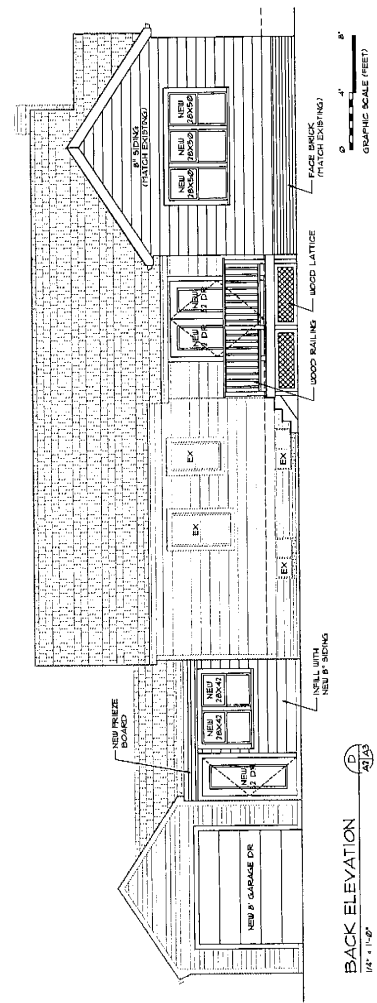
FRONT ELEVATION
18'4" x 11'6"

RIGHT ELEVATION
18'4" x 11'6"

NOTE: ALL MATERIALS AND COLORS TO BE EXACTLY AS SHOWN IN THE SAMPLES PROVIDED BY THE CLIENT.



LEFT ELEVATION
18'4" x 11'6"



BACK ELEVATION
18'4" x 11'6"



PAUL R. BEGAN LICENSE #15714
COMMISSION EXPIRES 12.31.2021

BEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKESIDE OHIO 44107
WWW.BEGAN-AD.COM

314.631.6000 PHONE
314.631.6091 FAX
PAUL@BEGAN-AD.COM

Project no. 20-040

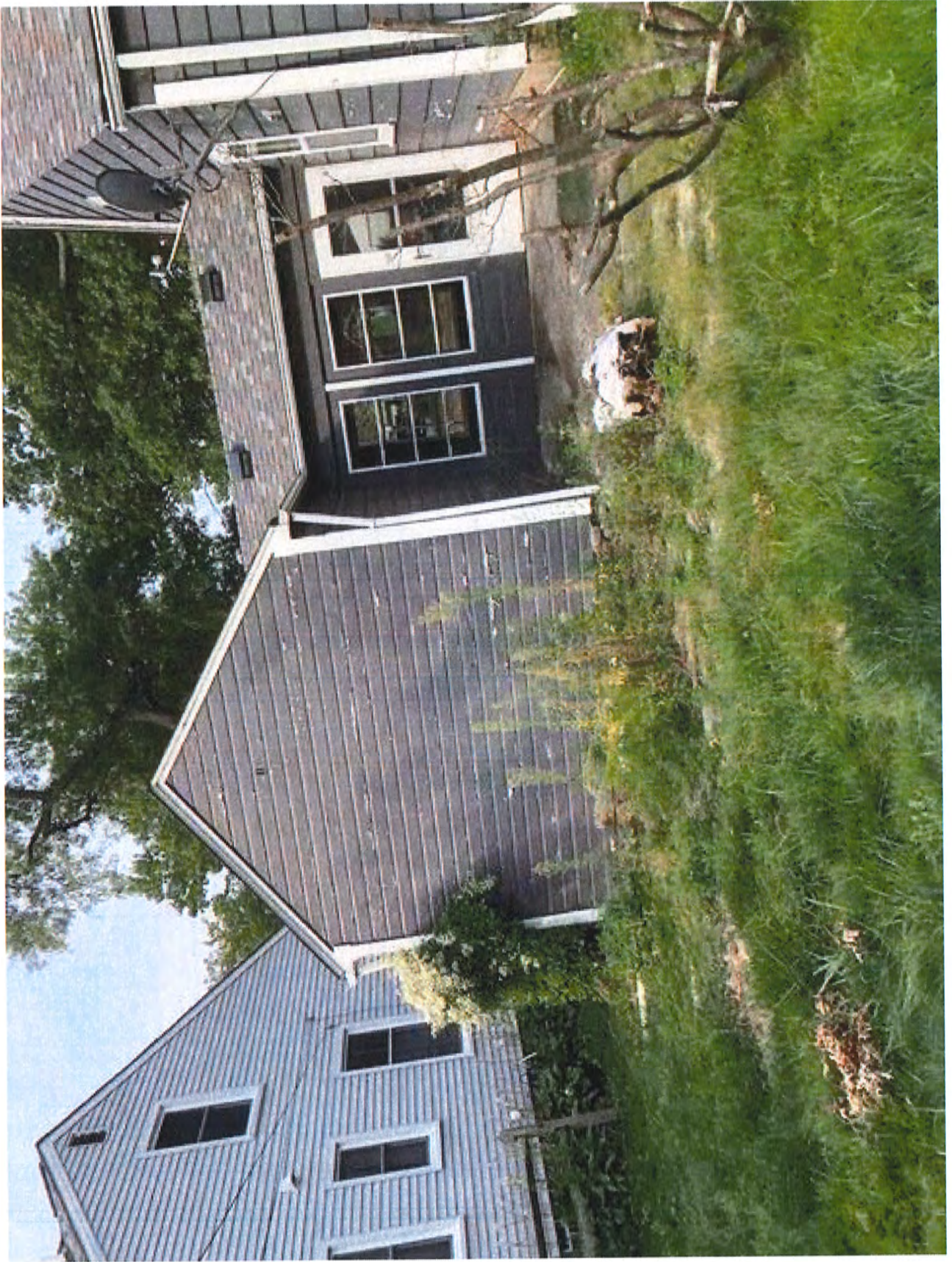
Pippin Residence
Residential Renovations

1239 French Avenue
Lakewood, Ohio 44107

Exterior Elevations

A2







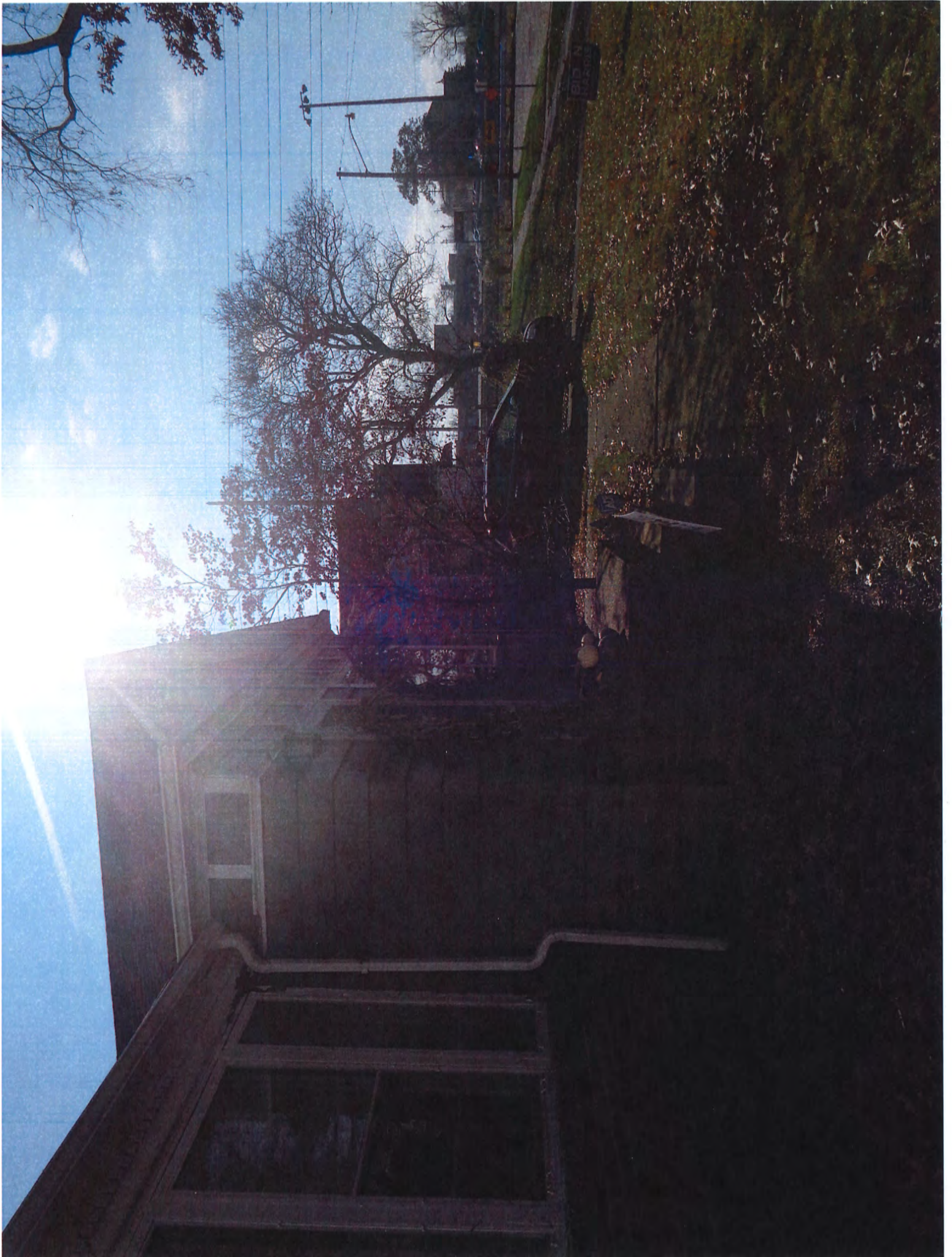






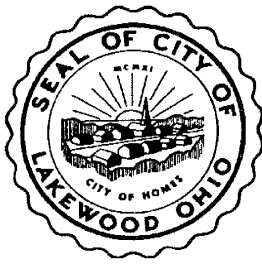












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Application Cover Page

Docket No.: 04-27-21

Permit No.: BBS21-000034

Applicant Name: John Graham, Graham Construction LLC

Project Address: 1575 Grace Ave.

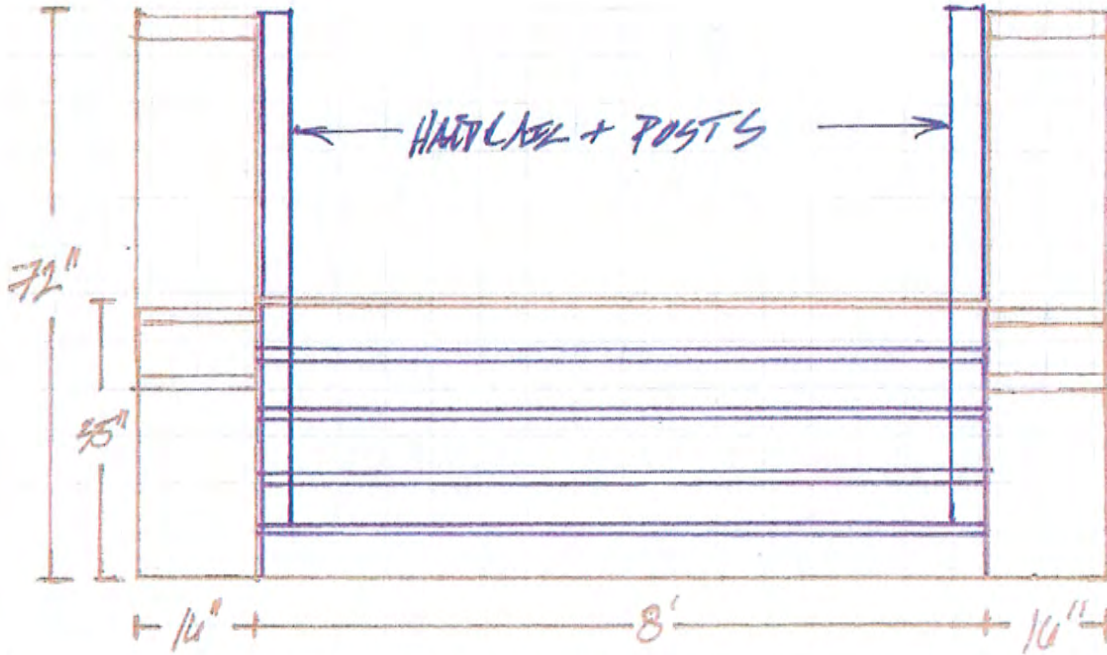
Project Name: n/a

Proposal: Applicant proposes deteriorated masonry front steps and piers with wood.

1575 BRACE
LHWD, OH

GRAHAM LOUVEL
NO. 904.8418

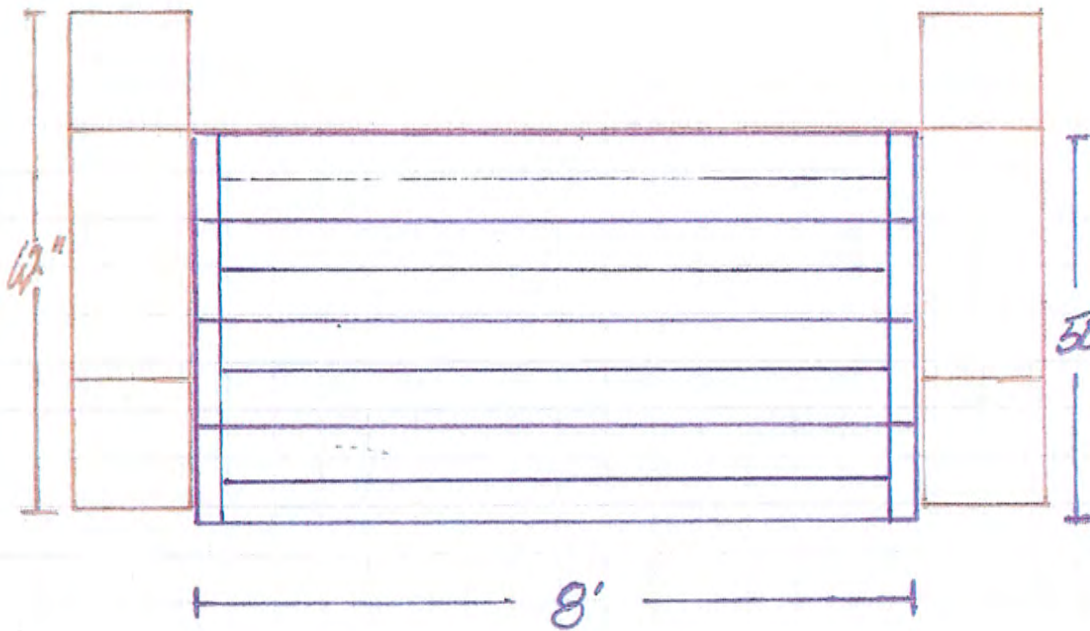
FRONT STEPS
ELEVATION



EXISTING MASONRY
PIERS RETAINED
LAP JOINTS LEAVED

CEDAR
35" RISE

FRONT STEPS
PLAN



EXISTING
MASONRY
PIERS
RETAINED

50" RUN CEDAR
TREADS
+ RISERS



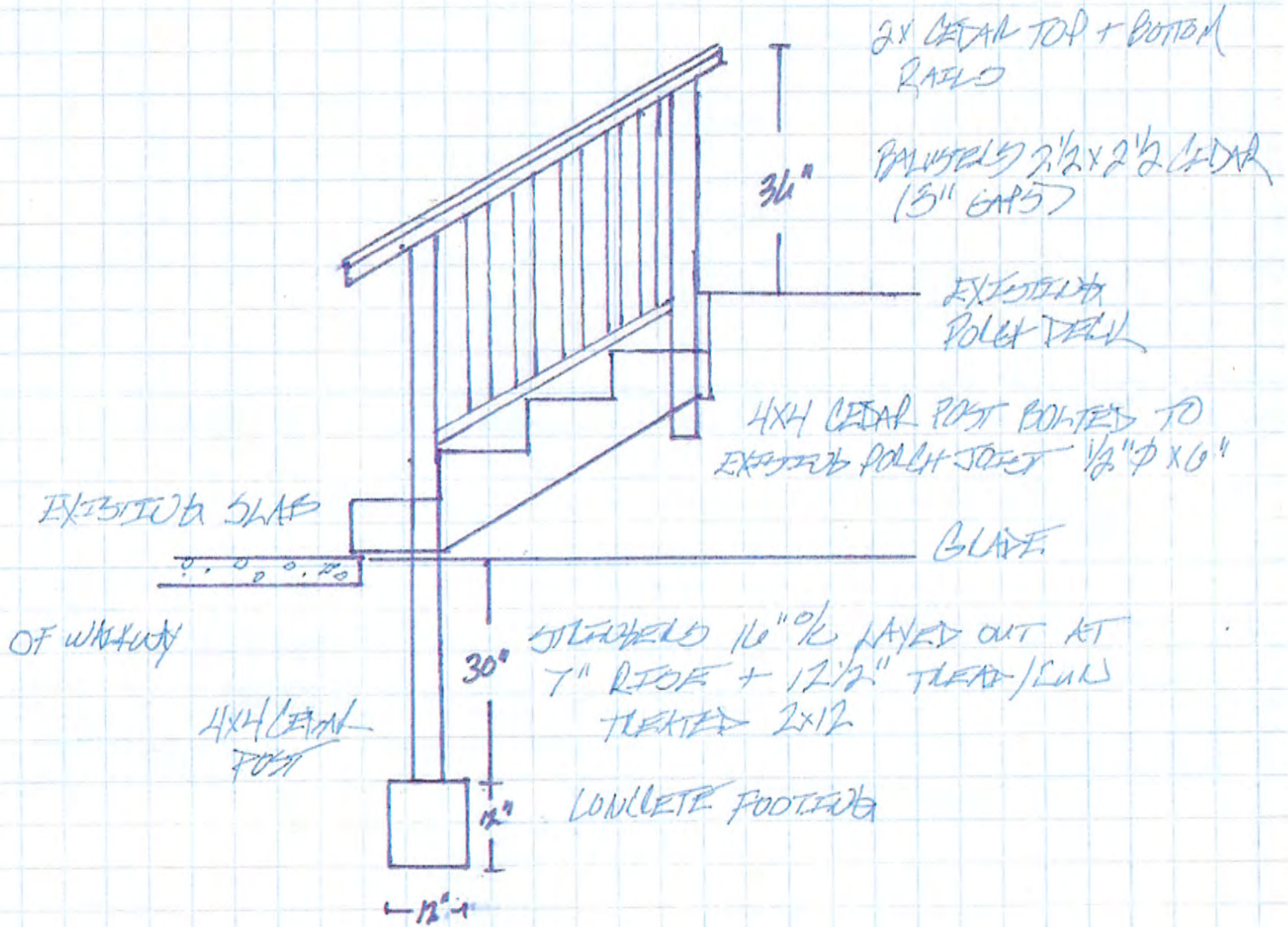
1575 GRALE
LIVE OFF

GRAHAM CONSULT.
PH. 906.8418

FLOOR STEP
SIDE ELEVATION

* EXISTING MASONRY OMITTED FOR CLARITY

STAIRS AND RAILINGS



* EACH TREAD COMPOSED OF TWO 2x SIZES ALTERNATELY

* 1/4" TREADS LEADING SIDE OVERHANGS 1/2" + 1/4" OVER



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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 04-28-21

Permit No.: BBS21-000037

Applicant Name: Edward Kwiecien, Stunning Renovations LLC

Project Address: 1463 Roycroft Ave.

Project Name: n/a

Proposal: Applicant proposes the rebuild of the front porch and above roof.

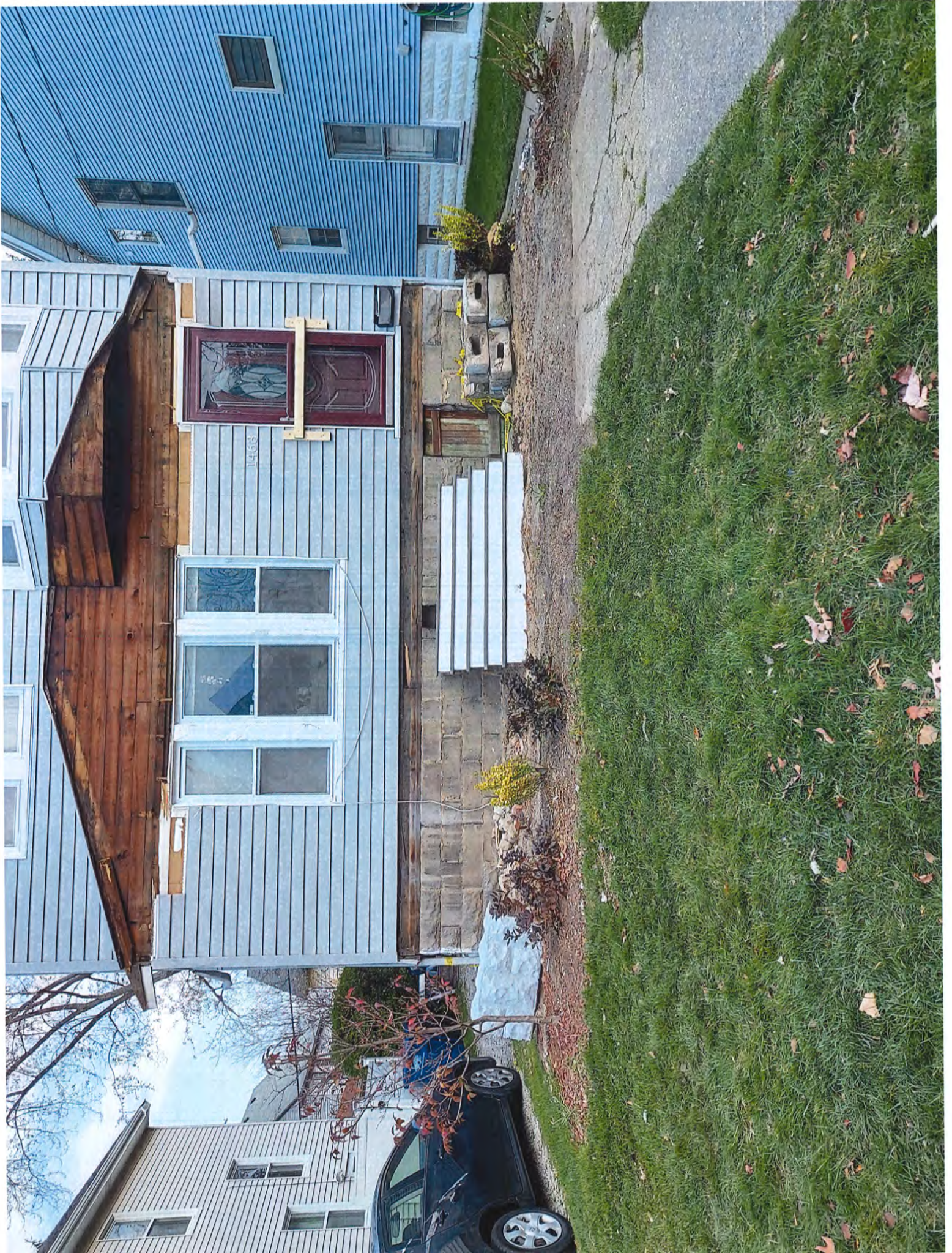
Front Porch replacement for

1463 Roycroft Ave.

Lakewood, Ohio

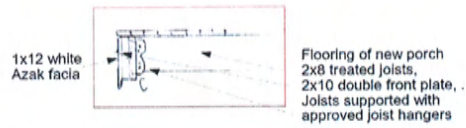
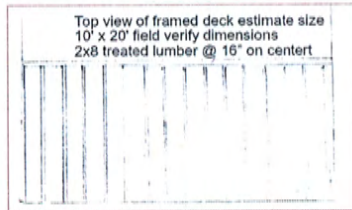
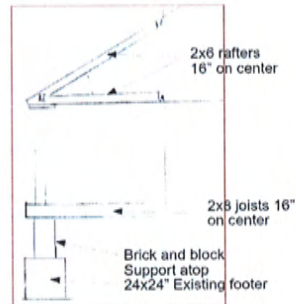
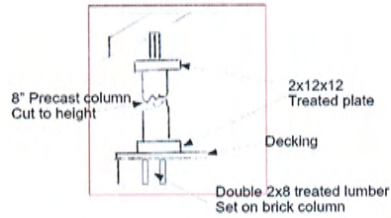
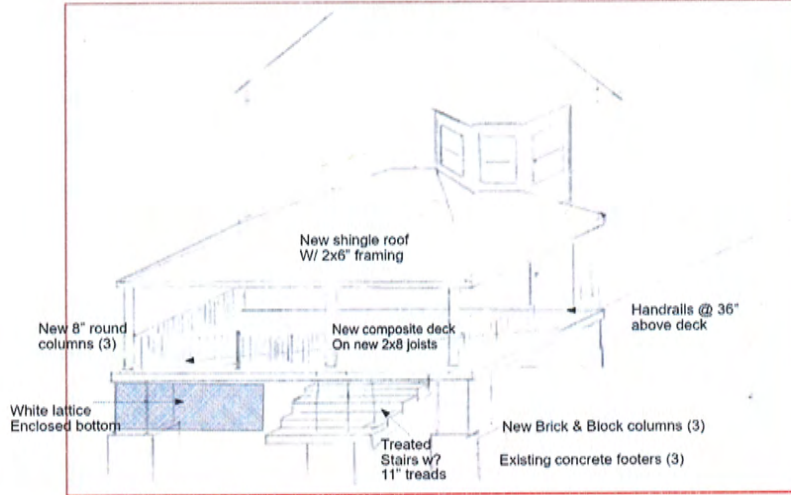
The following is an overview of the process and material to be used to replace the previous front porch at 1463 Roycroft Ave. Exact measurements will be verified and applied in the field. Accompanying this summary are pictures of the original porch and we intend to match in like style.

- The porch will be approximately 10ft x 21ft with a roof to match the previous roof line, to match the original design;
 - White hand and guard rails
 - White lattice around botto
 - White 8" round columns
 - All wood will be pressure treated lumber
 - Decorative fascia will be Azak trim
- There are three existing 2ft x 2ft footers which will be reused. In addition these will also be the foundation and location for the new columns.
- Rebuild block and brick columns atop existing footers to the height necessary to finish the porch at a level equal to the existing front door.
- The porch floor structure will be built with 2x8 pressure treated lumber @ 16" on center.
- The front plate will be a double 2x10 set atop the new brick columns. The 2x8 joist will be attached to this plate with standard joist hangers.
- Top of deck will be either hard wood or trex type material (finish to be selected by owner)
- Three precast columns to support the front of the new roof
 - The base of these columns will be double 2x10 under the deck with a 2x12x12 between the column and the deck.
 - A 2x12x12 will be at the top of the column to support the front of the roo
- The roof will be constructed with 2x6 framing, 1/2" OSB sheeting, vinyl soffit on underside of roof and standard shingles to match existing roof.
- New stair to match existing height of new porch and material of the deck.
- The finish of the porch will be with vinyl lattice and trimmed with white azak lumber.
- Guardrails and handrails will be white polymer style installed at ~36" in height and as necessary to match code.





1463 Roycroft
Front porch replacement





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Application Cover Page

Docket No.: 04-29-21

Permit No.: BBS21-000039

Applicant Name: Greg Noeth, Greg Noeth Architect

Project Address: 1216-18 Marlowe Ave.

Project Name: n/a

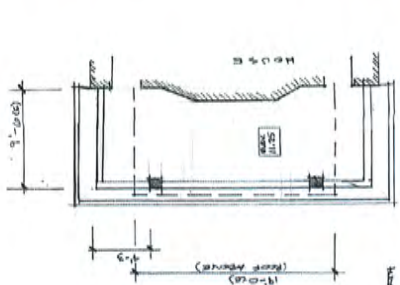
Proposal: Applicant proposes the rebuild of porches on a two-family home.

REVISIONS	BY

Greg Noeth Architect
216-789-2086
1790 Saratoga Avenue
Lakewood, Ohio 44107
Email: G.Noeth@gnac.com

Replacement Double Deck Porch
1218 Marlowe Avenue
Lakewood, Ohio 44107

Professional Seal:
Gregory North #9521
DATE: 12/17/2021
PROJECT: February 25, 2022
SHEET: **A-1**



Design Loads:
Roof Snow Load - Live Load: 30 psf
Roof Dead Load: 10 psf
Porch Second Floor - Live Load: 100 psf
Second Floor - Dead Load: 10 psf
Porch First Floor - Live Load: 100 psf
First Floor - Dead Load: 10 psf
Horizontal Wind Load: 120 MPH

Code Criteria:
Use Group: R-1 Single Family Home
Building Type: S - Wood Framed

Code Information:
2019 Residential Code of Ohio w/ Amendments

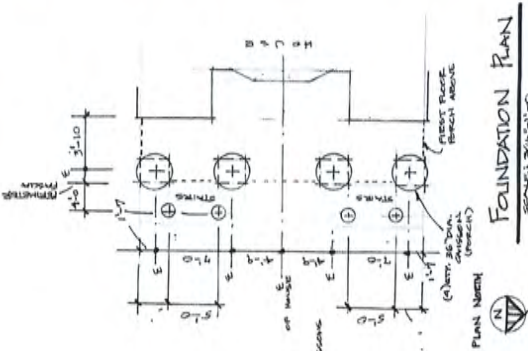
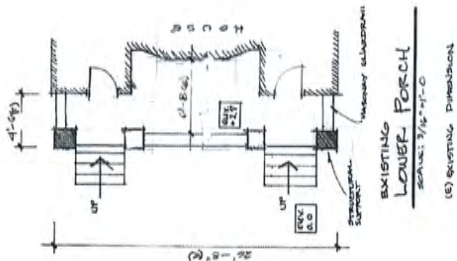
Building Area:
Second Floor Porch: 256 sq.ft.
First Floor Porch: 160 sq.ft.
Total Remodel Area: 416 sq.ft.

Building Structural Criteria:

All framing Lumber: SPF #2
(Spruce-Pine-Fir)
E = 1,500,000 psi
F_b = 175 psi
F_v = 125 psi
F_c = 15 psi
Microlam (I.V.L.)
E = 1,500,000 psi
F_b = 2,600 psi
Soil Bearing Capacity
1,500 psf (Assumed)

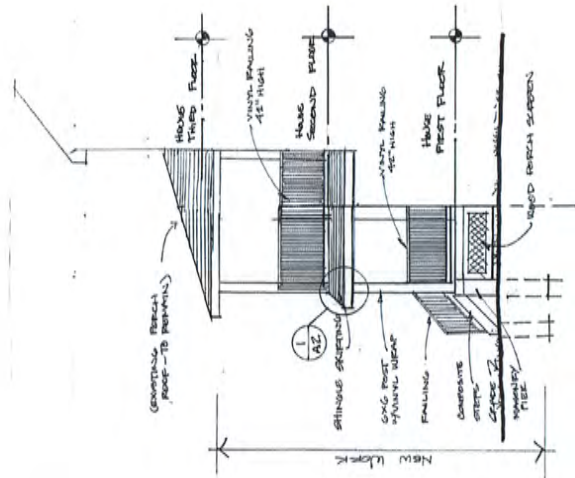
Drawing Index:

- A-1 Existing First and Second Floor Plans
- Elevations
- A-2 Existing Plans
- Wall Schedule
- Details

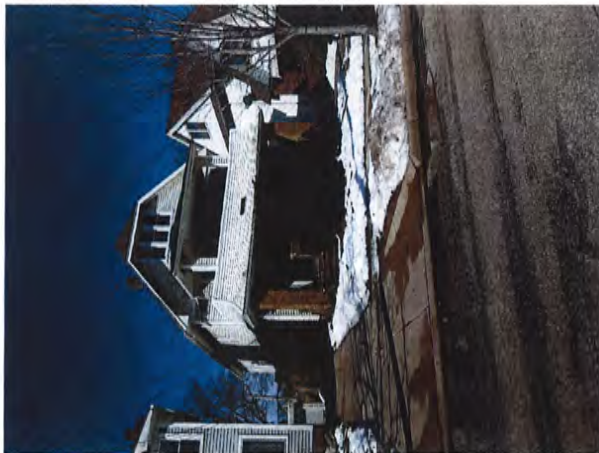
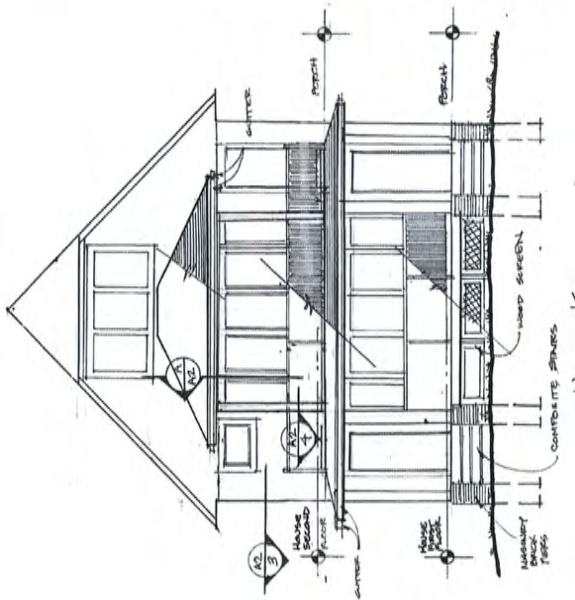


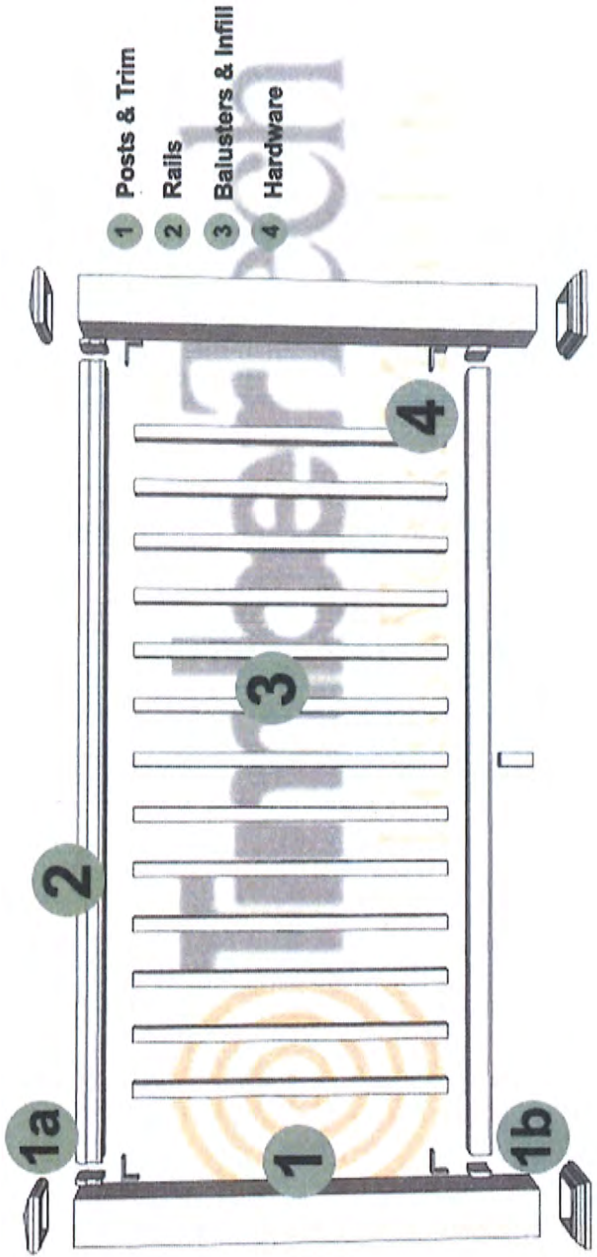
Scope of Work:

1. Remove & Replace existing first and second floor porches.
 2. Replace & Replace existing footers with new 42" deep caissons.
 3. Replace existing stairs with new treated wood stairs.
- New porches will have same footprint as existing.

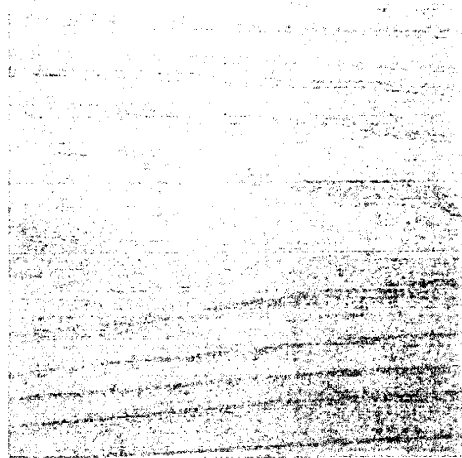


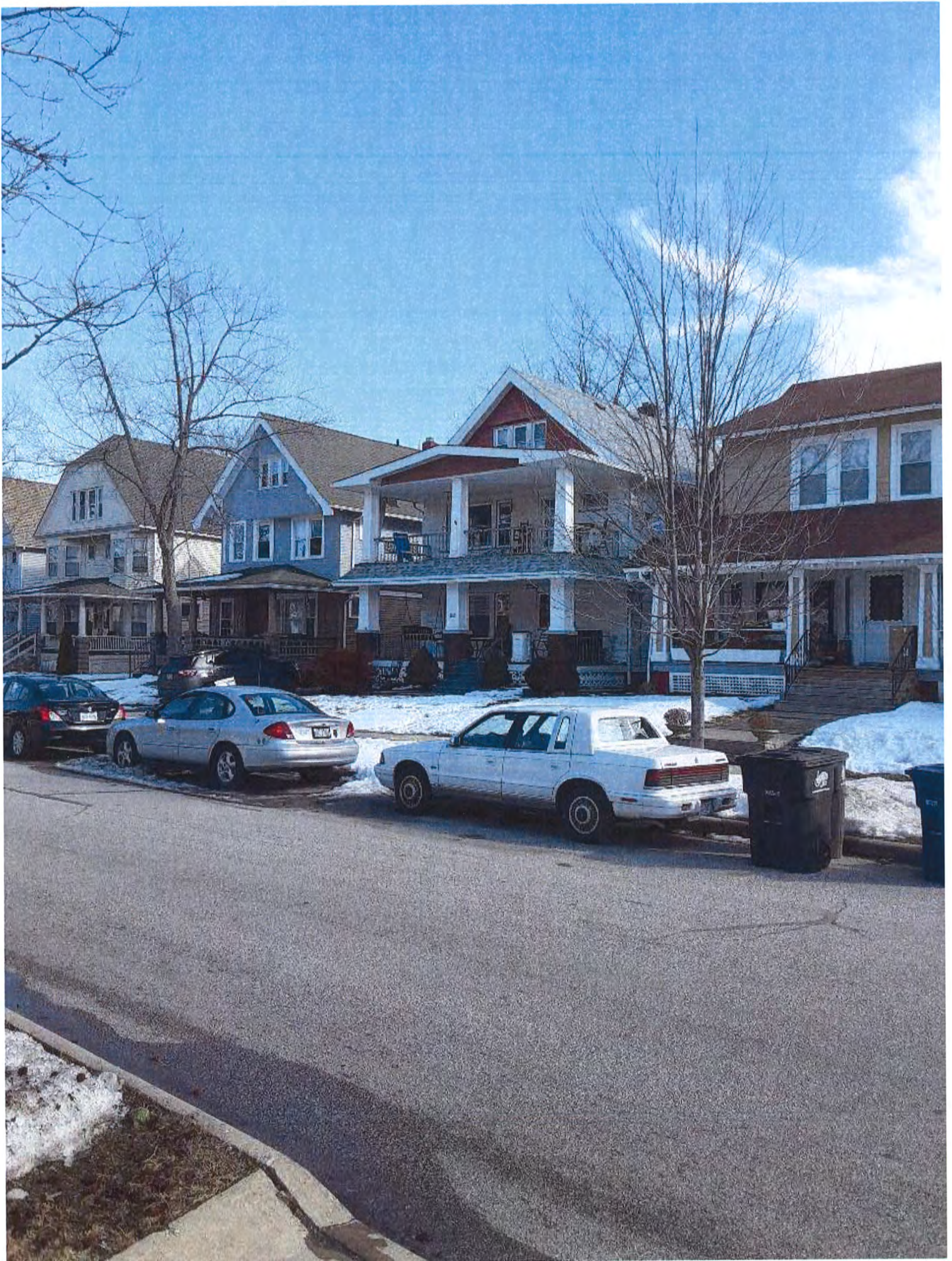
(SOUTH ELEVATION SIMILAR)













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Application Cover Page

Docket No.: 04-30-21

Permit No.: BBS21-000040

Applicant Name: Warren Coleman

Project Address: 18136 Clifton Rd.

Project Name: n/a

Proposal: Applicant proposes a garage addition.



DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE LAKEWOOD, OHIO 44107
 PHONE (216) 529-6270 FAX (216) 529-5930
 Website: www.onelakewood.com

Application for Residential Plan Approval

For projects subject to the provisions of the Residential Code of Ohio, including detached one-, two-, and three-family dwellings and structures accessory to those dwellings except as indicated by RCO section 101.2, Scope.

Project Building Location

*Street Address 18136 CLIFTON RD.
 *Owner Occupied? Y N
 *Owner Name WARREN LESLIE COLEMAN
 *Owner Phone Number 216 409 1126

Project Information: RCO 107.2

(Check one that best describes the project)

Basic Project Types:

- New Home Alteration
 Demolition of Principle Structure Addition

Miscellaneous Project Types:

- Garage Rear Deck Front Porch
 Siding Cabinets Fixture Replacement
 Paving >100sf Shed >120sf Fence
 Swimming Pool Waterproofing Water Controlling

Equipment Installation or Replacment:

- Water Heater Furnace or A/C Boiler
 Electrical Panel Solar Power Solar Heating

Project Extents:

(Include total area and total cost including sub-trades)

*Total Project Area (SF) 1710 SF.
 *Valuation (Project Cost): _____

***Project Description:**

(Include project name, location, scope of work, etc.)

REMODELING AND GARAGE
AT THE COLEMAN RESIDENCE.
CONVERT EX'G GARAGE TO
FAMILY ROOM ADD NEW
GARAGE, REARRANGE
LANDSCAPING AND DRIVEWAY
PAVEMENT

Construction Documents:

*No. of Sets: _____ *Date on Plans: 3.16.2021

Applicant Information: RCO 107.2

(Owner or designated representative)

*Name WARREN COLEMAN
 *Business Name _____
 *Street Address 18136 CLIFTON RD.
 *City, State, Zip LAKEWOOD OH 44107
 *Phone Number 216 409 1126
 *Email Address warren64c@gmail.com

Registered Design Professional

(Person primarily responsible for preparation of documents)

- Architect Engineer Certified Fire Protection System Designer N/A

Name DAVID ELLISON
 Firm or Business THE D.H. ELLISON CO.
 Certificate Registration # 9130
 Street Address 2002 W. 41st ST.
 City, State, Zip CLEVELAND, OH 44113
 Contact Person DAVID
 Phone Number 216 631 0557
 Email Address David@dhellison.com

Certification: RCO 107.2

(Owner or designated representative)

I certify that I am the building Owner Owner's Authorized Agent. All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

*Signature David Ellison
 *Print Name DAVID ELLISON
 *Date of Application 3.16.2021

Building Department Use

(To be completed by Building Department staff)

Case Number _____
 Date Received _____ Received By _____

Other Approvals Required: prior to permit issuance (check all that apply)

- Dye Test: Y N N/A
 Engineering: Y N N/A
 Planning / Zoning: Y N N/A

Plan Review Fees: (check all that apply)

- Outsied Plans Examiner Stormwater Review

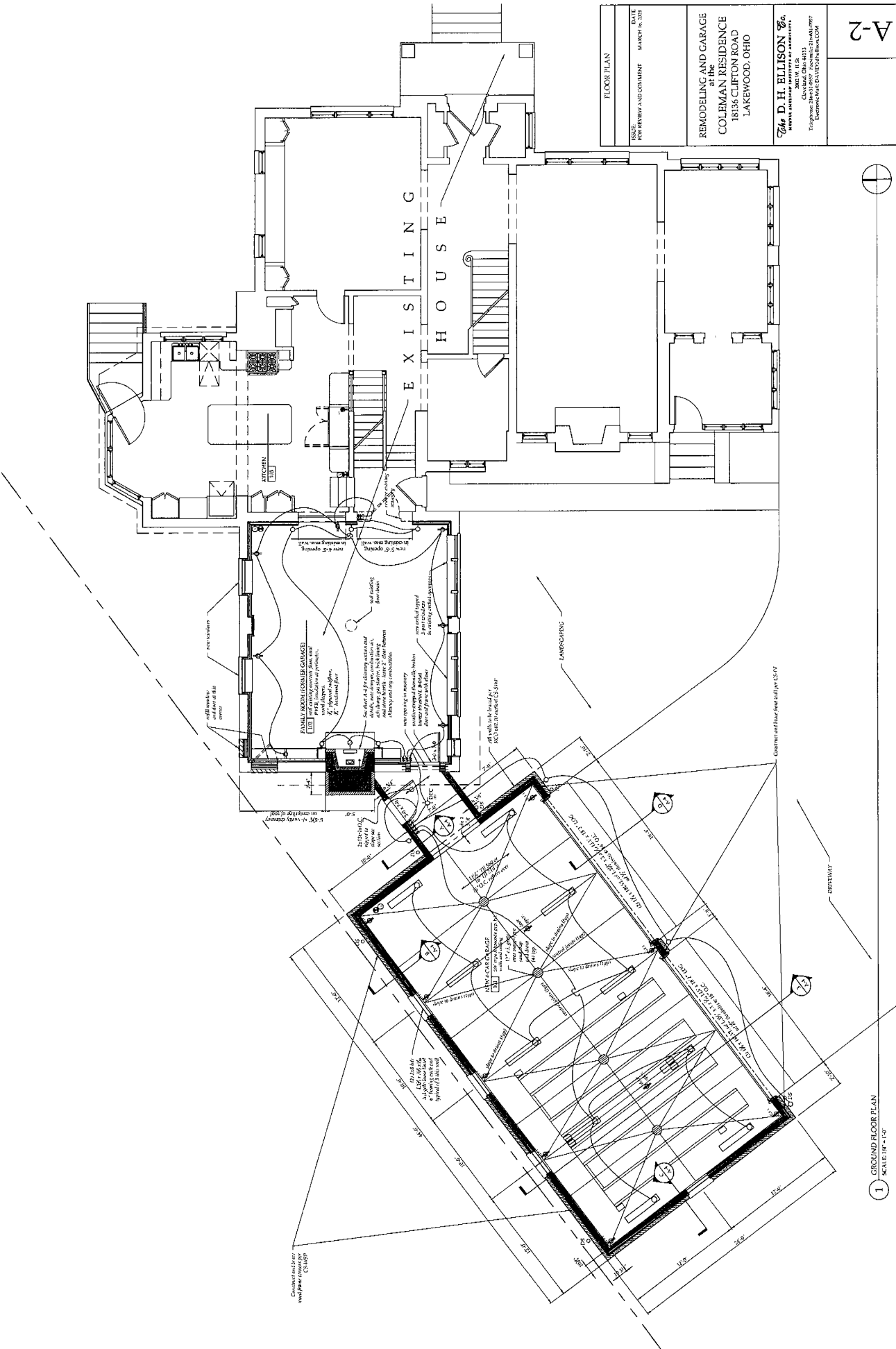








FLOOR PLAN	
ISSUE FOR REVIEW AND COMMENT	MARKET R. 2011
DATE	
REMODELING AND GARAGE at the COLLEMAN RESIDENCE 18136 CLIFTON ROAD LAKEWOOD, OHIO	
D. H. ELLISON & ASSOCIATES, INC. ARCHITECTS 3811 W. 113 RD . CLEVELAND, OHIO 44111 Telephone: 216-231-2000 Fax: 216-231-2001 E-mail: DHE@dhellison.com	
A-2	



1 GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



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Application Cover Page

Docket No.: 04-31-21

Permit No.: BBS21-000042

Applicant Name: John Graham, Graham Construction LLC

Project Address: 2176-78 Lewis Dr.

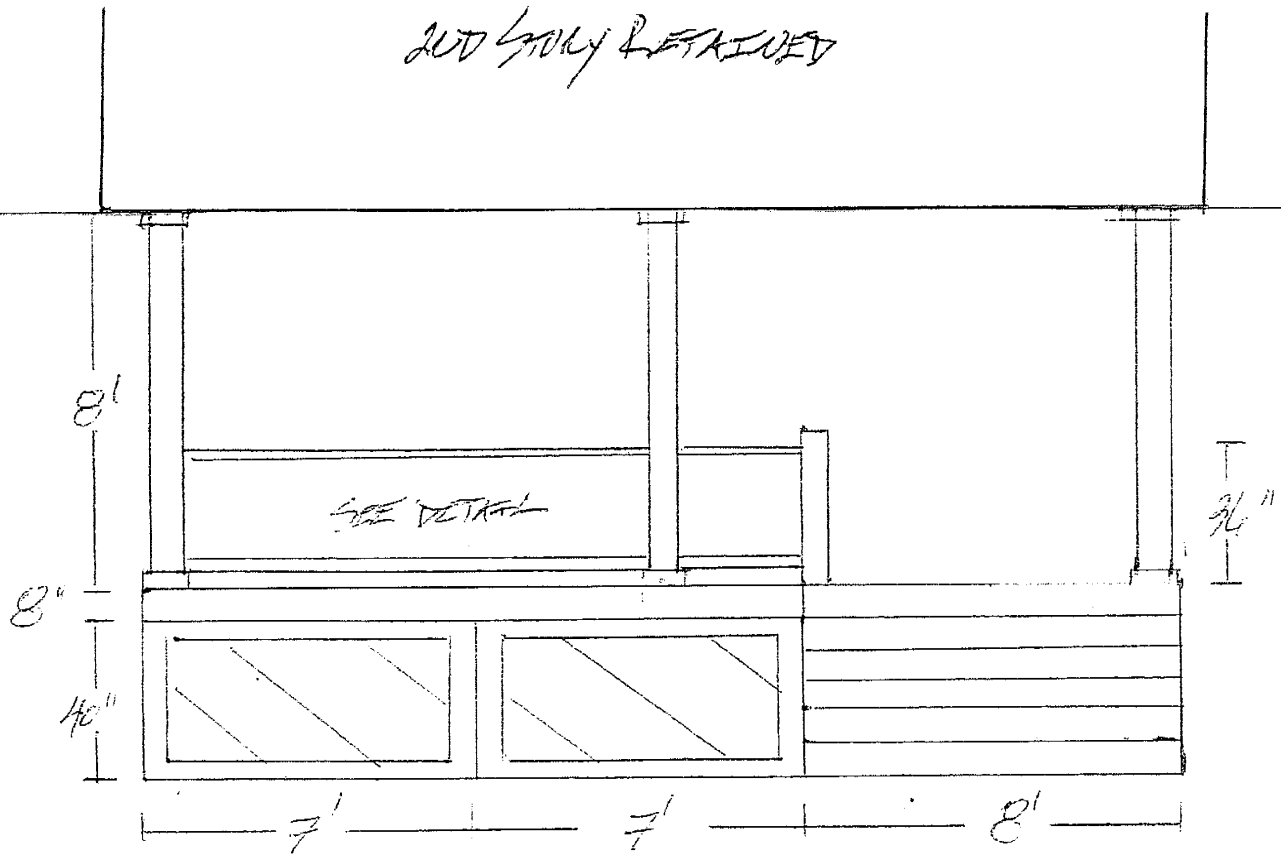
Project Name: n/a

Proposal: Applicant proposes to rebuild a first floor porch and replacement of deteriorated masonry steps and piers.

2176 LEVELS
LINDS CH

(JOHN) BRADMAN CONSULT
216.906.8418

POUCH BALUST
ARCHITECTURAL FLOOR
ELEVATION



5/8" X 6" TREATED WOOD FOR ALL WOOD STRUCTURE +
AS RISERS + TREADS FOR STEPS

RISERS COMPOSED OF 2X4 TREATED FOR TOP + BOTTOM
LATH'S.

3/4" X 2 1/2" BALUSTERS FOR RISERS + STEP RISERS

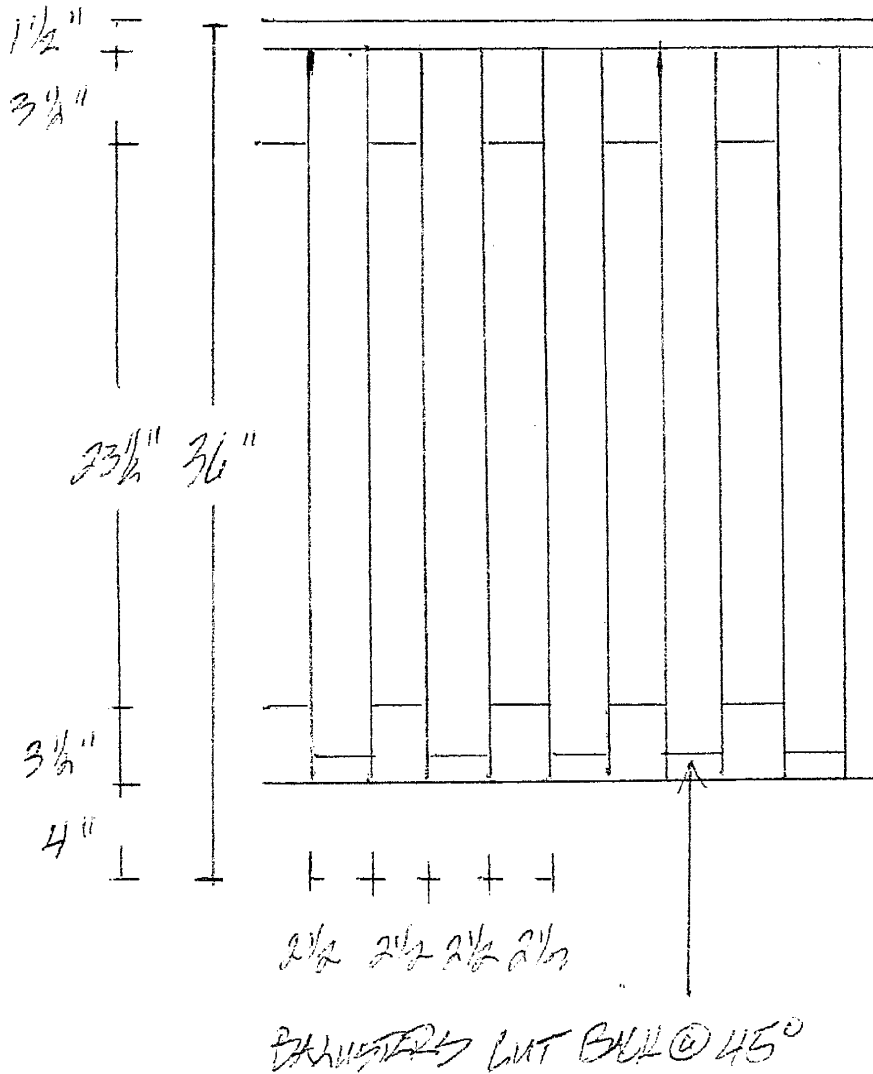
WALL PANELS OF: 5/8" X 6" FRAMES + WHITE VINYL
LATHING.

BRACKET LATH FOR COLUMNS 5/8" X 6" ALL AROUND
TOP + BOTTOM OF EACH COLUMN + RAIL POST.

2176 LEWIS
LEWIS, OH

(JOHN) GRAHAM COURT
Rt. 906. 8418

FORM REQUIRED
BASE DETAIL
TYPICAL



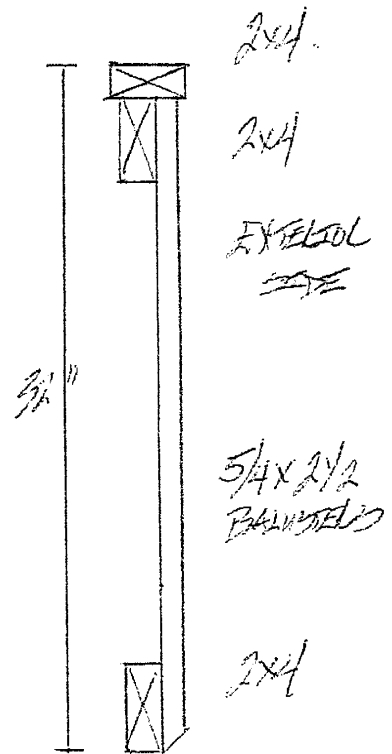
TOP RAIL 2x4 ENDS
ROUNDED OVER

2ND RAIL PERPENDICULAR
TO TOP RAIL

BALUSTERS 2 1/2"

SPACES 2 1/2"

BALUSTERS 5/4



2x4

2x4

5/4 x 2 1/2
BALUSTERS

5/4 x 2 1/2
BALUSTERS

2x4

2176 LIVES
LXWD, OH

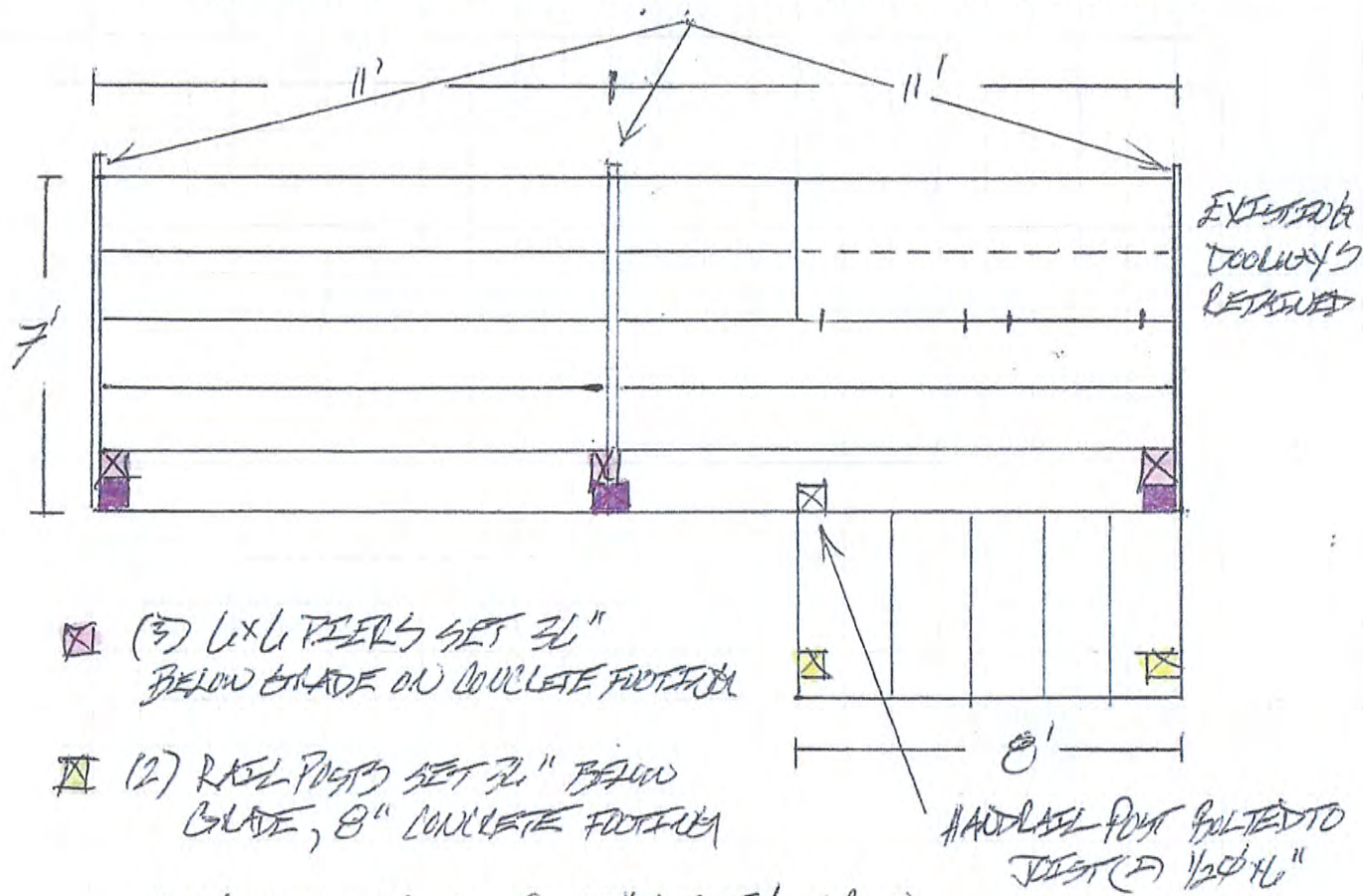
GRAHAM CONSTR.
216.906.8418

POLCH RESIDENT

STRUCTURAL PLAN

* 2X8 JOISTS + 2X12 STRUGGERS SHOWN AS
SINGLE LINE EACH. (2) FOR DOUBLE BEAMS.

DOUBLE 2X8 BEAMS BEAR AT LEAST 3" ON SOIL.



☒ (3) 1x6 PIERS SET 3" BELOW GRADE ON CONCRETE FOOTING

☒ (2) 2x4 POSTS SET 3" BELOW GRADE, 8" CONCRETE FOOTING

2X12 STRUGGLERS @ 7" O/C / 11" LUN

(3) BEAMS BEAR ON 1x6 PIERS ON SHOULDER CUT AGAINST CHEEK CUT + SECURED (2) 1/2" Ø x 16" LAG BOLT. SEE DETAIL

☒ (3) 1x6 COLUMNS REST ON FLANGES TO SUPPORT ROOF.

ALL FRAMING MEMBERS #2 TREATED LUMBER

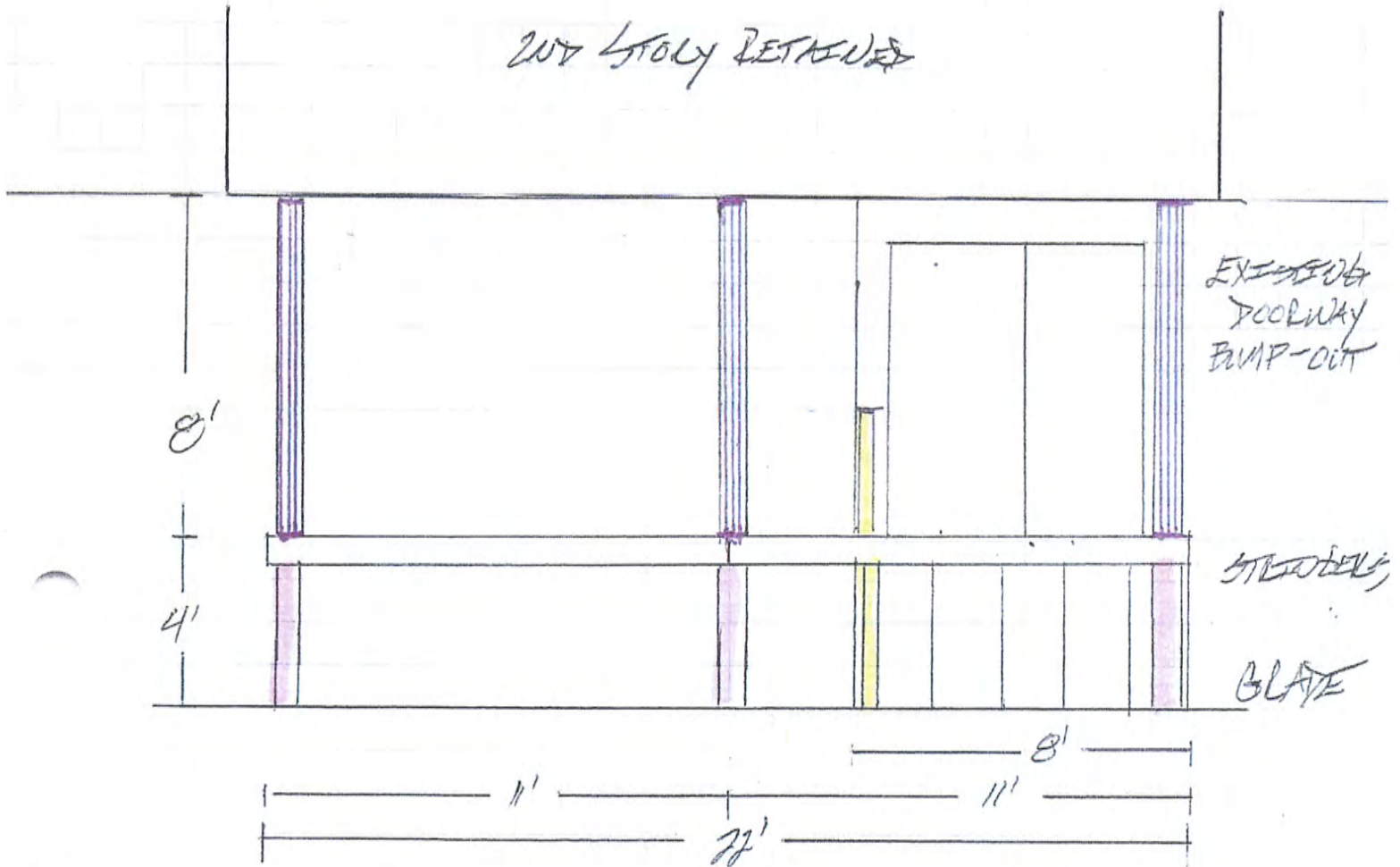
JOIST HANDLERS @ BOTH ENDS OF 2X8 JOISTS.

JOISTS + STRUGGLERS @ 16" O/C

2176 LEWIS
LEWIS, OH

(5040) GRAHAM COURT
216-906-8418

PAUL LEWIS
STRUCTURAL FOOT
ELEVATION



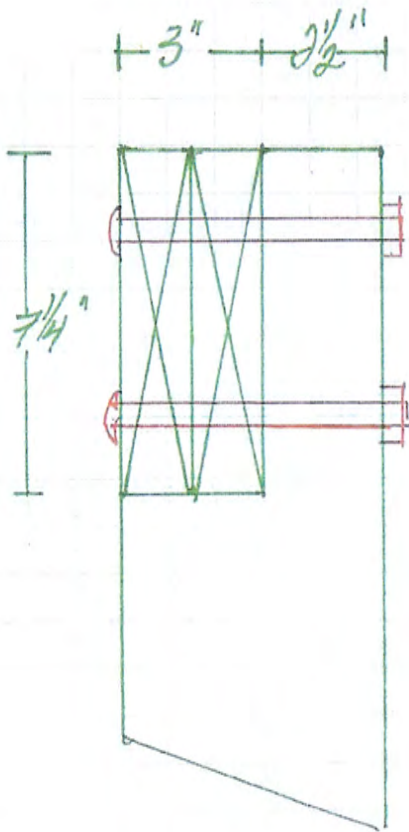
- (3) PIERS SET 3/4" BELOW SLAB ON 8" CONCRETE FOOTINGS
- RAIL POSTS 4x4
- (3) W6 COLUMNS TO SUPPORT ROOF. BEARING ON FLANGE REINFORCED W/ 2x8 BLOCKING. TOP + BOTTOM OF COLUMNS SECURED W/ METAL ANGLE TO FLANGE + ROOF.

2176 LAWFES
LAWD, OH

(504W) GRAHAM CONST.
214. 906. 8418

PORCH REBATES
STRUCTURAL DETAIL

DOUBLE 2x8 BEAMS REST ON LxL POSTS
OO SHOULDERS CUT AGAINST
CHECK-CUT + SECURED W/ BOLTS



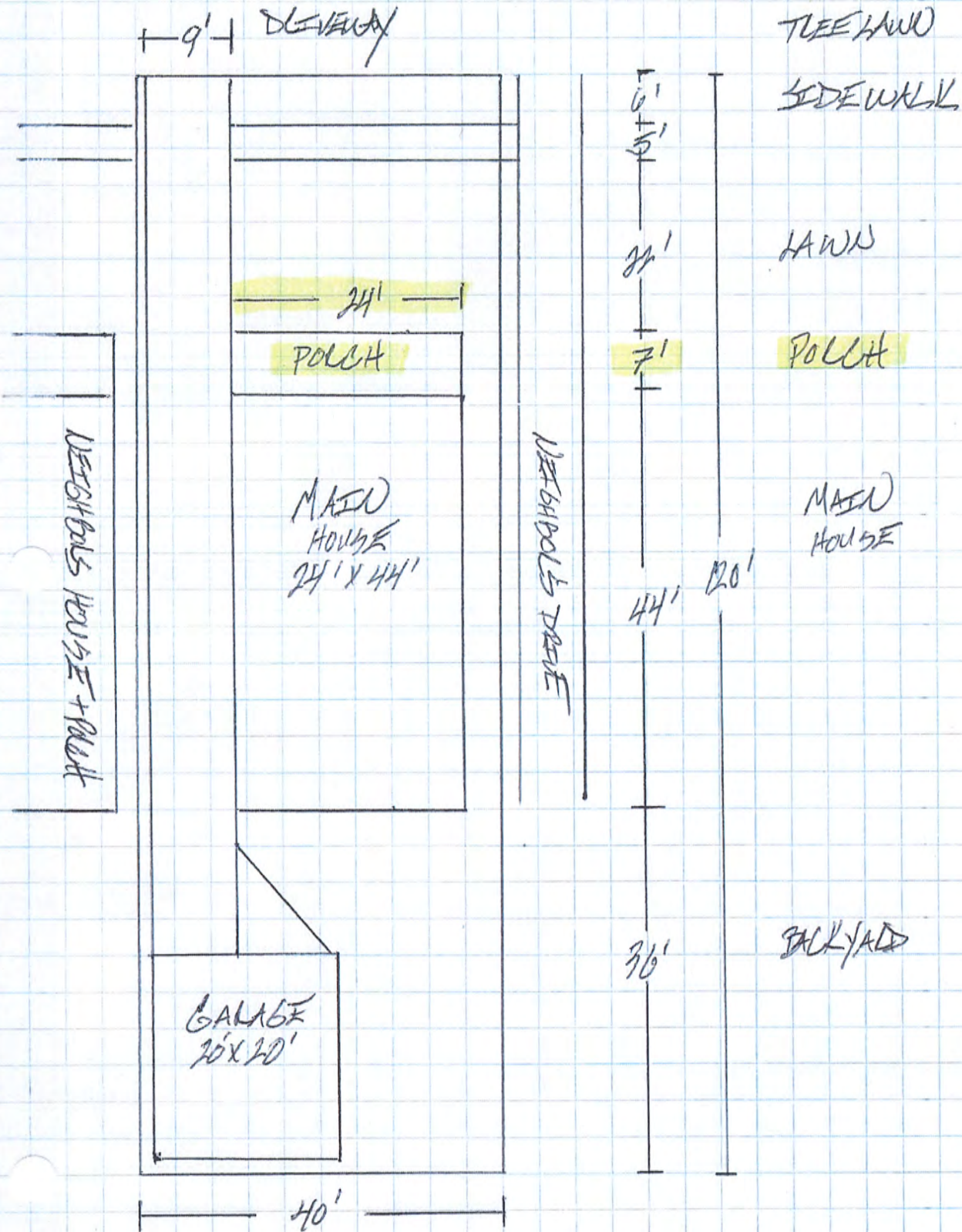
(2) $\frac{1}{2}$ " ϕ x 6" COLLIER BOLTS

LxL POSTS (4) TYPICAL

2178 LENTS DR.
LKWD, OH

(JOHN) GRAHAM CONSULT.
216.906.8418

PORCH REQUIRED
SITE PLAN



2176 LENOX DR
LAKESIDE, OH

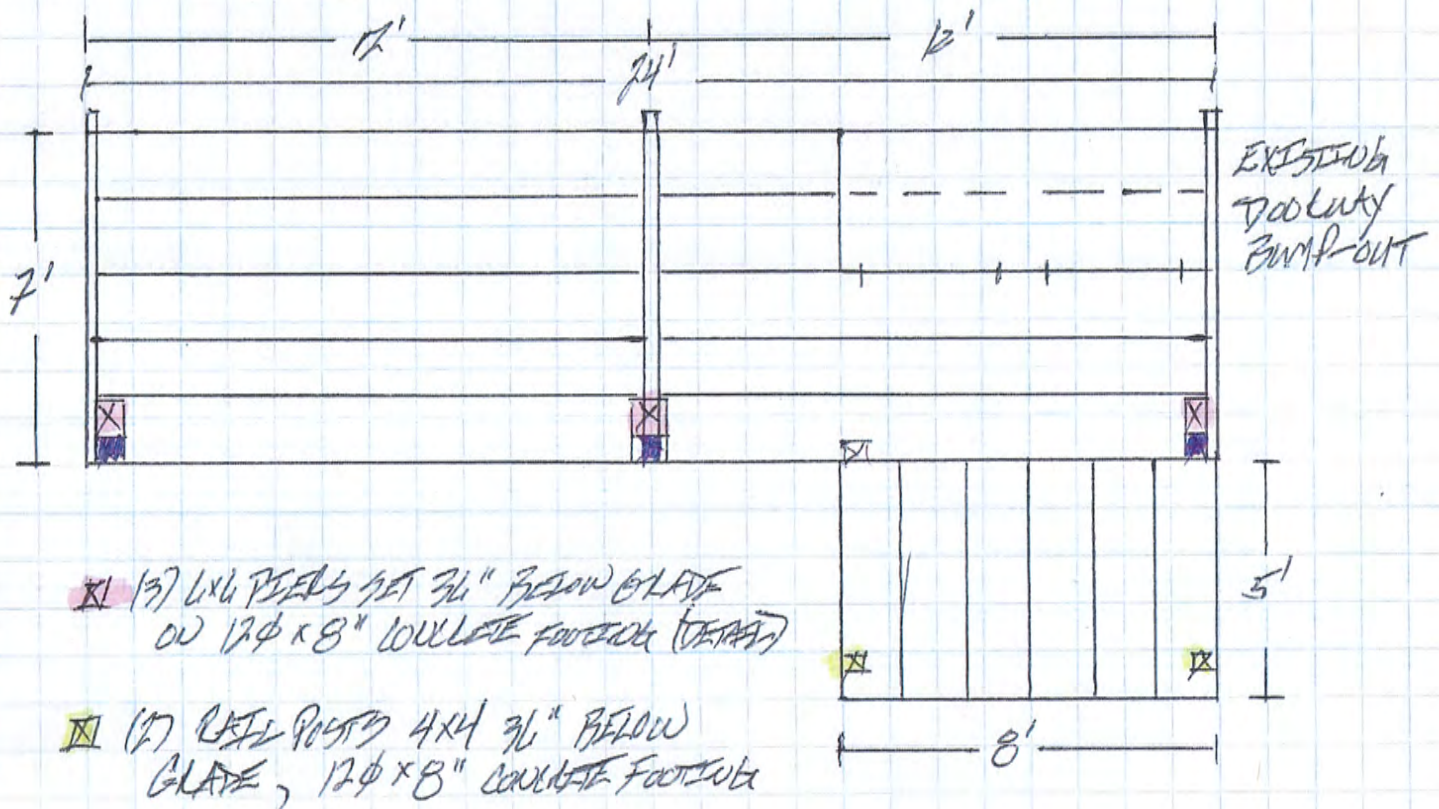
(JOHN) GLAHN CONCRETE
216. 906. 8418

PORCH REBUILD

REVISED STRUCTURAL
PLAN

* 2x8 JOISTS + 2x12 STRIBELS SHOW AS BELIEVE LINE,
12' LINES FOR DOUBLE BEAMS.

DOUBLE 2x8 BEAMS BEAR AT LEAST 3" ON HOUSE W/H.



X (3) 6x6 PILES SET 3/4" BELOW SLATE
ON 12" ϕ x 8" CONCRETE FOOTINGS (DETAIL)

X (1) RAIL POSTS 4x4 3/4" BELOW
SLATE, 12" ϕ x 8" CONCRETE FOOTINGS

■ (3) 6x6 COLUMNS BEAR ON FRAMING TO SUPPORT ROOF.

2x12 STRIBELS 7" W/SE / 11" DIA @ 16" ϕ .

2x8 JOISTS W/ JOIST HADGALS BOTH ENDS @ 16" ϕ .

ALL FRAMING MEMBERS #2-TREATED LUMBER

X (1) UPPER RAIL POST FOR STEPS 4x4 BOLTED TO FRAMING (2) 1/2" ϕ x 6"
CARRIAGE BOLTS

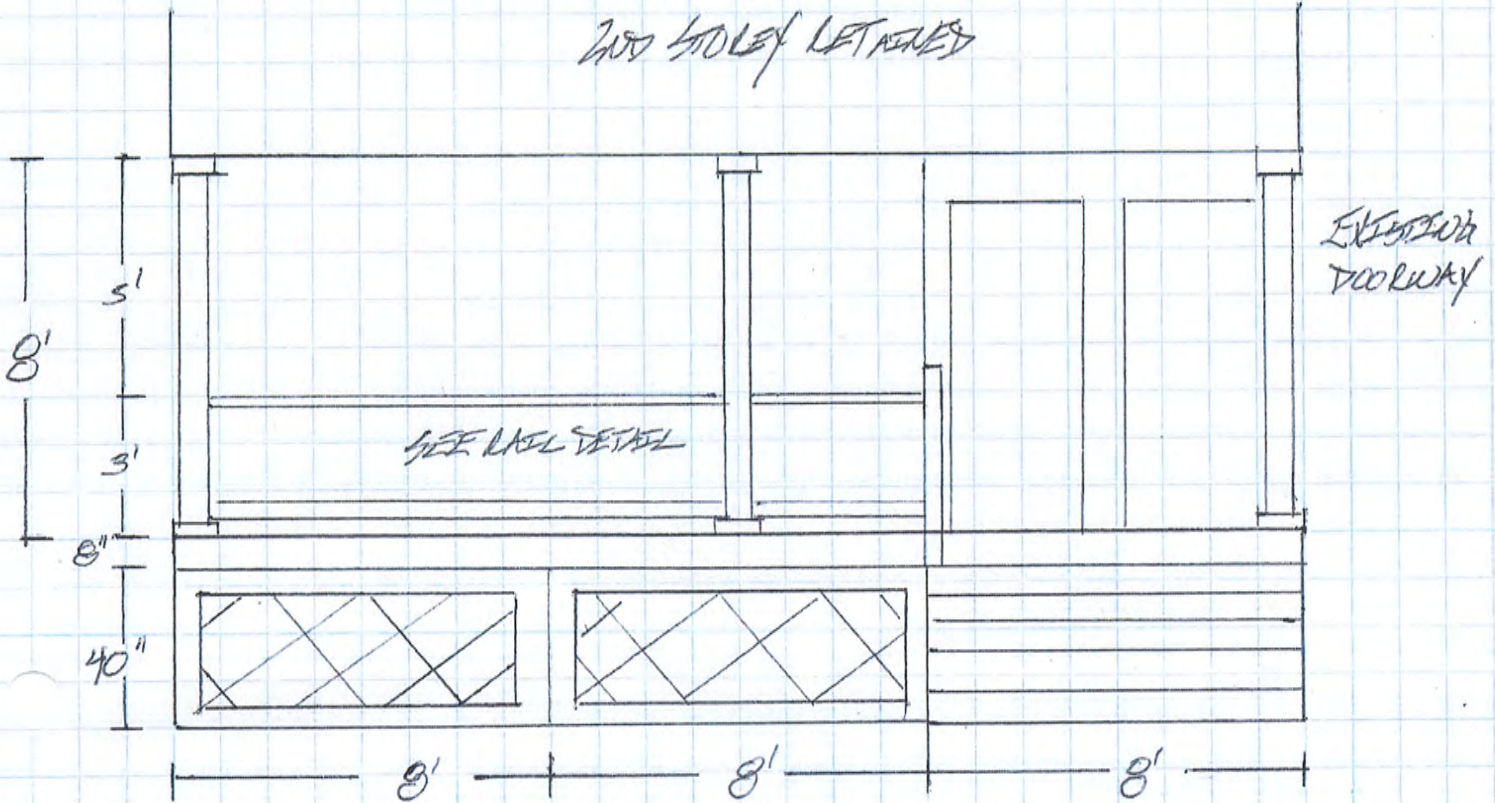
2176 LEWIS DR.
HWO, OH

(5040) GRAHAM CORP
TEL. 906.8418

FLOOR REFINISH

FLOOR ELEVATION
LEWIS

2ND STOLEY RETAINED



LOWER PORTION RAIS OMISSION
FOR CLARITY.

6x6 COLUMNS w/ 5/4x4 BASE + LAP.

5/4x6 TREATED DELKING ALLOWS EUTILE AREA.

RAILS OF (2) 2x4 FOR TOP RAIL, (1) 2x4 FOR BOTTOM RAIL.

SPACERS OF 5/4x2 1/2", OR 2x2 1/2". SEE DETAIL.

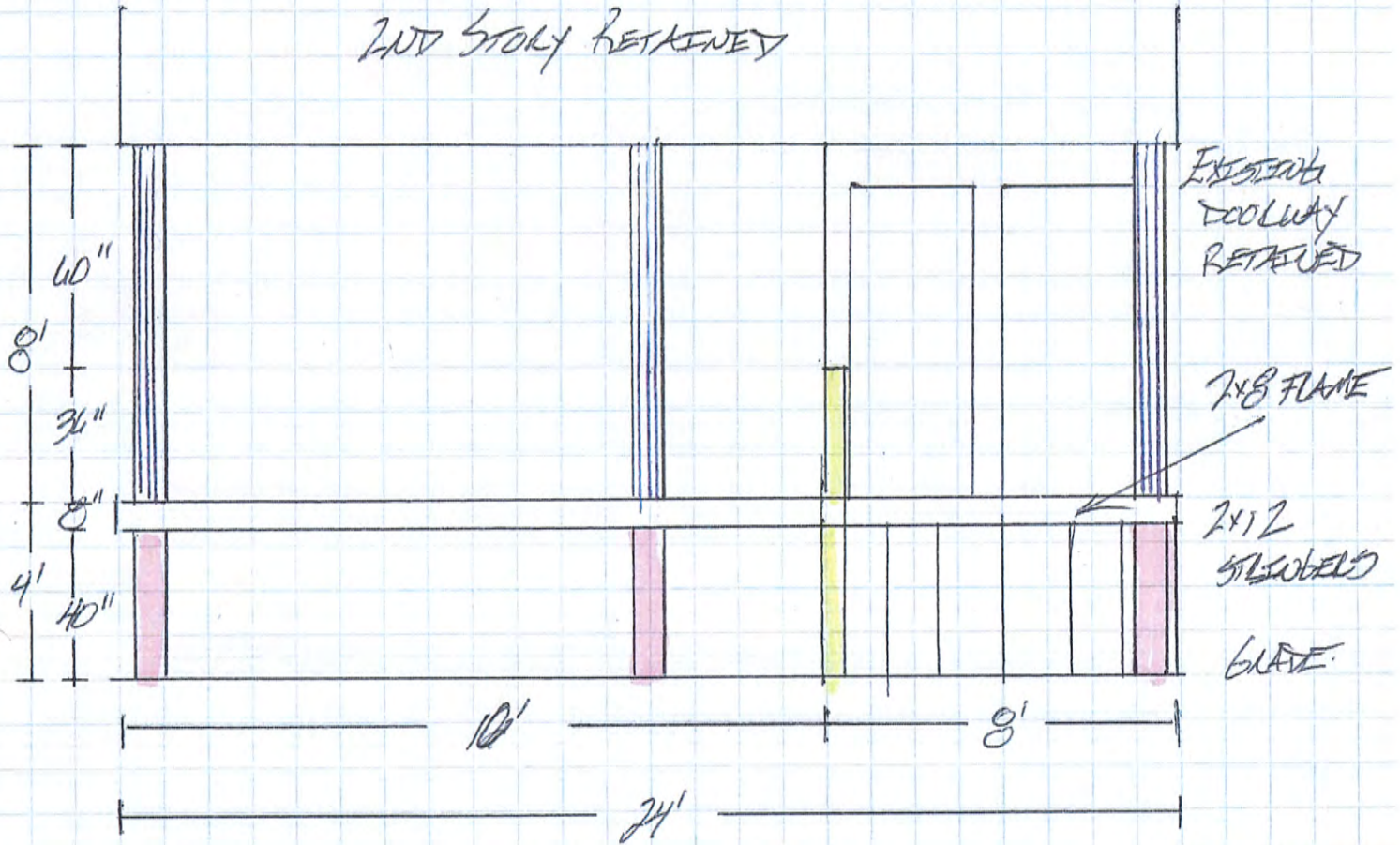
SKIRT PANELS OF 5/4x6 FLAMES + WHITE VINYL LATTICE.

STEPS LADEN 5/4x6 RISERS + TREADS.

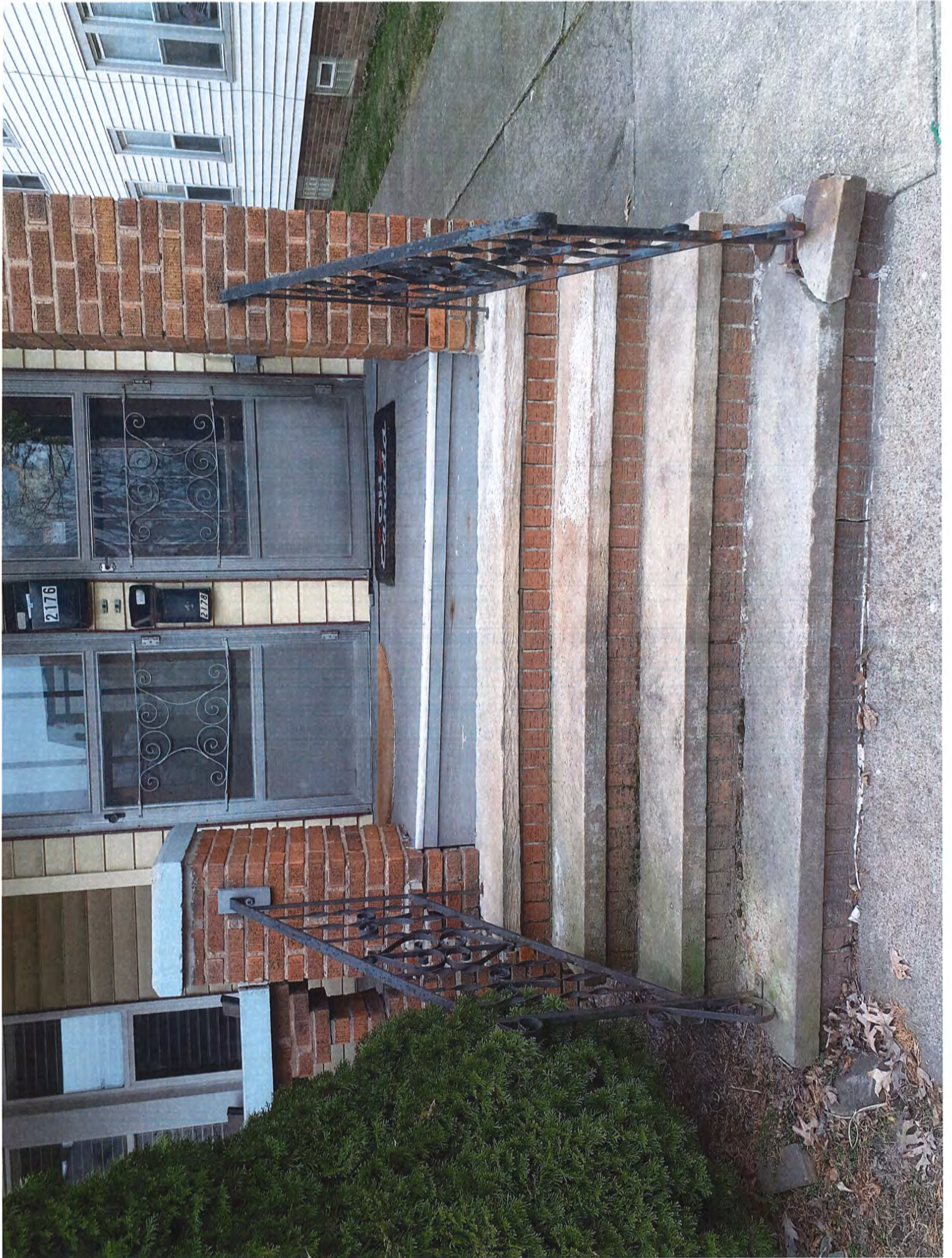
2176 LEWIS DR.
LAKED, OH

(JOHN) GRAHAM CONSULT
714-906-8418

POUCH REDUCTION
REVISED STRUCTURAL
FLOOR ELEVATION



- (3) 6x6 BEAMS SET 36" BELOW SLATE ON CONCRETE FOOTINGS.
- (3) 6x6 COLUMN BEARING ON FRAME REINFORCED W/ 2x8 BRACKETING. TOP BOTTOM OF COLUMN SECURED W/ METAL ANGLE BRACKETS.
- 4x4 LAIL POSTS















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Application Cover Page

Docket No.: 04-32-21

Permit No.: BBS21-000032

Applicant Name: Leon S. Sampat, LS Architects

Project Address: 2160 Concord Dr.

Project Name: n/a

Proposal: Applicant proposes alteration to a two-family residence for a new third floor attic and new shared rear vestibule.

REV. DATE

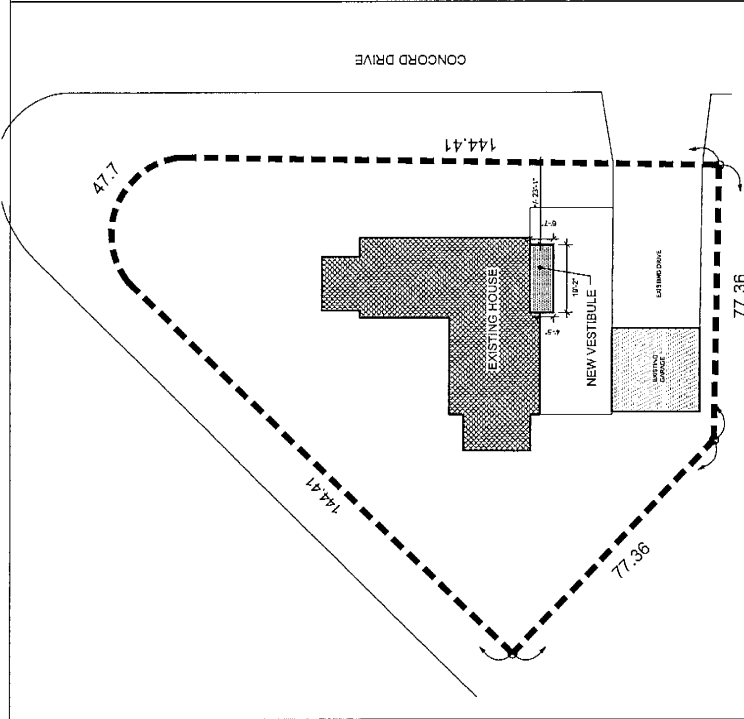
22082 LORAIN ROAD
FAIRVIEW PARK OH 44126
PHONE 937-403-0094 FAX 937-403-8837

ANR ENGINEERS



ALTERATIONS FOR: WALTERS RESIDENCE

2164 CONCORD DRIVE
LAKEWOOD, OH



DRAWING INDEX	
T-1 - DRAWING INDEX, SITE INFORMATION	
D-1 - DEMOLITION PLAN AND NOTES	
S-1 - FOUNDATION & FRAMING PLANS	
A-1 - FLOOR PLAN & ELEVATION	
A-2 - WALL SECTION & ELEVATION	
A-3 - CROSS SECTION & DETAILS	
P-1 - PLUMBING PLAN	
E-1 - ELECTRICAL PLAN	

SITE INFORMATION	
SITE:	CUYAHOGA COUNTY
COUNTY:	318-07-001
PARCEL NUMBER:	14,374 SQ.FT. (0.33 ACRES)
SITE AREA:	
SQUARE FOOTAGES	
2-FAMILY HOME	128 SQ.FT.
NEW SHARED VESTIBULE	1,970 SQ.FT.
EXISTING UNIT #1	1,710 SQ.FT.
NEW THIRD FLOOR FINISHED ATTIC	166 SQ.FT.
TOTAL LIVING AREA:	3,971 SQ.FT.

GENERAL NOTES

1. ALL CONDITIONS UNLESS OTHERWISE NOTED SHALL BE AS SHOWN ON THIS DRAWING.

2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.

3. ALL WALLS SHALL BE 24" WOOD STUDS, U.S.G.

4. ALL DIMENSIONAL LUMBER SHALL BE MARKED BY PE OR BETTER.

5. ALL WALLS SHALL BE FINISHED AND DAMPROOF FOR PAINT.

6. ALL FLOORING SHALL BE FINISHED AND DAMPROOF FOR PAINT.

7. ALL WOOD SHALL BE SPECIES EXPRESSED TO THE GRAIN.

8. ALL WOOD SHALL BE TREATED WITH EMPIRE, CONCRETE OR SIK.

9. ALL WOOD SHALL BE 10% MOISTURE.

10. EXTERIOR DOORS TO BE INSULATED METAL SELECTED BY OWNER. U.S.G.

11. ALL INTERIOR DOORS TO BE 1 3/4" SOLID CORE WOOD.

12. ALL WINDOWS AND DOOR THRESHOLS TO BE INSTALLED AT 8" A.F.F. U.S.G.

13. ALL TRIMMER SHALL BE SCHEDULE 40 STRIP.

14. ALL ELECTRICAL SHALL BE TO CODE BY APPROVED WITH APPROPRIATE STATE AND LOCAL CODES AND REGULATIONS.

15. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

16. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

17. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

18. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

19. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

20. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

21. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

22. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

23. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

24. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

25. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

26. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

27. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

28. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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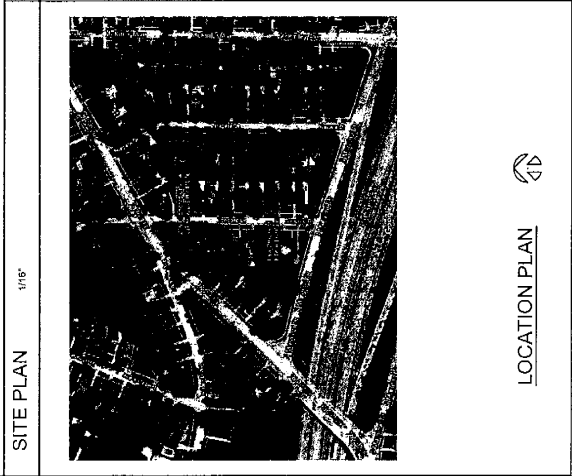
96. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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99. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

100. ALL ELECTRICAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:



LOCATION PLAN

1/8" = 1'

DATE: 03/20/11

SCALE: PERMIT

1-1

REV.	DATE

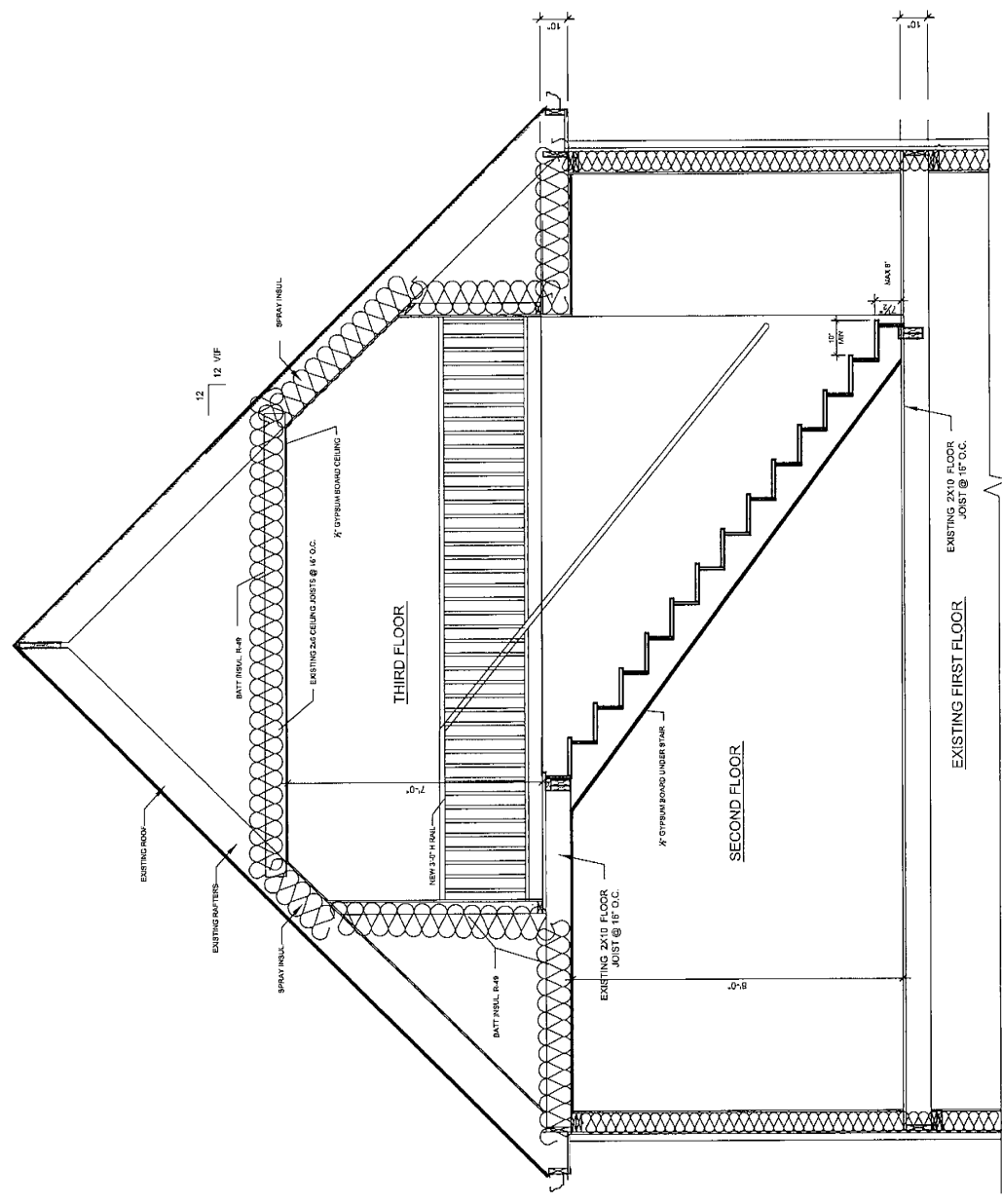
ARCHITECTS
 22022 LORAIN ROAD
 FAIRVIEW PARK OH 44129
 PHONE 204-03-8094 FAX 440-75-8897



ALTERATIONS FOR:
WALTERS RESIDENCE
 2164 CONCORD DRIVE
 LAKEWOOD, OH


JOB NO. 214072
 DATE 03.30.21
 BY/RE P/SB/UT
 SHEET:

A-3



2 NEW OPEN LOFT SECTION
 SCALE: 1/4" = 1'-0"

REV.	DATE



 ARB ENGINEERS

 2005 LAKEMAN ROAD

 FAIRVIEW PARK OH 44120

 PHONE 281-403-0054

 FAX 440-79-8837



ALTERATIONS FOR:

WALTERS RESIDENCE

 2164 CONCORD DRIVE

 LAKEWOOD, OH

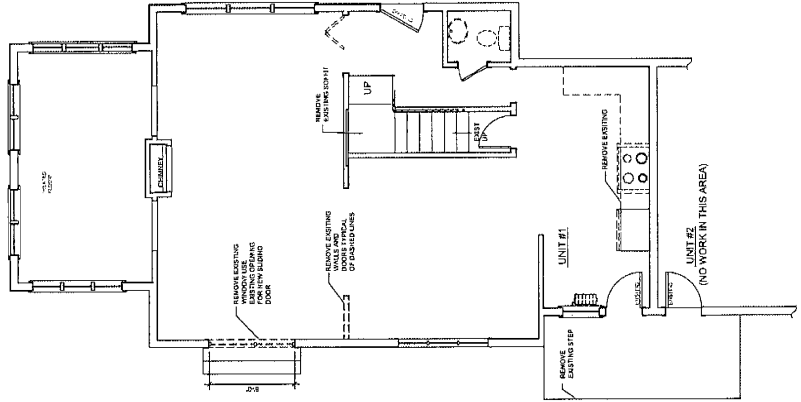
JOB NO: 21-02

 DATE: 12/20/11

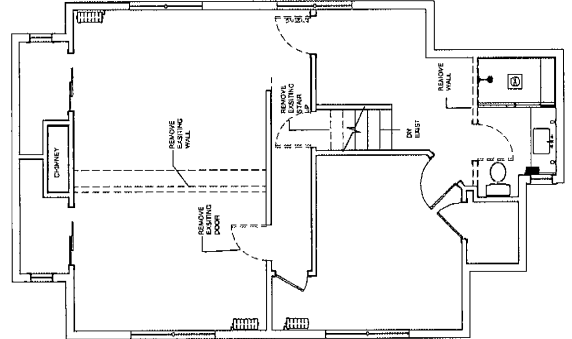
 ISSUE: PERMIT

 SHEET:

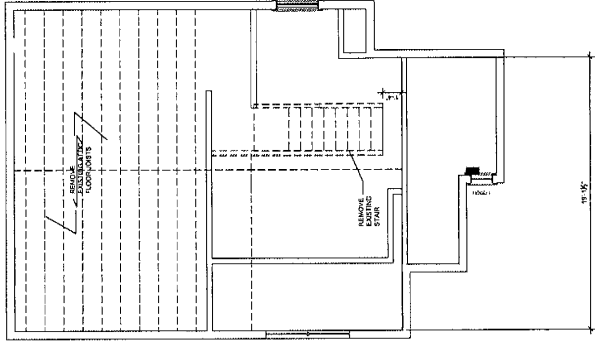
D-1



FIRST FLOOR DEMOLITION PLAN



SECOND FLOOR DEMOLITION PLAN



THIRD FLOOR DEMOLITION PLAN

- DEMOLITION REQUIREMENTS**
1. CONTACT THE LOCAL UTILITY COMPANIES TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES. MAINTAIN PROTECTED ESPACES AND ACCESS AT ALL TIMES.
 2. OBTAIN WRITERS PERMISSION FROM ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION. ESPACES WILL TRAVEL BY HIGH LINES OR LIMIT ACCESS TO THEIR PROPERTY.
 3. REMOVE ALL WATER WALKERS TO MINIMIZE DUST, PROVIDE FLOORS AND WALLS CORRECTORS FOR THIS PURPOSE.
 4. BACK FILL AREA EXCAVATED CAUSED AS A RESULT OF DEMOLITION.
 5. MARK LOCATIONS OF EXISTING UTILITIES & WHERE THEY ARE CAPABLE.
 6. MAINTAIN DEMOLITION AROUND BUILDING FOUNDATION. DEMOLITION SHOULD STOP AT REINFORCED CONCRETE FOUNDATION. MAINTAIN EXISTING FOUNDATION AS MUCH AS POSSIBLE. REMOVE ALL EXISTING FOUNDATION ABOVE REINFORCED CONCRETE FOUNDATION.
 7. FITTER AND REPAIR ANY JOINTS, AND PROVIDE DAMAGED JOINTS DEMOLITION.
 8. DISCONNECT, REMOVE CAP AND IDENTIFY DECONTAMINATED UTILITIES WITHIN DEMOLITION.
 9. DO NOT BURN OR BURR MATERIALS ON SITE. LEAVE SITE CLEAN CONDITION.
 10. REMOVE EXCESSIVE TRUCKS.
 11. REMOVE EXCESSIVE TRUCKS TO USE IN DEMOLITION AND REMOVAL OF EXCESSIVE TRUCKS AND REMOVAL OF EXCESSIVE TRUCKS. LOCATIONS AND CONSTRUCTION MATERIALS, FINISHES AND TEMPORARY.
 12. ACCURATELY RECORD ALL LOCATIONS OF CAPSULE UTILITIES, SURFACE OBSTRUCTIONS AND DEMOLITION TO CONTACT PROTECTIVE.













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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 04-33-21

Permit No.: BBS21-000041

Applicant Name: Leon S. Sampat, LS Architects

Project Address: 14319 Madison Ave.

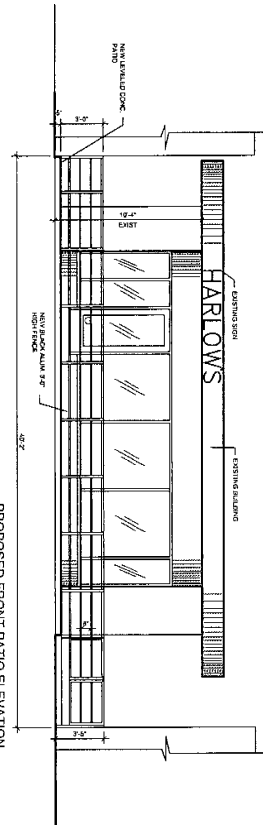
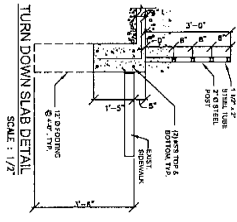
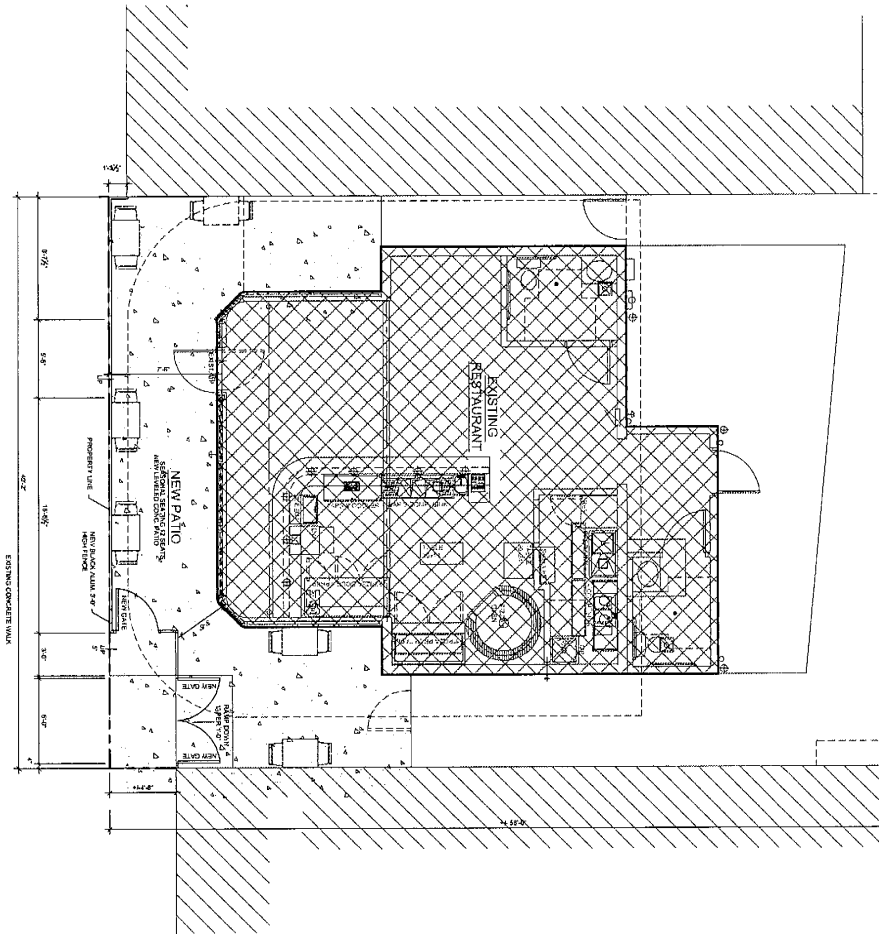
Project Name: Harlow's Pizza

Proposal: Applicant proposes a new front patio for Harlow's Pizza.



Harlowe

14319



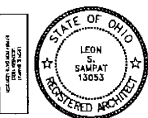
PROPOSED FRONT PATIO PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FRONT PATIO ELEVATION
SCALE: 1/4" = 1'-0"

SHEET: A1.1

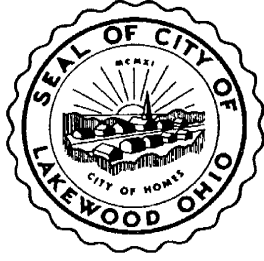
DATE: 2-14-03
DATE: 1-13-03
SCALE: VERTICAL

ALTERATIONS FOR:
HARLOW'S PIZZA
14319 MADISON AVE.
LAKEWOOD, OHIO 44107



CS ARCHITECTS
28082 LORAN ROAD
FAIRVIEW PARK, OHIO 44128
PHONE: 28-408-0854 FAX: 440-75-8637

NO.	DATE



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 04-34-21

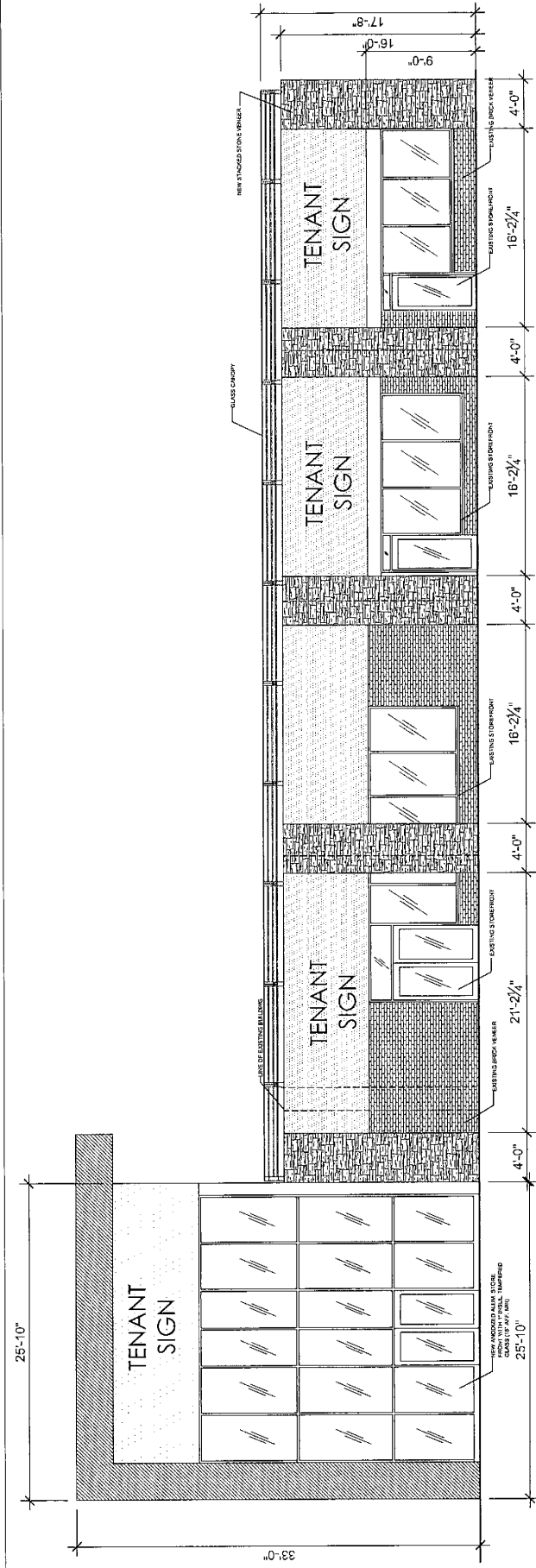
Permit No.: BBS21-000030

Applicant Name: Allen Chen, Rockport Enterprises LLC

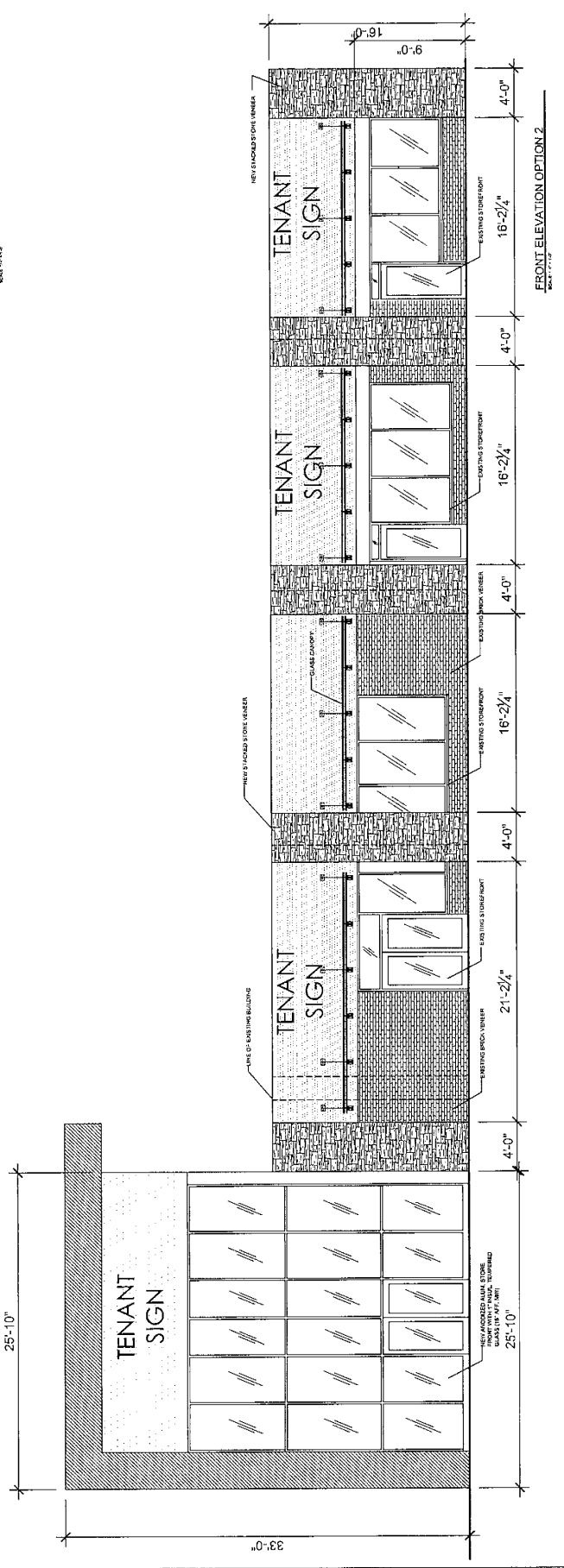
Project Address: 1516 W. 117th St.

Project Name: Rockport Enterprise

Proposal: Applicant proposes parking lot design and building addition.



FRONT ELEVATION OPTION 1



FRONT ELEVATION OPTION 2

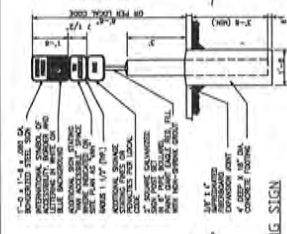
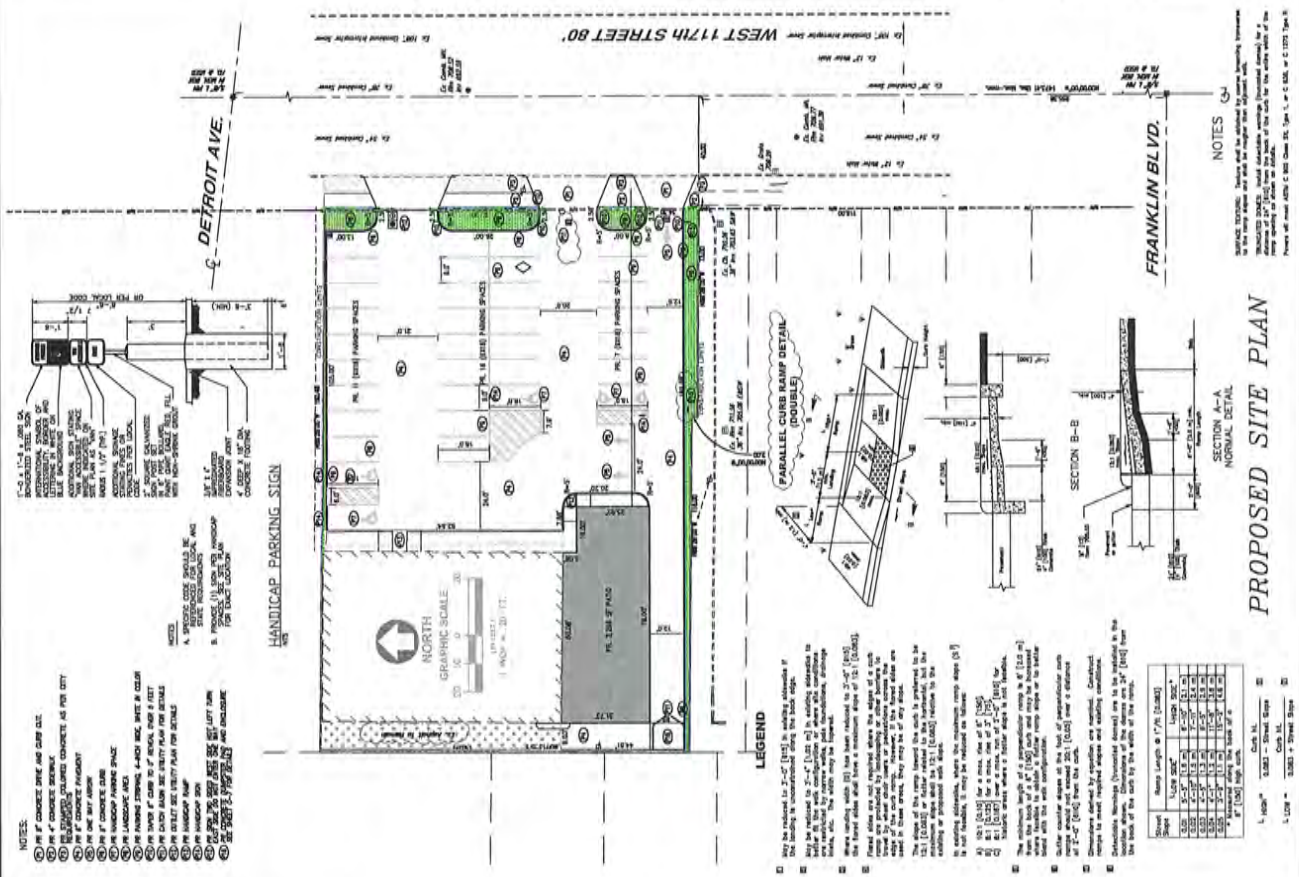
BENCHMARK:
TOP CORNER OF LOT
1516 ELEV. = 697.65

Table with 2 columns: REVISIONS, DATE. Includes entries for 11/06/2020, 12/07/2020, 1/26/2021.

IMPROVEMENT PLANS FOR 1616 117TH STR.
SITE PLAN
EXISTING & PROPOSED
CITY OF LAKWOOD, OHIO

C-3
DRAWN BY: JMR
CHECKED BY: JMR

CREEKSIDE ENGINEERING LLC
13906 TINKERS CREEK RD.
VALLEY VIEW, OHIO 44125
(216) 496-7825
JOB NO. 170028



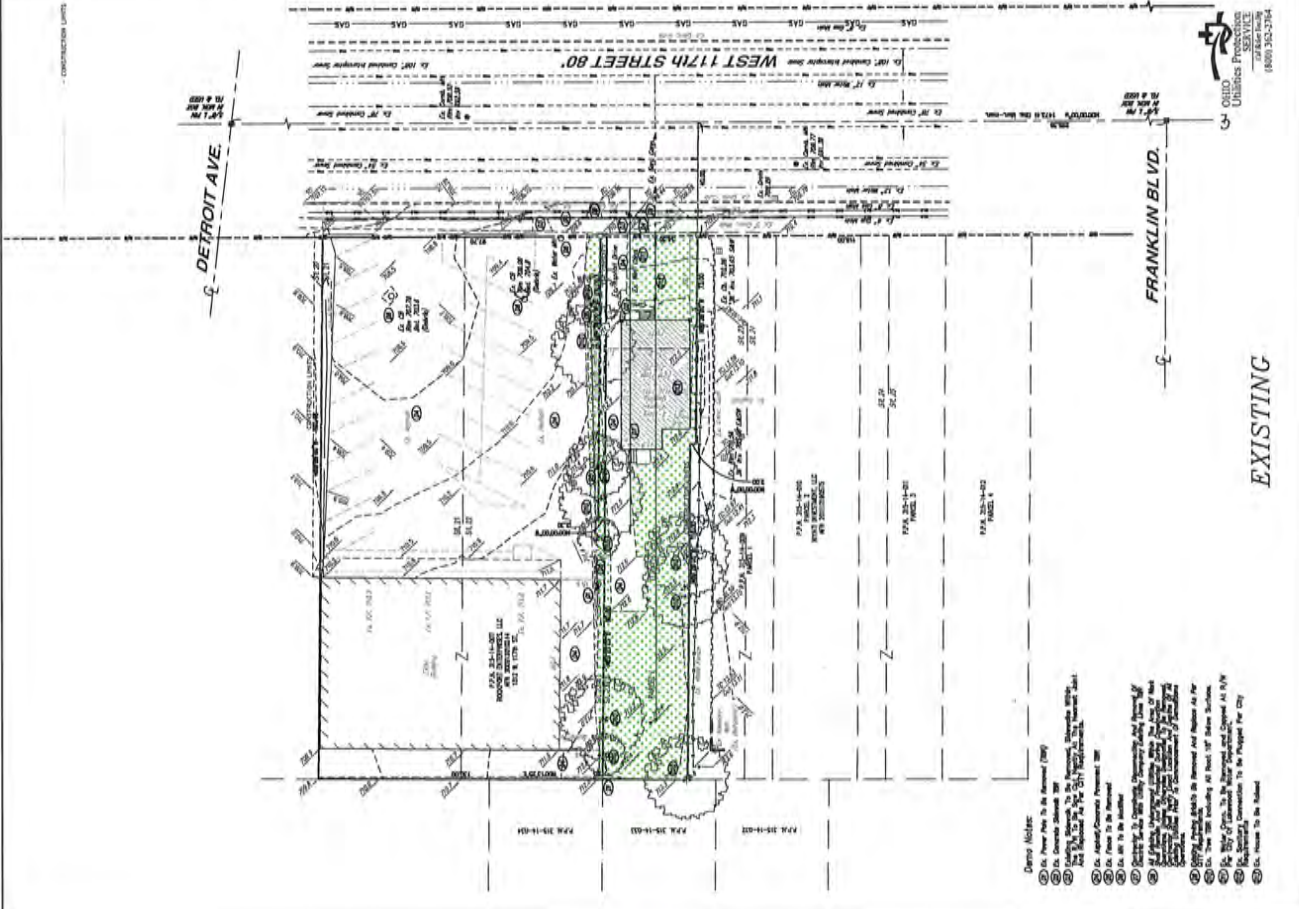
- NOTES:
1. ALL DRIVE AISLES AND DRIVE CURBS SHALL BE CONCRETE.
2. ALL DRIVE AISLES SHALL BE CONCRETE AS PER CITY REQUIREMENTS.
3. ALL DRIVE AISLES SHALL BE 12' WIDE.
4. ALL DRIVE AISLES SHALL BE 12' WIDE.
5. ALL DRIVE AISLES SHALL BE 12' WIDE.

- LEGEND:
1. DRIVE AISLES SHALL BE 12' WIDE.
2. DRIVE CURBS SHALL BE 4" HIGH.
3. DRIVE CURBS SHALL BE 4" HIGH.
4. DRIVE CURBS SHALL BE 4" HIGH.

Table with 2 columns: Material, Quantity. Lists items like 12' x 12' Concrete, 4" High Concrete, etc.

NOTES:
1. ALL DRIVE AISLES AND DRIVE CURBS SHALL BE CONCRETE.
2. ALL DRIVE AISLES SHALL BE CONCRETE AS PER CITY REQUIREMENTS.
3. ALL DRIVE AISLES SHALL BE 12' WIDE.

PROPOSED SITE PLAN



Utilitas Production
18000 362-2374

EXISTING

- Notes:
1. All drive aisles and drive curbs shall be concrete.
2. All drive aisles shall be concrete as per city requirements.
3. All drive aisles shall be 12' wide.

REV.	DATE

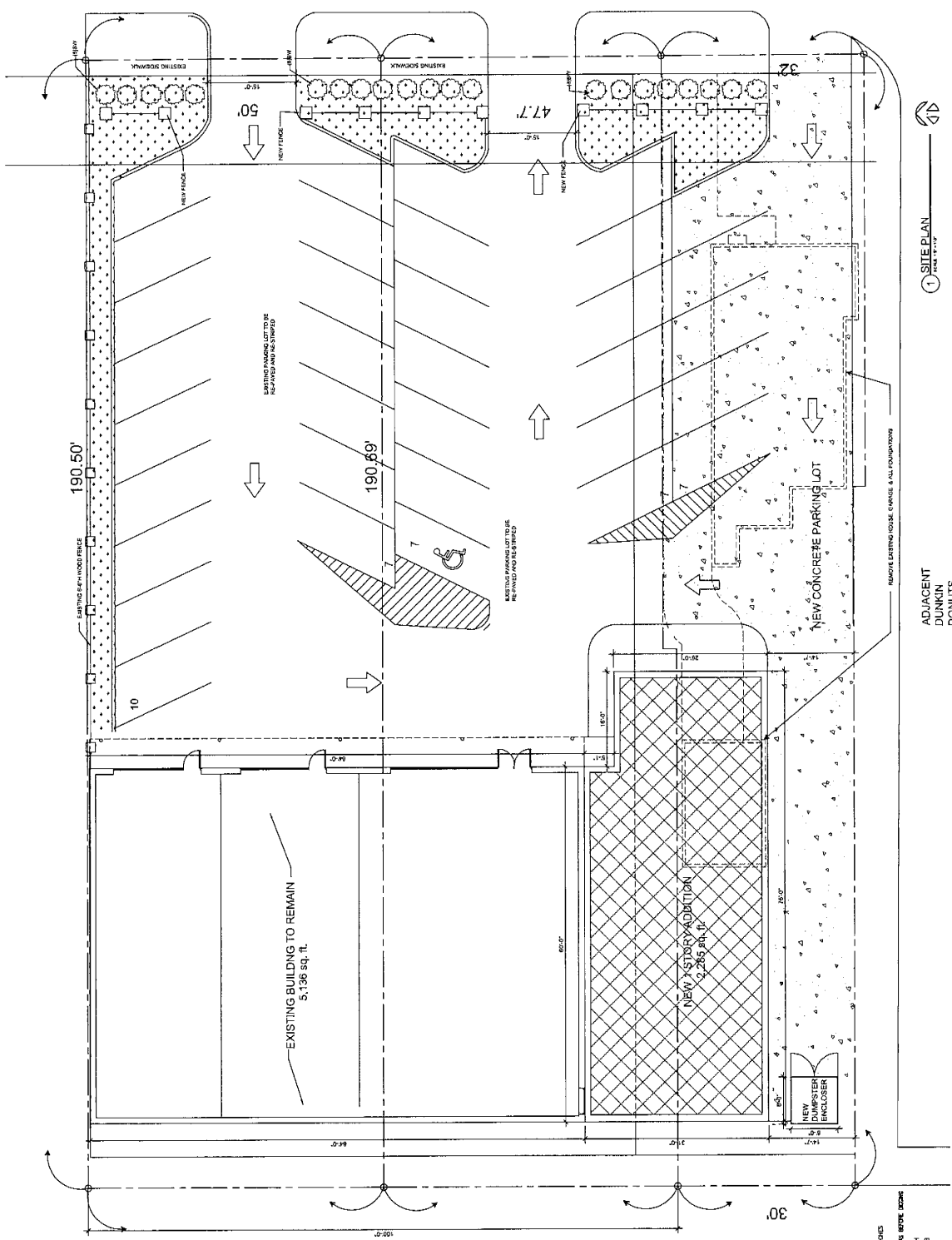
ARCHITECTS
 2802 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 204-09-0054 FAX 440-70-8897



NEW ADDITION FOR
 1512 W. 117TH ST.
 LAKEWOOD, OHIO

JOB NO.	17-097
DATE	11-10-07
ISSUE	PERMIT
SHEET	

SD1.1

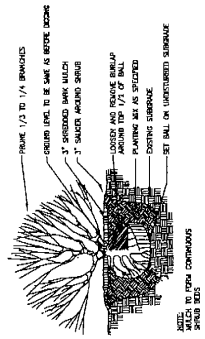


1 SITE PLAN
 SCALE 1/8" = 1'-0"

ADJACENT
 DUNKIN'
 DONUTS

PLANT LIST

QTY	SYMBOL	COMMON NAME	SIZE
21	BW	BOWWOOD - BOWWOOD	2'-4"
	OR	BOWWOOD - GREEN VELVET	2'-4"



SHRUB PLANTING DETAIL
 NOT TO SCALE

BENCHMARK:
TOP OF I. PIN FRONT
NE CORNER OF LOT
1516 ELEV. = 697.65

IMPROVEMENT PLANS FOR W17TH STR.
LANDSCAPING PLAN
CITY OF LAKEWOOD, OHIO

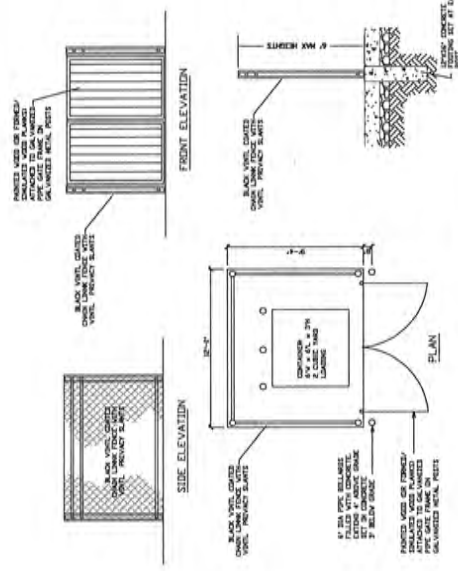
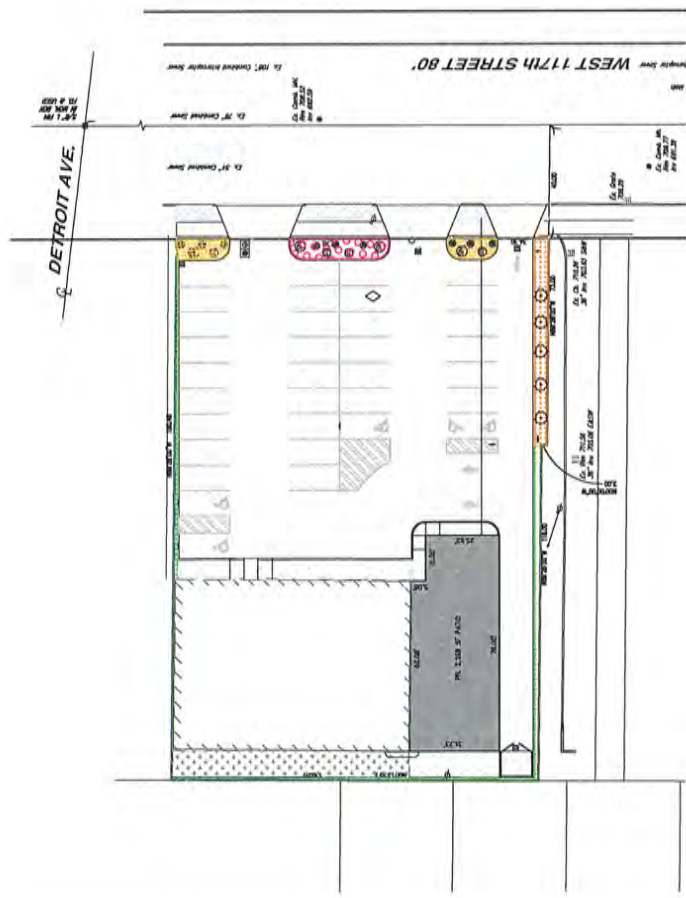
DRAWN BY: JMR
CHECKED BY: JMR
C-7

CREEKSIDE ENGINEERING LLC
1906 THINKERS CREEK RD.
VALLEY VIEW, OHIO 44125
(216) 496-7825
JOB NO. 170028

- GENERAL NOTES**
- This sheet for planting references only.
 - Contractor to verify the Ohio Nursery Production Service (ONPS) at 1-800-362-7264 at least two days prior to the start of any work.
 - Contractor is responsible for locating, protecting, and maintaining the existing condition of all utilities and structures. It shall be the contractor's responsibility to report any/all damage to his or her own expense, to the owner's satisfaction, any utilities or structures damaged by this operation.
 - The contractor is responsible for planting all plants in the planting plan. Quantities on this sheet are for the purpose of estimation only.
 - The contractor is responsible for preparing a minimum of 4" topsoil and seeding all areas with grass seed. The contractor shall provide a list of all plants and quantities to be installed on site (which meets the specifications) contractor will need to provide 4" of compatible topsoil.

PROPOSED LANDSCAPING AND PLANT LIST

SYMBOL	NUMBER OF TREES	TREE TYPE (COMMON NAME)	SPECIES SCIENTIFIC NAME	SIZE	PLANTING SPACING	MATURE HEIGHT	MATURE WIDTH
⊙	3	EMERALD GREEN HYDRANGEA	Hydrangea paniculata 'Emerald Green'	3" HEIGHT	3'	10'-20'	4'-4'
●	9	PALE CAMELINA	CAMELIA	3 GAL.	40"	3'-6"	8'-20"
⊙	1	INDIAN GRASS	Sporobolus vaginatus	3 GAL.	30"	3'-4'	1'-2'
⊙	63	LOTUS BURNING BUSH	Syringa sp.	3 GAL.	30"	2'-4'	1.5'-2'
■	---	GRASS AREA	---	---	---	---	---
■	---	STONE CORBEL PATIO BED	---	---	---	---	---
■	---	SUBSTRATE PATIO BED	---	---	---	---	---
■	---	SMOOTHED OR POLISHED CONCRETE	---	---	---	---	---



DUMPSTER ENCLOSURE
NTS



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Application Cover Page

Docket No.: 04-35-21

Permit No.: BBS21-000038

Applicant Name: Patrick Granzier

Project Address: 15623 Detroit Ave.

Project Name: Bar Italia (former Lindy's Lake House)

Proposal: Applicant proposes awning signage.

La vita è breve
in ogni momento della tua vita

Small rectangular plaque or marker at the bottom of the page.

tutto ciò che vuoi
HAI BISOGNO
e amore e pasta

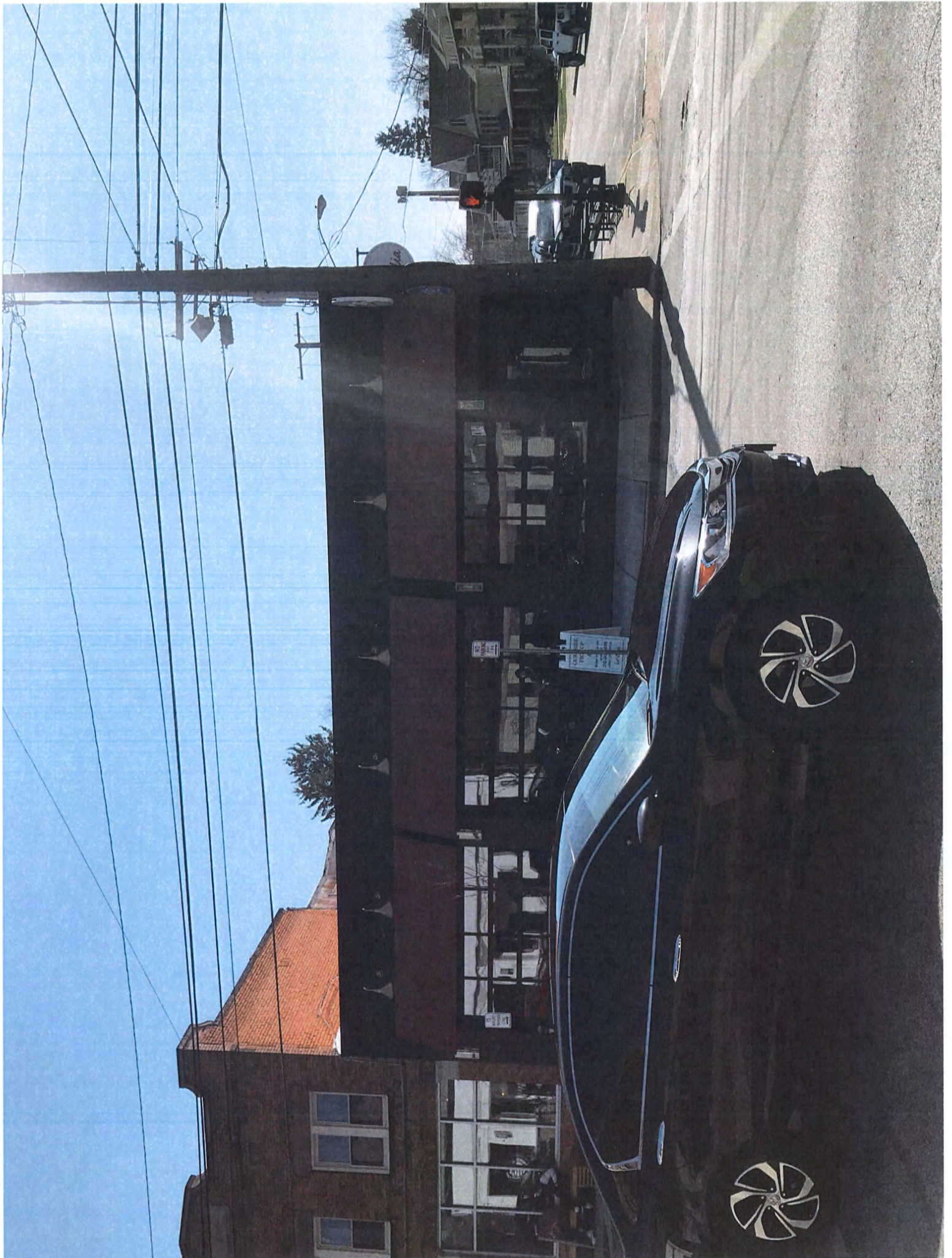
baritalia

c'è sempre
spazio per
la pasta

OPEN
NOW OPEN

customer
service
#1
1-800-858-8585
www.baritalia.com







BOARD OF BUILDING STANDARDS
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Application Cover Page

Docket No.: 04-36-21

Permit No.: BBS21-000043

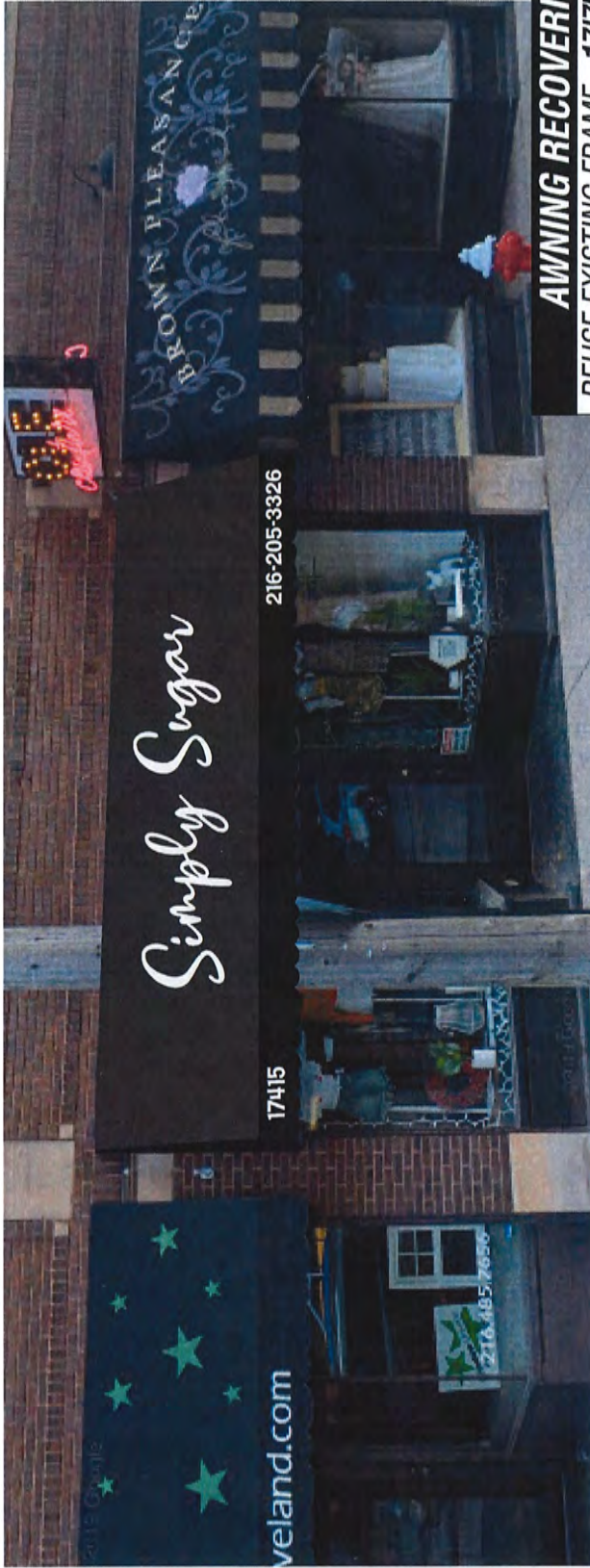
Applicant Name: Aldo Dure, BNext Awnings & Graphics Inc.

Project Address: 17415 Detroit Ave.

Project Name: Simply Sugar

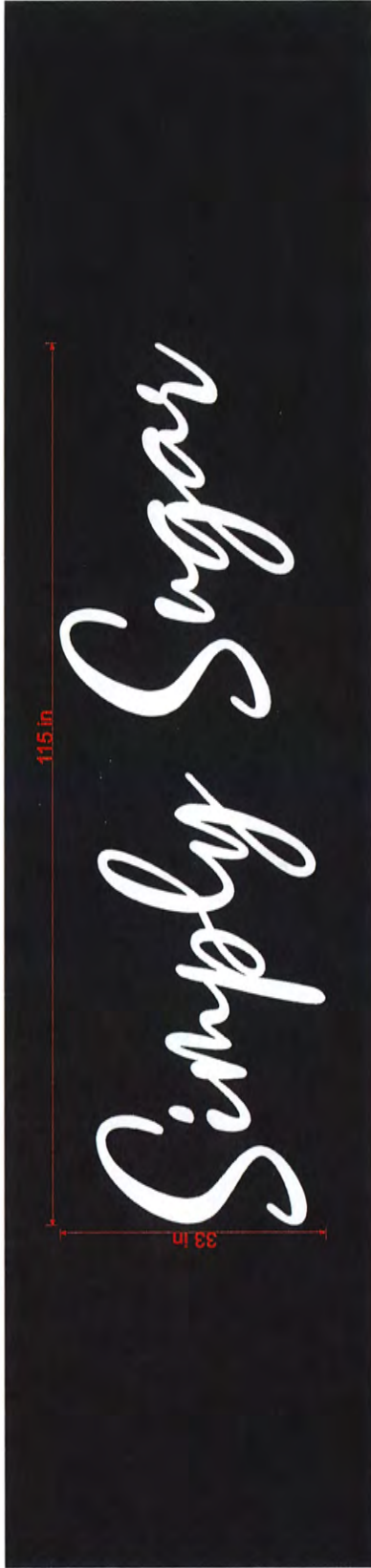
Proposal: Applicant proposes replacement awning with signage for a new business.

CONCEPT DRAWING



AWNING RECOVERING
 REUSE EXISTING FRAME - 17'7" x 4'5" x 2'
 SUNBRELLA BLACK FABRIC
 PAINTED WHITE GRAPHICS

FRONTAGE: 19' ELEVATION: 8' SF: 28.29



17415 **216-205-3326**



ARCHITECTURAL IMAGING
 SIGNS • AWNINGS • LIGHTING

address: 5109 Clark Ave.
 Cleveland Ohio 44102
 telephone: 216.688.1800
 web: bnextdesign.com



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REVISION DATE	
1	6
2	7
3	8
4	9
5	10

RENDERED BY: AKS
 PAGE: 1 of 1

PROJECT #/ NAME
 AWNING RECOVER

DATE
 3/16/21

SALESPERSON: Aldo
 PROJ. MANAGER: Adelle
 JOB LOCATION: 17415 Detroit Ave.
 Lakewood, Ohio

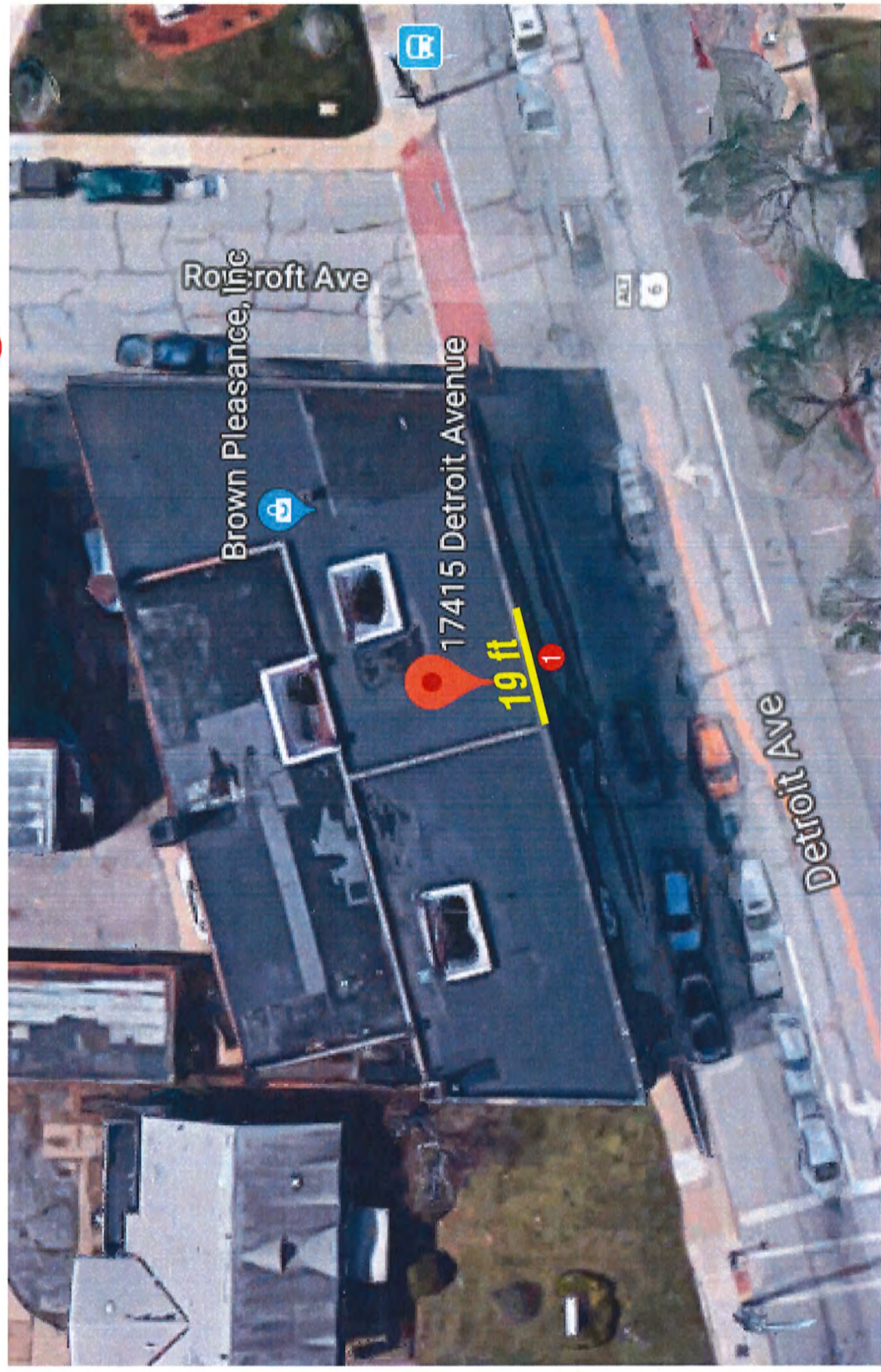
17415 Detroit Avenue



SITE PLAN

17415 Detroit Ave
Lakewood Ohio

1 AWNING RECOVERING



CONCEPT DRAWING



ARCHITECTURAL IMAGING
SIGNS • AWNINGS • LIGHTING

address: 5109 Clark Ave.
Cleveland Ohio 44102
telephone: 216.688.1800
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REVISION DATE
1 6
2 7
3 8
4 9
5 10

RENDERED BY:
AKS
PAGE:
1 of 1

PROJECT #/ NAME
AWNING RECOVER
DATE
3/16/21

SALESPERSON: Aljo
PROJ. MANAGER: Adelle
JOB LOCATION: 17415 Detroit Ave.
Lakewood, Ohio