

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

**PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
MAY 4, 2023
4:00 P.M.**

**REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 11, 2023
5:30 P.M.**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE APRIL 6, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

BOARD OF BUILDING STANDARDS

4. Docket No. 05-42-23 (R) 1446 Ridgewood Ave.
- () Approve Corina Dumitrescu AIA
() Deny CDA
() Defer 25624 Woodpath Trl.
Westlake, OH 44145

Applicant proposes an appeal/variance request for egress requirement RCO 311.7.2. The property is in an R2, Single-and Two-Family District. (Page 4)

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 5-43-23 (R) 1464 Riverside Dr.
- () Approve Gary Fischer
() Deny Fischer & Associates Architects Inc.
() Defer 554 W. 9th St.
Lorain, OH 44052

Applicant proposes the construction of a new home. (Page 22)

6. Docket No. 05-44-23 (R)

15608 Lake Ave.

- Approve
- Deny
- Defer

Susan Broadwater
 Beegan Architectural Design
 15703 Madison Ave.
 Lakewood, OH 44107

Applicant proposes the addition of a new front porch on an existing home. (Page 34)

7. Docket No. 05-45-23-A (C)

**14824-26 + 14806-22 Detroit Ave.
CoHatch**

- Approve
- Deny
- Defer

Brian Hennies
 Richard L. Bowen & Associates
 2019 Center St., Ste. 500
 Cleveland, OH 44113

Applicant proposes awning renovations. (Page 40)

SIGN REVIEW

8. Docket No. 05-45-23-S

**14824-26 + 14806-22 Detroit Ave.
CoHatch**

- Approve
- Deny
- Defer

Brian Hennies
 Richard L. Bowen & Associates
 2019 Center St., Ste. 500
 Cleveland, OH 44113

Applicant proposes new business signage. (Page 48)

9. Docket No. 05-46-23

**13618 Detroit Ave.
The Bike Spot**

- Approve
- Deny
- Defer

Steven Foster
 The Sign & Graphics Firm, LLC
 14837 Detroit Ave., Ste. 195
 Lakewood, OH 44107

Applicant proposes signage for a new business. (Page 61)

10. Docket No. 05-47-23

**12900 Lake Ave.
Summer House**

- Approve
- Deny
- Defer

Iliana Kazandziev
 Agile Sign & Lighting Maintenance Inc.
 35280 Lakeland Blvd.
 Eastlake, OH 44095

Applicant proposes replacement signage. (Page 63)

ADJOURN

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



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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

Application Cover Page

Docket No.: 05-42-23

Permit No.: BBS23-000030

Applicant Name: Corina Dumitrescu AIA, CDA

Project Address: 1446 Ridgewood Ave.

Project Name: n/a

Project: Applicant proposes an appeal/variance request for egress requirement RCO 311.7.2. The property is in an R2, Single-and Two-Family District.



I.A. Lewin, P.E. and Associates
4110 Mayfield Road, Suite B
South Euclid, Ohio 44121
(216) 291-3131 • fax (216) 291-2605
www.lewinandassociates.com

MEMO

Date: March 27, 2023

To: Corina Dumitrescu, AIA
Company: Corina Dumitrescu Architecture
From: Gayle Lewin, PE
Project: 1446 Ridgewood Ave
IAL No.: 23072

Subject: Attic stairs header

Today I met with you at 1446 Ridgewood Ave in Lakewood, Ohio, to examine the existing header above the staircase on the 3rd floor. There is a small bump-out and dormer on the north side of the house to accommodate the stairs. The dimensions for the stairwell is shown on the attached sketch. Based on measurements of existing conditions of the house, the maximum clearance for the header, if the header was able to be moved to the top of the dormer ridge, is 6'-6", which does not meet the code for required head clearance. Additionally, because of the slope of the primary roof and the slope of the dormer, the primary roof structure will still encroach in the required clear height for the stairs if the header is relocated.

The only way to achieve the minimum height clearance required per code is to rebuild the dormer roof at a higher elevation or replace with a shed roof, also raised to meet the minimum clearance required.

Please call us with any questions.

Respectfully submitted
I.A. LEWIN, P.E. AND ASSOCIATES

GS Lewin

Gayle S. Lewin, P.E.

1446 RIDGEWOOD - MAJOR REMODEL

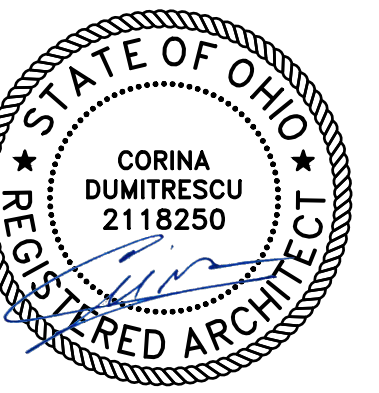
(01/16/2023)



Corina Dumitrescu
ARCHITECT

CA C O
corina@cdasite.com
41416

ARCHITECT:



CORINA DUMITRESCU
2118250
EXP. DATE: DECEMBER 31 2023

PROJECT:

**1446
RIDGEWOOD**
MAJOR REMODEL

ADDRESS
1446 RIDGEWOOD
LAKEWOOD OH 44110

OWNER:

TERRACEWOOD LLC

CONTACT: SEAN BRONSON

4 2 2626

DESCRIPTION DATE

PERMIT SET 01/06/2023

ADDENDUM #1 02/08/2023

SCALE: AS NOTED

SHEET:

COVER SHEET

G0.1

ABBREVIATIONS & SYMBOLS

ALUM (OR AL.)	ALUMINUM	VIF (OR V.I.F.)	VERIFY IN FIELD
ALT	ALTERNATE	WDW	WINDOW
AFF (OR A.F.F.)	ABOVE FINISH FLOOR	W/	WITH
BD	BOARD	W/O	WITHOUT
BP	BUILDING PAPER	X	TIMES OR BY (AS IN "2X4")
BUR (OR B.U.R.)	BUILT UP ROOFING	∠	ANGLE
CLR	CLEAR OR CLEARANCE	€	CENTER LINE
COL	COLUMN	∅	DIAMETER
CONC	CONCRETE	°	DEGREES
CMU	CONCRETE MASONRY UNIT	±	PLUS/MINUS
CONT	CONTINUOUS	ℓ	PROPERTY LINE
DIA (OR DIAM.)	DIAMETER	RAD	RADIUS
DIM	DIMENSION	OA	OVERALL
DS (OR D.S.)	DOWNSPOUT		
(E) OR EXIST	EXISTING		
EL (OR ELEV)	ELEVATION		
	ELECTRIC		
	ELECTRICAL		
	ELEVATOR		
	EQUAL		
EQ	EQUAL		
EW	EACH WAY		
FF (OR F.FL.)	FINISH FLOOR		
FOS (OR F.O.S.)	FACE OF STUD		
GA	GAUGE		
GYP	GYPSUM		
GYP BD	GYPSUM BOARD		
HM (OR H.M.)	HOLLOW METAL		
HORIZ	HORIZONTAL		
HVAC	HEATING VENTILATING AND AIR CONDITIONING		
INT	INTERIOR		
JST	JOIST		
JT	JOINT		
MAX	MAXIMUM		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
(N)	NEW		
NIC (OR N.I.C.)	NOT IN CONTRACT		
NTS (OR N.T.S.)	NOT TO SCALE		
O/	OVER		
PT (OR P.T.)	PRESSURE TREATED		
PL	PROPERTY LINE		
REQ'D (OR REQ)	REQUIRED		
RO	ROUGH OPENING		
REV	REVISION		
RS	ROUGH SAWN		
RW	REDWOOD		
RWL	RAIN WATER LEADER		
SAD (OR S.A.D.)	SEE ARCHITECTURAL DRAWINGS		
SAM (OR S.A.M.)	SELF-ADHERED MEMBRANE		
SGD (OR S.G.D.)	SLIDING GLASS DOOR		
SIM	SIMILAR		
SPEC(S)	SPECIFICATION(S)		
SQ	SQUARE		
SF	SQUARE FEET		
SSD (OR S.S.D.)	SEE STRUCTURAL DRAWINGS		
TBD	TO BE DETERMINED		
T & G	TONGUE & GROOVE		
THK	THICKNESS		
TOS	TOP OF SLAB		
TYP	TYPICAL		
UL	UNDERWRITERS LABORATORY		
UON (OR U.O.N.)	UNLESS OTHERWISE NOTED		
VAR	VARIABLE		

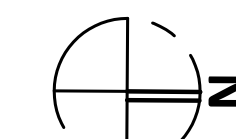
VICINITY MAP



VIEW OF FRONT

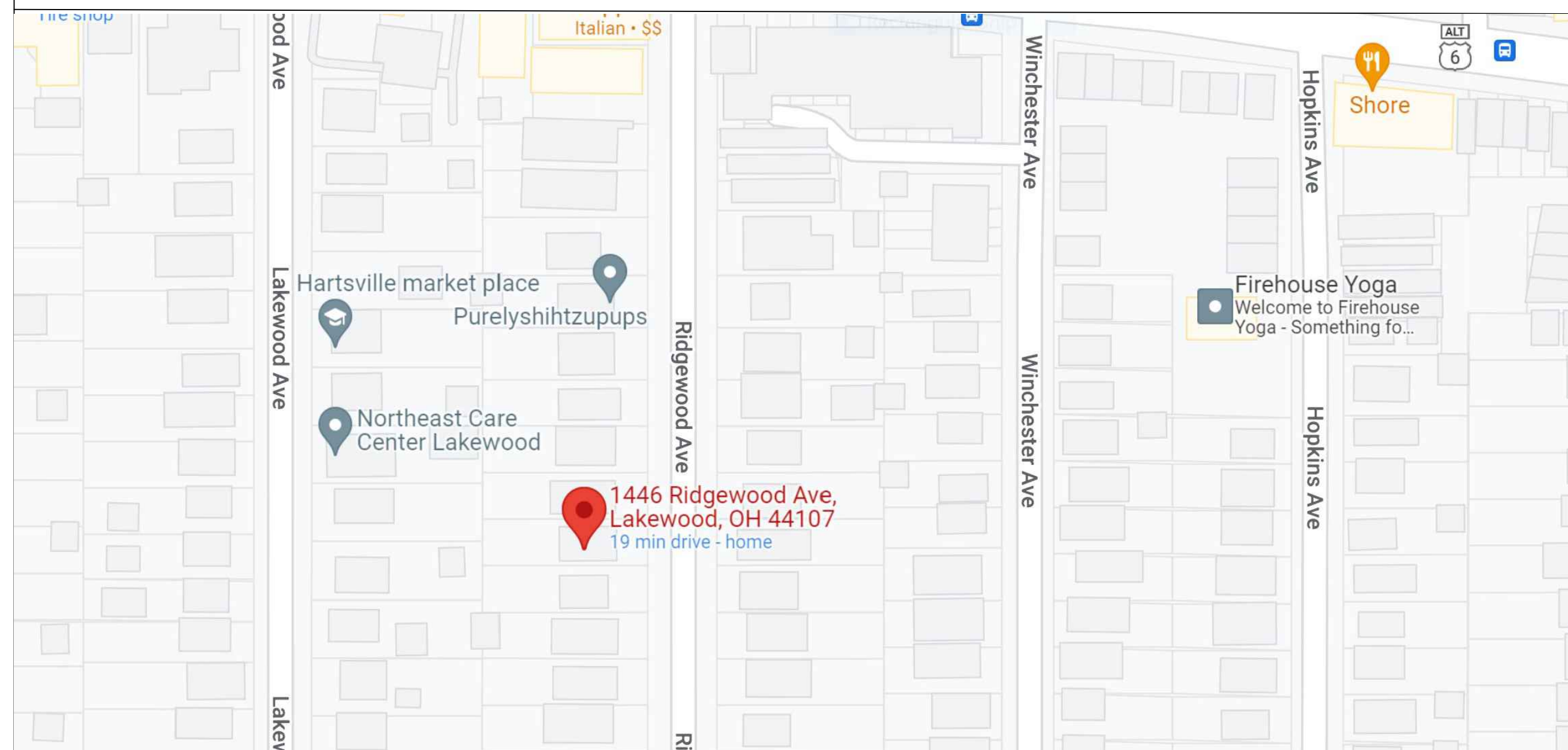
VIEW OF REAR

VIEW OF GARAGE



SCALE: NTS

VICINITY MAP



PROJECT DESCRIPTION

MAJOR REMODEL OF RESIDENTIAL STRUCTURE WITH TWO DWELLING UNITS
NEW HVAC, ELECTRICAL, PLUMBING AND INTERIOR FINISHES

- THE FOLLOWING CODES APPLY:
 - 2019 RESIDENTIAL CODE OH OHIO
 - OHIO PLUMBING CODE 2017
 - OHIO MECHANICAL CODE 2017
 - NATIONAL ELECTRICAL CODE 2017 OF OHIO

THIS PROJECT IS SEEKING TAX ABATEMENT CREDITS.

SHEET INDEX

		1/6/2023	2/8/2023
G0.1	COVER / DATA	yes	yes
G0.2	GENERAL NOTES	yes	yes
G1.1	RESERVED - NOT USED	no	no
G1.2	RESERVED - NOT USED	no	no
A2.1	SITE PLAN AND BASEMENT	yes	yes
A2.2	EXISTING PLANS	yes	yes
A2.3	PROPOSED PLANS	yes	yes
A2.4	PROPOSED RCP	no	yes
A4.1	TYPICAL DETAILS	no	yes

TABULATION FORM

PROJECT ADDRESS 1446 RIDGEWOOD AVE LAKEWOOD OH 44107
 APPLICANT NAME RIDGEWOOD TERRACE PROPERTIES LLC
 LAND USE R-2 - TWO FAMILY HOME
 LOT # 315 10 072
 OCCUPANCY R-3
 CONSTRUCTION VA

	EXISTING	PROPOSED
LOT	5,680	NO CHANGE
LOT AREA	5,680	NO CHANGE
TWO FAMILY HOME	EXISTING	PROPOSED
DWELLING UNITS	2	NO CHANGE
GARAGE	2 CAR	NO CHANGE
BASEMENT	UNFINISHED	NO CHANGE
STORIES	2.5	NO CHANGE
BEDROOMS	4 TOTAL	6 TOTAL
BATH	2 TOTAL	5 TOTAL
LIVING AREA	2,417 SF	NO CHANGE
UNIT #1	935 SF	(2 BED / 2 BATH)
UNIT #2	1,1482 SF	(4 BED / 3 BATH)

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF FINISH, U.O.N.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL WALL LOCATIONS, DIMENSIONS AND TYPES, AND ALL DOOR & WINDOW LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT IMMEDIATELY. FLOOR PLAN BY THE ARCHITECT SUPERSEDES ALL OTHER PLANS.
- ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.
- ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
- THE INTENT OF THESE DOCUMENTS IS TO CLARIFY DESIGN INTENT, IT IS NOT AN EXHAUSTIVE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND COMPLETING THE WORK WHILE MEETING APPLICABLE CODES.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONTRACT DRAWINGS. ARRANGEMENTS TO VISIT THE PREMISES SHOULD BE MADE WITH THE OWNER.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ADDITIONAL ALLOWANCES SHALL BE MADE AFTER THE CONTRACT IS SIGNED FOR ANY EXTRA EXPENSES DUE TO FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH EXAMINATION
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND FOR CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT IN WRITING AND OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- THE CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT DISCREPANCIES FOUND BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS SO THAT CLARIFICATIONS MAY BE ISSUED.
- IN CASE OF CONFLICT BETWEEN ARCHITECTS' AND ENGINEERS' DRAWINGS IN LOCATING MATERIALS / EQUIPMENT, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT REGARDING THESE DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE STRUCTURE, ANY MODIFICATIONS TO THE EXISTING STRUCTURE, AND/OR DEVIATIONS FROM THE INTENT OF THIS DESIGN.**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION, WITHIN THE AREA OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYP. BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS.
- REPETITIVE FEATURES NOT NOTED ON DRAWING SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- ALL INTERIOR OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
- ALL EXPOSED GLASS PARTITION EDGES TO BE BEVELED AND POLISHED AT FACTORY. THERE SHALL BE NO EXPOSED SHARP OR ROUGH EDGES.
- THE CONTRACTOR SHALL PATCH OR OTHERWISE FURNISH AND INSTALL MATERIALS REQUIRED TO MATCH EXISTING CONDITIONS AS NOTED AND AS A RESULT OF THE WORK. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS, AND REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
- THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY LOSSES, DAMAGES, OR CLAIMS RELATING TO THE ACTUAL, POTENTIAL, OR THREATENED PRESENCE OF ANY FUNGI, MOLDS, SPORES, OR MYCOTOXINS OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY CLAIMS IN ANY WAY INVOLVING ASBESTOS OR ANY MATERIALS CONTAINING ASBESTOS IN WHATEVER FORM OR QUANTITY.
- NO SMOKING, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES, ARE ALLOWED ON THE SITE AT ANYTIME.

FRAMING NOTES:

- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HARDWARE, AND OTHER MISCELLANEOUS MATERIAL, TOOLS AND TECHNIQUES, FOR LIGHT FIXTURES, ELECTRICAL UNITS, H.V.A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED OR IMPLIED BY THE DRAWINGS, SHALL BE INCLUDED IN THIS WORK SO AS TO PRODUCE A COMPLETE AND FINISHED PRODUCT.
- WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL INTERIOR STUD WALLS & CEILINGS BETWEEN LIVING SPACES SHALL HAVE 3 1/2 SOUND ATTENUATION BATTS UNLESS THERMAL INSULATION IS CALLED FOR.
- ALL MANUFACTURED TRUSSES TO BE REVIEWED BY ARCHITECT & ENGINEER PRIOR TO COMMENCING WORK -- NO EXCEPTIONS --

FINISH NOTES:

- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY OTHER PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- ENSURE THAT SURFACES THAT ARE TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- ALL NEW AND EXISTING FINISHES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY CONTRACTOR INVOLVED AT HIS COST AND WITH NO COST TO OWNER AND/OR TENANT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AVAILABILITY AND DELIVERY DATES OF ALL FINISH MATERIALS. NO SUBSTITUTIONS OF FINISH MATERIALS WILL BE MADE WITHIN SIX WEEKS OF THE SCHEDULED COMPLETION DATE. ALL FINISH MATERIALS WILL BE ON SITE AT LEAST TWO WEEKS PRIOR TO INSTALLATION. ANY PROBLEMS REGARDING AVAILABILITY OF FINISH MATERIALS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE FLOOR UNDER CARPETED AREAS MUST BE FREE OF SEALERS, CURING COMPOUNDS, OIL, DIRT AND DUST.
- CRACKS HOLES OR IMPERFECTIONS IN EXISTING PLASTER OR GYP. BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
- THE CONTRACTOR SHALL MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS, OR DEPRESSIONS WHICH MAY CAUSE UNUSUAL WEAR TO NEW MATERIALS.
- PAINT ALL ACCESS PLATES AND PANEL BOXES TO MATCH ADJACENT PAINTED SURFACES.
- ALL EXISTING AND/OR RELOCATED DOORS SHALL BE CLEANED FREE OF ALL FOREIGN MATERIAL, SANDED AND REFINISHED TO RECEIVE BUILDING STANDARD FINISH.
- MILLWORK CONTRACTOR AND GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL LOCAL CODE APPROVED BLOCKING AND BACKING TO SECURE MILLWORK TO PARTITIONS, ETC.

ELECTRICAL NOTES:

- ALL WORK SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE APPLICABLE LOCAL AND STATE BUILDING CODES. IN THE EVENT OF CONFLICT WITH LOCAL CODES, LOCAL CODE REGULATIONS SHALL TAKE PRECEDENCE.
- CONTRACTOR OR SUBCONTRACTOR TO VERIFY ALL CONDITIONS AND COORDINATE WITH PROPOSED LOAD REQUIREMENTS IN ORDER TO UNDERSTAND COMPLETE SCOPE OF WORK PRIOR TO START OF ANY WORK.
- CONTRACTOR WILL LAY OUT AND ROUGH-IN THE LOCATION OF ALL ELECTRICAL LIGHTING FIXTURES, EQUIPMENT, TV CABLE AND TELEPHONE LINES AND DEVICES IN THE CEILINGS, WALLS FLOORS, AND SHALL SCHEDULE AND CONDUCT A WALK-THROUGH FOR THE EXPLICIT PURPOSE OF SECURING THE ARCHITECT'S APPROVAL OF SAID LOCATIONS PRIOR TO BEGINNING ROUGH-IN OF WIRING.
- ALL RECESSED ELECTRICAL FIXTURES IN INSULATED CEILINGS MUST BE IC-RATED AND HAVE A THERMAL PROTECTOR DEVICE TO DEACTIVATE UNIT.
- WHEN GANGING SWITCHES, USE A ONE-PIECE COVER PLATE.
- ALL EXTERIOR OUTLETS TO BE WATERPROOF AND GFCI.
- IN GARAGES, ALL (N) RECEPTACLES TO BE GFCI AND LOCATED 18" ABOVE FLOOR FINISH.
- ALL FIXTURES AT EXTERIOR OR AT TUB/SHOWER LOCATIONS SHALL BE WATER RESISTANT AND GFCI.
- LOCATE ALL RECEPTACLES 15" A.F.F. MEASURING FROM THE BOTTOM OF THE PLATE, U.O.N.
- RECEPTACLES DESIGNATED FOR LAUNDRY APPLIANCES SHALL HAVE THEIR OWN DEDICATED 20A CIRCUIT AND GFCI.
- MOUNT CARBON MONOXIDE ALARMS BETWEEN 2'-0" TO 3'-0" A.F.F.
- IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
- IN NEW BATHROOMS, PROVIDE EXHAUST FANS CAPABLE OF PROVIDING (5) COMPLETE AIR CHANGES PER HOUR. VENT EXHAUST FANS TO OUTSIDE AIR.

PLUMBING NOTES:

- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED W/ DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.
- SHOWER AND TUB/SHOWER COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE TERMINATION TO OUTSIDE OF CONDITIONED SPACE OF BUILDING.

MILLWORK NOTES:

- SUBMIT SHOP DRAWINGS FOR ALL MILLWORK / WOODWORK TO ARCHITECT AND OWNER FOR REVIEW PRIOR TO FABRICATION, INCLUDING WOOD BASE LOCATION AND DESIGN.
- MILLWORK CONTRACTOR AND GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL LOCAL CODE APPROVED BLOCKING AND BACKING TO SECURE MILLWORK TO PARTITIONS, ETC.
- ALL CABINETWORK AND ARCHITECTURAL WOODWORK TO BE FABRICATED IN ACCORDANCE WITH NORTH AMERICAN WOODWORK INSTITUTE'S GUIDELINES.
- ALL CABINET BOX CONSTRUCTION TO BE MADE OF PLYWOOD CORE. PARTICLE BOARD WILL NOT BE ACCEPTED.
- RECESSED ADJUSTABLE SHELF HARDWARE TO BE STANLEY OR EQUIVALENT 180.
- DRAWER SLIDES TO BE FULL-EXTENSION, 100-POUND MINIMUM RATED, BALL BEARING, LEVEL DISCONNECT OR EQUIVALENT.
- CABINET DOOR HINGES TO BE CONCEALED, SELF-CLOSING, ADJUSTABLE, STAINLESS STEEL OR EQUIVALENT.
- MILLWORK AND WOOD BASE SAMPLES MUST BE PROVIDED TO ARCHITECT AND OWNER PRIOR TO INSTALLATION FOR APPROVAL OF COLOR/STAIN AND GRAIN.

ASSEMBLIES

- SEE GENERAL LEGEND ON PLANS FOR RATED WALL DESIGNATIONS AND OTHER WALL TYPES.
- PROVIDE MINIMUM 1 HR RATED WALL AND FLOOR/CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS, SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.
- PROVIDE MINIMUM 50 STC RATED ASSEMBLIES AT FLOORS, CEILINGS, AND WALLS.
- INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, PER AND ORC 2019 CHAPTER 11 AND OEC 2017 TABLE R402.1.1, CLIMATE ZONE 5 FOR LAKEWOOD OHIO: UNLESS SPECIFICALLY NOTED OTHERWISE.**
 - FENESTRATION U-FACTOR 0.32
 - SKYLIGHT UOFACTOR 0.55
 - GLAZING SHGC NR
 - CEILING R VALUE 49
 - WOOD FRAME WALL R-VALUE 20 OR 13+5
 - FLOOR R-VALUE 30
 - BASEMENT R-VALUE 15 /19
 - CRAWL SPACE R-VALUE 15 /19
- PROVIDE VENTILATION OF ALL JOINTS, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UN-HEATED AREAS, INCLUDING BASEMENTS, ROOFS, SOFFITS, AND PARAPET AND RAILING WALLS, ETC. PROVIDE INSECT SCREEN PROTECTION.
- ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER STRIPPING AND THRESHOLDS.
- PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BETWEEN MR GWB. PROVIDE 30 BOUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB/SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILING, USE 5/8" TYPE "X" GWB.

SHEET NOTES

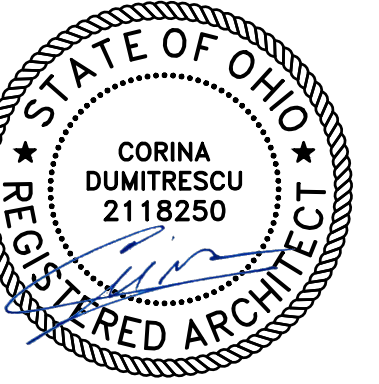
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- ALL DIMENSIONS FOR EXISTING WALLS AND OPENING SHOULD BE VERIFIED IN FIELD.
- SEE GENERAL NOTES AND CONDITIONS.
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- PROVIDE AND MAINTAIN 1 HR WALL AND FLOOR/CEILING ASSEMBLY SEPARATION BETWEEN TWO UNITS, PER 2019 ORC 302.2 AND AS INDICATED ON PLANS, SEE GENERAL NOTES FOR ASSEMBLY.
- PROVIDE AND MAINTAIN FIRE-BLOCKING PER 2019 ORC 302.11, SEE GENERAL NOTES.
- NEW WINDOWS TO REPLACE ALL EXISTING WINDOWS, SHOWN AS "W". REPLACE TO MATCH IN SIZE UNLESS OTHERWISE NOTED. GLAZING TO BE LOW E, ARGON FILLED DOUBLE PANE.
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- NEW LIGHTING AND ELECTRICAL WORK TO MEET OHIO ELECTRIC CODE, AND INCLUDE HIGH EFFICACY LIGHT FIXTURES.
- NEW PLUMBING TO MEET OHIO PLUMBING CODE, AND INCLUDE LOW FLOW FIXTURES.
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Corina Dumitrescu
ARCHITECT

CA C O
corina@cadasite.com
41416

ARCHITECT:



CORINA DUMITRESCU
2118250
EXP. DATE: DECEMBER 31 2023

PROJECT:

**1446
RIDGEWOOD**
MAJOR REMODEL

ADDRE
1446 RIDGEWOOD
LAEWOOD O 4410

OWNER:

TERRACEWOOD LLC

COTACT EA ROO
Sean@terracewoodllc.com
4 2 2626

DESCRIPTION	DATE
PERMIT SET	01/06/2023
ADDENDUM #1	02/08/2023



SCALE: AS NOTED

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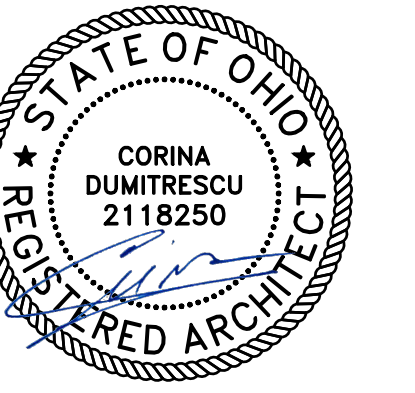
**GENERAL
NOTES**

G0.2



AAA AAAAAAAA CAÀ CAAAAAAA OÀ
corina@cdasite.com
41AA416AAAA

ARCHITECT:



CORINA DUMITRESCU
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1446
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MAJOR REMODEL

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TERRACEWOOD LLC

COÀTACTÀ ÅEÀÀ ÅROÀOÀ
Sean@terracewoodllc.com
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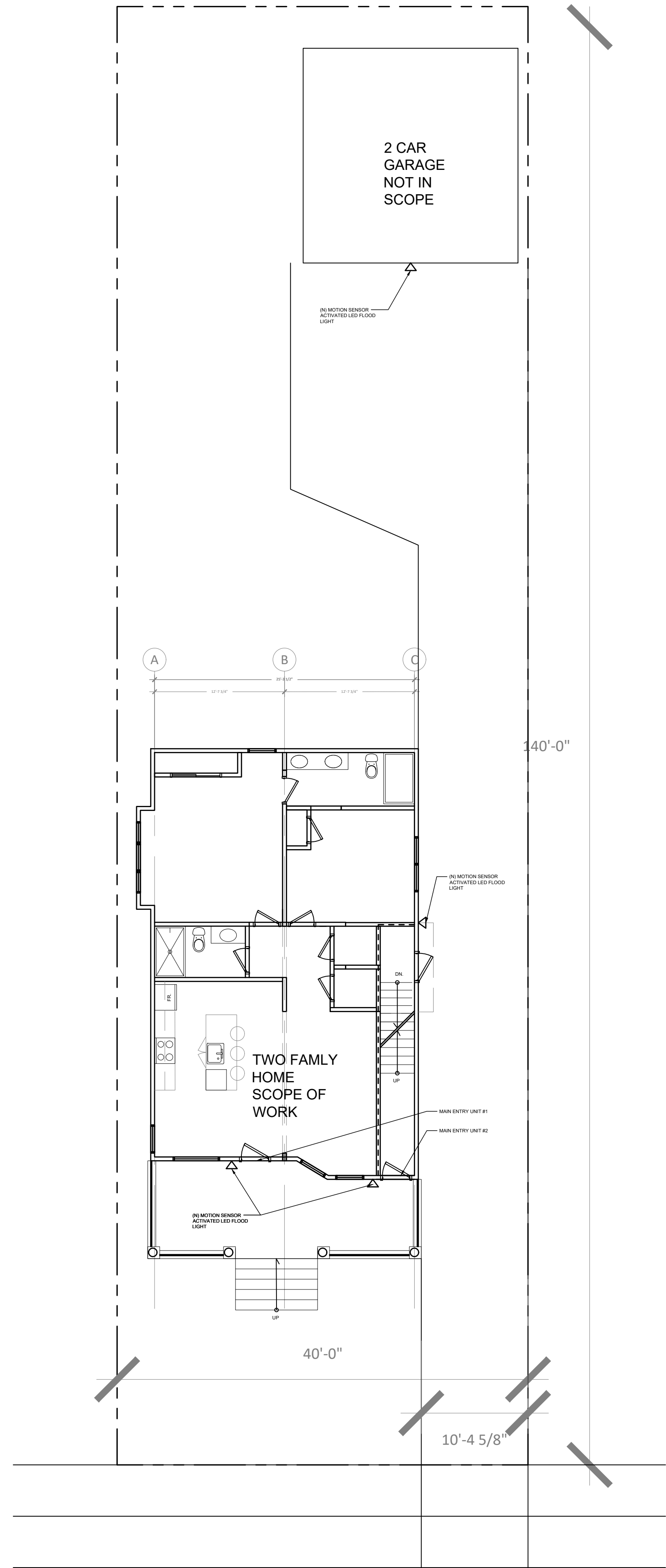
EXISTING AND
PROPOSED SITE
PLAN

A2.1

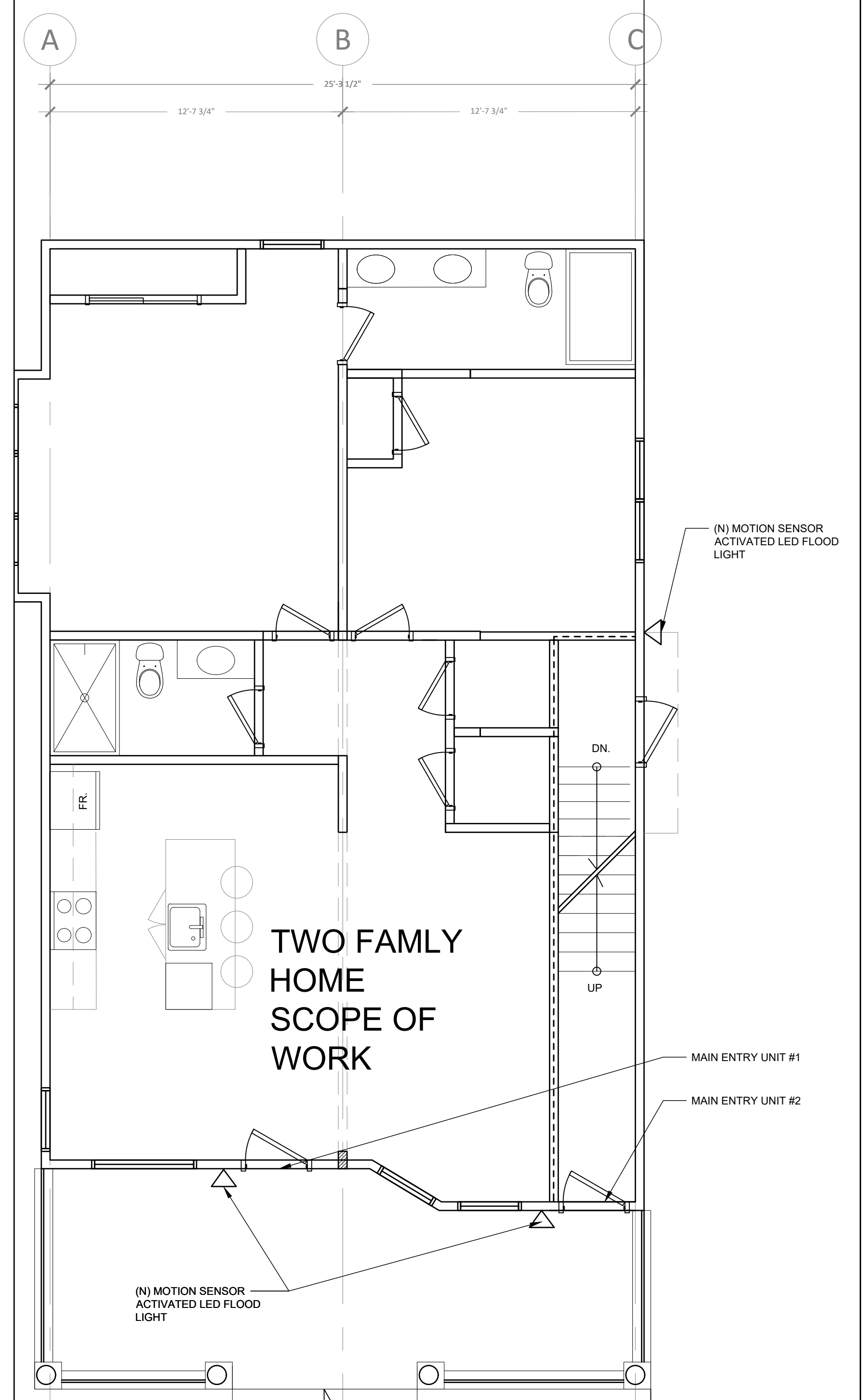
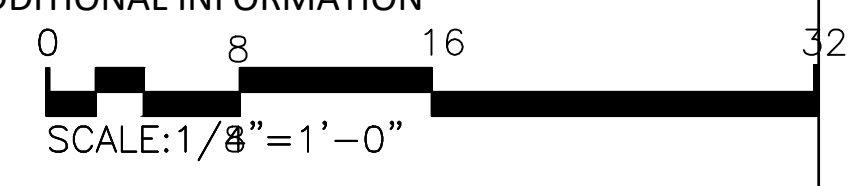
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- EXISTING WALL/WINDOW TO REMAIN
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 - 1 HR FIRE RATED WALL ASSEMBLY, NEW OR EXISTING
 - THERMOSTAT (ONE AT EACH UNIT)
 - EMERGENCY EGRESS WINDOWS - SEE SHEET NOTES
 - PROPERTY LINE
 - FENCE LINE



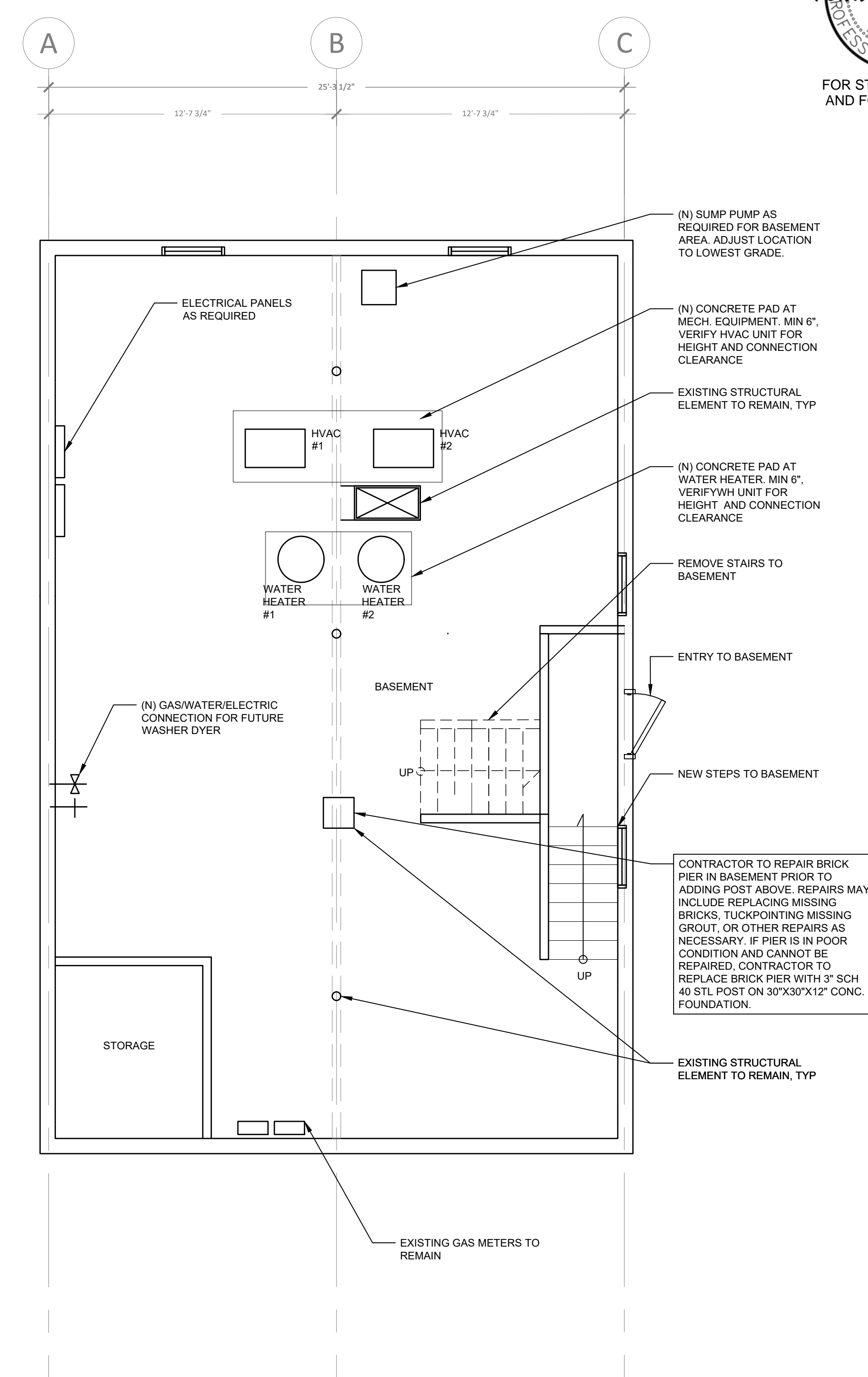
FOR STRUCTURAL BEAM AND FOUNDATION ONLY



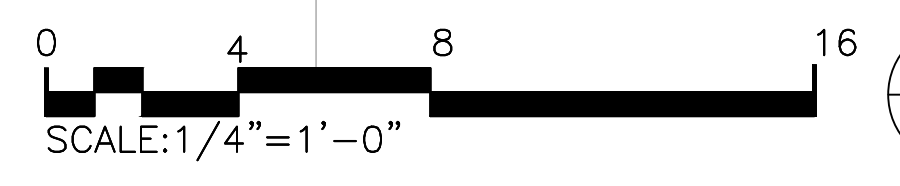
3 EXISTING AND PROPOSED SITE PLAN
REFER TO EXISTING PLANS FOR ADDITIONAL INFORMATION



2 FIRST FLOOR
AS NOTED



1 BASEMENT
AS NOTED



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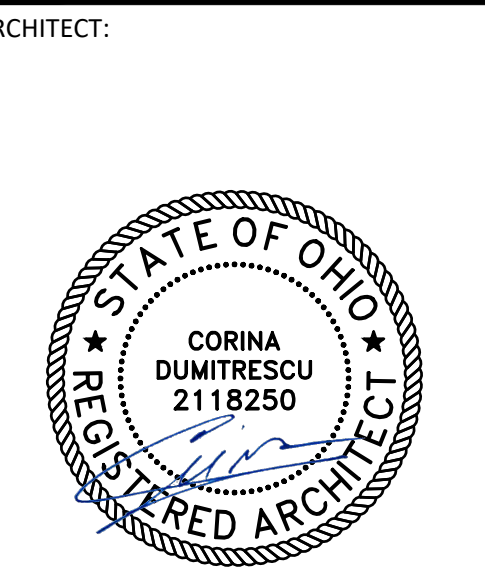
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CA C O
corina@cadasite.com
41416



CORINA DUMITRESCU
2118250
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MAJOR REMODEL

ADDRE
1446 RIDGEWOOD
LAEWOOD O 4410

OWNER:
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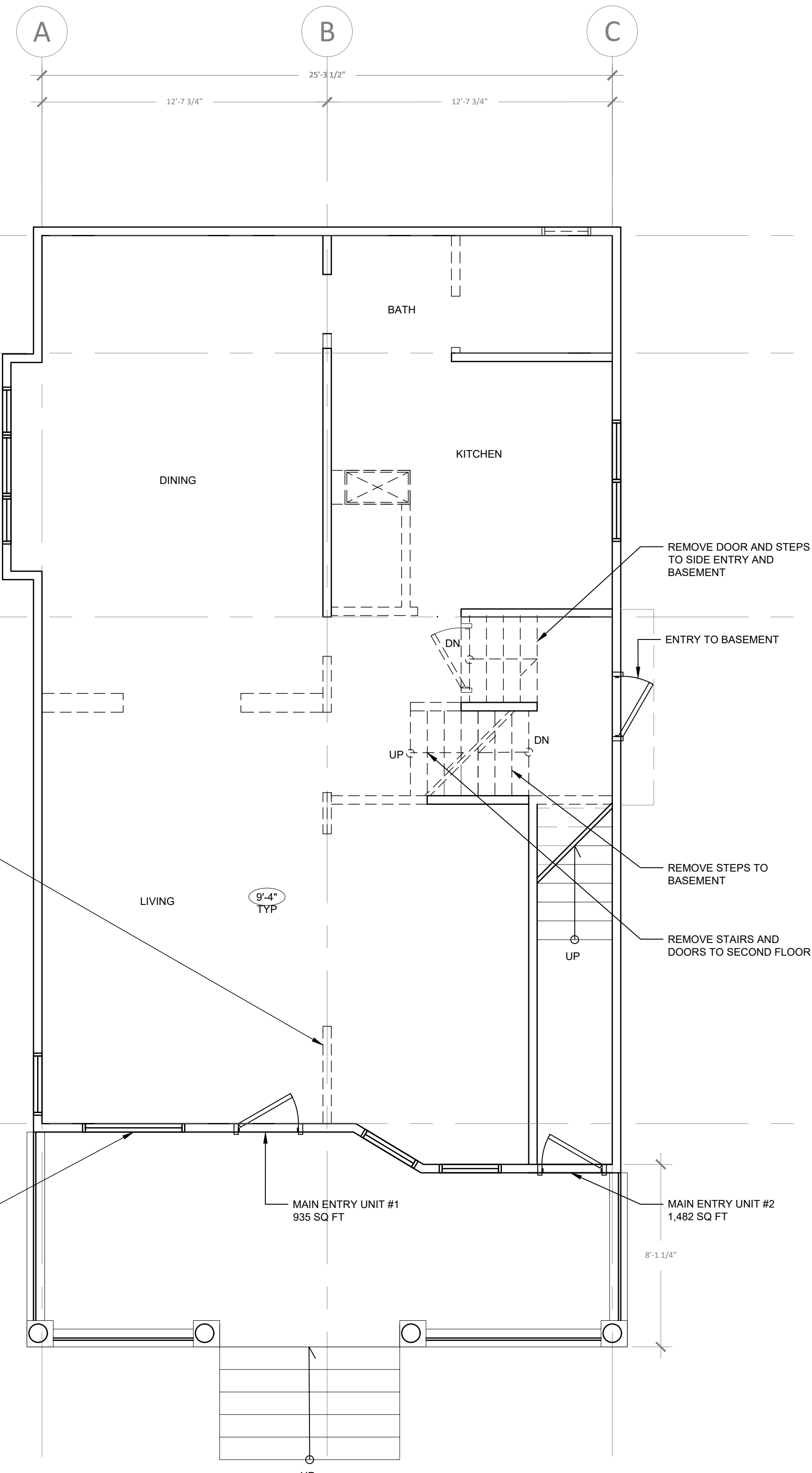
CONTACT EA ROO
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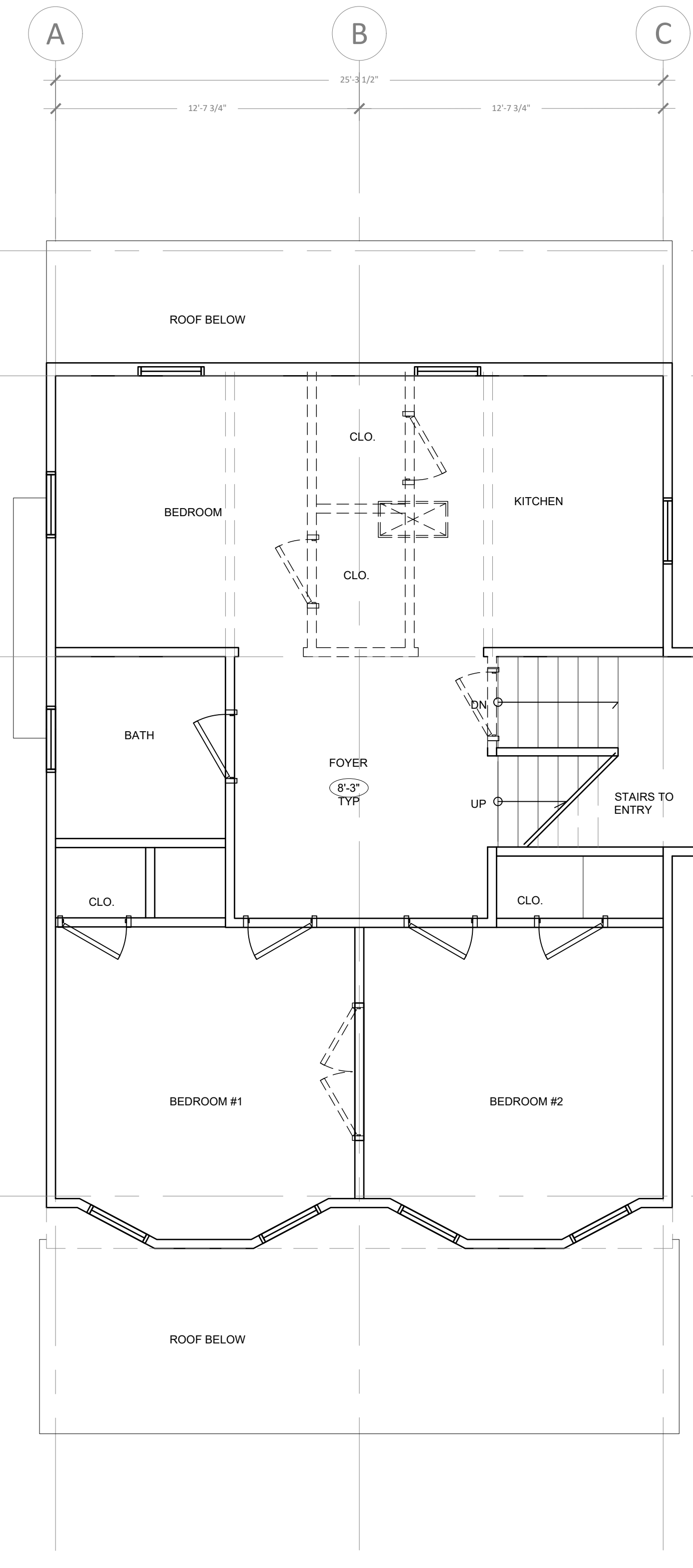
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EXISTING PLANS AND DEMO

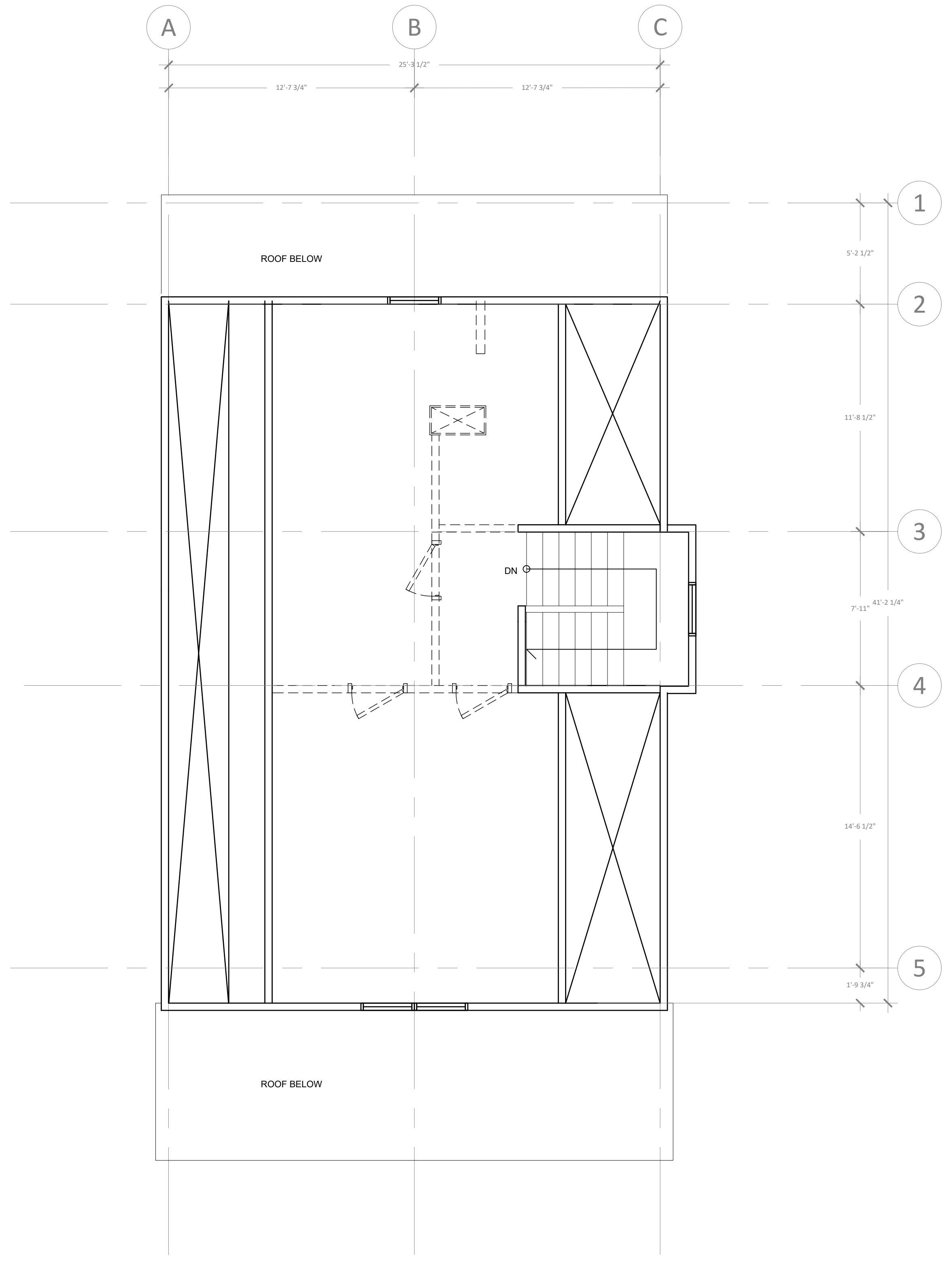
A2.2



1 EXISTING FIRST FLOOR PLAN
AS NOTED



2 EXISTING SECOND FLOOR PLAN
AS NOTED



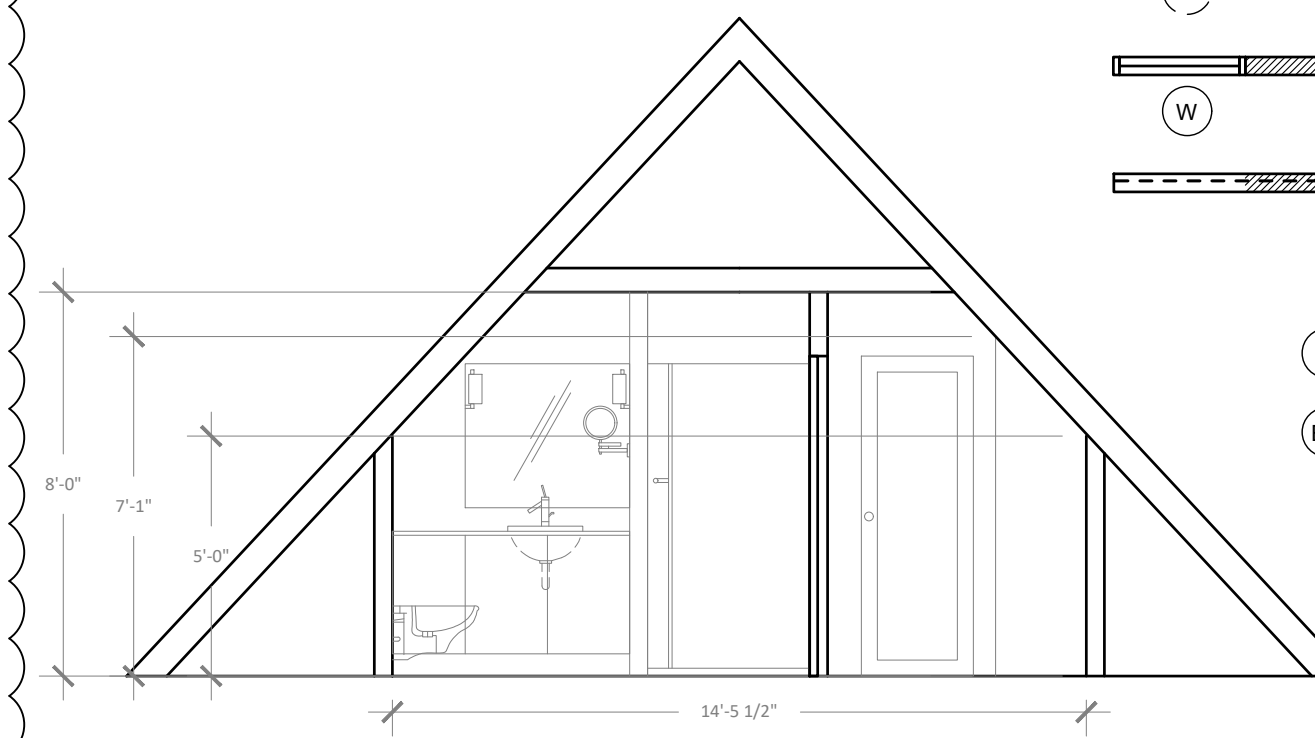
3 EXISTING ATTIC PLAN
AS NOTED



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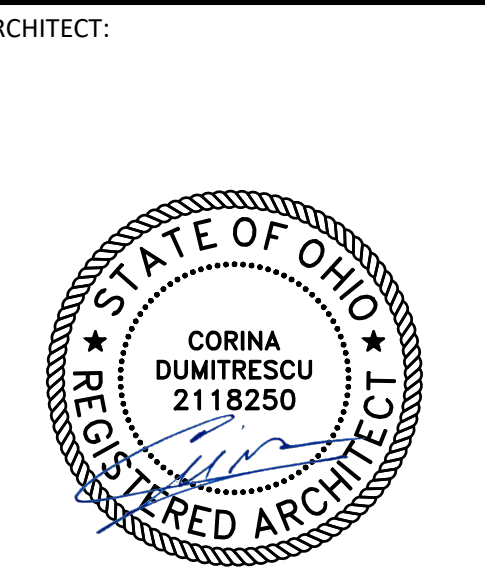
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 - NEW EMERGENCY EGRESS WINDOW



CA C O
corina@cadasite.com
41416



CORINA DUMITRESCU
2118250
EXP. DATE: DECEMBER 31 2023

PROJECT:
1446 RIDGEWOOD
MAJOR REMODEL

ADDRESS:
1446 RIDGEWOOD
LAEWOOD OH 44110

OWNER:
TERRACEWOOD LLC

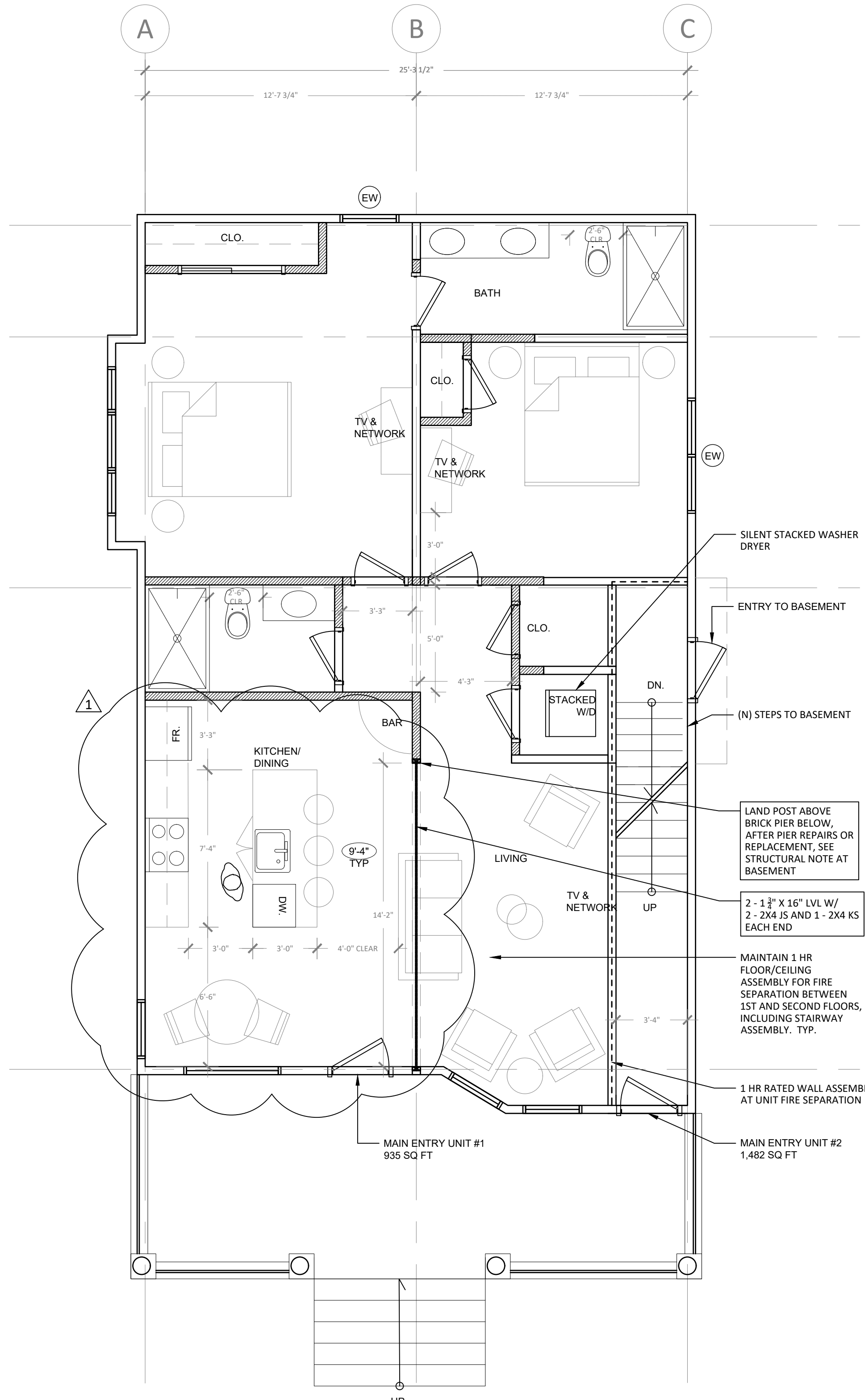
CONTACT EA ROO
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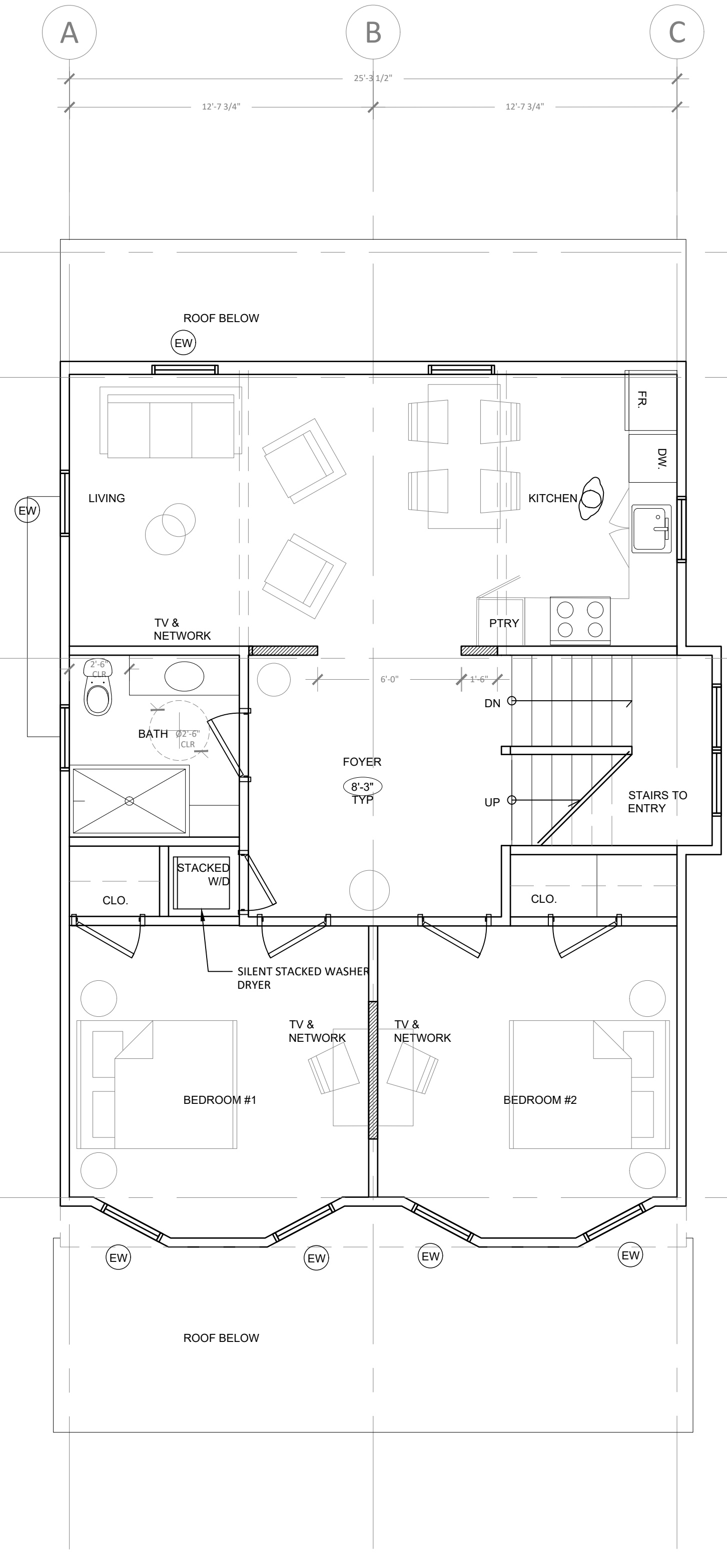
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SHEET:

PROPOSED PLANS

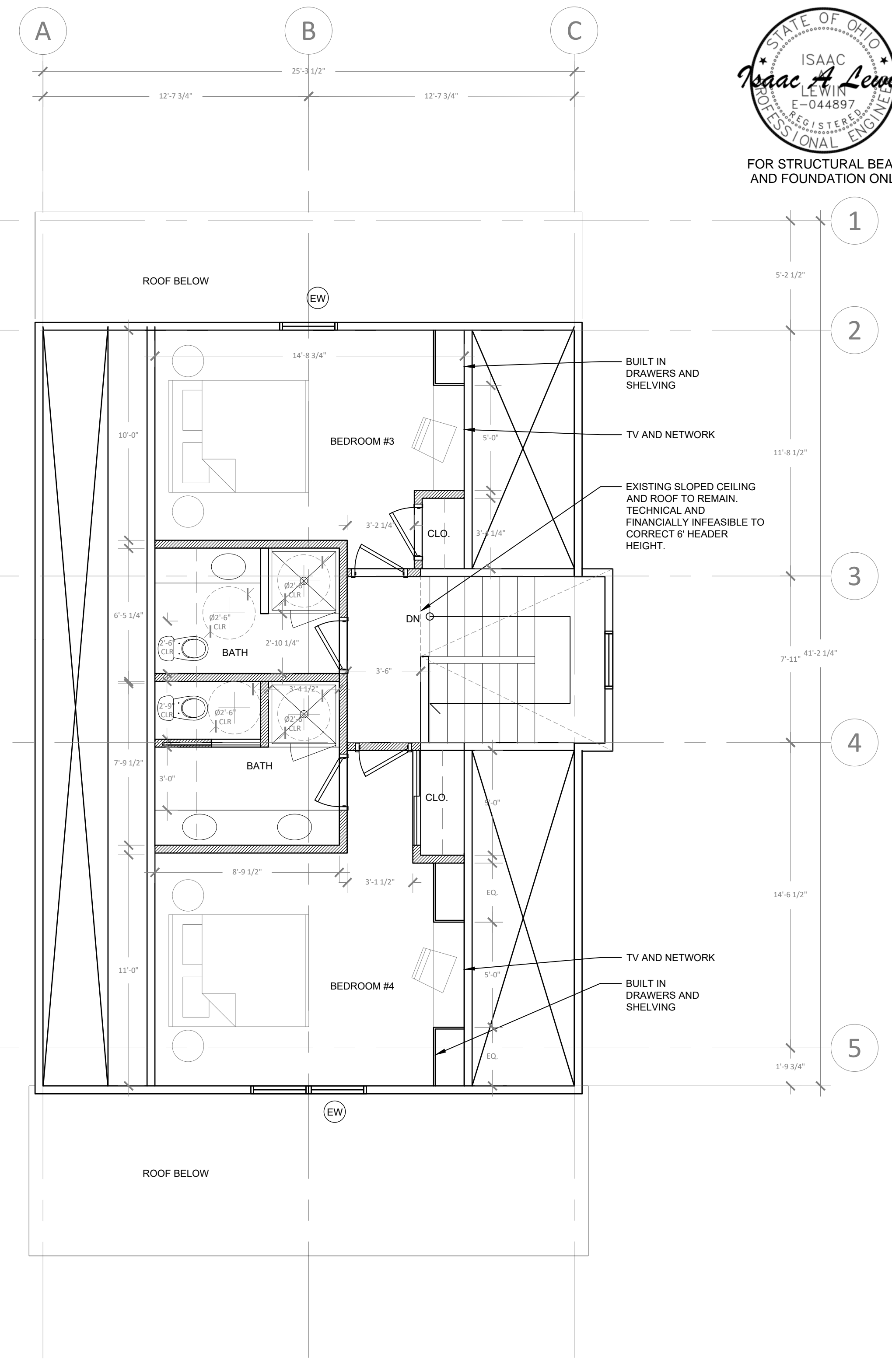
A2.3



1 PROPOSED FIRST FLOOR PLAN
AS NOTED



2 PROPOSED SECOND FLOOR PLAN
AS NOTED



3 PROPOSED ATTIC PLAN
AS NOTED

SHEET NOTES

1. NEW LIGHTING AND ELECTRICAL WORK TO MEET OHIO ELECTRIC CODE, AND INCLUDE HIGH EFFICACY LIGHT FIXTURES.
2. PROVIDE ELECTRIC OUTLETS TO EVERY ROOM PER THE OHIO ELECTRIC CODE, A MINIMUM OF 6' LINEAR DISTANCE, AND GFCI WITHIN 3' OF EVERY PLUMBING FIXTURE.
3. NEW EXHAUST VENTILATION AT BATHROOMS, KITCHENS AND CLOTHES DRYER TO BE PER 2019 ORC 1501 EXHAUST SYSTEMS. EXHAUST SHOULD BE DIRECTED DIRECTLY TO THE OUTDOORS AND NO LESS THAN 3 FEET AWAY FROM ANY OPERABLE OPENING.
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REFLECTED CEILING PLAN LEGEND

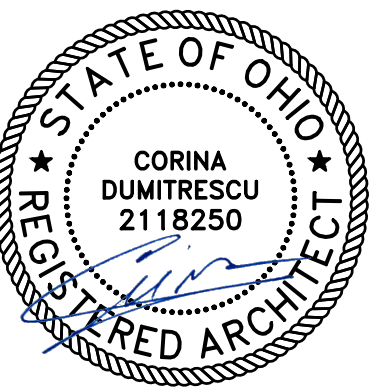
- ALL LIGHTING TO BE HIGH EFFICIENCY - LED WITH ADJUSTABLE COLOR TEMPERATURES AND LIGHT SWITCH DIMMERS
- 6" RECESSED DOWN LIGHT, 1 HR RATED ENCLOSURE AT FIRE RATED ASSEMBLIES
 - ⊙ PENDANT LIGHT
 - ⊠ FAN/LIGHT BATHROOM EXHAUST FAN, SILENT
 - △ WALL SCONCE
 - ⊙ CEILING FAN/LIGHT

- Ⓢ LIGHT SWITCH
- Ⓣ THERMOSTAT: ONE EACH UNIT
- ⓂⓅ MEDIA BOX: ENP4260-NA (ONE EACH UNIT)
PROVIDE 2 - RG6 COAXIAL CABLES FROM DEMARK POINT (ONE EACH UNIT)
PROVIDE 2 - RG6 COAXIAL CABLES FROM MEDIA BOX TO ROOF (ONE EACH UNIT)
PROVIDE QUAD ELECTRICAL OUTLET TO EACH MEDIA BOX



CA C O
corina@cdatasite.com
41416

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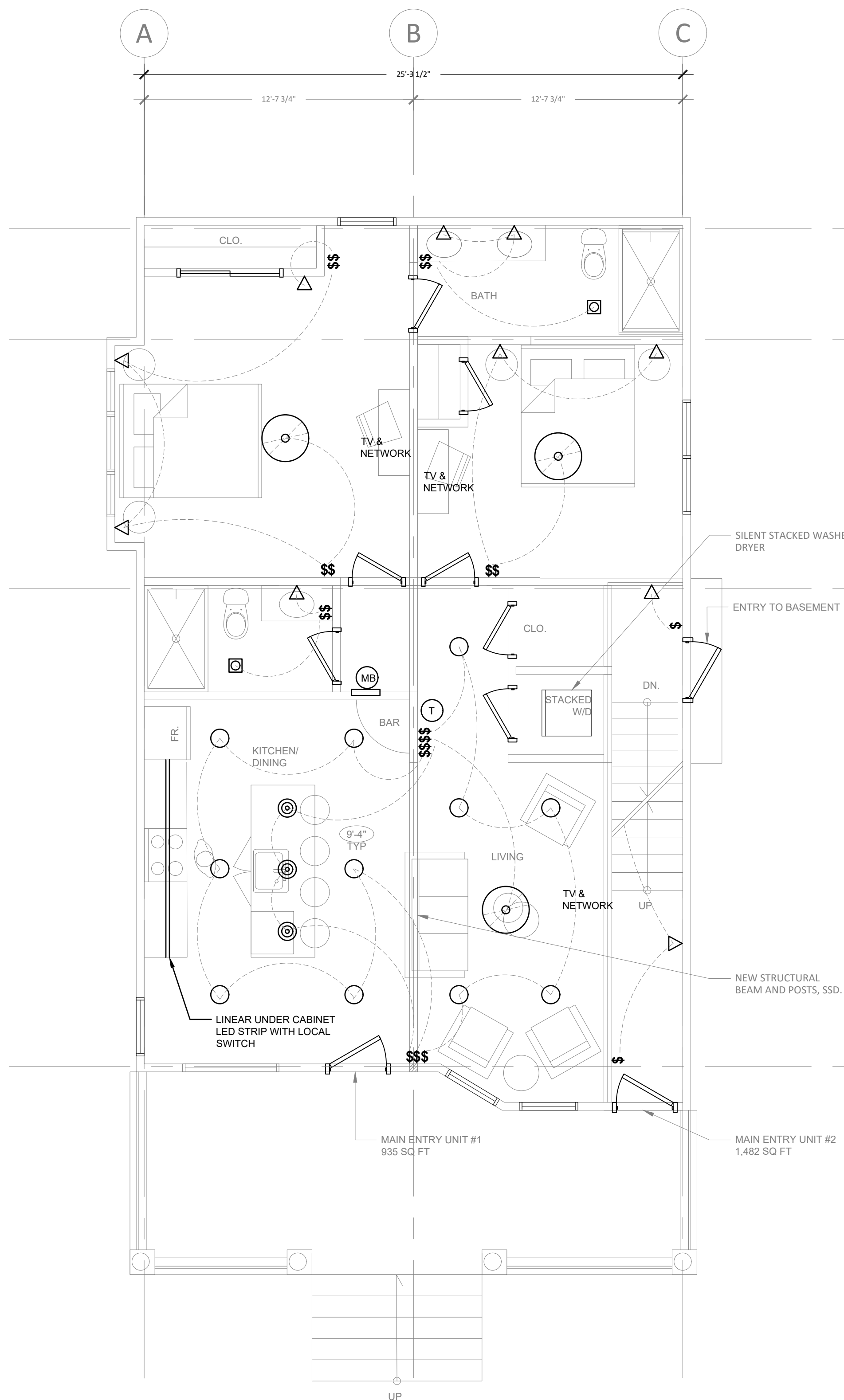
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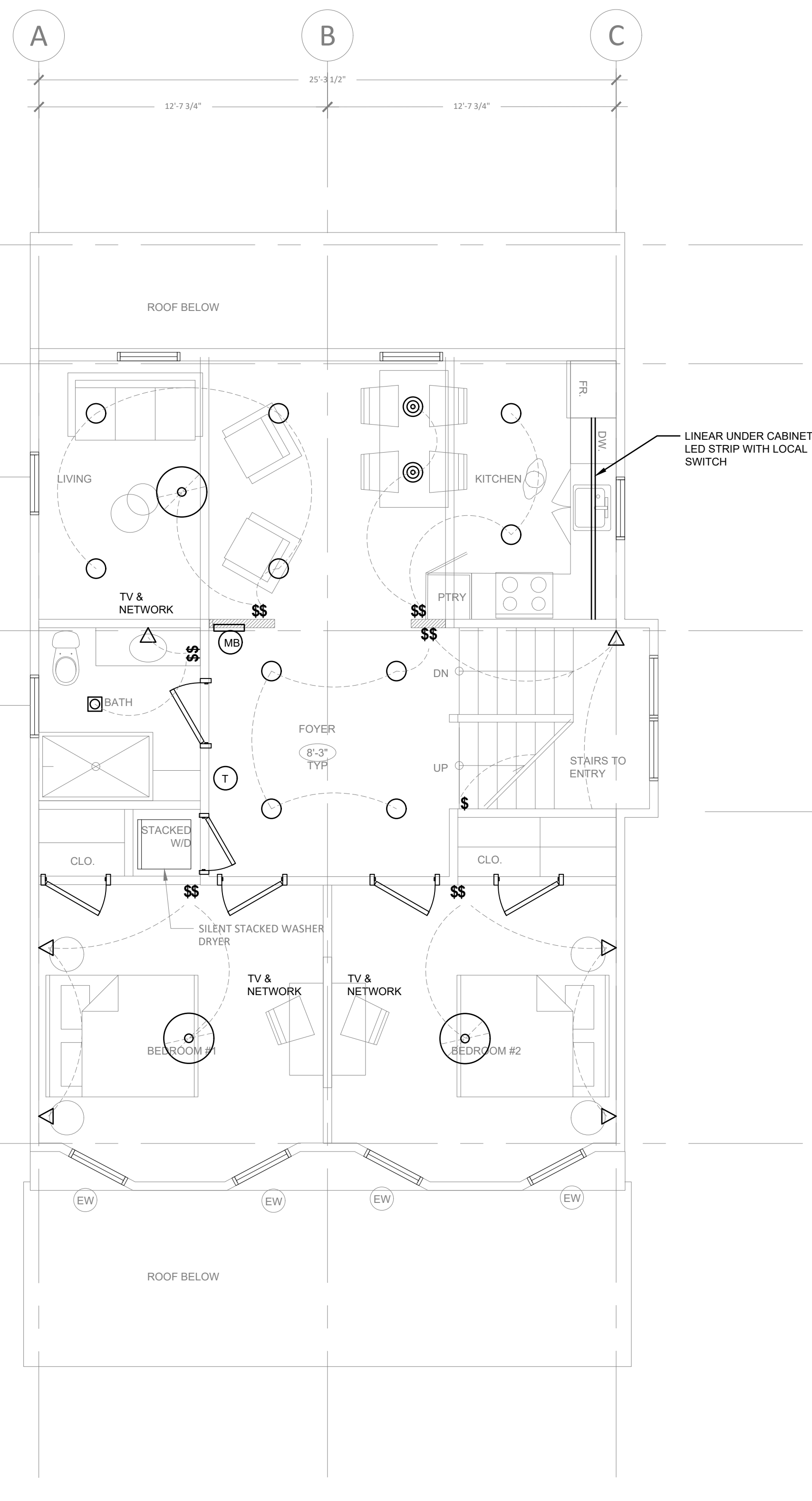
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PROPOSED REFLECTED CEILING PLAN

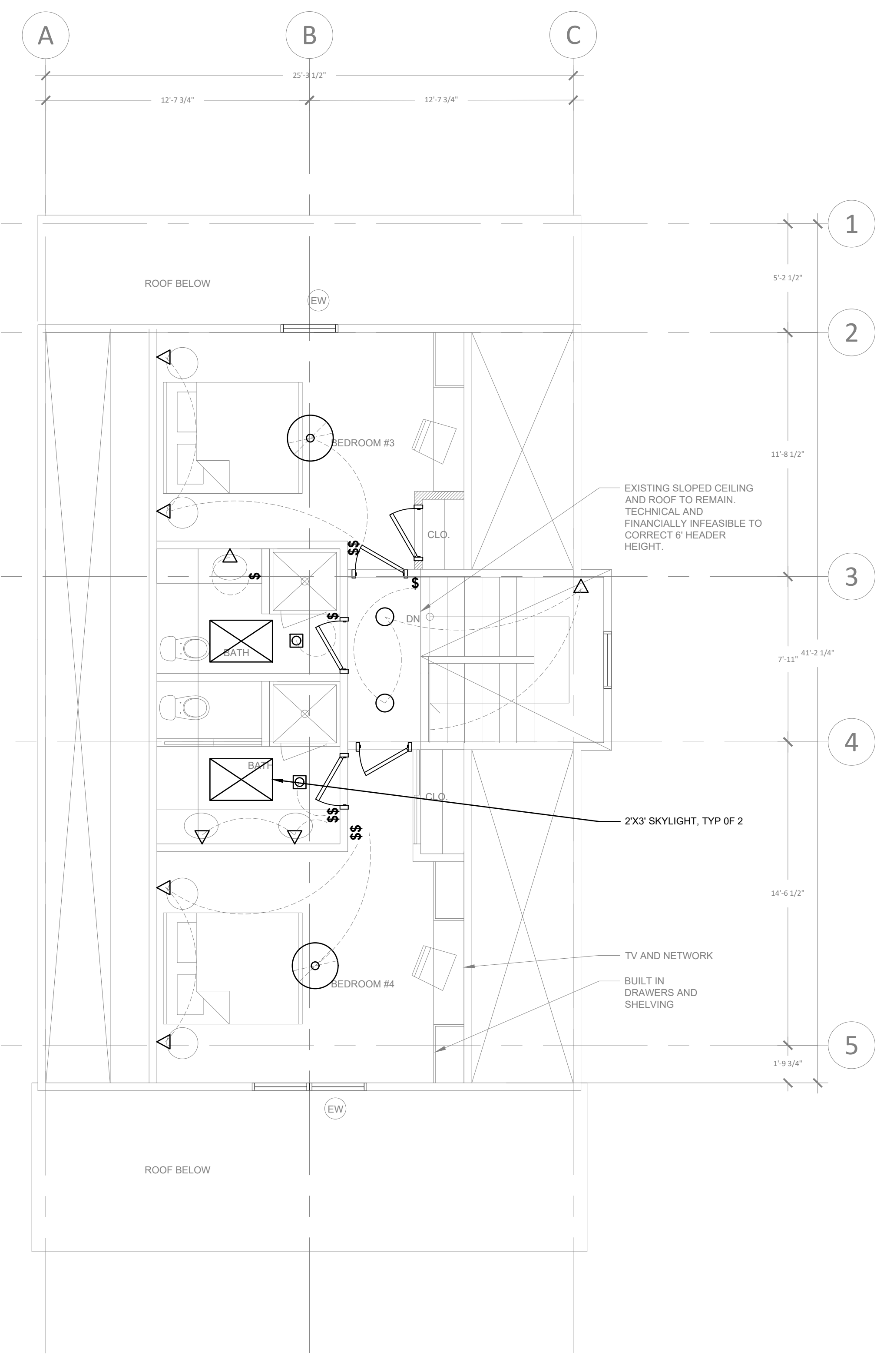
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1 PROPOSED FIRST FLOOR PLAN
AS NOTED



2 PROPOSED SECOND FLOOR PLAN
AS NOTED



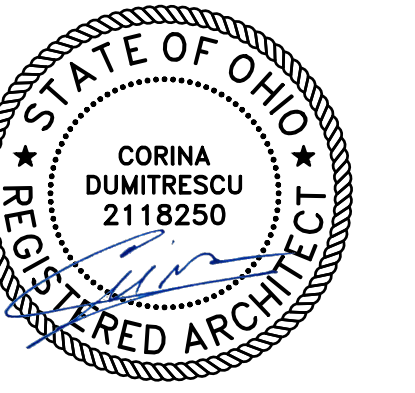
3 PROPOSED ATTIC PLAN
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4 2 2626

DESCRIPTION DATE

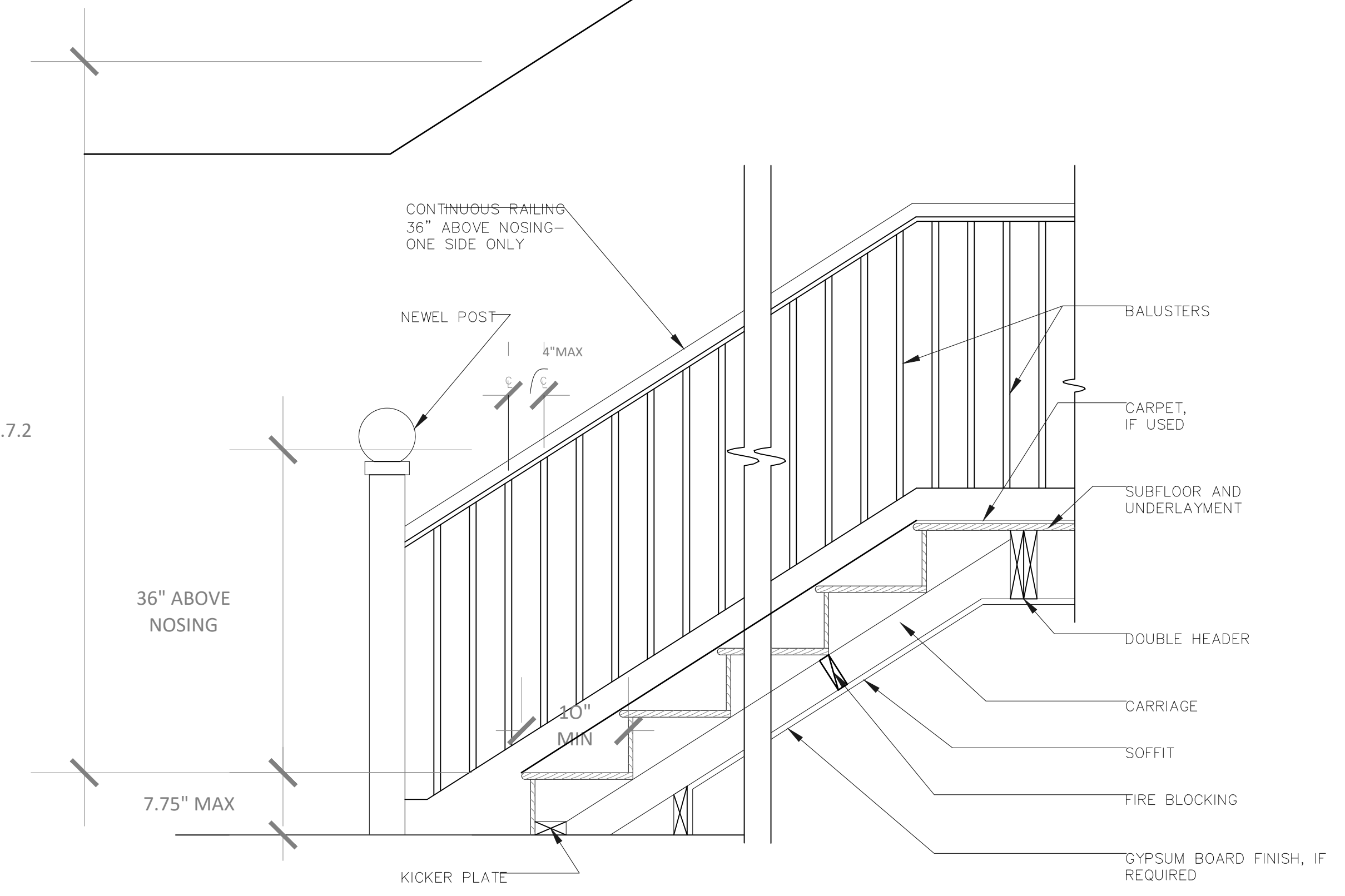
PERMIT SET	01/06/2023
ADDENDUM #1	02/08/2023

SCALE: AS NOTED

SHEET:

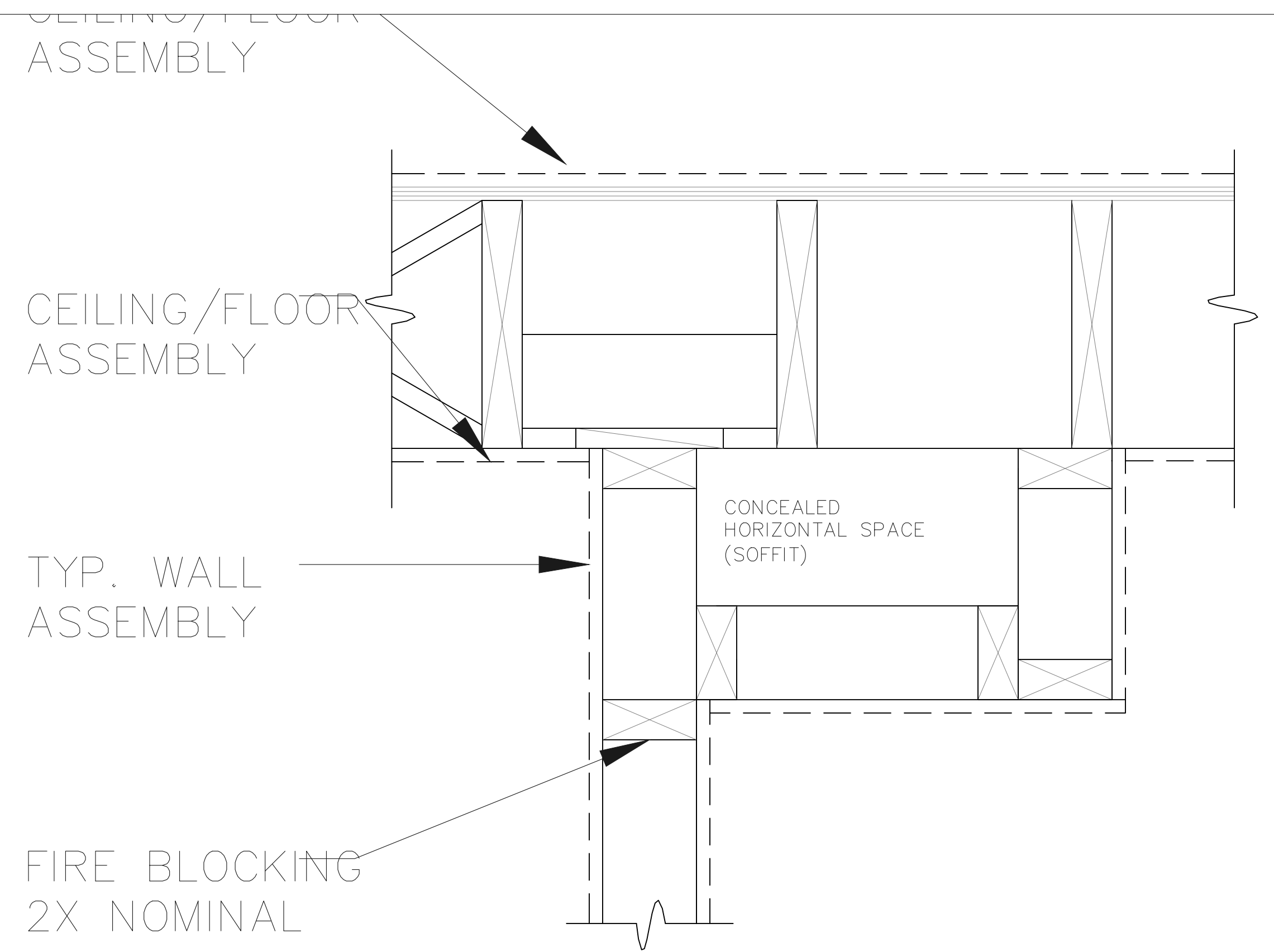
TYPICAL DETAILS

A4.1



TREAD AND RISER NOTE: PER R311.7.1 AND 2 RISERS TO BE 8 1/4" MAX. 3/8" IS THE GREATEST ALLOWABLE DIFFERENCE BETWEEN THE GREATEST AND SMALLEST TREAD. TREADS TO BE NO LESS THAN 9" DEEP.
STAIR WIDTH NOTE: PER R311.7.1 STAIR WIDTH IS 36" MINIMUM ABOVE HANDRAIL HEIGHT AND BELOW HEADROOM, AND 31 1/2" BELOW HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS FOR ONE HANDRAIL ONLY (SEE CODE FOR TWO HANDRAILS)

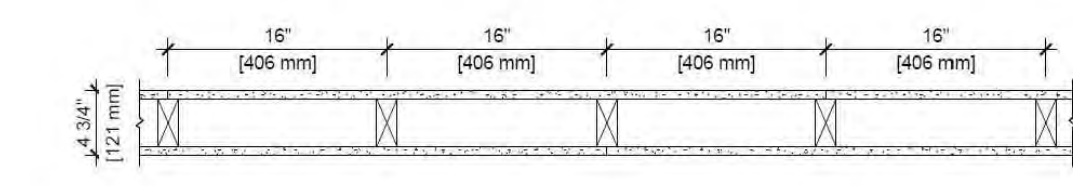
2 TYPICAL STAIRWAY
NTS



NOTE:
PROVIDE FIRE BLOCKING THROUGHOUT PER 2019 ORC 302.11 AND 302.11.1 - TWO INCH NOMINAL LUMBER OR AS ALLOWED BY CODE.

3 FIREBLOCKING
NTS

DESIGN NO.	UL U305
FIRE RATING	1 HOUR
STC RATING	33
SOUND TEST	ISS-11234
SYSTEM THICKNESS	4-3/8" (112 MM)
LOCATION	INTERIOR
FRAMING TYPE	WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:
GYPSUM PANELS: ONE LAYER 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)
WOOD STUDS: 2" X 4" (50 X 89 MM) WOOD STUDS, 18" (460 MM) O.C.
GYPSUM PANELS: ONE LAYER 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)

FIRE RATING - SEE PLANS FOR LOCATIONS

1. PROVIDE ONE HOUR WALL ASSEMBLY WHERE SHOWN ON PLANS. ASSEMBLY UL U305 OR EQUAL.
2. PROVIDE ONE HOUR FLOOR CEILING ASSEMBLY WHERE SHOWN ON PLANS. ASSEMBLY TO BE GA FC 55008.1 OR EQUAL.
3. PROVIDE FIRE BLOCKING THROUGHOUT PER 2019 ORC 302.11 AND 302.11.1 - TWO INCH NOMINAL LUMBER OR AS ALLOWED BY CODE.

1 FIRE RATINGS
NTS

GA FILE NO. FC 5508.1	PROPRIETARY*	1 HOUR FIRE
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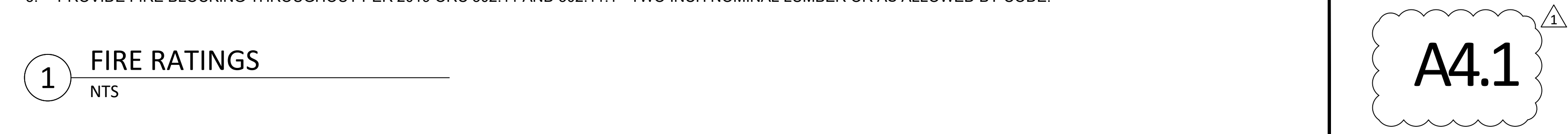
WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM TOPPING, RESILIENT CHANNELS, INSULATION, GYPSUM WALLBOARD

Fire Design:
Resilient channels applied at right angles to 2 x 10 wood joists spaced a maximum of 24" o.c. with 1-1/4" Type S screws. One layer 5/8" proprietary type X gypsum wallboard applied at right angles to resilient channels 12" o.c. with 1" Type S screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Wood joists supporting 15/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c.

Minimum 1/2" proprietary gypsum floor topping applied over subfloor. No limit on overall thickness of glass fiber, loose fill or mineral wool insulation allowed when applied directly over gypsum board.

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC
- 5/8" FireBloc® Type C Gypsum Board

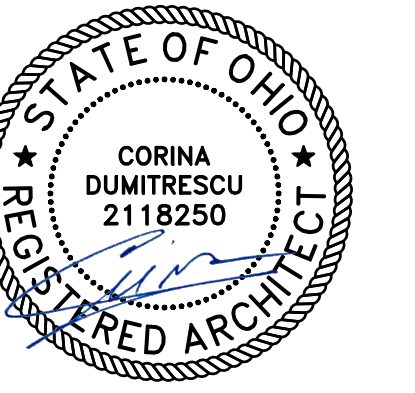
Approx. Ceiling Weight: 3 psf (Fire)
Fire Test: UL R14196, 4787397062, 04-19-16, UL Design M531





AAA AAAAAAAA CAÀ CAAAAAAA OÀ
corina@cdasite.com
41AA416AAAA

ARCHITECT:



CORINA DUMITRESCU
2118250
EXP. DATE: DECEMBER 31 2023

PROJECT:

1446 RIDGEWOOD
MAJOR REMODEL

ADDRESS
1446 RIDGEWOOD
LAÆWOOD OÀ 4410À

OWNER:

TERRACEWOOD LLC

CONTACT INFORMATION
Sean@terracewoodllc.com
A4À 2ÀÀ 2626

DESCRIPTION	DATE
PERMIT SET	01/06/2023
ADDENDUM #1	02/08/2023

SCALE: AS NOTED

SHEET:

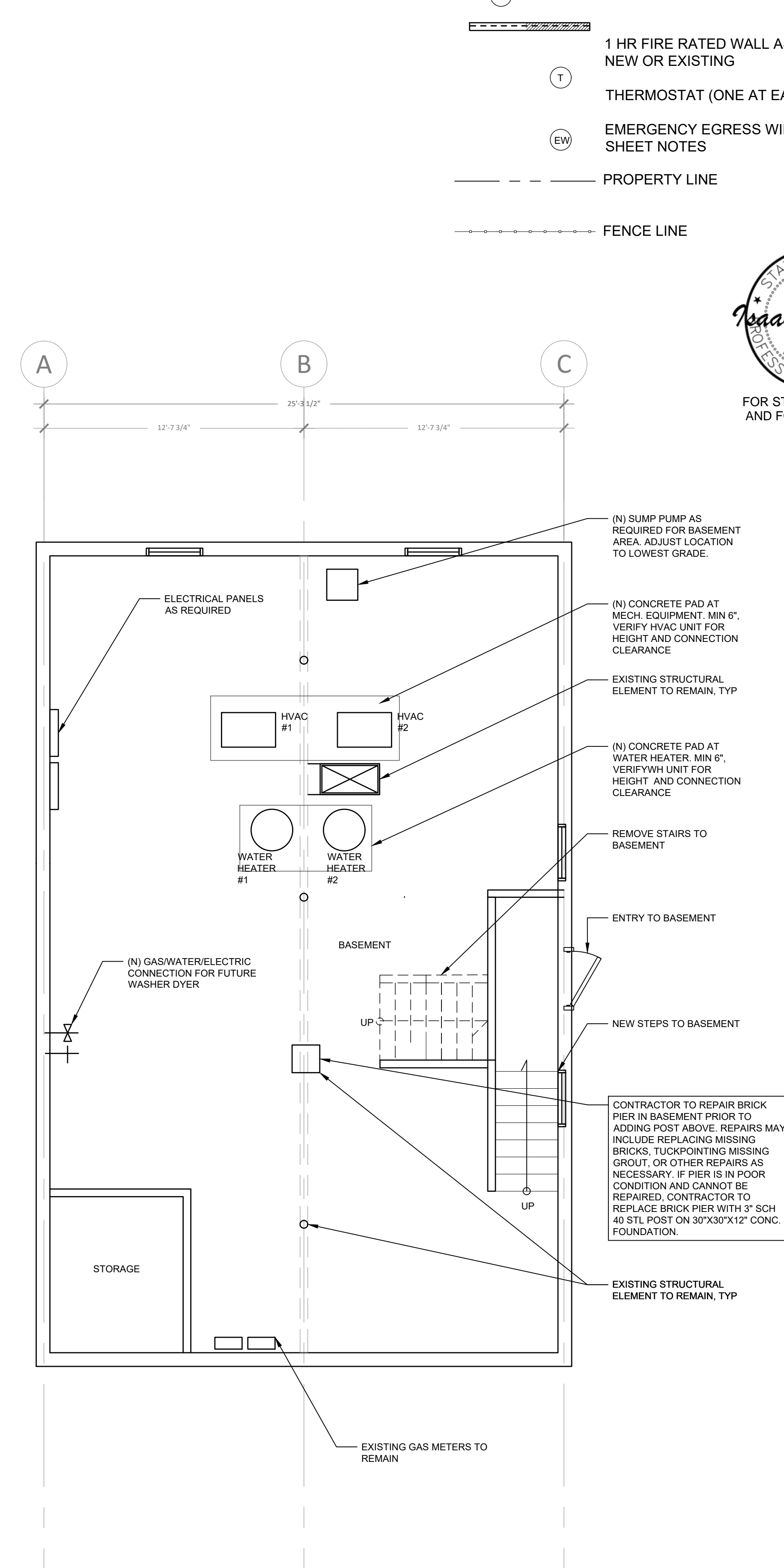
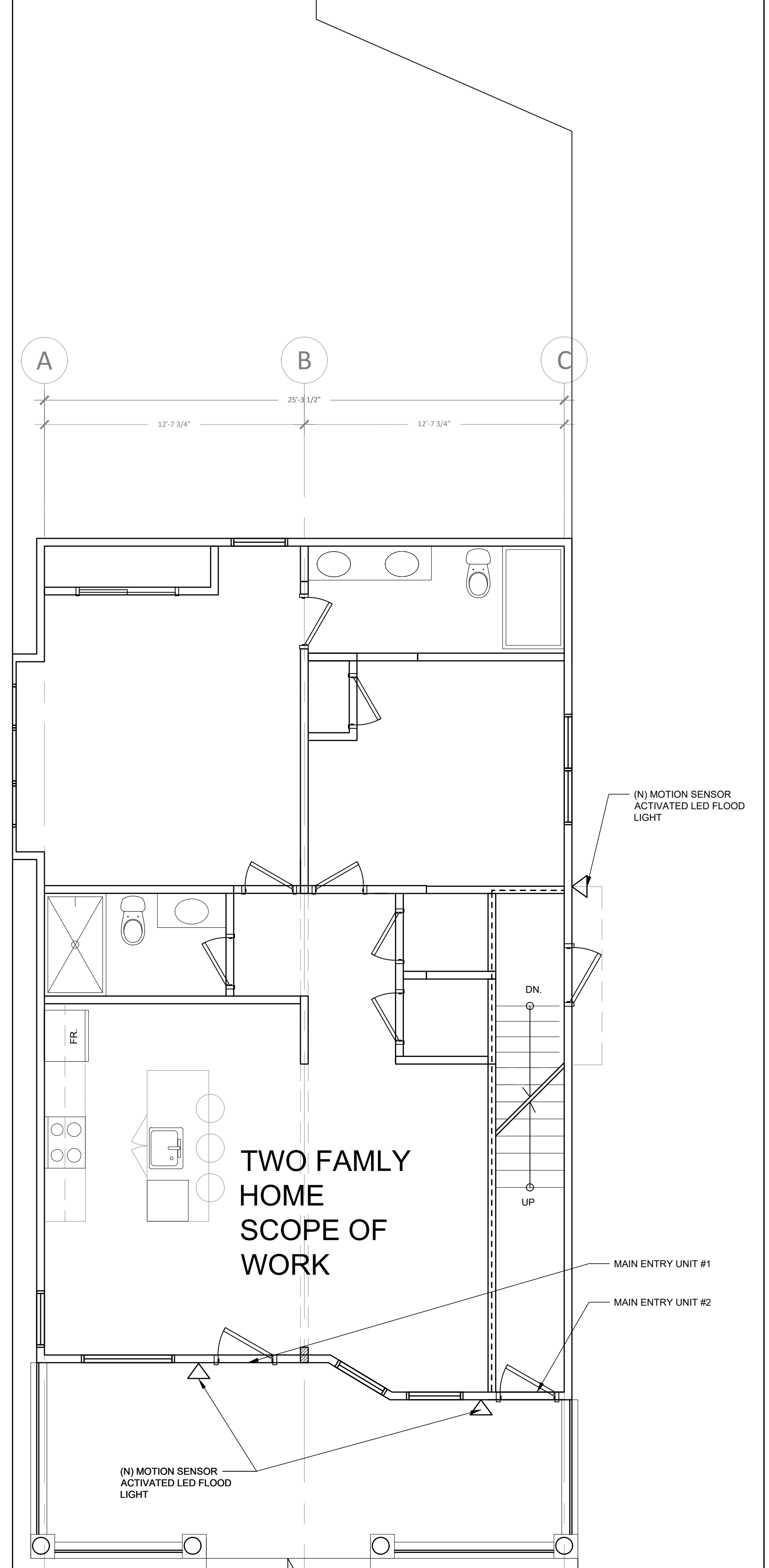
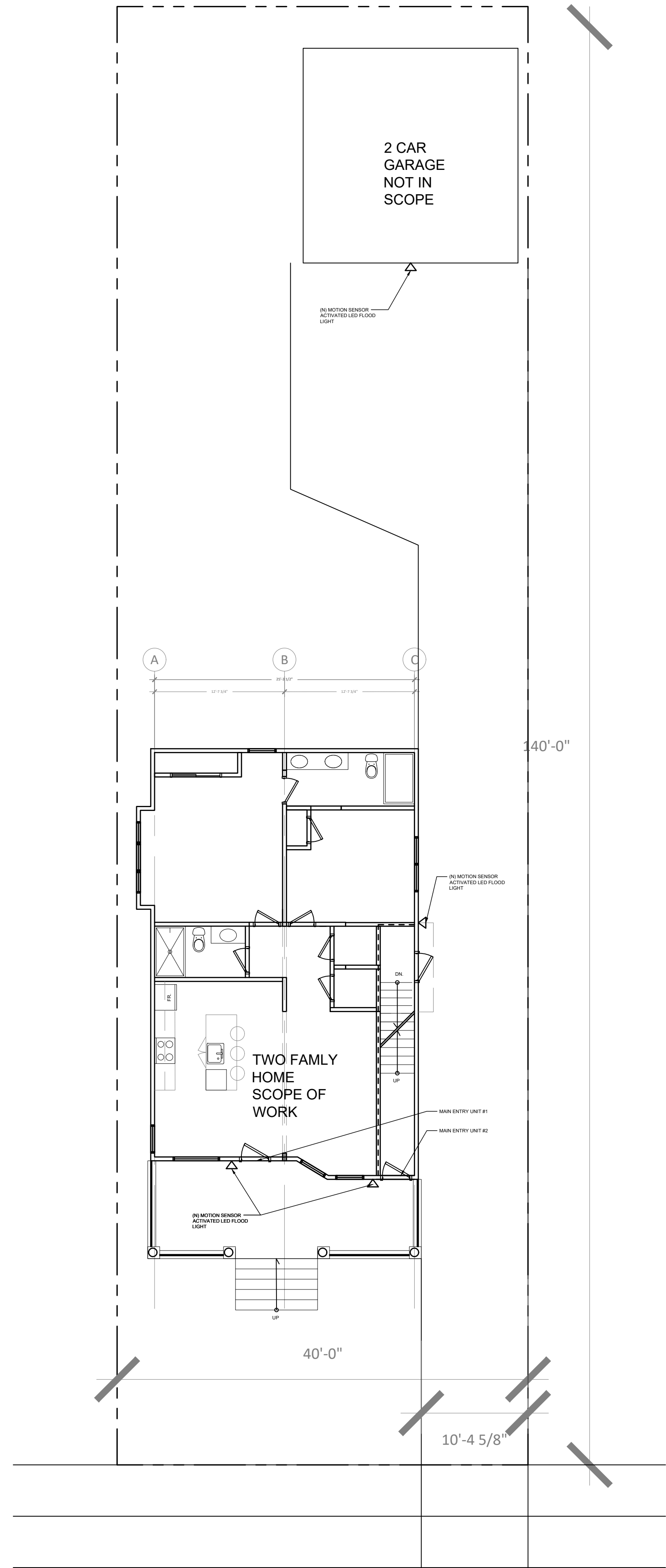
EXISTING AND PROPOSED SITE PLAN

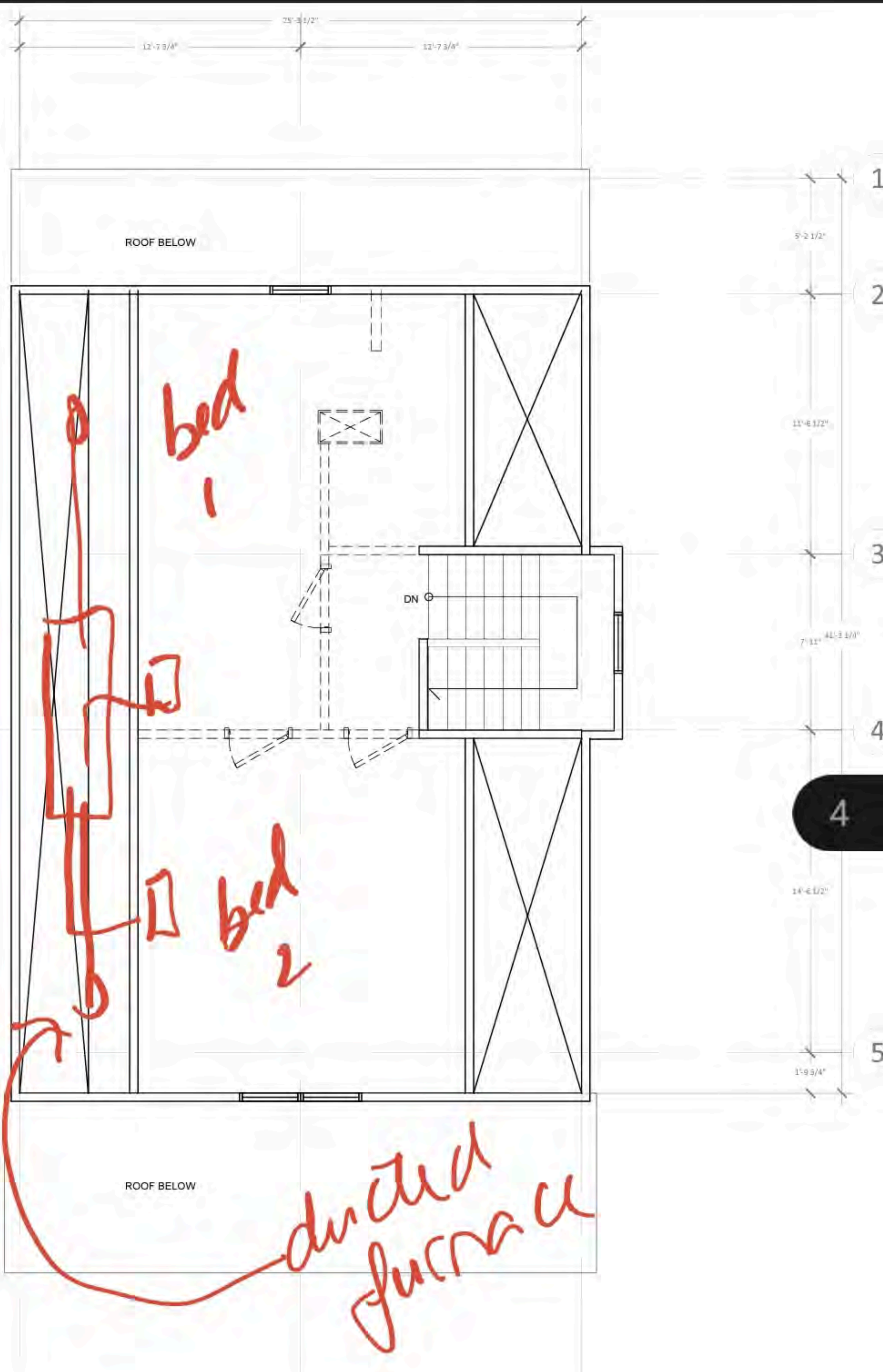
A2.1

- LEGEND:
- EXISTING WALL/WINDOW TO REMAIN
 - EXISTING WALL/WINDOW TO BE REMOVED
 - NEW WALL/WINDOW
 - 1 HR FIRE RATED WALL ASSEMBLY, NEW OR EXISTING
 - THERMOSTAT (ONE AT EACH UNIT)
 - EMERGENCY EGRESS WINDOWS - SEE SHEET NOTES
 - PROPERTY LINE
 - FENCE LINE



FOR STRUCTURAL BEAM AND FOUNDATION ONLY

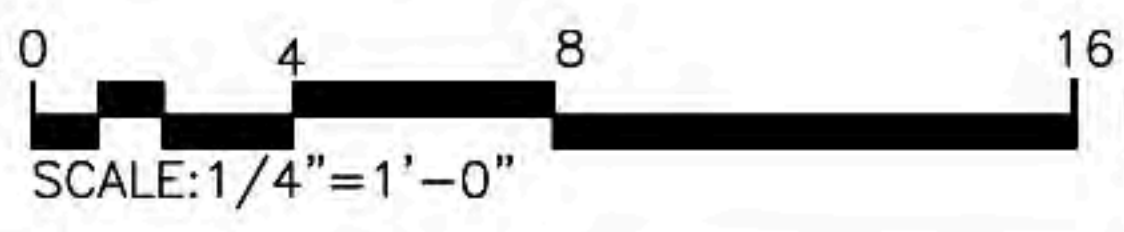


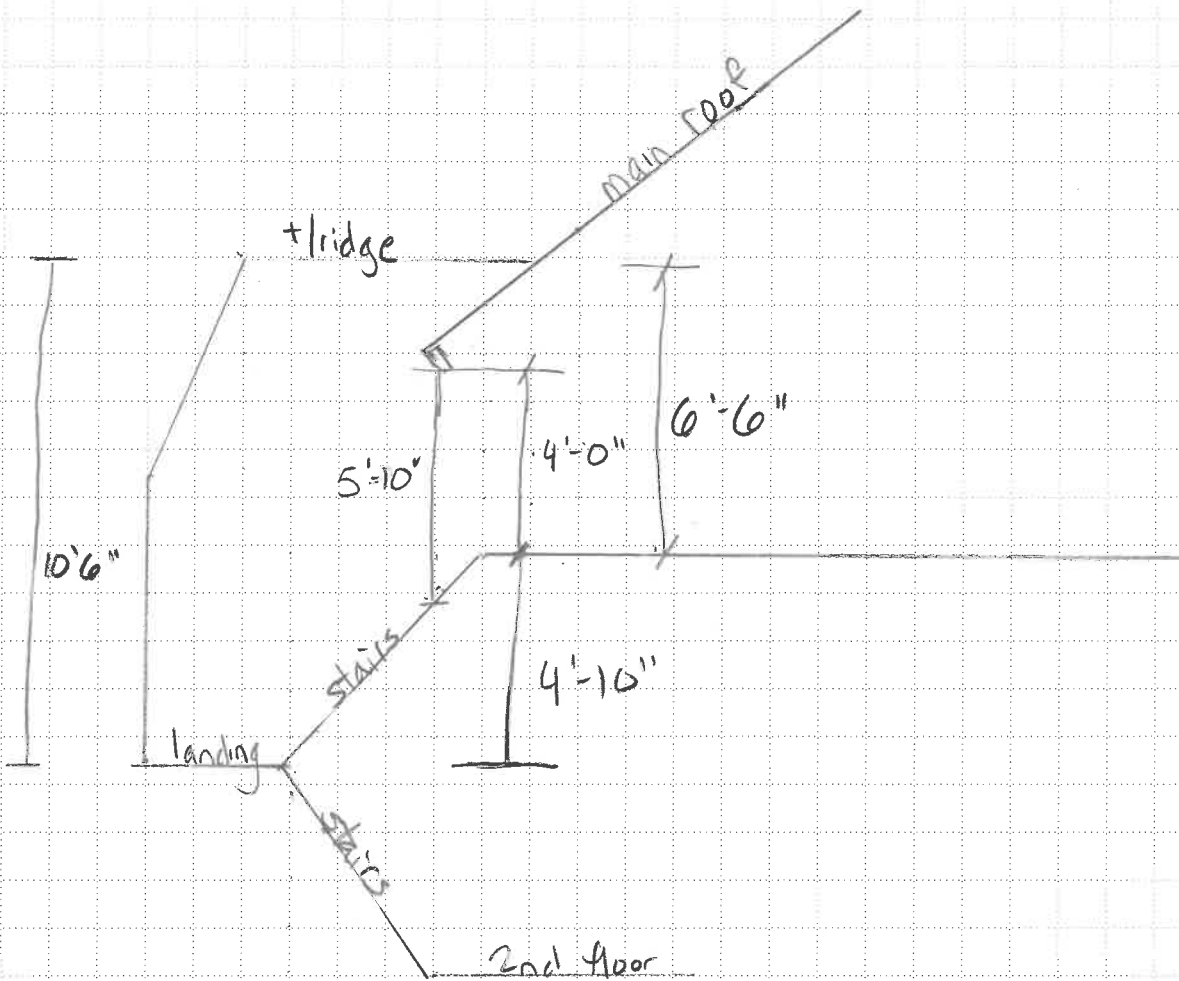


3

EXISTING ATTIC PLAN

AS NOTED





PROJ. NAME Damer header
 LOCATION 1446 Ridgeway
 CLIENT Dumitrescu

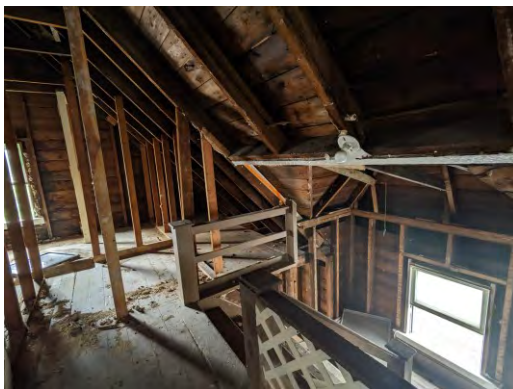
PROJ. NO. 23072
 PAGE 1 OF 1
 BY GSL DATE 3/27/23

I. A. Lewin, P.E. and Associates
 4110 Mayfield Road, Suite B
 South Euclid, Ohio 44121
 (216) 291-3131 fax (216) 291-2605
 www.lewinandassociates.com

Site photographs



Header for roof and dormer looking down from 3rd floor towards landing



Roof framing into header above stairs

Slope of dormer and slope of primary roof at angle showing that roof structure would impede clear space above stairs even with header relocated



Ridge of dormer 2'± above header



Google streetview of dormer roof framing into primary roof





ROOF TYPE ADHESIVE
5 MIN CUR RESIST
FOR USE WITH ALL ROOF CLAYS
LASTS UP TO 20 YEARS
FOR MORE INFORMATION
CALL 1-800-854-3434
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TRUSSMAN SYSTEMS
2001 / 2010 / 1000
3 1/2" x 1 1/2" x 10'
100% KIDNEY
100% TYPE APPROVED







**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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

Application Cover Page

Docket No.: 05-43-23

Permit No.: BBS23-000028

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

Project Address: 1464 Riverside Dr.

Project Name: n/a

Project: Applicant proposes the construction of a new home.

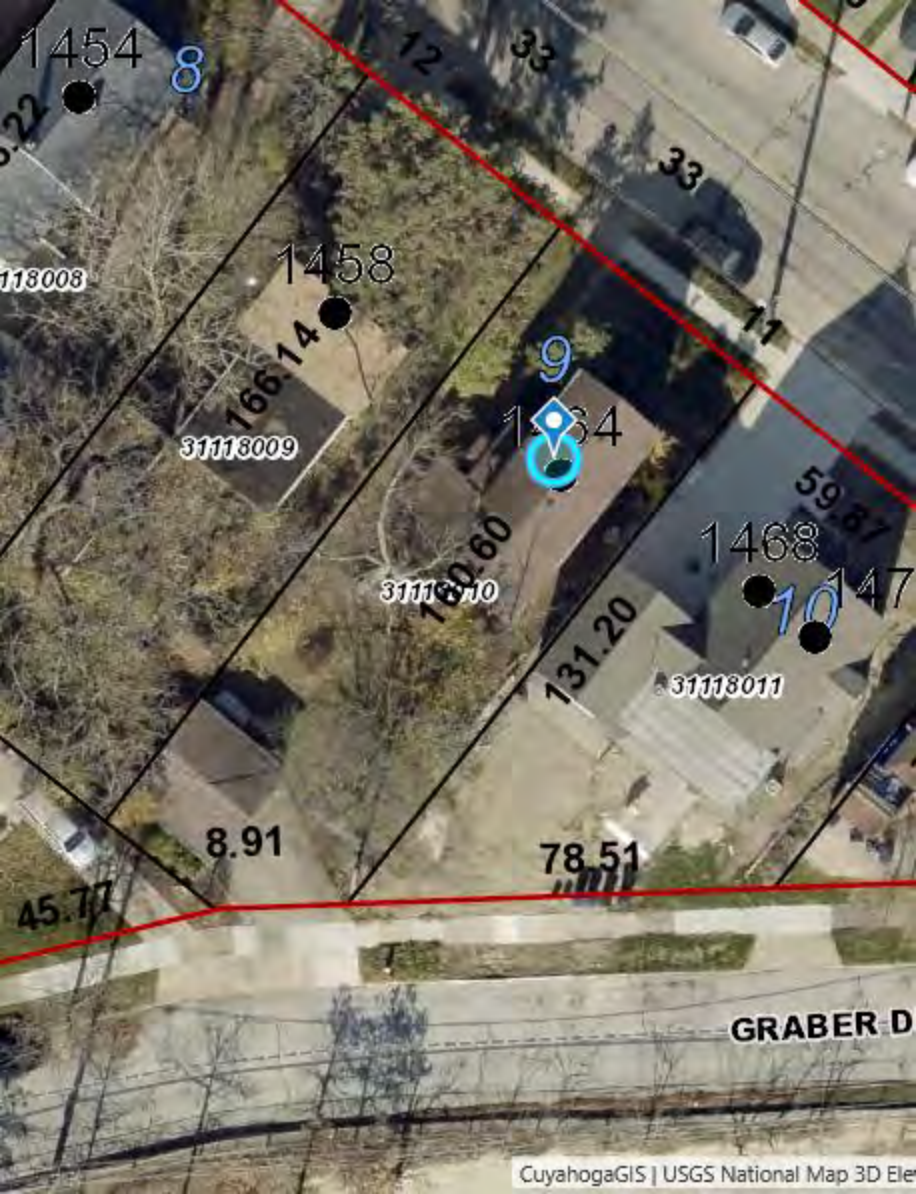
Re: 1464 Riverside Drive

To Whom it may concern:

This document provides consent for Gary Fischer to act on my behalf as Agent for the Design review for the property located at 1464 Riverside Drive

Respectfully:

Linda Fredrickson.



1454

8

12

33

33

31118008

1458

31118009

166.14

9

1464

31118010

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10

31118011

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147

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GRABER D



EMERGENCY
SNOW
STREET
PARKING
IN SNOW
FEES 4 IN.



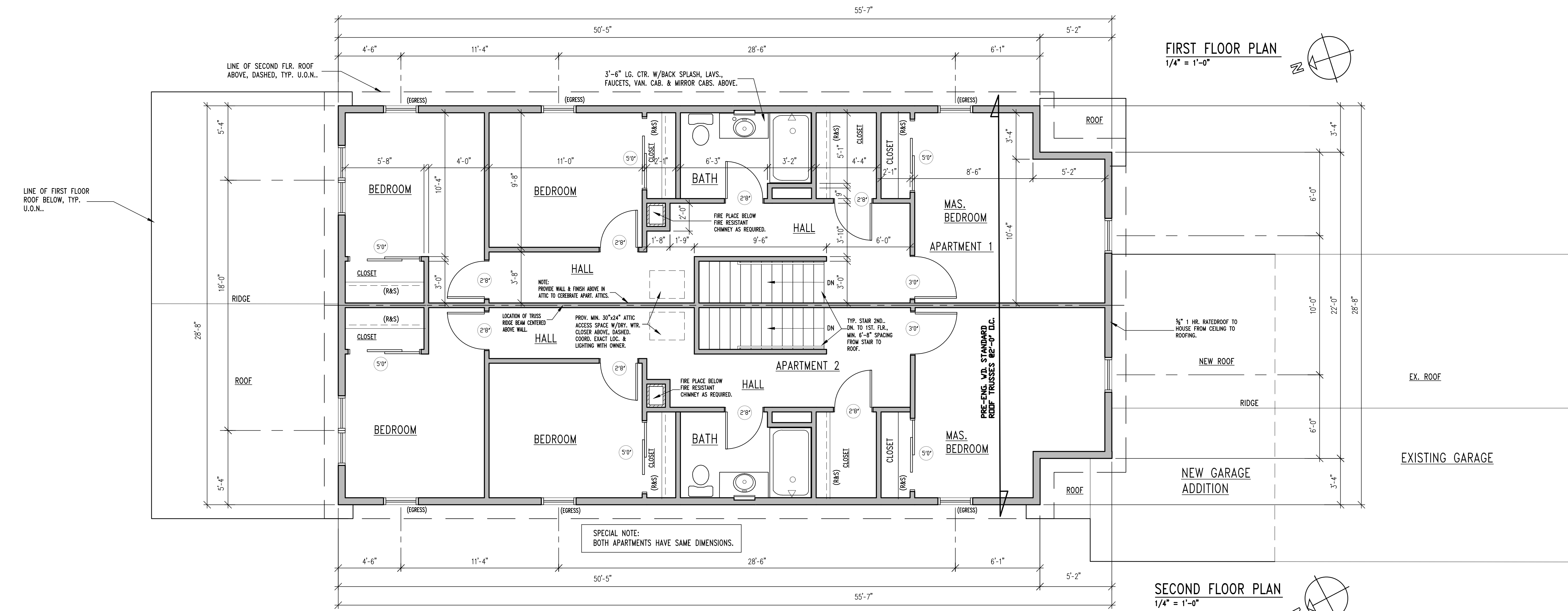
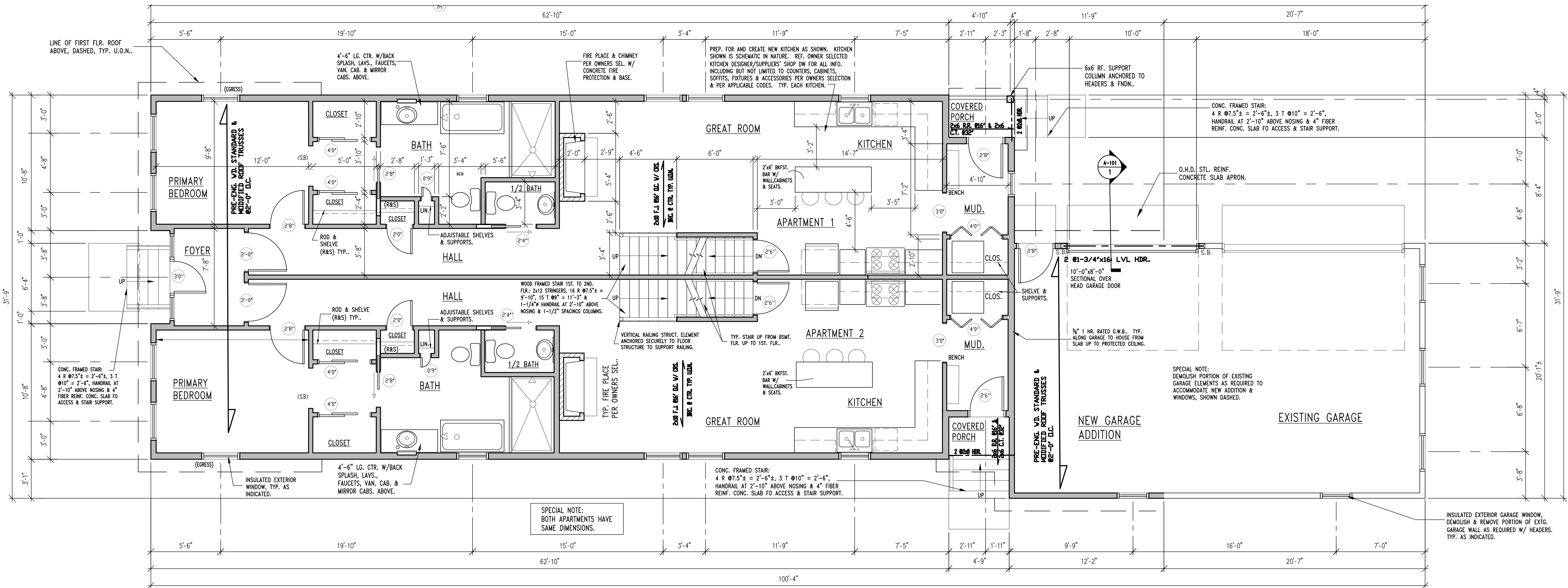






NEW HOUSE PLAN PRELIM	03/28/23
NEW HOUSE ELEVATIONS PROGRESS	03/30/23
NEW HOUSE ELEV. & FLR. PLANS PROGRESS	04/05/23
NEW HOUSE, GAR. ADT. FINAL REVIEW	04/10/23

Client Name/Project Name/Address



1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

DEMOLITION FLOOR PLANS-
ADDITIONS & REVISIONS FIRST & SECOND
FLOOR PLANS

Fischer Project Number

21.046A

SHEET #

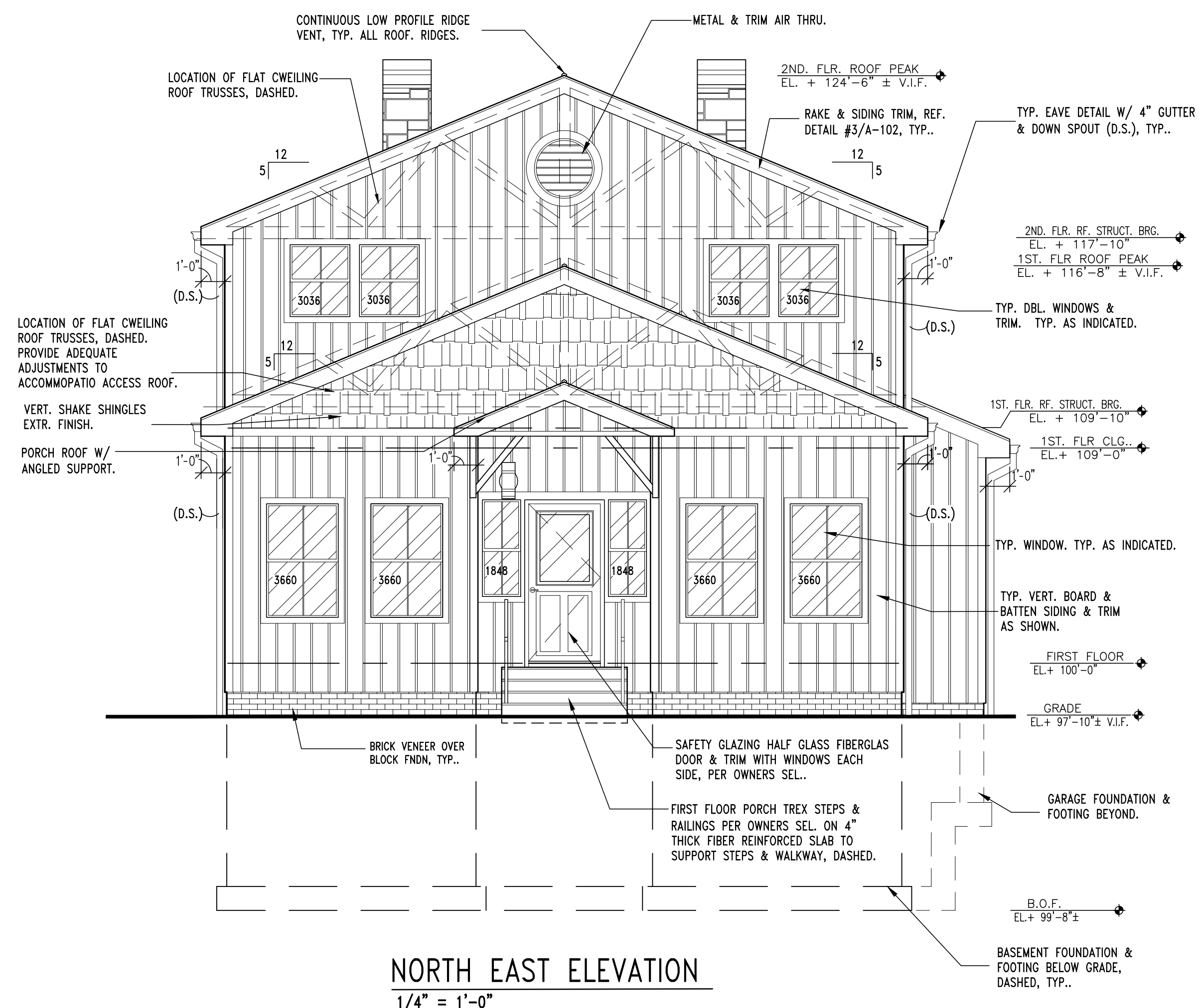
A-101

Seal

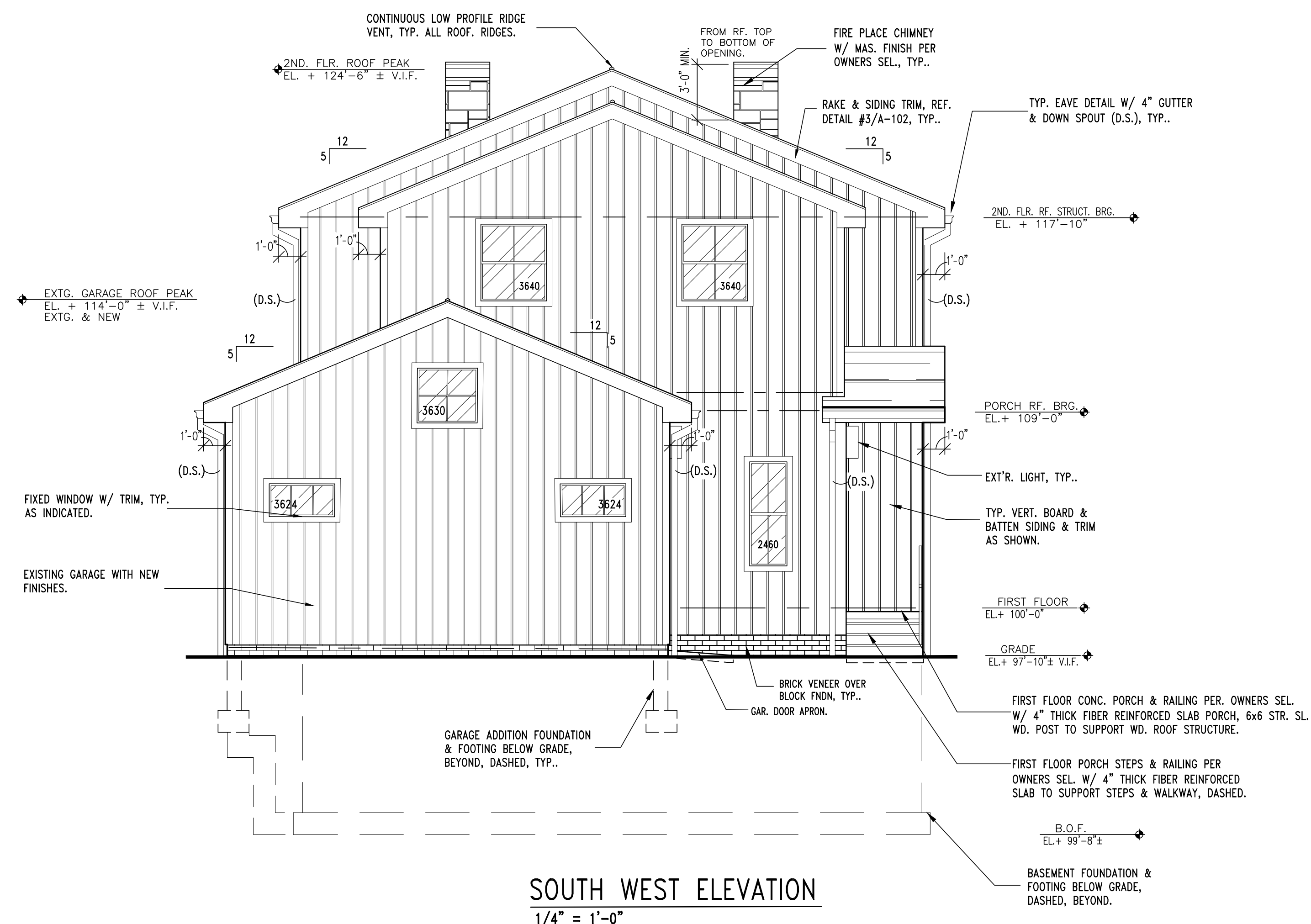
PRELIMINARY
NOT FOR
CONSTRUCTION



1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107



NORTH EAST ELEVATION
1/4" = 1'-0"



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

Drawing Name

ELEVATIONS

Fischer Project Number

21.046A

SHEET #

A-104

Seal

PRELIMINARY
NOT FOR
CONSTRUCTION

1464 RIVERSIDE DRIVE

(New Duplex)

1464 Riverside Drive - Lakewood, Ohio 44107

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

GOVERNING CODE: LATEST (R.C.O. 2019 RESIDENTIAL BUILDING CODE INCLUDING AMENDMENTS GROUPS AND ALL APPLICABLE STATE & LOCAL APPLICABLE STATE OF OHIO AND LOCAL CODES AND ORDINANCES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF ANY WORK.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (+) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL & ELECTRICAL INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTOR'S RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK. PROVIDE REQUIRED TEMPORARY BRACING. SECURE ALL WORK TO REMAIN. ALL DEMOLITION IS SHOWN DASHED UNLESS OTHERWISE INDICATED. REF. DEMO. PLAN & NOTES/G-100.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS AND CEILING AS REQUIRED TO ACCOMMODATE NEW LAYOUT, WHERE APPLICABLE. PATCH, AS REQUIRED AND INDICATED, TO MATCH EXISTING AND/OR NEW ADJACENT WALLS, FLOORS AND CEILING IN A MANOR TO ACHIEVE A SMOOTH EVEN AND UNIFORM APPEARANCE UNLESS OTHERWISE INDICATED.

STRUCTURAL NOTES: (GENERAL)

- THE STRUCTURE IS DESIGNED TO BE AND REMAIN SELF-SUPPORTING AND STABLE AFTER THE INDICATED PROJECT WORK IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING/S AND ALL ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, SHEETING, GUYS AND TIE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE PROJECT IS COMPLETED.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE CONSTRUCTION DOCUMENTS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, STRUCTURAL SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

DESIGN CRITERIA:

- DEAD LOAD 1ST. FLOOR - 10 PSF LIVE LOAD FLOOR - 40 PSF
- DEAD LOAD 2ND. FLOOR/PORCH - 10 PSF LIVE LOAD FLOOR - 30 PSF
- DEAD LOAD ROOF - 20 PSF LIVE LOAD ROOF - 25 PSF
- WIND LOAD 115 MPH EXPOSURE B
- GROUND SNOW LOAD - 30 PSF
- SEISMIC - SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE AND MASONRY

- CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
- CAST IN PLACE CONC. FOOTINGS TO BE SET ON MIN. 1,500 PSF SOIL BEARING.
- EXTERIOR CONC. FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
- ALL REINFORCING SHALL BE A.S.T.M. A-36.
- CONC. BLOCK: ASTM C90 (HOLLOW) ASTM C145 (SOLID).
- MORTAR: TYPE S, MIN. COMPRESSIVE STRENGTH: 1,800 PSI.
- CORE FILL: ASTM C476, COARSE TYPE.
- JOINT REINFORCING: STANDARD DURAWALL, MILL GALVANIZED FINISH.
- ALL C.M.U. SHALL BE MADE USING DRY BLOCK.
- PROVIDE UNITS OF SIZE INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE OR FINISH CANNOT BE PRODUCED FROM STANDARD SHAPES. TYPICAL ALL BRICK VENEER THROUGHOUT, WHERE APPLICABLE.

ROUGH CARPENTRY

- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATION FOR WOOD & METAL FRAME CONSTRUCTION.
 - U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION & INDUSTRIAL PLYWOOD.
 - APA CONSTRUCTION GUIDE - RESIDENTIAL.
- CONNECTIONS:
 - PLYWOOD TO RAFTERS/JOISTS ROOFS & FLOORS - USE BD NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.

ROUGH CARPENTRY (CONTINUED)

- ALL CONNECTIONS OF STRUCTURAL BEAMS & RIDGE MEMBERS SHALL BE MADE UTILIZING HIGH STRENGTH (MIN. 14 GA.) HURRICANE STRENGTH, METAL FRAMING HANGERS/CONNECTORS WITH NAILING AT ALL HOLES.
- ANY LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE AND/OR MASONRY MUST BE TREATED. ALL FASTENERS MUST BE COMPATIBLE WITH SELECTED WOOD OR METAL TREATMENT MATERIAL UTILIZED USING HDC. OR SS WHERE APPLICABLE.
- CORNER BRACING TO BE METAL T STRIP DIAGONAL BRACING, SIMPSON TWB OR EQUAL. LOCATE AT ALL BUILDING CORNERS AND UNINTERRUPTED SPANS OF 8'-0" OR GREATER.
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL UTILIZE MIN. 3Ø 2"x8" HEADER WITH 2Ø 2"x6" JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE MIN. 2Ø 2"x6" HEADER WITH 2Ø 2"x4" BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
- ALL SOLID BLOCKING, (S.B.) AT EXTERIOR OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND SHOWN ON DRAWINGS SHALL BE 3Ø2" x 6", FOR INTERIOR 3Ø2x4 WALLS, STRUCT. SET ALL ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO NEXT STUDS Ø2'-0" O.C. HORIZONTAL.
- PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS AND HARDWARE, CABINETS, COUNTERS AND KITCHEN, LAUNDRY ROOM AND ACCESSORIES.
- DOUBLE JOISTS UNDER PARTITIONS, AT FLOOR OPENINGS IN A MANOR TO AFFORD STRUCTURAL INTEGRITY.
- ALL NEW INTERIOR AND EXTERIOR STAIRS AND STEPS SHALL HAVE MAX. 8.25" RISERS AND MIN. 10" TREADS, TYP. U.O.N.. V.I.F. ALL ELEVATION CHANGES PRIOR TO START OF ANY WORK.
- ALL NEW EXTERIOR WALL INSULATION SHALL BE MIN. R-20. ALL NEW EXTERIOR ROOF INSULATION SHALL BE MIN R-49. FLOOR ABOVE CRAWL SPACE & BELOW GARAGE SHALL BE R-30. TYP. IN A MANOR COMPLETE BUILDING ENVELOPE.
- WHERE BEAMS MAY END ON OPEN POCKET, PROVIDE BEAM ATTACHMENT BY WELDING OR BOLTED CLIP ANGLE EACH SIDE W/ NOT LESS THAN ONE ½" BEAM BOLT AND ONE ½" WALL ANCHOR PER ANGLE, AS REQUIRED FOR ADEQUATE STRUCT. SUPPORT, WHERE MAY BE APPLICABLE.

FINISHES

- ALL FINISH MATERIALS AND COLORS, EXTERIOR AND INTERIOR, NOT SPECIFIED SHALL BE TO MATCH EXISTING OR SELECTION BY OWNER.
- ALL WINDOWS ARE SHOWN WITH NOMINAL DESIGNATIONS. MATCH EXISTING OR COORDINATE WITH OWNER FOR MANUF. AND ACCESSORIES.
- ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL SELECTION.

CUSTOM FINISH SPECIAL NOTES:

- ALL INTERIOR FLOOR FINISH SHALL BE T.M.E. OR SELECTION BY OWNER.
- ALL INTERIOR TRIM SHALL BE FINISH WOOD INCLUDING BUT NOT LIMITED TO BASE, DOOR TRIM AND WINDOW TRIM T.M.E. OR SELECTION BY OWNER.
- ALL COUNTER TOPS SHALL BE PER OWNERS SELECTION.
- ALL KITCHEN & OTHER CABINETS/VANITIES SHALL BE FULL CUSTOM.
- ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSUL. & T.M.E., OR AS SELECTED BY OWNER
- ALL EXTERIOR FINISHES SHALL BE NEW TO REPLACE EXT'G. SELECTED BY OWNER INCLUDING BUT NOT LIMITED TO SIDING, TRIM, DECKING & ROOFING U.O.N..
- COORDINATE ALL WITH OWNER, U.O.N..

SHOP DRAWINGS

- MIN. 4 COPIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION FOR THE ITEMS LISTED BELOW INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- MASONRY UNITS, MORTAR, GROUT, REINFORCEMENT & ACCESSORIES
 - WINDOWS, DOORS AND HARDWARE
 - CABINETS & COUNTERS PER OWNERS SELECTION
 - MECHANICAL & ELECTRICAL FIXTURES, EQUIPMENT & ACCESSORIES
 - KITCHEN COUNTERS, CABINETS, FIXTURES & ACCESSORIES
 - STAIRS, RAILING, GUARD & HAND RAILS.
 - FLASHING, CAULKING & SEALANTS
 - INTERIOR AND EXTERIOR TRIM/MOLDED MILLWORK
 - EXTERIOR FINISHES.
 - ROOFING, ROOFING MATERIALS, GUTTERS & DOWNSPOUTS

GENERAL CONSTRUCTION NOTES:

- FIELD VERIFY ALL EXISTING CONDITIONS/DIMENSIONS PRIOR TO START OF WORK.
- NEW WET AREAS. USE MOISTURE RESISTANT G.W.B. AT ALL NEW WET WALLS ON THE SIDE OF THE WALL THAT RECEIVES A FIXTURE WITH A WATER HOOKUP.
 - ALL DIMENSIONS REFERENCE FROM CONCRETE/MASONRY WALLS ARE FROM FACE OF MASONRY AND NOT FROM FURRED GYP. BD.
 - BRACE ALL INTERIOR PARTITIONS TO STRUCT. OF ADJACENT WALLS, FLOOR BELOW, CEILING &/OR ROOF ABOVE CEILING AS REQUIRED TO PREVENT WALLS FROM FLEXING.
 - ALL NEW DOOR & WINDOW HEADS SHALL BE AT 6'-8" A.F.F. U.O.N..
 - ALL NEW DOOR OPENINGS ARE TO BE LOCATED 4" FROM THE INTERIOR CORNER OF THE WALL UNLESS INDICATED OTHERWISE.
 - FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED IN WALLS AND ROUGH OPENINGS, AS REQUIRED, FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, CLOSET SHELVING/RODS, BATHROOM FIXTURES & ACCESSORIES, ETC..
 - CABINET/MILLWORK CONTRACTOR SHALL VERIFY ARCHITECTS OPENING DIMENSIONS FOR REFRIGERATORS, MICROWAVES, CABINETS, FURNITURE AND OTHER EQUIPMENT TO ENSURE ADEQUATE FIT, CLEARANCE AND VENTILATION.
 - VERIFY ALL ROUGH OPENINGS OF ALL NEW DOORS AND WINDOWS WITH THE SELECTED MANUFACTURER'S REQUIREMENTS.
 - IN AREAS WHERE EXISTING FLOORING MATERIALS ARE TO BE REMOVED. PREP FLOORS TO RECEIVE NEW FINISHES IN A MANOR TO MAINTAIN LEVEL UNIFORM TRANSITION.

ENGINEERING COORDINATION

PLUMBING:

COORD. WITH FLOOR PLANS/A-100 FOR SCHEMATIC PLUMBING FIXTURE LOCATIONS. REFERENCE SPECS. & RISER DIAGRAMS /MPE-100.

H.V.A.C.:

PROVIDE H.V.A.C. ADDITIONS & ALTERATIONS AS REQUIRED TO ACCOMMODATE BUILDING RENOVATION LAYOUT. INSTALL PER SELECTED MANUF. SPECS. & INSTALLATION INSTRUCTIONS. COORD. WITH OWNER FOR NUMBER AND LOCATION OF ZONES. REF. MECHANICAL SPECS/MPE-100. FILED UNDER SEPARATE PERMIT.

ELECTRICAL:

COORDINATE WITH FLOOR PLANS/A-100 FOR SCHEMATIC ELECTRICAL FIXTURE LOCATIONS & ELECTRICAL ENGINEERING SPECS. & SCHEDULE/MPE-100.

SPECIAL CONTRACTORS NOTE:

ARCHITECT IS RESPONSIBLE FOR ARCHITECTURAL DESIGN AND DRAFTING ONLY. ALL INFORMATION SUPPLIED BY OWNER.

VERIFY ALL DETAILS INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, CITY UTILITY REQUIREMENTS & STANDARDS, AND STRUCTURAL LOADS AND BEARING (WHERE APPLICABLE).

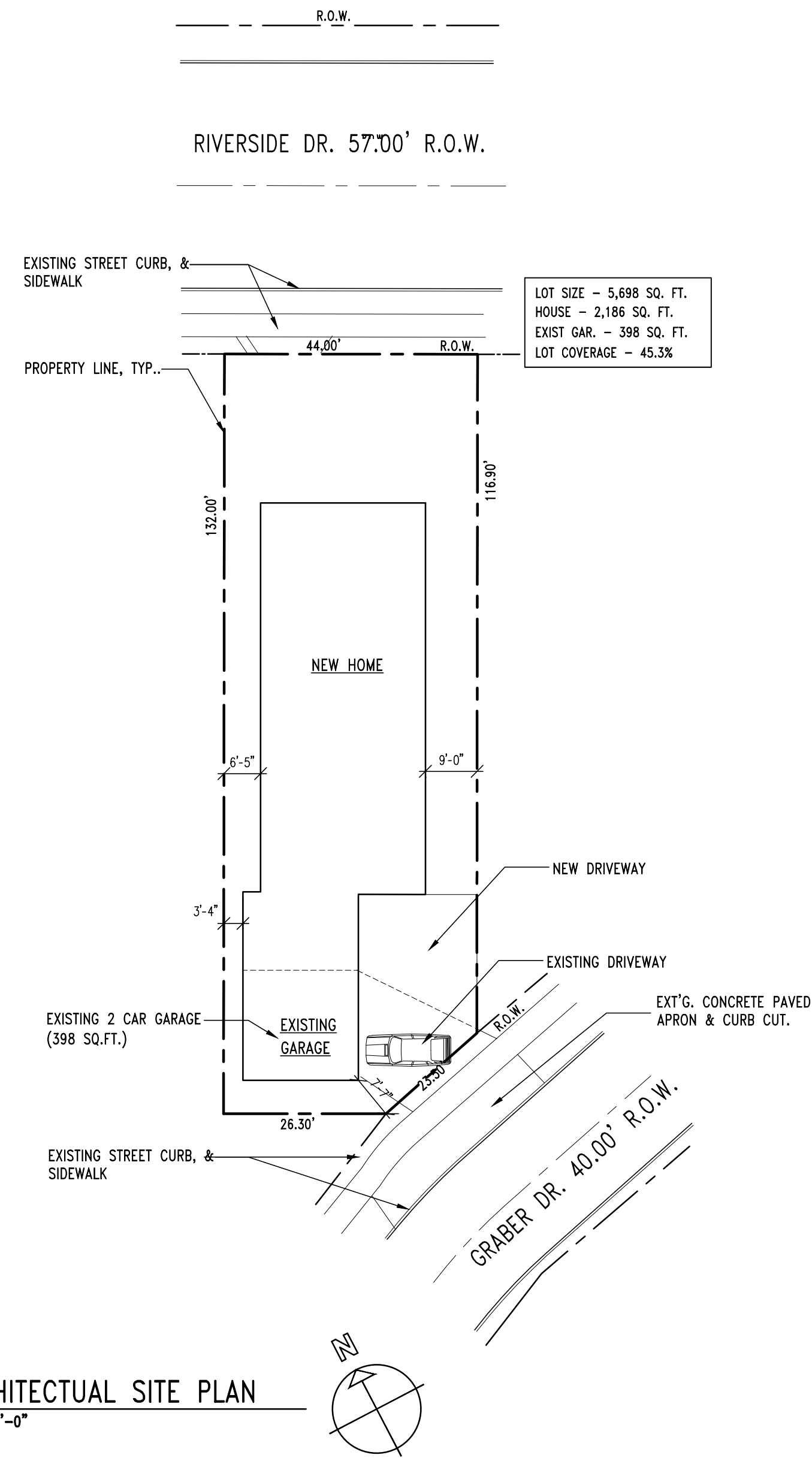
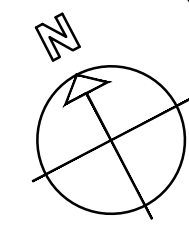
GENERAL DEMOLITION NOTES:

- ALL SAFEGUARDS FOR DEMOLITION SHALL FOLLOW O.B.C. CHAPTER 33.
- FIELD VERIFY ALL EXISTING CONDITIONS/DIMENSIONS PRIOR TO START OF WORK.
- ALL DEMOLITION DIMENSIONS ARE TO BE FIELD VERIFIED AND COORDINATED WITH FLOOR PLAN INFORMATION.
- COORDINATE ALL ASPECTS OF DEMOLITION WITH NEW FLOOR AND ENGINEERING PLANS, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DWGS.
- CONTRACTOR SHALL VISIT JOB SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS WHICH WILL AFFECT THE EXECUTION OF WORK. IF ADDITIONAL INTERPRETATION IS REQUIRED REGARDING THE SCOPE DEMOLITION INTENT, CONTACT THE ARCHITECT PRIOR TO START OF WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
- PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE RENOVATION WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTAINING FOLLOWING DURING WORK:
 - FIRE DETECTORS IN COMPLIANCE WITH LOCAL BUILDING CODE AND FIRE MARSHALL
 - DEBRIS DISPOSAL AND DUMPSTER
 - INTERIOR AND EXTERIOR DUST CONTROL/SANITARY SAFEGUARDS
 - EXISTING STRUCTURAL ELEMENTS
- PROVIDE SHORING/BRACING AS REQUIRED AT ALL AREAS OF DEMOLITION. STRUCTURE SHALL BE SELF-SUPPORTING AFTER DEMOLITION IS COMPLETE.
- INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, AND PERMITS NECESSARY FOR COMPLETION OF THE DEMOLITION WORK. PROVIDE PROTECTION FOR ALL ADJACENT AREAS BEFORE, DURING AND AFTER EXECUTION OF THE DEMOLITION WORK.
- PROVIDE ALL CUTTING OF EXISTING WALLS, FLOORS & CEILING AS REQUIRED TO ACCOMMODATE EXISTING BUILDING NEW RENOVATION LAYOUT.
- CAP OFF OR DISCONNECT ALL UNUSED PLUMBING, HVAC & ELECTRICAL BEHIND WALLS, ABOVE CEILING OR UNDER FLOORS.
- CONTACTOR SHALL ENSURE THAT ALL EXTERIOR OPENINGS ARE CLOSED OFF AS REQUIRED TO SECURE AGAINST INTRUSION, WEATHER, ETC. DURING ALL PHASES OF THE DEMOLITION WORK.
- CONTRACTOR SHALL GIVE OWNER FIRST RIGHT TO SALVAGE ANY AND ALL EXISTING ITEMS, EQUIPMENT, MATERIALS, ETC. ALL ITEMS TO BE SALVAGED BY THE OWNER SHALL BE CAREFULLY REMOVED AND STORED ON SITE BY THE CONTRACTOR FOR SALVAGE BY THE OWNER. ALL OTHER MATERIALS, EQUIPMENT AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- IN THE REMOVAL OF ANY PART OF A DRAINAGE SYSTEM, DEAD ENDS SHALL BE PROHIBITED. CLEANOUT EXTENSIONS AND APPROVED FUTURE DRAINAGE SHALL NOT BE CONSIDERED AS DEAD ENDS PER OHIO PLUMBING CODE SECTION 704.5.
- COORDINATE UTILITY SERVICE OUTAGES WITH THE APPLICABLE LOCAL UTILITY COMPANIES.
- ALL ITEMS NOT INDICATED AS TO BE REMOVED OR RELOCATED SHALL REMAIN. PLEASE VERIFY WITH ARCHITECT PRIOR TO REMOVAL OF ANY ITEMS WHICH HAVE NOT BEEN IDENTIFIED ON ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS.



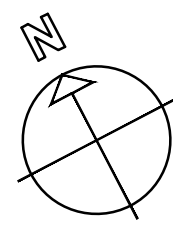
AERIAL SITE LOCATION MAP

1" = 30'-0"



ARCHITECTURAL SITE PLAN

1" = 20'-0"



FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street

Lorain, Ohio 44052

Tel: (440) 315-2300

E mail: andrea@fischerarch.com

Fischer & Associates © 2021

ISSUE: DATE:

NEW HOUSE PLAN PRELIM 03/28/23

NEW HOUSE ELEVATIONS PROGRESS 03/30/23

NEW HOUSE ELEV. & FLR. PLANS PROGRESS 04/05/23

NEW HOUSE, GAR. ADT. FINAL REVIEW 04/10/23

Client Name/Project Name/Address

1464 Riverside Drive

(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

COVER SHEET-GENERAL NOTES-

ARCH. SITE PLAN-AERIAL SITE MAP

Fischer Project Number

21.046A

SHEET #

G-100

Seal

PRELIMINARY
NOT FOR
CONSTRUCTION



2506



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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

Application Cover Page

Docket No.: 05-44-23

Permit No.: BBS23-000034

Applicant Name: Susan Broadwater, Beegan Architectural Design

Project Address: 15608 Lake Ave.

Project Name: n/a

Project: Applicant proposes the addition of a new front porch on an existing home.

From: [Ken Rogozinski](#)
To: susan.beegan-ad.com
Subject: Permission
Date: Wednesday, April 19, 2023 11:46:45 AM

To the City of Lakewood,

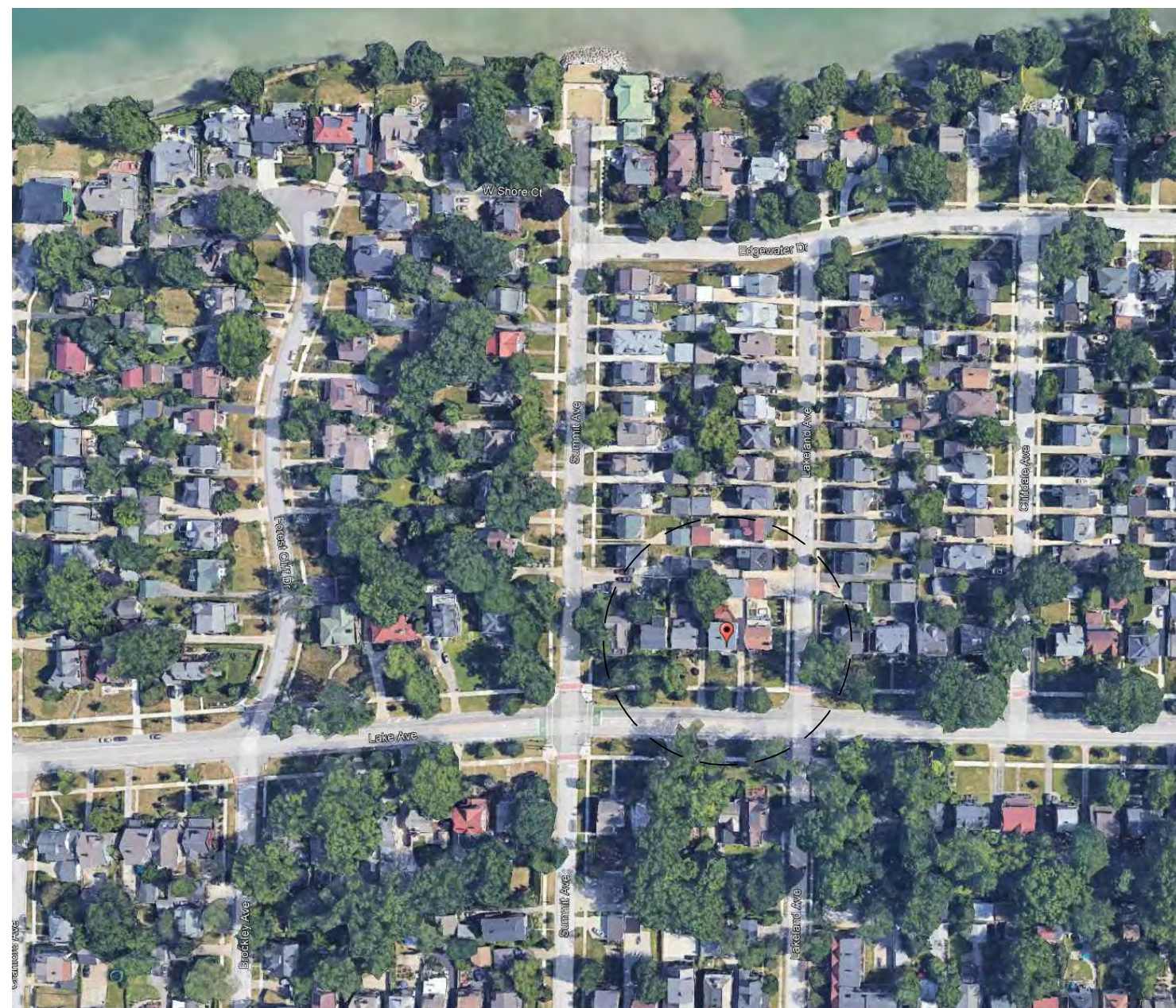
We give the City of Lakewood permission to take exterior photos of our home at **15608 Lake Ave, Lakewood, Ohio 44107** for the purposes of evaluating our request to build a porch on the front of our property.

Kind Regards,
Ken Rogozinski

Sent from my iPad

15608 Lake Avenue

ISSUE	DATE	DESCRIPTION
1	04.19.23	ABR presentation



SITE LOCATION MAP

NT.S.

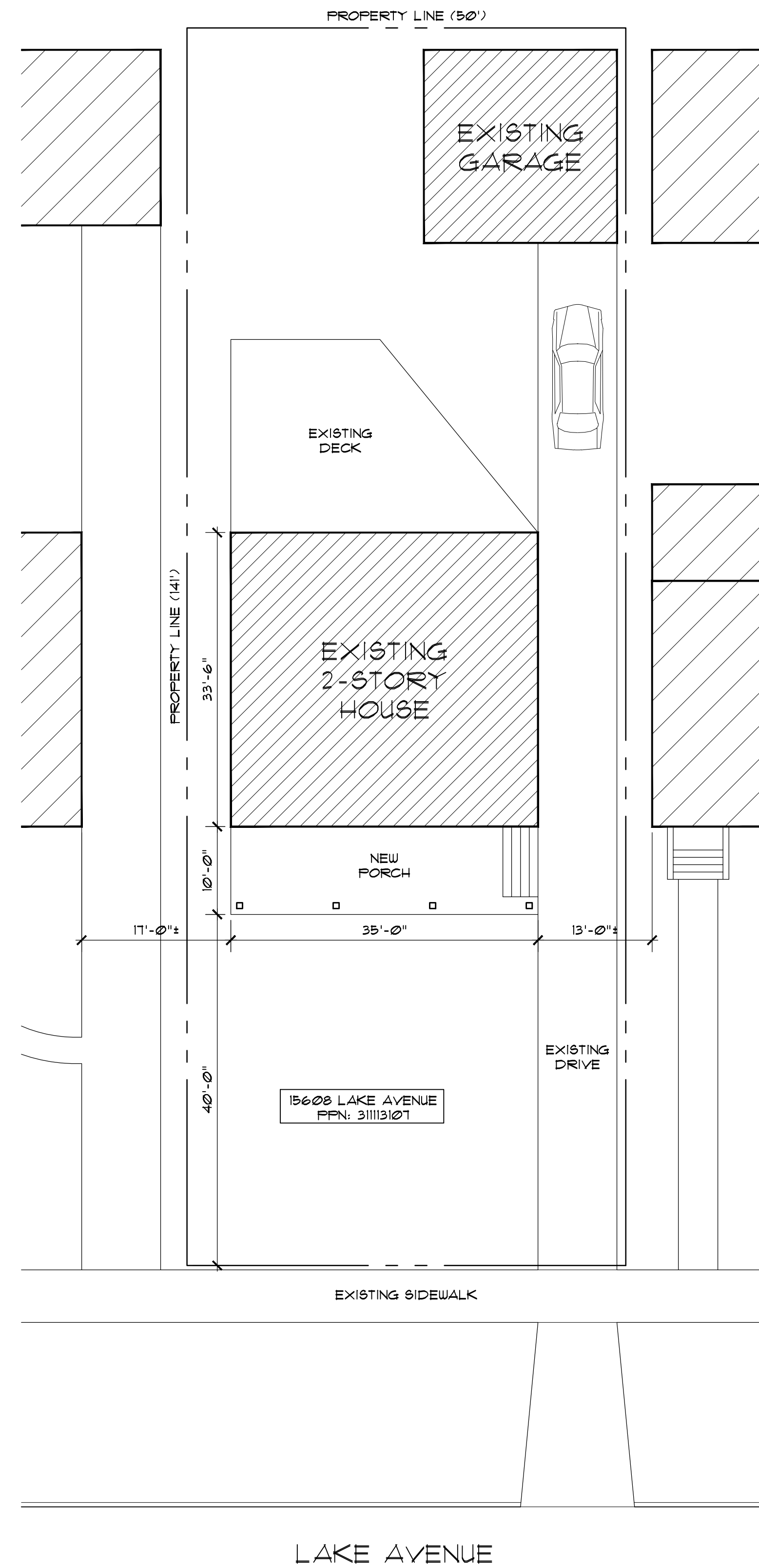


NORTH



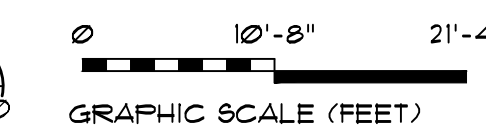
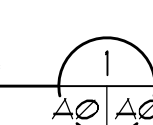
STREET VIEW

NT.S.



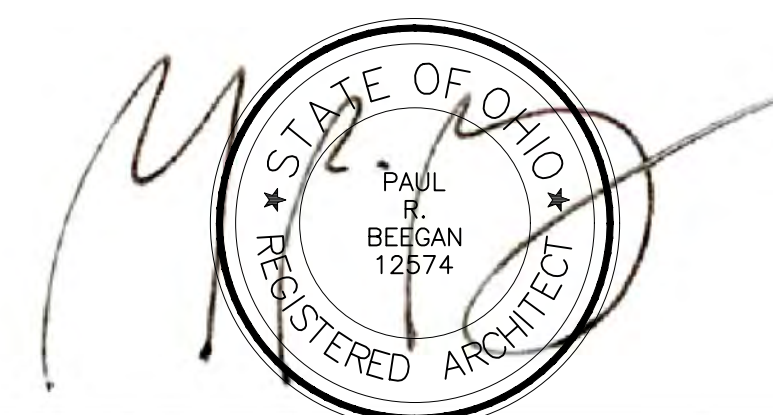
ARCHITECTURAL SITE PLAN

3/32" = 1'-0"



PROPOSED RENDERING

NT.S.



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

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-031

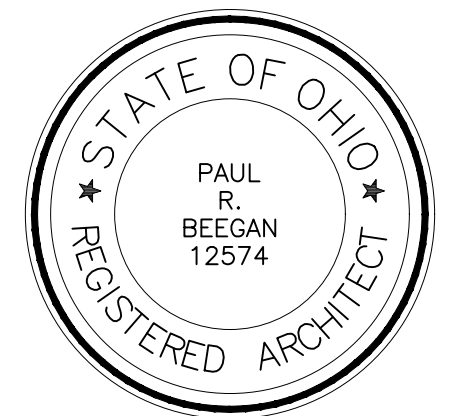
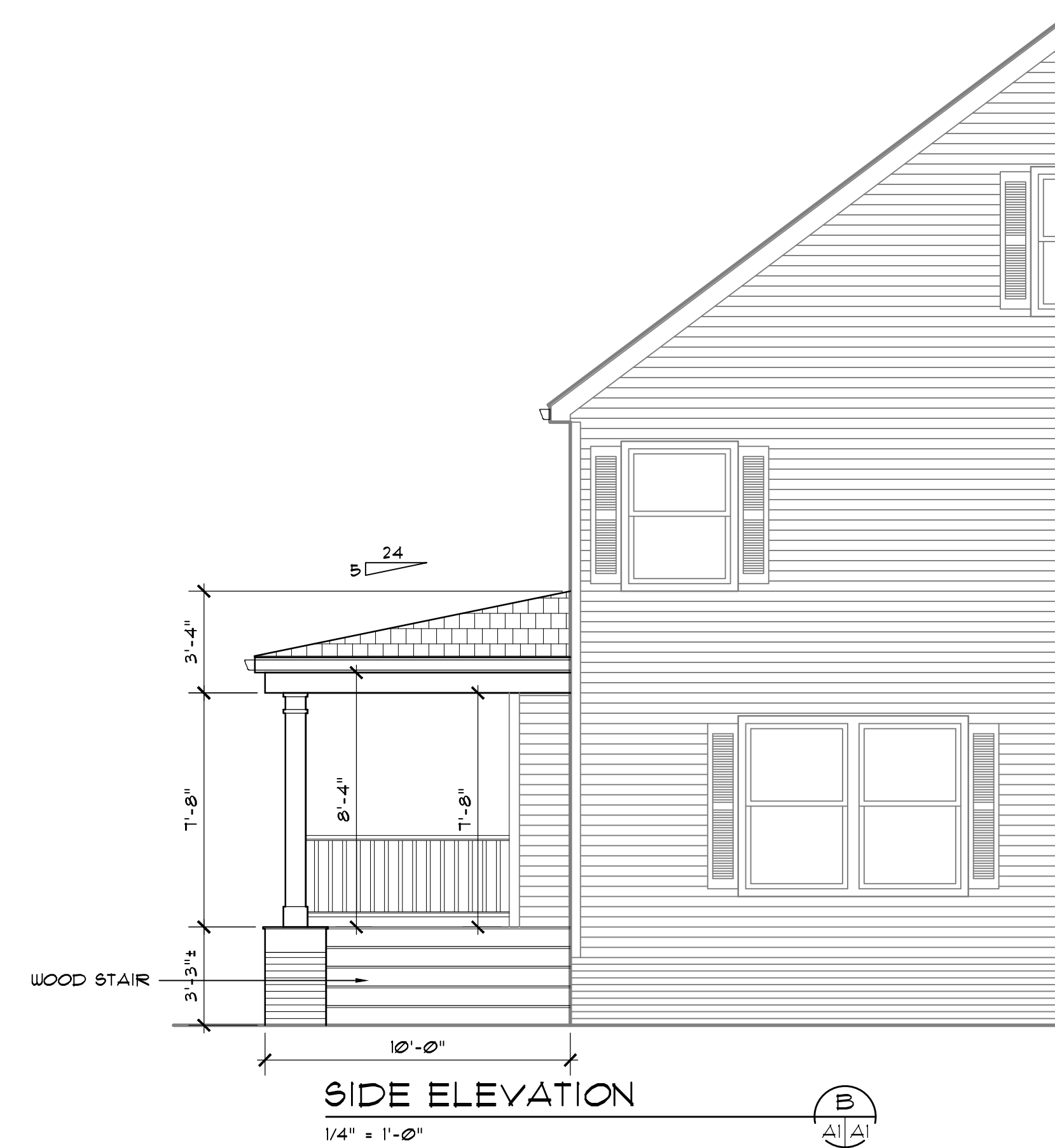
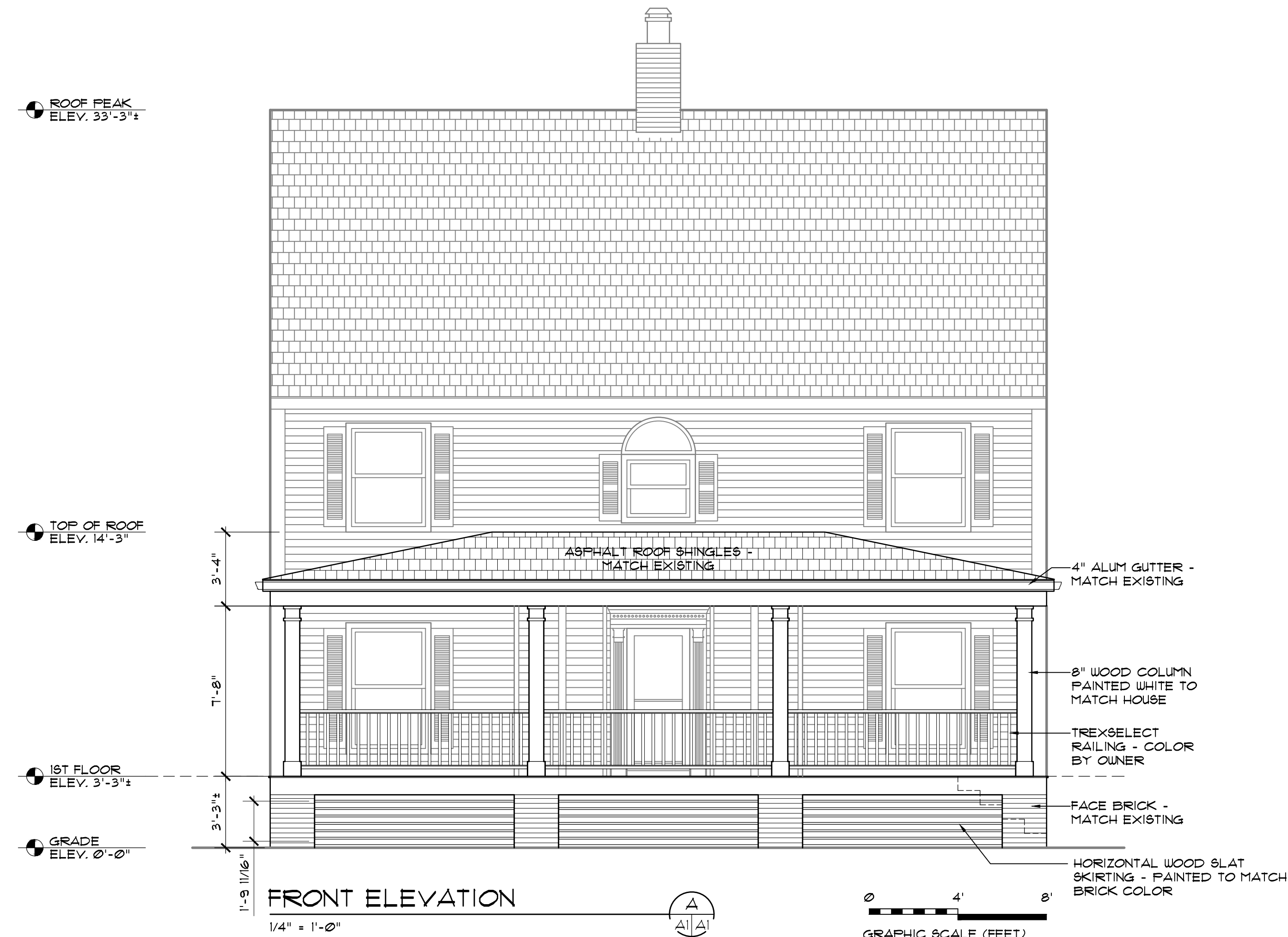
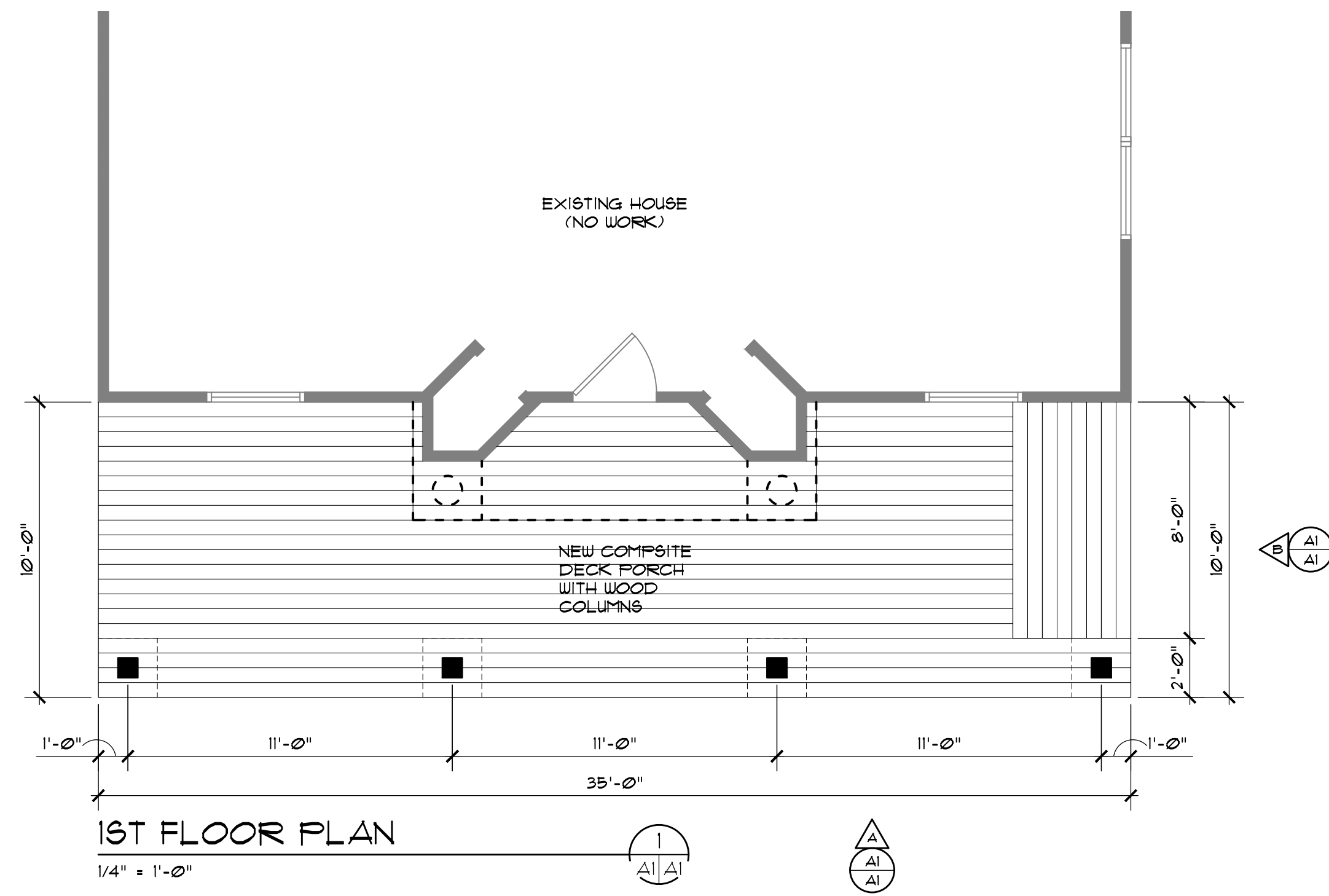
Rogozinski Residence
Residential Renovations

15608 lake avenue
lakewood, ohio 44107

Architectural Site Plan

A0

ISSUE	DATE	DESCRIPTION
1	04.19.23	ABR presentation



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

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-031

Rogozinski Residence Residential Renovations

15608 lake avenue
lakewood, ohio 44107

Floor Plan & Exterior Elevations

A1



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The next generation of design and performance.

\$\$\$\$  50 ★★★★★



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Elevated aesthetics paired with the highest level of performance.

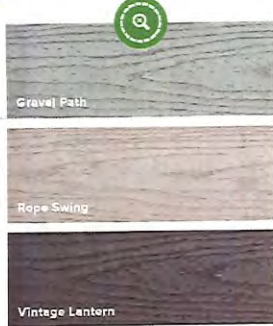
\$\$\$\$  50 ★★★★★



Trex Transcend[®] EARTH TONES

A classic look for uncompromising homes.

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The perfect pairing of price and minimal maintenance.

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Trex Enhance[®] NATURALS

The beauty of wood with the ease of composite.

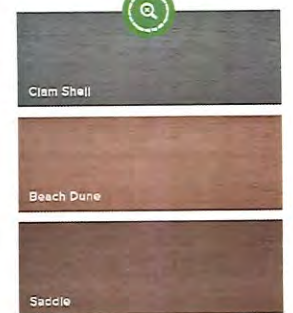
\$\$  25 ★



Trex Enhance[®] BASICS

Priced to put the pressure on treated lumber.

\$  25 ★



PRICE \$ - \$\$\$\$

BOARD PROFILES  SOLID  SCALLOPED

YEARS OF WARRANTY 25 30 40

SCRATCH RESISTANCE ★ - ★★★★★

SQUARE EDGE 

GROOVED EDGE 

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Compare pricing, colors, maintenance costs and durability.

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railing

featuring: Transcend Railing in Charcoal Black with round aluminum balusters in Charcoal Black



TREX SELECT®
railing

featuring: Select Railing in Classic White with round aluminum balusters in Charcoal Black

**TIMELESS
DESIGN YOU
CAN TRUST—
AND TAILOR**

As strong and sturdy as its namesake decking, Trex Transcend puts every color combination within reach. Style your own, or eliminate the guesswork with pre-designed kits.

Trex Transcend®
RAILING

COMPOSITE: top & bottom rails, square balusters

Classic White	Charcoal Black	Gravel Path
Rope Swing	Tree House	Vintage Lantern

ALUMINUM: round balusters

Classic White	Bronza	Charcoal Black
---------------	--------	----------------

**THE SIMPLE
CHOICE
FOR YOUR
BACKYARD**

Crisp, safe and effective, Trex Select railing streamlines the design process by combining composite rails in Classic White and round aluminum balusters in Charcoal Black.

Trex Select®
RAILING

COMPOSITE: top & bottom rails

Classic White

ALUMINUM: round balusters

Charcoal Black



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Application Cover Page

Docket No.: 05-45-23-A

Permit No.: BBS23-000031

Applicant Name: Brian Hennies, Richard L. Bowen & Associates

Project Address: 14824-26 and 14806-22 Detroit Ave.

Project Name: CoHatch

Project: Applicant proposes awning renovations.



Direct: (614) 360-3151

April 11, 2023

CITY OF LAKEWOOD BUILDING DEPARTMENT
Attention: Chris Parmelee, Building Commissioner
12650 Detroit Avenue
Lakewood, OH 44107

Re: Parcel Nos. 312-17-030 and 312-17-032, located at 14806-22 and 14824 Detroit Avenue, Lakewood, Ohio 44107 ("Property")

Dear Mr. Parmelee:

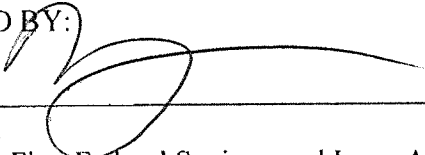
Please be advised that First Federal Savings and Loan Association of Lakewood, as Seller, and CRDV Acquisition Group, LLC, as Buyer, are parties to a Real Estate Purchase Agreement relating to the above-referenced Property. Once this transaction closes, the Buyer or its affiliate intends to perform certain construction and remodeling of the Property for which certain permitting by the City of Lakewood Building Department is necessary, as extensively discussed between representatives of such department and members of the Buyer's team for this project.

Very Truly Yours,
MALLORY LAW OFFICE, LLC

A handwritten signature in black ink that reads 'Thomas H. Mallory, Jr.' The signature is written in a cursive style with a large, sweeping flourish at the end.

Thomas H. Mallory, Jr.

APPROVED BY:



Brian Green
Attorney for First Federal Savings and Loan Association of Lakewood

COhatch Lakewood

PERMIT
04/19/2023

14826 - 14806 Detroit Avenue
Lakewood, OH 44107

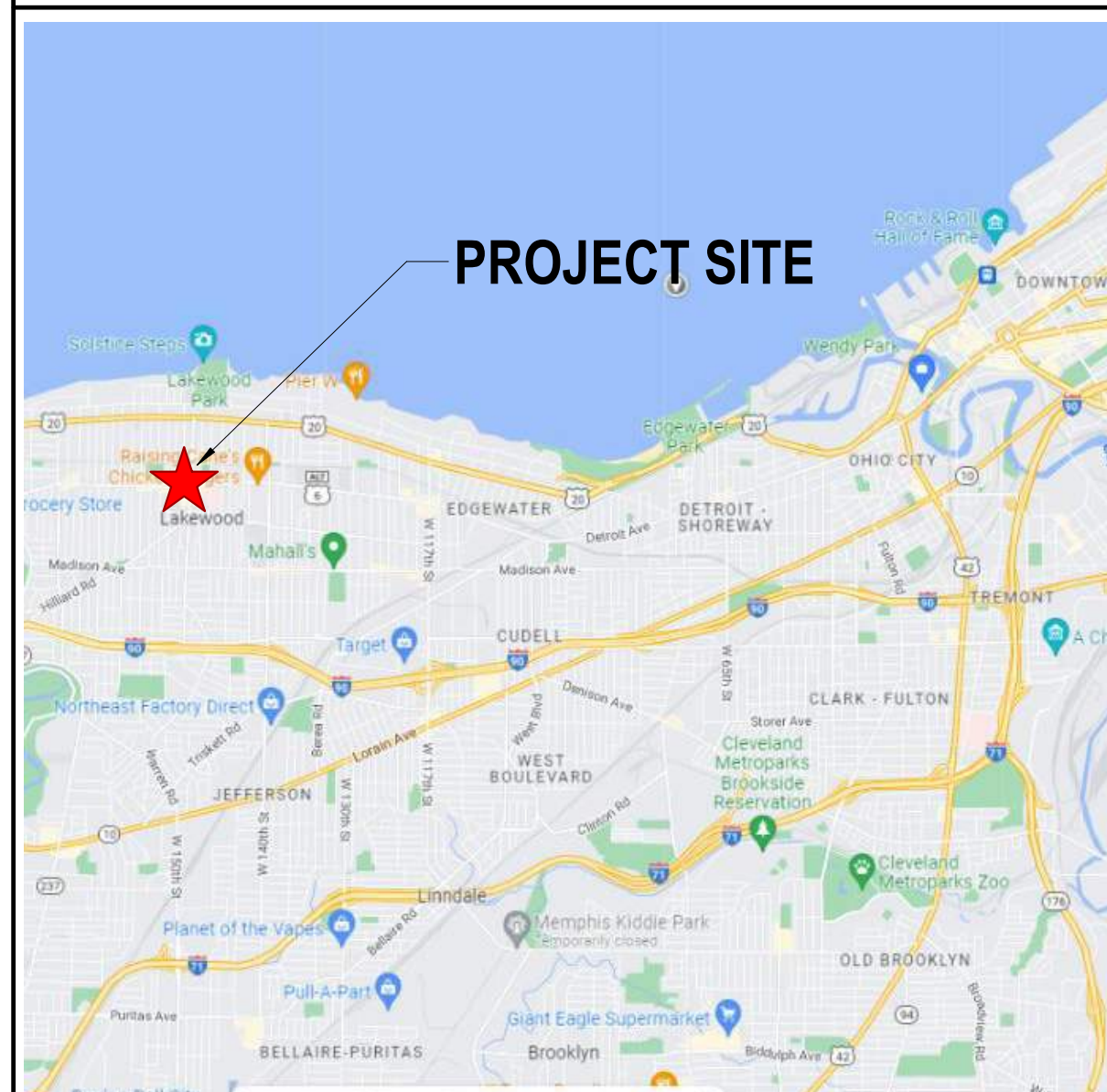
No.	Date	Description
01/30/23		DESIGN DEV.
04/19/23		PERMIT



Bowen+
2019 Center St. Suite 500 / Cleveland, Ohio 44113
Phone: (216) 441-5352
www.bowenplus.com

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFERENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
© 2023 RICHARD L. BOWEN - ASSOCIATES, INC.

SITE LOCATION MAP



PROJECT TEAM

OWNER
COHATCH REGIONAL DEVELOPMENT VENTURES
1733 WEST LANE AVENUE
COLUMBUS, OH 43205

PROGRAM MANAGER
EQUITY PROGRAM MANAGEMENT (EPM)
4653 TRUEMAN BLVD, SUITE 200
HILLIARD, OHIO 43026
614.802.2800 (PH)

DESIGNER
BRIGHTSTONE CREATIVE
25 NORTH STREET
DUBLIN, OHIO 43017
212.563.7765 (PH)

ARCHITECT
RICHARD L. BOWEN & ASSOCIATES INC.
2019 CENTER STREET, SUITE 500
CLEVELAND, OHIO 44113
216.461.5300 (PH)

CONSTRUCTION MANAGER
SNAVELY GROUP
7139 PINE STREET, SUITE 110
CHAGRIN FALLS, OHIO 44022
440.986.3091 (PH)

STRUCTURAL ENGINEER
RICHARD L. BOWEN & ASSOCIATES INC.
2019 CENTER STREET, SUITE 500
CLEVELAND, OHIO 44113
216.461.5300 (PH)

MEP ENGINEER
WHS ENGINEERING INC.
2012 WEST 25TH STREET, SUITE 200
CLEVELAND, OHIO 44113
216.227.8505 (PH)

GENERAL PROJECT NOTES

- ALL EXISTING CONDITIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES, REPORT SAID ANOMALIES TO THE OWNER'S PROJECT MANAGER.
- LOCATE ALL EXISTING UTILITIES AND SERVICES PRIOR TO START OF WORK.
- ADHERE TO ALL ACCEPTED INDUSTRY PRACTICES.
- FOLLOW ALL INSTALLATION PROCEDURES PER MANUFACTURER'S INSTRUCTIONS.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT FOR ALL DIMENSION QUESTIONS.
- DIMENSIONS ARE FROM THE FACE OF MASONRY FOR MASONRY WALLS.
- DIMENSIONS ARE TO FACE OF GYPSUM BOARD FOR GYPSUM WALLS.
- DIMENSIONS ARE TO EXISTING WALL FACE FOR EXISTING WALLS.
- *HOLD, MIN. MAX. CLEAR* DIMENSIONS ARE TO FINISHED FACE U.N.O.

INDEX OF DRAWINGS

NUMBER	NAME	NUMBER	NAME	NUMBER	NAME	NUMBER	NAME
GENERAL							
CS1.1	COVER SHEET	A7.3	ENLARGED PLANS AND ELEVATIONS - BREAK AREAS	PL0.0	PLUMBING SPECIFICATIONS AND GENERAL NOTES	E0.1	ELECTRICAL NOTES & SYMBOL LEGEND
CS1.2	ABBREVIATIONS, SYMBOLS, LEGENDS, AND CODE DATA	A7.4	ENLARGED PLANS AND ELEVATIONS - STAIRS AND RAMPS	P1.0	BASEMENT PLUMBING PLAN	E0.2	LIGHT FIXTURE SCHEDULE
AS1.1	PARTIAL LIFE SAFETY PLANS	A7.5	ENLARGED PLANS AND ELEVATIONS - STAIRS	P1.1	FIRST FLOOR PLUMBING PLAN	E0.3	LIGHTING DIAGRAMS
ARCHITECTURAL							
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A0.1	PARTIAL FIRST FLOOR DEMO PLAN	A7.10	ARCHITECTURAL WOODWORK	P1.3	ROOF PLUMBING PLAN	E0.5	ELECTRICAL PANEL SCHEDULES
A0.2	PARTIAL SECOND FLOOR DEMO PLAN	A7.11	ARCHITECTURAL WOODWORK	P2.0	PLUMBING ISOMETRIC DIAGRAMS	E0.1	BASEMENT ELECTRICAL DEMOLITION PLAN
A0.3	PARTIAL FIRST FLOOR DEMO CEILING PLAN	A7.12	GUARDRAIL AND HANDRAIL DETAILS			E0.2	FIRST FLOOR ELECTRICAL DEMOLITION PLAN
A0.4	PARTIAL SECOND FLOOR DEMO CEILING PLAN	A7.13	INTERIOR DETAILS			E0.3	SECOND FLOOR ELECTRICAL DEMOLITION PLAN
A0.1	PARTITION SCHEDULE AND DETAILS	A8.1	PARTIAL FIRST FLOOR AND BASEMENT REFLECTED CEILING PLAN	M0.0	HVAC SPECIFICATIONS AND GENERAL NOTES	E1.1	BASEMENT LIGHTING PLAN
A1.0	PARTIAL BASEMENT FLOOR PLANS	A8.2	PARTIAL SECOND FLOOR REFLECTED CEILING PLAN	M0.1	HVAC SCHEDULES AND DETAILS	E1.2	FIRST FLOOR LIGHTING PLAN
A1.1	PARTIAL FIRST FLOOR PLAN	A8.3	PARTIAL FIRST FLOOR LIGHTING INTENT PLAN	M1.0	BASEMENT HVAC AND PLUMBING DEMOLITION PLAN	E1.3	SECOND FLOOR LIGHTING PLAN
A1.2	PARTIAL SECOND FLOOR PLAN	A8.4	PARTIAL SECOND FLOOR LIGHTING INTENT PLAN	M1.1	FIRST FLOOR HVAC AND PLUMBING DEMOLITION PLAN	E2.1	BASEMENT POWER PLAN
A2.1	SITE PLAN	A10.0	ROOM FINISH SCHEDULES AND DETAILS	M1.2	SECOND FLOOR HVAC AND PLUMBING DEMOLITION PLAN	E2.2	FIRST FLOOR POWER PLAN
A3.1	EXTERIOR ELEVATIONS	A10.1	PARTIAL FIRST FLOOR AND BASEMENT FINISH PLANS	M1.3	ROOF HVAC DEMOLITION PLAN	E2.3	SECOND FLOOR POWER PLAN
A6.1	DOOR SCHEDULE AND ELEVATIONS	A10.2	PARTIAL SECOND FLOOR FINISH PLAN	M2.0	BASEMENT HVAC PLAN	E3.1	FIRST FLOOR LOW VOLTAGE PLAN
A6.2	DOOR DETAILS			M2.1	FIRST FLOOR HVAC PLAN	E3.2	SECOND FLOOR LOW VOLTAGE PLAN
A7.1	ENLARGED PLANS AND ELEVATIONS - TOILET ROOMS	EQUIPMENT		M2.2	SECOND FLOOR HVAC PLAN	E4.1	ROOF ELECTRICAL PLAN
A7.2	ENLARGED PLANS AND ELEVATIONS - MISC. ROOMS	Q1.1	FIRST FLOOR FURNITURE AND EQUIPMENT PLAN	M2.3	ROOF HVAC PLAN	E5.1	ELECTRICAL SPECIFICATIONS
		Q1.2	SECOND FLOOR FURNITURE AND EQUIPMENT PLAN			E5.2	ELECTRICAL SPECIFICATIONS

COhatch Lakewood
14826 - 14806 Detroit Avenue
Lakewood, OH 44107
COVER SHEET

DRAWN BY: BTH
CHECKED BY: ALR
RLB NO.: 13552

DRAWING NO.
CS1.1

4/19/2023 10:00:43 AM
C:\Users\mrbowen\OneDrive\Documents\13552_COhatch_Arch_P01_mrbowen\CS1.1.rvt









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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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Application Cover Page

Docket No.: 05-45-23-S

Permit No.: BBS23-000032

Applicant Name: Brian Hennies, Richard L. Bowen & Associates

Project Address: 14824-26 and 14806-22 Detroit Ave.

Project Name: CoHatch

Project: Applicant proposes new business signage.



Direct: (614) 360-3151

April 11, 2023

CITY OF LAKEWOOD BUILDING DEPARTMENT
Attention: Chris Parmelee, Building Commissioner
12650 Detroit Avenue
Lakewood, OH 44107

Re: Parcel Nos. 312-17-030 and 312-17-032, located at 14806-22 and 14824 Detroit Avenue, Lakewood, Ohio 44107 ("Property")

Dear Mr. Parmelee:

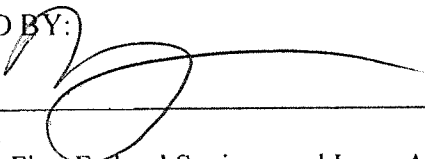
Please be advised that First Federal Savings and Loan Association of Lakewood, as Seller, and CRDV Acquisition Group, LLC, as Buyer, are parties to a Real Estate Purchase Agreement relating to the above-referenced Property. Once this transaction closes, the Buyer or its affiliate intends to perform certain construction and remodeling of the Property for which certain permitting by the City of Lakewood Building Department is necessary, as extensively discussed between representatives of such department and members of the Buyer's team for this project.

Very Truly Yours,
MALLORY LAW OFFICE, LLC

A handwritten signature in black ink that reads 'Thomas H. Mallory, Jr.' The signature is written in a cursive style with a large, sweeping flourish at the end.

Thomas H. Mallory, Jr.

APPROVED BY:



Brian Green
Attorney for First Federal Savings and Loan Association of Lakewood

SITE PLAN

SCALE: 1/2" = 1'-0



WORK SCOPE

- BL.1** D/F NON-ILLUMINATED BLADE SIGN DISPLAY (Qty 1)
- AW.1** NON-ILLUMINATED AWNING (Qty 1)
- AW.2** NON-ILLUMINATED AWNING (Qty 1)
- VI.1** WINDOW VINYL (Qty 1) - **BY OTHERS**
- VI.2** DOOR VINYL (Qty 1) - **BY OTHERS**
- WM.1** WALL MURAL (Qty 1) - **BY OTHERS**

CODE ALLOWANCE

Empty box for code allowance details.

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JOB #: **285678_R0**
DATE: 04.18.2023
DESIGNER: J. CASTILLO
SALES REP: E. ZEISE
PROJ MGR: K. LOWERY

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

COHATCH
14826 DETROIT AVENUE
LAKEWOOD, OH 44107

SHEET NUMBER
1.0

BL.1 D/F NON-ILLUMINATED BLADE SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 25.0



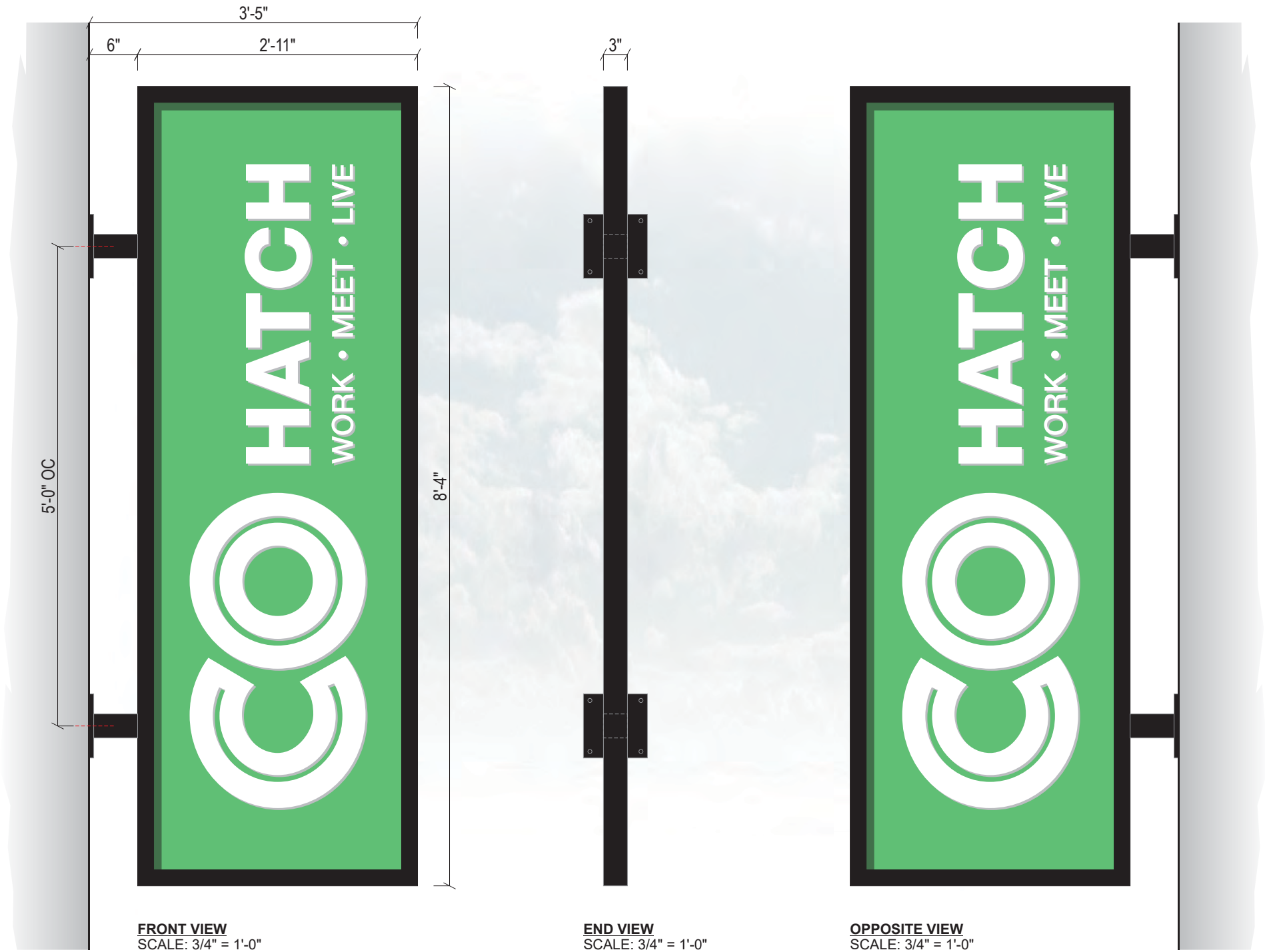
PROPOSED SIGNAGE

COLORS/FINISHES

- P-1 BLACK, SATIN FINISH
- P-2 PTM PMS 2256C
- P-3 BLACK

SPECIFICATIONS

1. ALUMINUM TUBE FRAME PAINTED P-3
2. .125" ALUMINUM FACES PAINTED P-2
3. 1/4" THK. ALUMINUM FCO LOGO & LETTERS PAINTED P-1
4. 3" SQ. TUBE BRACKETS PAINTED P-2
5. 8" x 8" x 1/2" THK. MOUNTING PLATE P-3
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS P-3



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JOB #: **285678_R0**
DATE: 04.18.2023
DESIGNER: J. CASTILLO
SALES REP: E. ZEISE
PROJ MGR: K. LOWERY

REV.	DATE	BY	DESCRIPTION
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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



COHATCH
14826 DETROIT AVENUE
LAKEWOOD, OH 44107

SHEET NUMBER
2.0

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AW.1/AW.2 NON-ILLUMINATED AWNINGS (Qty 1 of EA)

SQUARE FOOTAGE: 25.0



PROPOSED SIGNAGE



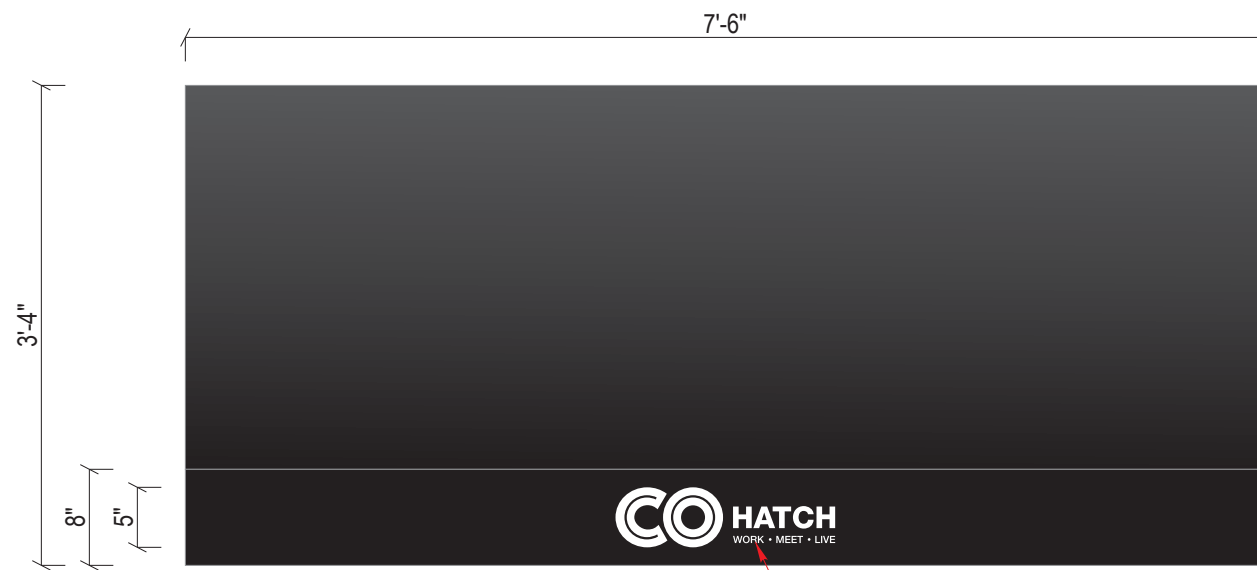
PROPOSED SIGNAGE

COLORS/FINISHES

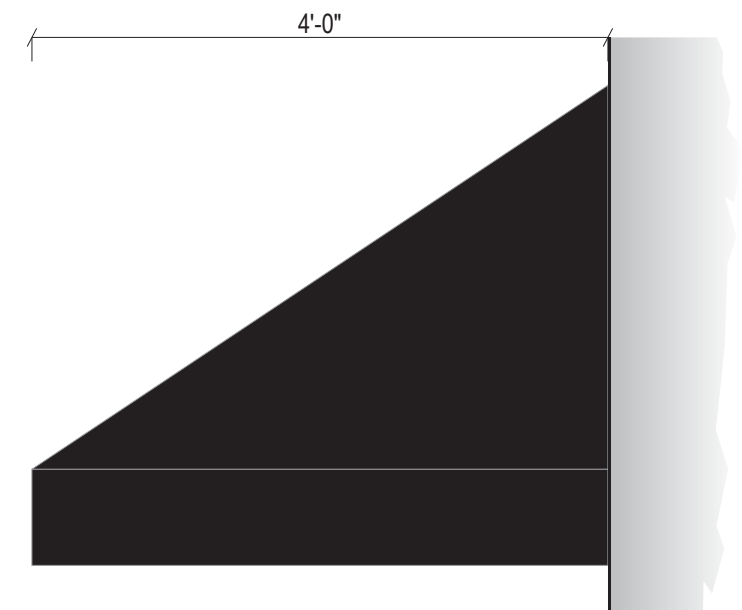
- P-1 BLACK, SATIN FINISH
- V-1 HEAT TRANSFER WHITE
- M-1 BLACK SUNBRELLA

SPECIFICATIONS

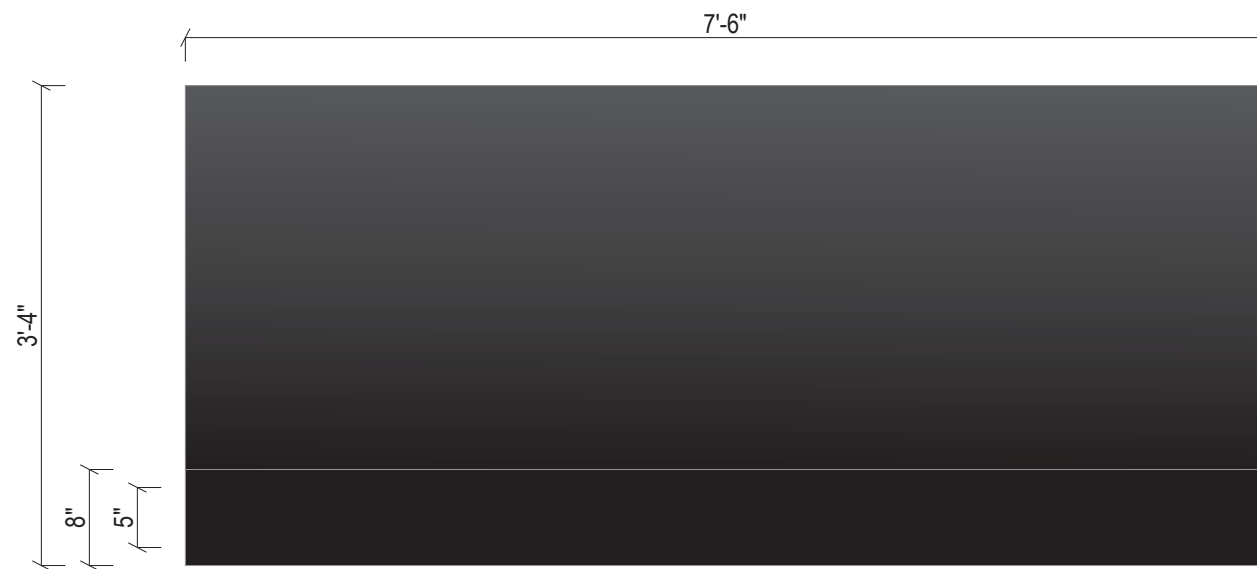
1. FABRICATED 1 1/2" SQ. TUBE ALUMINUM FRAME (WELDED CONSTRUCTION)
2. FRAME PAINTED P-1
3. COVER FRAME w/ SUNBRELLA FABRIC M-1 (SKU 82008-0000 BLACK), WATER RESISTANT & FIRE TREATED
4. OPEN BOTTOM



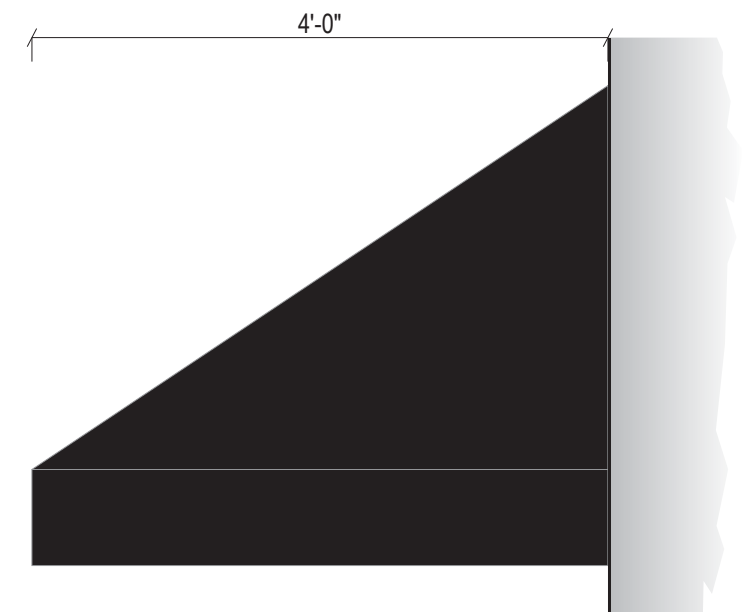
AW.1 FRONT VIEW
SCALE: 3/4" = 1'-0"



END VIEW
SCALE: 3/4" = 1'-0"



AW.2 FRONT VIEW
SCALE: 3/4" = 1'-0"

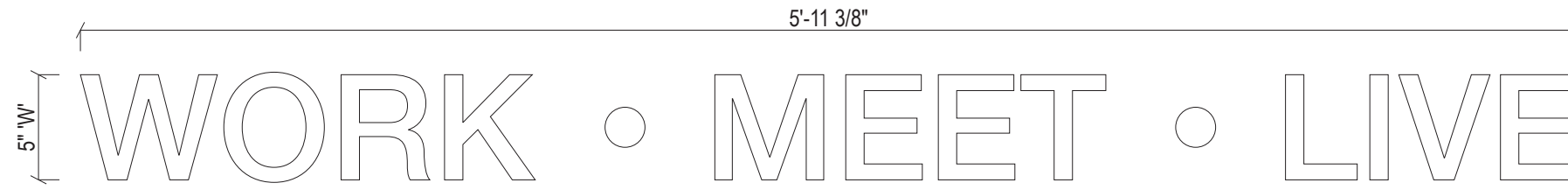


END VIEW
SCALE: 3/4" = 1'-0"

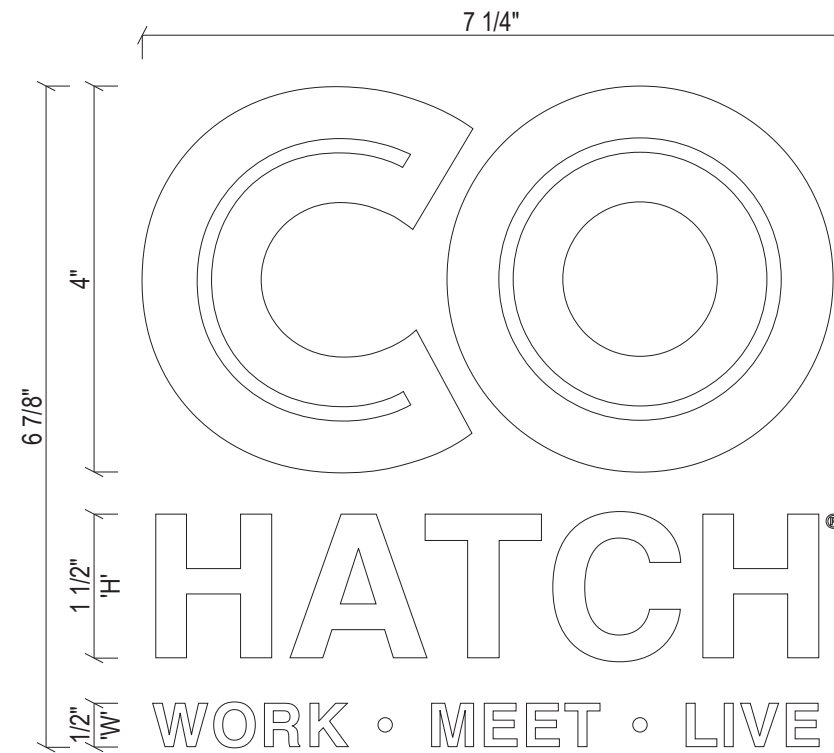
 Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 285678_R0 DATE: 04.18.2023 DESIGNER: J. CASTILLO SALES REP: E. ZEISE PROJ MGR: K. LOWERY	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1				2				3				4				5				6				7				8				9				10				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CLIENT APPROVAL</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> </table>	CLIENT APPROVAL	DATE			LANDLORD APPROVAL	DATE			 COHATCH 14826 DETROIT AVENUE LAKEWOOD, OH 44107	SHEET NUMBER <h1 style="margin: 0;">3.0</h1>
	REV.	DATE	BY	DESCRIPTION																																																					
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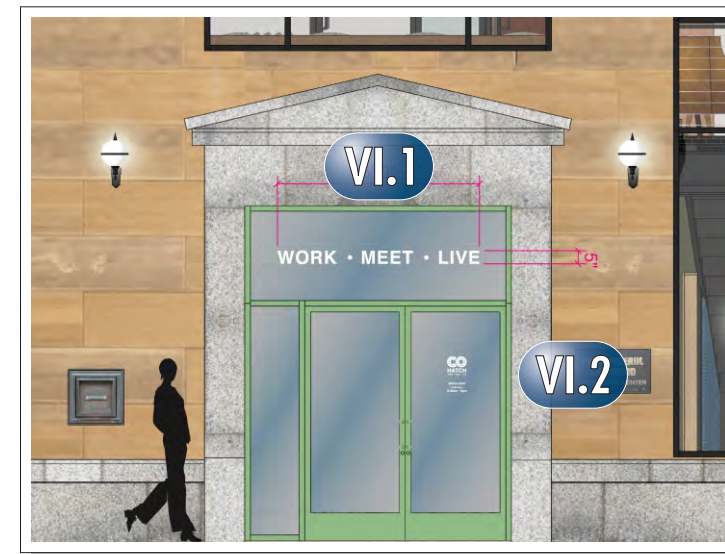
VI.1/VI.2 DOOR & WINDOW VINYL LAYOUTS (Qty 1 of EA) - BY OTHERS



VI.1 FRONT VIEW
SCALE: 1 1/2" = 1'-0"



VI.2 FRONT VIEW
SCALE: HALF SIZE



PROPOSED SIGNAGE

COLORS/FINISHES
 V-1 WHITE

SPECIFICATIONS

- VINYL APPLIED 1st SURFACE TO EXISTING GLASS V-1

NOTES
 - CLEAN FACE SURFACES PRIOR TO APPLYING VINYL GRAPHICS

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JOB #: **285678_R0**
 DATE: 04.18.2023
 DESIGNER: J. CASTILLO
 SALES REP: E. ZEISE
 PROJ MGR: K. LOWERY

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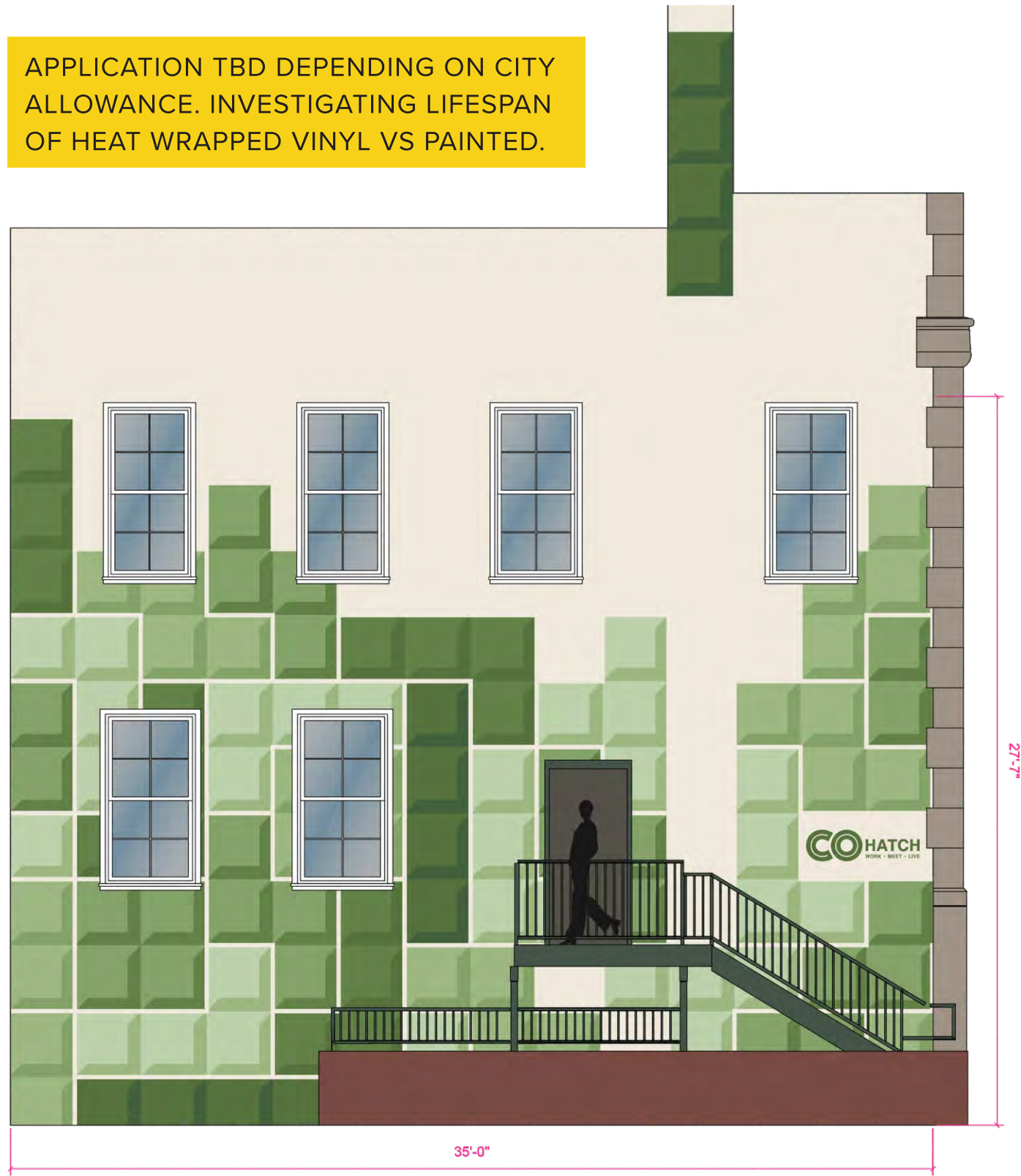


COHATCH
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 LAKEWOOD, OH 44107

SHEET NUMBER
4.0

WM.1 WALL MURAL (Qty 1) - BY OTHERS

APPLICATION TBD DEPENDING ON CITY ALLOWANCE. INVESTIGATING LIFESPAN OF HEAT WRAPPED VINYL VS PAINTED.



EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

COLORS/FINISHES

 M-1 DIGITALLY PRINTED VINYL OR PAINTED GRAPHICS (VERIFY)

SPECIFICATIONS

1. ACTUAL CONSTRUCTION METHOD TO BE DETERMINED (VERIFY)

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JOB #: **285678_R0**
DATE: 04.18.2023
DESIGNER: J. CASTILLO
SALES REP: E. ZEISE
PROJ MGR: K. LOWERY

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LANDLORD APPROVAL	DATE



COHATCH
14826 DETROIT AVENUE
LAKEWOOD, OH 44107

SHEET NUMBER

5.0





First Federal Lakewood

14806

BEARANS KITCHEN & BAR

FIRST FEDERAL
LAKWOOD
FOUNDED
1935

FIRST FEDERAL
LAKWOOD
14806
DETROIT



EPC.net/aortas



THE PLACE TO BE DELI-RESTAURANT



First Federal Lakewood

SPEED LIMIT 25

NO PARKING

DEAGAN'S

Red traffic light







**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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

Application Cover Page

Docket No.: 05-46-23

Permit No.: BBS23-000029

Applicant Name: Steven Foster, The Sign & Graphics Firm, LLC

Project Address: 13618 Detroit Ave.

Project Name: The Bike Spot

Project: Applicant proposes signage for a new business.

BEFORE



PROPOSED



Proposed Dimensional Letters on ACM Sign Board

NOTE: Renderings are approximate representations of final production.

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

THE SIGN & GRAPHICS FIRM
Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
The Bike Spot

ADDRESS:
13618 Detroit Ave.
Lakewood, OH 44107

1
4-17-23





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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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Application Cover Page

Docket No.: 05-47-23

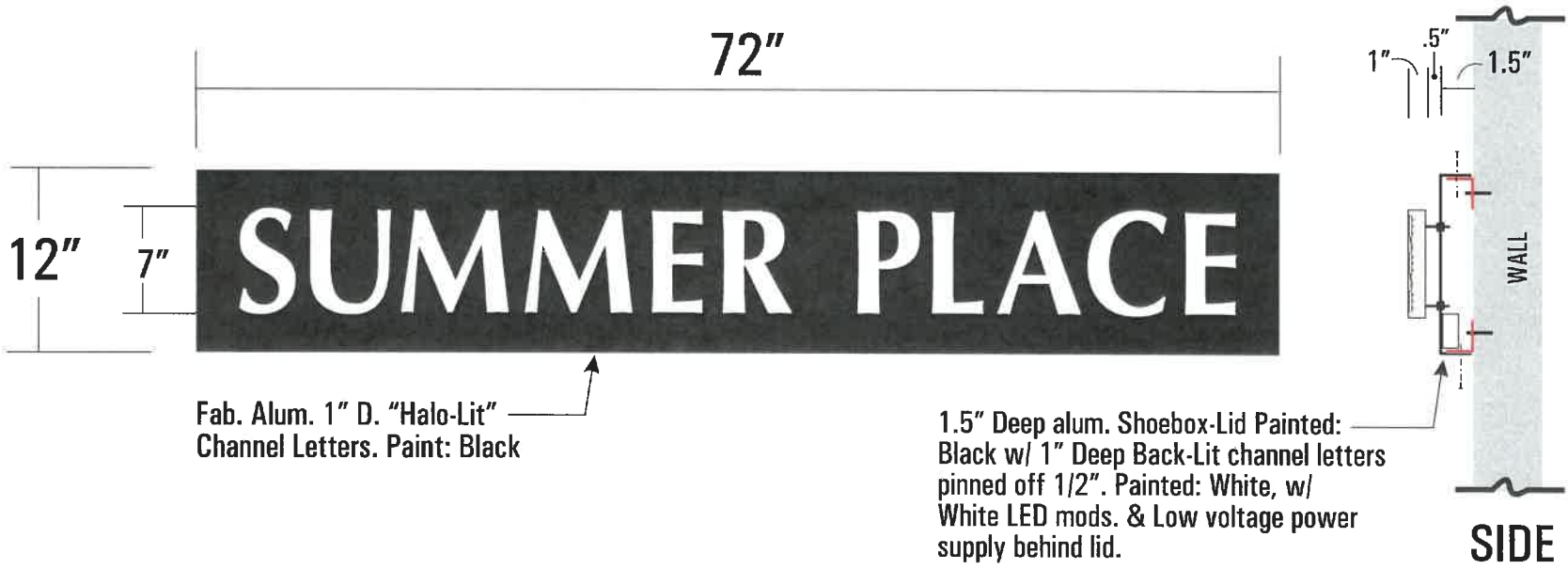
Permit No.: BBS23-000035

Applicant Name: Iliana Kazandziev, Agile Sign & Lighting Maintenance Inc.

Project Address: 12900 Lake Ave.

Project Name: Summer House

Project: Applicant proposes replacement signage.



ILLUMINATED - EXTERIOR
PROPOSED SIGNAGE

SCALE: 1" = 1'-0"



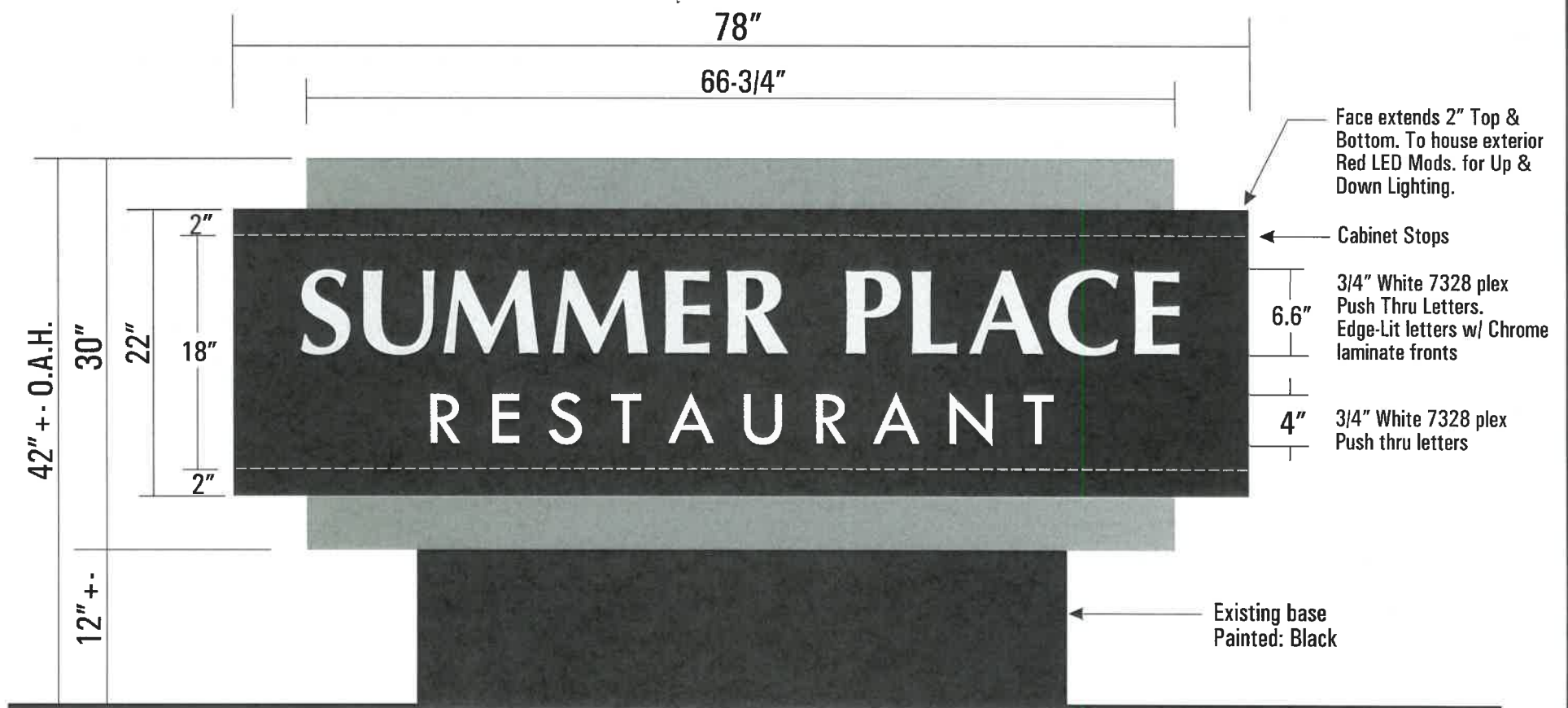
EXISTING



PROPOSED

COLOR NOTE:
 EXACT COLORS TO BE VERIFIED BY CLIENT
 TENANT PANEL LOGOS & COLORS TO
 BE SUPPLIED BY CLIENT
 THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL
 REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO
 VARIATIONS IN PRINTING DEVICES & SUBSTRATES, THE
 FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING

	35280 LAKELAND BLVD. EASTLAKE, OHIO 44095	Customer: SUMMER HOUSE RESTAURANT	Date: 10-14-22 REV. 2-21-23 REV. 4-4-23	Sq. Ft. 6	THIS DRAWING AND IT'S CONTENTS ARE PROPERTY OF AGILE SIGNS. DUPLICATION OF ANY KIND IS PROHIBITED AND PUNISHABLE BY LAW. Signature/Approval: X Date:
	www.agilesign.com 440-918-1311 FAX 1-440-918-1411	Address: 12900 LAKE AVE. UNIT 2, LAKEWOOD, OH.	Sign/Type: S/F ILLUM. WALL SIGN		



**ILLUMINATED
PROPOSED D/F MONUMENT SIGN**

SCALE: 1" = 1'-0"



COLOR NOTE:
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TENANT PANEL LOGO'S & COLORS TO
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EASTLAKE, OHIO 44095
www.agilesign.com
440-918-1311
FAX 1-440-918-1411

Customer: **SUMMER PLACE RESTAURANT**
Address: **12900 LAKE AVE. UNIT 2, LAKEWOOD, OH.**

Date: **10-14-22**
REV. 2-21-23
Sign/Type: **D/F ILLUM. MONUMENT**

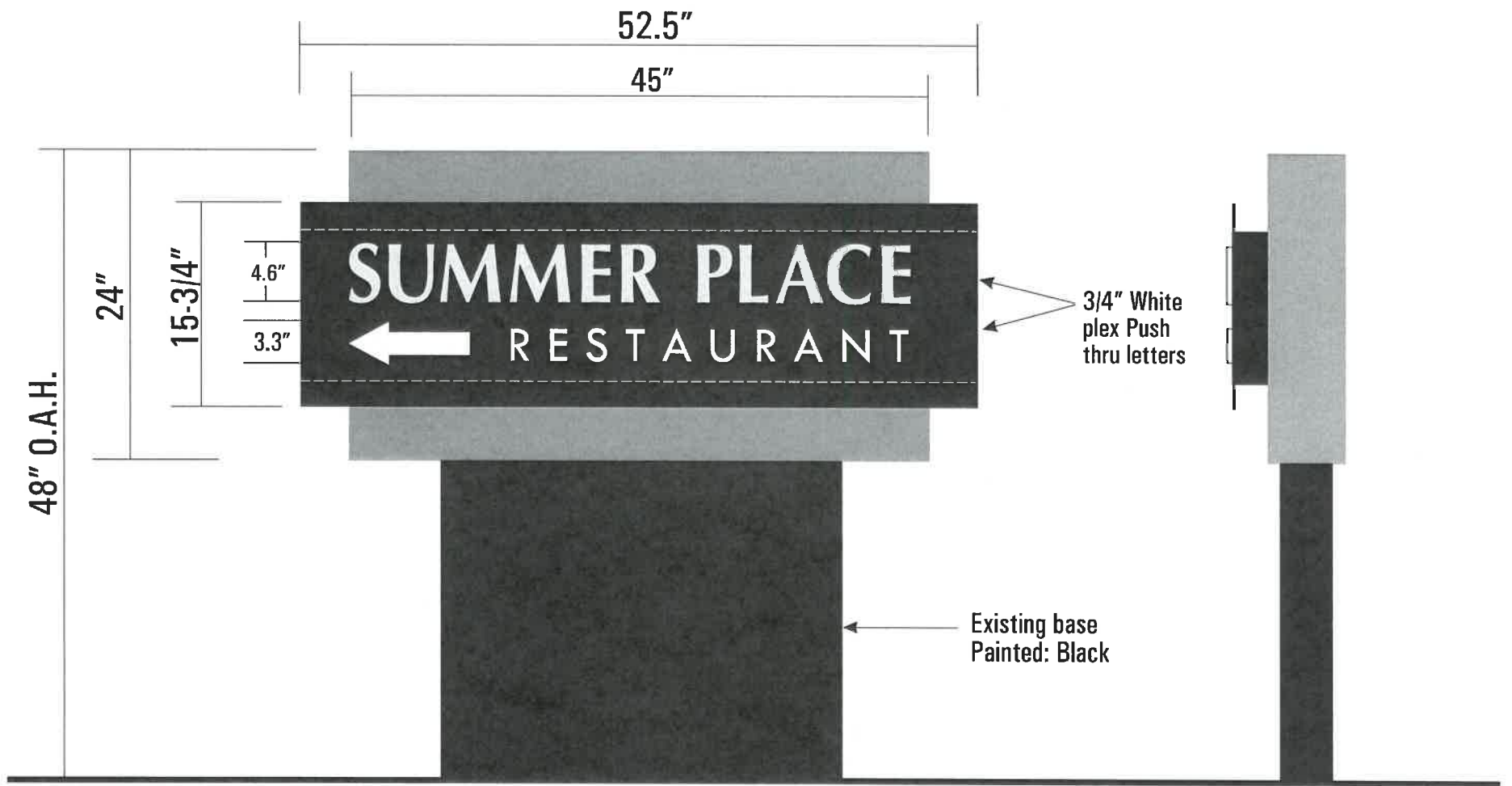
Sq. Ft. **18.4**

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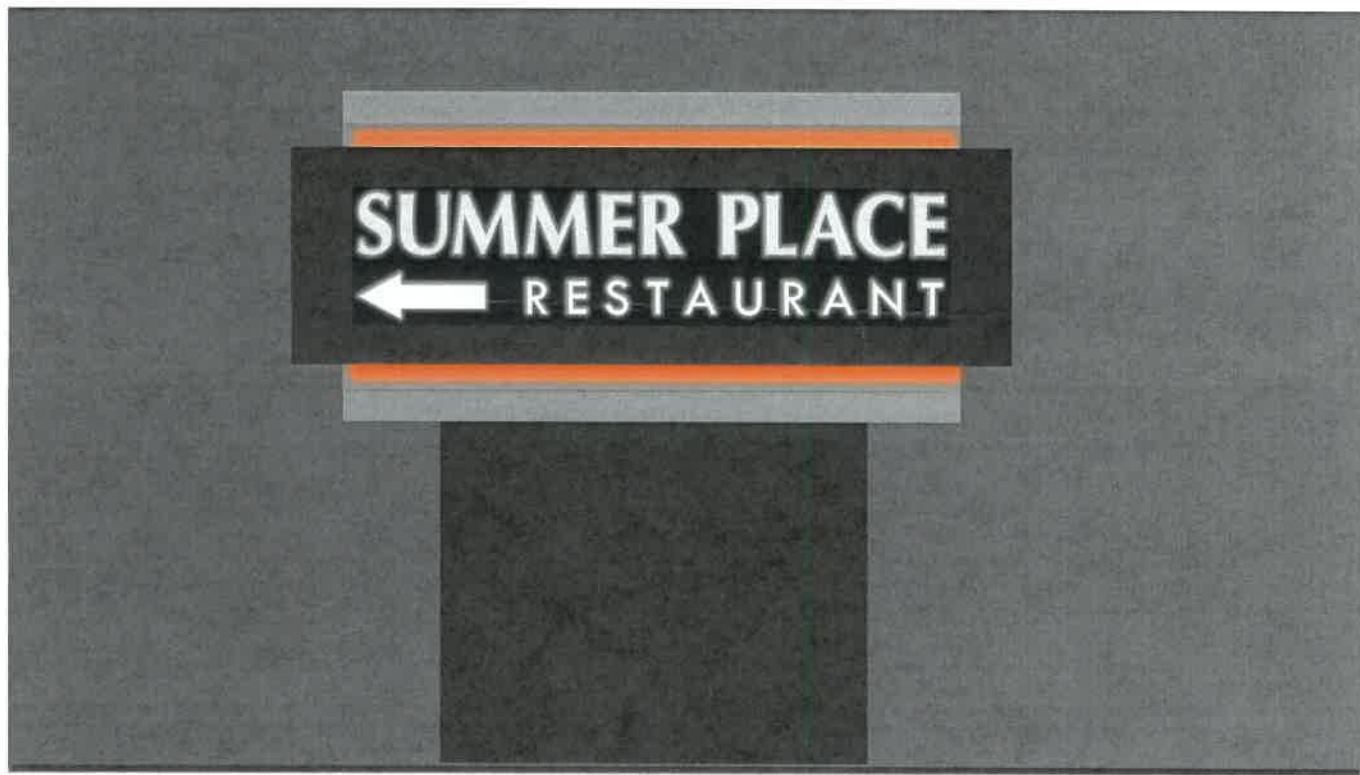
Signature/Approval:

X

Date:



ILLUMINATED
PROPOSED S/F DIRECTIONAL SIGNS
SCALE: 1" = 1'-0"



EXISTING



EXISTING

COLOR NOTE:
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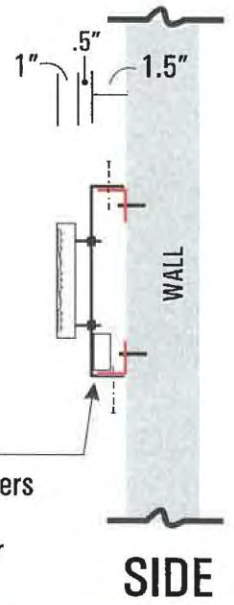
Date: 10-14-22
REV. 2-21-23
Sq. Ft. 8.7
Sign/Type: S/F ILLUM. DIRECTIONAL

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Signature/Approval: X
Date:



Fab. Alum. 1" D. "Halo-Lit" Channel Letters. Paint: Black

1.5" Deep alum. Shoebox-Lid Painted: Black w/ 1" Deep Back-Lit channel letters pinned off 1/2". Painted: White, w/ White LED mods. & Low voltage power supply behind lid.



SIDE

ILLUMINATED - EXTERIOR
PROPOSED SIGNAGE

SCALE: 1" = 1'-0"

RECEIVED
By Mike Reilley at 3:28 pm, Apr 04, 2023

S23-000020



EXISTING

City of Lakewood
Approved Plans
S23-000020
Christopher Parmelee
04/10/2023



PROPOSED

COLOR NOTE:
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TENANT PANEL LOGOS & COLORS TO
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FAX 1-440-918-1411

Customer: **SUMMER HOUSE RESTAURANT**
Address: 12900 LAKE AVE. UNIT 2, LAKEWOOD, OH.

Date: 10-14-22
REV. 2-21-23
REV. 4-4-23
Sq. Ft. 6
Sign/Type: S/F ILLUM. WALL SIGN

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Signature/Approval: **X**
Date:



ILLUMINATED
PROPOSED D/F MONUMENT SIGN
 SCALE: 1" = 1'-0"



COLOR NOTE:
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Customer:
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Date: 10-14-22
 REV. 2-21-23
 Sign/Type:
 D/F ILLUM. MONUMENT

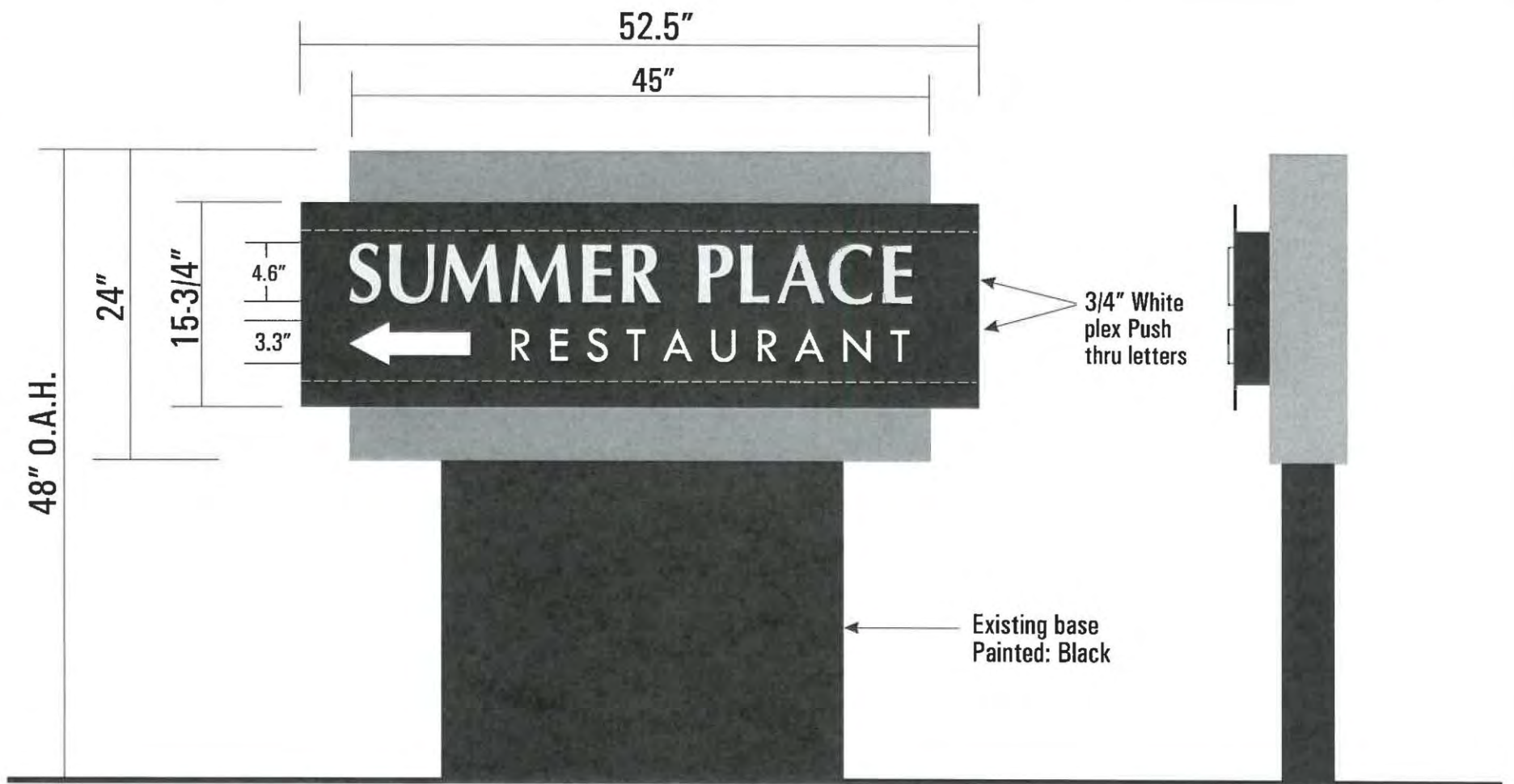
Sq. Ft.
 18.4

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Signature/Approval:

X

Date:



ILLUMINATED
PROPOSED S/F DIRECTIONAL SIGNS
SCALE: 1" = 1'-0"



EXISTING



EXISTING

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Sign/Type:
S/F ILLUM. DIRECTIONAL

Sq. Ft.
8.7

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Signature/Approval:

X

Date:



MAIN (216) 529-6270
FAX (216) 529-5930

building.permits@lakewoodoh.net
www.onelakewood.com

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

APPLICATION FOR COMMERCIAL PLAN APPROVAL

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

ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

Project Location [OBC 107.2-2]:	Applicant Information [OBC 107.2-5] (Building Owner or Representative)
Street Address: <u>12900 Lake Avenue</u> Floor Number: _____ Suite: <u>2</u> Is this building in the floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name: <u>Iliana Kazandziev</u> Business Name: <u>Agile Sign & Lighting Maintenance Inc.</u> Mailing Address: <u>35280 Lakeland Blvd</u> City/State/Zip Code: <u>Eastlake, OH 44095</u> Phone Number: <u>440-749-7724</u> For Best Service Provide Email Address: <u>ilianak@agilesign.com</u>
Project Information [OBC 107.2-1]: (Project Use and Occupancy [OBC 107.2-3])	Registered Design Professional [OBC 106.2.1]
Project Type (check all that apply): <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Fence, pool, paving, landscaping, shed, tent, other <input checked="" type="checkbox"/> Sign Project Scope (check all that apply): <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> General Building <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Fire Protection (see below) <input type="checkbox"/> Site Work over 8,000 sq. ft. Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.): <u>Restaurant</u> Occupancy class [OBC Chapter 3]: <u>Mixed Use</u> If Mixed Use [OBC 508.1] check one: <input checked="" type="checkbox"/> Separated <input type="checkbox"/> Non-separated <input type="checkbox"/> Accessory only	<input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire Protection System Designer <input checked="" type="checkbox"/> NA Name: _____ Firm or Business: _____ Certificate or Registration Number: _____ Mailing Address: _____ City/State/Zip Code: _____ Contact Name: _____ Contact Phone: _____ For Best Service Provide Email Address: _____
Construction Type [OBC Chapter 6]: <u>Signage</u> Total Project Work Area: <u>41.6</u> Sq. Ft. Total cost of construction (valuation): \$ <u>\$7000.00</u>	Certification [OBC 107.2.5]
Describe the project: <u>Remove existing "Summer House" and install "Summer Place"</u> <u>illuminated channel letters on shoebox near front entrance. Remove</u> <u>existing "Summer House" cabinets. Manufacture new 42" x 78"</u> <u>double sided LED cabinet sign to be installed on existing base.</u> <u>Remove (2) existing sf cabinet way-findings and install (2) new 24" x</u> <u>52.5" cabinets reading Summer Place Restaurant.</u>	I certify that I am the building <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Authorized Agent All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official. Signature: <u>Iliana Kazandziev</u> Printed Name: <u>Iliana Kazandziev</u> Date of Application: <u>4/4/2023</u>
Fire Protection Systems [OBC 106.1.1.1] (Indicate all that apply as "E" for Existing, "N" for New, or NA if none)	For Building Department Use
Building Sprinkler System _____ Limited Area Sprinkler System _____ In-Rack Sprinkler System _____ Demand at Riser Base _____ psi Kitchen Hood Suppression _____ Fire Alarm System _____ Fire Detection System _____ Smoke Detection System _____	Case Number: _____ Date Received: _____ Received By: _____ Other Approvals Required (prior to permit issuance): Fire Marshall: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA Engineering <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA ABR/Planning/Zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA Plan Review Fees Outside Plans Examiner: \$ _____ Stormwater Review: \$ _____
Required Construction Documents [OBC Section 106] 3 sets required for Building Department plus 1 set for Fire Department Review (if applicable) 1 (Civil) set for Engineering Review (if applicable) Date on Plans: _____	

PLANS EXAMINATION ROUTING SLIP

DO NOT FORWARD TO NEXT REVIEWER – RETURN TO THE BUILDING DEPARTMENT

PLEASE RETURN WITH COMMENTS **WITHIN FIVE WORKING DAYS**

ATTACHMENTS: _____

DATE OF PLANS: _____

DEPARTMENT	COMMENTS	REVIEWED DATE
TO: PLAN EXAMINER ROUTED: _____ RETURNED: _____		
TO: LDFP ROUTED: _____ RETURNED: _____		
TO: WATER DEPT. ROUTED: _____ RETURNED: _____		
TO: CITY ENGINEER ROUTED: _____ RETURNED: _____		
TO: LPD ROUTED: _____ RETURNED: _____		
TO: _____ ROUTED: _____ RETURNED: _____		



CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6295

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
216/529-6284

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
216/529-6291

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930
Website: www.lakewoodoh.gov

CERTIFICATE OF PLAN APPROVAL

APPLICATION NUMBER: S23-000020

Project Address 12900 Lake AVE
Parcel Number
Project Description Replace "Summer Place" wall signs and monument signs per plans
Use Group
Construction Type
Approval Date April 10, 2023
Drawings Dated

OWNER

Carlyle Association
12900 Lake Ave
Lakewood, OH 44107

Conditions of Approval

- The building permit cannot be issued until Architectural Board of Review (Sign Review Board) approval is granted. For questions regarding ABR application please e mail David Baas David.baas@lakewoodoh.net***

This is to certify that the submitted construction documents are approved in conformance with Section 105 OBC, subject to the conditions specified above.

Christopher Parmelee
Building Commissioner

City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107-2832
216.529.6295 (Phone)
216.529.5930 (Fax)
Email: Christopher.Parmelee@lakewoodoh.net

This certificate and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.

If work specified in this plan approval is not commenced within twelve (12) months of the approval date it shall expire. One extension shall be granted for an additional twelve-month period if requested by the owner in writing at least ten days in advance of the expiration of the approval.

If substantive changes to the building are contemplated during construction, those changes must be submitted to the Building Official for review and approval prior to those changes being executed.

THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE OHIO BUILDING CODE AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE CITY OF LAKEWOOD CODIFIED ORDINANCES.