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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
VIRTUAL
JULY 7, 2022
4:00 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/83799043530?pwd=WGR1enBDOUlDOWZqWlYrd1h4WGFiQT09

Meeting ID: 837 9904 3530
Passcode: 813196
One tap mobile
+13017158592,,83799043530# US (Washington DC)
+13126266799,,83799043530# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
Meeting ID: 837 9904 3530
Find your local number: https://us06web.zoom.us/u/kA4geuVVQ

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JULY 14, 2022
5:30 P.M.

1. ROLL CALL

2. APPROVE THE MINUTES OF THE JUNE 9, 2022 MEETING

3. OPENING REMARKS

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 04-15-22 — **14615 Detroit Ave.**
CHASE Bank

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes demolition of an existing commercial building and the construction of a new one. (Page 6)

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 07-41-22 — **14519 Detroit Ave.**
Downtown Development

( ) Approve
( ) Deny
( ) Defer

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant proposes a planned development. (Page 21)

6. Docket No. 07-42-22 — **14501-09 Detroit Ave.**
Curtis Block Building

( ) Approve
( ) Deny
( ) Defer

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. (Page 47)

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 05-25-22 — **2011 Lark St.**
Former Lakewood Public Hall Building

( ) Approve
( ) Deny
( ) Defer

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

Material updates to previous approval. Applicant proposes façade renovation of an existing commercial building. (Page 73)

REQUEST FOR MODIFICATIONS
SIGN REVIEW

8. Docket No. 02-06-22 — **12901 Detroit Ave.**
BQ Washland

( ) Approve
( ) Deny
( ) Defer

Eyad AlFaleh
Neon City & Signs
11500 Madison Ave.
Cleveland, OH 44102

Applicant proposes replacement of monument sign for a new business; building signage was approved at the February 10, 2022 meeting. (Page 75)

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 07-35-22 — **17853 Lake Rd.**

( ) Approve

David Hesse

( ) Deny
( ) Defer

Payne & Payne Builders
10750 Mayfield Rd.
Chardon, Ohio 44024

Applicant proposes the demolition and rebuild of a single-family home. (Page 77)

10. Docket No. 07-36-22 **14968 Delaware Ave.**

( ) Approve
( ) Deny
( ) Defer

Zach Sword
Claymore Construction Inc.
14100 Gramatan Ave.
Cleveland, OH 44111

Applicant proposes the rebuild of the first floor and second floor front porches. (Page 82)

11. Docket No. 07-37-22 **1121 Wilbert Rd.**

( ) Approve
( ) Deny
( ) Defer

Jason Amato
1121 Wilbert Rd.
Lakewood, OH 44107

Applicant proposes modifications to an existing rear patio. (Page 92)

12. Docket No. 07-38-22 **1565 St. Charles Ave**

( ) Approve
( ) Deny
( ) Defer

Jesse Carter
Practical Renovations, LLC
1279 Donald Ave.
Lakewood, OH 44107

Applicant proposes alterations of a front porch. (Page 102)

13. Docket No. 07-39-22 **1640 Wagar Ave.**

( ) Approve
( ) Deny
( ) Defer

Anthony Zaatar
Excel Management
12660 Avon Belden Rd.
Grafton, OH 44044

Applicant proposes revisions to the front and rear of an existing home**.** (Page 104)

14. Docket No. 07-40-22 **18176 Clifton Rd.**

( ) Approve
( ) Deny
( ) Defer

Charles McGettrick
Architects, C. A. McGettrick
14551 Madison Ave.
Lakewood, OH 44107

Applicant proposes addition of a front porch. (Page 109)

15. Docket No. 07-43-22 **15526 Madison Ave.**
Goodkind Coffee

( ) Approve
( ) Deny
( ) Defer

David Bell
602 Treeside Ln.
Avon Lake, OH 44012

Applicant proposes sidewalk dining. (Page 117)

16. Docket No. 07-44-22 **15320 Detroit Ave.**
Tapster Cleveland

( ) Approve
( ) Deny
( ) Defer

Jordan Kay
Tapster Cleveland
15320 Detroit Ave.
Lakewood, OH 44107

Applicant proposes sidewalk dining for a new business. (Page 124)

SIGN REVIEW

17. Docket No. 07-45-22 **17002 Madison Ave.**
Gingham Market

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a blade sign for an existing business. (Page 129)

18. Docket No. 07-46-22 **17002 Madison Ave.**
Gatherings Kitchen

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes installation of white vinyl window decals. (Page 131)

19. Docket No. 07-47-22 **17010 Madison Ave.**
Beartooth Tattoo

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes signage in the sign board. (Page 133)

20. Docket No. 07-48-22 **13333 Madison Ave.**
Hammer & Nails

( ) Approve
( ) Deny
( ) Defer

Vince Dilonno
Blink Signs and Blink Swag
1925 St. Clair Ave.
Cleveland, OH 44114

Applicant proposes signage for a new business. (Page 136)

ADJOURN

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 04-15-22

Permit No.: BBS22-000019

Applicant Name: Terron Wright, The Architects Partnership, LTD.

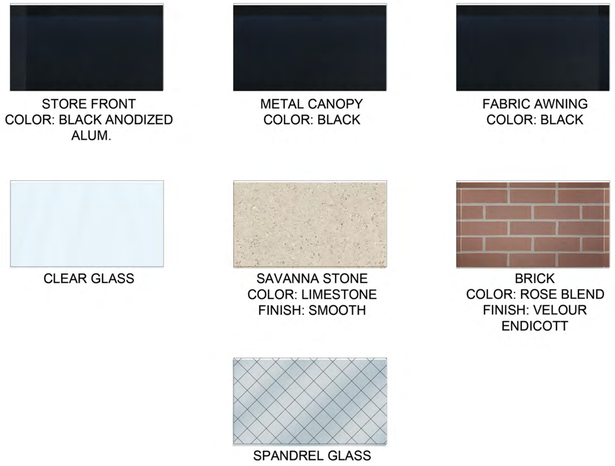
Project Address: 14615 Detroit Ave.

Project Name: CHASE Bank

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



EAST ELEVATION





NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS

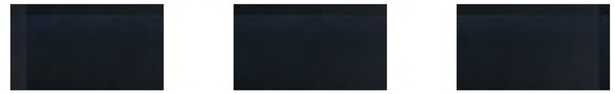
06.22.2022

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

tap



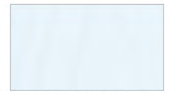
WEST ELEVATION



STORE FRONT
COLOR: BLACK ANODIZED ALUM.

METAL CANOPY
COLOR: BLACK

FABRIC AWNING
COLOR: BLACK



CLEAR GLASS



SAVANNA STONE
COLOR: LIMESTONE
FINISH: SMOOTH



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT



SPANDREL GLASS



SOUTH ELEVATION - NEED UPDATE

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

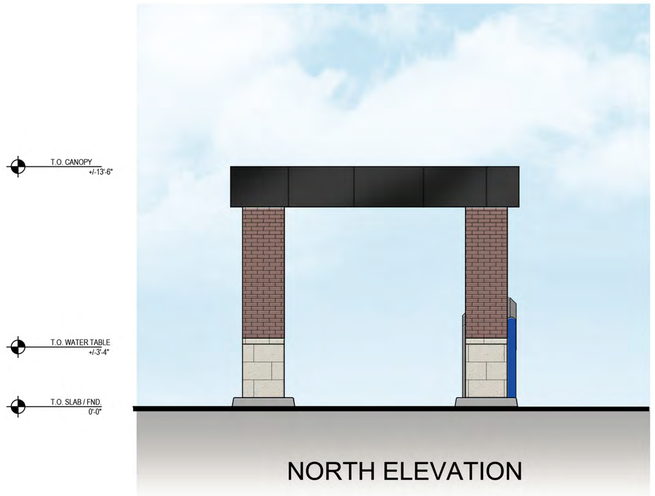
LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS

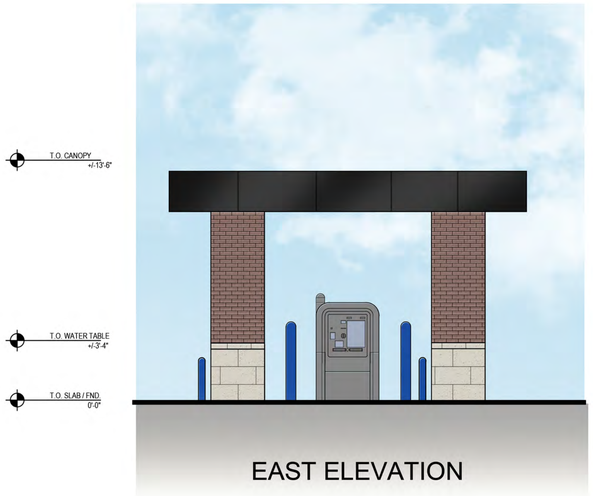
06.22.2022

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

tap



NORTH ELEVATION



EAST ELEVATION



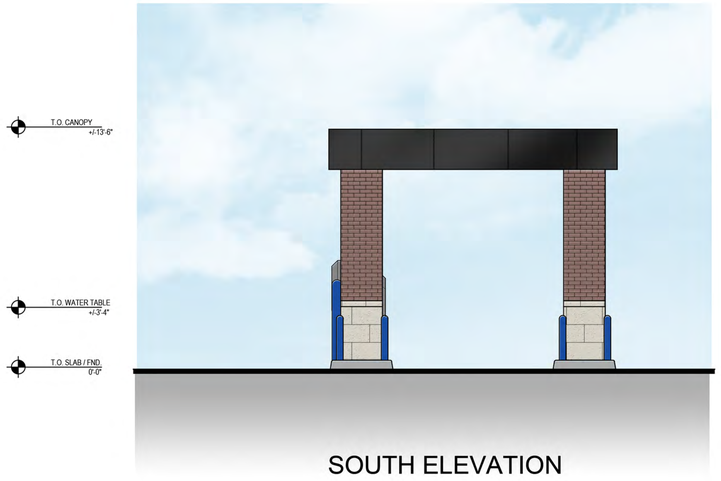
SAVANNA STONE
COLOR: LIMESTONE
FINISH: SMOOTH



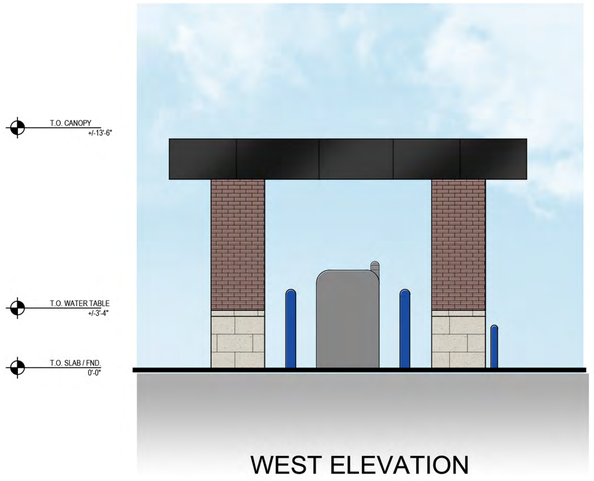
METAL CANOPY
COLOR: BLACK



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT



SOUTH ELEVATION



WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

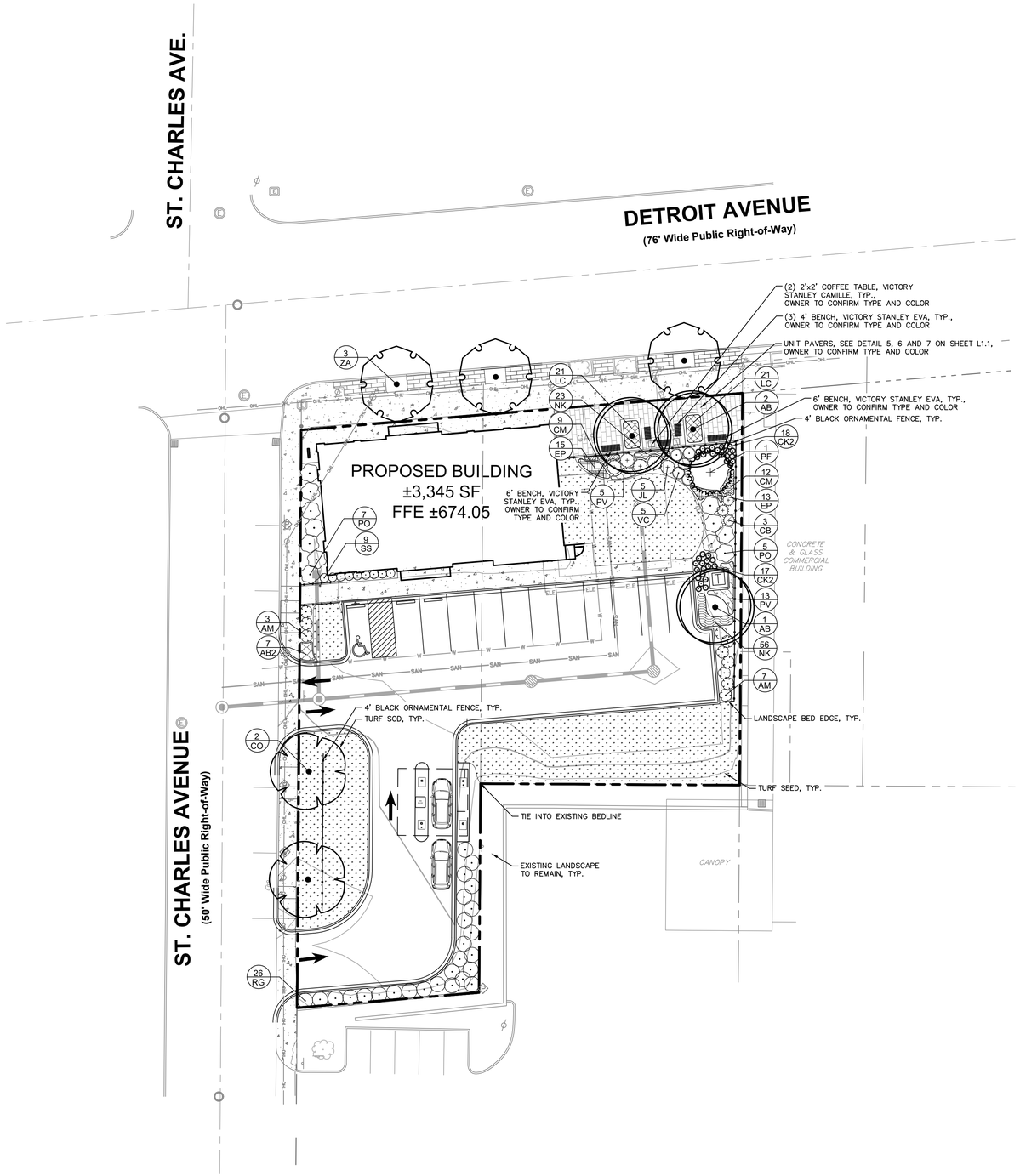
ARCHITECTURAL ELEVATIONS

06.22.2022

Architect/Designer

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

tap





GRAPHIC SCALE IN FEET
0 10 20 40

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AB	3	ACER X FREEMANII 'BAILSTON' TM / MATADOR FREEMAN MAPLE	B & B	2" CAL. MIN	
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL. MIN	
	ZA	3	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	3" CAL. MIN	
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**OTHER**
	PF	1	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID LIMBER PINE	B & B		5` HT MIN
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AM	10	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	PO	12	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK	-	SEE PLAN	18" HT. MIN.
	RG	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT. MIN.
	SS	9	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	-	SEE PLAN	18" HT. MIN.
	VC	5	VIBURNUM CARLESII 'CAYUGA' / CAYUGA KOREANSPICE VIBURNUM	-	SEE PLAN	18" HT. MIN.
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CB	3	CHAMAECYPARIS PISIFERA 'BOULEVARD' / BOULEVARD SAWARA CYPRESS	-	SEE PLAN	36" HT. MIN.
	JL	5	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	-	SEE PLAN	18" HT. MIN.
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	
	CK2	35	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	
	AB2	7	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	
	CM	21	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	
	EP	28	ECHINACEA PURPUREA 'POW WOW WHITE' / POW WOW WHITE CONEFLOWER	1 GAL	18" OC	
	LC	42	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL	18" OC	
	NK	79	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	12" OC	
	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	24" OC	
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			TURF SOD			

NO.	REVISIONS	DATE	BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6937
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: SRS | DRAWN BY: SRS | CHECKED BY: DDL

NOT FOR CONSTRUCTION

CHASE

LANDSCAPE PLAN

CHASE BANK
LAKEWOOD, OH
CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

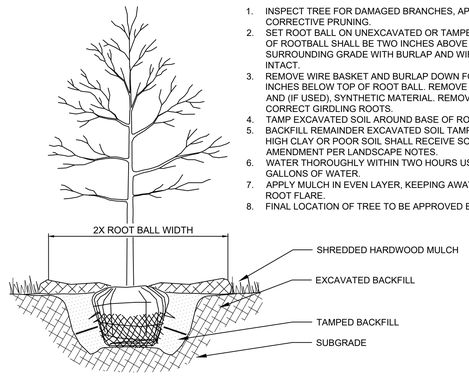
ORIGINAL ISSUE: 6/8/2022
KHA PROJECT NO. 190041017
SHEET NUMBER
L1.0

Drawing name: K:\CLB_LDEV\190041017_hpp_chase_lakewood_oh\2 Design\CAD\plansheets\PRELIM\LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Jun 17, 2022 8:41am by Amanda.Falta
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CLB_LDEV\190041017_hpp_chase_lakewood_cah\2 Design\CAD\plansheets\PRELIM\LANDSCAPE PLAN.dwg L1.1 LANDSCAPE NOTES AND DETAILS Jun 17, 2022 8:41am by: Amanda.Fotta
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

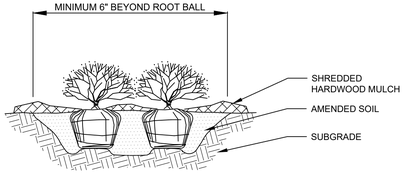
NOTES:

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



1 TREE PLANTING

NTS



NOTES:

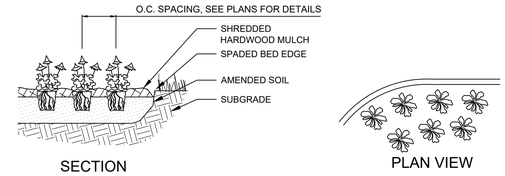
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND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

2 SHRUB PLANTING

NTS

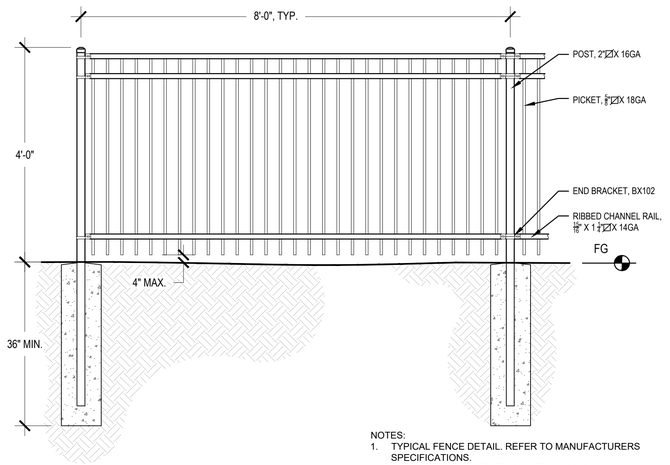
NOTES:

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



3 PERENNIAL PLANTING

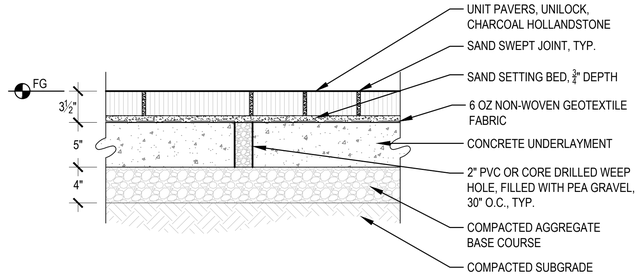
NTS



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

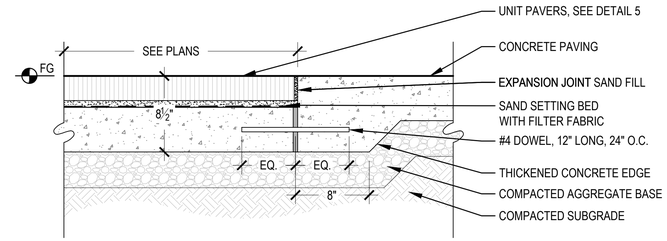
4 4' ORNAMENTAL FENCE

3/4" 1'-0"d



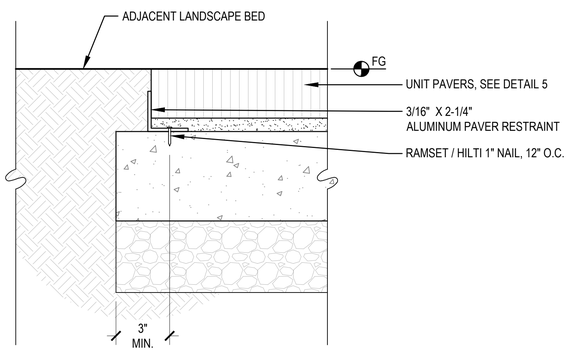
5 UNIT PAVING ON CONCRETE BASE

1 1/2" 1'-0"d



6 UNIT PAVING TO CONCRETE

1 1/2" 1'-0"d



7 PAVER EDGE AT LANDSCAPE

3" 1'-0"d

LANDSCAPE NOTES

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6937
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SRS
DRAWN BY: SRS
CHECKED BY: DDL

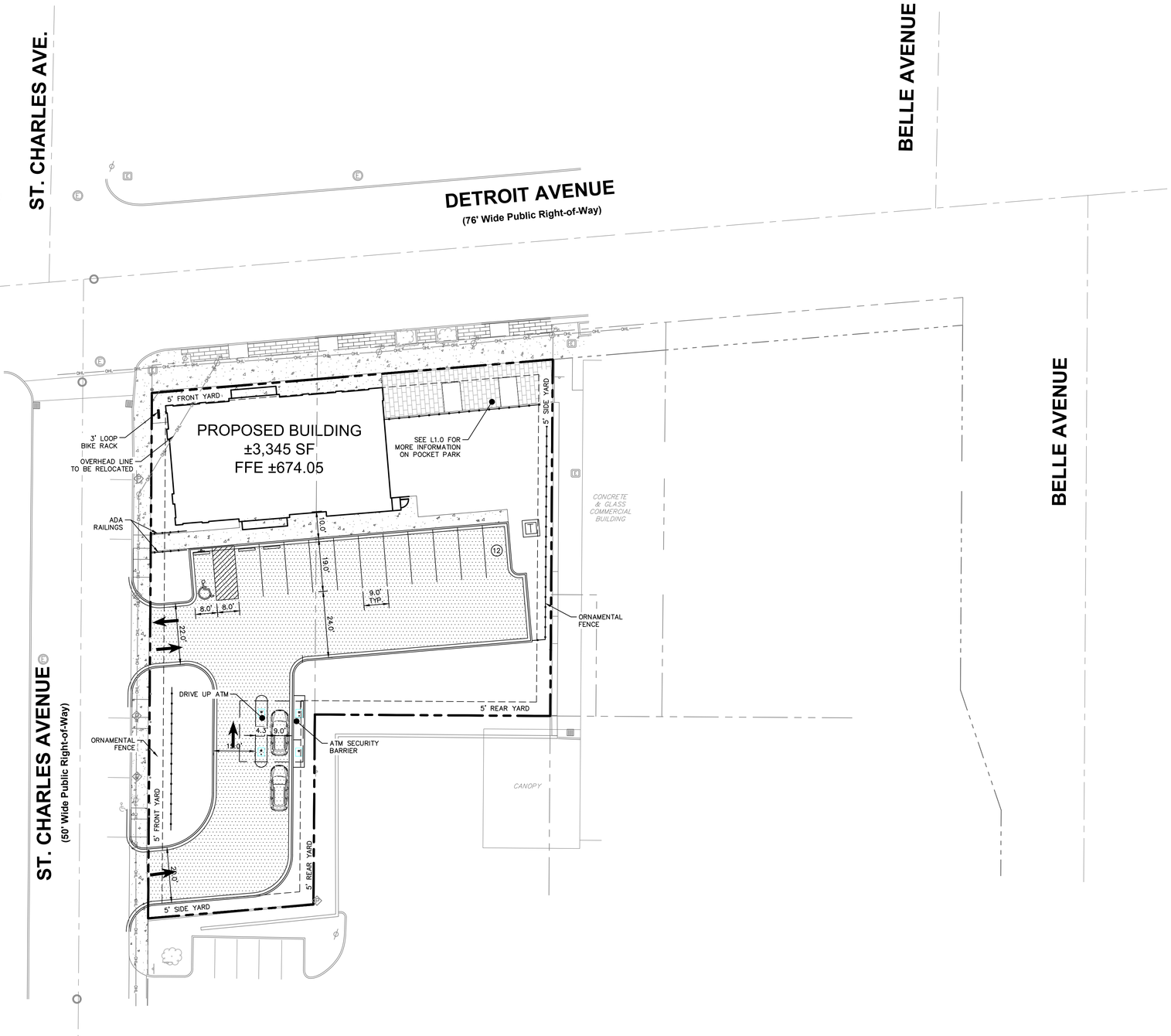
NOT FOR CONSTRUCTION

CHASE

LANDSCAPE NOTES AND DETAILS

CHASE BANK
LAKEWOOD, OH
CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

ORIGINAL ISSUE: 6/8/2022
KHA PROJECT NO. 190041017
SHEET NUMBER
L1.1



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII NOT DIMENSIONED ON THIS PLAN SHALL BE 2-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

ZONING: COMMERCIAL, OFFICE (C1) - HISTORIC DESIGNATION, LOCAL

	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT: (ST CHARLES AVE)	5 Ft	5 Ft
FRONT: (DETROIT AVE)	5 Ft MAX	5 Ft
SIDE: (EAST)	5 Ft	53 Ft
SIDE: (SOUTH)	5 Ft	137 Ft
SIDE: (SOUTH)	5 Ft	69 Ft
ADA SPACES	1	1
PARKING		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90°)	9 SPACES MAX	12

SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- SETBACK
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

No.	REVISIONS	DATE	BY

Kimley»Horn
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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6937
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SRS
DRAWN BY: SRS
CHECKED BY: DDL

NOT FOR CONSTRUCTION

CHASE

SITE PLAN

CHASE BANK
LAKEWOOD, OH
CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

ORIGINAL ISSUE: 6/8/2022
KHA PROJECT NO. 190041017
SHEET NUMBER
C2.0

Drawing name: K:\OLB_LDE\190041017_TAP_Chase_Lakewood_OH\2 Design\CAD\PlotSheets\PRELIM\SITE PLAN.dwg Layout1 Jun 08, 2022 3:15pm by: DerikLeery
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

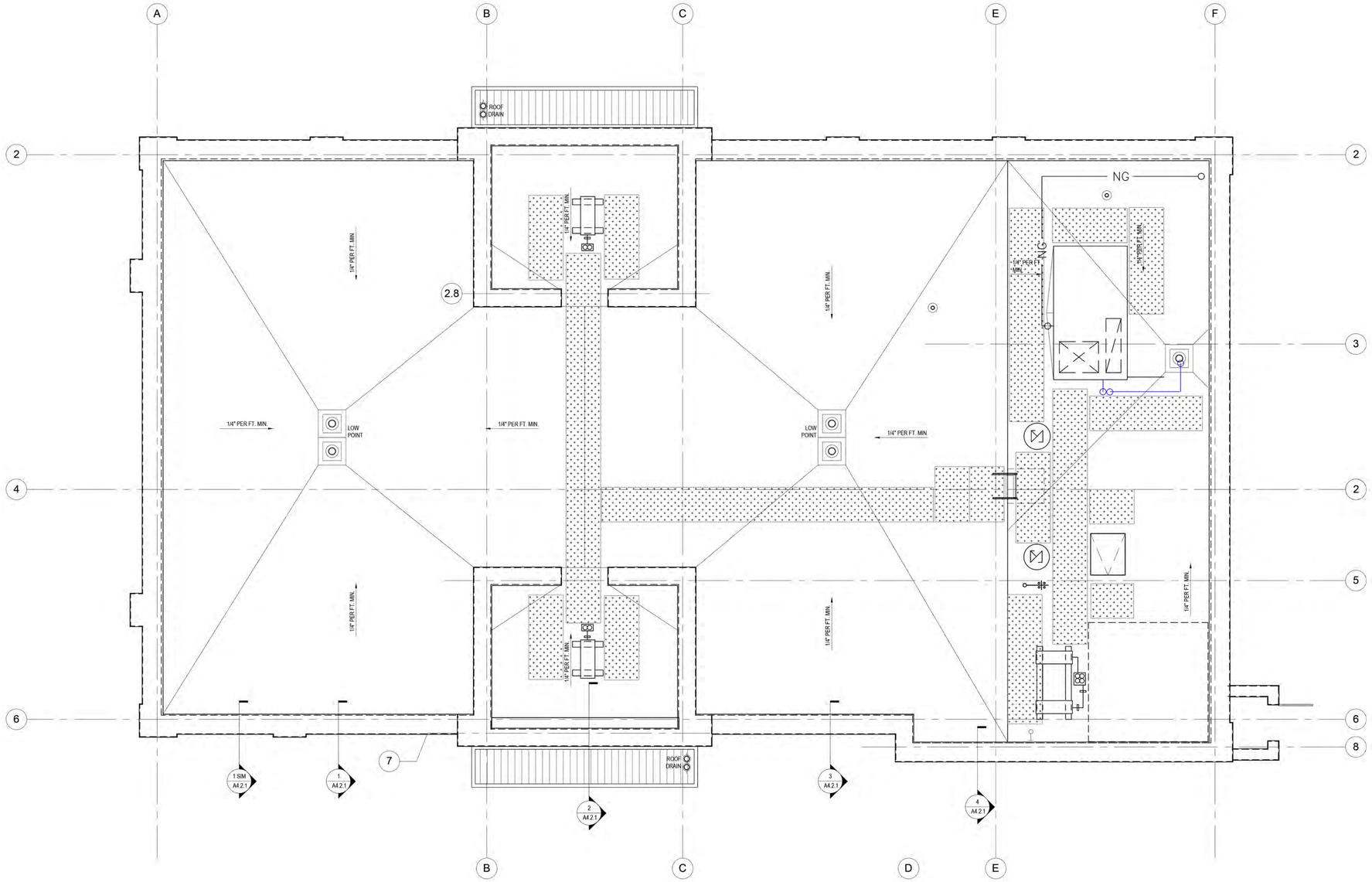

EINSTEIN BROS BAGELS




St Charles


FedEx
FedEx
St Charles Ave


Google



SCALE: 1" = 1'-0"

0 5' 10' 15'

CHASE

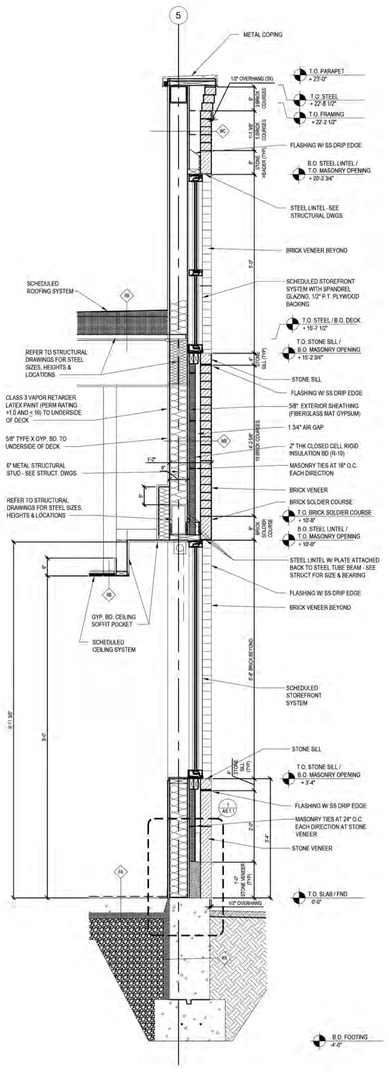
LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

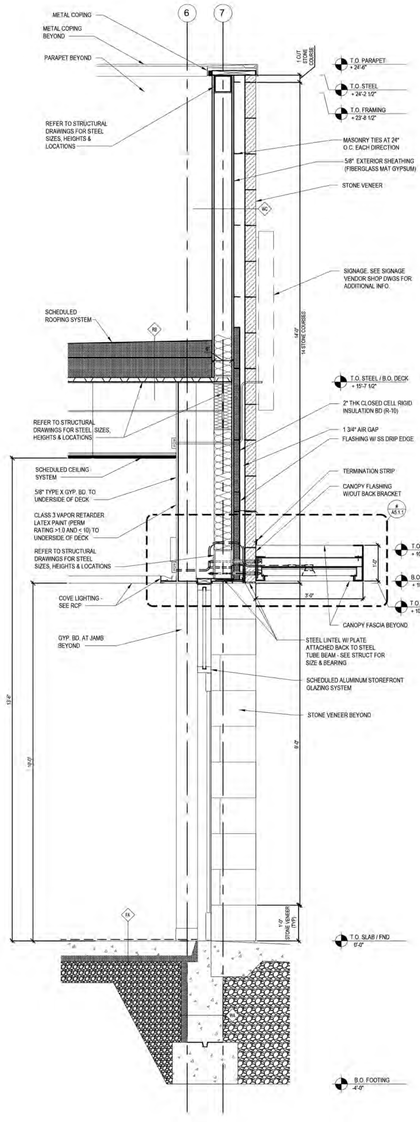
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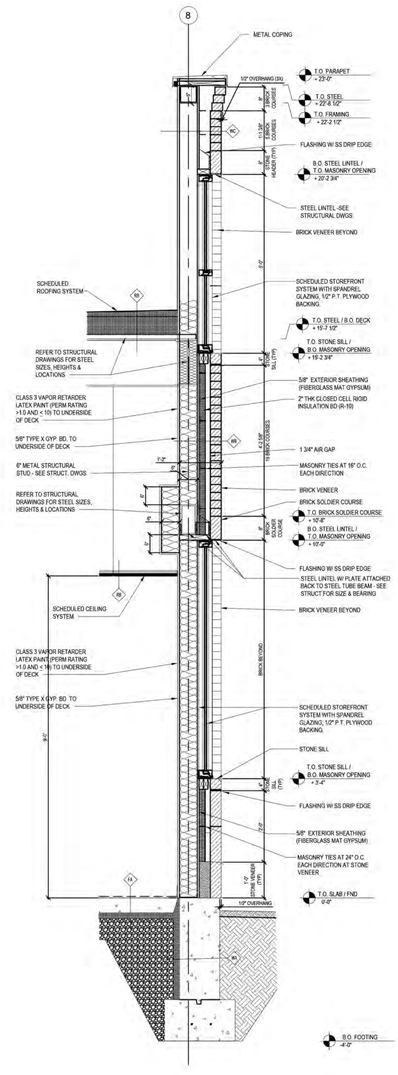
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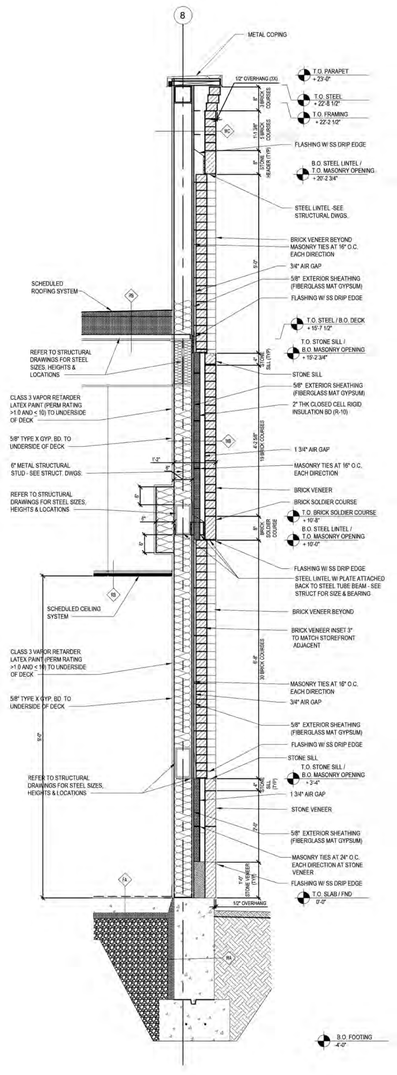
The Architects Partnership, LTD
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap









CHASE

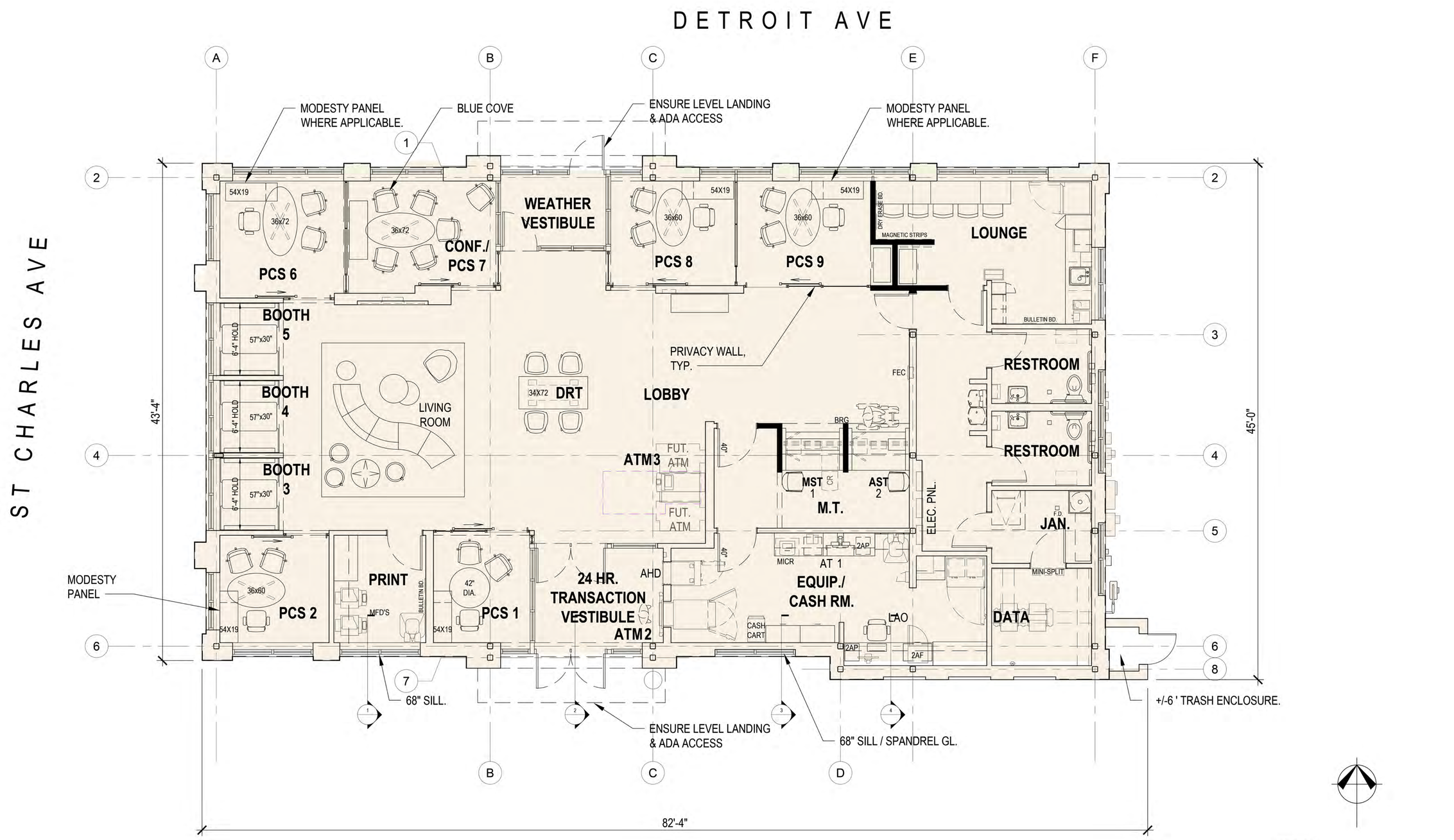
LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

WALL SECTIONS

06.22.2022

The Architects Partnership, LTD
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap



CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

FLOOR PLAN

06.22.2022

The Architects Partnership, LTD
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-41-22

Permit No.: BBS22-000045

Applicant Name: Griffin Caldwell, CASTO

Project Address: 14519 Detroit Ave.

Project Name: Downtown Development

Project: Applicant proposes a planned development.



VIEW FROM SOUTHEAST CORNER OF DETROIT AND BELLE LOOKING EAST



VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

"PRELIMINARY PLANS, LAYOUT & DIMENSIONS SUBJECT TO CHANGE. NO ASSURANCE IS MADE THAT THE PROJECT OR THE FLOOR PLATE / CONFIGURATION ARE OF THE SAME SIZE OR NATURE AS DEPICTED"

PLAZA: PERSPECTIVE VIEWS



VIEW FROM SOUTHWEST CORNER OF DETROIT AND BELLE LOOKING EAST

BUILDING A: PERSPECTIVE VIEWS

"PRELIMINARY PLANS, LAYOUT & DIMENSIONS SUBJECT TO CHANGE. NO ASSURANCE IS MADE THAT THE PROJECT OR THE FLOOR PLATE / CONFIGURATION ARE OF THE SAME SIZE OR NATURE AS DEPICTED"



VIEW FROM BELLE LOOKING NORTHEAST



VIEW FROM BELLE LOOKING EAST

"PRELIMINARY PLANS, LAYOUT & DIMENSIONS SUBJECT TO CHANGE. NO ASSURANCE IS MADE THAT THE PROJECT OR THE FLOOR PLATE / CONFIGURATION ARE OF THE SAME SIZE OR NATURE AS DEPICTED"



VIEW FROM CORNER OF DETROIT AND BELLE LOOKING SOUTHEAST



VIEW FROM PLAZA LOOKING NORTHWEST



VIEW FROM CORNER OF DETROIT AND MARLOWE LOOKING SOUTHWEST



VIEW FROM MARLOWE LOOKING SOUTHWEST



VIEW FROM DETROIT LOOKING SOUTHEAST



VIEW FROM PLAZA LOOKING NORTHEAST



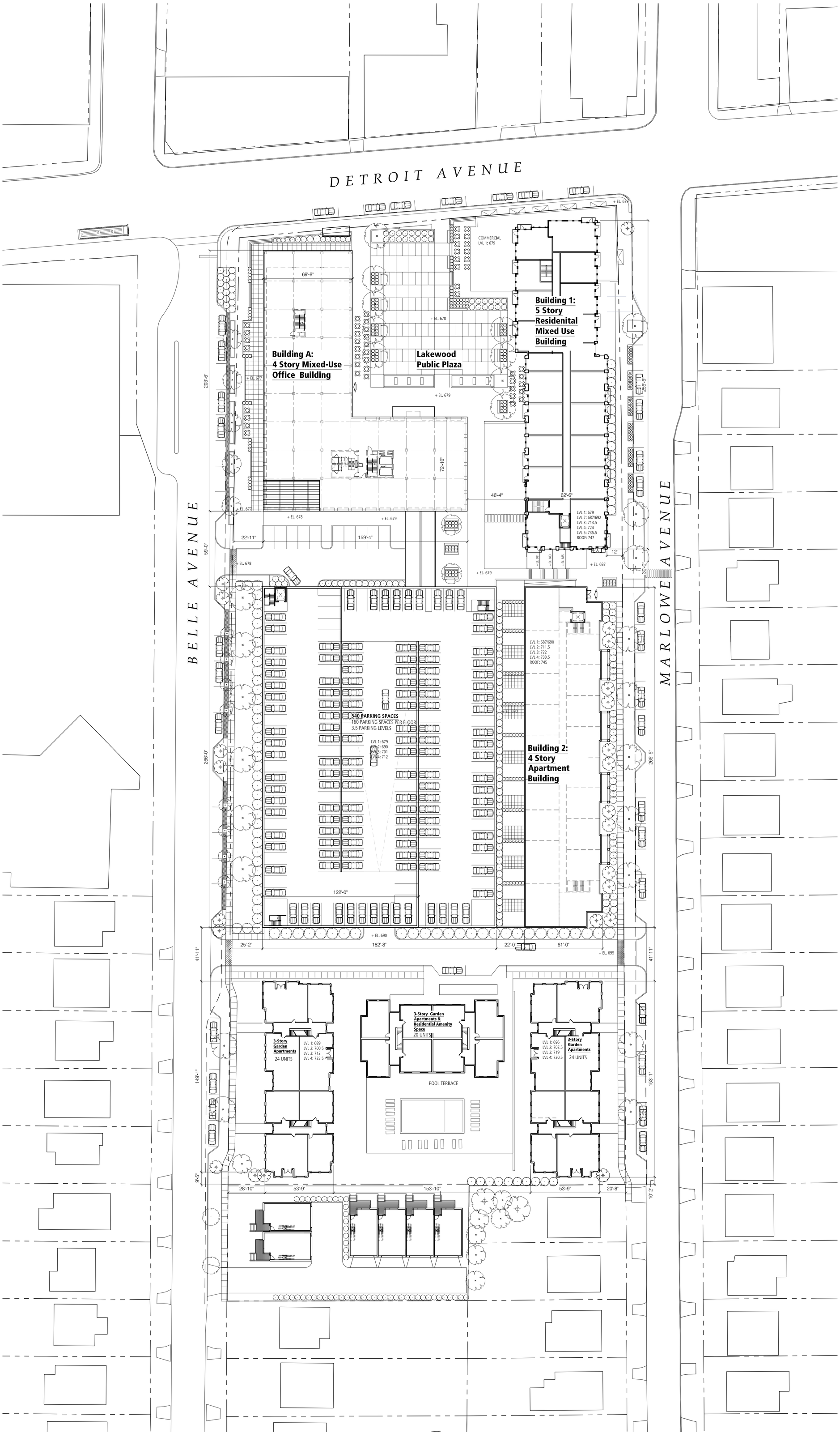
VIEW FROM PLAZA LOOKING SOUTHEAST



VIEW FROM MARLOWE LOOKING SOUTHWEST



VIEW FROM MARLOWE LOOKING SOUTHWEST



Site Summary

Building A: Mixed Use Commercial Building		**79,578 Total GSF**
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8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	**68 Units**	**62,846 GSF**
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	**540 Spaces**	**172,900 GSF**
For Sale Single Family Townhomes:	**6 Units**	**+/-2000 GSF / Unit**

TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	**228 UNITS**
TOTAL OFFICE LEASE SPACE:	**65,504 GSF**
TOTAL RETAIL LEASE SPACE:	**12,000 GSF**
COMMERCIAL LEASE SPACE:	**17,400 GSF**

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	**596 Spaces**

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Site Plan

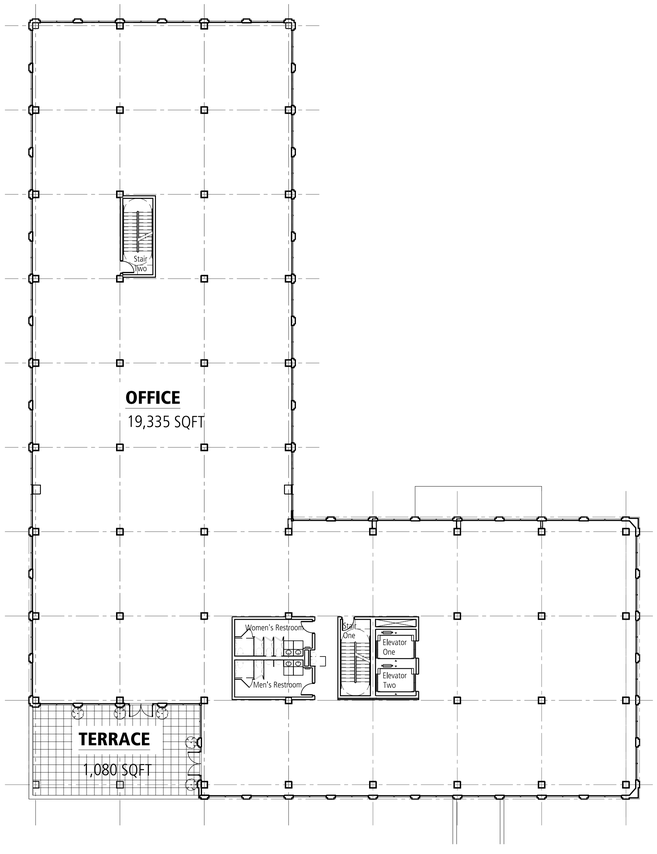
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CASTO

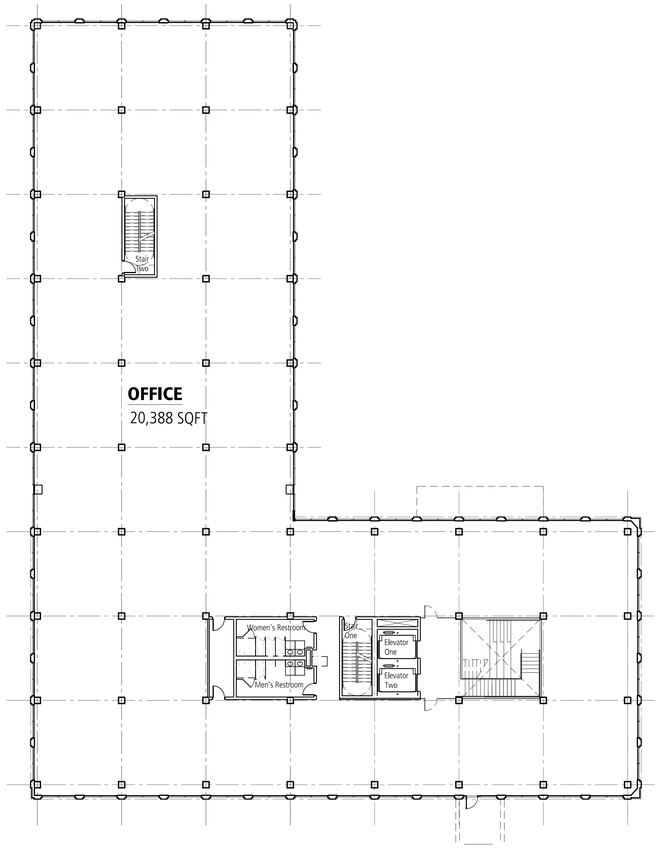
NORTH POINTE REALTY, INC.

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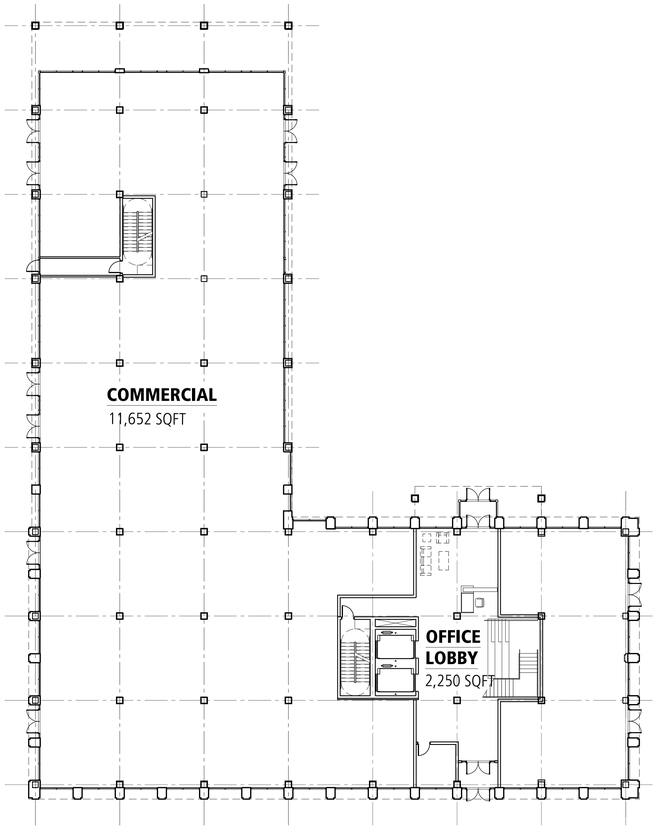
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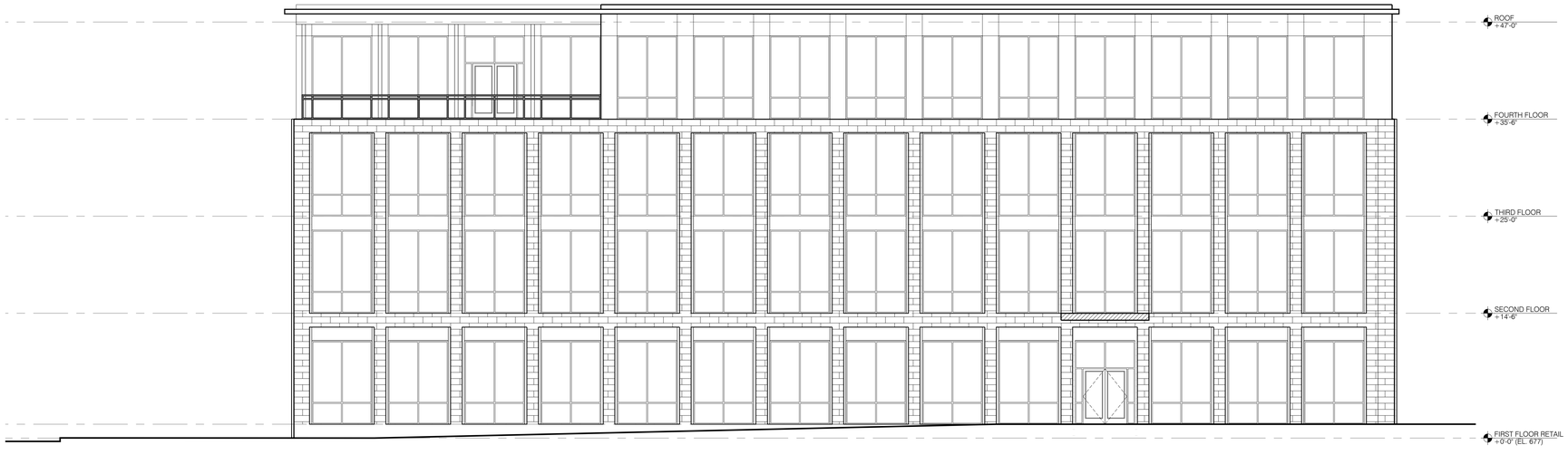
Level 04



Level 02-03



Level 01



South Elevation



West Elevation

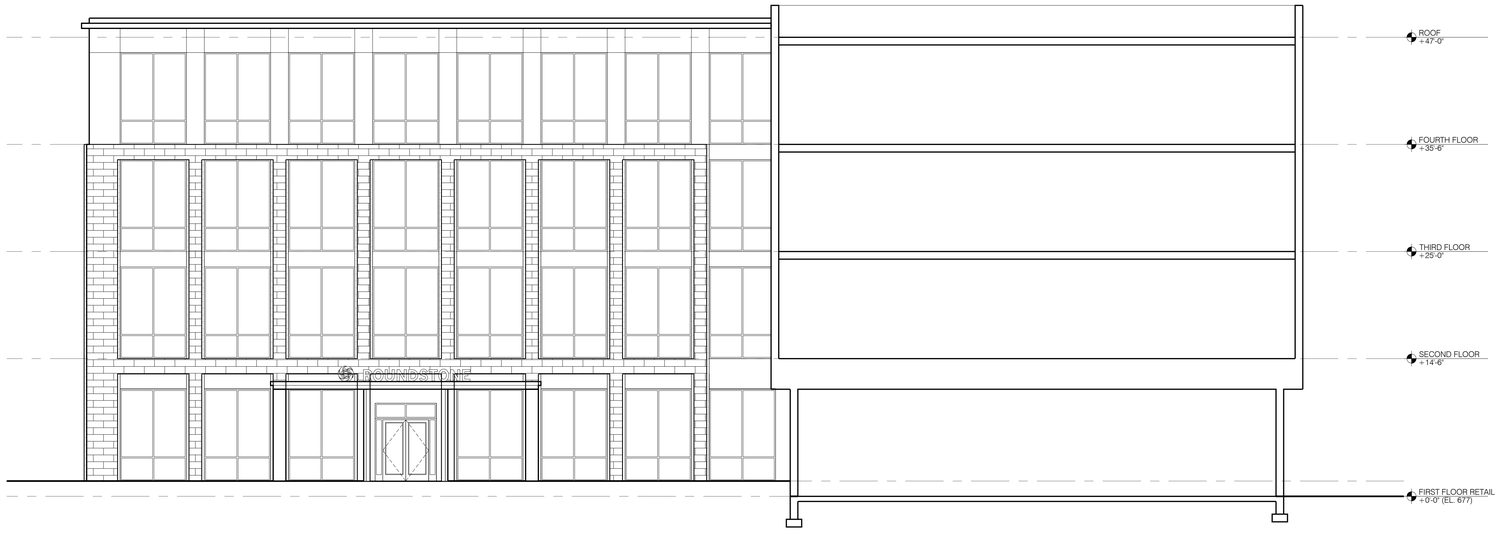
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

0 8 16 32 feet

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North Plaza Elevation



North Street Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

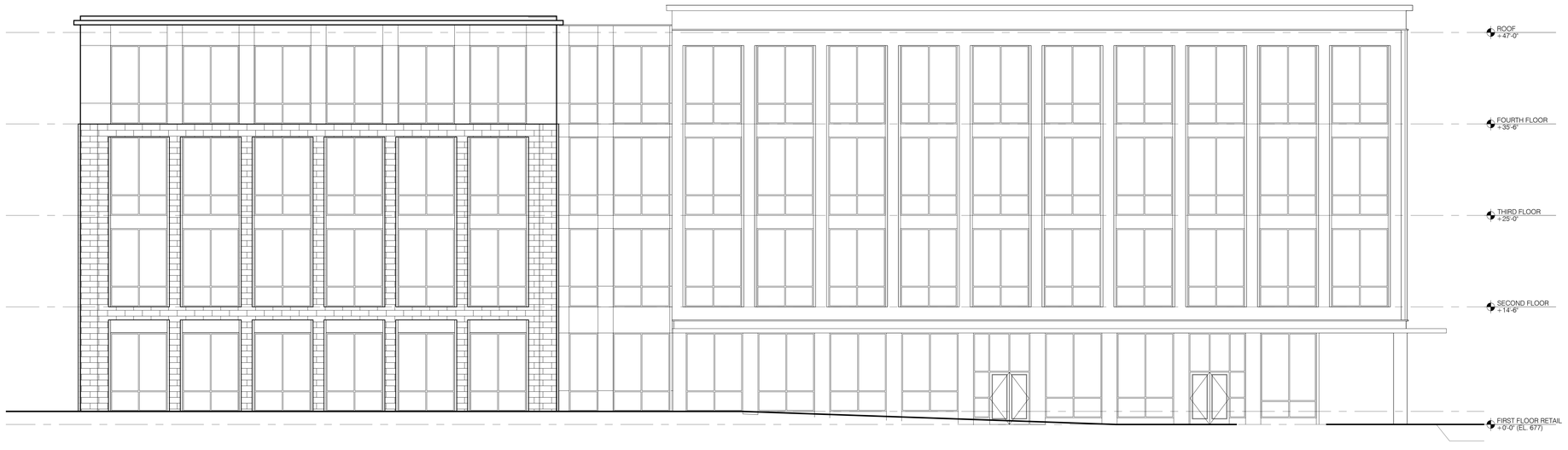
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East Plaza Elevation



East Mews Elevation

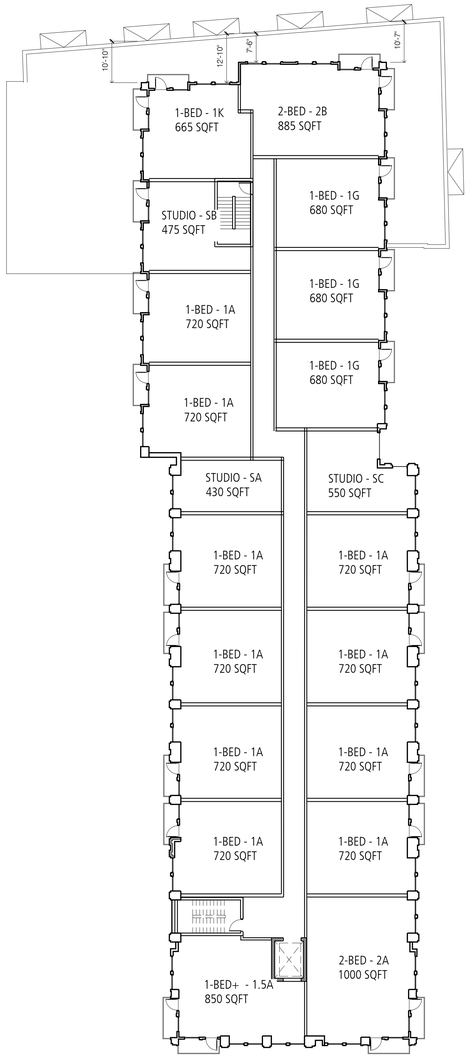
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

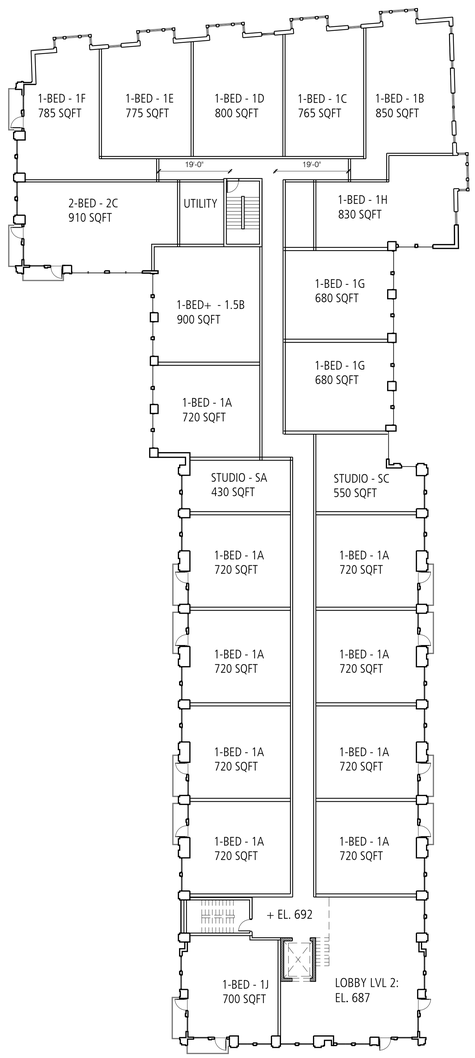
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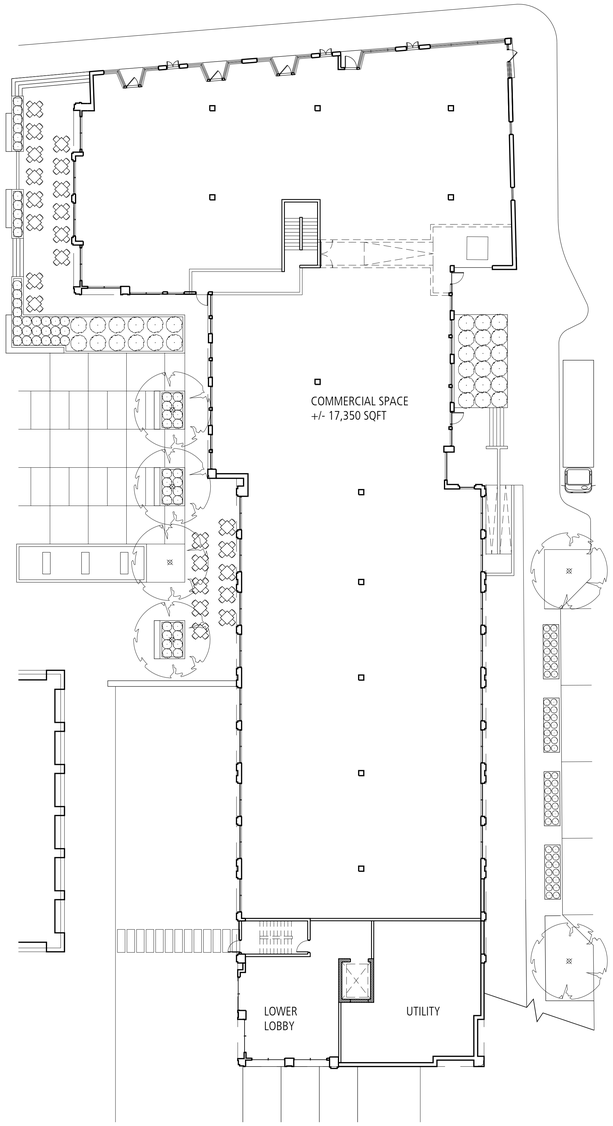
June 14, 2022



Level 03-05



Level 02



Level 01

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 Plans

0 16 32 64 feet

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North Elevation



East Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 - North and East Elevations

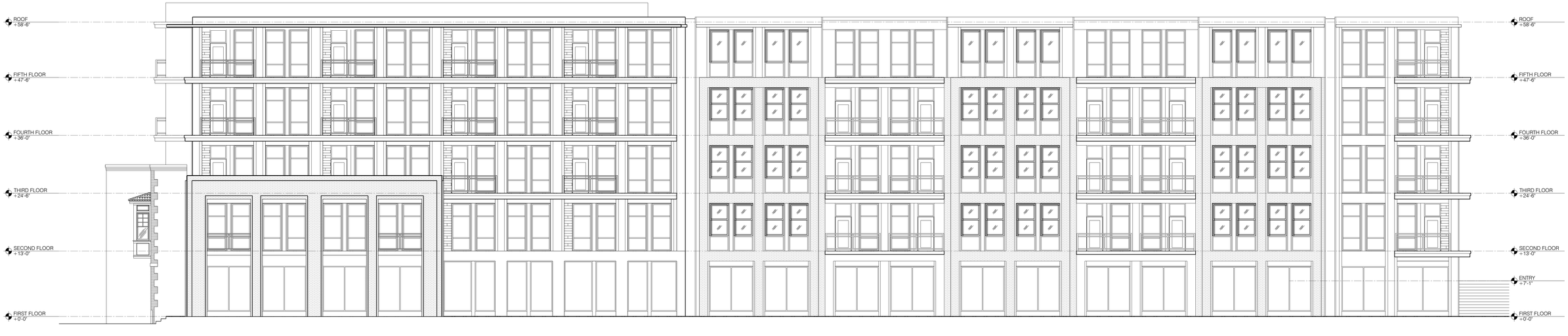
0 16 32 64 feet

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NORTH POINTE REALTY, INC.
DIMIT ARCHITECTS
architecture + interiors + urban design

May 13, 2022



South Elevation



West Elevation

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 1 - South and West Elevations

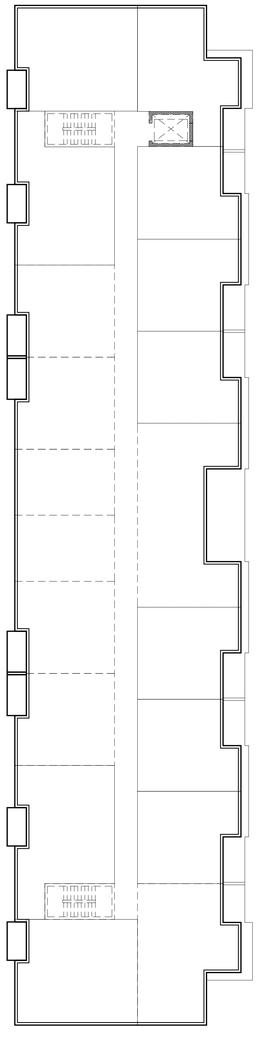
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CASTO

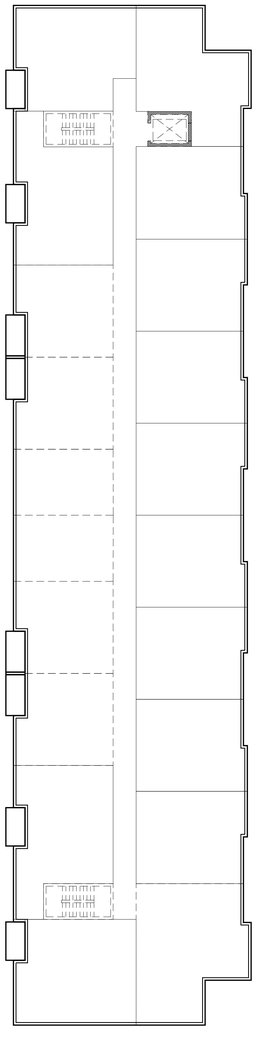
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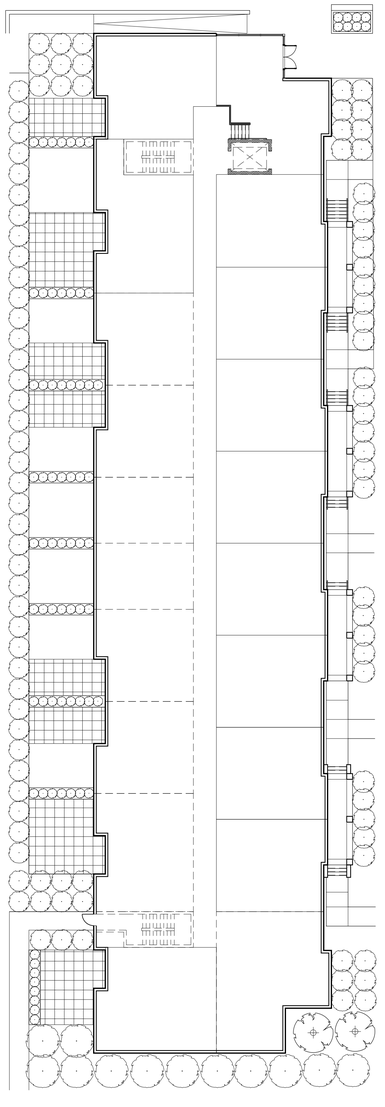
May 13, 2022



Level 04



Level 02-03



Level 01

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 2 - Plans

0 16 32 64 feet

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NORTH POINTE REALTY, INC.

DIMIT ARCHITECTS

architecture + interiors + urban design

June 14, 2022



North Elevation



East Elevation

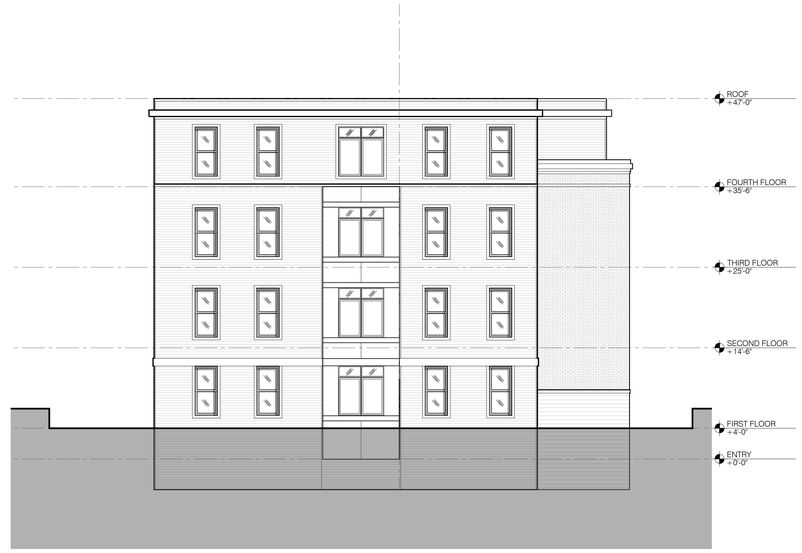
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - North & East Elevations

0 8 16 32 feet

CASTO
NORTH POINTE REALTY, INC.
DIMIT ARCHITECTS
architecture + interiors + urban design

June 14, 2022



South Elevation



West Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - South & West Elevations

0 8 16 32 feet

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June 14, 2022

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-42-22

Permit No.: BBS22-000046

Applicant Name: Griffin Caldwell, CASTO

Project Address: 14501-09 Detroit Ave.

Project Name: Curtis Block Building

Project: Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building.



VIEW FROM SOUTHEAST CORNER OF DETROIT AND BELLE LOOKING EAST



VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

"PRELIMINARY PLANS, LAYOUT & DIMENSIONS SUBJECT TO CHANGE. NO ASSURANCE IS MADE THAT THE PROJECT OR THE FLOOR PLATE / CONFIGURATION ARE OF THE SAME SIZE OR NATURE AS DEPICTED"

PLAZA: PERSPECTIVE VIEWS



VIEW FROM SOUTHWEST CORNER OF DETROIT AND BELLE LOOKING EAST

BUILDING A: PERSPECTIVE VIEWS

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VIEW FROM BELLE LOOKING NORTHEAST



VIEW FROM BELLE LOOKING EAST

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VIEW FROM CORNER OF DETROIT AND BELLE LOOKING SOUTHEAST



VIEW FROM PLAZA LOOKING NORTHWEST



VIEW FROM CORNER OF DETROIT AND MARLOWE LOOKING SOUTHWEST



VIEW FROM MARLOWE LOOKING SOUTHWEST



VIEW FROM DETROIT LOOKING SOUTHEAST



VIEW FROM PLAZA LOOKING NORTHEAST



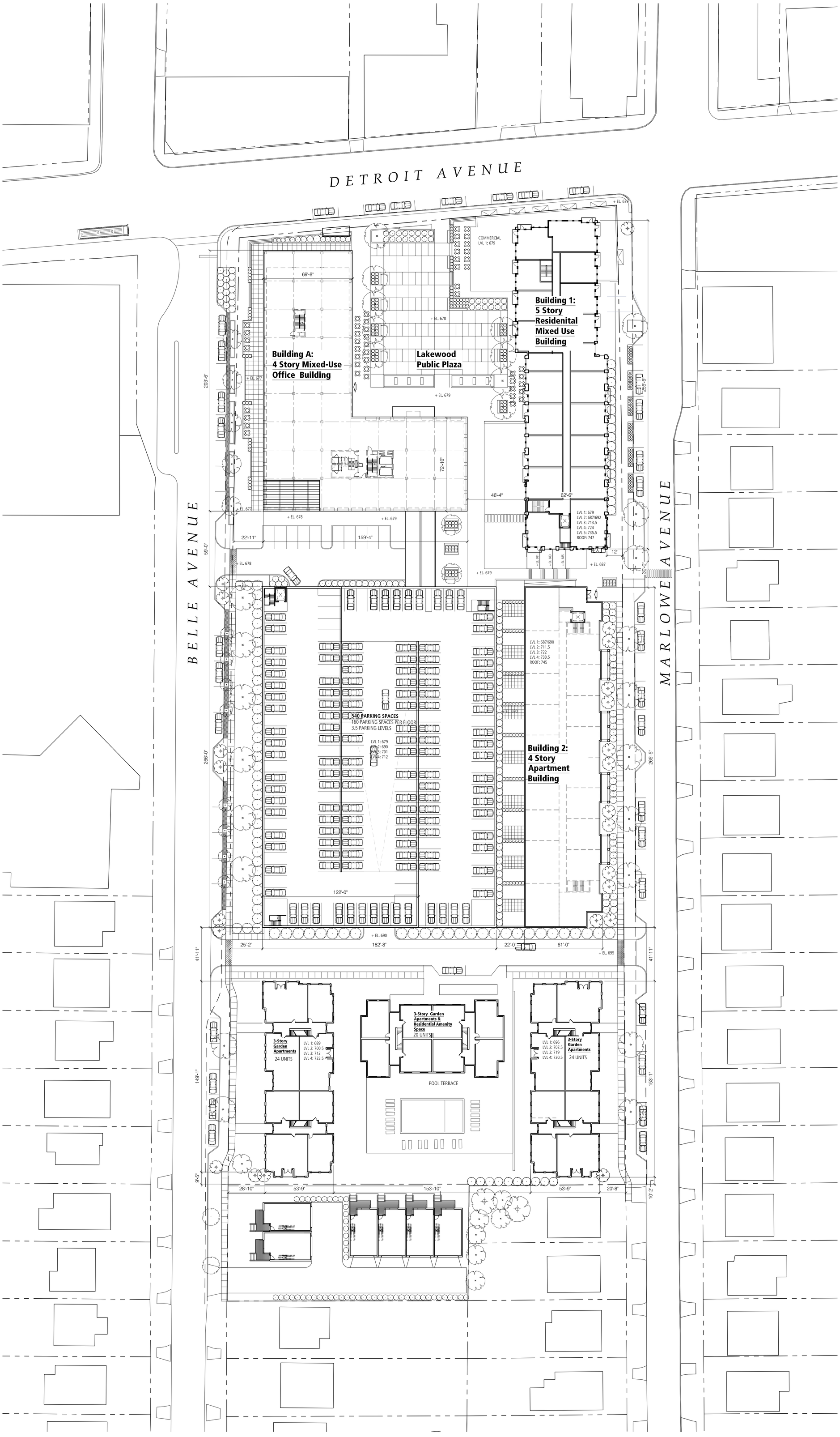
VIEW FROM PLAZA LOOKING SOUTHEAST



VIEW FROM MARLOWE LOOKING SOUTHWEST



VIEW FROM MARLOWE LOOKING SOUTHWEST



Site Summary

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Site Plan

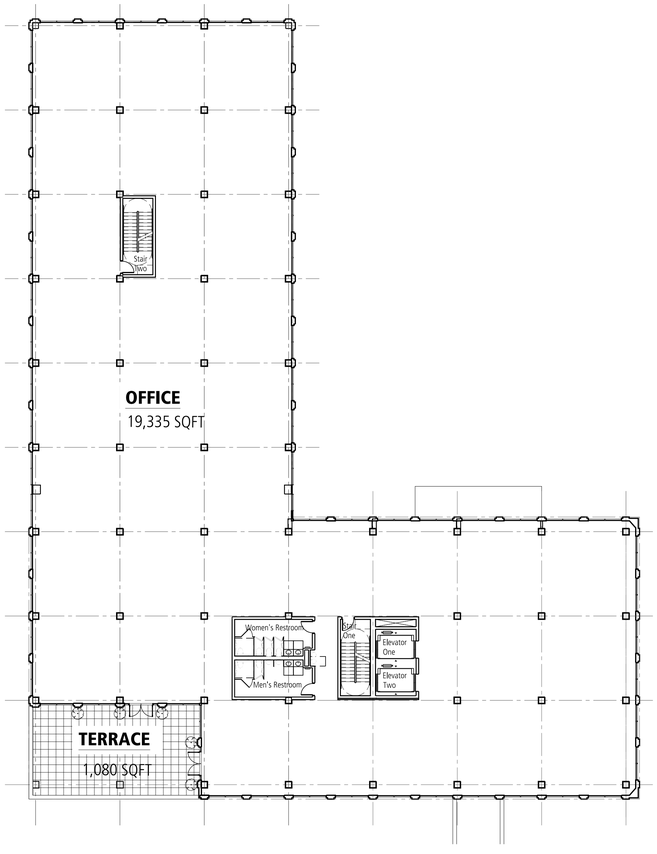
0 30 60 120 feet

CASTO

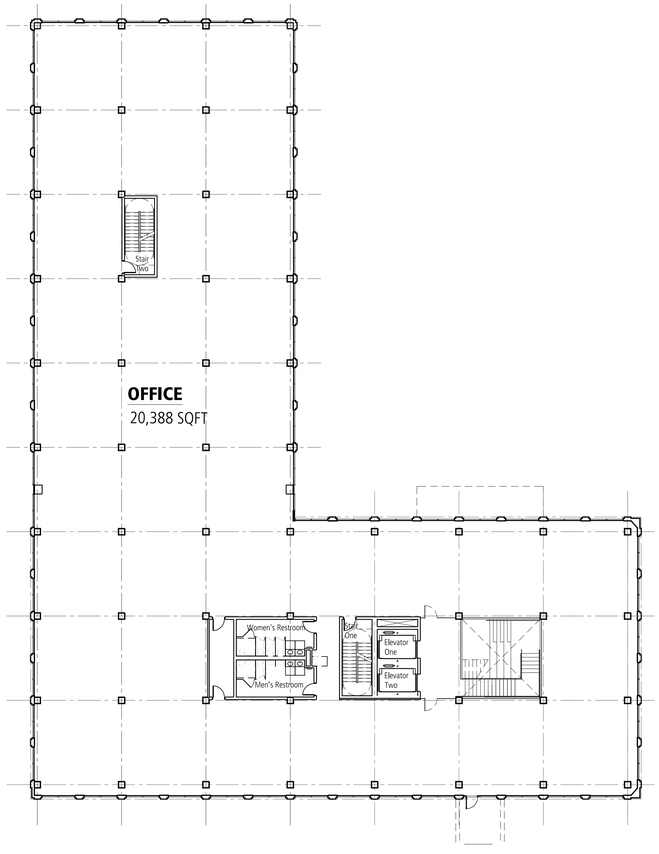
NORTH POINTE REALTY, INC.

DIMIT ARCHITECTS
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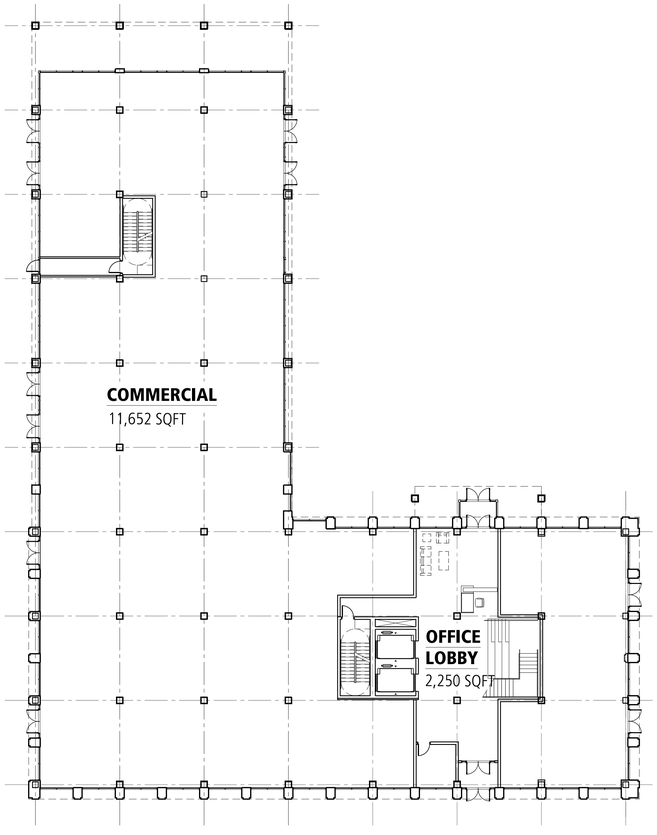
January 24, 2022



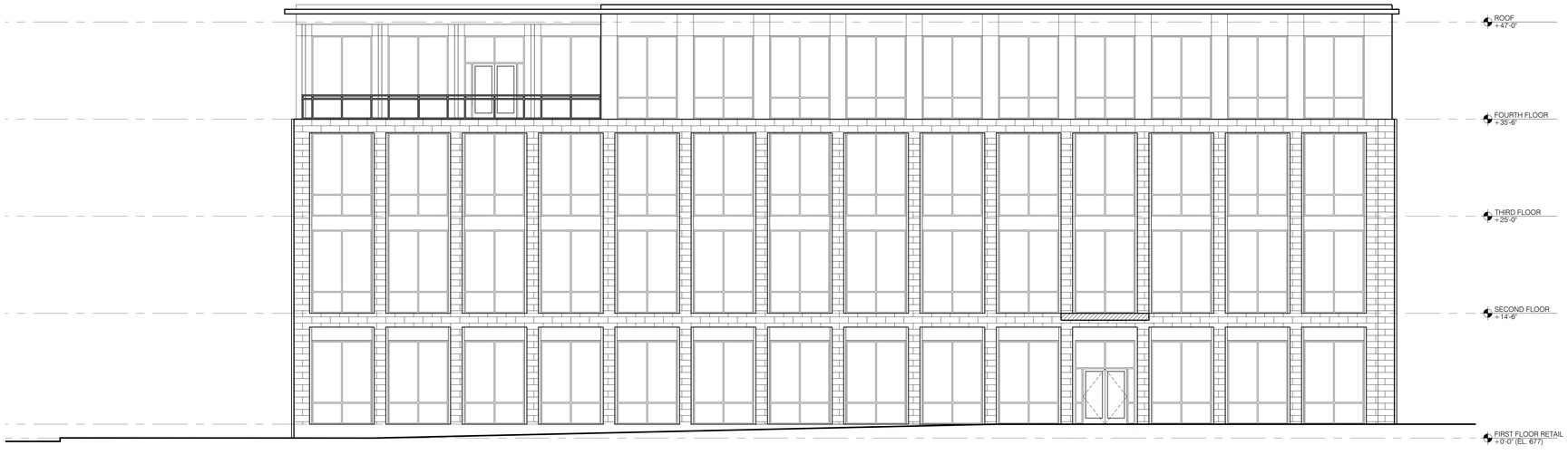
Level 04



Level 02-03



Level 01



South Elevation



West Elevation

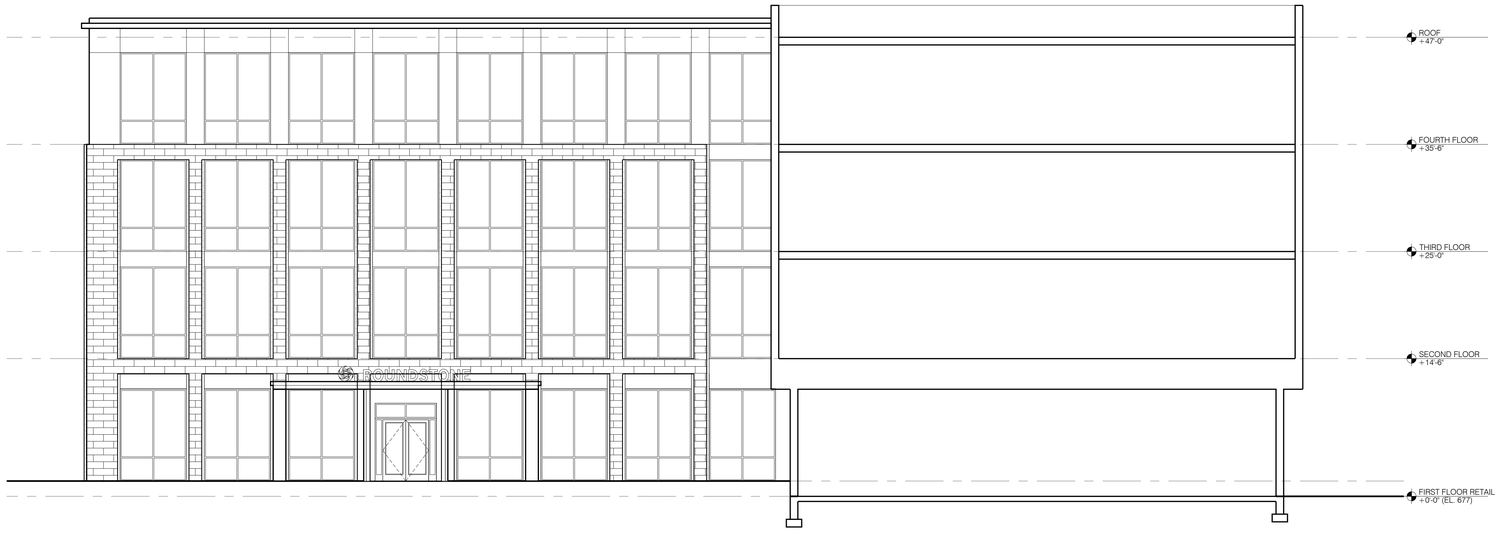
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

0 8 16 32 feet

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June 14, 2022



North Plaza Elevation



North Street Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

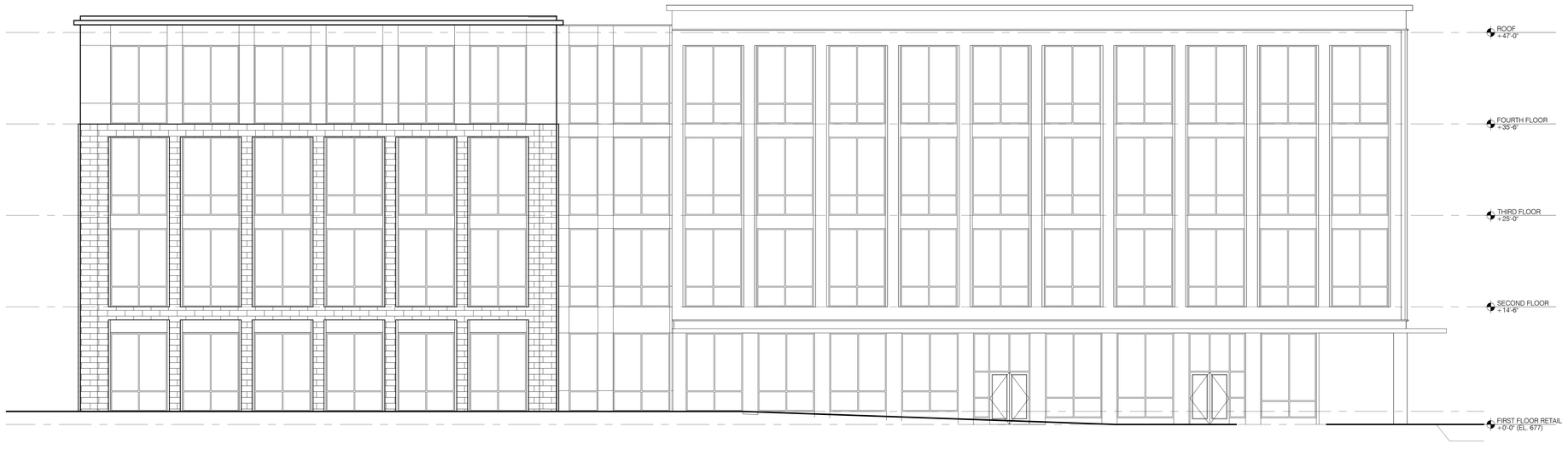
0 8 16 32 feet

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East Plaza Elevation



East Mews Elevation

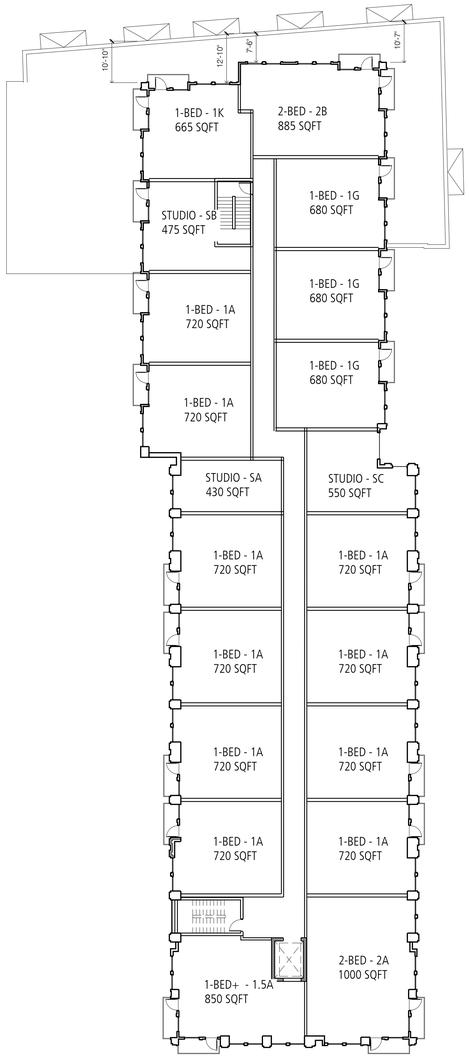
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building A - Elevations

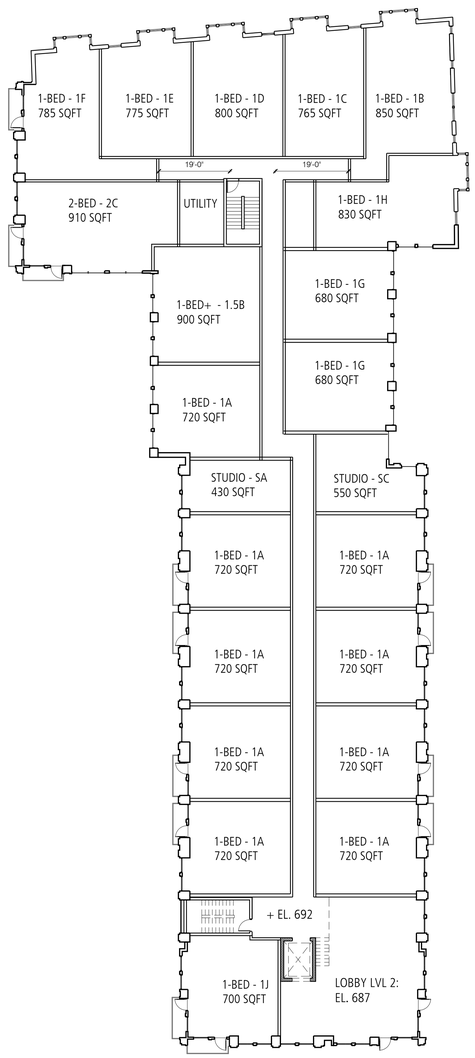
0 8 16 32 feet

CASTO
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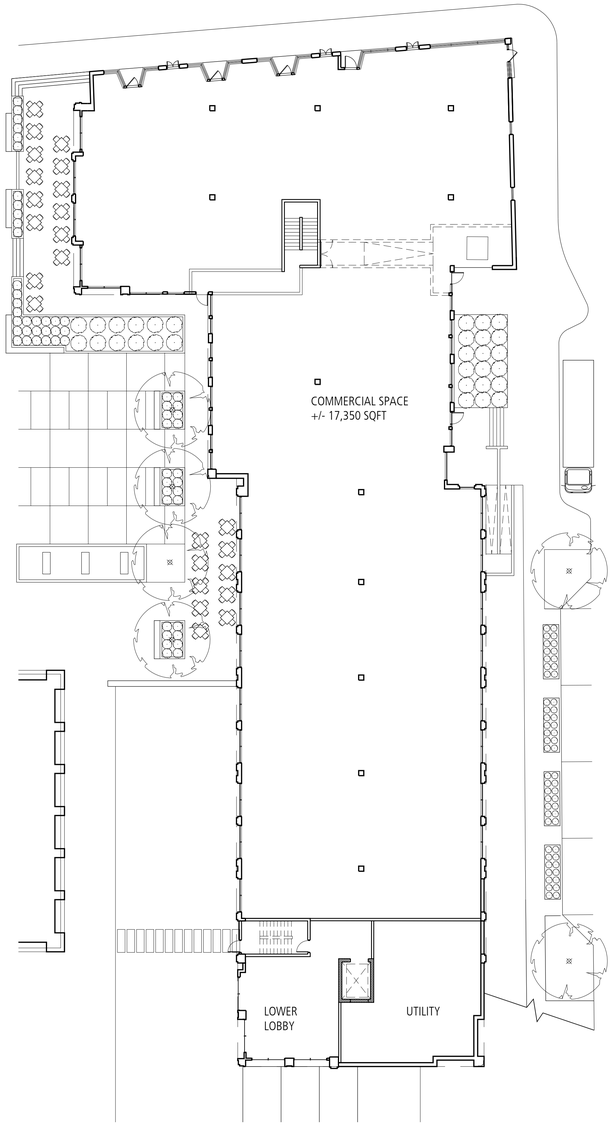
June 14, 2022



Level 03-05



Level 02



Level 01

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 Plans

0 16 32 64 feet

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June 14, 2022



North Elevation



East Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 - North and East Elevations

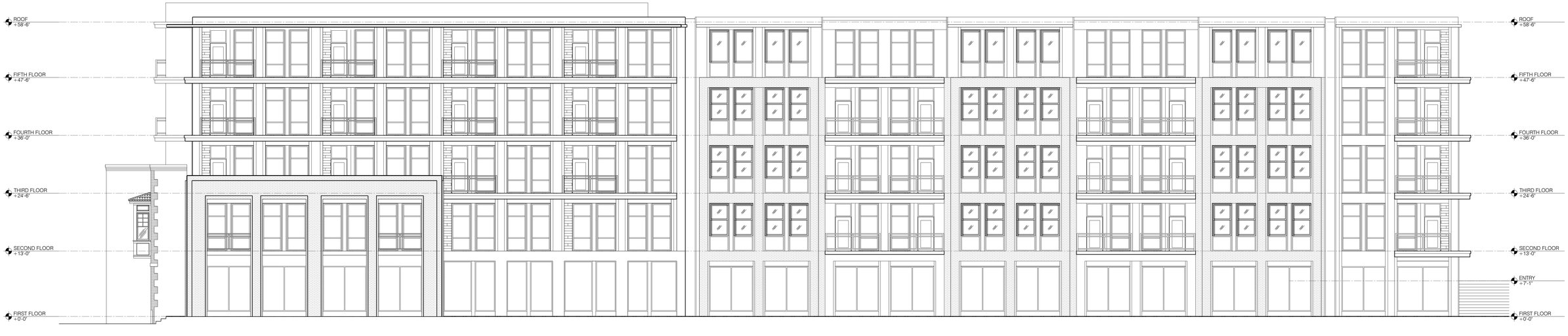
0 16 32 64 feet

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May 13, 2022



South Elevation



West Elevation

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 1 - South and West Elevations

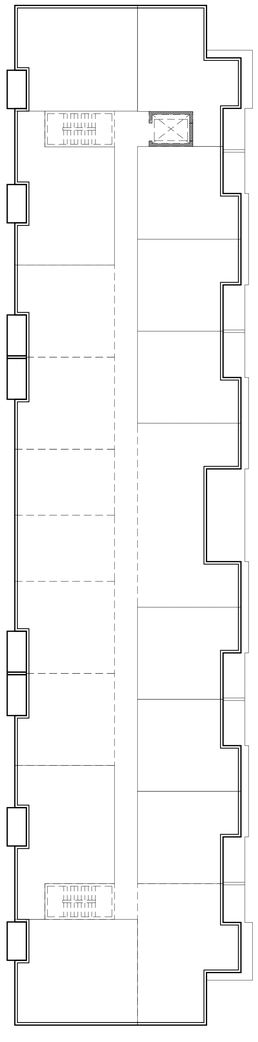
0 16 32 64 feet

CASTO

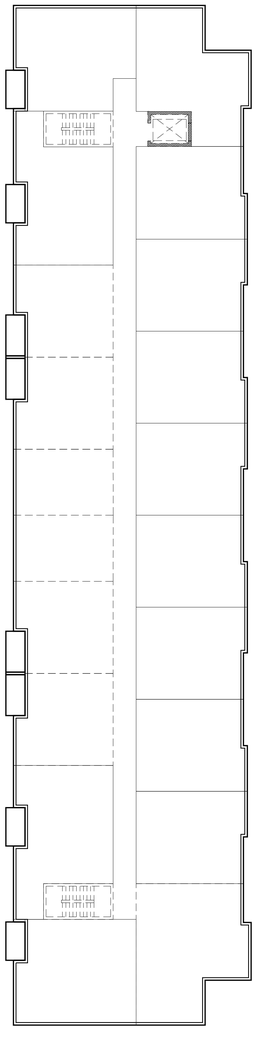
NORTH POINTE REALTY, INC.

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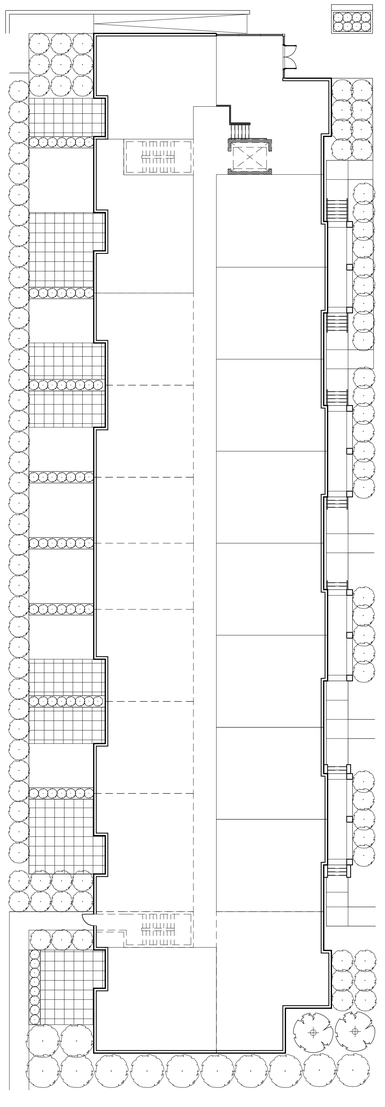
May 13, 2022



Level 04



Level 02-03



Level 01

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 2 - Plans

0 16 32 64 feet

CASTO

NORTH POINTE REALTY, INC.

DIMIT ARCHITECTS

architecture + interiors + urban design

June 14, 2022



North Elevation



East Elevation

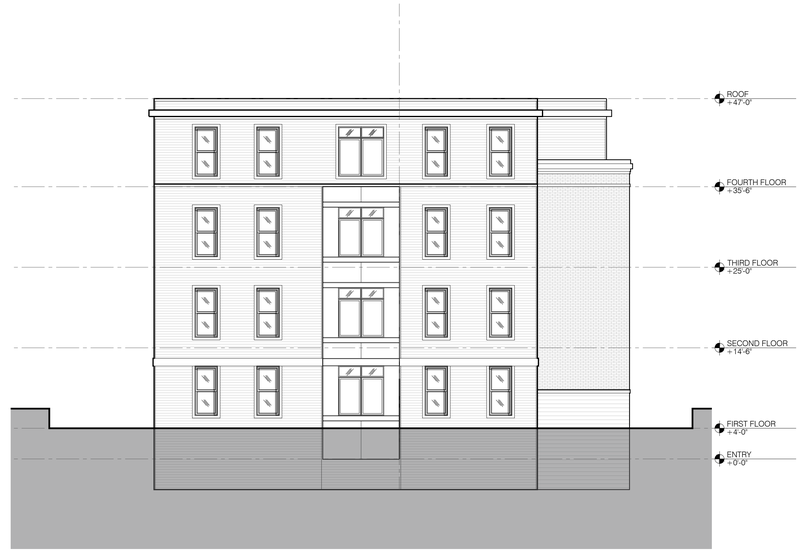
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - North & East Elevations

0 8 16 32 feet

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South Elevation



West Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 2 - South & West Elevations

0 8 16 32 feet

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June 14, 2022

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Application Cover Page

Docket No.: 05-25-22

Permit No.: BBS22-000041

Applicant Name: David Maniet, Maniet Architects

Project Address: 2011 Lark St.

Project Name: Former Lakewood Public Hall Building

Project: Material updates to previous approval. Applicant proposes façade renovation of an existing commercial building.



Proposed Elevation

¼" = 1'-0"

MA
MANIET
ARCHITECTS

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

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

Issue for
ABR - REV

Date
5/15/2022

Drawn By
DJM

Sheet
A-

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Application Cover Page

Docket No.: 02-06-22

Permit No.: BBS22-000001

Applicant Name: Eyad AlFayeh, Neon City & Signs

Project Address: 12901 Detroit Ave.

Project Name: BQ Washland

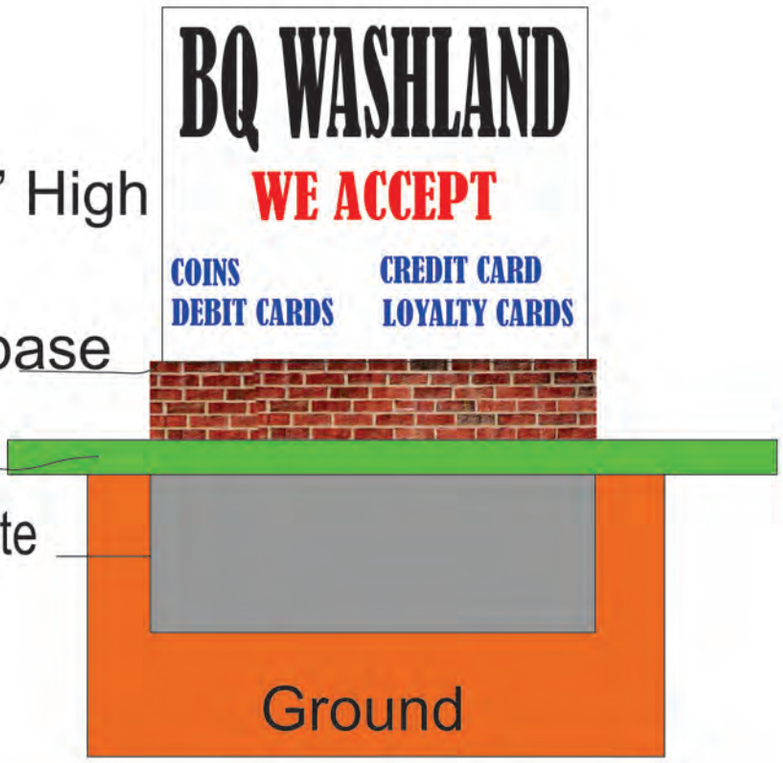
Project: Applicant proposes replacement of monument sign for a new business.

Art work

Old



72” Long X 60” High





Replace sign with double side Cabinet powered with Led .

72”x60”
Double side
digital print

NOTE:
Renderings are approximate representations of final production.

NEON SIGNS CITY
DESIGN GRAPHICS & ALL SIGNS
11500 Madison Ave
Cleveland, Ohio 44102
Eyad Ali
(216) 390-1234
neoncityinc@gmail.com

BUSINESS NAME: **BQ WASHLAND**

ADDRESS: 12901 Detroit Re
Lakewood Oh. 44107

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Application Cover Page

Docket No.: 07-35-22

Permit No.: BBS22-000043

Applicant Name: David Hesse, Payne & Payne Builders

Project Address: 17853 Lake Rd.

Project Name:

Project: Applicant proposes the demolition and rebuild of a single-family home.

SITE IMPROVEMENT & SWP3 PLAN

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NO. 142 AND PART OF SUBLOT NO. 141 IN THE CLIFTON PARK LAND AND IMPROVEMENT COMPANY ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 29, PAGE 11 OF CUYAHOGA COUNTY RECORDS.

DEED REFERENCE:
P.P.N. 311-06-014
CONOR and ISABEL C. SWEENEY
AFN 202202150634

SITE ADDRESS: *17853 LAKE ROAD*

NORTH

GRAPHIC SCALE

20 10 0 20

(IN FEET)
1 INCH = 20 FT.

MARCH 23, 2022

NOTES:

XXXX* PROPOSED GRADE
XXXX EXISTING ELEVATION

XXXX EX. CONTOUR

XXXX PROP. CONTOUR

INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: TOP OF HYDRANT INTERSECTION OF LAKE RD./FOREST RD. ELEVATION = ***639.13***

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

THIS PLAN FOR SITE PURPOSES ONLY, REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

⊙ *5/8" CAPPED IRON PIN TO BE SET*

○ *IRON PIN FOUND*

CONNECTIONS:

Ⓐ = USE 1" TYPE "K" COPPER

Ⓑ Ⓒ = USE 6" PVC SDR 35 w/ GASKETS 1% MIN., 10% MAX.

PREMIUM FILL FOR ALL UTILITY TRENCHES UNDER PROPOSED DRIVEWAY AND WALKS.

BMP LEGEND

(SF) SILT FENCE or SILT SOCK

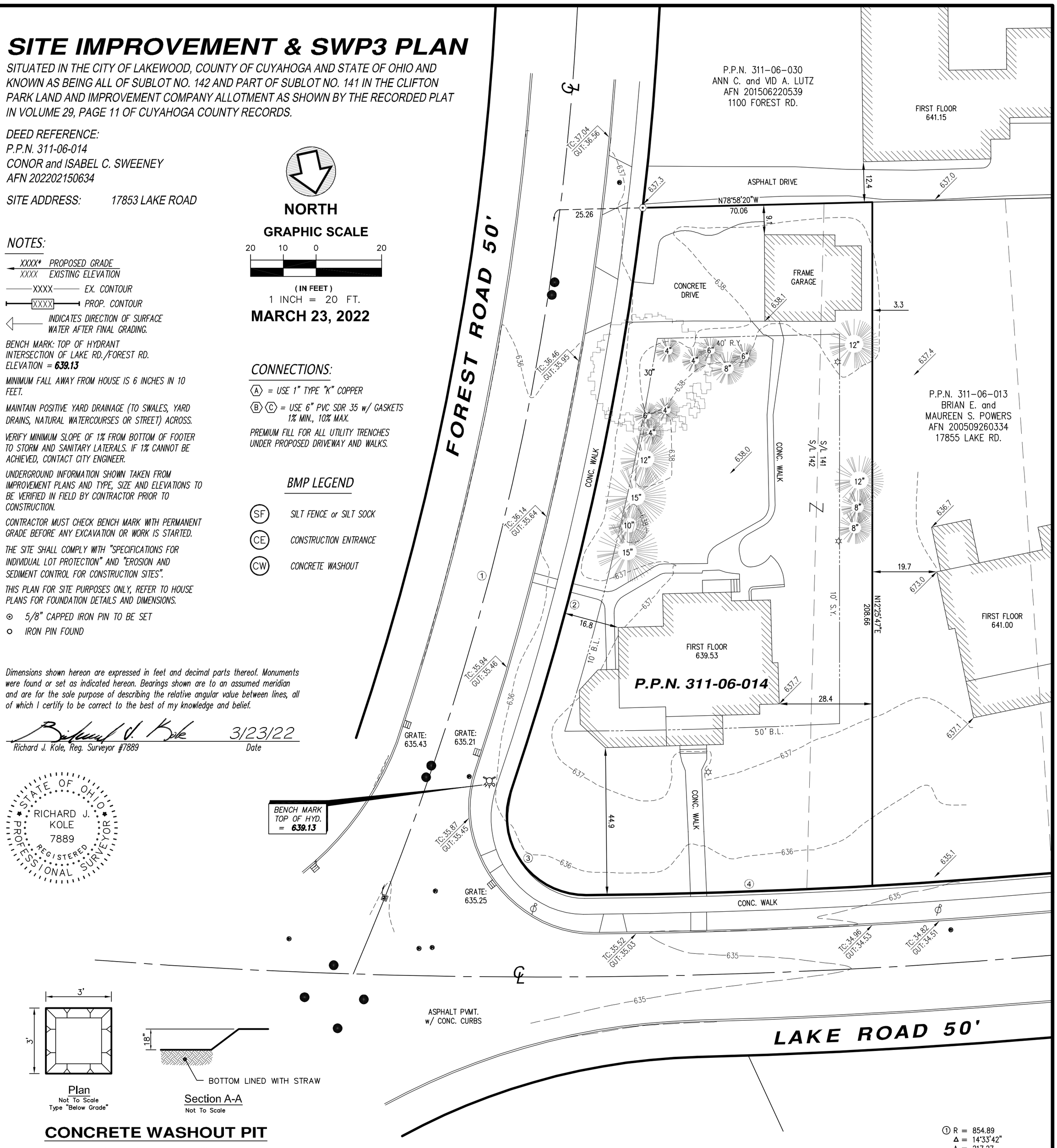
(CE) CONSTRUCTION ENTRANCE

(CW) CONCRETE WASHOUT

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

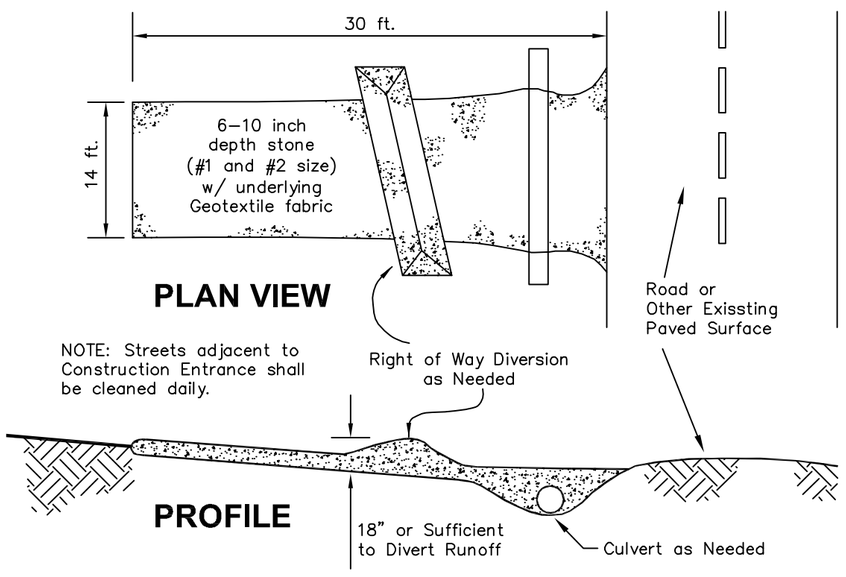
Richard J. Kole, Reg. Surveyor #7889 *3/23/22*
Date

STATE OF OHIO
RICHARD J. KOLE
7889
REGISTERED PROFESSIONAL SURVEYOR



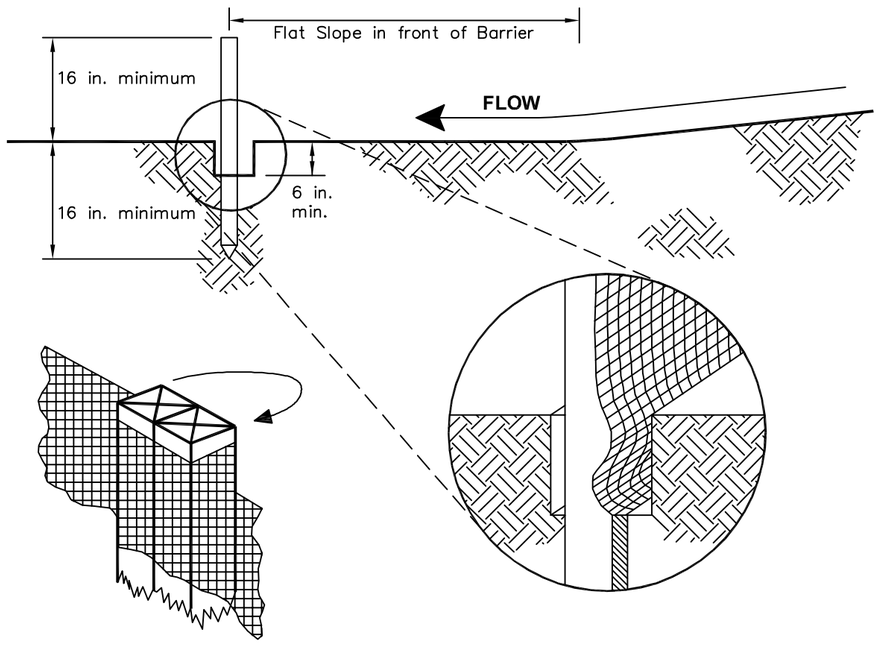
CONCRETE WASHOUT PIT

(Type "Below Grade")



CONSTRUCTION ENTRANCE DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.

① R = 854.89
Δ = 14°33'42"
A = 217.27
T = 109.22
C = 216.68
M26°43'54"E

② R = 879.89
Δ = 11°54'24"
A = 182.85
T = 91.76
C = 182.52
N25°09'48"E

③ R = 24,00
Δ = 109°05'13"
A = 45.70
T = 33.71
C = 39.10
N23°26'06"W

④ R = 1783.81
Δ = 02°48'28"
A = 87.41
T = 43.73
C = 87.41
N79°23'27"W

Prepared by:
R M KOLE & ASSOC. CORP.
surveyors • consultants • planners • utilities • osp
5316 Ridge Road – Cleveland, Ohio 44129
Phone 440.885.7137 – Fax 440.885.7139
www.kolesurvey.com

File No. 22037 Topo



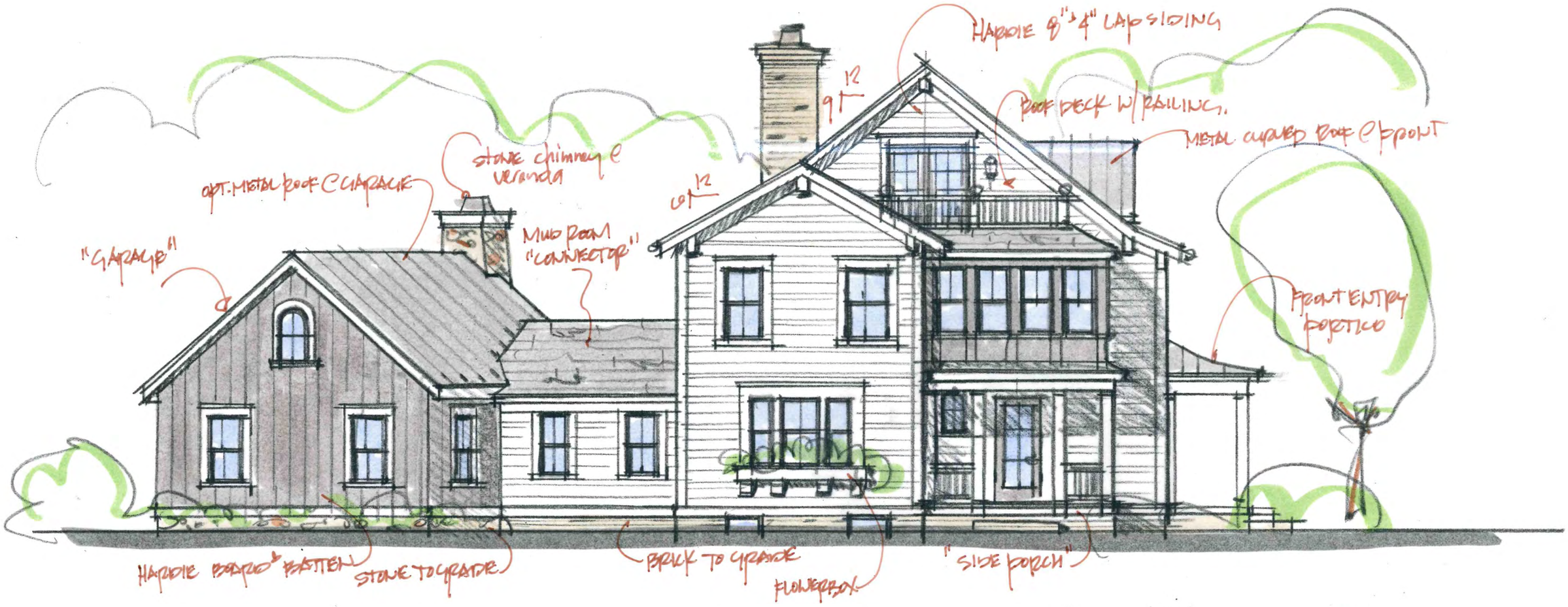
SWEENEY FRONT ELEVATION (LAKE RD)

1/8" = 1'-0"

5.17.22

Payne & Payne BUILDERS INC

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SWEENEY EAST ELEVATION (FOREST RD.)

1/8"=1'-0"

5.17.22

Payne & Payne BUILDERS INC

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EX. HOUSE

EX. DRIVEWAY

EX. 2 CAR GARAGE

FOREST RD.

40' SETBACK

DRIVEWAY

PLAY YARD.

SETBACKS (10')

F.P.

PATIO.

VERANDA.

L.

HALL

10' S.B.

EAT'G.

G.R.

F.P.

K.

EL.

BUTLER/BAR

STAIRS

F.

D.R.

F.

O.

50' S.B.

SIDE PORCH C/ST FLR.
MASTER SITTING C 2ND.
3RD FLOOR ROOF DECK

ENTRY PORCH

EX. HOUSE

1900 SF C 1ST
1900 SF C 2ND
300 SF C 3RD.

4100 SF. TOTAL.

LAKE RD.

SWEENEY SITE CONCEPT 'A.2'

1" = 20'

5.17.22 PAYNE & PAYNE NORTH.

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Application Cover Page

Docket No.: 07-36-22

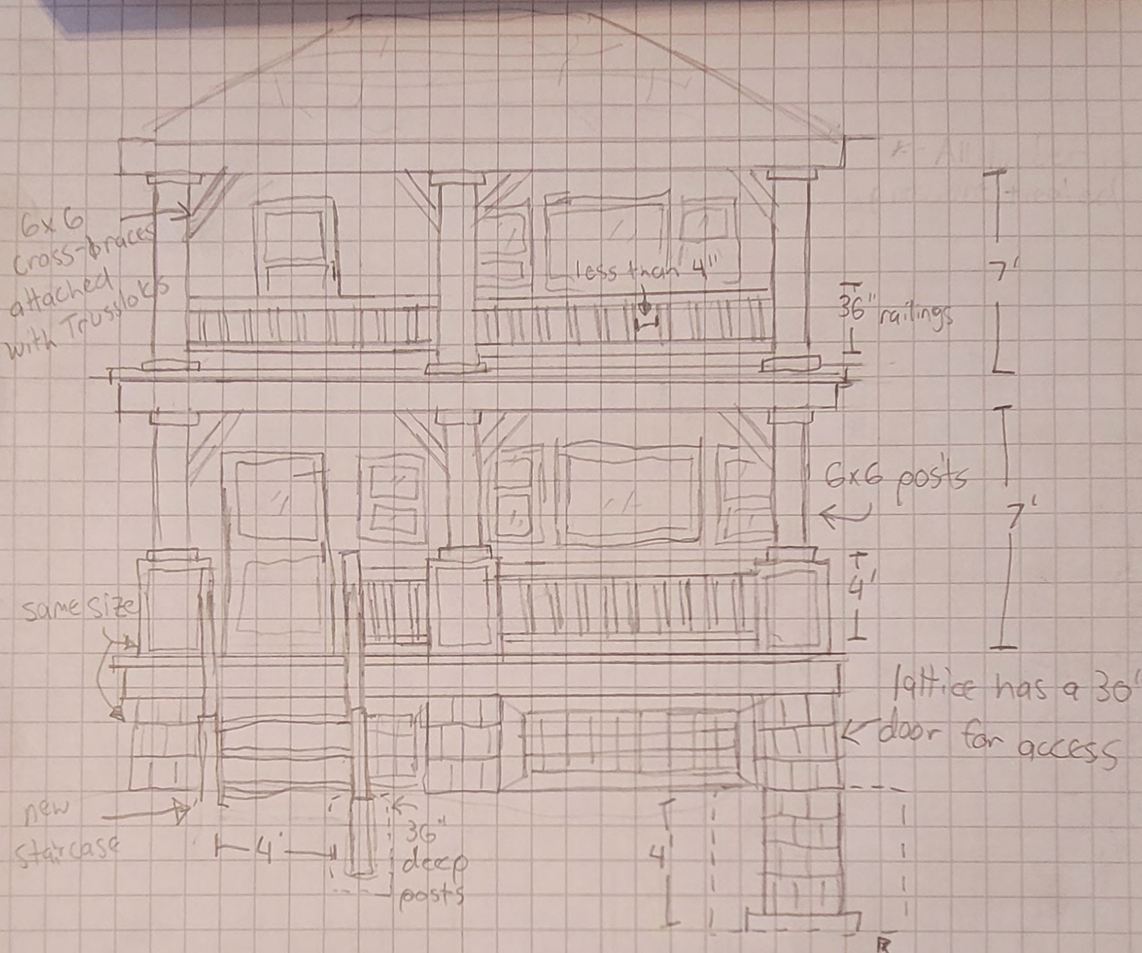
Permit No.: BBS22-000044

Applicant Name: Zach Sword, Claymore Construction Inc.

Project Address: 14968 Delaware Ave.

Project Name:

Project: Applicant proposes the demolition and rebuild of the first and second floor front porches.



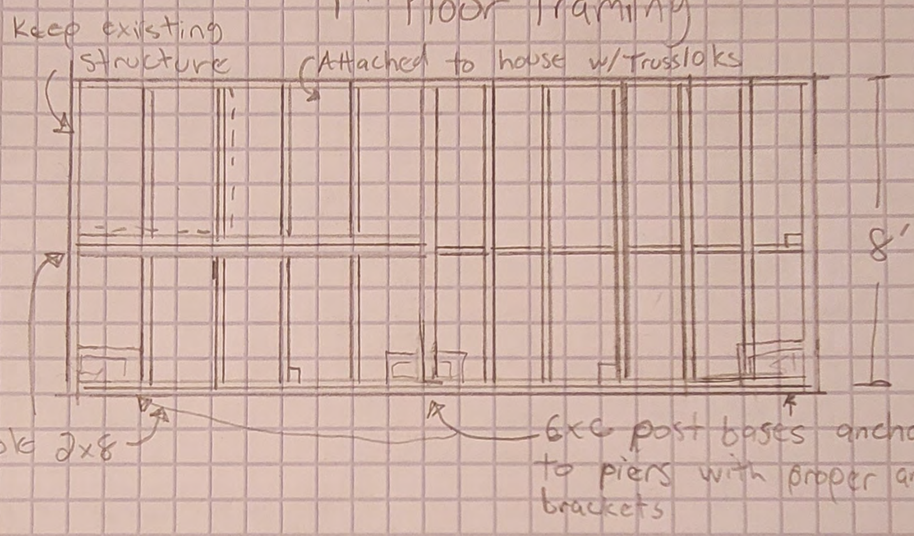
Stair Details:

- 11" deep treads with 1" overhang
- Risers, no more than 8¼" tall and will not vary more than ⅜" within the flight.
- 36" railings from nosing
- All spindles will not allow the passing of a 4" sphere.

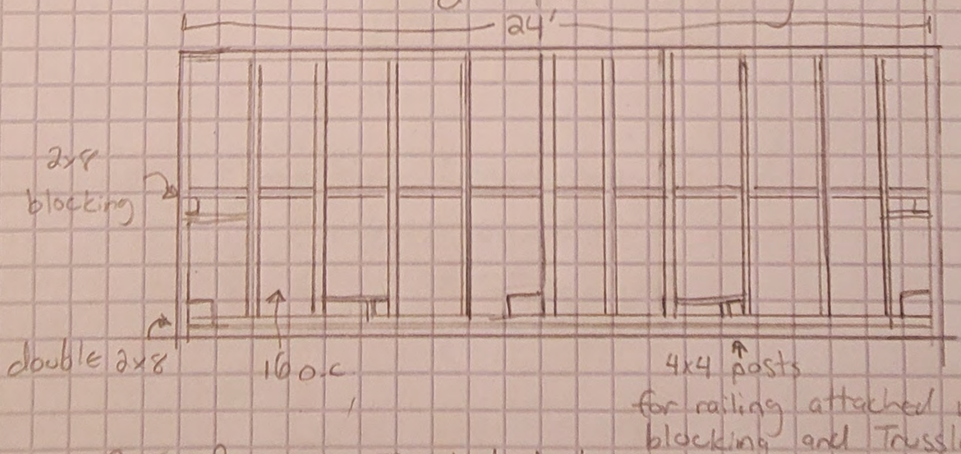
- 8"x8"x16" block filled solid with concrete, on top of 24"x24"x8" thick footing with rebar

- 1x4 pressure treated porch floor

1st Floor Framing



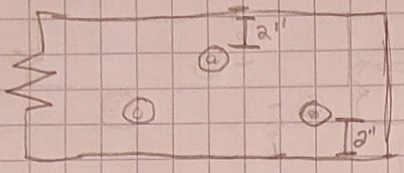
2nd Floor Framing

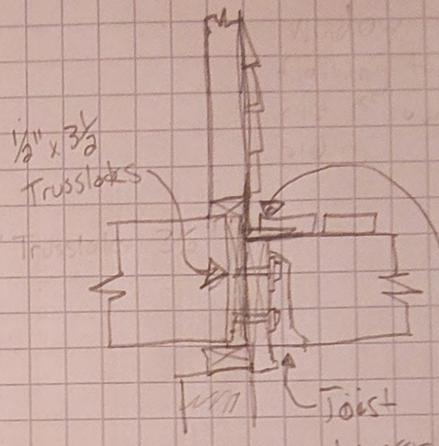


- 2x8 Pressure Treated lumber
- All joists connected with joist hangers

Details

- Connection To House

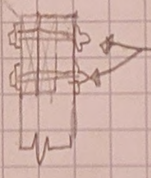




- All joists to have joist tape on top

- window flashing to go above 1st row of siding and past joist hanger on framing

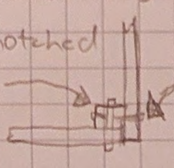
- Post To Beam At Roof

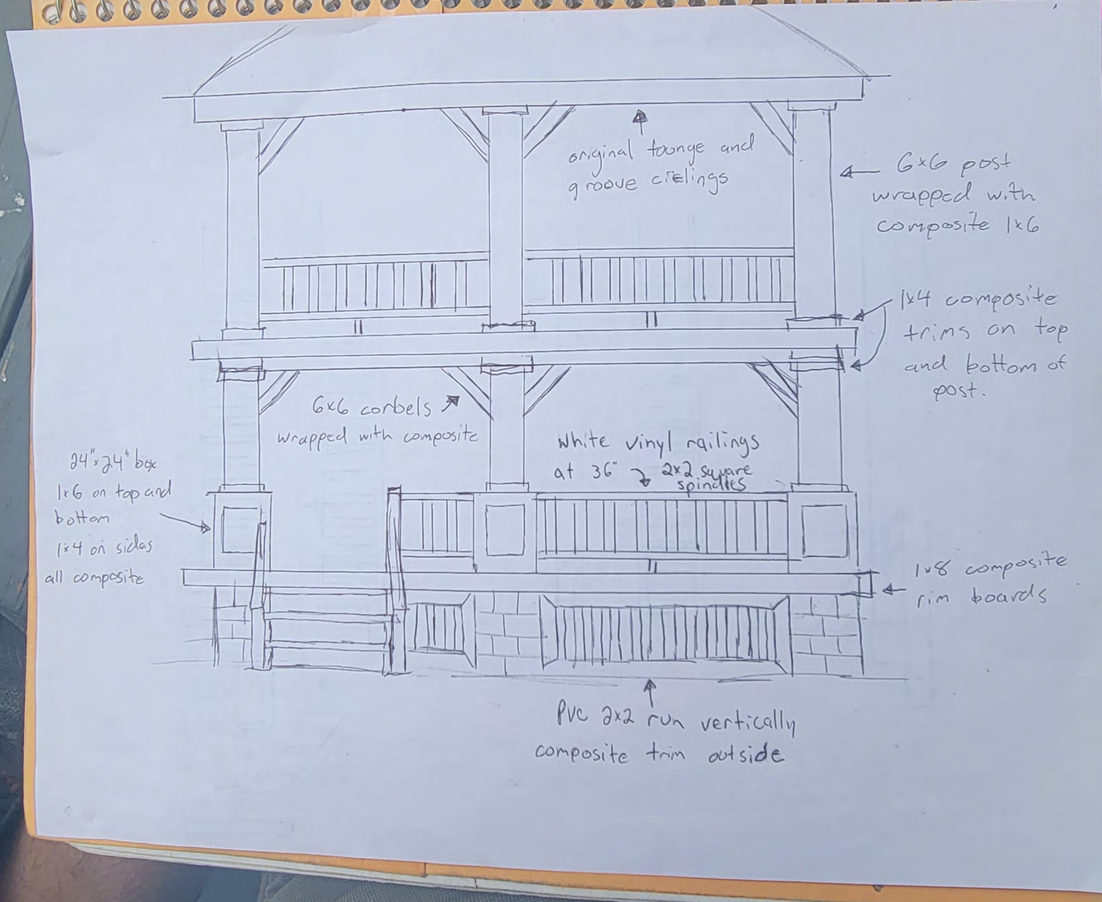


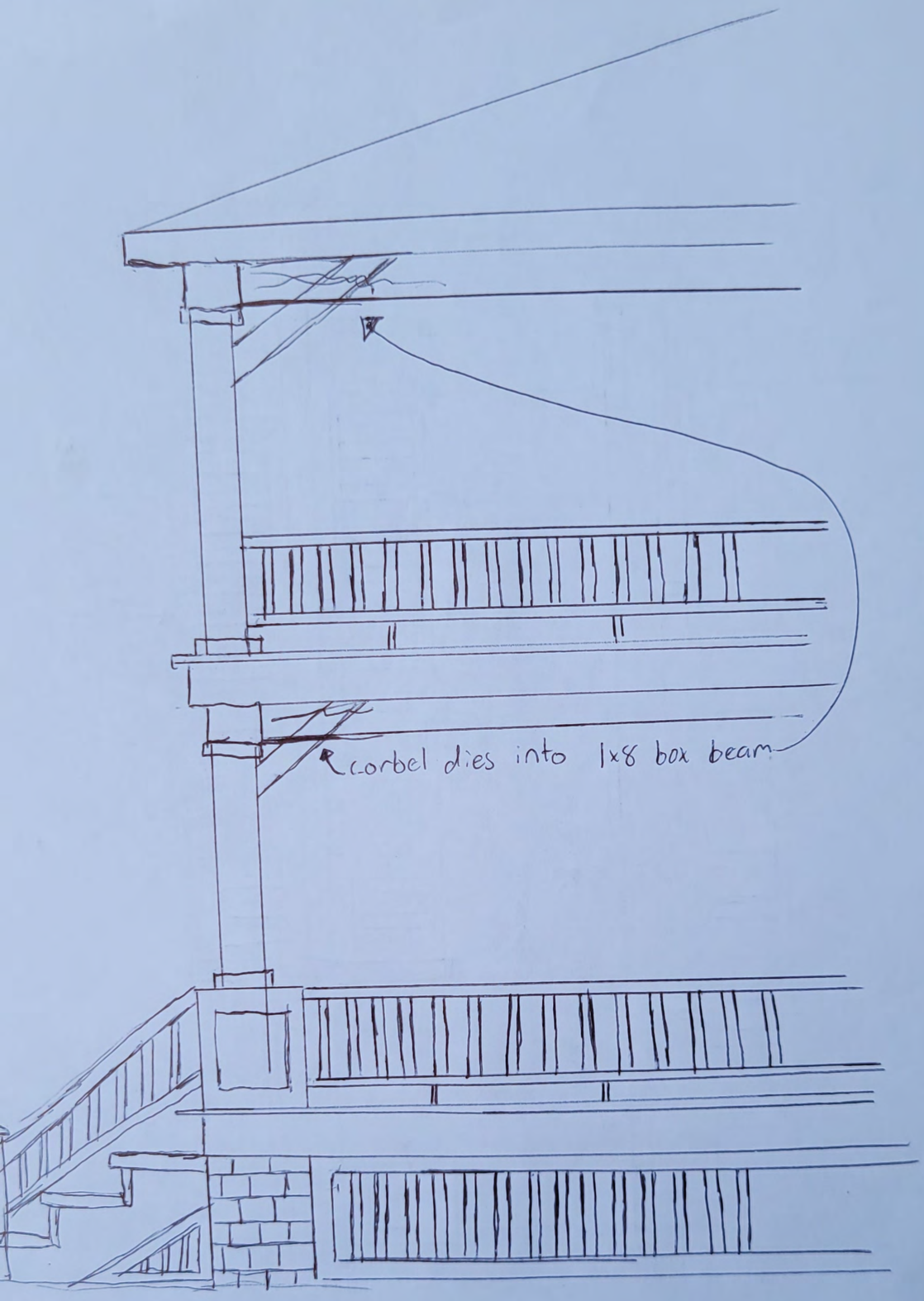
Structural screws with nut and washer

- Second Floor Post Connections






original lounge and groove ceilings
6x6 post wrapped with composite 1x6
1x4 composite trims on top and bottom of post.
6x6 corbels wrapped with composite
White vinyl railings at 36"
2x2 square spindles
24"x24" box 1x6 on top and bottom 1x4 on sides all composite
1x8 composite rim boards
PVC 2x2 run vertically composite trim outside


corbel dies into 1x8 box beam


3:31
59°
5G
44%
Google
© 2022 Google



MiraTEC® 1 x 6 x 8' Engineered Reversible Composite Trim Board

(Actual Size 3/4" x 5-1/2" x 8')



Everyday Low Price $14.43

11% Mail-In Rebate $1.59

Good Through 5/21/22

Final Price **$12.84** each

You Save $1.59 with Mail-In Rebate

- 1 +

Add to Cart

Add to List

View in Store

Pick Up At Store

While Supplies Last!

7:51 62° 5G 97%

Fypon® QuickRail® Premium 36" x 6' White Synthetic Rail Kit with Square Spindles

(Actual Size 36" x 72")



Everyday Low Price $89.88

Sale PriceGood Through 5/21/22 $88.75

11% Mail-In Rebate $9.76

Good Through 5/21/22

Final Price **$78.99** each

You Save $10.89 with Sale Price & Mail-In Rebate

Size

36" x 72" | 36" x 96" | 36" x 120"

- 1 +

Add to Cart

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Application Cover Page

Docket No.: 07-37-22

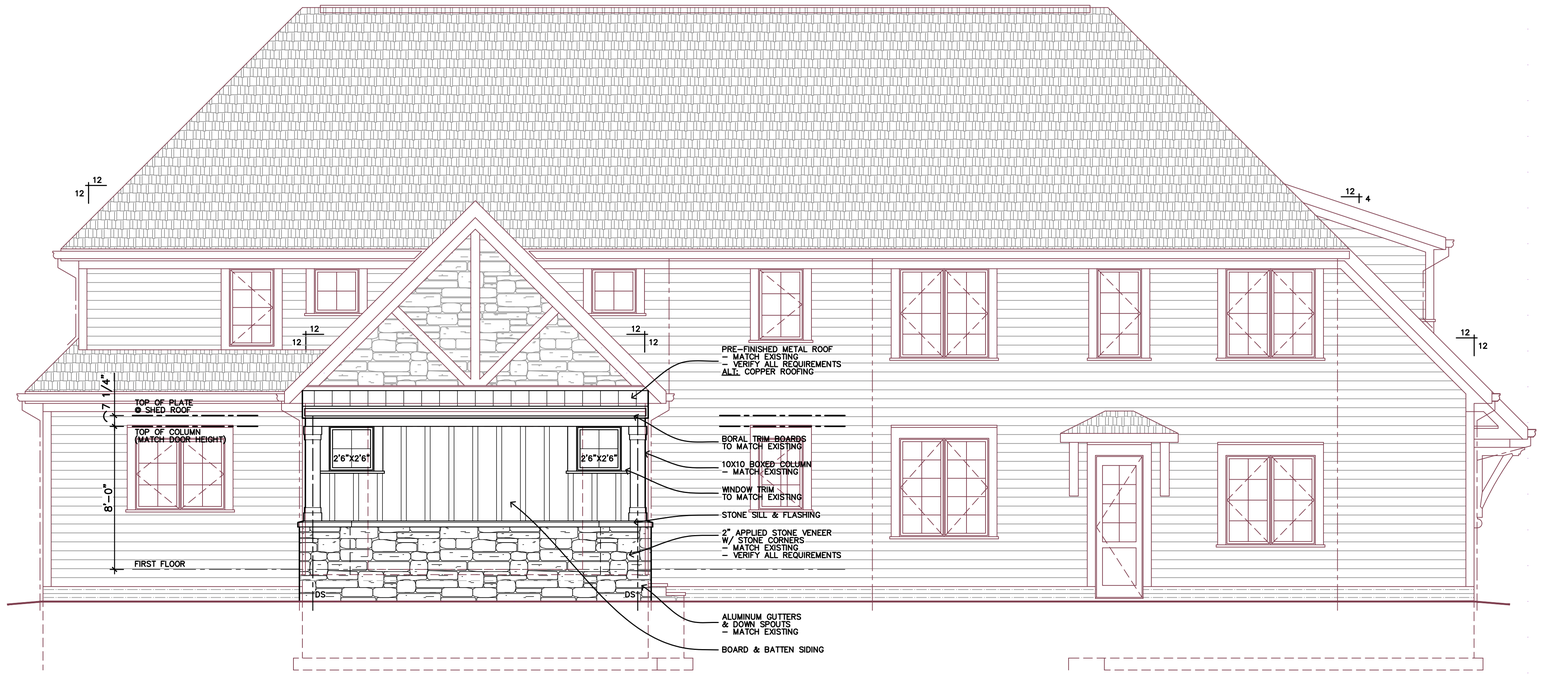
Permit No.: BBS22-000047

Applicant Name: James Amato

Project Address: 1121 Wilbert Rd.

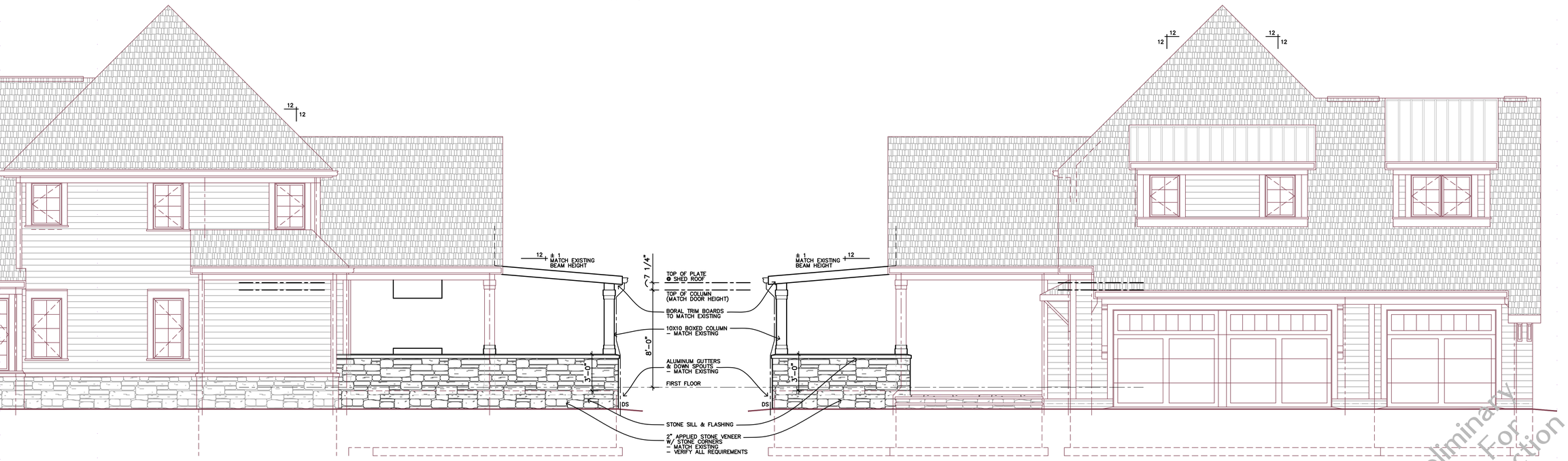
Project Name:

Project: Applicant proposes modifications to an existing rear patio.



Rear Elevation

SCALE 1/4" = 1'-0"



Right Side Elevation

SCALE 1/4" = 1'-0"

Left Side Elevation

SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
6-21-22 Review

The Amato Residence

1121 Wilbert
Lakewood
Ohio

Elevations

A-2

Sheet Number

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Project No: 22-35
Drawn By: BCK
Checked By: DTM

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5830
Fax: 440.356.5584







The Amato Residence

1121 Wilbert Lakewood, Ohio

PROJECT DESCRIPTION
Abbreviated written summary: Two-(2) small first floor additions and interior remodeling to an existing two story frame residence, located in Lakewood, Ohio.

Work included: Architectural, Structural, Mechanical, Plumbing & Electrical.

The contractor shall provide all labor, materials, tools and equipment, required to complete the work in accordance with the plans, specifications and applicable building codes. All work must be fulfilled in a first class manner at a level higher than accepted industry standards.

The mechanical, plumbing, and electrical work of this contract shall be completed on a design build basis with the installing contractor, meeting all requirements of the applicable buildings codes, whether referenced herein or not.

All contractors and subcontractors for the work of this contract shall be properly licensed and registered in accordance with the regulations of the City of Lakewood, Ohio.

GENERAL PROJECT DATA
All codes govern over drawings.
Codified Ordinances of the City of Lakewood, Ohio
2019 Residential Code of Ohio
2019 National Electric Code
2019 Ohio Mechanical Code
2019 Ohio Plumbing Code
2019 Energy Code

SITE NOTES
Prior to construction, basement and footer elevations are to be verified by the builder/contractor and if any discrepancy exists between the house plans and the architect and civil engineered shall be notified.

General contractor shall provide the required topographical surveys and engineering required by Lakewood, Ohio.

General contractor shall verify residence location and all sewer connections, heights and sizes.

General contractor shall determine if a sump pump is required for this property. Provide alternate bid for sump pump.

General contractor shall verify all dimensions with site utility, grading and floor plans.

General contractor shall clean and remove all debris from the site.

General contractor shall provide all permit fees during construction.

General contractor shall guarantee all work for a period of one year after the date of substantial completion of the work.

Verify location and provide protection for existing site utilities prior to construction.

GENERAL NOTES
All work to be performed in accordance with applicable national, state & local codes & ordinances.

Each contractor shall verify all dimensions and conditions as they pertain to the acceptable completion of their work.

Written dimensions take precedence over scaled dimensions. Notify Architect of any discrepancies.

All interior walls are 3-1/2" (u.n.o.)

All materials used in this job shall be of the best quality in their particular field. Materials shall be installed according to manufacturer's directions and recommendations.

All workmanship in this job shall be first quality.

Provide require clearances between wood framing or combustible framing and masonry fireplace per Section 1001 of the Residential Code of Ohio.

Contractor to schedule special inspection for the Soil Bearing Capacity listed on Sheet A-11 (Foundation Notes) per Section 108.2.10 of the Residential Code of Ohio.

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by The Arcus Group, Inc., The client recognizes that such changes and results thereof are not the responsibility of The Arcus Group, Inc. Therefore, the client agrees to release The Arcus Group, Inc. from any liability arising from the construction, use or result of such changes. In addition, the client agrees, to the fullest extent permitted by law, to indemnify and hold The Arcus Group, Inc. harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from the sole negligence or willful misconduct of The Arcus Group, Inc.

SUPPLEMENTARY CONDITIONS
The Owner shall effect and maintain special builders risk insurance upon the entire structure and upon all materials, in or adjacent thereto and intended for use therein. The insurance shall not cover any tools owned or rented by the Contractor or Subcontractors. The Owner shall not be responsible for any loss of such property.

The Contractor shall carry public liability insurance in the amount of not less than $500,000 per person or per accident and property damage in the amount of not less than $100,000. Contractors shall also carry a $1,000,000 umbrella policy as excess coverage and XCU riders. Certificates must be filed with Owner.

Drawing Index:

T-1 Title Sheet, Site Plan & Notes
A-1 Floor Plan
A-2 Elevations
A-3 Notes & Details

TREE PROTECTION AREAS
Provide tree protection fencing. 2-1/2"x2-1/2" steel posts or approved equal, 10'-0" O.C. max. Use approved snow fence or orange mesh construction fencing material, minimum 4'-0" high.

Install protection fencing to surround existing trees scheduled to remain. Locate protective fencing directly below the drip line of such trees.

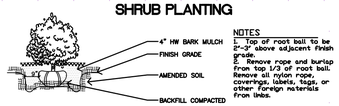
The following must not occur in tree protection areas:
A. Stockpiling of soil or other materials.
B. Operating or storing construction equipment and vehicles.
C. Regrading causing runoff or flooding.
D. Parking vehicles.
E. Spilling of toxic materials.
F. Spraying herbicides.

Interfering branches of trees scheduled to remain may be removed when acceptable to the Architect.

Repair trees scheduled to remain promptly in a manner acceptable to the architect.

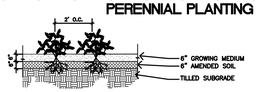
Water existing trees and plants to remain within the limits of construction. Maintain soil around roots in a moist condition.

SHRUB PLANTING

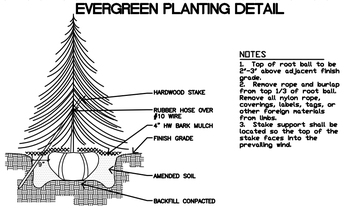


NOTES
1. Top of root ball to be 2"-3" above adjacent finish grade.
2. Remove rope and burlap from top 1/3 of root ball. Remove all nylon rope, coverings, labels, tags, or other foreign materials from tmbs.

PERENNIAL PLANTING

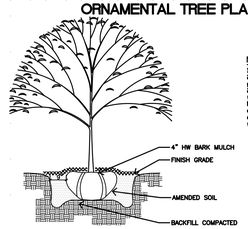


EVERGREEN PLANTING DETAIL



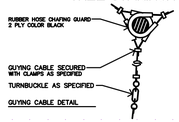
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ORNAMENTAL TREE PLANTING



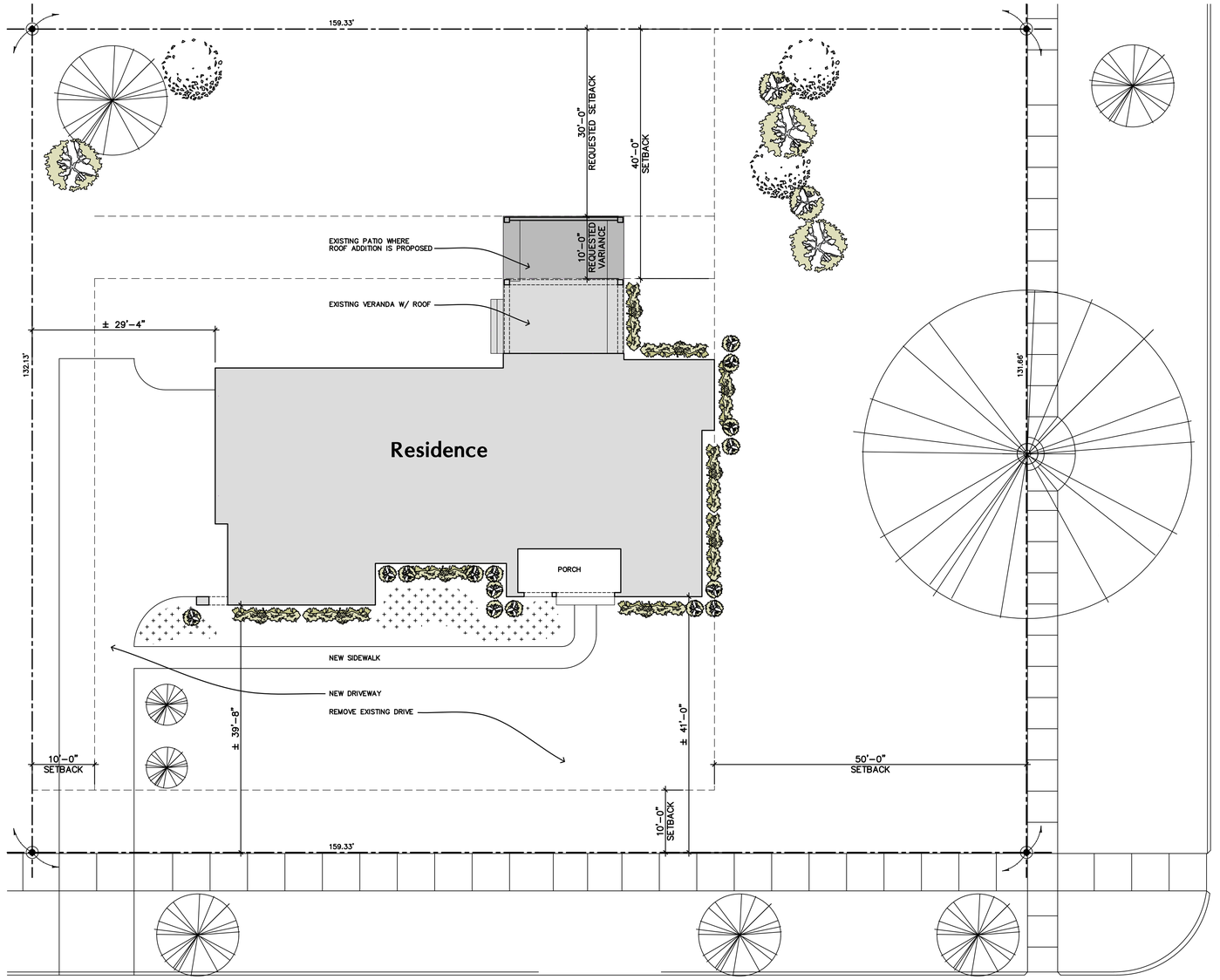
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TREE STAKING AND GUYING





STAKING/GUYING PLAN SCHEMATIC



Site Plan

SCALE 1" = 10'-0"

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE: 6-21-22 Review

The Amato Residence
1121 Wilbert
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330
Fax: 440.356.5384

Title Sheet, Site Plan & Notes

T-1

Sheet Number

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Project No: 22-35
Drawn By: BCK
Checked By: DTM

The Amato Residence

1121 Wilbert Lakewood, Ohio

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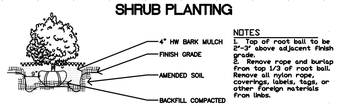
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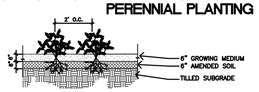
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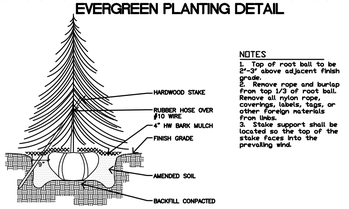


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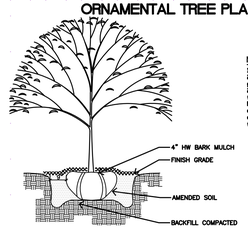


EVERGREEN PLANTING DETAIL



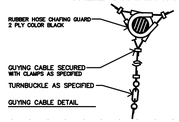
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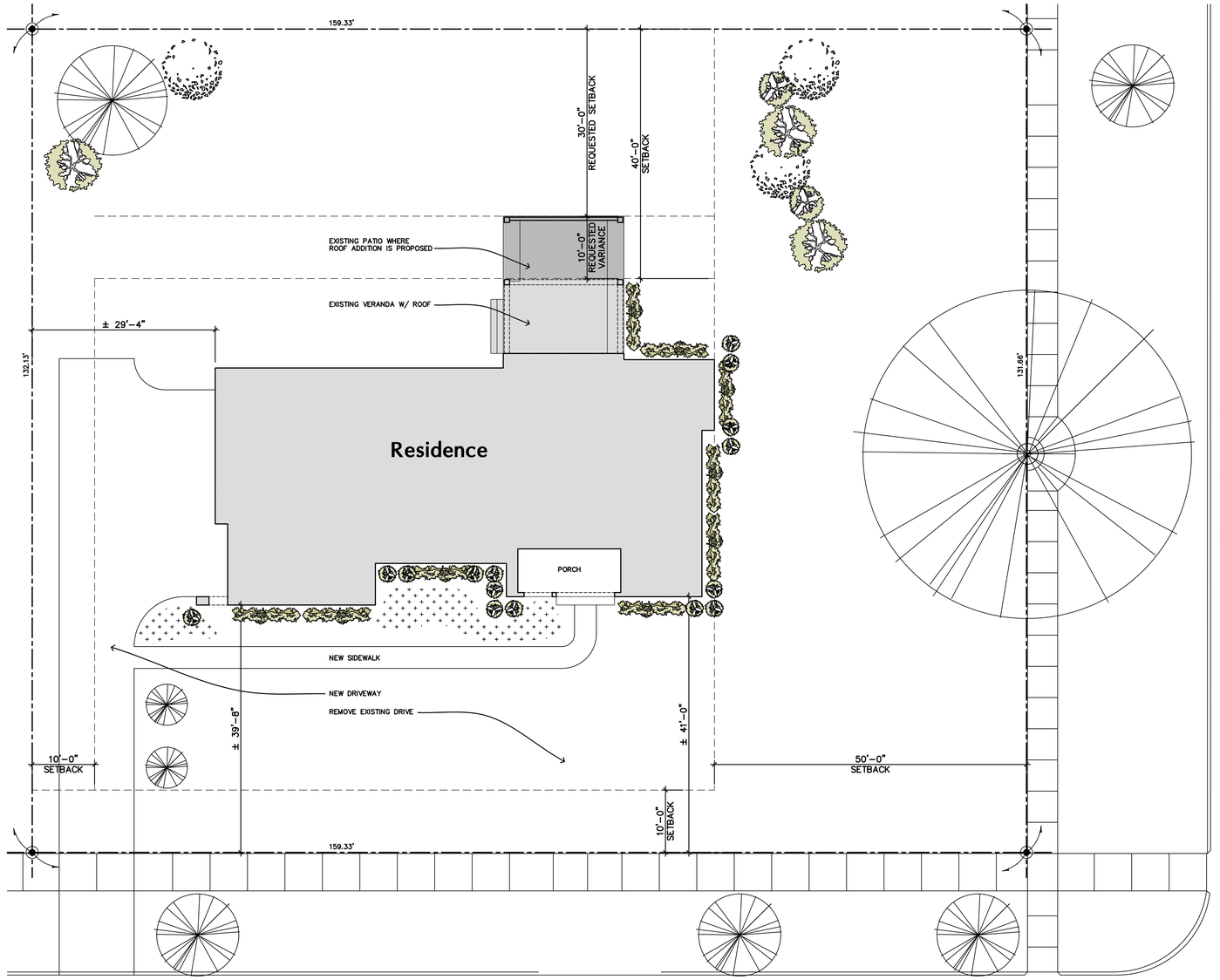
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TREE STAKING AND GUYING





STAKING/GUYING PLAN SCHEMATIC



Site Plan

SCALE 1" = 10'-0"

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE: 6-21-22 Review

The Amato Residence
1121 Wilbert
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330
Fax: 440.356.5384

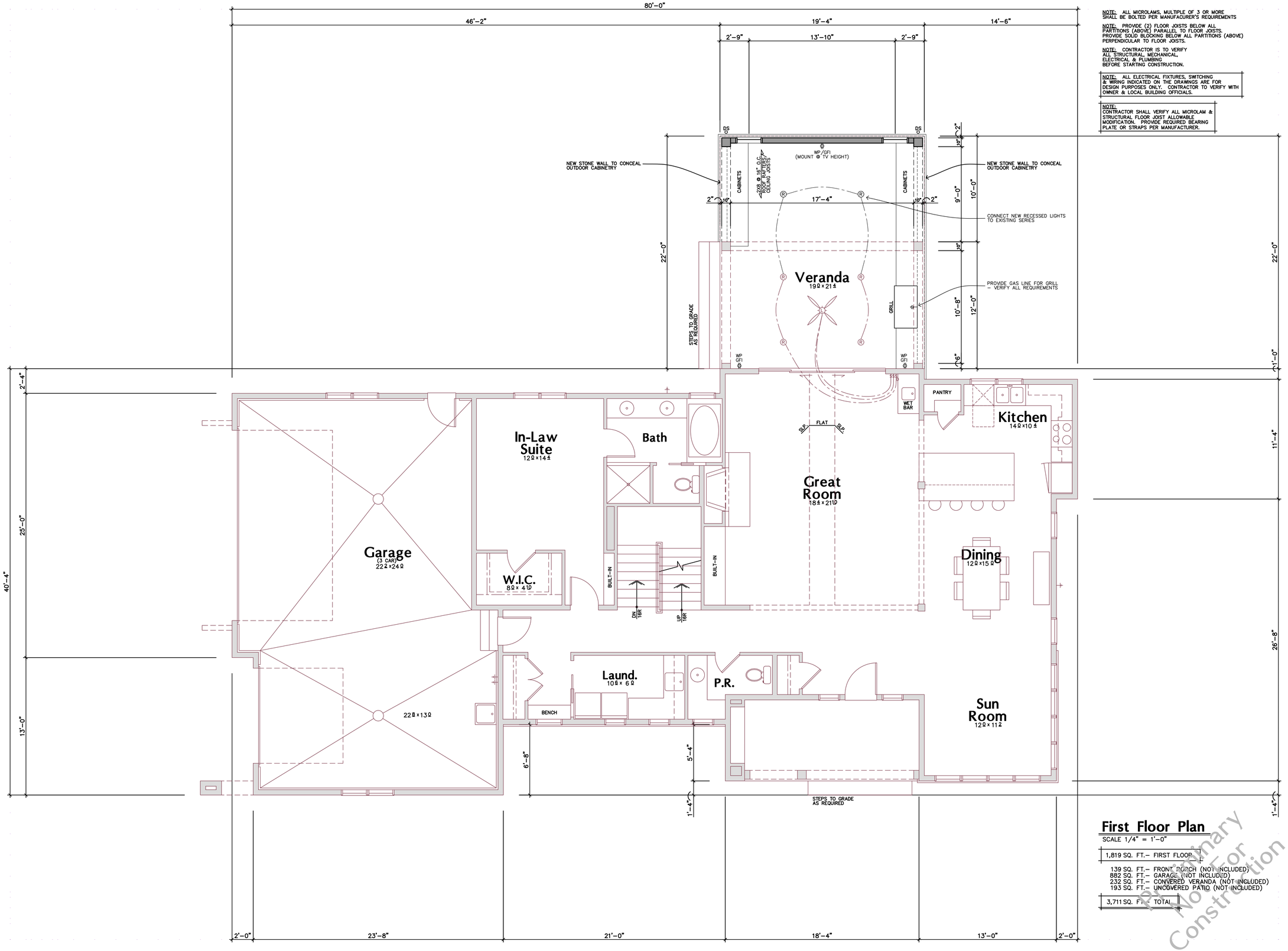
Title Sheet, Site Plan & Notes

T-1

Sheet Number

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Project No: 22-35
Drawn By: BCK
Checked By: DTM



First Floor Plan

SCALE 1/4" = 1'-0"

1,819 SQ. FT.- FIRST FLOOR

139 SQ. FT.- FRONT PORCH (NOT INCLUDED)
882 SQ. FT.- GARAGE (NOT INCLUDED)
232 SQ. FT.- CONVERED VERANDA (NOT INCLUDED)
193 SQ. FT.- UNCOVERED PATIO (NOT INCLUDED)

3,711 SQ. FT.- TOTAL

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
6-21-22 Review

The Amato Residence

1121 Wilbert
Lakewood
Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Phone: 440.356.5550
Fax: 440.356.5584

First Floor Plan

A-1

Sheet Number

Copyright © 2022

Project No: 22-35
Drawn By: BCK
Checked By: DTM





BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-38-22

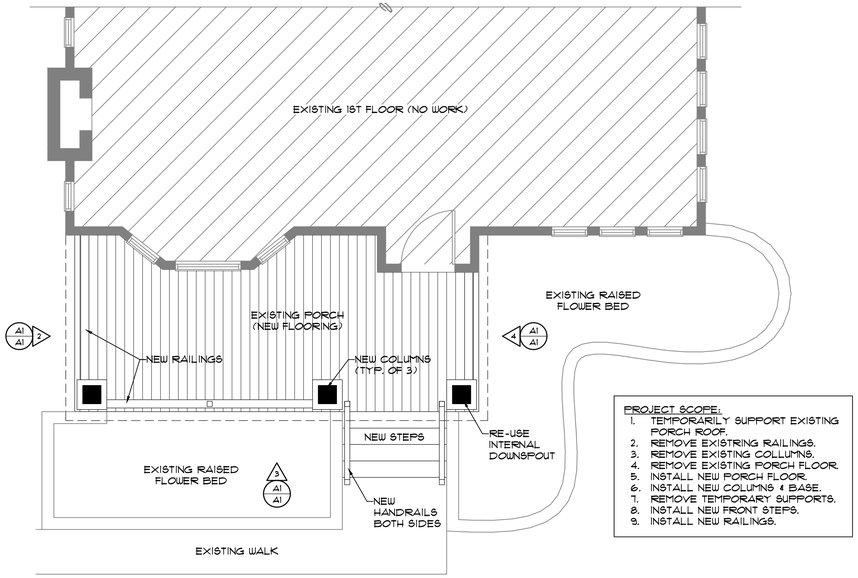
Permit No.: BBS22-000050

Applicant Name: Jesse Carter, Practical Renovations, LLC.

Project Address: 1565 St. Charles Ave.

Project Name:

Project: Applicant proposes alterations of a front porch.



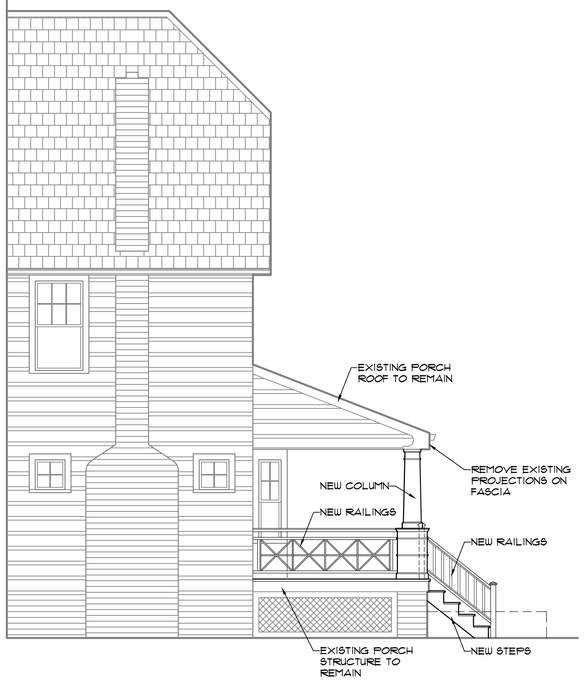
PORCH PLAN 1
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)



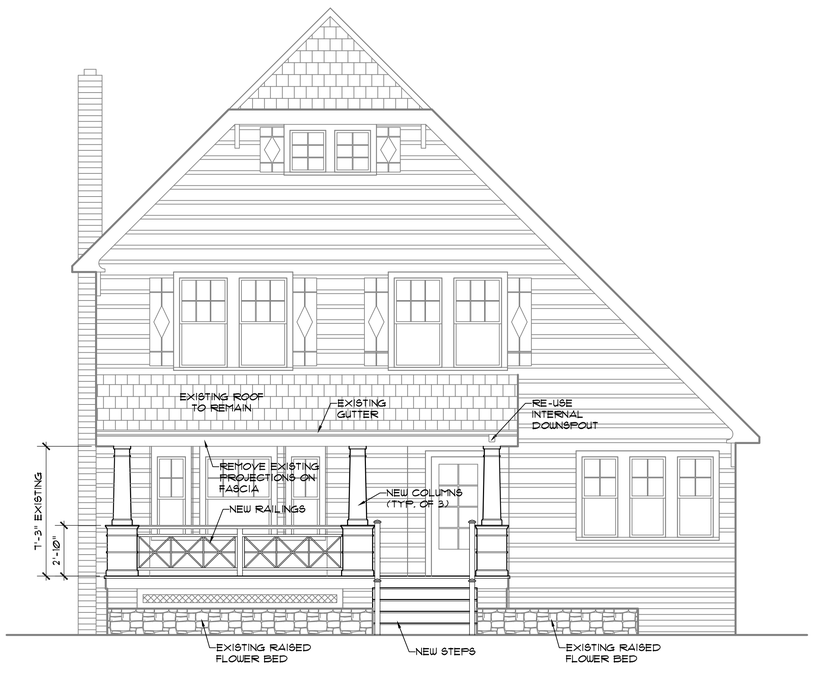
EXISTING PORCH PHOTO 5
N.T.S.

ISSUE	DATE	DESCRIPTION
1	06.22.22	ABR review



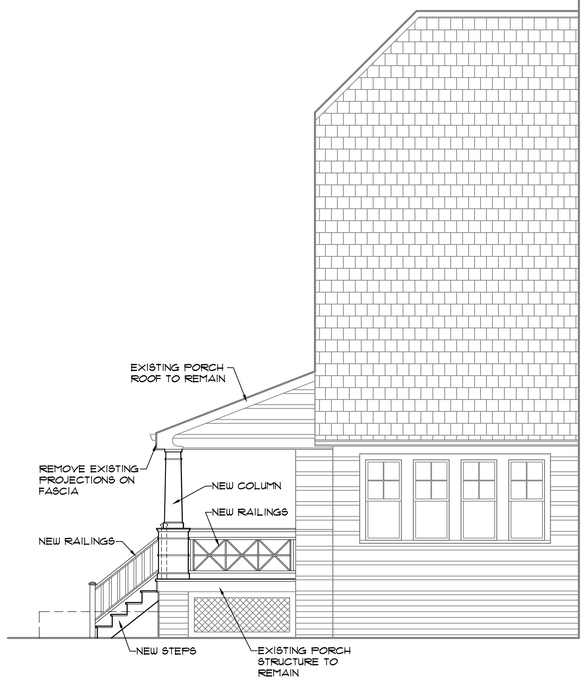
LEFT ELEVATION 2
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)



FRONT ELEVATION 3
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)



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

0 4' 8'
GRAPHIC SCALE (FEET)

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

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

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM
216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-037

Bensi Residence
Porch Renovation

1565 Saint Charles Avenue
Lakewood, Ohio 44143

Porch Plan & Elevations

A1

© BEEGAN ARCHITECTURAL DESIGN LLC

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-39-22

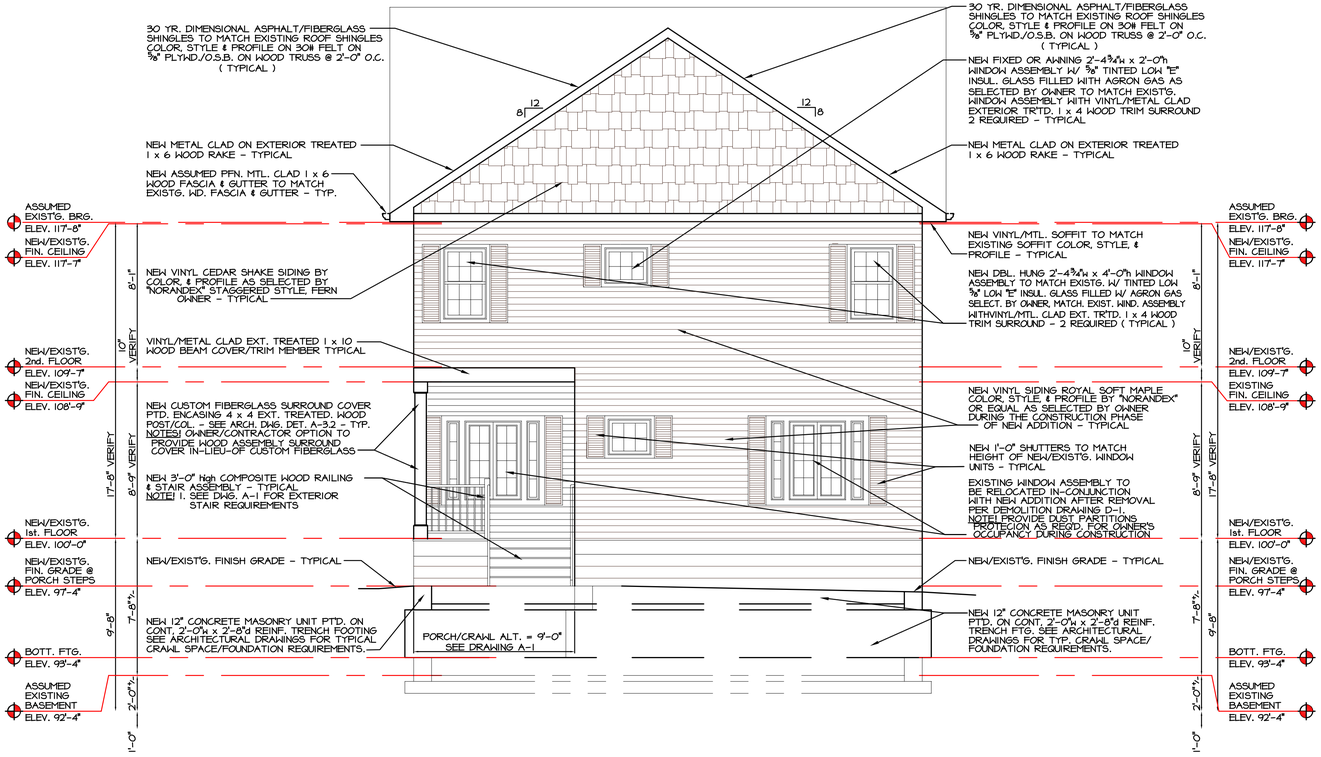
Permit No.: BBS22-000054

Applicant Name: Anthony Zaatar, Excel Management

Project Address: 1640 Wagar Ave.

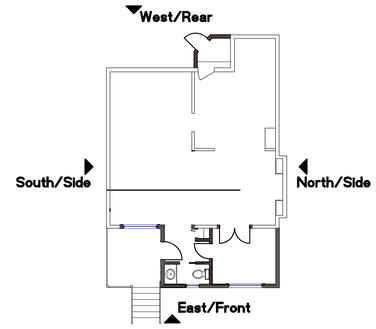
Project Name:

Project: Applicant proposes revisions to the front and rear of an existing home.



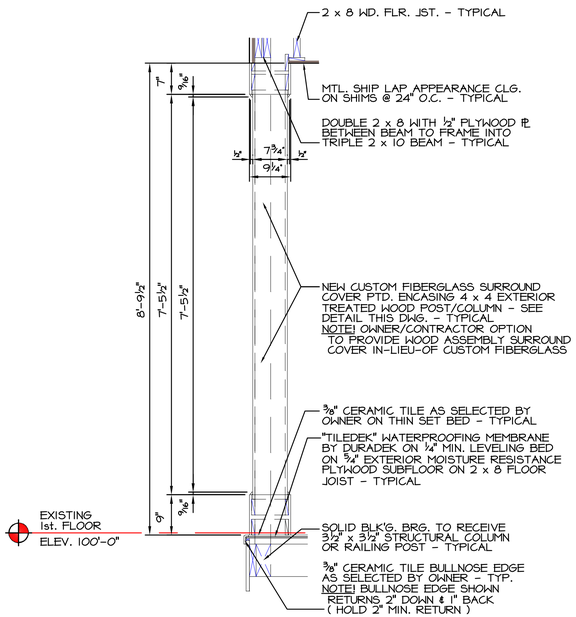
New Front/East Elevation

Scale 1/4" =1'-0"



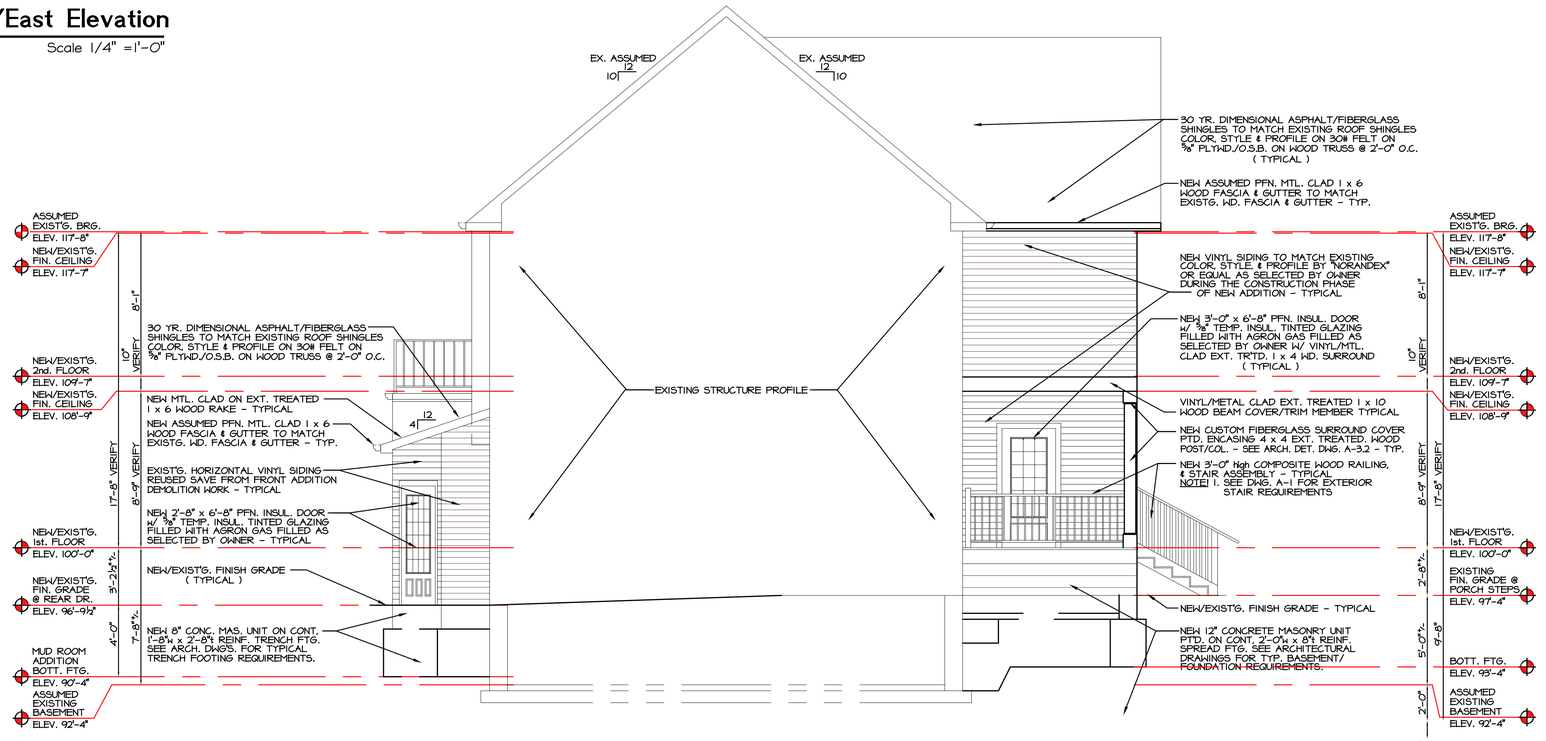
Key Plan - Elevations

Not to Scale



Column/Porch Floor Detail

Scale 3/4" =1'-0"



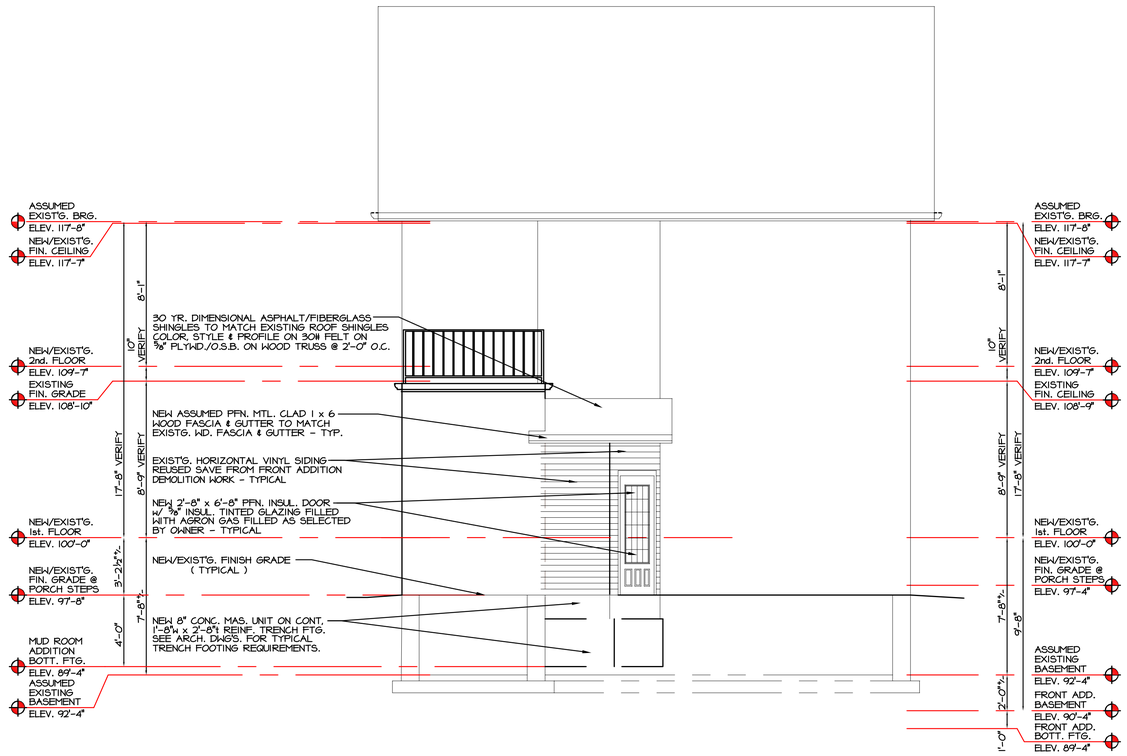
New Side/South Elevation

Scale 1/4" =1'-0"

DWG. NO. **A-3.2**

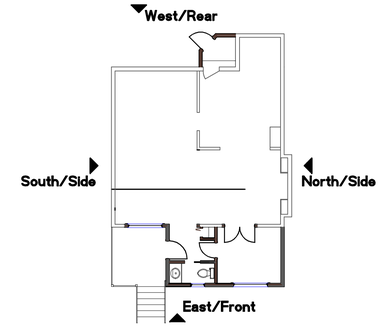
DATE June 19, 2022

REVISION



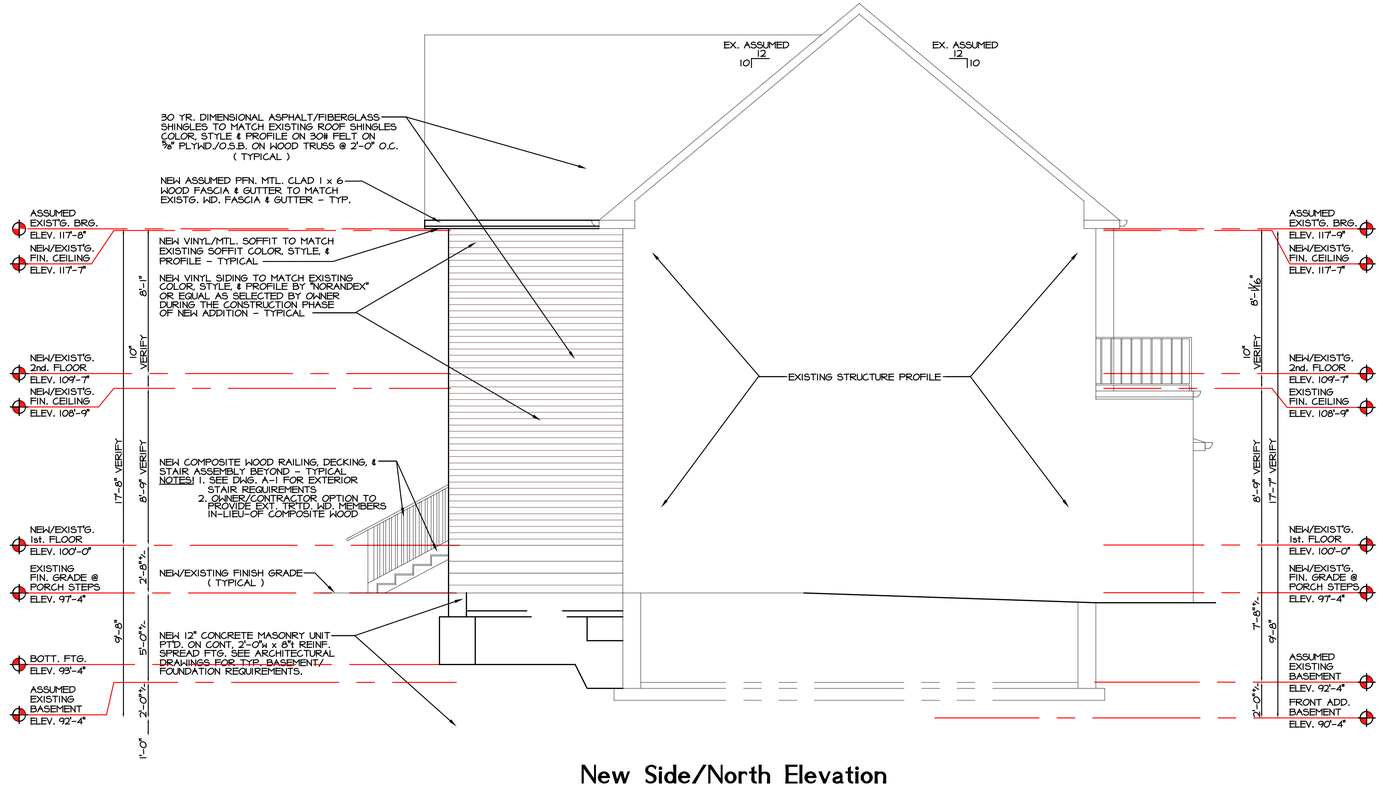
New Rear/West Elevation

Scale 1/4" =1'-0"



Key Plan - Elevations

Not to Scale



New Side/North Elevation

Scale 1/4" =1'-0"

DWG. NO. A-3.3

DATE June 19, 2022

REVISION

Existing Resident Renovation & Additions

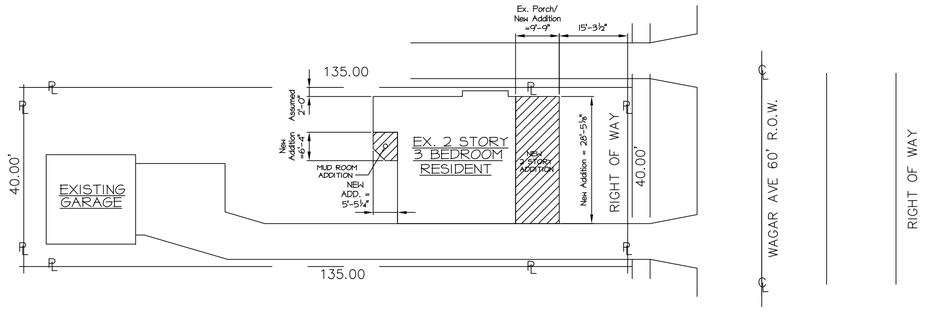
for

Kaylin & Jeffrey Schaefer

1640 Wagar Avenue Lakewood, Ohio 44107

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND ADJUST ALL WORK TO MATCH CONDITIONS ENCOUNTERED.
2. PROVIDE FIBERGLASS BATT (SOUND INSULATION IN NEW BATHROOM WALLS.
3. ALL WINDOWS BASE ON DIMENSIONS FROM "EAGLE WINDOWS" FINAL SIZE, TYPE & STYLE AS SELECTED BY OWNER AT THE TIME OF CONSTRUCTION.
4. ALL STRUCTURAL WOOD MEMBERS SHALL BE STRUCT. GRADE DOUGLAR FIR WITH MIN. Fb 1500 P.S.F. AND LIVE LOAD LISTED BELOW:
   FIRST & SECOND FLOORS - 40 P.S.F.
   ATTIC SPACE & ROOF - 30 P.S.F.
   UNINHABITAL ATTIC,
   SOFFITS, ECT. - 20 P.S.F.
5. G.C. MUST COORDINATE ALL MECHANICAL AND ELECTRICAL ITEMS LOCATED IN WALLS WITH THE RESPECTIVE TRADE. G.C. SHALL CONSTRUCT OR CUT REQUIRED OPENINGS AND PROVIDE LINTELS. OPENING SIZES AND LOCATIONS SHALL BE AS BY THE RESPECTIVE TRADE CONTRACTOR.
6. G.C. SHALL CONSTRUCT OR CUT ALL MECHANICAL OPENINGS THRU WALLS WHEREVER INDICATED BY MECHANICAL CONTRACTOR. ALL OPENINGS OVER 14" IN WIDTH SHALL HAVE LINTELS IN ACCORDANCE WITH THE LOOSE LINTEL SCHEDULE.
7. OPENINGS UNDER 14" IN WIDTH WILL NOT REQUIRE LINTELS UNLESS THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION IS AFFECTED. CONTRACTOR NOTIFIED OWNER PRIOR TO MODIFICATIONS.
8. PIPING OPENINGS THROUGH EXISTING WALLS UNDER 4" ø SHALL BE CORE DRILLED BY THE RESPECTIVE TRADE CONTRACTOR. PIPE OPENINGS THROUGH EXISTING WALLS OVER 4" ? SHALL BE CORE DRILLED AND/OR OTHERWISE SAW CUT BY THE G.C.
9. ALL MECHANICAL OPENINGS SHALL BE LOCATED AND SIZED BY THE MECHANICAL CONTRACTOR.
10. ALL HEADERS SHALL BE DOUBLE 2 x 12 UNLESS NOTED OTHERWISE ON DRAWINGS.
11. ALL OUTLETS LOCATED AT BATHROOM, UTILITY, GARAGE LAUNDRY, KITCHEN, AND OUTSIDE FACE OF EXTERIOR SHALL BE G.F.C.I. TYPE.
12. ALL WIRING SHALL FOLLOW THE MIN. REQUIREMENTS SET FORTH BY LOCAL, NATIONAL (N.E.C.) AND STATE CODE (O.B.C.).
13. ALL LIGHT FIXTURES TYPES AND EXACT LOCATION WILL BE DETERMINED BY OWNER AT TIME OF CONSTRUCTION.
14. ALL FINISHES COLORS TO BE SELECTED BY OWNER AT TIME CONSTRUCTION.
15. OWNER TO PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS INDICATED ON DWGS. AND DIRECTED BY BUILDING INSPECTOR AND/OR FIRE MARSHALL

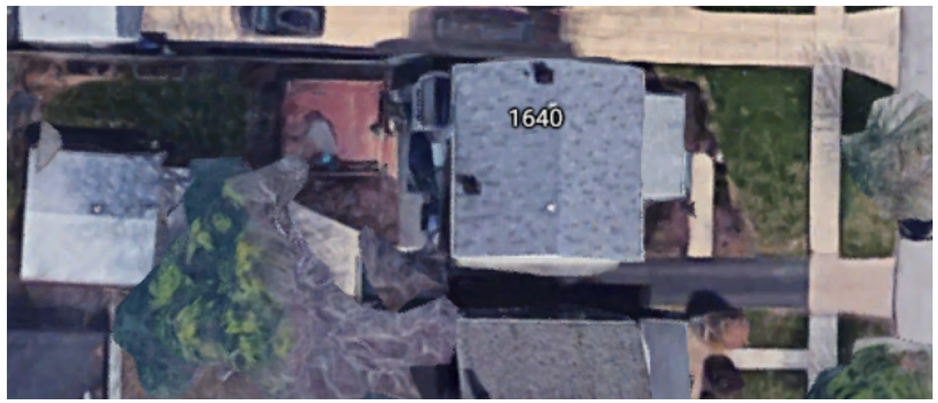


Existing Site Plan N

SCALE 1/16" =1'-0"

Site Note

SITE AND BOUNDARY INFORMATION SHOWN ON THIS DRAWING WAS DERIVED FROM INFORMATION PROVIDED BY GOOGLE MAPS & CUTAHOGA COUNTY PROPERTY SUMMARY REPORT FOR PARCEL #040001818003, 1640 WAGAR AVE. LAKEWOOD, OHIO 44107 NO FORMAL SURVEY WAS PERFORMED.



Existing Aerial View N

NOT TO SCALE

INDEX OF DRAWINGS

ARCHITECTURAL		MEP	
C-1	Cover Sheet	P-101	Sanitary Plumbing Plans
D-1	Demolition Plans	P-102	Domestic Water Plumbing Plans
A-1	Basement & First Floor Plans	P-103	Sanitary Isometric & Notes
A-2	Second, & Roof Plan	HVAC-1	HVAC Plans & Notes
A-3.1	Existing Elevations	E-1	Electrical Power & Lighting Plans & Notes
A-3.2	New Elevations		
A-3.3	New Elevations		
A-4	Building/Wall Section		

Structural Notes:

As Applicable

A. DESIGN LIVE LOADS
1. Slabs ---------- 100 PSF
2. All Floors (Meez.)-- 100 PSF
3. Roofs ---------- 30 PSF (25 LL. + 5 DL.)
4. Collateral --------- 10 PSF
5. Wind Load ---------- 115 MPH
6. Earthquake-Zone I

B. DESIGN STRESSES
1. Soil Bearing Assumed/Soils Reports -------- 2,000 PSF
2. Soil Bearing Pressure ---------- 2,500 PSF @ Brown/Gray Silty Clay
3. Soil Bearing Pressure---------- 3,500 PSF @ Very stiff Brown/Gray Silty Clay
4. Concrete (at 28 days)----------fc'= 4,000 PSI
5. ReinForcing Steel (A615 grade 60) ---fy = 60,000 PSI
6. Structural Steel (A36) ----------fy = 36,000 PSI
7. Steel Joists (K Series) ----------fy = 50,000 PSI
8. Welded Wire Mesh (A-185)----------fs = 60,000 PSI
9. Steel Deck----------fs = 20,000 PSI
10. Masonry - Solid Concrete Block ----------170 PSI
- Hollow Concrete Block ---------- 70 PSI
- Brick ----------150 PSI
11. Steel Deck----------Fb = 33,000 PSI

C. CONCRETE CONSTRUCTION (unless otherwise noted)
1. Slabs on Ground - 6 x 6 W2.9 x W2.9 welded wire mesh reinforcing.
2. All concrete construction to be in accordance with the latest A.C.I. Code and A.C.I. Detailing Manual.
3. ReinForcing for slabs on ground shall be in the middle of the slab except as otherwise noted. ReinForcing shall be positively supported in this position and shall be maintained in this position during placing of concrete.
4. All epoxy-coated bars shall conform with ASTM A775 where required.
5. Cylinder test required by certified soil testing firm reporting on 7, 14, and 21 day test results.

D. FOUNDATIONS (unless otherwise noted)
1. Elevations given are to botton of Footings.
2. Bearing into Hard Brown grey clay - elevations given are approximate and shall be adjusted to suit field conditions.
3. Existing Foundations -
   a. Existing Foundations as shown are approximate. Exact condition must be verified at time of construction.
   b. When new footings meet existing footings, they shall be stepped at ratio 2 to 1 slope (Two horizontal to one vertical).
4. Provide 2 - #5 top & bottom continuous in all footings directly under masonry walls.
5. Footings shall be poured on hard dry earth. Open cuts shall not be exposed for more than 24 hours. No 'Cold Joints' permitted.
6. Compact all fill to 100% of optimum laboratory density in accordance with ASTM D698 Standard Proctor Method. Place fill in 8" layers and compact, with approved tamping/compacting equipment. A structural/geotechnical engineer shall be present for all concrete placement and approve same prior to pour.

E. STEEL CONSTRUCTION (unless otherwise noted)
1. Shop Connections - welded or bolted.
2. Field Connection - welded or friction type high strength bolts (A325SC) with hardened washers and threads included in the shear plane.
3. Shop drawings shall note type of electrode, size of all welds, and type and size of all bolts.
4. Painting - Provide shop primer coat (Grey).
5. Beams bearing on masonry shall have angle wall anchors.
6. Steel construction shall conform to the latest A.I.S.C. Specifications and Code of Standard Practice.
7. All shop and Field welding shall be done by a certified welder.

F. MASONRY WALLS
1. Masonry walls shall be adequately braced to resist wind and other loads imposed during construction.
2. Provide a minimum of 8" deep x 16" wide solid masonry under bearing ends of all joists, slabs or beams.

G. ROOF OPENINGS
1. The contractor shall verify with the Heating/Ventilating Contractor the number, the size, and the location of all openings for his work and provide frames as detailed.

H. LINTELS
1. This schedule is for material not other wise shown or noted on drawings.

Span Limits	Angle Size
0" to 4'-0"	3-1/2" x 3-1/2" x 1/4"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16"
5'-7" to 7'-6"	5" x 3-1/2" x 5/16"
7'-7" to 9'-6"	6" x 3-1/2" x 3/8"

A. Provide one angle for each 4' of masonry wall thickness.
B. Angles exposed to weather shall be 3/8" minimum thickness and hot-dip galvanized.
C. Minimum bearing shall be 6" each end.

2. For 6" walls provide: Span to 4'-0" - WT 5 x 6.0
to 5'-6" - WT 5 x 8.5
to 9'-6" - 1-5" x 5/16" plate stem. Weld continuously both sides to 5" x 1/4" plate flange. (Make flange plate 3/8" thick at exterior openings).

J. STRUCTURAL WOOD (unless otherwise noted)
1. Premanufactured/ Preengineered Trusses
Truss manufacturer shall supply the following information:
   a. Truss configuration, including span, pitch, loading diagram, and spacing of panel points.
   b. Loading requirements, shall be:
      Top Chord: 20 psf dead, 30 psf snow
      Bottom Chord: 10 psf dead, 10 psf live
   c. Truss shall be design to take addtional upper wall and roof loads including Snow Load for drifting and Mechanical Equipment. See Architectural and Mechanical Drawings for locations and weights.
   d. Species, stress grade, and nominal size of lumber used.
   e. Design live and dead loads including panel point loads and reactions.
   f. Manual or computer printout of axial forces and flexural stress plus design of member for combined loading as required.
   g. Joint and splice connection design details.
   h. Drawings and calculations stamped by a professional engineer registered in the State of Ohio.
   j. Design, Fabrication and erection shall be in accord with the American Institute of Timber Construction (AITC) and attached in accord with Truss Plate Institue (TPI) recommendations, Fb = 1200, Deflection L/360, E= 1,760,00 psi
2. Roof Rafters - Douglas Fir with allowable design stresses: Fb = 1200, Deflection L/360, E= 1,760,00 psi
3. Ceiling Joist - Douglas Fir with allowable design stresses: Fb = 1200, Deflection L/360, E= 1,760,00 psi
4. All headers to be 2-2x12s unless noted otherwise on drawings.
5. All wood members shall conform to the latest standards and specifications adopted by the National Forest Products Association and the American Institute of Timber Construction

DWG. NO.

C-1

DATE December 10, 2021

REVISION 2 6-19-12
1 5-28-20



Existg. Front/North Elevation 3

Not to Scale



Existg. Rear/West Elevation 1

Not to Scale

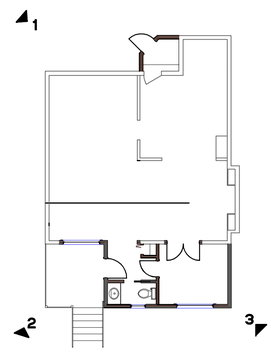




Existg. Front/East Elevation 2

Not to Scale

Reference Only Existing Exterior Elevations



Key Plan – Photo View

Not to Scale

GENERAL NOTE!
Existing Exterior and Interior Elevations show Existing Conditions that may increase the Scope of Work with the 1st. Floor and 2nd. Floor Additions not indicated with Construction Documents.

DWG. NO.

A-3.1

DATE December 10, 2021

REVISION

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Application Cover Page

Docket No.: 07-40-22

Permit No.: BBS22-000056

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

Project Address: 18176 Clifton Rd.

Project Name:

Project: Applicant proposes the addition of a front porch.

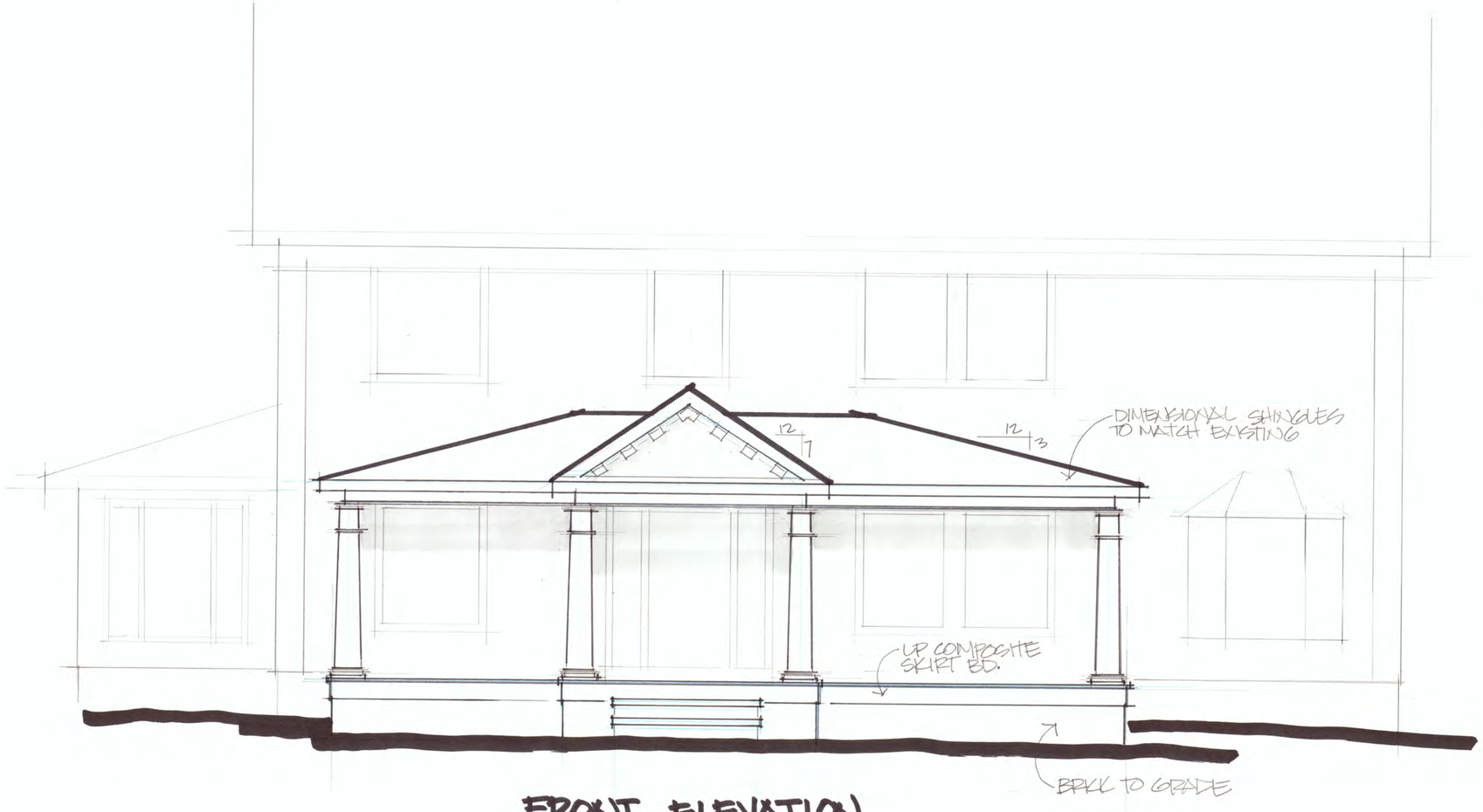
6-15-22

CONWAY RESIDENCE

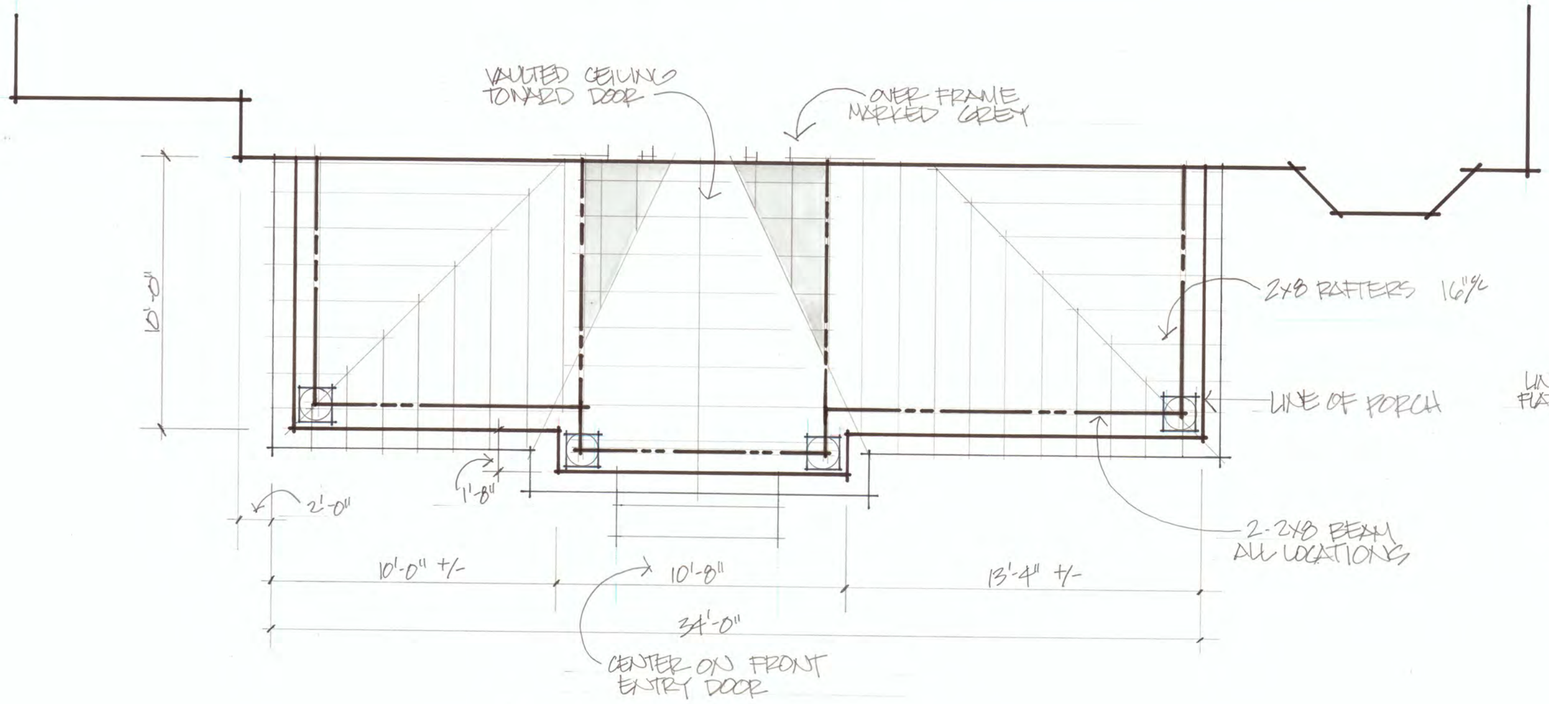
18176 CLIFTON RD.
LAKEWOOD ◦OHIO◦

FRONT PORCH ADDITION

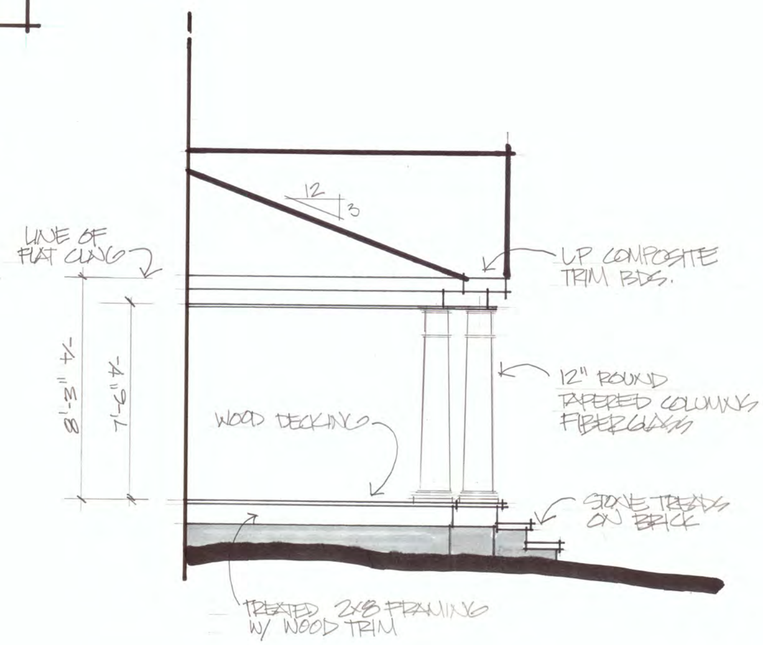
SCALE: 1/4" = 1'-0"



FRONT ELEVATION



ROOF FRAMING PLAN



BENNETT BUILDERS
WESTLAKE ◦OHIO◦

CONWAY RESIDENCE

18176 CLIFTON ROAD
LAKEWOOD ·OHIO·

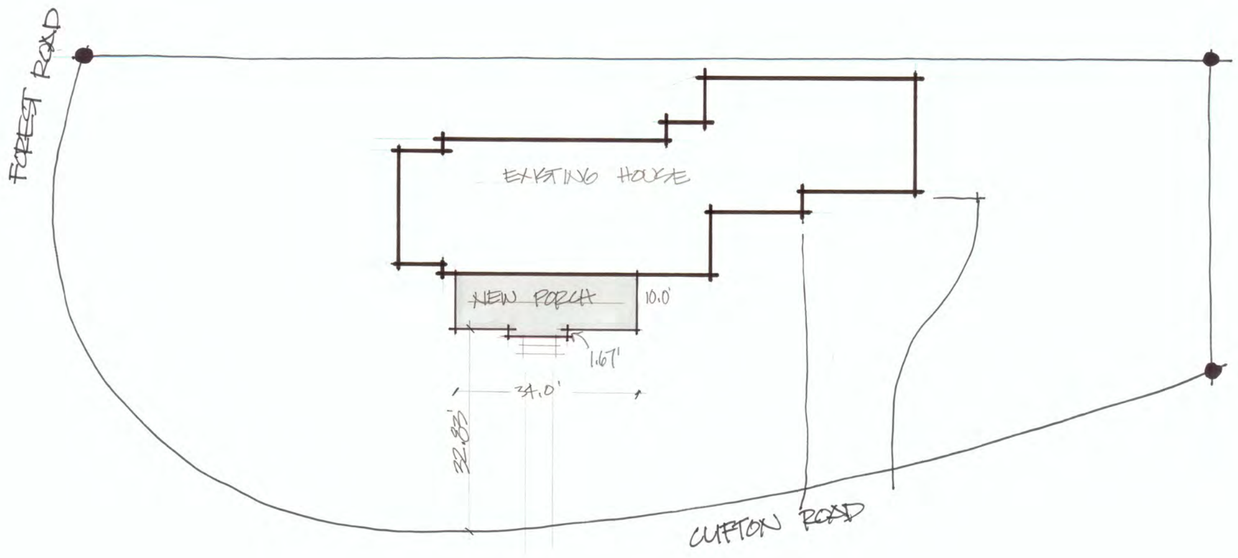
FRONT PORCH ADDITION

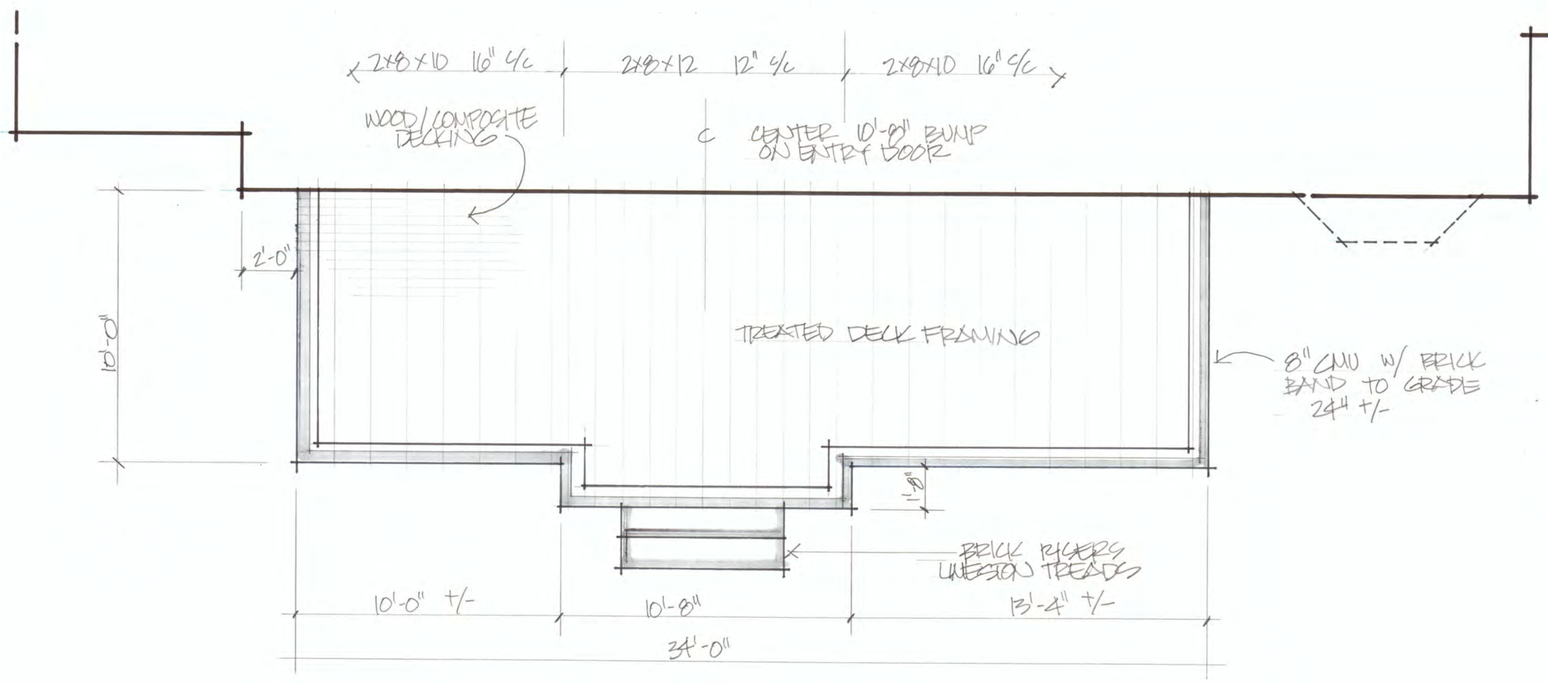
SCALE : AS NOTED

BENNETT
BUILDERS
WESTLAKE ·OHIO·

SITE PLAN

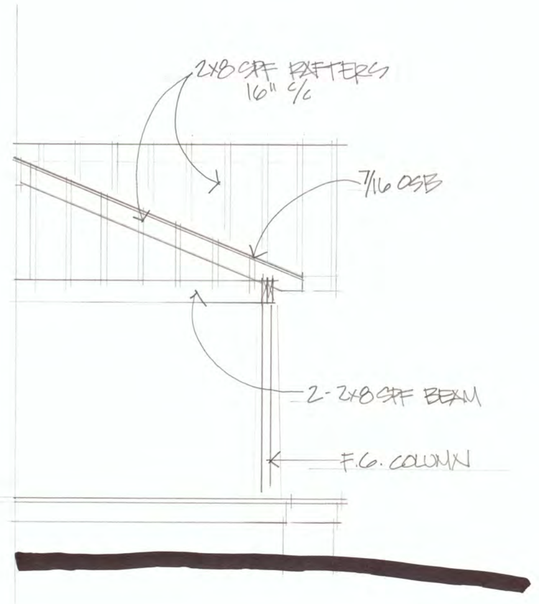
1" = 20'-0"





FOUNDATION PLAN

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



Situated In The	Month:	Page:
City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Rockport Township Section 23 within said City.	April	ONE
	Year: 2022	of ONE
Survey for: Frank M. and Karin L. Conway		

Checked on April 30th, 2022 by RLK

MAP OF RESURVEY AND LOCATIONS OF

PPN 311-07-048
Frank M. and Karin L. Conway
18176 Clifton Road

DEED OF RECORD:
INST 200906220735

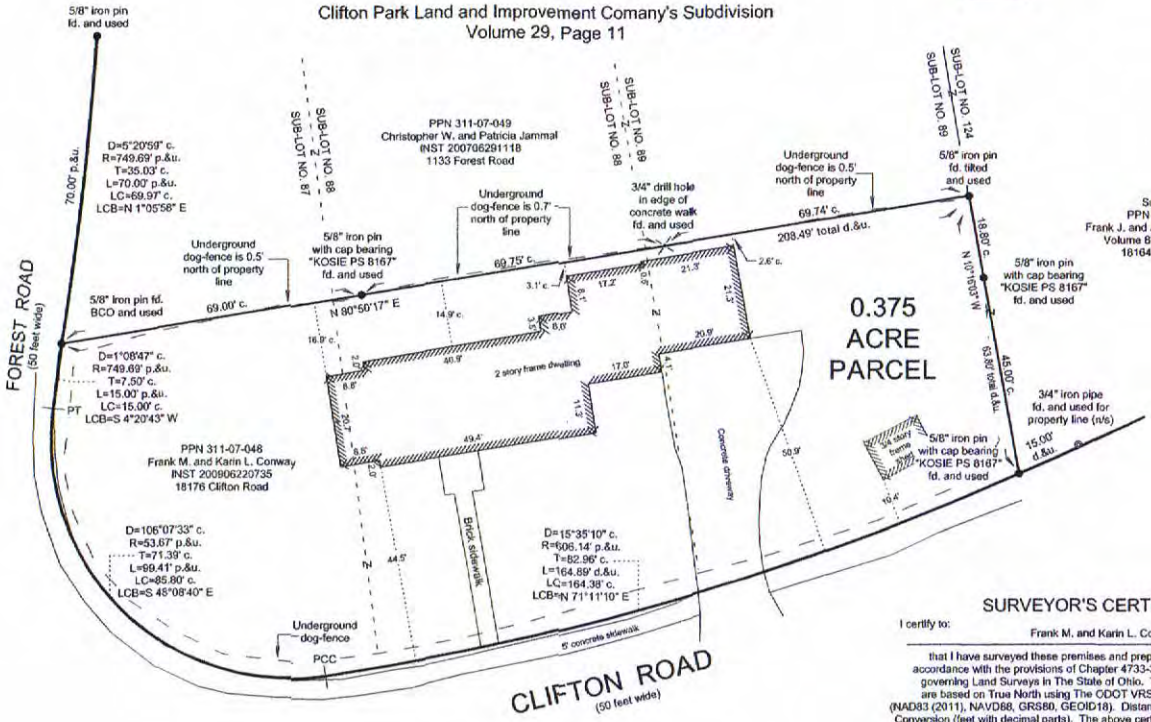
TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



20 15 10 5 0 20 40 60 80

GRAPHIC SCALE: 1 inch equals 20 feet

O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
℄/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line ℙ-Denotes property line
BCSU -Denotes monument found bent, coned, straightened and used
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PC -Denotes point of curve PT -Denotes point of Tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
Δ- Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
CCRD -Denotes "Cuyahoga County Records and Deeds"
CCER -Denotes "Cuyahoga County Engineer's Records"



BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

OUPS
"Call Before You Dig"
ohio utilities protection service

REFERENCES

*The Clifton Park Land and Improvement Comany's Subdivision Volume 29, Page 11 of CCRD.
*The undated survey prepared by Charles W. Root, C.E., recorded in AFN 200706291118 of CCRD.

SURVEYOR'S CERTIFICATION

I certify to: Frank M. and Karin L. Conway

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 29th day of April, 2022

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

NSPS

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

DBK MAP 1214 2022







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Application Cover Page

Docket No.: 07-43-22

Permit No.: BBS22-000049

Applicant Name: David Belle

Project Address: 15526 Madison Ave.

Project Name: Goodkind Coffee

Project: Applicant proposes sidewalk dining.



Goodkind Outdoor Seating

Lakewood, Ohio

Design Approach

06.14.2022

onward

design collaborative



onward
design collaborative

Jeremy Smith, AIA
Lakewood,OH
06.21.2022

Existing Construction
Goodkind Outdoor Seating
Lakewood, Ohio



onward
design collaborative

Jeremy Smith, AIA
Lakewood,OH
06.21.2022

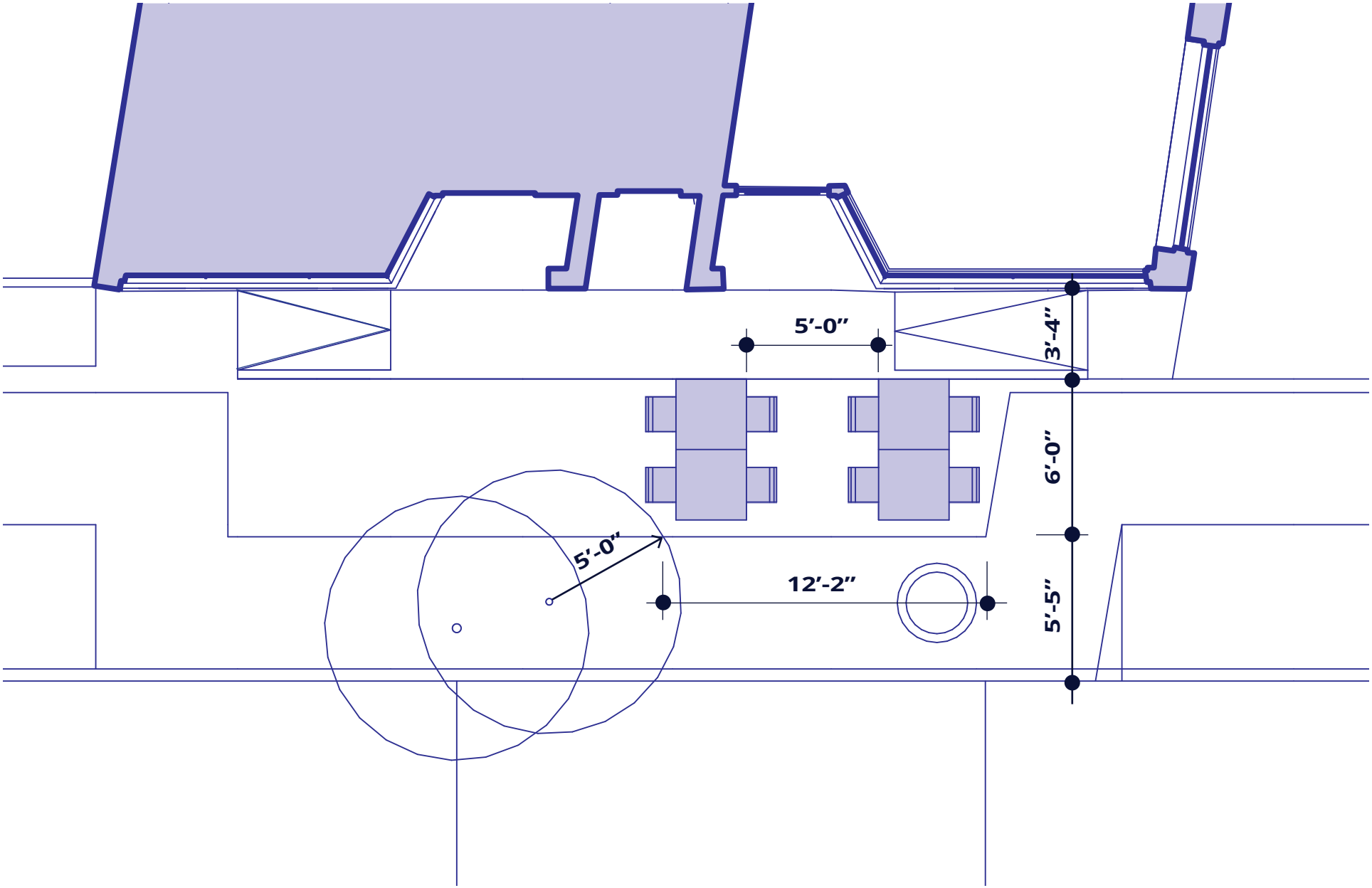
Existing Construction
Goodkind Outdoor Seating
Lakewood, Ohio



onward
design collaborative

Jeremy Smith, AIA
Lakewood,OH
06.21.2022

Existing Construction
Goodkind Outdoor Seating
Lakewood, Ohio



onward design collaborative

Jeremy Smith, AIA
Lakewood,OH
06.21.2022

Plan
Goodkind Outdoor Seating
Lakewood, Ohio



onward
design collaborative

Jeremy Smith, AIA
Lakewood,OH
06.21.2022

Farrah Square 2 Person Bistro Set x 4
Goodkind Outdoor Seating
Lakewood, Ohio

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Application Cover Page

Docket No.: 07-44-22

Permit No.: BBS22-000055

Applicant Name: Jordan Kay

Project Address: 15320 Detroit Ave.

Project Name: Tapster Cleveland

Project: Applicant proposes sidewalk dining for a new business.

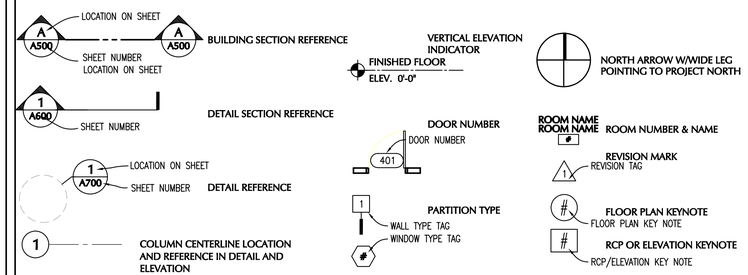
PERMIT & CONSTRUCTION DOCUMENTS FOR:

TAPSTER - LAKEWOOD
BAR & LOUNGE TENANT IMPROVEMENTS
15320 DETROIT AVENUE
LAKEWOOD, OH 44107

OWNER / TENANT:

MR. JORDAN KAY
1321 CHASE AVENUE
LAKEWOOD, OH 44107

SYMBOL LEGEND



CODE INFORMATION

THIS PROJECT IS DESIGNED UNDER AND COMPLIES WITH THE 2017 OHIO BUILDING CODE (OBC), CURRENT RELEASE (AND REFERENCED STANDARDS) AND THE NFPA LIFE SAFETY CODE.

THIS PROJECT IS THE INTERIOR BUILD OUT OF AN EXISTING SPACE TO ACCOMMODATE A BAR & LOUNGE.

TOTAL BUILDING AREA:	2,099 GSF
EXISTING USE GROUPS:	A-2 BARS & RESTAURANT – PER 304.1 (SCOPE OF WORK AREA)
PROPOSED USE GROUPS:	A-2 BARS & RESTAURANT – PER 304.1 (SCOPE OF WORK AREA)
TYPE OF CONSTRUCTION:	3-B CONSTRUCTION TYPE
FIRE PROTECTION:	NONE EXISTING OR PROPOSED
MAX HEIGHT:	MODIFICATIONS PROPOSED
MAX AREA & INCREASES:	NO MODIFICATIONS PROPOSED

MEANS OF EGRESS:

OCCUPANT LOAD: 100 PEOPLE BASED ON 15 SF PER PERSON OCCUPANT LOAD & (TABLE 1004.1.2)

EGRESS WIDTH PER OCCUPANT (SECTION 1005):		REQUIRED	PROVIDED
STAIRWAYS:	0.2" PER OCCUPANT	2.0" OF WIDTH	N/A
OTHER EGRESS COMPONENTS:	0.2" PER OCCUPANT	2.0" OF WIDTH	(1) EXIT AT 36"

ONLY 1 EXIT REQUIRED PER TABLE 1006.3.2

EXIT ACCESS TRAVEL DISTANCE (MAXIMUM): 200'-0", TABLE 1017.2 W/O SPRINKLER SYSTEM

DEAD END CORRIDORS (MAXIMUM): 20' PER SECTION 1020.4

CORRIDOR FIRE RESISTANCE RATING: 1 HOUR PER 1020.1

FIRE RESISTANCE RATINGS:

SEPARATION OF MIXED USED (TABLE 508.4):
0 HOURS (B AND S-1)

STRUCTURAL FRAME: 0 HOUR, TABLE 601
INCLUDES: COLUMNS, GIRDERS & TRUSSES

BEARING WALLS:
EXTERIOR: 2 HOUR, TABLE 601
INTERIOR: 0 HOUR, TABLE 601

NON-BEARING WALLS:
EXTERIOR: 0 HOUR, TABLE 601
INTERIOR: 0 HOUR, TABLE 601

FLOOR CONSTRUCTION: 0 HOUR, TABLE 601
INCLUDES: SUPPORTING BEAMS & JOISTS

ROOF CONSTRUCTION: 0 HOUR, TABLE 601
INCLUDES: SUPPORTING BEAMS & JOISTS

EXTERIOR OPENING LIMITATIONS: NO LIMIT, TABLE 705.8

INTERIOR FINISHES (TABLE 803.9):
VERTICAL EXITS & EXIT PASSAGEWAYS: CLASS B
EXIT ACCESS CORR. & OTHER EXITWAYS: CLASS C
ROOMS & ENCLOSED SPACES: CLASS C

PLUMBING FIXTURES:

USE: A-2, TOTAL OCCUPANTS = 100 PEOPLE
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.2 EX. 4)
WATER CLOSETS: 1 PER 50 = 1 UNISEX. (LESS THAN 25 OCCUPANTS)
LAVATORIES: 1 PER 80 = 1 UNISEX (LESS THAN 25 OCCUPANTS)
DRINKING WATER IS AVAILABLE FROM BAR SERVICE.
SERVICE SINK: 1 REQUIRED. MOP SINK PROVIDED IN BASEMENT.

DRAWING INDEX

TITLE SHEET

TS100 TITLE SHEET, DRAWING INDEX, SYMBOL LEGEND, GENERAL NOTES, CODE DATA PLAN

ARCHITECTURAL

D101 DEMOLITION PLAN
A100 BASEMENT FLOOR PLAN
A101 FIRST FLOOR PLAN
A200 EXTERIOR ELEVATIONS
A301 ENLARGED TOILET PLAN
A400 BASEMENT REFLECTED CEILING PLAN
A401 REFLECTED CEILING PLAN
A800 INTERIOR ELEVATIONS
A900 FINISH SCHEDULE, PARTITION TYPES & DETAILS
A901 DOOR SCHEDULE & DETAILS

MECHANICAL

M101 PLUMBING PLAN
M102 HVAC PLAN

ELECTRICAL

E100 ELECTRICAL LEGEND, SCHEDULES & SPECS
E101 ELECTRICAL PLAN

GENERAL NOTES

1. CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND NOTES AT THE SITE AND NOTIFY THE ARCHITECT OF ANY AND ALL IRREGULARITIES, CONFLICTS, OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY FABRICATION OR CONSTRUCTION.
2. SHOULD THERE BE ANY CONFLICT OR DISCREPANCY BETWEEN THE CONSTRUCTION NOTES SHOWN ON THESE DRAWINGS AND THE TECHNICAL SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL, THE MORE RESTRICTIVE CONDITION OF THE TWO SHALL APPLY.
3. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL INSTALLATIONS SHALL BE ACCURATELY FIELD MEASURED PRIOR TO FABRICATION.
4. ALL DIMENSIONS ARE FACE OF PARTITION UNLESS NOTED OTHERWISE.
5. ALL MATERIALS AND PRODUCTS ARE TO EB FABRICATED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND DIRECTION. ALL RELATED MATERIALS (FASTENERS, ADHESIVES, ACCESSORIES, ETC.) SHALL BE APPROVED BY THE MANUFACTURER. ANY FIELD ENGINEERING SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR IF REQUIRED BY THE MANUFACTURER.
6. INSTALLATION OF ALL MATERIALS SHALL PROVIDE FOR NECESSARY EXPANSION AND CONTRACTION PER THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS BASED ON THE PARTICULAR INSTALLATION SITUATION AND POSITION.

ISSUED FOR OWNER REVIEW:
JUNE 13, 2022

PAYTO Architects
405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

MEP ENGINEER:
DENK ASSOCIATES
503 EAST 200TH STREET
CLEVELAND, OH 44119
(216) 531-8880

ISSUE DATE: 06.13.22

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO · JEFFERY D. FOSTER 13339 · REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/23

TAPSTER - LAKEWOOD
BAR & LOUNGE TENANT IMPROVEMENTS
15320 DETROIT AVENUE
LAKEWOOD, OH 44107

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800

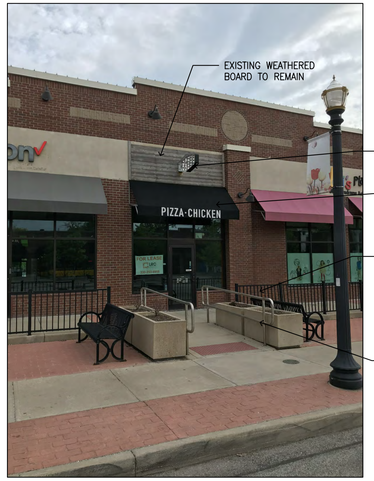
TITLE SHEET, CODE DATA, DRAWING INDEX

PA PROJECT NO.	2022-12
CURRENT DATE	06.13.22

TS100

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3 / D101 **IMAGE OF EXISTING**
NO SCALE

GENERAL DEMOLITION NOTES

A. ABANDONED, UNUSED OR FUNCTION LESS MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, PIPING, CONDUIT, FIXTURES, ETC., SHALL BE REMOVED. IN NO CASE WILL ANY ABANDONED ITEMS REMAIN UNLESS OTHERWISE NOTED. THIS INCLUDES CABLING, WIRING, ETC. LOCATED ABOVE EXISTING CEILINGS.

B. REFER TO THE DRAWING KEYNOTES FOR SPECIFIC DEMOLITION SHEET SPECIFIC INFORMATION.

C. WHERE PIPING OR OTHER ITEMS TO BE REMOVED RUN THROUGH A WALL WHICH IS TO REMAIN, THESE ITEMS SHALL BE REMOVED CLEAR TO THE FACE OF THE WALL AND THE EXISTING WALL SHALL BE PATCHED AND REPAIRED TO MATCH THE ADJACENT WALL OR PROPOSED WALL SURFACE.

D. IF, AT ANY TIME, THE CONTRACTOR BECOMES AWARE OF AN ALTERATION THAT WILL OR HAS CREATED AN UNSAFE OR UNANTICIPATED STRUCTURAL CONDITION, THEY ARE TO IMMEDIATELY NOTIFY THE ARCHITECT.

E. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS MUST VISIT AND BECOME FAMILIAR WITH THE PROJECT SITE.

F. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, STANDARDS AND REGULATIONS. THE CONTRACTORS MUST COMPLY WITH ALL EPA AND OSHA REGULATIONS.

G. ALL WORK TO BE CONTAINED IN SCOPE OF WORK AREA UNLESS PERMITTED BY THE OWNER. DEMOLITION AND OTHER MATERIALS SHALL BE KEPT WITHIN THE SCOPE OF WORK AREAS.

H. IN DEMOLITION NOTES, "AS REQUIRED" IS TO INCLUDE MATCHING EITHER EXISTING EXPOSED FINISHES OR NEW FINISHES WITH SIMILAR AND COMPATIBLE MATERIALS, WHICHEVER APPLIES.

J. PROTECT REMAINING SURFACES, EQUIPMENT AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE OCCURRING DURING CONSTRUCTION. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL & THE GENERAL PUBLIC FROM INJURY DUE TO THE DEMOLITION.

K. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED OR MODIFIED.

L. COORDINATE THIS DEMOLITION SHEET AND NOTES WITH MECHANICAL/ELECTRICAL DEMOLITION SHEETS & NOTES.

M. ALL ASBESTOS CONTAINING MATERIALS ARE TO BE REMOVED AND ABATED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR AND PROPERLY DISPOSED OF PER EPA REGULATIONS AND REQUIREMENTS. ANY SUSPECT MATERIALS SHALL BE TESTED TO CONFIRM.

N. BASED ON THE AGE OF THE EXIST. BUILDING, THE OWNER MAKES KNOWN TO ALL CONTRACTORS THAT LEAD PAINT IS SUSPECTED TO BE PRESENT IN THE FACILITY. RENOVATION AND DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH 29CFR1926.62 AND ALL OTHER APPLICABLE OSHA REGULATIONS.

DEMOLITION KEY NOTES

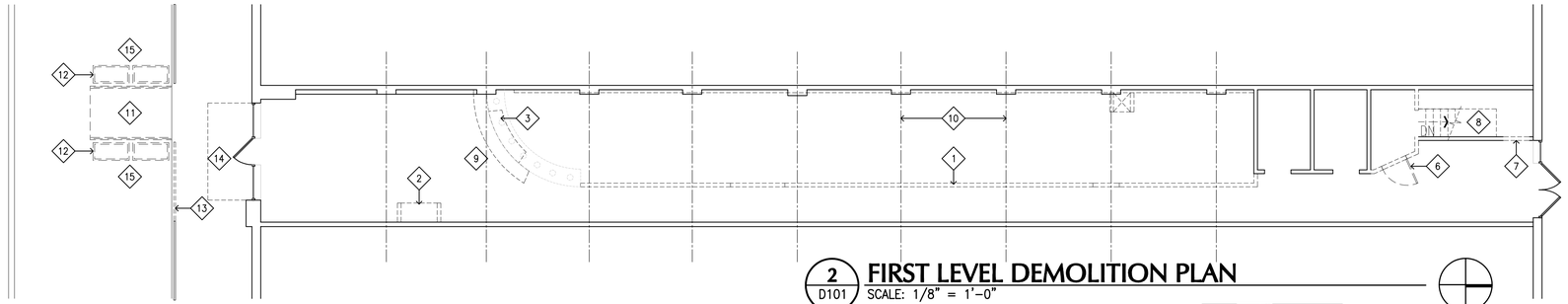
1. REMOVE WALL & RELATED.
2. REMOVE TRASH AREA & RELATED.
3. REMOVE CASEWORK & SOFFIT OVERHEAD.
4. ALL EXIST. WOOD PANELING TO BE REMOVED & SALVAGED BY OWNER. GC TO RE-USE IN NEW WORK.
5. REMOVE ALL LIGHTING & SALVAGE ELECTRICAL WIRING FOR NEW LIGHTING.
6. REMOVE DOOR & FRAME.
7. NEW OPENING IN EXIST. WALL SALVAGE WALL TILE FOR PATCHING & REPAIRING.
8. REMOVE STAIR FOR REPLACEMENT.
9. REMOVE SOFFIT OVERHEAD.
10. REMOVE ANY REMAINING KITCHEN EQUIPMENT OR PLUMBING FIXTURES THAT REMAIN.
11. REMOVE CONCRETE RAMP & RAILINGS.
12. REMOVE PLANTERS.
13. REMOVE METAL RAILING SYSTEM.
14. REMOVE PROJECTION SIGN. PREP FOR NEW INSTALLATION REMOVE AWNING.
15. REMOVE & RELOCATE EXISTING BENCH.

(#) ←KEYNOTE REFERENCE

_ _ _ _ ITEMS TO BE DEMO'D _____ EXISTING TO REMAIN OR REMOVED

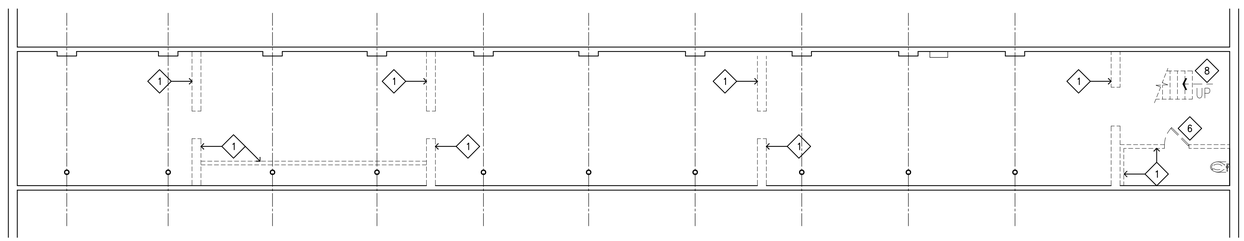
TYPICAL AT ENTIRE WORK AREA (UNO):

4 5



2 / D101 **FIRST LEVEL DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 / D101 **BASEMENT LEVEL DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ISSUE DATE: 06.06.22

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER
13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/21

TAPSTER - LAKEWOOD

BAR & LOUNGE TENANT IMPROVEMENTS
15320 DETROIT AVENUE
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PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

DEMOLITION PLANS

PA PROJECT NO. 2022-12
CURRENT DATE 06.06.22

D101

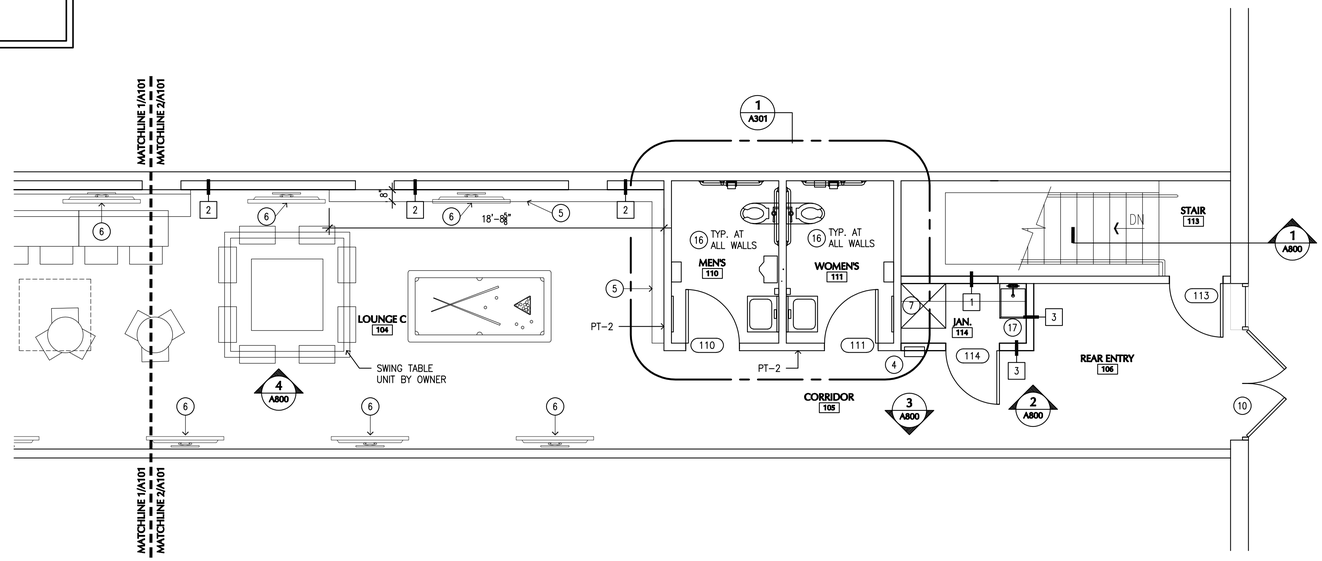
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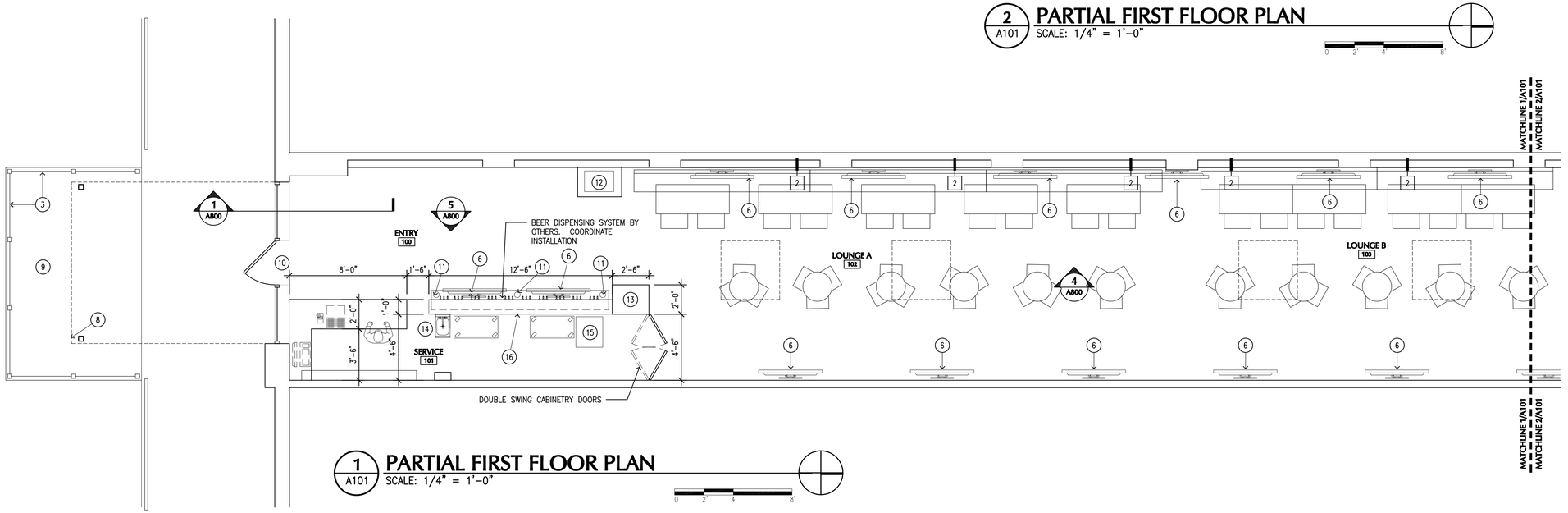
KEYNOTE LEGEND - FLOOR PLAN

1. WALK IN COOLER UNIT. CONDENSER TO BE LOCATED ON ROOF. PROVIDE SLEEVES AND ROUTE FOR REFRIGERATOR LINES THRU FIRST FLOOR.
2. 4X4 PT WOOD POSTS TO SUPPORT LANDING ABOVE. ANCHOR TO FLOOR WITH SIMPSON POST BASE.
3. METAL RAILING SYSTEM AT PATIO TO MATCH EXIST.
4. SURFACE MOUNTED FIRE EXTINGUISHER EQUAL TO JL INDUSTRIES SATURN SERIES CLASS K HANDHELD EXTINGUISHER.
5. BUTCHER BLOCK WOOD COUNTER IN DIMENSIONS SHOWS. PROVIDE METAL BRACKETS AT 4'-0" O/C MAX AT ENTIRE LENGTH.
6. WALL MTD. TV MONITORS, PROVIDE POWER & DATA . MONITORS & MOUNTS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
7. MOP SINK WITH FRP BACK & SIDE SPLASHES.
8. METAL FRAMED AWNING SYSTEM. FRAMING BY AWING SUPPLIER.
9. CONCRETE PATIO. POUR FINISH TO EXIST. SIDEWALK.
10. RUBBER EDGE NOSINGS AT ALL FLOORING EDGES.
11. GLASS RINSERS MOUNTED IN DRIP TRAY. TYPICAL OF (3). PROVIDE WATER AND DRAIN CONNECTIONS.
12. PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP TO SUPPORT ICE AND WATER MACHINE.
13. BUSSING STATION: PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP.
14. HANDWASH SINK WITH WATER SUPPLY AND SANITARY CONNECTION.
15. GLASSWASHING UNIT. PROVIDE POWER, WATER AND SANITARY CONNECTIONS.
16. PROVIDE FIRE RATED FRP PANELS OVER DRYWALL.
17. SPACE SAVER UTILITY SINK.

= PARTITION TYPES SEE
SHEET A900 FOR DETAIL



2 A101 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A101 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUE DATE: 06.13.22

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/23

TAPSTER - LAKEWOOD

BAR & LOUNGE TENANT IMPROVEMENTS
15320 DETROIT AVENUE
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FIRST FLOOR PLAN

PA PROJECT NO. 2022-12
CURRENT DATE 06.13.22

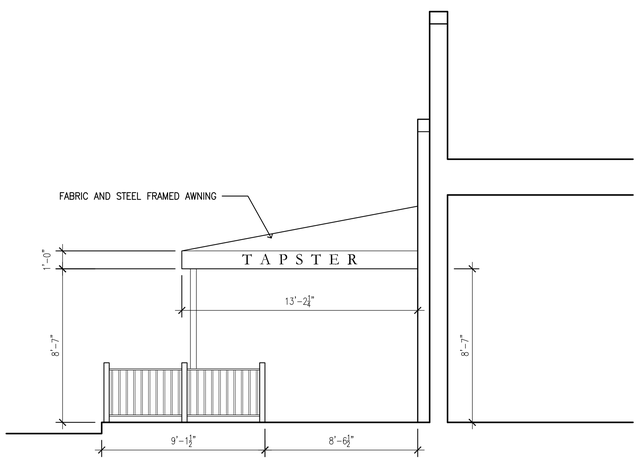
A101

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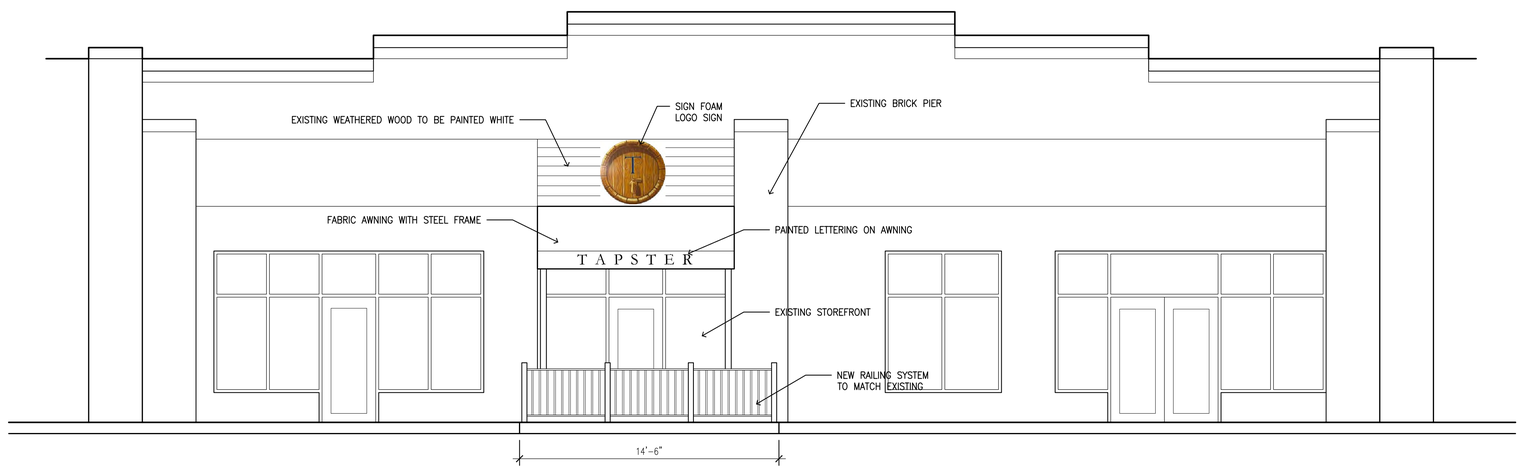
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3 A200 **RENDERED ELEVATION**
NO SCALE



2 A200 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



1 A200 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ISSUE DATE: 06.13.22

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/23

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EXTERIOR ELEVATION & RENDERED VIEW

PA PROJECT NO. 2022-12
CURRENT DATE 06.13.22

A200

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-45-22

Permit No.: BBS22-000051

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

Project Address: 17002 Madison Ave.

Project Name: Gingham Market

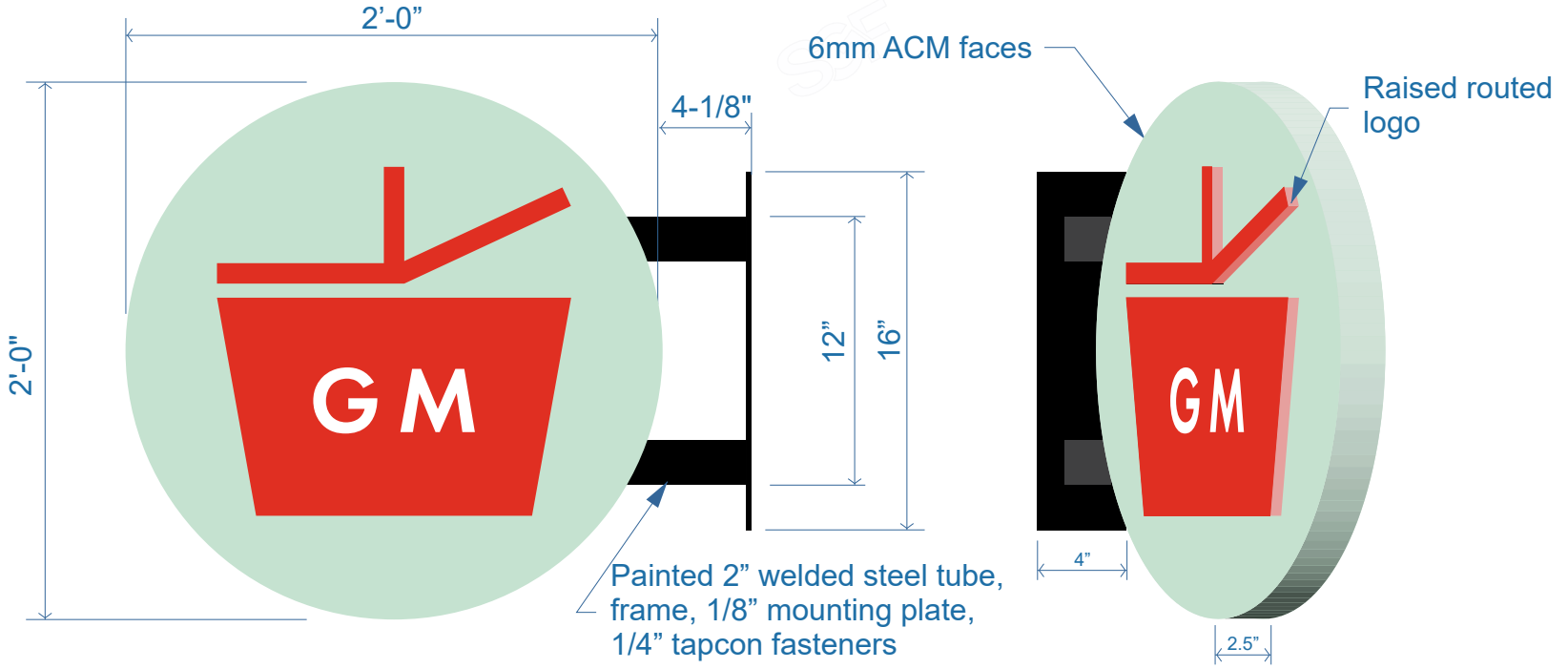
Project: Applicant proposes a blade sign for an existing business.

BEFORE



PROPOSED





Double-sided Blade Sign
(non-illuminated)

NOTE: Renderings are approximate representations of final production.

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

1 6/21/22

ADDRESS: 17000 Madison Ave. Lakewood, OH 44107

BUSINESS NAME: GINGHAM MARKET

Steven Foster
216.390.0198
sgfoster09@gmail.com

The SIGN & GRAPHICS FIRM

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 07-46-22

Permit No.: BBS22-000052

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

Project Address: 17002 Madison Ave.

Project Name: Gatherings Kitchen

Project: Applicant proposes installation of white vinyl window decals.

PROPOSED







White Vinyl Window Decals

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***NOTE**: Renderings are approximate representations of final production.*

Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
GINGHAM MARKET

ADDRESS:
17004 Madison Ave.
Lakewood, OH 44107

1
6/21/22

The Sign & Graphics Firm

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Application Cover Page

Docket No.: 07-47-22

Permit No.: BBS22-000053

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

Project Address: 17010 Madison Ave.

Project Name: Beartooth Tattoo

Project: Applicant proposes signage in the sign board.

BEFORE



PROPOSED





Dimensional Letters

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***NOTE**: Renderings are approximate representations of final production.*

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

BUSINESS NAME:
BEARTOOTH TATTOO

ADDRESS:
17012 Madison Ave.
Lakewood, OH 44107

1
6-17-22

BANNER



PROPOSED



154.0"

6 1/4"

BEARTOOTH TATTOO CO.

Flush-mounted
1/2" Routed PVC Letters
Painted White

Dimensional Letters

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***NOTE**: Renderings are approximate representations of final production.*

Steven Foster
216.390.0198
sgfoster09@gmail.com

The SIGN & GRAPHICS FIRM

BUSINESS NAME:
BEARTOOTH TATTOO

ADDRESS:
17012 Madison Ave.
Lakewood, OH 44107

2
6-17-22

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Application Cover Page

Docket No.: 07-48-22

Permit No.: BBS22-000057

Applicant Name: Vince Dilonno, Blink Signs and Blink Swag

Project Address: 13333 Madison Ave.

Project Name: Hammer and Nails

Project: Applicant proposes signage for a new business.

BlinkSigns

HAN CLEVELAND 1, LLC
13333 MADISON AVE LAKEWOOD,
LAKEWOOD, OH 44107

SIGNAGE PROPOSAL

PROJECT NUMBER: P59329
DATE CREATED: 03.31.2022

LEGEND

		QTY
1	NORTH ELEVATION WALL SIGN	1
2	NORTH ELEVATION WALL SIGN	1
3	EAST ELEVATION WALL SIGN	1
4	D/S POST AND PANEL SIGN	1
5	D/S POST AND PANEL SIGN **(LOCATION TBD)**	1

KEY

SIGN LOCATION —

BUILDING OUTLINE ------

NORTH



BlinkSigns
1925 St. Clair Ave NE
Cleveland, OH 44114
(877) 433-4466
(216) 503-2568
www.blinksigns.com

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DESIGNER
Saood Ahmed

PROSPECT/CLIENT
Han Cleveland 1, LLC

PROJECT NUMBER
P59329

PROJECT
Exterior Signage

PROJECT MANAGER
Austin Telles

SALES REP
Vince Dilonno

PROJECT LOCATION
13333 Madison Ave Lakewood, Lakewood, OH 44107

DATE CREATED
03.31.2022

PAGE
2

REVISIONS

DATE:

DATE:

DATE:

SCOPE:
- Manufacture & Install

Description/Details:
Hammer & Nails:
- 5” Deep, 0.63” Thick Aluminum Returns, Painted Carbon Black
- .090” Aluminum Faces Painted Carbon Black
- Clear Lexan Back
- Flush Mounted with Fasteners with 1” Stand-Offs

Tagline Cabinet:
- 5” Deep, 0.63” Thick Aluminum Cabinet, Painted Carbon Black
- .090” Aluminum Faces Painted Carbon Black
- Copy to be routed from faces
- Clear Lexan Back
- White Acrylic Backing Route Face
- Flush Mounted with Fasteners with 1” Stand-Offs

Color Specs:
WHITE

MATTHEWS PAINT
CARBON BLACK N929SP

City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add’l Notes:
- xxx

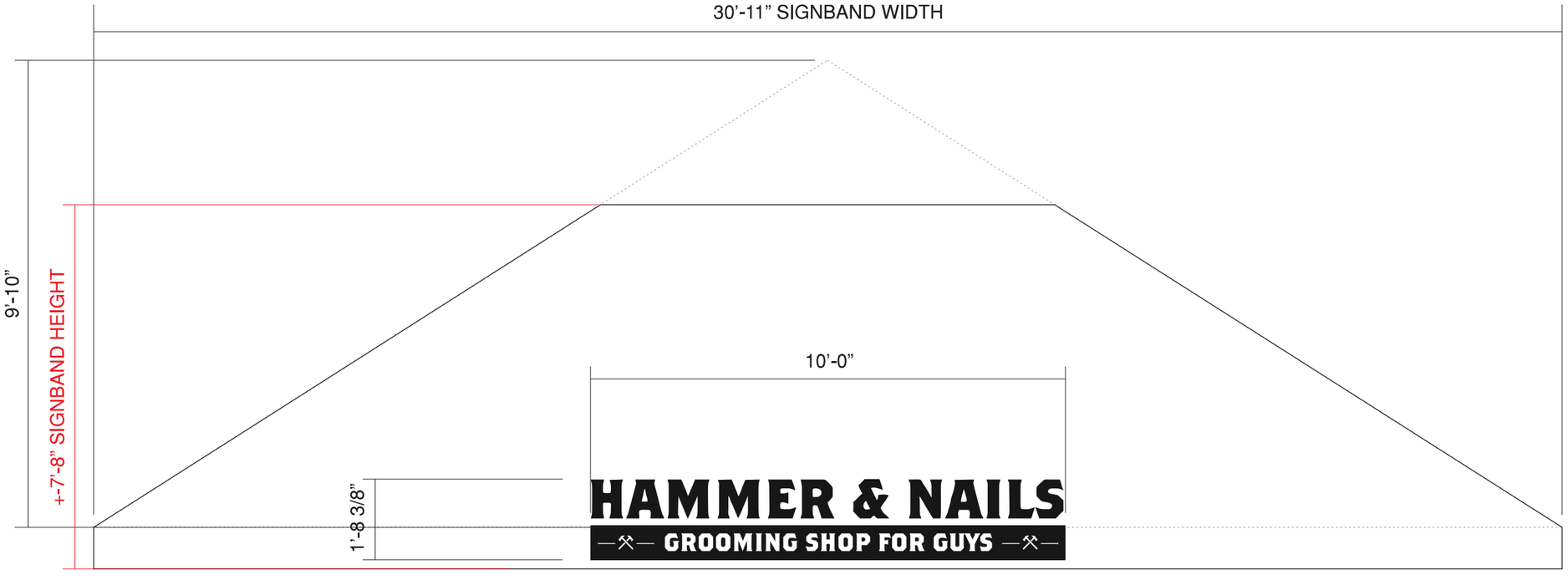
VECTOR ARTWORK REQUIRED
To Include PMS Colors



SCALE: 1/16” = 1’-0”
BEFORE



AFTER



SCALE: 3/8” = 1’-0”
SIGN AREA: 16.96 SF

SHEET TITLE
SIGN 1 : HALO LIT REVERSE PAN CHANNEL LETTERS

QTY
01

BlinkSigns
1925 St. Clair Ave NE
Cleveland, OH 44114
(877) 433-4466
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DESIGNER
Saood Ahmed

PROSPECT/CLIENT
Han Cleveland 1, LLC

PROJECT NUMBER
P59329

PROJECT
Exterior Signage

PROJECT MANAGER
Austin Telles

SALES REP
Vince Dilonno

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DATE CREATED
03.31.2022

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3

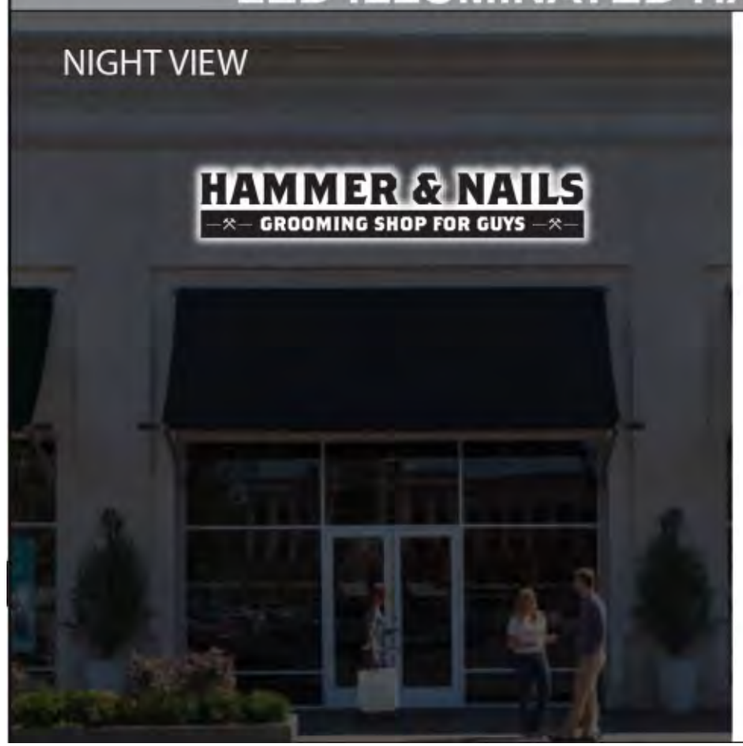
REVISIONS
DATE:

DATE:

DATE:

LED ILLUMINATED HALO LIT REVERSE PAN CHANNEL LETTER

NIGHT VIEW



3D VIEW



BLACK RETURNS SHOWING LIGHTER FOR ILLUSTRATION PURPOSES.

SHEET TITLE
SIGN 1 : HALO LIT REVERSE CHANNEL LETTERS

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DESIGNER
Saood Ahmed

PROSPECT/CLIENT
Han Cleveland 1, LLC

PROJECT NUMBER
P59329

PROJECT
Exterior Signage

PROJECT MANAGER
Austin Telles

SALES REP
Vince Dilonno

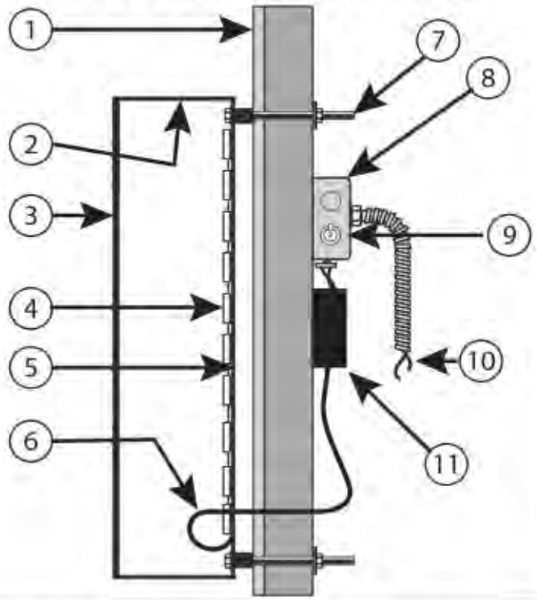
PROJECT LOCATION
13333 Madison Ave Lakewood, Lakewood, OH 44107

DATE CREATED
03.31.2022

PAGE
4

REVISIONS
DATE:
DATE:
DATE:

HAMMER & NAILS

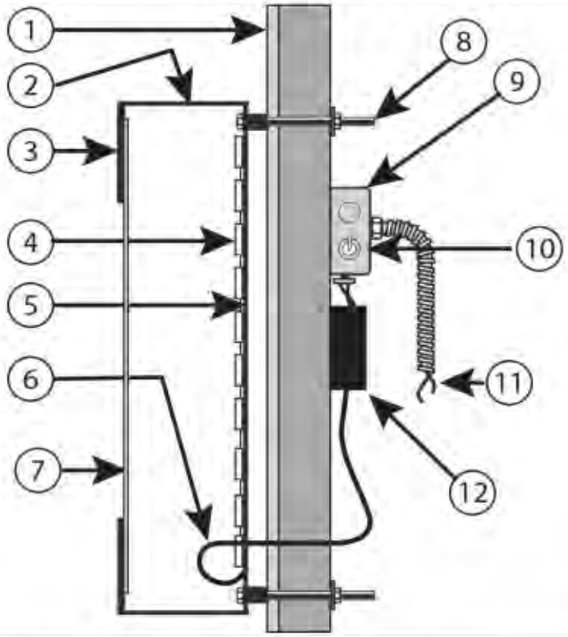


HALO LIT, REVERSE PAN CHANNEL LETTER DETAIL.

1. STOREFRONT FASCIA
2. 5 INCH .063 ALUMINUM RETURNS, CARBON BLACK
3. FACE .090 ALUMINUM ROUTED PAINTED CARBON BLACK
4. LED ILLUMINATION WHITE
5. CLEAR LEXAN
6. LOW-VOLTAGE WIRE
7. FASTENER WITH 1" STAND-OFF
8. STANDARD ELECTRICAL JUNCTION BOX
9. DISCONNECT SWITCH
10. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
11. UL APPROVED LED DRIVER

ALL COMPONENTS TO BEAR U.L. LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

GROOMING SHOP FOR GUYS



FACE LIT, HALO LIT, REVERSE PAN CHANNEL LETTER DETAIL.

1. STOREFRONT FASCIA
2. 5 INCH .063 ALUMINUM RETURNS, CARBON BLACK
3. FACE ,090 ALUMINUM ROUTED PAINTED CARBON BLACK
4. LED ILLUMINATION WHITE
5. CLEAR LEXAN
6. LOW-VOLTAGE WIRE
7. WHITE ACRYLIC BACKING ROUTE FACE
8. FASTENER WITH 1" STAND-OFF
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER

ALL COMPONENTS TO BEAR U.L. LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

SHEET TITLE
SIGN 1 : HALO LIT REVERSE CHANNEL LETTERS - SECTION DETAILS

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Cleveland, OH 44114
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DESIGNER
Saood Ahmed

PROSPECT/CLIENT
Han Cleveland 1, LLC

PROJECT NUMBER
P59329

PROJECT
Exterior Signage

PROJECT MANAGER
Austin Telles

SALES REP
Vince Dilonno

PROJECT LOCATION
13333 Madison Ave Lakewood, Lakewood, OH 44107

DATE CREATED
03.31.2022

PAGE
5

REVISIONS
DATE:

DATE:

DATE:

NOTE: EXACT SIZE, COLORS & GRAPHICS TBV.

SCOPE:
- Remove Existing panel
- Manufacture & Install
- Existing bracket to be reuse

Description/Details:
- 1/4” deep D/S .063 Aluminum blade sign
- Digitally printed applied Vinyl Graphics

Mounting Method:
- Mount to Existing Arm On Building With Chains

Color Specs:
BLACK

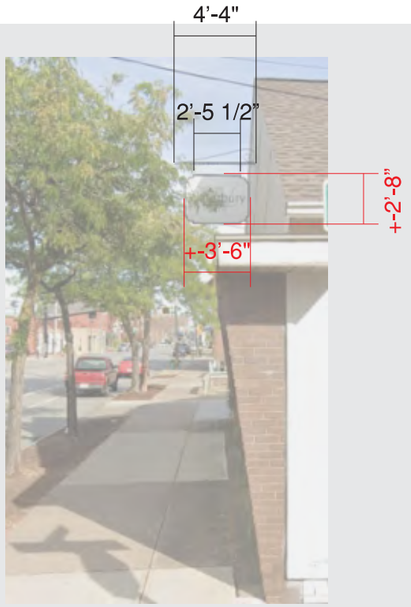
WHITE

GOLD TO WHITE CENTER GRADIENT (**TBV**)

City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add’l Notes:

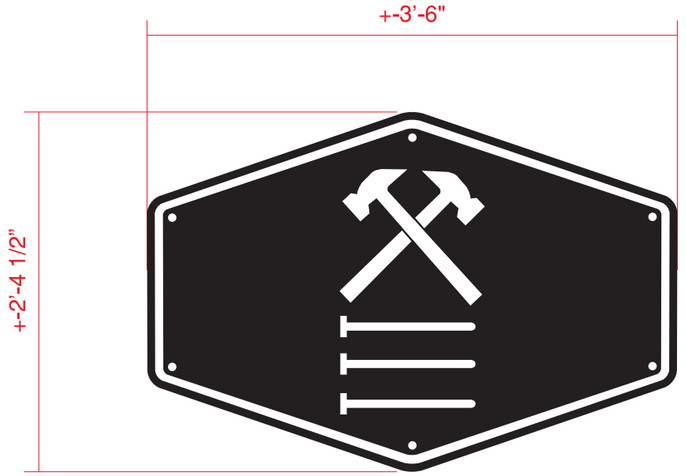
VECTOR ARTWORK REQUIRED
To Include PMS Colors



SCALE: 1/8” = 1’-0”
BEFORE



AFTER



SCALE: 1” = 1’-0”
SIGN AREA = 8.30 SF

SHEET TITLE: SIGN 2: D/S NON-ILLUMINATED BLADE SIGN
QTY: 01

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PROSPECT/CLIENT: Han Cleveland 1, LLC
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PROJECT: Exterior Signage
PROJECT MANAGER: Austin Telles
SALES REP: Vince Dilonno
PROJECT LOCATION: 13333 Madison Ave Lakewood, Lakewood, OH 44107
DATE CREATED: 03.31.2022
PAGE: 6

REVISIONS
DATE:
DATE:
DATE:

SCOPE:
- Removal of Existing Panel
- Manufacture & Install

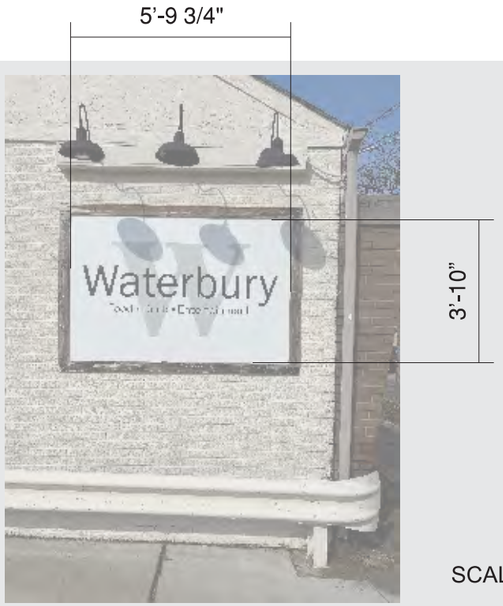
Description/Details:
- 3mm Painted ACM Panel
- Mechanically Fastened to Existing Frame **(TBV)**

Color Specs:
BLACK

GOLD TO WHITE CENTER GRADIENT (**TBV**)

City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add'l Notes:
- xxx

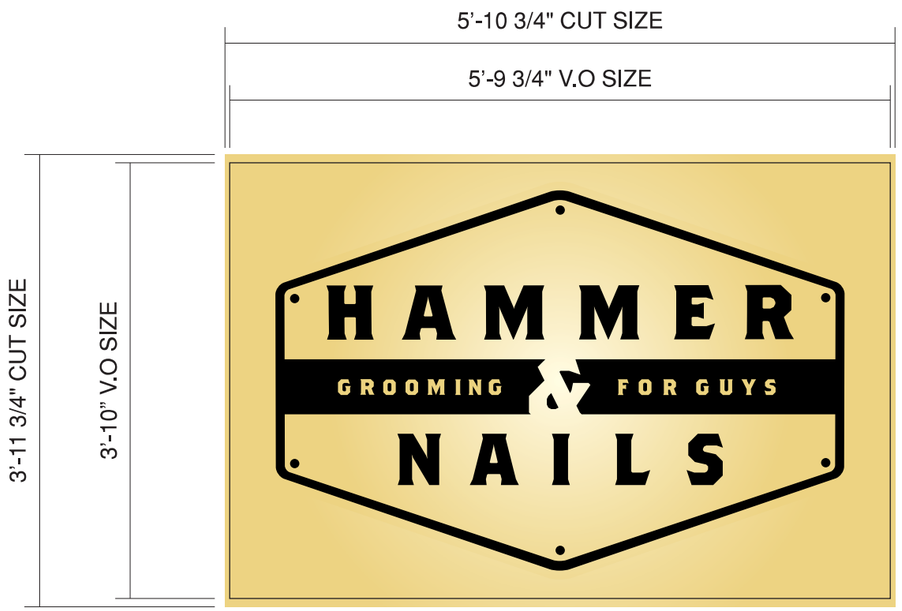


SCALE: 1/8" = 1'-0"

BEFORE



AFTER



SCALE: 3/4" = 1'-0"
SIGN AREA = 23.46 SF

SHEET TITLE	QTY
SIGN 3: ACM PANEL	01

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03.31.2022

PAGE
7

REVISIONS

DATE:

DATE:

DATE:

SCOPE:
- Manufacture & Install

Description/Details:
- (2) 1/8” Thick Single-Sided Aluminum Panels with Digitally printed Applied Vinyl
- Panels to be attached to post with fasteners
- (1) 4” Dia Aluminum Pole Painted Black
- Direct Burial with concrete

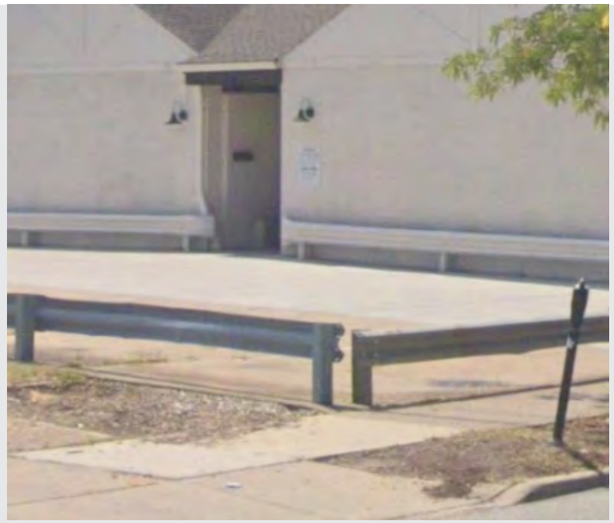
Color Specs:
BLACK

GOLD TO WHITE CENTER GRADIENT (**TBV**)

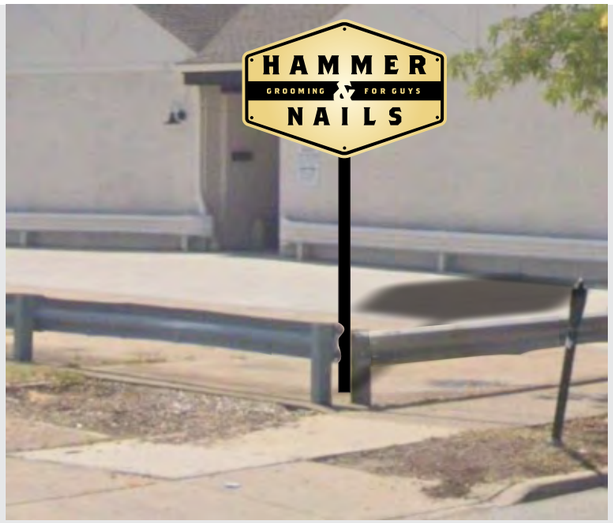
City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add’l Notes:
- xxx

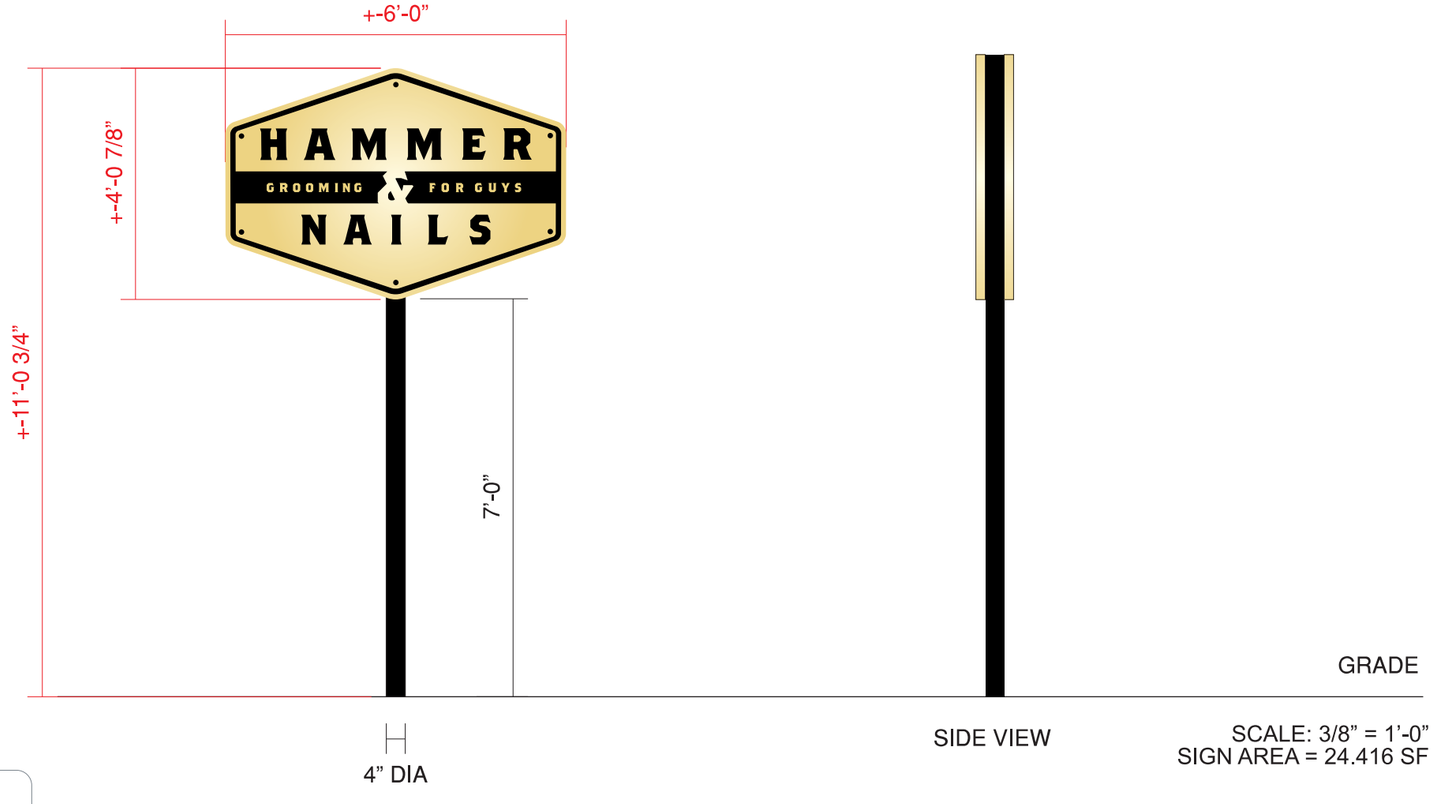
NOTE: EXACT SIZE, COLORS, GRAPHICS & MOUNTING LOCATION TBV.



BEFORE



AFTER



SCALE: 3/8” = 1’-0”
SIGN AREA = 24.416 SF

SHEET TITLE	QTY
SIGN 4: D/S POST AND PANEL SIGN	01

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DATE CREATED
03.31.2022

PAGE
8

REVISIONS

DATE:

DATE:

DATE:

SCOPE:
- Manufacture & Install

Description/Details:
- (2) 1/8” Thick Single-Sided Aluminum Panels with Digitally printed Applied Vinyl
- Panels to be attached to post with fasteners
- (1) 2” Dia Aluminum Pole Painted Black
- Direct Burial with concrete

Color Specs:

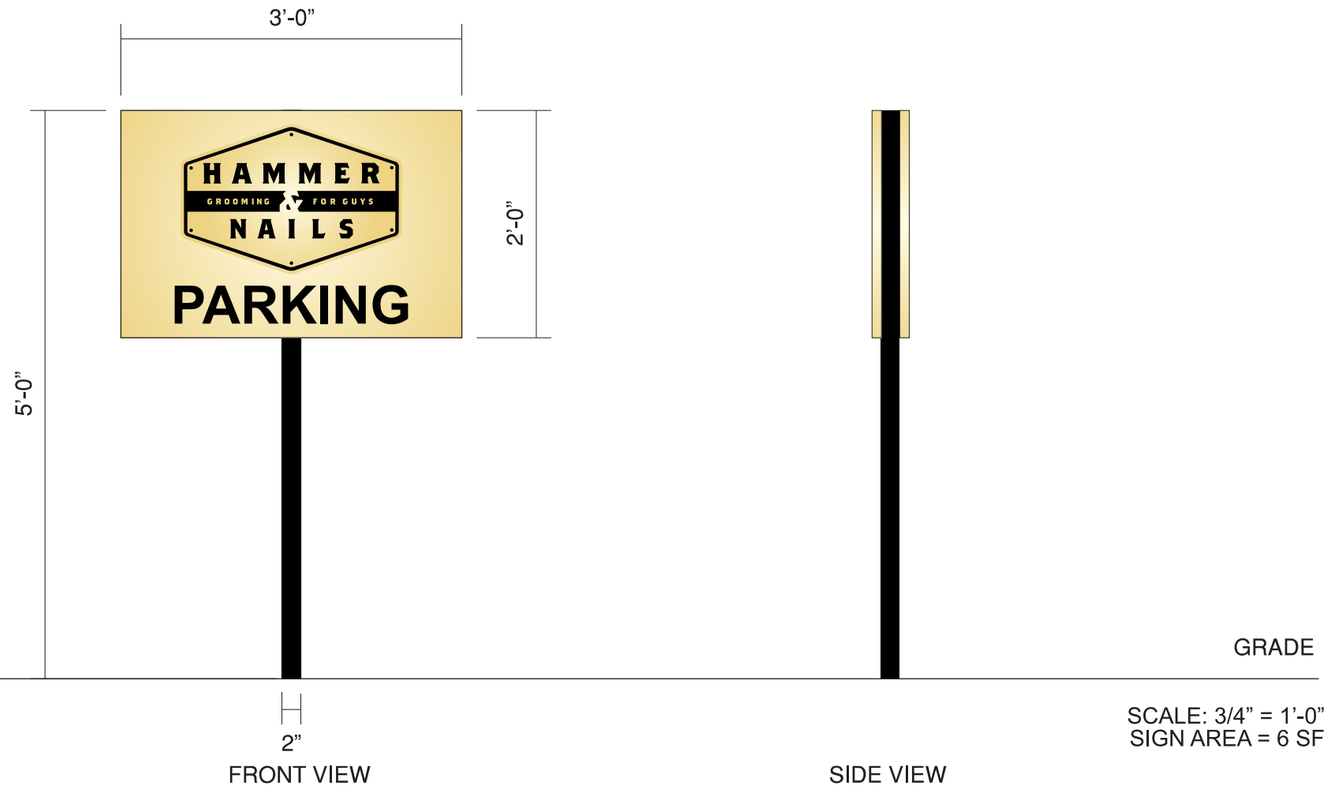
BLACK

GOLD TO WHITE CENTER GRADIENT (**TBV**)

City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add’l Notes:
- xxx

NOTE: EXACT FONT, GRAPHICS & MOUNTING LOCATION TBV.



SCALE: 3/4” = 1’-0”
SIGN AREA = 6 SF

SHEET TITLE: SIGN 5 OPTION A: D/S POST AND PANEL PARKING SIGN

QTY: 01

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PAGE
9

REVISIONS

DATE:

DATE:

DATE:

SCOPE:
- Manufacture & Install

Description/Details:
- (2) 1/8” Thick Single-Sided Aluminum Panels with Digitally printed Applied Vinyl
- Panels to be attached to post with fasteners
- (1) 2” Dia Aluminum Pole Painted Black
- Direct Burial with concrete

Color Specs:

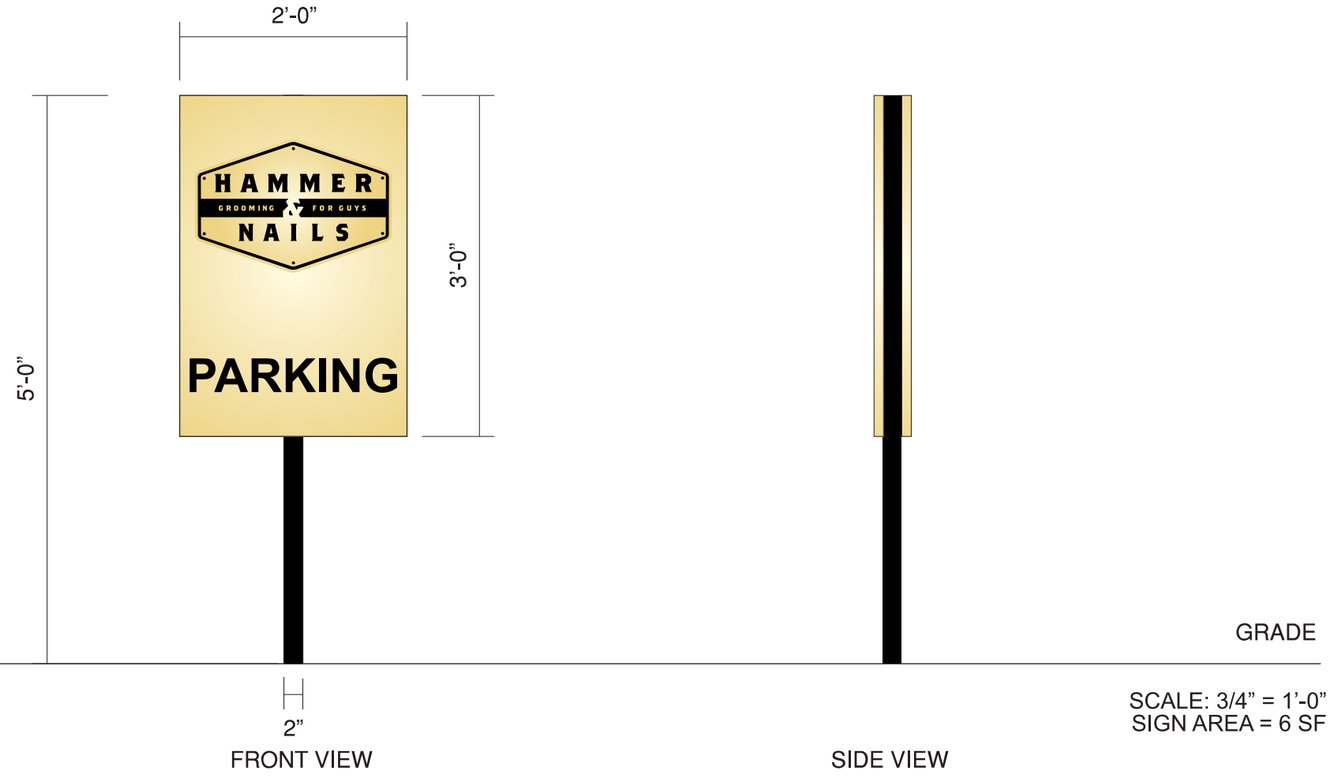
BLACK

GOLD TO WHITE CENTER GRADIENT (**TBV**)

City Code:
- Building - (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.
Pylon/Monument - 40Sqft
Mural signs. Mural signs shall not exceed 100 square feet in area.

Add’l Notes:
- xxx

NOTE: EXACT FONT, GRAPHICS & MOUNTING LOCATION TBV.



SHEET TITLE: SIGN 5 OPTION B: D/S POST AND PANEL PARKING SIGN

QTY: 01

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