

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

**PRE-REVIEW MEETING
MAY 6, 2021 at 4:00 P.M.
VIRTUAL MEETING**

**REVIEW MEETING
MAY 13, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
VIRTUAL MEETING**

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

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

1. Roll Call
2. Approve the minutes of the April 8, 2021 Meeting
3. Opening Remarks

**NEW BUSINESS
COMMUNICATION**

4. **Docket No. 05-37-21** **13029 Madison Avenue
Madison Park**

The Department of Planning and Development staff will present a proposal for temporary signage at Madison Park. (Page 8)

5. **Docket No. 05-38-21** **12525 Lake Avenue
Cove Church - The Proposed Lakewood
Intergenerational Community Center**

The City of Lakewood, in partnership with the Design-Build team of Infinity Construction Co. Inc and Moody Nolan, will present the design for the adaptive reuse of the former Cove United Methodist Church and its surroundings into the City's community center. The project will consolidate the Department of Human Services' three divisions – Early Childhood, Youth Services, and Aging – into one facility, which will exceed the current core services. (Page 10)

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

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

() Approve

Jerome Solove

- Deny
- Defer

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

Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page40)

7. **Docket No. 04-32-21** **R** **2164 Concord Drive**

- Approve
- Deny
- Defer

Leon S. Sampat
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes alteration to a two-family residence for a new third floor attic and new shared rear vestibule. (Page 79)

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

- Approve
- Deny
- Defer

Leon S. Sampat
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes a new front patio for Harlow's Pizza. (Page 95)

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

- Approve
- Deny
- Defer

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

Applicant proposes parking lot design and building addition. (Page 98)
***This item will be tabled administratively.**

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 05-39-21** **C** **17609 Detroit Avenue**
Dunkin'

- Approve
- Deny
- Defer

Heidi DeMark
Phillips/Sekanick Architects
142 East Market
Warren, Ohio 44481

Applicant proposes site upgrades to an existing business. (Page 99)

11. **Docket No. 05-40-21** **R** **1238 Westlake Avenue**

Applicant proposes the installation of a front porch railing system. (Page 240)

23. **Docket No. 05-52-21** **C** **15605-07 ½ Detroit Avenue**
Merry Arts Pub & Grille

Approve John Waddell
 Deny Erbach Waddell Architects
 Defer 2335 W. 11th Street
Cleveland, Ohio 44113

Applicant proposes storefront renovation. (Page 255)

24. **Docket No. 05-53-21** **R** **1585 St. Charles Avenue**

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

Applicant proposes the rebuild of a front porch and steps. (Page 266)

25. **Docket No. 05-54-21** **R** **1081 Rosalie Avenue**

Approve Gerald Weber
 Deny Weber Architecture
 Defer 13711 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes a second floor addition to an existing garage. (Page 277)

26. **Docket No. 05-55-21** **R** **1544 Elmwood Avenue**

Approve Martin Chaney
 Deny 784 Kenmore Boulevard
 Defer Akron, Ohio 44314

Applicant proposes front porch repairs and installation of a new railing system. (Page 301)

27. **Docket No. 05-56-21** **R** **1515 Grace Avenue**

Approve William Birt
 Deny 1515 Grace Avenue
 Defer Lakewood, Ohio 44107

Applicant proposes restoration of a front porch. (Page 1310)

28. **Docket No. 05-57-21** **R** **12971 Harlon Avenue**

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

Applicant proposes new signage on the building. (Page 342)

34. **Docket No. 05-62-21** **13740 Madison Avenue**
Lakewood Tire Pros

Approve Dean Schramm
 Deny Schramm Signs
 Defer 41431 Schadden Road
Elyria, Ohio 44035

Applicant proposes new signage for a business. (Page 347)

35. **Docket No. 05-63-21** **14725 Detroit Avenue**
Arepez Latino & Bar

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

Applicant proposes signage for a new business. (Page 353)

36. **Docket No. 05-64-21** **14503 Madison Avenue**
Marlowe Park Townhomes

Approve Sean Nugent
 Deny Oster Services Commercial LLC
 Defer 1387 Mathews Avenue
Lakewood, Ohio 44107

Applicant proposes temporary marketing signs for Marlowe Park Townhome project. (Page 357)

ADJOURN



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 05-37-21

Permit No.: BBS21-000078

Applicant Name: City of Lakewood

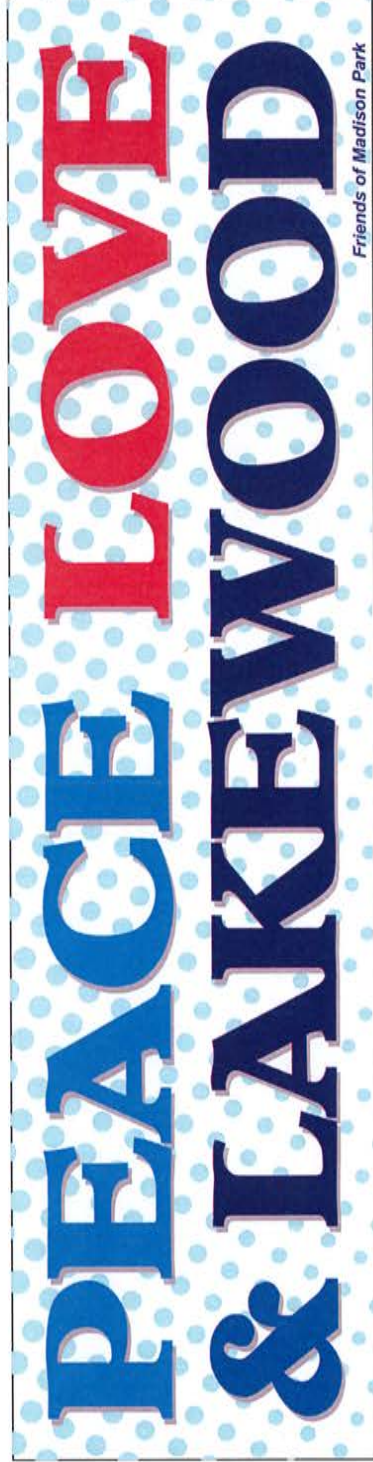
Project Address: 13029 Madison Avenue

Project Name: Madison Park

Project: The Department of Planning and Development staff will present a proposal for temporary signage at Madison Park.



8'



2'



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Application Cover Page

Docket No.: 05-38-21

Permit No.: BBS21-000079

Applicant Name: City of Lakewood

Project Address: 12525 Lake Avenue

Project Name: Cove Church - The Proposed Lakewood Intergenerational Community Center

Project: The City of Lakewood, in partnership with the Design-Build team of Infinity Construction Co. Inc and Moody Nolan, will present the design for the adaptive reuse of the former Cove United Methodist Church and its surroundings into the City's community center. The project will consolidate the Department of Human Services' three divisions – Early Childhood, Youth Services, and Aging – into one facility, which will exceed the current core services.

LAKEWOOD INTERGENERATIONAL COMMUNITY CENTER

ARCHITECTURAL BOARD OF REVIEW SUBMISSION



Infinity
INCORPORATED

SK001 COVER SHEET



Lakewood Intergenerational Center

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**INTERGENERATIONAL
COMMUNITY CENTER**



12400 MADISON
1.1 MILES/9 MINUTES - CAR
10 MINUTES - BIKING
20 MINUTES - TRANSIT
21 MINUTES - WALKING

12900 MADISON
1.1 MILES/5 MINUTES - CAR
11 MINUTES - BIKING
22 MINUTES - TRANSIT
23 MINUTES - WALKING

15700 DETROIT
2.2 MILES/5 MINUTES - CAR
12 MINUTES - BIKING
17 MINUTES - TRANSIT
43 MINUTES - WALKING

16024 MADISON
2.9 MILES/7 MINUTES - CAR
15 MINUTES - BIKING
33 MINUTES - TRANSIT
52 MINUTES - WALKING



SK002 CONSOLIDATION OF LOCATIONS







Lakewood Intergenerational Center



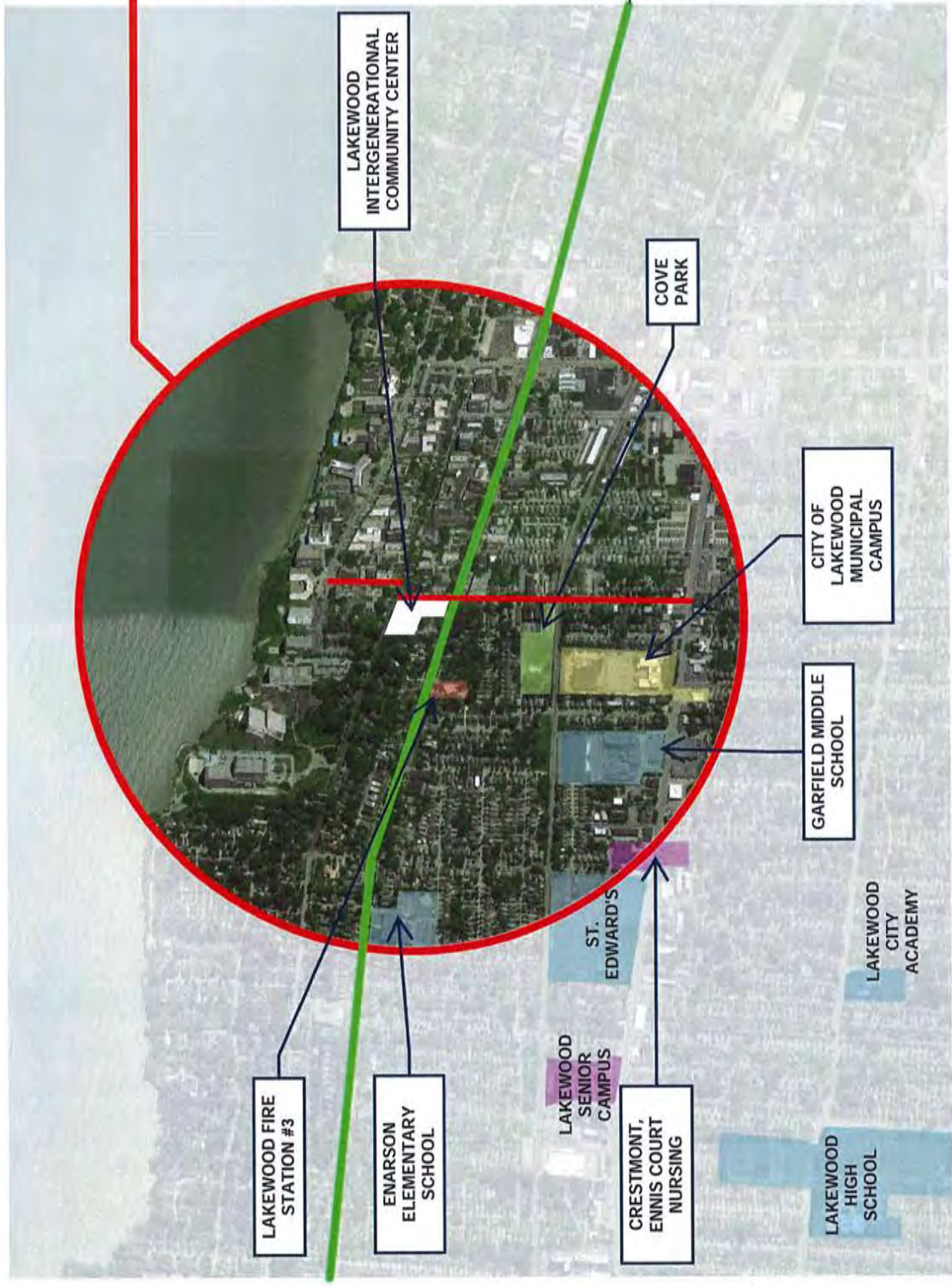
MOODY-WALKER

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1/2 MILE RADIUS
 10-15 MINUTE WALK 
 6 MINUTE BIKE RIDE 

-  INTERGENERATIONAL COMMUNITY CENTER
-  CITY OF LAKEWOOD MUNICIPAL BUILDINGS
-  FIRE STATION #3
-  COVE PARK
-  SCHOOLS
-  NURSING AND ASSISTED CARE

RTA GREEN LINE, 55 ROUTE



Lakewood Intergenerational Center

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SK003 PROJECT VICINITY PLAN

Infinity



MOODY-WALSH



CLIFTON
MAIN ENTRY



VIEW FROM
CLIFTON



WEST
FACING
ELEVATION



Infinity

SK010

EXISTING CONDITIONS



Lakewood Intergenerational Center

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LAKE AVENUE VIEW, FROM NORTHWEST



LAKE AVENUE ENTRANCE



VIEW FROM COVE AND LAKE



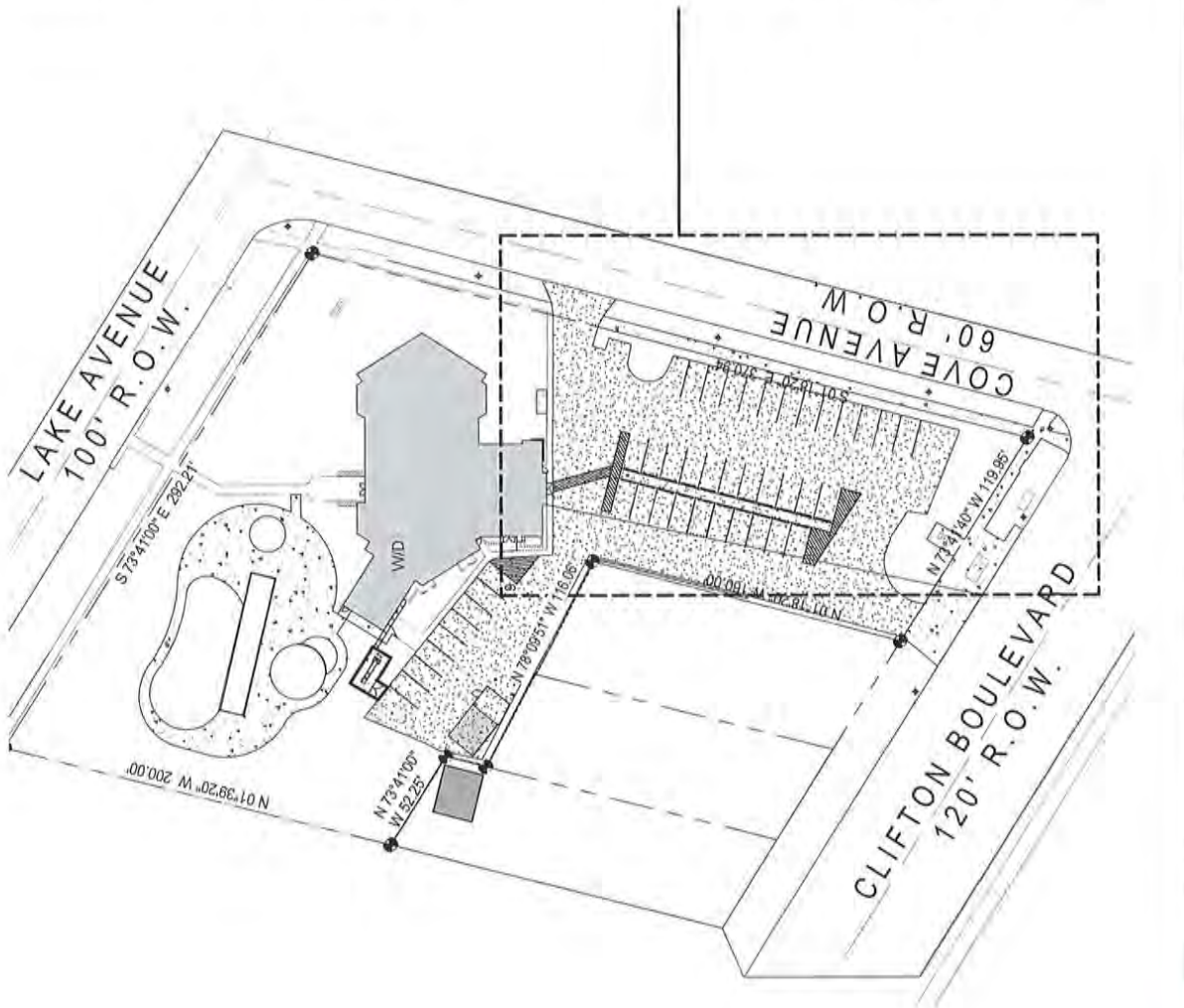
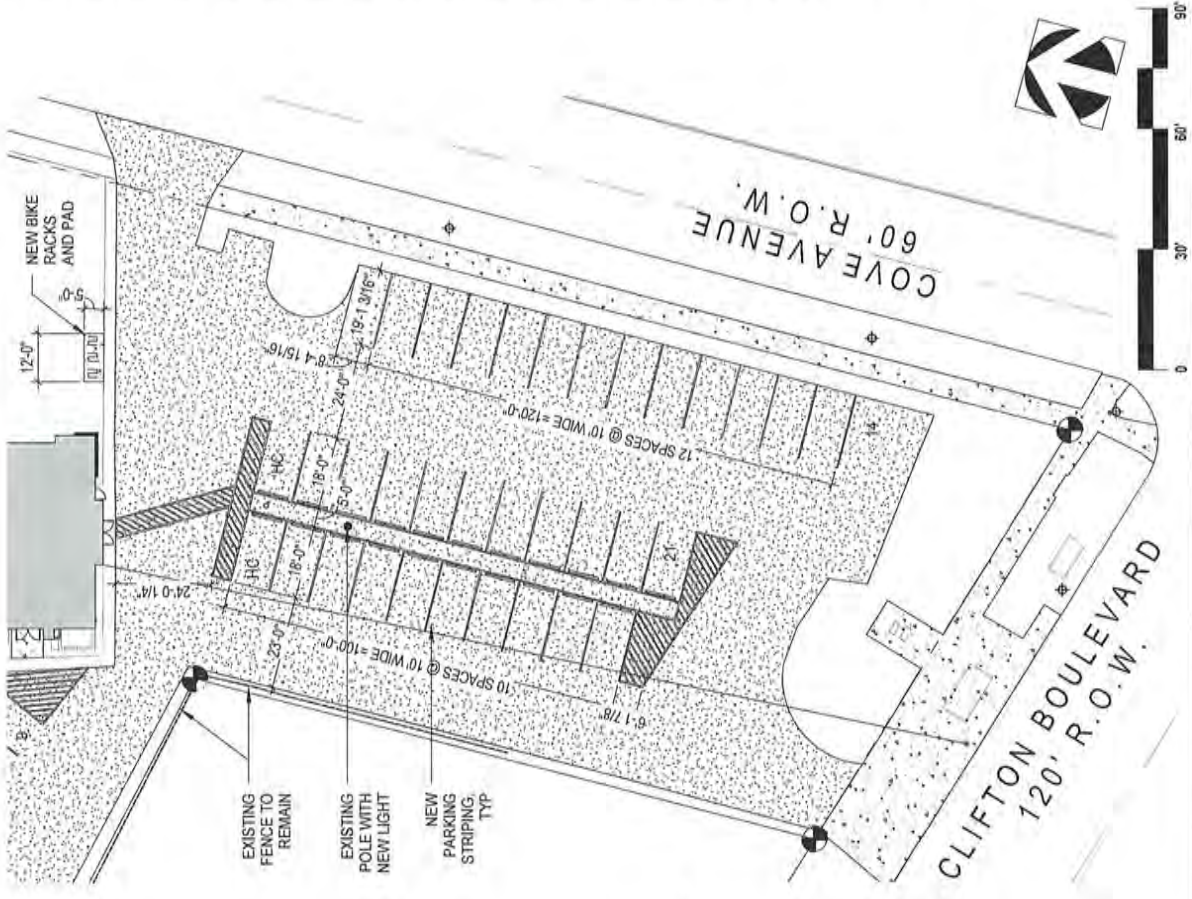
Infinity
BUILDING SOLUTIONS

SK011

EXISTING CONDITIONS



Lakewood Intergenerational Center



0 30 60 90

Lakewood Intergenerational Center

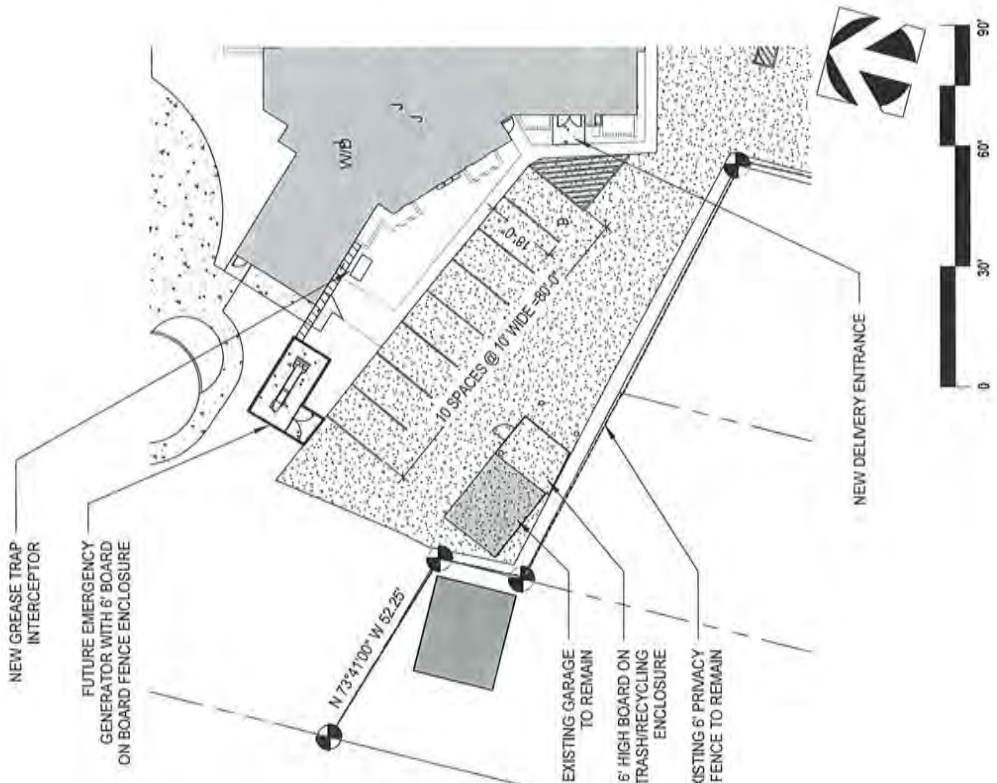
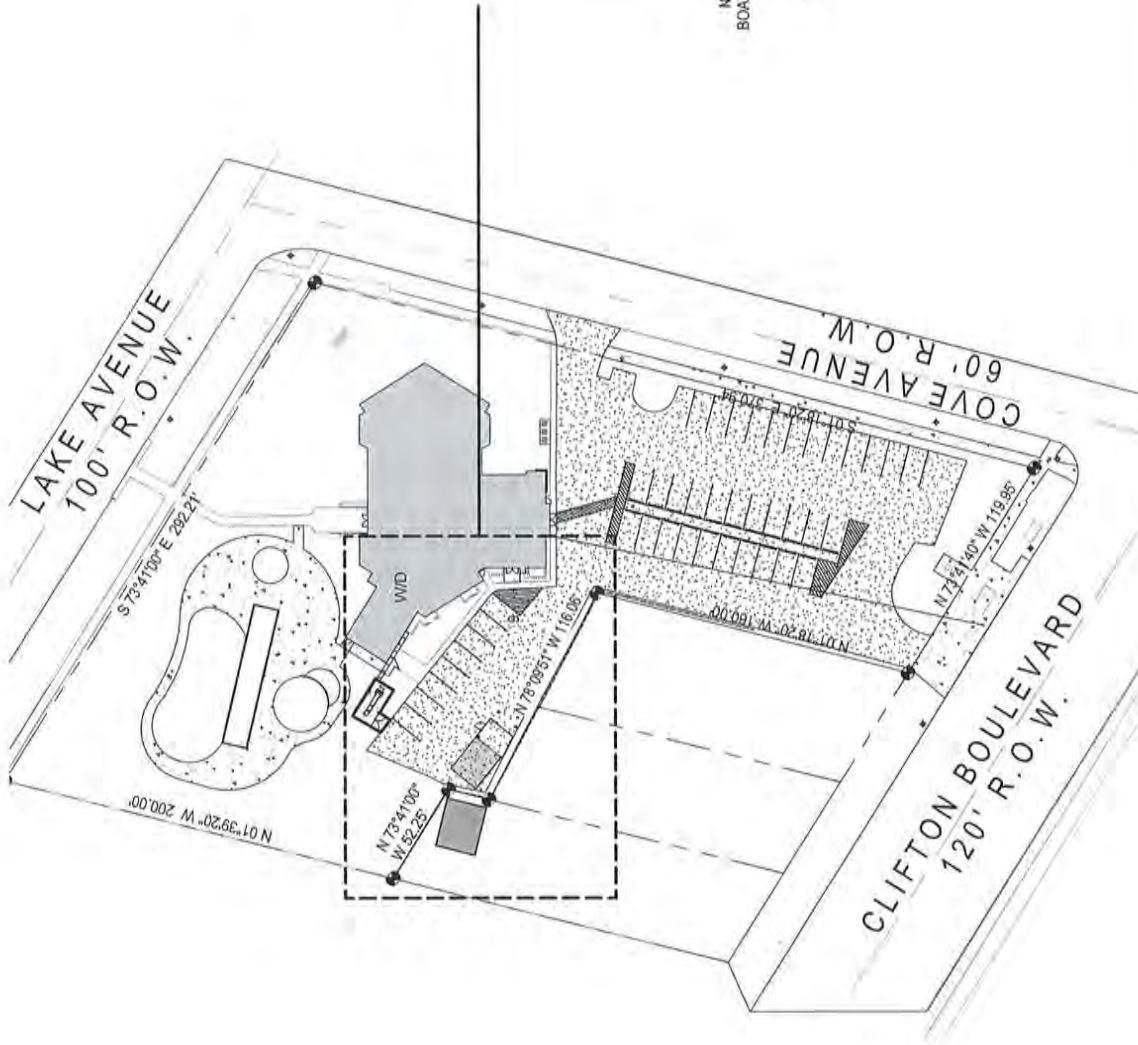
SK020 SITE PLAN - SOUTH PARKING

Infinity

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4/15/2021 10:51:38 PM

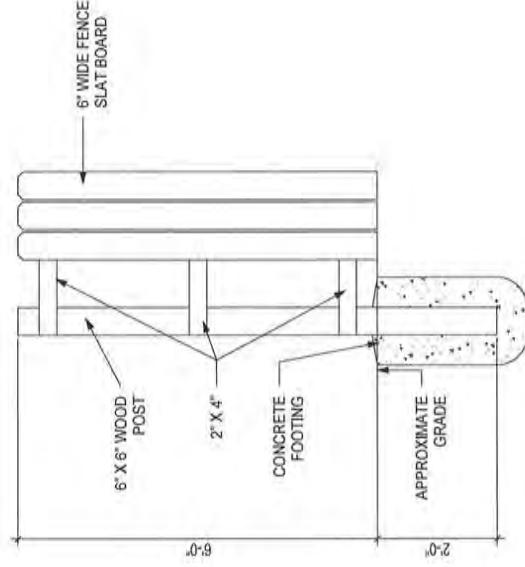
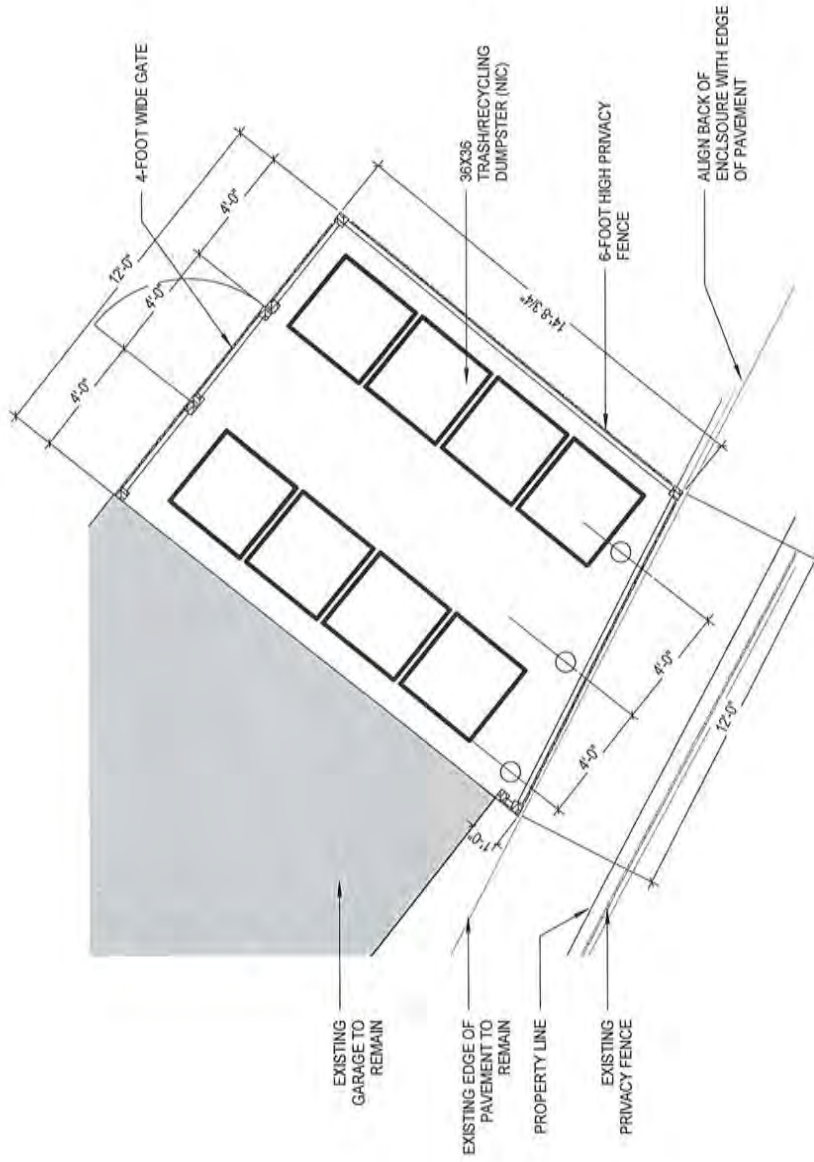
MOODY-HUBBARD INC.



Lakewood Intergenerational Center

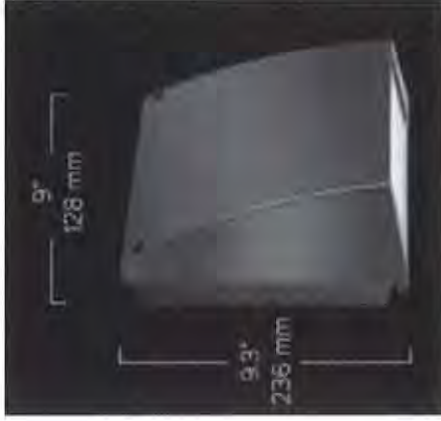
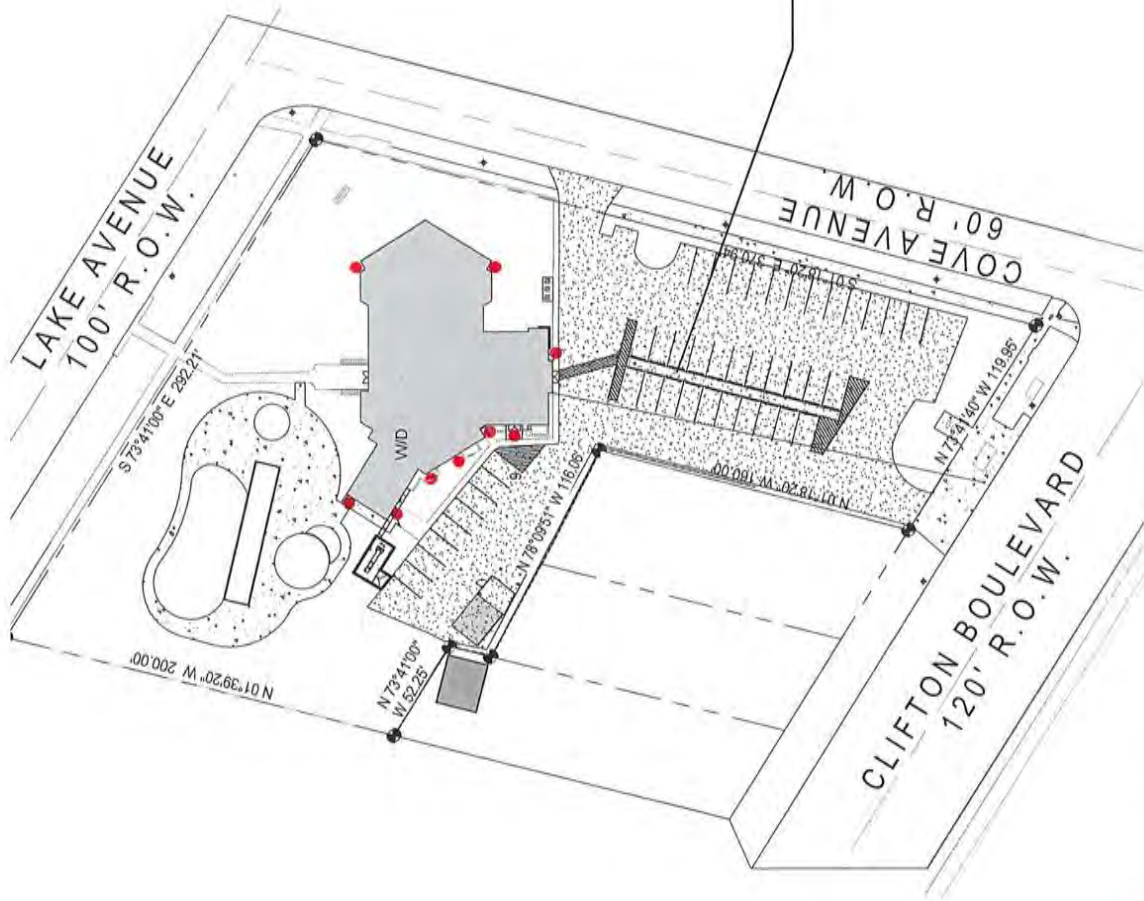
SK021 SITE PLAN - WEST PARKING





2 TYP FENCE DETAIL

1/2" = 1'-0"



Lakewood Intergenerational Center

SK023 SITE LIGHTING





DERUlandscape architecture
812 Huron Road E., #4111 Cleveland, OH 44115 | 216.466.4355



SK031

LANDSCAPE PLAN

Lakewood Intergenerational Center



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Trees



ACON - WHITE FIR



AJ - JAPANESE MAPLE



AC - SERVICEBERRY



CC - REDBUD



NS - BLACKGUM



QP - PIN OAK

Shrubs



AZ - AZALEA



BUX - BOXWOOD



CSMF - DOGWOOD



HD - WITCHHAZEL



HYA - HYDRANGEA



HLL - HYDRANGEA



HQ - HYDRANGEA



MB - BETTY MAGNOLIA



RHO - RHODODENDRON



SP - SPIREA



TME - EVERLOW YEW



TPG - ARBORVITAE

Perennials & Grasses



ECH - CONEFLOWER



FERN - CHRISTMAS FERN



HOS - PLANTAIN LILY



LEU - SHASTA DAISY



MON - BEE BALM



POL - SOLOMON'S SEAL



PAN - SWITCH GRASS



SK032

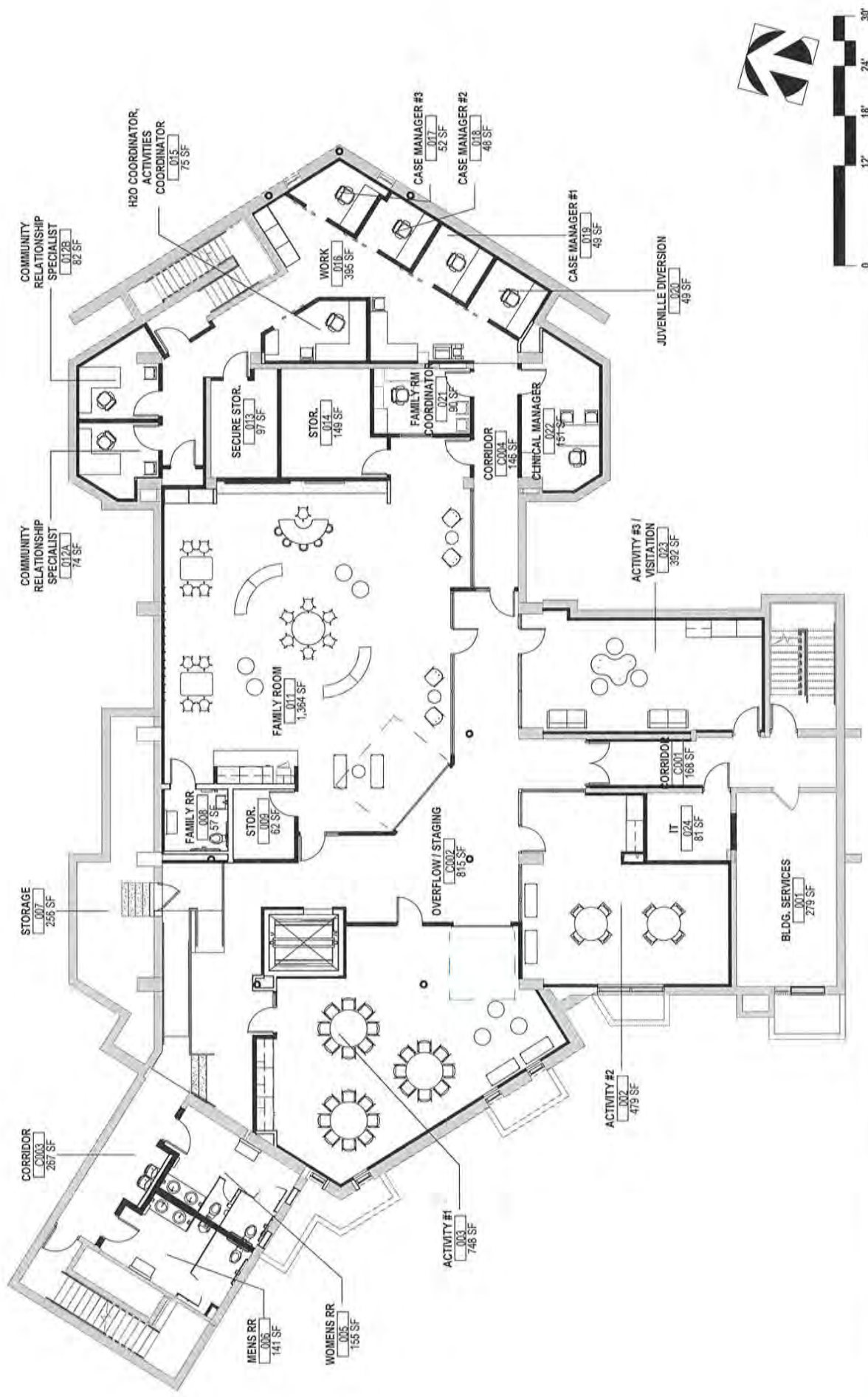
PLANT PALETTE

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SK100 LOWER LEVEL PLAN



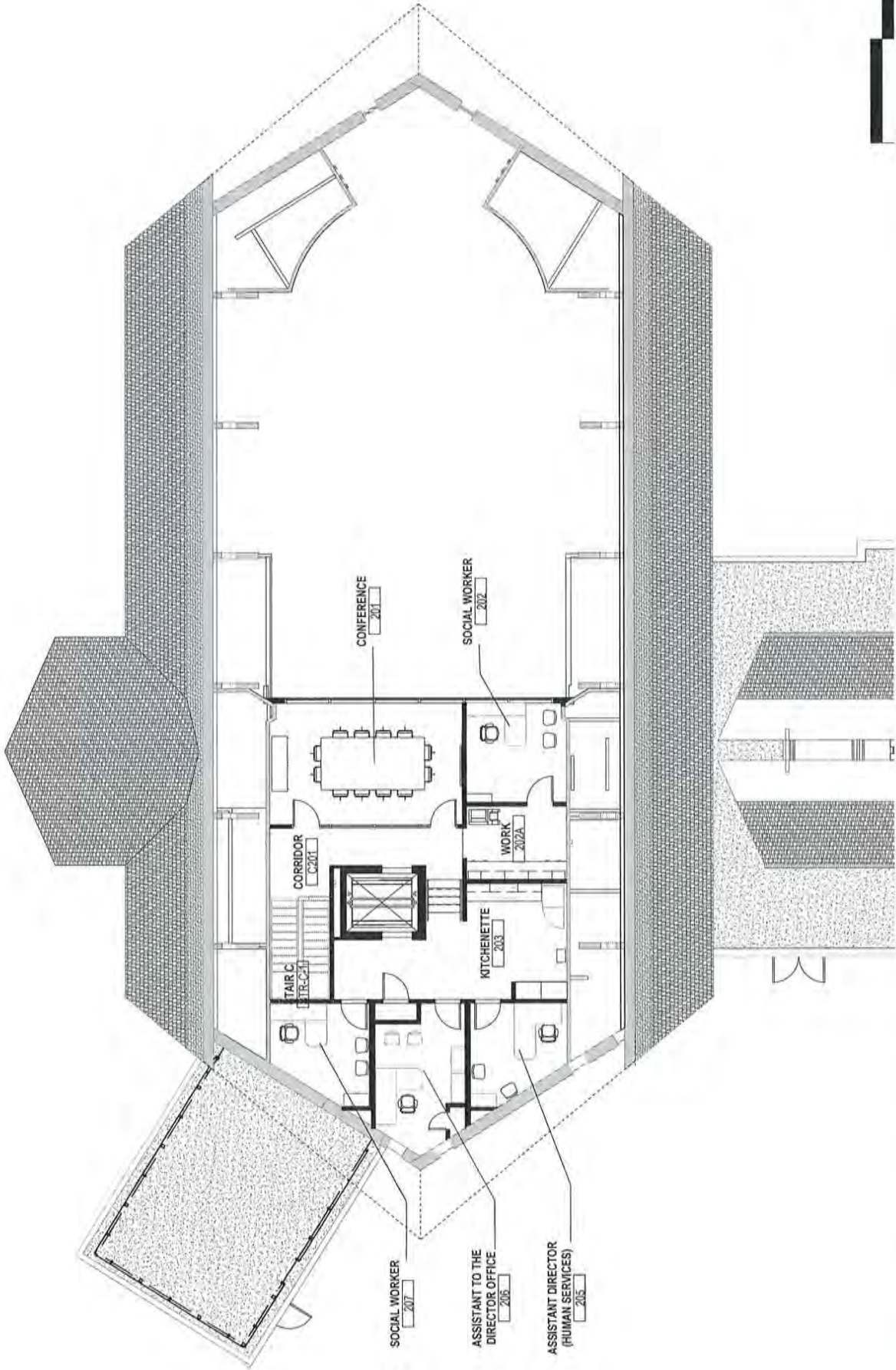


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SK101 FIRST FLOOR PLAN





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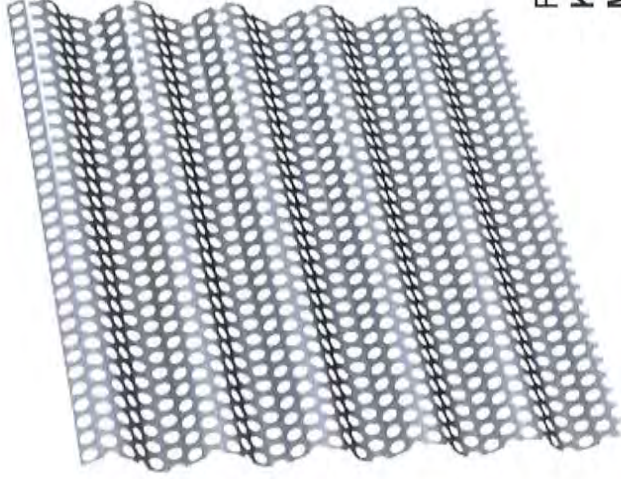
SK102 SECOND FLOOR PLAN



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ALUMINUM STOREFRONT
MULLION, ENTRY DOORS, FRP
DOORS AND FRAMES
IVORY



Ascot White
SR:0.69 E:0.85 SRI:83
RGB: 205 207 207

RTU SCREENWALL
KINGSPAN PERFORATED
METAL PANEL, C-29



FACE BRICK
MATCH EXISTING

INSULATED GLAZING
GUARDIAN SUNGUARD SNX
51/23



Infinity

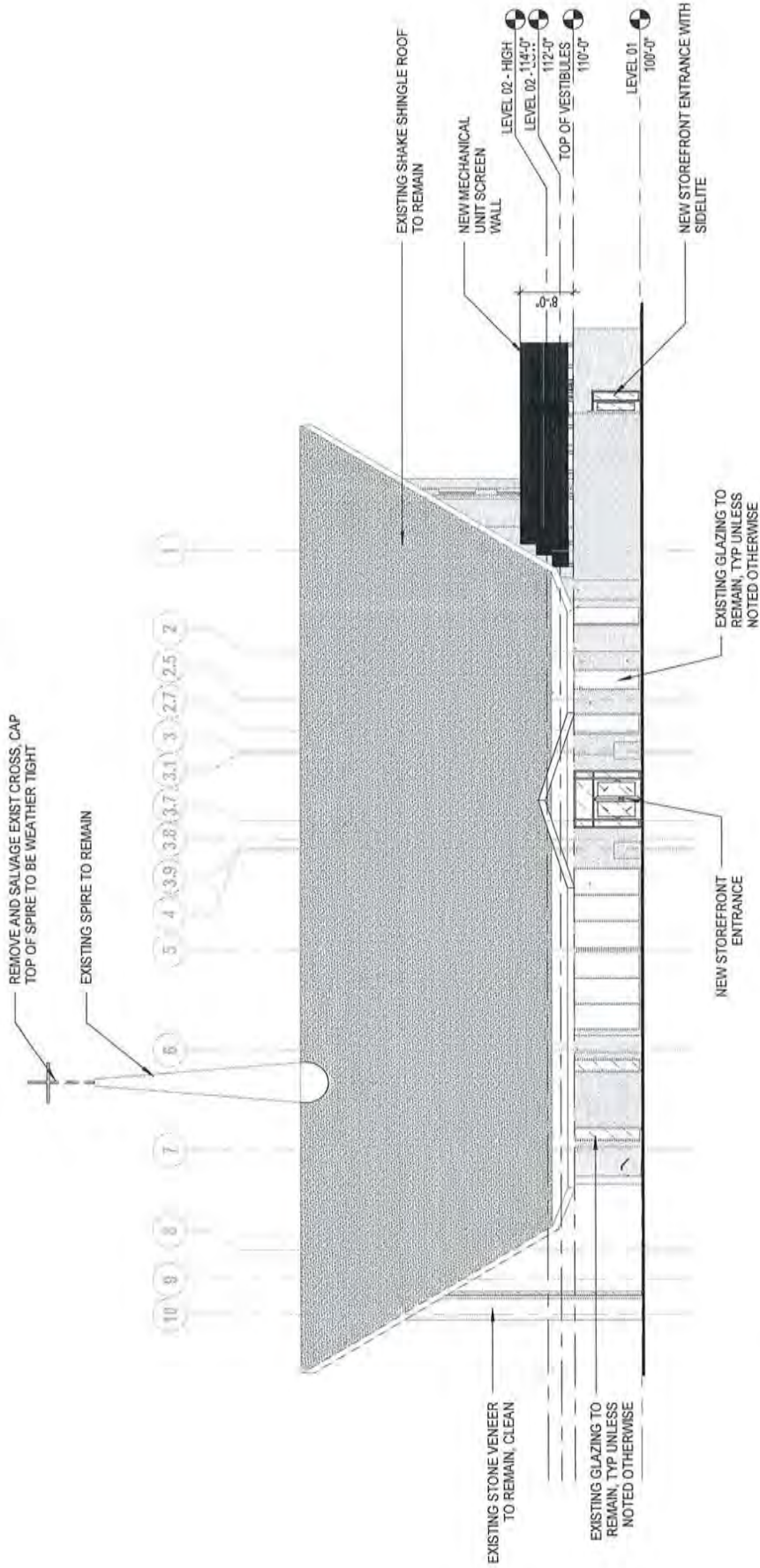
SK200

EXTERIOR MATERIALS



Lakewood Intergenerational Center

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1 NORTH ELEVATION

1/16" = 1'-0"



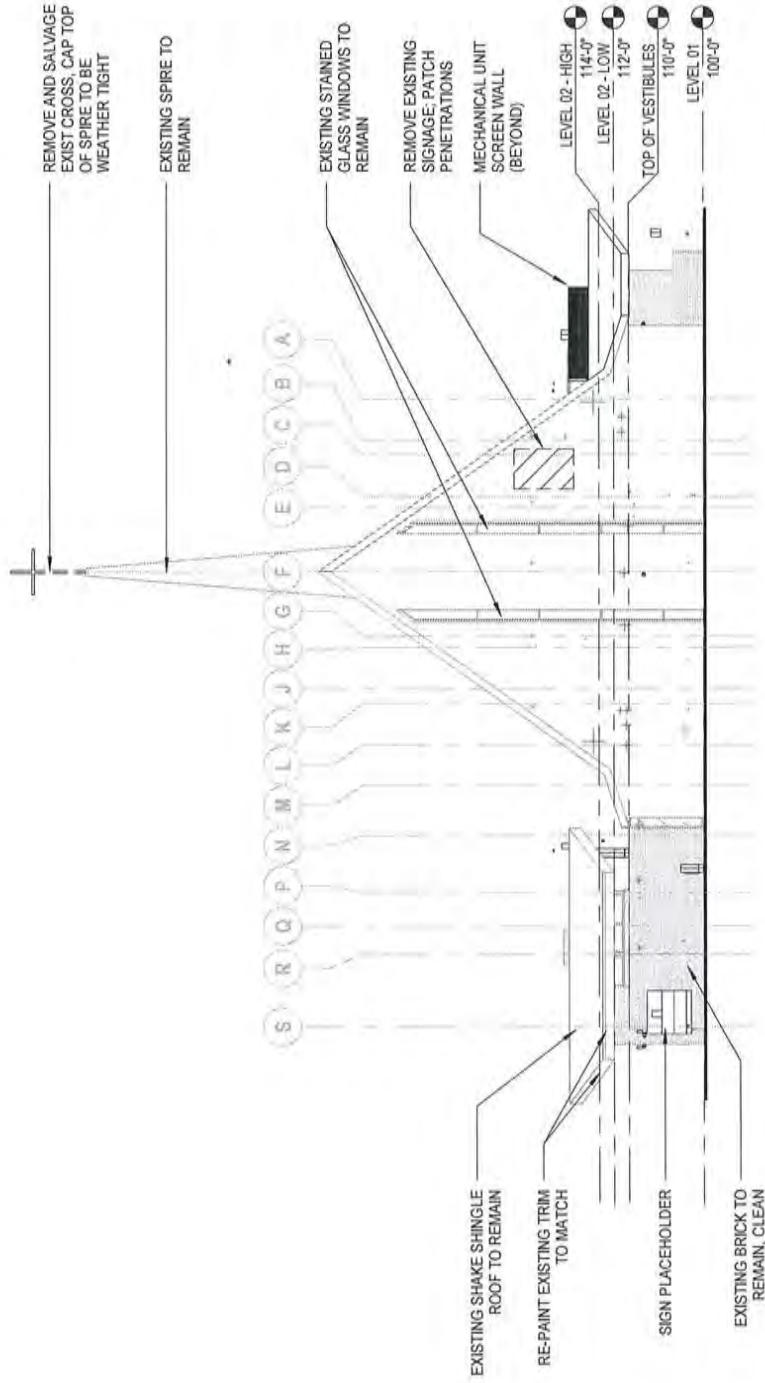
Infinity

SK201

EXTERIOR ELEVATIONS



Lakewood Intergenerational Center



1 EAST ELEVATION
1/16" = 1'-0"

REMOVE AND SALVAGE EXIST CROSS, CAP TOP OF SPIRE TO BE WEATHER TIGHT

EXISTING SPIRE TO REMAIN

EXISTING SHAKE SHINGLE ROOF TO REMAIN

MECHANICAL UNIT SCREEN WALL

NEW FRP DOOR IN EXISTING FRAME

NEW ROOF ACCESS LADDER WITH LOCKABLE SECURITY PANEL

NEW STOREFRONT FRAMING, ENTRANCE AND INSULATED GLAZING

SIGNAGE PLACEHOLDER

EXISTING GLAZING TO REMAIN, TYP UNLESS NOTED OTHERWISE

1 2 2.5 2.7 3 3.1 3.7 3.8 3.9 4 5 B 7 8 9 10

LEVEL 02 - HIGH 114'-0"
LEVEL 02 - LOW 112'-0"
TOP OF VESTIBULES 110'-0"
LEVEL 01 100'-0"

1 SOUTH ELEVATION

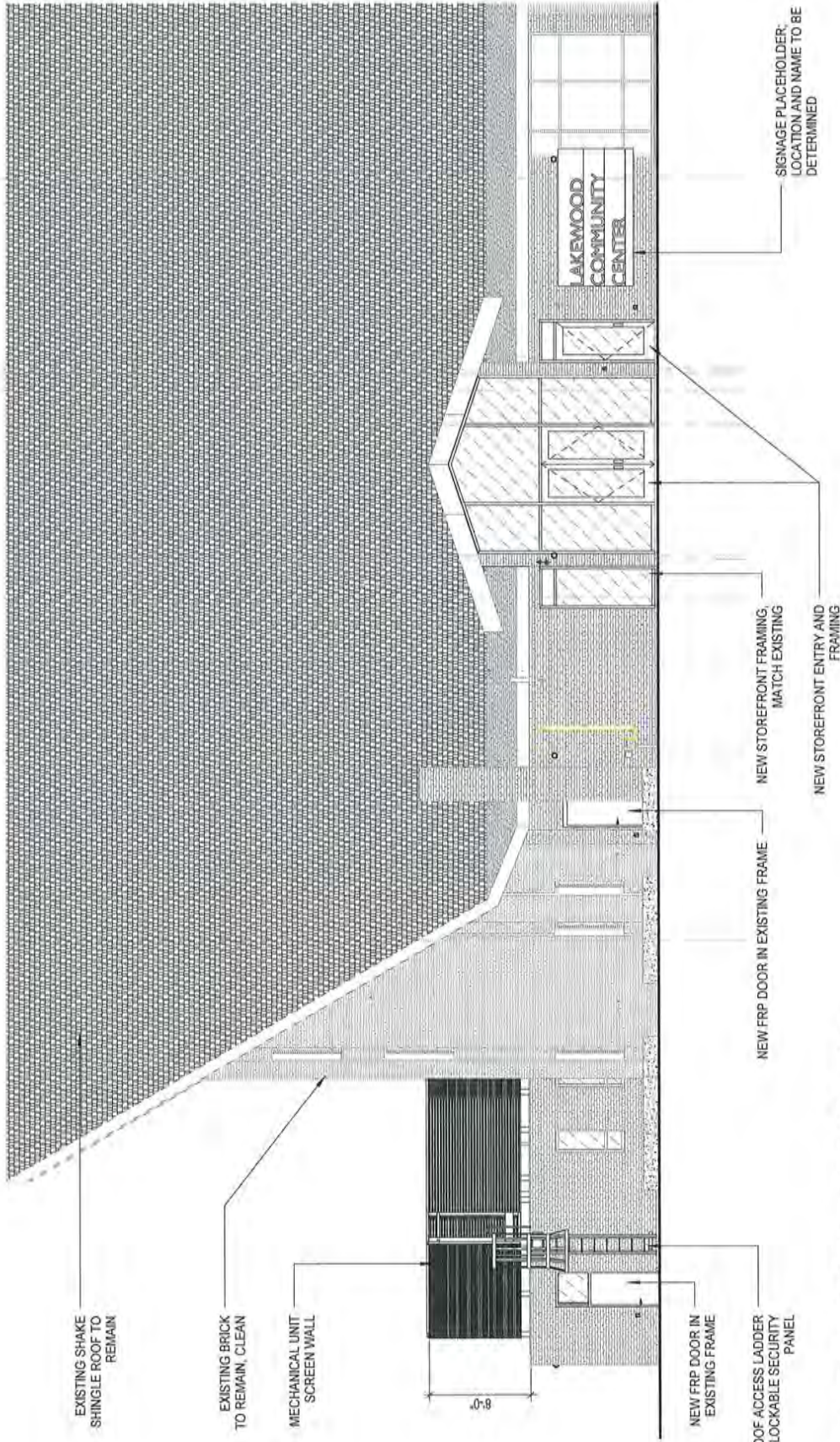
1/16" = 1'-0"



SK203 EXTERIOR ELEVATIONS

Lakewood Intergenerational Center





EXISTING SHAKE SHINGLE ROOF TO REMAIN

EXISTING BRICK TO REMAIN, CLEAN

MECHANICAL UNIT SCREEN WALL

0'-8"

NEW FRP DOOR IN EXISTING FRAME

NEW ROOF ACCESS LADDER WITH LOCKABLE SECURITY PANEL

NEW FRP DOOR IN EXISTING FRAME

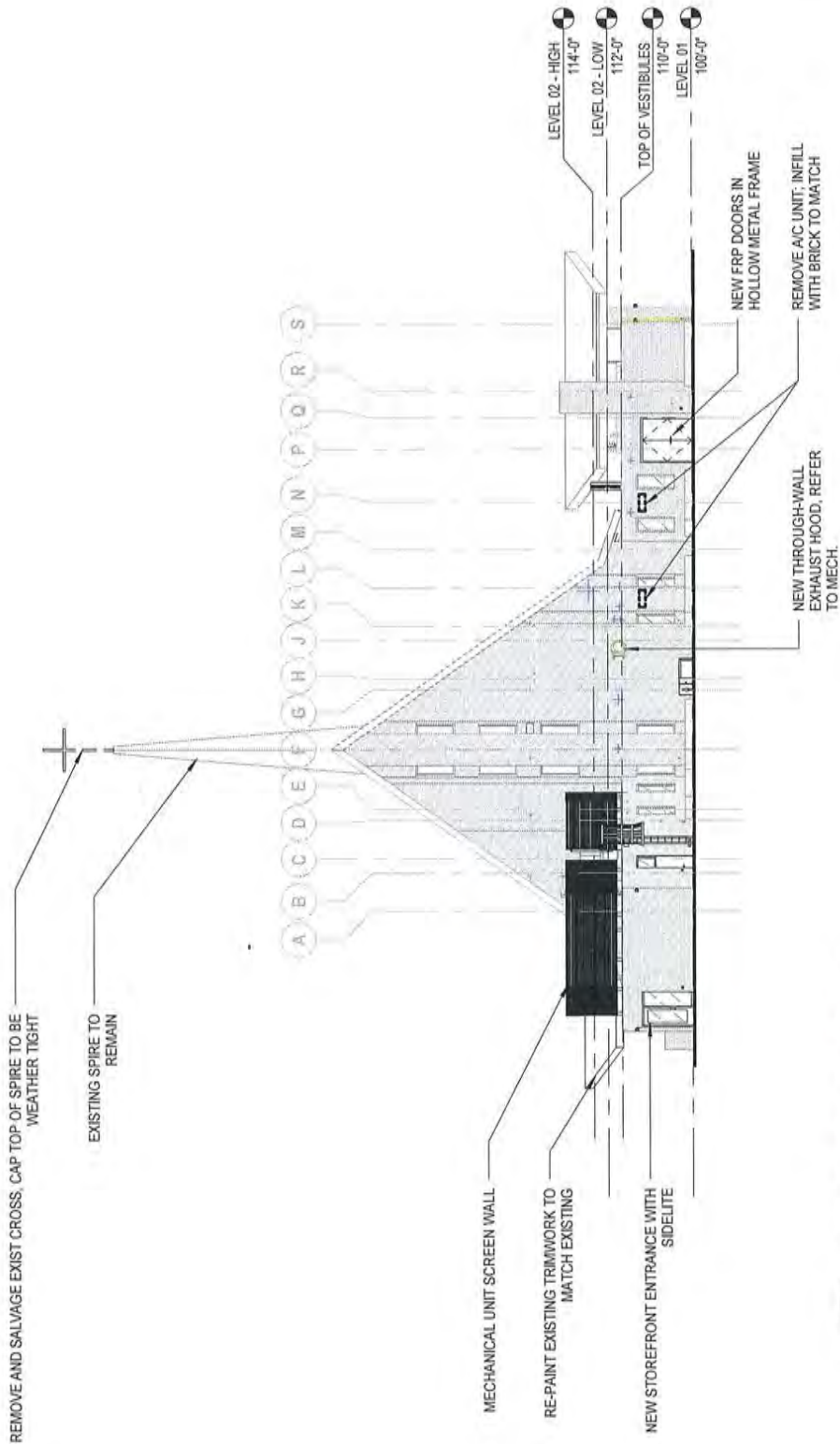
NEW STOREFRONT FRAMING MATCH EXISTING

NEW STOREFRONT ENTRY AND FRAMING

SIGNAGE PLACEHOLDER, LOCATION AND NAME TO BE DETERMINED

LAKEWOOD COMMUNITY CENTER

1 SOUTH ELEVATION - ENLARGED
1/8" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"



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SK210

RENOVATED MAIN ENTRY

Lakewood Intergenerational Center



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SK211 RENOVATED MAIN ENTRY

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SK212 COVE - LAKE INTERSECTION

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Lakewood Intergenerational Center

SK213 SOUTHWEST VIEW





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McCOMBS & CO.

SK214 LAKE AVENUE PARK - AERIAL

Lakewood Intergenerational Center



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CONSTRUCTION

SK215

LAKE AVENUE PARK - WALKING PATH

Lakewood Intergenerational Center



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SK216 LAKE AVENUE PARK - BOCCE COURT



Lakewood Intergenerational Center

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SK217

LAKE AVENUE PARK - SAUCER SWING, GATHERING

Lakewood Intergenerational Center



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BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 06-48-19

Permit No.: BBS19-000021

Applicant Name: Jerome Solove, Jerome Solove Development Inc.

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

Project Name: The View on Detroit East (VODE)

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



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

MIXED USE COMMUNITY
CONCEPTUAL DESIGN
04.21.2021

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PAGE 06	CONTEXT MAP		
PAGE 07	TRAFFIC ANALYSIS	EXHIBITS	
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PAGE 09	ENLARGED SITE PLAN	PAGE 2A	EXHIBIT A – CONSTRUCTION DOCUMENT ELEVATIONS
PAGE 10	TYPICAL UPPER LEVEL FLOOR PLANS	PAGE 3A	EXHIBIT A – CONSTRUCTION DOCUMENT ELEVATIONS
PAGE 11	OVERALL LANDSCAPE PLAN	PAGE 4A	EXHIBIT A – CONSTRUCTION DOCUMENT ELEVATIONS
PAGE 12	ENLARGED WESTERN SITE LANDSCAPE PLAN		
PAGE 13	ENLARGED EASTERN SITE LANDSCAPING PLAN	EXHIBIT B – ALTERNATE ELEVATIONS WITH CONTINUOUS CAST STONE BAND	
PAGE 14	PLANTING PALETTE		
PAGE 15	SITE FENCING		
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PAGE 17	SITE PERSPECTIVE	PAGE 2C	EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES
PAGE 18	RENDERING	PAGE 3C	EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES
PAGE 19	RENDERING	PAGE 4C	EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES
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PAGE 21	NIGHT RENDERING	PAGE 1D	EXHIBIT D – FAÇADE DEPTH STUDY ELEVATION
PAGE 22	CONTEXT RENDERING	PAGE 2D	EXHIBIT D – ELEVATION DETAIL
PAGE 23	CONTEXT RENDERING		

RESPONSES

LAKWOOD ABR CHECKLIST

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Photographs as needed
<input type="checkbox"/>	Floor plans with north arrow and scale
<input type="checkbox"/>	Elevations to scale
<input type="checkbox"/>	Sketch or Rendering
<input type="checkbox"/>	Product brochures and specs for colors and materials
<input type="checkbox"/>	Sufficient Detail

April 01, 2021 - Staff Comments

<input type="checkbox"/>	Provide material cut sheets/product specs for all proposed materials
<input type="checkbox"/>	Provide additional wall sections through other areas of the building.
<input type="checkbox"/>	Consider breaking the horizontal band and continue the white brick down to grade
<input type="checkbox"/>	Provide photos of context inspiration
<input type="checkbox"/>	Provide a canopy on the entrance to the west building and recess the entrance doors
<input type="checkbox"/>	Consider signage relocation
<input type="checkbox"/>	Building seems flat.

<input type="checkbox"/>	Provided as Exhibit C
<input type="checkbox"/>	Wall section is provided to describe floor to floor height and wall depth. No other wall sections are required or needed. Provided as an option as Exhibit B
<input type="checkbox"/>	Provided previously submitted context images as Exhibit D
<input type="checkbox"/>	The entrance has been recessed +/- 3'-0" from face of building. Canopy is not needed for shelter or visual queue
<input type="checkbox"/>	We feel the signage is acceptable at its current location and is a place holder for further study during the completion of the design documentation.
<input type="checkbox"/>	We disagree

March 11, 2021

<input type="checkbox"/>	Enlarge landscape/ planting plans
<input type="checkbox"/>	Provide landscaping schedule
<input type="checkbox"/>	Provide brochures for site amenities
<input type="checkbox"/>	Consider other sites context with light placement
<input type="checkbox"/>	Provide actual photos of the site context
<input type="checkbox"/>	Provide elevations and renderings of secondary facades
<input type="checkbox"/>	Provide buffer at residential first floor units at streets
<input type="checkbox"/>	Consider carrying the vertical articulation to grade
<input type="checkbox"/>	Provide wall sections
<input type="checkbox"/>	Provide enlarged bay elevations
<input type="checkbox"/>	Provide parapet detail, adjust break points of parapet

<input type="checkbox"/>	provided
<input type="checkbox"/>	provided
<input type="checkbox"/>	provided
<input type="checkbox"/>	same as above
<input type="checkbox"/>	provided
<input type="checkbox"/>	provided
<input type="checkbox"/>	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<input type="checkbox"/>	same as above
<input type="checkbox"/>	provided
<input type="checkbox"/>	provided
<input type="checkbox"/>	refer to current design

March 5, 2021

<input type="checkbox"/>	How does project relate to Commercial District Design Guidelines?
<input type="checkbox"/>	Return the end of the high parapets back into the roof
<input type="checkbox"/>	Provide ceiling heights at first floor
<input type="checkbox"/>	Where will mechanical equipment be located?
<input type="checkbox"/>	Will mechanical equipment be screened?

<input type="checkbox"/>	Refer to the Commercial District Design Principles sheet
<input type="checkbox"/>	refer to current design
<input type="checkbox"/>	provided
<input type="checkbox"/>	condensers on roof
<input type="checkbox"/>	no, but will not be visible at street level

February 12, 2021

<input type="checkbox"/>	Address pedestrian crossing at Parkwood & Detroit
<input type="checkbox"/>	How will retail be accessed from parking lot?
<input type="checkbox"/>	How will retail be accessed from Detroit?
<input type="checkbox"/>	Provide landscape buffer along streetscapes
<input type="checkbox"/>	How will 3' buffer be designed along side streets?
<input type="checkbox"/>	Recommend using city standards for bike racks
<input type="checkbox"/>	Provide pedestrian circulation patterns for parking lot
<input type="checkbox"/>	Show site context and on-street parking
<input type="checkbox"/>	Denote visitor parking
<input type="checkbox"/>	Address snow removal in parking lot
<input type="checkbox"/>	Provide a landscaping plan
<input type="checkbox"/>	Verify parking dimensions meet required code
<input type="checkbox"/>	Confirm turning radius in parking lot are adequate

<input type="checkbox"/>	This is part of the city "right of way" and is a city issue to resolve. Parking for commercial space is not provided in parking lots
<input type="checkbox"/>	Park on street and enter commercial space
<input type="checkbox"/>	Provided along Parkwood & Bunts
<input type="checkbox"/>	provided
<input type="checkbox"/>	Pedestrian circulation in parking lot will be similar to other Lakewood precedents. No defined path will be provided.
<input type="checkbox"/>	provided
<input type="checkbox"/>	Snow will be pushed into landscape buffers throughout the parking lot
<input type="checkbox"/>	provided
<input type="checkbox"/>	zoning code does not specify width and length of parking space confirmed

March 29, 2021 - Staff Comments

<input type="checkbox"/>	Extend brick pier detail from upper floors through the first floor
<input type="checkbox"/>	Provide brick / relief detailing on side and rear elevations
<input type="checkbox"/>	Provide stamped concrete at existing curb cut at east building
<input type="checkbox"/>	Provide accent material at all access points to parking lots
<input type="checkbox"/>	Relocate bike racks on Detroit closer to the building
<input type="checkbox"/>	Step down wood fence at building lines
<input type="checkbox"/>	Remove 4 light fixtures in parking lot area abutting residential lots.

<input type="checkbox"/>	This is a minor detail. We have a sketch of what this looks like and can comply.
<input type="checkbox"/>	Currently in the design
<input type="checkbox"/>	Will comply
<input type="checkbox"/>	Accent concrete will be provided at sidewalk crossing parking lot entries
<input type="checkbox"/>	Will comply
<input type="checkbox"/>	Will comply
<input type="checkbox"/>	Cannot comply, this will create areas within the parking lot that are not properly illuminated.

ABR Comments Checklist

<ul style="list-style-type: none"> Define corners and how elevations change when approaching residential areas Study adjacent buildings for horizontal context lines Better define residential vs commercial space Consider increasing the floor height of the residential space as a buffer / privacy 	<p>Corners along Detroit are well defined</p> <p>Refer to elevations and Commercial District Design Principles sheet</p> <p>Building articulation clearly defines residential vs commercial</p> <p>Floor to ceiling height on first floor of East Building increased</p>
<ul style="list-style-type: none"> Better define articulations Further explore material choices to influence massing Recommend using full brick Explore different fence materials at residential borders Consider additional landscaping buffer at fences 	<p>Articulations are more defined and provide depth to the elevations</p> <p>Material are as represented in the submittal</p> <p>Project is using full face brick</p> <p>current design is per city zoning requirements</p> <p>Refer to landscape plan and planting schedule</p>
<ul style="list-style-type: none"> Cable railing may not be effective in creating differentiation How will first floor windows be treated for privacy Consider additional details at parapet coping 	<p>Refer to revised product brochure</p> <p>Window treatments will be provided</p> <p>Current design show parapet detailing</p>
<ul style="list-style-type: none"> Remove proximity slide from submittal Provide elevations showing neighborhood context Recommend creating hierarchy between the 2 buildings Provide provisions for delivery services 	<p>deleted</p> <p>provided</p> <p>East - Alpha, West - Beta</p> <p>Current site plans show delivery access</p>
<p>February 5, 2021</p> <ul style="list-style-type: none"> Consider context of building at 13605-21 Detroit Provide unit breakdown for each building Locate trash enclosure Pedestrian safety when crossing between parking lots 	<p>Inspiration has been derived from this area, refer to Commercial District Design Principles sheet</p> <p>West - 55, East 65</p> <p>Trash is kept interior until pickup.</p> <p>Parking in the west lot, pedestrians will have to walk to the corner of Detroit & Parkwood, cross the street and access the other building</p>
<p>January 27, 2021</p> <ul style="list-style-type: none"> Designs of VODE and VODW should not be twins 	<p>Designs are different and Independent</p>

ABR Comments Checklist

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



Commercial District Design Principles

Pedestrian First

- First floor level has a separate aesthetic from floors 2-4 to accentuate the pedestrian level
- Main entrances and retail entrances are recessed & articulated to for natural wayfinding
- Transparencies are greater for retail environment with respect to residential to augment the pedestrian / retail experience
- Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street

Activity at the Street

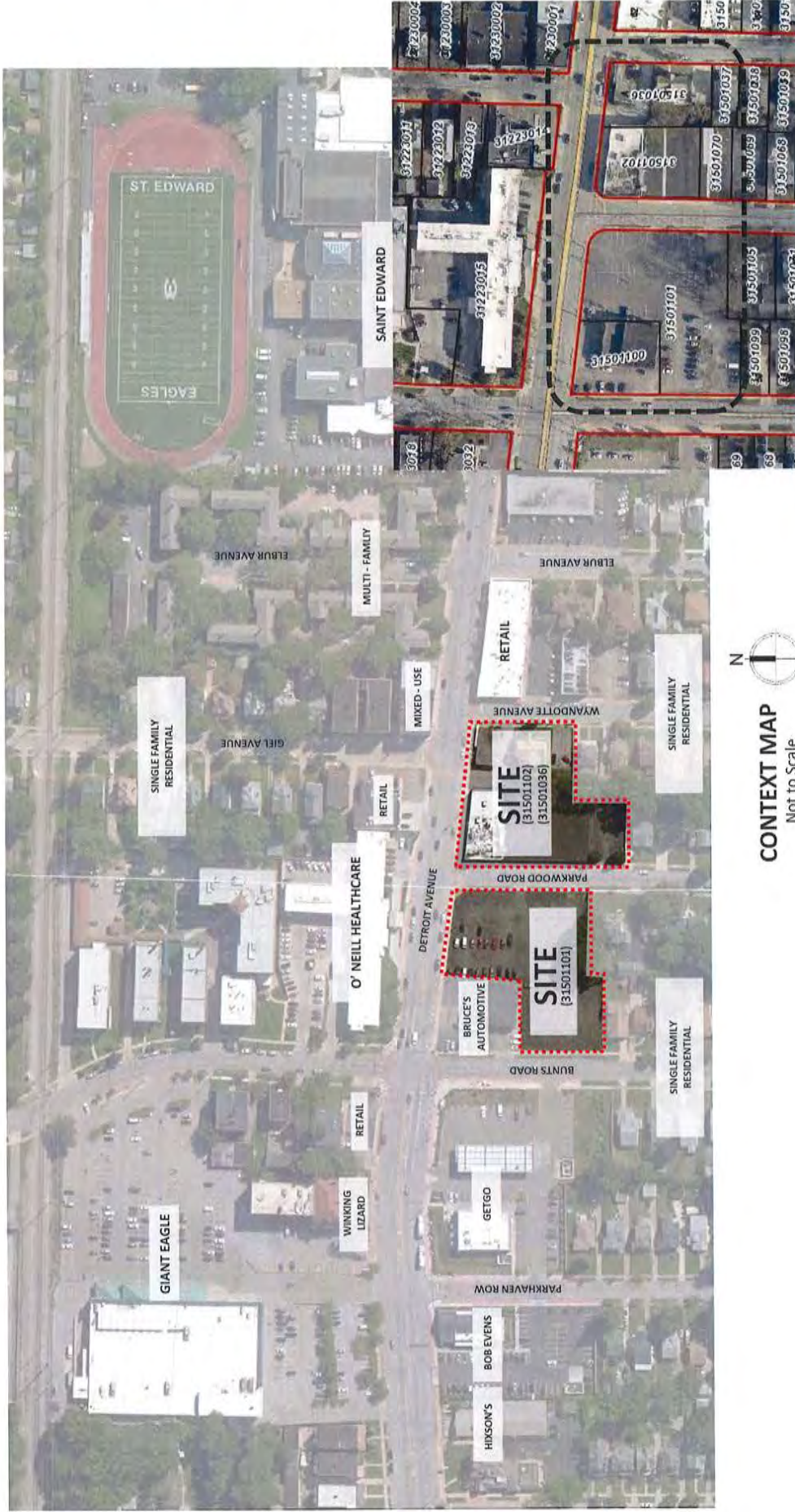
- Minimum street setback are honored
- Retail defined by separate & isolated entrance
- Retail defined by larger viewing window systems
- Differentiation of window articulation at street with respect to Retail vs Residential

Minimize Parking

- Parking is at the rear of the building and not visible from Detroit Avenue
- Tenant access directly from rear parking lots
- Minimize parking lot light bleed onto adjacent lots
- Provide beautification of parking lots with ornamental fence and landscaping along streets and within lots

Compatible with Lakewood Commercial Fabric

- Current design borrows inspiration from local building for vertical articulation of window bays
- Current design embraces design hints of other Neo / Stripped Classicism buildings in Lakewood
- Developing horizontal articulation that blends to a mean elevation with that of adjacent urban fabric
- Using materials that have already been reviewed and approved by Lakewood ABR



CONTEXT MAP
Not to Scale

GIS PARCEL MAP
Not to Scale

Solove
Real Estate

40
CELEBRATING 40 YEARS
OF BUILDING EXCELLENCE
Marquee Real Estate Construction

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

December 28, 2020

Mr. Alex Solove
TMS Engineers, Inc.
470 Old Worthington Road
Suite 202
Westerville, Ohio 43082

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

Dear Mr. Solove:

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

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

The following are the results of our trip generation analysis.

TRIP GENERATION

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

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

- 120 Residential Units

Mr. Alex Solove
December 28, 2020
Page 2

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

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

PROPOSED TRIP GENERATION CALCULATIONS

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

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

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST

ITE CODE	DESCRIPTION	SIZE (Units)	TRIP ENDS		
			Weekday AM Peak Hour Between 7-9 AM (Enter Trips)	Weekday PM Peak Hour Between 4-6 PM (Enter Trips)	Weekend
221	Multifamily Housing (Mid-Rise)	120	11	38	21
TOTAL NEW TRIPS			41		53

CONCLUSIONS

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

Mr. Alex Solove
December 28, 2020
Page 3

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

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

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

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

Very truly yours,

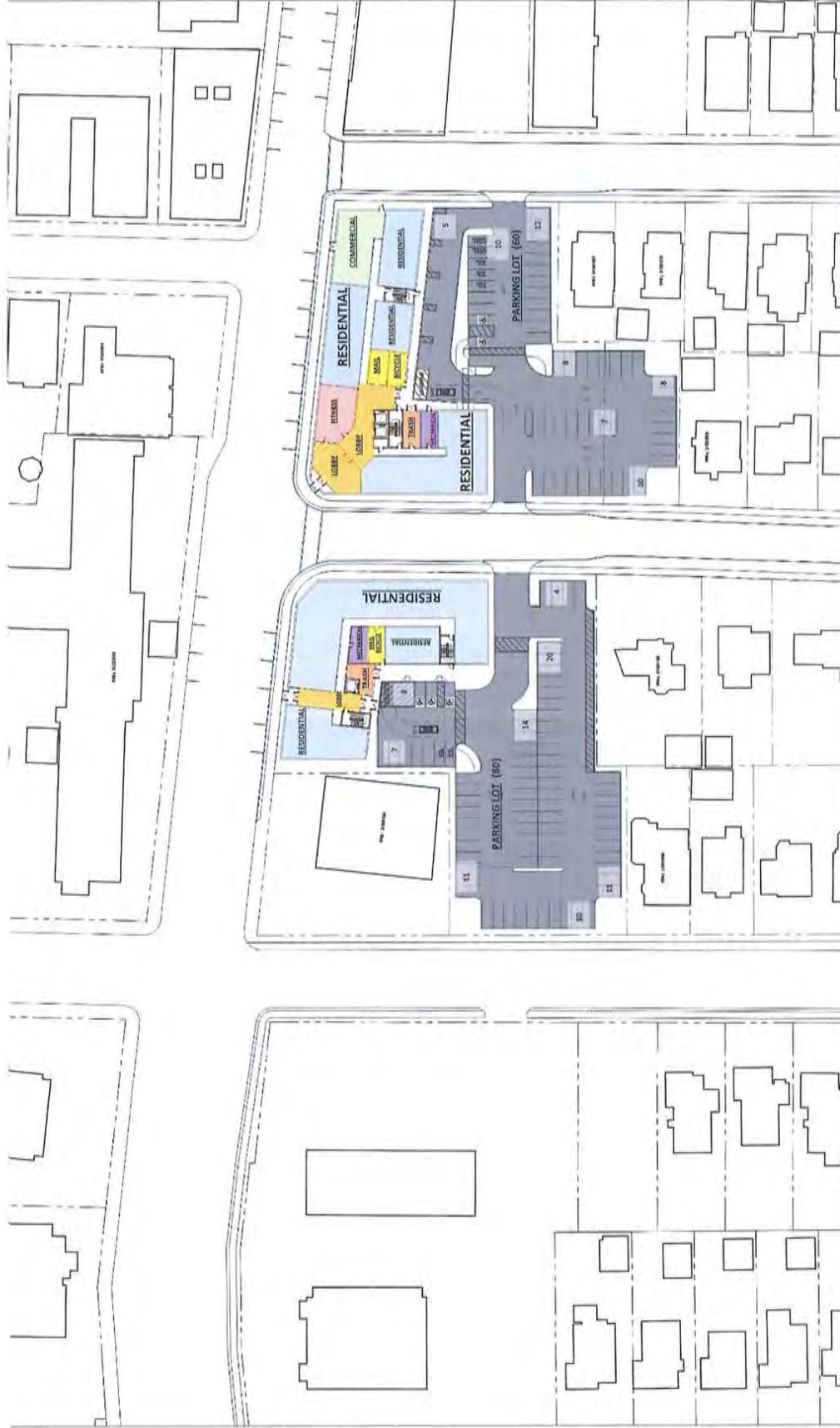
TMS Engineers, Inc.

Alex Solove

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

attachment

Solove-Lakewood_Tplan_122820.wp4

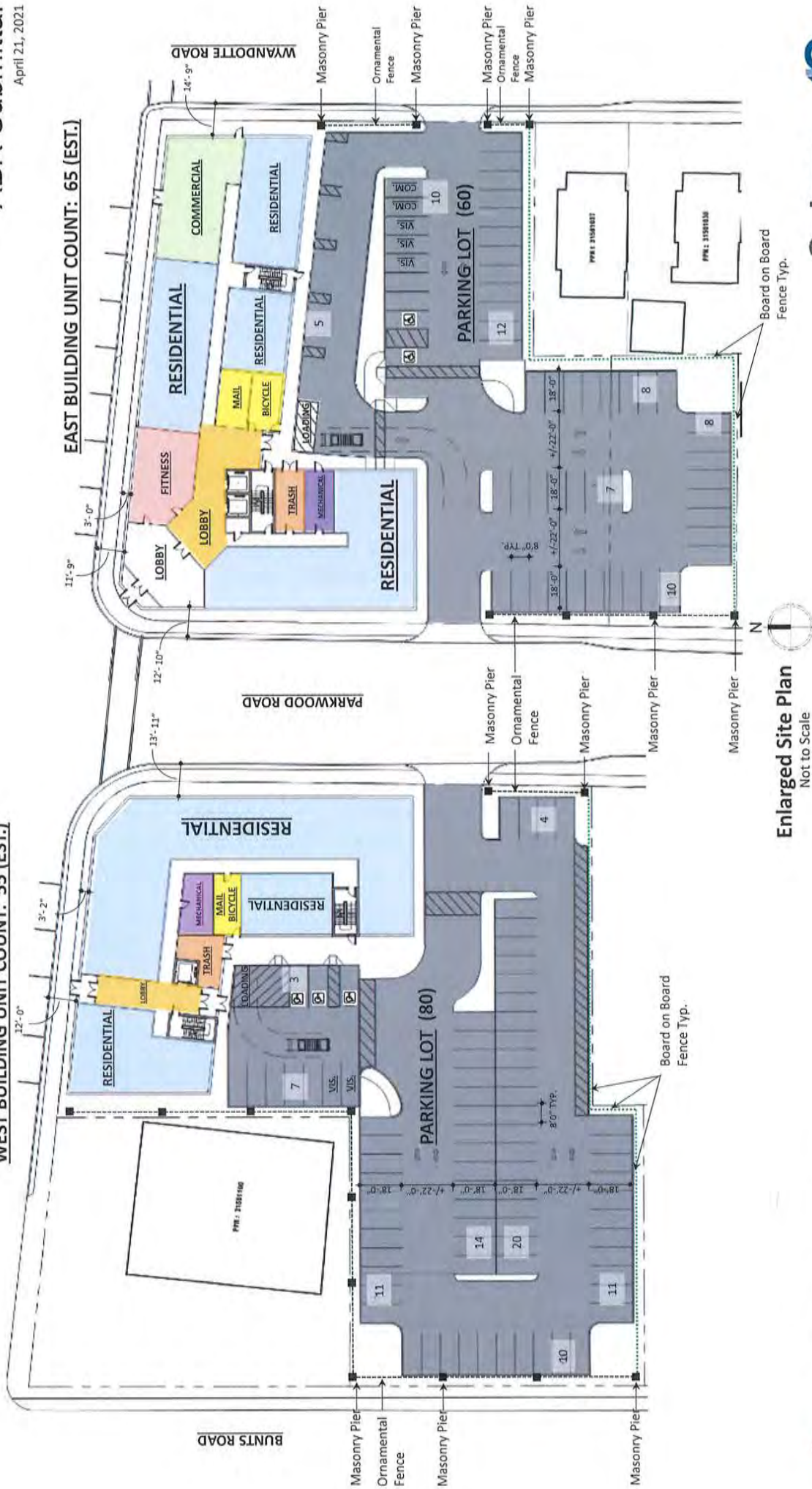


Site Plan
Not to Scale

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

WEST BUILDING UNIT COUNT: 55 (EST.)

EAST BUILDING UNIT COUNT: 65 (EST.)



Enlarged Site Plan
Not to Scale

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

WEST BUILDING UNIT COUNT: 55 (EST.)



EAST BUILDING UNIT COUNT: 65 (EST.)



Enlarged Typical Upper Floor Plan
Not to Scale

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



DERUlandscape architecture
571 Hanna Park E., 8th Fl., Cleveland, OH 44115 | 216.465.1355

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

Overall Landscape Plan



Overall Landscape Plan
Not to Scale



West Building Landscape Plan



West Building Landscape Plan

Not to Scale

Steel Courtyard Park Bench



Bike Rack



DERUlandscape architecture
5727 Huron Road E., Unit C, Cleveland, OH 44131, (216) 465-1327

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

Tournefol Planters - Urban Collection Color TBD



DERUlandscape architecture
532 ALUMINUM DRIVE, SUITE 210, CLEVELAND, OH 44115-2100

The View on Detroit East
LAKEWOOD, OH
M&C Job No. 21014-11



East Building Landscape Plan



East Building Landscape Plan

Not to Scale

Trees



AC - Serviceberry



NS - Blackgum

Groundcover



CSL - Scarlet Leader Cotoneaster

Grasses



CAL - Karl Foerster Reed Grass



PAN - Red Rays Switch Grass

Shrubs



AM - Low Scape Hedger



HH - Hidcote St. Johnswort



HYP - Dwarf St. Johnswort



IGS - Shamrock Inkberry



PF - Abbotswood Potentilla



IVJ & IWS - Winterberry



RR - White Rugosa Rose



TME - Everlow Yew



TPG - Gelderland Arborvitae



VB - Newport Viburnum

Perennials



HEL - Lenten Rose



RUD - Black-eyed Susans

DERUlandscape architecture
872 Huron Road, E. #401, Cleveland, OH 44135 | 216.496.5335

Plant Palette



Plant Palette for Landscape Plans

Not to Scale

The View on Detroit East

LAKEWOOD, OH

MBC Job No. 21014-11





6' horizontal wood fence

HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS

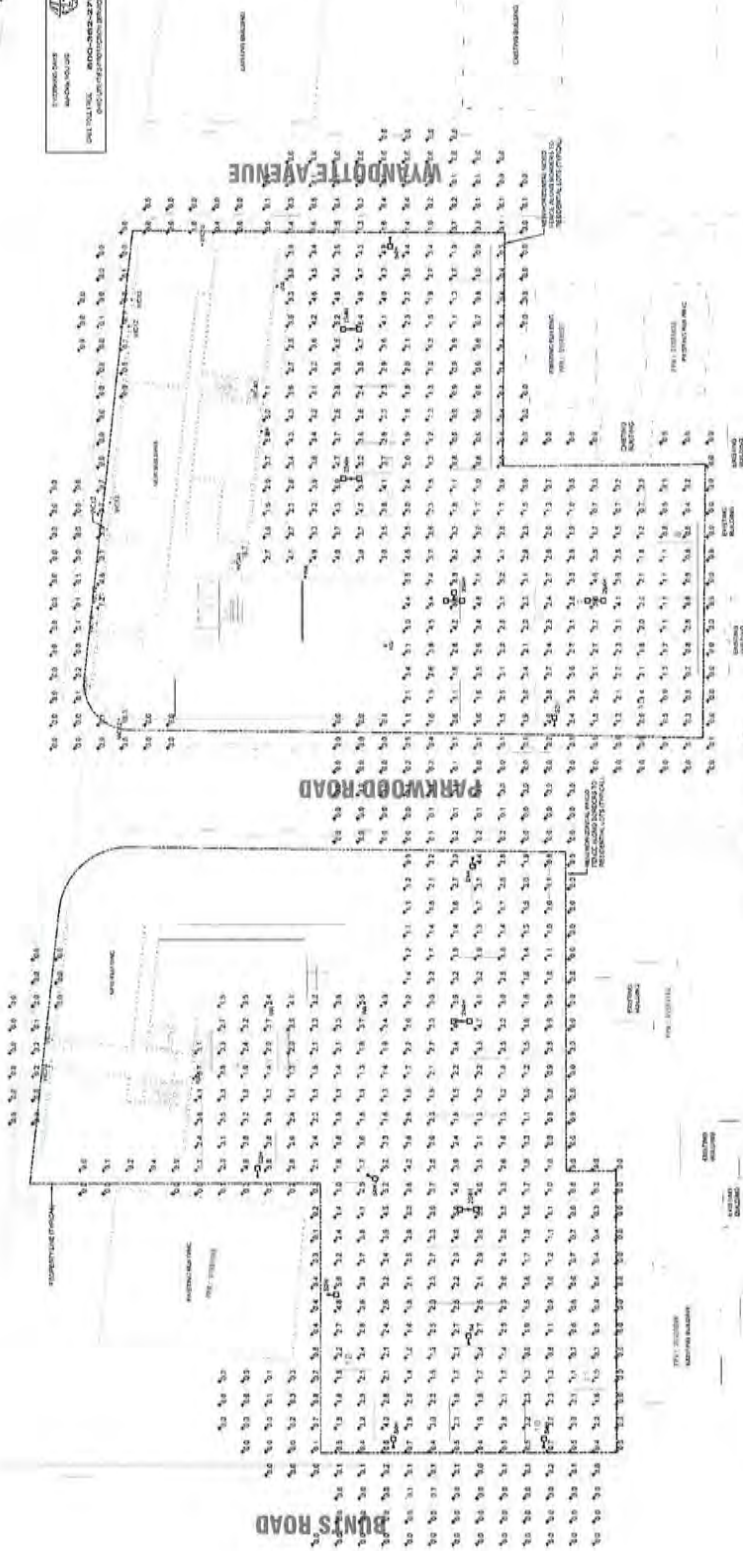


UAF-200 FLAT-TOP
Residential & Commercial (Innovative Events Series) | UAF-200-204-001

GETGO TO THE WEST



ORNAMENTAL FENCE ALONG STREETSCAPE

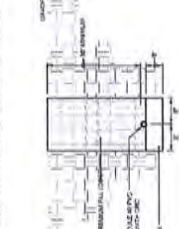


SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'

- GENERAL NOTES**
1. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PHOTOMETRIC PLAN TO VERIFY THAT THE LIGHTING FIXTURES ARE PLACED IN THE CORRECT LOCATION AND ARE NOT OBSTRUCTED BY THE EXISTING OR PROPOSED STRUCTURES.
 2. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PHOTOMETRIC PLAN TO VERIFY THAT THE LIGHTING FIXTURES ARE PLACED IN THE CORRECT LOCATION AND ARE NOT OBSTRUCTED BY THE EXISTING OR PROPOSED STRUCTURES.
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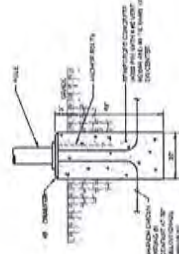
ELECTRICAL SYMBOLS

SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.



UNDERGROUND CONDUIT DETAIL

1. SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.



LIGHTING POLE BASE DETAIL

1. SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.

TYPE	SYMBOL	DESCRIPTION	QUANTITY	NOTES
STREET LIGHTING	[Symbol]	STREET LIGHTING	10	SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.
AREA LIGHTING	[Symbol]	AREA LIGHTING	5	SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.
DECORATIVE LIGHTING	[Symbol]	DECORATIVE LIGHTING	2	SEE ELECTRICAL SYMBOLS SCHEDULE FOR SYMBOLS AND DESCRIPTIONS.

LUMINAIRE SCHEDULE NOTES

1. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PHOTOMETRIC PLAN TO VERIFY THAT THE LIGHTING FIXTURES ARE PLACED IN THE CORRECT LOCATION AND ARE NOT OBSTRUCTED BY THE EXISTING OR PROPOSED STRUCTURES.
2. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PHOTOMETRIC PLAN TO VERIFY THAT THE LIGHTING FIXTURES ARE PLACED IN THE CORRECT LOCATION AND ARE NOT OBSTRUCTED BY THE EXISTING OR PROPOSED STRUCTURES.



Site Photometric Plan
Not to Scale

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



Site Perspective
Not to Scale



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



Street View
Not to Scale

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



Street View
Not to Scale

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

ABR Submittal

April 21, 2021



Street View
Not to Scale

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

Solove
Real Estate

40
CELEBRATING 40 YEARS
OF BRIDGING THE GAP
Between Real Estate & Construction



Street View
Not to Scale

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



Street View
Not to Scale

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



Street View
Not to Scale

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



EAST AND WEST BUILDINGS NORTH ELEVATION – ALONG DETROIT AVE.



WEST BUILDING NORTH ELEVATION



EAST BUILDING NORTH ELEVATION

CONTEXT ELEVATIONS

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



WEST BUILDING EAST ELEVATION – PARKWOOD RD.

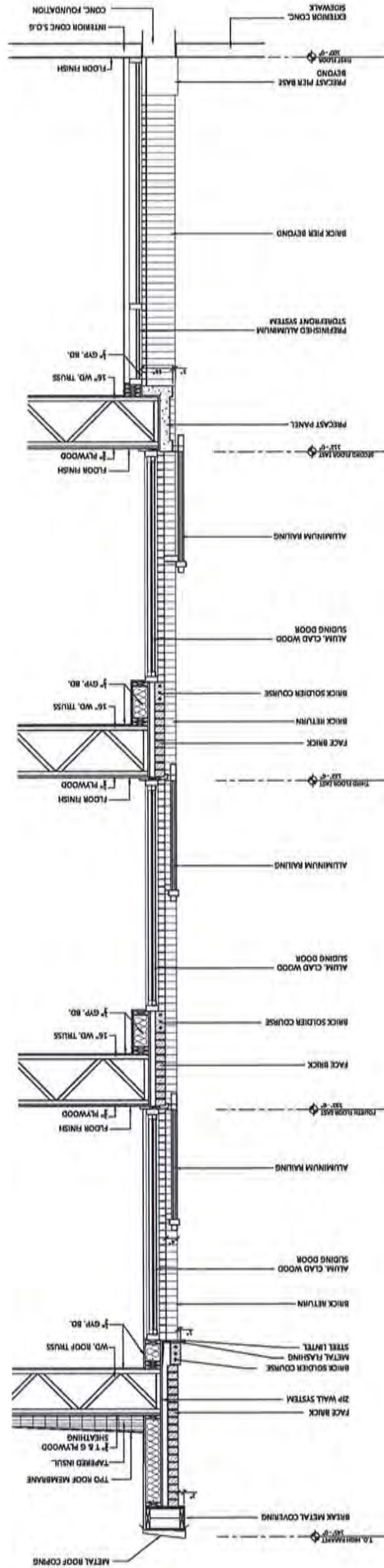


EAST BUILDING WEST ELEVATION – PARKWOOD RD.



EAST BUILDING EAST ELEVATION – WYANDOTTE AVE.

CONTEXT ELEVATIONS



WALL SECTION - COMMERCIAL
Not to Scale

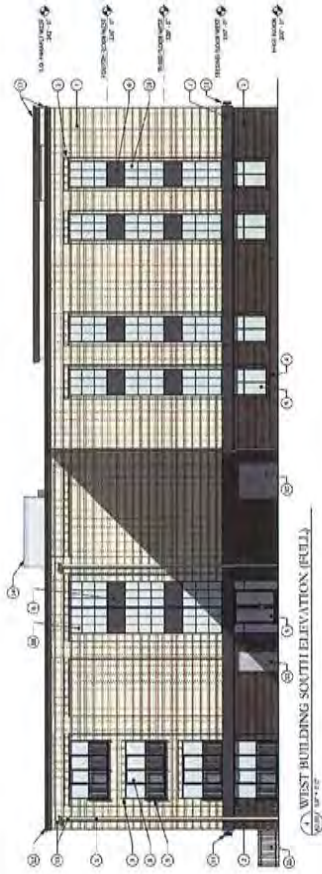


The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11

MITCHELL
CONSTRUCTION

Miranda Brothers
CONSTRUCTION
3000 W. LEXINGTON
ANN ARBOR, MI 48106
734.769.1234
WWW.MIRANDABROTHERS.COM

EXTERIOR MATERIALS SCHEDULE	
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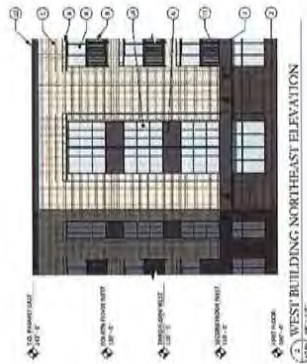
WEST BUILDING SOUTH ELEVATION (FULL)



WEST BUILDING EAST ELEVATION



WEST BUILDING NORTH ELEVATION



WEST BUILDING NORTHEAST ELEVATION

THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO
MBC JOB NUMBER: EXHIBIT A - LINE DRAWING ELEVATIONS

A2.01
WEST BUILDING
RELATIONS
WEST BUILDING

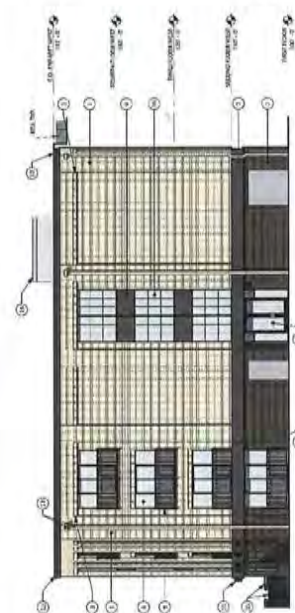
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98	BRICK (FACED BRICK, BURNED ENGLAND TYPE 1)
99	BRICK (FACED BRICK, BURNED ENGLAND TYPE 1)
100	BRICK (FACED BRICK, BURNED ENGLAND TYPE 1)



WEST BUILDING WEST ELEVATION (PARTIAL)



WEST BUILDING WEST ELEVATION (FULL)



WEST BUILDING SOUTH ELEVATION (PARTIAL)

THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO
MBC JOB NUMBER: ENTER PROJECT NUMBER HERE

SYSTEMS FOR
BUILDINGS
WEST BUILDING

A2.02

Solve
Real Estate

40
CELEBRATING 40 YEARS
OF BUILDING PERFECTION
Lansing's Premier Construction

EXHIBIT A – LINE DRAWING ELEVATIONS

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

EXTERIOR MATERIALS SCHEDULE	
1	CONCRETE
2	BRICK
3	CLAY TILE
4	GLASS
5	ALUMINUM CLADDING
6	ALUMINUM WINDOW CASING
7	ALUMINUM WINDOW SILL
8	ALUMINUM WINDOW HEAD
9	ALUMINUM WINDOW FRAME
10	ALUMINUM WINDOW GLASS
11	ALUMINUM WINDOW GLAZING
12	ALUMINUM WINDOW GLAZING GASKET
13	ALUMINUM WINDOW GLAZING SEALANT
14	ALUMINUM WINDOW GLAZING INSULATION
15	ALUMINUM WINDOW GLAZING FINISH
16	ALUMINUM WINDOW GLAZING ACCESSORY
17	ALUMINUM WINDOW GLAZING HARDWARE
18	ALUMINUM WINDOW GLAZING GLASS
19	ALUMINUM WINDOW GLAZING GLAZING
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A1 EAST BUILDING EAST ELEVATION (FULL)



A2 EAST BUILDING WEST ELEVATION



A3 EAST BUILDING NORTHWEST ELEVATION



A4 EAST BUILDING NORTH ELEVATION

Merrill Lynch
PITCHER FENNER SMITH
ARCHITECTS
1000 MARKET STREET, SUITE 2000
PHILADELPHIA, PA 19102
TEL: 215 381 2000
WWW.MERRILLFINNERSMITH.COM

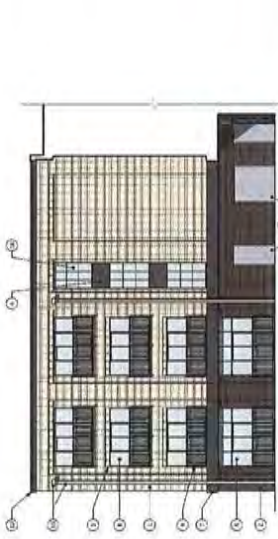
THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO
ENTER PROJECT NUMBER HERE

EXTERIOR ELEVATIONS
EAST BUILDING

A2.03

EXHIBIT A – LINE DRAWING ELEVATIONS

EXTERIOR MATERIALS SCHEDULE	
NO.	DESCRIPTION
1	BRICK
2	BRICK
3	BRICK
4	BRICK
5	BRICK
6	BRICK
7	BRICK
8	BRICK
9	BRICK
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11	BRICK
12	BRICK
13	BRICK
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99	BRICK
100	BRICK



THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO
FOR THE ARCHITECT: ESTERHAGEN ARCHITECTS

ESTERHAGEN ARCHITECTS
EAST BUILDING

A2.04

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

EXHIBIT A – LINE DRAWING ELEVATIONS



EXTERIOR MATERIALS SCHEDULE	
NO.	DESCRIPTION
01	CONCRETE
02	BRICK
03	GLAZED ALUMINUM CURTAIN WALL SYSTEM
04	GLAZED ALUMINUM WINDOW SYSTEM
05	GLAZED ALUMINUM DOOR SYSTEM
06	GLAZED ALUMINUM ENTRY SYSTEM
07	GLAZED ALUMINUM BALCONY SYSTEM
08	GLAZED ALUMINUM TERRACE SYSTEM
09	GLAZED ALUMINUM PERGOLA SYSTEM
10	GLAZED ALUMINUM CANOPY SYSTEM
11	GLAZED ALUMINUM PORCH SYSTEM
12	GLAZED ALUMINUM PATIO SYSTEM
13	GLAZED ALUMINUM SUNROOM SYSTEM
14	GLAZED ALUMINUM GREENHOUSE SYSTEM
15	GLAZED ALUMINUM SUNSCREEN SYSTEM
16	GLAZED ALUMINUM SHED SYSTEM
17	GLAZED ALUMINUM GARAGE SYSTEM
18	GLAZED ALUMINUM PORCH SYSTEM
19	GLAZED ALUMINUM PATIO SYSTEM
20	GLAZED ALUMINUM TERRACE SYSTEM
21	GLAZED ALUMINUM PERGOLA SYSTEM
22	GLAZED ALUMINUM CANOPY SYSTEM
23	GLAZED ALUMINUM PORCH SYSTEM
24	GLAZED ALUMINUM PATIO SYSTEM
25	GLAZED ALUMINUM TERRACE SYSTEM
26	GLAZED ALUMINUM PERGOLA SYSTEM
27	GLAZED ALUMINUM CANOPY SYSTEM
28	GLAZED ALUMINUM PORCH SYSTEM
29	GLAZED ALUMINUM PATIO SYSTEM
30	GLAZED ALUMINUM TERRACE SYSTEM
31	GLAZED ALUMINUM PERGOLA SYSTEM
32	GLAZED ALUMINUM CANOPY SYSTEM
33	GLAZED ALUMINUM PORCH SYSTEM
34	GLAZED ALUMINUM PATIO SYSTEM
35	GLAZED ALUMINUM TERRACE SYSTEM
36	GLAZED ALUMINUM PERGOLA SYSTEM
37	GLAZED ALUMINUM CANOPY SYSTEM
38	GLAZED ALUMINUM PORCH SYSTEM
39	GLAZED ALUMINUM PATIO SYSTEM
40	GLAZED ALUMINUM TERRACE SYSTEM
41	GLAZED ALUMINUM PERGOLA SYSTEM
42	GLAZED ALUMINUM CANOPY SYSTEM
43	GLAZED ALUMINUM PORCH SYSTEM
44	GLAZED ALUMINUM PATIO SYSTEM
45	GLAZED ALUMINUM TERRACE SYSTEM
46	GLAZED ALUMINUM PERGOLA SYSTEM
47	GLAZED ALUMINUM CANOPY SYSTEM
48	GLAZED ALUMINUM PORCH SYSTEM
49	GLAZED ALUMINUM PATIO SYSTEM
50	GLAZED ALUMINUM TERRACE SYSTEM



THE VIEW ON DETROIT EAST
LAKEWOOD, OHIO
ARCHITECT: [unreadable]
DATE: [unreadable]

A2.03
INTERIOR FINISHES
EAST BUILDING

EXHIBIT B – ALTERNATE ELEVATIONS WITH CONTINUOUS CAST STONE BAND

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

Solove
Real Estate
40
CELEBRATING 40 YEARS
OF INDEPENDENT SERVICE
Midwest Business Communities



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

EXHIBIT C – LOCAL CONTEXT INSPIRATION IMAGES



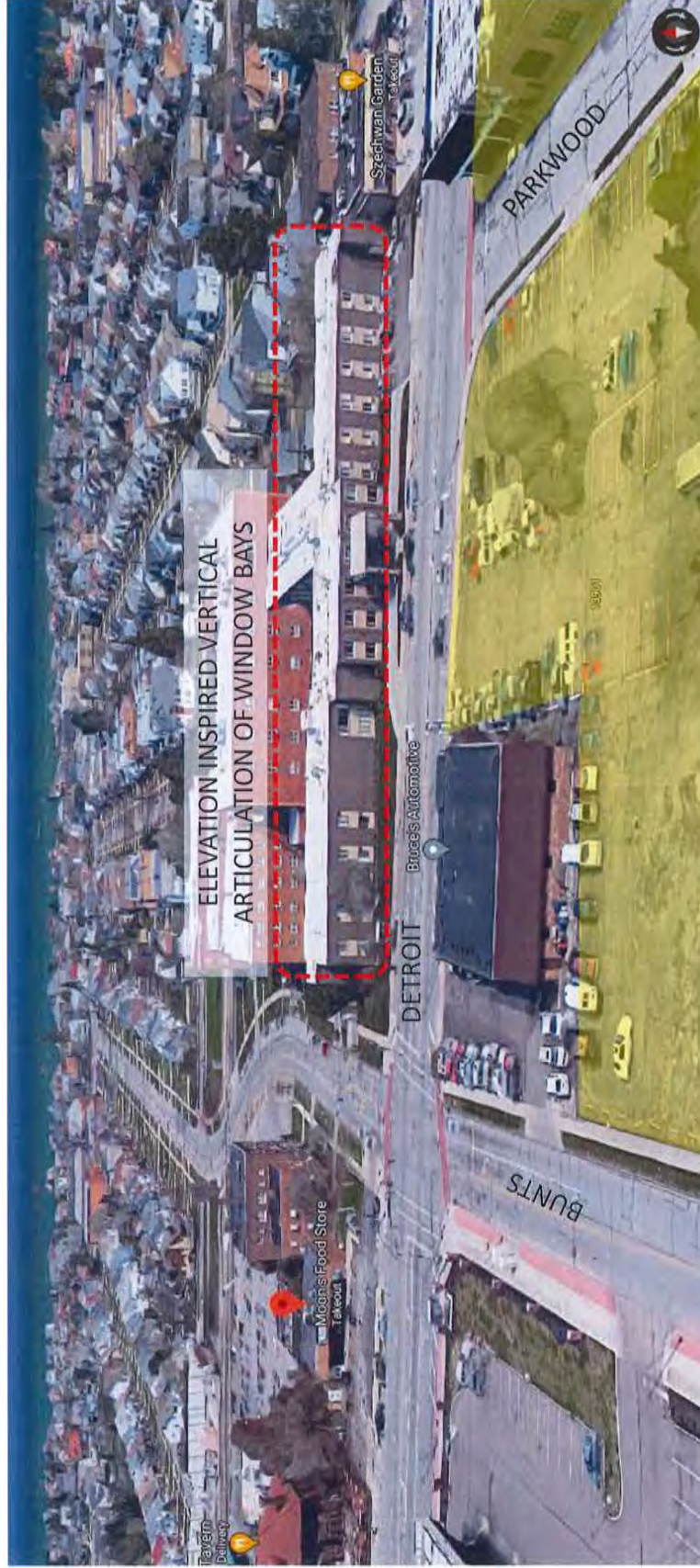
The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11

EXHIBIT C – LOCAL CONTEXT INSPIRATION IMAGES



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

EXHIBIT C – LOCAL CONTEXT INSPIRATION IMAGES



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

EXHIBIT C – LOCAL CONTEXT INSPIRATION IMAGES



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

EXHIBIT D – FAÇADE DEPTH STUDY ELEVATION



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



EXHIBIT D – ELEVATION DETAIL



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 04-32-21

Permit No.: BBS21-000032

Applicant Name: Leon S. Sampat, LS Architects

Project Address: 2164 Concord Dr.

Project Name: n/a

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

REV	DATE

2206 LORAIN ROAD

 FARMER PARK OH 44129

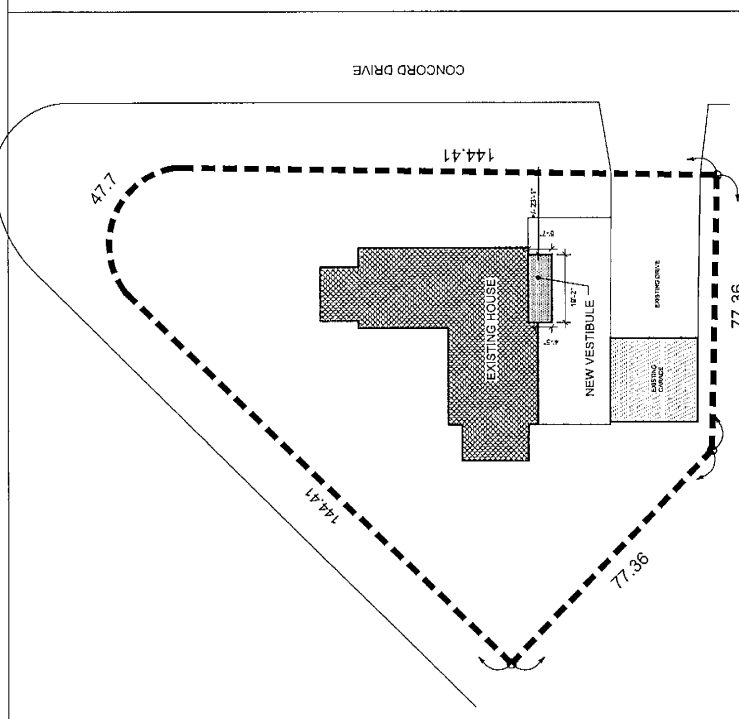
 PHONE 204-403-8894 FAX 440-75-8897



ALTERATIONS FOR:

WALTERS RESIDENCE

2164 CONCORD DRIVE LAKEWOOD, OH



SITE PLAN		GENERAL NOTES		SITE INFORMATION	DRAWING INDEX
<div data-bbox="966 1554 1291 1995" data-label="Image"> </div> <div data-bbox="1396 1680 1437 1732" data-label="Image"> </div> <div data-bbox="1404 1764 1437 1921" data-label="Text"> <p>LOCATION PLAN</p> </div>		<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF OHIO. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. 4. ALL WALLS SHALL BE CONSTRUCTED OF 8" CMU. 5. ALL VESTIBULES SHALL BE CONSTRUCTED WITH A MINIMUM OF 2" RISE AND 12" CLEARANCE FROM EXISTING FLOOR TO THE TOP OF THE VESTIBULE. 6. ALL INTERIORS SHALL BE FINISHED WITH 1/2" DRYWALL ON STUDS WITH JOINTS AND TAPES TO BE FINISHED TO A FINISH GRADE. 7. ALL EXTERIOR WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDCODES AND REGULATIONS OF THE STATE OF OHIO. 8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS. 9. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL ENERGY CODE (NEMEC) AND ALL LOCAL ORDINANCES AND REGULATIONS. 10. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC) AND ALL LOCAL ORDINANCES AND REGULATIONS. 11. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 308R AND ALL LOCAL ORDINANCES AND REGULATIONS. 12. ALL FOUNDATION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE (IFC) AND ALL LOCAL ORDINANCES AND REGULATIONS. 13. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ROOFING INSTITUTE (IRI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 14. ALL PAINT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTERS TRADE JOURNAL (PTJ) AND ALL LOCAL ORDINANCES AND REGULATIONS. 15. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FINISHES TRADE JOURNAL (FTJ) AND ALL LOCAL ORDINANCES AND REGULATIONS. 16. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WOODWORK AND COUNTRY COUNCIL (NWCC) AND ALL LOCAL ORDINANCES AND REGULATIONS. 17. ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GLASS AND GLAZING INDUSTRY (GGI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 18. ALL METAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE METAL INDUSTRY (MI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 19. ALL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL INSTITUTE (SI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 20. ALL BRICK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRICK AND TERRAZZO INDUSTRY (BTI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 21. ALL CERAMIC SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CERAMIC TILE ASSOCIATION (CTA) AND ALL LOCAL ORDINANCES AND REGULATIONS. 22. ALL TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TILE AND TERRAZZO INDUSTRY (TTI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 23. ALL STONE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STONE INDUSTRY (SI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 24. ALL MARBLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARBLE INDUSTRY (MI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 25. ALL GRANITE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GRANITE INDUSTRY (GI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 26. ALL QUARTZ SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE QUARTZ INDUSTRY (QI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 27. ALL LAMINATE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LAMINATE INDUSTRY (LI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 28. ALL VINYL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VINYL INDUSTRY (VI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 29. ALL CARPET SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CARPET INDUSTRY (CI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 30. ALL FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLOORING INDUSTRY (FI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 31. ALL CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CEILING INDUSTRY (CI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 32. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LIGHTING INDUSTRY (LI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 33. ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VENTILATION INDUSTRY (VI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 34. ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INSULATION INDUSTRY (II) AND ALL LOCAL ORDINANCES AND REGULATIONS. 35. ALL SOUND BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND BARRIER INDUSTRY (SBI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 36. ALL SOUND ATTENUATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ATTENUATION INDUSTRY (SAI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 37. ALL SOUND ABSORPTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ABSORPTION INDUSTRY (SAI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 38. ALL SOUND REFLECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND REFLECTION INDUSTRY (SRI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 39. ALL SOUND TRANSMISSION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND TRANSMISSION INDUSTRY (STI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 40. ALL SOUND ISOLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ISOLATION INDUSTRY (SI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 41. ALL SOUND PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND PROTECTION INDUSTRY (SPI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 42. ALL SOUND BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND BARRIER INDUSTRY (SBI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 43. ALL SOUND ATTENUATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ATTENUATION INDUSTRY (SAI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 44. ALL SOUND ABSORPTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ABSORPTION INDUSTRY (SAI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 45. ALL SOUND REFLECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND REFLECTION INDUSTRY (SRI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 46. ALL SOUND TRANSMISSION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND TRANSMISSION INDUSTRY (STI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 47. ALL SOUND ISOLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND ISOLATION INDUSTRY (SI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 48. ALL SOUND PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUND PROTECTION INDUSTRY (SPI) AND ALL LOCAL ORDINANCES AND REGULATIONS. 		<p>SITE:</p> <p>LOCATION: CUYAHOGA COUNTY</p> <p>PARCEL NUMBER: 313-07-001</p> <p>SITE AREA: 14,374 SQ.FT. (0.33 ACRES)</p> <p>SQUARE FOOTAGES: 2-FAMILY HOME: 125 SQ.FT. NEW SHARED VESTIBULE: 1,970 SQ.FT. EXISTING UNIT #1: 1,710 SQ.FT. EXISTING UNIT #2: 166 SQ.FT. NEW THIRD FLOOR FINISHED ATTIC: 3,971 SQ.FT.</p> <p>TOTAL LIVING AREA: 3,971 SQ.FT.</p>	<p>T-1 - DRAWING INDEX, SITE INFORMATION</p> <p>D-1 - DEMOLITION PLAN AND NOTES</p> <p>S-1 - FOUNDATION & FRAMING PLANS</p> <p>A-1 - FLOOR PLAN & ELEVATION</p> <p>A-2 - WALL SECTION & ELEVATION</p> <p>A-3 - CROSS SECTION & DETAILS</p> <p>P-1 - PLUMBING PLAN</p> <p>E-1 - ELECTRICAL PLAN</p>
		<p>CLIMATE AND SEISMOLOGICAL DESIGN CRITERIA:</p> <p>DESIGN WIND SPEED: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN SEISMICITY: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN SNOW LOAD: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN WIND LOAD: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN SNOW LOAD: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN WIND LOAD: AS PER LOCAL CODES AND REGULATIONS</p> <p>DESIGN SNOW LOAD: AS PER LOCAL CODES AND REGULATIONS</p>		<p>ALTERNATIONS FOR: WALTERS RESIDENCE 2164 CONCORD DRIVE LAKEWOOD, OH</p>	
		<p>JOB NO: 21-012</p> <p>DATE: 10/2021</p> <p>ISSUE: PERMIT</p> <p>SHEET: T-1</p>			

REV.	DATE



 ARCHITECTS

 29082 LORAIN ROAD

 FAIRVIEW PARK OHIO 44126

 PHONE 20-103-8804

 FAX 440-79-8897



ALTERATIONS FOR:

WALTERS RESIDENCE

 2164 CONCORD DRIVE

 LAKEWOOD, OH

JOB NO. 21612

 DATE: 03/22/12

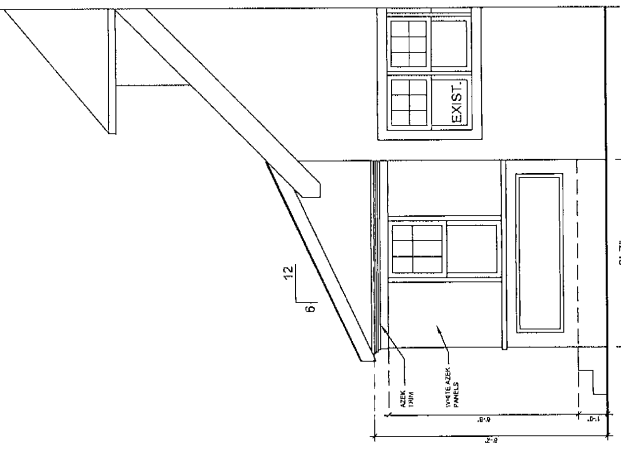
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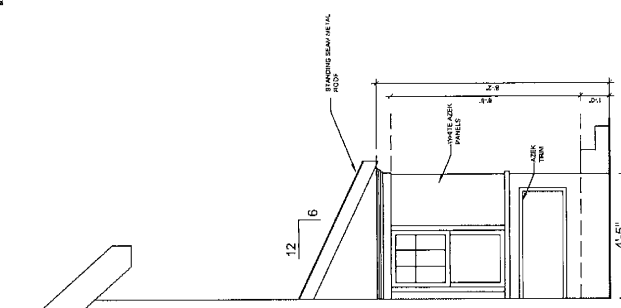
A-4



NEW VESTIBULE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



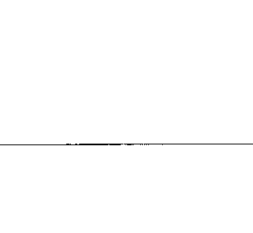
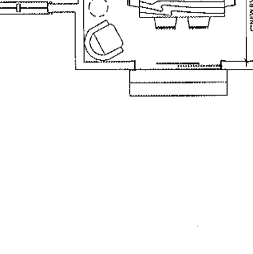
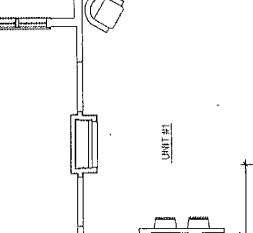
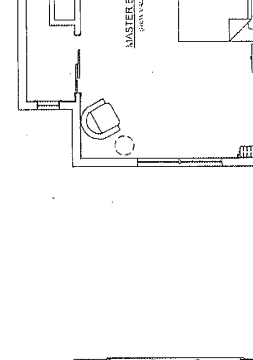
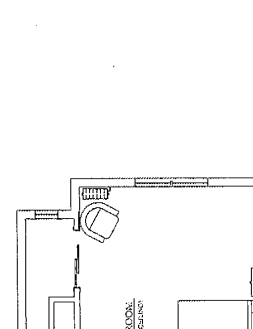
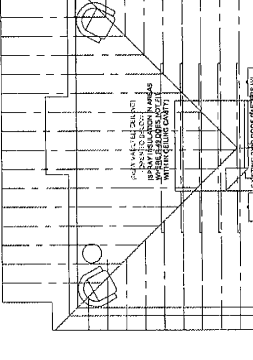
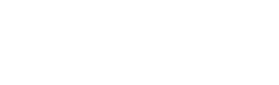
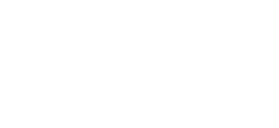
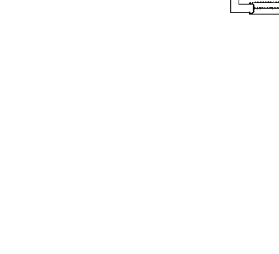
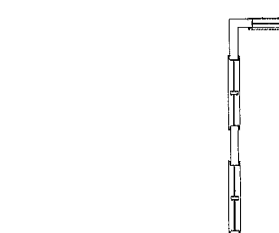
NEW VESTIBULE EAST ELEVATION
SCALE: 1/4" = 1'-0"



NEW VESTIBULE WEST ELEVATION
SCALE: 1/4" = 1'-0"

BEAM AND HEADER BEARING REQUIREMENTS

SIZE OF OPENING	WALL STUDS @ 24" O.C.	JACK STUDS @ 18" O.C.	2x8 STUDS	2x10 STUDS	2x12 STUDS
0'-0" x 4'-0"	1	1	1	1	1
0'-0" x 6'-0"	1	1	1	1	1
0'-0" x 8'-0"	1	1	1	1	1
0'-0" x 10'-0"	1	1	1	1	1
0'-0" x 12'-0"	1	1	1	1	1
0'-0" x 14'-0"	1	1	1	1	1
0'-0" x 16'-0"	1	1	1	1	1
0'-0" x 18'-0"	1	1	1	1	1



REV.	DATE



K&S ARCHITECTS, INC.

 10000 LORAIN ROAD

 FAIRVIEW PARK OFFICE

 P.O. BOX 440-9994

 LAKWOOD, OH 44122

 PHONE: 440-786-8987

 FAX: 440-786-8987



ALTERATIONS FOR:

WALTERS RESIDENCE

 2164 CONCORD DRIVE

 LAKEWOOD, OH

DATE:	03.13.24
ISSUE:	PROFIT
PAGE:	1
SHEET:	E-1

1. DOWEL ANCHORS SHALL COMPLY WITH NEC 210.2(A)

 2. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 3. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 4. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 5. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 6. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 7. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

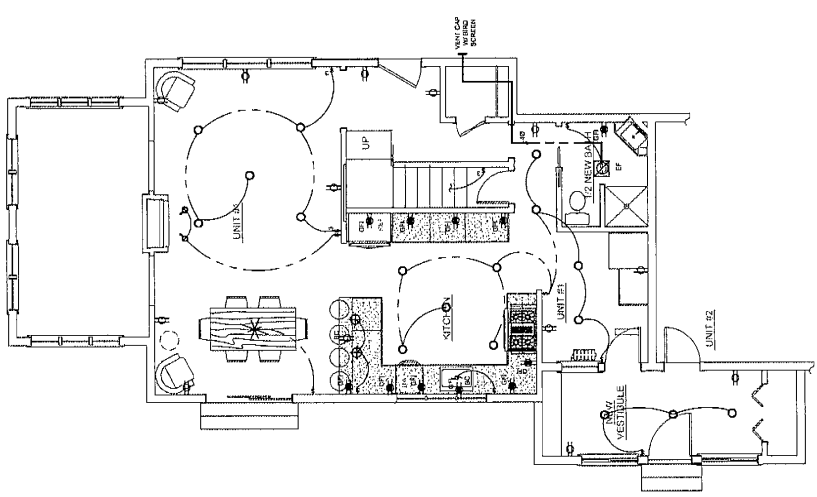
 8. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

 9. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED

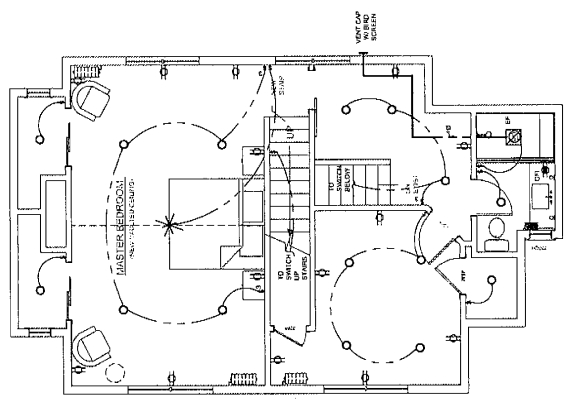
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LIGHT FIXTURE SCHEDULE

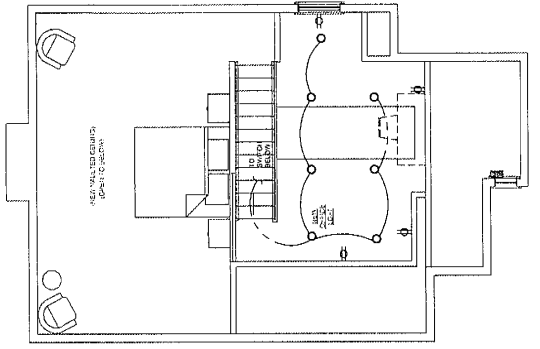
SYMBOL	DESCRIPTION
□	RECESSED DOWNLIGHT, 4" x 4" x 1/2"
○	RECESSED DOWNLIGHT, 6" x 6" x 1/2"
◇	RECESSED DOWNLIGHT, 8" x 8" x 1/2"
☆	RECESSED DOWNLIGHT, 12" x 12" x 1/2"
⊕	RECESSED DOWNLIGHT, 18" x 18" x 1/2"
⊙	RECESSED DOWNLIGHT, 24" x 24" x 1/2"
⊚	RECESSED DOWNLIGHT, 30" x 30" x 1/2"
⊛	RECESSED DOWNLIGHT, 36" x 36" x 1/2"
⊜	RECESSED DOWNLIGHT, 42" x 42" x 1/2"
⊝	RECESSED DOWNLIGHT, 48" x 48" x 1/2"
⊞	RECESSED DOWNLIGHT, 54" x 54" x 1/2"
⊟	RECESSED DOWNLIGHT, 60" x 60" x 1/2"
⊠	RECESSED DOWNLIGHT, 66" x 66" x 1/2"
⊡	RECESSED DOWNLIGHT, 72" x 72" x 1/2"
⊢	RECESSED DOWNLIGHT, 78" x 78" x 1/2"
⊣	RECESSED DOWNLIGHT, 84" x 84" x 1/2"
⊤	RECESSED DOWNLIGHT, 90" x 90" x 1/2"
⊥	RECESSED DOWNLIGHT, 96" x 96" x 1/2"
⊦	RECESSED DOWNLIGHT, 102" x 102" x 1/2"
⊧	RECESSED DOWNLIGHT, 108" x 108" x 1/2"
⊨	RECESSED DOWNLIGHT, 114" x 114" x 1/2"
⊩	RECESSED DOWNLIGHT, 120" x 120" x 1/2"
⊪	RECESSED DOWNLIGHT, 126" x 126" x 1/2"
⊫	RECESSED DOWNLIGHT, 132" x 132" x 1/2"
⊬	RECESSED DOWNLIGHT, 138" x 138" x 1/2"
⊭	RECESSED DOWNLIGHT, 144" x 144" x 1/2"
⊮	RECESSED DOWNLIGHT, 150" x 150" x 1/2"
⊯	RECESSED DOWNLIGHT, 156" x 156" x 1/2"
⊰	RECESSED DOWNLIGHT, 162" x 162" x 1/2"
⊱	RECESSED DOWNLIGHT, 168" x 168" x 1/2"
⊲	RECESSED DOWNLIGHT, 174" x 174" x 1/2"
⊳	RECESSED DOWNLIGHT, 180" x 180" x 1/2"
⊴	RECESSED DOWNLIGHT, 186" x 186" x 1/2"
⊵	RECESSED DOWNLIGHT, 192" x 192" x 1/2"
⊶	RECESSED DOWNLIGHT, 198" x 198" x 1/2"
⊷	RECESSED DOWNLIGHT, 204" x 204" x 1/2"
⊸	RECESSED DOWNLIGHT, 210" x 210" x 1/2"
⊹	RECESSED DOWNLIGHT, 216" x 216" x 1/2"
⊺	RECESSED DOWNLIGHT, 222" x 222" x 1/2"
⊻	RECESSED DOWNLIGHT, 228" x 228" x 1/2"
⊼	RECESSED DOWNLIGHT, 234" x 234" x 1/2"
⊽	RECESSED DOWNLIGHT, 240" x 240" x 1/2"
⊾	RECESSED DOWNLIGHT, 246" x 246" x 1/2"
⊿	RECESSED DOWNLIGHT, 252" x 252" x 1/2"
⊿	UNDERCABINET LIGHT



FIRST FLOOR ELECTRICAL PLAN

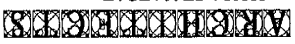


SECOND FLOOR ELECTRICAL PLAN



THIRD FLOOR ELECTRICAL PLAN

REV.	DATE



 2808 LORAIN ROAD
 FAIRVIEW PARK OHIO 44126
 PHONE 88-108-8094 FAX 440-76-8887



ALTERATIONS FOR:
WALTERS RESIDENCE
 2164 CONCORD DRIVE
 LAKEWOOD, OH

DATE	21-01-21
DATE	03-20-21
ISSUE	PERMIT
DATE	

SHEET
P-1

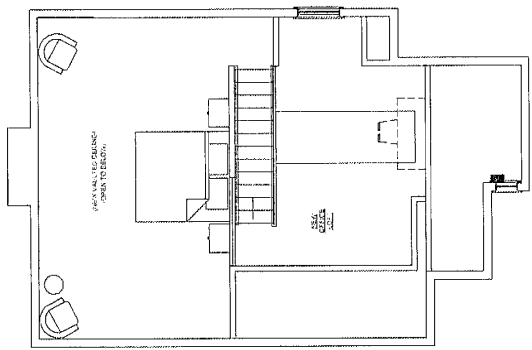
KEY

—	COP WATER
—	COLD WATER
—	SANITARY
—	STORM

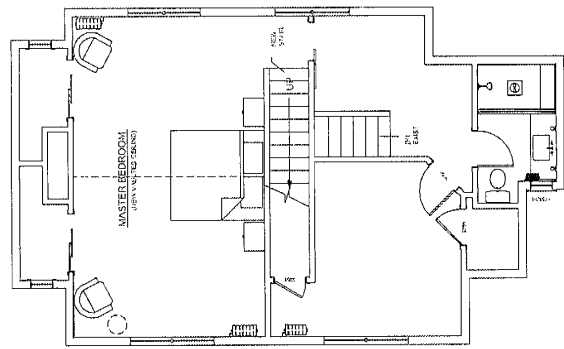
2" COP OR LESS, 1/2" W/ROOT
 3" TO 6" 1/2" W/ROOT
 8" TO 12" 1/2" W/ROOT

PLUMBING FIXTURE SCHEDULE

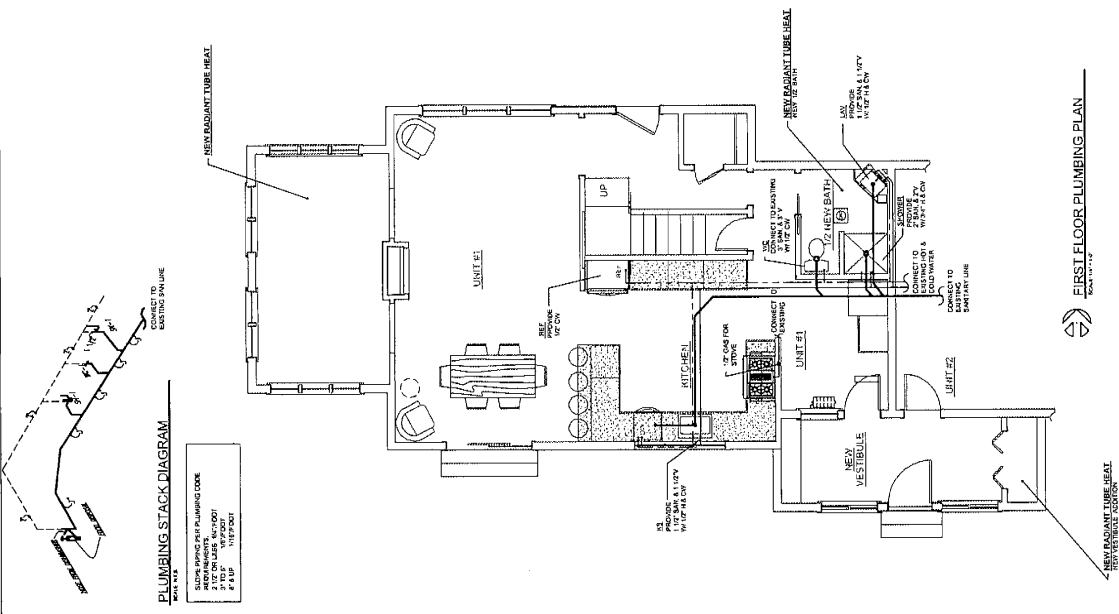
MARK	QUANTITY	SIZE	C.W.	C.O.P.	MANUFACTURER





 THIRD FLOOR PLUMBING PLAN
 1/2" W/ROOT




 SECOND FLOOR PLUMBING PLAN
 1/2" W/ROOT




 FIRST FLOOR PLUMBING PLAN
 1/2" W/ROOT

REV.	DATE

ARCHITECTS

2806 LORAIN ROAD
FAIRVIEW PARK OH 44126
PHONE 281-403-9094 FAX 440-70-8837

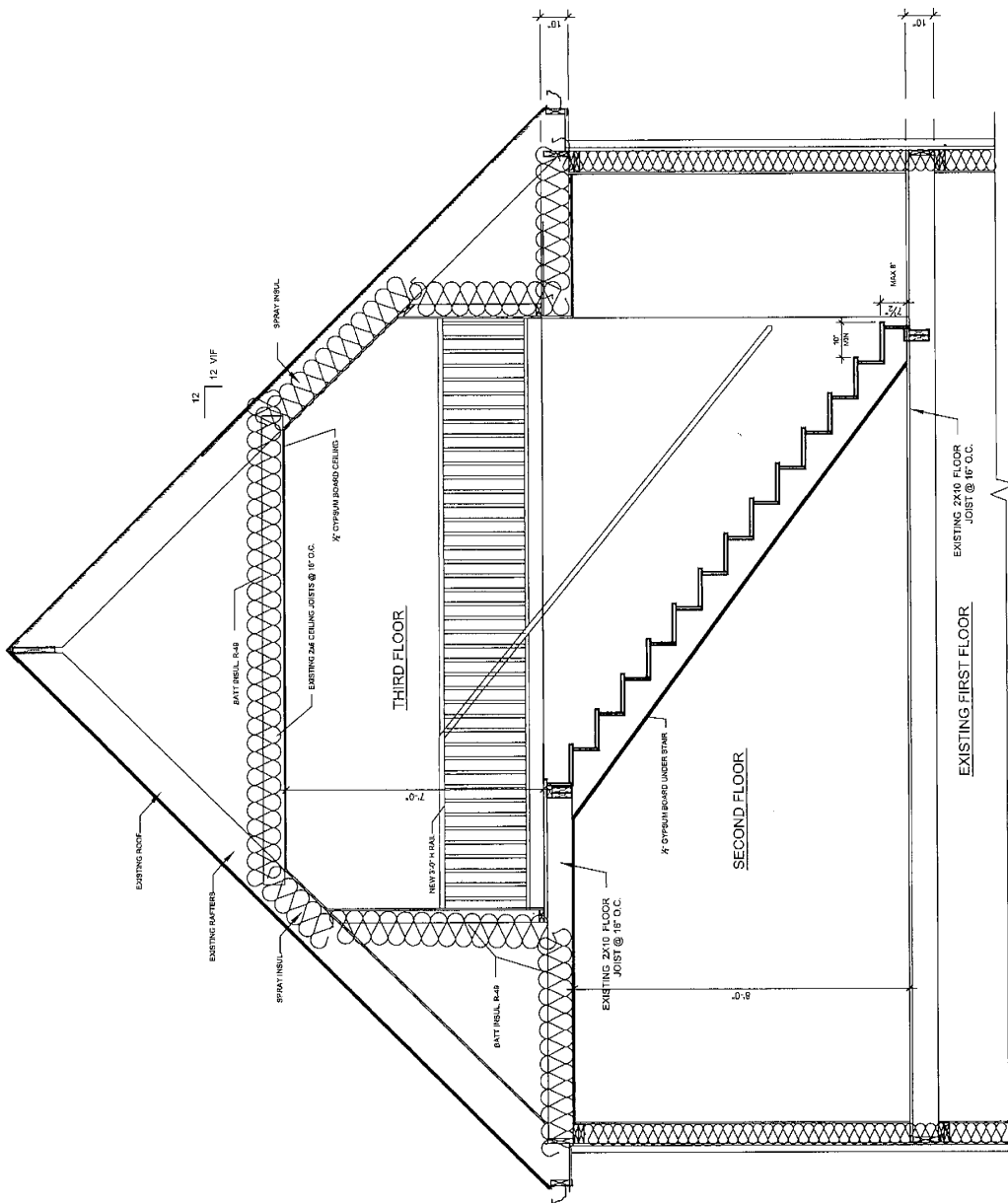


DATE: 03/20/11
DRAWN BY: [unintelligible]

ALTERATIONS FOR:
WALTERS RESIDENCE
2164 CONCORD DRIVE
LAKEWOOD, OH

PROJECT NO: 21-012
DATE: 03/20/11
SCALE: PERMIT
SHEET:

A-3

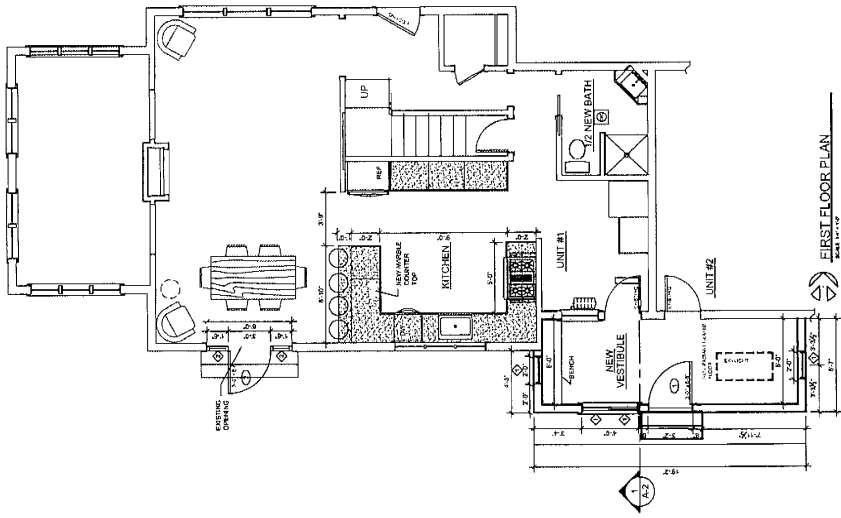


2 NEW OPEN LOFT SECTION
SCALE: 1/2" = 1'-0"

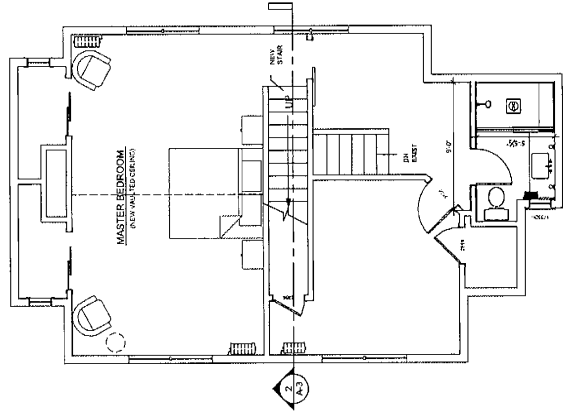
WINDOW & DOOR SCHEDULE

#	QTY	SIZE	STYLE	EGRESS	MANUFACTURER	COLOR	NOTES
1	3	2'-0" x 4'-0"	DOUBLE HUNG	NO	MATCH EXISTING	MATCH EXISTING	WINDOW MANUFACTURER TO VERIFY ALL OPENING DIMS TO DISCUSS D.C. TO VERIFY
2	2	1'-5" x 4'-0"	CASSETTE	NO	MATCH EXISTING	MATCH EXISTING	WINDOW MANUFACTURER TO VERIFY ALL OPENING DIMS TO DISCUSS D.C. TO VERIFY

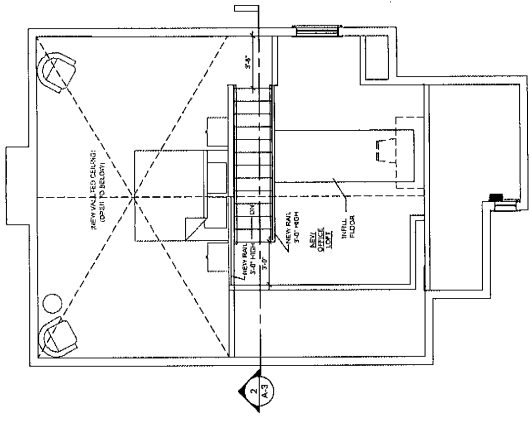
DOOR		FRAME	NOTES
W1	1	6'-0" x 2'-0"	GO TO VERIFY MANUFACTURER, WIRE PULLER PRIOR TO PURCHASE
W2	1	6'-0" x 2'-0"	GO TO VERIFY MANUFACTURER, WIRE PULLER PRIOR TO PURCHASE
W3	1	6'-0" x 2'-0"	GO TO VERIFY MANUFACTURER, WIRE PULLER PRIOR TO PURCHASE



SECOND FLOOR PLAN
DATE: 10-1-17



THIRD FLOOR PLAN
DATE: 10-1-17



22022 LORAIN ROAD
FAIRVIEW PARK OH 44129
PHONE: 204-03-8984 FAX: 440-79-8987



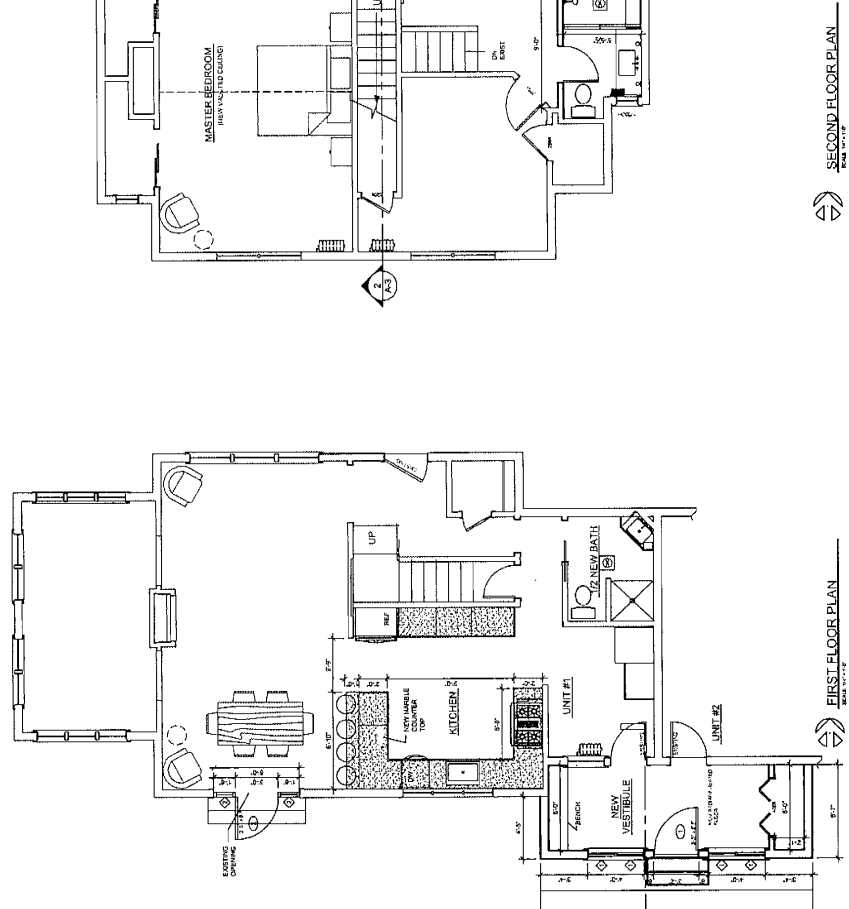
ALTERATIONS FOR:
WALTERS RESIDENCE
2164 CONCORD DRIVE
LAKEWOOD, OH

JOB NO: 21-012
DATE: 03.20.17
ISSUE: PERMIT
SHEET:

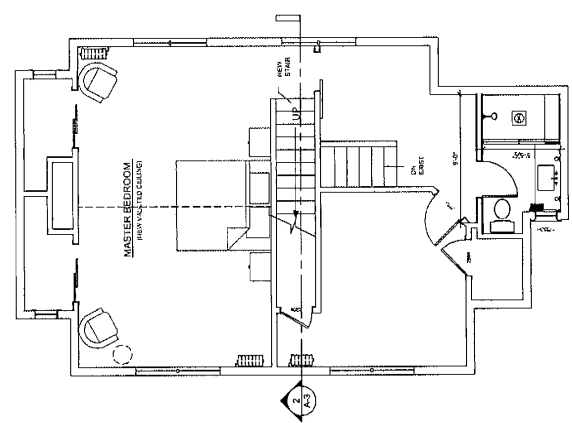
A-1

REV. DATE

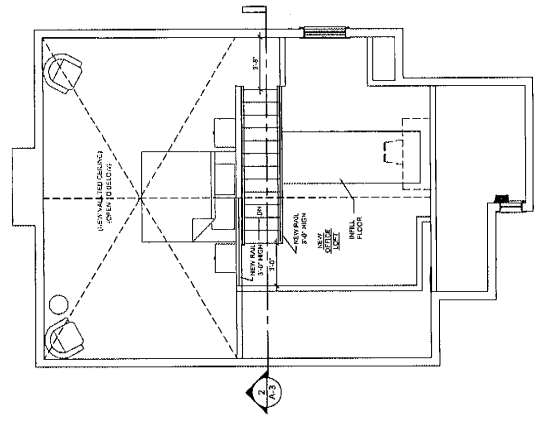
WINDOW & DOOR SCHEDULE							
#	QTY.	SIZE	STYLE	EGRESS	MANUFACTURER	COLOR	NOTES
1	4	2'-0" x 4'-0"	DOUBLE HUNG	NO	MATCH EXISTING	MATCH EXISTING	WINDOW MANUFACTURER TO VERIFY ALL OPENING DIMS TO PURCHASING C.O. TO VERIFY
2	2	1'-6" x 8'-0"	CASEMENT	NO	MATCH EXISTING	MATCH EXISTING	WINDOW MANUFACTURER TO VERIFY ALL OPENING DIMS TO PURCHASING C.O. TO VERIFY
		DOOR					
#	QTY.	SIZE	STYLE	EGRESS	MANUFACTURER	COLOR	NOTES
1	1	2'-0" x 2'-0"	SLIP DOOR	NO	MATCH EXISTING	MATCH EXISTING	DOOR MANUFACTURER TO VERIFY ALL OPENING DIMS TO PURCHASING C.O. TO VERIFY
2	1	8'-0" x 2'-0"	SLIP DOOR	NO	MATCH EXISTING	MATCH EXISTING	DOOR MANUFACTURER TO VERIFY ALL OPENING DIMS TO PURCHASING C.O. TO VERIFY



FIRST FLOOR PLAN
DATE: 10/11/10

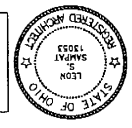


SECOND FLOOR PLAN
DATE: 10/11/10



THIRD FLOOR PLAN
DATE: 10/11/10

ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK OH 44129
PHONE 216-493-9994 FAX 216-493-9997



ALTERATIONS FOR:
WALTERS RESIDENCE
2164 CONCORD DRIVE
LAKEWOOD, OH

PROJECT NO. 21012
DATE: 03/20/10
ISSUE: PERMIT
SHEET: A-1













BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 04-33-21

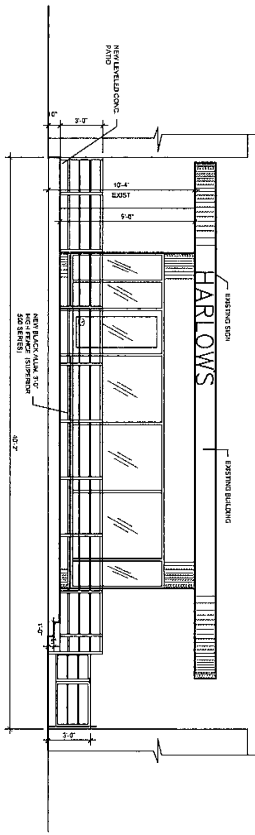
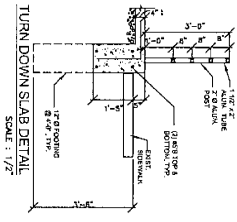
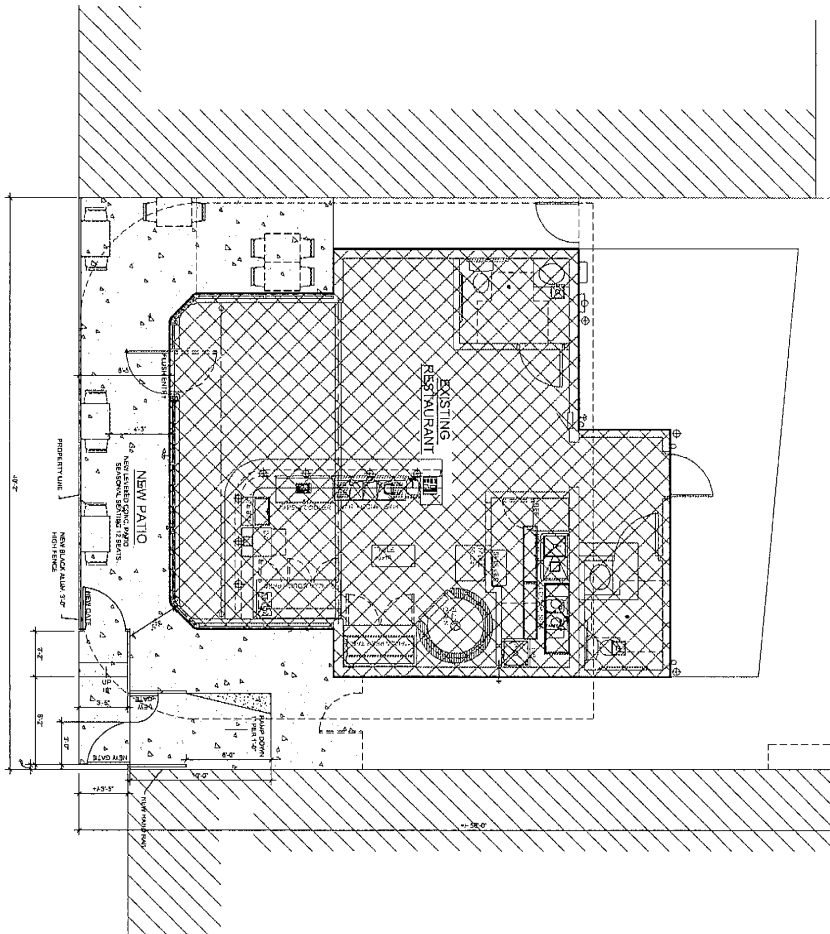
Permit No.: BBS21-000041

Applicant Name: Leon S. Sampat, LS Architects

Project Address: 14319 Madison Ave.

Project Name: Harlow's Pizza

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

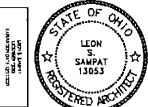


PROPOSED FRONT PATIO PLAN

PROPOSED FRONT PATIO ELEVATION

DATE	
BY	
NO.	
PROJECT	
DATE	21-04-13
NO.	13-201
PROJECT	
SHEET	A1.1

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



KS ARCHITECTS
 22082 LORAN ROAD
 FAIRVIEW PARK, OHIO 44128
 PHONE 204-03-0034 FAX 440-76-9637

A part of Sublot No. 1
 William A. Smith's Subdivision
 of a part of
 Original Rockport Township Section No. 19
 as shown in Plat Volume 58, Page 7
 of Cuyahoga County Plat Records

Symbol Legend

- W - Water
- T - Timber
- U - Utility
- R - Road
- E - Easement
- F - Fence
- C - Contour
- M - Monument
- S - Survey
- D - Ditch
- W - Well

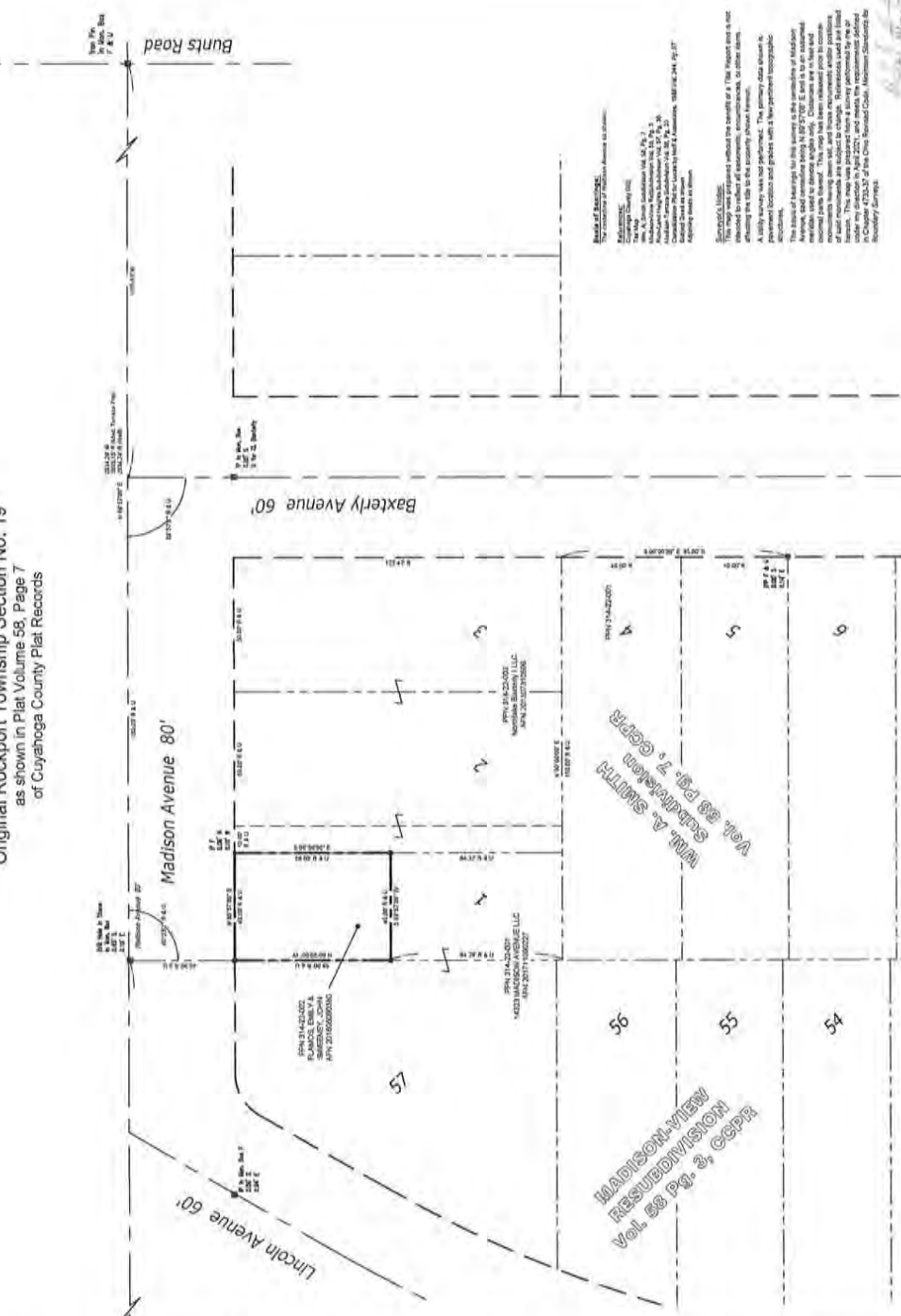
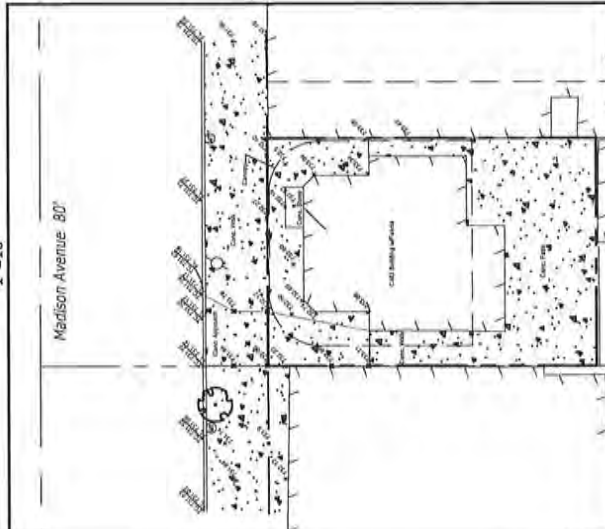
Notes

- 1. All bearings and distances are as shown.
- 2. The area shown is as shown on the ground.
- 3. The area shown is as shown on the ground.
- 4. The area shown is as shown on the ground.
- 5. The area shown is as shown on the ground.
- 6. The area shown is as shown on the ground.
- 7. The area shown is as shown on the ground.
- 8. The area shown is as shown on the ground.
- 9. The area shown is as shown on the ground.
- 10. The area shown is as shown on the ground.

Scale

GRAPHIC SCALE
 1 INCH = 20 FT.

**Topographic Detail
 1" = 10'**



Method of Boundary
 The location of the boundary is shown as shown.

Remarks
 This map was prepared and plotted on a 7' x 11' plot and is not intended to be used for any other purpose. It is not intended to show any other boundaries or easements. It is not intended to show any other boundaries or easements. It is not intended to show any other boundaries or easements.

Surveyor's Note
 This map was prepared and plotted on a 7' x 11' plot and is not intended to be used for any other purpose. It is not intended to show any other boundaries or easements. It is not intended to show any other boundaries or easements. It is not intended to show any other boundaries or easements.

Michael Straub, J.S.
 Ohio 7055

Sht. 1
 of 1

Prepared For
 John Sweeney

Harlow's Pizza
 Boundary & Partial Topographic Survey
 14319 Madison Avenue
 Lakewood, Ohio

Revisions

NO.	DATE	REVISION
1	2021	Original Issue
2	2021	2021/07/01

City of Cuyahoga, January 1, 2021.
 Plat No. 2021-28, Sublot 19, Page 11-12.
 Created By: J. Straub
 Checked By: J. Straub
 Project No. 21-051
 DWG: 21-051 Boundary.dwg

STRAUB SURVEYING LLC
 PROFESSIONAL, LASER SCANNING AND SURVEYING SERVICES

52615 DETROIT AVENUE
 LAKELAND, OHIO 44127
 PHONE: 440-333-1752
 INFO@STRAUBSURVEYING.COM



BOARD OF BUILDING STANDARDS
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Application Cover Page

Docket No.: 04-34-21

Permit No.: BBS21-000030

Applicant Name: Allen Chen, Rockport Enterprises LLC

Project Address: 1516 W. 117th St.

Project Name: Rockport Enterprise

Proposal: Applicant proposes parking lot design and building addition.



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SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 05-39-21

Permit No.: BBS21-000035

Applicant Name: Heidi DeMark, Phillips/Sekanick Architects

Project Address: 17609 Detroit Avenue

Project Name: Dunkin'

Project: Applicant proposes site upgrades to an existing business.

REVIEWED FOR DESIGN CONFORMANCE ONLY

APPROVAL FOR THIS PLAN IS BASED ON THESE BRANDS' LISTING DATA. THESE BRANDS LISTINGS HAVE BEEN REVIEWED FOR CONFORMANCE TO APPLICABLE CODES OR REGULATIONS.

- APPROVED
- APPROVED AS NOTED
- APPROVED AS NOTED (SHOWN AND REVISIONS)
- INCOMPLETE INFORMATION AND REVISIONS REQUIRED

DUNKIN' BRANDS
CONSTRUCTION

DUNKIN'

NEXT GENERATION
REMODEL
17609 DETROIT AVENUE
LAKEWOOD, OH 44107
PC#: DAL/348381



LAKEWOOD, OH 44107
17609 DETROIT AVENUE
PC#: DAL/348381
DUNKIN' BRANDS
LAKEWOOD, OH 44107
LAKEWOOD, OH 44107
LAKEWOOD, OH 44107

ABBREVIATION INDEX

SYMBOL	ABBREVIATION	DESCRIPTION
(Symbol)	AFC	AIR CONDITIONING
(Symbol)	ALU	ALUMINUM
(Symbol)	ASPH	ASPHALT
(Symbol)	BATT	BATTERY
(Symbol)	BRK	BREAKER
(Symbol)	BSM	BUSHING
(Symbol)	CL	CENTER LINE
(Symbol)	CLG	CLOSET
(Symbol)	CON	CONCRETE
(Symbol)	CON	CONSTRUCTION
(Symbol)	CON	CONSTRUCTION
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(Symbol)	CON	CONSTRUCTION
(Symbol)	CON	CONSTRUCTION
(Symbol)	CON	CONSTRUCTION

STORAGE DIMENSIONS:

ITEM	DIMENSION
RESTROOM	58" X 70"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"
STORAGE	18" X 18"

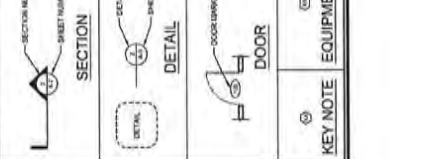
DESIGN CODES

BUILDING CODE:	2017 OHIO BUILDING CODE
PLUMBING CODE:	2017 PLUMBING CODE
ELECTRICAL CODE:	2017 NATIONAL ELEC. CODE
MECHANICAL CODE:	2017 OHIO MECH. CODE
FIRE PROTECTION:	2017 OHIO FIRE CODE
ENERGY CODE:	ASHRAE 90.1, 2010 ED.
HANDICAP CODE:	ANSI A117.1-09

INDEX OF DRAWINGS

REV	TITLE SHEET
1.0	TITLE SHEET
2.0	GENERAL NOTES AND DETAILS
3.0	MECHANICAL PLAN AND DETAILS
4.0	ELECTRICAL PLAN AND DETAILS
5.0	PLUMBING PLAN AND DETAILS
6.0	FLOOR PLAN AND DETAILS
7.0	MECHANICAL PLAN AND DETAILS
8.0	ELECTRICAL PLAN AND DETAILS
9.0	PLUMBING PLAN AND DETAILS
10.0	FLOOR PLAN AND DETAILS

GRAPHIC SYMBOLS



DUNKIN DESIGN RELEASE

ISSUED: APRIL 5, 2019
IMAGE TYPE: NEXT GENERATION
BUILDING TYPE: REMODEL
MARKET: HIGH VOLUME DONUT

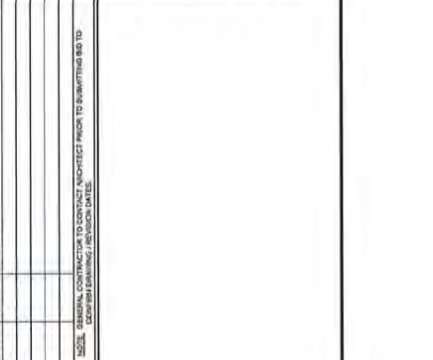
ZONING DATA

1" ZONING DISTRICT
OCCUPANCY LOAD - OCC/AREA
SEATING: 1 / SEAT
SALES: 5 / REGISTER
BACK OF HOUSE EMPLOYEES: 5
TOTAL OCCUPANCY: 35
C.O.O.L.E.R. S.I.T.E. I.N.C.L.U.D.E.D.

REVISION ISSUE LOG

NO.	DATE	REVISION
1	04/05/2019	ISSUED FOR PERMIT
2	04/05/2019	ISSUED FOR PERMIT
3	04/05/2019	ISSUED FOR PERMIT

KEY MAP



KEY NOTE	EQUIPMENT TAG	FINISHES	ROOM
(Symbol)	(Symbol)	(Symbol)	(Symbol)

G-ADA

PROJECT #20-0202

ACCESSIBILITY GUIDELINES
 MENTOR, OH 44060
 PARTH DONUTS, INC.
 7825 MENTOR AVE., UNIT 2

NO.	DESCRIPTION	DATE	REVISIONS
APPD			
CHKD			
DRAWN	HD		
SCALE	AS NOTED		
DATE	03/11/20		

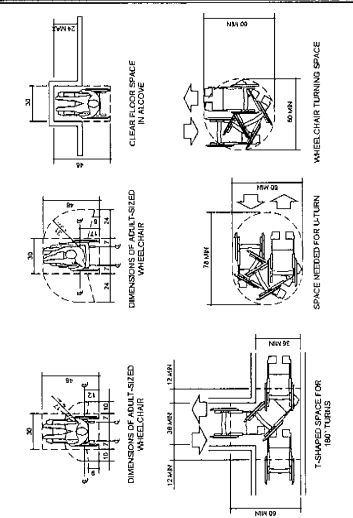
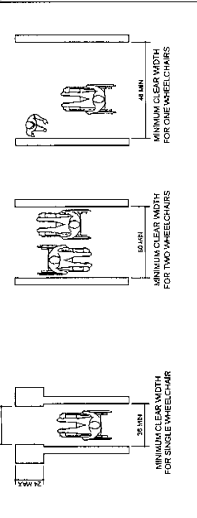
DUNKIN DONUTS - REMODEL
 17609 DETROIT AVE
 LAKEWOOD, OH 44107
 PC#: Ddprj248361



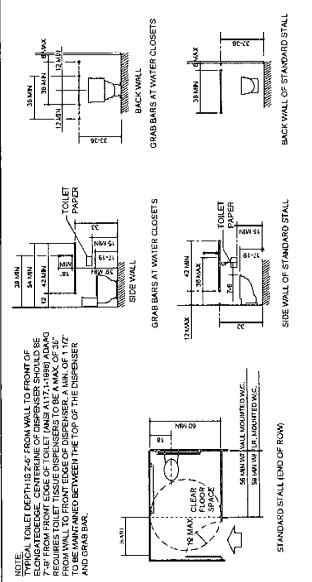
ARCHITECT
 BRUCE REMNICK, AIA
 140 EAST MARKET ST.
 CLEVELAND, OH 44114
 (216) 593-4288



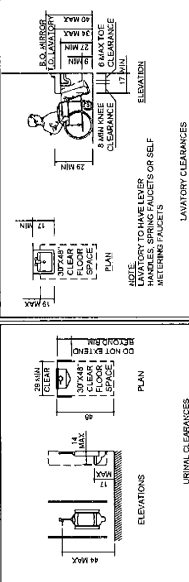
SECTION 4.2 - SPACE ALLOWANCES



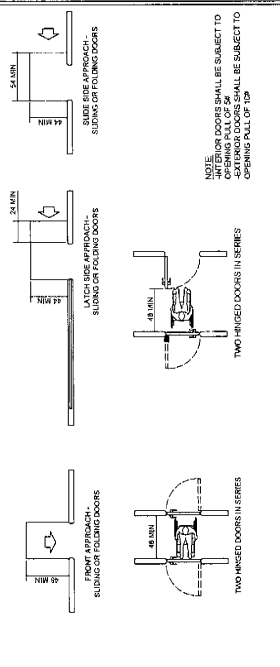
SECTION 4.17 - TOILET STALLS



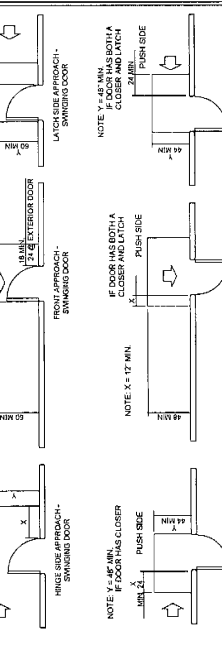
SECTION 4.19 - LAVS & MIRRORS



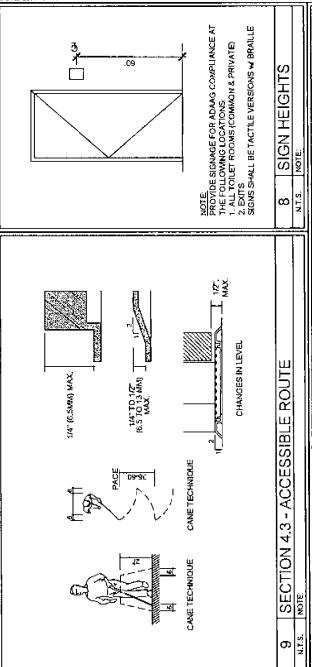
SECTION 4.13 - DOORS



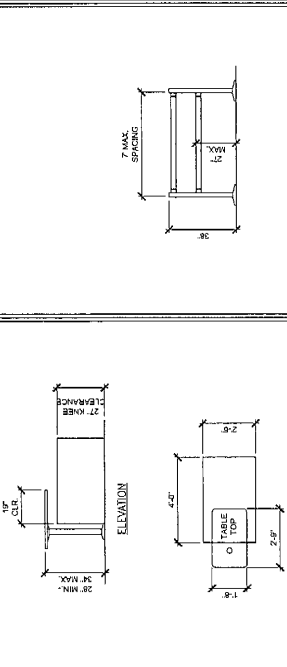
SECTION 4.18 - URINALS



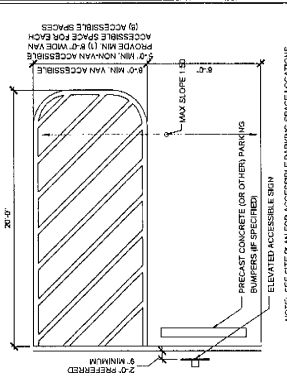
SECTION 4.3 - ACCESSIBLE ROUTE



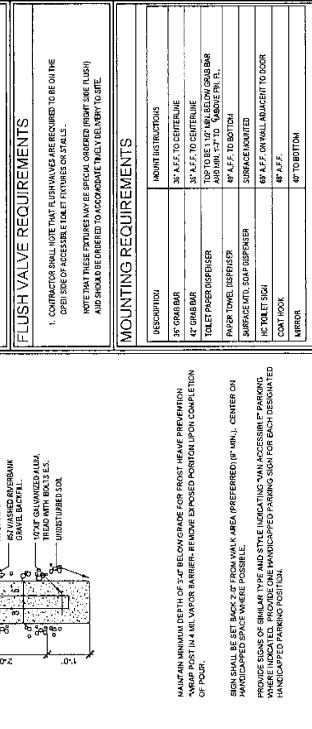
SECTION 4.11 - QUEUE RAIL



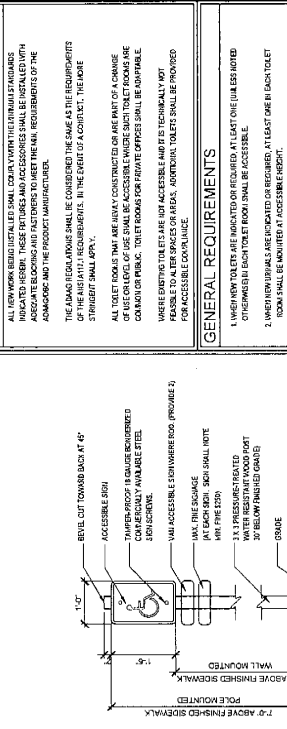
SECTION 4.10 - ADAAG PARKING SPACE



SECTION 4.6 - ACCESSIBLE PARKING SIGNAGE



SECTION 4.5 - MOUNTING REQUIREMENTS



GENERAL REQUIREMENTS

1. CONTRACTOR SHALL NOTE THAT FLUSH VALVES ARE REQUIRED TO BE ON THE OPERABLE SIDE OF ACCESSIBLE TOILET FIXTURES ON STALLS.
 2. NOTE THAT THESE SYMBOLS MAY BE SPECIAL ORDERED (PARTS, SEE LISTING) AND SHOULD BE ORDERED TO ACCOMMODATE THE VARIETY TO SITE.
 3. THE WORK SHALL BE SUBJECT TO THE GENERAL CONTRACTOR'S GENERAL CONDITIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

FLUSH VALVE REQUIREMENTS

1. CONTRACTOR SHALL NOTE THAT FLUSH VALVES ARE REQUIRED TO BE ON THE OPERABLE SIDE OF ACCESSIBLE TOILET FIXTURES ON STALLS.
 2. NOTE THAT THESE SYMBOLS MAY BE SPECIAL ORDERED (PARTS, SEE LISTING) AND SHOULD BE ORDERED TO ACCOMMODATE THE VARIETY TO SITE.
 3. THE WORK SHALL BE SUBJECT TO THE GENERAL CONTRACTOR'S GENERAL CONDITIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

ACCESSIBILITY STANDARDS

ALL WORK SHALL BE SUBJECT TO THE GENERAL CONTRACTOR'S GENERAL CONDITIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.



ARCHITECT
 14245 LANSING ST.
 SUITE 2000
 CLEVELAND, OH 44115
 (330) 994-4398
 MICHAEL.J.SCORSONE@DUNKIN.COM

DUNKIN DONUTS-
 REMODEL
 1709 DETROIT
 LAKEWOOD, OH 44107
 PC# D9192948981

NO.	DESCRIPTION	DATE

DATE 03/11/20
 SCALE AS NOTED
 DRAWN H.D.
 CHECKED
 APPD

PARTI DONUTS, INC.
 7825 METNOR AVE., UNIT 2
 METNOR, OH 44060
 DEMO FLOOR PLAN

PROJECT #20-0202

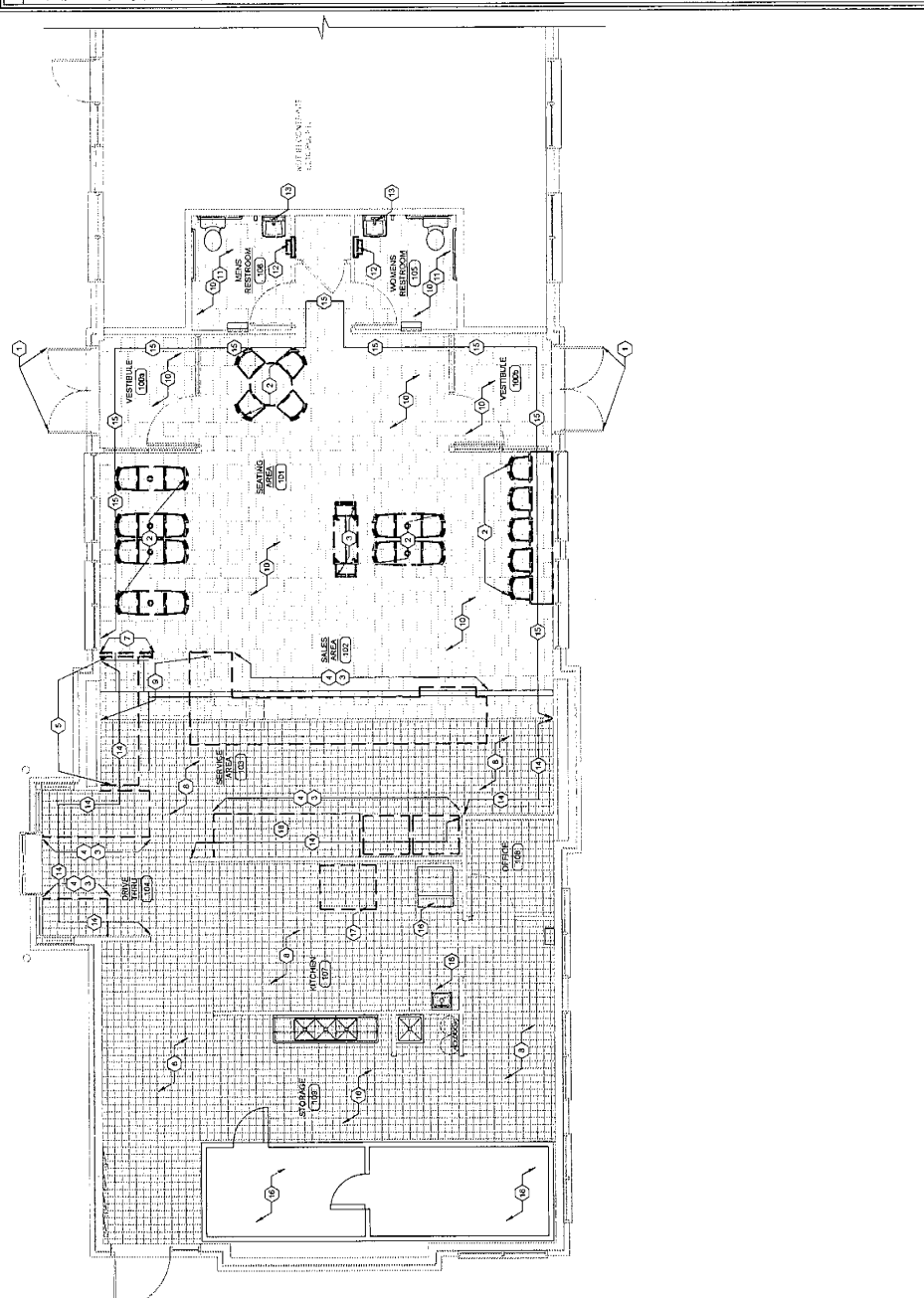
D-1.0

DEMO GENERAL NOTES:

- A. GC TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.
- B. GC TO VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.
- C. GC TO VERIFY ALL UTILITIES IN ACCORDANCE WITH ALL APPLICABLE CODES OR REQUIREMENTS.
- D. GC TO VERIFY ALL UTILITIES ARE SHUT OFF PRIOR TO THE START OF DEMOLITION WORK. VERIFY ALL UTILITIES ARE SHUT OFF PRIOR TO THE START OF NEW CONSTRUCTION.
- E. GC TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & SHALL INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANIES FOR SAID WORK.
- F. GC SHALL BE RESPONSIBLE FOR THE SURVIVAL OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE FOUND, GC SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PROVIDE WRITTEN NOTICE TO THE ARCHITECT AND OBTAIN ALL NECESSARY PERMITS, APPROVALS AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- G. THROUGHOUT THE DURATION OF THE REMODEL, POWER TO THE COOLER/FREEZER SHALL REMAIN CONSTANT AND FUNCTIONAL.
- H. GC TO CAP ALL WATER SUPPLY & SANITARY WASTE LINES INDICATED TO BE REMOVED. INSPECT SITE TO DETERMINE EXTENT OF EXTERIOR.
- I. GC TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN CURBSIDE STORAGE UNIT. MATERIALS MUST BE STORED IN AN AREA THAT IS PROTECTED FROM WEATHER AND NOT TO BE PILED AND SPREAD ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING JOBS.
- J. GENERAL CONTRACTOR TO DISCONNECT ALL EXISTING EQUIPMENT AS REQUIRED PER SCOPE OF OUTLINED WORK. SHUTDOWNS MAY BE STAGED UNLESS MAJOR ELECTRICAL OR PLUMBING WORK IS REQUIRED THAT COULD CAUSE CONFLICTS WITH OTHER TRADES.
- K. BACK UP HOUSE TO BE THROUGHLY CLEANED INCLUDING ALL WALLS, FLOORS, BOARDS, ETC.
- L. GC TO OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND LOCATION OF COMPSTER AND STORAGE UNIT PRIOR TO START OF CONSTRUCTION.

DEMO KEY NOTES:

1. REMOVE EXISTING DOOR HANDLES FOR REPLACEMENT WITH NEW.
2. EXISTING FURNITURE TO BE REMOVED, INCLUDING ALL CHAIRS, TABLE TOPS AND BASES.
3. EXISTING CASEWORK TO BE REMOVED.
4. EXISTING SERVICE AREA AND DRIVE-THRU EQUIPMENT TO BE REMOVED. REMAINTENS INDICATED AS Y OR N-O. REPAIR AS REQUIRED WITH GROUT TO MATCH EXISTING. GC GROUP SHALL BE FINE OF PAUL GARBUS ON YOUR DISCONNECTING ALL EXISTING EQUIPMENT FROM POWER OF PLUMBING.
5. EXISTING SAWNWOOD STATION EQUIPMENT AND HOOD TO BE REMOVED. RETAIN FOR RELOCATION AS SHOWN ON A-2.3 AND K-1.0.
6. NOT USED.
7. EXISTING WALL TO BE REMOVED. PATCH AND REPAIR NEAREST SURFACES TO RECEIVE NEW FINISHES AS SHOWN ON A-3.3 AND A-4.0.
8. EXISTING BACK OF HOUSE QUARRY TILE TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL UNSET QUARRY TILE AND REINSTALL WITH NEW GROUT TO MATCH EXISTING. GC GROUP SHALL BE FINE OF PAUL GARBUS ON YOUR REPAIR AS REQUIRED WITH GROUT TO MATCH EXISTING.
9. AREA OF QUARRY TILE TO BE REMOVED INCLUDING ALL BASE, GROUT AND ADHESIVE TO EXPOSE CONCRETE FLOOR. PREPARE FLOOR FOR INSTALLATION OF NEW TILE.
10. ALL EXISTING IN-PLACE TILE TO BE REMOVED INCLUDING ALL BASE, GROUT AND ADHESIVE TO EXPOSE CONCRETE FLOOR. PREPARE FLOOR FOR INSTALLATION OF NEW TILE.
11. EXISTING WALL TILE, CHAIR RAIL AND WALL COVERING TO BE REMOVED FROM ROOMS INCLUDING ALL GROUT.
12. CONTRACTOR SHALL REMOVE EXISTING PPF ON ALL WALL WHERE SHOWN FOR INSTALLATION OF NEW TILE.
13. EXISTING RESTROOM FACET TO BE REMOVED FOR REPLACEMENT WITH NEW FREE MODEL. SEE P-1.5.
14. CONTRACTOR SHALL REMOVE EXISTING PPF ON ALL WALL WHERE SHOWN FOR INSTALLATION OF NEW TILE. CONTRACTOR SHALL REMOVE EXISTING WALL COVERING AND CHAIR RAIL IN ALL AREAS INCLUDING ALL SOFFITS, CEILING AND INTERIOR SURFACES. CONTRACTOR TO PROVIDE FOR INSTALLATION OF NEW FINISH. SEE WALL FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF FINISHES.
15. CONTRACTOR SHALL REMOVE EXISTING WALL COVERING AND CHAIR RAIL IN ALL AREAS INCLUDING ALL SOFFITS, CEILING AND INTERIOR SURFACES. CONTRACTOR TO PROVIDE FOR INSTALLATION OF NEW FINISH. SEE WALL FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF FINISHES.
16. EXISTING EQUIPMENT, WALL FANS, APPLIANCES AND STORAGE RACKS IN BACK OF HOUSE TO REMAIN UNLESS NOTED OTHERWISE.
17. EXISTING EQUIPMENT, WALL FANS, APPLIANCES AND STORAGE RACKS IN BACK OF HOUSE TO REMAIN UNLESS NOTED OTHERWISE.
18. CONTRACTOR TO REMOVE SERVICE AREA TILE AND CONCRETE AS REQUIRED FOR INSTALLATION OF NEW DRAINS. SEE P-1.0 FOR EXTENT OF WORK.



1 DEMO FLOOR PLAN
 DATE: 03/11/20



ARCHITECT
BLUICE SPARKIN' AIA
142 EAST MARKET ST.
MANSFIELD, OHIO 44880
TEL: (330) 562-9818
FAX: (330) 562-4298



DUNKIN' DONUTS -
REM MODEL
17609 DETROIT AVE
LAKEWOOD, OH 44107
P.C.F: Dajaz2/448381

DATE	DESCRIPTION	BY	NO.
03/04/21 <td>SCALE AS NOTED <td>MS <td>01</td> </td></td>	SCALE AS NOTED <td>MS <td>01</td> </td>	MS <td>01</td>	01
	DATE	NO.	

PARTH DONUTS, INC.
7825 METNOR AVE., UNIT 2
MENTOR, OH 44069

PROJECT
#20-0202

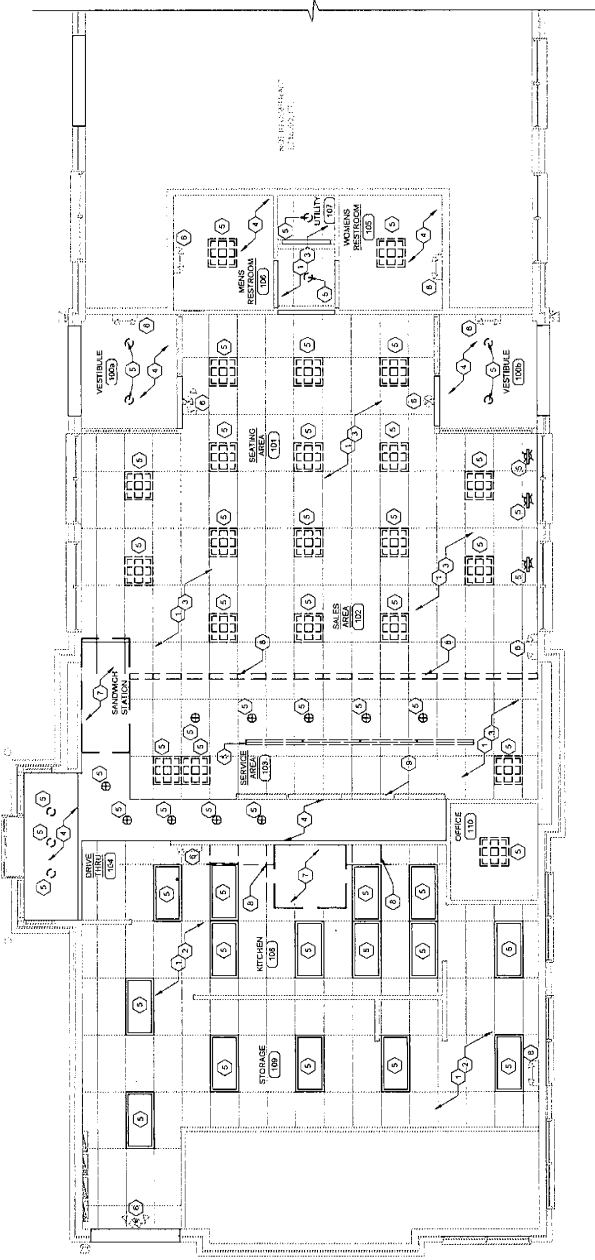
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DEMO REFLECTED CEILING PLAN GENERAL NOTES:

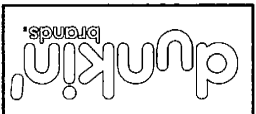
- A. G.C. TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.
- B. G.C. TO VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE EXECUTION BEGINS.
- C. VERIFY ALL EXISTING CONDITIONS AND VERIFY ALL APPLICABLE CODES OR REQUIREMENTS. ANEUP FLOOR PAIR TO THE START OF NEW CONSTRUCTION.
- D. G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION. SHALL INCLUDE IN BID THE NECESSARY CHANGES & FEES INCURRED FROM UTILITY COMPANIES FOR SAID WORK.
- E. GC SHALL BE RESPONSIBLE FOR THE SUPPLY OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- F. ALL NEW REPLACEMENT FIXTURES ARE TO BE INSTALLED EXISTING WIRING SHALL BE REUSED. BALANCE CIRCUITS AS SHOWN ON ELECTRICAL SCHEDULES SHALL BE MAINTAINED.
- G. G.C. TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE MAIN ON SITE STORAGE UNIT. MATERIALS WITHIN STORAGE UNIT ARE TO BE PACKED AND STAGED ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING AND USE.
- H. SEE DEMO EXTERIOR ELEVATIONS FOR EXTERIOR LIGHT REMOVAL.

DEMO REFLECTED CEILING PLAN KEY NOTES

1. EXISTING CEILING GRID TO REMAIN THOROUGHLY CLEAN AND PAINT AS SPECIFIED, SEE A-2.0.
2. EXISTING CEILING TILES SHALL BE REMOVED. CONTRACTOR SHALL INSPECT ALL TILES AND REPLACE ANY TILES THAT ARE STAINED OR DAMAGED WITH NEW TILES TO MATCH EXISTING. CLEAN NAME GRILES.
3. CEILING TILES IN SEATING AREA AND SALES AREA TO BE REMOVED AND RE-USED AS PART OF REWORK.
4. EXISTING GYP BOARD CEILING AND SOFFITS TO REMAIN. PATCH AND REPAIR WHERE REQUIRED. CLEAN AND PREPARE OR PAINT AS SPECIFIED ON REFLECTED CEILING PLAN A-2.0.
5. REMOVE EXISTING LIGHT FIXTURE. NOTES FOR REPLACEMENT WITH NEW. CONTRACTOR SHALL MAINTAIN EXISTING WIRING AND SWITCHING FOR INSTALLATION OF NEW FIXTURES. SEE REFLECTED CEILING PLAN A-2.0.
6. EXISTING SPRINKLER, SECURITY ADVISORY EMERGENCY LIGHTING, EXIT SIGNS, EXHAUST FANS AND HVAC DIFFUSERS SHALL REMAIN THROUGHOUT. CLEANING REQUIRED.
7. EXISTING GOGGS TO BE REMOVED FOR RELOCATION AS SHOWN ON A-2.0. CONTRACTOR SHALL O.P. EXHAUST FILL AND ROOF PENETRATION AT EXISTING AND NEW LOCATIONS.
8. REMOVE PORTION OF EXISTING CEILING GRID TO ACCOMMODATE SPRINKLER OR GOGG RELOCATION. REFER TO REFLECTED CEILING PLAN A-2.0 FOR LOCATION OF NEW SPRINKLER AND GOGGS.
9. EXISTING NEWM BOARD TO BE REMOVED. REPAIR FOR REINSTALLATION.



1 DEMO REFLECTED CEILING PLAN
W.S.-LUC INOTE



ARCHITECT
 BRUCE SERKIN, AIA
 140 EAST MARKET ST.
 LAKELAND, OH 44130
 (216) 395-2298

PC#: Dd12/248381

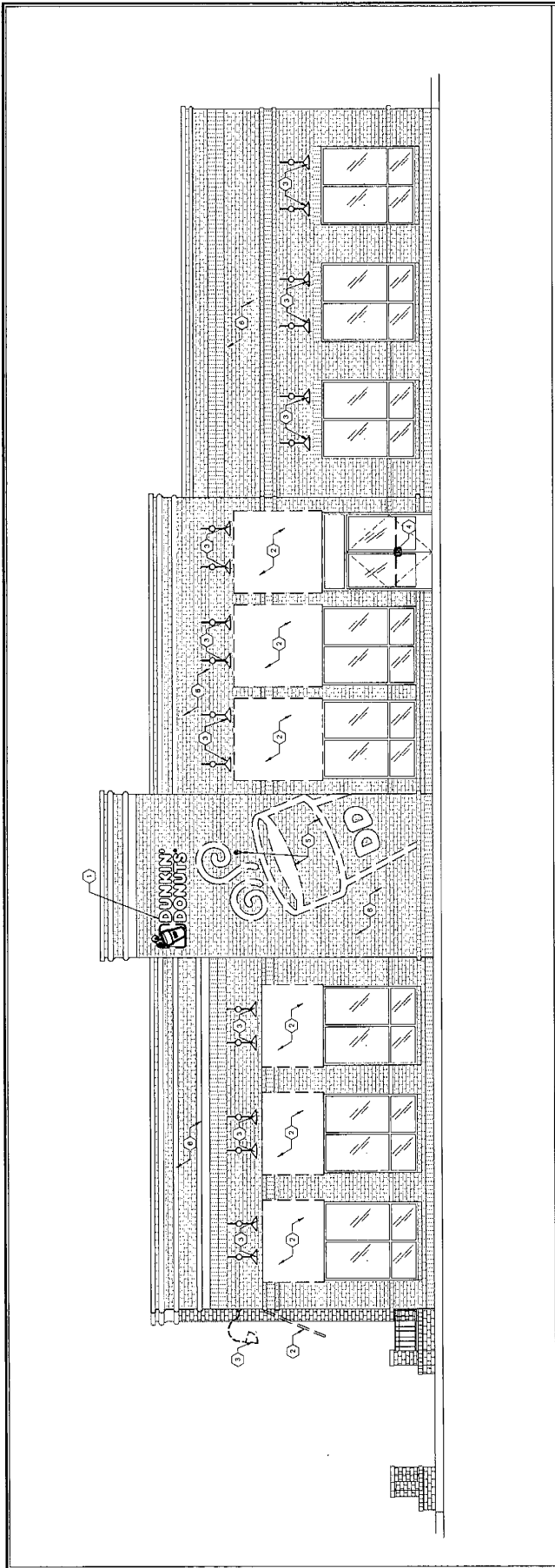
DUNKIN DONUTS -
 REMODEL
 1769 DETROIT AVE
 LAKEWOOD, OH 44107

DATE	03/04/21	AS NOTED	SCALE	HD	CNK	APPD
NO.		DESCRIPTION	DATE			
REVISIONS						

PARTH DONUTS, INC.
 7825 METNOR AVE., UNIT 2
 METNOR, OH 44086

PROJECT
 #20-0202

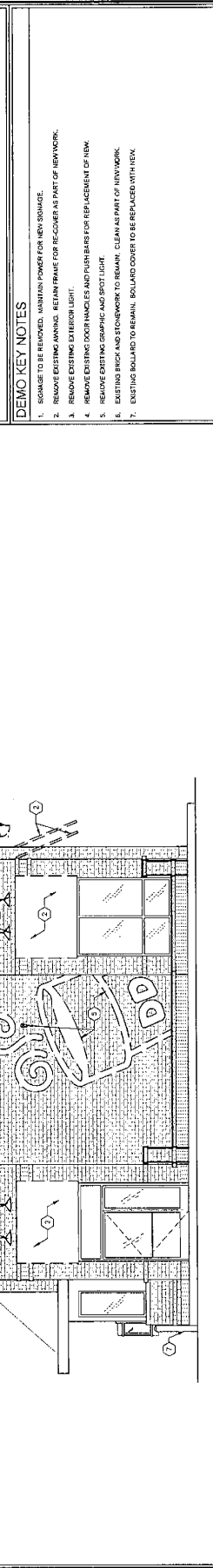
D-5.0



1 FRONT ELEVATION - DEMOLITION
 1/8" = 1'-0"

DEMO GENERAL NOTES:

- D.C. TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.
- D.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.
- ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE CODES OR REQUIREMENTS. SWEEP FLOOR PRIOR TO THE START OF NEW CONSTRUCTION.
- D.C. TO FIELD VERIFY ALL UTILITIES (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, AND RAINWATER) SHALL INCLUDE IN BID THE NECESSARY PROTECTION AND SHIELDING FOR ALL UTILITIES TO REMAIN. COORDINATE WITH UTILITIES COMPANY FOR ANY WORK.
- D.C. SHALL BE RESPONSIBLE FOR THE REMOVAL OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION OPERATIONS, NOTIFY OWNER & COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- THROUGHOUT THE DURATION OF THE REMODEL, POWER TO THE COOLER/FREEZER SHALL REMAIN CONSTANT AND FUNCTIONAL.
- D.C. TO DEMO ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN CRITERIA STORAGE. IF MATERIALS ARE NOT STORED AS SPECIFIED, THEY ARE TO BE PROTECTED AND SECURED TO REMAIN AT PROJECT TO COMPLETE LANDING JOB.



2 LEFT ELEVATION - DEMOLITION
 1/8" = 1'-0"

DEMO KEY NOTES

- SIROGUE TO BE REMOVED. MAINTAIN POWDER FOR NEW SIROGUE.
- REMOVE EXISTING ANNING. RETAIN FRAME FOR RECOVER AS PART OF NEW WORK.
- REMOVE EXISTING EXTERIOR LIGHT.
- REMOVE EXISTING DOOR HANDLES AND TURN BARS FOR REPLACEMENT OF NEW.
- REMOVE EXISTING GRAPHIC AND SPOT LIGHT.
- EXISTING BRICK AND STONEMWORK TO REMAIN. CLEAN AS PART OF NEW WORK.
- EXISTING BOLLARDS TO REMAIN. BOLLARD COVER TO BE REPLACED WITH NEW.

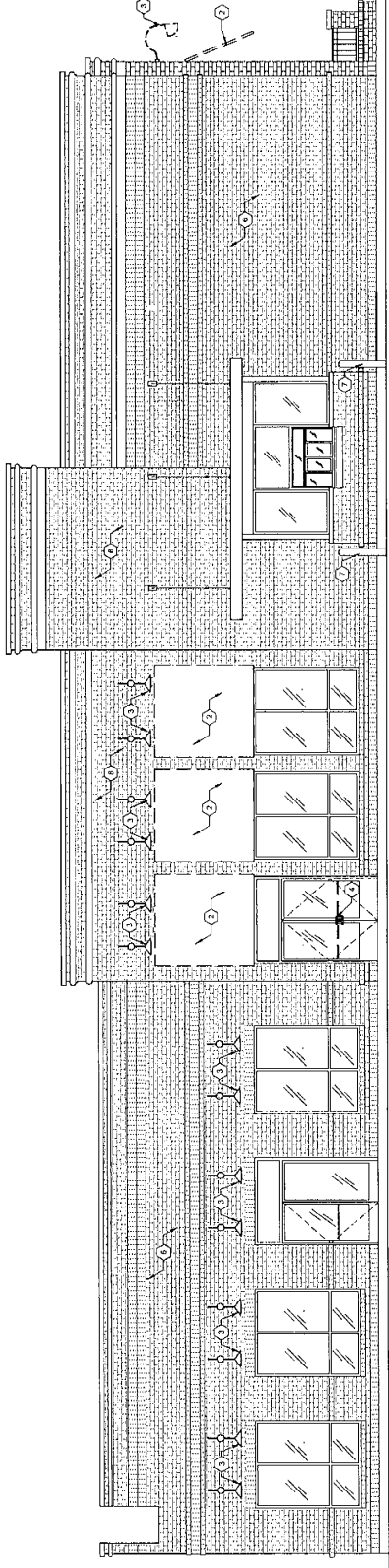
D-6.0

PROJECT
#20-0202

PARTH DONUTS, INC.
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060
DEMOLITION
ELEVATIONS

NO.	DESCRIPTION	DATE

DUNKIN DONUTS -
REMODEL
17608 DETROIT AVE
LAKEWOOD, OH 44107
PC# DAJ92748381



1 REAR ELEVATION - DEMOLITION
REV. 1/27/20

DEMO GENERAL NOTES:

- G.C. TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.
- G.C. TO VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.
- ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE CODES OR REQUIREMENTS.
- ALL UTILITIES TO BE SHUT OFF PRIOR TO DEMOLITION. VERIFY LOCATION AND DEPTH OF UTILITIES. G.C. TO NOTIFY ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION. SHALL INCLUDE (BUT NOT LIMITED TO) THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANIES FOR SHUT-OFF.
- G.C. SHALL BE RESPONSIBLE FOR THE SURVEY OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND CONSULT WITH THE ARCHITECT AND ENGINEER CONCERNING REGIONAL, NATIONAL, AND PROTECTION AGAINST ENVIRONMENTAL POLLUTION.
- THROUGHOUT THE DURATION OF THE REMOVAL, POWER TO THE COOLING/REFREER SHALL REMAIN CONSTANT AND FUNCTIONAL.
- ALL DEMOLITION MATERIALS IN CHARGE AND STAGE, WITH CHANGE ASSAULT, MUST BE PACKED AND STAGED ACCORDANT TO REQUIREMENT OF PROJECT TO FACILITATE LOADING JOB.

DEMO KEY NOTES

- BRACKET TO BE REMOVED. MAINTAIN POWER FOR FUNCTIONALITY.
- REMOVE EXISTING FINISHING. RETAIN FRAME FOR RECOVER AS PART OF NEW WORK.
- REMOVE EXISTING EXTERIOR LIGHT.
- REMOVE EXISTING DOOR HANDLES AND PUSH BARS FOR REPLACEMENT OF NEW.
- REMOVE EXISTING GRAPHIC AND SPOT LIGHT.
- EXISTING BRICK AND STONEWORK TO REMAIN. CLEAN AS PART OF NEW WORK.
- EXISTING ECOLARD TO REMAIN. BOLLARD COVER TO BE REPLACED WITH NEW.



DUNKIN' DONUTS
 REMODEL
 17609 DETROIT AVE
 LAKEWOOD, OH 44107
 P.O. #D182/48391

DATE	SCALE	AS NOTED	DRAWN	CHKD	APPD
03/13/20			HD		

PARTH DONUTS, INC.
 7825 MENTOR AVE, UNIT 2
 MENTOR, OH 44060

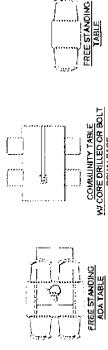
PROJECT #20-0202
 A-1.0

GENERAL NOTES:

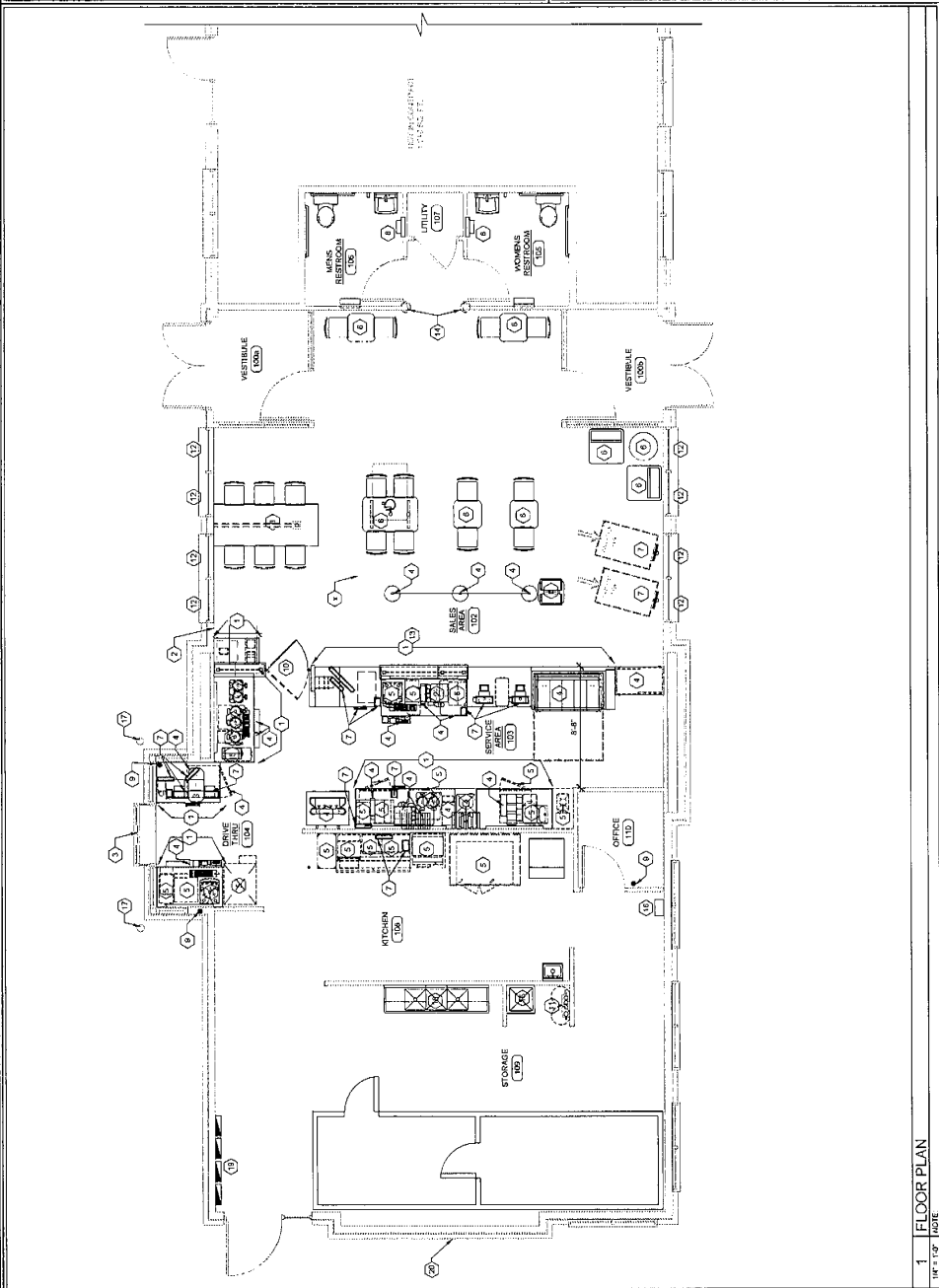
- DIMENSIONS SHOWN ARE TO THE FACE OF FRAMING.
- REFER TO SHEET "A" FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
- THRESH SHALL BE A 4" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- C.C. TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN ON-SITE STORAGE UNIT. MATERIALS AND EQUIPMENT UNIT ARE TO BE INCHED AND STAGED ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING JOB.
- EQUIPMENT SUPPLIER TO PLACE ALL NEW EQUIPMENT.
- GENERAL CONTRACTOR TO PLACE ALL EXISTING EQUIPMENT AS INDICATED ON EQUIPMENT PLAN.
- GENERAL CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT AS INDICATED ON EQUIPMENT PLAN. VERIFY ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- GENERAL CONTRACTOR TO DISCONNECT ALL EXISTING EQUIPMENT.
- C.C. TO COORDINATE PERMIT, APPROVALS, AND LOCATION OF DUMPSTER AND STORAGE UNIT PRIOR TO STORE CLOSING.
- TYPICAL SUBSTRATES FOR NEW INTERIOR WALLS SHALL BE AS FOLLOWS:
 1/2" CDX SHEATHING BOARD OVER 2x4 STUDS @ 16" O.C.
 5/8" GYPSON BOARD 1/2" DUCKWOOD CEMENT BOARD BEHIND PORCELAIN SALES AND SEATING AREAS.
 5/8" GYPSON BOARD 1/2" DUCKWOOD CEMENT BOARD BEHIND CERAMIC TILES.
 RESTROOMS: 1/2" DUCKWOOD CEMENT BOARD.
- DOOR AND QUALITY MANAGEMENT REQUIREMENTS:
 A. DURING CONSTRUCTION THE USE OF STOP/TOUCHDOWN PRODUCTS IS PROHIBITED. THE BUILDING IS PROTECTED.
 B. CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS.
 C. VEHICLES SHALL BE STORED ON SITE. SHOULD BE EXCLUDED FROM THE BUILDING AND COVERED WITH TARP.
 D. PRIOR TO BUILDING, TURN OVER THAT POLICE OFFICERS AND NEWS ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO CONFIRM REQUIREMENTS.
 E. 75% PROJECT COMPLETION TO CONFIRM REQUIREMENTS.
- CONSTRUCTION WASTE RECYCLING REQUIREMENTS:
 A. ALL CONSTRUCTION RELATED WASTE (METAL AND PLASTIC) THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
 B. AT MINIMUM ALL CONCRETE, METAL AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
 C. VENDOR SHALL BE PROVIDED WITH CONTACT INFORMATION FOR RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50% CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL. FRANCHISEE SHOULD PURSUE.
 D. CONSTRUCTION WASTE RECYCLING REQUIREMENTS:
 A. ALL CONSTRUCTION RELATED WASTE (METAL AND PLASTIC) THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
 B. AT MINIMUM ALL CONCRETE, METAL AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
 C. VENDOR SHALL BE PROVIDED WITH CONTACT INFORMATION FOR RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50% CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL. FRANCHISEE SHOULD PURSUE.

OPPLAN NOTES:

- COUNTERTOP BY OTHER.
- WIRE WALL TO MATCH EXISTING DEPTH. HEIGHT AS SPECIFIED IN GENERAL NOTES ABOVE.
- EXISTING BUMPOUT DRIVE THRU WINDOW TO REMAIN.
- NEW EQUIPMENT BY SUPPLIER. EXISTING POWER, RETIRED WATER AND GASMS TO BE UTILIZED IF NEW EQUIPMENTS REFERENCED ARTICLES OF REC.
- EXISTING EQUIPMENT TO BE REUSED AND RELOCATED TO POSITION INDICATED (SEE EQUIPMENT PLAN). EXISTING EQUIPMENT TO BE REUSED AND RELOCATED TO POSITION INDICATED (SEE EQUIPMENT PLAN). EXISTING EQUIPMENT TO BE REUSED AND RELOCATED TO POSITION INDICATED (SEE EQUIPMENT PLAN). EXISTING EQUIPMENT TO BE REUSED AND RELOCATED TO POSITION INDICATED (SEE EQUIPMENT PLAN).
- NEW WORK SUPPLIER SHALL PROVIDE ACCESS FOR UTILITIES & CLEANING AT ALL FRONT LINE NETWORKS.
- PROVIDE CLEAR ANCEDED ALL IN DOOR TRIM (SCHEDULE "20" L) FOR FULL HEIGHT OF WALL @ EXTERIOR CORNERS & ALL LOCATIONS WHERE TILE ENDS.
- EXISTING JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DEPENDENT (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR.
- EXISTING TANKLESS HOT WATER HEATER TO REMAIN.
- EXISTING BOLLARD WITH NEW COVER. REFER TO NATIONAL ACCOUNTS FOR NON-SLIP COVER INFORMATION.
- EXISTING 3-COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS - PROVIDE DEDICATED WATER SUPPLY FOR P&G DEPENDENT (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR.
- EXISTING ELECTRICAL PANELS.
- ACCENT PANEL. SEE EXTERIOR ELEVATIONS.



1. COUNTER
 2. COMMUNITY TABLE
 3. DINING TABLE
 4. DINING TABLE
 5. DINING TABLE
 6. DINING TABLE
 7. DINING TABLE
 8. DINING TABLE
 9. DINING TABLE
 10. DINING TABLE
 11. DINING TABLE
 12. DINING TABLE
 13. DINING TABLE
 14. DINING TABLE
 15. DINING TABLE
 16. DINING TABLE
 17. DINING TABLE
 18. DINING TABLE
 19. DINING TABLE
 20. DINING TABLE



1 FLOOR PLAN
 1" = 10' SCALE



DUNKIN DONUTS -
REMODEL
 17008 DETROIT AVE
 LAKEWOOD, OH 44107
 PC# Dajm24/948981

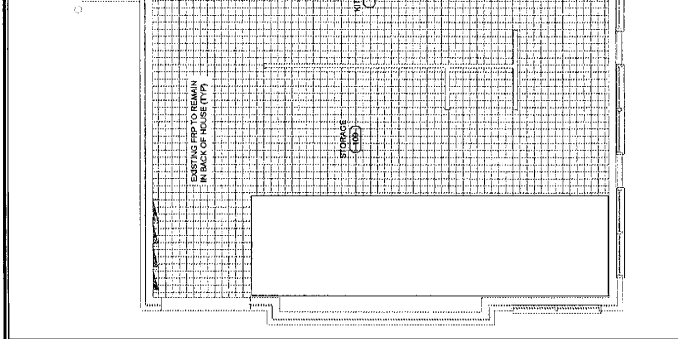
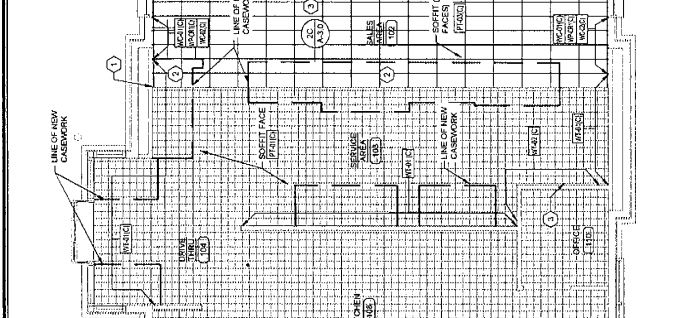
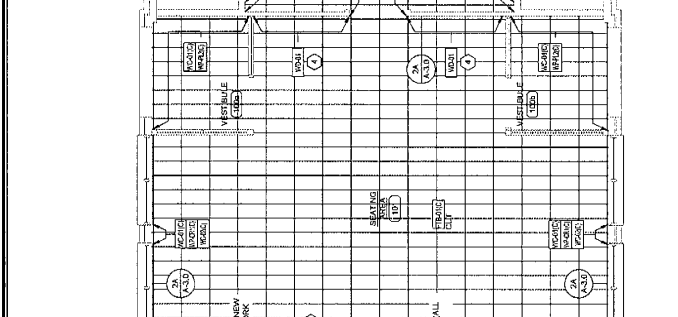
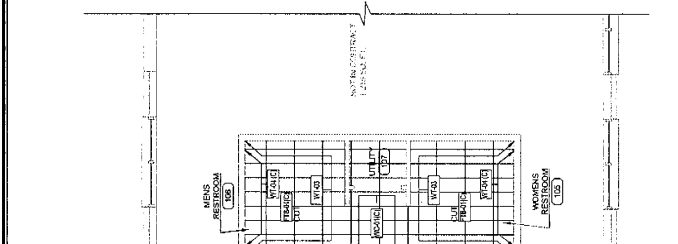
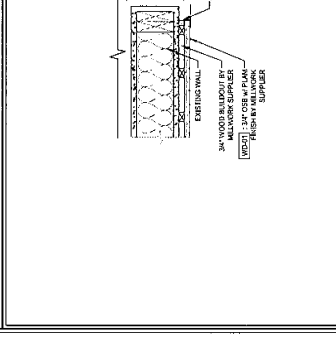
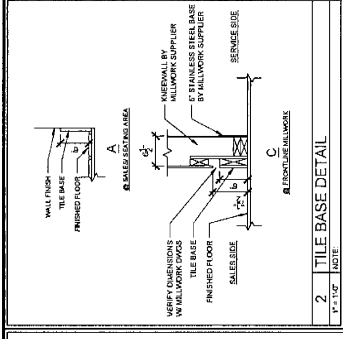
NO.	REVISION	DATE
1	AS PER	
2	CRK	
3	DRAMA	
4	MS NOTED	
5	DATE	03/12/20

FINISH FLOOR PLANS,
 PARTH DONUTS, INC.
 7825 METTOR AVE., UNIT 2
 METTOR, OH 44050

PROJECT
 #20-0202

A-3.0

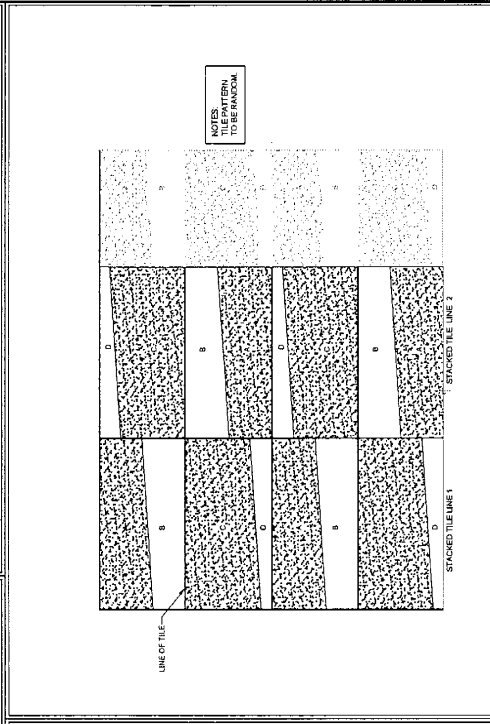
- PLAN NOTES**
- THE WORK SHOWN ON THIS DRAWING IS TO OCCUR UNDER FRONTLINE MILEWORK (TY) ONLY.
 - G.C. TO PROVIDE AND INSTALL TILE WALL BASE AT FRONTLINE MILEWORK.
 - WOOD ACCENT WALL: BUILD OUT AND FINISH TO FRONTLINE MILEWORK.
 - WOOD ACCENT WALL: BUILD OUT AND FINISH TO FRONTLINE MILEWORK. REFER TO CENTER TRIM BY MILLWORK VENDOR (TY) A REFER TO FRONTLINE MILEWORK FOR ADDITIONAL INFORMATION.



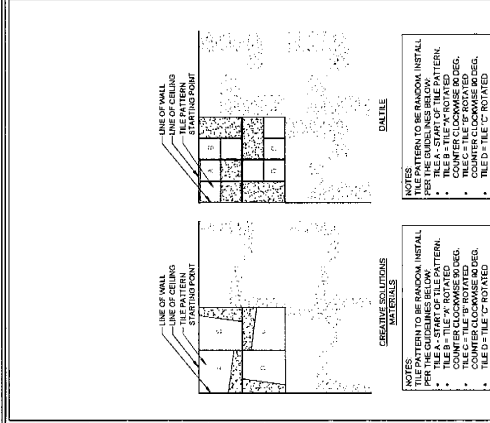
1 FLOOR FINISH PLAN
 1/8" = 1'-0" NOTE

2 TILE BASE DETAIL
 3/8" = 1'-0" NOTE

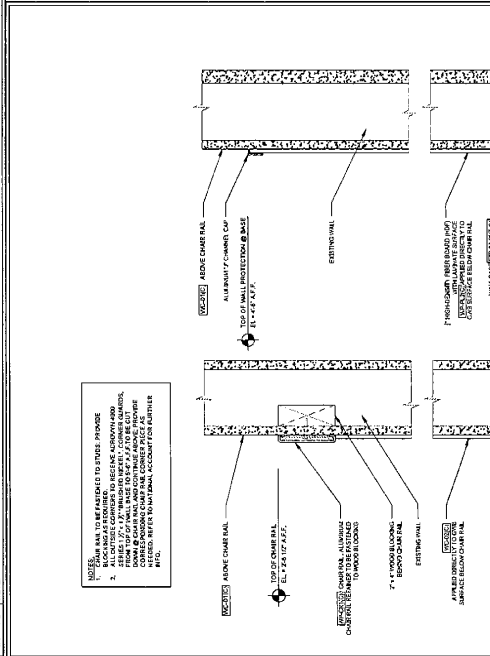
3 WOOD/TILE ACCENT WALL TRANSITION DETAIL
 1/8" = 1'-0" NOTE



6 WALL TILE INSTALLATION PATTERN @ BACKLINE/SERVICE AREA
 1/8" = 1'-0" NOTE



5 ACCENT WALL TILE INSTALL. PATT. @ REST-RM
 1/8" = 1'-0" NOTE

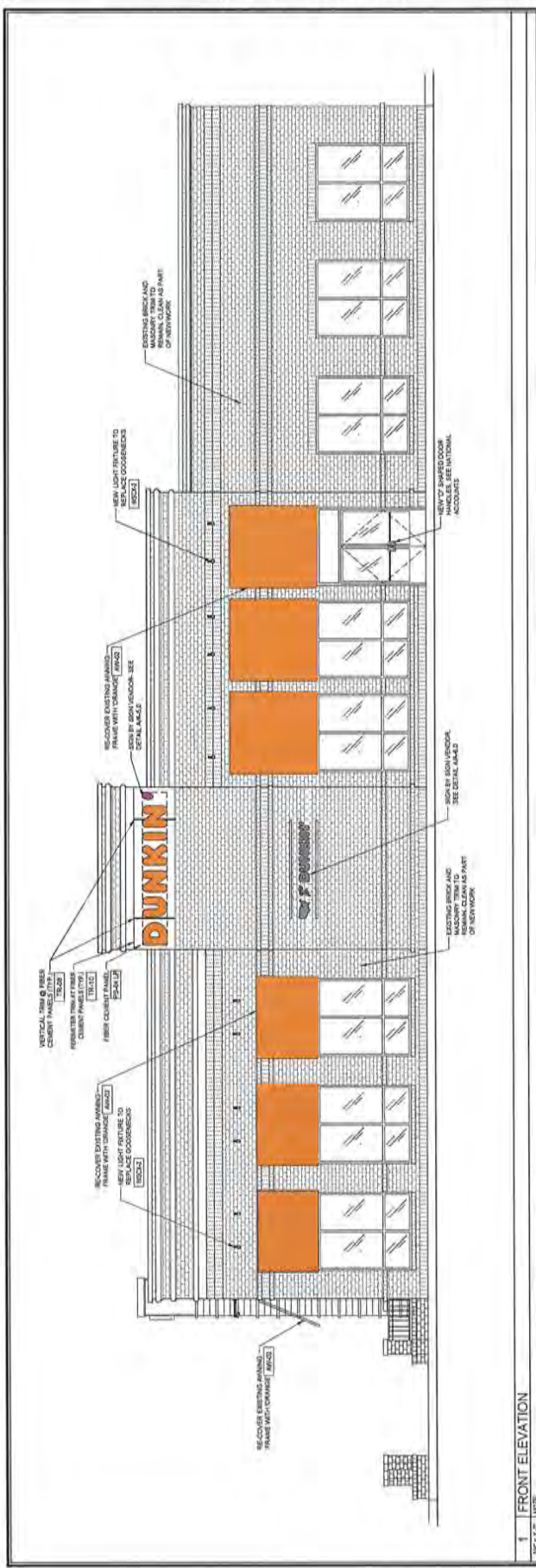


4 WALL PROTECTION OPTIONS AND DETAILS - COOL PALETTE
 3/8" = 1'-0" NOTE

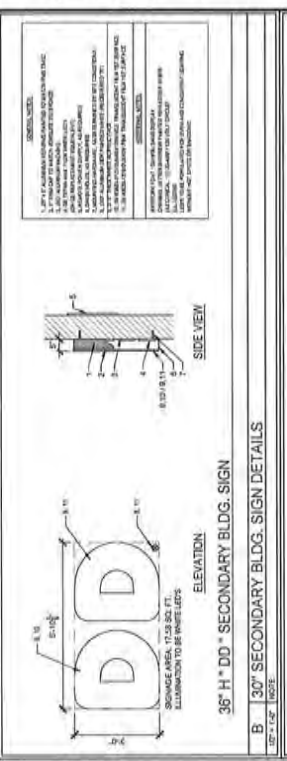
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	03/13/20
2	FOR CONSTRUCTION	03/13/20
3	FOR RECORD	03/13/20

PARTH DONUTS, INC.
7825 METNOR AVE., UNIT 2
METNOR, OH 44080

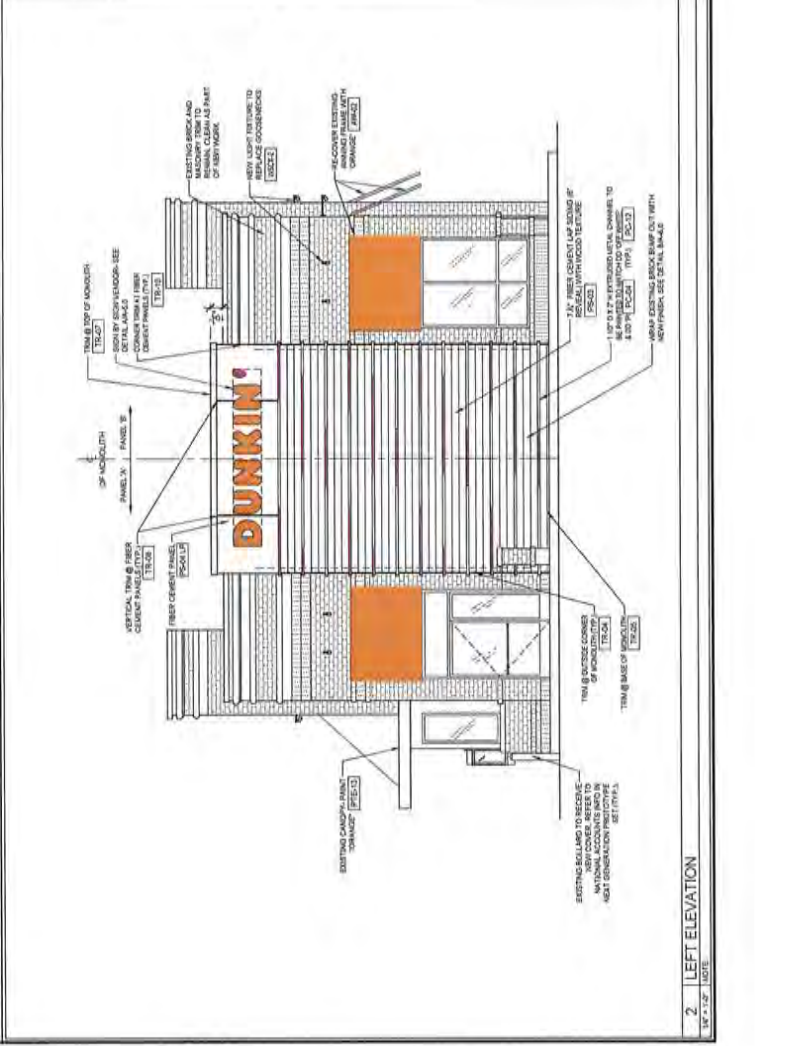
PROJECT #20-0202
A-5.0



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



2 LEFT ELEVATION 1/4" = 1'-0" SCALE



A 24" H 'DUNKIN' - PRIMARY BLDG. SIGN 1/4" = 1'-0" SCALE

B 30" H 'DD' - SECONDARY BLDG. SIGN 1/4" = 1'-0" SCALE

D-6.0

PROJECT #20-0202

PARTH DONUTS, INC.
7825 METTOR AVE., UNIT 2
MENTOR, OH 44090

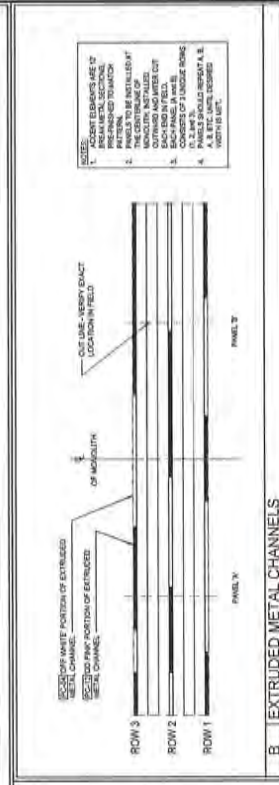
DEMOLITION
ELEVATIONS

NO.	DESCRIPTION	DATE
100	REVISIONS	
APPRO		
CHKD		
DATE		
SCALE	AS NOTED	
DATE	02/13/20	

DUNKIN DONUTS-
REMODEL
17609 DETROIT AVE
LAKEWOOD, OH 44107
PC# Ddpar2/4/8/9/1



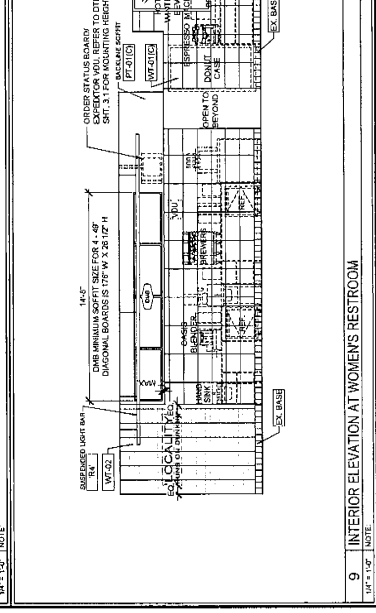
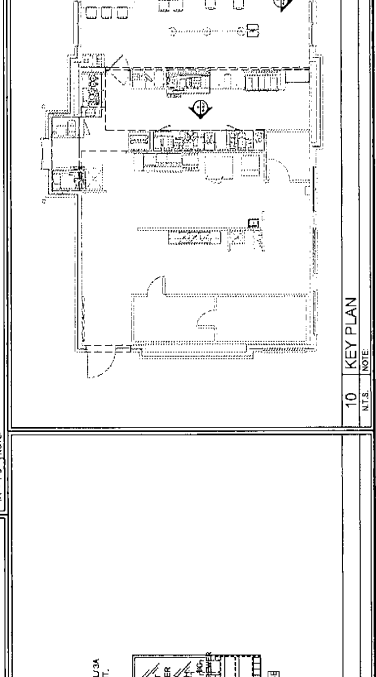
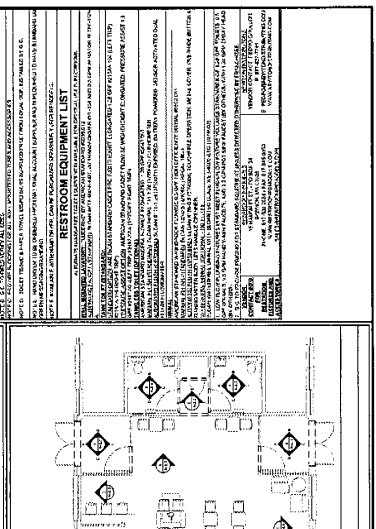
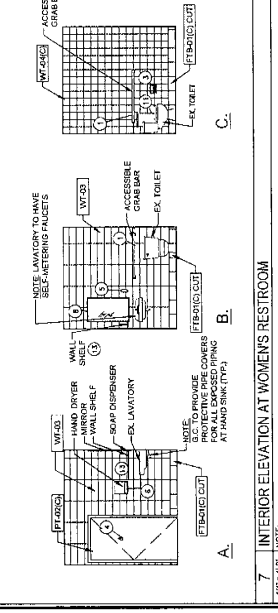
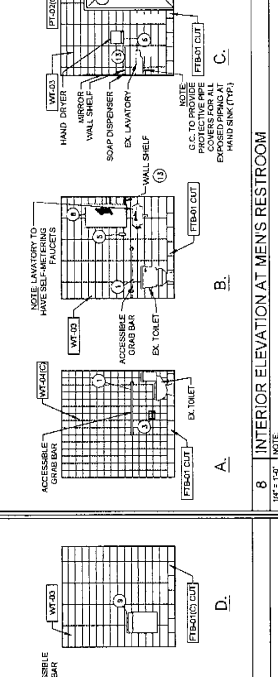
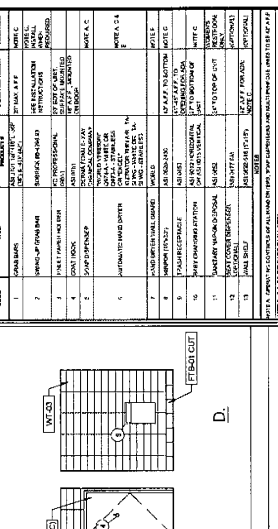
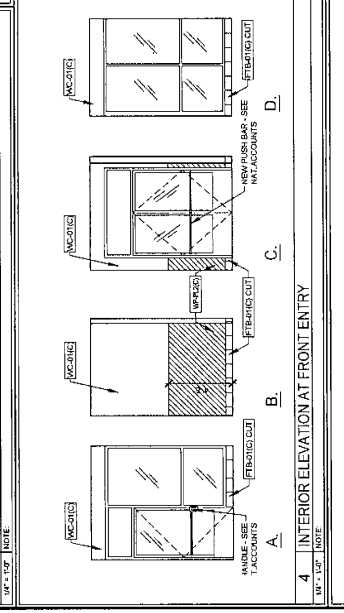
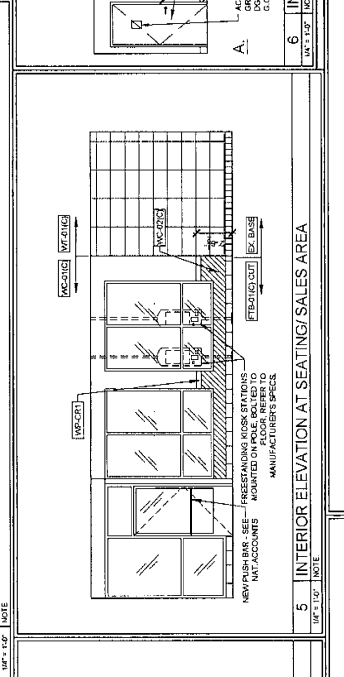
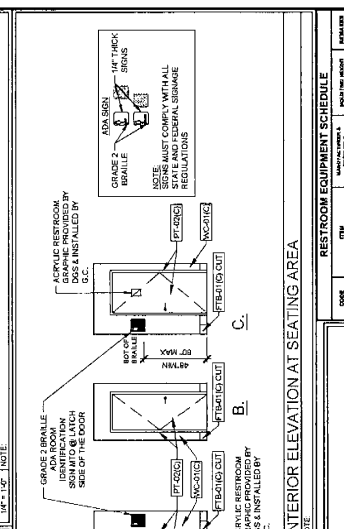
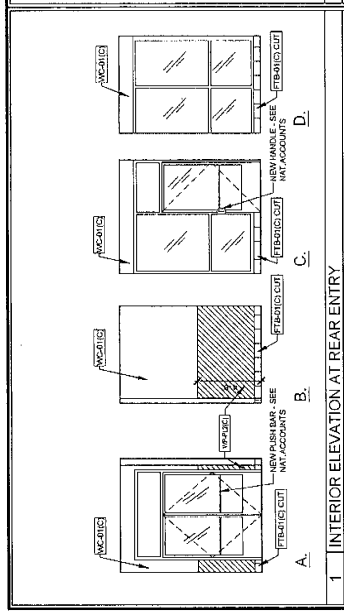
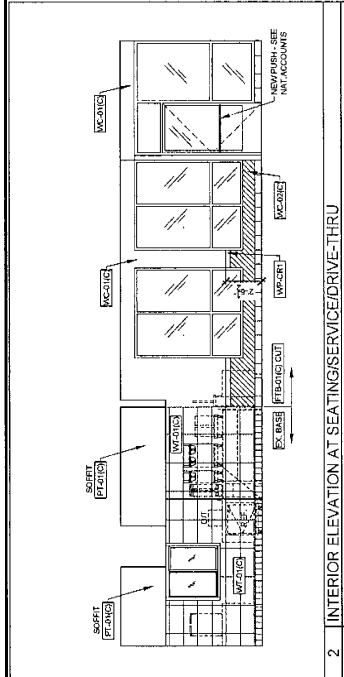
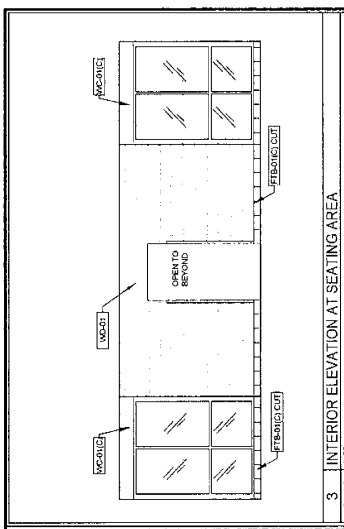
ARCHITECT
BRUCE SKANKER, AIA
142 EAST WALKER ST
MANSFIELD, OHIO 44880
P (330) 393-8918
F (330) 393-4396
BRUCE@SKANKER.COM



A. BUILDING GRAPHIC
1/8" = 1'-0" (NOTE)

SIZE	H1	H1	37" BODY	7/8"
MEDIUM	1"	3/4"		

ADDITIONAL NOTES:
ANYWORK FRONT COLUMN AND DISPLAY LETTERS SHOULD BE 1/4" THICKER THAN AT LEAST 1/2" SPACING.



K-1.0

PROJECT #20-0202

PART DONUTS, INC.
7825 METTOR AVE, UNIT 2
MENTOR, OH 44060

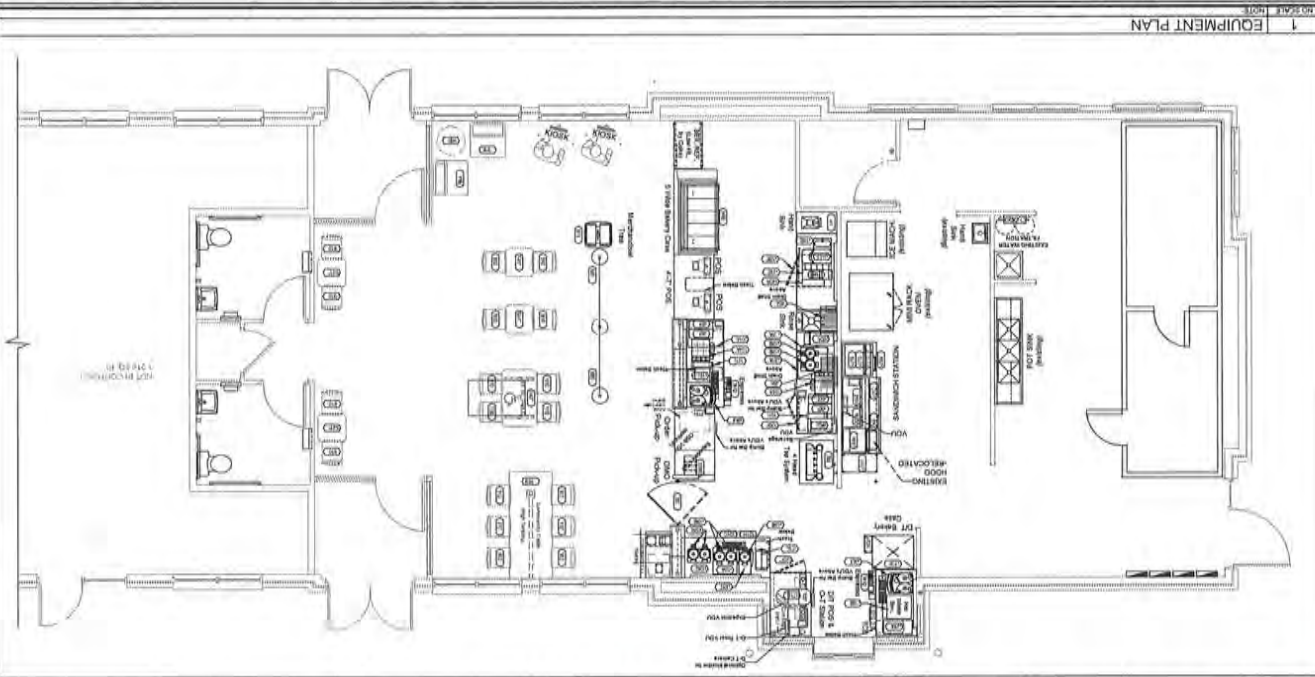
EQUIPMENT PLAN & SCHEDULE

DATE	03/17/20
SCALE	AS NOTED
DRAWN	HD
CHECKED	
APPROVED	

DUNKIN' DONUTS - REMODEL
17609 DETROIT AVE
LAKEMOOD, OH 44107
P.O. #DPA#248981



ARCHITECT:
BRUCE BRAWNACK AIA
142 EAST MARKET ST.
MANSFIELD, OHIO 44881
P 330-398-8398
F 330-398-4398



ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	QTY	UNIT	PLUMBING	ELECTRICAL	GENERAL REMARKS
1	EQUIPMENT SUPPLIER TO PLACE							
2	GENERAL CONTRACTOR TO							
3	GENERAL CONTRACTOR TO							
4	THE AS TERSIBKS ... IN THE ITEM							
5	IT IS UP TO THE FRANCHISEE							

INSTALLATION NOTES:

- EQUIPMENT SUPPLIER TO PLACE ALL NEW EQUIPMENT
- GENERAL CONTRACTOR TO PLACE ALL EXISTING EQUIPMENT
- GENERAL CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT ON MILLWORK.
- THE AS TERSIBKS ... IN THE ITEM ARE MULTIPLE CHECKS AVAILABLE FOR THE RESPECTIVE PIECE OF EQUIPMENT ON MILLWORK.
- IT IS UP TO THE FRANCHISEE AND/OR FIELD TEAM TO MAKE THE APPROPRIATE SELECTION FOR THE LOCATION.

NOTE:
REFER TO DUNKIN' BRANDS BRANDING/STYLING ON DUNKIN' BRANDS WEB SITE.
FOR COMPLETE EQUIPMENT AND UTILITY INFORMATION, VISIT <http://brand.dunkinbrands.com>.
TAKES PRECEDENCE OVER OTHER DRAWINGS IN INSTANCE OF CONFLICT.

EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	QTY	UNIT	PLUMBING	ELECTRICAL	GENERAL REMARKS
1	EQUIPMENT SUPPLIER TO PLACE							
2	GENERAL CONTRACTOR TO							
3	GENERAL CONTRACTOR TO							
4	THE AS TERSIBKS ... IN THE ITEM							
5	IT IS UP TO THE FRANCHISEE							

DATE	DESCRIPTION	BY
10/28/20	AS NOTED	HD
	DKANS	HD
	CDP	
	APPD	

POWER PLAN, NOTES, & LEGEND
782S MENTOR AVE, UNIT 2
MENTOR, OH 44080

PROJECT #20-0202

E-1.0

GENERAL NOTES:

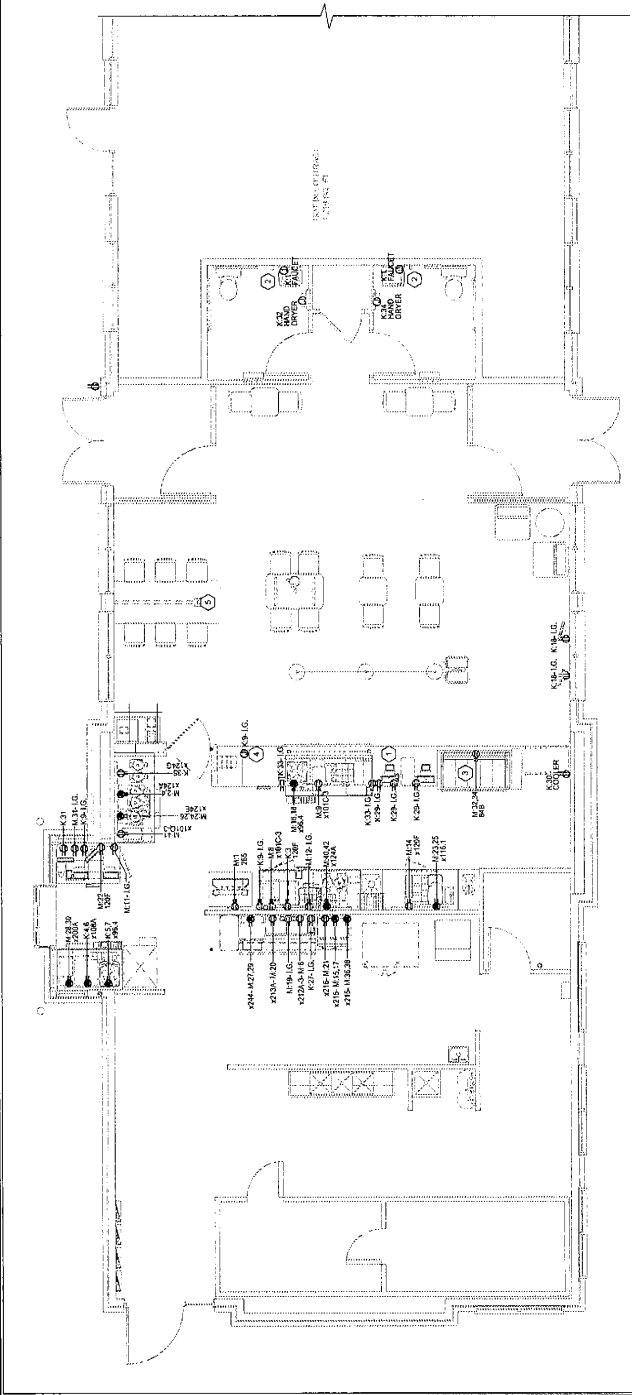
- ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REVERSE ALL PERMITS AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES AS SHOWN ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED PRIOR TO THE START OF THE WORK ON THIS PROJECT AND THE WORK OF OTHER CONTRACTORS AND TRADES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ALL TRADES SHALL REMAIN CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL REMOVE AND INSTALL ALL THE EQUIPMENT INSTALLED WITHIN THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EQUIPMENT AND TRADES FROM DAMAGE PRIOR TO FABRICATION AND/OR INSTALLATION.
- ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH ARCHITECT AND TRADES TO OBTAIN ALL NECESSARY PERMITS AND REVERSE ALL PERMITS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EQUIPMENT AND TRADES FROM DAMAGE PRIOR TO FABRICATION AND/OR INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EQUIPMENT AND TRADES FROM DAMAGE PRIOR TO FABRICATION AND/OR INSTALLATION.
- ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE WORK OF OTHER CONTRACTORS AND TRADES PRIOR TO THE START OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO CORRECT ANY DISCREPANCIES OR TO OBTAIN THE NECESSARY PERMITS PRIOR TO COMMENCING WORK. FAILURE TO OBTAIN NECESSARY PERMITS SHALL BE AT THE CONTRACTOR'S EXPENSE AND WITHOUT ADDITIONAL COST TO THE OWNER.
- COORDINATE ALL EQUIPMENT UTILITY INFORMATION SHOWN ON THIS SHEET WITH THE ARCHITECT AND TRADES TO OBTAIN ALL NECESSARY PERMITS AND REVERSE ALL PERMITS AS REQUIRED.
- ALL EXTERIOR LIGHTS TO BE TIMELOCK CONTROLLED.
- ALL 15 AND 20 AMP, 120 VOLT RECEPTACLES SWITCHED AND PREP AREAS SHALL BE OF THE TYPE SHOWN ON THESE DRAWINGS. ALL OTHER RECEPTACLES SHALL BE INSTALLED ABOVE THE FINISHED CEILING.
- ALL EMERGENCY AND EXIT FIXTURES SHALL BE CONNECTED TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.
- PROMOTE MOOD BEHINDING BEHIND ALL EXTERIOR LIGHTING FIXTURES COORDINATE WITH ARCHITECT AND TRADES TO OBTAIN ALL NECESSARY PERMITS AND REVERSE ALL PERMITS AS REQUIRED.
- COORDINATE WITH TRADE SUPPLIER FOR EACH MOUNTING REQUIREMENT.

KEYED NOTES:

- SEE FDS AND COMMUNICATIONS BRANDS FOR FURTHER INFORMATION REGARDING FDS AND UNDER COUNTER ELECTRICAL SERVICE.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL URINALS. IF ALTERNATE HANDSHEET TOILET FIXTURES ARE BEING PROVIDED.
- LOCATE RECEPTACLES FOR REVENUE BATTERY DISPLAY CASES IN ALL WORK AREAS AS REQUIRED. PROVIDE A LEADLINE COUNT TYPED FOR FINAL INSTALLATION AFTER MILLWORK IS INSTALLED. COORDINATE WITH TRADES.
- CHUPIT SHALL BE CIRCUITED AND CONTROLLED WITH LIGHTING IN THIS AREA.
- COORDINATE WITH TRADE SUPPLIER FOR EACH MOUNTING REQUIREMENT.

POWER DEVICE LEGEND:

- ⊖ DUPLEX RECEPTACLE 20A, 120V
- ⊖ GROUND RECEPTACLE 20A, 120V
- ⊖ SPECIAL RECEPTACLE VOLTAGE AND AMPERAGE BASED ON CONNECTED CIRCUIT
- ⊖ ANCHOR BOX
- ⊖ DISCONNECT SWITCH - FIRED OR UNFIRED



NOTE: REMARKS IS SCHEMATIC IN NATURE. OUTLETS SHOWN ARE ONLY THOSE AFFECTED BY THE WORK. OUTLETS NOT SHOWN ARE TO REMAIN AND ARE LISTED ON PANEL SCHEDULE.

- NEWWORK OUTLETS NOT SHOWN ARE TO REMAIN AND ARE LISTED ON PANEL SCHEDULE.
- EXISTING OUTLETS TO BE REMOVED AS SHOWN ON A-2.0 AND SHALL REMAIN ON EXISTING CIRCUITS. VERIFY EXISTING PANEL SCHEDULES.
- VERIFY EXISTING PANEL SCHEDULES AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID TO VERIFY EXISTENCE OF WORK.
- VERIFY EXISTING PANEL SCHEDULES AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID TO VERIFY EXISTENCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE FINAL PANEL SCHEDULE FOR OWNER AND ARCHITECT.

NO.	DESCRIPTION	DATE
1	POWER PLAN	10/28/20



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 05-40-21

Permit No.: BBS21-000044

Applicant Name: Terry Sharaneuych, Deck Pro dba Deckmasters

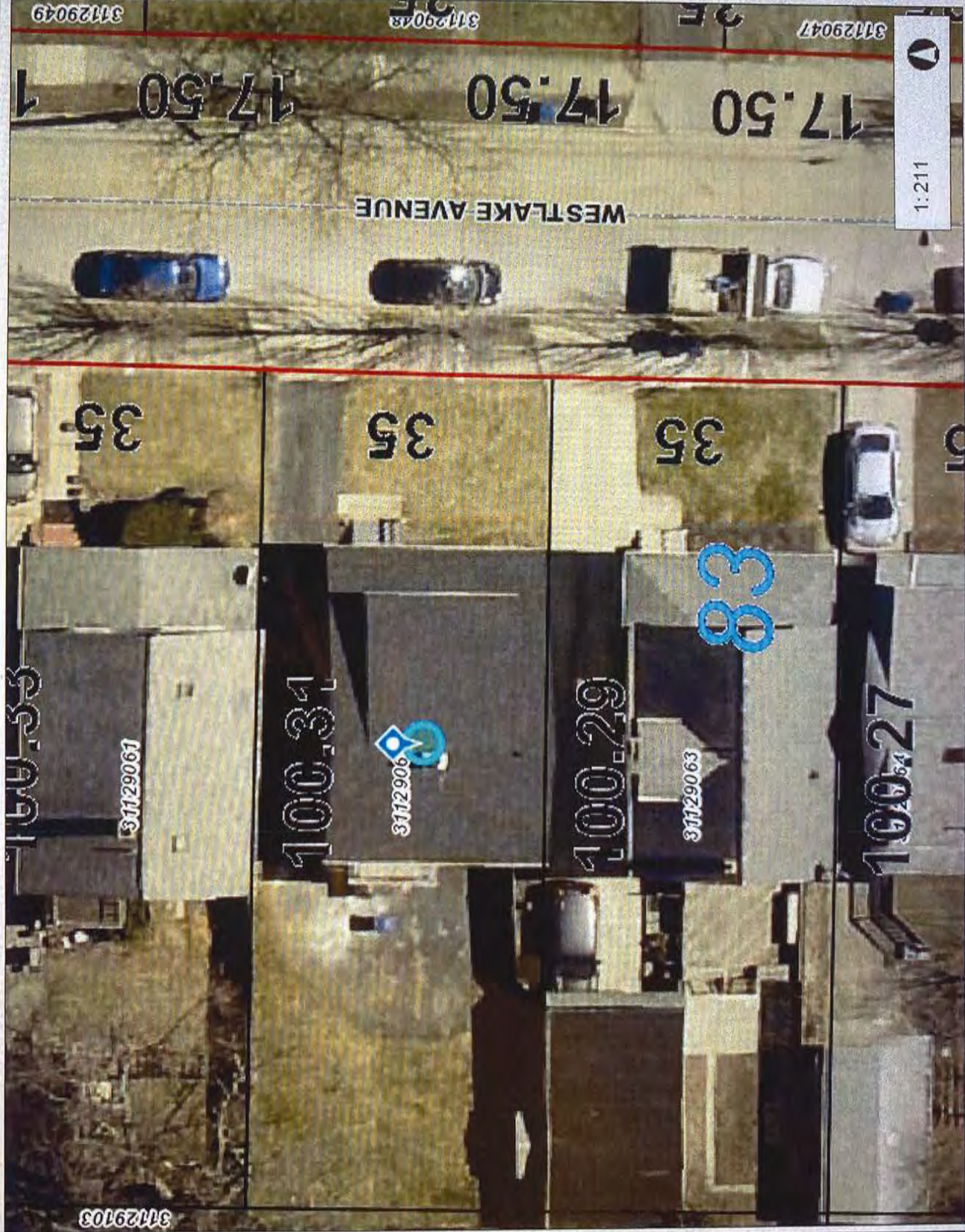
Project Address: 1238 Westlake Avenue

Project Name: n/a

Project: Applicant proposes the rebuild of the front porch deck, railing system, and steps.



Cuyahoga County GIS Viewer



35 0 18 35 Feet

Projection: WGS 1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 3/26/2021

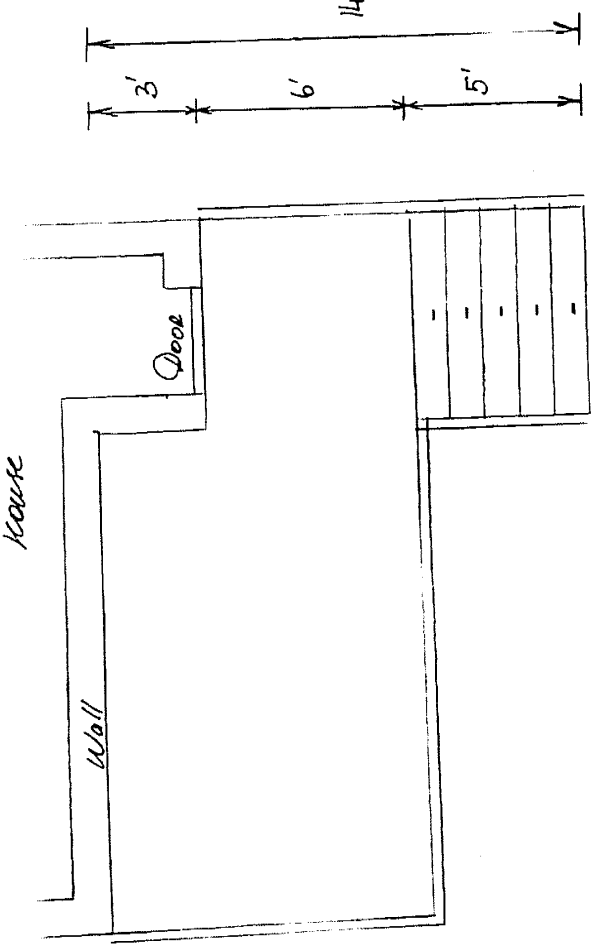
Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



12328 Ches-Have Ave
 Lakewood, OH 44126
 Scale 1/4" = 1' By Terry

City of Lakewood
 Conditional Approval
 Case # RB21-000083
 *See Certificate of Plan Approval
 Christopher Parmelee
 03/11/2021



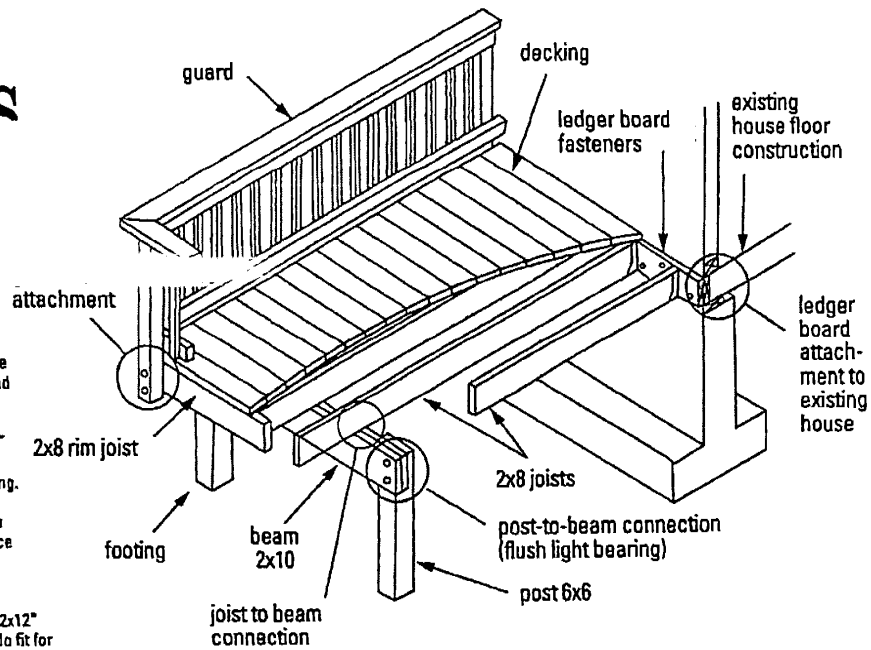
RB21-000083
 RECEIVED
 01 2021
 By: [Signature]

- Notes:
- a. Ledger 2"x8" Board Attached to House with two Lag bolts (1/2" x 4") every 16" in staggered layout
 - b. Joists-to-Beam Connection: 2"x8" joists are toe nailed to beams. Secured with 2"x8" joist hangers to ledger. Joists to be _____ o.c.
 - c. Post-to-Beam Connection: 6"x6" footer posts are notched on both sides so double 2"x10" beam sits on top & bolted.
 - d. Footers are 42" deep and 12" in diameter.
 - e. Cantilever not exceeding 2'



Angies list





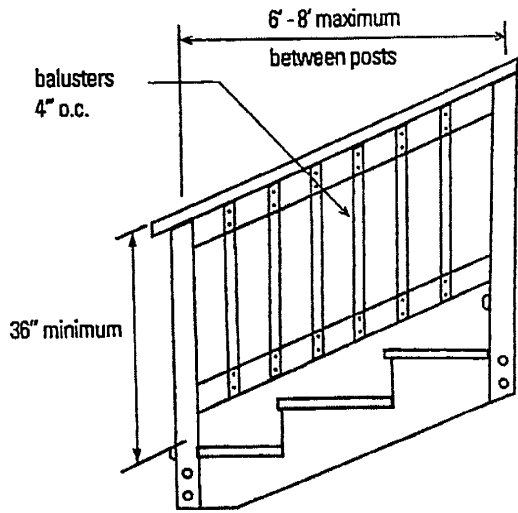
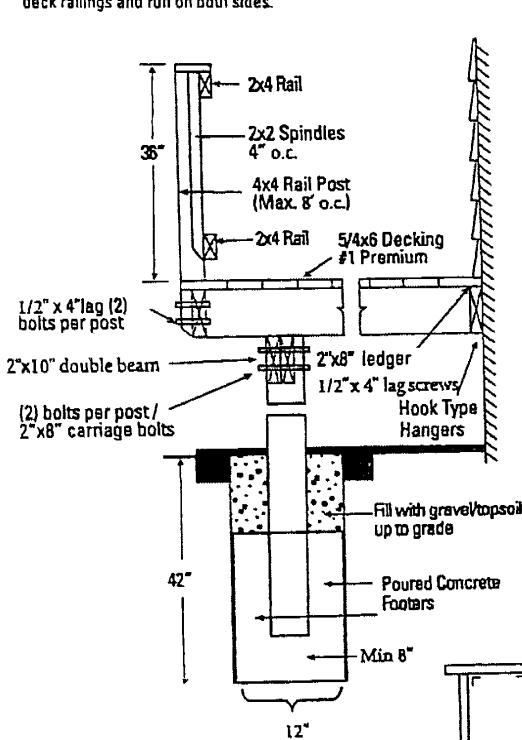
CUSTOM RAILINGS

Railing balusters are spaced at maximum 4" openings. Top caprails and handrails are machine sanded. Laminated 4x4" railposts are shop assembled. Posts are glued, screwed, and planed for a precise fit.

DECKMASTERS "Does Not Use standard 4x4" posts" in railings due to characteristic poor performance of checking, splitting and twisting. Laminated railposts are securely fastened around exterior of deck frame for a maximum interlocked strength and maximum floor space use.

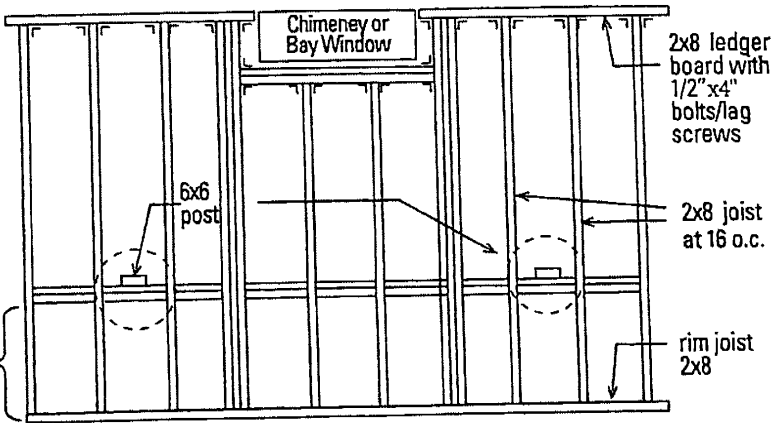
STAIRCASES

Steps are constructed typically 3" wide with 2x12" stringers. 2x6" double treads 11" run are dado fit for interlocked strength. Step rises laid out maximum 7-3/4" rise uniformly for safe stride. Step handrailings match deck railings and run on both sides.

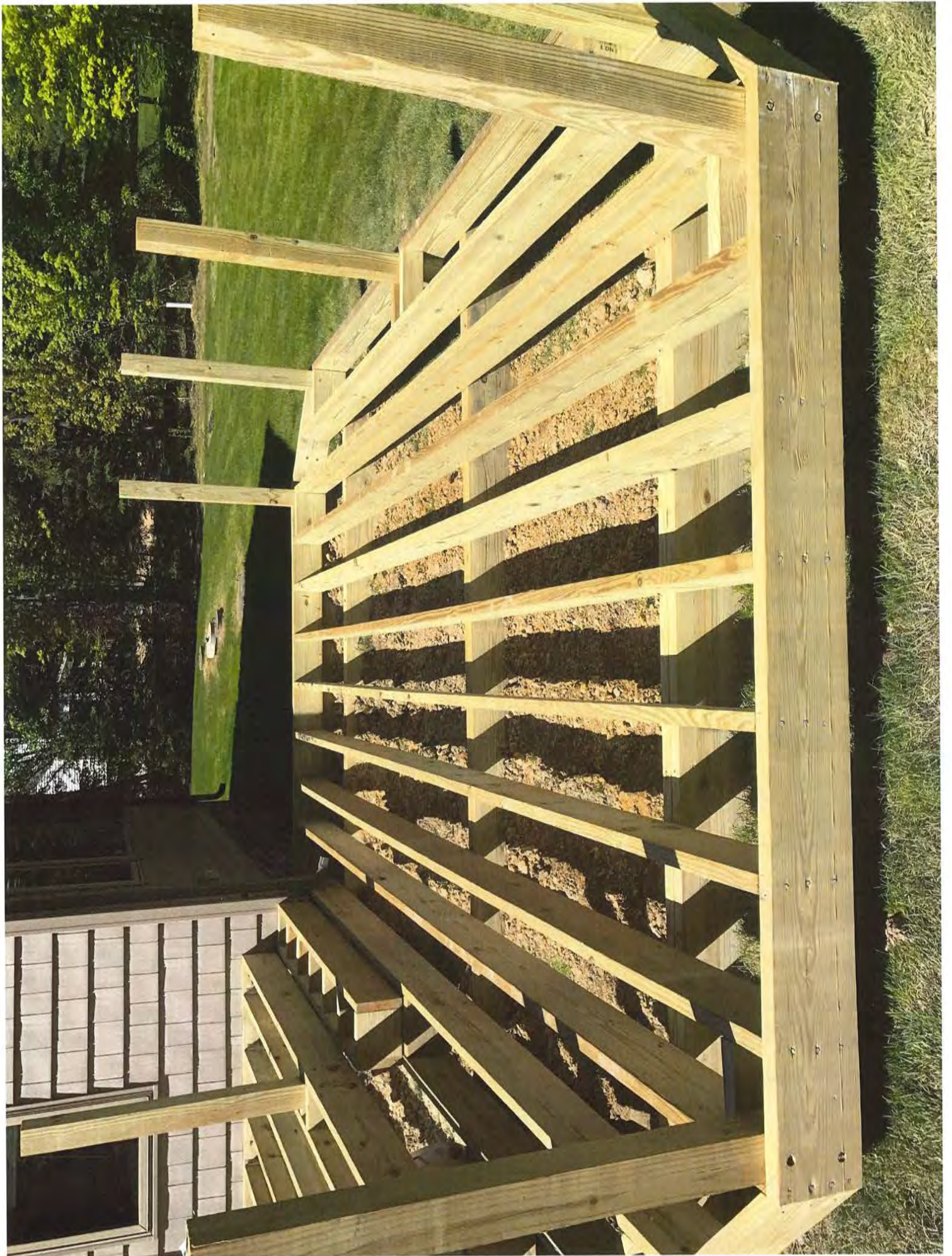


- a. Ledger Board Attachment to Existing House: Lag bolts (1/2"x4") every 16" in staggered layout.
- b. Joists-to-Beam Connection: 2"x8" joists are toenailed to beams. Secured with 2"x8" joist hangers to ledger.
- c. Post-to-Beam Connection: 6"x6" posts are notched on both sides so double 2"x10" beam sits on top & bolted.











Cantilever not exceeding 2'



440.886.3325
www.deckmasters.info



Technical Specifications

Decking	Parade	Signature	PermaDeck	Signature	Signature
Board Profile Dimensions	Flat bottom 1.31 in x 5.5 in	Flat bottom 1.31 in x 5.5 in	Flat bottom 1.31 in x 5.4 in	Flat bottom 1.31 in x 5.25 in	Scalloped bottom 1.31 in x 5.25 in
Square-Edge Profile					
Grooved-Edge Profile					
Reversible	No	No	Yes	No	No
Material	Wood-plastic composite core with co-extruded PermaTech cap on 3 sides	Wood-plastic composite core with co-extruded PermaTech cap on 4 sides	Wood-plastic composite core with co-extruded PermaTech cap on 4 sides	Wood-plastic composite core with co-extruded PermaTech cap on 3 sides	Wood-plastic composite core with co-extruded PermaTech cap on 3 sides
Multi-Tonal	Brookstone, Flagstone and Sandstone	Burnt Umber, Canyon Granite and Warm Sierra	Ipe, Castle Gray, Rosewood and Tudor Brown	Espresso, Latte, Earl Grey, Moringa and Cna	Beach House, Bungalow and Tuscan Villa
Solid Colors	11 colors	N/A	N/A	N/A	Cabin and Cottage
Limited Performance Warranty	10 years	10 years	Lifetime	40 years	Escapes 30-Year Weekender 25-Year
Stain and Fade Warranty	10 years	10 years	50 years	40 years	Escapes 30-Year Weekender 25-Year
Square-Edge Lengths	12, 16 and 20 ft	12, 16 and 20 ft	12, 16 and 20 ft	16 and 20 ft	20 ft
Grooved-Edge Lengths	12, 16 and 20 ft	12, 16 and 20 ft	12, 16 and 20 ft	12, 16 and 20 ft	12, 16 and 20 ft
Span Limitations					
Perpendicular to joist	16 ft	20 ft	16 ft	16 ft	16 ft
Parallel to joist	12 ft	16 ft	12 ft	12 ft	12 ft
Diagonal spanning	24 ft	20 ft	12 ft	12 ft	12 ft
Fascia Available	60 in x 11.75 in 12 ft Complementary colors	75 in x 11.25 in 12 ft Matching colors	75 in x 11.25 in x 12 ft Matching colors	75 in x 11.25 in x 12 ft Matching colors	75 in x 11.25 in 12 ft Matching colors
Risers Available	No	75 in x 7.25 in x 12 ft All colors	75 in x 7.25 in x 12 ft All colors	75 in x 7.25 in x 12 ft All colors	No

Fiberon Decking has been tested to comply with the 2012 IRC Section R104.11 and Section R109 and the 2015 IRC Section 1403.1, Section 1404.1, Section 1404.1 and Section 1404.1.1 for all applicable requirements in ASTM E84, NFPA 265, ASTM D1699, ASTM D6877, Miami-Dade County Wind Resistance Testing TAS 201-202/203 when installed in accordance with Fibron's instructions, ICC's winter installation instructions, Fiberon Gladding's Florida Approval Number F121993, and Texas Department of Insurance Product Evaluation AMC-18.

12 ft span length. See all Orders in 12 ft, 16 ft, 20 ft, and 18 ft rail colors.
 *When installing PermaDeck decking, ensure stair treads cover and in contact with all fasteners. Do not install fasteners at an angle. Use under support and secured with Simpson 423 approved connectors and 100 x 100 in. hot galvanized nails.

See your Fiberon seller or visit www.fiberondecking.com for details on limited warranties and exclusions.



WARNING:
 Drilling, sawing, or machining wood-composite products containing wood fiber can expose you to wood dust, a substance known to the State of California to cause cancer.
 Avoid inhaling dust generated from wood-composite products or use a dust mask or other safety guards for personal protection. For more information, go to www.P65Warnings.ca.gov.

Rail Dimensions	Top Rail: 3 in. x 3 in. Bottom Rail: 2.5 in. x 2 in.	Top Rail: 2.25 in. x 1.71 in. Bottom Rail: 1.32 in. x 1.31 in.	
Material	Premium quality composite with permanent PVC surface	Aluminum	
Colors	Tranquil White, Simply Brown and Serene Black	Matte Black	
Limited Performance Warranty	25-Year	25-Year	
Line / Stair Sections	6 ft. and 8 ft.	6 ft. and 8 ft.	
Rail Heights	36-in. or 42-in. rail heights	36-in. rail height	
Post Sleeve Kit Components also sold separately. See page 28 for details.	Post sleeve: 5 in. x 5 in. x 39 in. or 45 in. or 108 in. Post cap: 5 in. x 5 in. Post skirt: 5 in. x 5 in.	Post: 2.5 in. x 2.5 in. x 38.5 in. (including cap) Post kits include cap and skirt 5 in. x 5 in. Fibron composite posts may also be used with CitySide railing.	
Available Baluster Styles, Profiles and Dimensions	Beveled Composite: 1.25 x 1.25 x 29.5 in. or 1.25 x 1.25 x 35.5 in. Round Aluminum (Black): .75 in. diameter x 29.5 in. and 35.5 in. for line or 30 in. and 36 in. for stairs	Balusters: .625 x .625 x 31.88 in. square aluminum	













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Application Cover Page

Docket No.: 05-41-21

Permit No.: BBS21-000050

Applicant Name: Alexis Booth, 1215 Marlowe, LLC

Project Address: 1574 Winchester Avenue

Project Name: n/a

Project: Applicant proposes the rebuild of the first level of the front porch.

Work description

Boothe 1574 Winchester

- 1) Hold mid and second level loads.
- 2) Gut the entire first level porch to include all columns, flooring, skirting, framing, steps, lattice, and all old foundation stones.
- 3) Select the best stones to be re-used and save.
- 4) Footers
- 6) Old stones re set into mortar up the needed height.
- 7) Install first level framing.
- 8) Install first level flooring
- 9) Install 6by6 post secure, install boxes and rails.
- 10) Install new steps and rails
- 11) Install new skirting
- 12) Install new lattice
- 13) Clean up and remove all debris from the site.

Page 1) Footers/ Stone column detail

Page 2) Framing detail

Page 3) Wood columns detail

Page 4) Railing detail top view

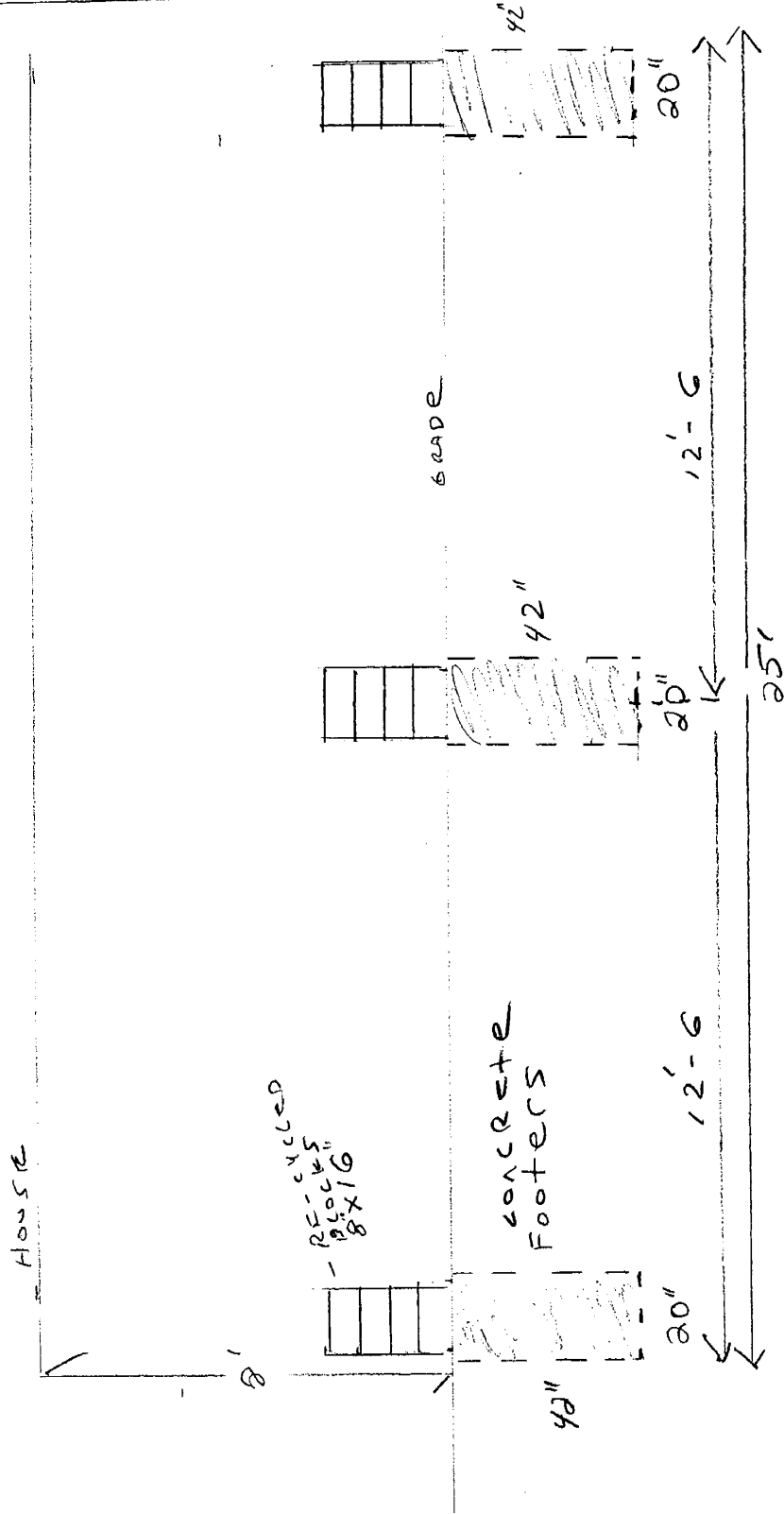
Page 5) Railing and stairs detail side view

Page 6) Flooring and lattice detail

COPY OF
SUBMITTED
PLANS

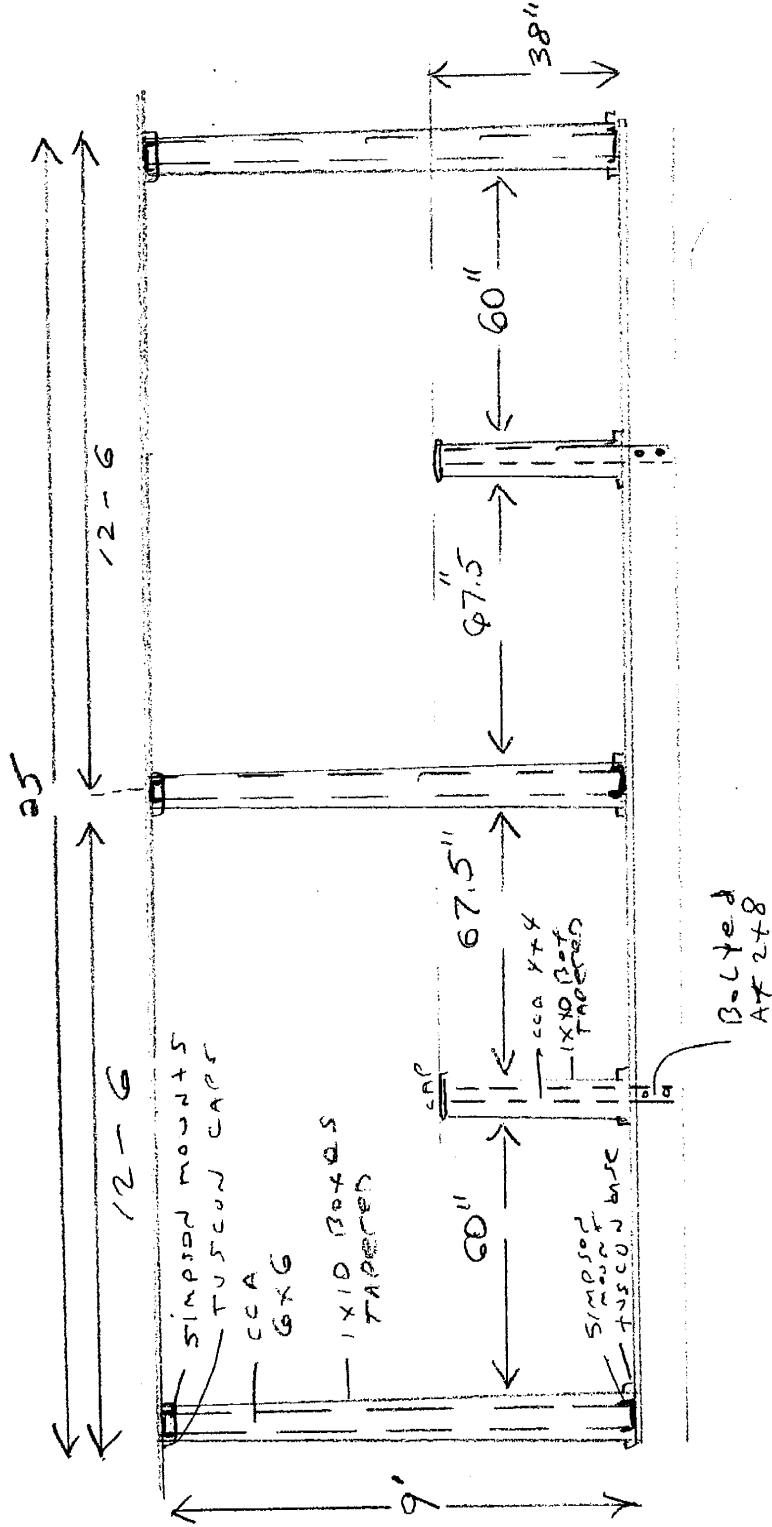
Boothle
1574 Winchester
Footer - Foundation columns
3/8 = 1'

①



Booth
 1574 Winchester
 (3)

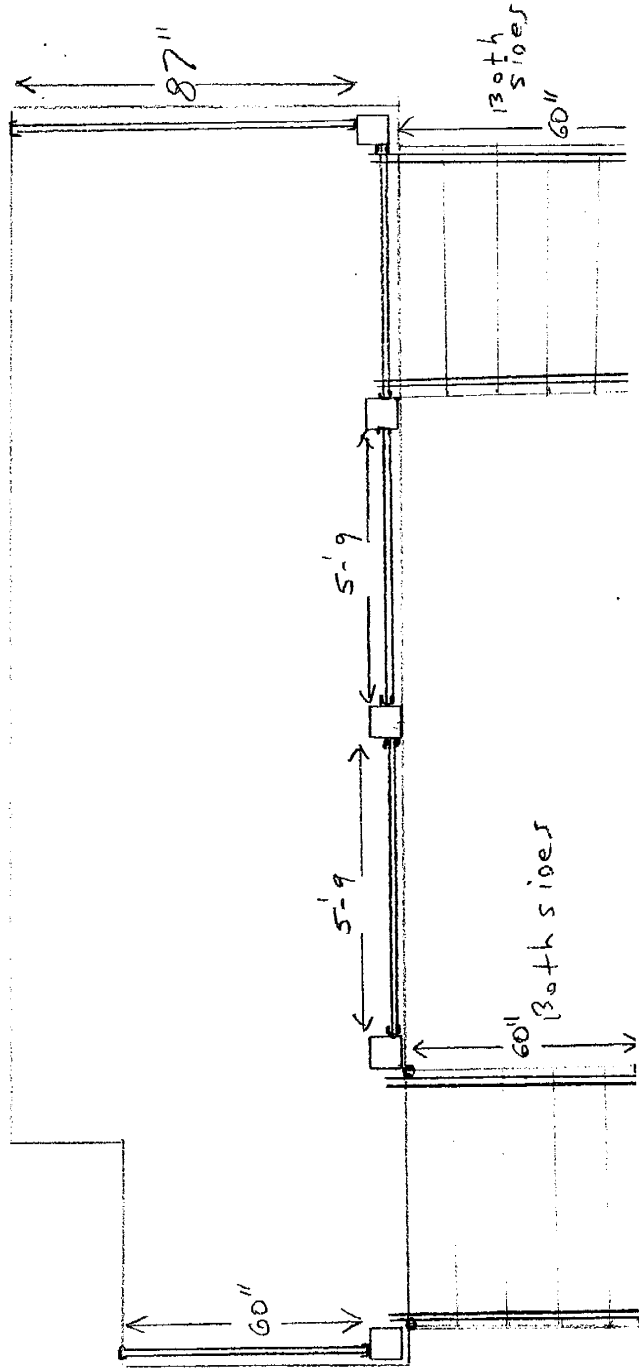
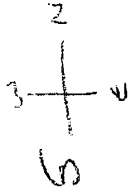
COLUMN DETAIL
 3/8" = 1"



Booth Winchester
1574
④

RAILS, TOP VIEW

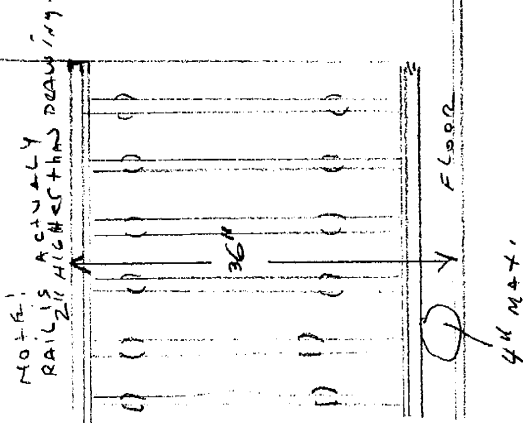
$3/8 = 1$



RAIL - STEPS DETAIL 1" = 1'

BOOTH
1 5/8" WINCHESTER
(5)

STRUCTURAL
EXTENSION
SCREWS
ALL CONNECTIONS



4x4 post Bolted

3.5" SPACING

TOP RAIL - BOTTOM RAIL
11" CCA COLONIA
2 1/4" BRACKETS
1x2 RUNNER
CCA 2x4 TOP RAIL.

(2) CCA 2x6 TREAD
(5) CCA 2x10 STRINGERS
7 1/2"
11 1/4"

CCA post Bolted TO STRINGER

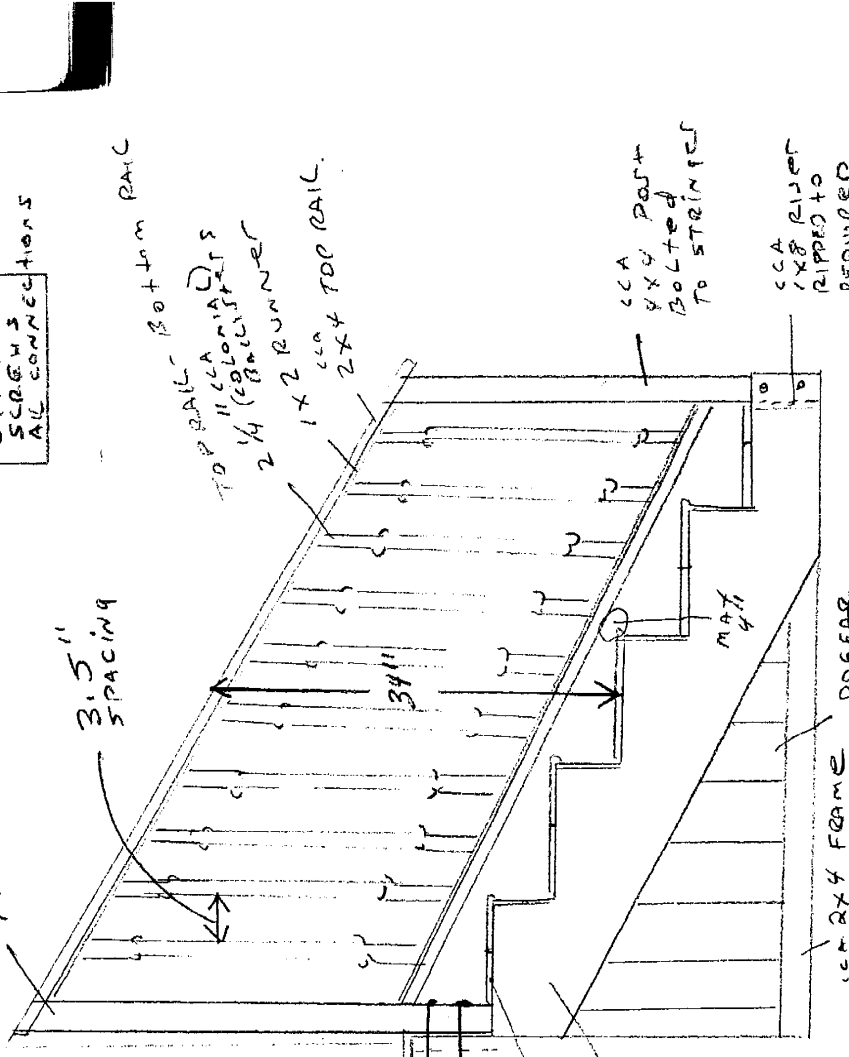
CCA RISER 1x8 RISER RIPPED TO REQUIRED HEIGHT

CCA 2x4 FRAME DOG EAR

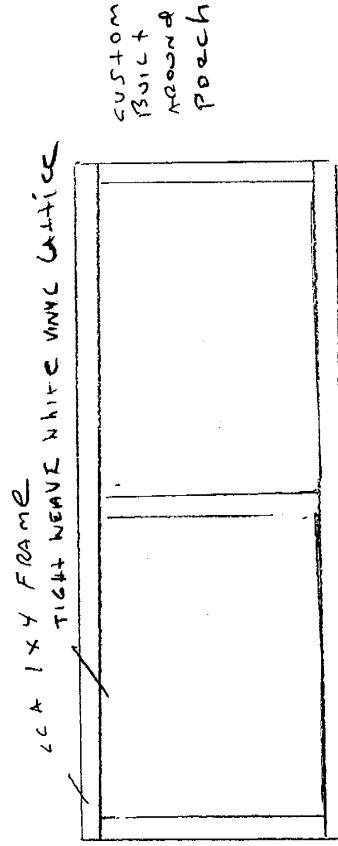
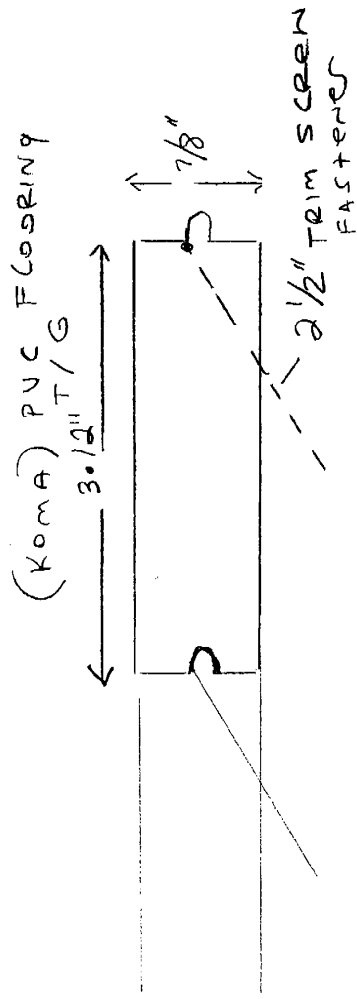
MAT 4"

10

10



Booth
1574 Winchester
6
Flooring - Lattice
Detail





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Application Cover Page

Docket No.: 05-42-21

Permit No.: BBS21-000052

Applicant Name: Shannon Weber

Project Address: 2168 Clarence Avenue

Project Name: n/a

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



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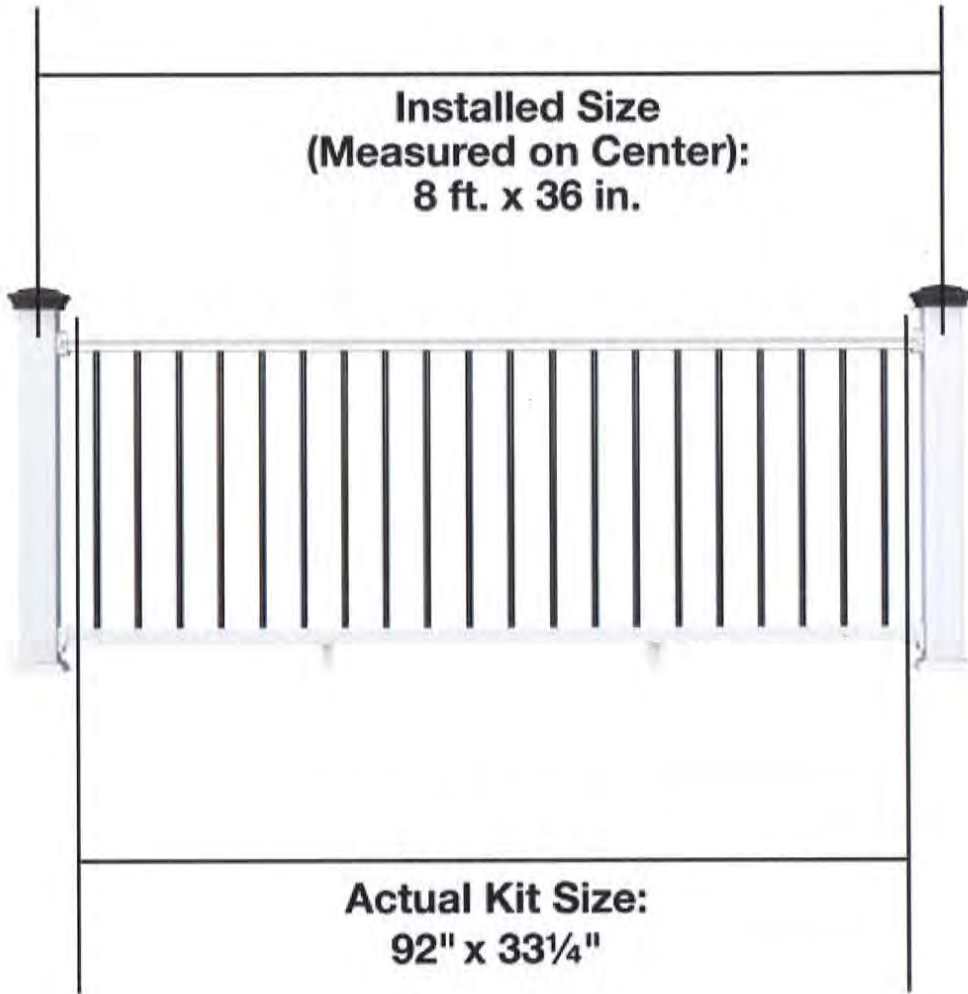
composite railing black and white



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Internet #206858786 Model #73024860 Store SKU #1001754632



Traditional 8 ft. x 36 in. White PolyComposite Rail Kit with Black Metal Balusters

by **Veranda** >



Jacket

\$13.57

Product Overview



Internet #206858786 Model #73024860 Store SKU #1001754632

Info & Guides

x Get Everything You Need (5)



Veranda
4 in. x 4 in. Black Craftsman
Post Cap

★★★★★ (60)

\$10⁴⁷

Add To Cart



4 in. x 4 in. x 39 in. White
Traditional Post Jacket

★★★★★ (289)

\$13⁵⁷

Add To Cart



Veranda
4 in. x 4 in. x 100 in. White
Traditional Post Jacket

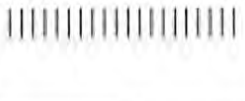






★★★★★ (252)

\$25⁹⁸

Add To Cart

Compare Similar Deck Railing Systems



				
Brand		Veranda	Weatherables	Aria Railing
Name	6 ft. Pressure-Treated Aluminum and Southern Yellow Pine Preassembled Rail	Traditional 8 ft. x 36 in. White PolyComposite Rail Kit with Black Metal Balusters	Naples 3 ft. H x 8 ft. W White Vinyl Railing Kit	36 in. x 6 ft. Black Powder Coated Aluminum Preassembled Deck Railing
Price	\$81⁹⁸	\$116⁰⁰	\$122⁴⁶	\$170⁹⁸
Ratings	 (201)	 (111)	 (141)	 (57) 

Material

Features

Railing Type

Includes

Interior/Exterior

Stair Part Type


Product Width (in.)

[View Product](#)

[View Product](#)

[View Product](#)

[View Product](#)

Key Features 

Specifications

Dimensions

Picket Spacing (in.)	3.75
Product Depth (in.)	4.063 in
Product Height (in.)	36 in
Product Width (in.)	96 in

Details

Baluster Rails per Panel	15
Color Family	Silver
Features	Water Resistant
Includes	No Additional Items Included
Interior/Exterior	Exterior
Material	Vinyl
Post Rails per Panel	2
Product Weight (lb.)	34.65 lb
Railing Type	Railing Kit
Returnable	90-Day
Stair Part Type	Accessory
Structural/ornamental	Structural/ornamental

Customers Who Viewed This Also Viewed

Best Seller



Veranda Traditional
6 ft. x 36 in. White
PolyComposite



Veranda Traditional
6 ft. x 36 in. White
PolyComposite



Veranda Traditional
6 ft. x 36 in. White
PolyComposite



6 ft. Pressure-
Treated Aluminum
and Composite



Aria Railing 36 in. x
6 ft. Black Powder
Coated Aluminum



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Internet #308658060 Model #100060088



Shake RS - 14.5 in. x 48.75 in. Rough Sawn Shake in Anthracite (48.84 sq. ft. per Box) Plastic Shake Vinyl Siding

by **Novik** >

★★★★★ (12) [Write a Review](#) [Questions & Answers \(8\)](#)



Grace Ice and Water Shield 36 in. x 75 ft., 225 sq. ft.



\$199⁰⁰ /roll

Add To Cart



Armstrong CEILINGS Country Classic 6 in. x 48



\$67⁶⁰ /case

Add To Cart



Armstrong CEILINGS WoodHaven 5 in x



\$120⁰⁰ /case

Add To Cart



Loctite TITE FOAM Gaps and Cracks 12 fl. oz. Insulating



\$39⁴⁷ /case
Was \$71.76

Add To Cart



Armstrong CEILINGS Grenoble 2 ft. x 4



\$109⁰⁰ /case

Add To Cart



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Feedback

Compare Similar Vinyl Siding

		CURRENT PRODUCT		
Brand	Novik	Novik	Novik	Novik
Name	Stone DS - 13.13 in. x 41.5 in. Dry Stack Stone in Flint (25.18 sq. ft. per Box) Vinyl Siding	Shake RS - 14.5 in. x 48.75 in. Rough Sawn Shake in Anthracite (48.84 sq. ft. per Box) Plastic Shake Vinyl Siding	Shake HS - 18.75 in. x 48.38 in. Hand-Split Shake in Khaki (49.36 sq. ft. per Box) Plastic Shake Vinyl Siding	Stone PHC - 48 in. x 18.5 in. Premium Hand-Cut Stone in Shadow Gray (46 sq. ft. per Box) Vinyl Siding
Price	\$148⁰⁰ /case	\$155⁰⁰ /case	\$159⁰⁰ /case	\$289⁰⁰ /case
Ratings	(20)	(12)	(4)	(2)

Profiles

Siding

Features

Material

Product

Width (in.)

Coverage

Area (sq. ft.)

Product

Length (in.)

Product

Thickness (in.)

Vertical or Horizontal

[View Product](#)

[View Product](#)

[View Product](#)

[View Product](#)



Key Features

Specifications

Dimensions

Coverage Area (sq. ft.) 48.84

Product Length (in.) 48.75 in

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Internet #308658060 Model #100060088



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Feedback

102

Shake RS - 14.5 in. x 48.75 in. Rough Sawn Shake in Anthracite (48.84 sq. ft. per Box) Plastic Shake Vinyl Siding

by **Novik** >

★★★★★ (12) [Write a Review](#) [Questions & Answers \(8\)](#)



Grace Ice and Water Shield 36 in. x 75 ft., 225 sq. ft.

★★★★★

\$199⁰⁰ /roll

Add To Cart



Armstrong CEILINGS Country Classic 6 in. x 48

★★★★★ (41)

\$67⁶⁰ /case

Add To Cart



Armstrong CEILINGS WoodHaven 5 in x

★★★★★ (45)

\$120⁰⁰ /case

Add To Cart



Loctite TITE FOAM Gaps and Cracks 12 fl. oz. Insulating

★★★★★ (455)

\$39⁴⁷ /case
Was \$71.76

Add To Cart



Armstrong CEILINGS Grenoble 2 ft. x 4

★★★★★ (11)

\$109⁰⁰ /case

Add To Cart



GA
Live Chat
Feedback

Compare Similar Vinyl Siding

		CURRENT PRODUCT		
Brand	Novik	Novik	Novik	Novik
Name	Stone DS - 13.13 in. x 41.5 in. Dry Stack Stone in Flint (25.18 sq. ft. per Box) Vinyl Siding	Shake RS - 14.5 in. x 48.75 in. Rough Sawn Shake in Anthracite (48.84 sq. ft. per Box) Plastic Shake Vinyl Siding	Shake HS - 18.75 in. x 48.38 in. Hand-Split Shake in Khaki (49.36 sq. ft. per Box) Plastic Shake Vinyl Siding	Stone PHC - 48 in. x 18.5 in. Premium Hand-Cut Stone in Shadow Gray (46 sq. ft. per Box) Vinyl Siding
Price	\$148⁰⁰ /case	\$155⁰⁰ /case	\$159⁰⁰ /case	\$289⁰⁰ /case
Ratings	★★★★★ (20)	★★★★★ (12)	★★★★★ (4)	★★★★★ (2)

Profiles

Siding

Features

Material

Product

Width (in.)

Coverage

Area (sq.
ft.)

Product

Length
(in.)

Product

Thickness
(in.)

Vertical or
Horizontal

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[View Product](#)

[View Product](#)



Key Features



Specifications

Dimensions

Coverage Area (sq. ft.)	48.84
Product Length (in.)	48.75 in

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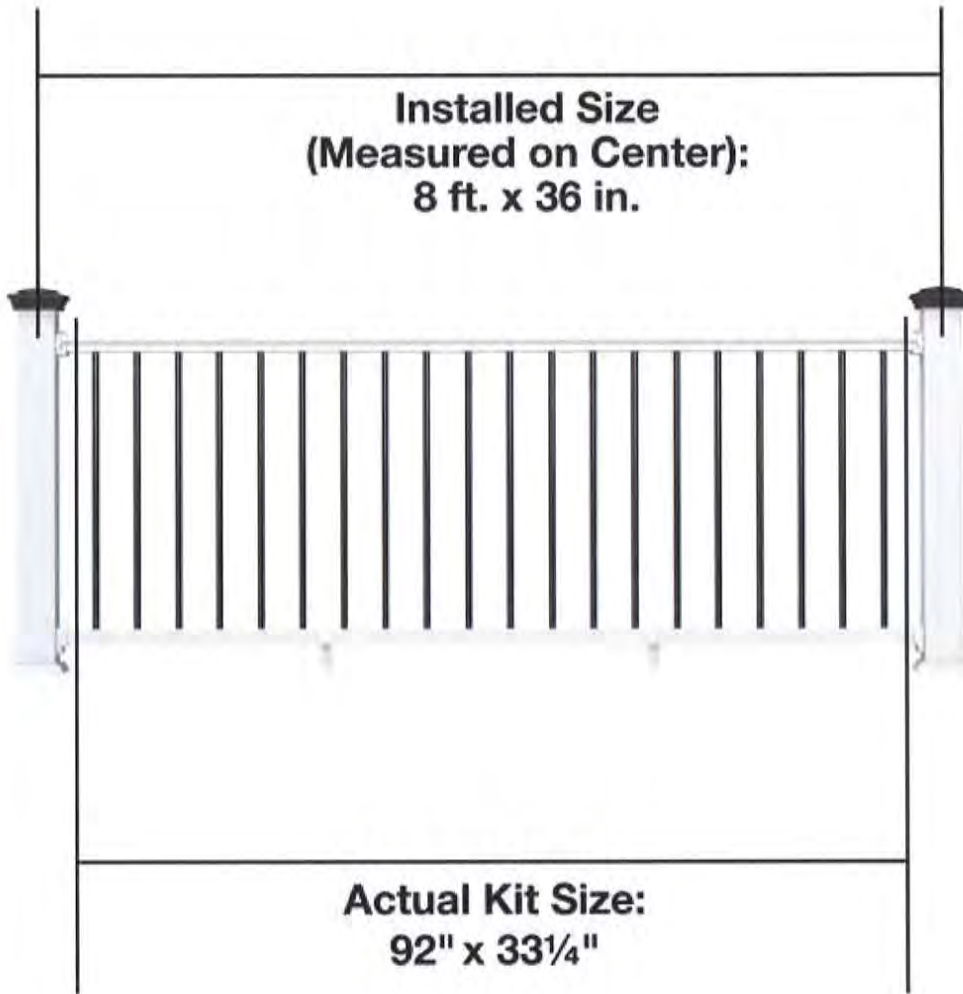
composite railing black and white



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Internet #206858786 Model #73024860 Store SKU #1001754632



595

Traditional 8 ft. x 36 in. White PolyComposite Rail Kit with Black Metal Balusters
by **Veranda** >

Jacket

\$13.57

Product Overview



Internet #206858786 Model #73024860 Store SKU #1001754632

[Info & Guides](#)

x Get Everything You Need (5)



Veranda
4 in. x 4 in. Black Craftsman
Post Cap

★★★★★ (60)

\$10⁴⁷

Add To Cart



4 in. x 4 in. x 39 in. White
Traditional Post Jacket

★★★★★ (289)

\$13⁵⁷

Add To Cart



Veranda
4 in. x 4 in. x 100 in. White
Traditional Post Jacket








★★★★★ (252)

\$25⁹⁸

Add To Cart

Compare Similar Deck Railing Systems



				
Brand		Veranda	Weatherables	Aria Railing
Name	6 ft. Pressure-Treated Aluminum and Southern Yellow Pine Preassembled Rail	Traditional 8 ft. x 36 in. White PolyComposite Rail Kit with Black Metal Balusters	Naples 3 ft. H x 8 ft. W White Vinyl Railing Kit	36 in. x 6 ft. Black Powder Coated Aluminum Preassembled Deck Railing
Price	\$81⁹⁸	\$116⁰⁰	\$122⁴⁶	\$170⁹⁸
Ratings	 (201)	 (111)	 (141)	 (57)

Material

Features

Railing Type

Includes

Interior/Exterior

Stair Part Type


Product Width (in.)

[View Product](#)

[View Product](#)

[View Product](#)

[View Product](#)

Key Features 

Specifications

Dimensions

Picket Spacing (in.)	3.75
Product Depth (in.)	4.063 in
Product Height (in.)	36 in
Product Width (in.)	96 in

Details

Baluster Rails per Panel	15
Color Family	Silver
Features	Water Resistant
Includes	No Additional Items Included
Interior/Exterior	Exterior
Material	Vinyl
Post Rails per Panel	2
Product Weight (lb.)	34.65 lb
Railing Type	Railing Kit
Returnable	90-Day
Stair Part Type	Accessory
Structural/ornamental	Structural/ornamental

Customers Who Viewed This Also Viewed



Best Seller

Veranda Traditional
6 ft. x 36 in. White
PolyComposite

Veranda Traditional
6 ft. x 36 in. White
PolyComposite

Veranda Traditional
6 ft. x 36 in. White
PolyComposite

6 ft. Pressure-
Treated Aluminum
and Composite

Aria Railing 36 in. x
6 ft. Black Powder
Coated Aluminum

We



2168
2166

USE 2
2166 CLAUSE

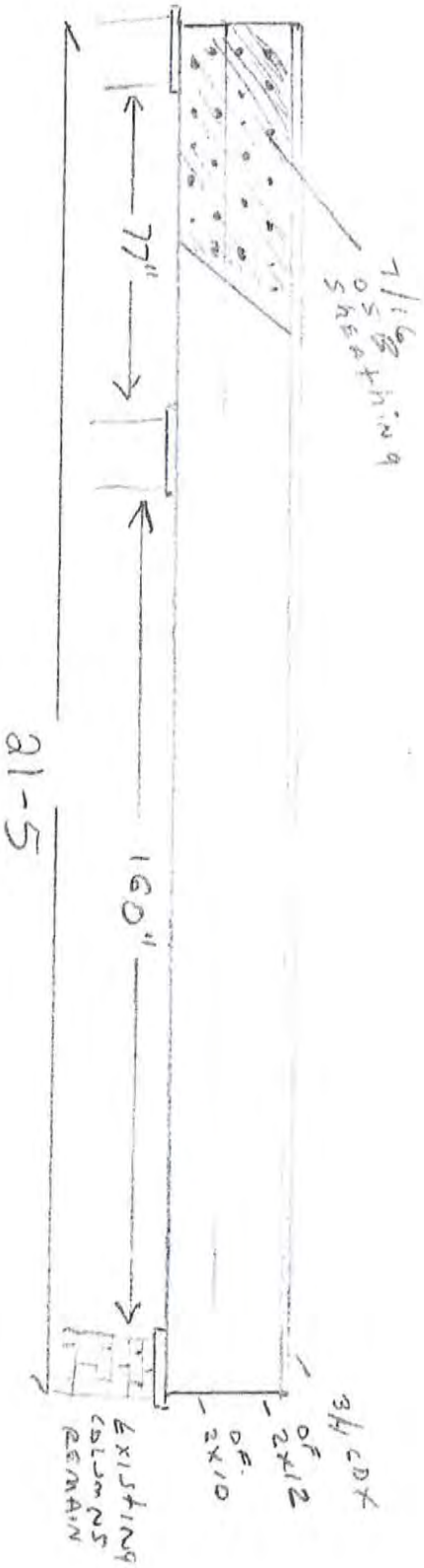
FRONT VIEW
MID SECTION FRAMING
DOUGLAS FIR
NOTE/MASONRY REMAINS

3/8 = 1

①



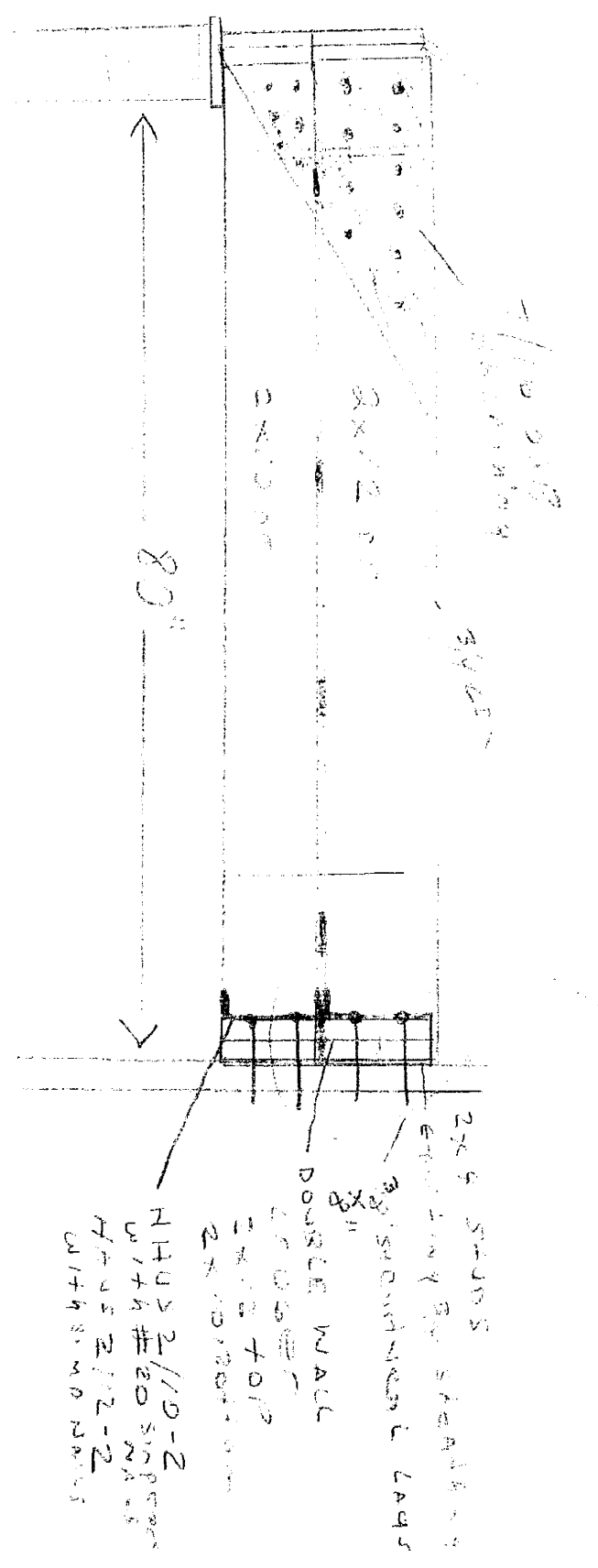
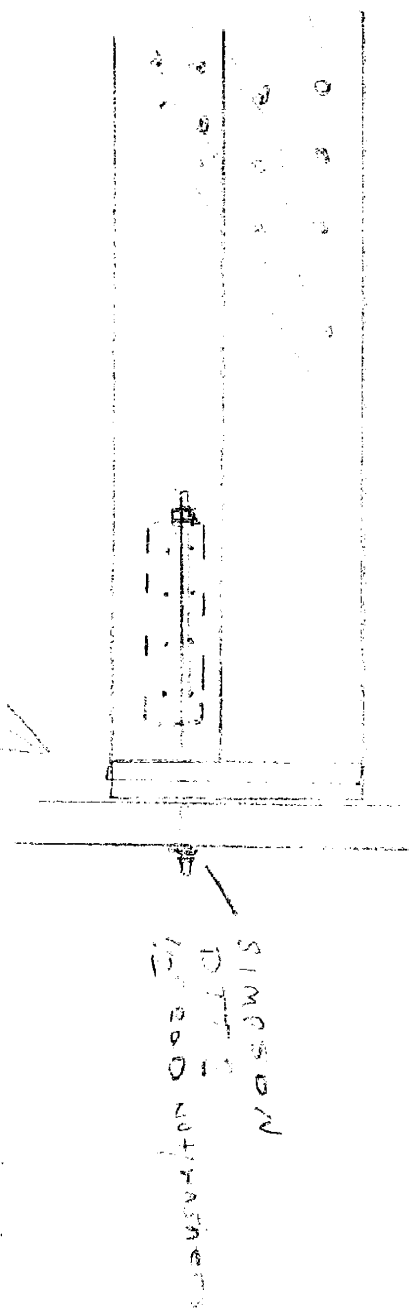
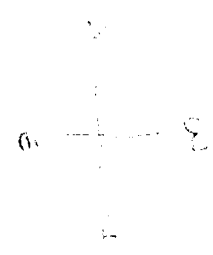
FRONT
VIEW
MID LEVEL
FRAMING



W.F. 212
 2" x 4" L CLASSEN CR

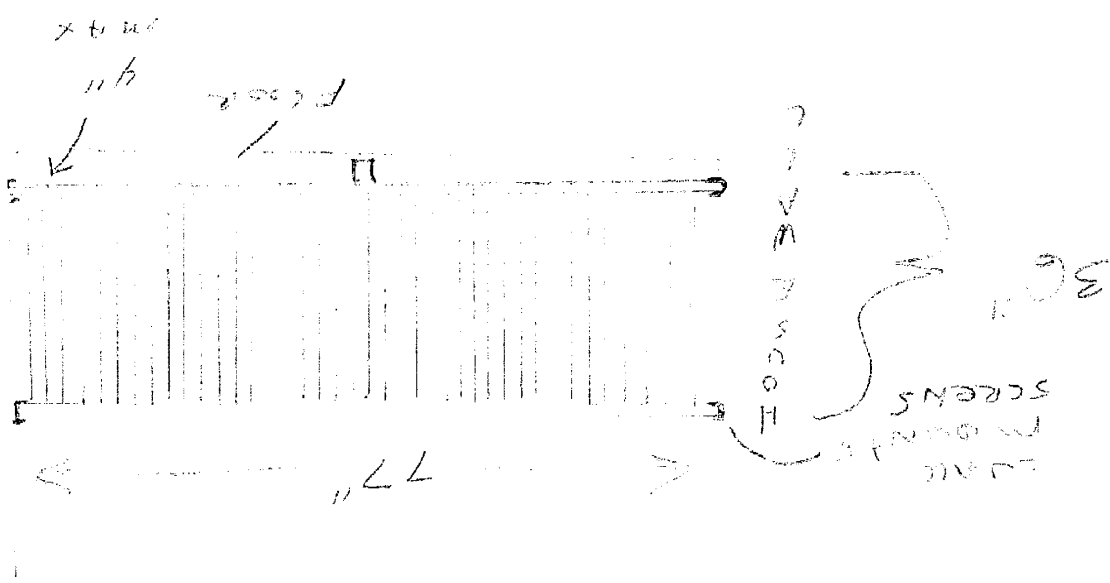
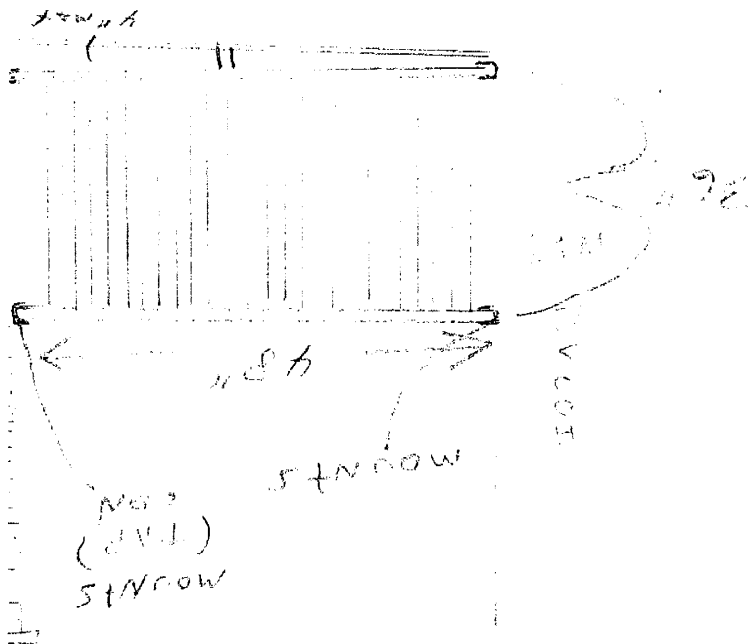
SIDE VIEW
 MIO SE L FIDN 3/4" = 1/2"
 FORMING
 BRICKWORK

(9)



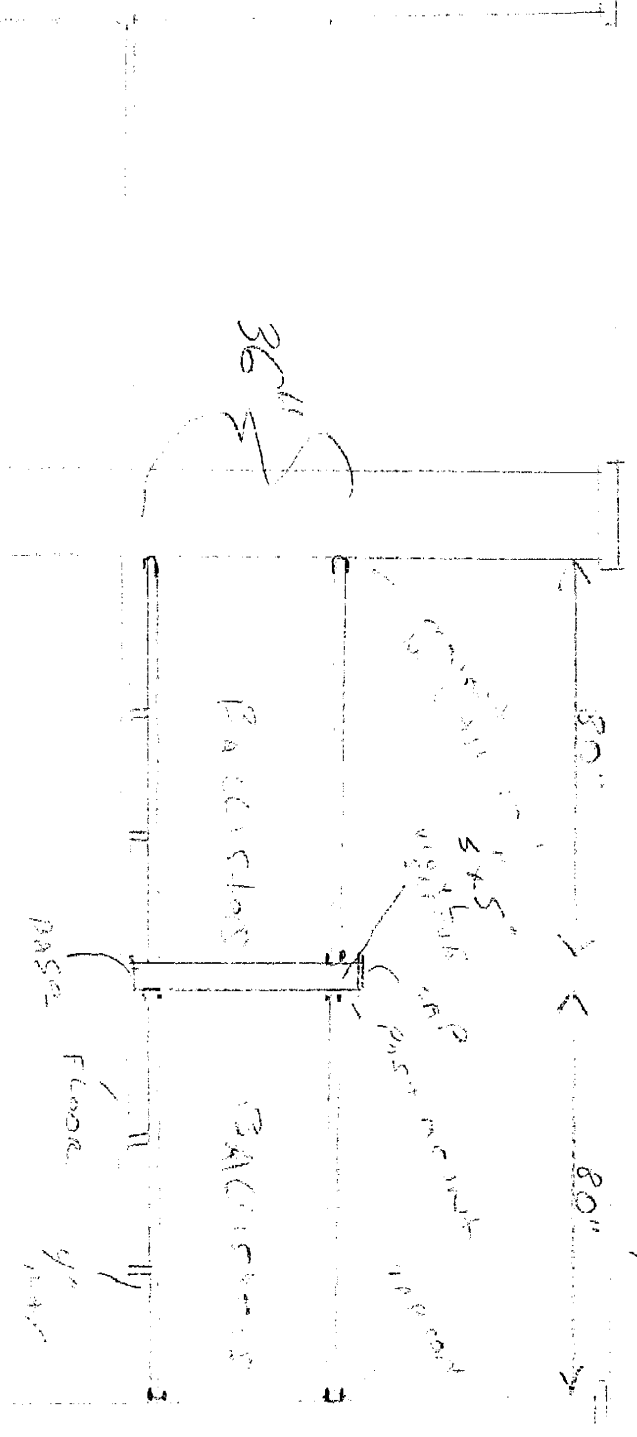
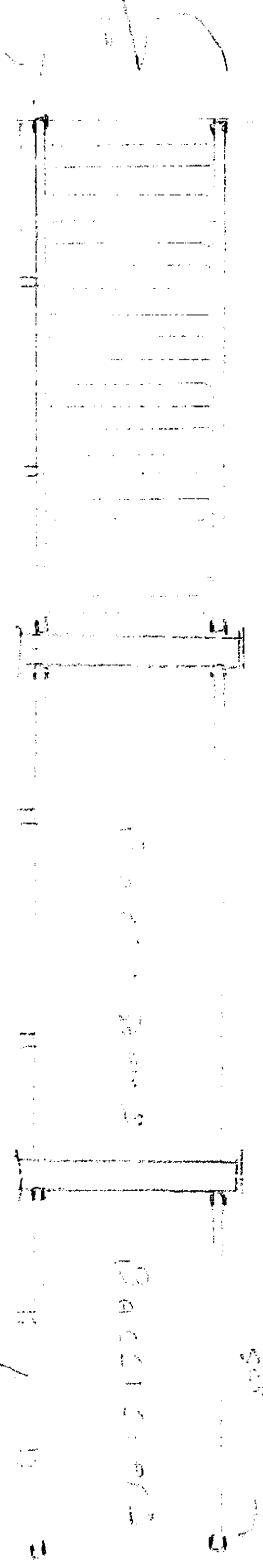
2x4 STUDS
 EXTERIOR BRICKWORK
 3\"/>

80"



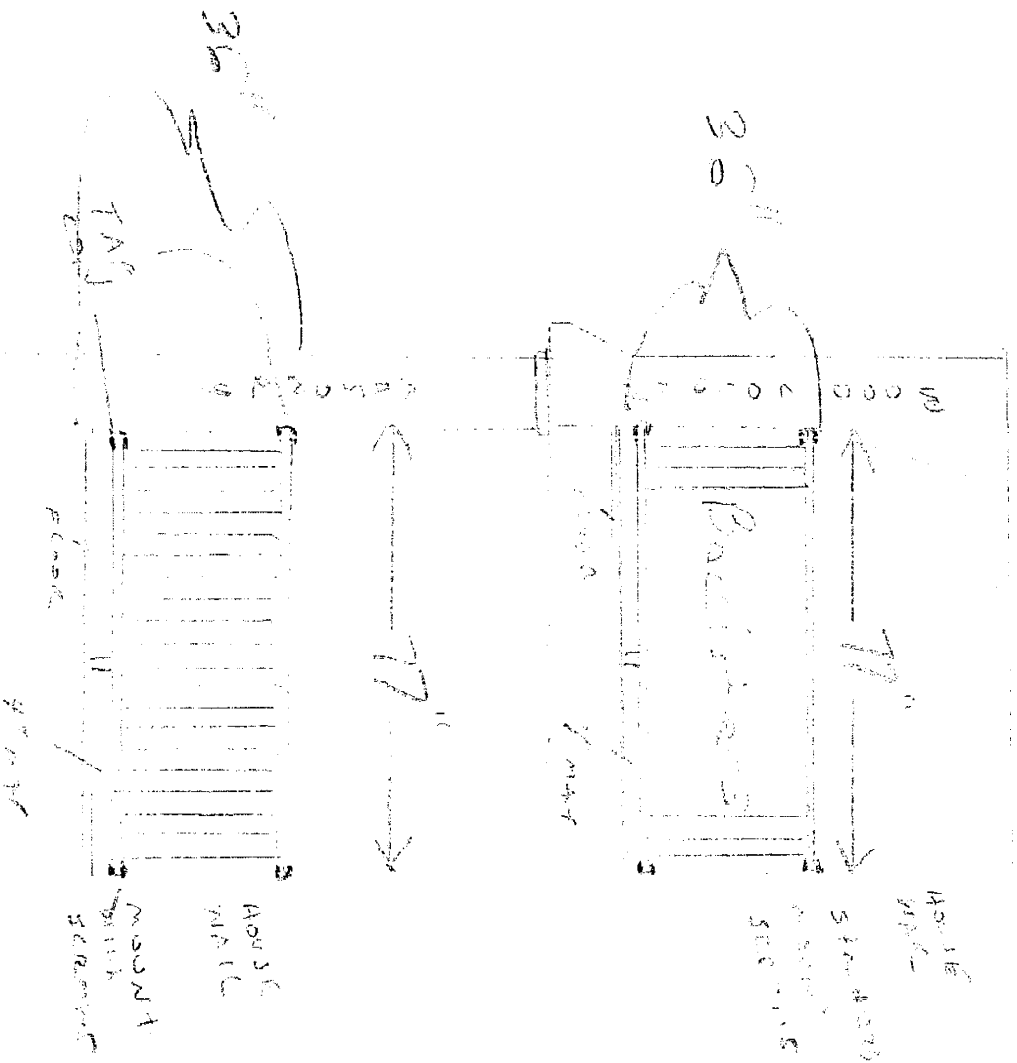
RAILS
 SOUTH ELEVATION
 6

RAILS EAST ELEVATION
 W/BER
 2166 CLEARANCE
 7



CORNER RAIS DETAIL
216" CLEARANCE NORTH ELEVATION

8



Homeowner

Weber 2166 Clarence Work description

- 1) Lift/hold the second level roof.
- 2) Remove ALL railings at all levels and related post and mounting components.
- 3) Remove the second level flared support walls.
- 4) Remove the Entire mid section of the porch (hood, framing, flooring, joist, ceiling, headers, rims).
- 5) Remove the first level flooring and lattice.
- 6) First level framing, all masonry, front steps and stair railing remain.
- 7) Clean up the first level masonry piers and tuckpoint where in need.
- 8) Install temporary plywood over the first level joist.
- 9) Build/Install mid level framing as per plans. Obtain all inspections where required.
- 10) Install $\frac{3}{4}$ cdx over the second level joist and secure with liquid nails and ring shank nails.
Install ice shield over the cdx.
- 11) Build/Install the hood framing and related components as per approved plans.
- 12) Install Koma PVC flooring over the deck and secure to the cdx/joist with 2-1/2" trim screws.
- 13) Build framing and install sheathing over the second level walls/columns.
- 14) Install 2by6 framing in mid level ceiling to support the ceiling. Install 7/16 osb over the ceiling joist.
- 15) Remove temporary deck on first level and Install new Flooring. Exact flooring to be determined. The joist will have custom shims installed as sleepers to raise the level at the house and increase the pitch of the new flooring. Install the selected flooring, to be determined.
- 16) Install vinyl soffit (trip 4" solid) over the first and second level ceilings with J channel. White.
- 17) Install Vinyl shake over the second level columns and the mid section hood.
- 18) Install aluminum wrap over the hood gutter board and install white seamless aluminum gutters around the 3 sides connecting to the existing spouting/drains. White gutters, hidden screw fasteners every 32". .027 gauge aluminum.
- 19) Build install the Lattice as per approved drawings.
- 20) Build install Railing systems as per approved drawings.
- 21) Clean up and remove all debris from the property.
- 22) Total price Materials, supplies, labor, Plans, permit, Hauling using primed 5/4 by 4 flooring down and Koma pvc 1 by 4 t/g up. 23,055.90/

- PAGE 1)
- 1) FRONT FRAMING MID SECTION
 2. SIDE VIEW MID FRAMING
 3. TOP VIEW MID FRAMING
 4. LATTICE DETAIL & HOOD DETAIL
 5. RAILINGS PICS
 6. RAIL DETAIL SOUTH
 7. RAIL DETAIL EAST
 8. RAIL DETAIL NORTH



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Application Cover Page

Docket No.: 05-43-21

Permit No.: BBS21-000053

Applicant Name: Harry Lee, 1070

Project Address: 12900 Clifton Boulevard

Project Name: n/a

Project: Applicant proposes the reconstruction of a front porch.

MD

12900 CLIFTON BLVD.

**Front Porch Design Presentation
for Lakewood Architectural Board of Review**

Prepared by
MODAMERICAN DESIGN

12/15/2020



12922



12906



12900 (Existing)



12558



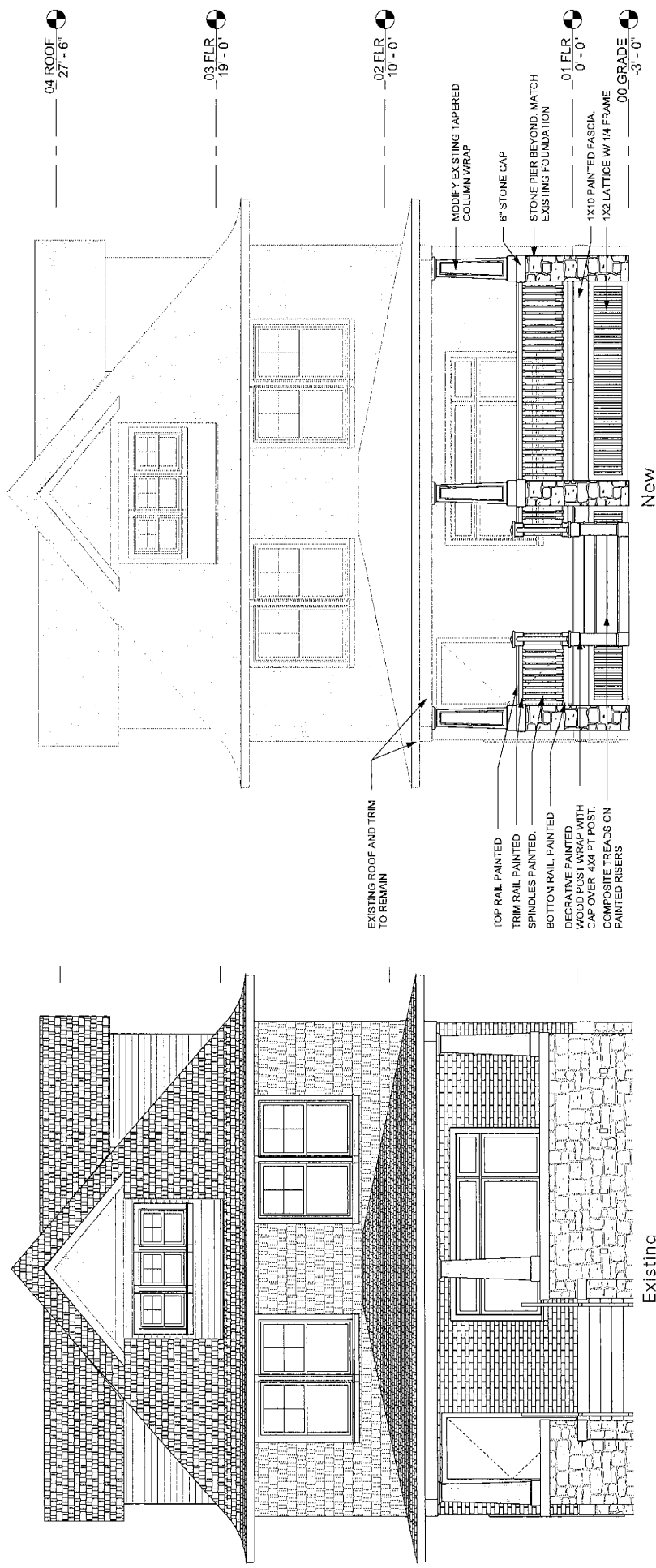
12540



12536

Context along Clifton

12900 CLIFTON BLVD.



04 ROOF
-27'-6"

03 FLR
-19'-0"

02 FLR
-10'-0"

01 FLR
0'-0"

00 GRADE
-3'-0"

EXISTING ROOF AND TRIM
TO REMAIN

TOP RAIL PAINTED
TRIM RAIL PAINTED
SPINDLES PAINTED
BOTTOM RAIL PAINTED
DECORATIVE PAINTED WITH
1/2" POST WITH
CAP OVER 1/4" PT POST.
COMPOSITE TREADS ON
PAINTED RISERS

MODIFY EXISTING TAPERED
COLUMN WRAP

6" STONE CAP

STONE PIER BEYOND MATCH
EXISTING FOUNDATION

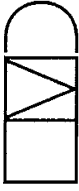
1X10 PAINTED FASCIA

1X2 LATTICE W/ 1/4" FRAME

New

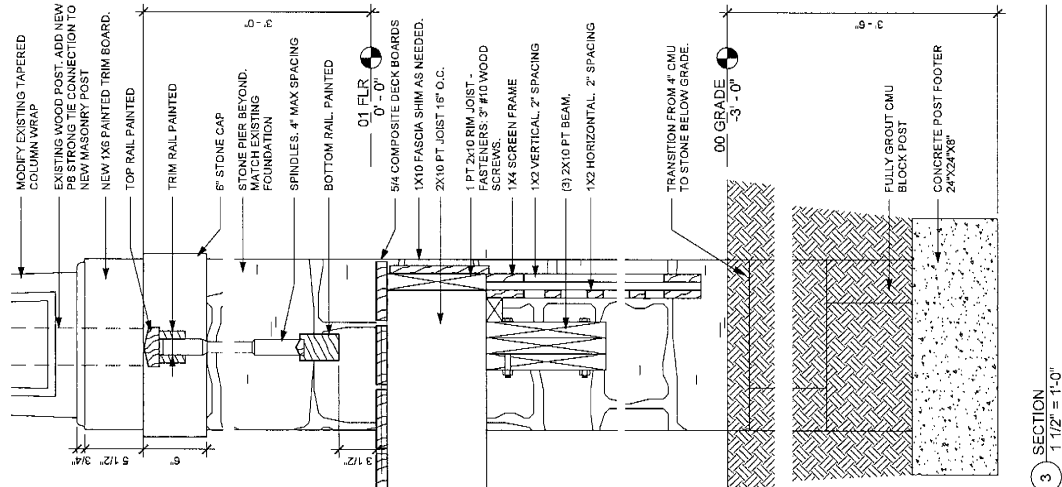
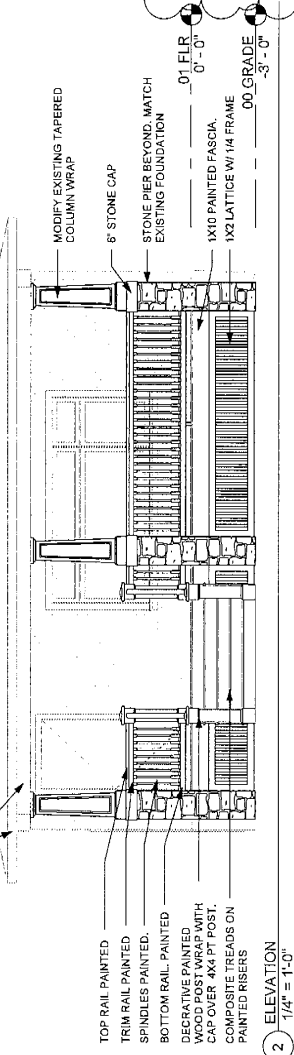
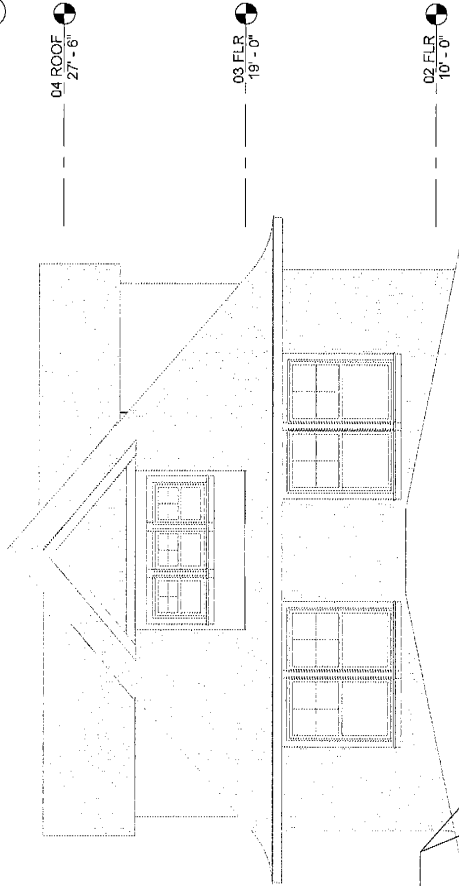
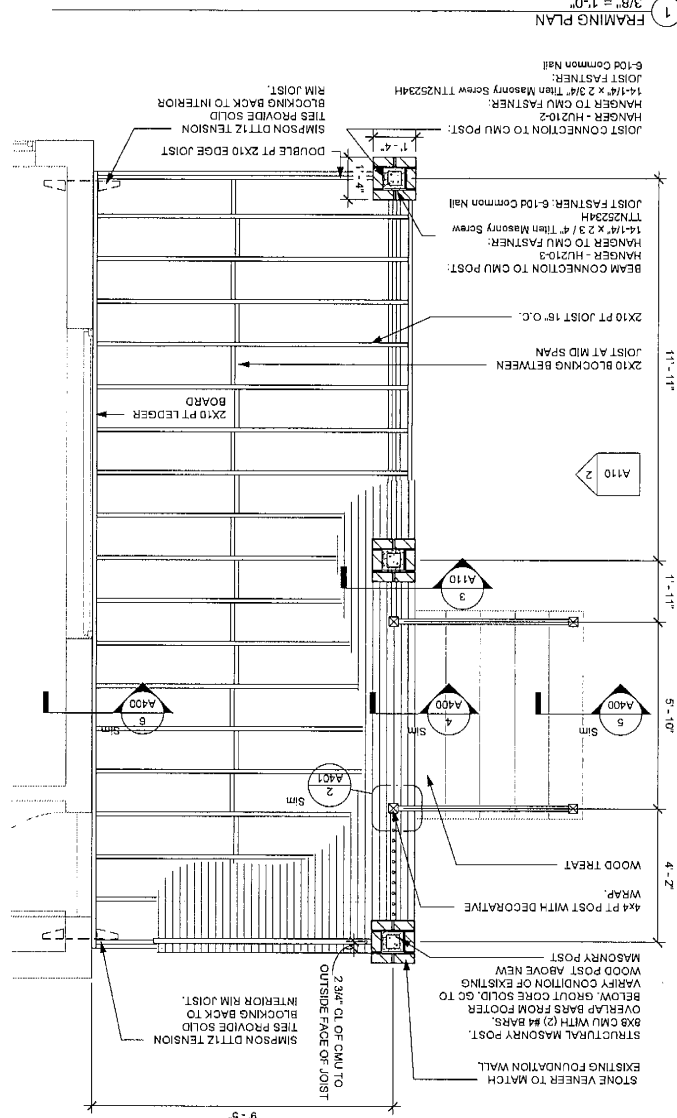
Existing

ELEVATIONS



MODAMERICAN DESIGN
 15610 ALDERSYDE DR
 SHAKER HEIGHTS OH 44120
 T: 216.400.8585
 © MODAMERICAN DESIGN LLC, ALL RIGHTS RESERVED

Issued / Revised
 No. 2 Date 12/17/20 Description FRONT PORCH



ISSUED FOR PERMIT
04.27.2020

Clifton Renovation
 12900 Clifton Blvd,
 Lakewood, OH 44107
 Project No. 20,868

FRONT PORCH

A110

CD



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 05-44-21

Permit No.: BBS21-000054

Applicant Name: Michael Palleschi

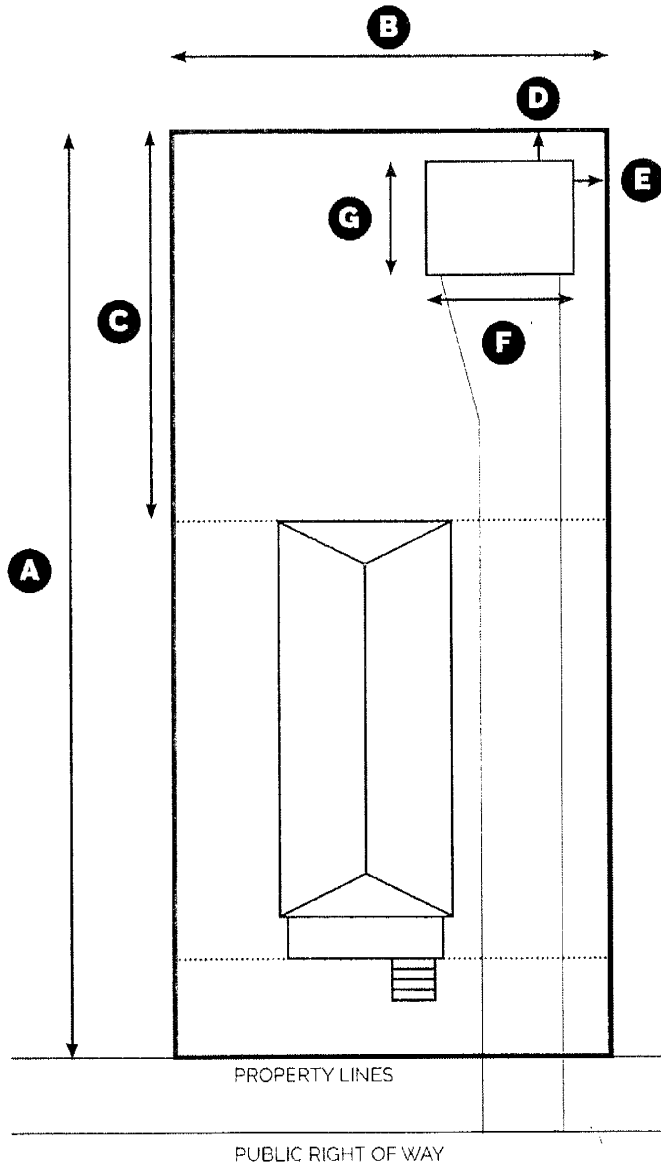
Project Address: 1522 Wayne Avenue

Project Name: n/a

Project: Applicant proposes metal siding on a new garage.

**DETACHED GARAGE PLACEMENT
 PLACEMENT WORKSHEET (RIGHT-HAND OPTION)**

PROPERTY ADDRESS: 1522 Wayne Ave



ORIENTATION

NORTH
 (INDICATE DIRECTION)



DETACHED GARAGE (IN FEET)

A	LOT DEPTH	<u>239</u>
B	LOT WIDTH	<u>40</u>
C	REAR YARD DEPTH	<u>157</u>
D	REAR SETBACK	<u>92</u>
E	SIDE SETBACK	<u>1'6"</u>
F	GARAGE WIDTH	<u>20</u>
G	GARAGE DEPTH	<u>36</u>

GARAGE AREA (WIDTH X DEPTH)
720 SF

DRIVE WAY

REPLACEMENT	<u>Y / (N)</u>
DRAIN	<u>Y / (N)</u>

SITE PLAN

STARTING MARCH 01, 2021, A LEGAL BOUNDARY SURVEY IS REQUIRED.

The applicant will need to provide an accurate boundary survey showing property lines and survey pin locations.

Address: 1522 Wayne Ave
Owner: Mike Palleschi
Phone: 330-338-8920
Email: mp785@hotmail.com

This request is for permission to use steel siding on new garage. The siding would be ordered in clay to match the house. Roof would be brown to match the front porch and some other trim.



Clay



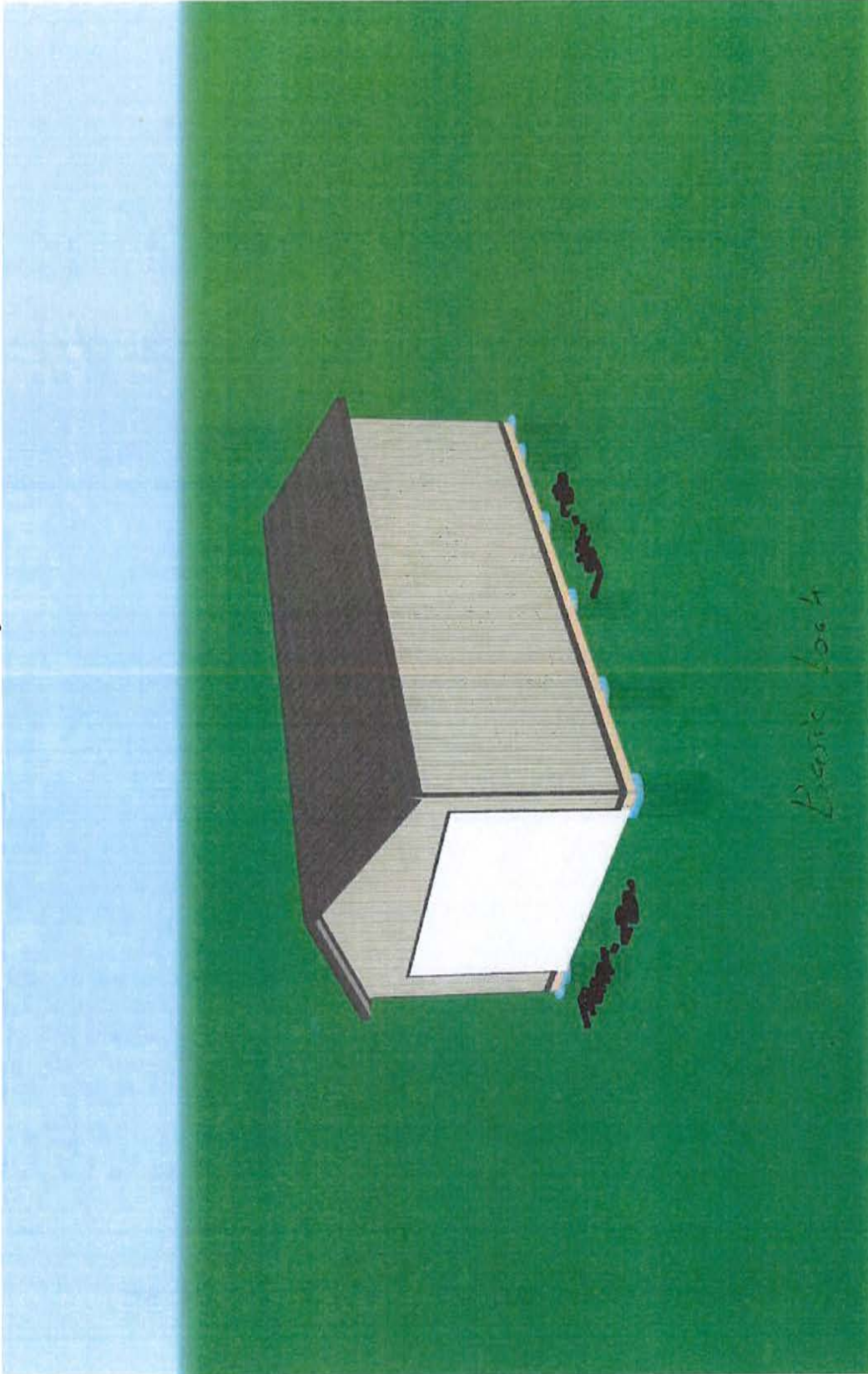
Brown

Metal side that would be used is:

- 29-gauge high tensile steel
- Dent-resistant, weather-tight, minimal expansion/contraction
- Extremely resistant to mildew, peeling, flaking, chalking and fading
- Galvalume coated – a patented aluminum-zinc alloy coating that provides a heavy-duty base for primer and pigment coats
- Top coat is pigmented silicone polyester specifically designed to withstand the effects of sun, wind, rain, heat and cold

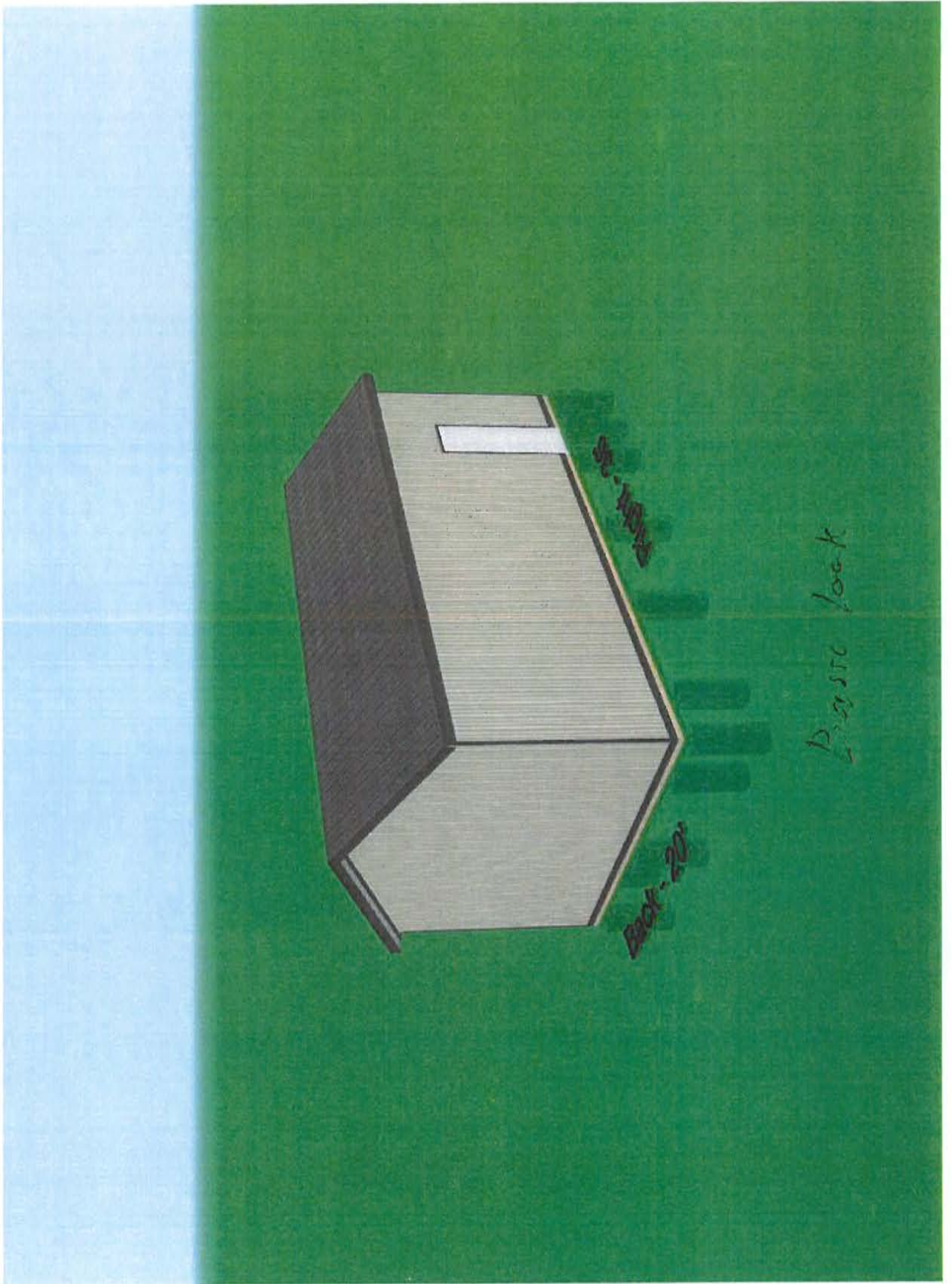


Basic look of new garage with steel siding



Basic look

Peace Of Mind Comes Standard With Every Building



Current two car garage that would be torn down.





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Application Cover Page

Docket No.: 05-45-21

Permit No.: BBS21-000055

Applicant Name: Patrick Beam, 9th Avenue Designs

Project Address: 1033 Roy Drive

Project Name: n/a

Project: Applicant proposes landscaping and new patio.

This drawing and the ideas it represents are the legal property of 9th Avenue Designs. It may not be used, duplicated or disclosed without written permission. All codes supersede this drawing and it is the responsibility of the installer to verify. This drawing may be subject to approval by homeowners associations or governmental bodies. Installation company is responsible for obtaining all permits necessary and for contacting Ohio Utilities Protection Services 800-362-2764. All measurements and grades are to be verified by installation company. 9th Avenue Designs is not responsible for errors. Installation company is to verify property lines, setbacks and easements; it is their responsibility to install all materials per manufacturer or professional standards. If deer are hungry enough they will eat almost any plant. If homeowner observes deer grazing or signs of deer it is the homeowner's responsibility to protect plantings. If 9th Avenue Designs is not used for the installation or supervising services, they will be held harmless and not responsible for errors and misinterpretations.

EXISTING CONDITIONS



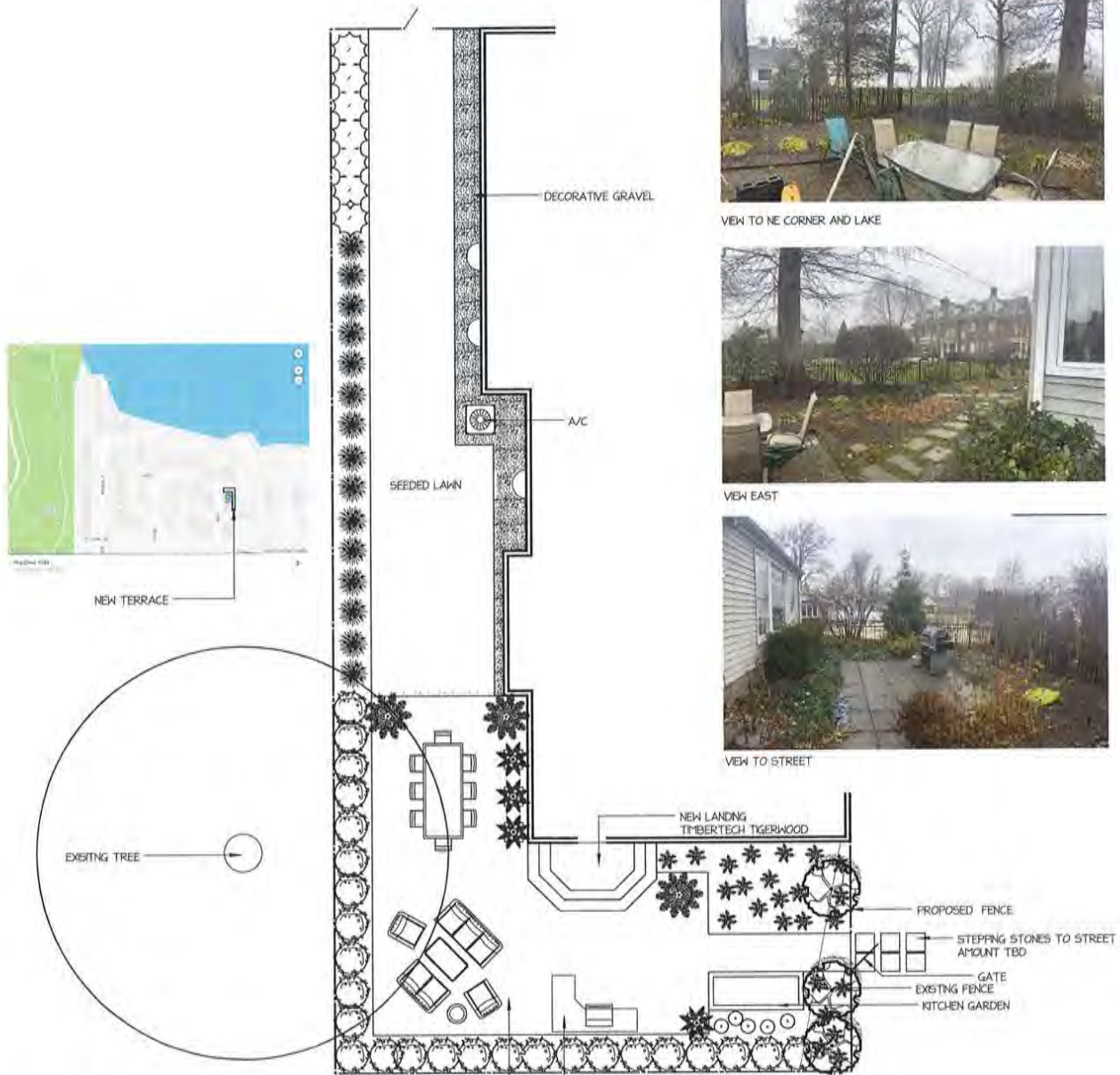
VIEW TO NE CORNER AND LAKE



VIEW EAST



VIEW TO STREET



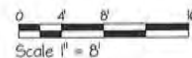
NEW LANDING
TIMBER TECH --TIGERWOOD



NEW TERRACE TO REPLACE EXISTING
INLOCK BRUSSELS BLOCK N SIERRA COLOR



RENDERING OF
PROPOSED KITCHEN



Thomas Residence
1033 Roy Drive
Lakewood, Ohio 44107

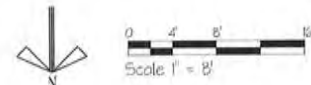
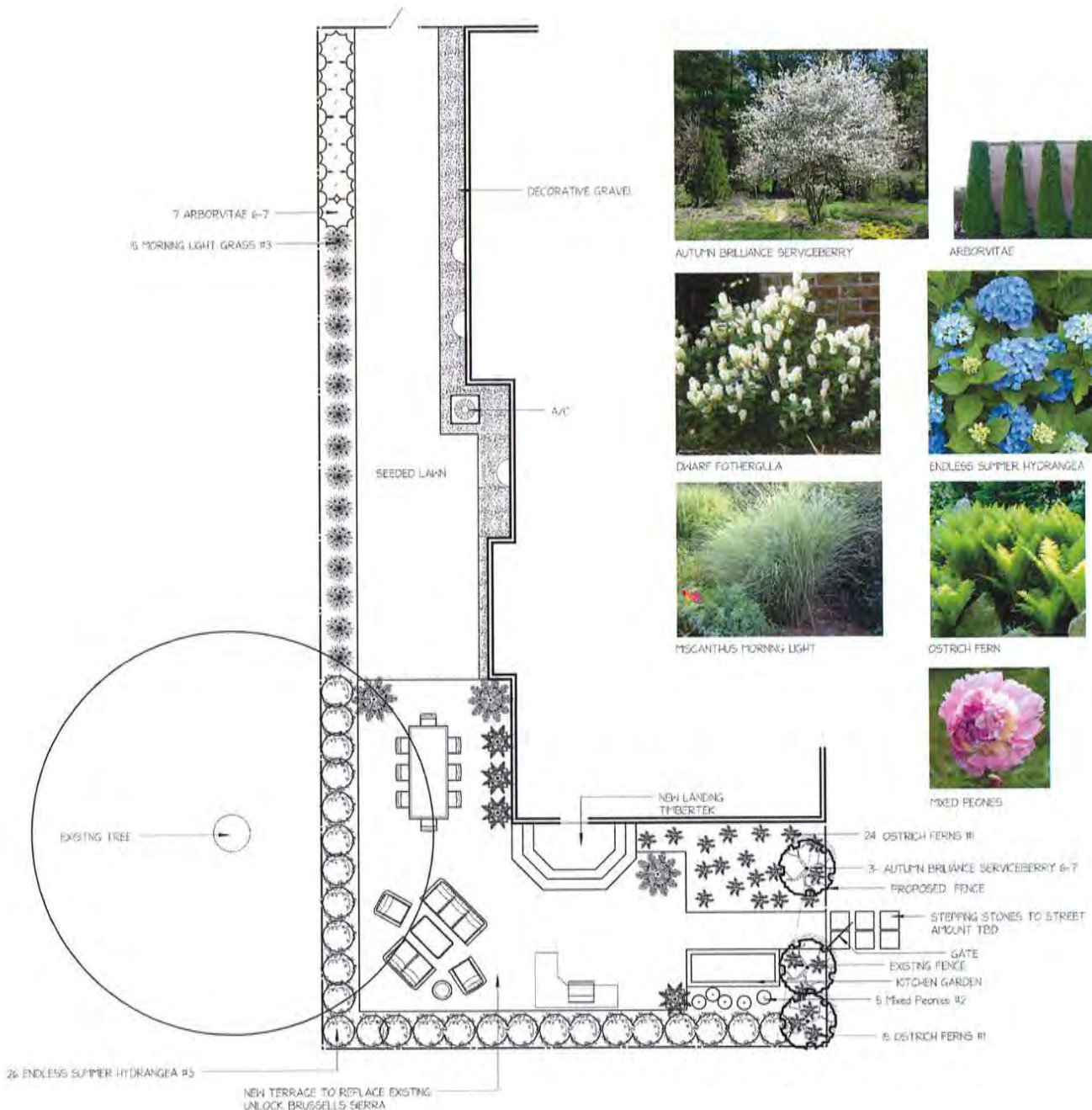
Drawn By:
pb
Checked By:
Pat Beem

Sheet Number :
1 of 3
Sheet Description :
Site Plan
Date :
April 27, 2021

9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavenuedesigns.com



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Thomas Residence
1033 Roy Drive
Lakewood, Ohio 44107

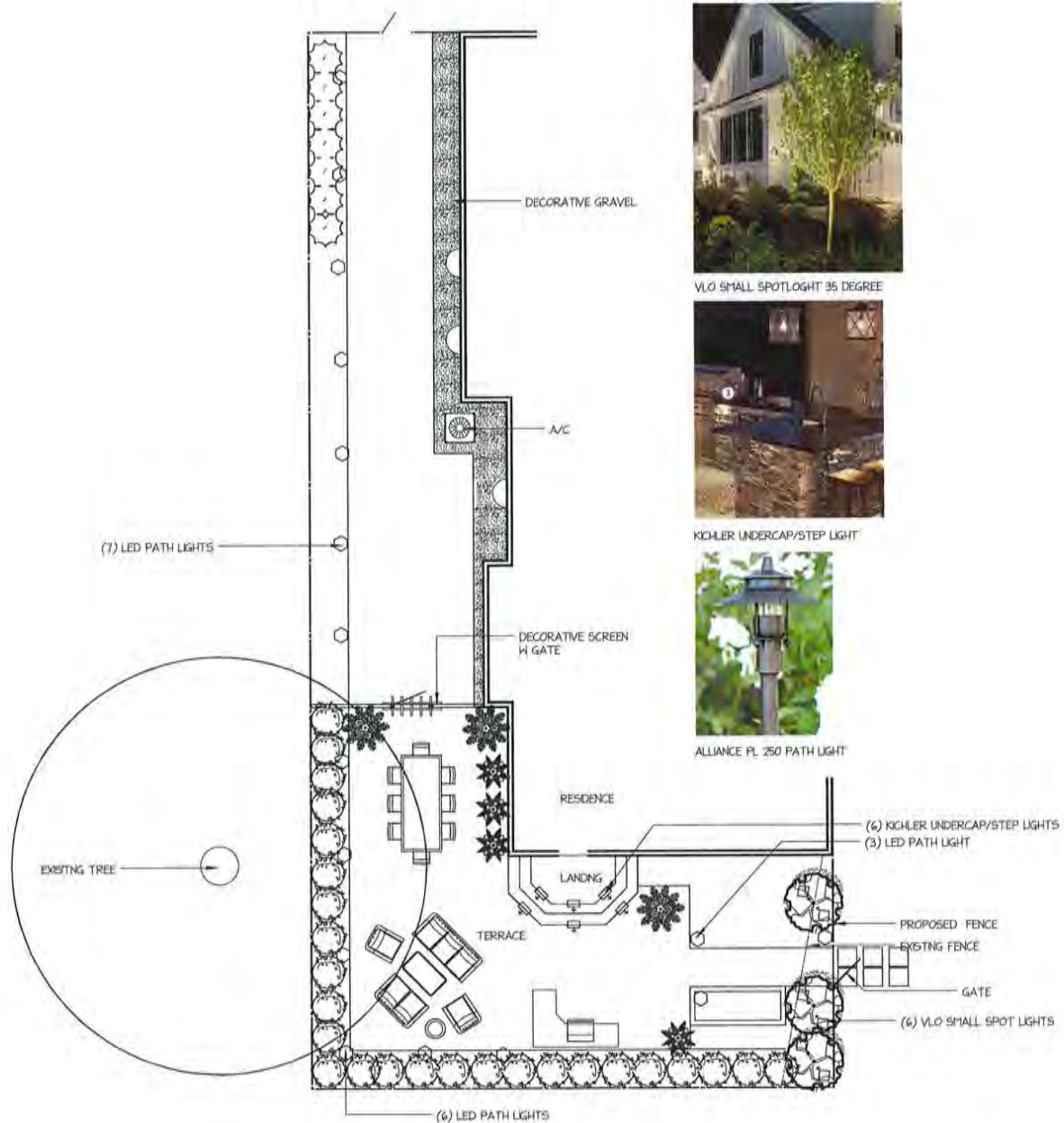
Drawn By:
pb
Checked By:
Pat Beem

Sheet Number:
2 of 3
Sheet Description:
Planting Plan
Date:
April 13, 2021

9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavedesigns.com

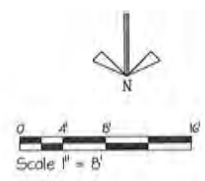


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LIGHTING PLAN

- ◻ 6 KICHLER VLO SMALL SPOT LIGHTS 35 DEGREE
- 16 PATH LIGHTS --ALLIANCE PL 250
- ▣ 6 KICHLER UNDERCAP/STEP LIGHTS



Thomas Residence
1033 Roy Drive
Lakewood, Ohio 44107

Drawn By:
pb
Checked By:
Pat Beorn

Sheet Number :
3 of 3
Sheet Description :
Lighting Plan
Date :
April 13, 2021

9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavenuedesigns.com





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Application Cover Page

Docket No.: 05-46-21

Permit No.: BBS21-000059

Applicant Name: Daniel Margulies, Daniel Margulies Co., Inc.

Project Address: 14523-27 Madison Avenue

Project Name: Sarita a Restaurant

Project: Applicant proposes an outdoor bar, fence, fireplace, and dumpster enclosure on an existing rear patio.

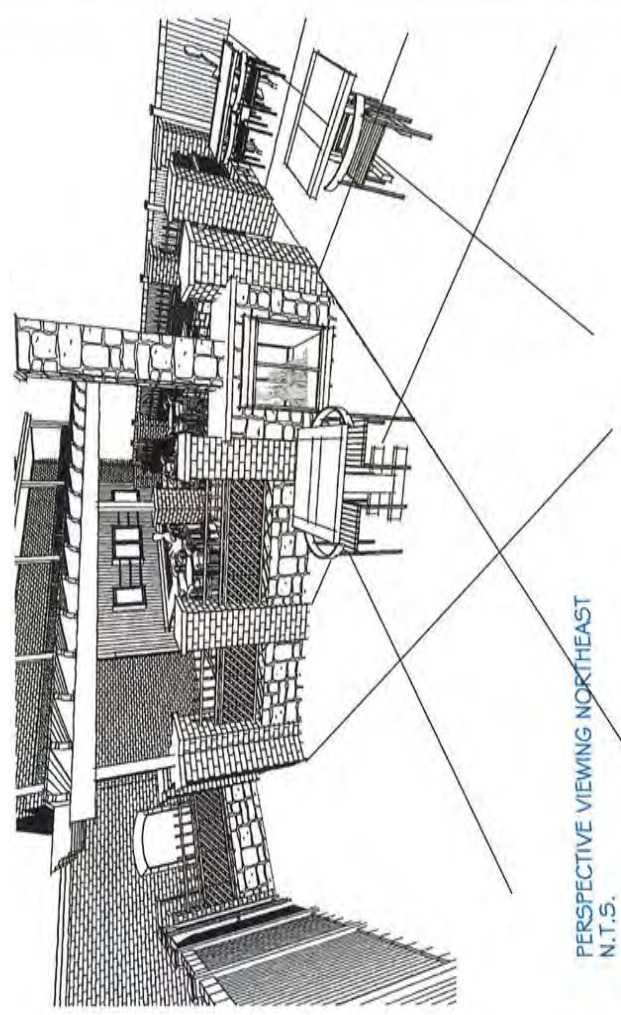
DATE: 11.18.23
 FOR: LAKESIDE PLANNING COMMISSION AND BOARD APPLICATION
 PROJECT: SARITA A RESTAURANT

DESIGN: DANIEL MARGULIES COMPANY INC.
 1210 CHASE AVENUE
 LAKESIDE, OHIO 44107
 TEL: 440.356.0888
 EMAIL: danie@dmc.ohiocentral.com



SARITA A RESTAURANT
 14523 MADISON AVENUE
 LAKEWOOD, OHIO

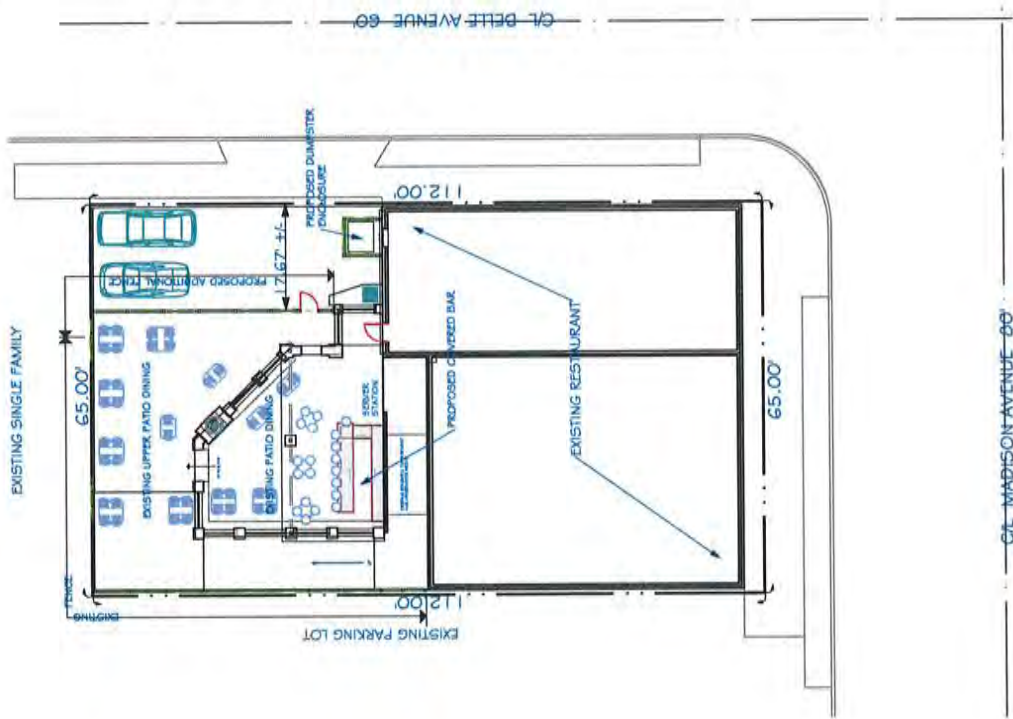
SHEET NO. 1



PERSPECTIVE VIEWING NORTHEAST
 N.T.S.

PATIO RENOVATION for:
SARITA A RESTAURANT
 14523 MADISON AVENUE
 LAKEWOOD, OHIO

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • SITE PLAN
2	PATIO FLOOR PLAN
3	PERSPECTIVE VIEWING NORTHEAST
4	PERSPECTIVE VIEWING NORTHWEST
5	PROPOSED BAR PERSPECTIVE VIEWING NORTHEAST
6	EXISTING CONDITIONS PHOTOGRAPHS



SITE PLAN
 1" = 20'

CL MADISON AVENUE 00'

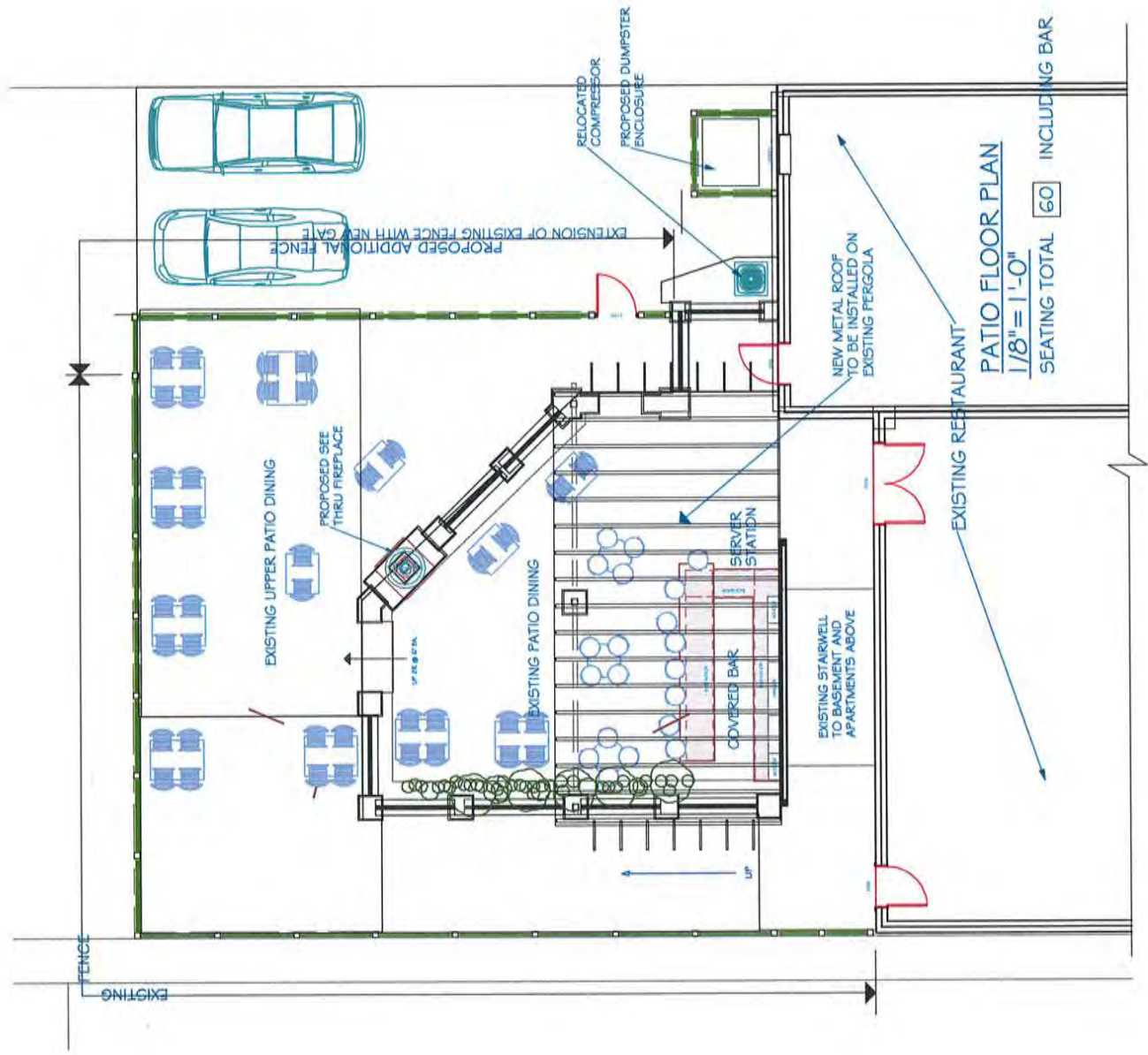
REV. 04.18.21 FOR
LAKEWOOD PLANNING
COMMISSION AND
CITY OF LAKEWOOD
BOARD APPLICATION

DESIGN: DANIEL MARGULIES COMPANY INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0868
EMAIL: danield@dmco.com

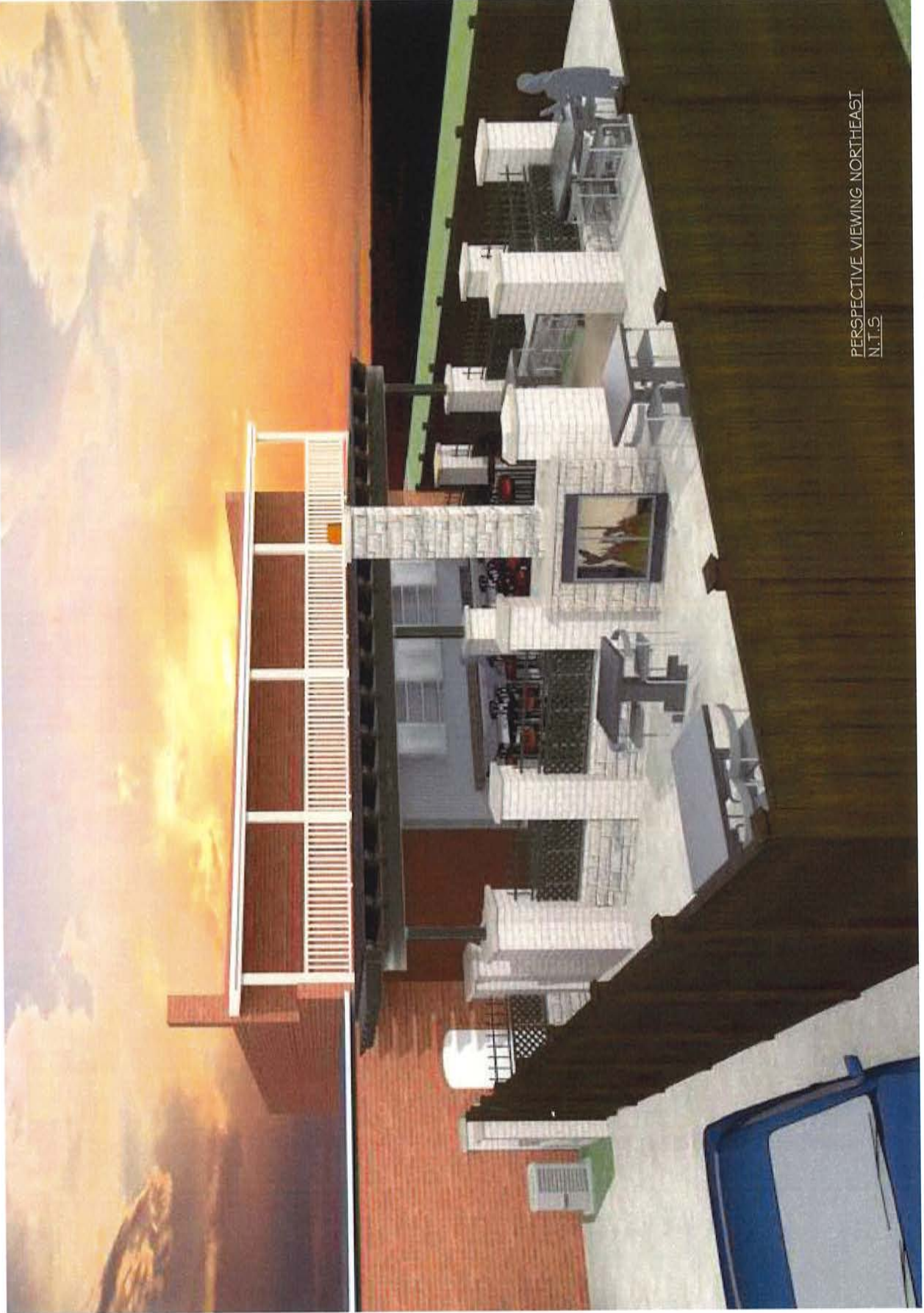


SARITA A RESTAURANT
14523 MADISON AVENUE
LAKEWOOD, OHIO

DATE: 04.18.21
PRELIM.
CONCEPT I
SHEET NO. 2



PATIO FLOOR PLAN
1/8" = 1'-0"
SEATING TOTAL 60 INCLUDING BAR



PERSPECTIVE VIEWING NORTHEAST
N.T.S

ISSUE DATE
03.21.21
PRELIM.
CONCEPT I
SHEET NO.
3

SARITA A RESTAURANT
14523 MADISON AVENUE
LAKEWOOD, OHIO



DESIGN: DANIEL MARGULES COMPANY INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0555
EMAIL: danid@dmc.ohioemail.com

REV.
04.18.21 FOR
LAKEWOOD PLANNING
COMMISSION REVIEW
AND APPROVAL FOR
BOARD APPLICATION

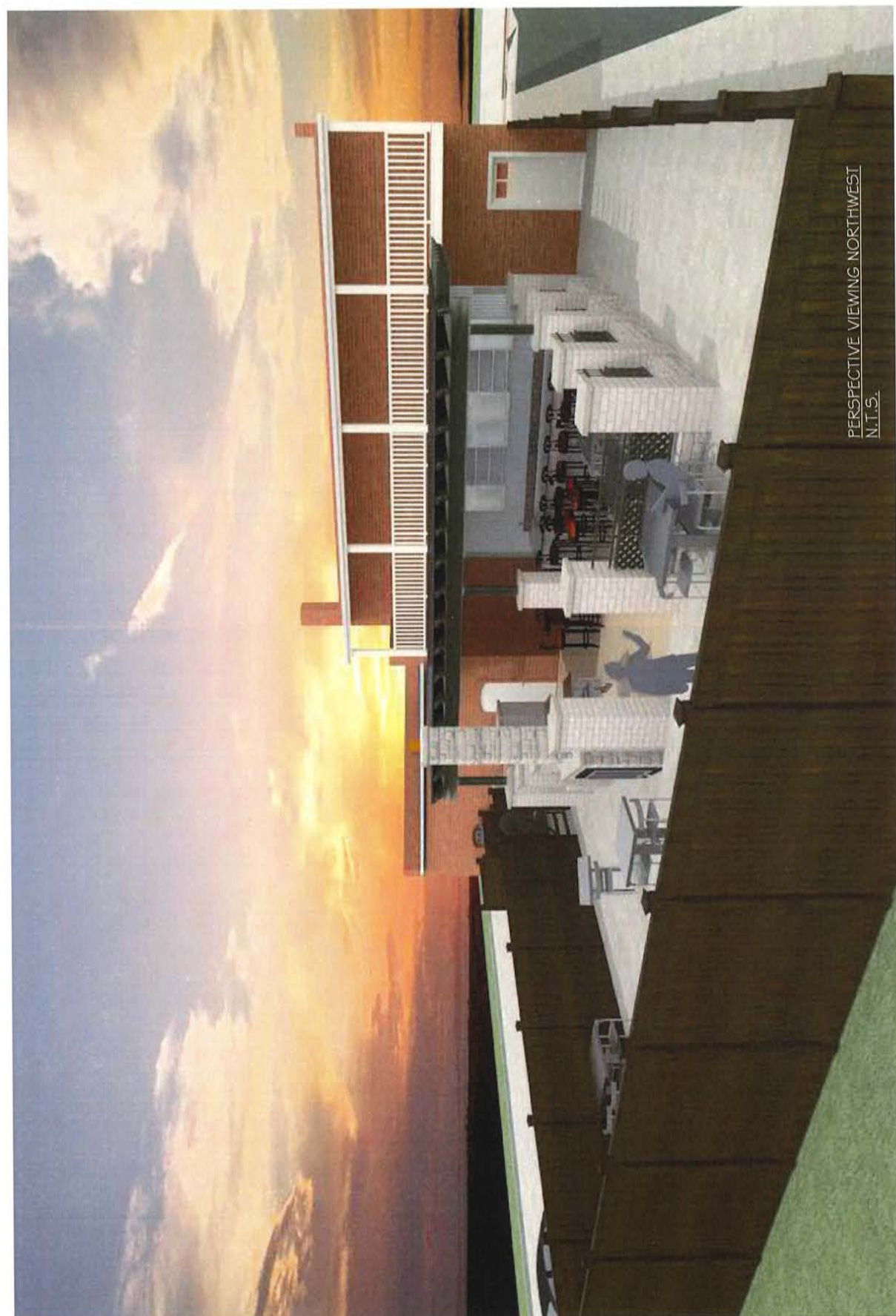
REV.
DATE: 04.18.21
BY: DMC
DESCRIPTION: LAKESIDE PLANNING
CONCEPT AND
CONSTRUCTION AND
BOARD APPLICATION

DESIGN: DANIEL MARGULIES COMPANY INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0855
EMAIL: danield@dmcohiocorpmail.com



SARITA A RESTAURANT
14523 MADISON AVENUE
LAKEWOOD, OHIO

DATE DATE
03.21.21
PROGRAM
CONCEPT 1
SHEET NO.
4



PERSPECTIVE VIEWING NORTHWEST
N.T.S.

REV.
DATE: 04.18.21
FOR: LAKWOOD PLANNING COMMISSION AND BOARD APPLICATION

DESIGN: DANIEL MARGULIES COMPANY INC.
1210 CHASE AVENUE
LAKWOOD, OHIO 44107
TEL: 440.356.0888
EMAIL: daniel@dmc.ohio.com



SARITA A RESTAURANT
14523 MADISON AVENUE
LAKEWOOD, OHIO

ISSUE DATE: 08.21.21
PRELIM. CONCEPT 1
SHEET NO. 5



PROPOSED BAR PERSPECTIVE VIEWING NORTHEAST
N.T.S.

10/21/21

PK 18.21 FOR
LAKEWOOD PLANNING
COMMISSION AND
CITY OF LAKEWOOD
BOARD APPLICATION

DESIGN: DANIEL MARGULIES COMPANY INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0858
EMAIL: danid@dmc.ohio.com



SARITA A RESTAURANT
14523 MADISON AVENUE
LAKEWOOD, OHIO

ISSUE DATE:
08.21.21
PROGRAM:
CONCEPT
SHEET NO. 9





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Application Cover Page

Docket No.: 05-47-21

Permit No.: BBS21-000074

Applicant Name: Charles McGettrick, Architects, C.A. McGettrick

Project Address: 1101 Maple Cliff Drive

Project Name:

Project: Applicant proposes the addition of a sunroom.



I appoint Charles McGettrick as my agent on behalf of my property at 1101 Maple Cliff Dr.

Regards,

Sara Loomer

SUNROOM ADDITION

1101 Maple Cliff Dr.

Lakewood, Ohio
44107

ARCHITECTS C.A. McGETTRICK, LLC

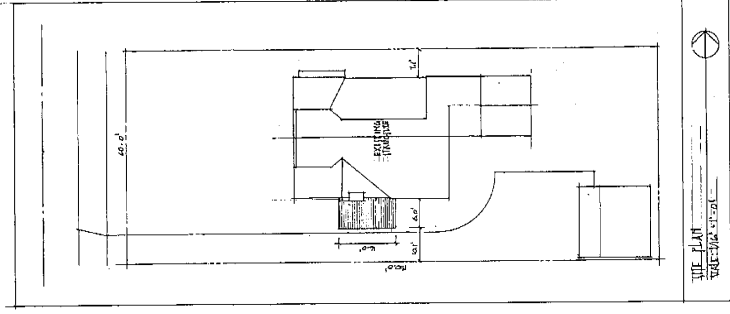
14551 Madison Ave.
Lakewood, Ohio 44107
216-227-0700

GENERAL NOTES

1. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.
2. CONCRETE DESIGN FOR FOOTING SHALL BE MIN. F = 3000 PSI
3. CONCRETE DESIGN FOR FLOOR SLABS SHALL BE MIN. F = 3000 PSI
4. CONTRACTOR SHALL USE NO LESS THAN TYPE "M" OR "S" PORTLAND CEMENTitious FINE AGGREGATE (C.F.A.) POLYMER MODIFIED CONCRETE.
5. CONTRACTOR TO SUPPLY ARCHITECT WITH SHOP DRAWINGS FOR ALL ENGINEERED MEMBERS (I.E. TRUSSES, LVL, PILE ETC) PRIOR TO FABRICATION.
6. ALL STEEL BEAMS, PLATES AND COLLARS SHALL BE ASTM A36 STEEL. MIN. F = 100 KSI.
7. ALL FLOOR JOISTS, CELLULOSE FIBER INSULATION SHALL BE DESIGNED TO BE MIN. F = 100 KSI.
8. WALKWAYS:
BASED ON FULL A300 SERIES VINYL ANCHORED LAMINATE SUB INSULATED WALKWAYS SHALL BE INSTALLED AS CLASS I TRAFFICABLE GRIDDERS ON APPROVED EQUAL COLOR GANES SELECT.
9. DOOR HANGINGS TO BE SELECTED BY OWNER.
10. KITCHEN EQUIPMENT WILL BE FURNISHED BY OWNER.
11. PLUMBING FIXTURES WILL BE FURNISHED BY OWNER.
12. CONTRACTOR TO PROVIDE BULKHEAD PERMITS WITH HEAT LOSS CALCULATIONS PRIOR TO COMMENCEMENT OF WORK.
13. CONTRACTOR TO PROVIDE PERMITS WITH THE COST CONTROL OF THE MEC SECTION THROUGHOUT THE PROJECT. ALL EXHAUST DUCTS SHALL BE 4" DIA. PIPING WITH GROUND CLEARANCE. ALL EXHAUST DUCTS SHALL BE INSTALLED IN WALLS OR CEILING. ALL EXHAUST DUCTS SHALL BE INSTALLED IN WALLS OR CEILING. ALL EXHAUST DUCTS SHALL BE INSTALLED IN WALLS OR CEILING. ALL EXHAUST DUCTS SHALL BE INSTALLED IN WALLS OR CEILING.
14. PLUMBING CONTRACTOR TO PROVIDE BULKHEAD PERMITS WITH PLUMBING ISOMETRIC DRAWING PRIOR TO COMMENCEMENT OF WORK.

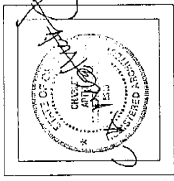
DRAWING INDEX

TS SITE PLAN
A2 FIRST FLOOR PLAN



THE PLAN
DATE: 10/15/10
SCALE: AS SHOWN

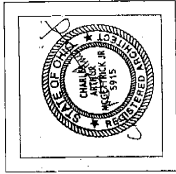
TS



DATE: 10/15/10
SCALE: AS SHOWN
REVISED: 10/15/10

SUNROOM ADDITION
1101 Maple Cliff Dr. Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 FAX: 216-227-0712

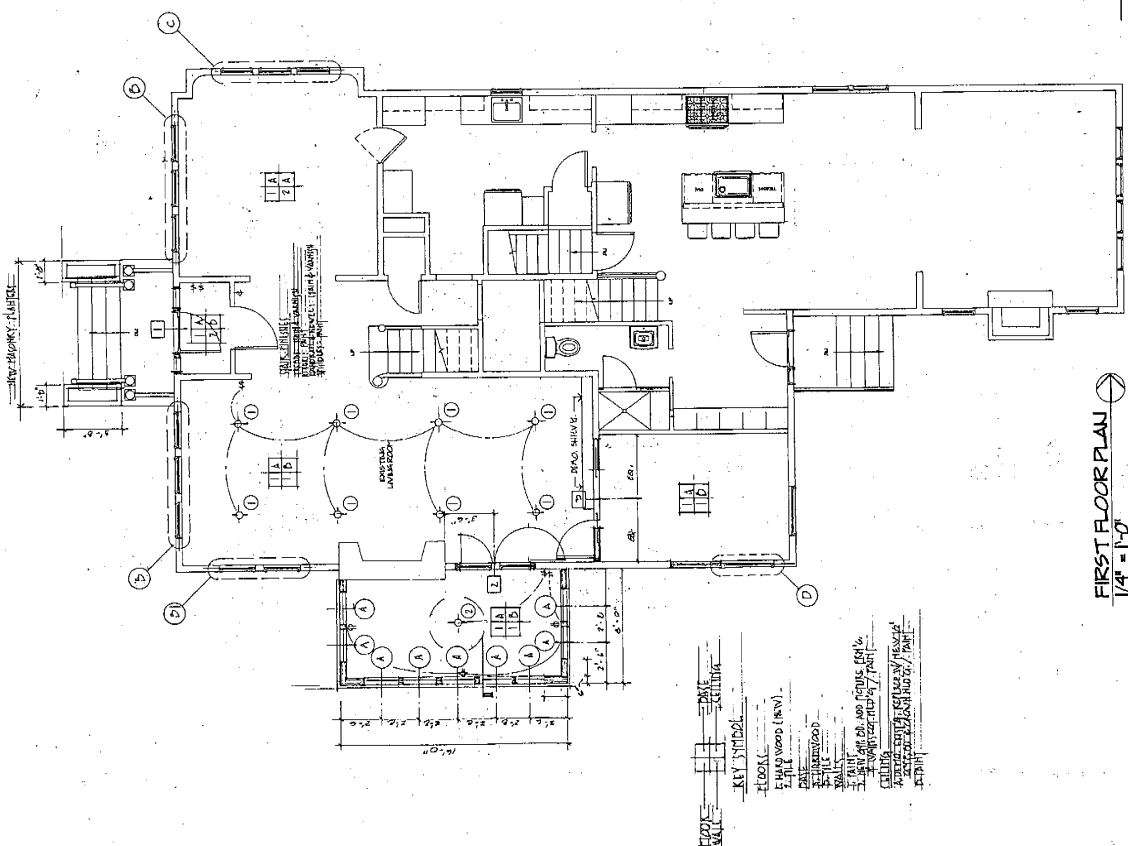
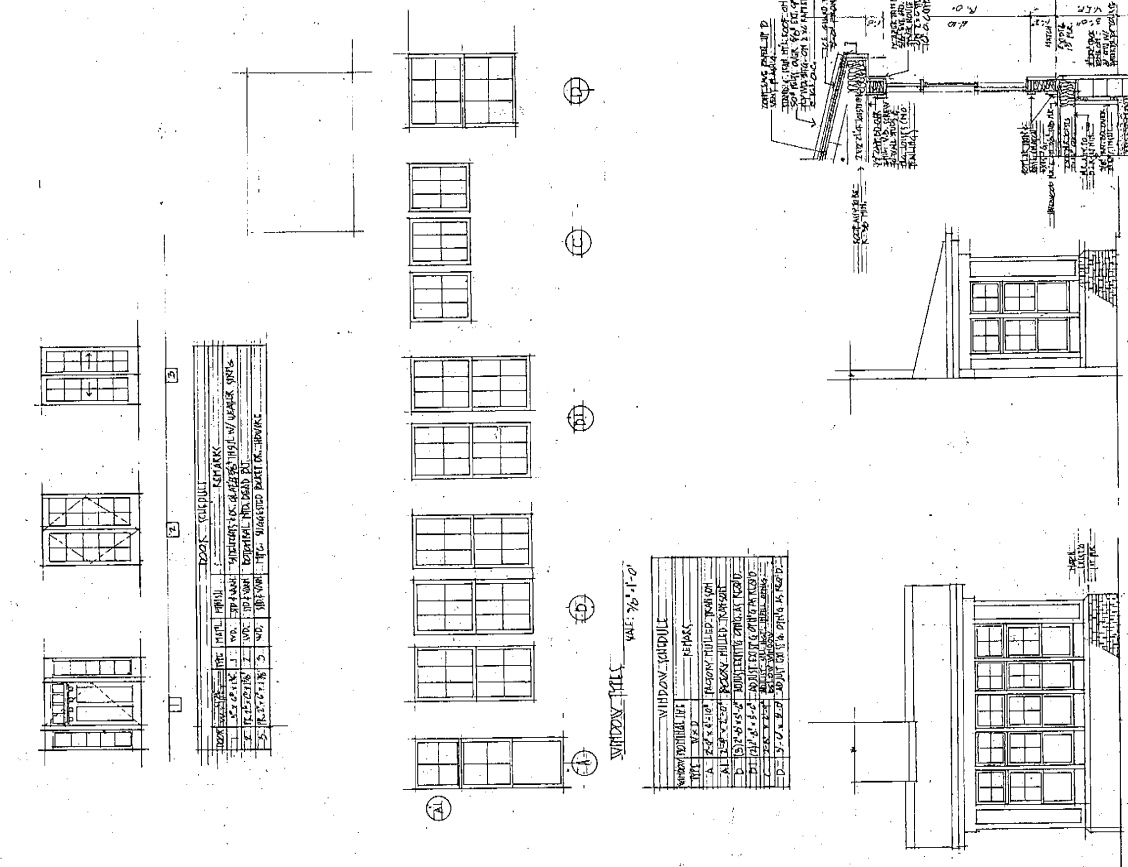
DATE: 10/15/10
SCALE: AS SHOWN
REVISED: 10/15/10



DATE: 02/25/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

HOUSE ADDITION
 101 Maple Cliff Dr. Lakewood, Ohio 44107
 ARCHITECTS, C.A. McGETTRICK, LLC
 1451 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

A-2



NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL
1	WOOD TRIM			
2	PAINT			
3	GLASS			
4	DOOR			
5	WINDOW			
6	CEILING			
7	FLOOR			
8	ROOFING			
9	MECHANICAL			
10	ELECTRICAL			
11	PLUMBING			
12	CONCRETE			
13	FOUNDATION			
14	EXTERIOR FINISH			
15	INTERIOR FINISH			
16	LANDSCAPE			
17	PERMITS			
18	CONTINGENCY			
19	TOTAL			

NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL
1	WOOD TRIM			
2	PAINT			
3	GLASS			
4	DOOR			
5	WINDOW			
6	CEILING			
7	FLOOR			
8	ROOFING			
9	MECHANICAL			
10	ELECTRICAL			
11	PLUMBING			
12	CONCRETE			
13	FOUNDATION			
14	EXTERIOR FINISH			
15	INTERIOR FINISH			
16	LANDSCAPE			
17	PERMITS			
18	CONTINGENCY			
19	TOTAL			

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

- KEY SYMBOL
- LOCK
 - FLOR
 - WOOD
 - PAINT
 - GLASS
 - DOOR
 - WINDOW
 - CEILING
 - FLOOR
 - ROOFING
 - MECHANICAL
 - ELECTRICAL
 - PLUMBING
 - CONCRETE
 - FOUNDATION
 - EXTERIOR FINISH
 - INTERIOR FINISH
 - LANDSCAPE
 - PERMITS
 - CONTINGENCY















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Application Cover Page

Docket No.: 05-48-21

Permit No.: BBS21-000060

Applicant Name: Dru Siley, Liberty Development Co.

Project Address: 17514 Detroit Avenue

Project Name: St. James Catholic Church

Project: Applicant proposes exterior renovations and replacement windows.



OVERHEAD
GARAGE DOOR
EXITS ADJACENT
TO THESE
WINDOWS





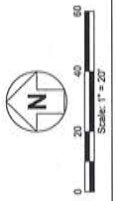




DATE	20-AUG-2021
SCALE	AS SHOWN
PROJECT	
NO. OF SHEETS	1
SHEET NO.	SP-02

St. James
Lakewood, Ohio

Conceptual Site Plan



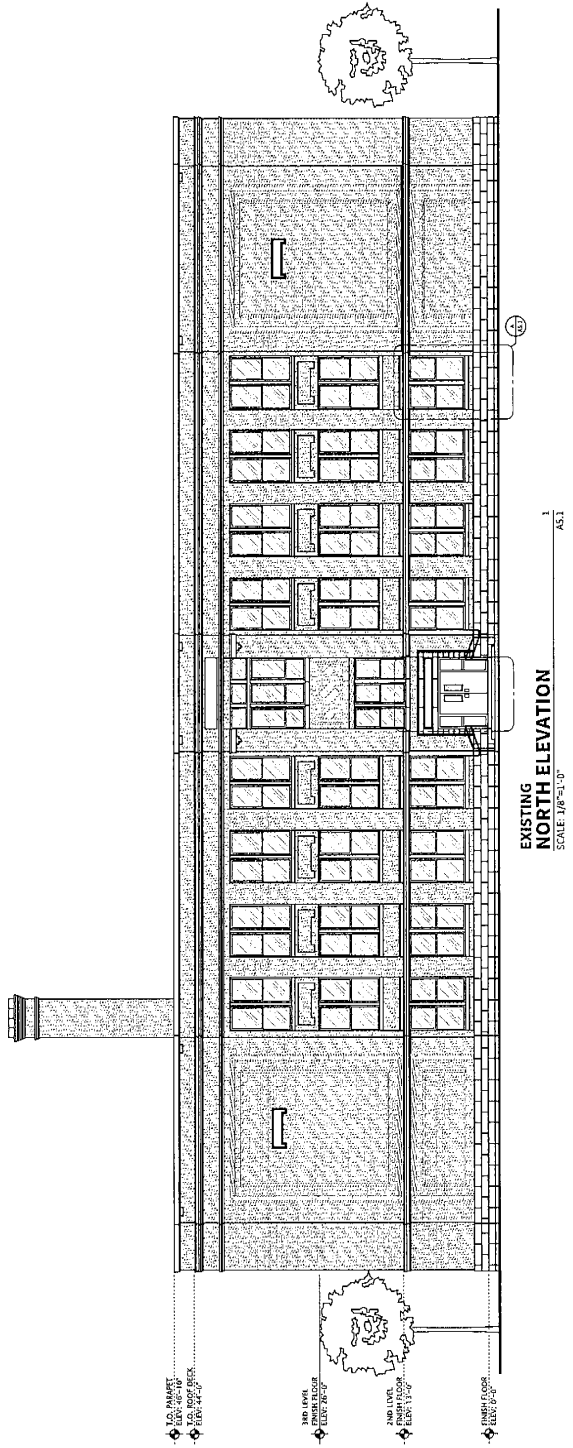
LIBERTY
DEVELOPMENT COMPANY
2800 Ramsey Parkway, Suite C | Westlake, OH 44145
(440) 882-9888 | www.libertydevelopment.com

DATE	DESCRIPTION	BY
07/20/22	PLANNING CONCEPT	GF
07/27/22	ARCHITECTURAL DESIGN DEVELOPMENT	GF
08/14/22	ARCHITECTURAL DESIGN DEVELOPMENT	GF

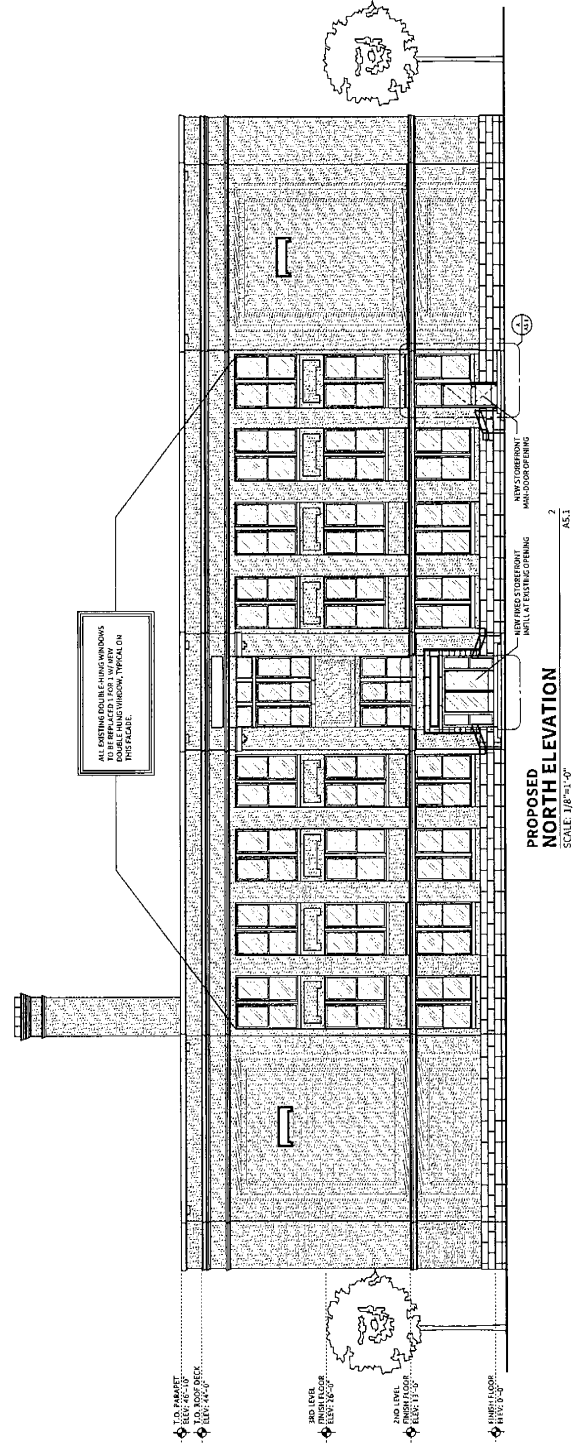
DRAWN BY: GF
 JOB NO.: 20225

OSTER SERVICES
ST JAMES
LAKWOOD, OH
 1754 BERTHOFF AVE
 LAKWOOD, OH 44137

EXTERIOR ELEVATIONS
A5.1



EXISTING
NORTH ELEVATION
 SCALE: 1/8"=1'-0"



PROPOSED
NORTH ELEVATION
 SCALE: 1/8"=1'-0"

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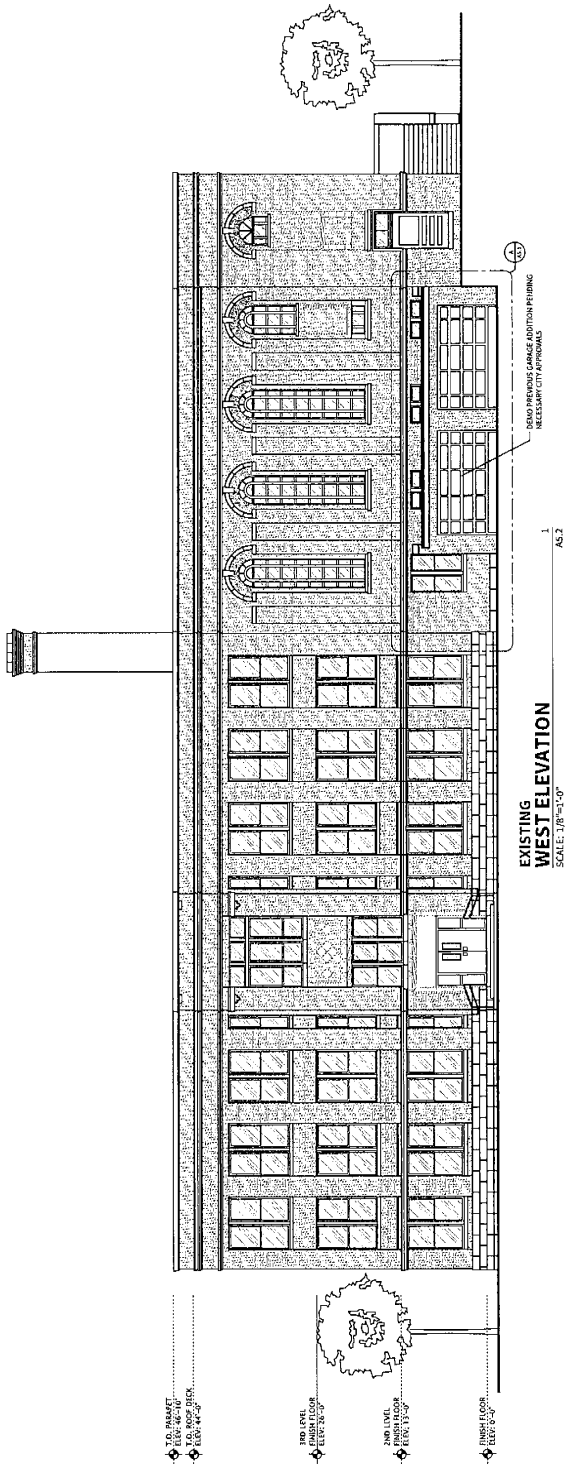
DATE	DESCRIPTION
11/20/19	EXISTING CONDITIONS
12/20/19	MECHANICAL CONSULTING
2/10/20	MECHANICAL REVISIONS
4/10/21	MECH PROPOSED IMPROVEMENT

DRAWN BY: GF
JOB NO: 20225

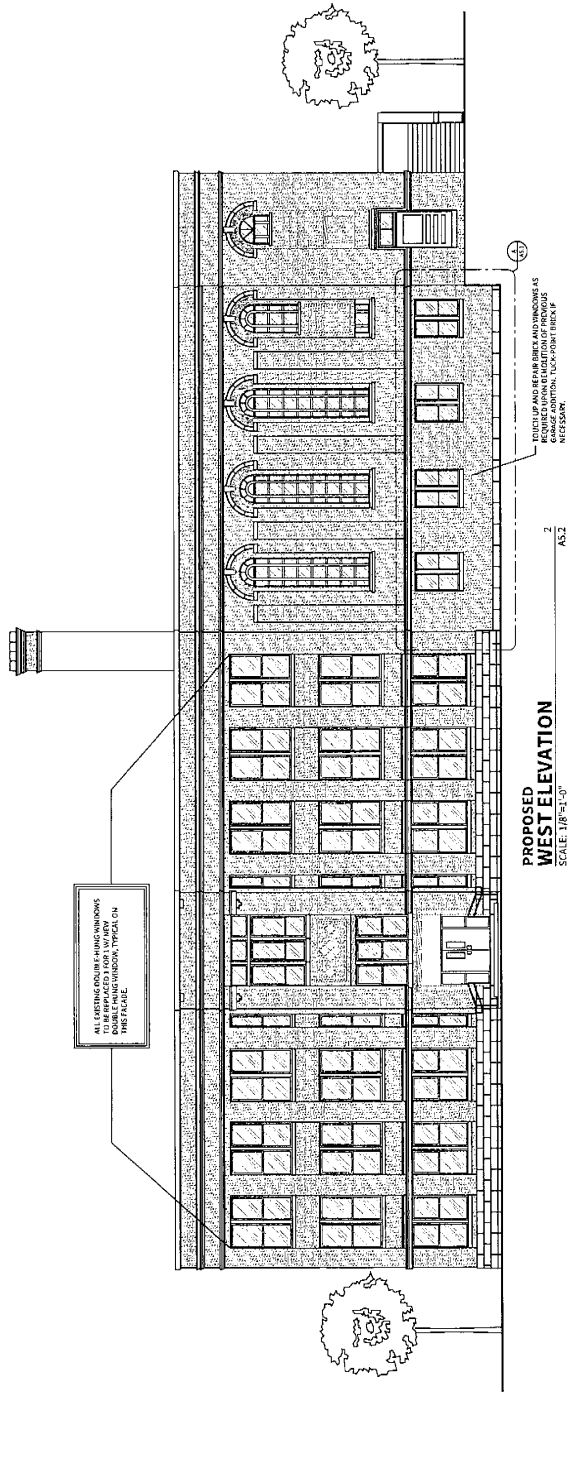
OSTER SERVICES
ST JAMES
LAKEWOOD, OH
15154 DETROIT AVE
LAKEWOOD, OH 44107

EXTERIOR ELEVATIONS

A5.2



EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

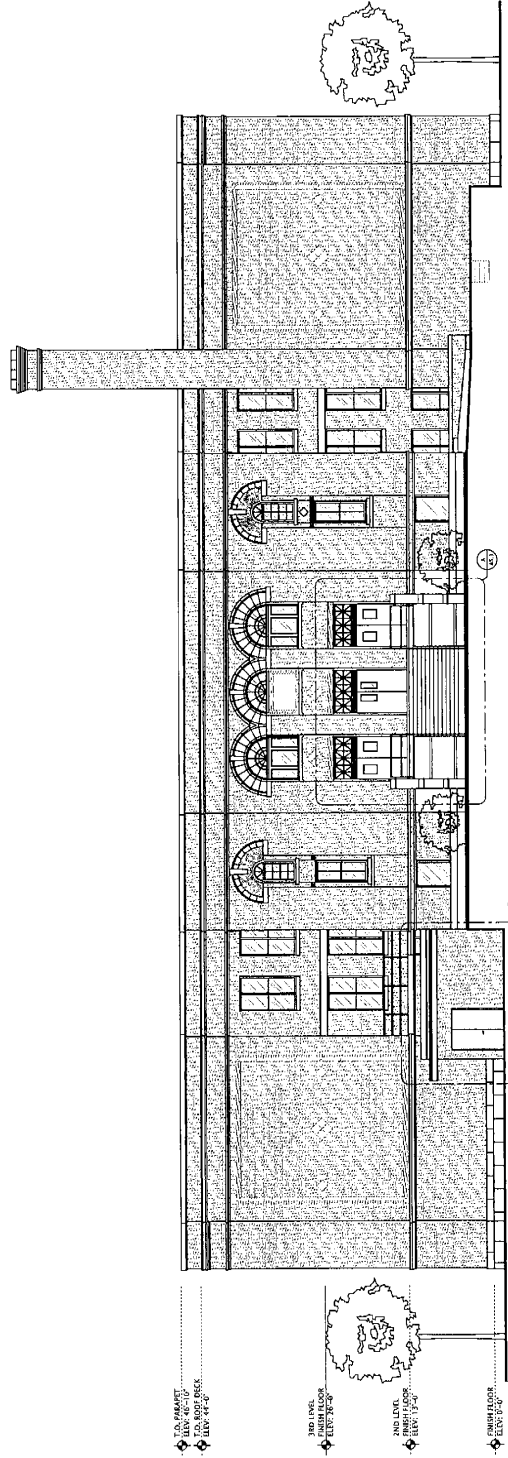


PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

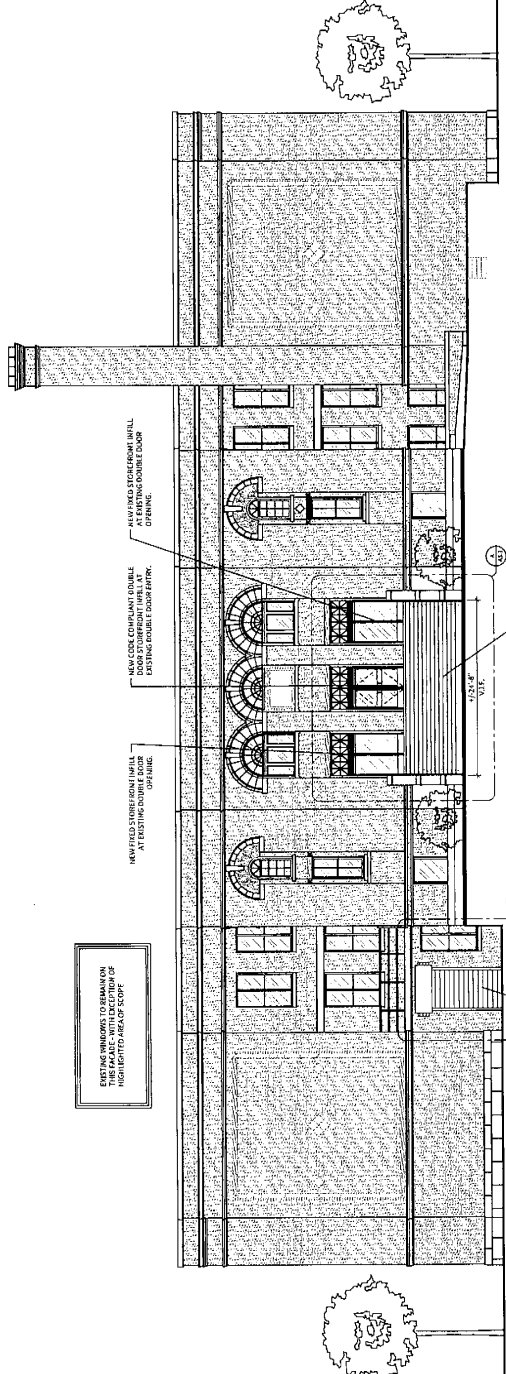
Architect, Engineer and Contractor, Inc. ("Architect, Engineer and Contractor") shall be responsible for the design and construction of the project. The Architect, Engineer and Contractor shall not be responsible for the design and construction of the project if the design and construction is not in accordance with the approved plans and specifications. The Architect, Engineer and Contractor shall not be responsible for the design and construction of the project if the design and construction is not in accordance with the approved plans and specifications. The Architect, Engineer and Contractor shall not be responsible for the design and construction of the project if the design and construction is not in accordance with the approved plans and specifications. The Architect, Engineer and Contractor shall not be responsible for the design and construction of the project if the design and construction is not in accordance with the approved plans and specifications.

DATE	DESCRIPTION
1/20/21	EXISTING CONDITIONS
2/10/21	PLANNING DEVELOPMENT
2/10/21	PERMITS AND REGULATORY
4/13/21	ARCHITECTURAL DEVELOPMENT

DRAWN BY: GF
 JOB NO.: 20225



EXISTING SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

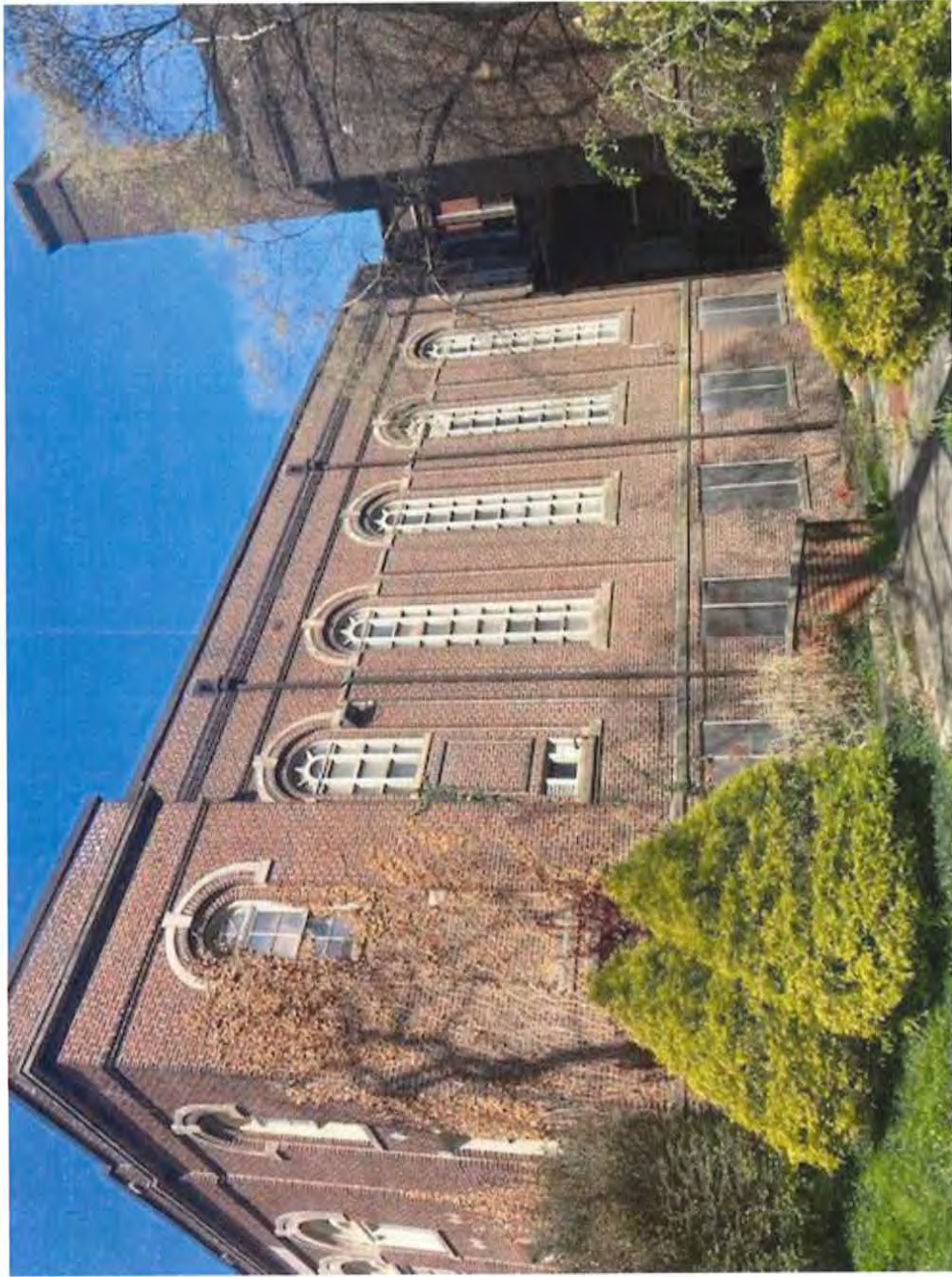
OSTER SERVICES
ST JAMES
LAKEWOOD, OH
 15214 DEWITT AVE
 LAKEWOOD, OH 44107

EXTERIOR ELEVATIONS
A5.3

St. James School Existing Conditions



St. James School Existing Conditions



St. James School Existing Conditions



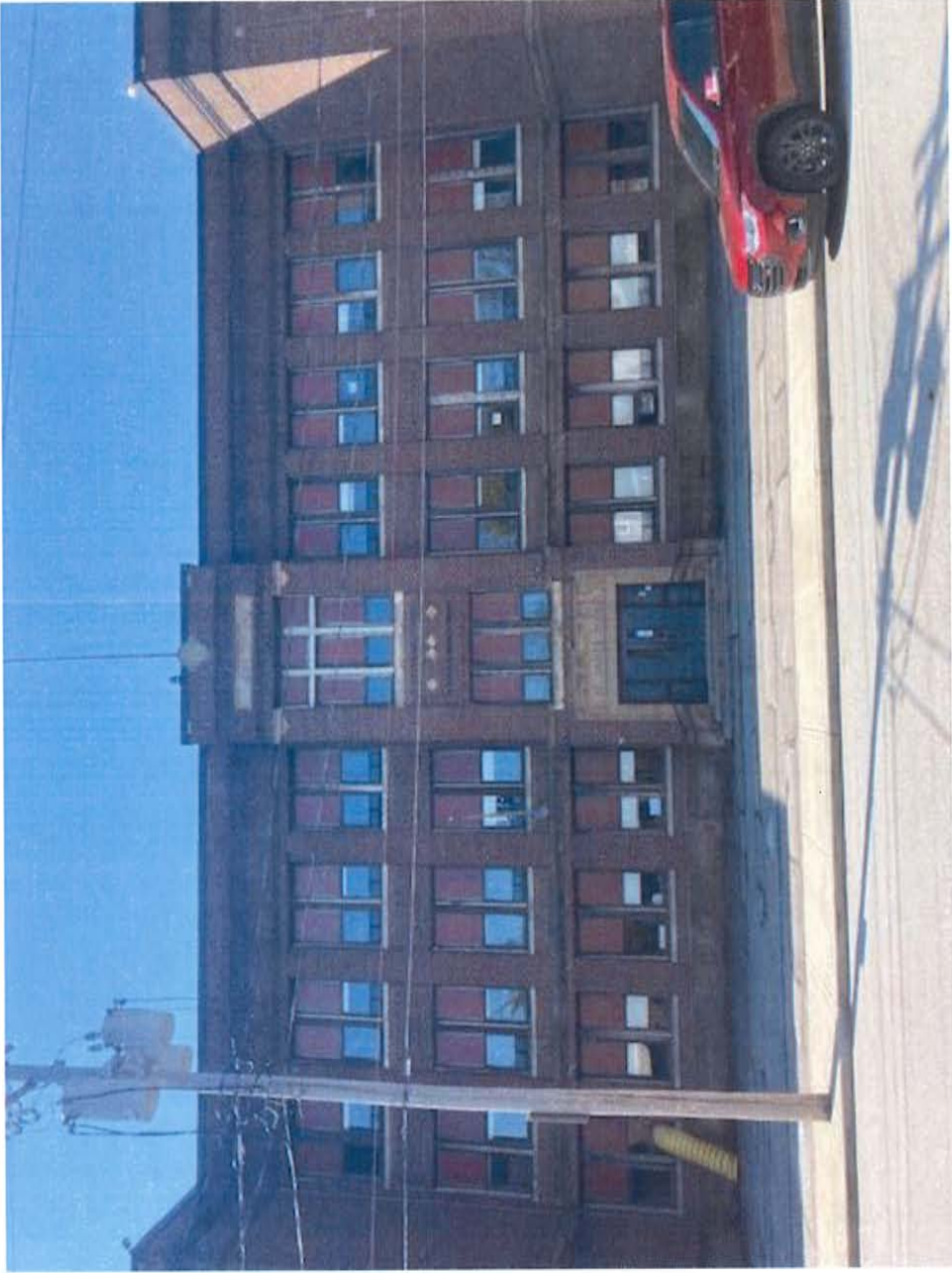
St. James School Existing Conditions



St. James School Existing Conditions



St. James School Existing Conditions

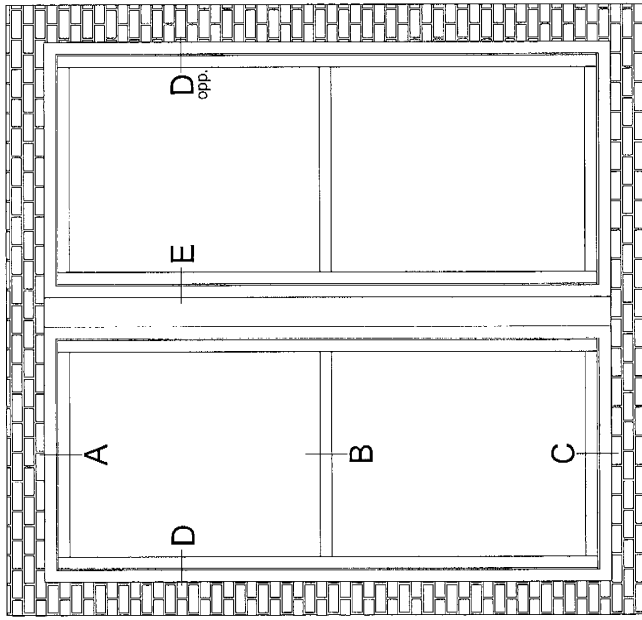


St. James School Existing Conditions

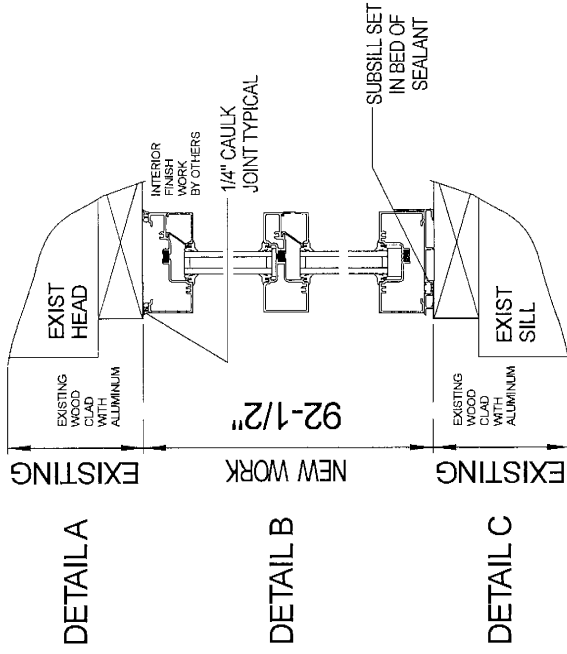


St. James School Existing Conditions

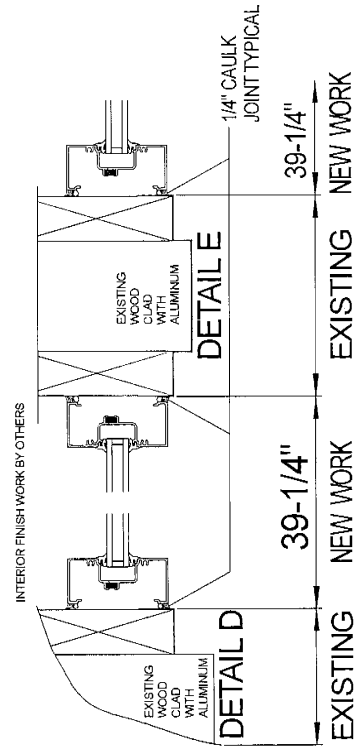




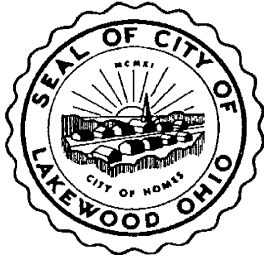
TYPICAL "A" COMMON WINDOW



GENERAL NOTES:
 WINDOW FRAMING IS KAWNEER THERMAL 451T,
 CENTER GLAZED 2" X 4-1/2"
 FINISH IS DARK BRONZE ANODIZED
 PERIMETER CAULKING IS BRONZE TREMCO DYMOMIC FC
 GLASS IS 1" CLEAR INSULATED WITH LOWE COATING
 NO WORK AT EXISTING ALUMINUM CLAD WOOD
 INTERIOR FINISH WORK BY OTHERS
 ALL OPENINGS TO BE FIELD VERIFIED PRIOR TO FABRICATION



JOB NAME ST. JAMES SCHOOL
 CONTRACTOR OSTER SERVICES
 GLAZING BY G.L.A.S.S., INC.
 PAGE 1 OF 1
 DATE 3-26-21



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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 05-49-21

Permit No.: BBS21-000061

Applicant Name: Daniel Schiau

Project Address: 1523 Woodward Avenue

Project Name: n/a

Project: Applicant proposes to seal and paint the exterior of a brick home.



SW 7551
Greek Villa
Interior / Exterior
Location Number: 254-C1

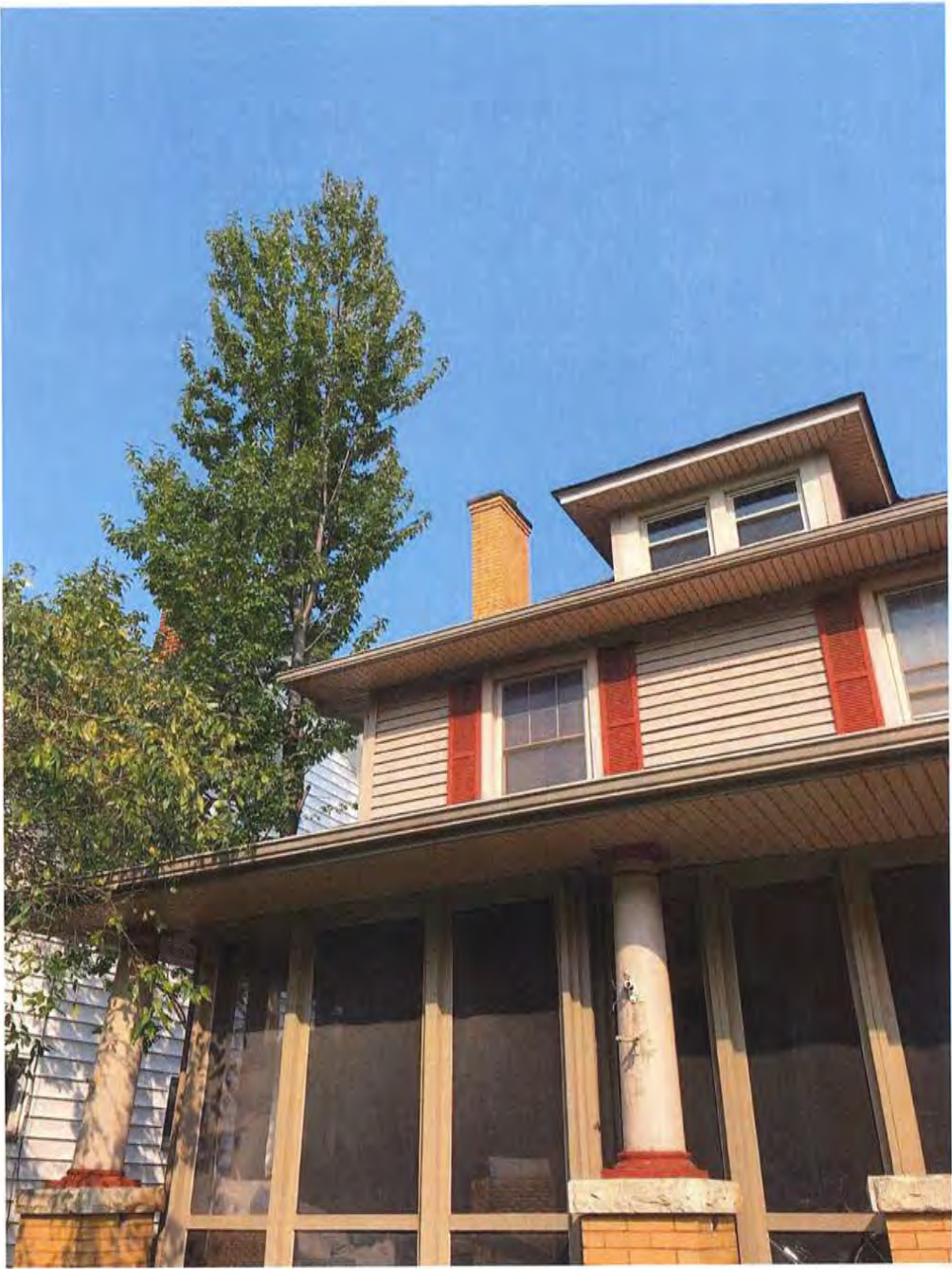
SW 6179
Artichoke
Interior / Exterior
Location Number: 213-C5





















MATERIAL SAFETY DATA SHEET

A24V1100
09 00

DATE OF PREPARATION
Oct 17, 2015

SECTION 1 — PRODUCT AND COMPANY IDENTIFICATION

PRODUCT NUMBER

A24V1100

PRODUCT NAME

LOXON® Masonry Coating Systems Acrylic Conditioner, Clear

MANUFACTURER'S NAME

THE SHERWIN-WILLIAMS COMPANY
101 Prospect Avenue N.W.
Cleveland, OH 44115

Telephone Numbers and Websites

Product Information	www.sherwin-williams.com
Regulatory Information	(216) 566-2902 www.paintdocs.com
Medical Emergency	(216) 566-2917
Transportation Emergency*	(800) 424-9300
*for Chemical Emergency ONLY (spill, leak, fire, exposure, or accident)	

SECTION 2 — COMPOSITION/INFORMATION ON INGREDIENTS

No ingredients in this product are hazardous as defined by the Department of Labor.

SECTION 3 — HAZARDS IDENTIFICATION

ROUTES OF EXPOSURE

INHALATION of vapor or spray mist.
EYE or SKIN contact with the product, vapor or spray mist.

EFFECTS OF OVEREXPOSURE

EYES: Irritation.
SKIN: Prolonged or repeated exposure may cause irritation.
INHALATION: Irritation of the upper respiratory system.

SIGNS AND SYMPTOMS OF OVEREXPOSURE

Redness and itching or burning sensation may indicate eye or excessive skin exposure.

MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE

None generally recognized.

CANCER INFORMATION

For complete discussion of toxicology data refer to Section 11.

HMIS Codes

Health	1
Flammability	0
Reactivity	0

SECTION 4 — FIRST AID MEASURES

EYES: Flush eyes with large amounts of water for 15 minutes. Get medical attention.
SKIN: Wash affected area thoroughly with soap and water.
INHALATION: If affected, remove from exposure. Restore breathing. Keep warm and quiet.
INGESTION: Do not induce vomiting. Get medical attention immediately.

SECTION 5 — FIRE FIGHTING MEASURES

FLASH POINT	LEL	UEL	FLAMMABILITY CLASSIFICATION
Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Applicable	Applicable	

EXTINGUISHING MEDIA

Carbon Dioxide, Dry Chemical, Alcohol Foam

UNUSUAL FIRE AND EXPLOSION HAZARDS

Closed containers may explode (due to the build-up of pressure) when exposed to extreme heat.

During emergency conditions overexposure to decomposition products may cause a health hazard. Symptoms may not be immediately apparent. Obtain medical attention.

SPECIAL FIRE FIGHTING PROCEDURES

Full protective equipment including self-contained breathing apparatus should be used.

Water spray may be ineffective. If water is used, fog nozzles are preferable. Water may be used to cool closed containers to prevent pressure build-up and possible autoignition or explosion when exposed to extreme heat.

SECTION 6 — ACCIDENTAL RELEASE MEASURES**STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED**

Remove all sources of ignition. Ventilate the area.

Remove with inert absorbent.

SECTION 7 — HANDLING AND STORAGE**STORAGE CATEGORY**

Not Applicable

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORAGE

Keep container closed when not in use. Transfer only to approved containers with complete and appropriate labeling. Do not take internally.

Keep out of the reach of children.

SECTION 8 — EXPOSURE CONTROLS/PERSONAL PROTECTION**PRECAUTIONS TO BE TAKEN IN USE**

Use only with adequate ventilation.

Avoid contact with skin and eyes. Avoid breathing vapor and spray mist.

Wash hands after using.

This coating may contain materials classified as nuisance particulates (listed "as Dust" in Section 2) which may be present at hazardous levels only during sanding or abrading of the dried film. If no specific dusts are listed in Section 2, the applicable limits for nuisance dusts are ACGIH TLV 10 mg/m³ (total dust), 3 mg/m³ (respirable fraction), OSHA PEL 15 mg/m³ (total dust), 5 mg/m³ (respirable fraction).

VENTILATION

Local exhaust preferable. General exhaust acceptable if the exposure to materials in Section 2 is maintained below applicable exposure limits. Refer to OSHA Standards 1910.94, 1910.107, 1910.108.

RESPIRATORY PROTECTION

If personal exposure cannot be controlled below applicable limits by ventilation, wear a properly fitted organic vapor/particulate respirator approved by NIOSH/MSHA for protection against materials in Section 2.

When sanding or abrading the dried film, wear a dust/mist respirator approved by NIOSH/MSHA for dust which may be generated from this product, underlying paint, or the abrasive.

PROTECTIVE GLOVES

Required for long or repeated contact.

EYE PROTECTION

Wear safety spectacles with unperforated sideshields.

SECTION 9 — PHYSICAL AND CHEMICAL PROPERTIES

PRODUCT WEIGHT	8.44 lb/gal	1010 g/l
SPECIFIC GRAVITY	1.02	
BOILING POINT	212 - 213 °F	100 - 100 °C
MELTING POINT	Not Available	
VOLATILE VOLUME	84%	
EVAPORATION RATE	Slower than ether	
VAPOR DENSITY	Heavier than air	
SOLUBILITY IN WATER	Not Available	
pH	> 2.0, < 11.5	
VOLATILE ORGANIC COMPOUNDS (VOC Theoretical - As Packaged)		
0.00 lb/gal	0 g/l	Less Water and Federally Exempt Solvents
0.00 lb/gal	0 g/l	Emitted VOC

SECTION 10 — STABILITY AND REACTIVITY

STABILITY — Stable

CONDITIONS TO AVOID

None known.

INCOMPATIBILITY

None known.

HAZARDOUS DECOMPOSITION PRODUCTS

By fire: Carbon Dioxide, Carbon Monoxide

HAZARDOUS POLYMERIZATION

Will not occur

SECTION 11 — TOXICOLOGICAL INFORMATION**CHRONIC HEALTH HAZARDS**

No ingredient in this product is an IARC, NTP or OSHA listed carcinogen.

TOXICOLOGY DATA

No LC50 or LD50 data available.

SECTION 12 — ECOLOGICAL INFORMATION**ECOTOXICOLOGICAL INFORMATION**

No data available.

SECTION 13 — DISPOSAL CONSIDERATIONS**WASTE DISPOSAL METHOD**

Waste from this product is not hazardous as defined under the Resource Conservation and Recovery Act (RCRA) 40 CFR 261.

Incinerate in approved facility. Do not incinerate closed container. Dispose of in accordance with Federal, State/Provincial, and Local regulations regarding pollution.

SECTION 14 — TRANSPORT INFORMATION

Multi-modal shipping descriptions are provided for informational purposes and do not consider container sizes. The presence of a shipping description for a particular mode of transport (ocean, air, etc.), does not indicate that the product is packaged suitably for that mode of transport. All packaging must be reviewed for suitability prior to shipment, and compliance with the applicable regulations is the sole responsibility of the person offering the product for transport.

US Ground (DOT)

Not Regulated for Transportation.

Canada (TDG)

Not Regulated for Transportation.

IMO

Not Regulated for Transportation.

IMO

Not Regulated for Transportation.

IATA/ICAO

Not Regulated for Transportation.

SECTION 15 — REGULATORY INFORMATION**SARA 313 (40 CFR 372.65C) SUPPLIER NOTIFICATION**

CAS No.	CHEMICAL/COMPOUND	% by WT	% Element
---------	-------------------	---------	-----------

No ingredients in this product are subject to SARA 313 (40 CFR 372.65C) Supplier Notification.

TSCA CERTIFICATION

All chemicals in this product are listed, or are exempt from listing, on the TSCA Inventory.

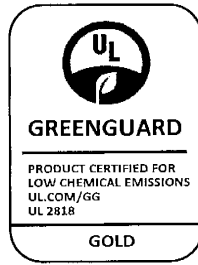
SECTION 16 — OTHER INFORMATION

This product has been classified in accordance with the hazard criteria of the Canadian Controlled Products Regulations (CPR) and the MSDS contains all of the information required by the CPR.

The above information pertains to this product as currently formulated, and is based on the information available at this time. Addition of reducers or other additives to this product may substantially alter the composition and hazards of the product. Since conditions of use are outside our control, we make no warranties, express or implied, and assume no liability in connection with any use of this information.



**SHERWIN
WILLIAMS.**



108.20A

LOXON[®]
Conditioner

A24W01100 Guide Coat White
A24V01100 Clear

As of 12/07/2015, Complies with:			
OTC	Yes	LEED@ 09 CI	Yes
SCAQMD	Yes	LEED@ 09 NC	Yes
CARB	Yes	LEED@ 09 CS	Yes
CARB SCM 2007	Yes	LEED@ H	Yes
MPI		NGBS	Yes

CHARACTERISTICS

Loxon Conditioner is a 100% acrylic emulsion conditioner that will penetrate and seal interior and exterior surfaces and bond light chalk to the surface. With excellent alkali and efflorescence resistance, this sealer allows new concrete, stucco, and other cementitious surfaces to be coated prior to a 30-day cure, and will adhere to new or existing concrete with a pH of 6 to 13.

Color: Guide-Coat White & Clear

Coverage: 200-300 sq ft/gal

Drying Time, @ 77°F, 50% RH:

Drying and recoat times are temperature, humidity and film thickness dependent.

Touch: 30 minutes

Tack free: 1 hour

Recoat: 3 hours

Flash Point: N/A

Tinting with CCE:

Requires ColorCast Ecotoner colorant for tinting. If desired, up to 1 oz per gallon of ColorCast Ecotoner colorant can be used to approximate the topcoat color. Check color before use.

Vehicle Type: Proprietary Acrylic

Guide Coat White A24W01100

VOC (less exempt solvents):

<50 g/L; <0.42 lb/gal

As per 40 CFR 59.406 and SOR/2009-264, s.12

White

Volume Solids: 18 ± 2%

Weight Solids: 24 ± 2%

Weight per Gal: 8.92 lb

Clear A24V01100

VOC (less exempt solvents):

<50 g/L; <0.42 lb/gal

As per 40 CFR 59.406 and SOR/2009-264, s.12

Clear

Volume Solids: 16 ± 2%

Weight Solids: 17 ± 2%

Weight per Gal: 8.44 lb

SPECIFICATION

Masonry, Concrete, Stucco, Block

1 ct. Loxon Conditioner

2 cts. Appropriate architectural topcoat

For maximum resistance to efflorescence, you must topcoat with one of the Loxon or Loxon XP Coatings.

On exterior applications, Loxon Conditioner must be topcoated within 7 days or the surface may need to be re-cleaned.

If the surface requires a full bodied prime /block filler coat rather than a thin penetrating sealer, use Loxon Concrete & Masonry Primer or Loxon Block Surfacer.

For use on these surfaces:

- Concrete
- Concrete Block
- Brick
- Stucco
- Fiber Cement Siding
- Mortar
- EIFS Exterior Wall Cladding

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

New and Previously Painted

Remove all surface contamination (peeling paint, heavy chalk, efflorescence, laitance, concrete dust, etc.) by washing or pressure washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry/Concrete/Stucco & Block

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and form release and curing agents. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Masonry surfaces must be dry, 15% or less of water and within a pH range of 6 to 13.

Brick

Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner.

108.20A



LOXON® Conditioner

A24W01100 Guide Coat White
A24V01100 Clear

<u>SURFACE PREPARATION</u>	<u>APPLICATION</u>	<u>CAUTIONS</u>
<p>Mildew Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p>	<p>Do not build a surface glaze. Do not apply to a damp surface. Do not apply over heavy chalk. Do not apply if the surface temperature is below 50°F, when rain is expected within 3 hours, or when the relative humidity is 90% or more.</p> <p>No reduction necessary.</p> <p>Brush Use a nylon/polyester or foam brush.</p> <p>Roller Use a 3/8" to 3/4" nap synthetic cover.</p> <p>Spray—Airless Pressure..... 700-1000 psi Tip..... .015" - .019"</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools immediately with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>	<p>Protect from freezing. Not for use on floors.</p> <p>Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 12/07/2015 A24W01100 09 00 SP, FRC</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.</p>



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Application Cover Page

Docket No.: 05-50-21

Permit No.: BBS21-000062

Applicant Name: Liz Khrenovsky

Project Address: 2348 Woodward Avenue

Project Name: n/a

Project: Applicant proposes the installation of a Catio - a seasonal temporary structure to be built on top of garage.

Photos of Existing Conditions

Views from street/ sidewalk on Seneca (dead end street)



View from garage roof:



Cont. PG 2

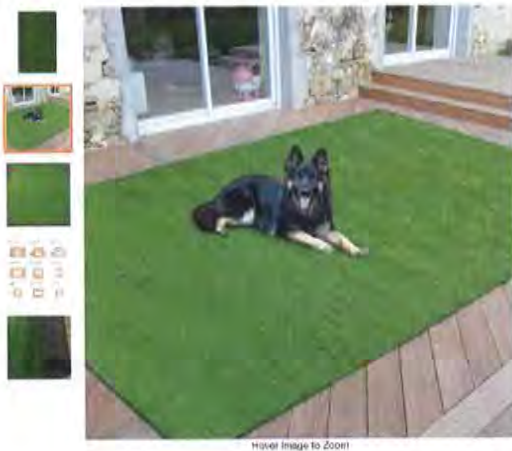


Intended Materials

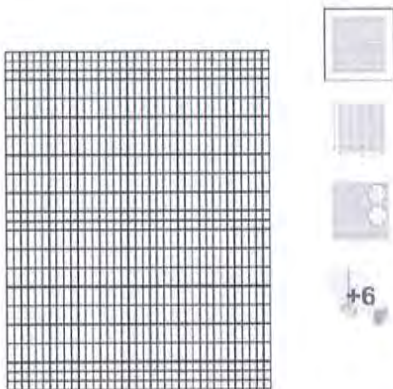
Base: 3/4 in. x 4 ft. x 8 ft. Ground Contact Pressure Treated Pine
Performance Rated Sheathing



Base Cover: Type to enter textMeadowland Collection 6 ft.
6 in. x 9 ft. 3 in. Artificial Grass Synthetic Lawn
Turf Indoor/Outdoor Carpet Area Rug



Structure: Ironcraft Fences Euro Steel Fence Panel, 6 ft. x 6 ft., 9
gauge wire. Largest opening 2x4"



Misc lumber: Shelves and structure support. Stained black

1 in. x 12 in. x 6 ft. Premium Kiln-Dried Square Edge Whitewood Common Board



Pet Door: PetSafe® 8.12" x 12.25" Medium White Extreme Weather Pet Door



Project: Catio

Scope:

Seasonal temporary structure to be built on top of garage. Access to cat via pet door in 1 and 3/4" wood door. The original blueprints for the house have the roof of the garage listed as an airing balcony. There is currently a slight slope to the roof

This is slated to be a temporary seasonal structure using black 9 gauge wire to minimize visual impact from sidewalk.

The house/garage sits on the dead end of Seneca Ave. A wooded lot is between the garage/ property and sight line of neighbor.

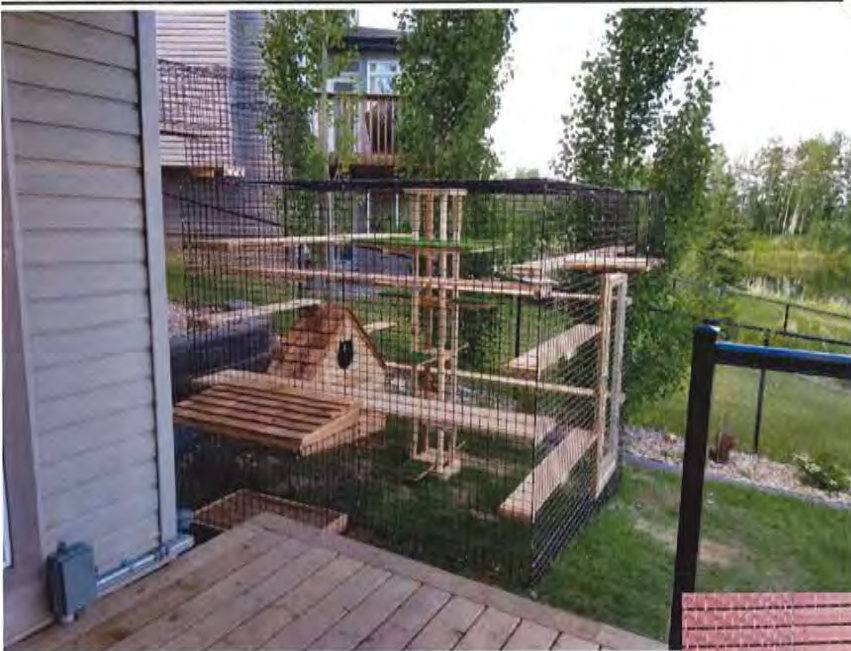
The catio would be up roughly May thru October (weather depending). When not in use, catio will be dismantled and stored.

The catio will sit on top of treated lumber made level. Platform will not be anchored to garage roof. Catio will be anchored to platform and brick siding only. Shelving inside will also be stained black.

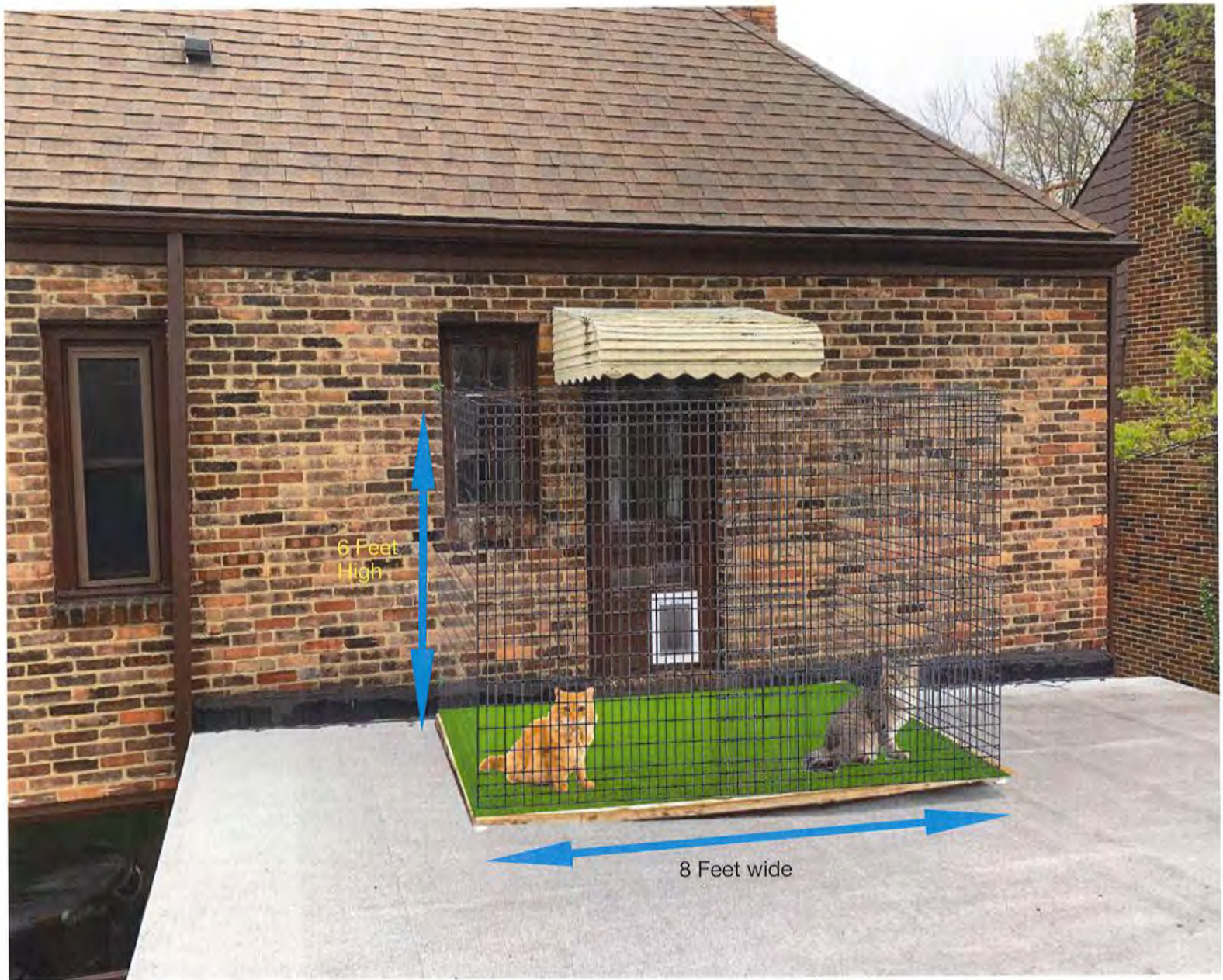
Wire fencing mesh will be small enough to not allow any cats to pass through.

Overall structure will be 8' W x 6'H x 5'D. Garage roof is 20'7" x 22".

Inspiration: www.hellacustomcatios.com



Rough Design:



Structure is 8'W x 6'H x 5' D. Fencing will be mounted to the platform and anchored to wall. Platform will be made level and allow water to pass underneath. Platform will not be anchored to roof. Black fencing and black stained shelves will be used to minimize visual impact. Platform or green astro turf carpet will

not be visible from sidewalk. The catio will be temporary and only used May thru October.



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Application Cover Page

Docket No.: 05-51-21

Permit No.: BBS21-000063

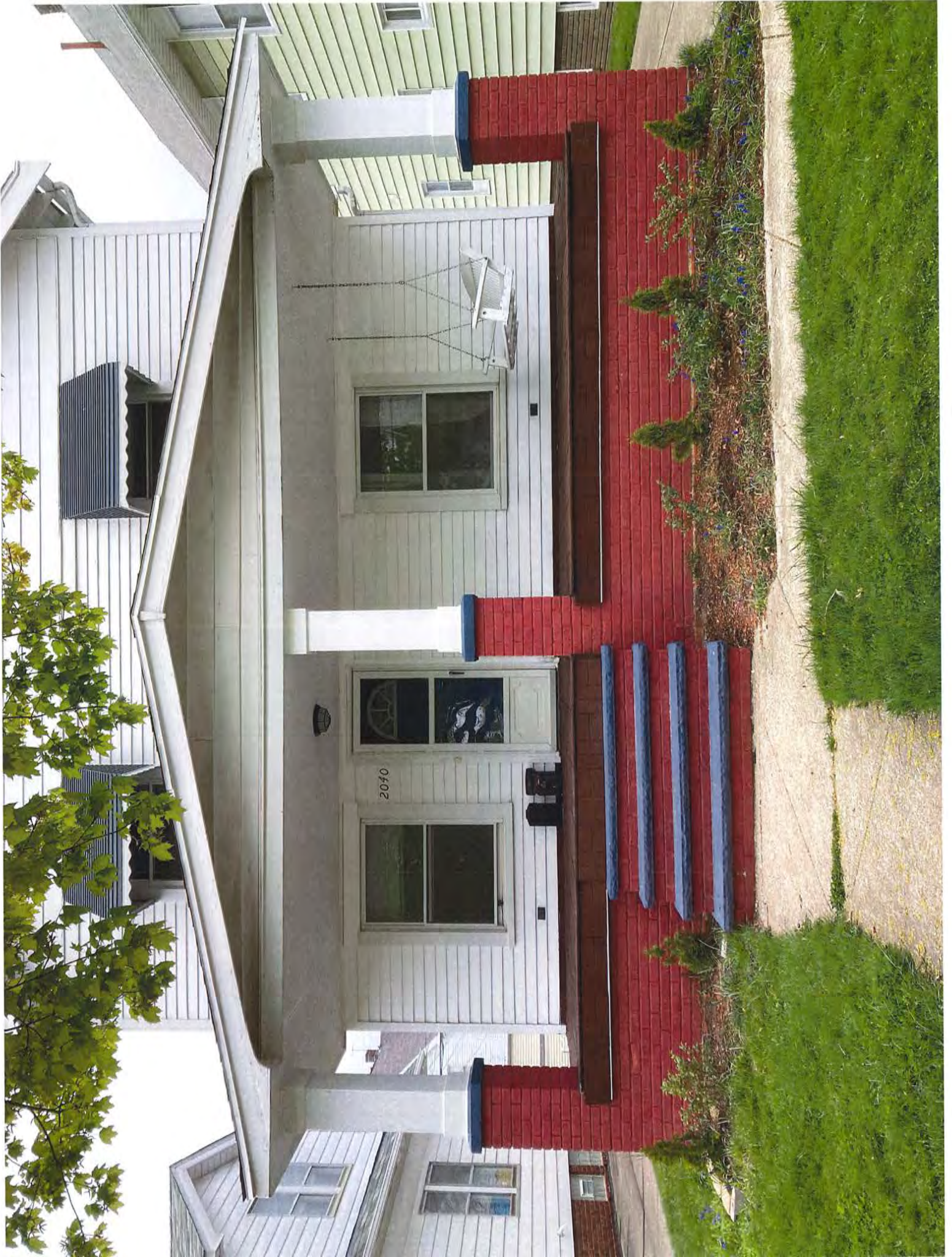
Applicant Name: Jed Collins

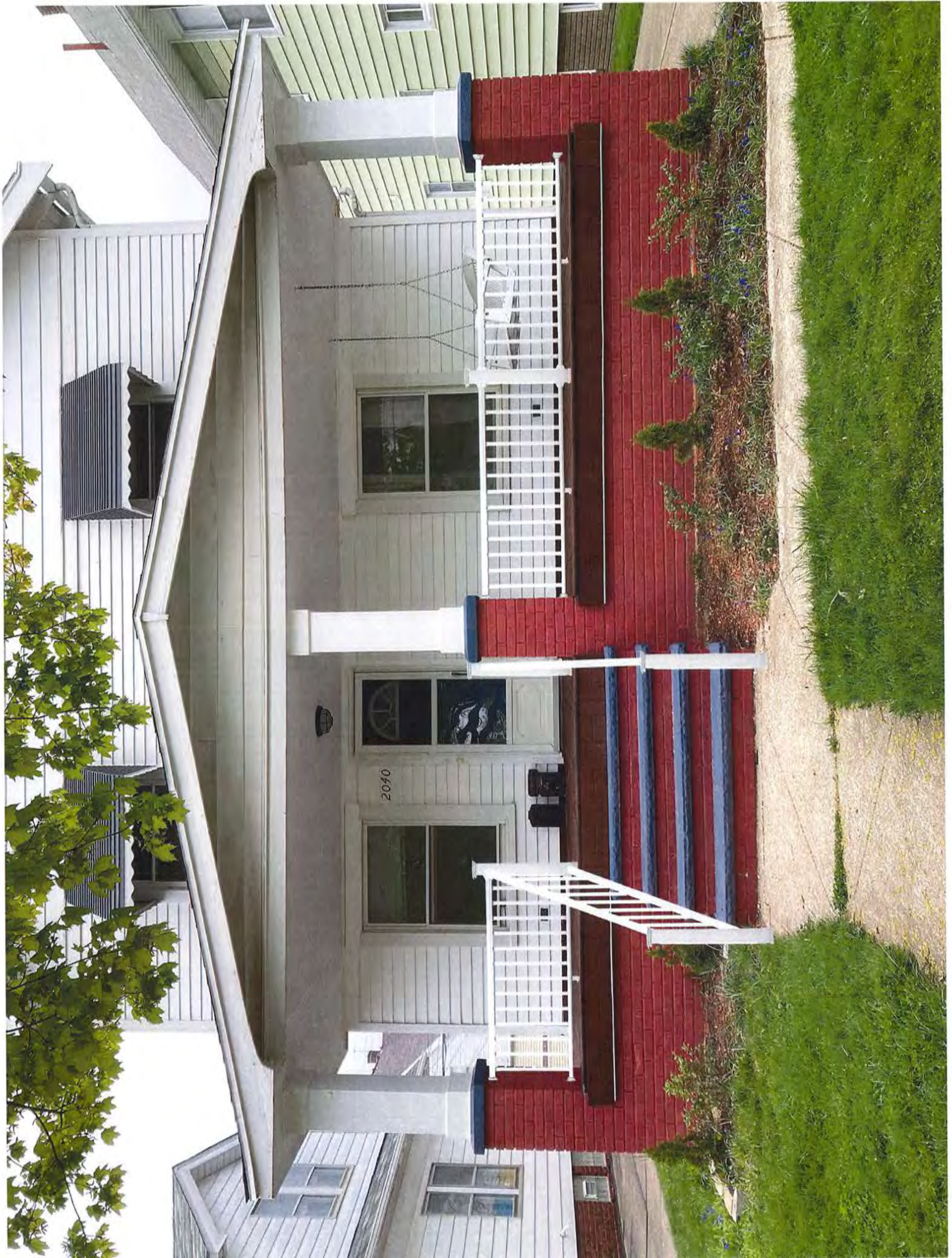
Project Address: 2040 Clarence Avenue

Project Name: n/a

Project: Applicant proposes the installation of a front porch railing system.











WE BELIEVE
BLACK LIVES MATTER
REPRODUCTION IS A PRIVATE MATTER
SCIENCE IS REAL
BE KIND TO ALL

ADT

2064









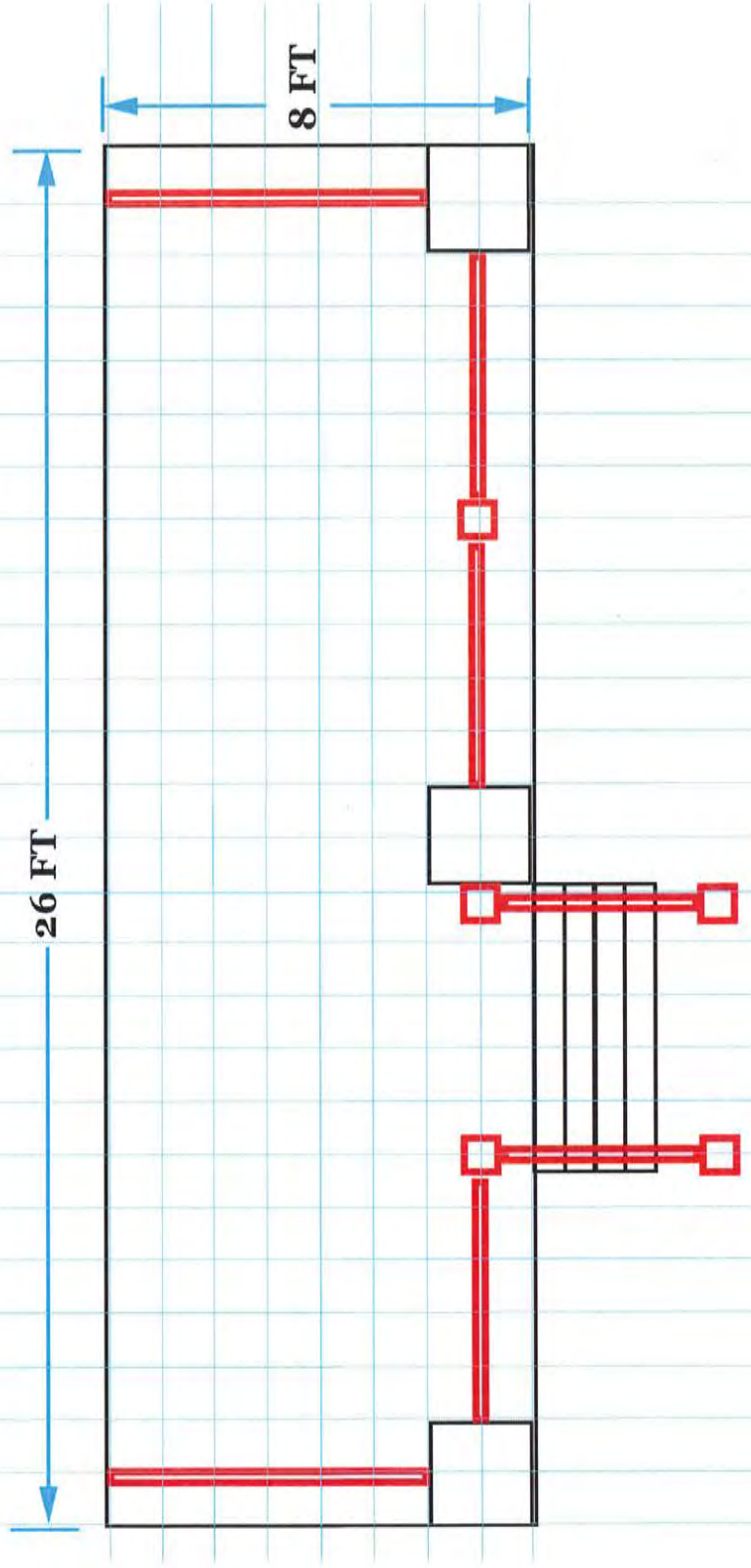




SCALE = $\frac{1 \text{ FT}}{\text{[Symbol]}}$

POST = [Symbol]

RAILING = [Symbol]



Porch railings, 2040 Clarence Ave

Original porch railings were damaged and removed.

Original porch railings were approximately 28" from the porch floor with square 2.5" balusters.

Balusters were covered in wood siding, I believe in the 1970s.

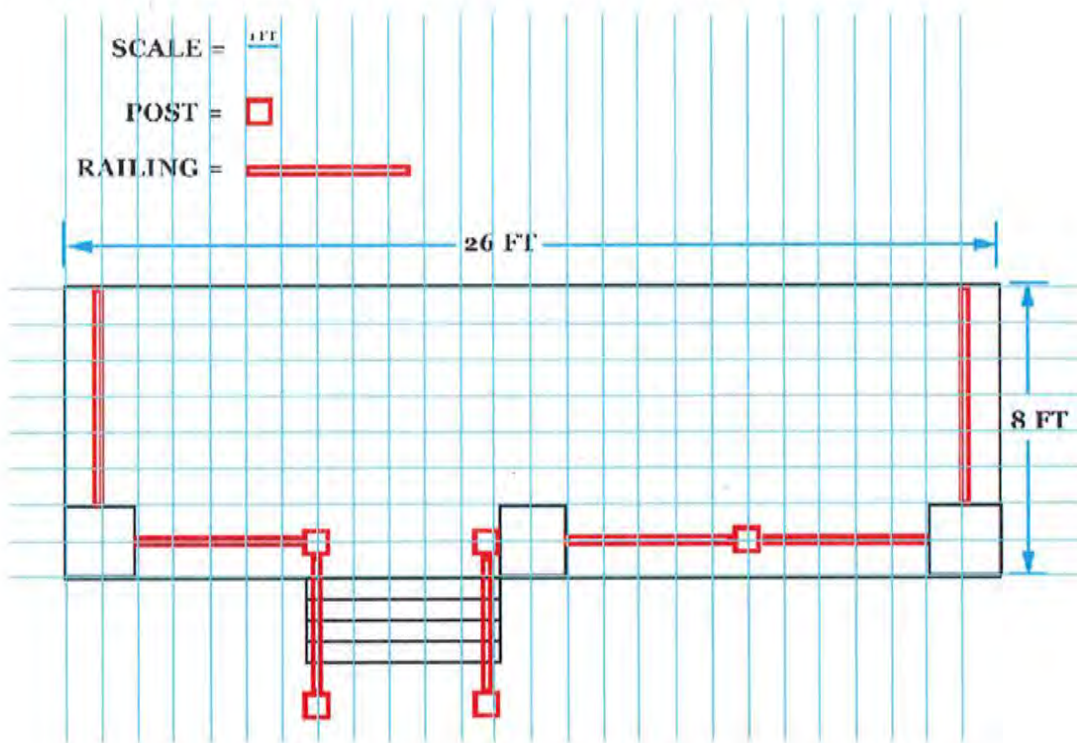
Proposed railings are Deckorators Grab and Go 6-ft x 2.75-in x 36-in White Composite.

Propose modifying prefabricated railings to be only 28.5" from flooring due to sandstone column cap by cutting balusters.

Deckorator railing requires post every 6'. Propose adding post between 11' span on right side of porch if facing porch.




See photos of proposed railings in mock up photo.

Surrounding homes have: brick wall railings, covered wood railings, typical Lakewood square baluster railings, diy deck railings, wrought iron, and other random railings.



Deckorators Grab and Go 6-ft x 2.75-in x 36-in White Composite Deck Rail Kit with Balusters

SPECIFICATIONS

Series Name	Grab and Go	Width Measurement	2.75-in
CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S)	Baluster Style	Square
Maximum Opening (Inches)	68.5	Dimensions (L x W x H)	6-ft x 2.75-in x 36-in
Type	Deck rail kit	Material	Composite
Minimum Opening (Inches)	6	Lowe's Exclusive	
Wood Species	N/A	Baluster Material	Composite
Height Measurement	3-ft	Manufacturer Color/Finish	White
Pressure Treated	×	Color/Finish Family	White
Balusters Included		Package Quantity	1
Length Measurement	6-ft	Warranty	25-year limited
Assembly	Assembly required		





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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 05-52-21

Permit No.: BBS21-000064

Applicant Name: John Waddell, Erbach Waddell Architects

Project Address: 15605-07 ½ Detroit Avenue

Project Name: Merry Arts Pub & Grille

Project: Applicant proposes storefront renovation.



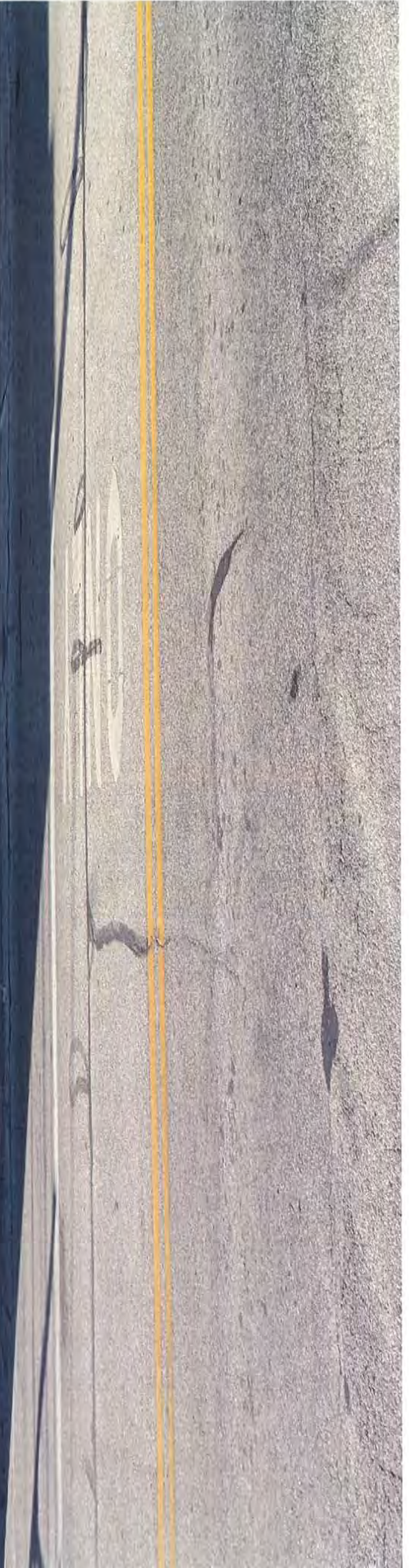
1914

ROMAN FOUNTAIN
pizza • subs
lunches • free delivery

Merry Arts Pub & Grille

Merry Arts Pub & Grille

Merry Arts Pub & Grille





MODELS 451/452

ALUMINUM FULL-VIEW



Brown powder coated aluminum, Satin Etched glass

SECTIONAL DOORS THAT OFFER MAXIMUM LIGHT AND VISIBILITY

Wayne Dalton's Aluminum Full-View doors are the preferred choice when visibility and light transmission are just as important as aesthetics.

These doors are weather-resistant, virtually maintenance-free, and are ideal for commercial applications such as auto dealerships, car washes and restaurant patios.

» CHOOSE FROM A WIDE VARIETY OF GLASS INCLUDING ANNEALED, ACRYLIC, INSULATED AND POLYCARBONATE GLASS

» STANDARD SIZES UP TO 16'1" HIGH AND 22'2" WIDE

» AVAILABLE IN ANODIZED AND POWDER COAT FINISHES

MODELS 451/452

STANDARD FEATURES OVERVIEW

CONSTRUCTION

MAX HEIGHT	Model 451: 16'1" (4,902.2mm) Model 452: 14'1" (4,297.7mm)
MAX WIDTH	22'2" (6,705.6 mm)
DOOR ASSEMBLY	Stile and rail assembly of aluminum alloy 6063-T6, 1-3/8" thick stiles and rails, joined with self tapping screws.
AIR INFILTRATION	Meets IECC® requirements for air infiltration with 3rd party tested values below 0.4 cfm/ft².
RAILS	Top and bottom rails with 3-1/2" wide, lower intermediate rail 1-3/8", upper rail 1-5/8", minimum wall thickness 0.062".
STILES	Single end stiles are 3-1/2" wide, center stile 3" wide, minimum wall thickness 0.062".
SPRINGS	10,000 cycles.
GLAZING	1/8" (3mm) in 9 options, 1/4" (6 mm) in 5 options, 1/2" (13 mm) in 4 options, 5/8" (16 mm) in 3 options.
FINISH	Clear anodized.
WIND LOAD	Provide to meet the design/performance requirements specified.
LOCK	Interior mounted slide lock.
WEATHERSTRIPPING TRACK	Flexible bulb-type strip at bottom section. Provide track as recommended by manufacturer to suit loading required and clearances available.
MANUAL OPERATION	Pull rope or chain hoist.
ELECTRIC MOTOR OPERATION	Provide UL listed electric operator, equal to Genie Commercial Operators, size and type as recommended by manufacturer to move door in either direction at not less than 2/3 foot or more than 1 foot per second.

WARRANTY

TERMS	One (1) year limited warranty on door systems
--------------	---

OPTIONS

- Springs: 25,000, 50,000 or 100,000 cycles
- Lock options: Interior mounted slide lock with interlock switch for automatic operator, keyed lock, keyed lock with interlock switch for automatic operator
- Weather stripping: Jamb and header seals
- Insulated rail and stiles for a R-value* of up to 3.97 (452 only)
- Powder coat finish: Color as selected by architect from manufacturer's standard colors
- Anodized finishes: Bronze, Black
- Wind load options available up to 30 psf, up to 16'2" wide

*Wayne Dalton uses a calculated R-value for our insulated doors.

Perfectly suited for applications where maximum light and visibility are desired, Wayne Dalton's Aluminum Full-View doors help create a pleasant interior environment while offering a warm and open look from the exterior.

FINISH OPTIONS

Anodized



Clear (standard)



Black



Bronze

Powder Coat (optional)



White



Black



Bronze



Brown

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

Wayne Dalton also offers approximately 200 RAL powder coat options to complement the exterior colors of a building.



RAL powder coated aluminum, Clear glass

ALUMINUM FULL-VIEW

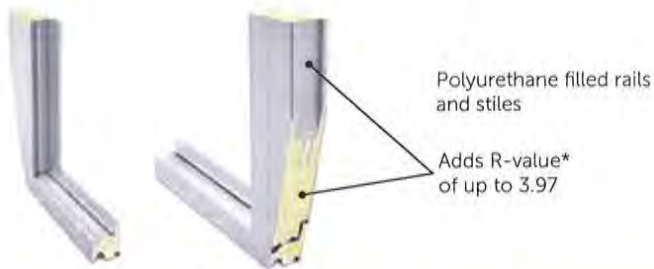
GLASS OPTIONS

TYPE OF GLASS	THICKNESS	TINT	MODEL 451	MODEL 452
Annealed	1/2" Insulated	Clear, Gray, Satin Etched		•
	1/2" Low E	Clear		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/8"	Clear, Gray, Bronze, Satin Etched	•	
Tempered	1/2" Insulated	Clear, Gray, Bronze, Satin Etched		•
	1/2" Insulated Low E	Clear, Gray		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/4" Low E	Clear		•
	1/8"	Clear, Gray, Bronze, Solex Green, Satin Etched	•	
Wire	1/4"	Clear		•
Laminated	1/4"	Clear		•
Acrylic	1/8", 1/4"	Clear	•	
Polycarbonate	1/8", 1/4"	Clear	•	
	1/4", 5/8" Multi-Wall	Clear, White, Bronze	•	

Custom glazing available

OPTIONAL POLYURETHANE INSULATION

(Model 452 only)



*Wayne Dalton uses a calculated R-value for our insulated doors.

R-VALUES MODEL 452	10x10 DOOR	12x12 DOOR	14x14 DOOR
1/2" Insulated glass solar bar 70XL argon filled (R=3.125) with polyurethane filled rails and stiles	3.97	3.92	3.91
1/2" Insulated glass Low E (R = 2.38) with polyurethane filled rails and stiles	3.31	3.25	3.25
1/2" Insulated glass (R = 1.75) with polyurethane filled rails and stiles	2.79	2.69	2.69



GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM 2" AND 3" TRACK	CENTER LINE OF SPRINGS	
	2" TRACK	3" TRACK	2" TRACK	3" TRACK		2" TRACK	3" TRACK
Standard Lift Manual 12" R	13"-17"	NA	4.5"	5.5"	Opening Height +18"	Opening Height +12"	N/A
Standard Lift Manual 15" R	15"-20"	16"-21"				Opening Height +13"	Opening Height +14"
Standard Lift Motor Oper. 12" R	15"-20"	NA			Opening Height +66"	Opening Height +12"	N/A
Standard Lift Motor Oper. 15" R	15"-20"	18"-24"				Opening Height +13"	Opening Height +14"
High Lift Manual	High Lift +12"				24" One Side		Opening Height -Lift +30"
High Lift Motor Oper.							
Vertical Lift Manual	Door Height +20"		4.5"	5.5"	18"	Double Door Height +13"	
Vertical Lift Motor Oper.			24" One Side				
Low Headroom Manual	6"-15"	6"-15"	6"	9"	Opening Height +20" to-26"	N/A	
Low Headroom Motor Oper.	9"-17"	9"-17"			Opening Height +66"		

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	DOOR HEIGHT	NUMBER OF SECTIONS
Up to 9'2"	2	Up to 8'1"	4
9'3" to 12'2"	3	8'2" to 10'1"	5
12'3" to 16'2"	4	10'2" to 12'1"	6
16'2" & over	Call Factory	12'12" to 14'1"	7
		14'2" thru 16'1"	8
		16'2" & Over	Call Factory

NOTES:

- 1) Springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed.
- 2) 8" side-room required, one side, for doors with chain hoist.
- 3) Headroom for standard lift depends on drum size, and varies over the range listed.

TRACK SELECTION GUIDE



STANDARD LIFT



HIGH LIFT
break-away is standard, straight incline is available



ROOF PITCH
standard or high lift



VERTICAL LIFT
break-away is standard, straight incline is available



LOW HEADROOM
rear mount torsion



LOW HEADROOM
front mount torsion



Architect Resource Center

Visit wayne-dalton.com/architect-resource-center to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

Wayne Dalton
COMMERCIAL DOORS

DISTRIBUTED BY:

2501 S. State Hwy, 121 Bus., Ste 200
Lewisville, TX 75067

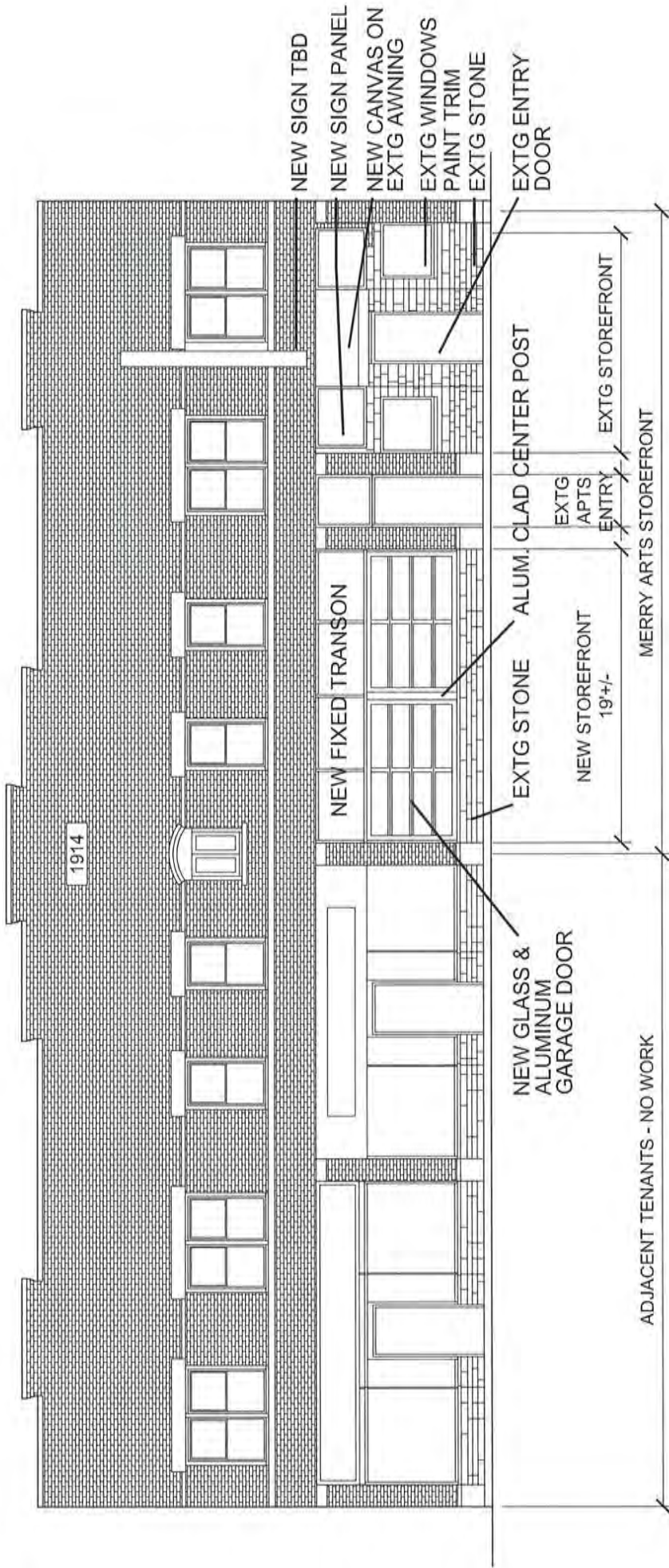
wayne-dalton.com



O'Derry Arts

15607 1/2 Detroit Avenue
Lakewood OH

03.25.2021



MERRY ARTS STOREFRONT RENOVATION

03.25.2021



MERRY ARTS STOREFRONT RENOVATION

03.25.2021



MERRY ARTS STOREFRONT RENOVATION

03.25.2021



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Application Cover Page

Docket No.: 05-53-21

Permit No.: BBS21-000065

Applicant Name: John Graham, Graham Construction LLC

Project Address: 1585 St. Charles Avenue

Project Name: n/a

Project: Applicant proposes the rebuild of a front porch and steps.

1585 ST. CHARLES
LAKOD, OH

GRAHAM CONTEL
216-706-8418

ARCHITECTURAL
PLAN
(ROOF OMITTED)

PORCH REBUILD

N ←

1X4 YELLOW PINE T₃ 6" SCALE: 1" = 6"

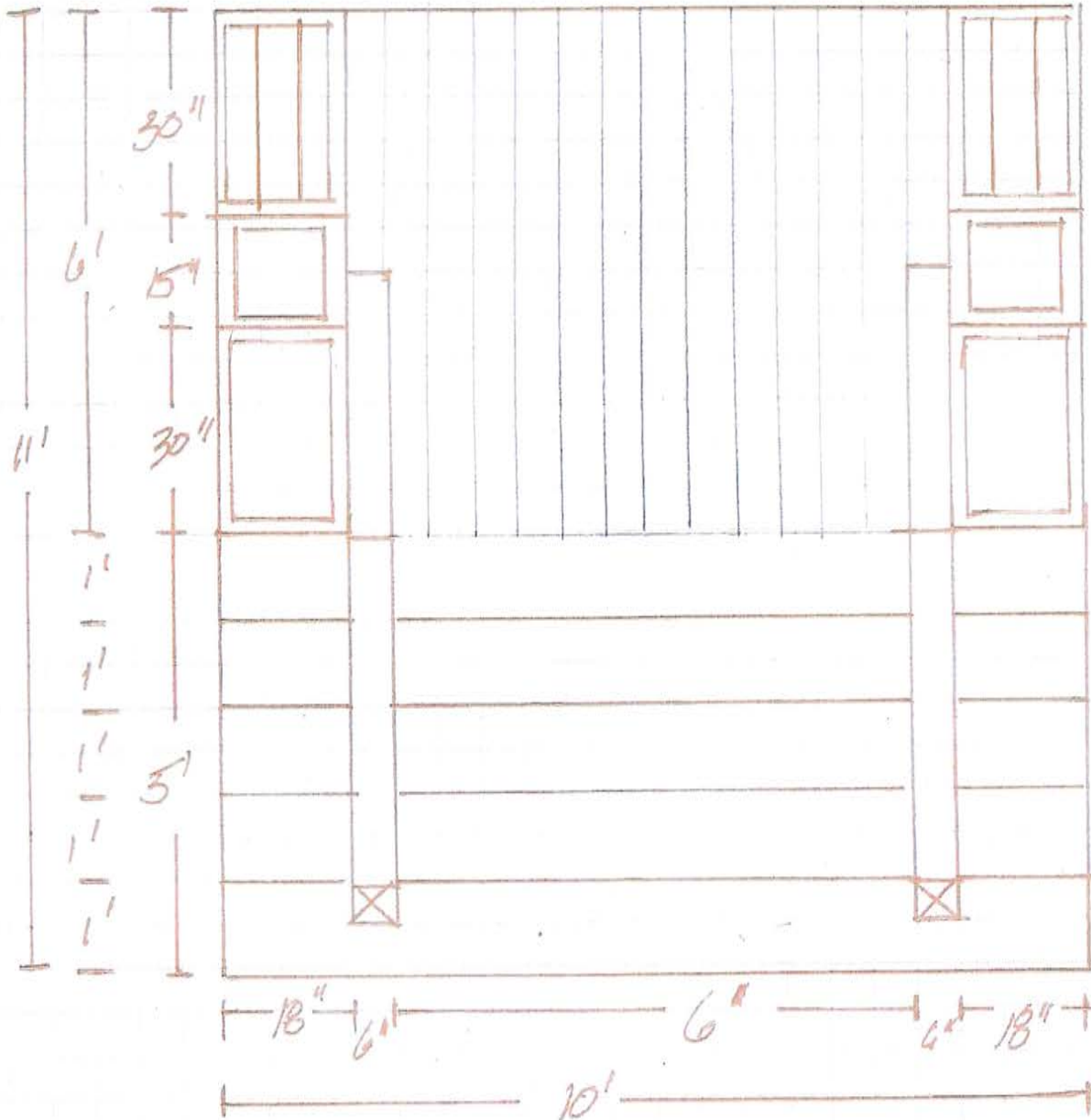
PLANTED
BOX
LEDGE +
GLASS PANEL

COLUMN +
BASE

PLANTED
BOX w/
GLASS

LEDGE,
TREADS
+
RISERS

RAIL POST
CLAD IN
CEDAR
+
LAP



* PLANTED BOXES WILL HAVE PLYWOOD LEDES
TO BE INSTALLED IN WINTER, REMOVED
TO ALLOW PLANT GROWTH THROUGH TOP.

* PAINTING WILL BE LEFT TO OWNERS

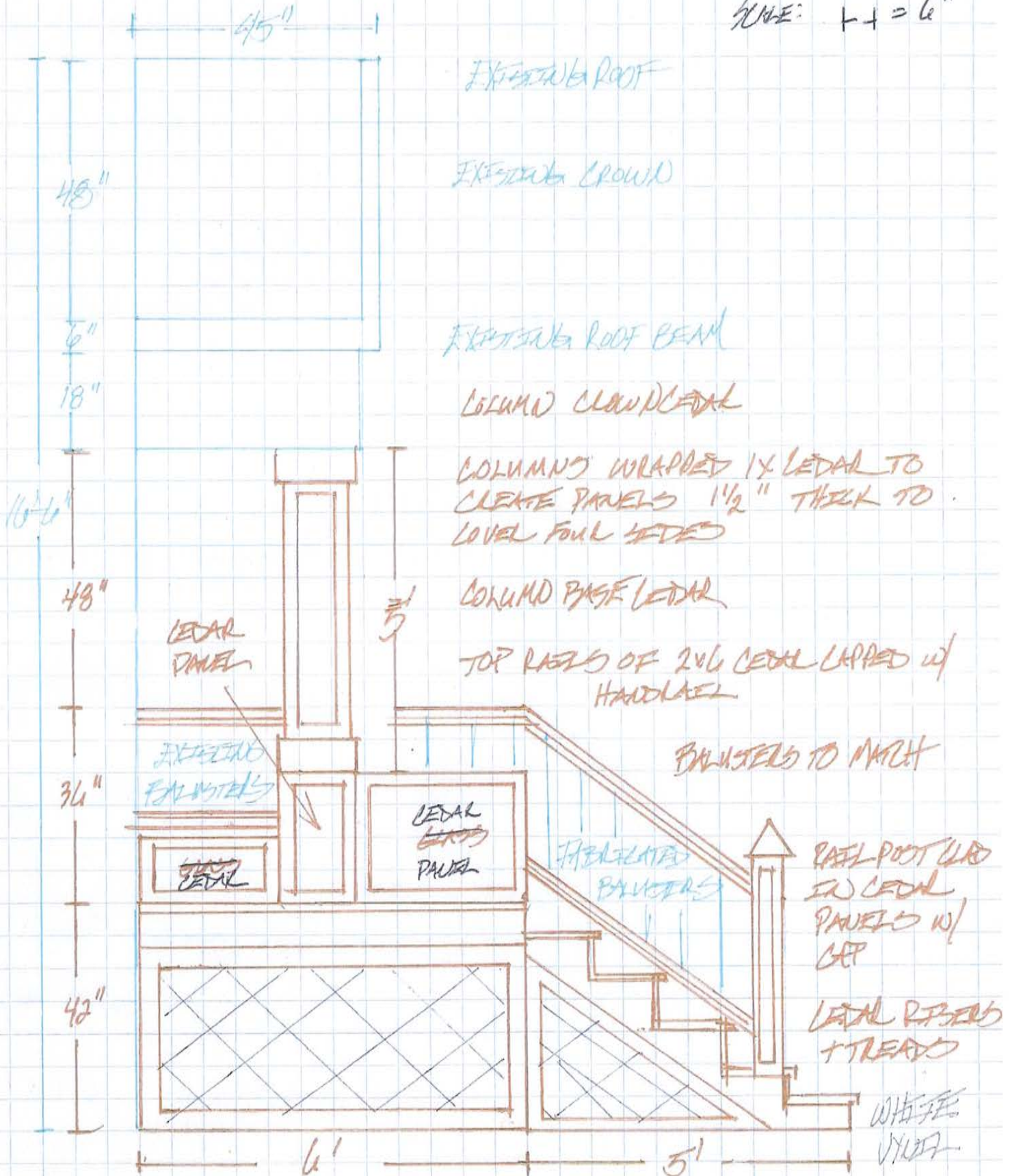
1585 ST. CHARLES
LEXINGTON, OH

GRAHAM LOUSE.
214.906.8418

ARCHITECTURAL
SIDE ELEVATION

PORCH REBUILD

SCALE: 1/4" = 6"



1585 ST. CHARLES
LIND, OH

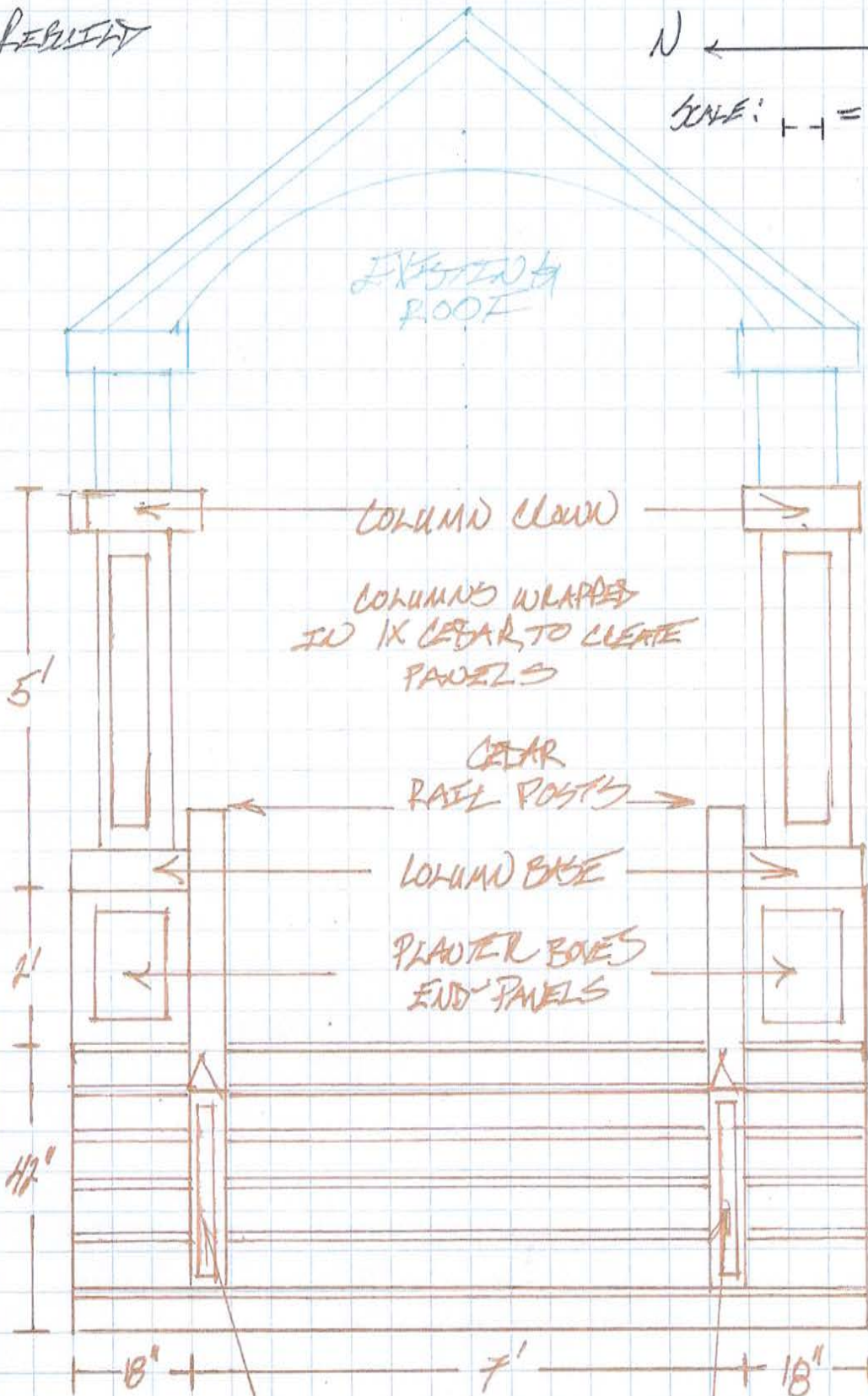
GRAHAM CONTR.
216-906-8418

ARCHITECTURAL
FLOOR ELEVATION

PORCH REBUILD

N ←

SCALE: 1" = 6"



EXISTING
ROOF

COLUMN CROWN

COLUMNS WRAPPED
IN 1X CEDAR TO CREATE
PANELS

CEAR
RAIL POSTS

COLUMN BASE

PLASTER BOARDS
END PANELS

5'

2'

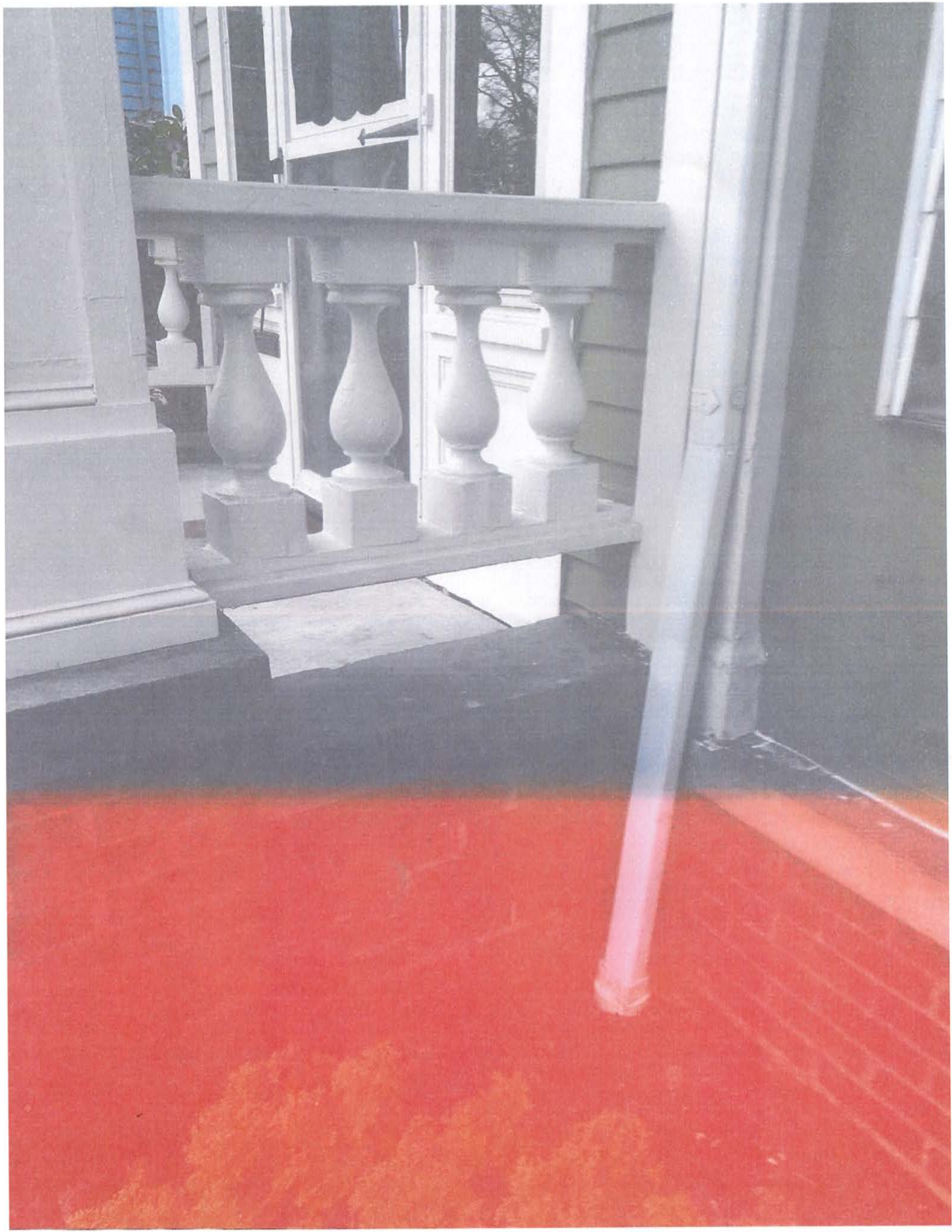
17 1/2'

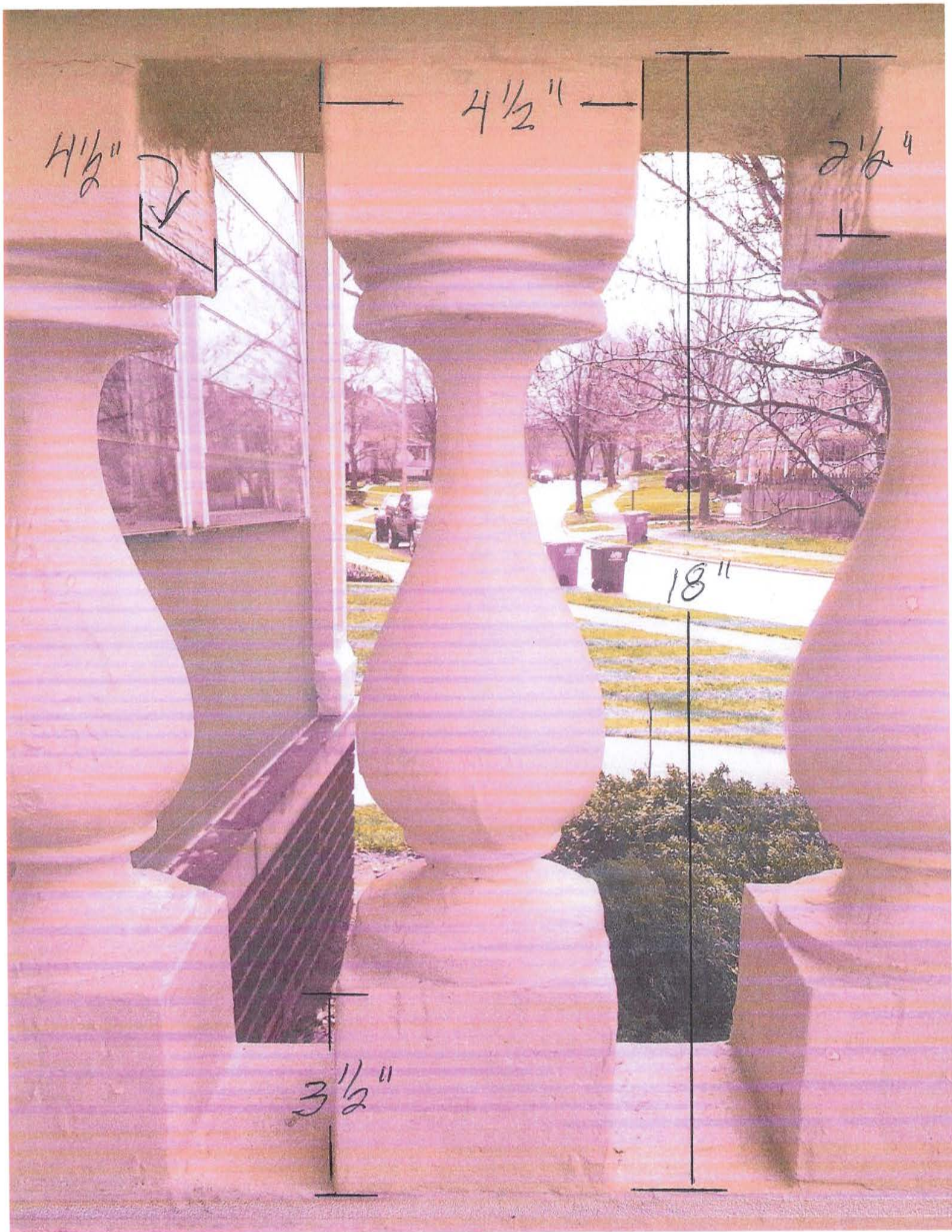
8'

7'

18''

TREATMENT RESULTS IN CEAR
RAIL POST WRAPPED IN CEDAR
TO CREATE PANEL





4 1/2"

2 1/2"

18"

3 1/2"

4 1/2"

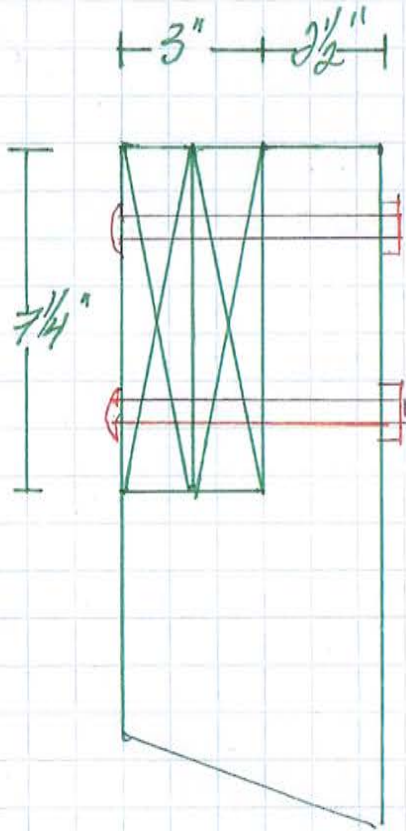
1585 N. CHARLES
LAKES, OH

GLAHAN CONSULT
216-906-8418

STRUCTURAL DETAIL

TORCH REBUILT

DOUBLE 2x8 BEAMS REST ON LXL POSTS
OO SHOULD BE CUT AGAINST
CHECK CUT + SECURED W/ BOLTS



(2) 1/2" ϕ x 6" CARRIAGE BOLTS

LXL POSTS (4) TYPICAL

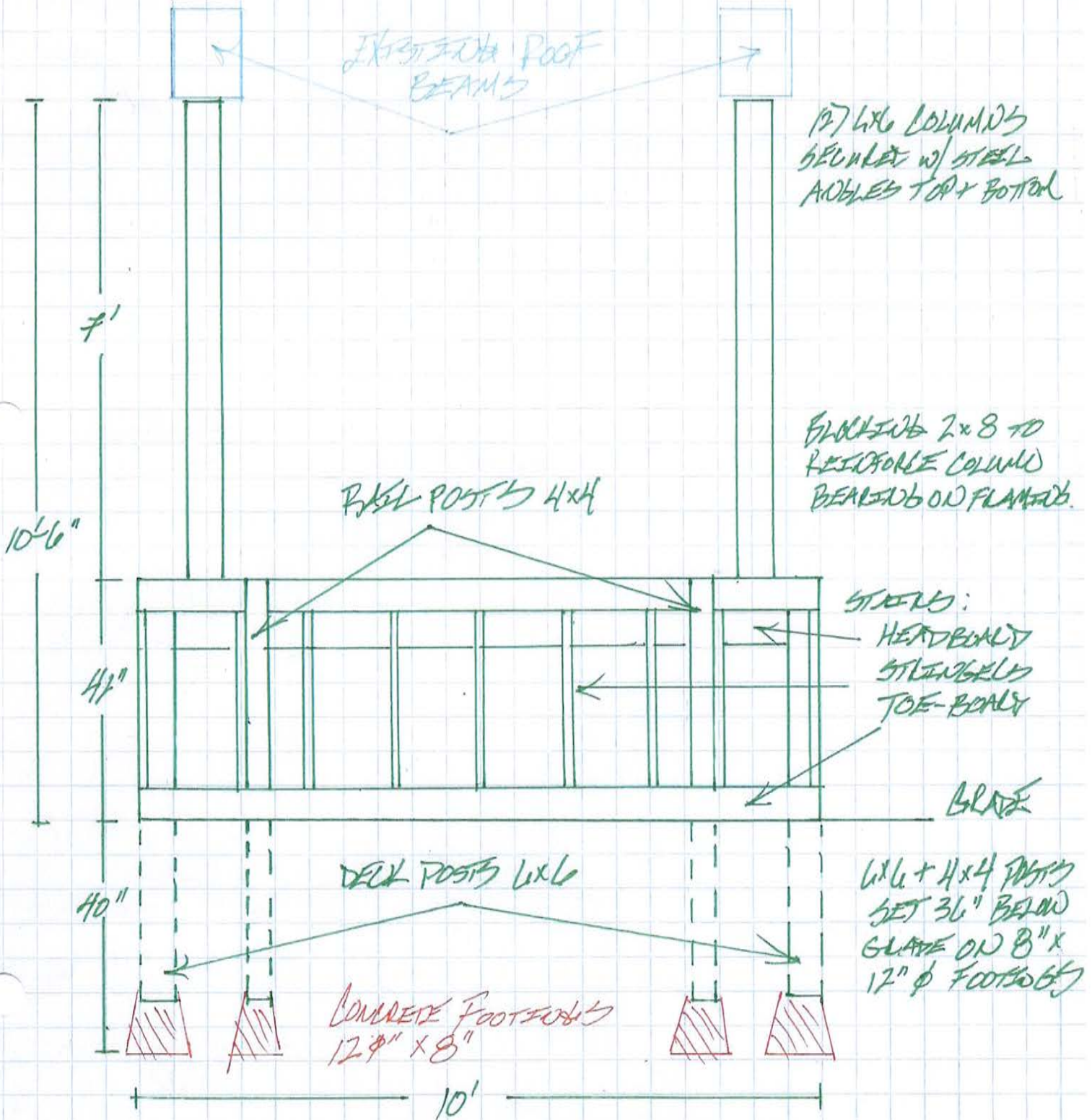
1585 S. CHALLES
LAKWOOD, OH

BLAHAM CONST.
212-906-8418

STRUCTURAL
FRONT ELEVATION

PORCH DECK

← N
SCALE: 1" = 6"



1585 ST. CHARLES
LAKED, OH

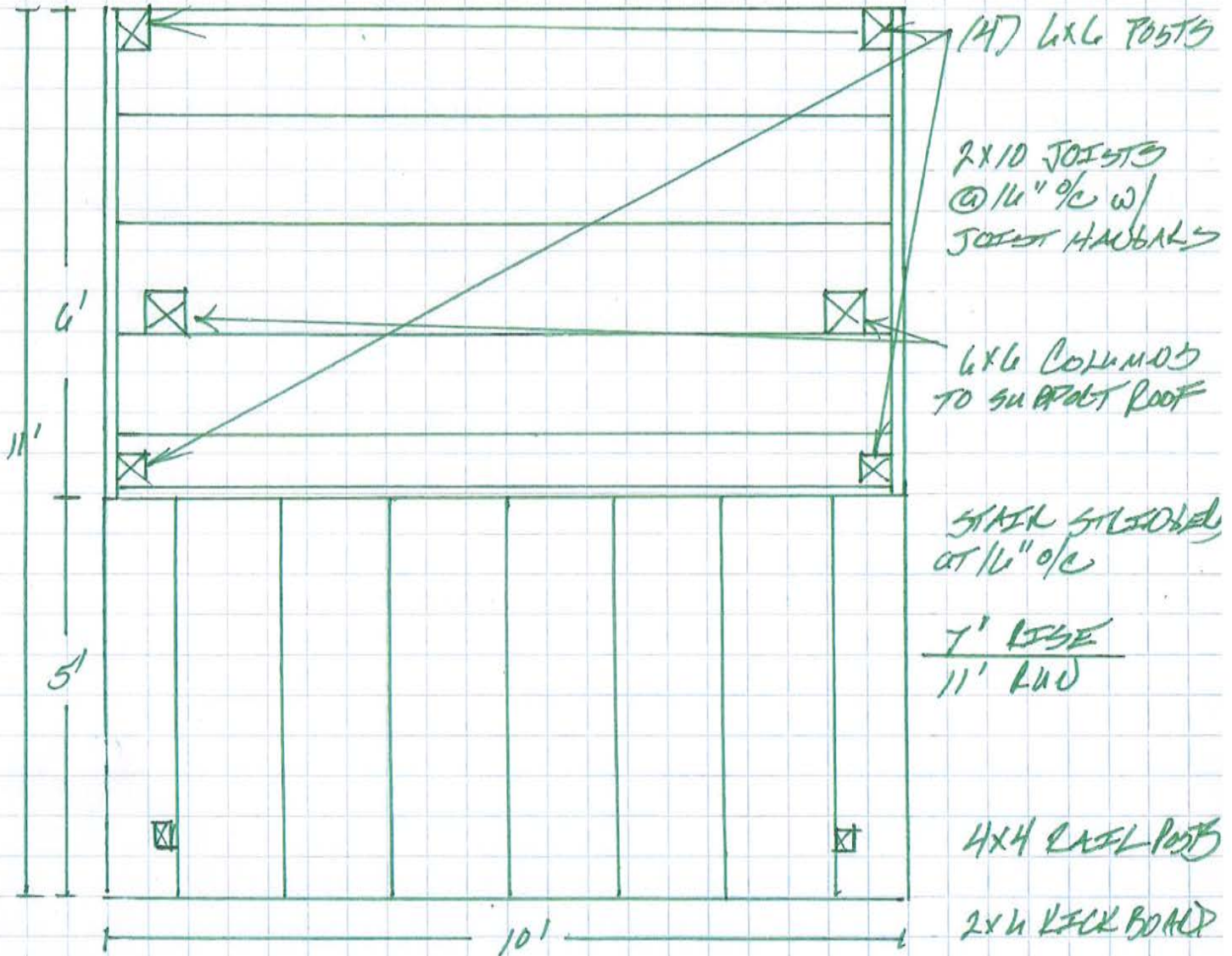
BLANCK CONSTR.
714.906.8418

STRUCTURAL FRAME

STEPS + POLEH RETAINER

N ←

SKIN: 1-1 = 6"



* ALL FRAMING MEMBERS TREATED LUMBER

* ALL POSTS (4) SET 36" BELOW GRADE ON 8" CONCRETE
FOOTINGS + BALL FILLING

* COLUMNS (6) ANCHORED TO FRAME MECHANICALLY.





1585



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Application Cover Page

Docket No.: 05-54-21

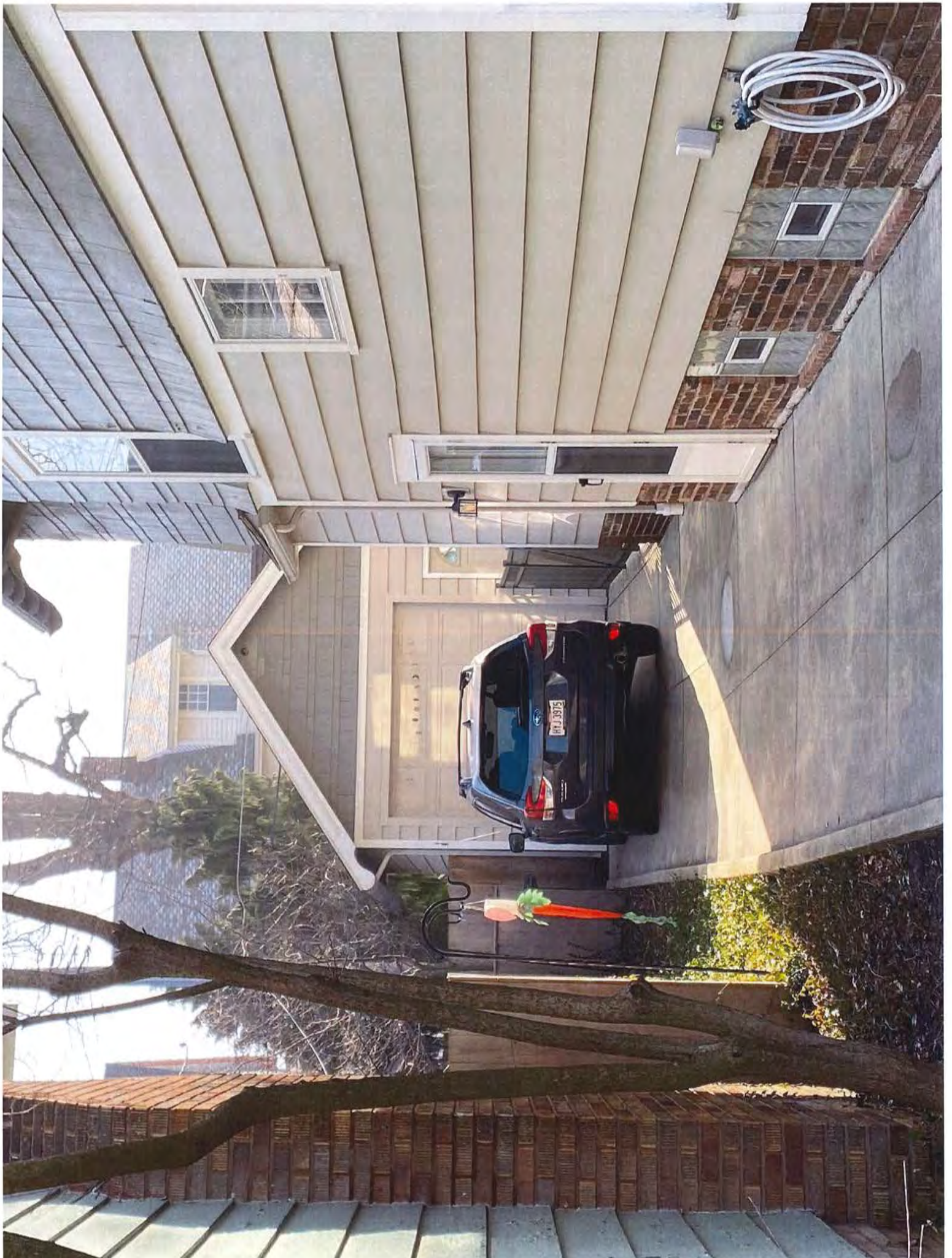
Permit No.: BBS21-000066

Applicant Name: Gerald Weber, Weber Architecture

Project Address: 1081 Rosalie Avenue

Project Name: n/a

Project: Applicant proposes a second floor addition to an existing garage.







Date: Issued For:
 4-21-21 ABR Review

**WEBER
 ARCHITECTUR.**

13771
 Madonia Avenue
 Lakewood
 Ohio 44107
 216.228.6009
 FAX 216.521.2200



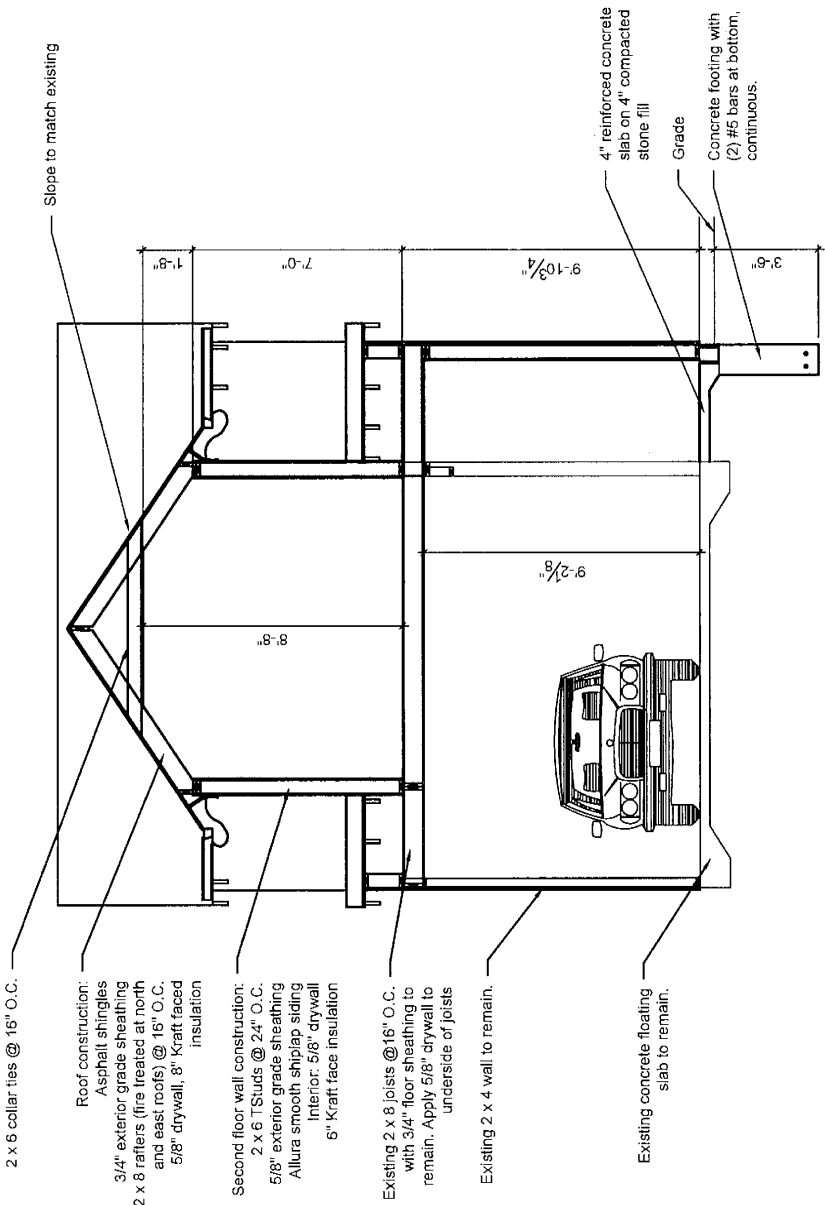
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 Project:

**Danzak Residence
 Garage Addition**

1081 Rosalie Avenue
 Lakewood, OH 44107

Drawing Name:
Section

Project No. 4
 Drawing No. A



Section
 A 1/4" = 1'-0"

New Garage Addition

FOR:

The Dancik Residence

1081 Rosalie Avenue
Lakewood, OH 44107

Project Description:

Utilizing as much of the existing garage structure, the plan is to add a small addition to the south side of the garage which will contain a stair to the second floor. The second floor will be added to create additional storage, as the present garage is only large enough for one car and with minimal storage.

The design of the exterior reflects the design of the existing home.

Date: Issued For:
3-22-21 Zoning
4-21-21 Architectural Board
of Review

3-22-21 Zoning Review
4-21-21 Architectural Board of Review

INDEX OF DRAWINGS	
T-1.1 Title	••
C-1.1 Site Plan	••
A-1.1 Floor Plans	••
A-2.1 West and South Elevations	••

WEBER
ARCHITECTURE

15771
Melisen Avenue
Lakewood
Ohio 44107
216.226.6009
FAX 216.521.2286



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Project:

Dancik Residence
Garage Addition

1081 Rosalie Avenue
Lakewood, OH 44107

Drawing Name:

T1.1

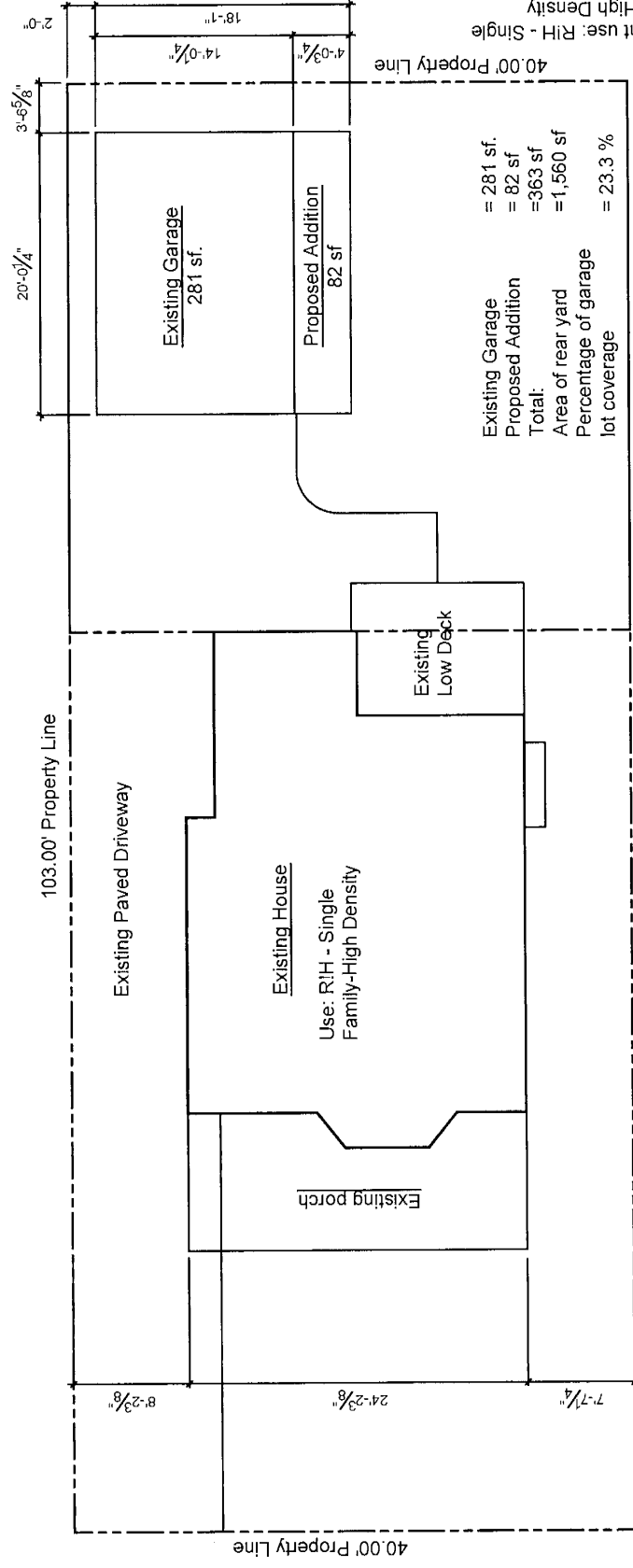
Project No: 21001

Drawing No:

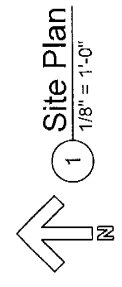
T1.1

Date: Issued For:
 2-4-21 Owner Review
 3-22-21 Zoning
 4-21-21 ABR Review

Adjacent use: RIH - Single Family-High Density



Adjacent use: RIH - Single Family-High Density



WEBER ARCHITECTURE
 19711
 Alhambra Avenue
 Alhambra, CA 91801
 916.284.6909
 FAX 916.581.2268




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 Project:
**Danailk Residence
 Garage Addition**
 1081 Roselle Avenue
 Lakerwood, OH 44107

Drawing Name:
Site Plan

Project No:
 21001
 Drawing No:
 C1.1

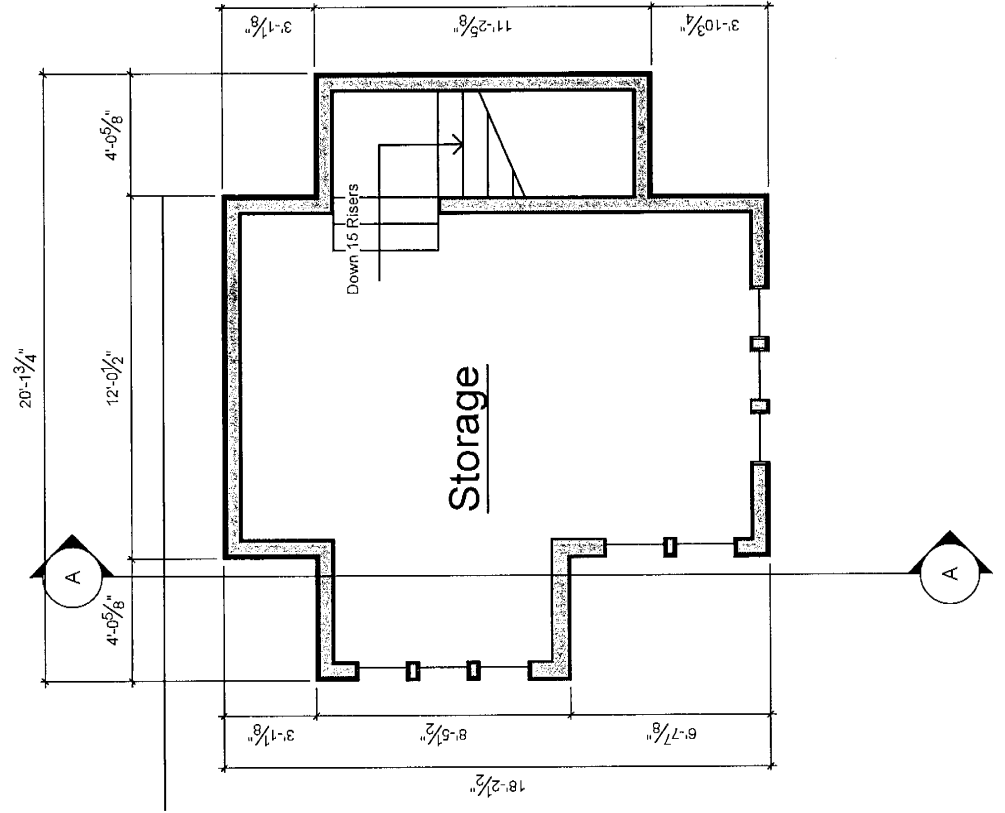
Issued For:	
Date:	Owner Review
	Owner Review
	Owner Review
	Zoning
	ABR Review

WEBER ARCHITECTURE
 10771 Redwood Avenue
 Lakewood, Ohio 44107
 216.228.6009
 FAX 216.281.2206

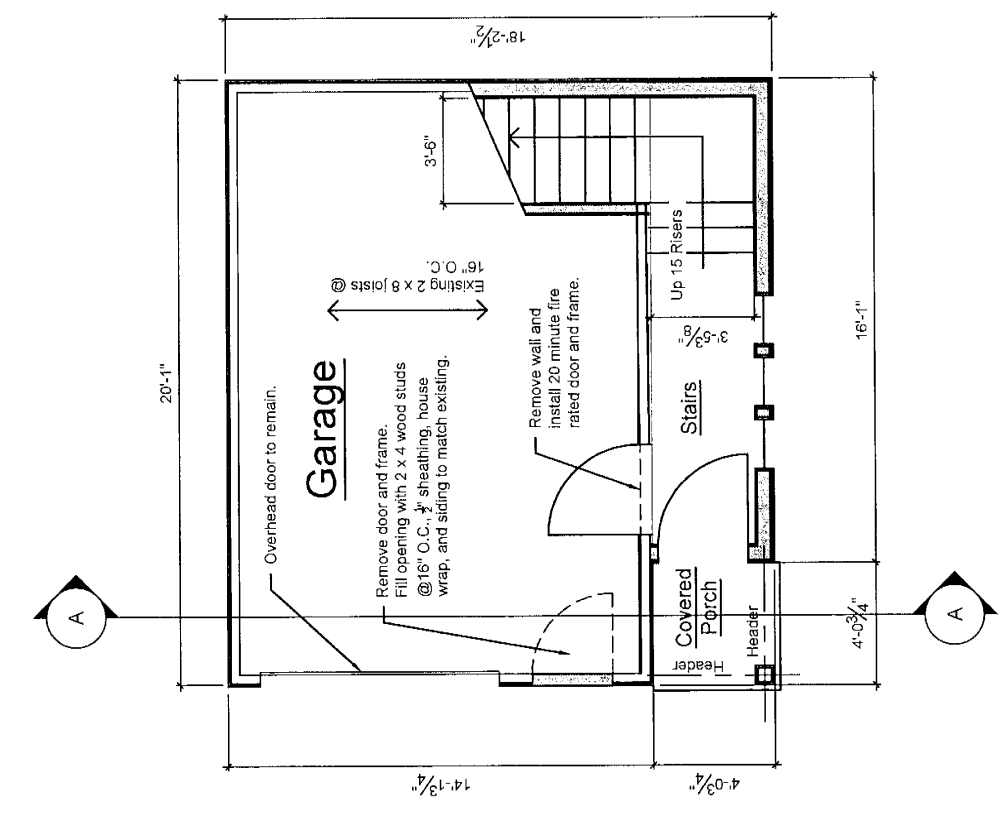


Project: **Dendrik Residence Garage Addition**
 1081 Rosalite Avenue
 Lakewood, OH 44107

Drawing Name: **Floor Plans**
 Project No: 21001
 Drawing No: **A1.1**



2 1/4" = 1'-0"
 Second Floor Plan



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

Date:	Issued For:
2-4-21	Owner Review
3-12-21	Owner Review
3-16-21	Owner Review
3-16-21	Owner Review
3-18-21	Revised per Owner Review
3-22-21	Zoning
4-20-21	Architectural Board Of Review

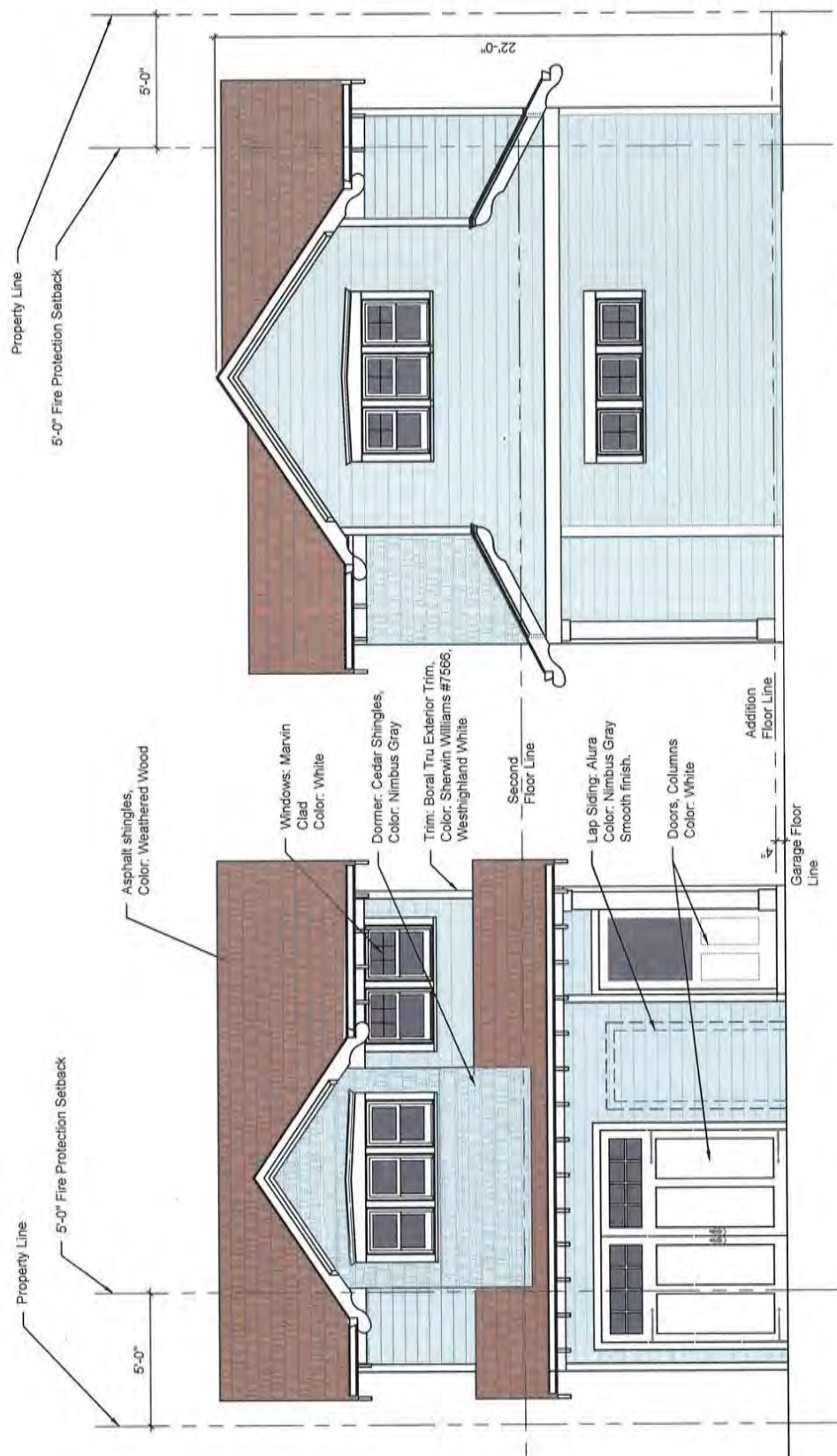
WEBER ARCHITECTURE
 13711 Madison Avenue
 Lakewood, OH 44107
 (216) 266-2000
 FAX: 216.521.2226

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 Project:

**Dancik Residence
 Garage Addition**
 1091 Rosalie Avenue
 Lakewood, OH 44107

Drawing Name:
West and South Elevations

Project No: 21000
 Drawing No: A-2.1



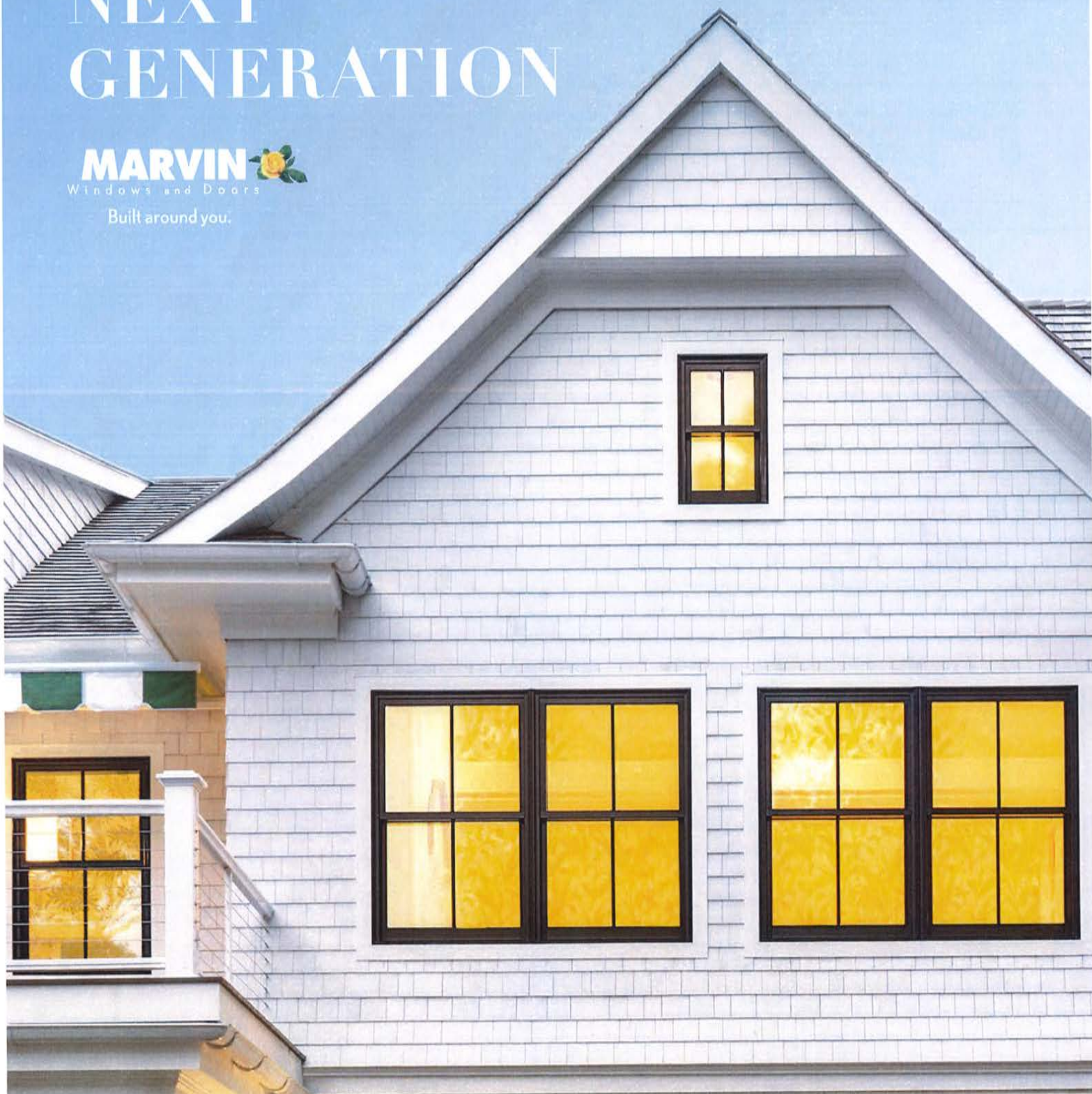
4 South Elevation
 1/4" = 1'-0"

3 West Elevation (Street View)
 1/4" = 1'-0"

THE MARVIN ULTIMATE DOUBLE HUNG NEXT GENERATION

MARVIN 
Windows and Doors

Built around you.



BUILDING ONE/WARROAD

CRFTSMANSHIP IS ONLY THE BEGINNING

Cover: Windows shown with Ebony cladding.
Right: Window shown in Cherry with Wheat Stem and Antique Brass hardware.

MARVIN WINDOWS AND DOORS

THE MARVIN DIFFERENCE

Every Marvin® window and door begins with a commitment to craftsmanship. While that means using premium materials, like hand-selected, sustainably sourced lumber, it also means relying on an expert workforce and doing things the right way, every time.

We know quality isn't an accident. It's an attribute that takes consistency.

Over the years we've consistently gone the extra mile to ensure quality is built into every product that bears our name. It's the result of tradition, innovation, and expertise united by a responsibility to provide the very best. All because we don't just make windows and doors, we build pieces of people's homes.

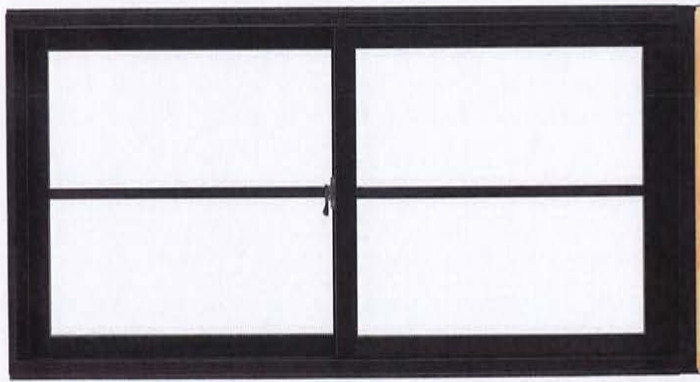


ENDLESS DESIGN POSSIBILITIES.



Windows shown in Stone White exterior cladding.

ULTIMATE DOUBLE HUNG NEXT GENERATION



A CONTEMPORARY CLASSIC

The Ultimate Double Hung Next Generation Window is an embodiment of our dedication to the trade of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and each detail is carefully considered.

Window above shown in Designer Black painted interior finish with Matte Black hardware.
Right window shown with White painted interior finish and Satin Chrome hardware.



INTERIOR PRODUCT FEATURES

DESIGNED TO INSPIRE

1 RICH WOOD INTERIOR
Offers beauty and warmth with six standard wood species and ten interior finish options.

2 NARROW CHECKRAIL
Provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy.

3 DESIGN VERSATILITY
With an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and hundreds of roundup sites.

4 EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

5 FIRST-RATE ENERGY EFFICIENCY
Meet ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.

6 SASH BALANCE SYSTEMS
Enable smooth operation even at the largest sizes.



EXTERIOR PRODUCT FEATURES

ENGINEERED FOR PERFORMANCE

7 DURABLE EXTERIOR CLADDING
Made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

8 ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

9 EXPANSIVE SIZES
Up to 5 feet wide by 10 feet high.

10 TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.

11 SUPERIOR WEATHER PERFORMANCE
The window's performance ratings are top in class, including CW-PG30 through CW-PG50 and LC-PG50 on most sizes and IZ3 certified coastal options.

Left window shown in Cherry with Walnut stain and Antique Brass hardware.

Right window shown in Suede aluminum cladding.

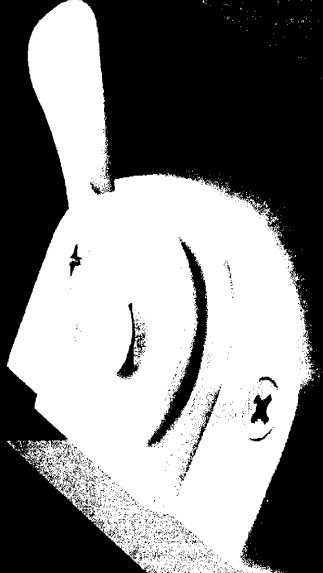


Ultimate Double Hung Next Generation Windows and Ultimate Sliding French Doors shown with Ebony cladding and Satin Nickel hardware.

GENERATIONS OF TIMELESS DESIGN.

ELEGANCE EVERY DAY

Every aspect of the Ultimate Double Hung Next Generation Window was created with our customers' needs in mind, including Tilt/Wash mode. Allowing easy access to the exterior glass for cleaning and maintenance, Tilt/Wash mode helps keep every view beautiful.

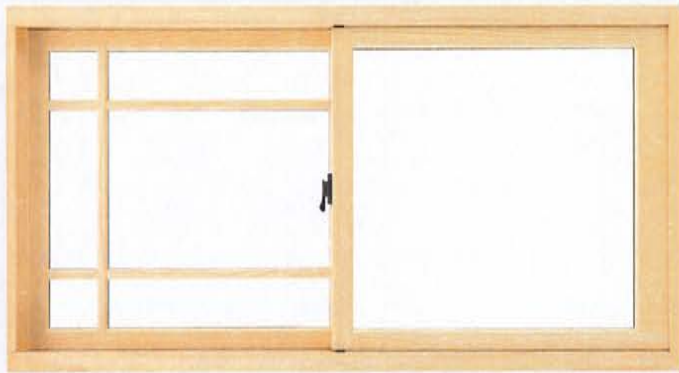


AUTO-LOCKING HARDWARE

The mechanism automatically locks the window when the handles are closed and is jammer-free, allowing easy removal and reattachment for painting without components shifting out of alignment.

Both windows shown in Designer Black painted interior finish with Satin Chrome hardware.

ULTIMATE INSERT DOUBLE HUNG NEXT GENERATION



A WINDOW INTO EFFICIENCY

This window's frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Ultimate Insert Double Hung Next Generation Windows always fit into your existing space and appear completely integrated into your home.

Windows shown in Pine with Matte Black Hardware.

ELEGANT ARCHES

The Ultimate Double Hung Next Generation Window empowers design versatility with round top options for modern homes and historic renovations.



**HALF CIRCLE
TRANSOM**

Versatile, standing above or above a double hung. Available in 12 call number sizes.

**HALF CIRCLE
RADIUS
OPERATING
DOUBLE HUNG**

A half circle arch allows a dramatic transition. Available in 164 call number sizes.

**EYEBROW
TRANSOM**

Complements design as a transom or picture. Available in over 75 call number sizes.

**HALF EYEBROW
OPERATING
SINGLE HUNG**

An elegant curve creates striking beauty. Available in 189 call number sizes.

**EYEBROW RADIUS
OPERATING
DOUBLE HUNG**

A gentle radius gives a class of look. Available in 192 call number sizes.

Windows shown in Pine with Leather stain and Oil Rubbed Bronze hardware.

ULTIMATE SINGLE HUNG NEXT GENERATION



A MODERN INNOVATION

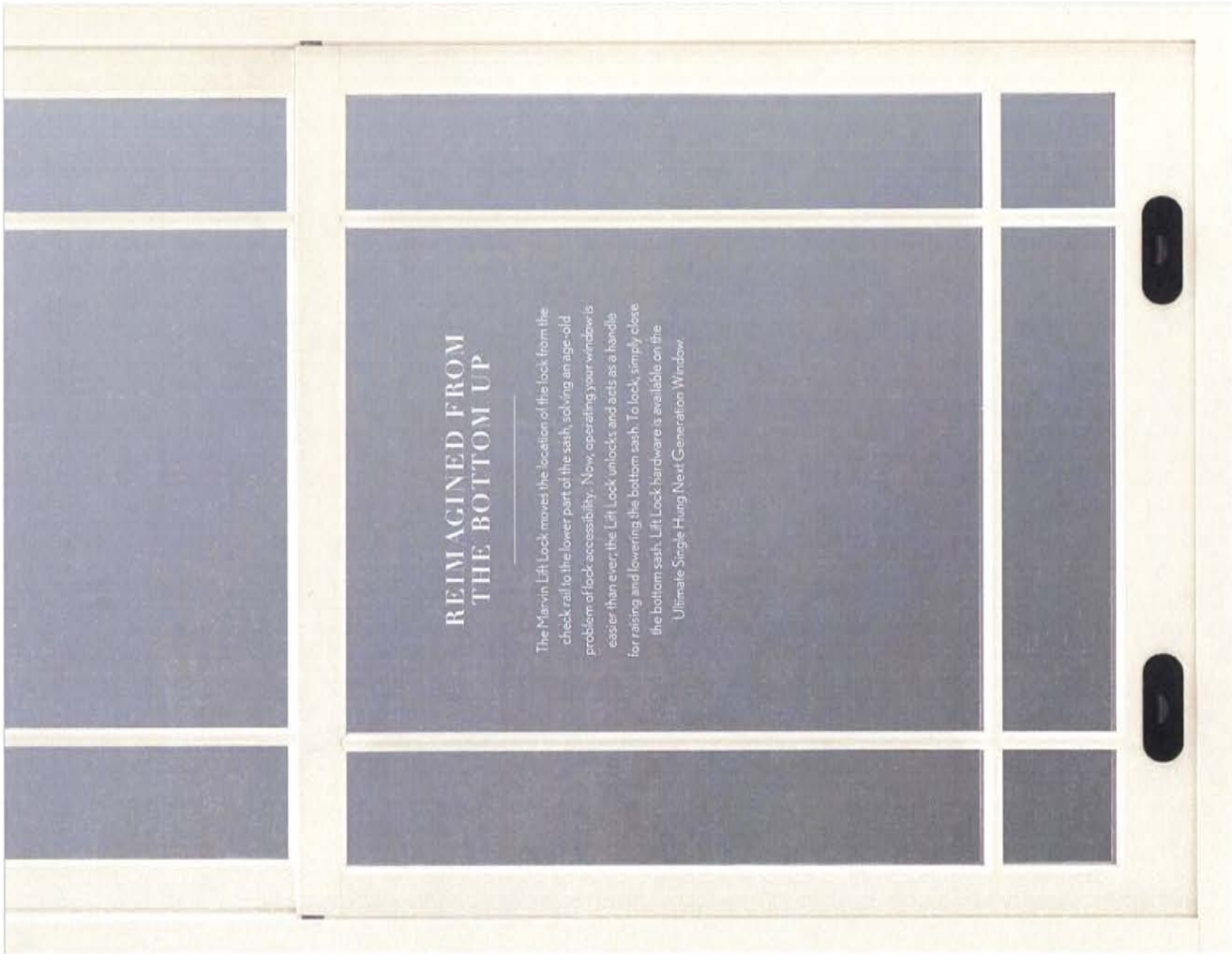
The Marvin® Lift Lock is the next innovation in function, design, and aesthetics for the Marvin Ultimate Single Hung Next Generation Window. Now operating your window is easier than ever, the lift lock unlocks and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash. Lift Lock Hardware is available with contemporary and traditional styles to complement a range of designs.

Left window shown in Pine with White painted interior finish and Traditional Lift Lock Hardware in Matte Black. Left Window above shown in White Oak with Traditional Lift Lock Hardware in Satin Nickel.

Right window above shown in Pine with Designer Black painted interior finish and Contemporary Lift Lock Hardware in Satin Nickel.

REIMAGINED FROM THE BOTTOM UP

The Marvin Lift Lock moves the location of the lock from the check rail to the lower part of the sash, solving an age-old problem of lock accessibility. Now, operating your window is easier than ever, the Lift Lock unlocks and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash. Lift Lock hardware is available on the Ultimate Single Hung Next Generation Window.





CLASSIC STYLE. VISIONARY EXPRESSION.

Windsor's shown with White painted interior finish and Saffron Chateau Mahogany

ULTIMATE DOUBLE HUNG NEXT GENERATION



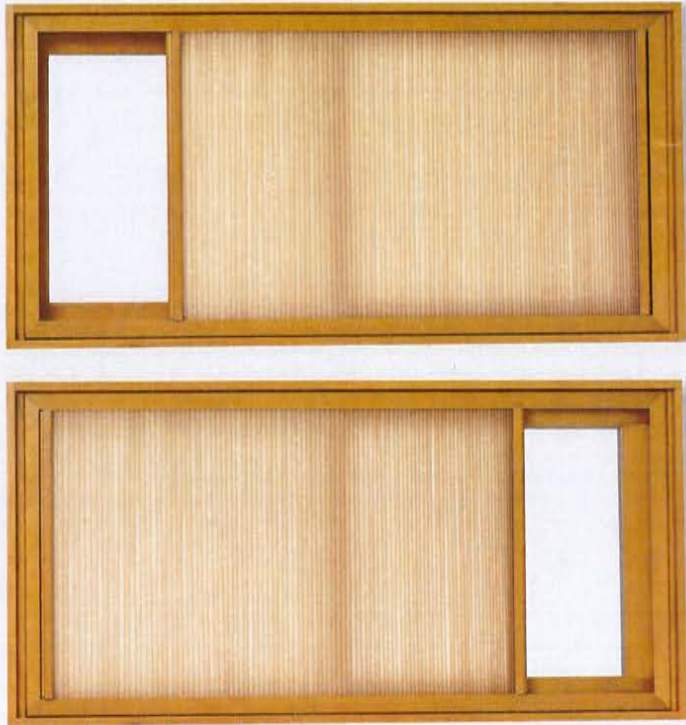
SUPERIOR SCREENS

Because no two projects are the same, Marvin® offers a variety of innovative screen and storm window options designed to blend into your window, meet the performance needs of your project, and match the beauty of your home.

- RETRACTABLE SCREEN
- FULL OR HALF SCREEN
- TWO-LITE STORM SASH OR SCREEN
- STORM & SCREEN COMBINATIONS

Window shown with full screen and Sweet aluminum chadding.

ULTIMATE DOUBLE HUNG NEXT GENERATION



SHADED IN SERENITY

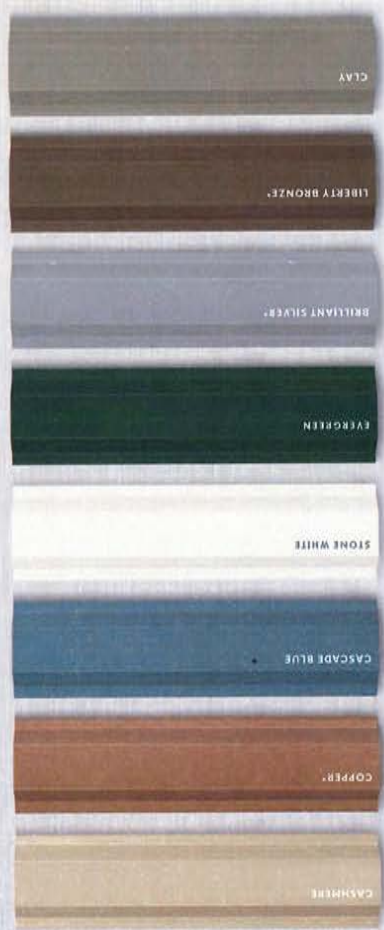
From the amount of light to give your home to the amount of privacy to give yourself, what you need throughout the day changes. Marvin's interior shades are seamlessly integrated into the window with no edge gaps for light to bleed through and feature top-down/bottom-up operation, letting you choose your exact amount of daylight or privacy. With finish options to match your windows or doors, a precision fit with no visible cords or pulleys, these shades blend into the background when unused. Offering fifteen light-filtering shade colors and five colors that block out light, Marvin® shades are designed to accommodate every need. These shades are made with a durable material that holds its pleat through normal use and we offer a 10-year warranty on all fabrics.

Windows shown in Pine with Honey stain and Almond Shades.



WOOD SPECIES

Every master woodworker knows that one of the most important choices when crafting a new piece is selecting the right wood species for the project. With variations in grain, hardness and warmth, each one of our six standard wood species has something unique to offer.



ALUMINUM CLADDING

BEAUTY THAT DOESN'T FADE

Our cladding offers color flexibility to meet design goals with durability to protect against the elements. Backed by a 20-year warranty, Marvin's impact resistant extruded aluminum cladding is 3x thicker and much stronger than the industry standard roll-form aluminum.** Standing out for its extraordinary durability in nineteen spectacular colors, all finished in commercial-grade paint for superior resistance to chalking and fading, our aluminum cladding is designed to last.



INTERIOR FINISH OPTIONS

As part of our commitment to only creating the highest-quality windows and doors, every single piece of wood in each of our made-to-order products is conditioned, sanded, and baked during our integrated conditioning and staining process to provide an elegant and lasting finish. With nine stain and paint options to choose from, our customers can receive stunning, ready-to-install windows and doors without the mess, fumes, or inconvenience.



* Particulate Aluminum Cladding
 ** Some colors may not qualify for the 20-year warranty. For details contact your local dealer. For a copy of the warranty, see MarvinWindows.com



Built around you.®

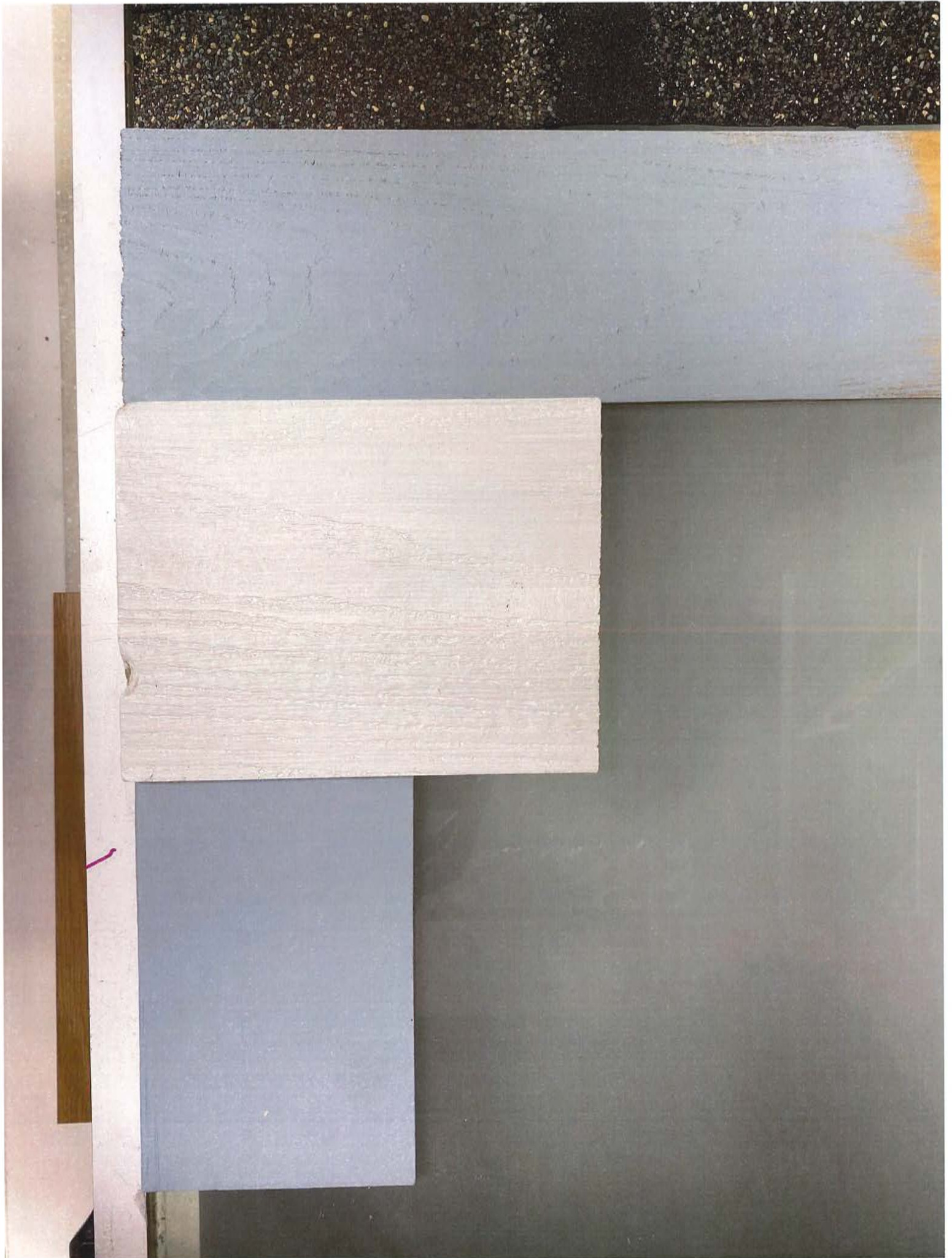
Marvin® Windows and Doors, Warroad, MN 56763, ©2018 Marvin Windows and Doors. All rights reserved. ®Registered trademark of Marvin Windows and Doors. Information regarding status of patent applications, and product features and specifications is subject to change without notice. Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish samples.

Part #19980680, June 2018.

MARVINWINDOWS.COM

HANDCRAFTED
IN AMERICA. 







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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 05-55-21

Permit No.: BBS21-000067

Applicant Name: Martin Chaney

Project Address: 1544 Elmwood Avenue

Project Name: n/a

Project: Applicant proposes front porch repairs and installation of a new railing system.



City of Lakewood Division of Housing and Building
Building Permit Application

PROJECT ADDRESS: 1544 Elmwood Ave #1102
 PERMANENT PARCEL NUMBER: 31403071
 PROPERTY CLASSIFICATION: 2-2 or 3 Family OR Commercial (includes multi-unit and commercial)
 USE DESCRIPTION: 1 Alteration Addition Mechanical Electrical Complete reverse side
 PERMIT TYPE: Building Plumbing Plan Review A.B.R. Approval Land Request

RELATED CASES: Conditional Notice Plan Review A.B.R. Approval Land Request

SCOPE OF PERMIT (Check all that apply):
 New Primary Structure Addition Alteration Repair Equip. Replacement Commercial sign
 Deck or Porch Rear Deck Shed Pool Waste Controlling Waterproofing
 Commercial Hood Fire Suppression Fire Alarm HVAC Refrigeration
 Other (Specify): Paying Storm Sewer Other (Please specify)

VALUATION (cost of the work) \$ 4500 PROJECT SIZE: (in square feet) 190
 BRIEF DESCRIPTION OF WORK: (include scope, dimension, location) DRAIN NO DRAIN
Removing Top Layer of porch Flooring and
Replacing it with New Plywood Flooring.
Also, removing old Railing and Replacing it
with a new one.
(Front Porch 12'6" x 8') Front steps 55" x 4'

PROPERTY OWNER NAME: Benjamin Swartz Phone: 216 996-8630
 Building Name (if applicable): _____ Email: benjamin75@ymail.com
 Mailing Address: 1544 Elmwood Ave City: Lakewood State: OH Zip: 44107
 CONTRACTOR NAME: Martin Charney Phone: 216-788-2850
 License/Reg. No.: _____ Email: martcharney@gmail.com
 Mailing Address: 784 Kenmore Blvd. City: Akron State: OH Zip: 44314
 ARCHITECT/ENGINEER: _____ Phone: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

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

Martin A. Charney 3/16/2021 Anticipated Completion Date: 3/25/2021
 SIGNATURE OF CONTRACTOR/OWNER DATE



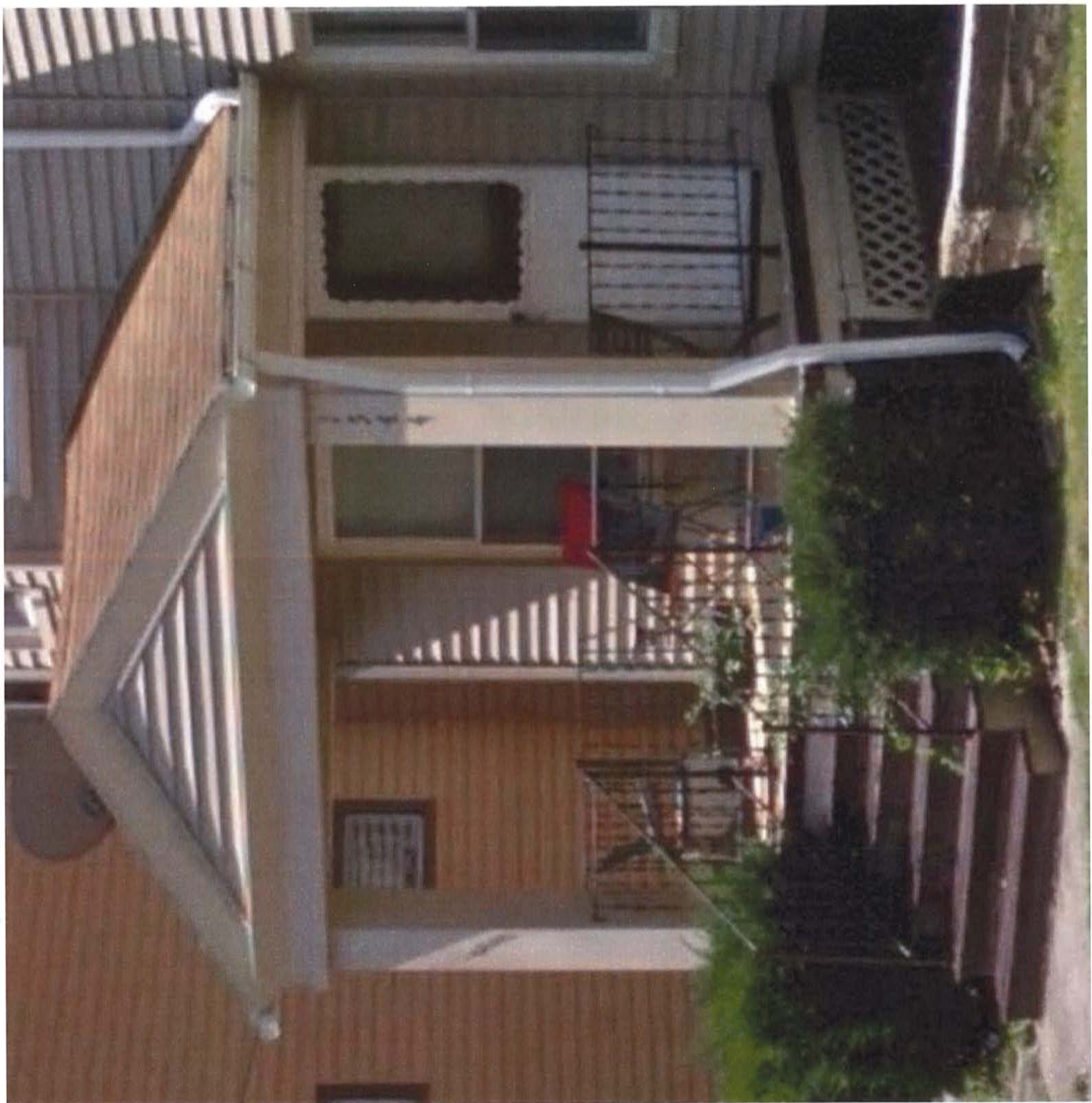


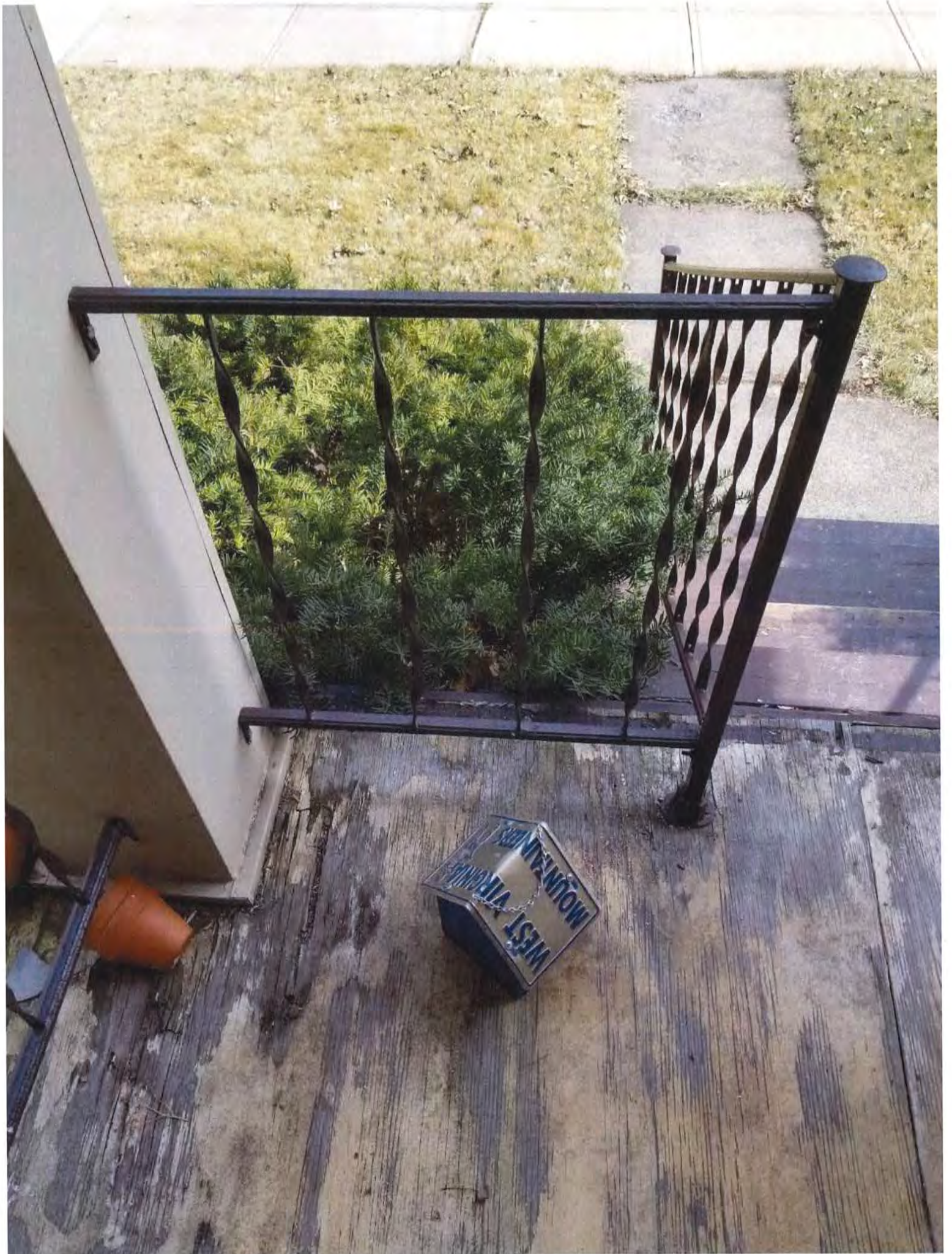
Actual Size: 0.719-in x 3.98-ft x 7.98-ft

 Lowe's

**Severe Weather 3/4-in x 4-ft x 8-ft
Southern Yellow Pine Plywood...**

[Visit](#)

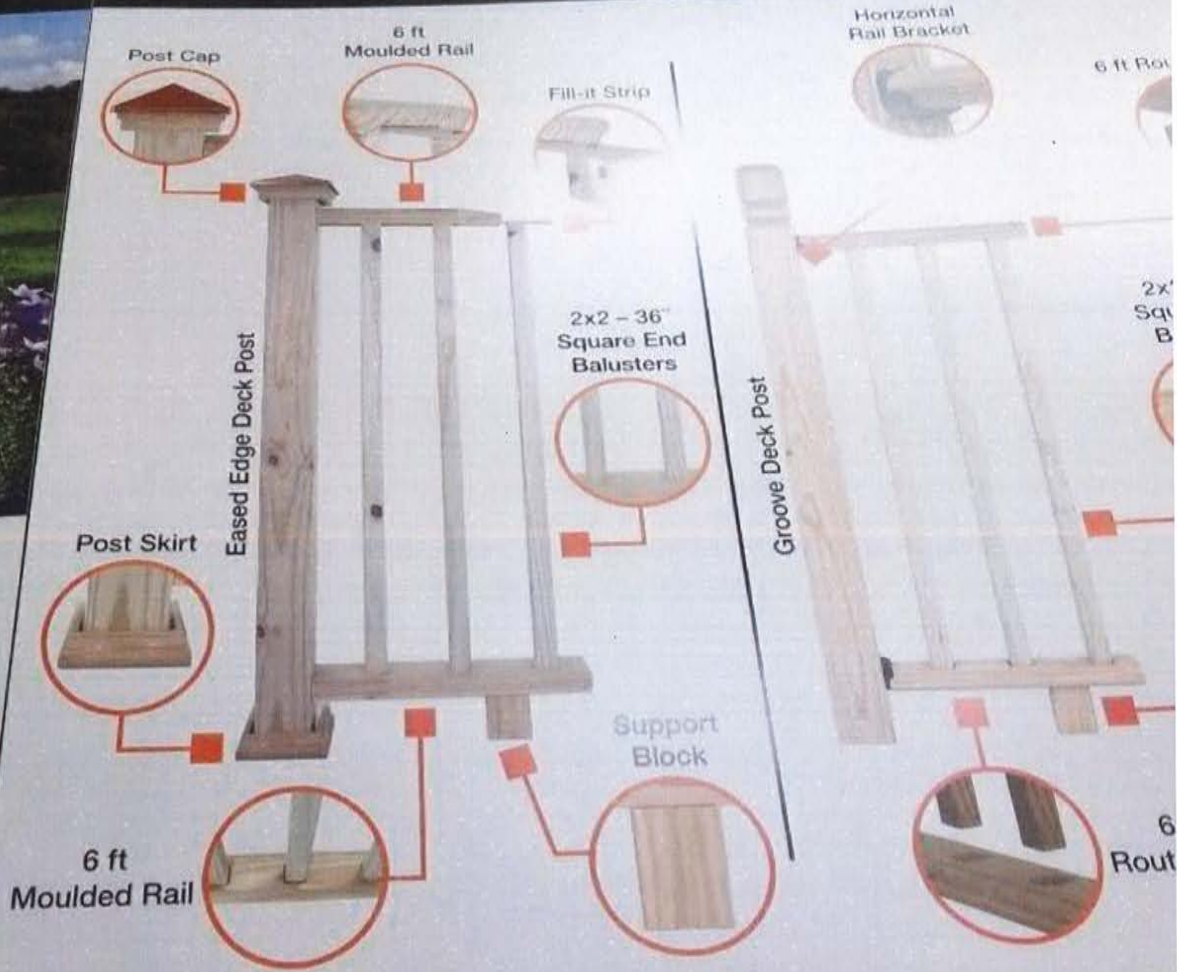






6 ft Do-It Yourself Wood Rail

6 ft Routed Wood Rail



6 ft Moulded Rail

Eased Edge Deck Post

2x2 - 36" Square End Balusters

Groove Deck Post

Support Block

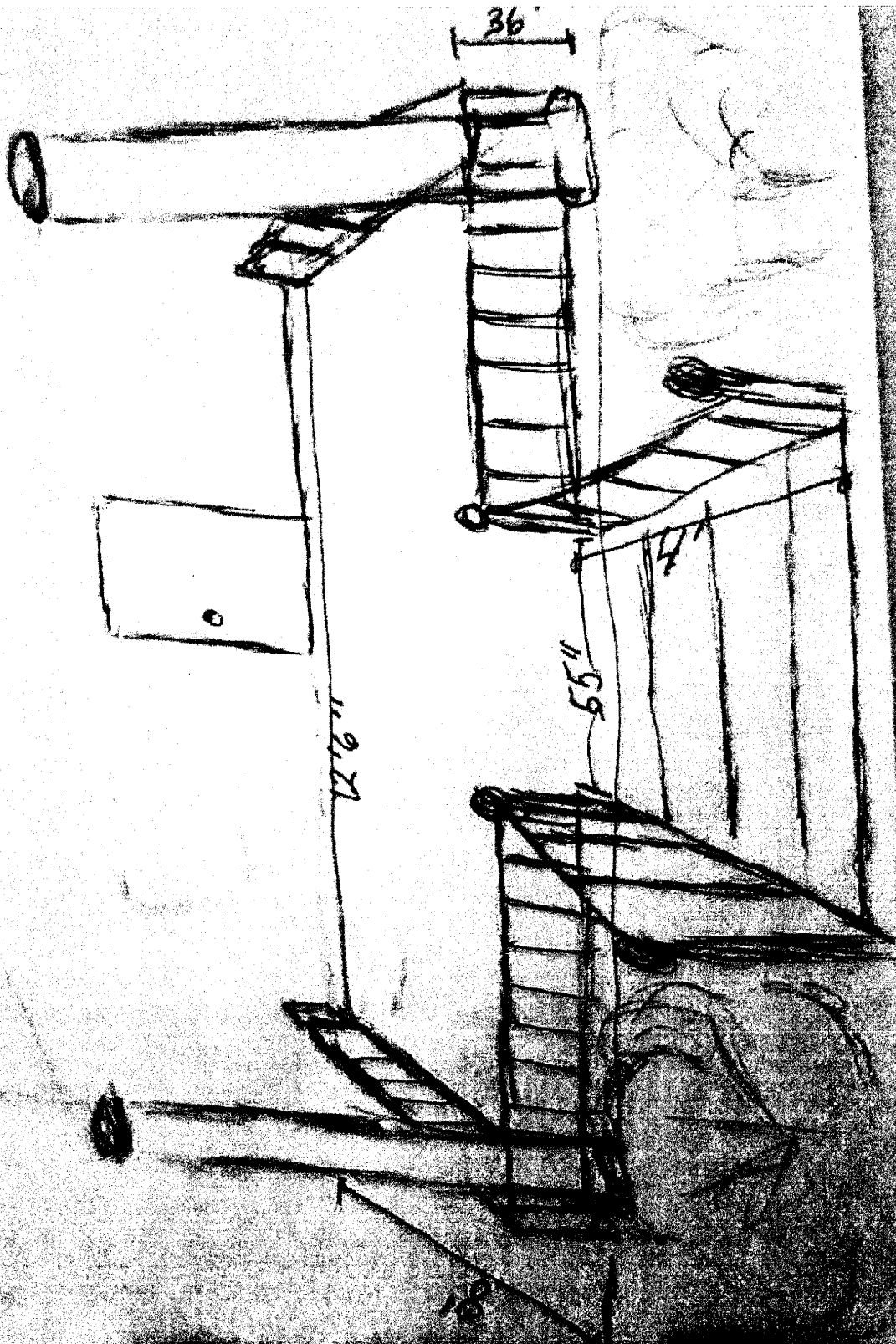
Horizontal Rail Bracket

6 ft Routed

2x2 Square End Balusters

6 ft Routed

Front Porch 1594 Elmwood Ave 49107





City of Lakewood Division of Housing and Building
Building Permit Application

PROJECT ADDRESS: 1544 Elmwood Ave #1102
 PERMANENT PARCEL NUMBER: 31402071
 PROPERTY CLASSIFICATION: 20 Commercial (includes multi-family and professional)
 USE DESCRIPTION: General Special Other Electrical (complete separate sheet)
 PERMIT TYPE: Building Plumbing Mechanical Electrical
 RELATED CASES: Conditional Approval Plan Review A.B.B. Approval Case Number

SCOPE OF PERMIT (Check all that apply):
 New Primary Structure Addition Alteration Repair Eddy Replacement Commercial Sign
 Fire or Temperature Fuel Deck Shed Pool Water Controlling Waterproofing
 Commercial Sign Fire Suppression Fire Alarm HVAC Rehabilitation
 Detachment Paving Storm Sewer Other (Please specify)

*VALUATION: (cost of the work) \$ 4500 PROJECT SIZE: (in square feet) 190
 BRIEF DESCRIPTION OF WORK: (include scope, dimension, location) DRAIN NO DRAIN
Removing Top Layer of Porch Flooring and
Replacing it with New Plywood Flooring.
Also, removing old Railing and Replacing it
with a new one.
(Front Porch 12'6" x 8') Front steps 55" x 4'

PROPERTY OWNER NAME: Benjamin Swartz Phone: 216-996-5630
 Business Name (if applicable): _____ Email: bcswartz15@yahoo
 Mailing Address: 1544 Elmwood Ave. City Lakewood State: OH Zip: 44107

CONTRACTOR NAME: Martin Chazy Phone: 234-788-2850
 License/Reg. No.: _____ Email: martchazy@comcast
 Mailing Address: 7841 Commerce Blvd. City Akron State: OH Zip: 44314

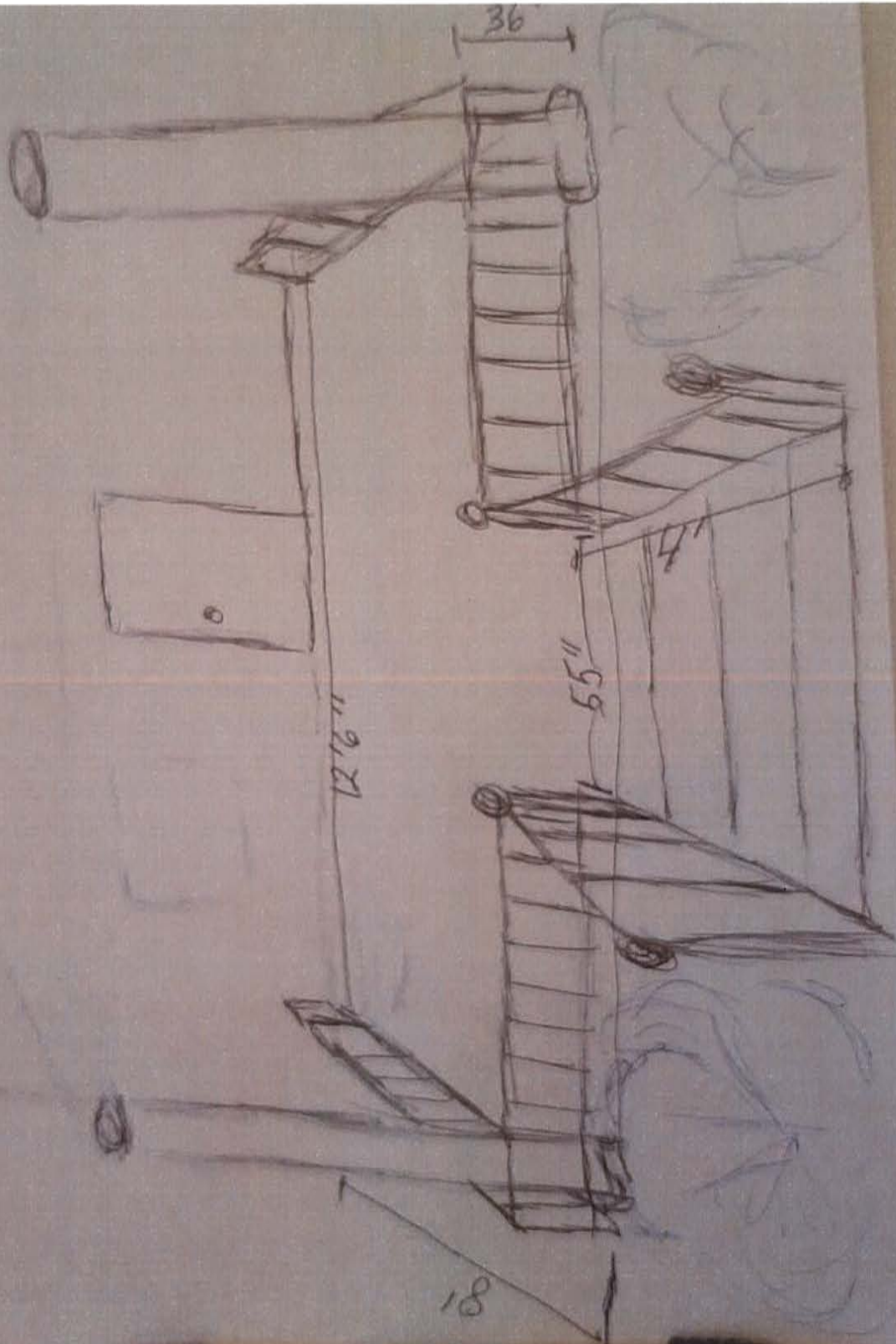
ARCHITECT/ENGINEER: _____ City _____ State _____ Zip _____
 Mailing Address: _____ City _____ State _____ Zip _____

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

Martin A. Chazy 3/16/2021 Anticipated Completion Date 3/25/2021
 SIGNATURE OF CONTRACTOR/OWNER DATE



FRONT PORCH 1544 ELWOOD AVE. 44102





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Application Cover Page

Docket No.: 05-56-21

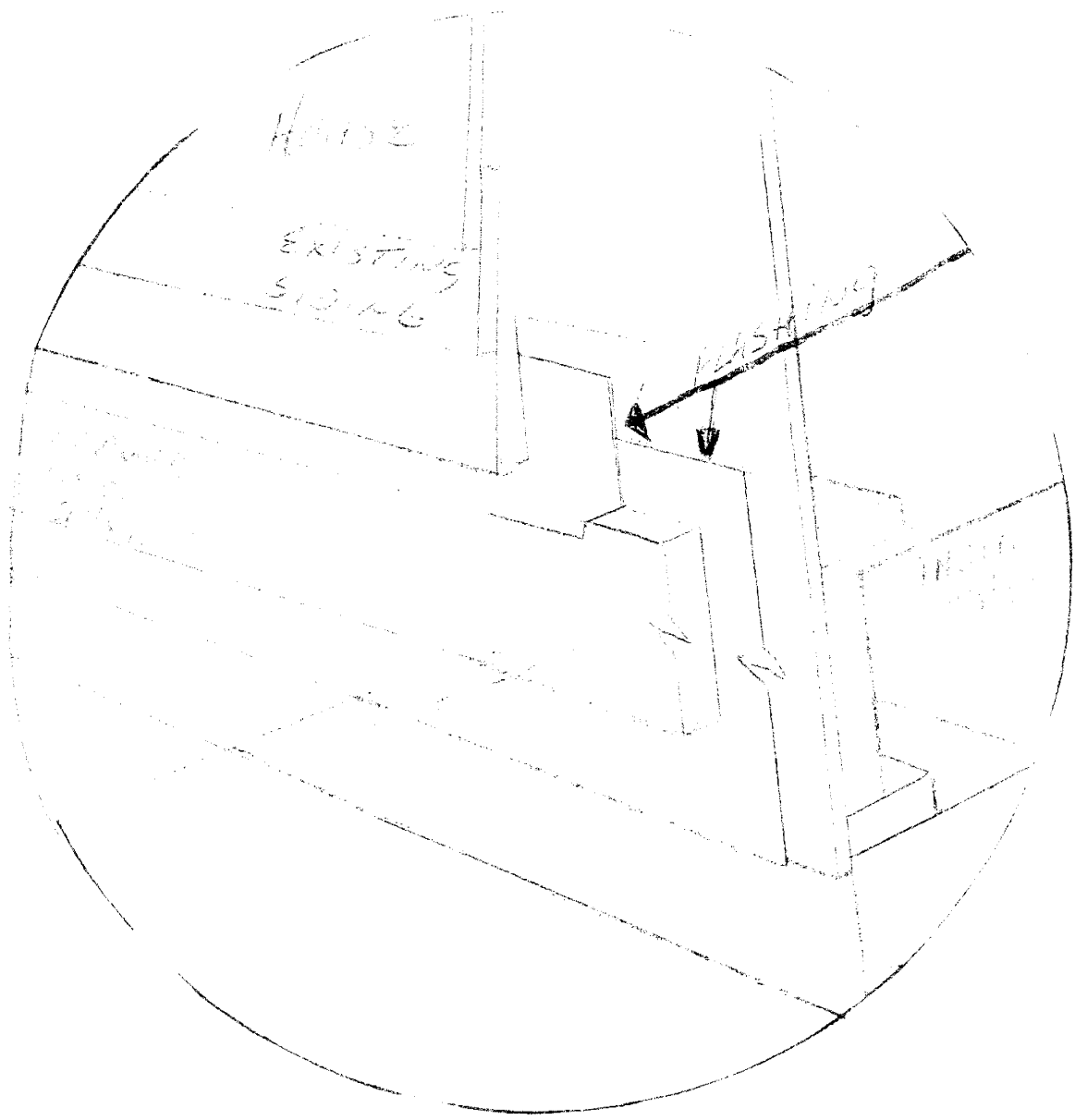
Permit No.: BBS21-000068

Applicant Name: William Birt

Project Address: 1515 Grace Avenue

Project Name: n/a

Project: Applicant proposes restoration of a front porch.



6-2-2008 with [unclear] 11/11



KOMA® HARMONY™ PORCH FLOORING INSTALLATION AND HANDLING GUIDELINES

HANDLING AND STORAGE

Important: Always inspect Harmony™ Porch Flooring for condition and suitability for use prior to installation. Do not install Harmony™ Porch Flooring if suitability or condition is in question. Contact supplier immediately.

1. Always keep Harmony clean and dry prior to installation.
2. Protect all exposed edges from damage during handling and storage.
3. Store Harmony on flat surface with adequate uniform supports.
4. Do not stack heavy loads on top during storage or transportation.

FAILURE TO FOLLOW THESE INSTRUCTIONS MAY CAUSE DEFORMITY OF PRODUCT

PRIOR TO INSTALLATION

Note: Harmony™ Porch Flooring is intended for use on covered patios. This product is two-sided and can be used with either side showing.

1. Confirm that porch sub-structure is in compliance with all local building codes prior to installation.
2. In the case of remodeling installation, a building inspector, architect, or engineer should inspect all framing for structural integrity, decay, or other issues that would compromise the installation.
3. Confirm that framing slopes away from building 1/4" per foot of to promote proper run-off and drainage of water.
4. Confirm maximum joist spacing:
90°- 16" O.C. (See Note Below); 45°-10" O.C.; <45°-8" O.C.; Stair stringers 9"
5. Confirm evenness of joists, (no crowns/high spots or hollows/low spots), that would cause an uneven appearance in the finished floor. Shim flooring or plane joists where necessary.
6. Proper ventilation under the porch should be provided in accordance with accepted construction practices for outdoor structures. Consult an architect or engineer for recommendations. Failure to provide adequate ventilation can result in damage or failure of the supporting structure.
7. Confirm that all foundation supports are constructed according to accepted construction methods for outdoor structures. Consult an architect or engineer

for recommendations. Failure to follow accepted procedures can cause settling or heaving. Settling or heaving may disrupt or deform the finished floor and compromise the supporting structure.

8. There is no minimum height specification for Harmony Porch Flooring. Finished elevation will be determined by sub floor design and construction.

NOTE: KOMA Harmony Porch Flooring has been successfully tested and meets the requirements of the International Residential Code. In some instances it may be desirable to have a firmer feel underfoot. In these cases, and for all commercial end use applications, the joist spacing should be reduced to 12" O. C. Harmony Porch Flooring is intended to be installed perpendicular to the home.

FASTENERS

1. All fasteners should be high quality stainless steel (typical 305 grade, 316 grade stainless for coastal salt water applications)
2. Minimum size- use #7 x 2" stainless steel, trim head deck screw with #17 drill point.
3. Flooring nails such as barbed/serrated cleats or "T's" should be used with care. KOMA Harmony Porch Flooring is a finished product and any damage that occurs during installation will not be sanded out.

ADHESIVES

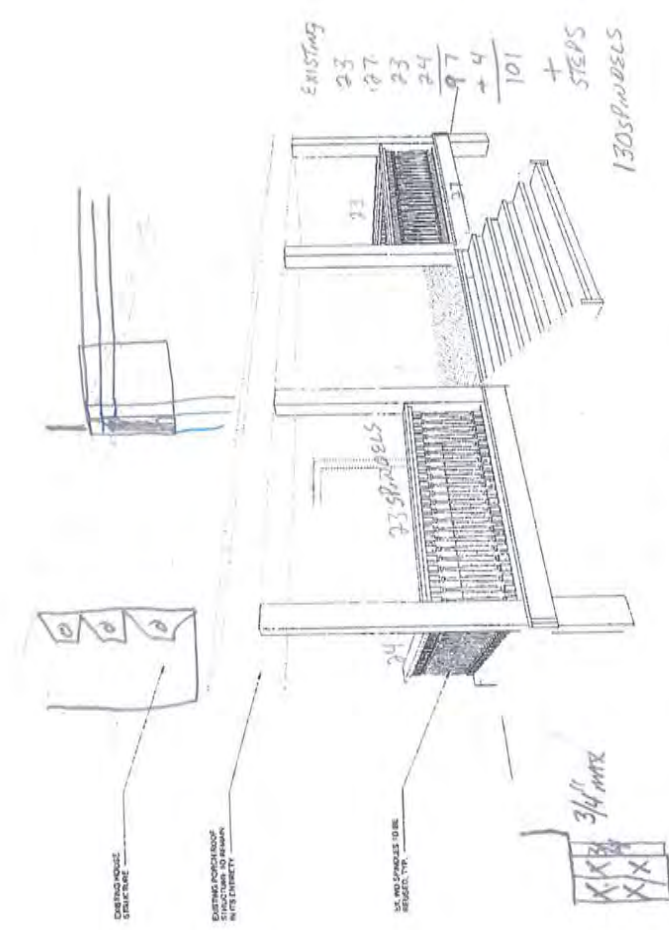
A premium grade exterior construction adhesive compatible with PVC is recommended to eliminate squeaks.

1. Always confirm suitability with manufacturer before use.

INSTALLATION

1. Align first board perpendicular to building allowing for a 1/4" gap at the wall. This space is necessary to allow for any movement in the framing caused by moisture change or movement in the flooring related to temperature change. Rip the grooved edge off of the starter board prior to installing.
2. Use construction adhesive at all points of contact with joists to prevent squeaking of finished floor. The adhesive must be compatible with PVC material. Mark location and remove board to apply construction adhesive to the joists.





(4) SCHEMATIC PERSPECTIVE VIEW

EXISTING HOUSE

EXISTING PORCH ROOF TO REMAIN IN ITS ENTIRETY. PATCH & REPAIR AS REQ'D DUE TO PORCH RECONSTRUCTION. TYP.

EXISTING DECORATIVE WOOD POSTS TO BE REUSED. INSTALL OVER NEW P.F. EX. WOOD MEMBERS. TYP.

EX. DECORATIVE WOOD SPINDLES TO BE REUSED. INSTALL SO THAT NO GAP BETWEEN ANY PART EXCEPTS.

NEW P.F. EX. WOOD FRAMING FOR PORCH. TYP.

EX. STONE PERS. TO BE REUSED. TYP.

NEW FRONT STAIR TO BE RECONSTRUCTED TO MATCH EX.

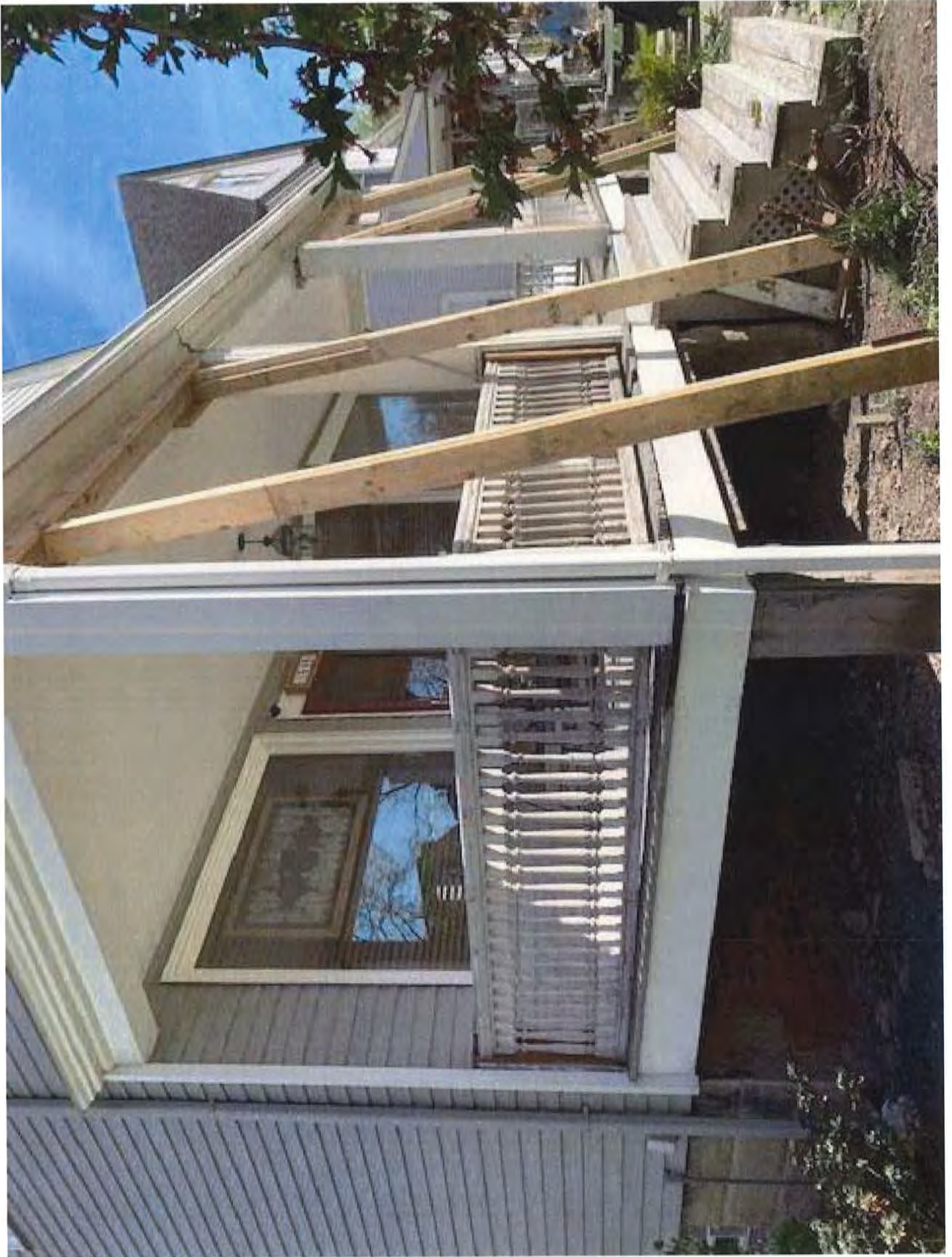
LINE OF FINISHED GRADE. TYP.

Finish Floor 0'-0"

Finish Grade (Approx.) 3'-0"

2 WEST ELEVATION







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Application Cover Page

Docket No.: 05-57-21

Permit No.: BBS21-000068

Applicant Name: John Graham, Graham Construction

Project Address: 12971 Harlon Avenue

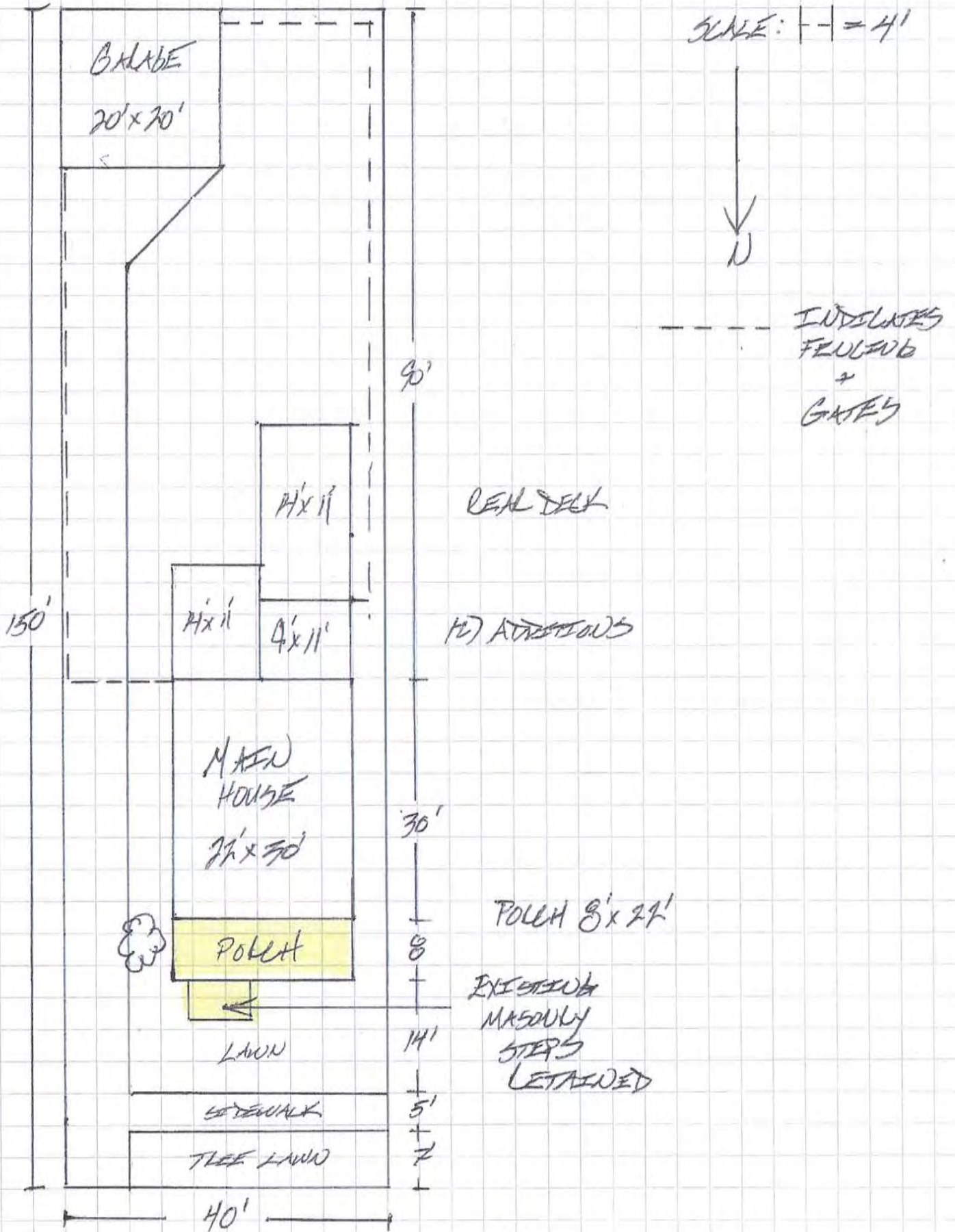
Project Name: n/a

Project: Applicant proposes rebuild of a front porch.

12971 HARLAN
LYND, OH

GRAHAM CONGR.
214.906.8418

SITE PLAN







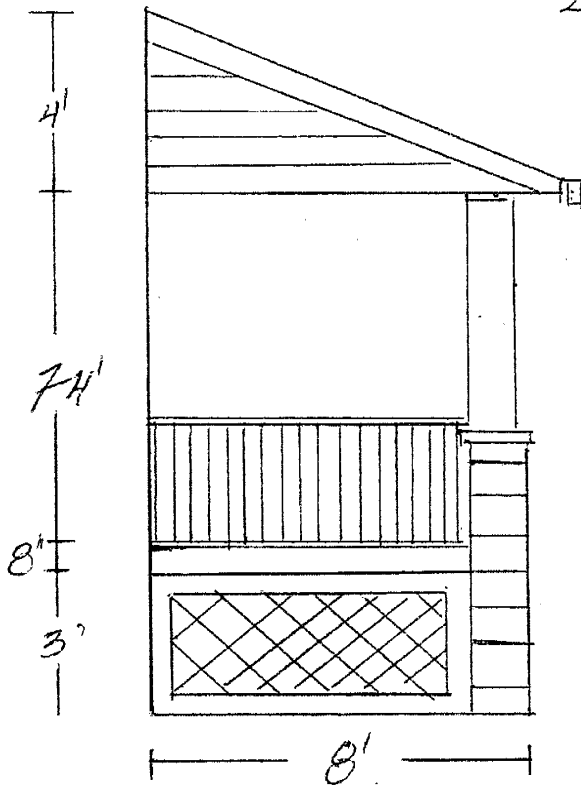
12971 HARRON AVE.
LXWD, OH

GRAHAM COUSL.
216. 906. 8418

SITE ELEVATION

SLOPE: $H = 1'$

→ N



EXISTING ROOF RETAINED

NEW 10" ϕ x 5' ROUND COLUMN

NEW TRUSSES

EXISTING BRICK PIER RETAINED

TRIM BOARDS

FLAMED (WOOD) + VINYL LATTICE
PANELS AROUND SEAT.

YELLOW BROWN T $\frac{1}{2}$ & POLYESTER BOARDS
1x3

DECK PAINTED GREY

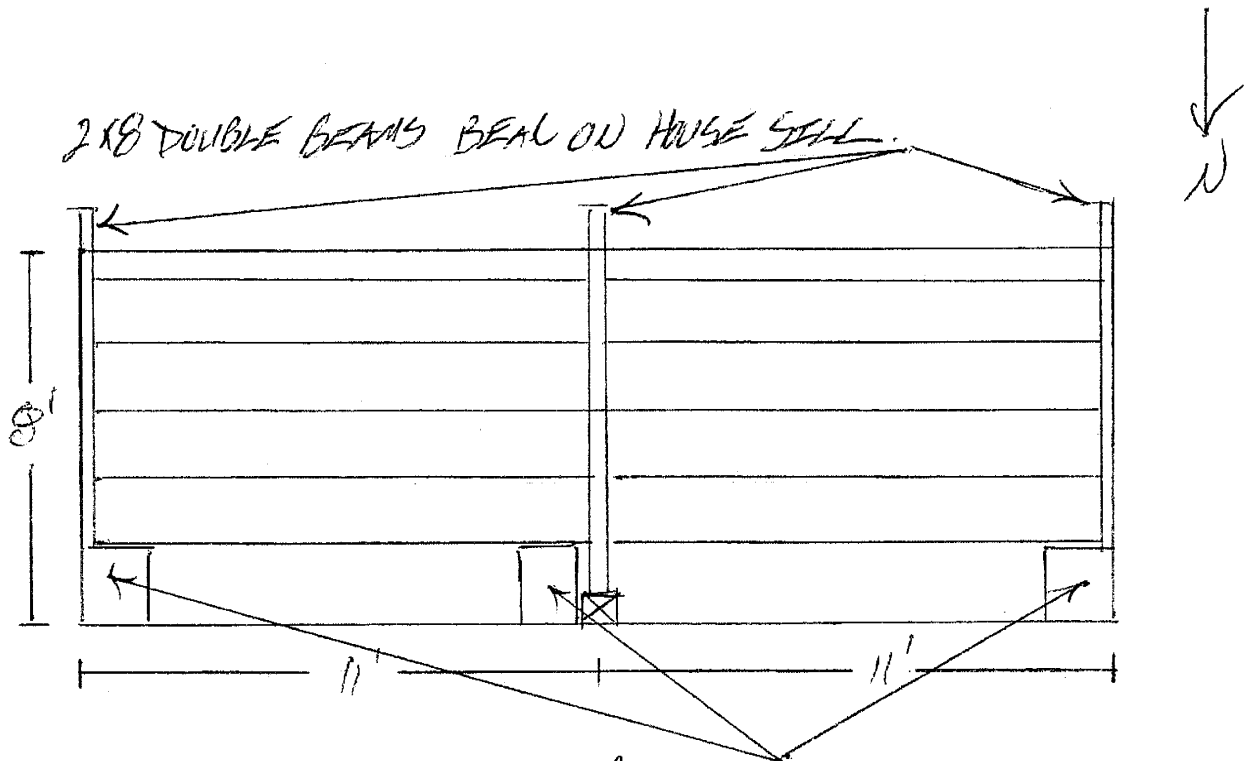
GUARDS, COLUMNS, SEAT FRAMES + TRIM BOARD
PAINTED WHITE

17971 HALLON AVE.
KLING, OH

BLATTNER CONSULT
NO. 906. 8418

STRUCTURAL PLAN

SCALE: 1/4" = 1'



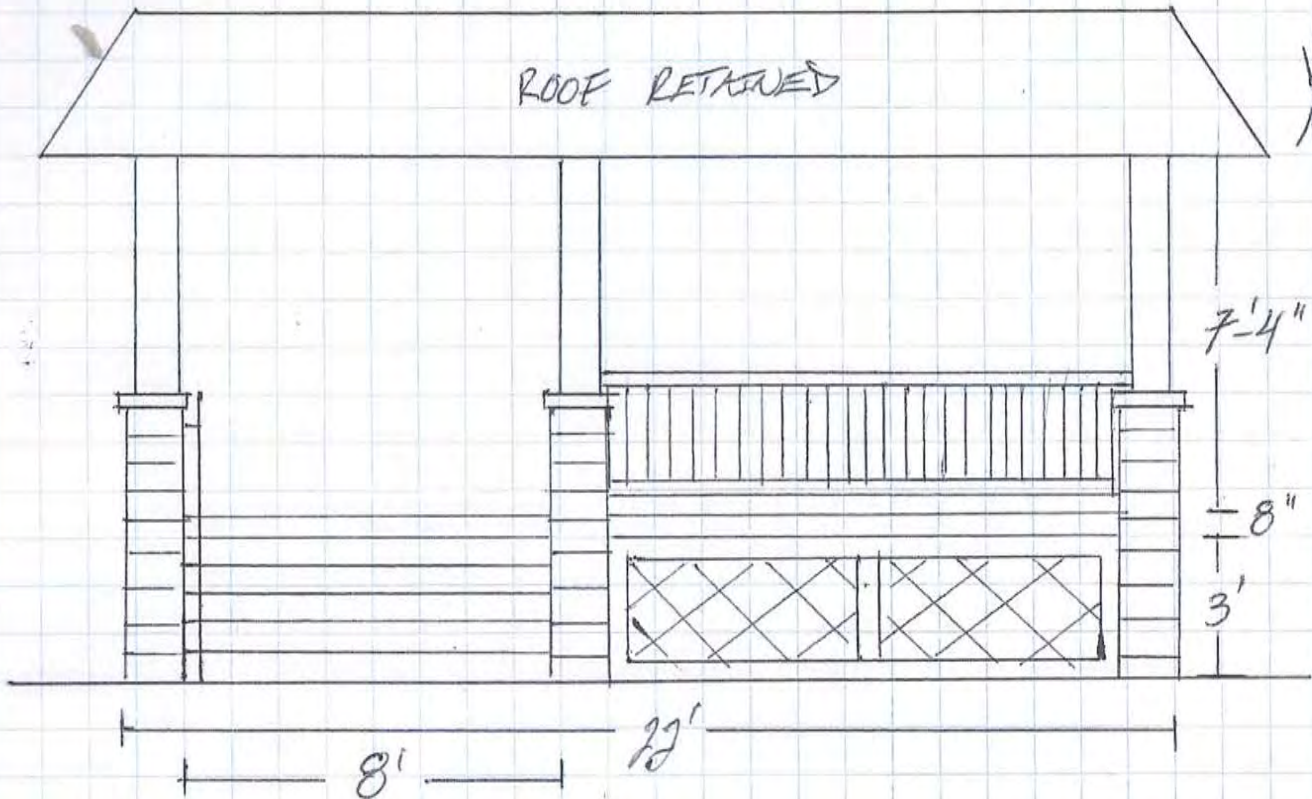
- * EXISTING BLOCK PIERS RETAINED
- * EAST PIER PRIMED + UNDERPINNED WITH 4" CONCRETE SLAB.
- * ALL FRAMING MEMBERS TREATED #2 LUMBER
- * 2x8 JOISTS 16" o/c w/ JOIST HANGERS BOTH ENDS.
- * 1x6 PIER TO SUPPORT CENTRAL BEAM.
- * OUTSIDE BEAMS BEAR ON PIERS.

12971 HALLAWAY AVE.
LAKES, OH

GRAHAM CONSTL.
216-906-8418

PRELIMINARY
DRAWING

SCALE: 1/4" = 1'



* NEW 10" ROUND COLUMNS 15 1/2' TALL

* (3) BRICK PIERS RETAINED

* NEW RAILS 36" HIGH ALL-AROUND

* YELLOW PINE T & G DECKING.

* EXISTING MASONRY STEPS + FLOOR RAIL RETAINED.

* SKIRT PANELS: WOOD FRAMES + VINYL LATTICE.

* DRIVE-SIDE PIER REPLUMBED



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Application Cover Page

Docket No.: 05-58-21

Permit No.: BBS21-000071

Applicant Name: Leon S. Sampat, LS Architects

Project Address: 15509 Madison Avenue

Project Name: Hudec Dental

Project: Applicant proposes the exterior painting of commercial building.

REV.	DATE

E.S. ARCHITECTS
 2908 LORAIN ROAD
 FAIRVIEW PARK OH 44126
 PHONE 281-403-9954 FAX 440-76-8037



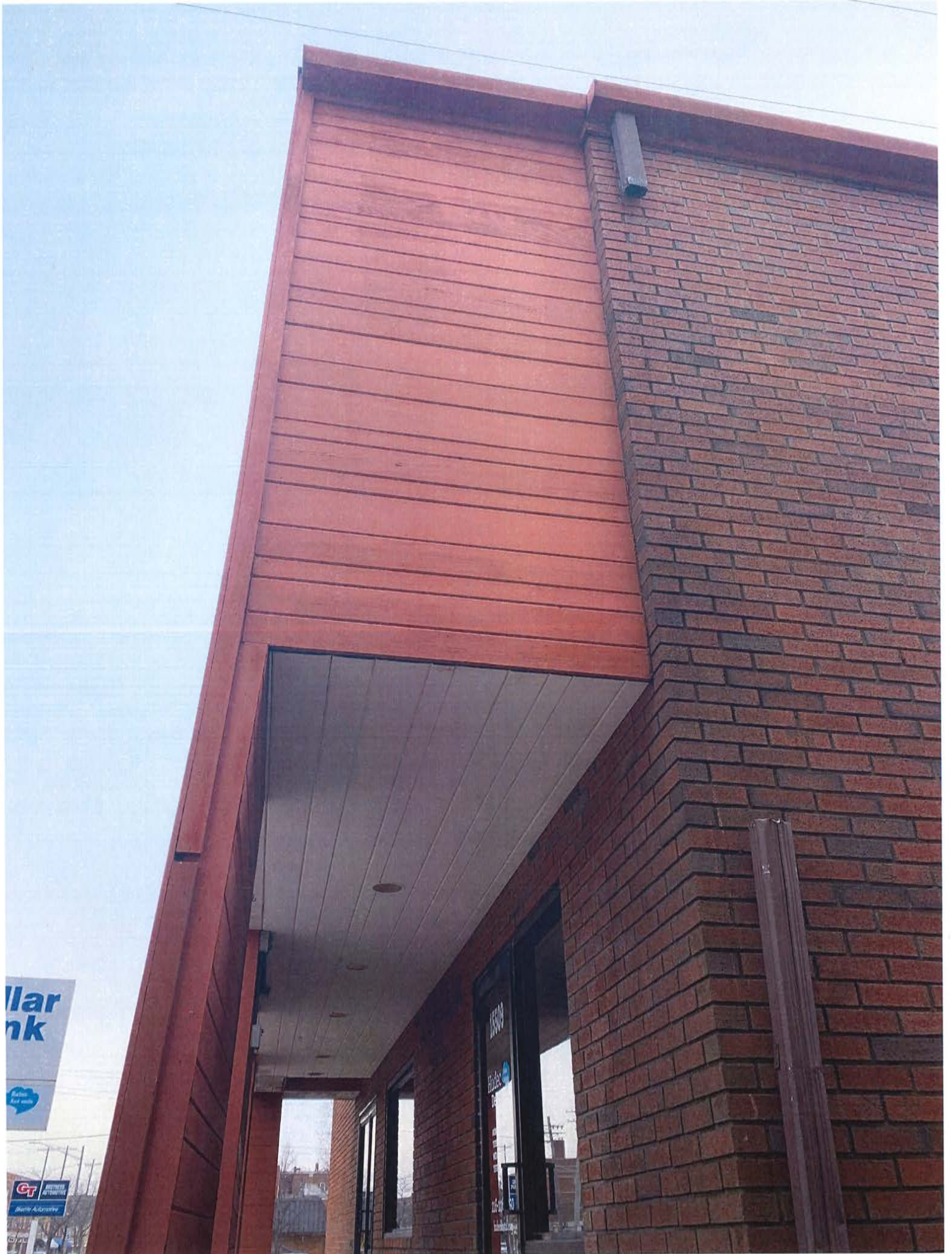
EXTERIOR ALTERATIONS FOR:
DR. HUDEC
 15509 MADISON AVE
 LAKEWOOD, OHIO

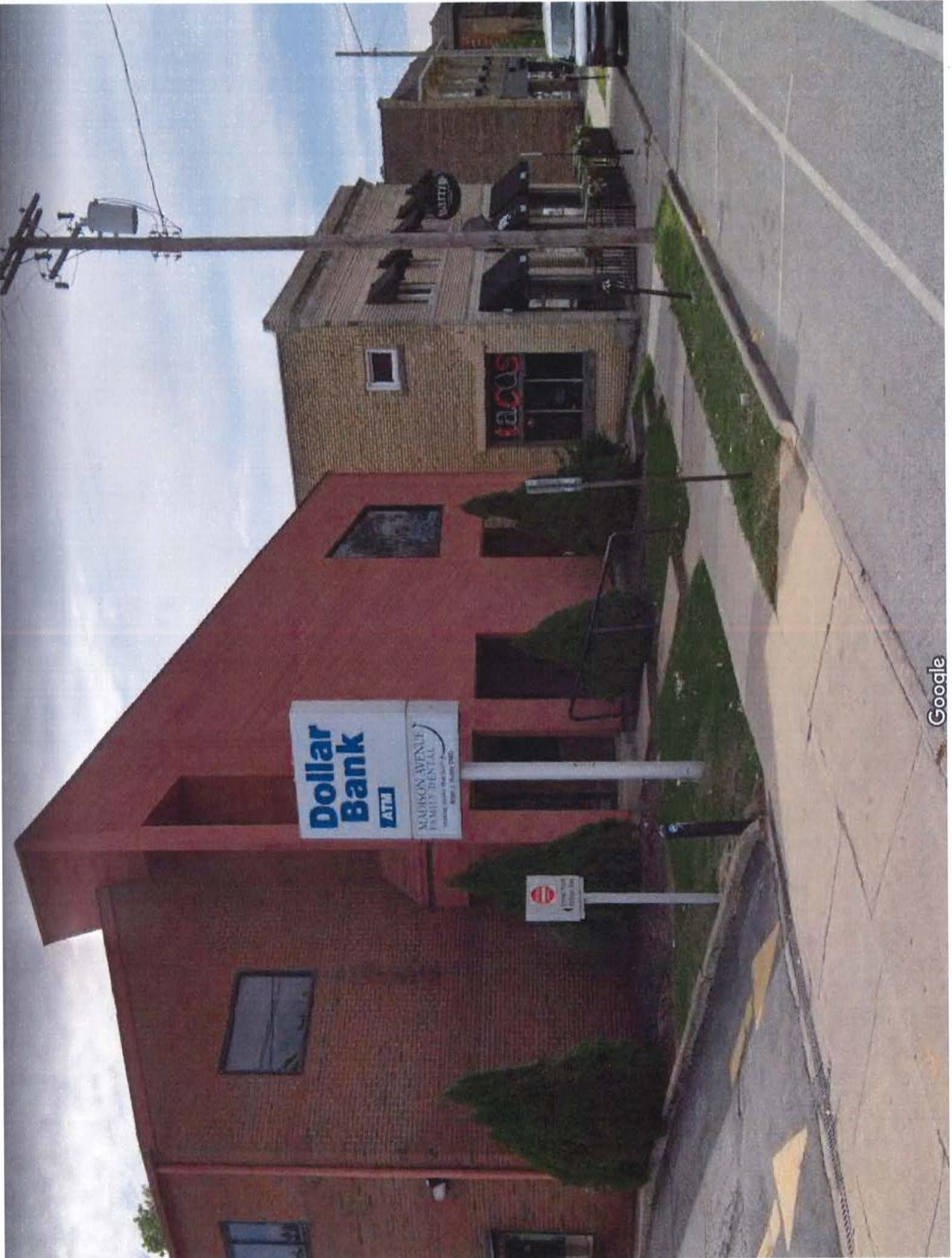
ARCH: 20-006
 DATE: _____
 DRAWN: _____
 SHEET: **A1.1**



Paint Color Selection – Sherwin Williams Paints:

-  Repose Gray SW 7015
-  Gauntlet Gray SW 7019
-  Iron Ore SW 7069







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Application Cover Page

Docket No.: 03-22-21

Permit No.: BBS21-000013

Applicant Name: James Groh, Brilliant Electric Sign Co LTD

Project Address: 11851 Detroit Avenue

Project Name: Cleveland Clinic

Proposal: Installation of one non-illuminated wall sign.

COMPANY NAME	CLEVELAND CLINIC FAMILY MEDICINE	DESIGNER	CP	LOCATION	11851 DETROIT AVE., LAKEWOOD, OH
SALESMAN	JM	DATE	3/17/21	SCALE	SHOWN
REVISION		DESIGN NO.	B21-437	COPYRIGHT	2021
FILE NAME cleve c new/ CC family medicine (2)					

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

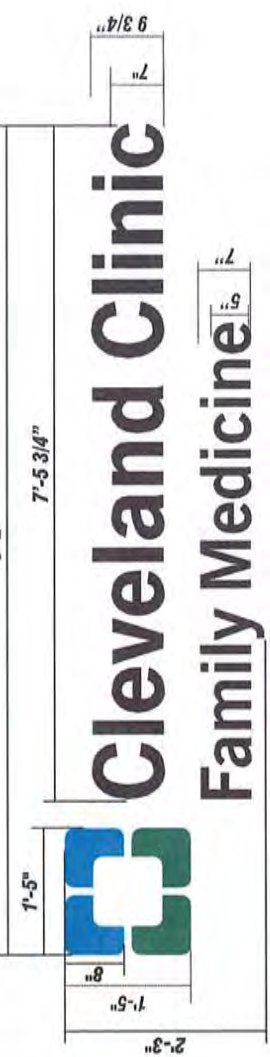


PHOTO RENDERING NTS

OPTION 2

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Remove & scrap one (1) set of letters reading "Medical Office Building," caulk mounting holes & clean area of the wall
- Manufacture & install one (1) set of non-illuminated, 3/8" thick, PVC logo/letterset; flush mounted to the wall of the building
- Logo; top two (2) leaves to be painted blue PMS 3005C; bottom two (2) leaves to be painted green PMS 348C; all remaining copy to be painted black

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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Application Cover Page

Docket No.: 04-35-21

Permit No.: BBS21-000038

Applicant Name: Patrick Granzier

Project Address: 15623 Detroit Ave.

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

Proposal: Applicant proposes awning signage.





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Application Cover Page

Docket No.: 05-59-21

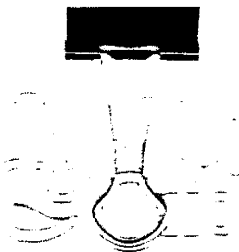
Permit No.: BBS21-000047

Applicant Name: Eric McQueen, McQueen Advertising Co. Inc.

Project Address: 11832 Madison Avenue

Project Name: Madison Ave Soft Cloth Car Wash

Project: Applicant proposes installation of a new sign face in an existing cabinet.



Phone: 513-529-6270
 Fax: 513-529-6930

DEPARTMENT OF BUILDING
 1000 DETROIT AVENUE, CINCINNATI, OHIO 45219

APPLICATION FOR COMMERCIAL PLAN APPROVAL

For projects subject to the provisions of the Ohio Building Code Section 107.2)
ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

<p>Project Location [OBC 107.2-2]:</p> <p>Street Address: <u>1832 Madison Ave.</u> Floor Number: _____ Suite: _____ Is this building in the floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Project Information [OBC 107.2-1]: (Project Use and Occupancy [OBC 107.2-3])</p> <p>Project Type (check all that apply): <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Fence, pool, paving, landscaping, shed, tent, other <input checked="" type="checkbox"/> Sign</p> <p>Project Scope (check all that apply): <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> General Building <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Fire Protection (see below) <input type="checkbox"/> Site Work over 8,000 sq. ft.</p> <p>Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.): <u>CAR WASH</u></p> <p>Occupancy class [OBC Chapter 3]: _____ if Mixed Use [OBC 508.1] check one: <input type="checkbox"/> Separated <input type="checkbox"/> Non-separated <input type="checkbox"/> Accessory only</p> <p>Construction Type [OBC Chapter 6]: _____</p> <p>Total Project Work Area: <u>40</u> Sq. Ft.</p> <p>Total cost of construction (valuation): \$ <u>2000.00</u></p> <p>Describe the project: <u>Replace 10x8 sign faces with</u> <u>new sign faces.</u> <u>Install vinyl lettering on</u> <u>Blank wood building sign.</u></p> <p>Fire Protection Systems [OBC 106.1.1.1] (Indicate all that apply as "E" for Existing, "N" for New, or NA if none)</p> <p>Building Sprinkler System <u>NA</u> Limited Area Sprinkler System _____ In-Rack Sprinkler System _____ Demand at Riser Base _____ psi Kitchen Hood Suppression _____ Fire Alarm System _____ Fire Detection System _____ Smoke Detection System _____</p> <p>Required Construction Documents [OBC Section 106] Sets required for Building Department plus <input checked="" type="checkbox"/> Set for Fire Department Review (if applicable) (1) set for Engineering Review (if applicable) Date on Plans: _____</p>	<p>Applicant Information [OBC 107.2-5] (Building Owner or Representative)</p> <p>Name: <u>McQueen Advertising Co.</u> Business Name: <u>Madison Ave Soft Cloth Car Wash</u> Mailing Address: <u>2010 Vermillion Rd</u> City/State/Zip Code: <u>Vermilion OH 44089</u> Phone Number: <u>440 967 1137</u></p> <p>For Best Service Provide Email Address: <u>mcqueen.signoffice@gmail.com</u></p> <p>Registered Design Professional [OBC 106.2.1]</p> <p><input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire Protection System Designer <input checked="" type="checkbox"/> NA</p> <p>Name: _____ Firm or Business: _____ Certificate or Registration Number: _____</p> <p>Mailing Address: _____ City/State/Zip Code: _____ Contact Name: _____ Contact Phone: _____ For Best Service Provide Email Address: _____</p> <p>Certification [OBC 107.2.5]</p> <p>I certify that I am the building <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Authorized Agent</p> <p>All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.</p> <p>Signature: <u>[Signature]</u> Printed Name: <u>Eric McQueen</u> Date of Application: <u>3/17/21</u></p> <p>For Building Department Use</p> <p>Case Number: _____ Date Received: _____ Received By: _____</p> <p>Other Approvals Required (prior to permit issuance): Fire Marshall: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA Engineering <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA ABR/Planning/Zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p style="text-align: center;">Plan Review Fees</p> <p>Outside Plans Examiner: \$ _____ Stormwater Review: \$ _____</p>
--	--

MADISON AVE Soft Cloth CAR WASH



**MCQUEEN
SIGN
COMPANY**

2010 Vermont Road
Veranda, Ohio 44089
1-800-967-1137 • Fax
440-967-3534

Phone: 1-800-967-1137
Fax: 440-967-3534

Email: mcqueensignoffice@gmail.com

www.mcqueensign.com

11832

MADISON AVE
Soft Cloth
CAR WASH

SCALE 1"=1'

32"x 80" aluminum insert, cast vinyl copy.
14" "M", 8.5" "Soft...", 4.25" "Car..."



**MCQUEEN
SIGN
COMPANY**

2000 Vermont Road
Vermont, VT 05492
1-800-967-1137 * Fax
440-967-3534

Phone: 1-800-967-1137

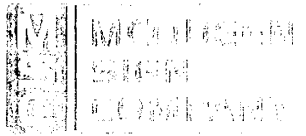
Fax: 440-967-3534

Email: mcqueensignoffice@gmail.com

www.mcqueensign.com



11/23/2011 10:00 AM



www.queenadvertising.com

2/2/2011

Hi Queen Advertising Company I am my permission to apply for a sales position at 1333 W. Madison Ave, Lakewood, Ohio

Sincerely,

Handwritten signature

GOV. BATHURD
MILITARY COLLEGE
1906-96-1137 - MILITARY COLLEGE



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Application Cover Page

Docket No.: 05-60-21

Permit No.: BBS21-000051

Applicant Name: Greg Palumbo, Lakewood Historical Society

Project Address: 13314 Detroit Avenue

Project Name: Lakewood Historical Society

Project: Applicant proposes new signage on the building.

121"

THE HABER FAMILY CENTER
FOR HISTORY

22.75"

Future Home of

The Lakewood
Historical Society
ESTABLISHED 1952
13344 E. 1st Avenue
Lakewood, CO 80226
www.lakewoodhistoricalsociety.org







Metal letters brushed aluminum faces
pin mounted to the brick

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





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Application Cover Page

Docket No.: 05-62-21

Permit No.: BBS21-000058

Applicant Name: Dean Schramm, Schramm Signs

Project Address: 13740 Madison Avenue

Project Name: Lakewood Tire Pros

Project: Applicant proposes new signage for a business.

Sign A

Windows 18 ft



Illuminated Channel Letters

122.5 in

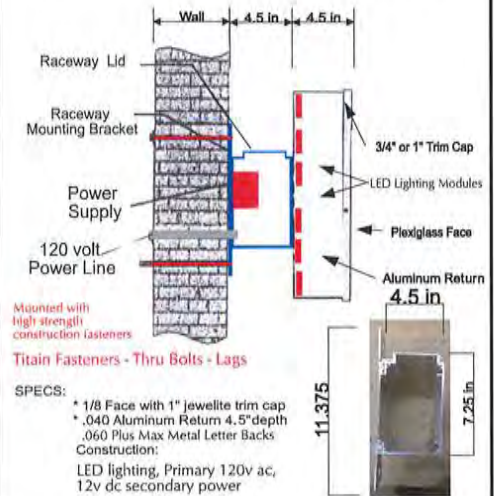


14.5 Sq Ft

39.25 Sq Ft

Total Sq Ft. 53.75 Sq Ft

Raceway Mounted L.E.D. Channel Letters



Lakewood Tire Pros

Business
 13740 Madison Ave., Lakewood, Ohio 44035
 Location

April 12th, 2021

216-221-7969

Date
 Rich Birsic
 Contact

Phone

NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR. UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.

Site Plan Building Pics



A - Location of Future Building Sign



B - Location of Future Wall Sign, Over Door

Approx 90 ft Canopy



Approx 50 ft canopy

Approx 70 ft Building

Site Plan - Over View of Property



Lakewood Tire Pros

Business
13740 Madison Ave., Lakewood, Ohio 44035

Location

April 12th, 2021

216-221-7969

Date

Phone

Rich Birsic

Contact

NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR, UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.

Site Plan Building Pics

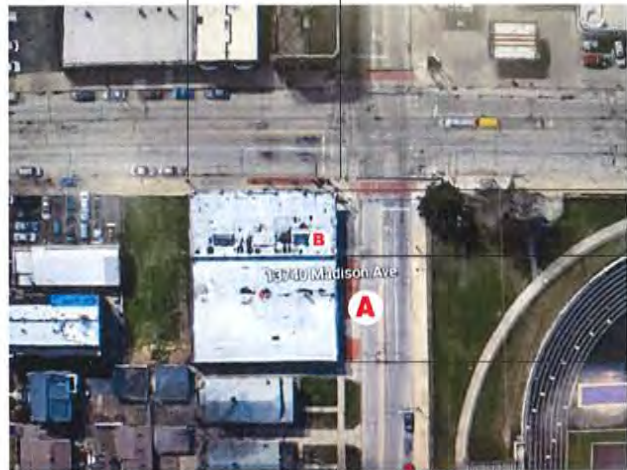


A - Location of Future Building Sign



B - Location of Future Wall Sign, Over Door

Approx 90 ft Canopy



Approx 50 ft canopy
Approx 70 ft Building

Site Plan - Over View of Property



Lakewood Tire Pros

Business
13740 Madison Ave., Lakewood, Ohio 44035
Location

April 12th, 2021

216-221-7969

Date
Rich Birsic
Contact

Phone

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Sign B

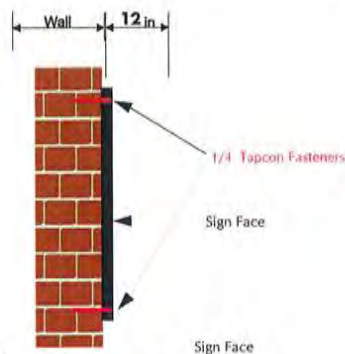
12 ft wide Glass



Contour Non illuminated Panel



Flat Panel Sign, Wall Mounted Non - Illumination



Construction:

- 1/4 in Poly Metal, .030 Aluminum front and back with recycled plastic in the middle, Doesnt Corrode
- Aluminum Construction
- Standard paint & vinyl background, with vinly lettering

Mounted with high strength construction Tapcon fasteners, 1/4 in , 300 + Pounds per fastener Approx 6 to 8

Flat Panel installed into Aluminum Window Frame

26.66 Sq Ft



Lakewood Tire Pros

Business
13740 Madison Ave., Lakewood, Ohio 44035
Location

April 12th, 2021

216-221-7969

Date
Rich Birsic
Contact

Phone

NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR. UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE

Material Lists

Sign A - illuminated Channel Letters



1. Aluminum Extrusion Raceways
2. .040 Aluminum Letter Returns
3. .125 Aluminum/Composite Letter Backs
4. .125 High Impact Acrylic Face with Vinyl Lettering
5. 1 in Plastic Jewel Lite Trim Cap
6. Hanley LED 12v DC Lighting 0.62 watt Module

Sign B - Non - illuminated Channel Letters



1. .350 Aluminum/Composite Sign Panel Back
2. Vinyl Lettering



Lakewood Tire Pros

Business
13740 Madison Ave., Lakewood, Ohio 44035

Location

April 12th, 2021

216-221-7969

Date

Phone

Rich Birsic

Contact

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Application Cover Page

Docket No.: 05-63-21

Permit No.: BBS21-000056

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

Project Address: 14725 Detroit Avenue

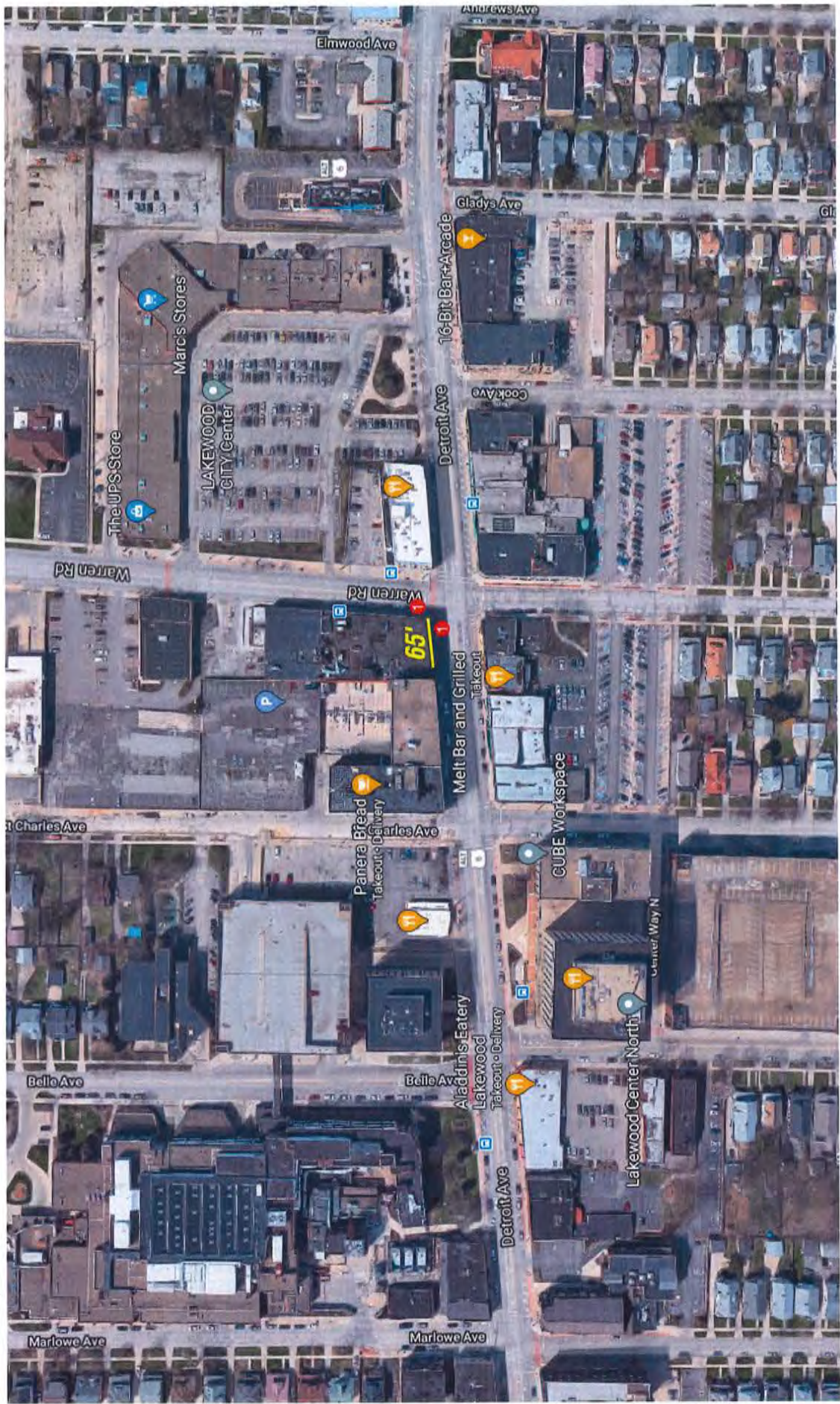
Project Name: Arepaz Latino & Bar

Project: Applicant proposes signage for a new business.

CONCEPT DRAWING

SITE PLAN
 14725 Detroit Avenue
 Lakewood, Ohio

1 SIGN LOCATIONS



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



BNEXT
 ARCHITECTURAL IMAGING
 SIGNS • AWNINGS • LIGHTING

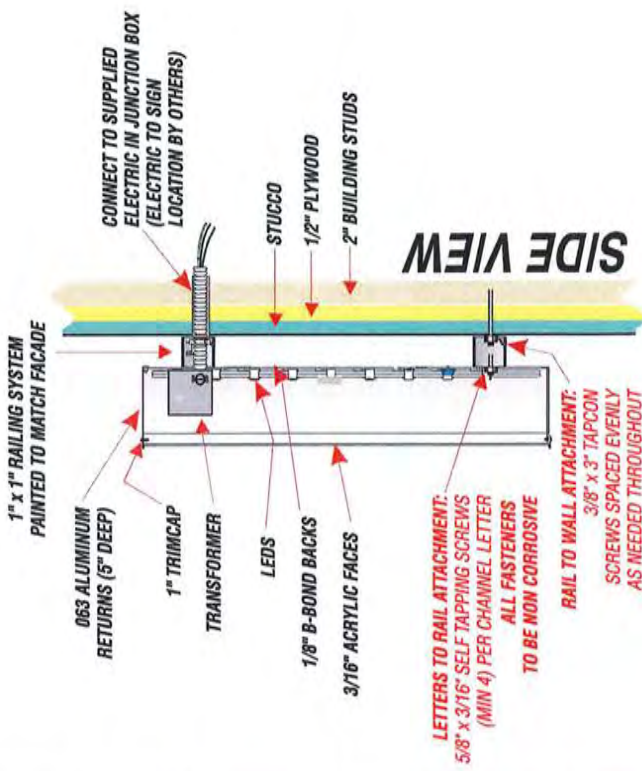
REVISION DATE	
1	6
2	7
3	8
4	9
5	10

RENDERED BY: AKS	PROJECT #/ NAME SIGN
PAGE: 1 of 1	DATE 3/7/21

SALESPERSON: Aldo
 PROJ. MANAGER: Adelle
 JOB LOCATION: 14725 Detroit Avenue
 Lakewood, Ohio



CONCEPT DRAWING



LETTERS TO RAIL ATTACHMENT:
 5/8" x 3/16" SELF TAPPING SCREWS
 (MIN 4) PER CHANNEL LETTER
 ALL FASTENERS
 TO BE NON CORROSIVE

RAIL TO WALL ATTACHMENT:
 3/8" x 3" TAPCON
 SCREWS SPACED EVENLY
 AS NEEDED THROUGHOUT

- (2) CLOUD CHANNEL LETTER SIGNS
- 3/16" RED & WHITE ACRYLIC FACES
- 1/8" WHITE B-BOND BACKS
- VINYL & DIGITAL PRINT GRAPHICS
- 1" BLACK TRIMCAP / 5" BLACK RETURNS
- RED & WHITE RETURNS

SF: 45.9 FRONTAGE: 65' ELEVATION: 12'



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

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

RENDERED BY: AKS
 PROJECT #/ NAME: SIGN
 PAGE: 1 of 1
 DATE: 3/17/21

SALESPERSON: Aldo
 PROJ. MANAGER: Adelle
 JOB LOCATION: 14725 Detroit Avenue
 Lakewood, Ohio





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Application Cover Page

Docket No.: 05-64-21

Permit No.: BBS21-000070

Applicant Name: Sean Nugent, Oster Services Commercial LLC

Project Address: 14503 Madison Avenue

Project Name: Marlowe Park Townhomes

Project: Applicant proposes temporary marketing signs for Marlowe Park Townhome project.



OSTER SERVICES COMMERCIAL, LLC
1387 Mathews Avenue, Lakewood, Ohio 44107
(216) 785-4211 Mobile | (440) 333-1550 Fax

Marlowe Park Temporary marketing sign details.

Description of request: Oster Services Commercial is requesting permission to install 2 temporary marketing signs on the northern part of the Marlowe Park Townhomes site for sales and marketing purposes. The signs will be installed approximately 4' behind the sidewalk as shown on the included site plan.

Materials and Description: Each sign will be 4' tall by 8' wide. The top of the sign will be 8' above existing grade. The sign will be erected on 4x4 wood posts painted white. The signs will be vinyl graphics overlayed on exterior plywood.



OSTER SERVICES PRESENTS:

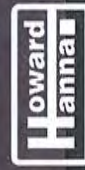
MARLOWE PARK

MARLOWE PARK

MARLOWEPARK.COM | 202-550-7590



LIBERTY
DEVELOPMENT COMPANY



DORIT SADE & TED THEOPHYLACTOS





