

**AGENDA
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
VIRTUAL
MAY 5, 2022
4:00 P.M.**

Join Zoom Meeting
<https://us06web.zoom.us/j/89306524549?pwd=VXFHYXpOOEEwMStEMThBTGtKSHZ4dz09>

Meeting ID: 893 0652 4549
Passcode: 569777
One tap mobile
+19292056099,,89306524549# US (New York)
+13017158592,,89306524549# US (Washington DC)

Dial by your location
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 893 0652 4549
Find your local number: <https://us06web.zoom.us/u/kdmY8GYIhM>

**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 12, 2022
5:30 P.M.**

1. **ROLL CALL**
2. **APPROVE THE MINUTES OF THE APRIL 14, 2022 MEETING**
3. **OPENING REMARKS**

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 03-08-22* 1474 Riverside Dr.**

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

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

Applicant proposes design review of addition and renovation of an existing home. *This item has been WITHDRAWN by the applicant. (Page 4)

5. Docket No. 03-09-22

1464 Riverside Dr.

- Approve
- Deny
- Defer

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

Applicant proposes Design review of addition and renovation of an existing historic home. (Page 5)

6. Docket No. 04-15-22*

**14615 Detroit Ave.
CHASE Bank**

- Approve
- Deny
- Defer

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

Applicant proposes demolition of an existing commercial building and the construction of a new one. *This item has been DEFERRED by the applicant. (Page 25)

SIGN REVIEW

7. Docket No. 04-19-22

**15319 Detroit Ave.
Muddy Waters Ethnobotanical Teas**

- Approve
- Deny
- Defer

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

Applicant proposes a flush-mounted LED-lit letter/cloud side view sign. (Page 26)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 05-21-22

14015 Lake Ave.

- Approve
- Deny
- Defer

Michael Dever
 14015 Lake Ave.
 Lakewood, OH 44107

Applicant proposes a front porch addition to an existing home. (Page 28)

9. Docket No. 05-22-22

14011 Lake Ave.

- Approve
- Deny
- Defer

Alexander Leopold
 14011 Lake Ave.
 Lakewood, OH 44107

Applicant proposes renovation of an existing home. (Page 40)

10. Docket No. 05-23-22

**18120 Sloane Ave.
Immigrant Son Brewery**

- Approve

Andrew Revy

- Deny
- Defer

Immigrant Son Brewery
18120 Sloane Ave
Lakewood, OH 44107

Applicant proposes the addition of a patio for outdoor dining. (Page 62)

11. Docket No. 05-24-22

**2051 Quail St.
North Coast Baptist Church**

- Approve
- Deny
- Defer

Rich Bozic
Blatchford Architects LLC
12429 Cedar Rd., Studio 10
Cleveland Hts., OH 44106

Applicant proposes the renovation/addition of an existing structure. (Page 69)

12. Docket No. 05-25-22

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

- Approve
- Deny
- Defer

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

Applicant proposes façade renovation of an existing commercial building. (Page 78)

SIGN REVIEW

13. Docket No. 05-26-22

**17810 Detroit Ave.
Spellbound**

- Approve
- Deny
- Defer

Julie Hager de Benavente
Spellbound
17810 Detroit Ave.
Lakewood, OH 44107

Applicant proposes replacement awning and vinyl signage in the window and door. (Page 85)

14. Docket No. 05-27-22

**1384 Hird Ave.
The Fieldhouse @ Studio West 117**

- Approve
- Deny
- Defer

Kenneth Esry
Larsen Architects
12506 Edgewater Dr.
Lakewood, OH 44107

Applicant proposes a blade sign and wall mural. (Page 88)

ADJOURN



**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.: 03-08-22

Permit No.: BBS22-000005

Applicant Name: Gary Fischer, Fischer Associates Architects Inc.

Project Address: 1474 Riverside Dr.

Project Name: n/a

Project: Applicant proposes design review of addition and renovation of an existing home.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.



**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.: 03-09-22

Permit No.: BBS22-000006

Applicant Name: Gary Fischer, Fischer Associates Architects Inc.

Project Address: 1464 Riverside Dr.

Project Name: n/a

Project: Applicant proposes design review of addition and renovation of an existing historic home.

1464 RIVERSIDE DRIVE

(Alterations & Additions)

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 CONTRACTORS 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 DOCUMENTS 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 CONTRACTORS 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 CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT, WHERE APPLICABLE. PATCH, AS REQUIRED AND INDICATED, TO MATCH EXISTING AND/OR NEW ADJACENT WALLS, FLOORS AND CEILINGS 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 THE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTORS 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 8D 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.
- 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. 2@ 2"x8" HEADER WITH 2@ 2"x4" JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE MIN. 2@ 2"x6" HEADER WITH 2@ 2"x4" BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
- ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND SHOWN ON DRAWINGS SHALL BE 3@2' x 4" FOR INTERIOR & EXT'R. WALLS, STRUCT. SET ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO NEXT STUDS @2'-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. 7.75" 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-19. ALL NEW EXTERIOR ROOF INSULATION SHALL BE MIN R-38. TYP. IN A MANOR COMPLETE BUILDING ENVELOPE U.O.N..

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/VANITYS 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 & CEILINGS 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.
- CONTRACTOR 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"

FLOOR PLANS WALL TYPES KEY	
	EXISTING WALLS TO REMAIN. MATERIALS, DIMENSIONS, PROFILE AND FINISHES MAY VARY, V.I.F.. REF. FLOOR PLAN/A-100.
	EXISTING WALLS TO BE DEMOLISHED AND REMOVED INCLUDING AFFECTED DOORS & WINDOWS. MATERIALS, DIMENSIONS, PROFILE AND FINISHES MAY VARY, V.I.F.. SHOWN DASHED. REF. DEMO. PLAN/G-100.
	NEW FRAMED WALLS: EXTERIOR- 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" O.S.B. SHEATHING, VAPOR RETARDER, R-19 FOAM INSULATION AND SIDING/FINISH TO MATCH EXISTING WHERE APPLICABLE OR AS INDICATED. ALL NEW EXTERIOR WALLS SHALL HAVE 1/2" G.W.B. AT ALL EXPOSED INTERIOR SIDES. PREP. AND PAINT, TYPICAL U.O.N.. INTERIOR- 2x4 WOOD STUDS @ 16" O.C. W/ FINISHES TO MATCH EXISTING WHERE APPLICABLE OR 1/2" G.W.B. AT ALL INTERIOR EXPOSED SIDE, PREP. AND PAINT, U.O.N..

GENERAL WALL NOTES:

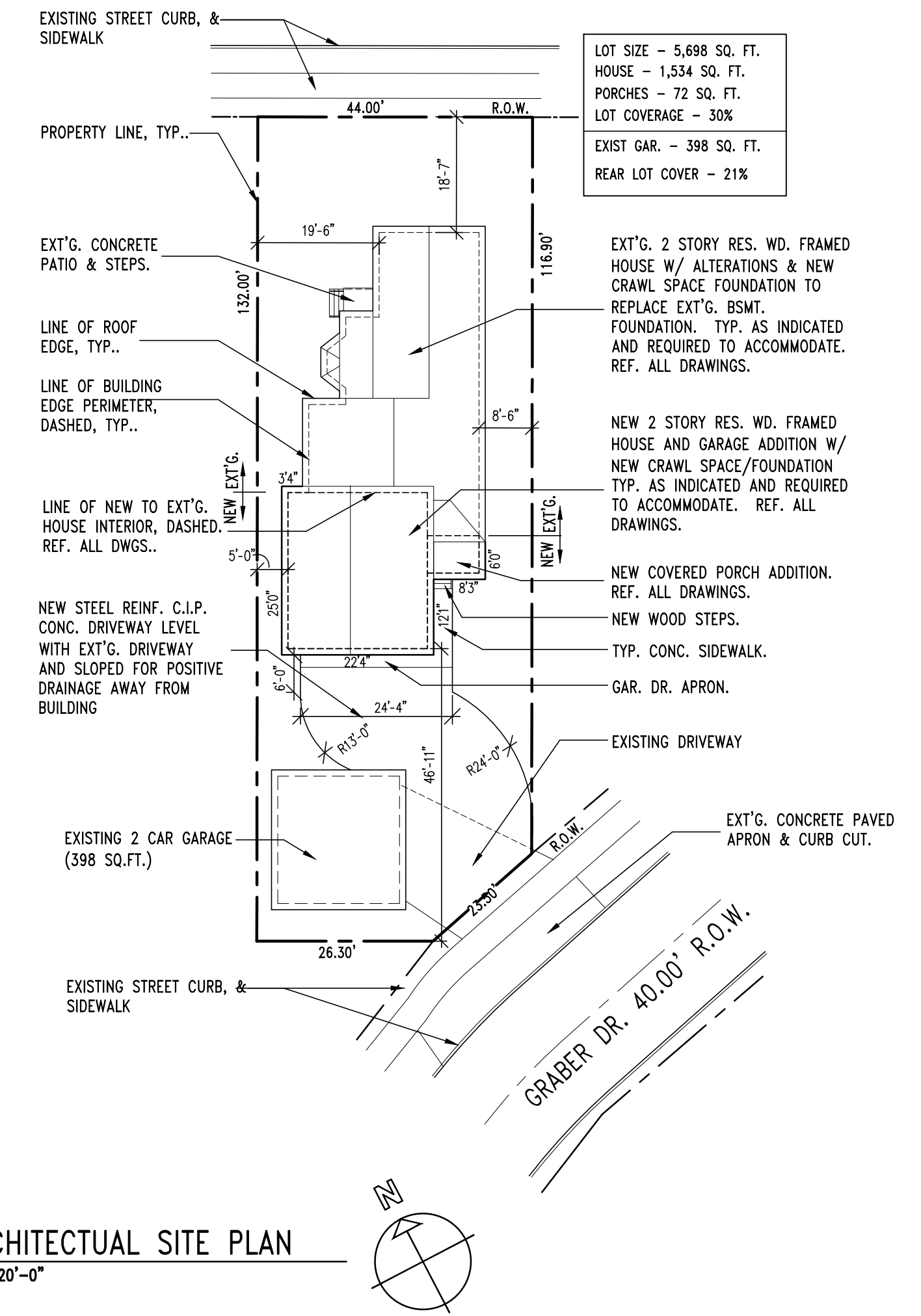
- PROVIDE BEADED CORNERS FOR INCREASED DURABILITY AT ALL G.W.B. EXTERIOR CORNERS AND G.W.B. DOOR CASINGS WHERE APPLICABLE.
- PLUMBING WET WALLS G.W.B. SHALL BE MOISTURE RESISTANT.
- ANY EXISTING EXTERIOR WALLS TO HAVE EXTERIOR FINISH REMOVED TO STUDS PROVIDE 1/2" G.W.B. FOR UNIFORM APPEARANCE.
- PATCH/REPAIR ALL EXISTING SURFACES, INCLUDING BUT NOT LIMITED TO EXISTING G.W.B. PARTITIONS, FURRING & TRIM AS REQ'D. TO PROVIDE A SMOOTH, EVEN & UNIFORM APPEARANCE.
- INTERIOR WALLS FROM GARAGE TO HOUSE SHALL HAVE 1/2" 1 HR. FIRE RATED G.W.B. AT GARAGE SIDE FROM FNDN. UP. TO 1 HR. RATED CEILING, TYP..

INDEX TO DRAWINGS

G-100	COVER SHT.-GENERAL NOTES-ARCH. SITE PLAN-AERIAL SITE MAP
A-100	DEMOLITION FOUNDATION PLAN-SECTION-DETAILS-NEW FOUNDATION PLAN
A-101	DEMOLITION FLOOR PLANS-ADDITIONS & RENOVATIONS FIRST & SECOND FLOOR PLANS
A-102	SECTIONS-DETAILS
A-103	ELEVATIONS
MPE-100	ENGINEERING FLOOR PLANS-SCHEDULE-NOTES
MPE-101	ENGINEERING SPECS. - NOTES - DETAILS

GENERAL COORDINATION NOTES:

- CONTRACTORS SHALL SCHEDULE ALL WORK TO BE EXECUTED IN SUCH A MANNER AS TO MAINTAIN ALL OUTSIDE TENANT OPERATIONS AS WELL AS ACCESS AND EGRESS FOR ALL TENANTS/CUSTOMERS WITH RESPECT TO ALL APPLICABLE CODE REGULATIONS, A.D.A. REQUIREMENTS, THE SAFETY OF ALL PERSONS IN AND AROUND THE BUILDING AND BUILDING SECURITY. ALL WORK MUST BE COORDINATED WITH OWNER/TENANT REPRESENTATIVES AND CONFORM TO FEDERAL REGULATIONS.
- CONTRACTORS WILL BE RESPONSIBLE TO SUBMIT A DETAILED PROJECT SCHEDULE TO OWNER/TENANT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ALL WORK.
- CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN THE BUILDING IN A SECURE AND WATERTIGHT CONDITION DURING CONSTRUCTION.
- CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTING SERVICES AND UTILITIES.



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:

PRELIM 05/12/21

PROGRESS 12/07/21

FINAL REVIEW 12/20/21

FINAL REVIEW/CLIENT REV.-PERMIT 04/01/22

Client Name/Project Name/Address

1464 Riverside Drive

(Alterations & ADDITIONS)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

COVER SHEET-GENERAL NOTES-

ARCH. SITE PLAN-AERIAL SITE MAP

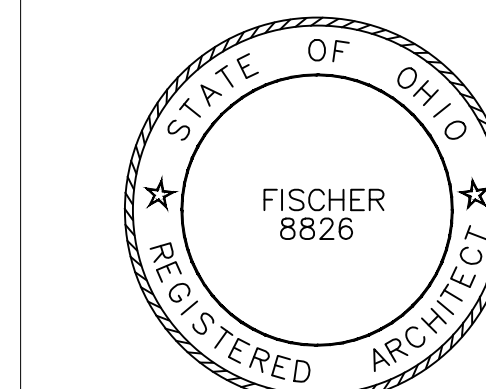
Fischer Project Number

21.046A

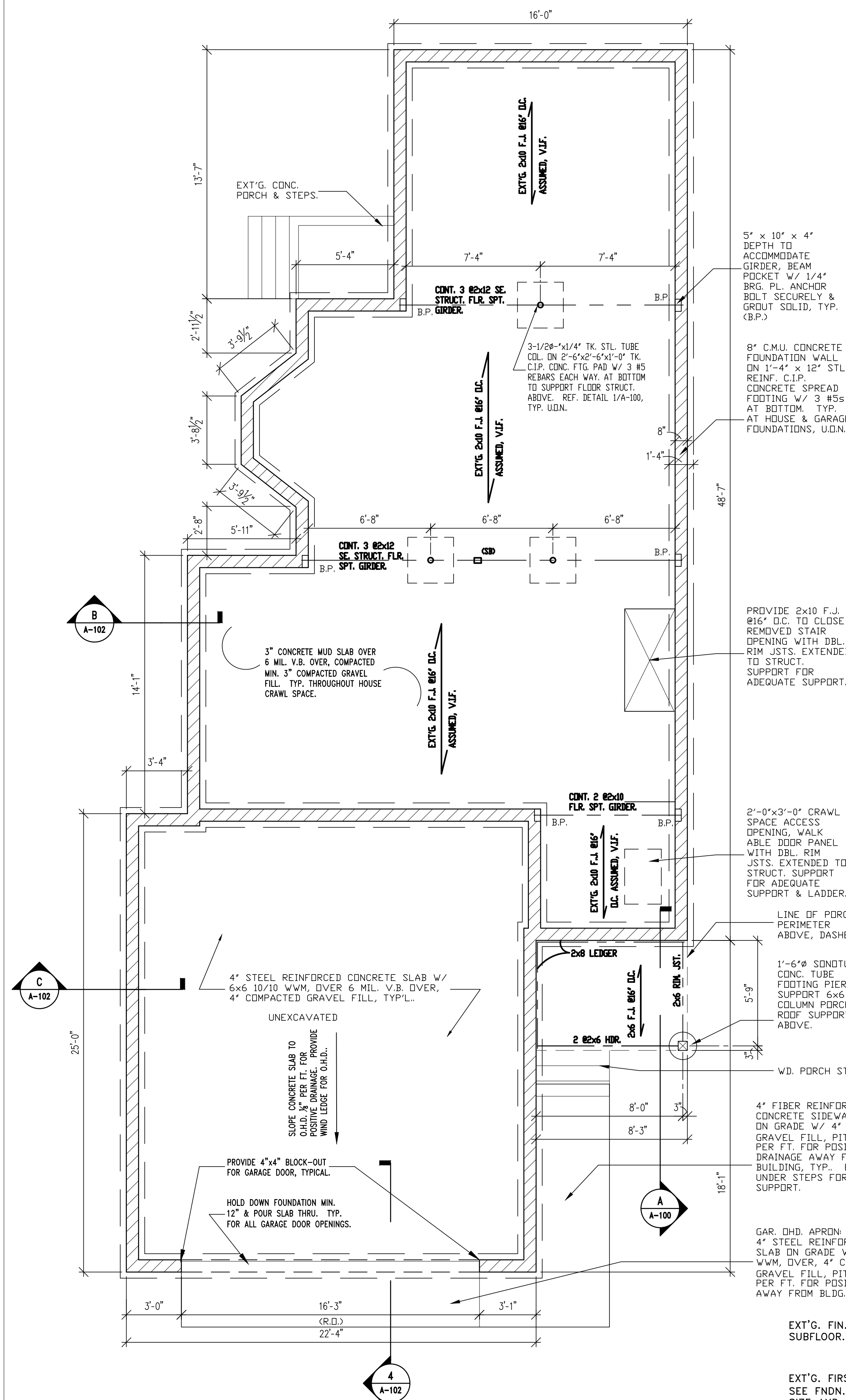
SHEET #

G-100

Seal

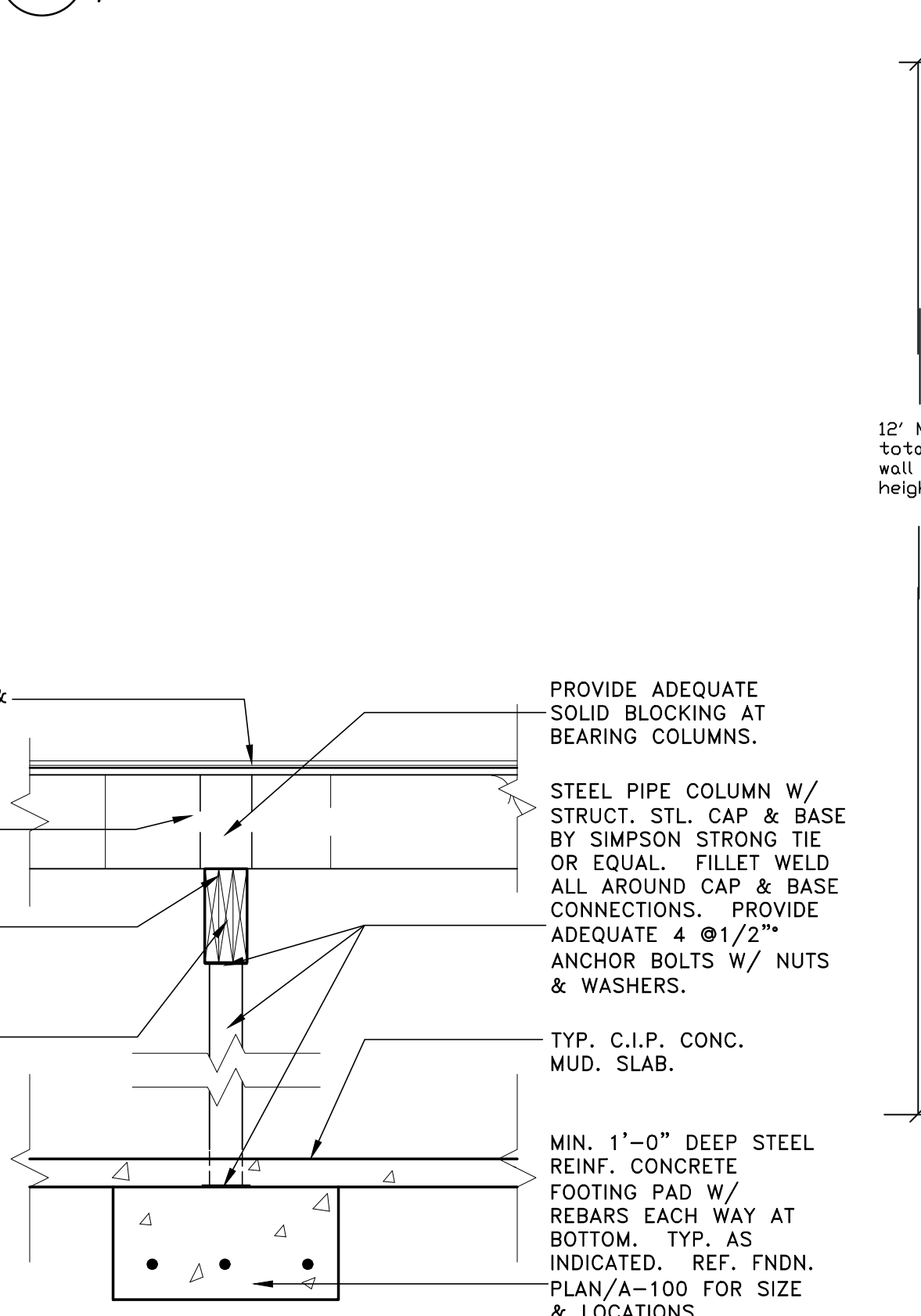


GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2022

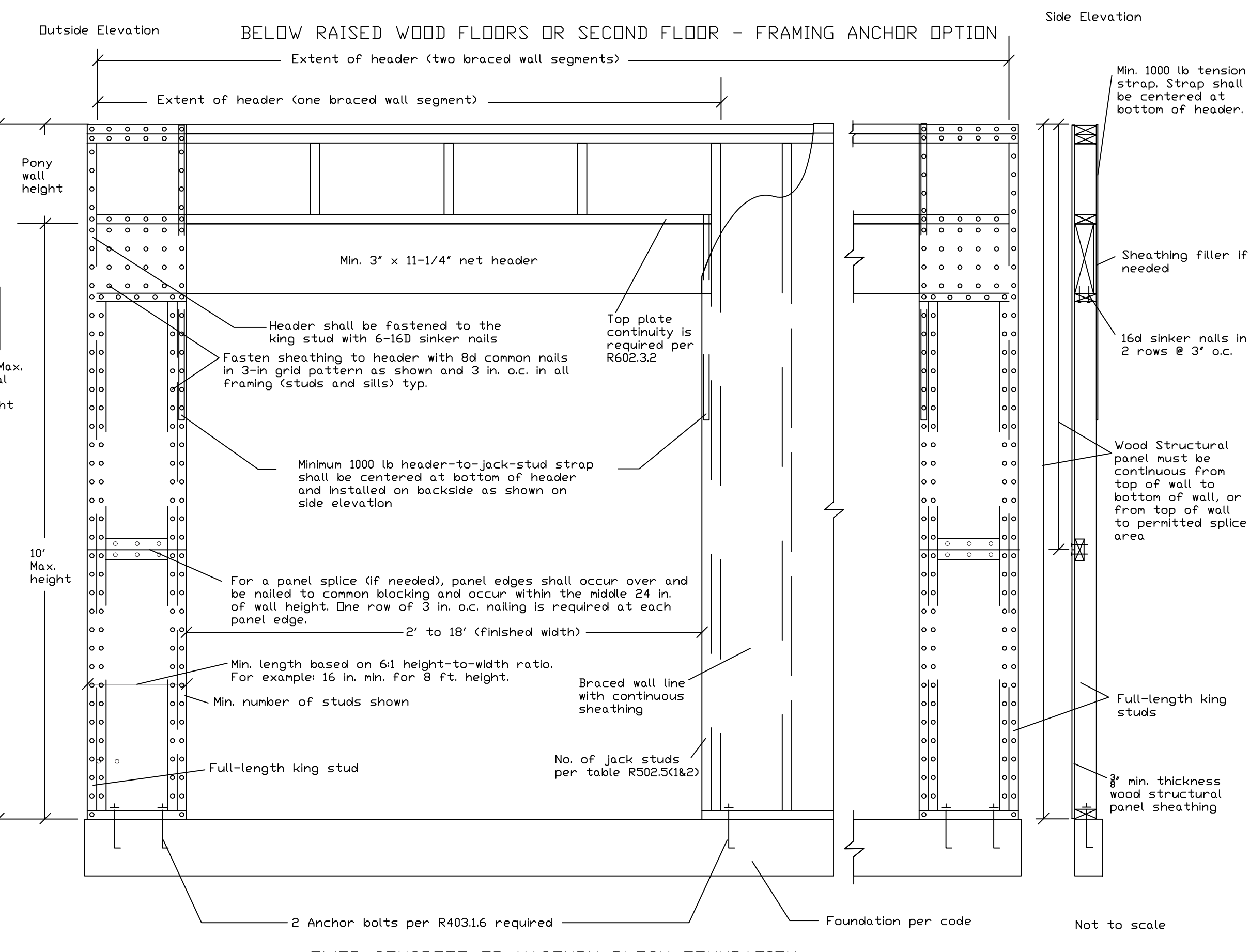


ADDITION & REVISIONS FOUNDATION PLAN
1/4" = 1'-0"

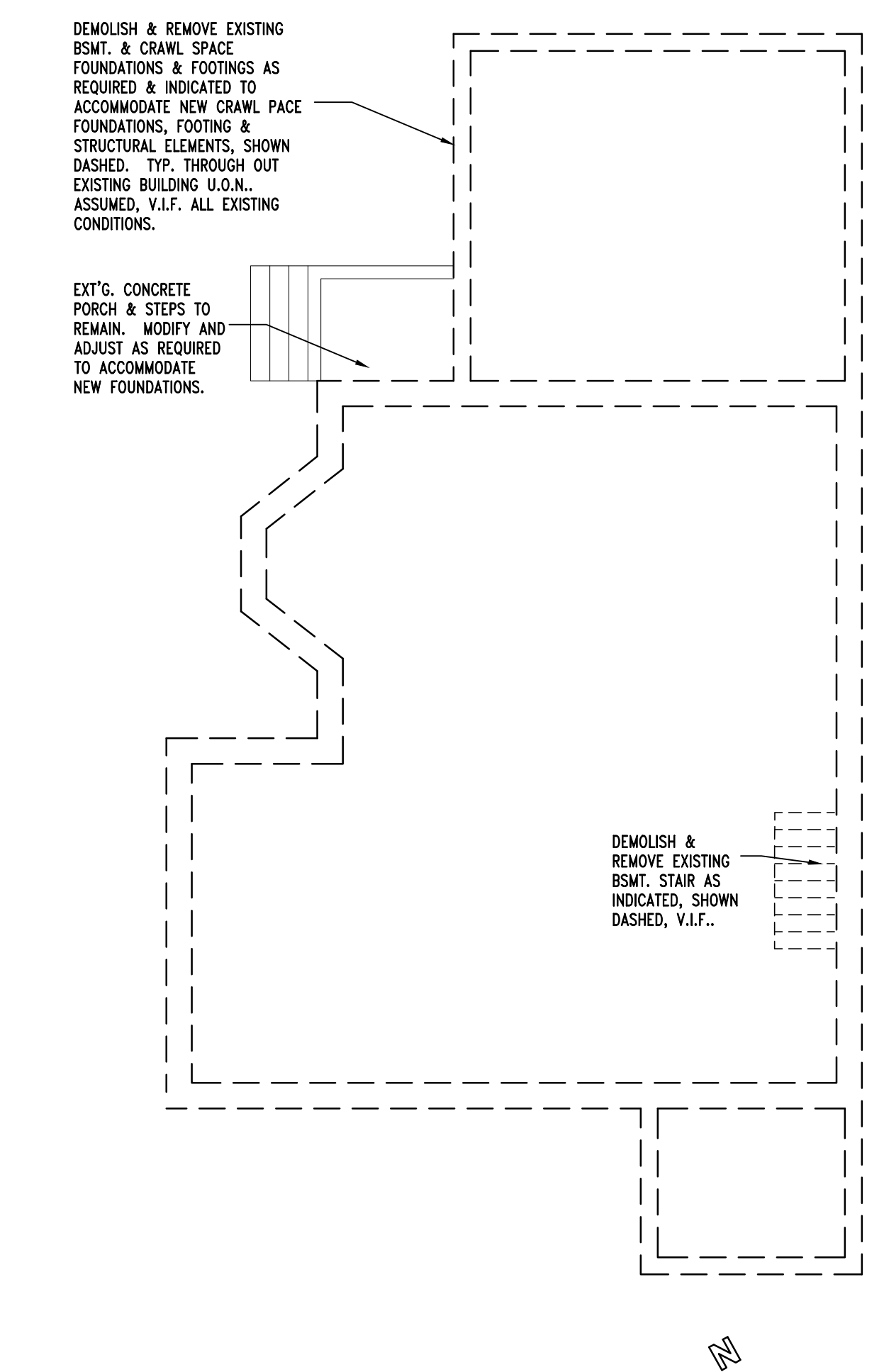
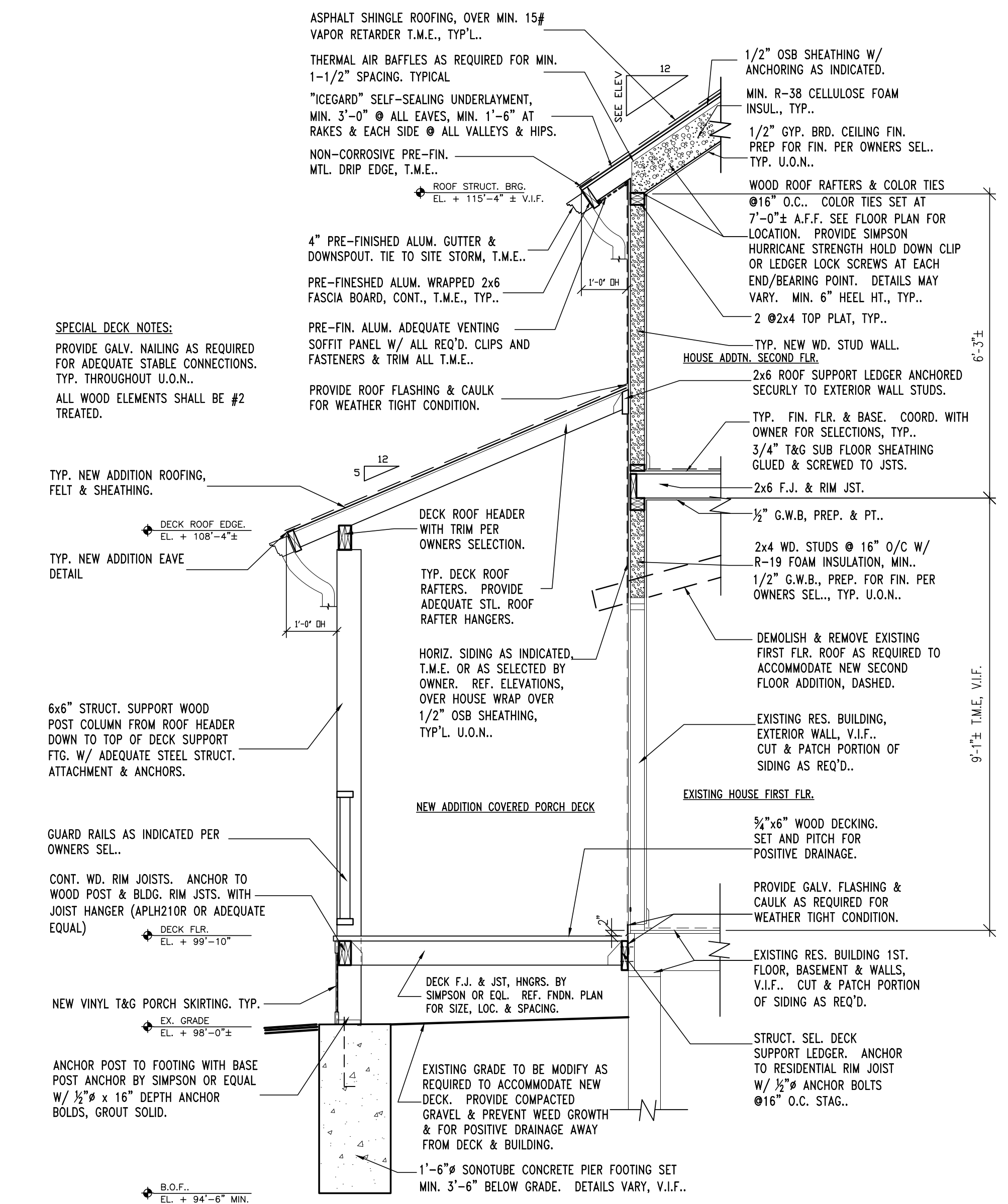
NEW PORCH & SECOND FLOOR ADDITION SECTION
1/2" = 1'-0"



1 CRAWL SPACE COLUMN/GIRDER SECTION DETAIL
3/4" = 1'-0"



2 GARAGE DOOR SHEAR WALL DETAILS
3/4" = 1'-0"



DEMOLITION FOUNDATION PLAN
3/16" = 1'-0"

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

Fischer & Associates	© 2021
ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	12/07/21
FINAL REVIEW	12/20/21
FINAL REVIEW/CLIENT REV.-PERMIT	04/01/22

Client Name/Project Name/Address

1464 Riverside Drive
(Alterations & Additions)
1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
DEMOLITION FOUNDATION PLAN-SECTION-DETAILS-NEW FOUNDATION PLAN

Fischer Project Number
21.046A

SHEET #
A-100

Seal

GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2022



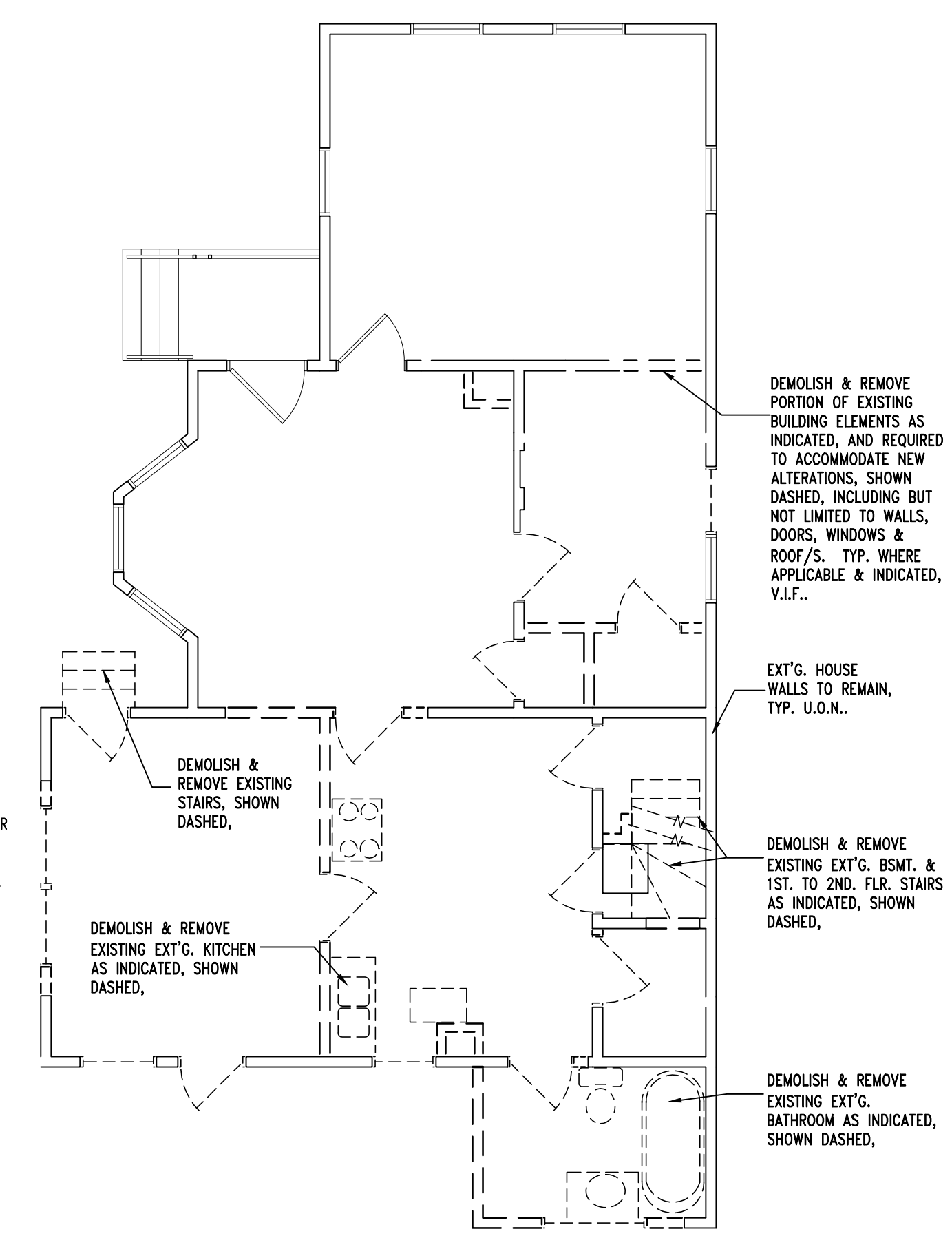
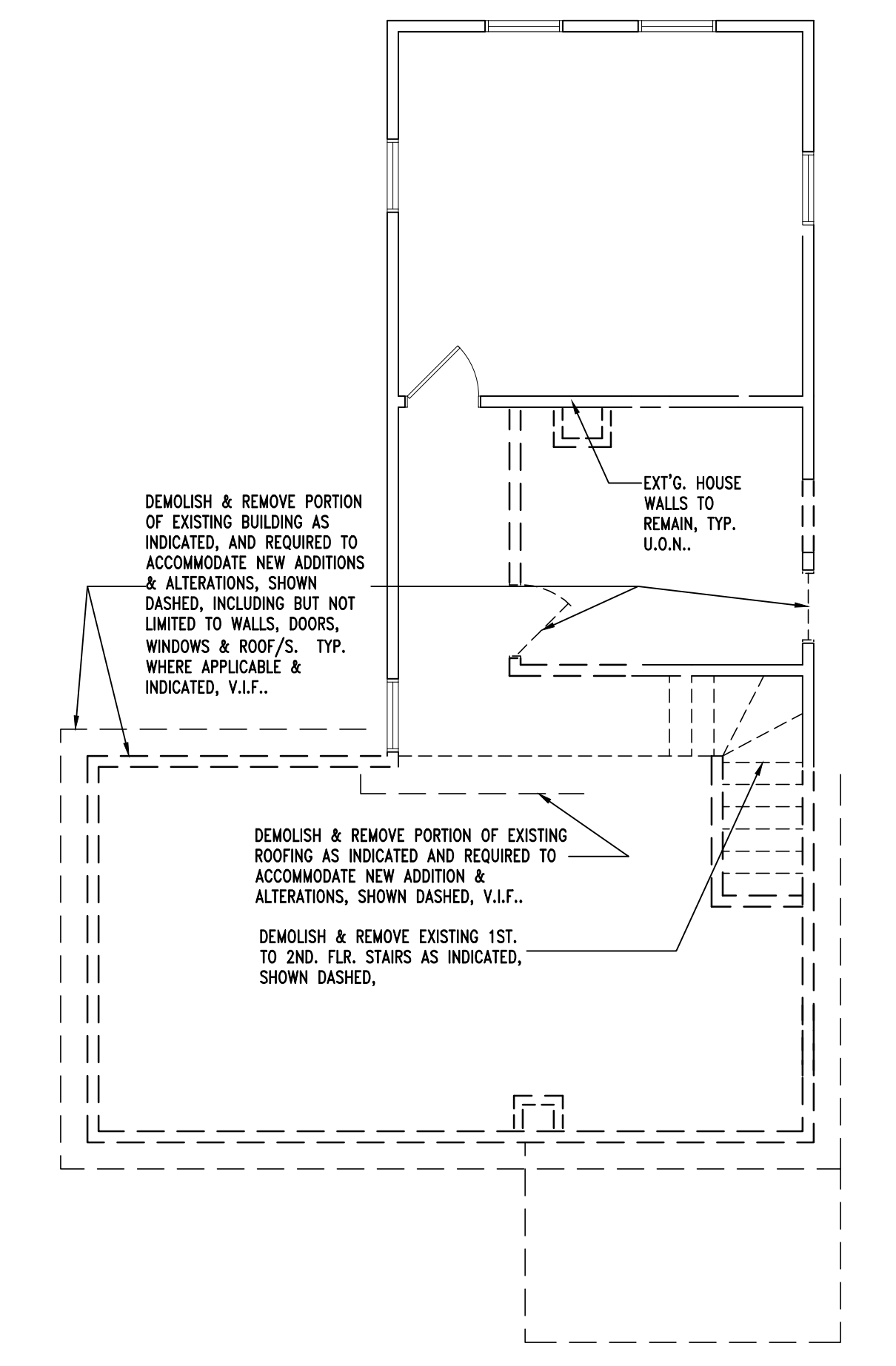
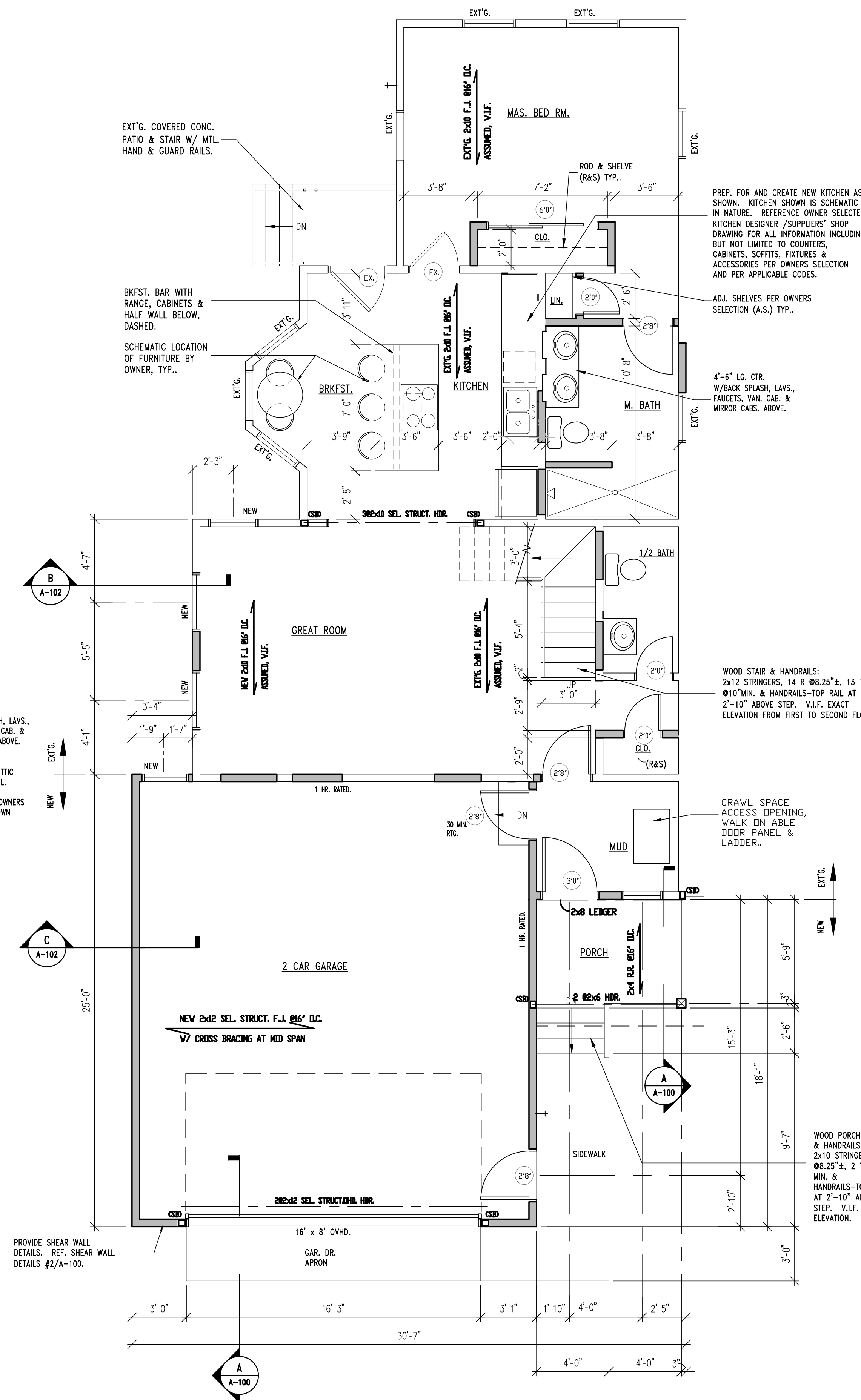
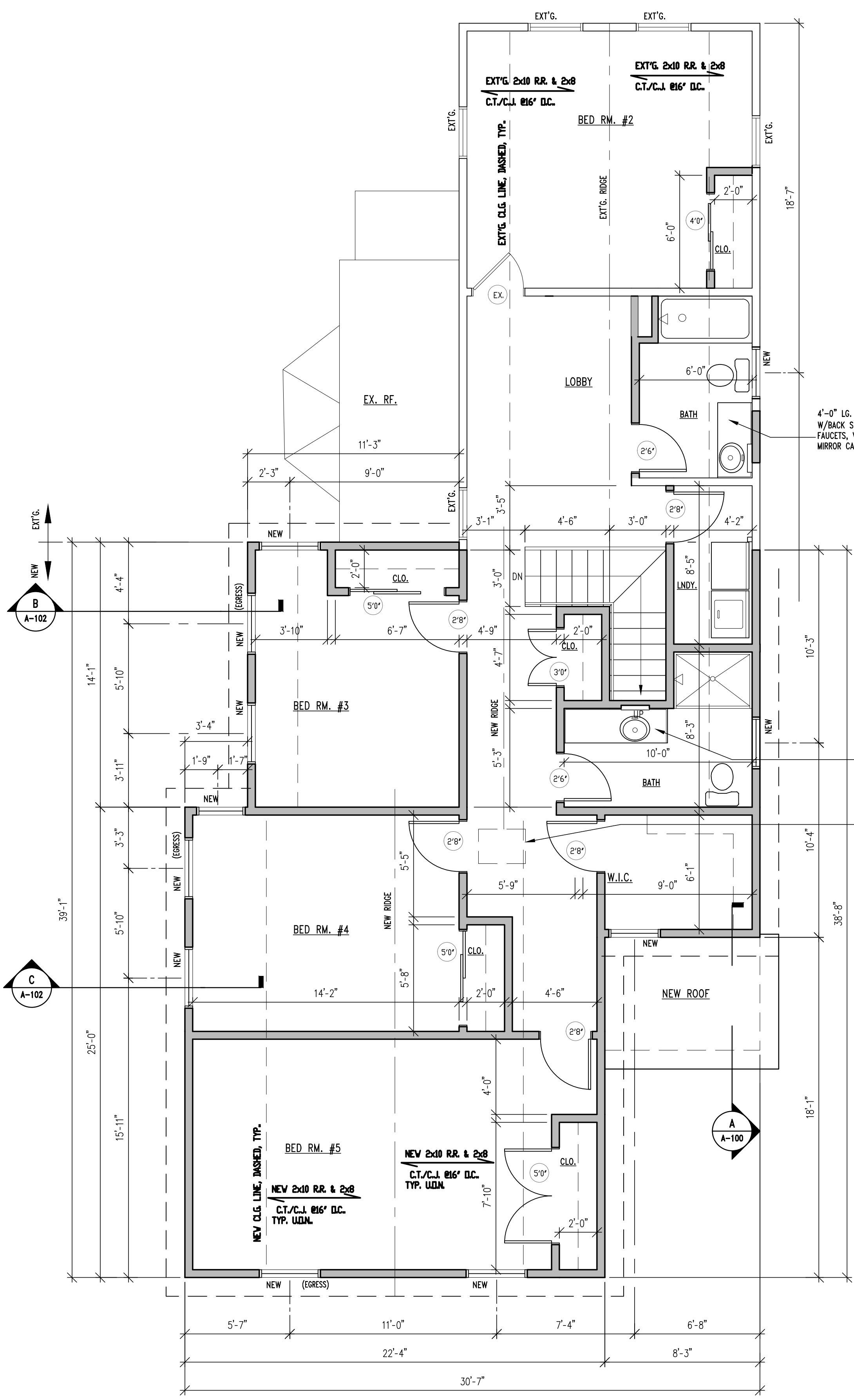
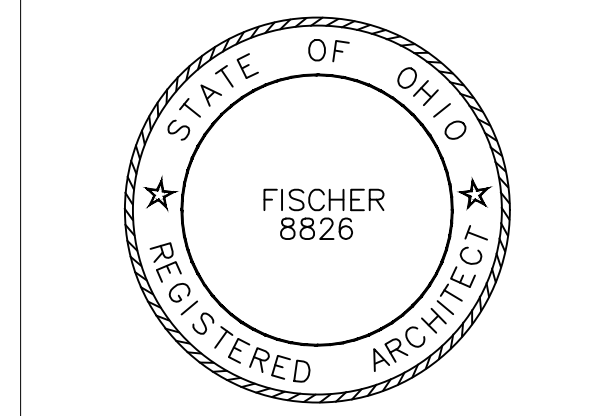
PRELIM	05/12/21
PROGRESS	12/07/21
FINAL REVIEW	12/20/21
FINAL REVIEW/CLIENT REV.-PERMIT	04/01/22

1464 Riverside Drive
(Alterations & Additions)
1464 Riverside Drive
Lakewood, Ohio 44107

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

21.046A

A-101





1464 Riverside Drive

(Alterations & ADDITIONS)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

SECTIONS & DETAILS

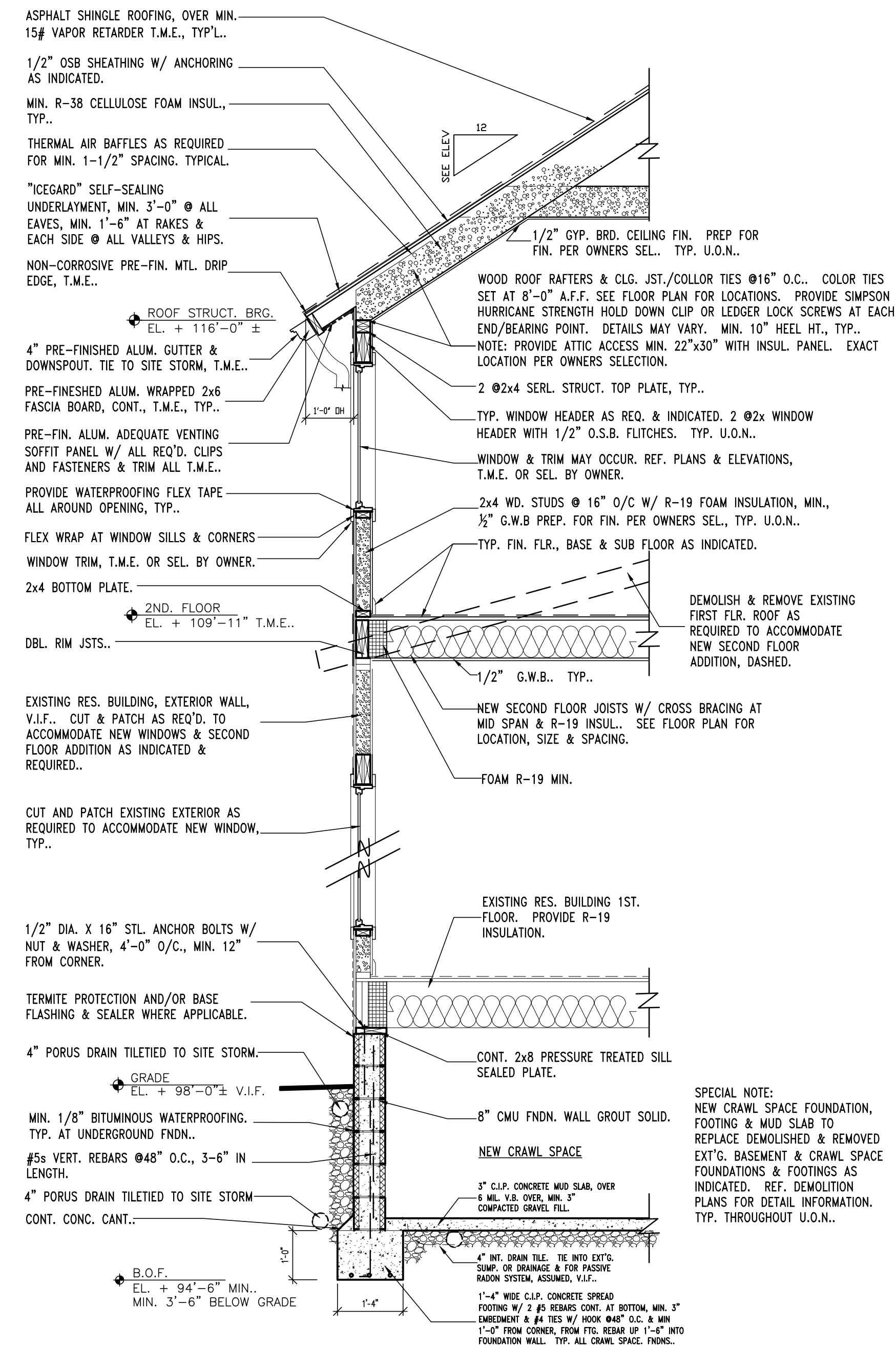
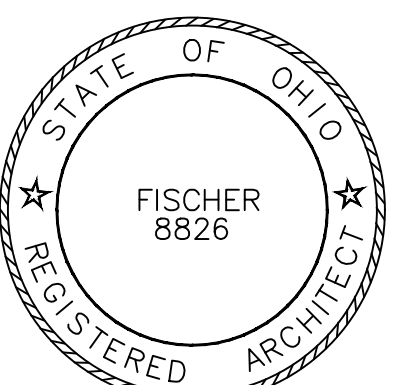
Fischer Project Number

21.046A

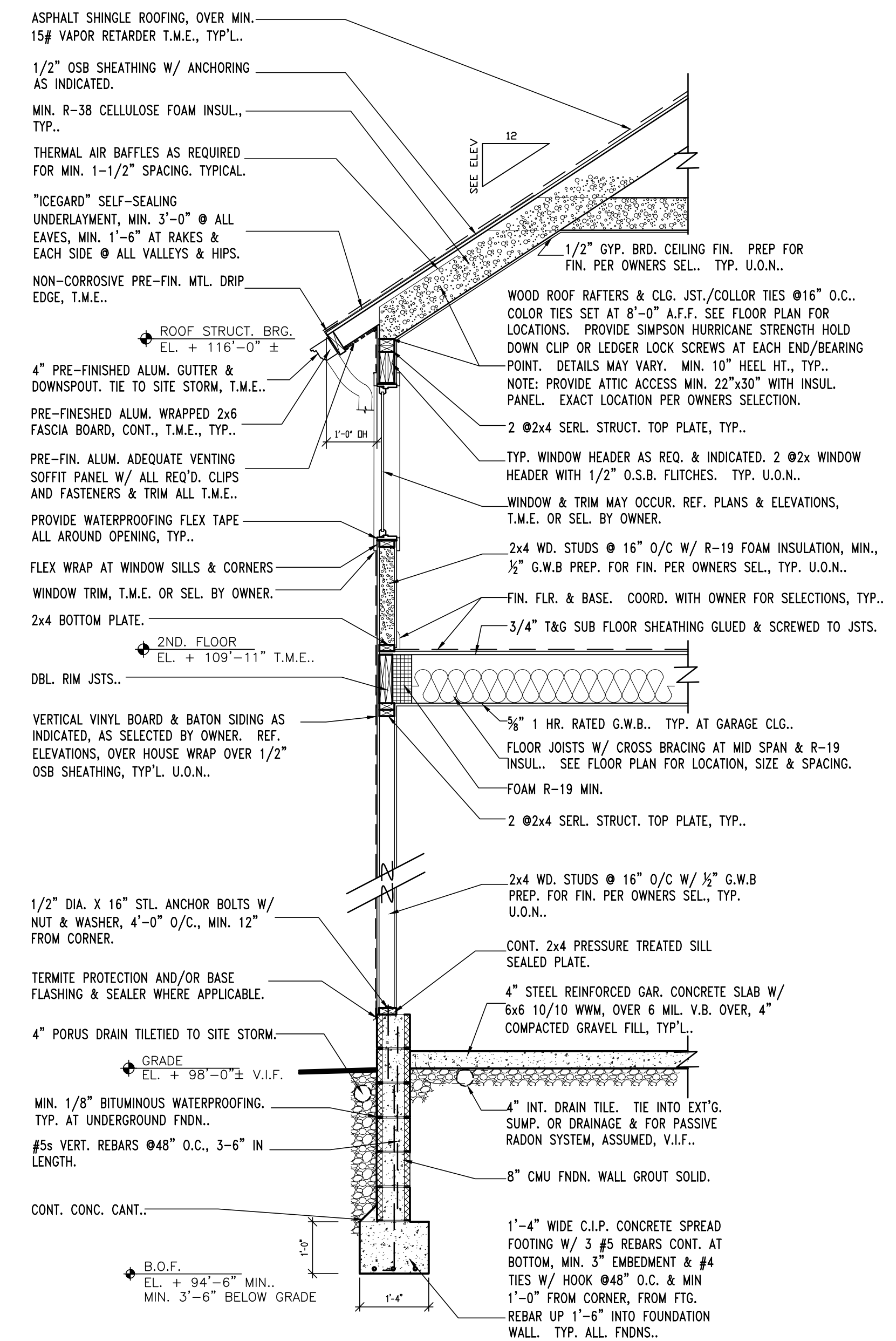
SHEET #

A-102

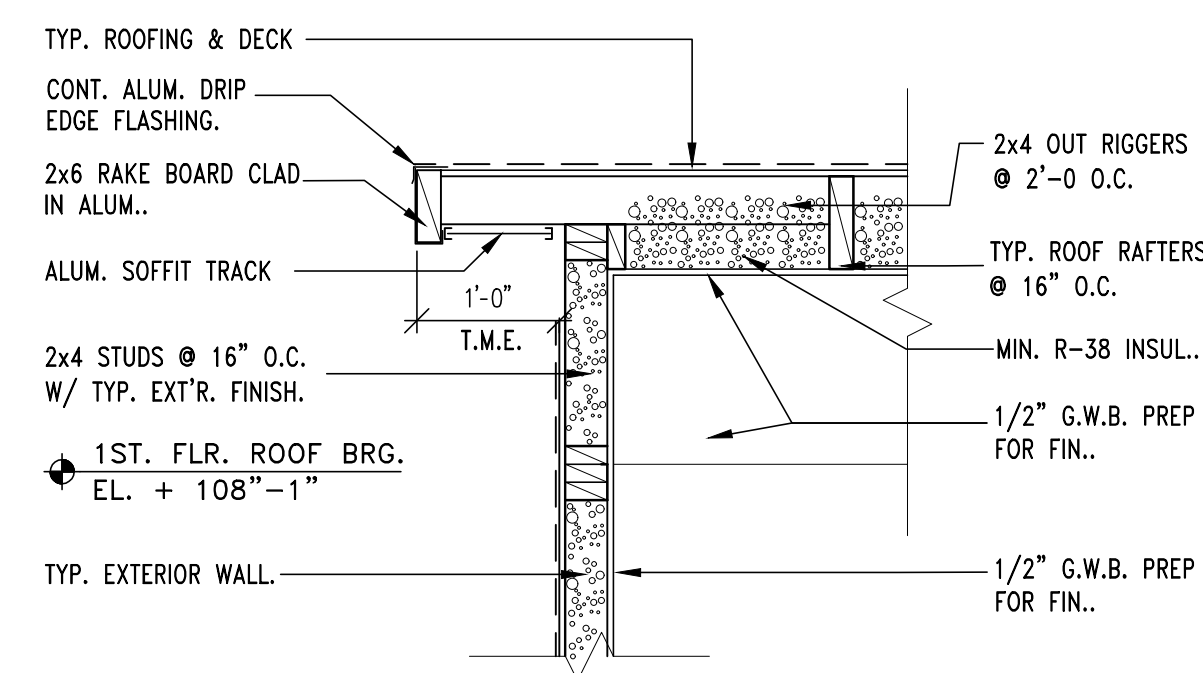
Seal



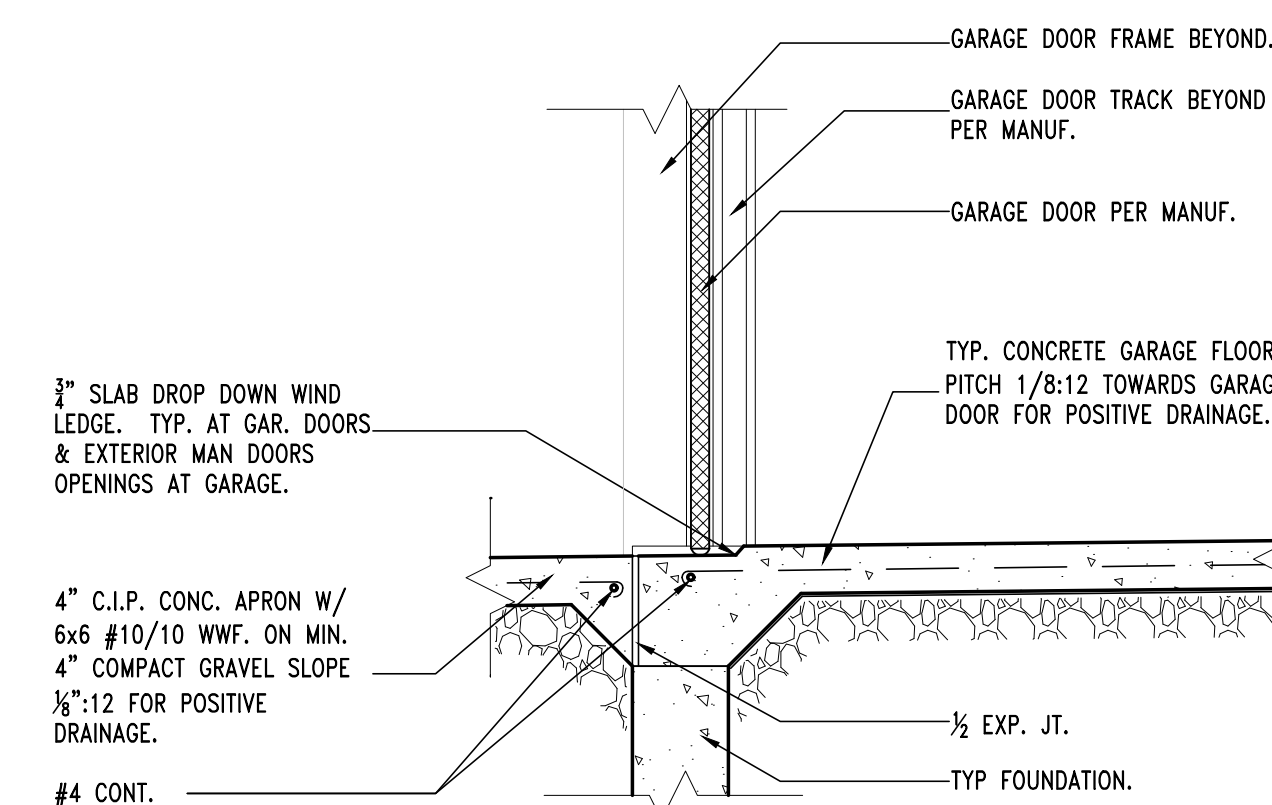
B NEW CRAWL SPACE, EXISTING FIRST FLOOR, & NEW SECOND FLOOR
1/2" = 1'-0"



C NEW GARAGE ADDITION & NEW SECOND FLOOR ADDITION
1/2" = 1'-0"



3 NEW ROOF RAKE SECTION
3/4" = 1'-0"



4 NEW GARAGE DOOR FLOOR SECOND
1/2" = 1'-0"



Fischer & Associates	2021	©
ISSUE:		DATE:
PRELIM		05/12/21
PROGRESS		12/07/21
FINAL REVIEW		12/20/21
FINAL REVIEW/CLIENT REV.-PERMIT		04/01/22

Client Name/Project Name/Address

1464 Riverside Drive
 (Alterations & Additions)
 1464 Riverside Drive
 Lakewood, Ohio 44107

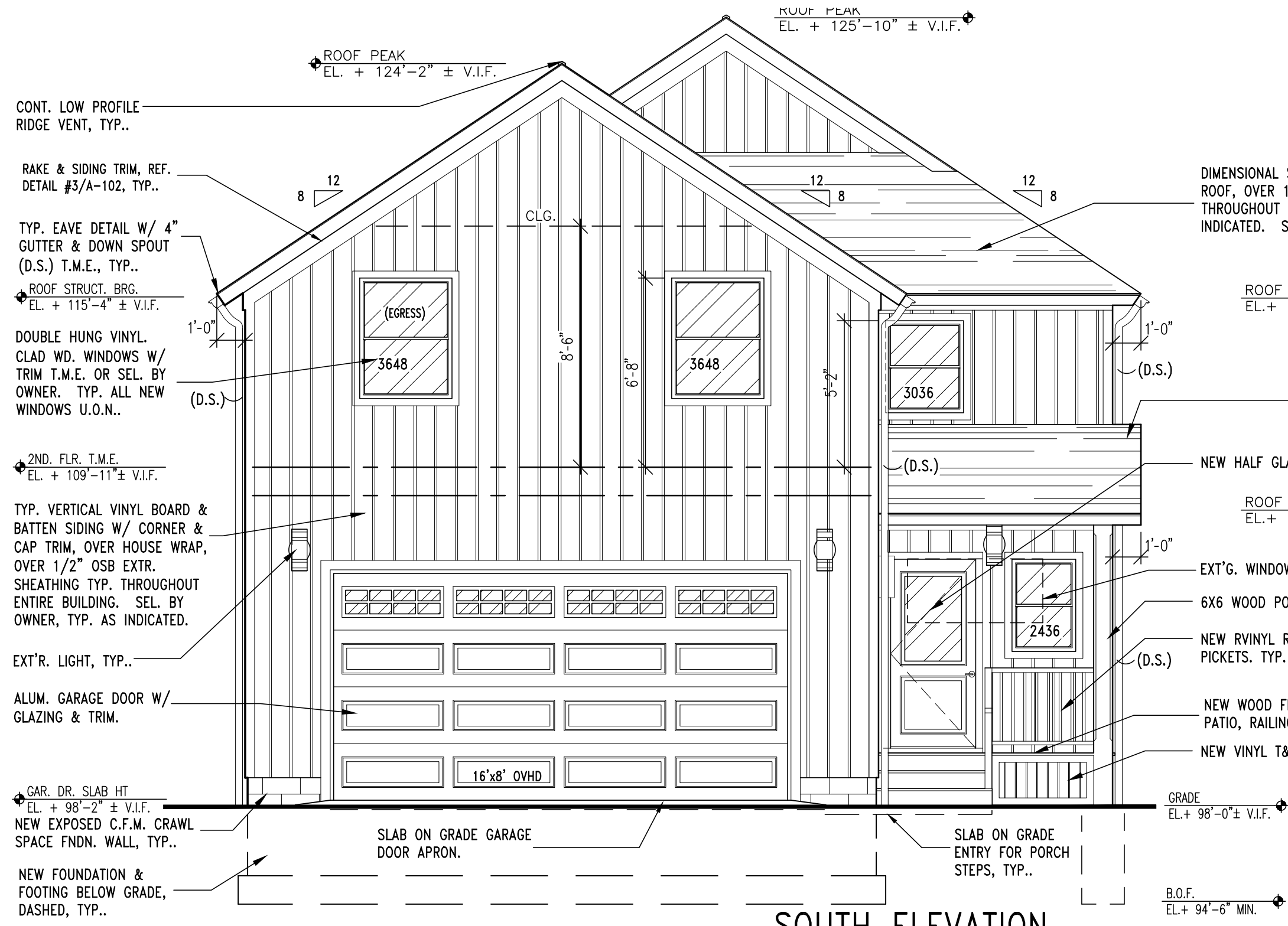
Drawing Name
ELEVATIONS

Fischer Project Number
21.046A
SHEET #

A-103

Seal

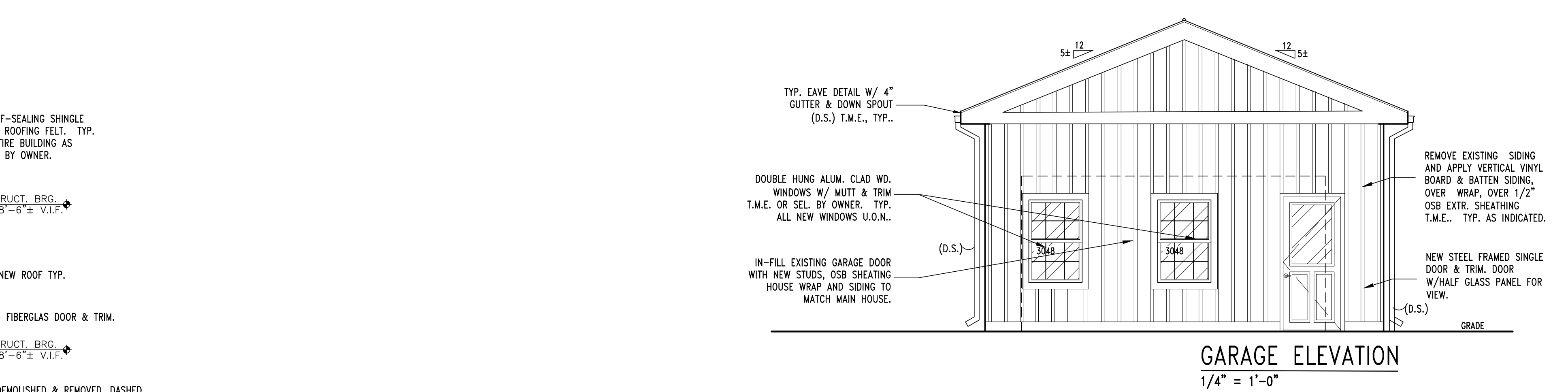
GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2022



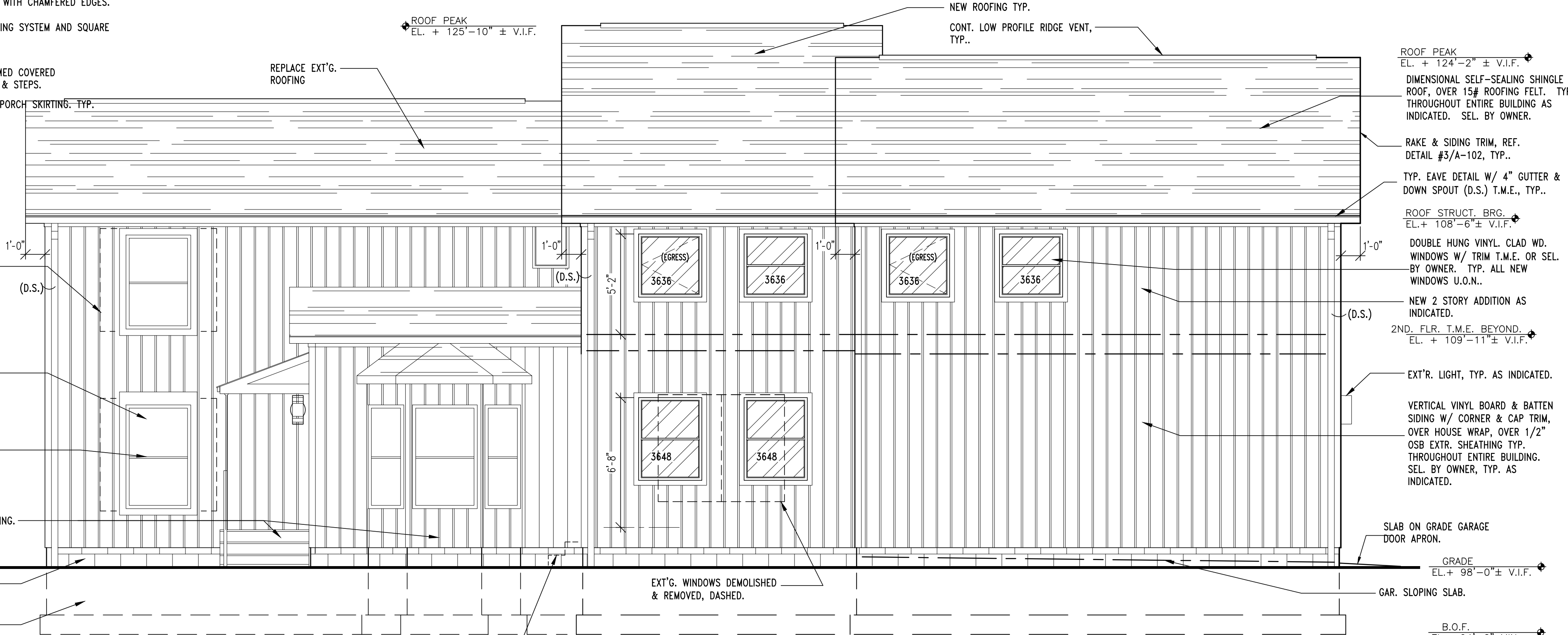
SOUTH ELEVATION
1/4" = 1'-0"

- SPECIAL WINDOW NOTES:**
1. ALL EXTERIOR WINDOWS MUST BE INSULATED.
 2. ALL WINDOW GLAZING 9'-0" SQ.FT. OR LARGER SHALL HAVE TEM. GLAZING.
 3. SELECTED WINDOW MANUFACTURER MUST VERIFY ANY WINDOWS REQUIRING TEMP. GLAZING PER APPLICABLE OHIO RESIDENTIAL CODE REQUIREMENTS.
 4. SELECTED WINDOW MANUFACTURER SHALL COORDINATE WITH OWNER FOR SELECTED OPERABLE WINDOWS. TYP. THROUGHOUT.

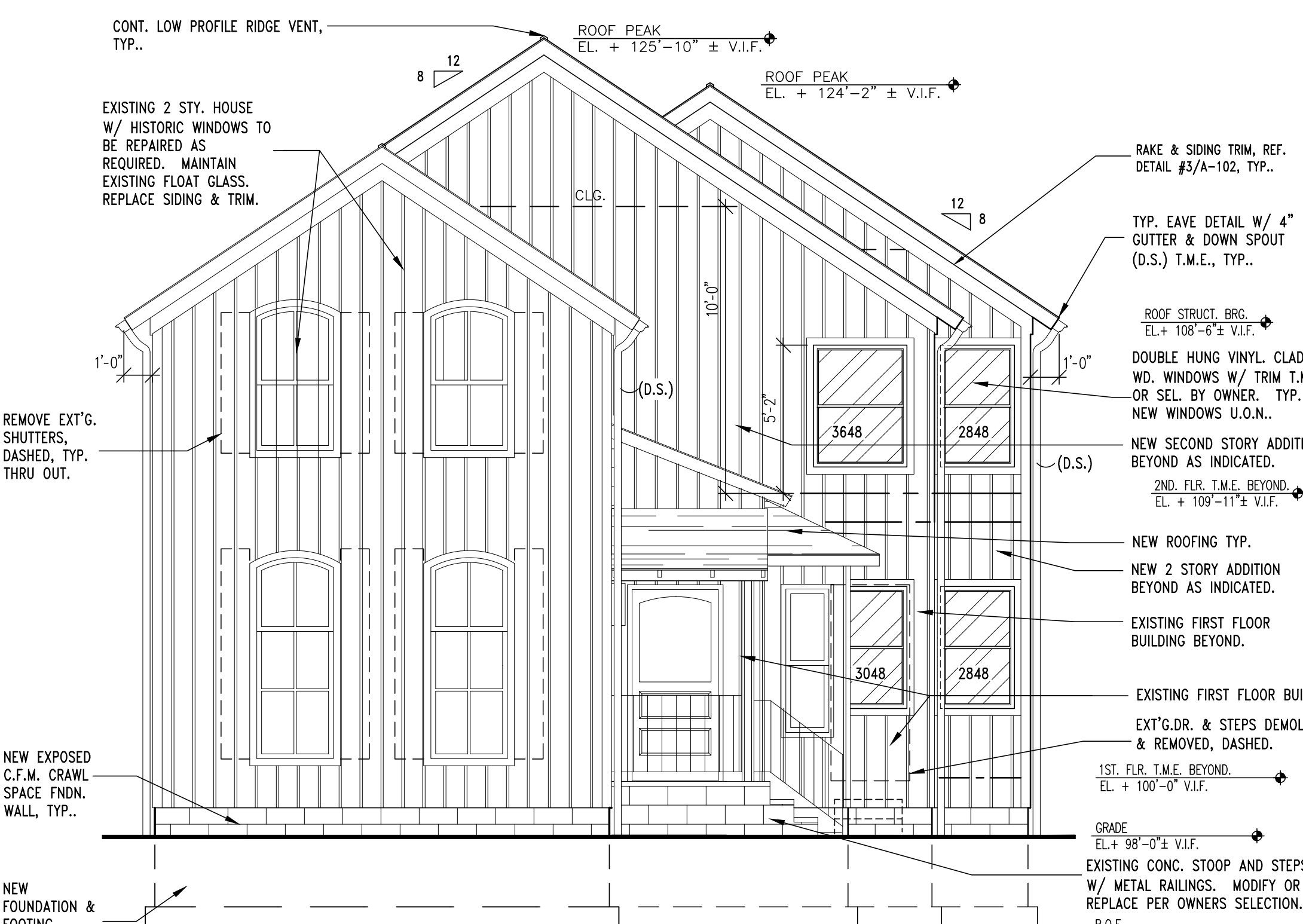
- SPECIAL DEMOLITION NOTE:**
- PORTIONS OF EXISTING WALLS, ROOFS, EAVES & RAKES TO BE DEMOLISHED & REMOVED AS REQUIRED TO ACCOMMODATE ADDITIONS & ALTERATIONS. NOT SHOWN ON ELEVATIONS FOR CLARITY. REF. DEMOLITION FLOOR PLANS/A-101.



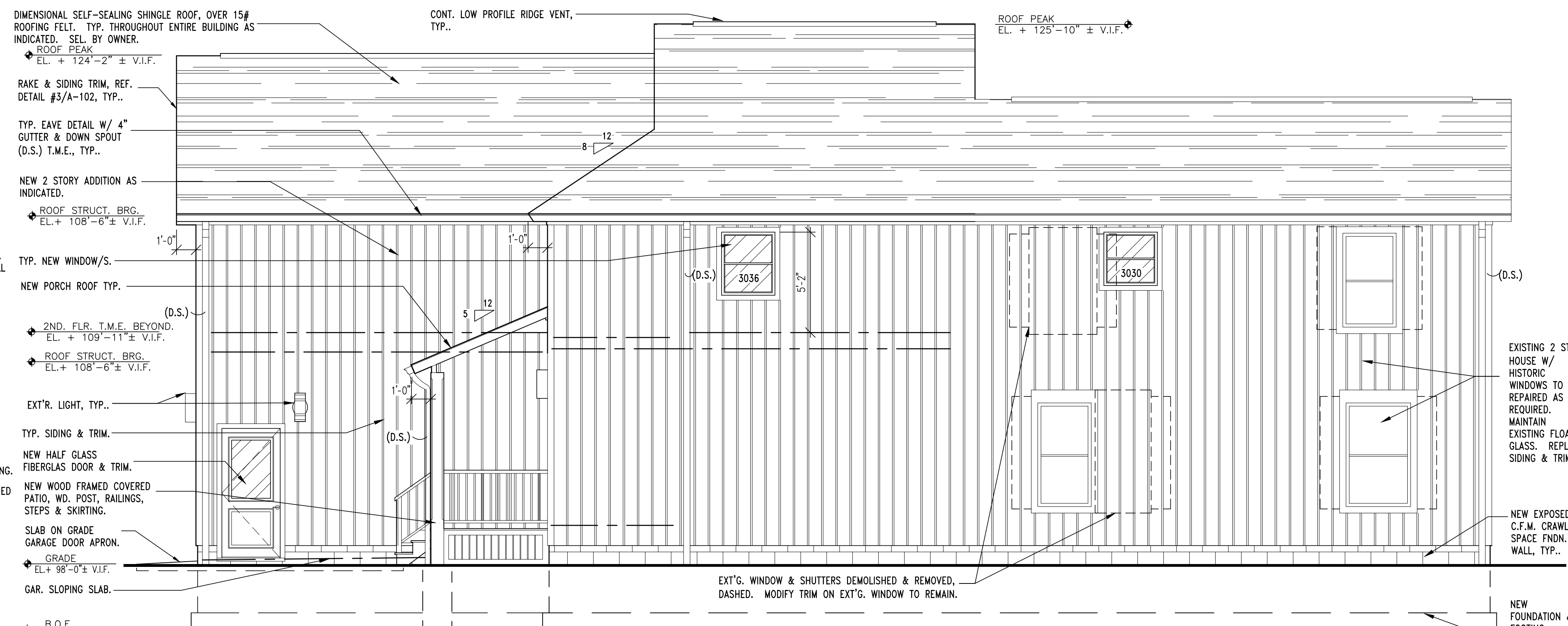
GARAGE ELEVATION
1/4" = 1'-0"



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



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



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



















Turn down
the Radio
Please



*Foundations
Sells
Iron*

CENTURY







**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.: 04-15-22

Permit No.: BBS22-000019

Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

Project Name: CHASE Bank

Project: Applicant proposes demolition of an existing commercial building and the construction of a new one.

THIS ITEM HAS BEEN DEFERRED BY THE APPLICANT.



**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.: 04-19-22

Permit No.: BBS22-000014

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

Project Address: 15319 Detroit Ave.

Project Name: Muddy Waters Ethnobiological Teas

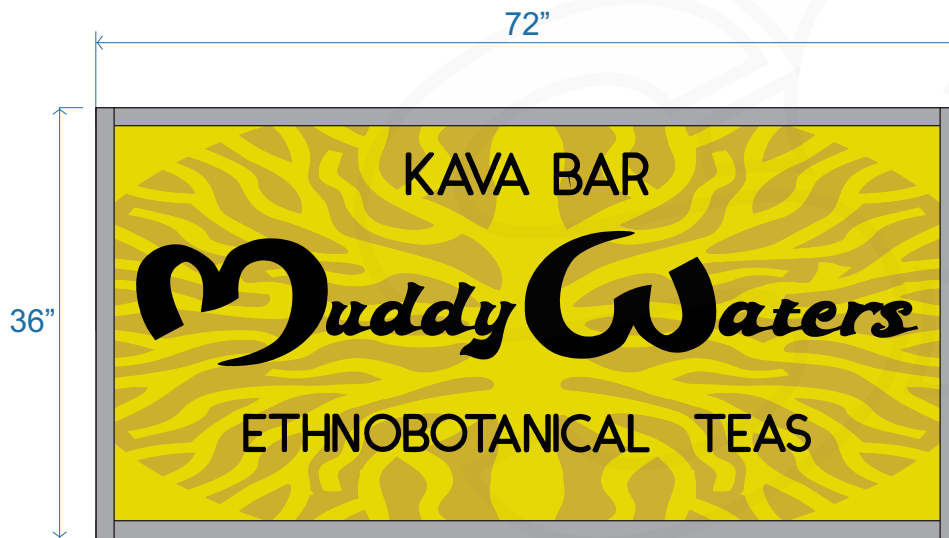
Project: Applicant proposes a flush-mounted LED-lit letter/cloud side view sign.

BEFORE



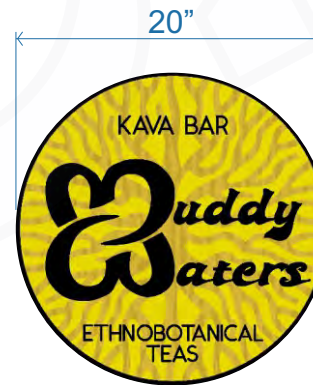
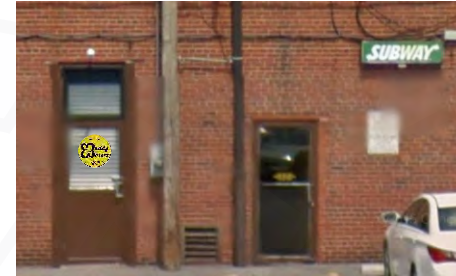
PROPOSED

20'-0" Storefront



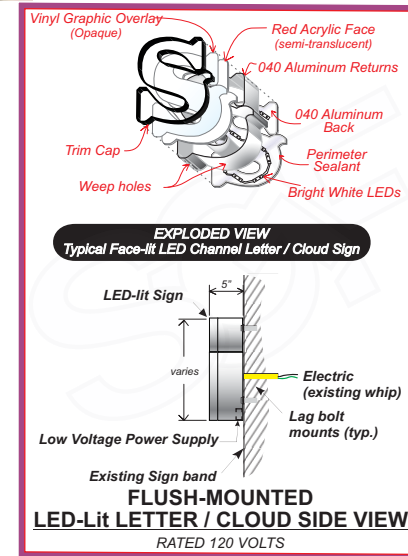
Face-lit internally illuminated LED Cabinet Sign

PROPOSED STOREFRONT SIGN



Door window decal

REAR SIGN



Revision 4-11-22 :
a. Changed storefront to rectangular cabinet
b. Added rear vinyl decal to door window.

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

BUSINESS NAME:
Muddy Waters
Ethnobotanical Teas

ADDRESS:
15319 Detroit Ave.
Lakewood, OH 44107

1
4-11-22





**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.: 05-21-22

Permit No.: BBS22-000023

Applicant Name: Michael Dever

Project Address: 14015 Lake Ave.

Project Name: n/a

Project: Applicant proposes a front porch addition to an existing home.

BELLE AVENUE 60'

1" IPMF & used

234.95' rec
234.90' obs

1" IPMF & used

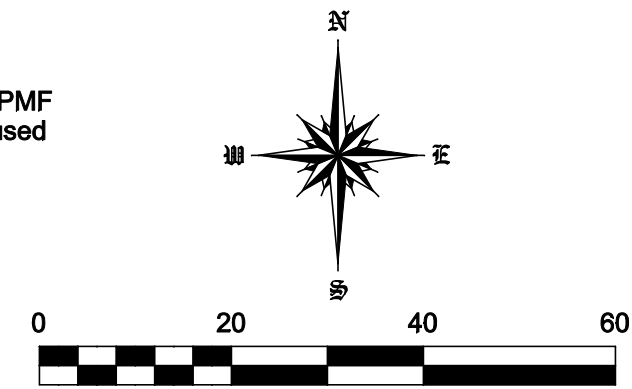
150.00' rec & used

LAKE ROAD 100'

S 86°06'00" E

515.31' rec & obs

1" IPMF & used



Scale: 1" = 20'
February, 2022

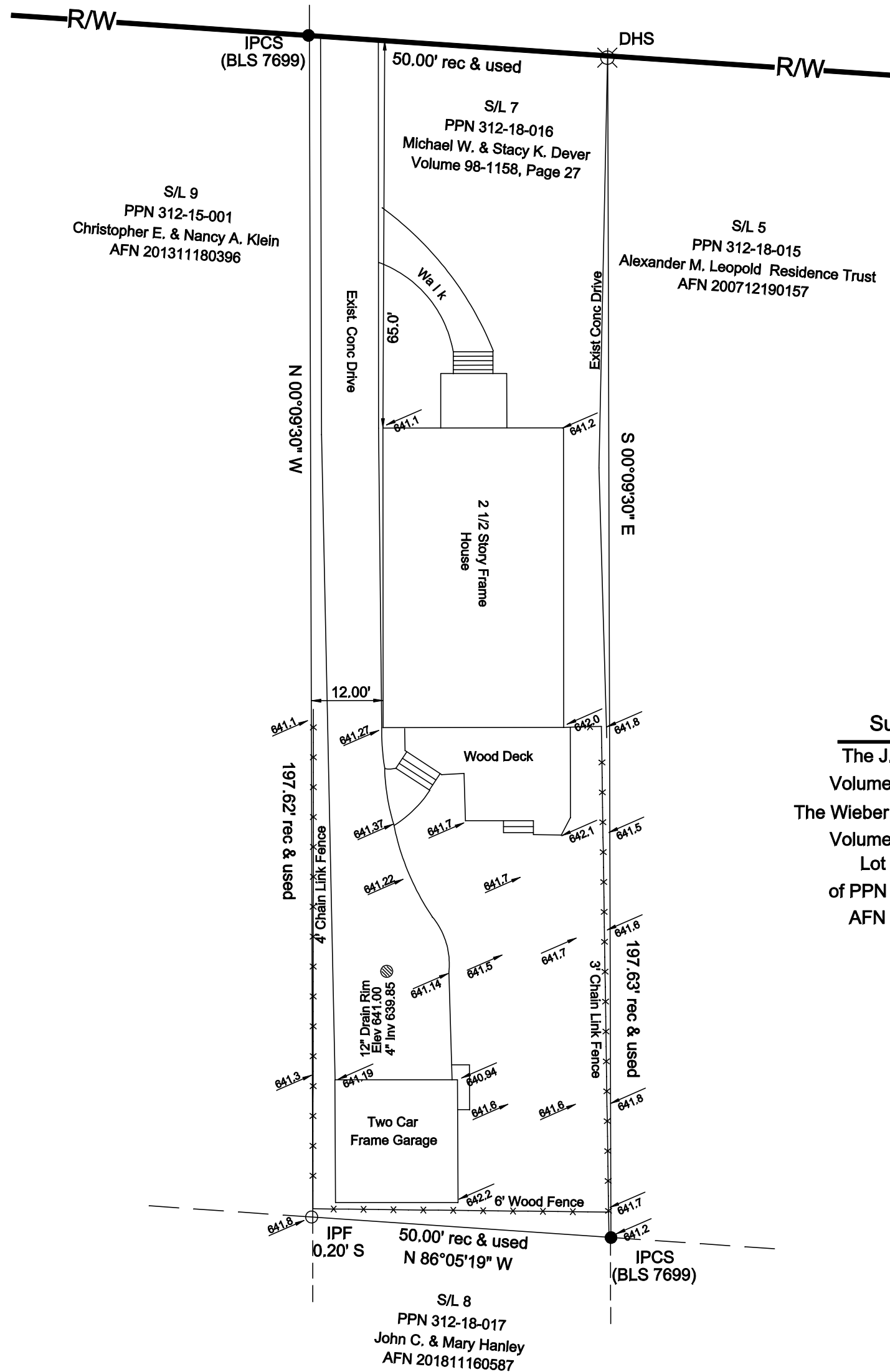
482.63' rec 482.93' obs

N 00°28'05" E

5/8" IPMF & used

CLIFTON BOULEVARD 120'

J.C. LOWER SUBDIVISION VOLUME 31, PAGE 11 C.C.M.R.
WIEBER RHODES & EELL'S SUBDIVISION VOLUME 25, PAGE 26 C.C.M.R.



MAP OF SURVEY

PREPARED FOR
DEVER

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No.7 in The J.C. Lower Subdivision and part of Original Rockport Township Section No. 22 as shown by the recorded plat Volume 31 of Maps , Page 11 of Cuyahoga County Records.

Legend

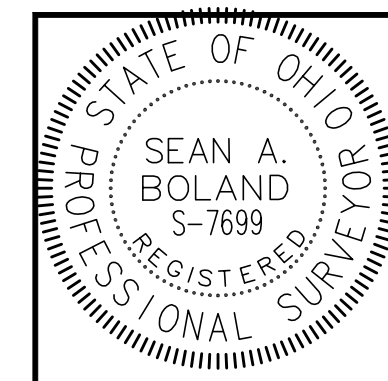
- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = Iron Pin Set

Ex. Grade

Vertical Datum
NAVD 88

Survey References

The J.C. Lower Subdivision
Volume 31, Page 11 C.C.M.R.
The Wieber Rhodes & Eell's Subdivision
Volume 25, Page 26 C.C.M.R.
Lot Split & Consolidation
of PPN 312-15-004, 0026 & 007
AFN 202108100312 CCR



Certification

This Plat was prepared from the analysis of Recorded Plats, Recorded Deeds and Cuyahoga County Records. Bearings are to an assumed meridian and indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Sean A. Boland

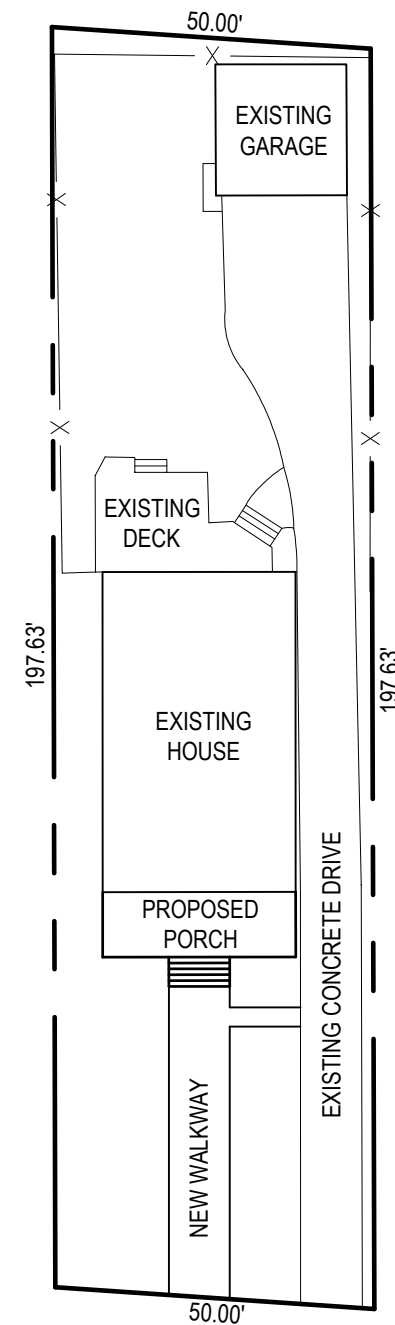
Sean A. Boland, P.S.
Registered Ohio Professional
Surveyor 7699
440 785-2943
bolandsurveying@gmail.com

PORCH FOR THE DEVER RESIDENCE

14015 LAKE AVENUE
LAKEWOOD, OHIO 44107

DRAWING INDEX

SK-01	COVER SHEET / SITE PLAN
SK-02	EXISTING CONDITIONS
SK-03	NEIGHBORHOOD CONTEXT
SK-04	DEMOLITION PLAN
SK-05	PROPOSED PLAN / DECK FRAMING PLAN
SK-06	EXTERIOR ELEVATIONS
SK-07	ROOF PLAN / ROOF FRAMING PLAN
SK-08	DETAILS
SK-09	DETAILS



PLANS PREPARED BY:

LUKE KOENIG
3189 W. 138TH ST.
CLEVELAND, OHIO 44111
717.580.2702

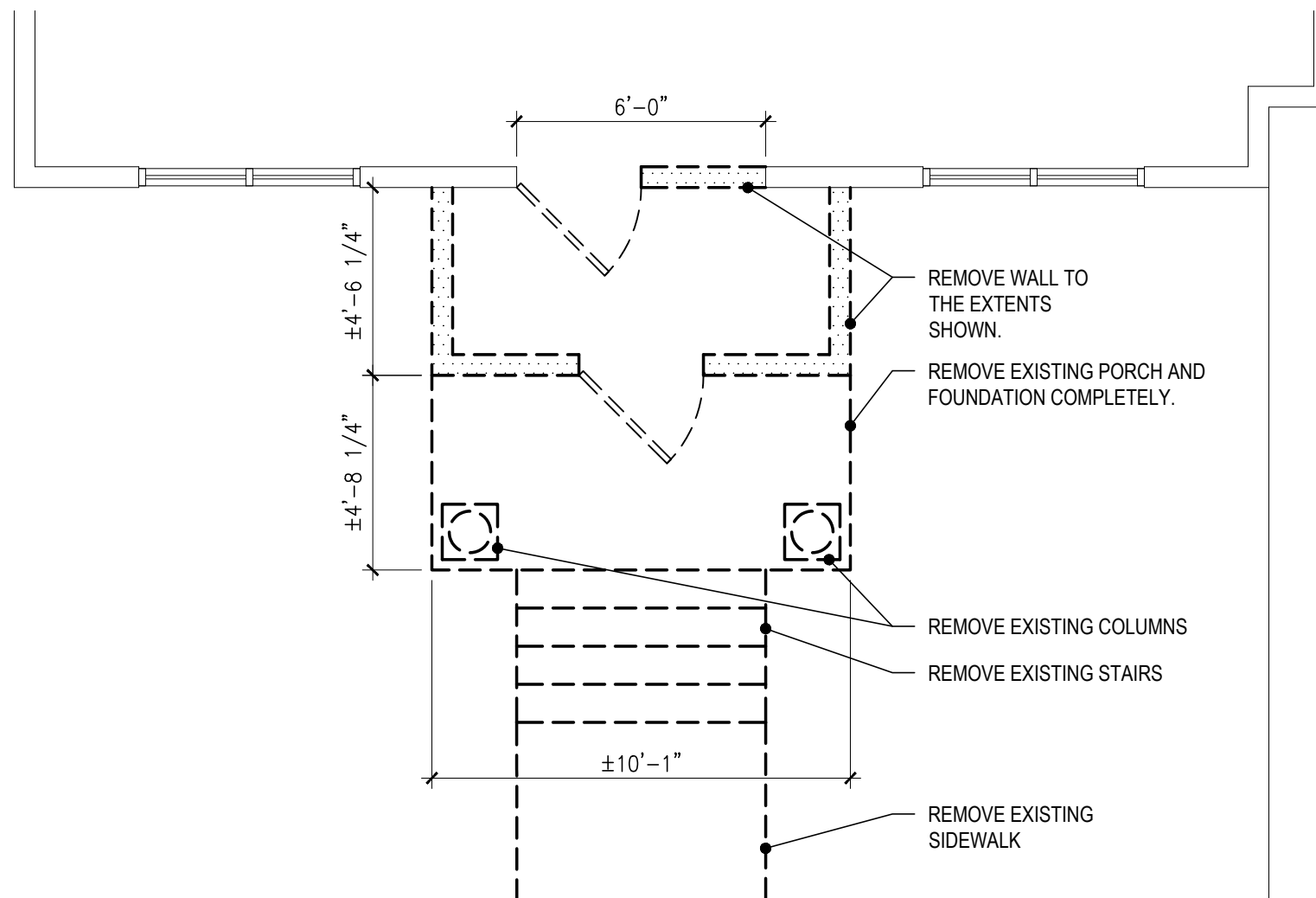
1 SITE PLAN
SCALE: 1" = 30'-0"

EXISTING CONDITIONS



NEIGHBORHOOD CONTEXT

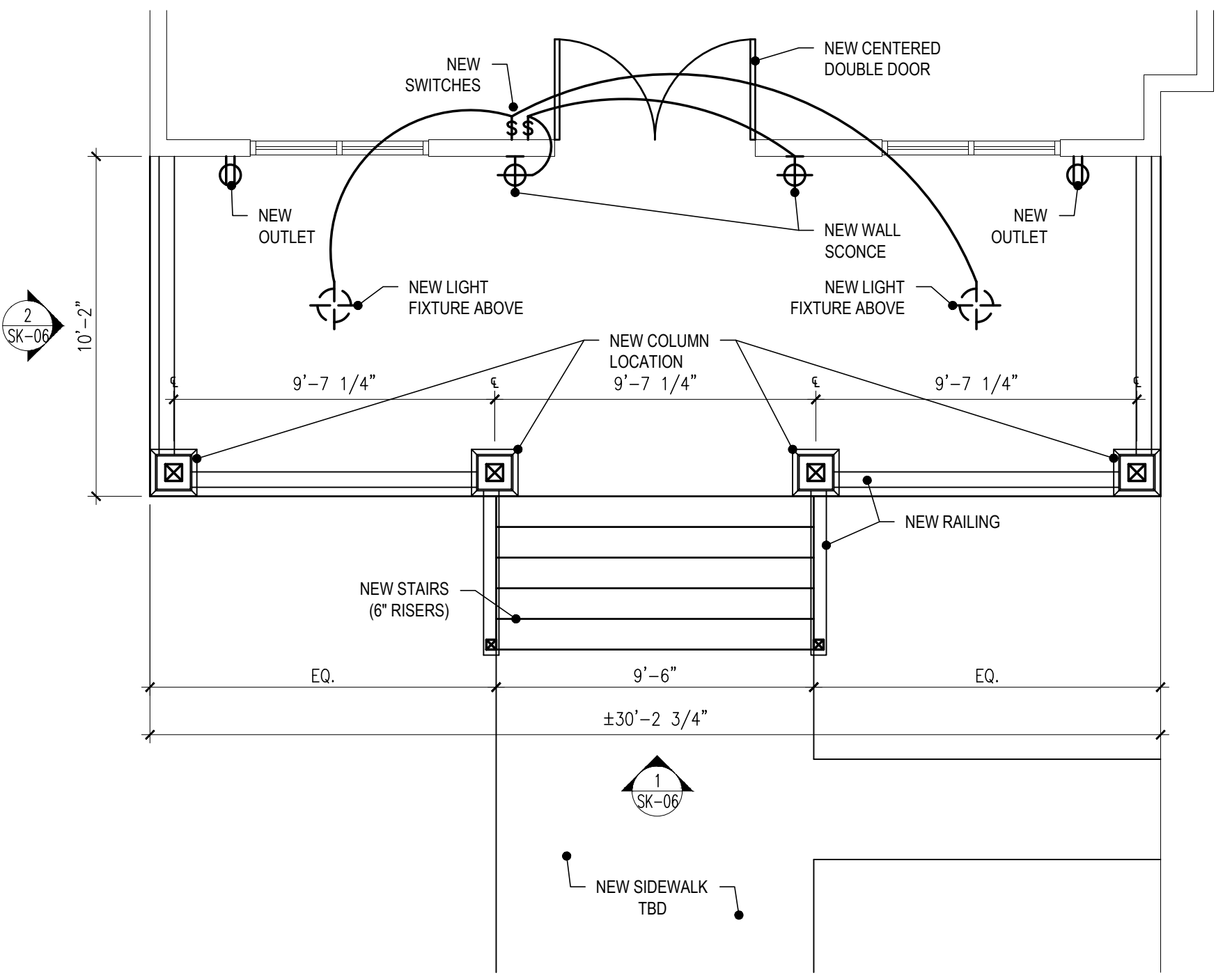




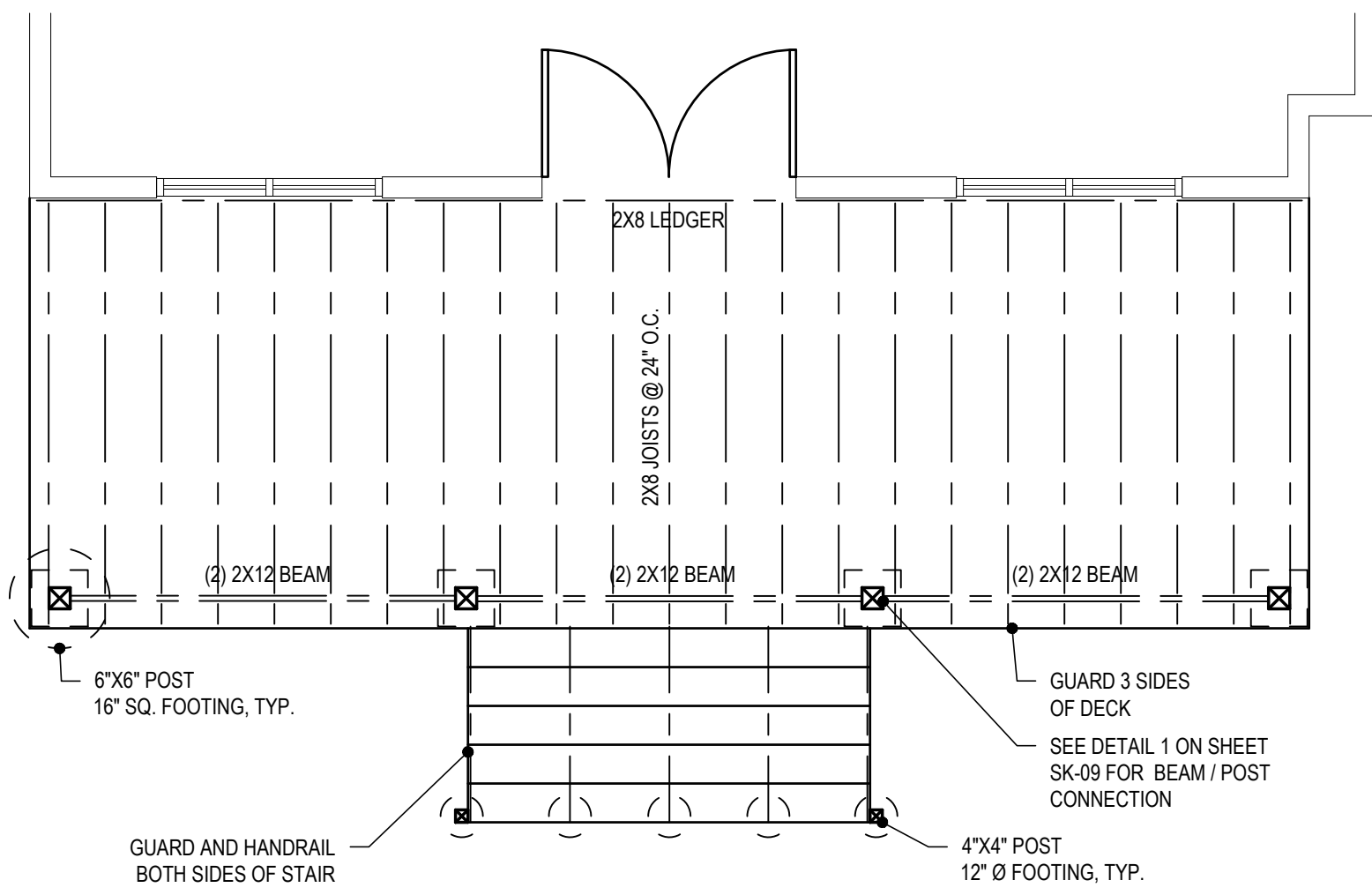
1

DEMOLITION PLAN

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



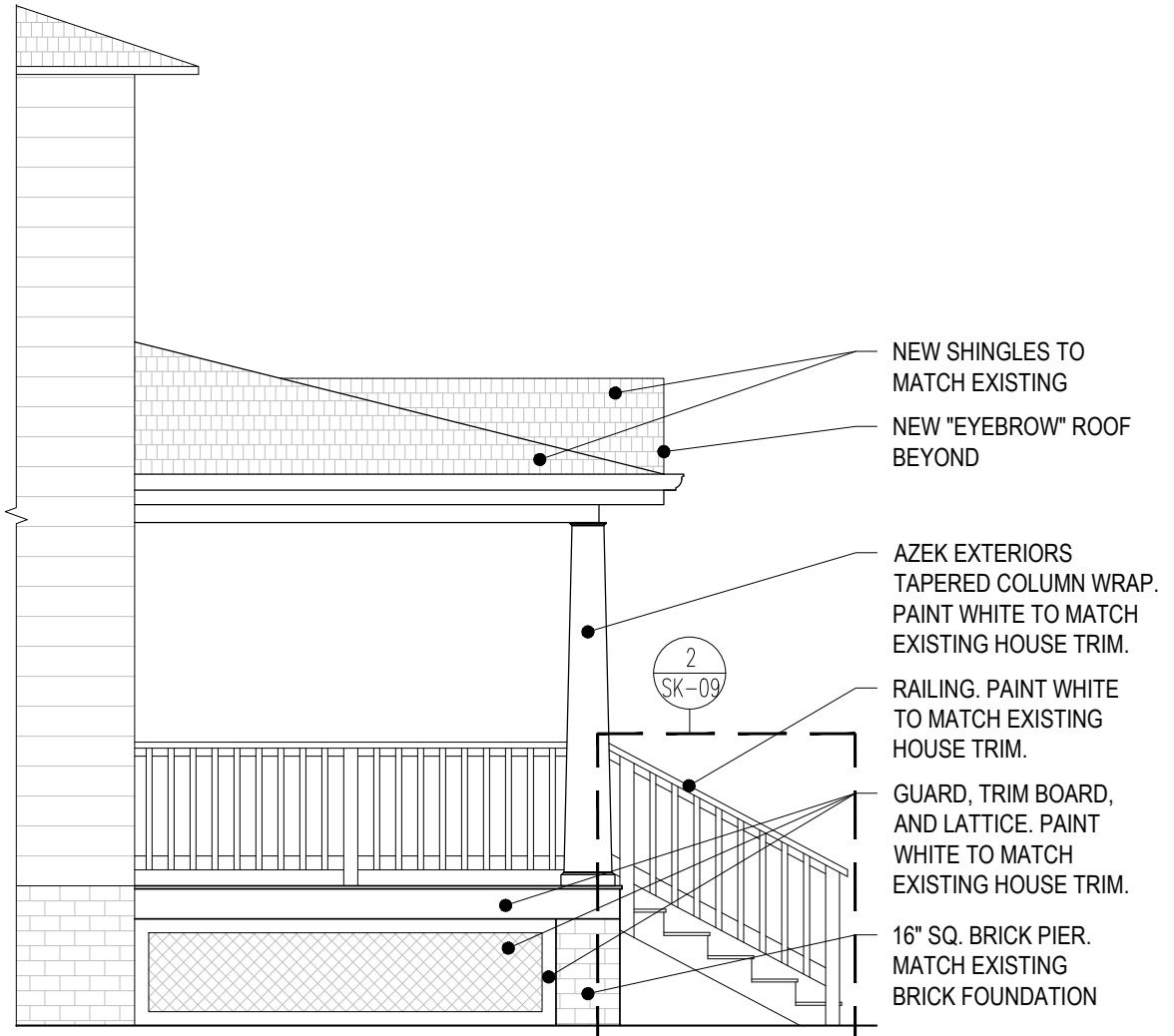
1 PROPOSED PLAN
SCALE: 1/4"=1'-0"



2 DECK FRAMING PLAN
SCALE: 1/4"=1'-0"



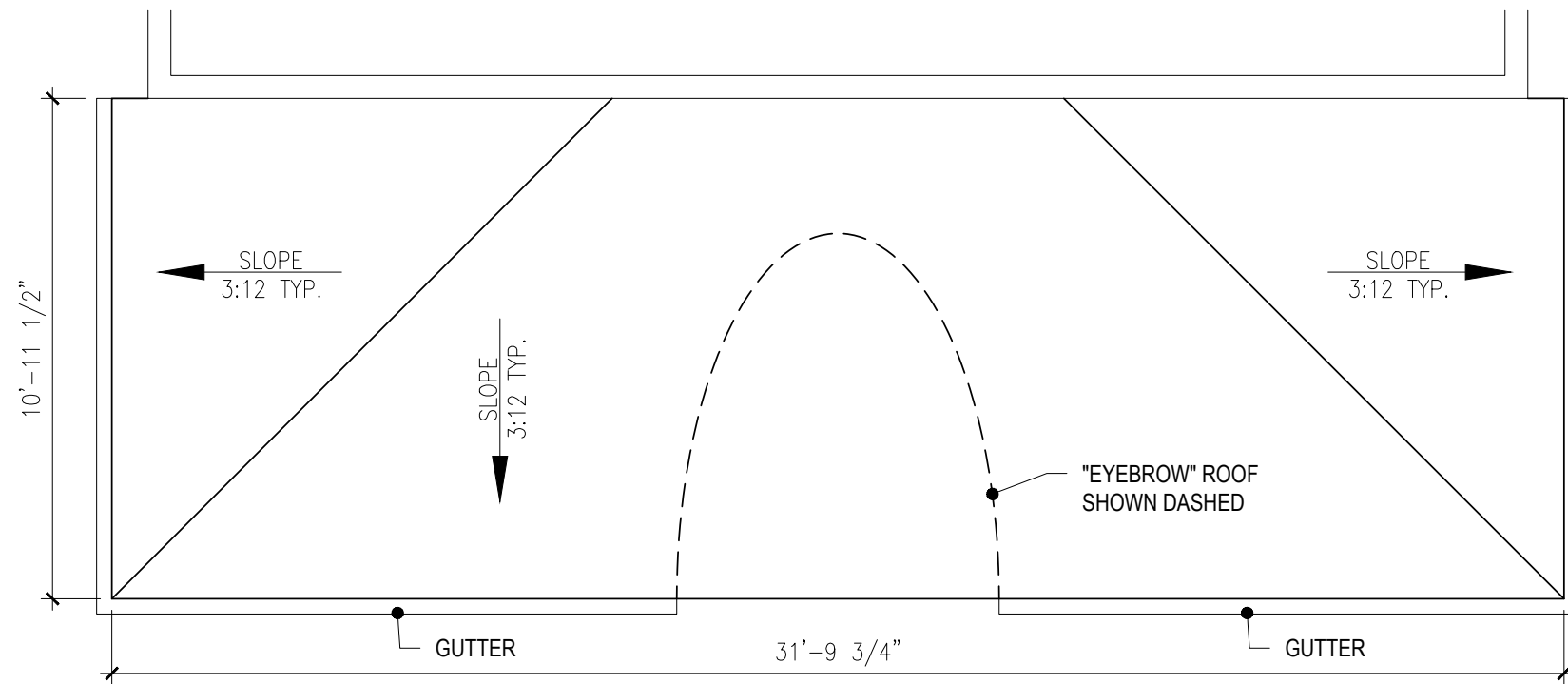
- NEW "EYEBROW" ROOF. INTERIOR DIMENSIONS: 6'-0"W X 2'-0" H
- NEW SHINGLES TO MATCH EXISTING
- PATCH AND REPAIR SIDING AT DEMO'D VESTIBULE. PAINT BENJAMIN MOORE "VANILLA" TO MATCH EXISTING SIDING.
- AZEK EXTERIORS TAPERED COLUMN WRAP. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- RAILING. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- GUARD, TRIM BOARD, AND LATTICE. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- 16" SQ. BRICK PIER. MATCH EXISTING BRICK FOUNDATION



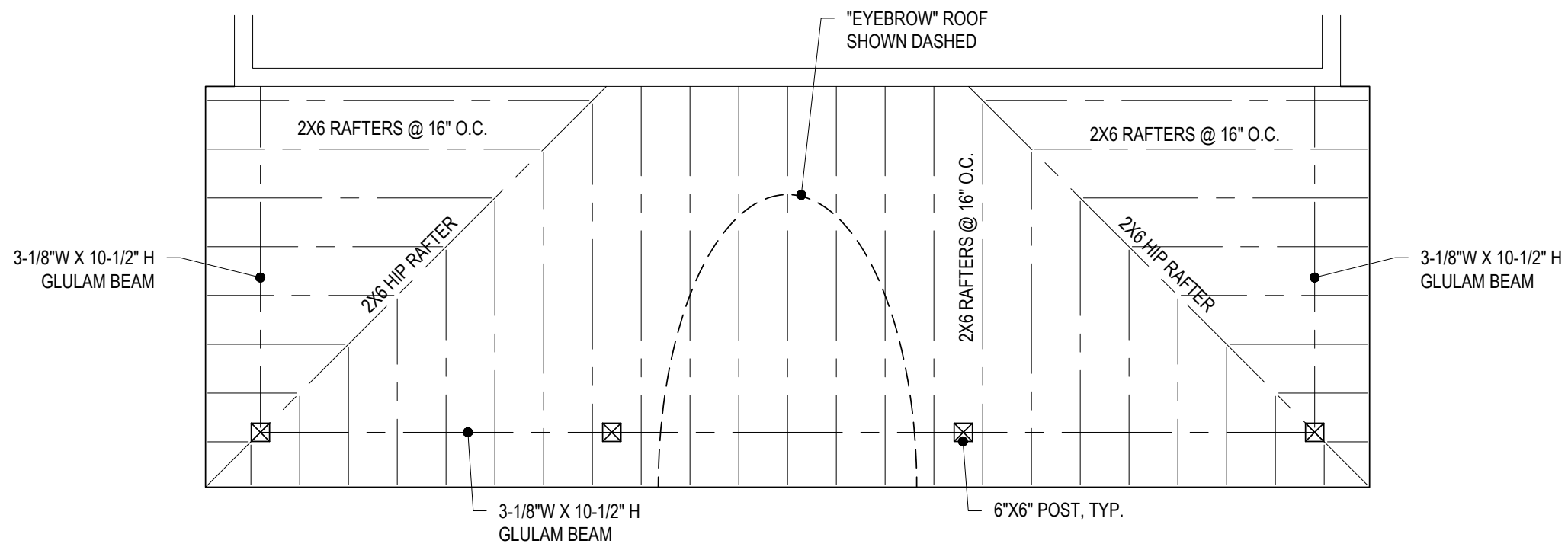
- NEW SHINGLES TO MATCH EXISTING
- NEW "EYEBROW" ROOF BEYOND
- AZEK EXTERIORS TAPERED COLUMN WRAP. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- RAILING. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- GUARD, TRIM BOARD, AND LATTICE. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- 16" SQ. BRICK PIER. MATCH EXISTING BRICK FOUNDATION

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

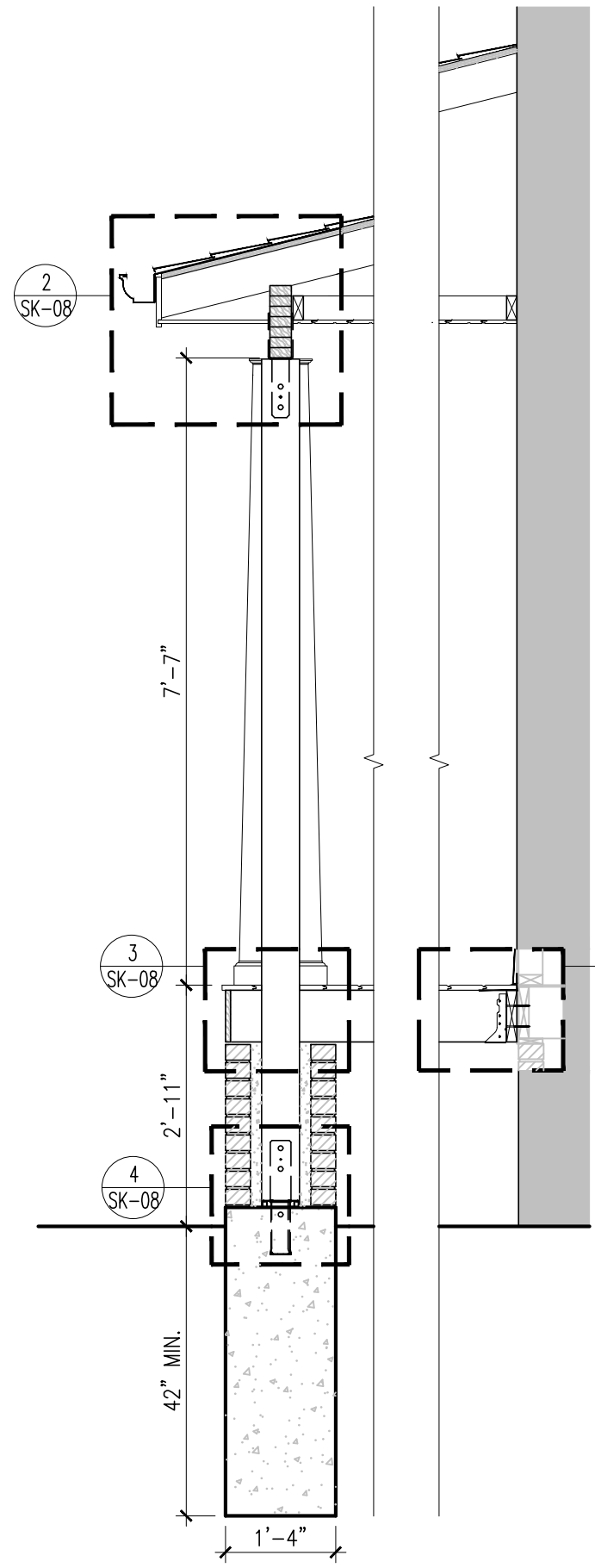
2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



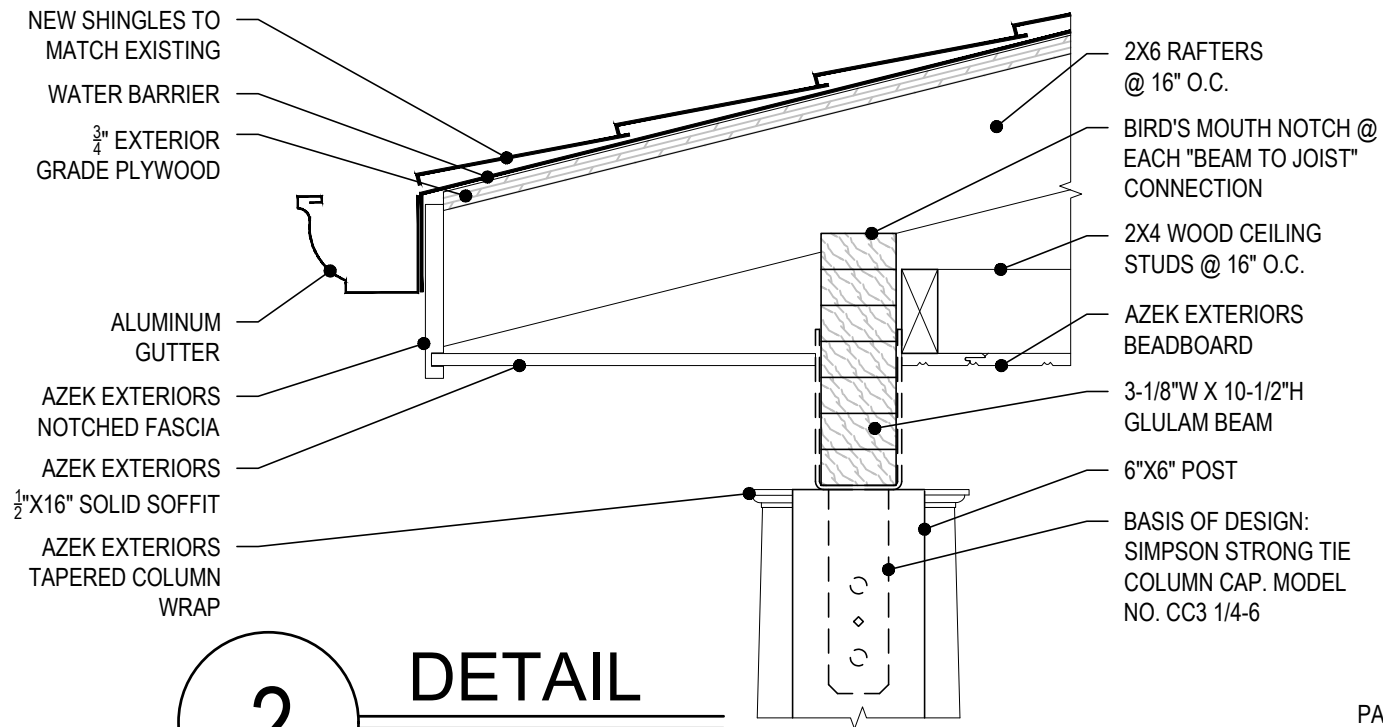
1 **ROOF PLAN**
SCALE: 1/4"=1'-0"



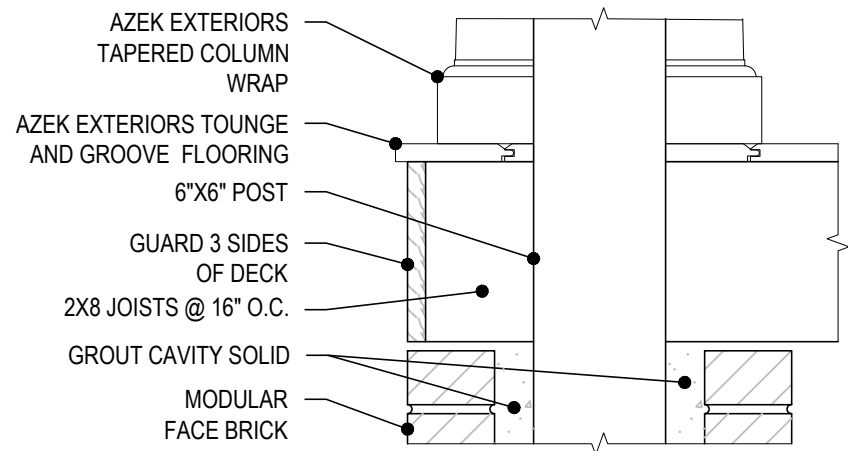
2 **ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"



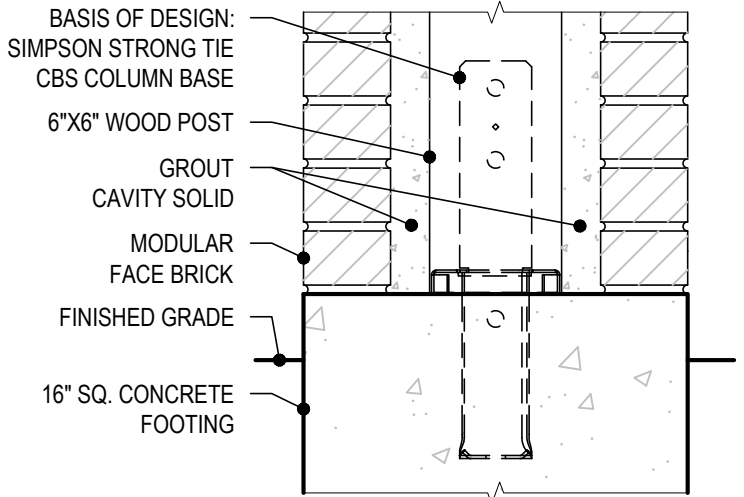
1 SECTION
SCALE: 1/2"=1'-0"



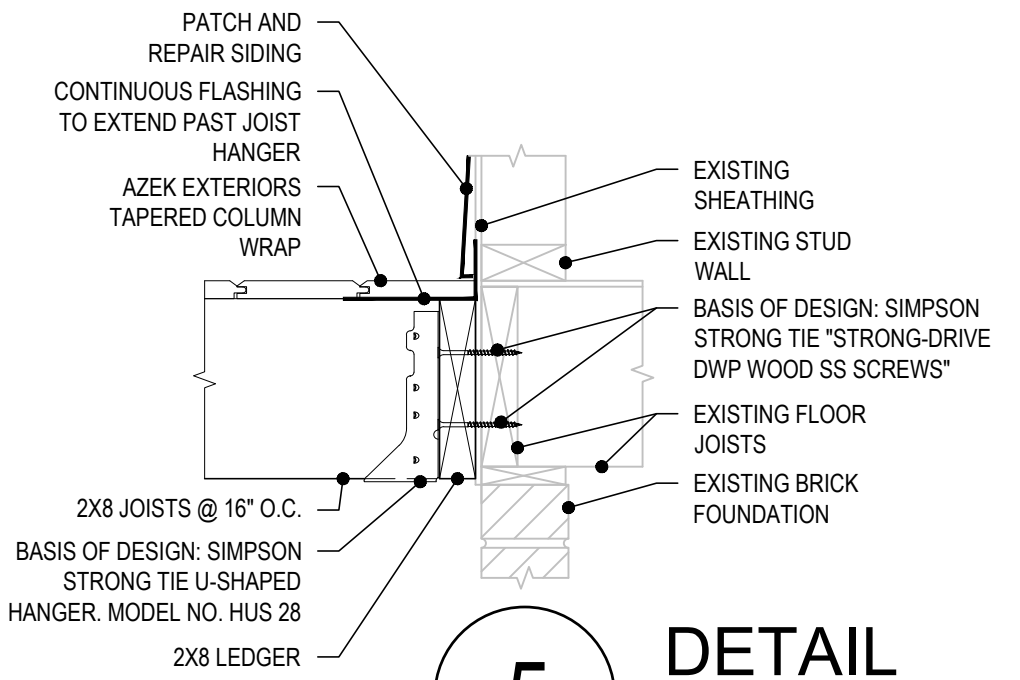
2 DETAIL
SCALE: 1-1/2"=1'-0"



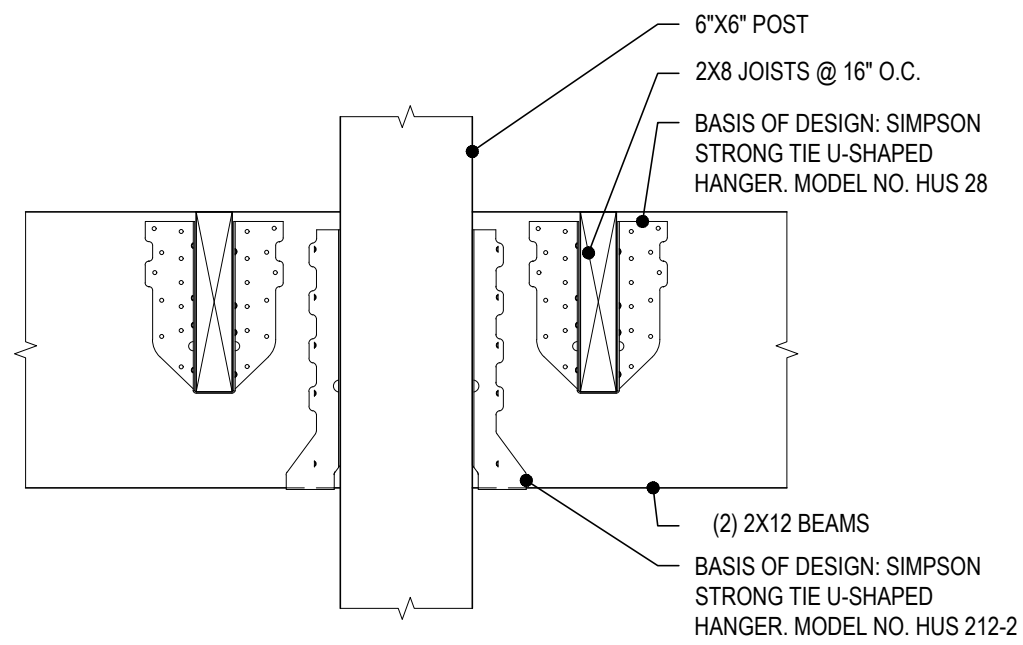
3 DETAIL
SCALE: 1-1/2"=1'-0"



4 DETAIL
SCALE: 1-1/2"=1'-0"

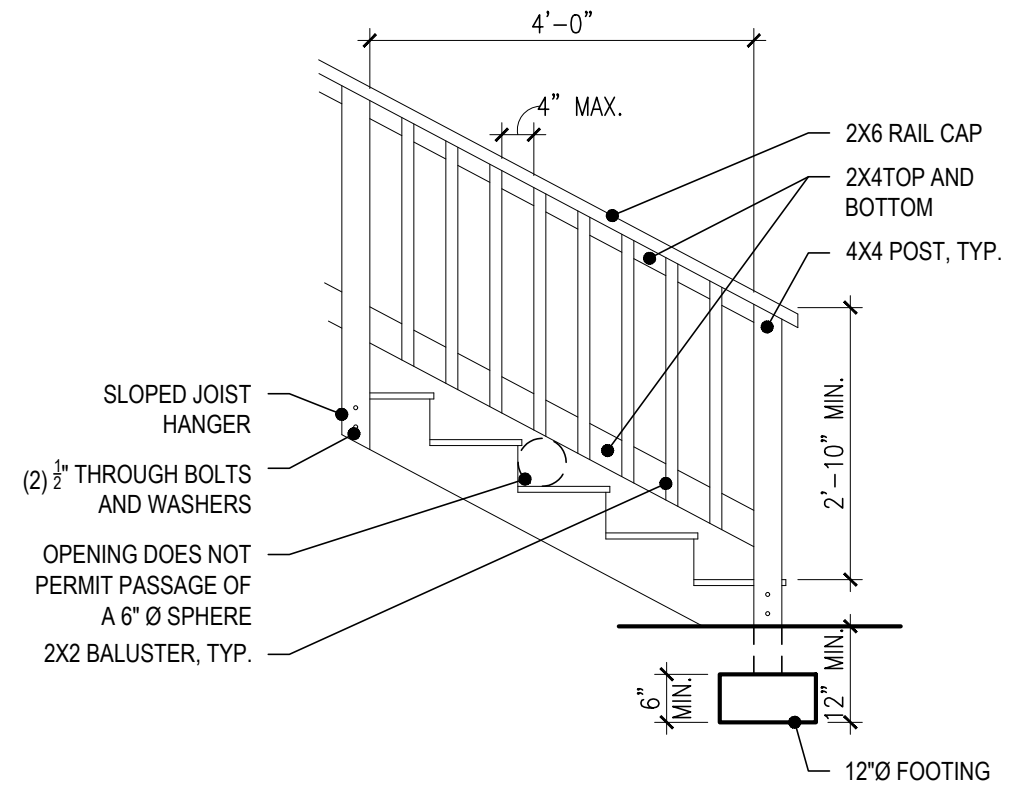


5 DETAIL
SCALE: 1-1/2"=1'-0"



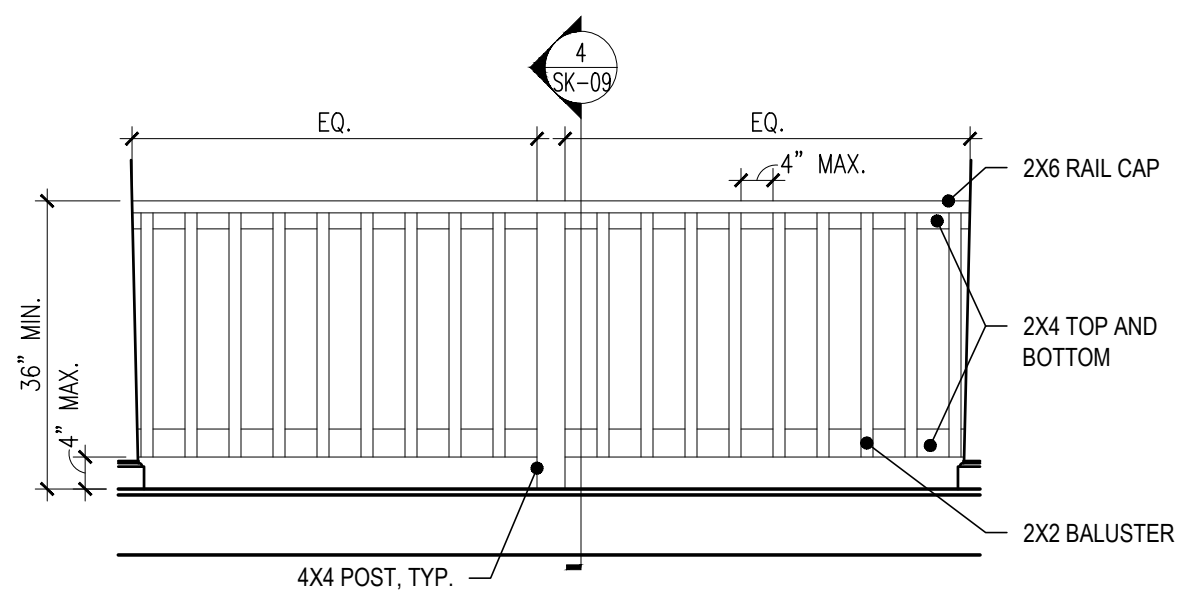
1 BEAM / POST CONNECTION DETAIL

SCALE: 1-1/2"=1'-0"



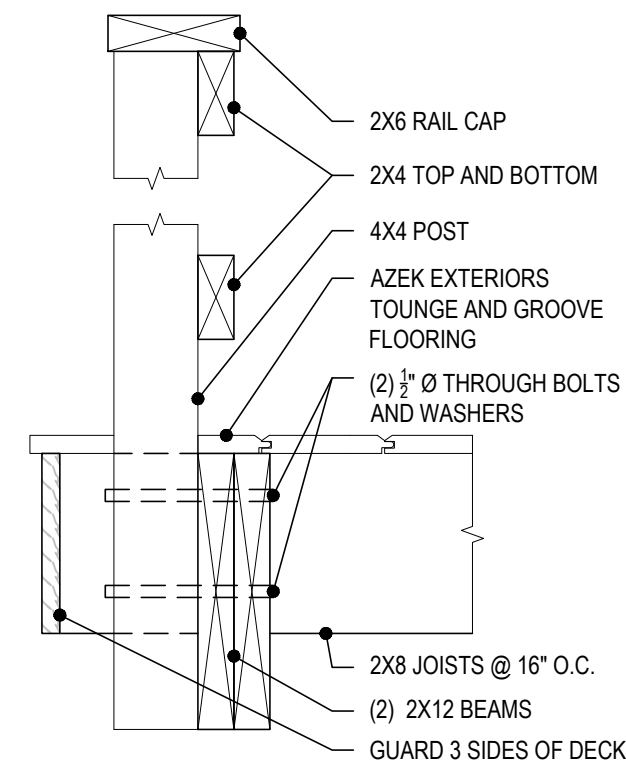
2 STAIR DETAIL

SCALE: 1/2"=1'-0"



3 RAILING ELEVATION

SCALE: 1/2"=1'-0"



4 RAILING DETAIL

SCALE: 1-1/2"=1'-0"

BELLE AVENUE 60'

1" IPMF & used

234.95' rec
234.90' obs

1" IPMF & used

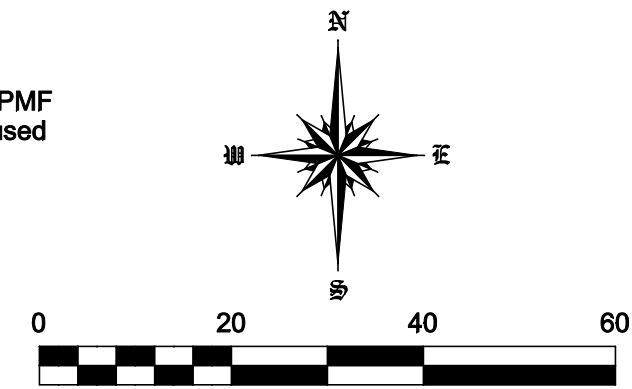
150.00' rec & used

LAKE ROAD 100'

S 86°06'00" E

515.31' rec & obs

1" IPMF & used



MAP OF SURVEY PREPARED FOR DEVER

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No.7 in The J.C. Lower Subdivision and part of Original Rockport Township Section No. 22 as shown by the recorded plat Volume 31 of Maps, Page 11 of Cuyahoga County Records.

Legend

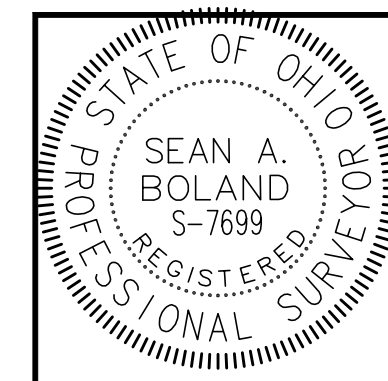
- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = Iron Pin Set

Ex. Grade

Vertical Datum
NAVD 88

Survey References

The J.C. Lower Subdivision
Volume 31, Page 11 C.C.M.R.
The Wieber Rhodes & Eell's Subdivision
Volume 25, Page 26 C.C.M.R.
Lot Split & Consolidation
of PPN 312-15-004, 0026 & 007
AFN 202108100312 CCR



Certification

This Plat was prepared from the analysis of Recorded Plats, Recorded Deeds and Cuyahoga County Records. Bearings are to an assumed meridian and indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Sean A. Boland

Sean A. Boland, P.S.
Registered Ohio Professional
Surveyor 7699
440 785-2943
bolandsurveying@gmail.com

482.63' rec 482.93' obs

N 00°28'05" E

CLIFTON BOULEVARD 120'

5/8" IPMF & used

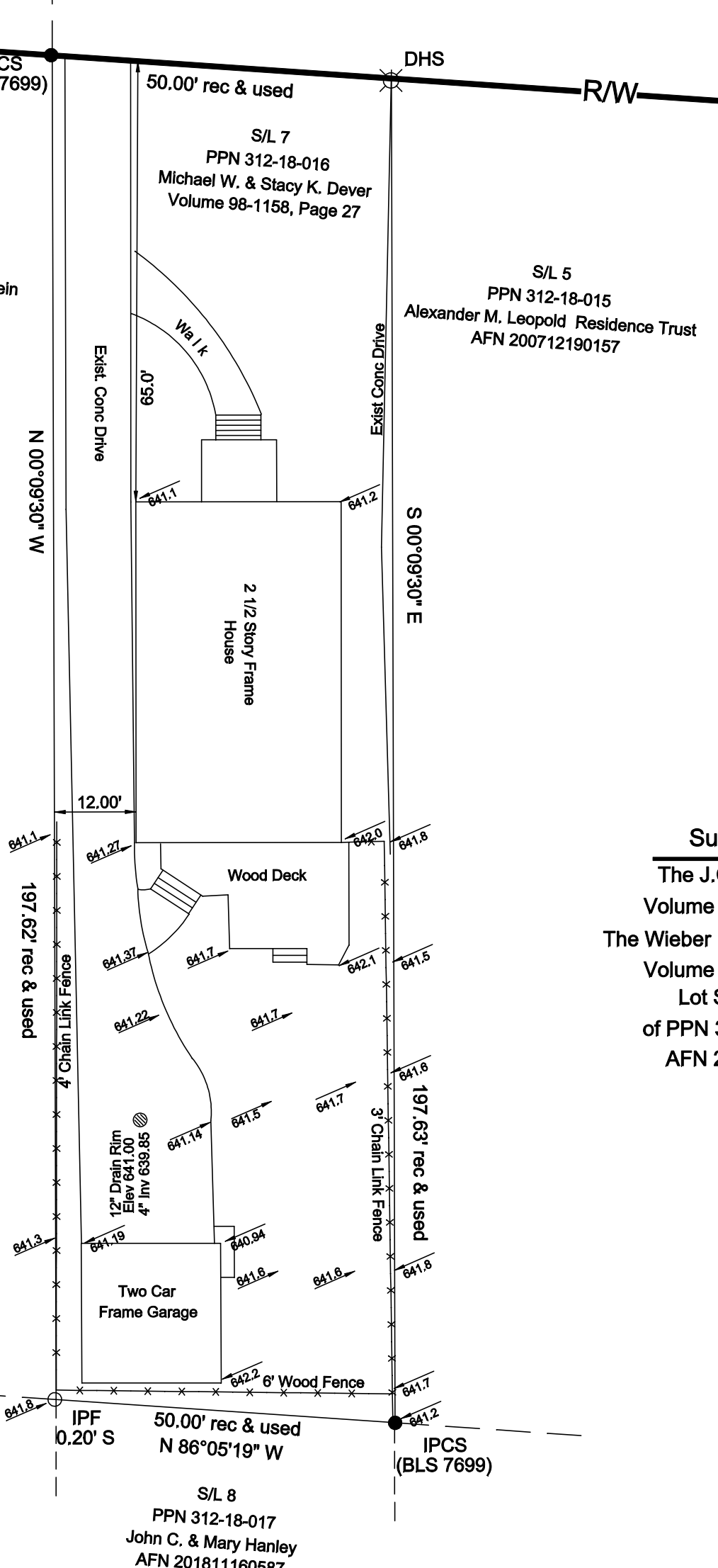
J.C. LOWER SUBDIVISION VOLUME 31, PAGE 11 C.C.M.R.
WIEBER RHODES & EELL'S SUBDIVISION VOLUME 25, PAGE 26 C.C.M.R.

S/L 9
PPN 312-15-001
Christopher E. & Nancy A. Klein
AFN 201311180396

IPCS (BLS 7699)

S/L 7
PPN 312-18-016
Michael W. & Stacy K. Dever
Volume 98-1158, Page 27

S/L 5
PPN 312-18-015
Alexander M. Leopold Residence Trust
AFN 200712190157



S/L 8
PPN 312-18-017
John C. & Mary Hanley
AFN 201811160587

IPCS (BLS 7699)



**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.: 05-22-22

Permit No.: BBS22-000029

Applicant Name: Alexander Leopold

Project Address: 14011 Lake Ave.

Project Name: n/a

Project: Applicant proposes renovation of an existing home.











existing



north



existing



south



west



east

note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering

note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering

Alexander Leopold
Lakewood, Ohio
built 1921

These plans and renderings were created by Alexander Leopold (home owner), in Home Designer by Chief Architect (v. 2022). Wall, room, and built in measurements are generally accurate to within an inch; the acceptance being the roof because Home Designer doesn't allow barrel roofs; the front lower roof is 18° and the existing upper is 35°, with an inverse barrel connecting them—the awesomely cool things that were done 100 years ago. The existing back roof has the same angles connected by a similar barrel, just at much shorter lengths. The front barrel will remain, the back barrel will be removed because it falls below the back addition's base roof line.







BEAUTY & QUALITY...
NATURALLY BY

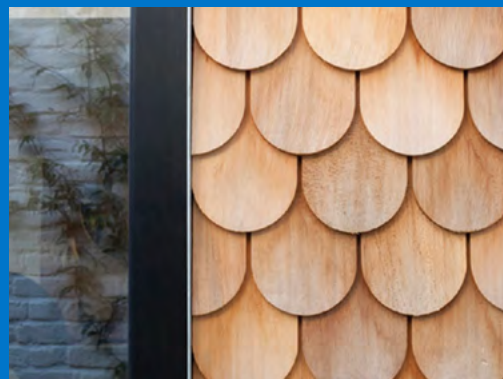
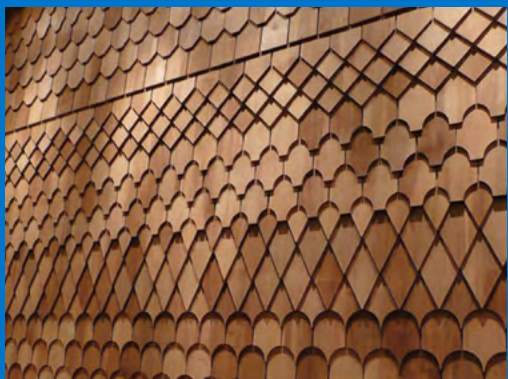


CERTI-CUT™ Fancy-Butt Red Cedar Shingles



These specialty red cedar shingle products are used to provide a variety of designs that add charm and an immediate visual impact to exterior and interior wall surfaces and roofs.

Watkins
Sawmills
Ltd.



Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

CERTI-CUT™

Fancy-Butt Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL

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

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

Roof Exposure: 5"

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

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

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



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

Watkins
Sawmills
Ltd.

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



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

Outside Materials



historic-style asphalt roof shingles

BACK

white or charcoal cased skylight

galvanized steel C-gutters
white fascia boards and eaves

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

gray stained cedar square-cut shingles

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

gray stained cedar square-cut shingles

stone stairs
red brick

all brackets and braces will be painted white

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

Intended Outside Material Breakdown



Double-hung, french casement, hopper, and tilt-turn windows will have white casings, medium brown Portobello colored sashes and muntins, and black hardware. The interiors will be pine stained Early American.



Intended Outside Material Style

My intent is to keep the traditional Craftsman meets Cape Cod Shingle style my house currently has. With deep eaves, on multiple roofs and roof return details. The current roof has cedar siding shingle rows under the soffits, instead of solid frieze boards; the new roof will also have this detail, though the new roofs do not have a curve like the current roof.

The addition's windows will be double hung, with the uppers having 3x2 muntins, to match the style of most of the current windows. The double hungs will not have exterior screens, preferring Pella's rolling pull-down interior screens. (Over the next two years I will replace the existing windows with the same styled Pella windows, as in the addition and remodel.)



Alexander Leopold
Lakewood, Ohio

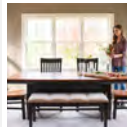
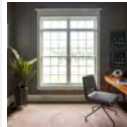
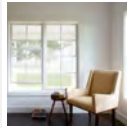
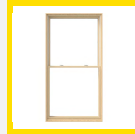
Neighborhood References



The remodeled neo-Craftsman house, at 14629 Lake Avenue, has similar colors and materials as I am specking for my house. it also has a windowless gable-end roof, but with a fixed skylight, while I will have functioning roof window skylights, with a ventilation a feature, installed in my roof.



My immediate neighbor has a third floor windowless gable-end roof, without any decorative, architectural elements, or skylights.



Pella® Lifestyle Series Wood Double- Hung Window

4.07 ★★★★★

(Based on 1705 Reviews)

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

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

- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.

ONLINE ONLY PRICE

Starting At

\$647.16

BUILD & ADD TO CART

or

GET A QUOTE

HOW TO GET IT

Delivering to 44107 -
[Update](#)



Job Site
Delivery



Free
Warehouse
Pickup

Features

Downloads & Specifications

Design Options

FAQs

Inspiration

PELLA® LIFESTYLE SERIES DOUBLE-HUNG WINDOW FEATURES



Excellent Energy Efficiency



Easy Cleaning with Tilting !

DOWNLOADS & SPECIFICATIONS



Design & Performance



Specifications



2D Cross Section



3D & BIM



2D Elevation



Sell Sheets



PELLA LIFESTYLE SERIES DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Energy-efficient, dual-pane double-hung windows available in sizes up to 41.5" x 77"
- Simple installation with our compression jambliner and a flexible nailing fin
- Performance rating of LC30-LC50 and STC of 27-31
- Tilt-wash feature allows both sashes to tilt to the inside for easy cleaning
- Installation options include Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould



Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4
- Components are assembled with screws, staples and concealed

Glazing System

- Quality float glass complying with ASTM C 1036
- High altitude glazing available
- Silicone-glazed 11/16" dual-seal insulating glass

Hardware

- Galvanized



Top-Hinged
Roof Window - GPU



Roof Access Window - GXU



Roof Windows

- Greatly increase the amount of natural light and fresh air in your rooms
- Sleek outer appearance blends in with your roofline
- Top-Hinged features a convenient bottom operation for in-reach applications
- Roof Access Window offers easy roof access for repairs, maintenance, emergency, and egress
- Roof Access Window features a locking device to keep window open so it won't fall shut

All cladding components are included in the VELUX flashing box. If VELUX flashing is not purchased, cladding must be ordered.



15° - 55°
3:12 - 17:12
GPU Roof Pitch



15° - 85°
3:12 - 137:12
GXU Roof Pitch



Special Order
Shades Available

GAF Timberline HDZ[®]
High Definition[®] Lifetime Shingles



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ[®] offers everything you can expect from an architectural shingle roof, and more.

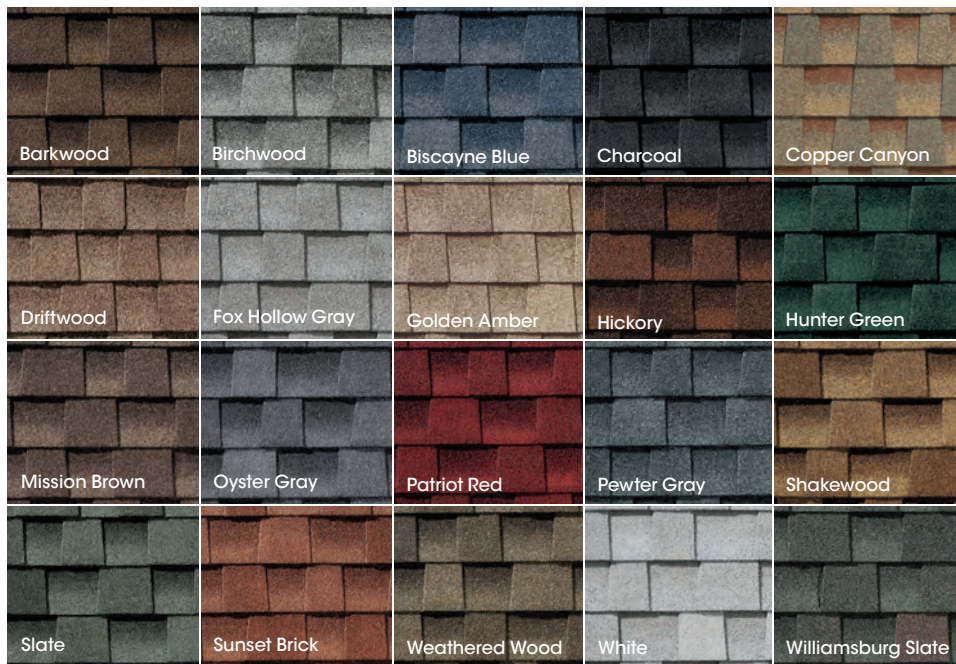


Timberline HDZ® Shingles

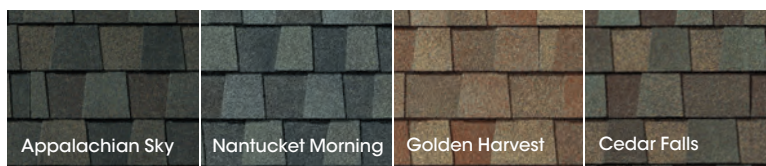
Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™ sealant** pairs with the microgranule surface of the Strike-Zone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection² Limited Warranty**
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

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

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

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

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

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

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

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



We protect what matters most™

GAF



COLORSEAL FINISH OPTIONS

Quality Color Finishing

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

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

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



WATKINS
Sawmills Ltd.

inquiries@watkinsawmills.com
T 604-462-7116 • F 604-462-7162
Toll Free 1-800-663-8301

www.watkinsawmills.com

Oil vs. Acrylic

Watkins offers both Oil and Acrylic coatings. What's the difference?

OIL stains are a classic, well proven, deep penetrating, water resistant, product that offer a deep, wet, and rich matte finish. Oil coatings typically apply smoother with an eggshell finish.

ACRYLIC Clears, Semi-Stains, and Solid Coats are a surface building coating and typically do not penetrate into the wood. Acrylics are more flexible when dry and thus are meant to stretch with the wood as it is exposed to weather. Acrylics are known to weather slower and retain their color longer.



Factory Finish 2 Coat (solid)

Our factory finish solid color produces vibrant, long-lasting solid colors that look flawless. Choose from a wide array of colors and protection options or ask about custom color blends. 2 coat solid factory finishes are commonly ordered with a 1 coat oil based primer for optimum tannin bleed resistance, plus an Acrylic Solid top finish coat. Available with a 15 year warranty and optional 25 year on 3 coats.

Semi Solid

For a uniform look that doesn't hide the beauty of the natural wood grain, choose our semi-solid stains. These semi-opaque finishes highlight the wood's texture with some influence of the natural wood substrate while providing a uniform color blend. 5 year warranty available.

Semi Transparent

Highlight the natural beauty of your cedar shingles with a delicate touch of color. Our semi-transparent stains allow the unique color variation of the natural cedar to blend with the stain color giving a unique and luxurious look that only natural wood can provide. 5 year warranty available.

Clear Solutions

Add a rich, nearly transparent color oil stained finish without masking the natural wood grain or texture. Clear finishes protect and enhance your cedar shingles and give that wet oil stained appearance.

Contact your local dealer for more information.





**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.: 05-23-22

Permit No.: BBS22-000025

Applicant Name: Andrew Revy, Immigrant Son Brewery

Project Address: 18120 Lake Ave.

Project Name: Immigrant Son Brewery

Project: Applicant proposes the addition of a patio for outdoor dining.



RESERVED
PARKING
[Wheelchair icon]
V.M.N.
ACCESSIBLE
\$250 FINE

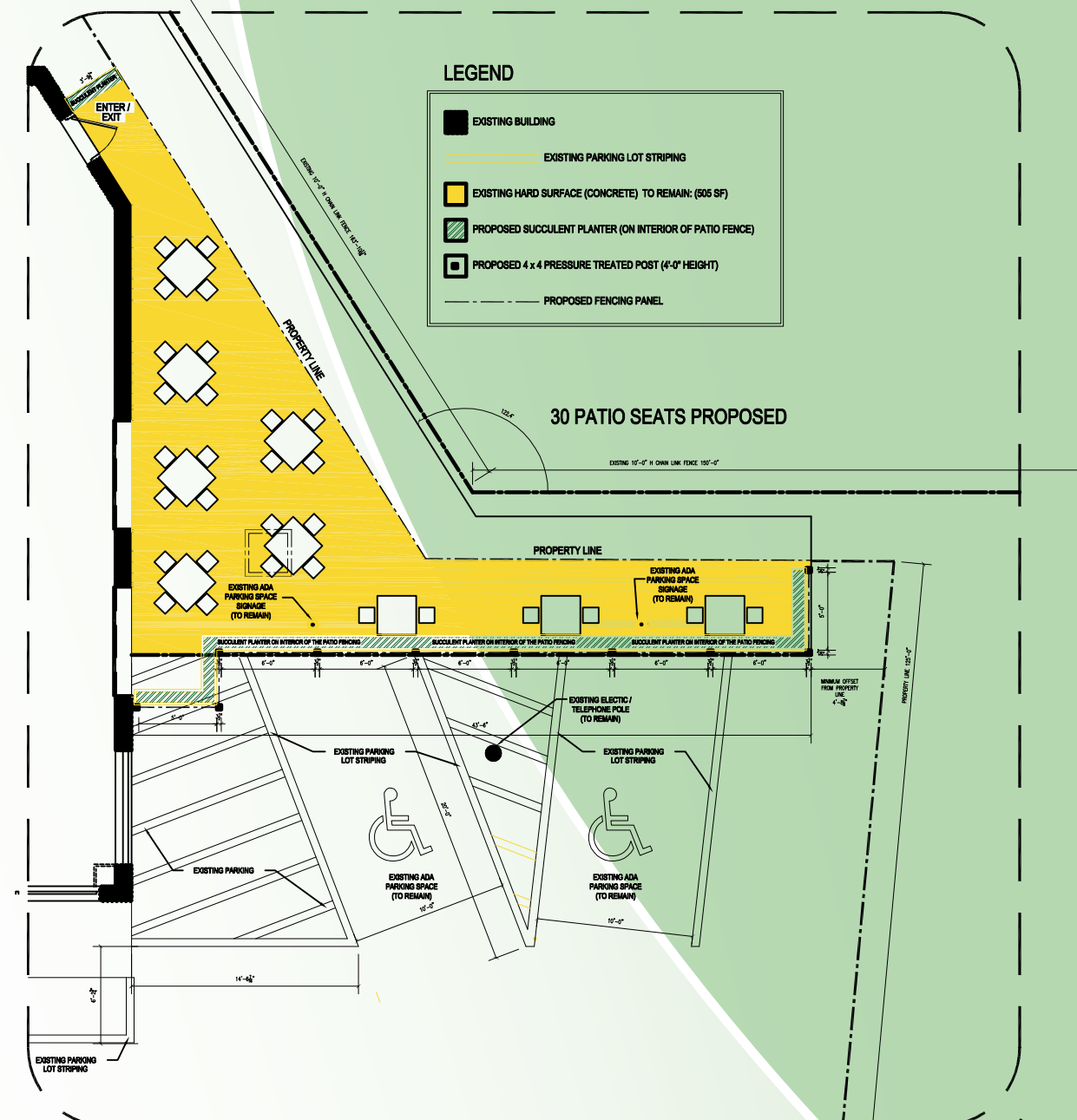
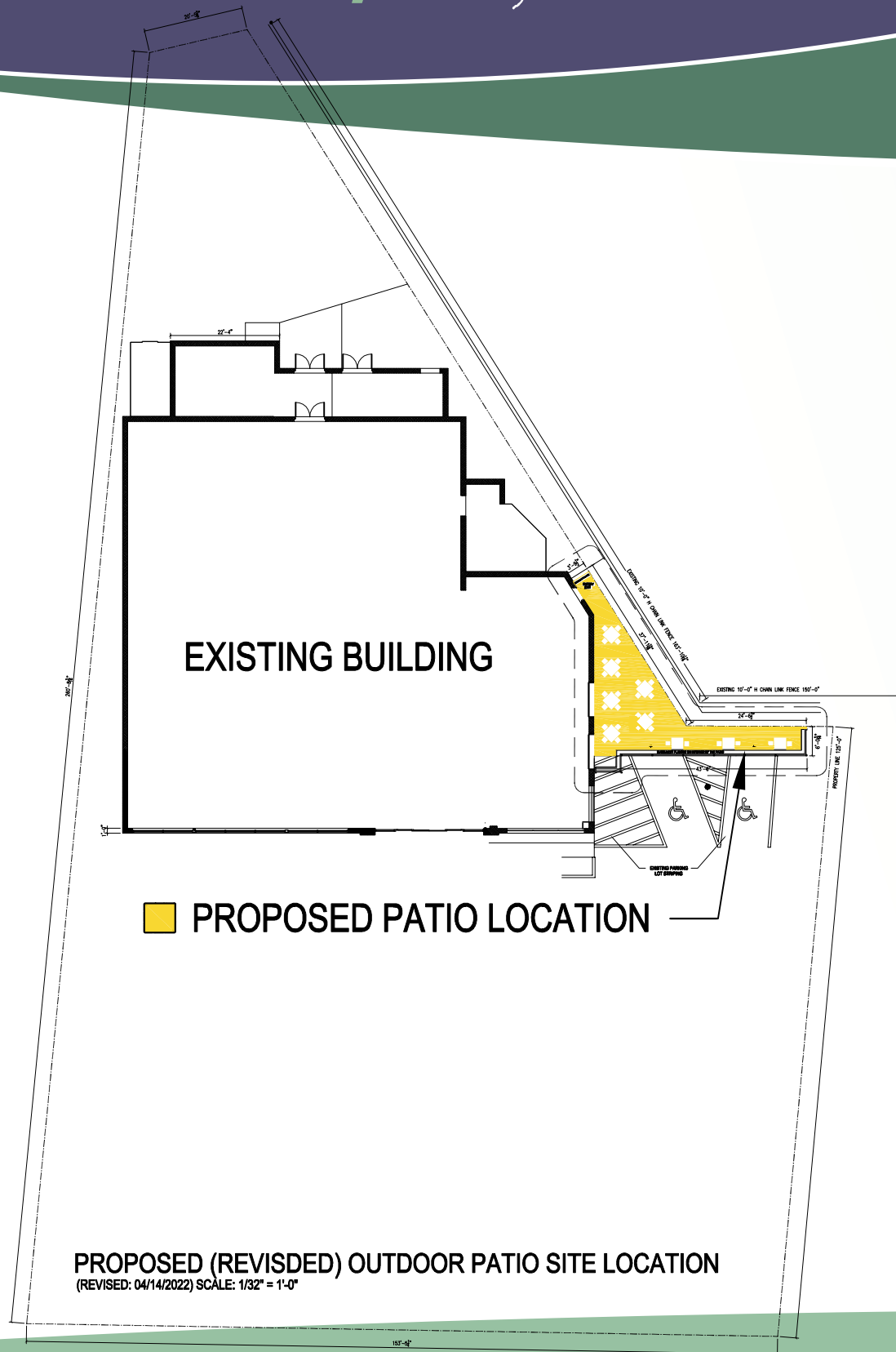
▲ DANGER
Keep Out



RESERVED
PARKING
♿
VIA
ACCESSIBLE
\$250 FINE

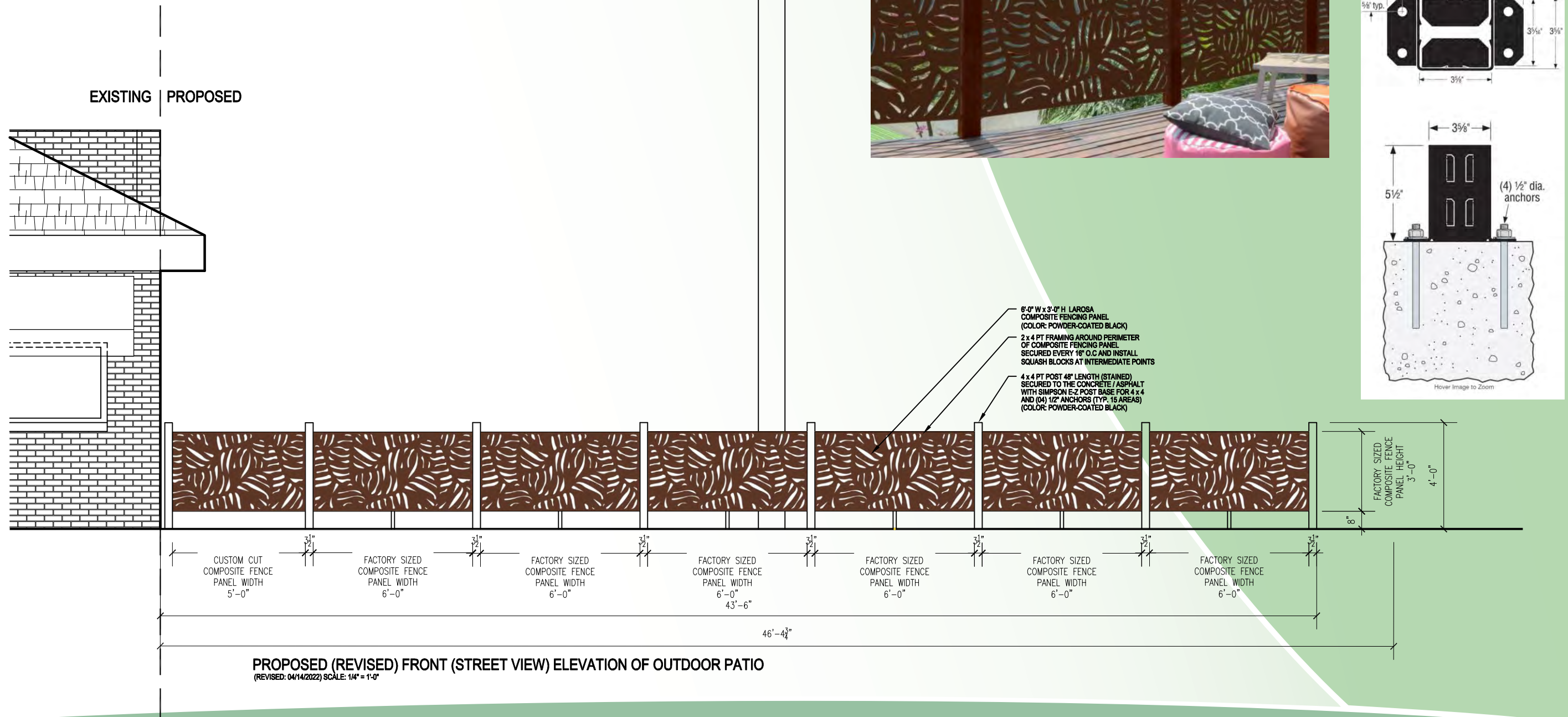


RESERVED PARKING
NO PARKING
NO STOPPING



IMMIGRANT SON BREWERY

18120 SLOANE AVENUE LAKEWOOD, OH 44107
 PROPOSED 2022 (REVISED AS OF 04/14/2022)
 REVISED EXTERIOR PATIO DESIGN





**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.: 05-24-22

Permit No.: BBS22-000027

Applicant Name: Rich Bozic, Blatchford Architects LLC

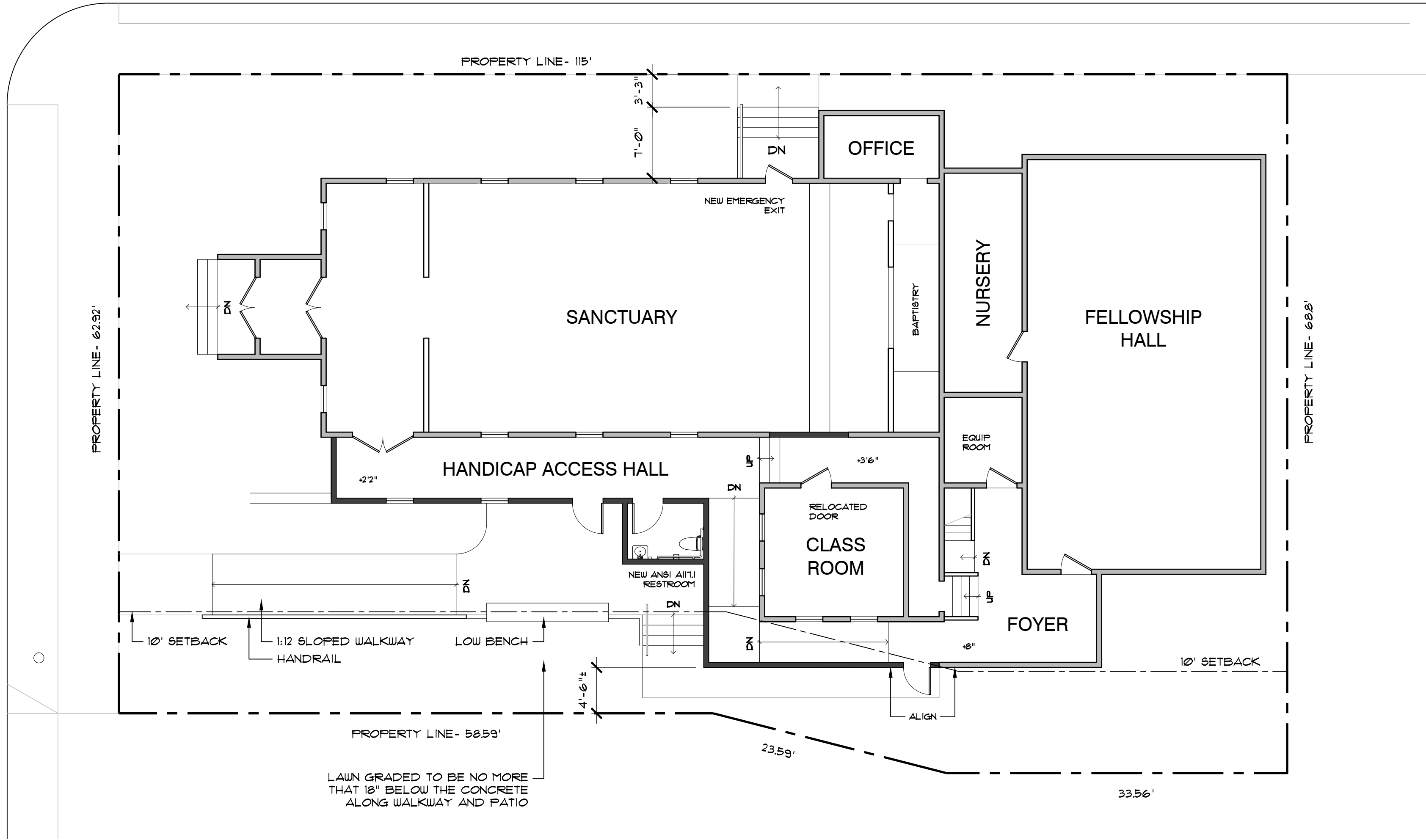
Project Address: 2051 Quail St.

Project Name: North Coast Baptist Church

Project: Applicant proposes the renovation/addition of an existing structure.

QUAIL ST

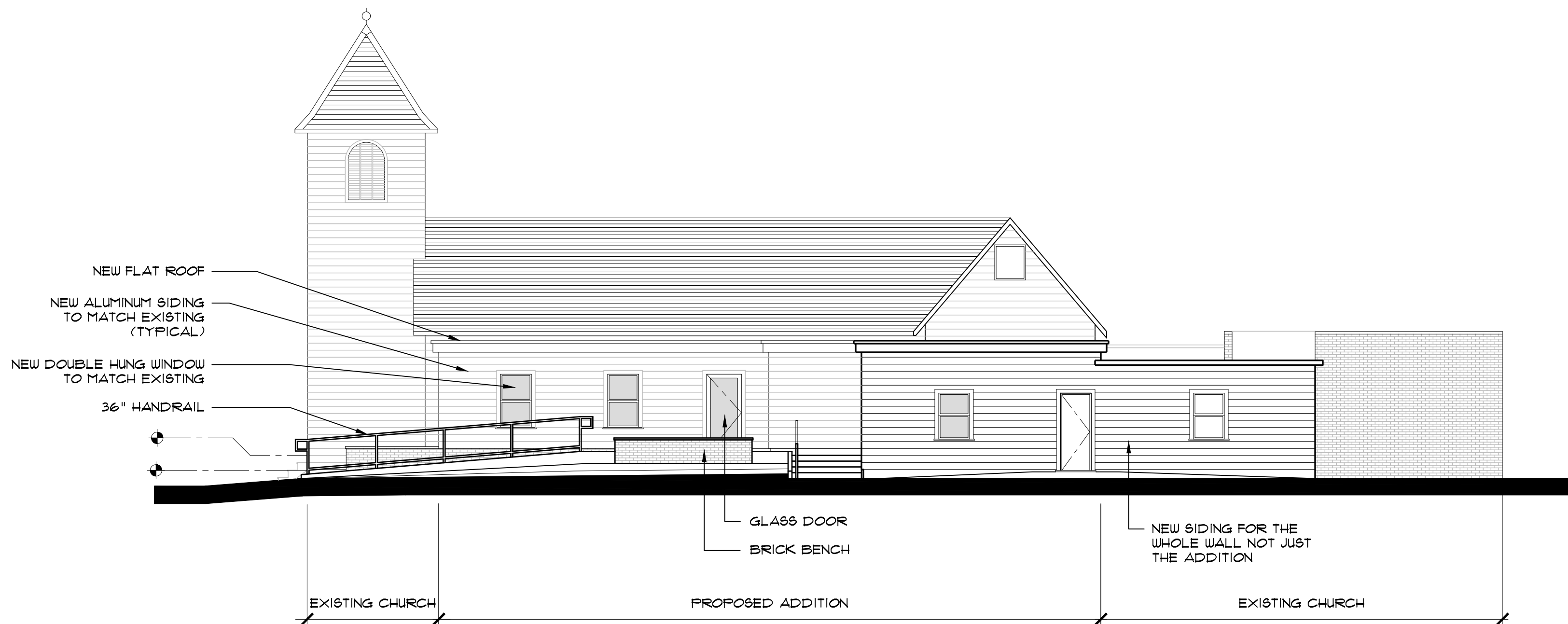
THRUSH ST



 Proposed Site Plan
1/8" = 1'-0"



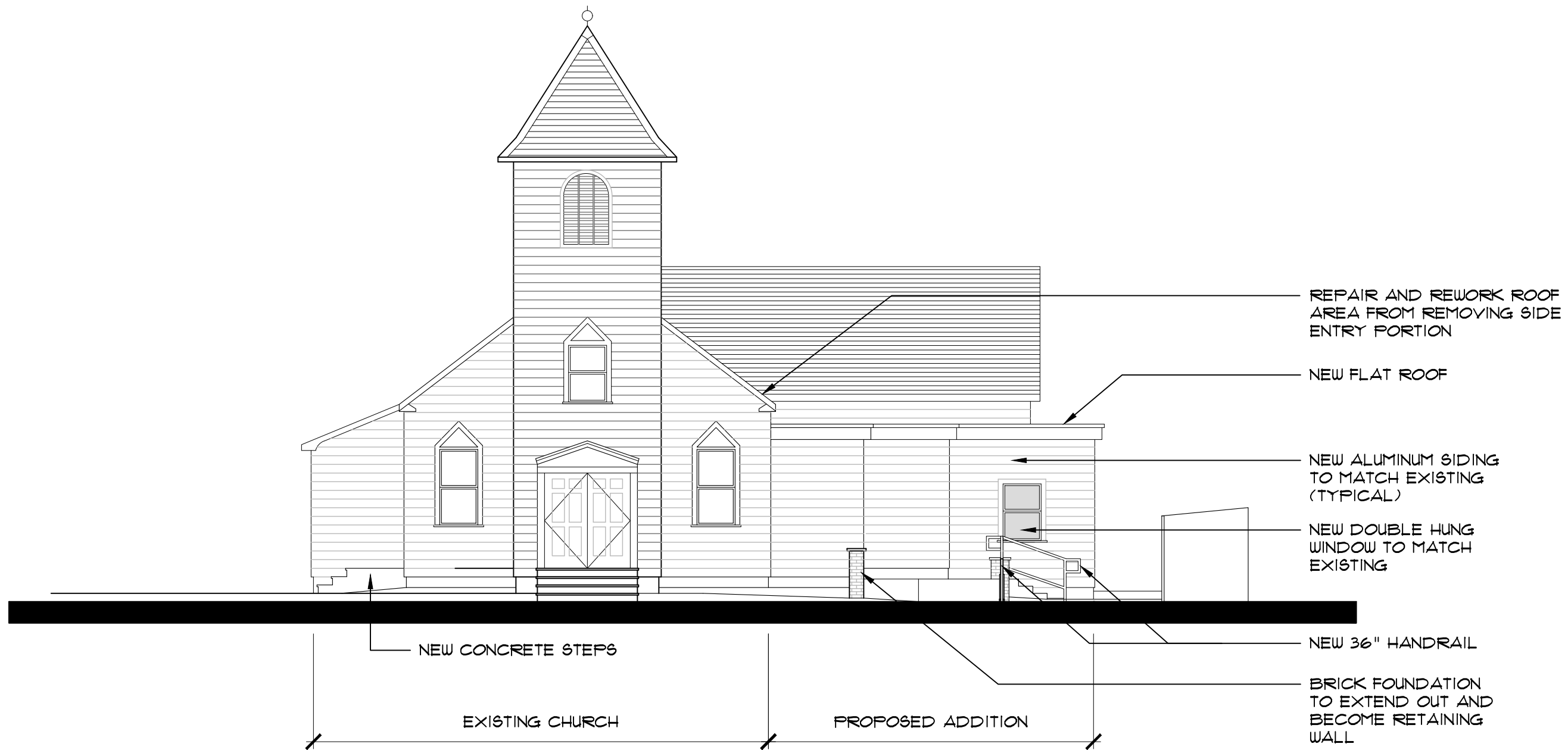
Existing Side Elevation
 1/8" = 1'-0"



Proposed Side Elevation
 1/8" = 1'-0"



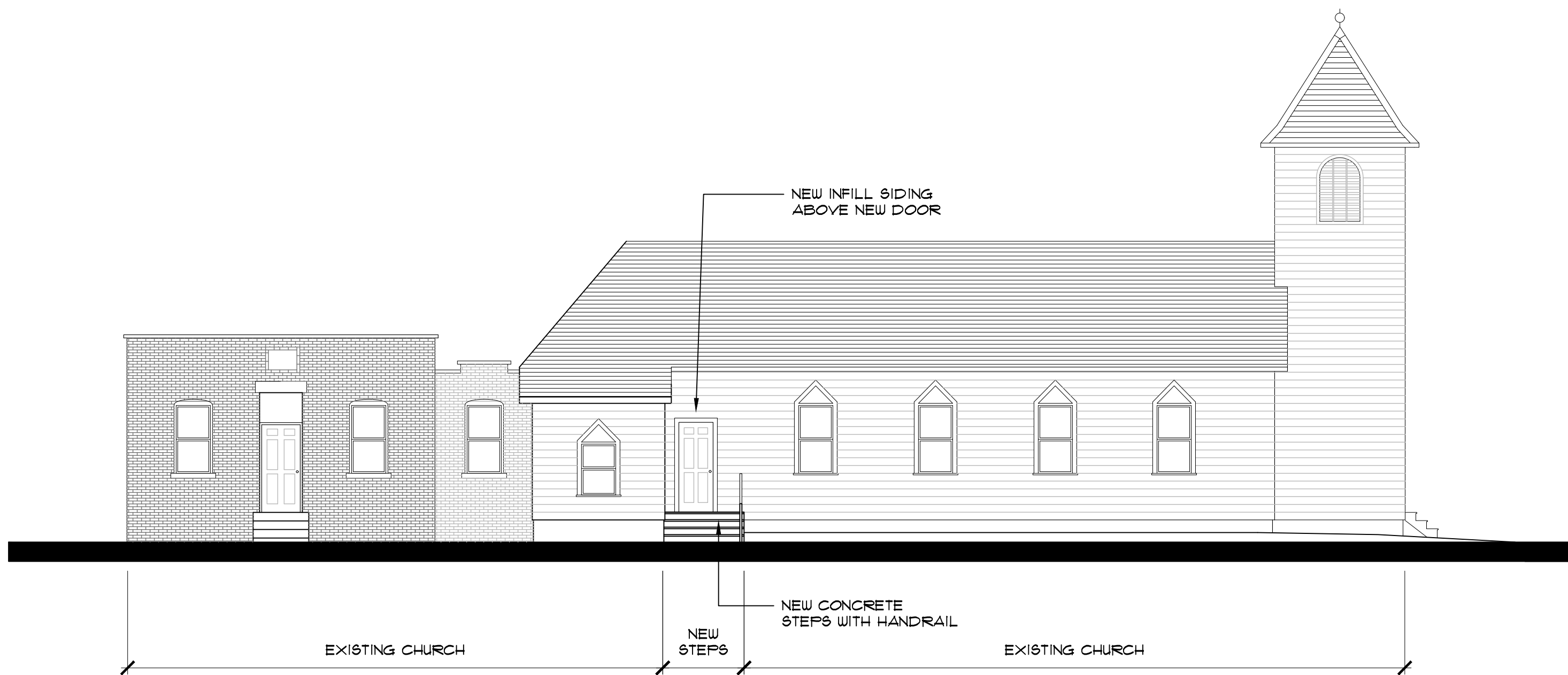
Existing Front Elevation
 1/8" = 1'-0"



Proposed Front Elevation
 1/8" = 1'-0"

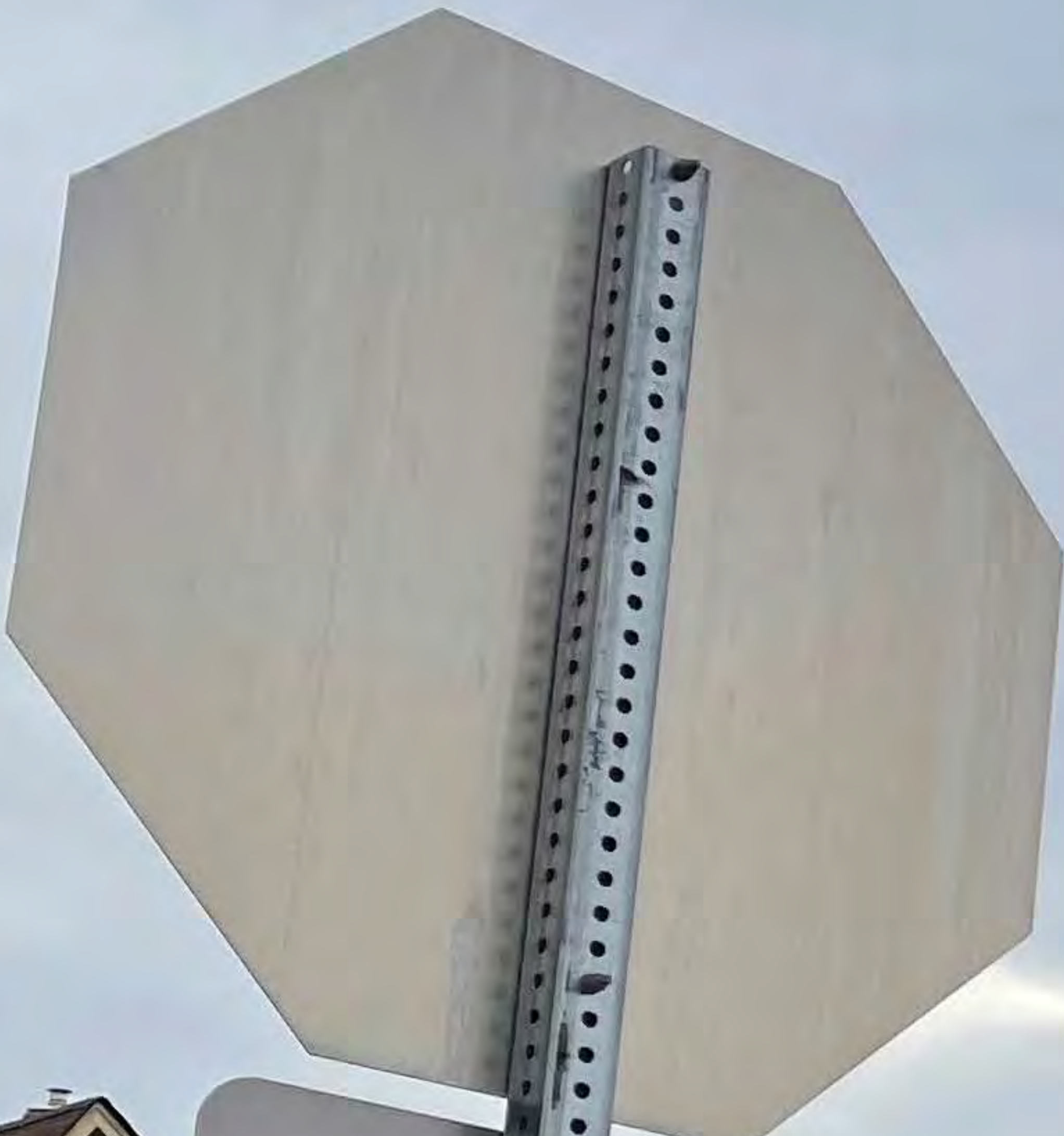


Existing Side Elevation
 1/8" = 1'-0"



Proposed Side Elevation
 1/8" = 1'-0"





NO PARKING
STOPPING
OR
STANDING
→

NORTH COAST
Baptist Church
SERVICE TIMES
Sunday Morning Social Ministry... 10:00 AM
Sunday Morning Service... 10:00 AM
Sunday Evening Service... 6:00 PM
Wed. Evening Bible Study... 7:00 PM



NORTH COAST
Baptist Church

DO NOT
ENTER

8:00 AM
TO
3:30 PM
SCHOOL DAYS



AHEAD
NO PARKING ANY TIME





**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.: 05-25-22

Permit No.: BBS22-000031

Applicant Name: David Maniet, Maniet Architects

Project Address: 2011 Lark St.

Project Name: Former Lakewood Public Hall Building

Project: Applicant proposes façade renovation of an existing commercial building.



David Maniet <djmoneit@gmail.com>

2011 Lark St

Jim Miketo <jim@forestcityshuffle.com>
To: David Maniet <davidjmaniet@gmail.com>

Wed, Apr 20, 2022 at 3:11 PM

David,

Please accept this email as my consent for you to act as my agent for the Project at 2011 Lark St. I also consent for you to apply our submission to ABR.

Thanks,
Jim

--

Jim Miketo
Forest City Shuffleboard Arena and Bar
(440) 666-5836
www.forestcityshuffle.com

Project Data

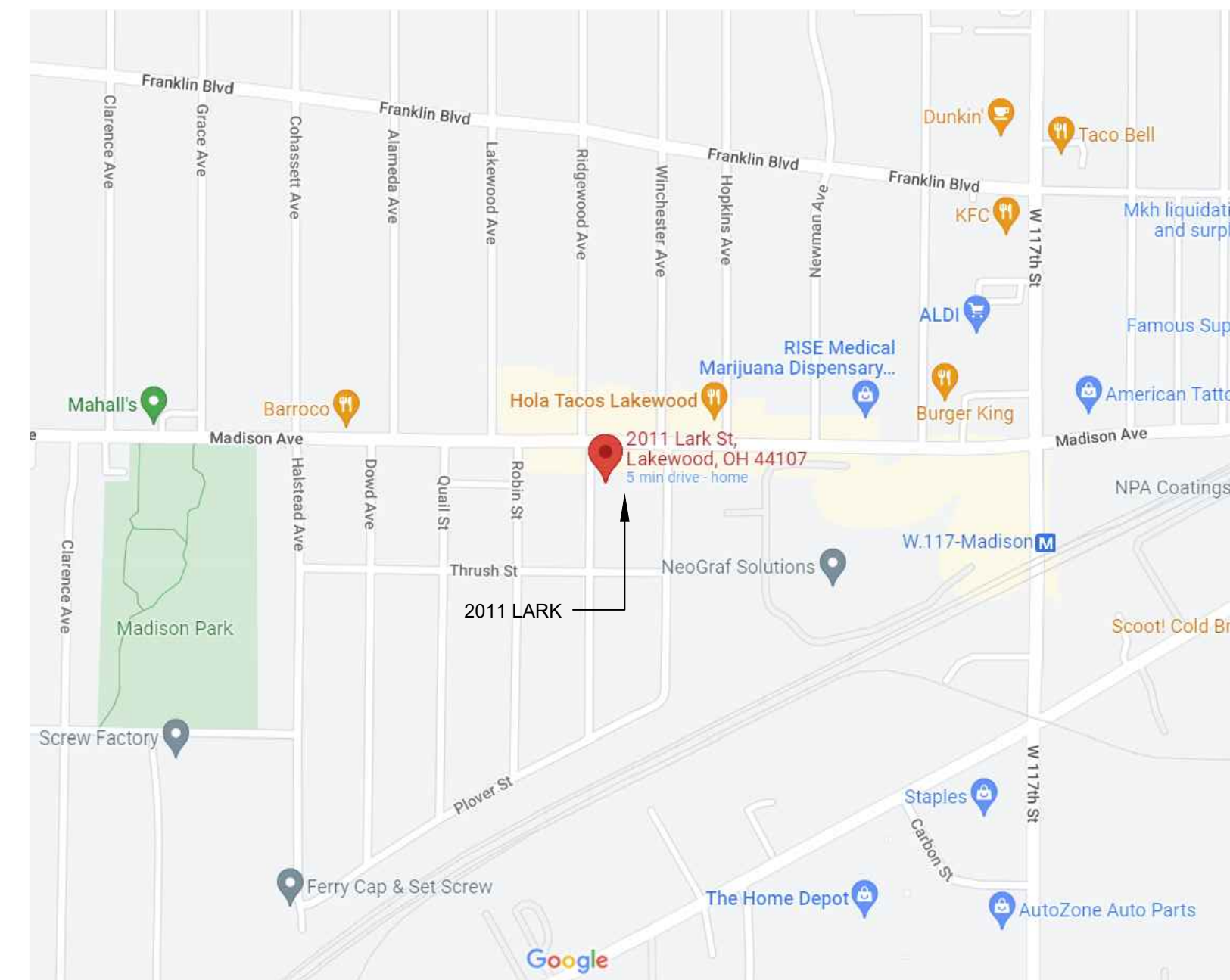
- 1. JURISDICTION OF PROJECT: CITY OF LAKEWOOD, OHIO
- 2. PROJECT: PUBLIC HALL BUILDING
2011 LARK STREET
- 3. BUILDING OWNER'S NAME: HOWE WARD LLC
CONTACT PERSON: JIM MIKETO
MAILING ADDRESS: 13367 MADISON AVE
CITY, STATE, ZIP: LAKEWOOD, OHIO 44107
PHONE: 440.866.5836
E-MAIL: JIM@FORESTCITYSHUFFLE.COM
- 4. PROJECT ADDRESS: 2011 LARK STREET
PROPERTY ID NUMBER: 315-23-079
GENERAL CONTRACTOR: -
CONTACT PERSON: -
MAILING ADDRESS: -
CITY, STATE, ZIP: -
PHONE: -
E-MAIL: -
REG. # -
- 5. ELECTRICAL CONTRACTOR: -
CONTACT PERSON: -
MAILING ADDRESS: -
CITY, STATE, ZIP: -
PHONE: -
E-MAIL: -
REG. # -
- 6. PLUMBING CONTRACTOR: -
CONTACT PERSON: -
MAILING ADDRESS: -
CITY, STATE, ZIP: -
PHONE: -
E-MAIL: -
REG. # -
- 7. MECHANICAL CONTRACTOR: -
CONTACT PERSON: -
MAILING ADDRESS: -
CITY, STATE, ZIP: -
PHONE: -
E-MAIL: -
REG. # -
- 8. AUTHOR OF PLANS: MANIET ARCHITECTS LLC
CONTACT PERSON: DAVID J MANIET
MAILING ADDRESS: 1315 BUNTS RD
CITY, STATE, ZIP: LAKEWOOD, OHIO 44107
FAX: 412.720.0424
E-MAIL: DAVIDJMANIET@GMAIL.COM
OHIO STATE REG. NO.: 1616664
- 9. ZONING INFORMATION
ZONING DISTRICT: C-2 - COMMERCIAL/RETAIL
LOT SIZE: 2800 SQFT.
STORIES: 2 - STORY
NO CHANGE TO BUILDING FOOTPRINT
BUILDING: 4,880 SQFT.
BASEMENT: 2,340 SQFT. (APT/BSMT/UTL)
FIRST FLOOR: 2,340 SQFT. (APT)
SECOND FLOOR: 2,340 SQFT. (APT)
- 10. USE GROUP SPACES: R-2 - MULTIFAMILY (EXISTING)
- 11. TYPE OF CONSTRUCTION: IIIB
FLOOR CONSTRUCTION: WOOD JOIST
ROOF CONSTRUCTION: WOOD / TIMBER
WALLS: MASONRY BRICK
- 12. DESCRIPTION OF PROJECT: RENOVATION OF BUILDING FRONT ELEVATION
- 13. SCOPE OF WORK:
REMOVE SIDING COVERING EXISTING BRICK FACADE ON LOWER LEVEL
RESTORE OR REPLACE BRICK
INFILL MASONRY OPENING WITH NEW STOREFRONT GLAZING SYSTEM. WINDOWS AND DOORS.
REPLACE STEEL LINTEL IN LARGE MASONRY OPENING.

Code Data

- 1. OBC 105.1 & 106.1: ENFORCEMENT: NO CONSTRUCTION WORK SHALL START ON THIS PROJECT WITHOUT THE APPROVAL AND INSPECTION OF THE RESPECTIVE CITY DEPARTMENTS PER THIS CODE SECTION. OWNER IS LIABLE FOR VIOLATION OF THIS CODE SECTION.
- 2. OBC 106.4 & 114.1: PLAN CONFORMITY: ALL WORK SHALL CONFORM WITHOUT CHANGE TO PROJECT PLAN DOCUMENTS AS FINALLY APPROVED BY BUILDING DEPARTMENT.
- 3. OBC 109: INSPECTION: ALL WORK SHALL BE PERFORMED STRICTLY PER THE PLANS AS APPROVED BY THE CITY BUILDING DEPARTMENT.
- 4. OBC101.4.1: ALL HEATING, VENTILATION AND AIR-CONDITIONING MATERIALS, INSTALLATION METHODS, AND MODIFICATION SHALL COMPLY WITH CHAPTER 28 OBC, OHIO MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, ASHRAE STANDARDS, SMACNA STANDARDS, EQUIPMENT'S UNDERWRITERS APPROVAL, THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERS' PRACTICES.
- 5. ALL ELECTRICAL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 27, OBC, AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), NFPA 70, OBC APPROVED EDITION, AND IS SUBJECT TO APPROVAL OF THE LOCAL ELECTRICAL INSPECTOR OR AD ASSIGNED BY THE DIVISION OF FACTORY AND BUILDING INSPECTION.
- 6. OBC 101.4.2: ALL PLUMBING SHALL CONFORM TO STATE OF OHIO PLUMBING CODE, AND OBC CHAPTER 29.
- 7. OBC 106.3.1: ONE SET OF PLANS, WHICH HAS BEEN APPROVED SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE AVAILABLE FOR REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES DURING WORKING HOURS WHILE SUCH WORK IS IN PROGRESS.
- 8. ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF TABLE 803.5 INTERIOR FINISH REQUIREMENTS OF THE OBC.
- 9. EVERY CONTRACTOR AND SUB-CONTRACTOR IS REQUIRED TO COMPLY WITH ALL OSHA SAFETY AND HAZARD PREVENTION STANDARDS: AND SHALL BE RESPONSIBLE TO DEVELOP, IMPLEMENT AND MAINTAIN SAFETY CONDITIONS AND EDUCATIONAL PROGRAMS TAILORED TO FIT EACH CONTRACTOR'S PARTICULAR TRADE (NOT ONLY FOR ITS' OWN EMPLOYEES, BUT FOR VISITORS AS WELL.)
- 10. INSTALL FIRE EXTINGUISHERS PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
- 11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES TO THE SITE AND FACILITY DURING ALL PHASES OF CONSTRUCTION AS PER ALL OF OFC RULE 5 SECTION 503.

General Notes

- GN1. THE LATEST EDITION OF AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION IS CONSIDERED TO BE PART OF THIS SET OF DRAWINGS.
- GN2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE PROJECT AND THE CONTRACT DOCUMENTS. IF THE CONTRACTOR FEELS THERE IS ANY AMBIGUITY IN THE CONTRACT DOCUMENTS, IT IS HIS RESPONSIBILITY TO HAVE SUCH ISSUES CLARIFIED PRIOR TO SUBMITTING HIS PROPOSAL.
- GN3. COMMENCEMENT OF WORK BY THE CONTRACTOR SHALL INDICATE THAT THE EXISTING CONDITIONS IN THE FIELD ARE SUCH THAT THE TOTAL INTENT OF THE DRAWINGS CAN BE MET.
- GN4. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND THE REQUIREMENTS OF GOVERNING AUTHORITIES.
- GN5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, INSPECTIONS AND PERMITS AS REQUIRED FOR THIS PROJECT.
- GN6. ALL WORK SHALL BE GUARANTEED TO BE INSTALLED FREE OF DEFECT IN MATERIAL, WORKMANSHIP AND OPERATION FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, UNLESS A LONGER PERIOD IS STIPULATED. CONTRACTOR SHALL REPAIR OR REPLACE AT NO EXTRA COST, ANY MATERIAL, CONSTRUCTION, OR EQUIPMENT THAT IS DEFECTIVE.
- GN7. CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THIS PROJECT AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- GN8. MATERIALS PROVIDED AND COMPLETED WORK WHICH, IN THE JUDGMENT OF THE ARCHITECT, IS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS DESIGN INTENT SHALL BE REPAIRED OR REPLACED AS DIRECTED, WITH NO ADDITIONAL COMPENSATION.
- GN9. UNLESS OTHERWISE SPECIFIED, WHENEVER AN ALLOWANCE ITEM IS INCLUDED, THE ALLOWANCE AMOUNT IS FOR THE MATERIAL ONLY. ALL OTHER CHARGES, INCLUDING INCIDENTAL HARDWARE, FASTENERS, ACCESSORIES, AND ETC., AS WELL AS LABOR, DELIVERY AND TAXES ARE TO BE INCLUDED IN THE BASE BID.
- GN10. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL TURN OVER TO THE ARCHITECT ALL GUARANTEES, WARRANTIES, PRODUCT INFORMATION, CLEANING REQUIREMENTS, PRODUCT RESTRICTIONS, ETC. FOR ALL MATERIALS, APPLIANCES, FIXTURES, AND SUCH USED ON THIS PROJECT. TO BE INCLUDED ARE ITEM SUCH AS FAUCETS, FURNACES, COMPRESSORS, BUILDING MATERIALS, HARDWARE, DOORS, WOOD, PAINT, ETC.
- GN11. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SUBMIT A WORK PLAN AND SCHEDULE.
- GN12. CONTRACTOR IS TO PROVIDE DUST BARRIERS AND TAKE OTHER PROTECTIVE MEASURES AS REQUIRED TO CONTAIN AND ELIMINATE DAMAGES, DUST, AND DEBRIS TO AREAS WHERE LITTLE OR NO WORK IS TAKING PLACE. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REPAIRING TO ORIGINAL CONDITION ANY SUCH DAMAGE OR REMOVAL OF DEBRIS.
- GN13. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS OR EXISTING FIELD CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR NOT TO SCALE DRAWINGS.
- GN14. REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR COORDINATION OF WORK. IN CASE OF DISCREPANCIES, THE LOCATIONS SHOWN ON THE ARCHITECTURAL PLANS SHALL PREVAIL UNLESS PERMITTED OTHERWISE BY ARCHITECT.
- GN15. ALL DIMENSIONS ARE TO THE FINISHED FACE WALL, UNLESS OTHERWISE NOTED.
- GN16. UNLESS OTHERWISE NOTED, ALL EXPOSED EXISTING SURFACES SHALL BE PATCHED TO MATCH ADJACENT FINISHES WHEREVER EXISTING PARTITIONS, DOORS, OR OTHER BUILDING ELEMENTS HAVE BEEN REMOVED.
- GN17. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACES, WHICH WILL REMAIN EXPOSED AND WHICH HAVE TO BE DISTURBED TO INSTALL NEW EQUIPMENT, CONDUIT, PIPES, ETC., SHALL BE REPAIRED TO MATCH THE EXISTING FINISHES BY THE CONTRACTOR HAVING CAUSED THE CUTTING. THE WORK, HOWEVER, SHALL BE SUBLET TO AND COORDINATED BY THE GENERAL CONTRACTOR.
- GN18. WHERE EXISTING PARTITIONS, CEILING TILE, OR OTHER ITEMS HAVE TO BE REMOVED USE CONSIDERABLE CARE NOT TO DAMAGE ADJACENT WALL AND CEILING SURFACES WHICH ARE TO REMAIN IN PLACE.
- GN19. PROTECT ALLEXISTING MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT WHICH IS TO REMAIN IN PLACE.
- GN20. IF THE CONTRACTOR SUSPECTS THE PRESENCE OF ASBESTOS, HE SHALL STOP WORK IMMEDIATELY AND NOTIFY THE OWNER. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ASBESTOS ABATEMENT HAS BEEN IMPLEMENTED, IF FOUND.
- GN21. THE GENERAL CONTRACTOR MUST COORDINATE ALL TRADES TO PROVIDE ALL THAT MUST BE COVERED WITHIN PROJECT. (I.E., ELECTRICAL WIRING, ELEVATOR, ETC.) THIS COORDINATION IS CRITICAL.
- GN22. ALL DIMENSIONS SHALL BE FIELD CHECKED, SPECIFICALLY FOR THE SELECTION AND MANUFACTURE OF CASEWORK, WINDOWS, FLOOR FINISHES, ETC.



Location Map
Not to Scale



Existing Exterior Photo

Drawing Index

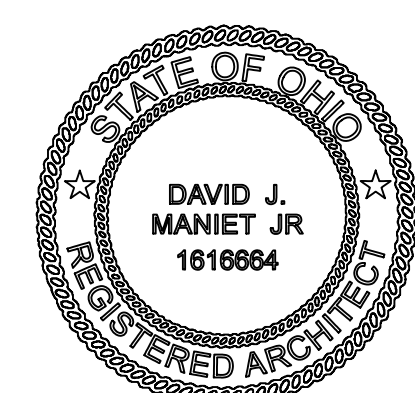
- T1 Project Data
Code Data
Location Map
General Notes
- T2 Site Plan
General Notes Continued
- A1 Existing Facade Drawings
Existing Condition Photos
- A2 Proposed Facade Drawings
Steel Lintel Details
- E1 Electrical Notes
Light Fixture Schedule



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Howe Ward Facade
2011 Lark Street
Lakewood, Ohio 44107

Issue for Permit	Sheet
Date	T1
Drawn By	
	DJM



David J Maniet Jr
License # 1616664
Exp. 12/31/2023

General Notes Continued

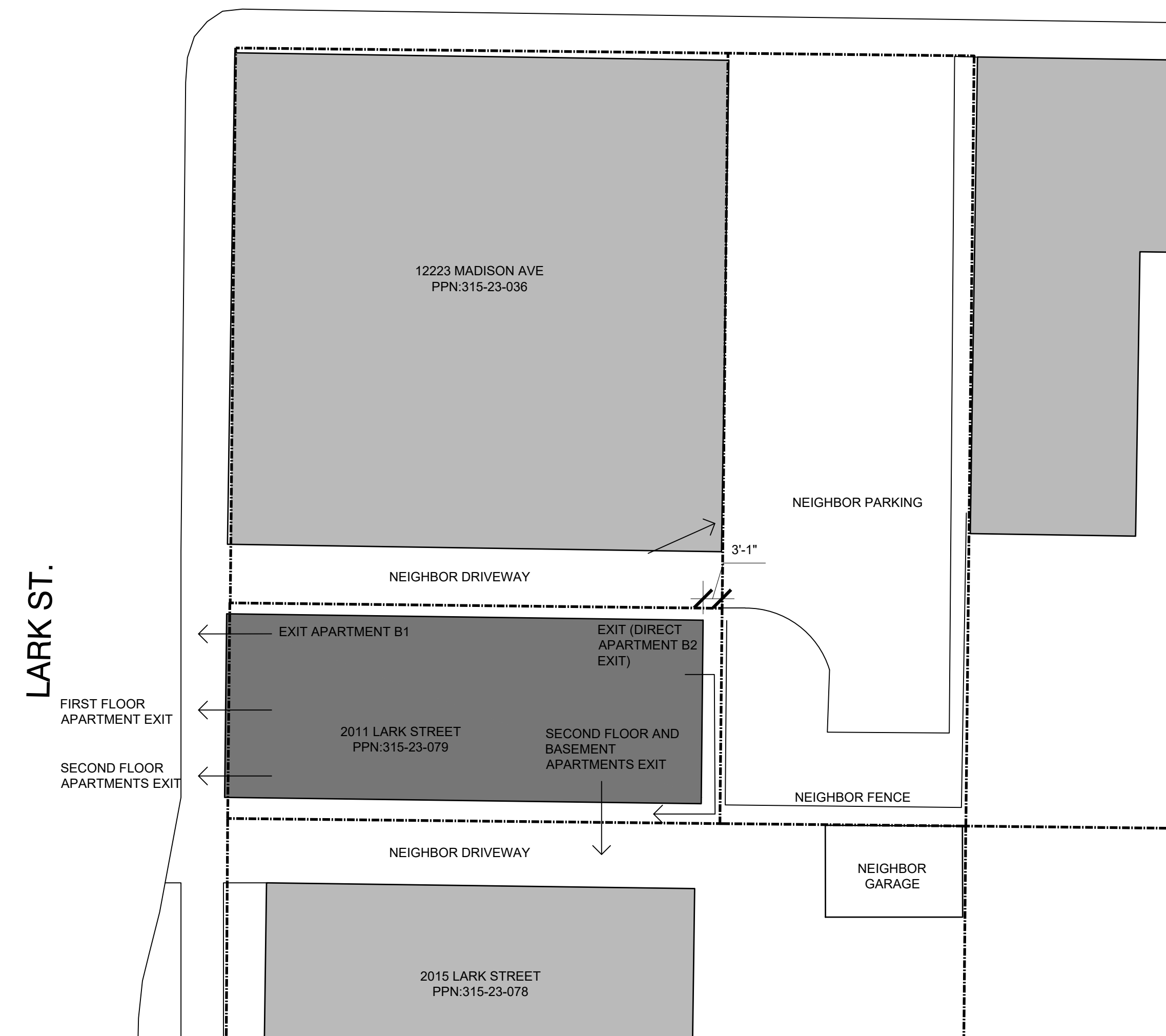
- GN22. ALL DIMENSIONS SHALL BE FIELD CHECKED, SPECIFICALLY FOR THE SELECTION AND MANUFACTURE OF CASEWORK, WINDOWS, FLOOR FINISHES, ETC.
- GN23. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND FINISH MATERIALS PER MANUFACTURER'S INSTRUCTIONS. IF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ARE DIFFERENT THAN THE MANUFACTURERS THEN THE CONTRACTOR SHALL CONTACT THE ARCHITECT BEFORE PROCEEDING TO REVIEW THE METHOD OF INSTALLATION.
- GN24. ALL GAPS OR PENETRATIONS IN RATED WALLS SHALL BE FIRE CAULKED AND COMPLY WITH ALL REQUIREMENTS OF OBC SECTIONS 713.
- GN25. CONTRACTOR TO PHOTOGRAPH MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH-INS AND SEND COPIES TO ARCHITECT PRIOR TO INSTALLING FINISH MATERIALS.
- GN26. ONE WEEK BEFORE COMPLETION OF JOB, CONTRACTOR SHALL ORGANIZE A WALK-THROUGH EXAMINATION OF THE PROJECT WITH THE ARCHITECT, OWNER AND CONTRACTOR. AT THIS MEETING, CONTRACTOR SHALL DEMONSTRATE USE OF ALL ITEMS (LOCKS, TOILETS, HVAC SYSTEM, LIGHTS, ETC.) INSTALLED, AND A COMPLETE PUNCH LIST WILL BE DEVELOPED BY THE ABOVE PARTIES.
- GN27. FINAL PAYMENT WILL NOT BE APPROVED WITHOUT:
 - ALL WARRANTIES/ MANUALS/ INSTALLATION INSTRUCTIONS FOR ALL INSTALLED FIXTURES AND EQUIPMENT/ APPLIANCES SUPPLIED TO OWNER.
 - OWNER RECEIVED LIEN WAIVER FROM CONTRACTOR.
- GN28. HANDRAILS AND GUARDS (PER OBC SEC. 1607.8) HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS THE STRUCTURE. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
- GN29. GRAB BARS, (PER OBC SEC 1607.7) GRAB BARS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS APPLIED IN ANY DIRECTIONS AT ANY POINT.
- GN30. ICC A117.1 COMPLIANT SIGNAGE NOTES:
 LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT.
- THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGG-SHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE BASELINE OF THE BRAILLE AND THE BASELINE OF THE HIGHEST TACTILE CHARACTER. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR BY PROVIDING AN 18"X18" CLEAR FLOOR SPACE CENTERED ON THE SIGN, BEYOND THE SWING OF THE DOOR.
- FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- TACTILE SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE

- GN31. FRAMING NOTES
1. DBL. 2X12 HEADERS @ ALL OPENINGS UNLESS NOTED OTHERWISE.
 2. SOLID BLOCKING AND / OR MASONRY @ ALL BEAM BEARING LOCATIONS.
 3. DBL. ALL FL. JOISTS BELOW PARTITIONS.
 4. STL. FLITCH PL. REQUIRED @ ALL HEADERS W/ 12'-0" SPAN AND OVER.
 5. ALL PASSAGE WAYS BETWEEN ROOMS SHALL BE CASED OPENINGS UNLESS NOTED OTHERWISE.
- GN32. COLD FORMED METAL FRAMING
- DESIGN OF METAL STUD FRAMING SHOWN IS BASED ON CSI TYPE (1 5/8") FLANGE STUDS WITH DEIRICH INDUSTRIES SECTION PROPERTIES AND ALLOWABLE RESISTANCE MOMENT CAPACITY. ALTERNATE MANUFACTURERS' FRAMING SIDE SHALL MEET THE MINIMUM SECTION PROPERTIES AND ALLOWABLE RESISTING MOMENT CAPACITY OF THE MEMBERS INDICATED ON THE DESIGN DRAWINGS. ADDITIONAL COSTS FOR AN INCREASE IN STUD SIZE OR GAUGE IS PROHIBITED.
 - ALL COLD-FORMED FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE COLD FORMED STEEL DESIGN MANUAL AS REFERENCED BY THE 2011 OBC.
 - ALL FRAMING MEMBERS 16 GAUGE AND HEAVIER SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI.
 - ALL FRAMING SHALL BE GALVANIZED.
 - ALL CONNECTIONS SHALL BE SCREWED OR WELDED. POWER FASTENERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL APPLICATIONS.
 - ALL WELDS SHALL BE TOUCHED UP WITH ZINC-RICH PAINT.
- GN33. GENERAL ROOFING NOTES
- MINIMUM SLOPES SHALL BE 1/4" PER FOOT.
 - ROOF EDGE AT CHIMNEYS AND INTERSECTING WALLS SHALL BE AT A CONSTANT HIGH POINT.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SKYLIGHTS, ROOF ELEVATION BREAKS, PARAPETS, WALLS, AND ANY ROOF PENETRATIONS. PROVIDE FLASHING AT THESE LOCATIONS.
 - REVIEW ALL ROOF DRAINAGE SIZES AND LOCATIONS WITH ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
- GN34. MASONRY
- CONCRETE MASONRY UNITS ASTM C90, TYPE 1 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI, EACH UNIT, NET CROSS-SECTIONAL AREA.
 - MORTAR ASTM C270, TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN 28 DAYS.
 - GROUT FILL F'C=2500PSI @ 28 DAYS, PEA GRAVEL.
 - TEMPORARILY BRACE ALL MASONRY WALLS TO PROVIDE STABILITY DURING CONSTRUCTION UNTIL THE DESIGNED STRUCTURE IS COMPLETE AND CAN STABILIZE THE WALLS.
- GN35. GENERAL FINISH NOTES
- CEILING AND WALL FINISHES SHALL CONFORM TO OBC FLAMESPREAD AND SMOKE DEVELOPMENT INDEX = CLASS C.
- PROVIDE SAMPLES OF ALL FINISH MATERIALS TO BUILDING DEPARTMENT FOR REVIEW.
- GN36. GLASS
- ALL GLASS SHALL BE THERMAL-PANE LOW-E ARGON FILLED AND SAFETY GLASS WHERE REQUIRED BY CODE.
- GN37. DEMOLITION
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE DOWNS MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE EXISTING BUILDING DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS WHICH AFFECT THE NEW CONSTRUCTION.

Drawing Index

- T1 Project Data
Code Data
Location Map
General Notes
- T2 Site Plan
General Notes Continued
- A1 Existing Facade Drawings
Existing Condition Photos
- A2 Proposed Facade Drawings
Steel Lintel Details
- E1 Electrical Notes
Light Fixture Schedule

MADISON AVE.



Site Plan
 1/8" = 1'-0"

SITE PLAN NOTES:
 PROPERTY LINES LOCATED FROM CLIENT PROVIDED SURVEY.
 DATED: OCT 25, 2016 AND COMPLETED BY EXACTA OHIO



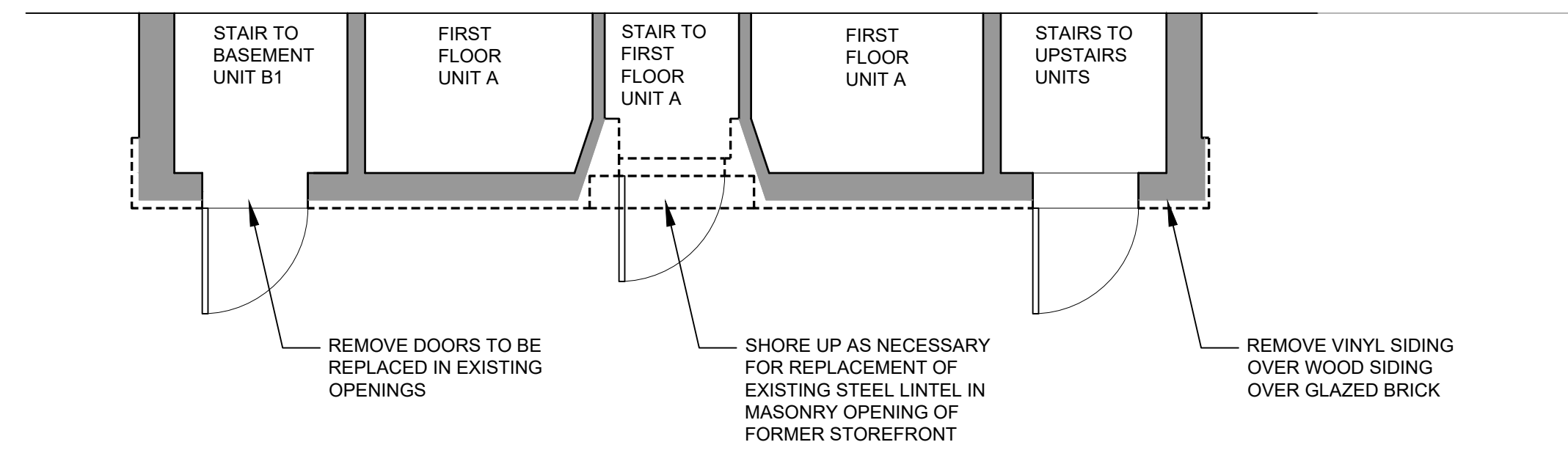
4 1 2 . 7 2 0 . 0 4 2 4
 DavidJManiet@gmail.com

Name / Project Address
 Howe Ward Facade
 2011 Lark Street
 Lakewood, Ohio 44107

Issue for Permit	Sheet
Date	T2
4/14/2022	
Drawn By	DJM

Drawing Index

- T1 Project Data
Code Data
Location Map
General Notes
- T2 Site Plan
General Notes Continued
- A1 Existing Facade Drawings
Existing Condition Photos
- A2 Proposed Facade Drawings
Steel Lintel Details
- E1 Electrical Notes
Light Fixture Schedule



Existing Facade Plan with Demolition Notes
1/4" = 1'-0"

PROJECT DEMOLITION NOTES:

- REMOVE SIDING FROM EXISTING BUILDING FACADE
- RESTORE GLAZED BRICK AND RESTORE IF POSSIBLE
- REPLACE STEEL LINTEL OVER OPENING WITH xxxxx STEEL
- DOORS AND FORMER STOREFRONT FACADE TO BE REPLACED WITH KAWNEER SYSTEM. BLACK ANNOZIZED FRAMING WITH LOW - E GLAZING.
- SOLID PANELS IN FRONT OF FRAMING AT FIRST FLOOR LEVEL
- NEW PENDANT LIGHT FIXTURE AT CENTER INSET
- NEW BLACK WALL SCONCE AT SIDE DOORS
- REMOVE BLACK STEEL VENT IN BRICK BASE. TO BE MEDIA BLASTED AND POWDER COATED BLACK. NEW TILT IN AWNING WINDOW BEHIND.



Existing Facade Elevation
1/4" = 1'-0"



Existing Facade Photo



Existing Brick Found

WALL TYPES

- 1 EXISTING WOOD WALL WITH GYPSUM BOARD FINISH
- 2 NEW 2X4 WOOD STUD WALL WITH 5/8" TYPE X GYPSUM BOARD FINISH ON EXTERIOR. FILL CAVITY WITH BATT INSULATION. BRICK EXTERIOR FINISH (STOREFRONT ABOVE)
- 3 EXISTING MASONRY WALL

WALL LEGEND

- DEMOLITION
- █ EXISTING WALL
- █ NEW WALL



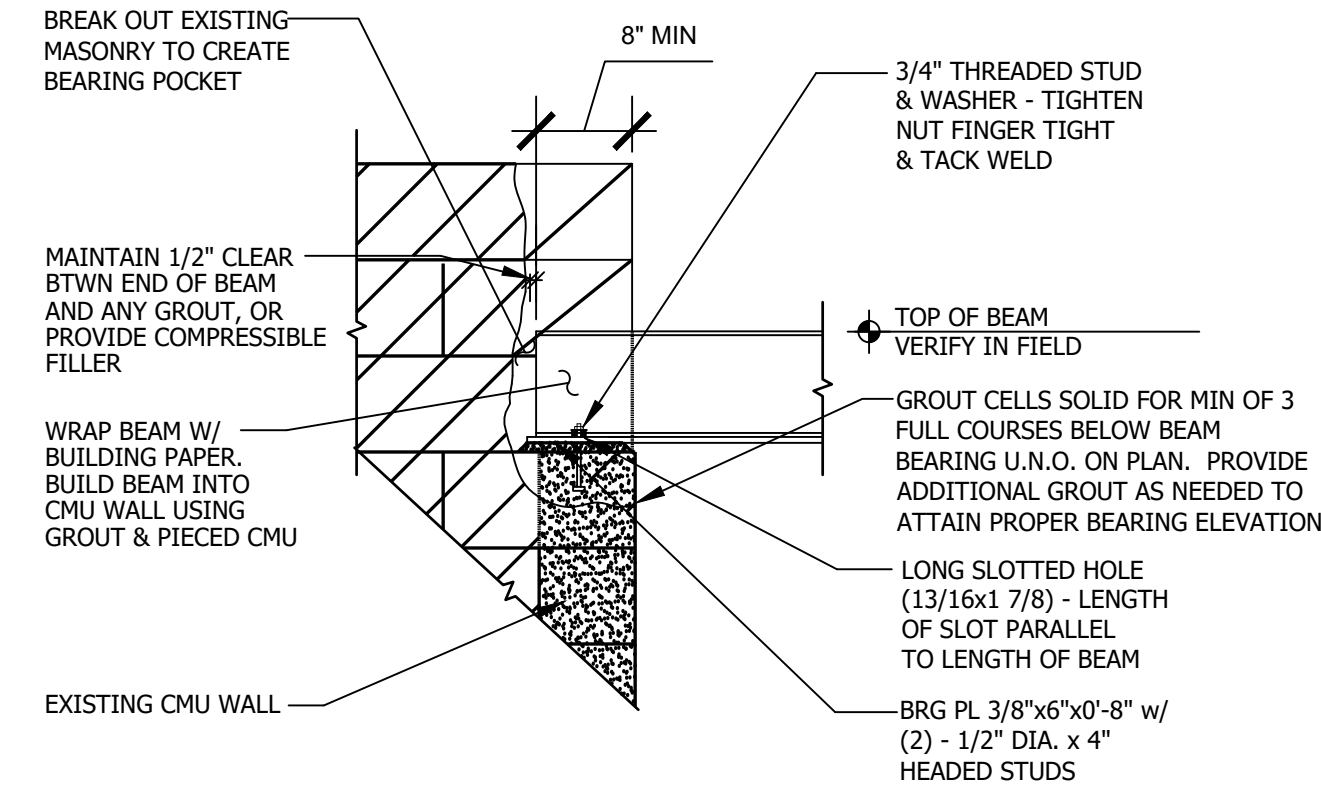
4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Howe Ward Facade
2011 Lark Street
Lakewood, Ohio 44107

Issue for Permit	Sheet
Date 4/14/2022	A1
Drawn By DJM	

Drawing Index

- T1 Project Data
Code Data
Location Map
General Notes
- T2 Site Plan
General Notes Continued
- A1 Existing Facade Drawings
Existing Condition Photos
- A2 Proposed Facade Drawings
Steel Lintel Details
- E1 Electrical Notes
Light Fixture Schedule



1
A2
BEAM BEARING DETAIL @ EXISTING WALL
SCALE: N.T.S.

LINTEL SCHEDULE

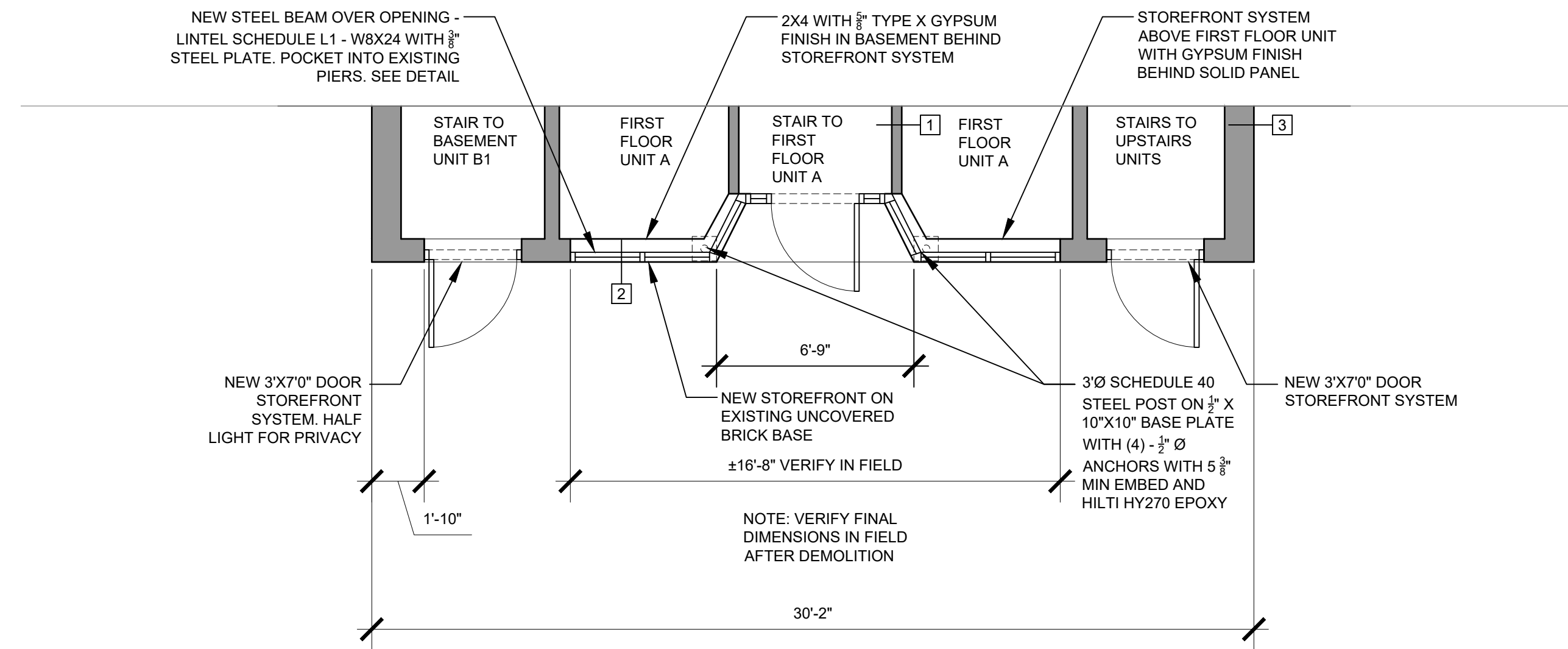
MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x24 w/ 3/8" PL	EQUAL INFiLL FOLLOWING ERECTION 1/4 3-12	HOT DIP GALVANIZE BOTTOM PL.

LINTEL SCHEDULE NOTES:

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

STRUCTURAL STEEL:

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



Proposed Facade Plan
1/4" = 1'-0"

PROJECT NOTES:

- REMOVE SIDING FROM EXISTING BUILDING FACADE
- RESTORE GLAZED BRICK AND RESTORE IF POSSIBLE
- REPLACE STEEL LINTEL OVER EXISTING OPENING - SEE DETAILS SHEET A2
- DOORS AND FORMER STOREFRONT FACADE TO BE REPLACED WITH KAWNEER SYSTEM. COLOR TBD FRAMING WITH LOW - E GLAZING. TO SET ON HISTORIC LOCATION.
- NEW 3'0"x7'0" DOOR.
- NEW PENDANT LIGHT FIXTURE AT CENTER INSET
- NEW BLACK WALL SCONCE AT SIDE DOORS
- REMOVE BLACK STEEL VENT IN BRICK BASE. TO BE MEDIA BLASTED AND POWDER COATED BLACK. NEW TILT IN AWNING WINDOW BEHIND.

LINTEL SCHEDULE

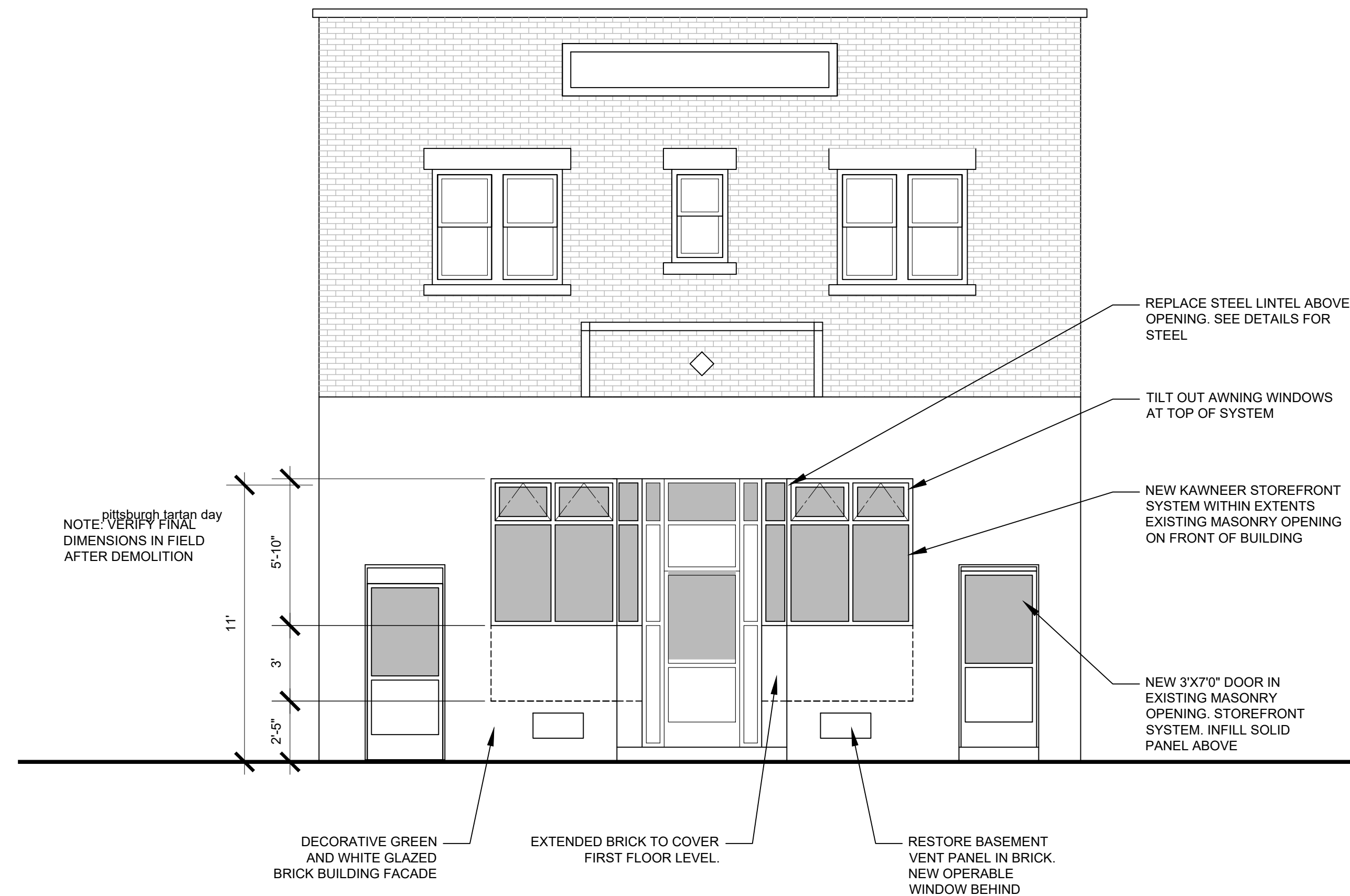
MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x24 w/ 3/8" PL	EQUAL INFiLL FOLLOWING ERECTION 1/4 3-12	HOT DIP GALVANIZE BOTTOM PL.

LINTEL SCHEDULE NOTES:

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

STRUCTURAL STEEL:

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



Proposed Building Elevation
1/4" = 1'-0"

WALL TYPES

- 1) EXISTING WOOD WALL WITH GYPSUM BOARD FINISH
- 2) NEW 2X4 WOOD STUD WALL WITH 5/8" TYPE X GYPSUM BOARD FINISH ON EXTERIOR. FILL CAVITY WITH BATT INSULATION. BRICK EXTERIOR FINISH (STOREFRONT ABOVE)
- 3) EXISTING MASONRY WALL

WALL LEGEND

- DEMOLITION
- EXISTING WALL
- NEW WALL



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Howe Ward Facade
2011 Lark Street
Lakewood, Ohio 44107

Issue for Permit	Sheet
Date	A2
4/14/2022	
Drawn By	DJM

Electrical Notes

- THE SPECIFICATIONS ARE TO BE USED AS A GUIDE FOR QUALITY OF WORKMANSHIP, QUANTITIES, ETC., AND ARE INTENDED TO COVER ALL PARTS OF THE SYSTEM, BUT THE OMISSION OF EXPRESS MENTION IN THE SPECIFICATIONS OR ON THE DRAWING OF ITEMS WHICH ARE OBVIOUSLY NECESSARY FOR THE PROPER FUNCTIONING OF THE SYSTEM SHALL NOT RELIEVE THIS CONTRACTOR FROM RESPONSIBILITY FOR PROVIDING SAME AND NECESSARY LABOR FOR INSTALLATION.
- THE BID SHALL CONTEMPLATE THE FURNISHING AND INSTALLING OF MATERIAL AND EQUIPMENT EXACTLY AS SPECIFIED OR SHOWN OR EQUAL AS APPROVED BY THE OWNER. BIDS SUBMITTED SHALL LIST ANY ITEMS OF MATERIAL OR EQUIPMENT OTHER THAN BUT SIMILAR TO THE ONES CALLED FOR. THESE SUBSTITUTIONS SHALL BE APPROVED BEFORE AWARDED THE CONTRACT. OTHERWISE, THIS CONTRACTOR SHALL COMPLY WITH SPECIFICATION REQUIREMENTS.
- ELECTRICAL CONTRACTOR TO DO ALL EXCAVATING BACK FILLING, CUTTING AND PATCHING AS REQUIRED.
- THE INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL AND STATE CODES.
- ALL ELECTRICAL EQUIPMENT FURNISHED SHALL BE UNDERWRITERS LABORATORIES APPROVED AND SHALL BEAR U.L. LABEL.
- ALL CONDUITS ARE TO BE CONCEALED UNLESS OTHERWISE SHOWN. ALL ELECTRICAL OUTLETS IN FINISHED AREAS IN NEW WALLS TO BE RECESSED IN THE STRUCTURE WITH FACE FINISHED WITH SURFACE AND CONDUIT FOR SUCH OUTLETS TO BE CONCEALED IN THE CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH, WIRE AND INSTALL ALL LIGHT FIXTURES AND LAMPS, UNLESS OTHERWISE NOTED.
- DURING THE CONSTRUCTION OPERATION, THE ELECTRICAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN ELECTRICAL UTILITIES OF THE BUILDING WITHOUT INTERRUPTION. SHOULD IT BECOME NECESSARY TO INTERRUPT ANY ELECTRICAL SERVICE OR UTILITY, THE ELECTRICAL CONTRACTOR SHALL SECURE PERMISSION FOR SUCH INTERRUPTION AT LEAST 72 HOURS IN ADVANCE FROM THE OWNER. ANY INTERRUPTION SHALL BE MADE WITH MINIMUM AMOUNT OF INCONVENIENCE TO BUILDING OCCUPANTS AND ANY POSSIBLE SHUTDOWN TIME SHALL HAVE TO BE DONE ON OVERTIME BASIS. SUCH TIME SHALL BE INCLUDED IN ELECTRICAL BID.
- DURING BUILDING OPERATION, SOME EXISTING INSTALLATION MAY BE EXPOSED THAT WILL HAVE TO BE CHANGED, ALTERED, REROUTED, REMOVED AND/ OR ABANDONED. ANY SUCH WORK WHICH IN THE TRADE COMES UNDER THE JURISDICTION OF THE ELECTRICAL CONTRACTOR SHALL BE DONE BY THIS CONTRACTOR WITHOUT EXTRA COST TO THE OWNER AS THOUGH FULLY DETAILED ON THE PLANS AND/ OR DESCRIBED IN THE SPECIFICATIONS.
- THIS CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF ALL DEVIATIONS FROM THE CONTRACT DRAWINGS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED CRAYON ANY DEVIATIONS ON DRAWINGS AFFECTED. AT COMPLETION OF THIS JOB, CONTRACTOR SHALL DELIVER A SET OF PRINTS SHOWING THESE DEVIATIONS TO THE ARCHITECT.
- THIS CONTRACTOR IS TO ARRANGE WITH THE APPROPRIATE ELECTRICAL POWER COMPANY FOR NEW AND INCREASED OVERHEAD ELECTRICAL SERVICE TO THE BUILDING FOR BOTH LIGHT AND POWER, IF REQUIRED. THIS CONTRACTOR IS TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT, INCLUDING PLYWOOD, BACKBOARD, AND ANY OTHER MATERIAL AND LABOR AS MAY BE REQUIRED BY THE UTILITY COMPANY. THIS CONTRACTOR IS TO PAY FOR ALL EXPENSES CONNECTED THEREWITH.
- WIRING DEVICES SHALL BE "LUTRON" PADDLE-TYPE SWITCHES "DIVA SWITCH" (OR APPROVED EQUAL). WALL PLATES SHALL BE "LUTRON" (OR APPROVED EQUAL). ALL WIRING DEVICES SHALL BE "WHITE" NOT "IVORY", EXCEPT FOR "BLACK" IN WOOD SURFACES. WALL PLATES SHALL MATCH COLOR OF WIRING DEVICES. VERIFY WITH ARCHITECT.
- UNLESS OTHERWISE SPECIFIED, WALL SWITCHES SHALL BE INSTALLED WITH A CENTERLINE HEIGHT EQUAL TO ADJACENT DOOR KNOB. SEE ELECTRICAL ELEVATIONS FOR TYPICAL SWITCH HEIGHT.
- UNLESS OTHERWISE SPECIFIED, GANG PLATES SHALL BE PROVIDED WHERE SWITCHES ARE GROUPED.
- UNLESS OTHERWISE SPECIFIED, ALL WALL SWITCHES SHALL BE INSTALLED WITH CAPABILITY TO CHANGE, IN FUTURE, TO DIMMERS
- ALL WET AREAS TO HAVE GROUND FAULT CIRCUIT INTERRUPT OUTLETS. (GFCI TYP.)
- IN EXISTING BUILDING, REMOVE EXISTING LIGHTING AND REUSE EXISTING CIRCUITS FOR NEW FIXTURES. RELOCATE EXISTING RECEPTACLE USING EXISTING CIRCUITS.
- SUCCESSFUL ELECTRICAL CONTRACTOR WILL PROVIDE CIRCUITING AND PANEL DIAGRAMS FOR BUILDING PERMIT.
- ELECTRICAL CONTRACTOR IS TO DETERMINE IF EXISTING PANEL BOARD IS OF SUFFICIENT SIZE FOR NEW CIRCUITS. ELECTRICAL CONTRACTOR IS TO UPGRADE PANEL BOARD FOR NEW CIRCUITS. ALL COSTS FOR PROVIDING SUFFICIENT CIRCUITS (NEW MAIN PANEL, OR BRANCH PANELS) TO ACCOMPLISH THIS ELECTRICAL PLAN OR SHOW SHALL BE INCLUDED IN THE BASE BID. ALL COST NECESSARY TO BRING THE SERVICES AND EXISTING ELECTRICAL INSTALLATION UP TO NATIONAL ELECTRICAL CODE REQUIREMENTS SHALL BE BORNE BY THE SUCCESSFUL ELECTRICAL CONTRACTOR.
- REFER TO LIGHTING SCHEDULE FOR INFORMATION ON LIGHTING FIXTURES. PROVIDE CUT SHEETS PRIOR TO PURCHASE FOR APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED PRIOR TO PURCHASE.
- VERIFY ALL FIXTURES & LOCATIONS WITH CLIENT PRIOR TO PURCHASE.
- DRAWINGS INDICATE THE MINIMUM DESIGN REQUIREMENTS. IN ADDITION, NATIONAL STATE AND LOCAL CODES SHALL BE FOLLOWED. THE CONTRACTOR SHALL INCLUDE THE COST OF SATISFYING SUCH CODES IN HIS BID.
- ELECTRICAL, MECHANICAL, ARCHITECTURAL, STRUCTURAL, AND ALL OTHER DRAWINGS AS WELL AS THE SPECIFICATIONS AND ADDENDUMS ARE A PART OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID SUBMISSION TO SATISFY HIMSELF THAT NO INTERFERENCES EXIST, AND THAT EXISTING CONDITIONS INDICATED ON THE DRAWINGS ARE ACCURATE. COORDINATE WORK WITH ALL OTHER TRADES DURING CONSTRUCTION.
- DISCREPANCIES BETWEEN DIFFERENT DESIGN DRAWINGS, ACTUAL EXISTING CONDITIONS AND THE CONTRACT DRAWINGS, OR DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO SUBMITTING FINAL BID.
- THE CONTRACTOR SHALL SECURE AND PAY FOR LOCAL AND STATE PERMITS AND INSPECTIONS REQUIRED FOR ELECTRICAL WORK.

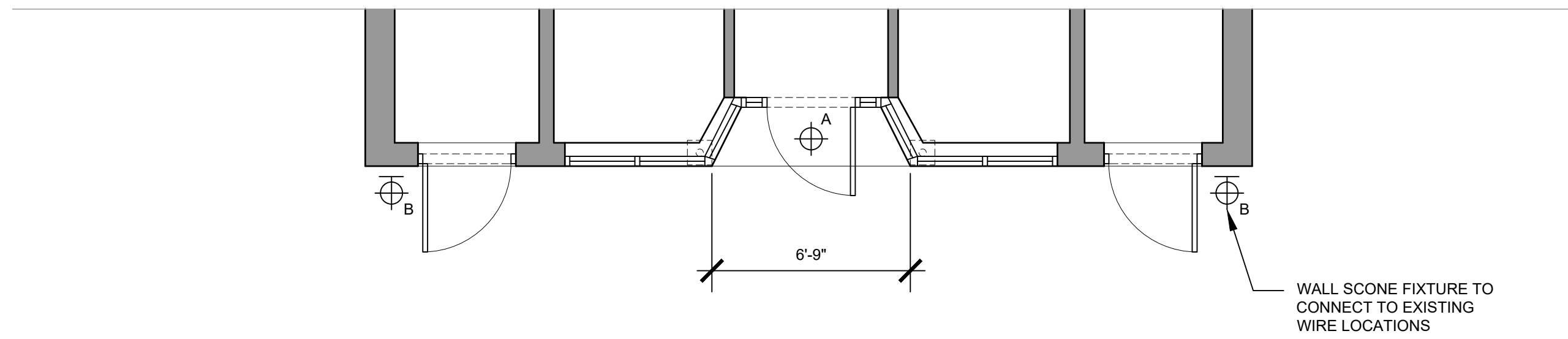
- PROVIDE SUBMITTAL DRAWINGS (SHOP DRAWINGS AND PRODUCT DATA) FOR LIGHTING FIXTURES, PANELBOARDS, STARTERS AND ALL OTHER SPECIFIED SYSTEMS AND COMPONENTS FOR APPROVAL BY THE ARCHITECT AND ENGINEER AS FOLLOWS:
 - CONFORM TO SUBMITTAL REQUIREMENTS OUTLINED IN THE ARCHITECTURAL SPECIFICATIONS.
 - WHERE CONTENTS OF SUBMITTAL LITERATURE INCLUDES DATA NOT PERTINENT TO THE SUBMITTAL, CLEARLY INDICATE WHICH PORTION OF CONTENT IS BEING SUBMITTED FOR REVIEW.
 - WHERE ONLY ONE MAKE OF EQUIPMENT IS NAMED, IT SHALL BE PROVIDED AS SPECIFIED.
- EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW, U.L. LABELED, AND SHALL MEET O.S.H.A REQUIREMENTS. EQUIPMENT AND MATERIAL SHALL BE PROTECTED AND SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR UNTIL FORMALLY ACCEPTED BY THE OWNER.
- THE FINAL LOCATIONS OF ALL EQUIPMENT, OUTLETS, ETC., ARE SUBJECT TO REASONABLE CHANGES BY THE ARCHITECT OR OWNER BEFORE ROUGHING-IN AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. SUCH CUTTING AND PATCHING SHALL BE BY SKILLED MECHANICS IN THE TRADE.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, TEMPERATURE AND INTERLOCK CONTROL COMPONENTS AND ALL RELATED CONDUIT AND WIRING ARE PROVIDED BY THE MECHANICAL CONTRACTOR.
- INSTALL BLACK PHENOLIC NAMEPLATES WITH WHITE ENGRAVED DESIGNATIONS FOR PANELBOARDS, PANELBOARD FEEDER DEVICES, DISTRIBUTION EQUIPMENT, STARTERS, JUNCTION BOXES, PULLBOXES, SWITCHES, AND CONTROL DEVICES. PROVIDE TYPEWRITTEN DIRECTORY CARDS WITH BRANCH CIRCUIT IDENTIFICATION FOR BRANCH CIRCUIT PANELBOARDS. UPDATED TYPEWRITTEN DIRECTORY CARDS SHALL BE SUPPLIED FOR EXISTING PANELS SERVING NEW, OR MODIFIED EXISTING BRANCH CIRCUITS.
- THE INSIDE COVER OF ALL RECEPTACLE OUTLET PLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE OUTLET.
- GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF ARTICLE 250 OF THE NATIONAL ELECTRIC CODE, OR LOCAL CODES THAT MAY APPLY. ALL BRANCH CIRCUIT PANELBOARD FEEDERS AND BRANCH CIRCUITS FOR ISOLATED GROUND RECEPTACLES SHALL CONTAIN A SEPARATE INSULATED GROUNDING CONDUCTOR.
- TEST FOR GROUNDS, SHORT CIRCUITS AND PROPER FUNCTION OF ALL EQUIPMENT AFTER INSTALLATION IS COMPLETE. FAULTS IN THE INSTALLATION SHALL BE CORRECTED.
- DEMONSTRATE TO THE OWNER'S SATISFACTION THE PROPER OPERATION OF EACH OF THE SYSTEM COMPRISING THIS CONTRACT BEFORE FINAL PAYMENT.
- A MINIMUM OF ONE SET OF RECORD DRAWINGS SHALL BE GIVEN TO THE ARCHITECT OR OWNER AT THE COMPLETION OF THE WORK. THESE DRAWINGS SHALL SHOW EXACT EQUIPMENT LOCATIONS AND SHALL INDICATE THE "AS-BUILT" CONDITION.
- GUARANTEE FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER, ALL WORKMANSHIP AND MATERIALS FURNISHED.
- NO MORE THAN 4 G.F.I. RECEPTACLES SHALL BE ON ONE CIRCUIT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS. BOXES SHALL BE 4" SQUARE MINIMUM WITH DEVICE COVERS TO SUIT.
- PANELBOARDS SHALL BE AS SHOWN ON THE DRAWINGS WITH PLUG IN TYPE CIRCUIT BREAKERS AND GROUND BUS. MINIMUM SHORT CIRCUIT CAPACITY SHALL BE 10,000 AMPS SYMMETRICAL.
 - THE BRANCH CIRCUIT NUMBERS USED ON THE DRAWINGS SHALL BE APPLIED FOR THE CONSTRUCTION. HOWEVER, AT THE COMPLETION OF THE WORK, BRANCH CIRCUIT NUMBER ADJUSTMENTS SHALL BE MADE AS REQUIRED TO PROVIDE BALANCED PHASE LOADING ON EACH PANELBOARD.
- FUSE AND SWITCH PANELBOARD TYPES ARE INDICATED ON THE DRAWINGS. DISTRIBUTION EQUIPMENT AND PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, ITE, WESTINGHOUSE, ALLEN BRADLEY, PENNSYLVANIA OR CUTLER-HAMMER.
- LIGHTING AND CONVENIENCE RECEPTACLE CIRCUITS MAY BE GROUPED FOR HOMERUNS TO PANELBOARDS WITH A MAXIMUM OF THREE (3) CIRCUITS PER HOMERUN.
- LIGHTING FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH ARTICLE 410 - 15 OF THE NATIONAL ELECTRICAL CODE, OR ANY LOCAL CODES THAT MAY APPLY.
- ALL EXTERIOR EMERGENCY LIGHTS SHALL CONFORM TO OBC 1006.3
- OCCUPANCY SENSORS SHALL BE INSTALLED IN ALL NEW CONFERENCE AND MEETING ROOMS, BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, AND JANITOR CLOSETS, AND OTHER SPACES 300 SQFT OR LESS PER IECC C405.2.2.2
- ALL WIRING SHALL BE THIN OR THWN #12 COPPER MINIMUM. THWN TO BE USED IN DAMP AND WET LOCATIONS
- ELECTRICAL CONTRACTOR TO VERIFY WIRING AT EXISTING PANELS. NEW WIRING TO RUN TO NEW CIRCUITS. REUSE CIRCUITS WHERE POSSIBLE.

LEGEND

- | | | | |
|--|----|--|-------|
| SWITCH | Ⓢ | JUNCTION BOX | Ⓝ |
| LIGHT WITH EXHAUST FAN | ⓁⓋ | DUPLEX OUTLET, TAMPER RESISTANT | Ⓛ |
| SINGLE HEAD REMOTE EMERGENCY LIGHT | Ⓛ | DOUBLE DUPLEX OUTLET, TAMPER RESISTANT | Ⓛ |
| TWO HEAD EMERGENCY LIGHT | Ⓛ | GROUND FAULT CIRCUIT INTERRUPTING OUTLET, TAMPER RESISTANT | ⓁGFCI |
| EMERGENCY SIGN WITH LIGHT | Ⓛ | FLOOR OUTLET | ⓁF.O. |
| LIGHT FIXTURE - CEILING MOUNTED OR RECESSED - SEE SCHEDULE | Ⓛ | | |
| TRACK LIGHT WITH HEADS | Ⓛ | | |
| SMOKE DETECTOR | Ⓢ | | |

LIGHT FIXTURE SCHEDULE		
MARK	DESCRIPTION	QTY.
ⓁA	DECORATIVE PENDANT FIXTURE - SINGLE 8W LED BULB	1
ⓁB	DECORATIVE SCONCE FIXTURE - SINGLE 8W LED BULB	2

GENERAL NOTES
 - VERIFY ALL FIXTURES AND LOCATIONS WITH CLIENT PRIOR TO PURCHASE
 - ALL LIGHTING TO USE LED LAMPS



Proposed Facade Power Plan
 1/4" = 1'-0"

Drawing Index

- T1 Project Data
- Code Data
- Location Map
- General Notes
- T2 Site Plan
- General Notes Continued
- A1 Existing Facade Drawings
- Existing Condition Photos
- A2 Proposed Facade Drawings
- Steel Lintel Details
- E1 Electrical Notes
- Light Fixture Schedule



4 1 2 . 7 2 0 . 0 4 2 4
 DavidJManiet@gmail.com

Name / Project Address
Howe Ward Facade
 2011 Lark Street
 Lakewood, Ohio 44107

Issue for Permit	Sheet
Date	E1
4/14/2022	
Drawn By	DJM



**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.: 05-26-22

Permit No.: BBS22-000024

Applicant Name: Julie Hager de Benavente, Spellbound

Project Address: 17810 Detroit Ave.

Project Name: Spellbound

Project: Applicant proposes replacement awning and vinyl signage in the window and door.



Spellbound

NO
PARKING
ANY
TIME
←





**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.: 05-27-22

Permit No.: BBS22-000028

Applicant Name: Kenneth Esry, Larsen Architects

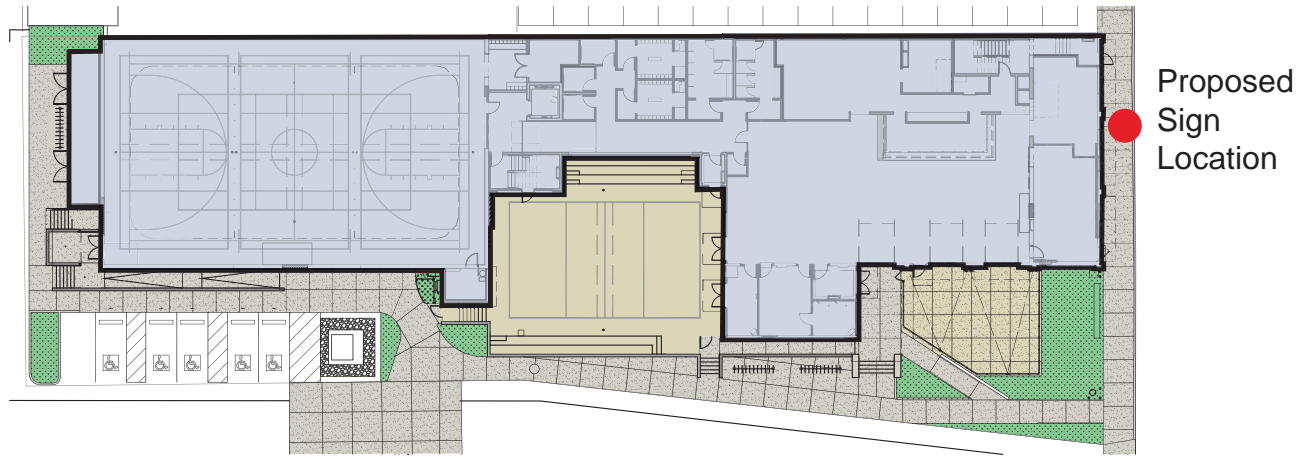
Project Address: 1384 Hird Ave.

Project Name: The Fieldhouse @ Studio West 117

Project: Applicant proposes a blade sign and wall mural.

The Fieldhouse @ Studio West 117

ARB Signage Package- Proposed Mural & Blade Sign



Proposed Sign Location



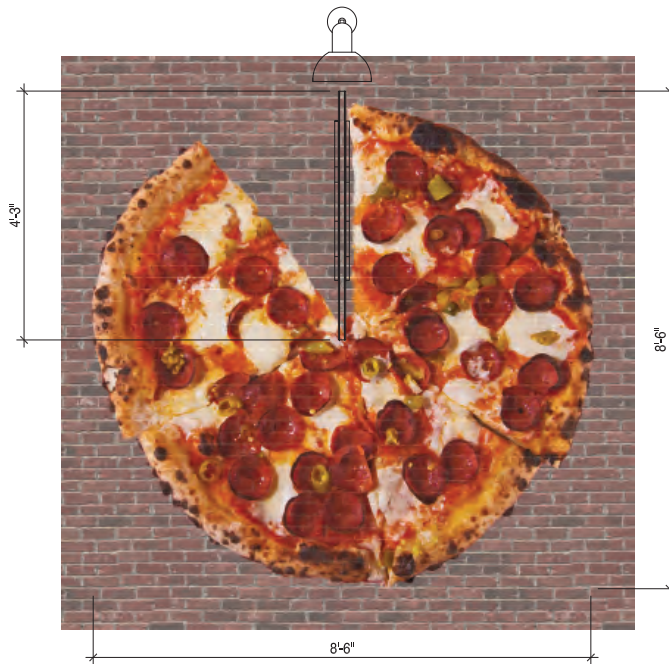
The Fieldhouse @ Studio West 117

Scale: Not to scale



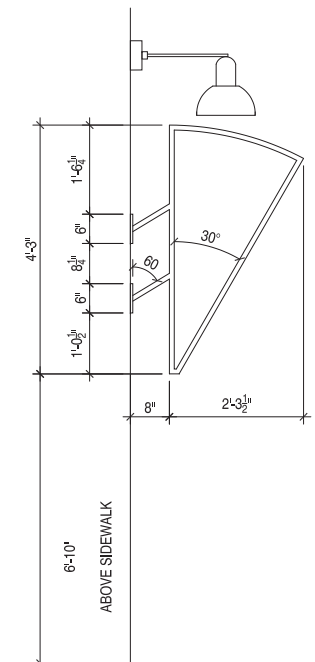
Perspective Facing North East

Scale: Not to scale



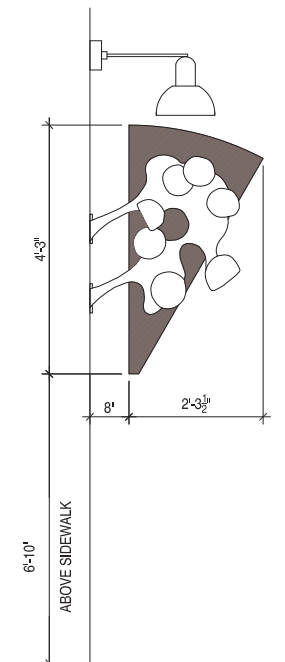
Mural Sign

Vinyl applied to brick
48 SF



Blade Sign Structure

1" tube steel welded to 6"x6" brackets at 60 degrees from wall.
1" tube steel structure



Blade Sign Face

1/8" steel welded to structure both sides. Painted to resemble crust and sauce. 3/4" plywood attached both sides, cut to resemble cheese & pepperoni.



East Elevation

Scale: Not to scale