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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
VIRTUAL
SEPTEMBER 1, 2022
4:00 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/89668884565?pwd=SEducHBPTkYrck14SGdBcDVGRGNUZz09

Meeting ID: 896 6888 4565
Passcode: 454510
One tap mobile
+13017158592,,89668884565# US (Washington DC)
+13092053325,,89668884565# US

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 386 347 5053 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
Meeting ID: 896 6888 4565
Find your local number: https://us06web.zoom.us/u/kcedJEyopZ

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 8, 2022
5:30 P.M.

1. ROLL CALL

2. APPROVE THE MINUTES OF THE AUGUST 11, 2022 MEETING

3. OPENING REMARKS

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW
4. 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 6)

5. 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 72)

REQUEST FOR REHEARING
ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 08-49-22 **1491 Spring Garden Ave.**

( ) Approve
( ) Deny
( ) Defer

Elias Karsheh
Suburban West LLC
24532 Lorain Rd.
North Olmsted, Ohio 44070

Applicant requests a rehearing for a project that was denied at the August 11, 2022 meeting. The applicant had proposed modifications to plans for a new home that was approved in 2020. (Page 90)

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 08-51-22 **1660 Lincoln Ave.**

( ) Approve
( ) Deny
( ) Defer

Donna McNulty
McNulty Construction, LLC
832 Ford Rd.
Highland Heights, OH 44143

Applicant proposes the demolition and rebuild of a front porch. (Page 93)

8. Docket No. 08-52-22 **13429 Cliff Dr.**

( ) Approve
( ) Deny
( ) Defer

Benjamin Kanelos
The Arcus Group, Inc.
1244 Smith Ct.
Rocky River, OH 44116

Applicant proposes the renovations of and addition to an existing home. Page 114)

SIGN REVIEW

9. Docket No. 08-54-22 **18204 Detroit Ave.**
Kenilworth Tavern

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes new signage for an existing business. (Page 120)

10. Docket No. 08-57-22 **13433 Detroit Ave.**
Bahan Natural Health Center

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes signage on an existing awning and white vinyl lettering in the windows. (Page 125)

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 09-59-22 **1229 Manor Park Ave.**

( ) Approve
( ) Deny
( ) Defer

Samuel Diaquila, AIA
AMSR LLC
1039 Forest Drive
Lakewood, OH 44107

Applicant proposes a covered front porch addition. (Page 127)

12. Docket No. 09-60-22 **1277 French Ave.**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes first floor renovation and second floor addition above kitchen. (Page 137)

13. Docket No. 09-61-22 **1474 Riverside Dr.**

( ) Approve
( ) Deny
( ) Defer

Tim Akhadov
Platinum Construction
26381 Cannon Rd.
Bedford Heights, OH 44146

Applicant proposes the construction of a garage. (Page 149)

14. Docket No. 09-58-22 **11900 Madison Ave.**
City of Lakewood

( ) Approve
( ) Deny
( ) Defer

Shawn Leininger, Director of P&D
City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a parking lot improvements at the corner of Madison Ave. and Newman Ave. (Page 161)

SIGN REVIEW

15. Docket No. 09-62-22 — **14200 Detroit Ave. Crumbl Cookie**

( ) Approve
( ) Deny
( ) Defer

Jim Briola
North Coast Sign and Lighting Services
310 N. Broadway St.
Medina, OH 44256

Applicant proposes illuminated letters and logo on the building. (Page 173)

16. Docket No. 09-63-22 — **13706 Madison Ave. T Styles Barber Shop**

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes a sign in the band board and vinyl window graphics. (Page 177)

17. Docket No. 09-64-22 — **14800 Detroit Ave. Lakewood Tailoring**

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes a sign in the band board and white vinyl lettering in the window. (Page 183)

18. Docket No. 09-65-22 — **15027 Madison Ave. Pachamama Kitchen and Garden**

( ) Approve
( ) Deny
( ) Defer

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes a blade sign. (Page 189)

19. Docket No. 09-66-22 — **15023 Madison Ave. Jessica Constantine Photography**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes white vinyl lettering in the windows. (Page 194)

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.: 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.



Site Summary

Building A: Mixed Use Commercial Building		**79,578 Total GSF**
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvls 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	**82 Units**	**87,645 Total GSF**
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	**78 Units**	**61,428 GSF**
Residential Apartments (lvl 1-4)		61,428 GSF
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**
Garage Liner Units: 2-3 Stories	**5 Units**	**7,230 GSF**
2 2-Bed, 2 3-Bed		
For Sale Single Family Townhomes:	**7 Units**	**+/-2000 GSF / Unit**

TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	**233 UNITS**
TOTAL OFFICE LEASE SPACE:	**65,504 GSF**
TOTAL RETAIL LEASE SPACE:	**12,000 GSF**
COMMERCIAL LEASE SPACE:	**17,400 GSF**

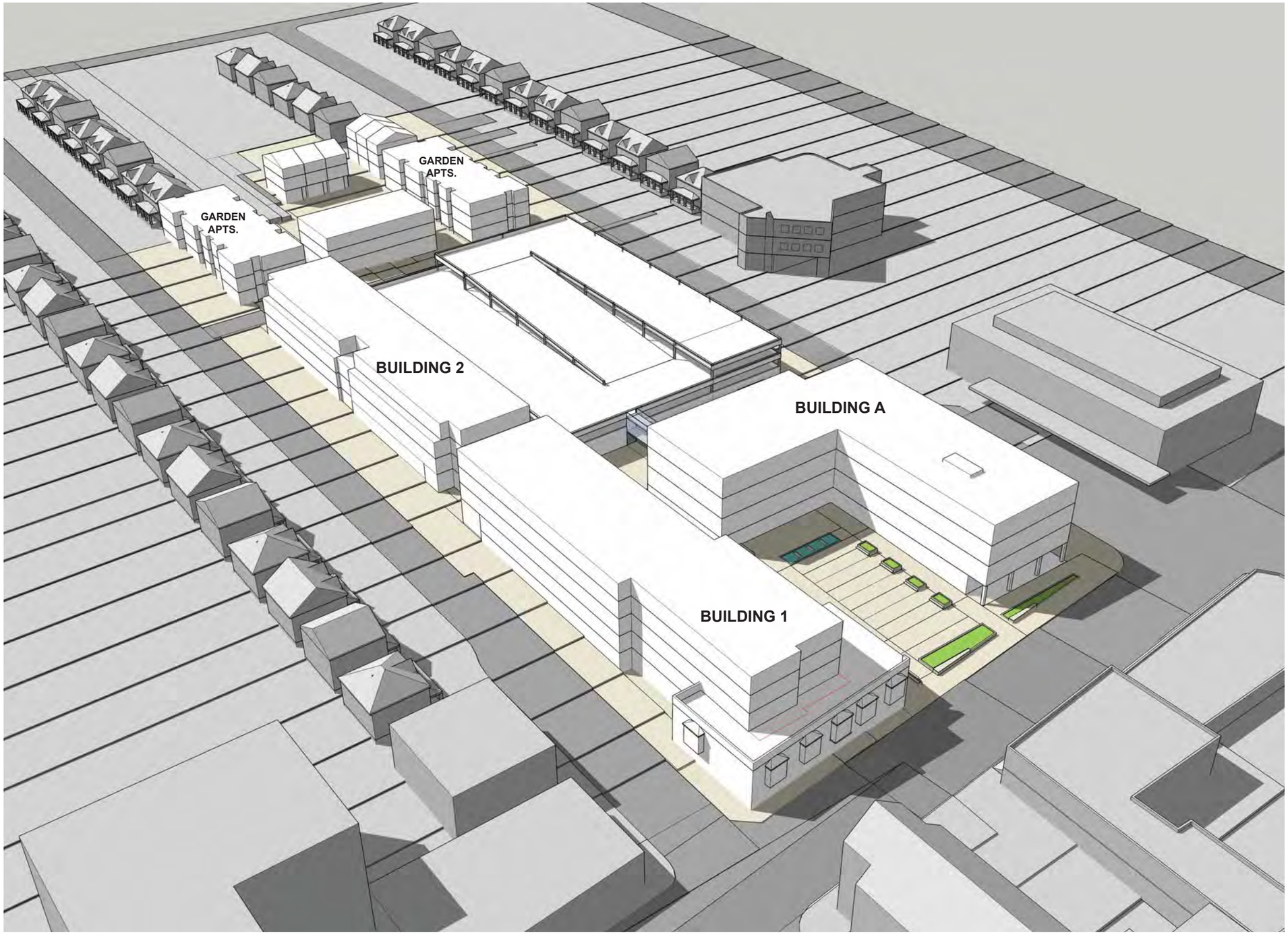
Site Parking Summary

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

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Site Plan

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



SITE SUMMARY

- BUILDING A: 4 Story Offfice
- BUILDNIG 1: 5 Story Mixed Use - 82 Units
- BUILDNIG 2: 4 Story Residential - 78 Units
- GARDEN APTS: 3 Story Residential - 68 Units
- GARAGE LINER APTS: - 5 Units
- 7 For Sale Townhomes

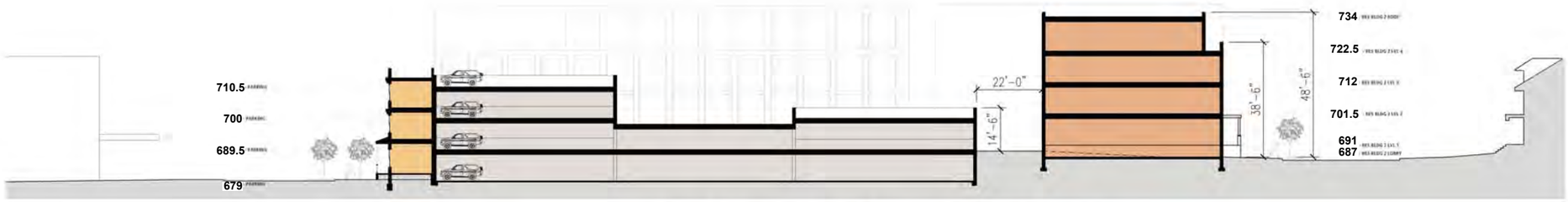
TOTAL UNITS: +/- 239

PARKING GARAGE: 3-1/2 Story, 540 Spaces

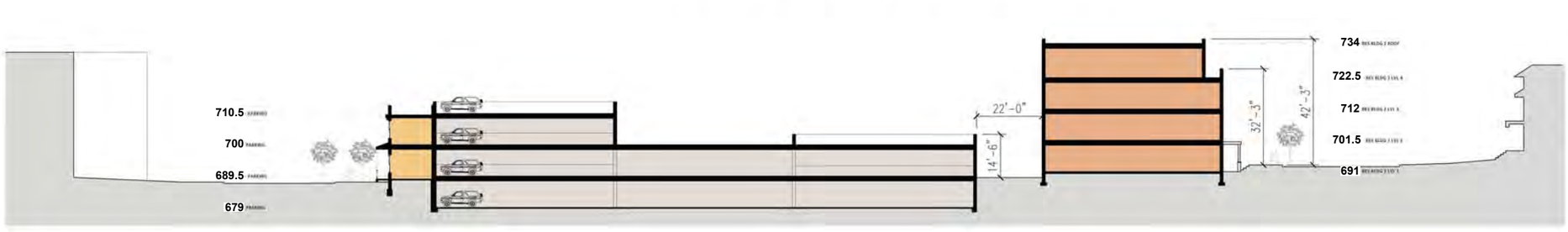




Site Section 4: East / West Looking North



Site Section 3: East / West Looking North

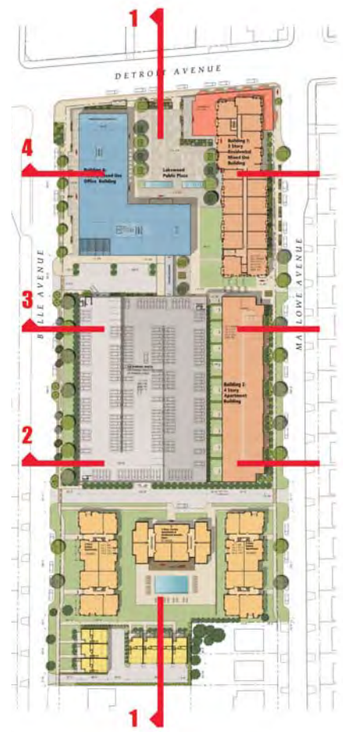


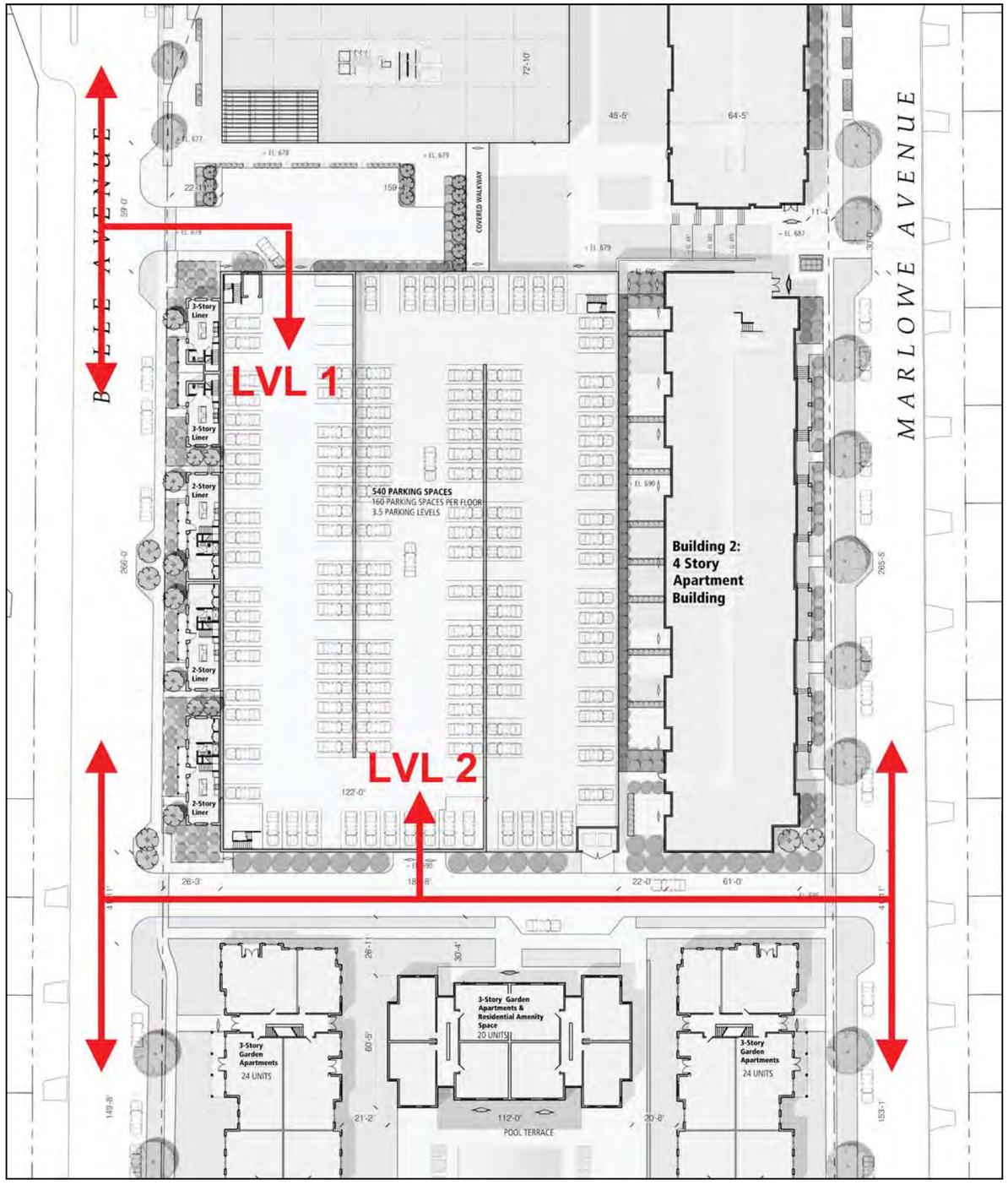
Site Section 2: East / West Looking North

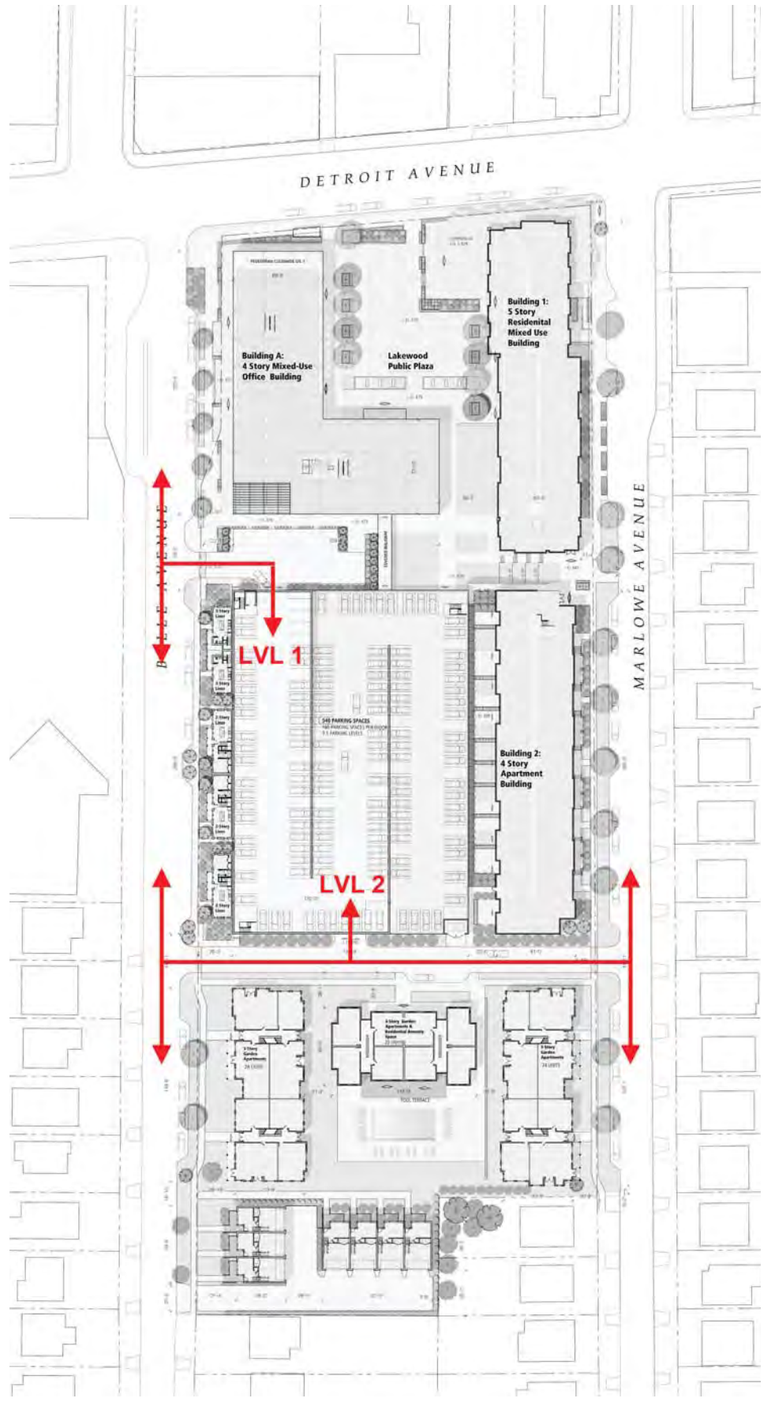


Site Section 1: North / South looking West

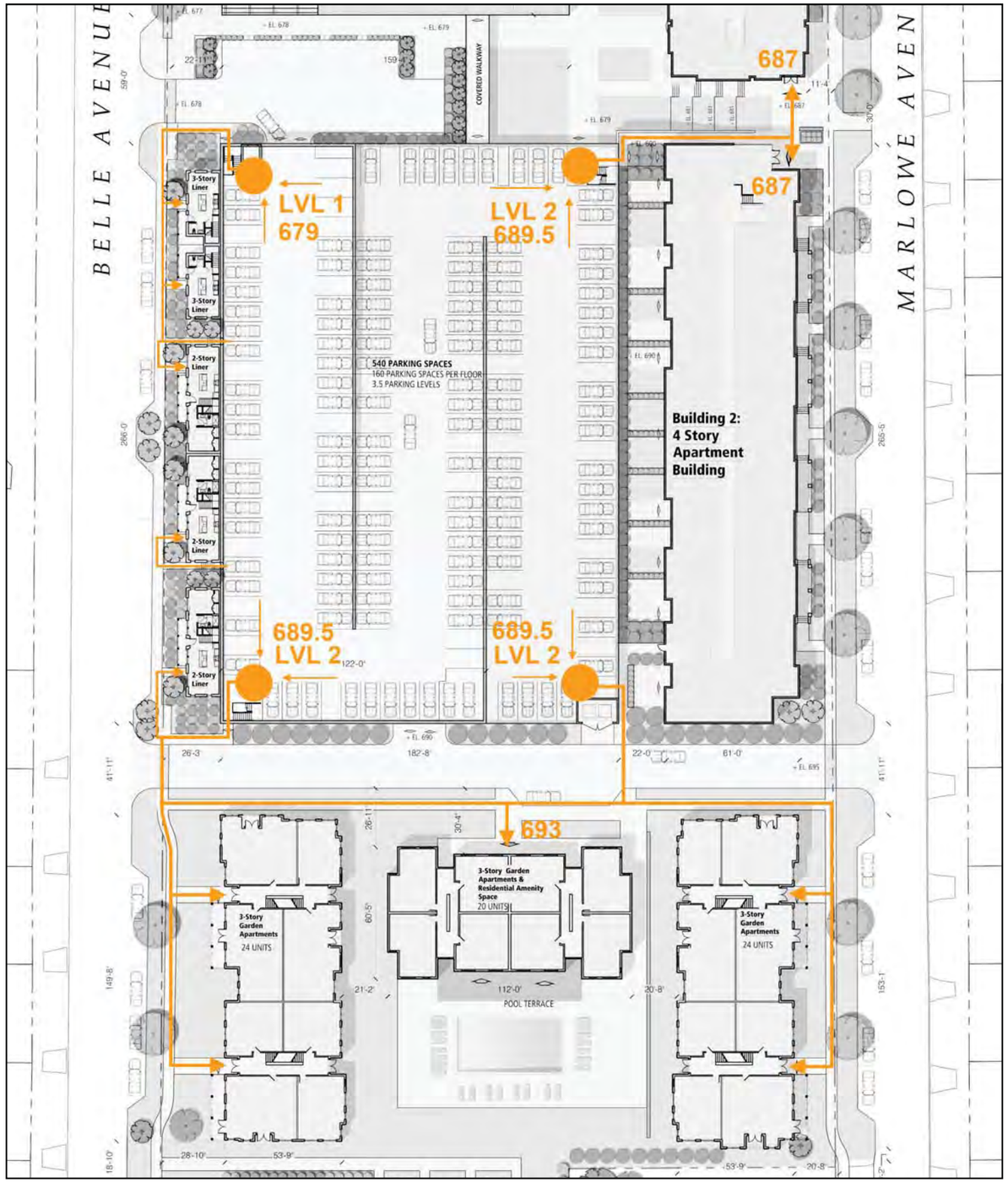
Site Sections

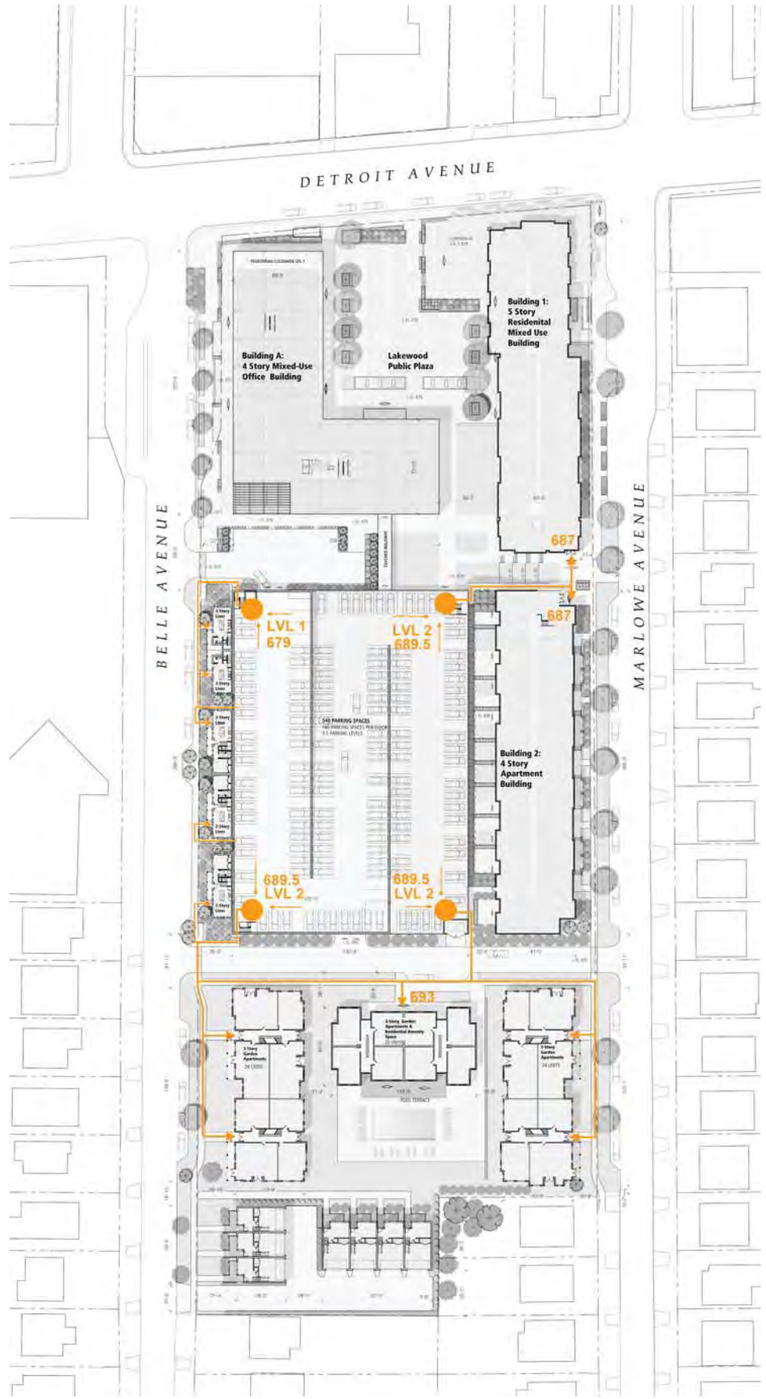






Automotive Circulation





Lakewood Downtown Redevelopment Site

Lakewood, Ohio

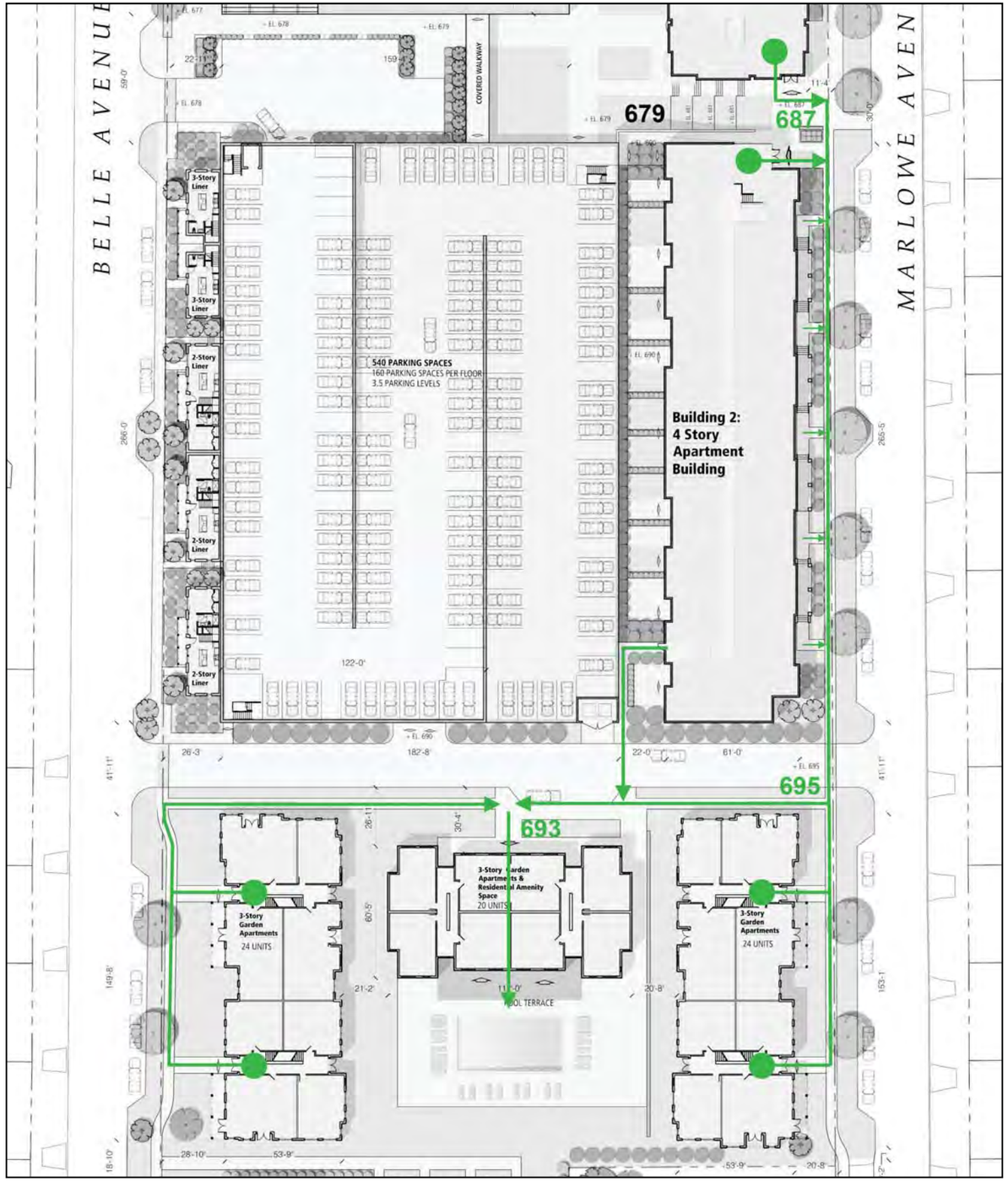
Residential Circulation from Parking

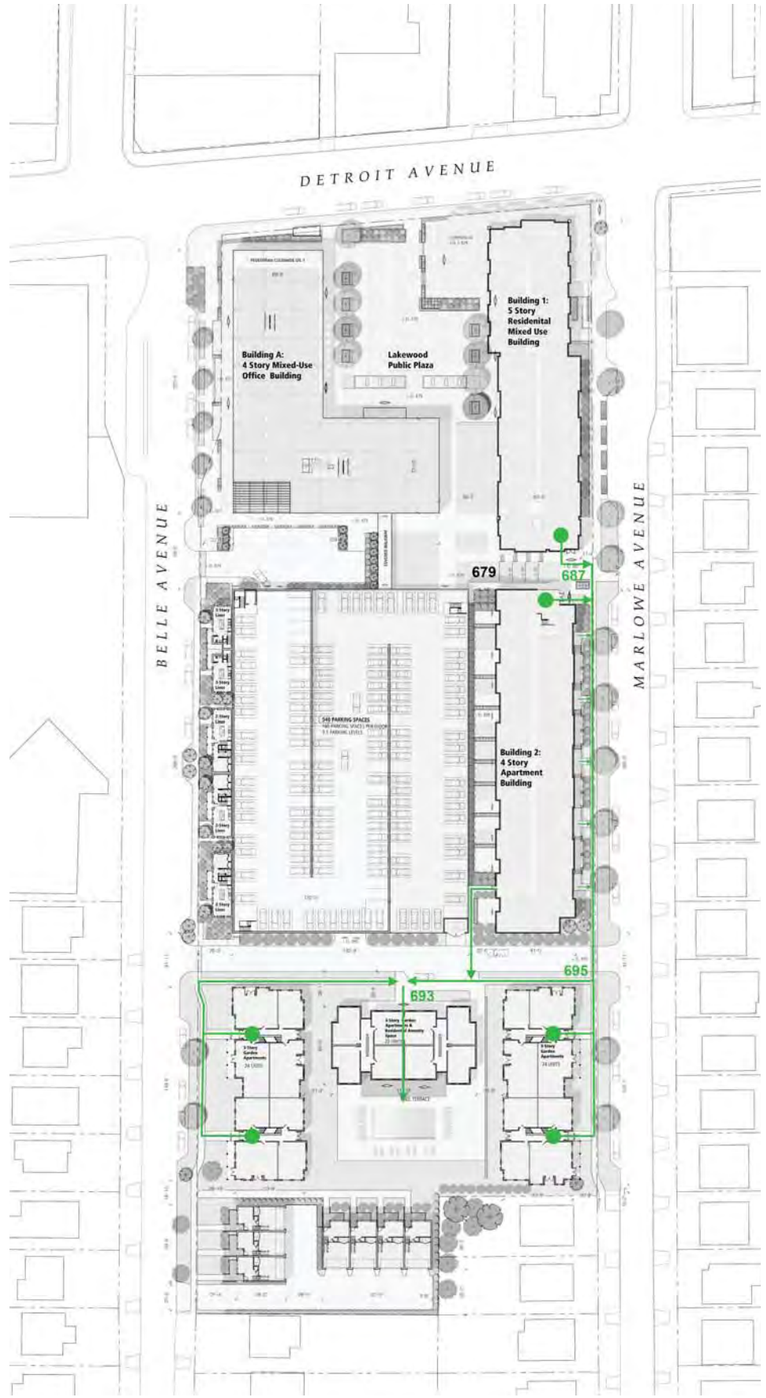
CASTO

NORTH POINTE REALTY, INC.

EDGE

DIMIT ARCHITECTS
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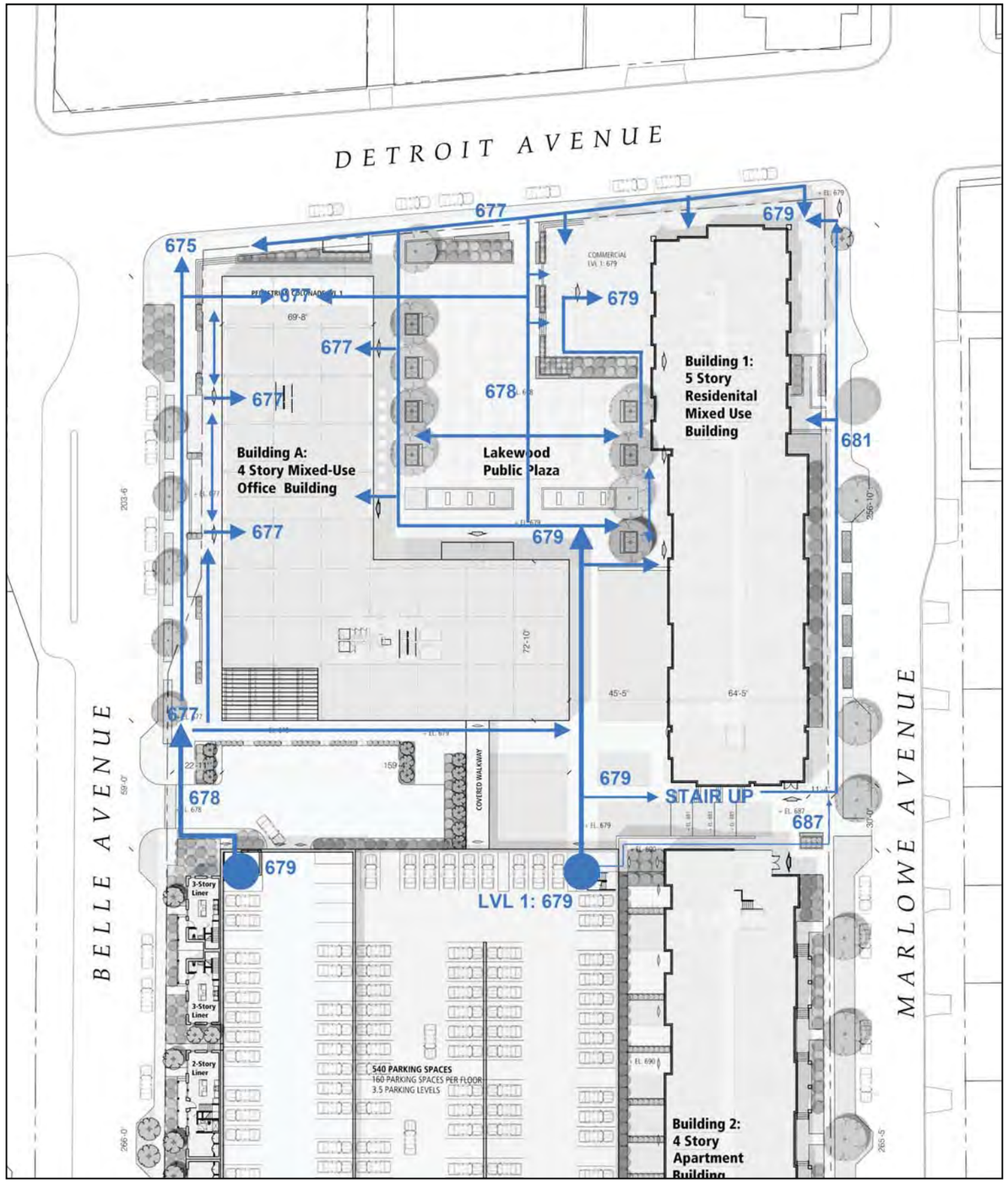


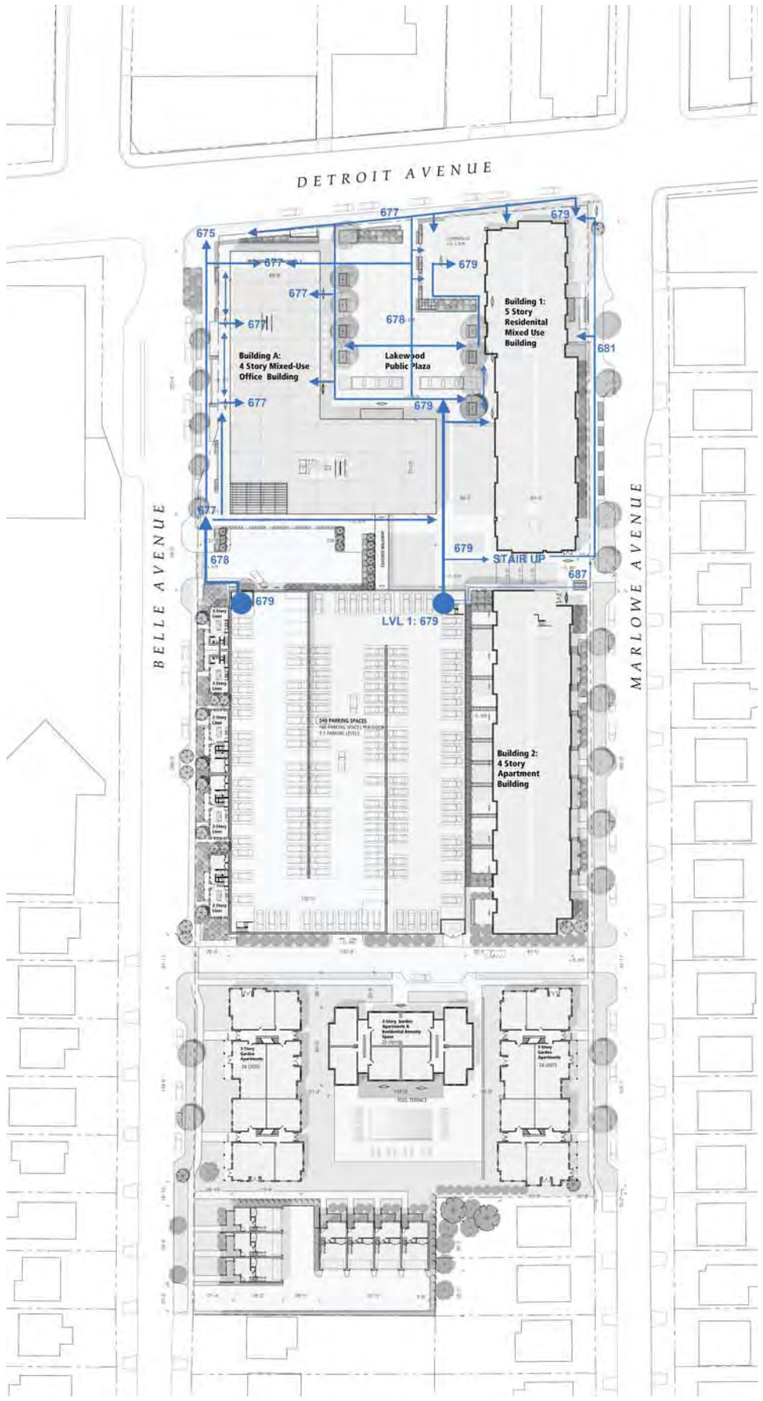


Residential Circulation

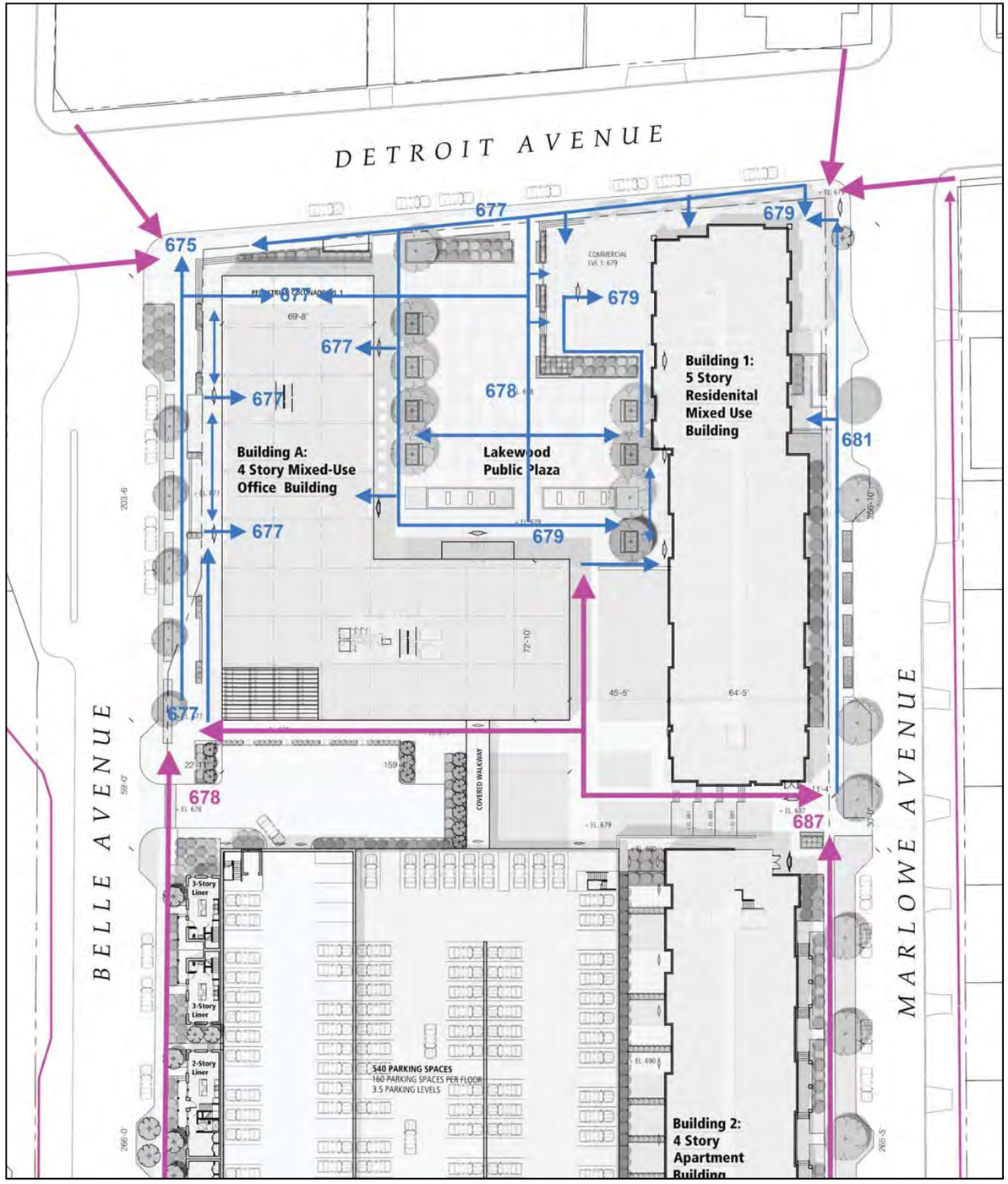
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

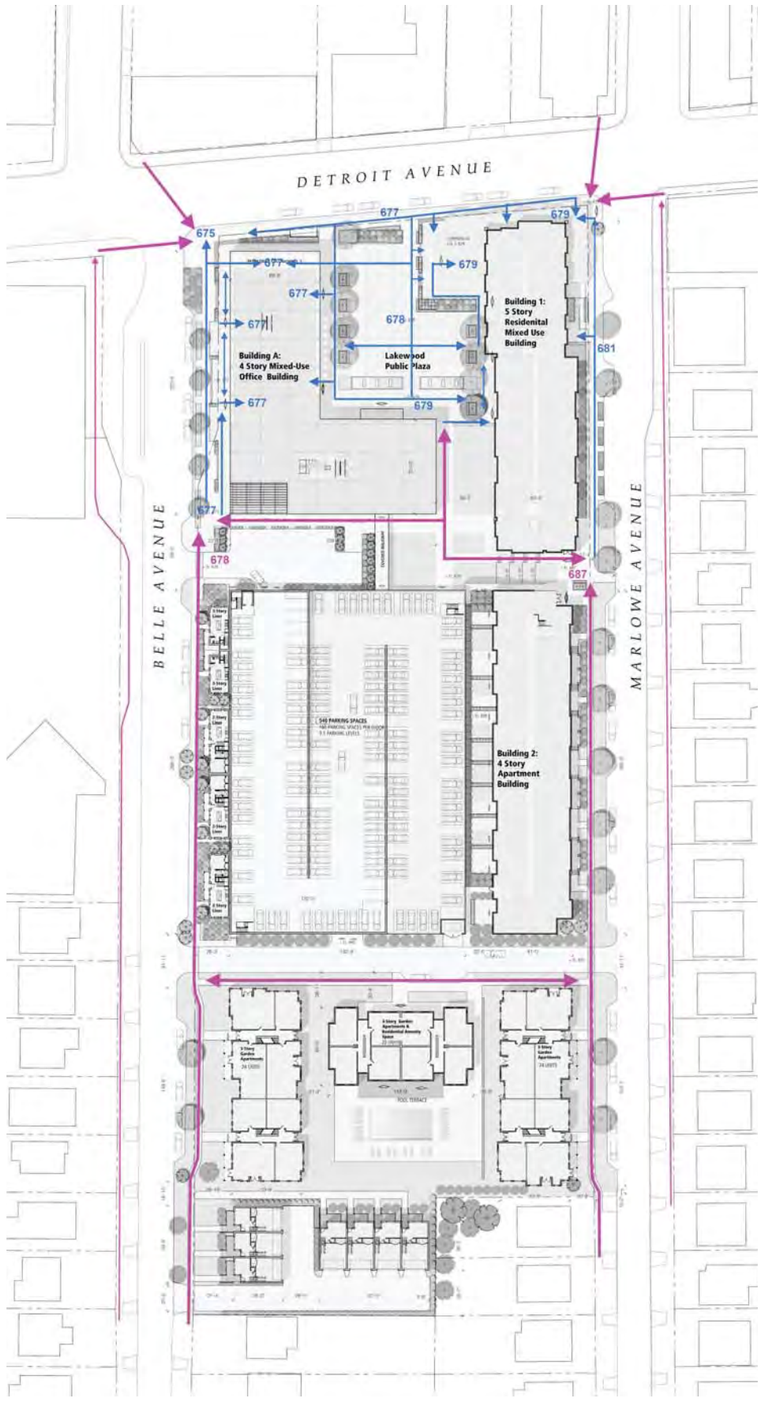
CASTO
NORTH POINTE REALTY, INC.
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
DIMIT ARCHITECTS
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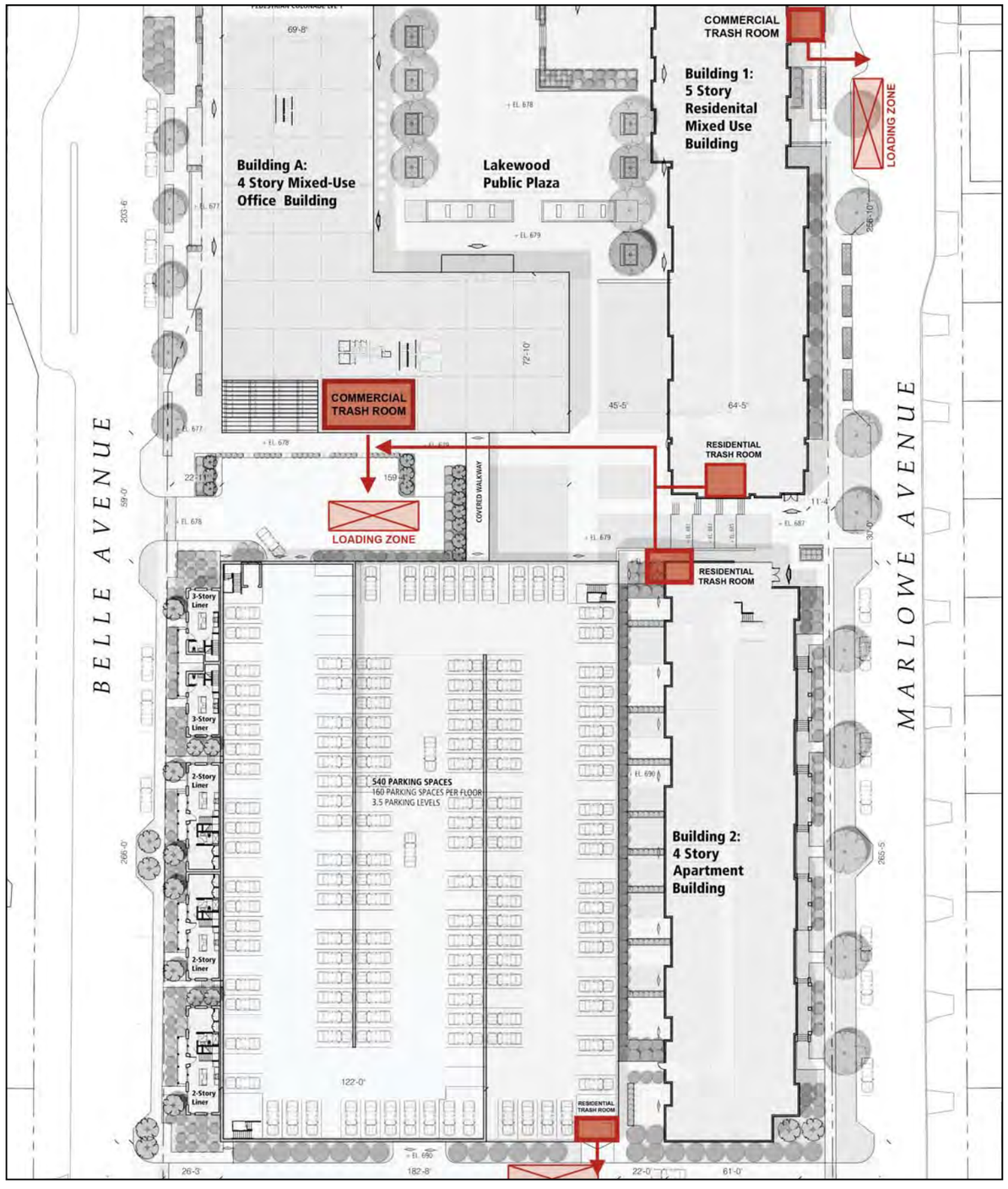


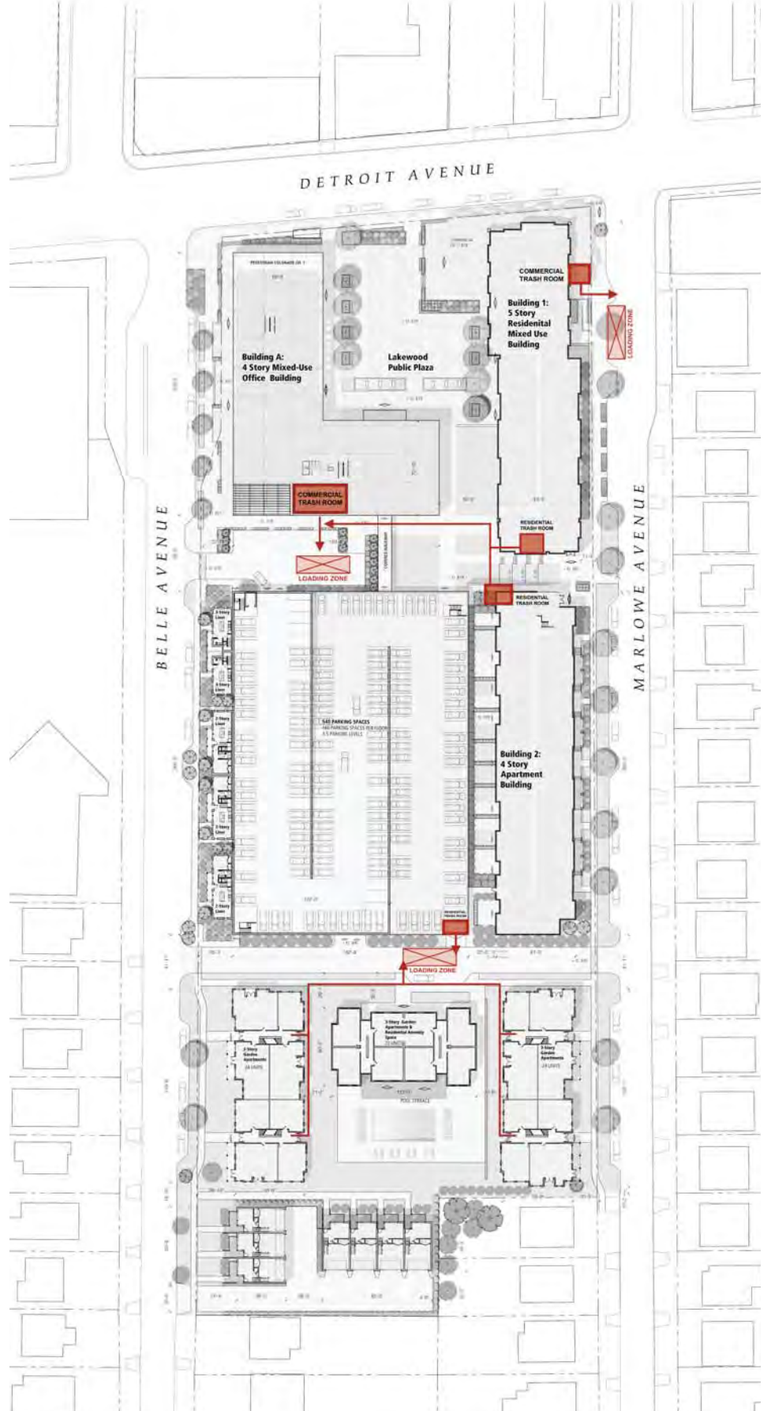
Commercial Circulation





Public Circulation



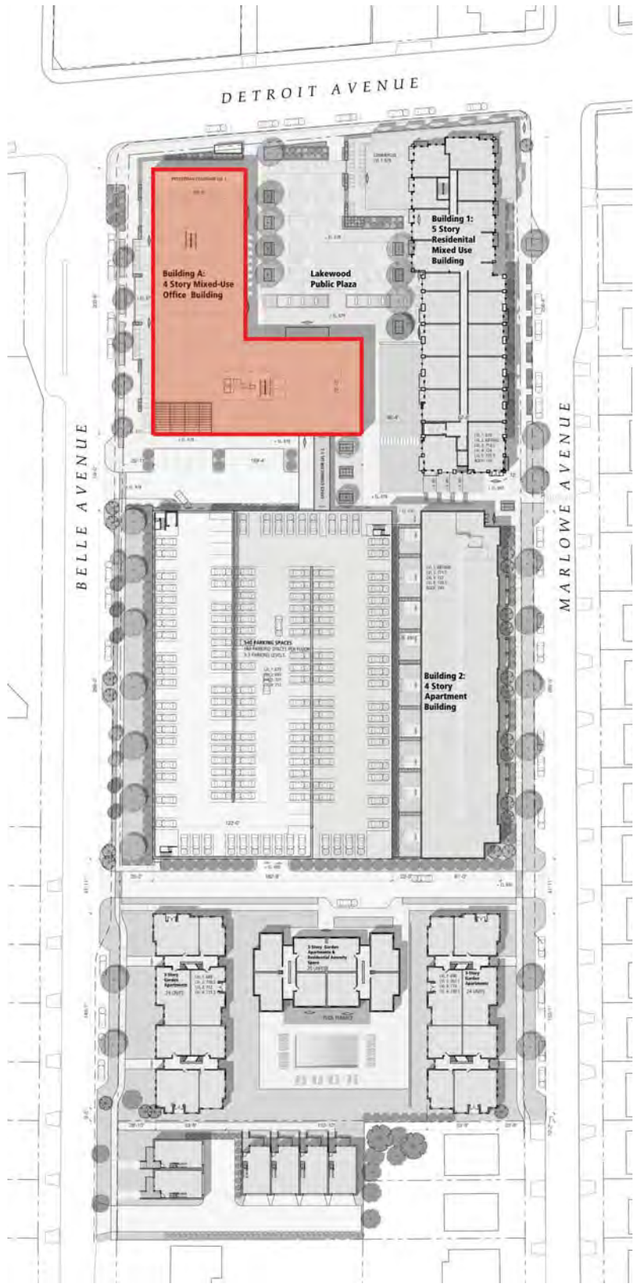


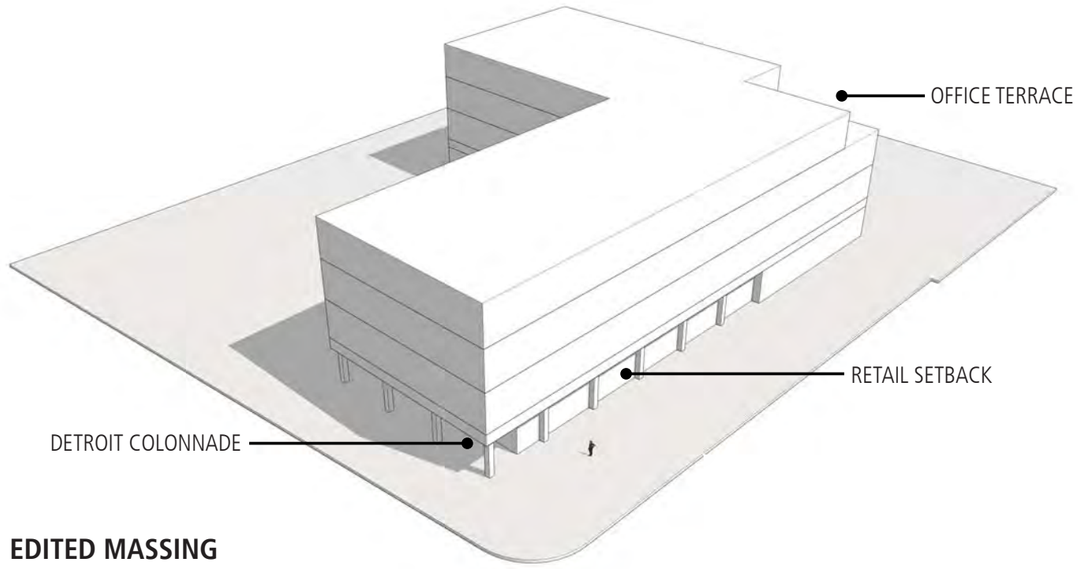
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BUILDING - A

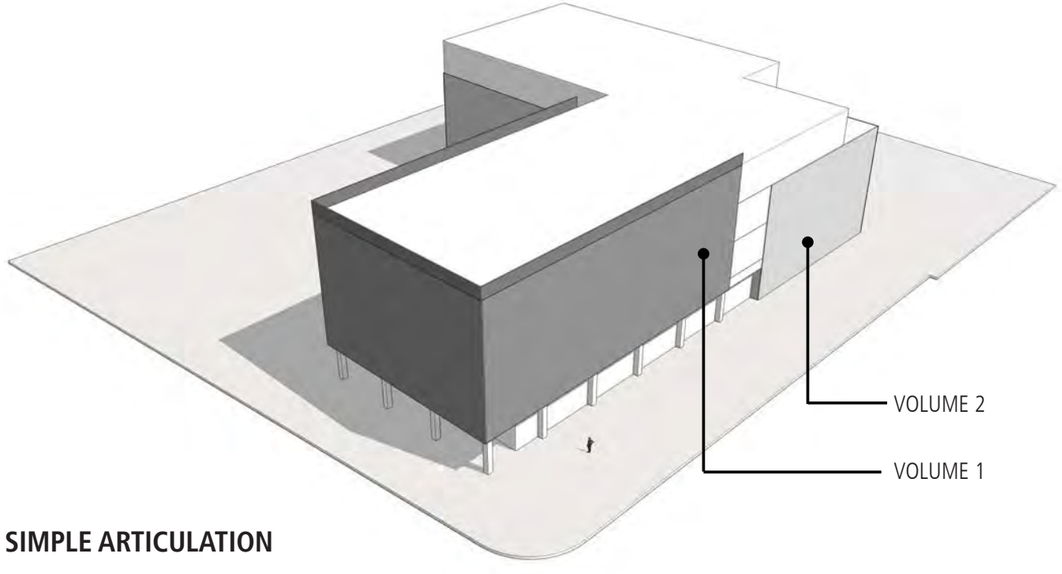
Mixed Use Commercial Building **79,578 Total GSF**

Retail Space (lvl 1) **12,000 GSF**
Office Lease Space (lvls 2-4) **65,504 GSF**
Building Height: 4 Stories / 60'-0"

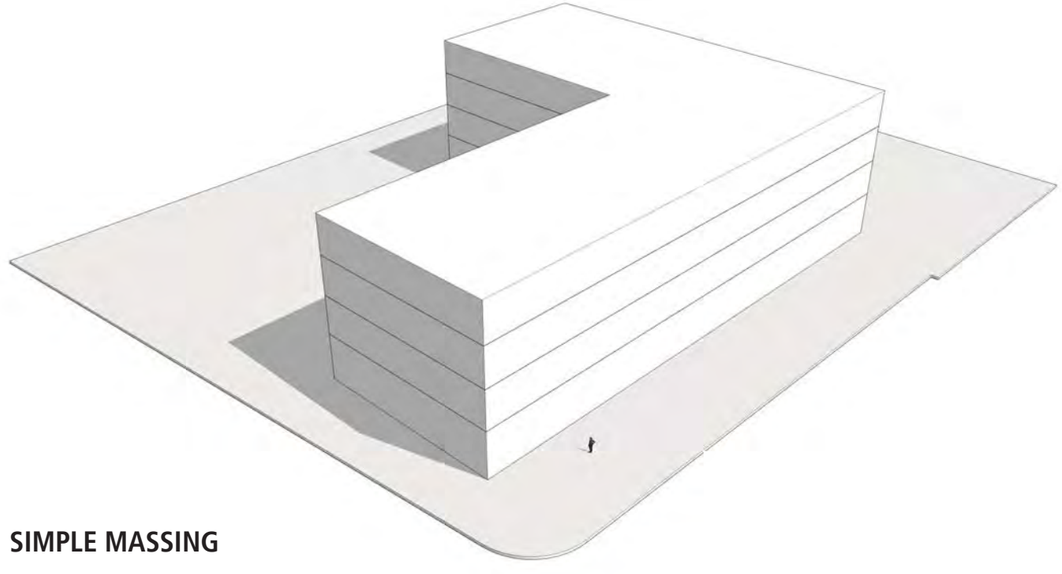




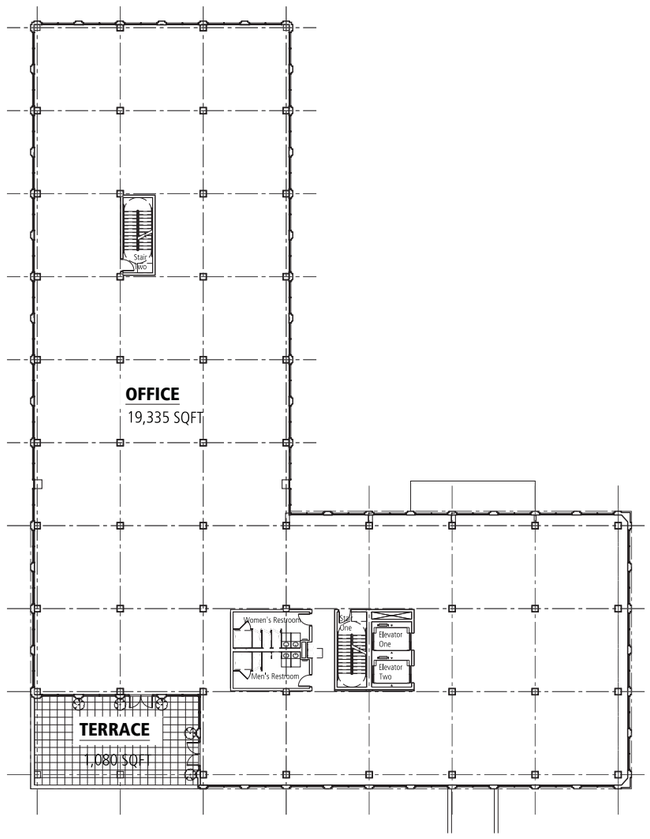
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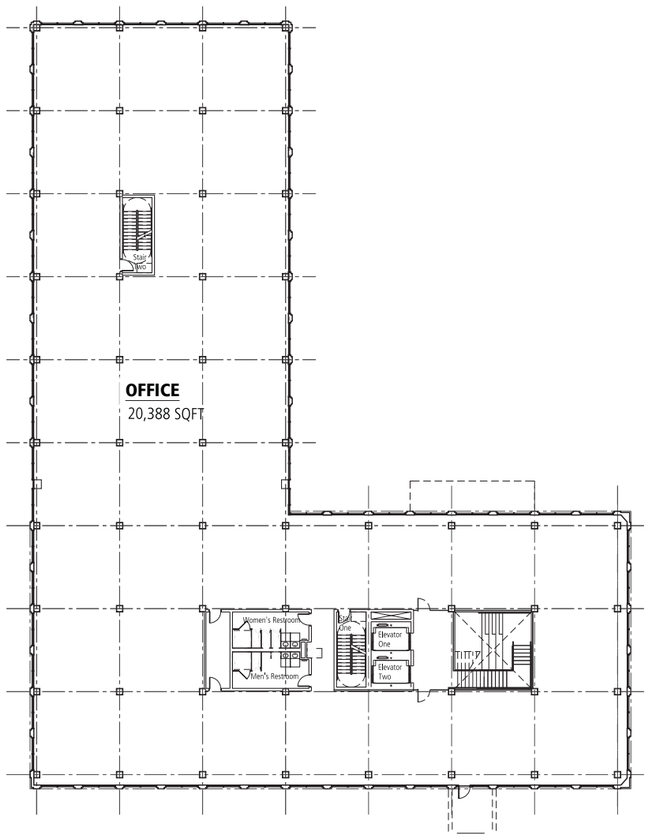
SIMPLE ARTICULATION



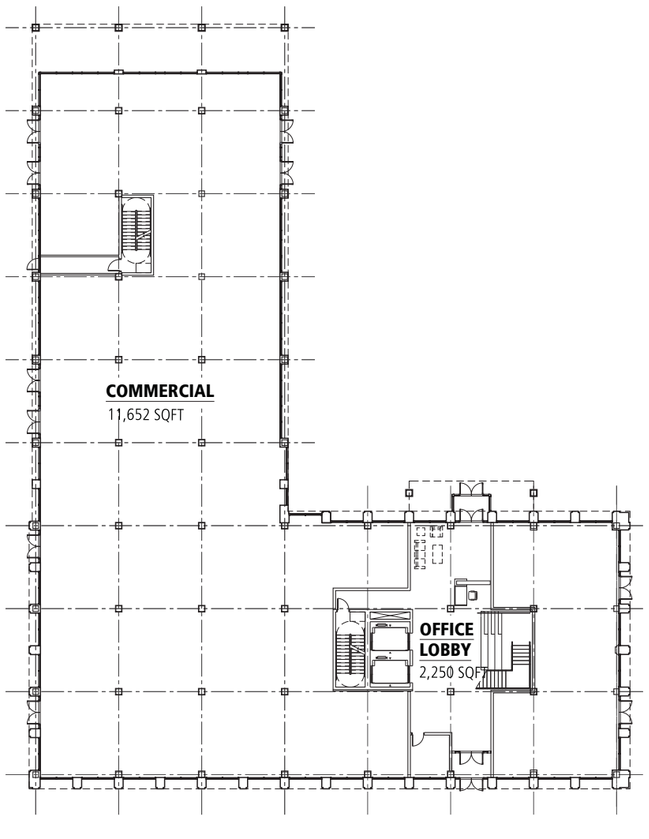
SIMPLE MASSING



Level 04

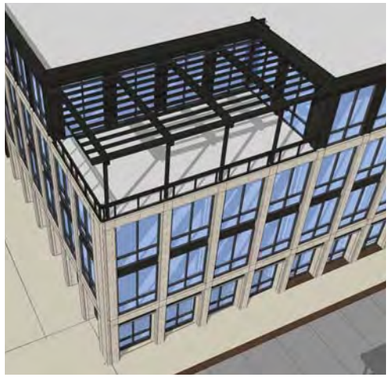


Level 02-03

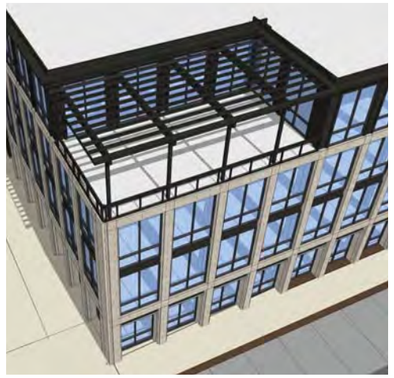


Level 01

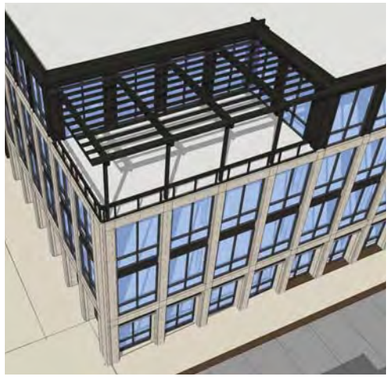
Terrace Sun Study



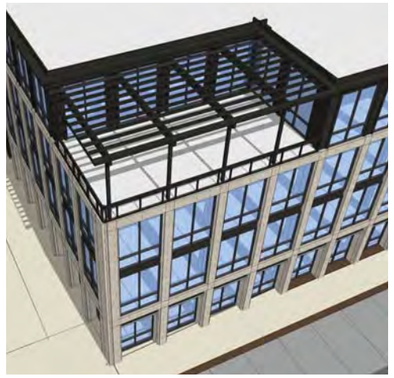
4 pm - Equinox



1 pm - Equinox



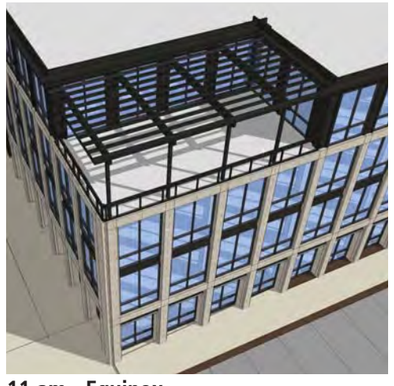
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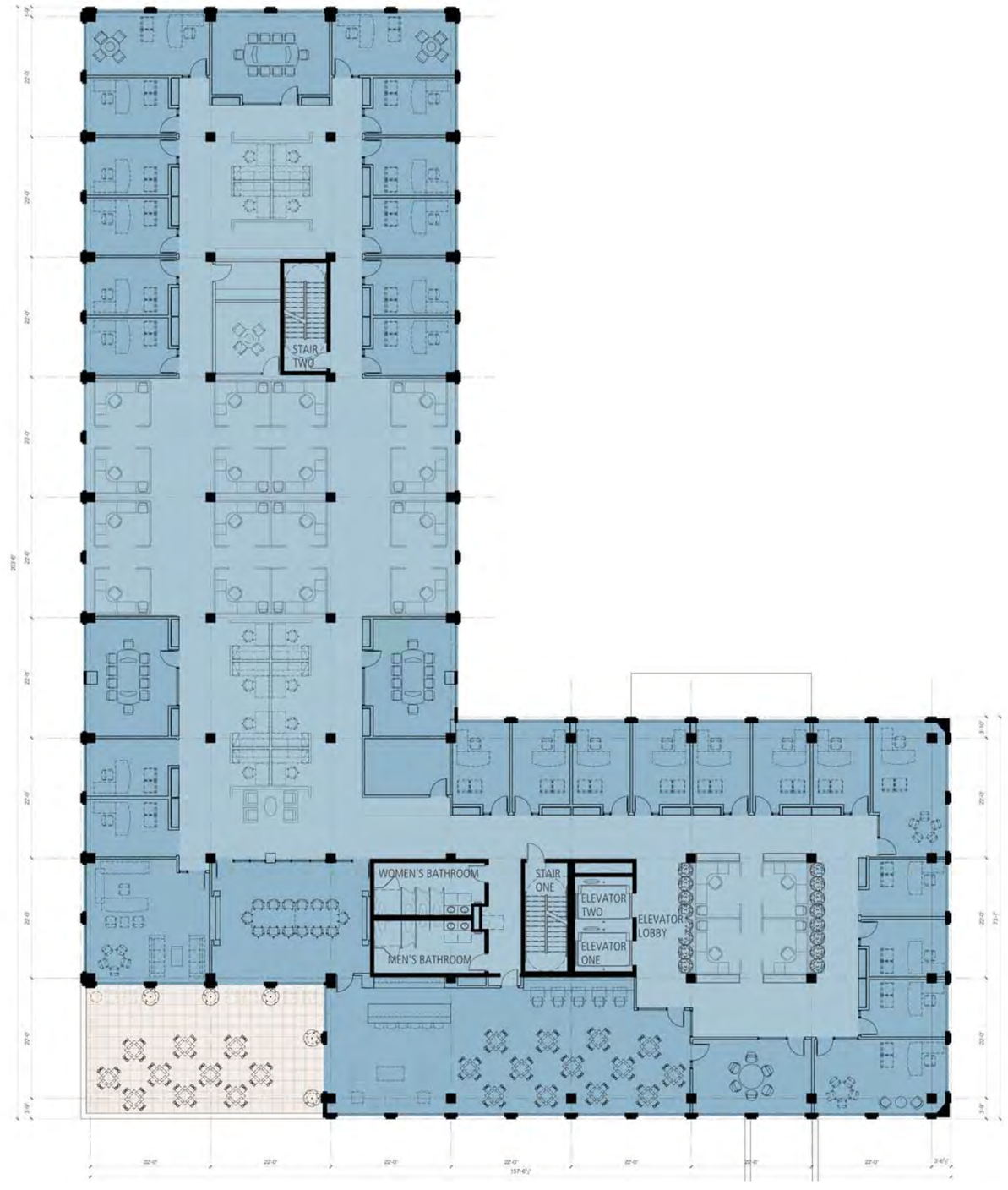
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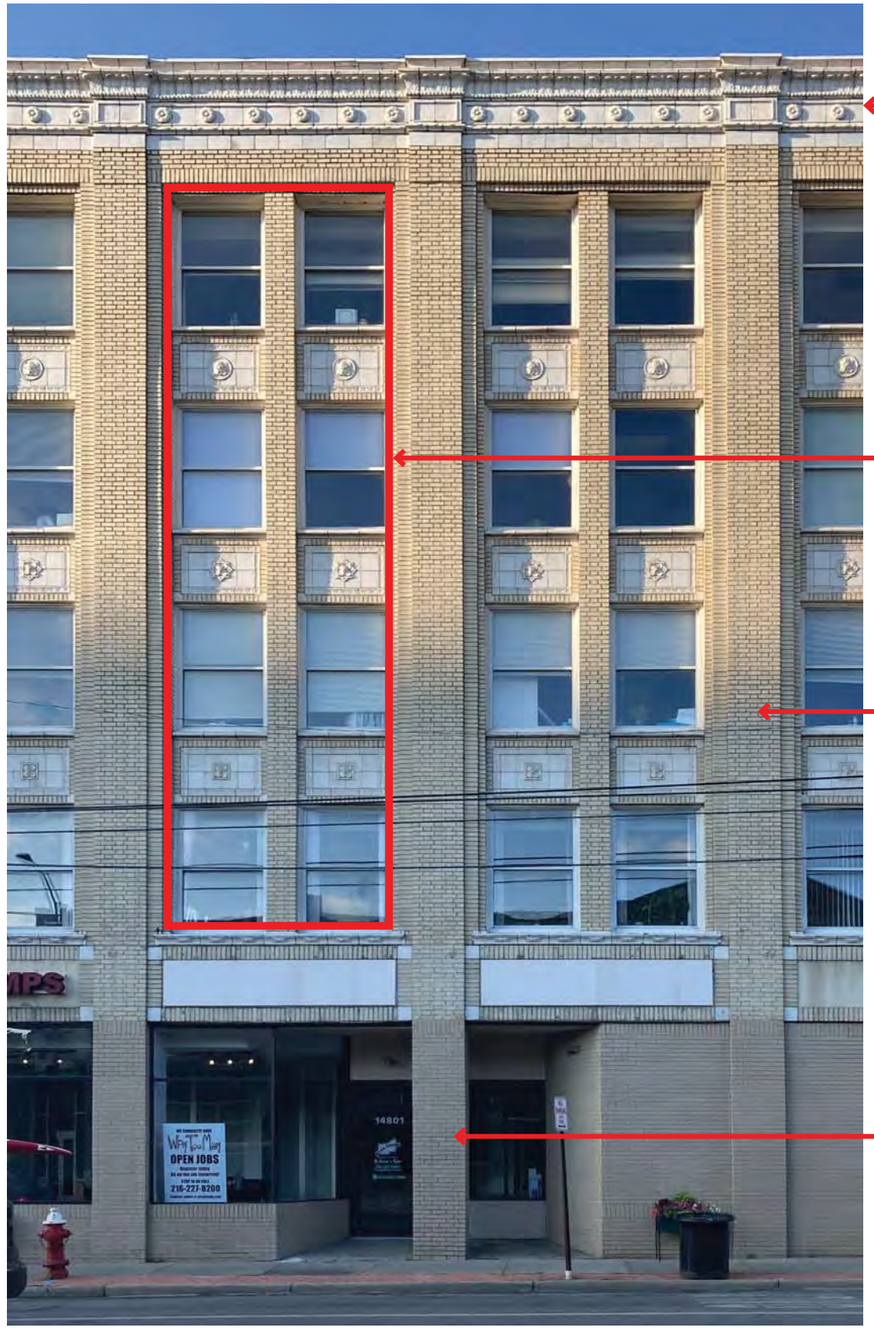
2 pm - Equinox



11 am - Equinox



BUILDING-A: Office - Conceptual lvl 4 Fit-plan



CORNICE

VERTICAL GROUPING

BRICK PILASTERS

PIANO NOBILE







Building A - Belle Facade

Concept Rendering:

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CASTO
NORTH POINTE REALTY, INC.
EDGE
DIMIT ARCHITECTS
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Detroit and Belle

Concept Rendering:

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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Corner of Belle & Detroit - Building A - Colonnade looking east

Concept Rendering:





Piazza - Building A - Colonnade looking west

Concept Rendering:





Corner of Belle & Detroit - Building A - Colonnade looking east

Concept Rendering:





Piazza - Building A - Colonnade looking west

Concept Rendering:

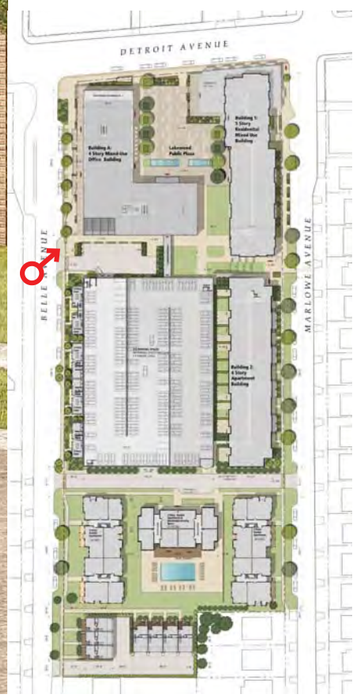




Piazza - Building A

Concept Rendering:





Piazza - Building A - Colonnade looking west

Concept Rendering:

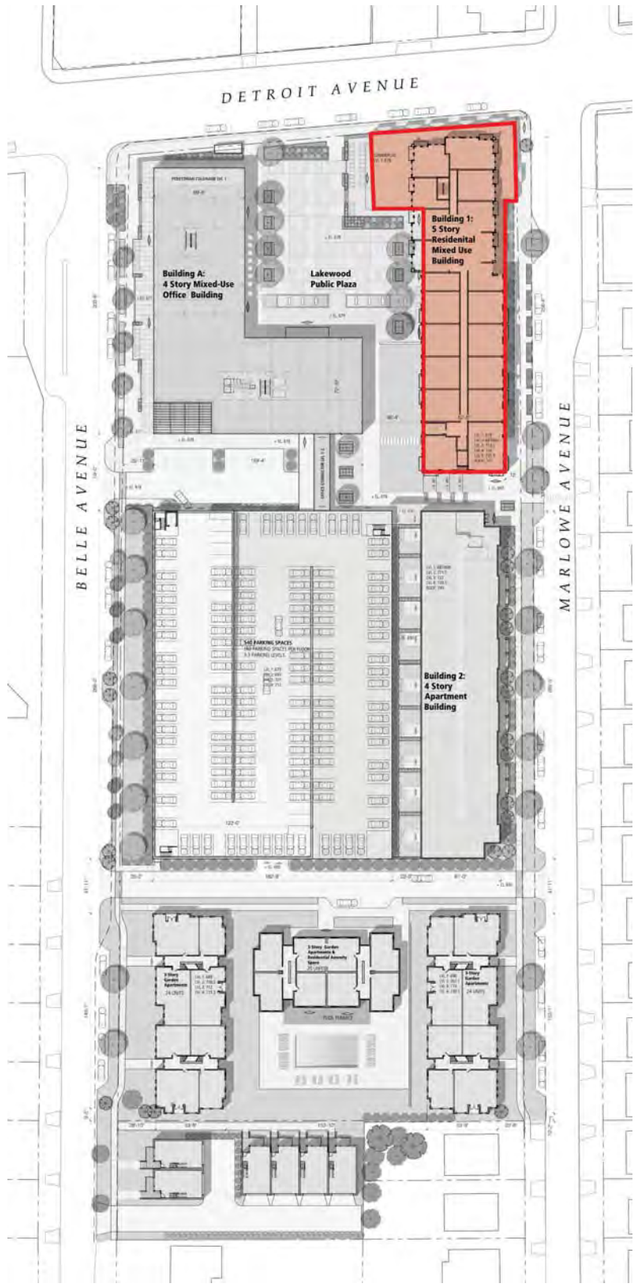
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

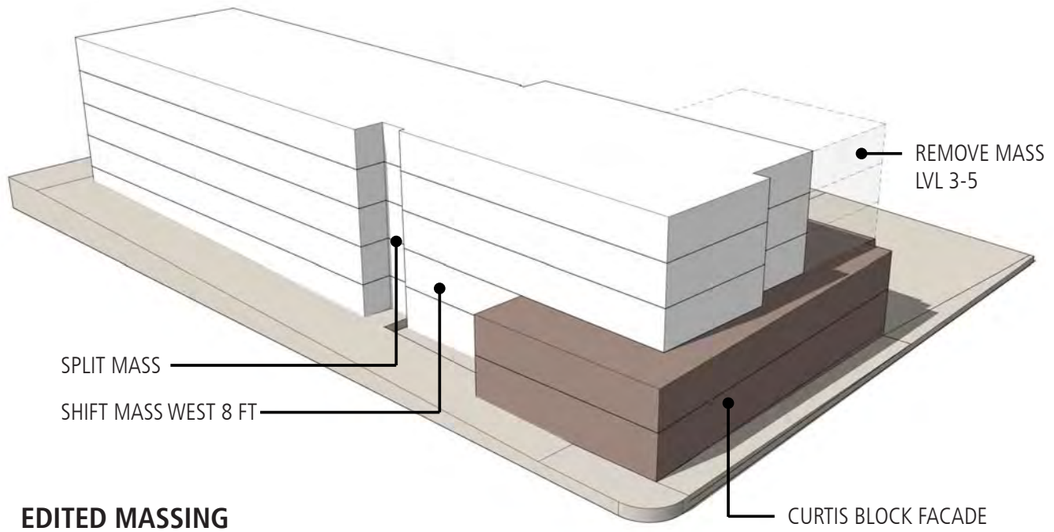
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BUILDING - 1

Mixed Use Residential Building **82 Units** **86,445 Total GSF**

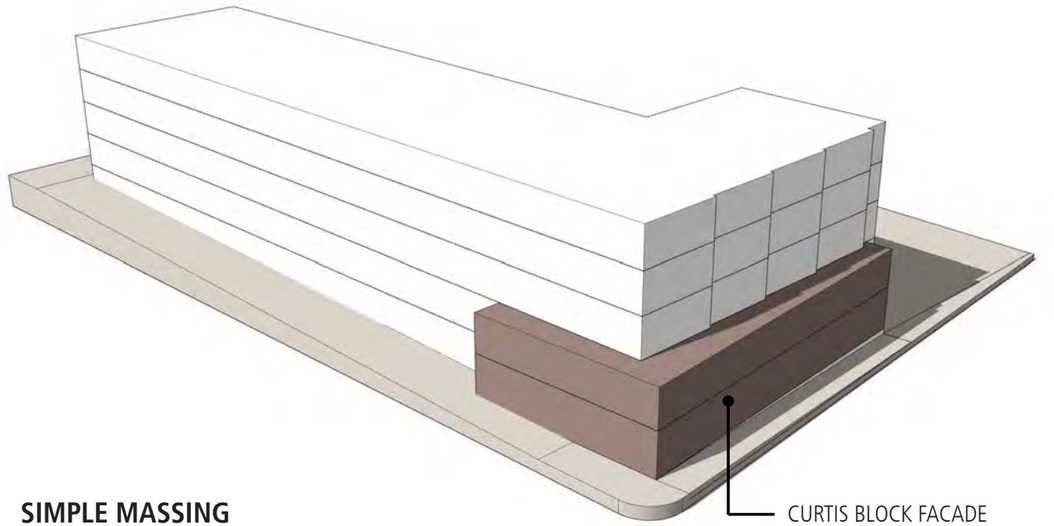
Commercial Space (lvl 1) **17,350 GSF**
Residential Apartments (lvl 2-5) **69,095 GSF**
Building Height: 5 Stories / 59'-0"



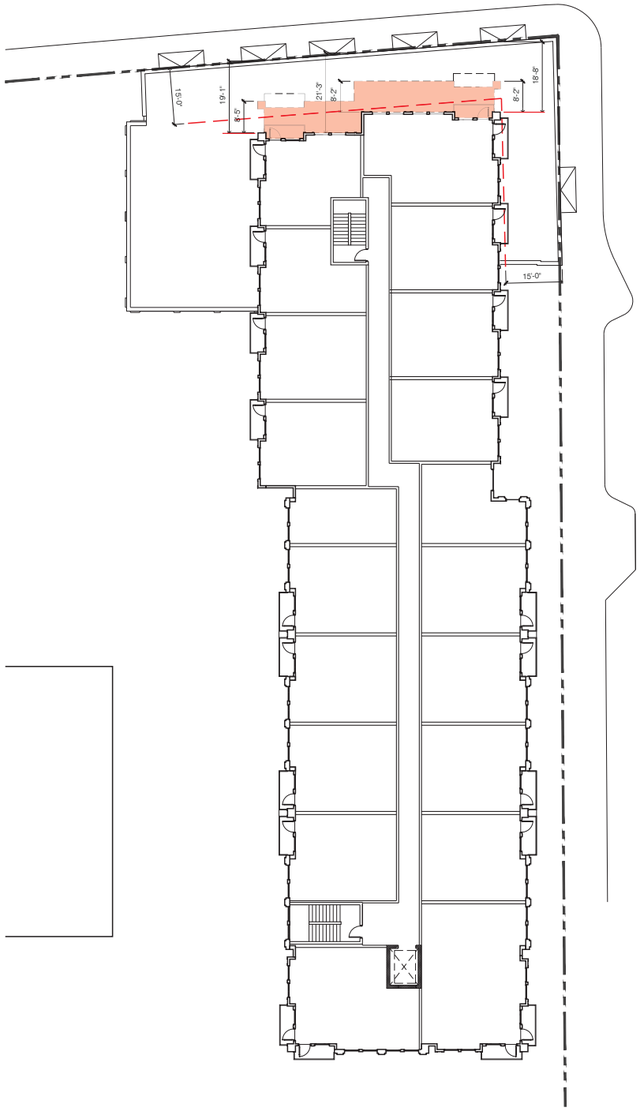


EDITED MASSING

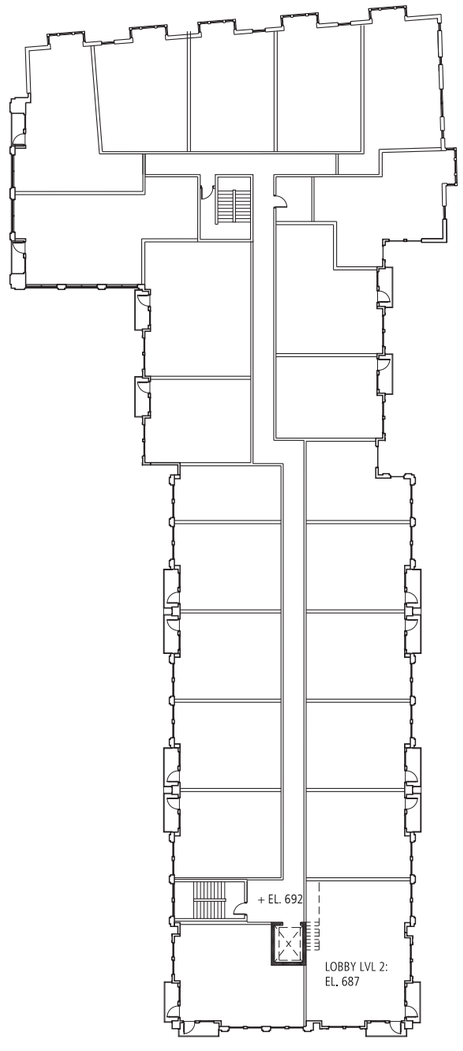
SIMPLE ARTICULATION



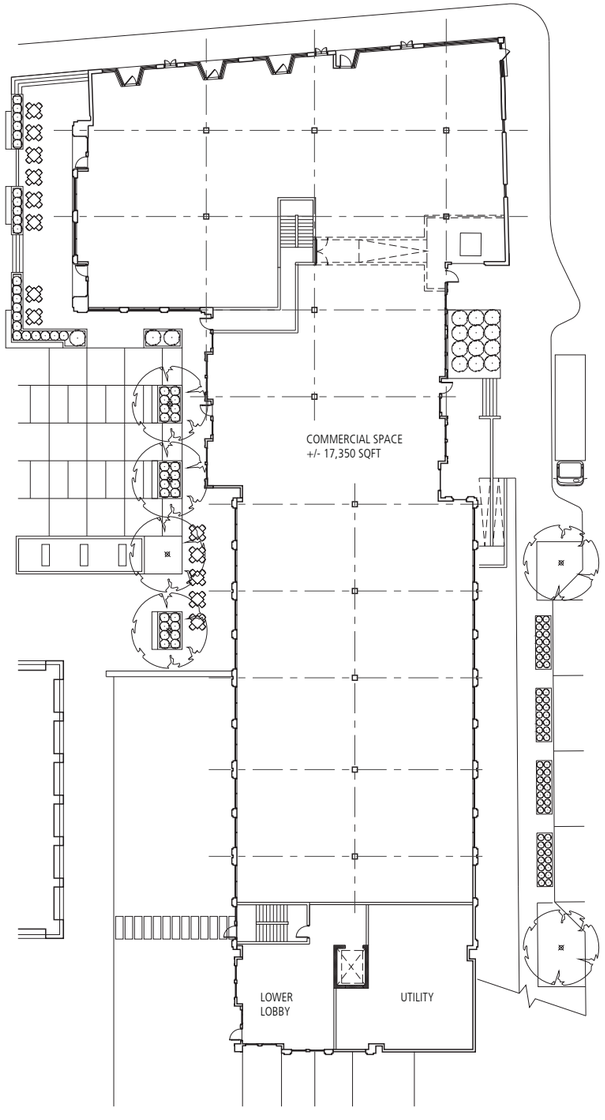
SIMPLE MASSING



Level 03-05



Level 02



Level 01





Detroit & Marlowe corner

Concept Rendering: Pedestrian Experience

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

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NORTH POINTE REALTY, INC.
EDGE
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Detroit Plaza Plaza - Building 1 & Buildnig A

Concept Rendering:

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

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Piazza - Building A Colonnade looking west





Piazza - Building 1

Concept Rendering:





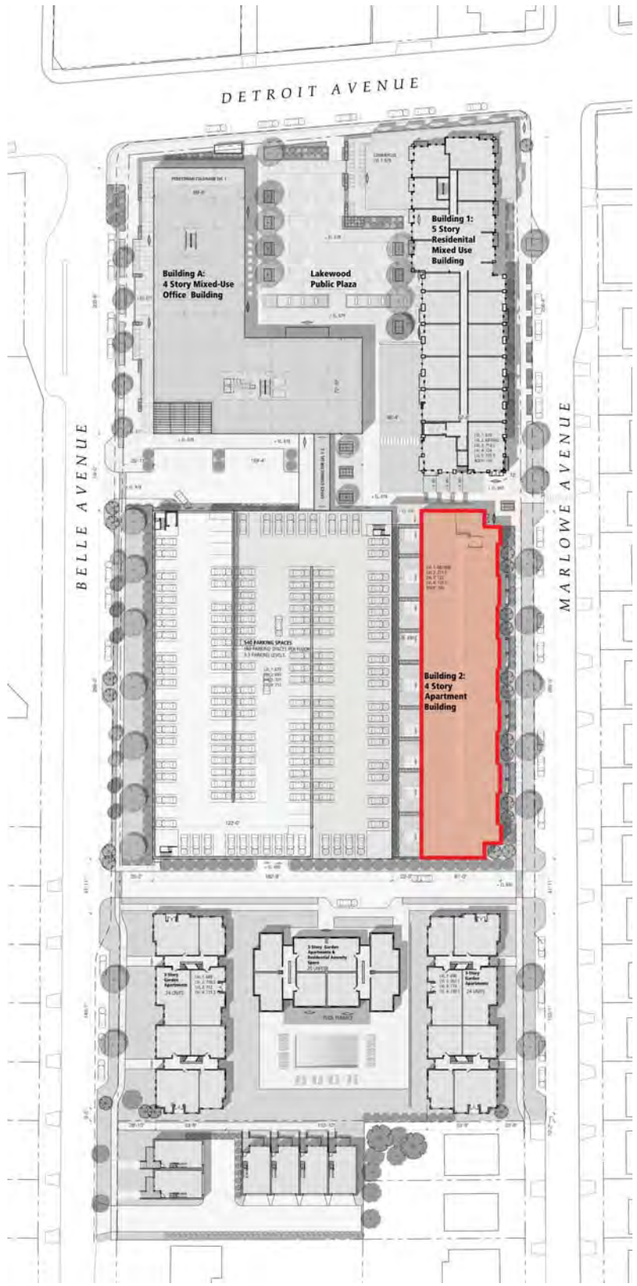
Marlowe Facade - Building 1

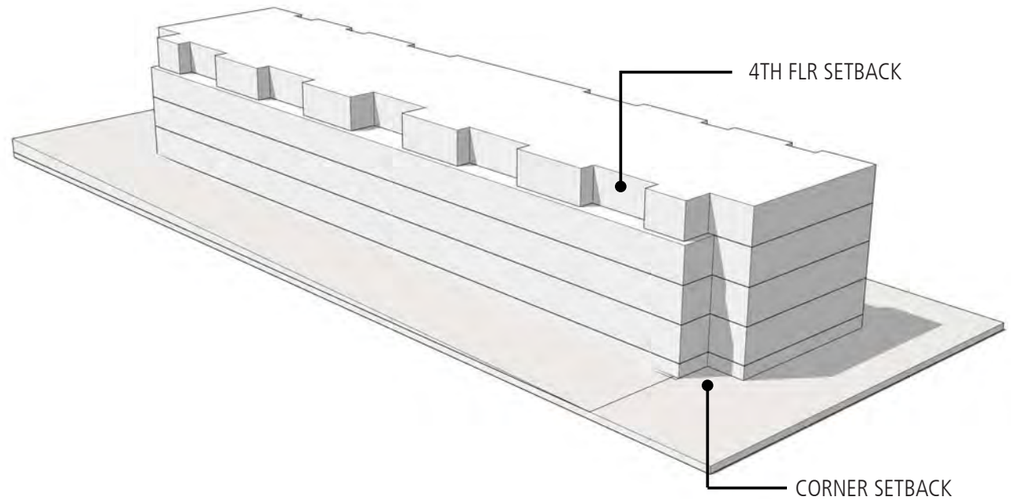
Concept Rendering: Building 1

BUILDING - 2

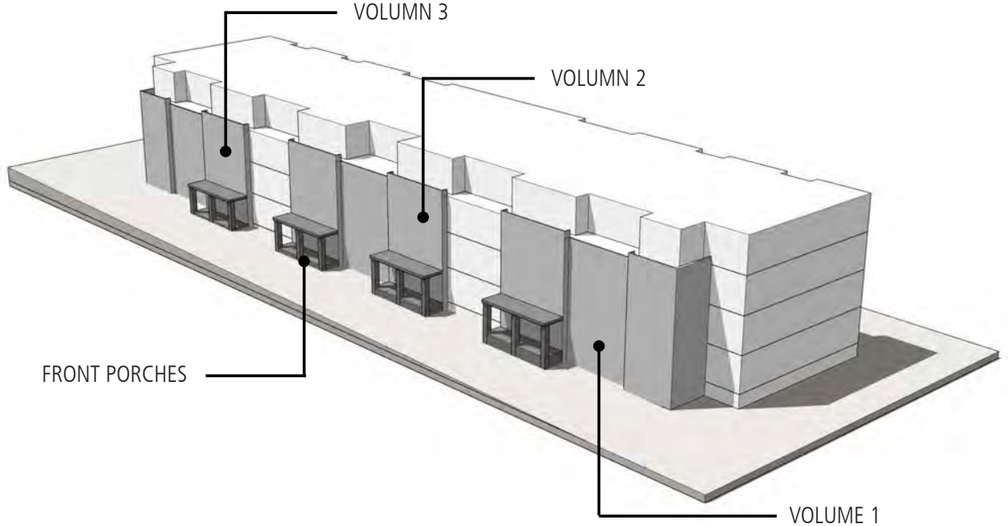
4 Story Apartment Building **78 Units** **61,428 GSF**

Residential Apartments (lvl 1-4) **61,428 GSF**
Building Height: 4 Stories / 43'-0" (47'-0" @ Lobby)

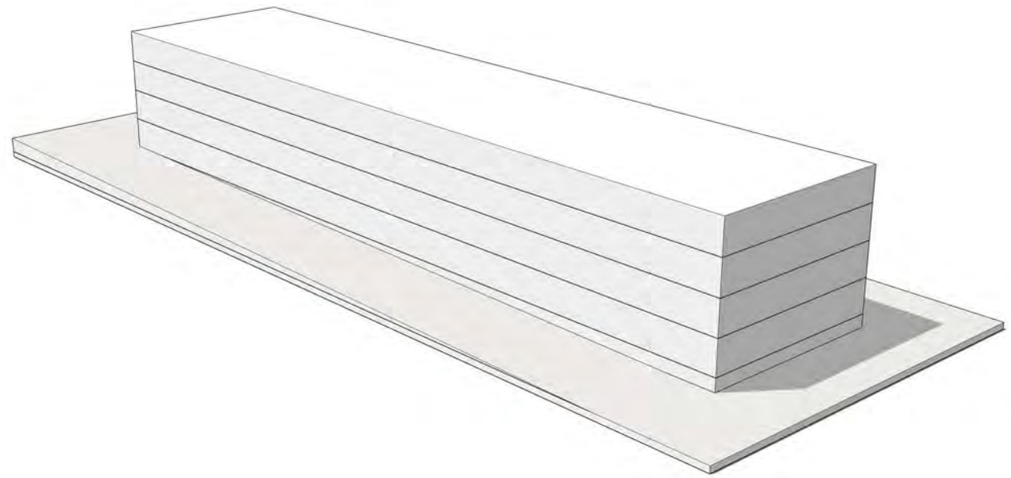




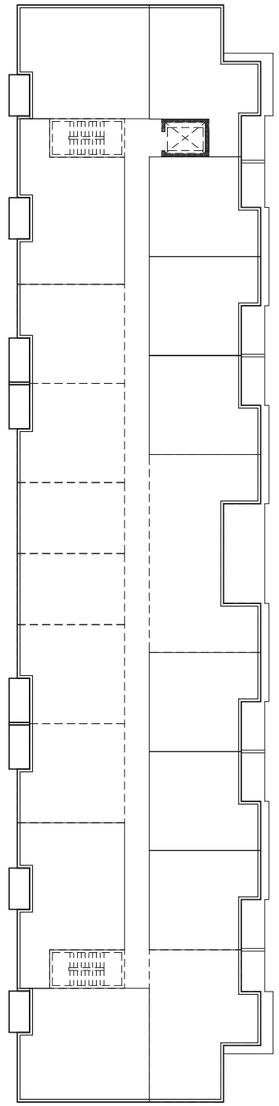
EDITED MASSING



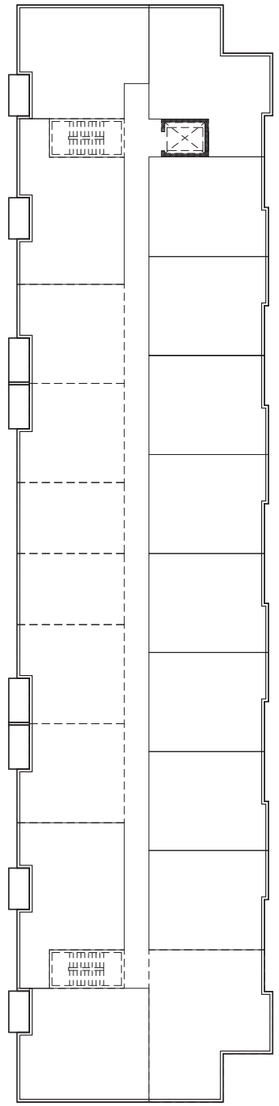
SIMPLE ARTICULATION



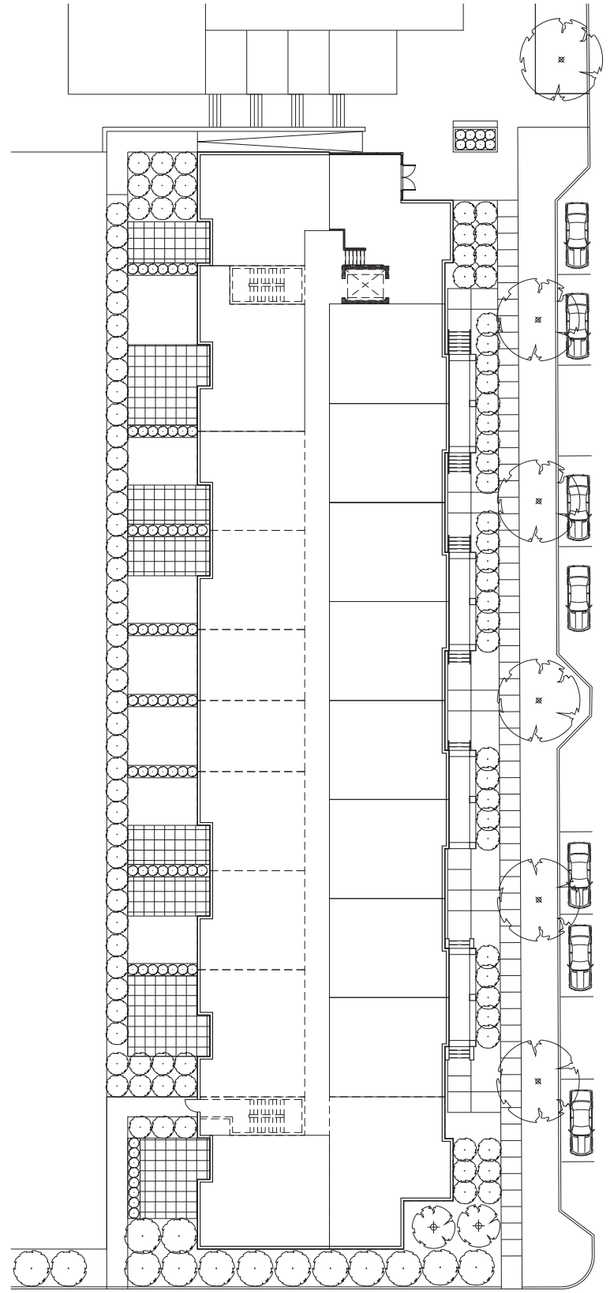
SIMPLE MASSING



Level 04



Level 02-03



Level 01

Building 2 - Floor plans





Building 2 - Marlowe Facade

Concept Rendering:





Building 2 - "Front Porch"

Concept Rendering:





Building 2 - West patio





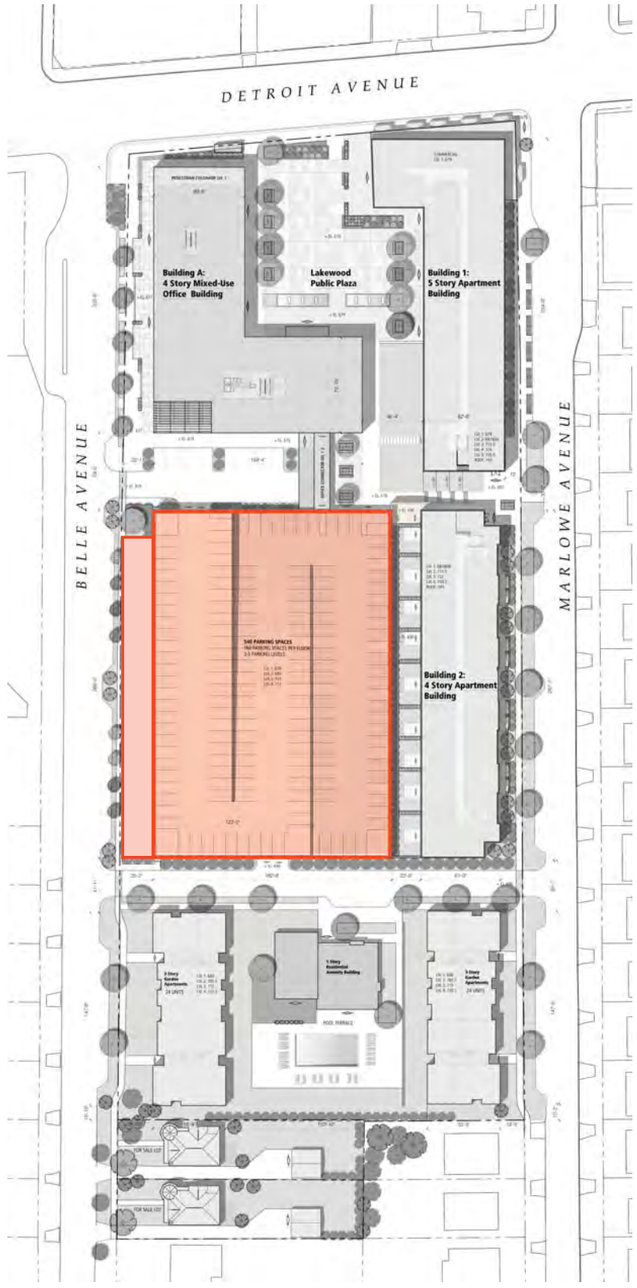
Building 2 - West patio

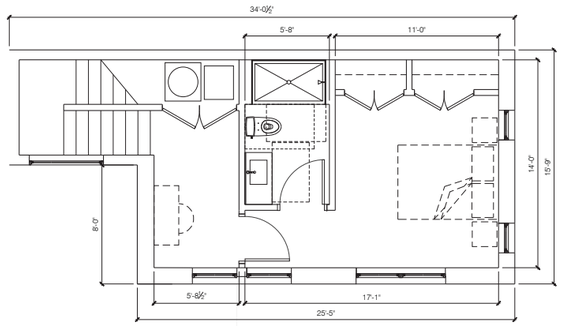
Concept Rendering:

PARKING GARAGE & LINERS

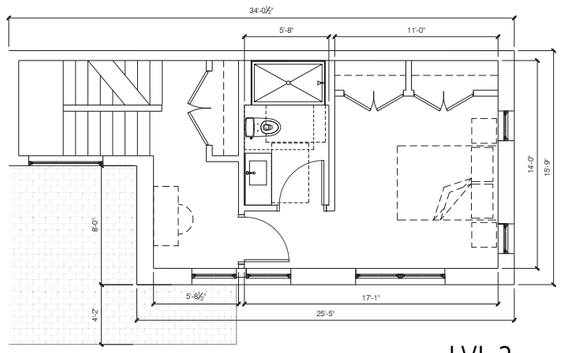
Parking Garage **540 Spaces** **172,900 GSF**
Building Height: 3-1/2 Levels 22′-0″ / 33′-0″

Liner Units: 2-3 Stories **5 Units** **7,230 GSF**
Building Height: 2-3 Stories / 21′-6″ / 32′-0″

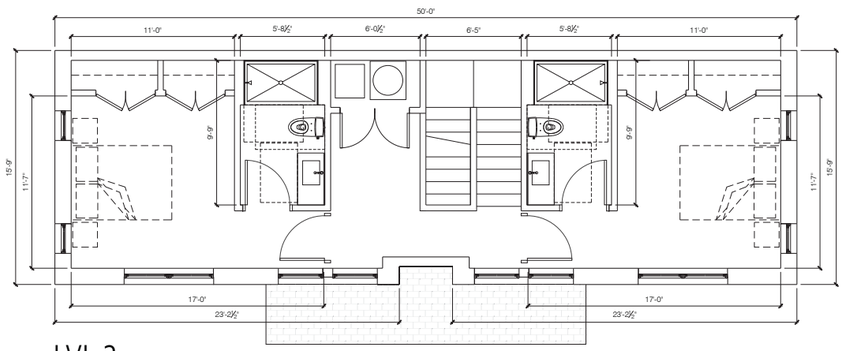




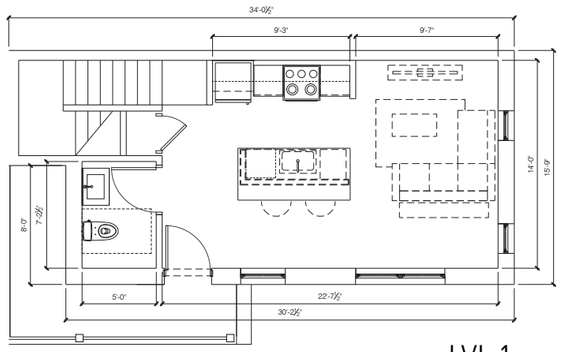
LVL 3



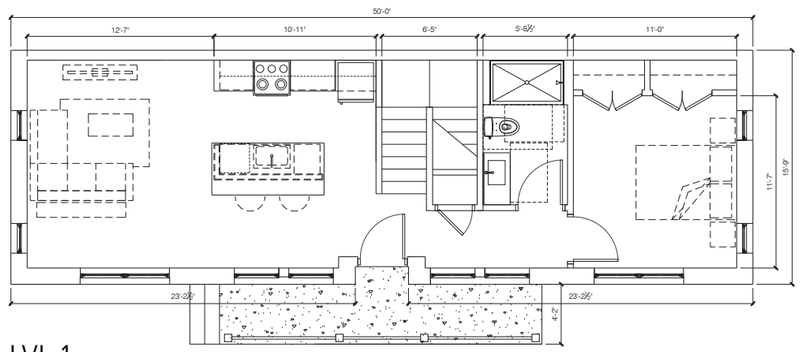
LVL 2



LVL 2



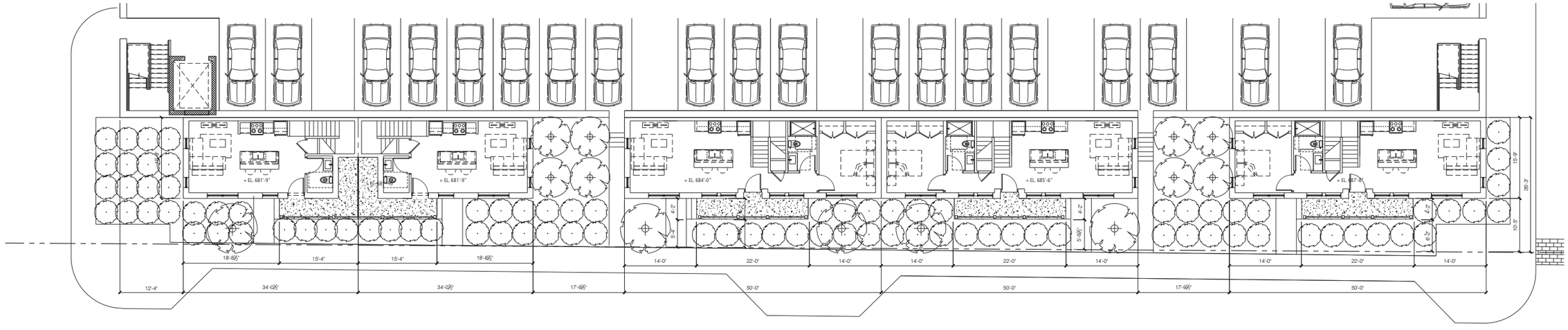
LVL 1



LVL 1

Liner 1 - 2 Bed / 2 $\frac{1}{2}$ Bath: 1,365 sqft

Liner 2 - 3 Bed / 3 Bath: 1500 sqft



Garage Liner Plans

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Concept Rendering: Garage Liner

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Lakewood, Ohio

Concept Rendering: Garage Liner

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Lakewood, Ohio

Concept Rendering: Garage Liner

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Lakewood, Ohio

Concept Rendering: Garage Liner

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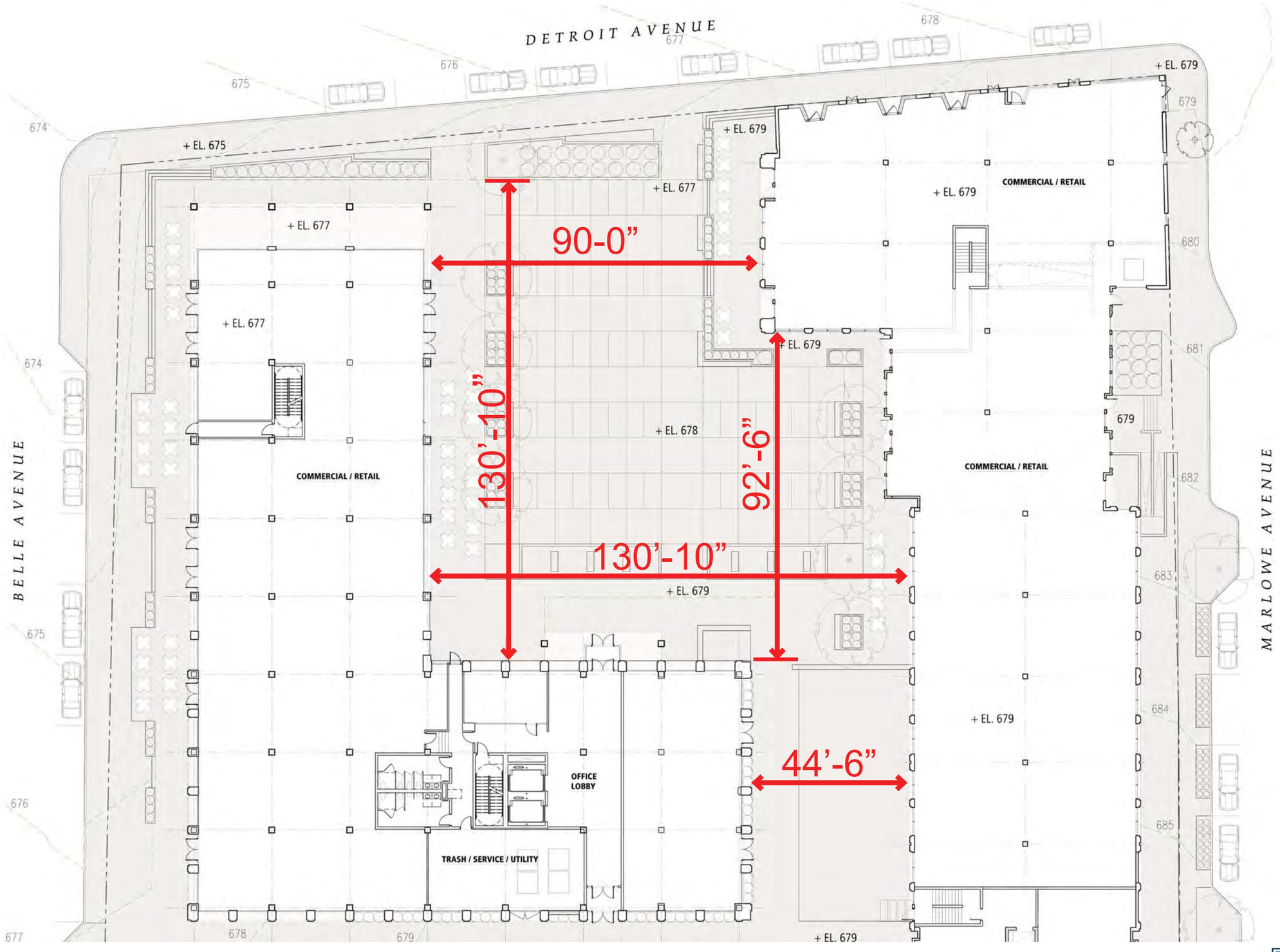
PLAZA / OPEN SPACE

PLAZA / HARD SCAPE: **+/- 20,000 SQFT**

HARDSCAPE / PLANTED MIX: **+/- 10,000 SQFT**

PRIMARY PLANTED ARAE: **+/- 18,000 SQFT**





Lakewood Downtown Redevelopment Site

Lakewood, Ohio

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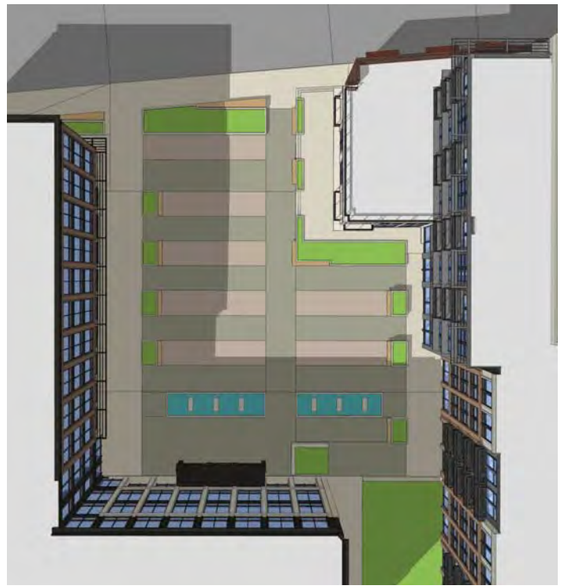
NORTH POINTE REALTY, INC.

EDGE

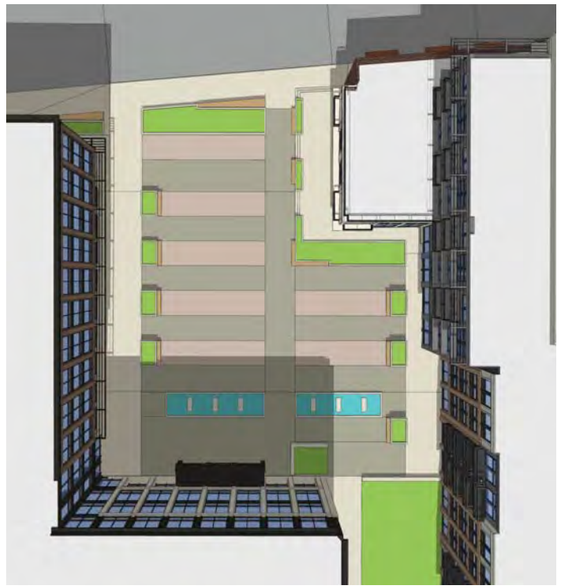
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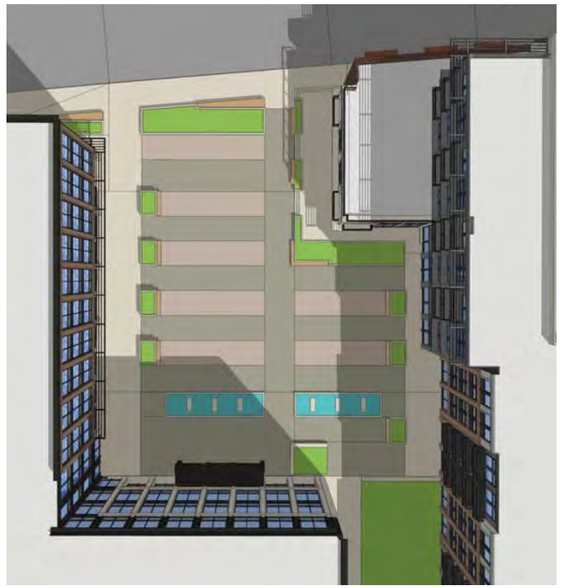
Vernal Equinox (March 20th) 4 pm



Vernal Equinox (March 20th) 2 pm



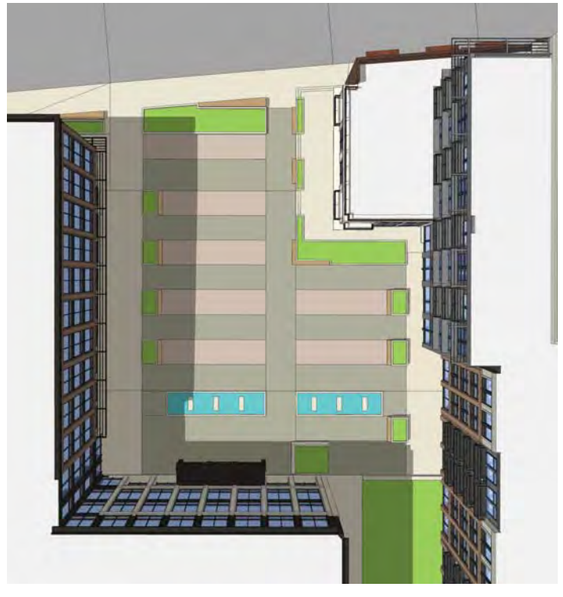
Vernal Equinox (March 20th) 12 pm



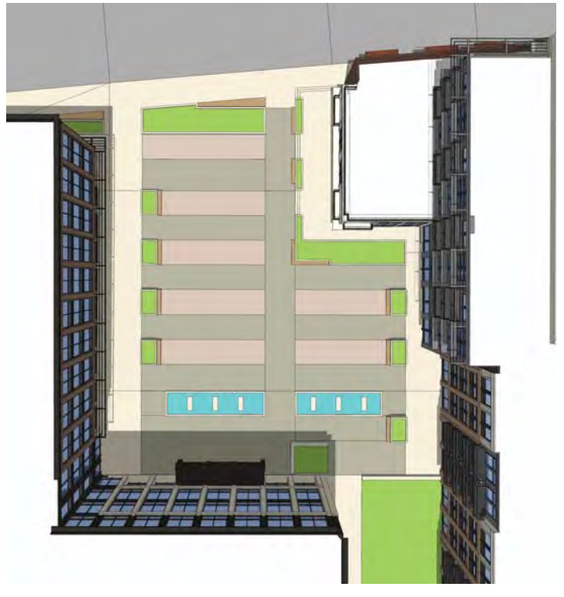
Vernal Equinox (March 20th) 10 am



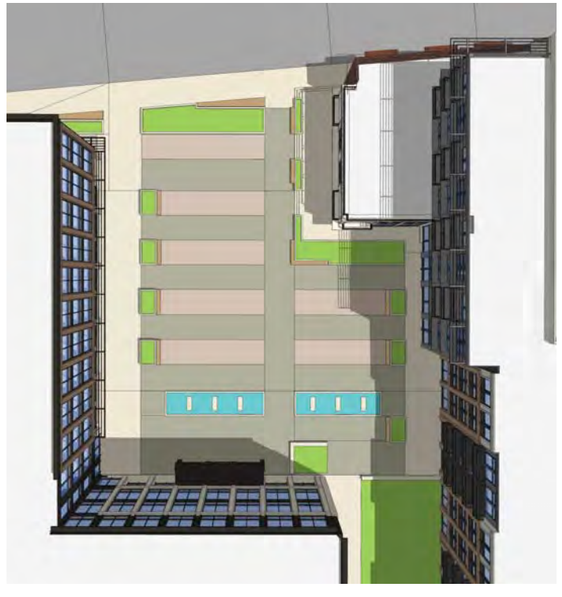
Summer Solstice (June 21st) 4 pm



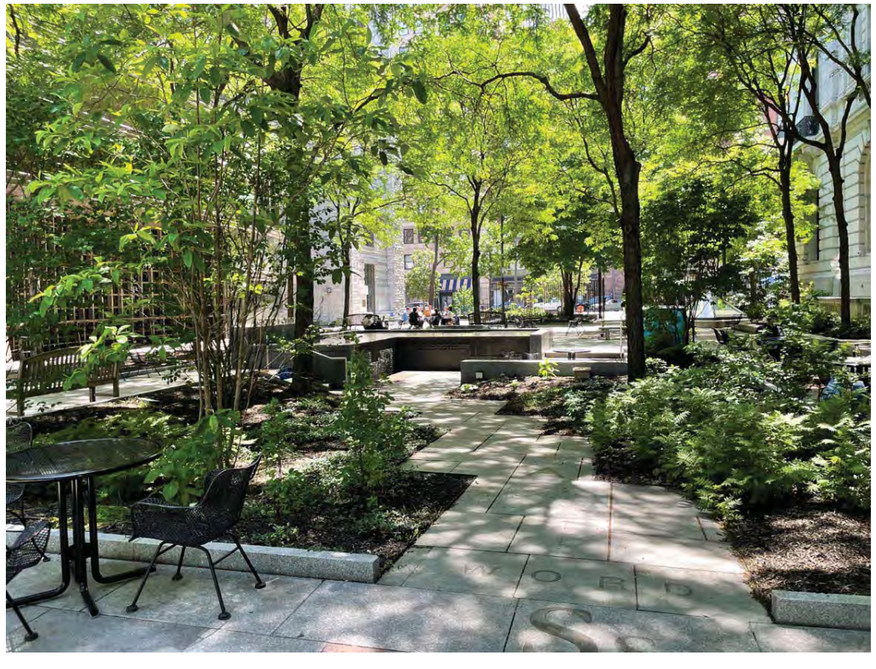
Summer Solstice (June 21st) 2 pm



Summer Solstice (June 21st) 12 pm

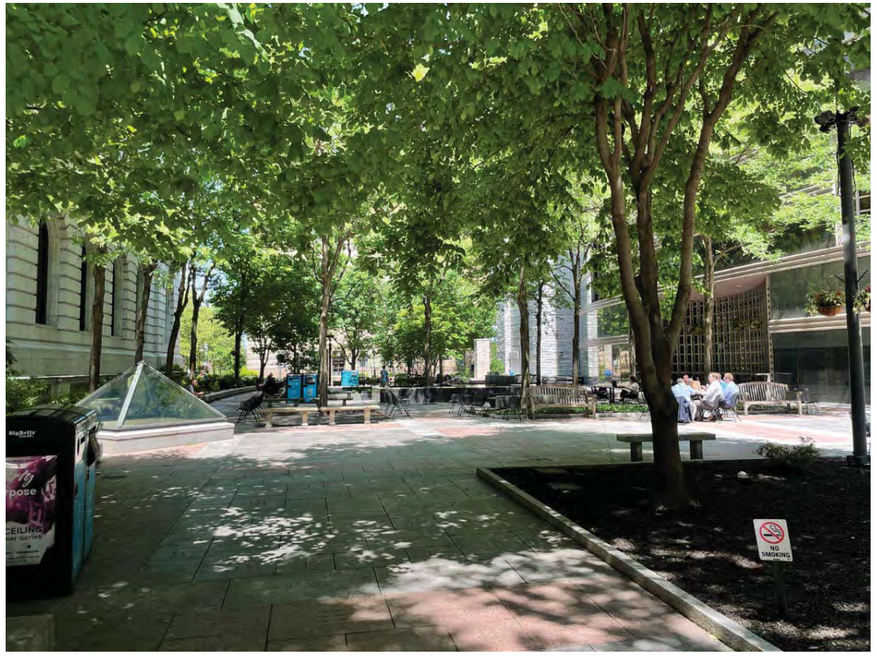


Summer Solstice (June 21st) 10 am





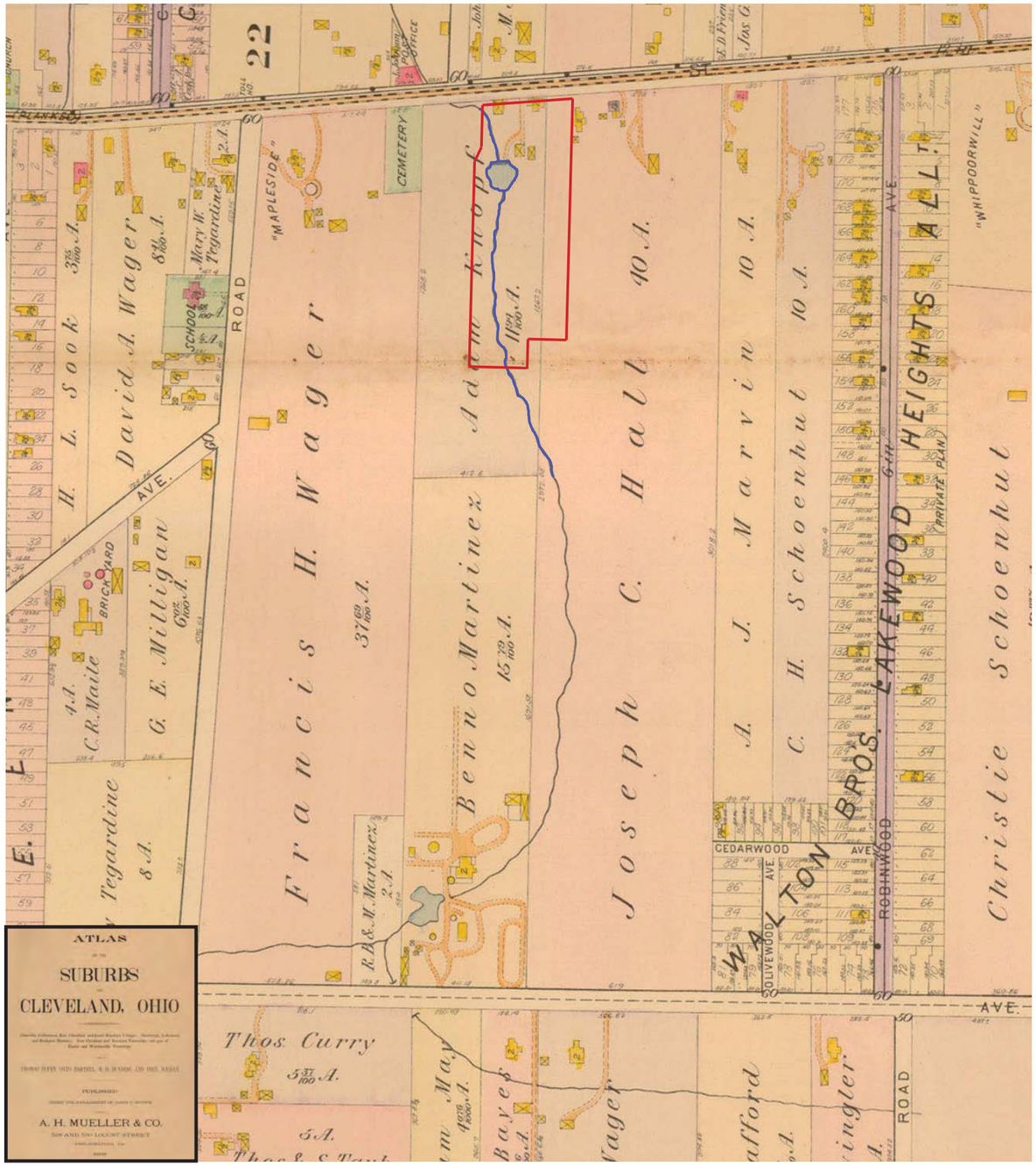



NO SMOKING

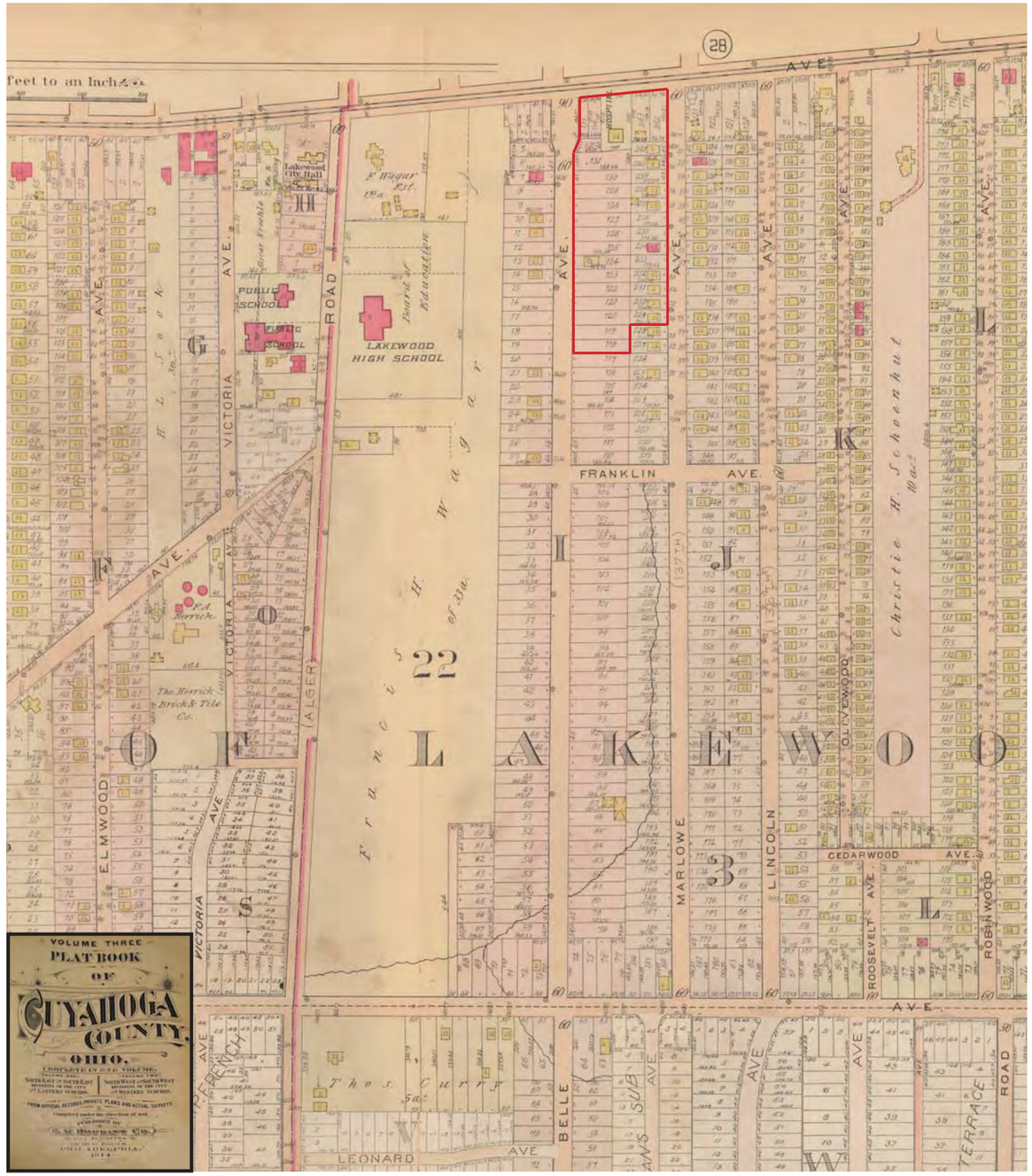








A.H. MUELLER & CO. 1898



C.M. HOPKINS: 1914

HISTORIS MAPS - Site Hydrology



Birdseye view



Birdseye view looking south



Elevated view from Detroit looking south



Plaza view looking east



Plaza view looking south down pedestrian mews

Concept Rendering: Plaza design

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

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Pedestrian mews looking north from plaza

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Lakewood, Ohio

Concept Rendering: Pedestrian Experience

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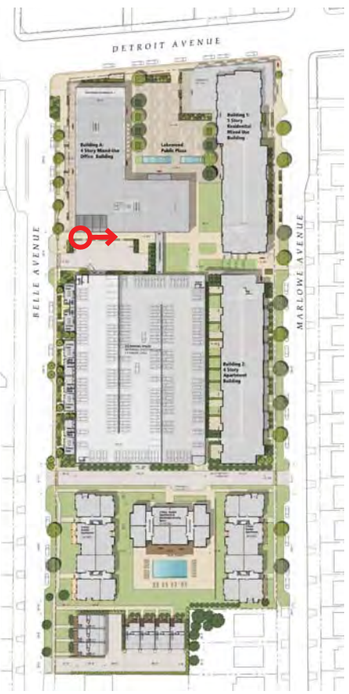
Surface Parking / Pedestrian walkway north or Garage

Concept Rendering: Pedestrian Experience

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

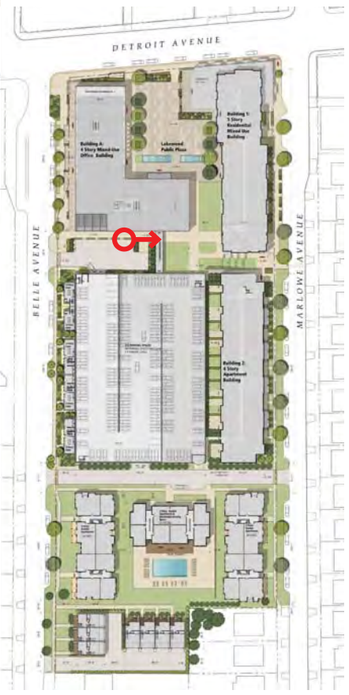
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Surface Parking / Pedestrian walkway looking east at Building A south facade





Surface Parking / Pedestrian walkway looking east at Building A south facade





Covered walk from Garage looking northeast





Garage lvl 2 walkway / Pedestrian mews looking north





Garage lvl 2 walkway / Pedestrian mews looking north





East - West Drive @ south of Garage

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Lakewood, Ohio

Concept Rendering: Pedestrian Experience

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East - West Drive @ south of Garage





East - West Drive @ south of Garage





East - West Drive @ south of Garage

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.


Detroit
NO TURN ON RED
NO TURN ON RED
Marlowe

INACCESSIBLE COMMERCIAL ENTRIES & FLOOR LEVEL CHANGES

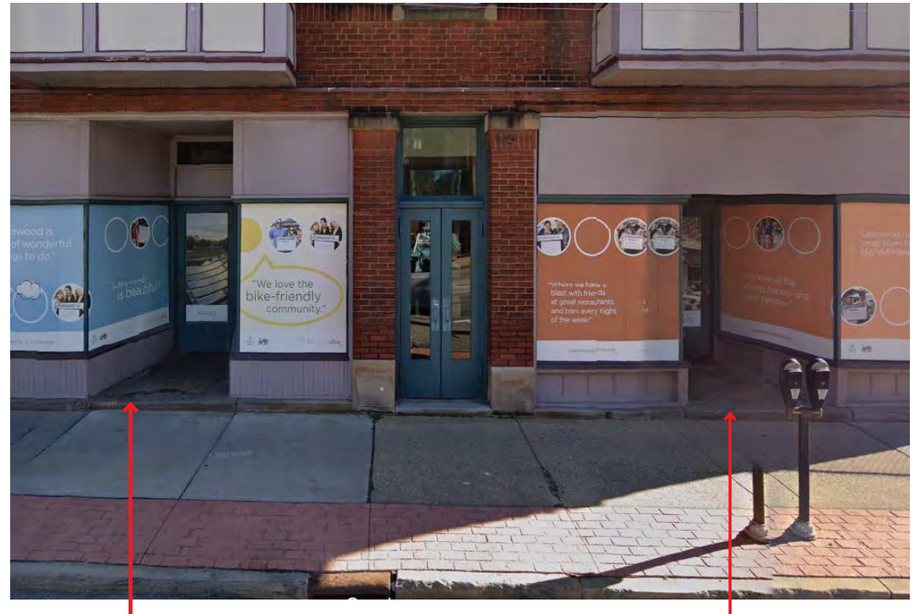


SPACE 1 ENTRY: 5.5”- 10” STEP
FLOOR ELEVATION 679.3



SPACE 2 ENTRY: +/-5”STEP
FLOOR ELEVATION 678.9 (-4 1/2”)

SPACE 3 ENTRY: +/-5.5”STEP
FLOOR ELEVATION 678.5 (-5”)



SPACE 4 ENTRY: +/-3.5”STEP
FLOOR ELEVATION 678.3 (-2.5”)

SPACE 5 ENTRY: +/-5”STEP
FLOOR ELEVATION 678.O (-3 1/2”)

BLANK PLAZA FRONTAGE / PROBLEMATIC REAR ELEVATION



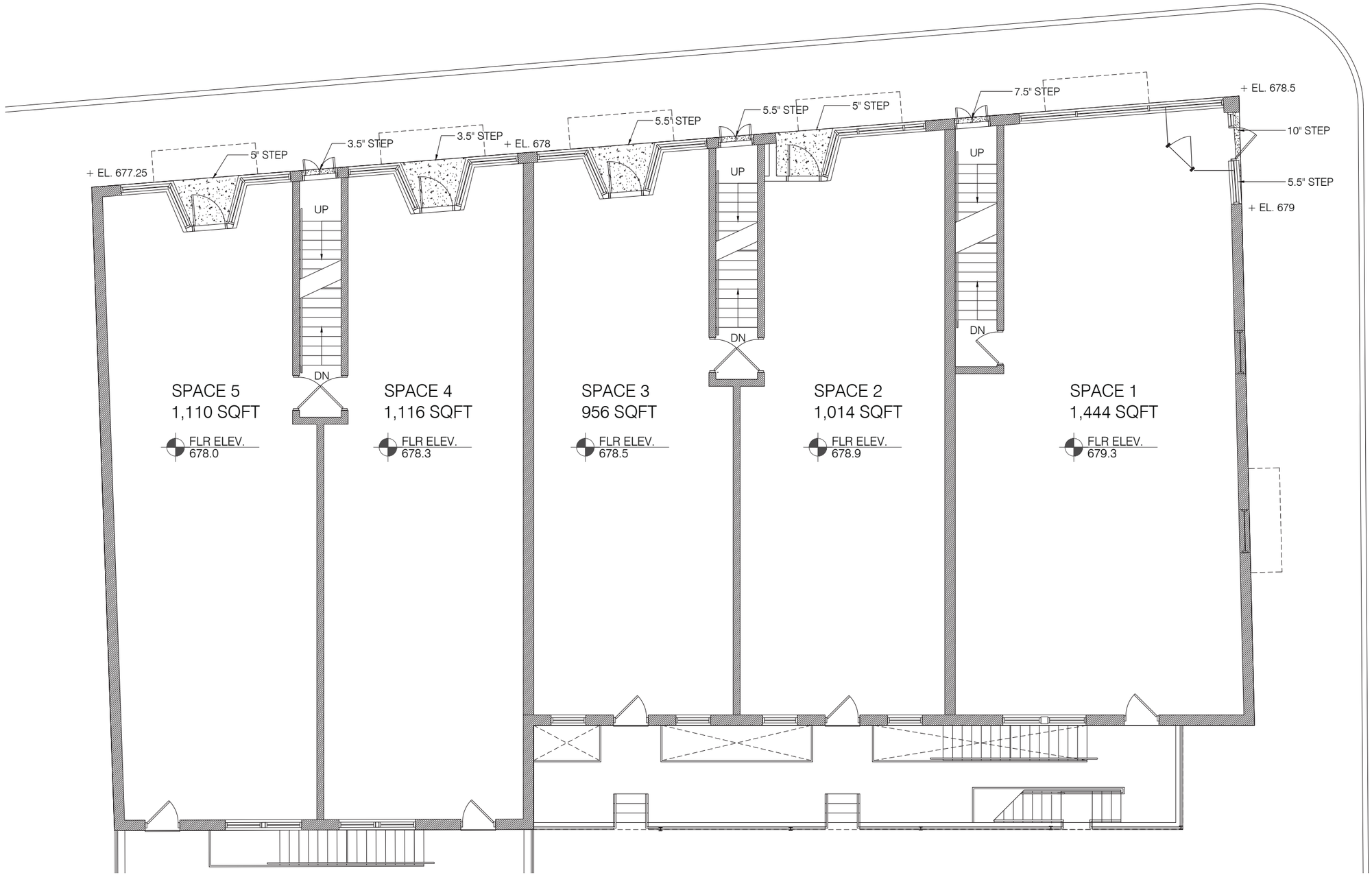
Facade facing proposed plaza



South facade walkway



Facade facing south



Lakewood Downtown Redevelopment Site

Lakewood, Ohio

EXISTING CURTIS BLOCK LVL 1 PLAN

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Lakewood Downtown Redevelopment Site

Lakewood, Ohio

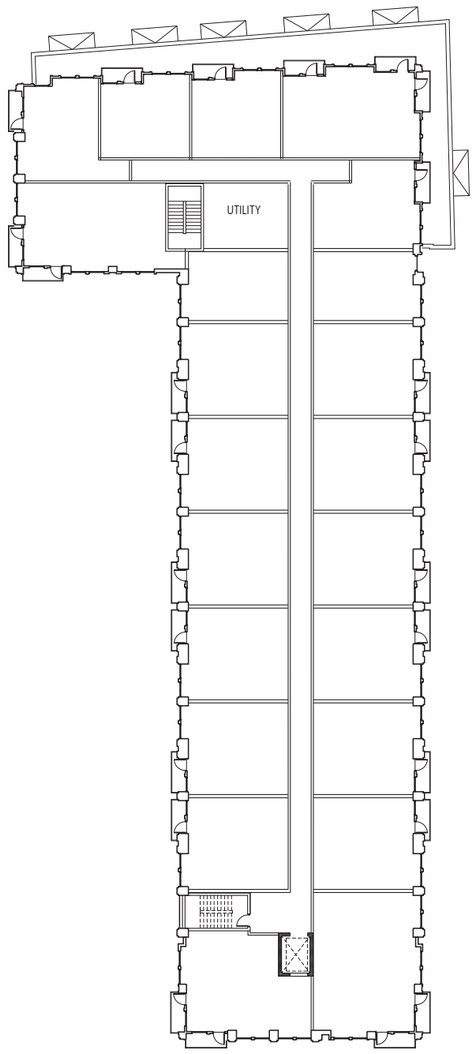
EXISTING CURTIS BLOCK LVL 2 PLAN

CASTO

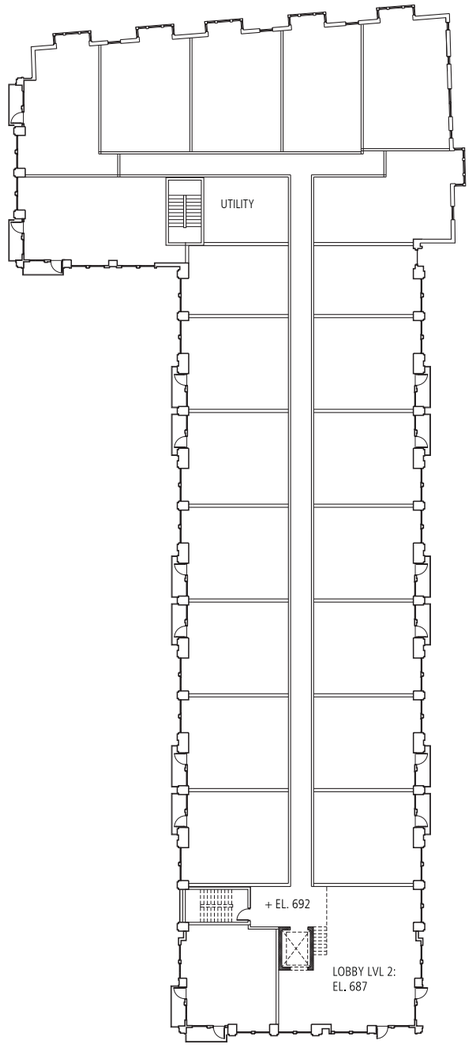
NORTH POINTE REALTY, INC.

EDGE

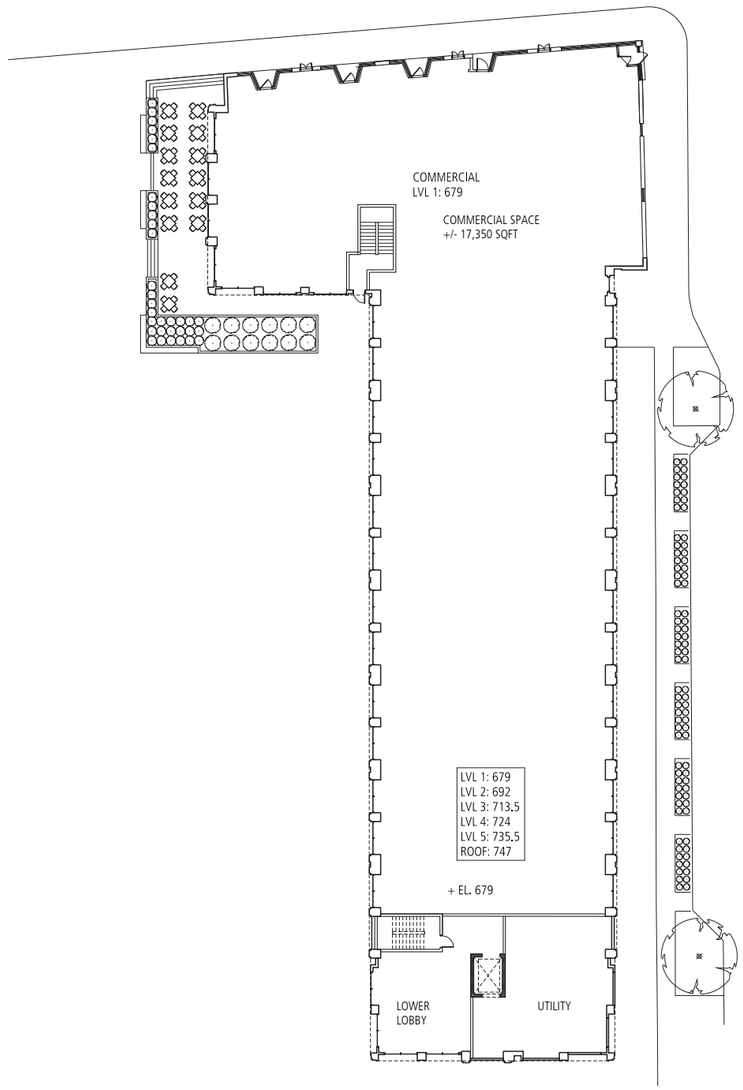
DIMIT ARCHITECTS
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Level 03-05



Level 02



Level 01

AREA TABLE:
Total Units: 88
Residential GFA: 77,395 SF
Commercial GFA: 17,350 SF
Total GFA: 94,745 SF

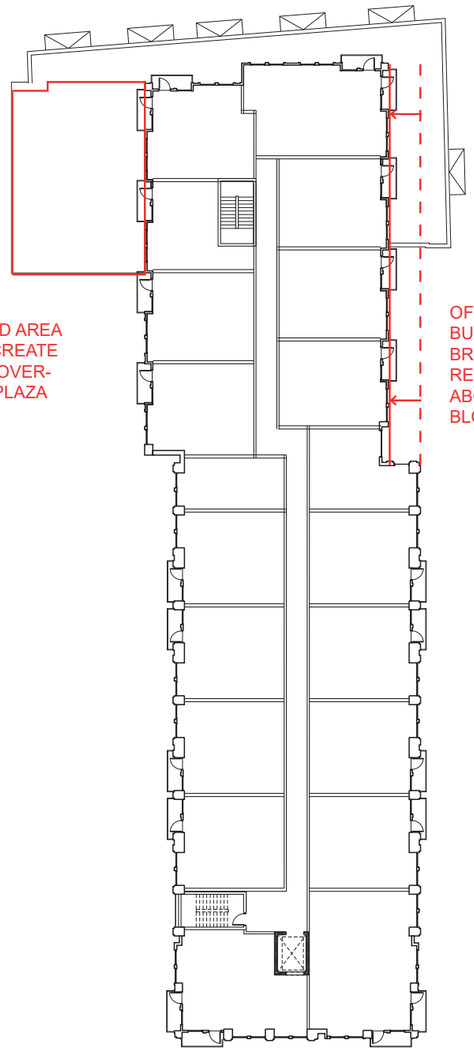
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 1 Plans - INITIAL TARGET RESIDENTIAL YILED PLAN

0 16 32 64 feet

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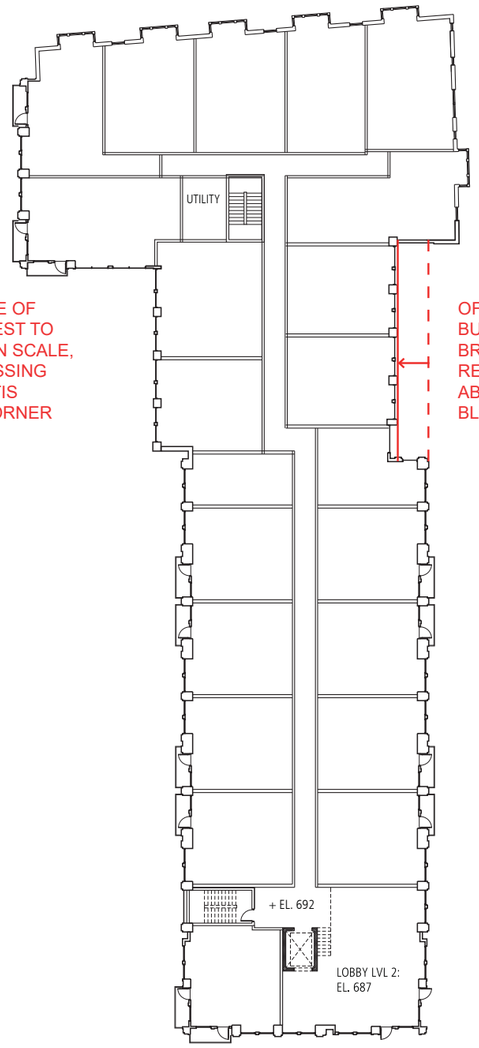
June 14, 2022



ELIMINATED AREA
LVLS 3-5, CREATE
TERRACE OVER-
LOOKING PLAZA

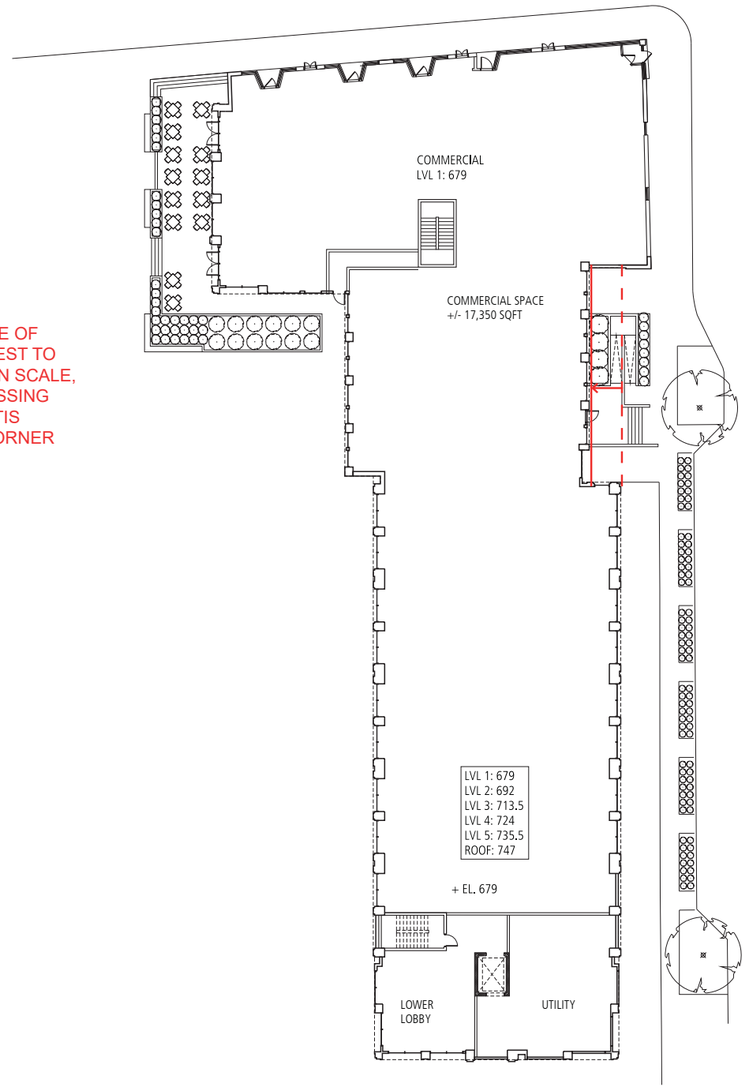
OFFSET FACE OF
BUILDING WEST TO
BREAK DOWN SCALE,
REDUCE MASSING
ABOVE CURTIS
BLOCK AT CORNER

Level 03-05



OFFSET FACE OF
BUILDING WEST TO
BREAK DOWN SCALE,
REDUCE MASSING
ABOVE CURTIS
BLOCK AT CORNER

Level 02

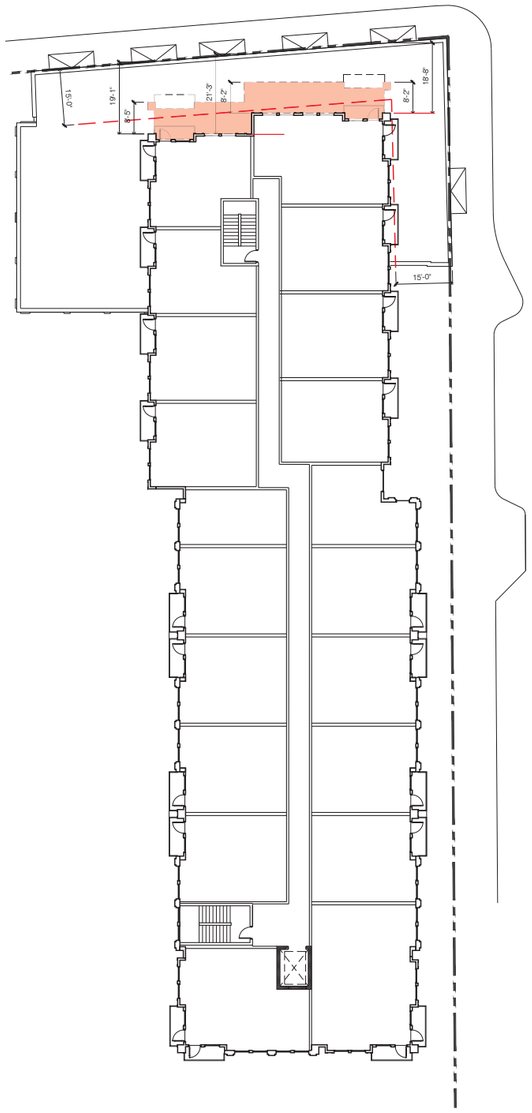


OFFSET FACE OF
BUILDING WEST TO
BREAK DOWN SCALE,
REDUCE MASS-
ING ABOVE CURTIS
BLOCK AT CORNER

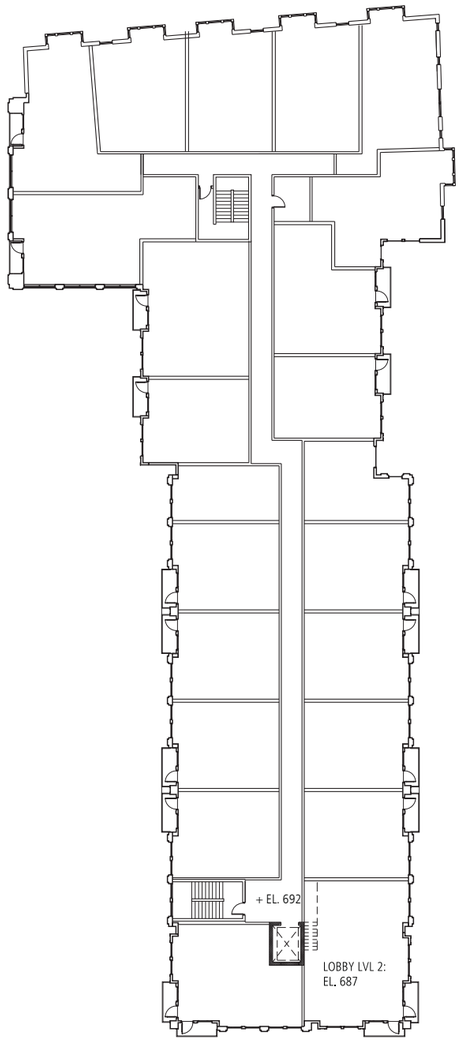
Level 01

REDUCTION IN RESIDENTIAL
AREA FROM PREVOIUS DESIGN:
6,750 SQFT (6 UNITS)

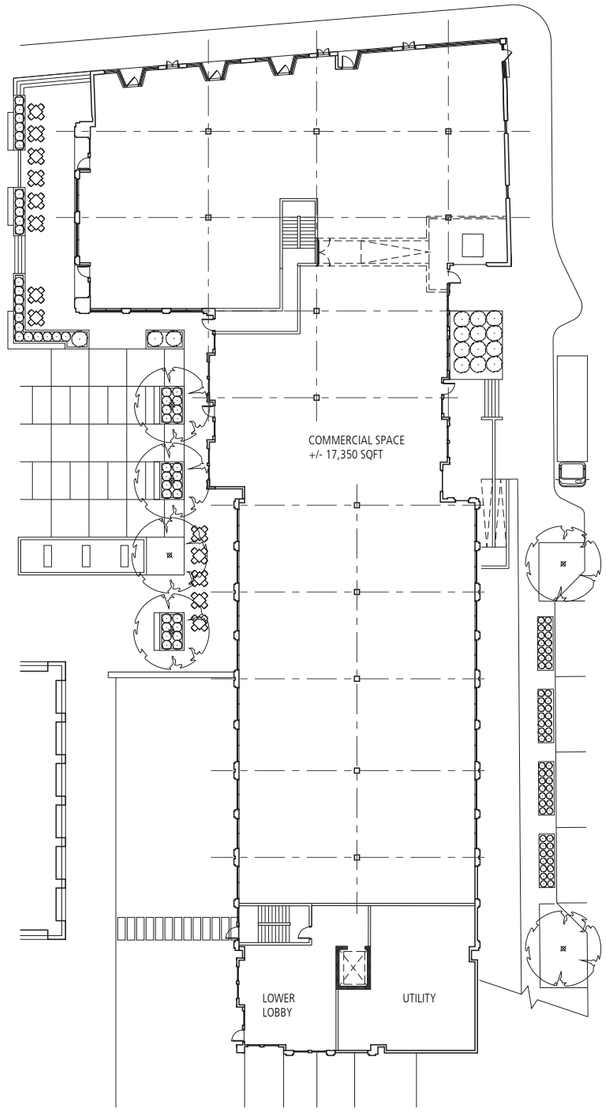
Total Units: 82
Residential GFA: 70,645 SF
Commercial GFA: 17,350 SF
Total GFA: 87,995 SF



Level 03-05



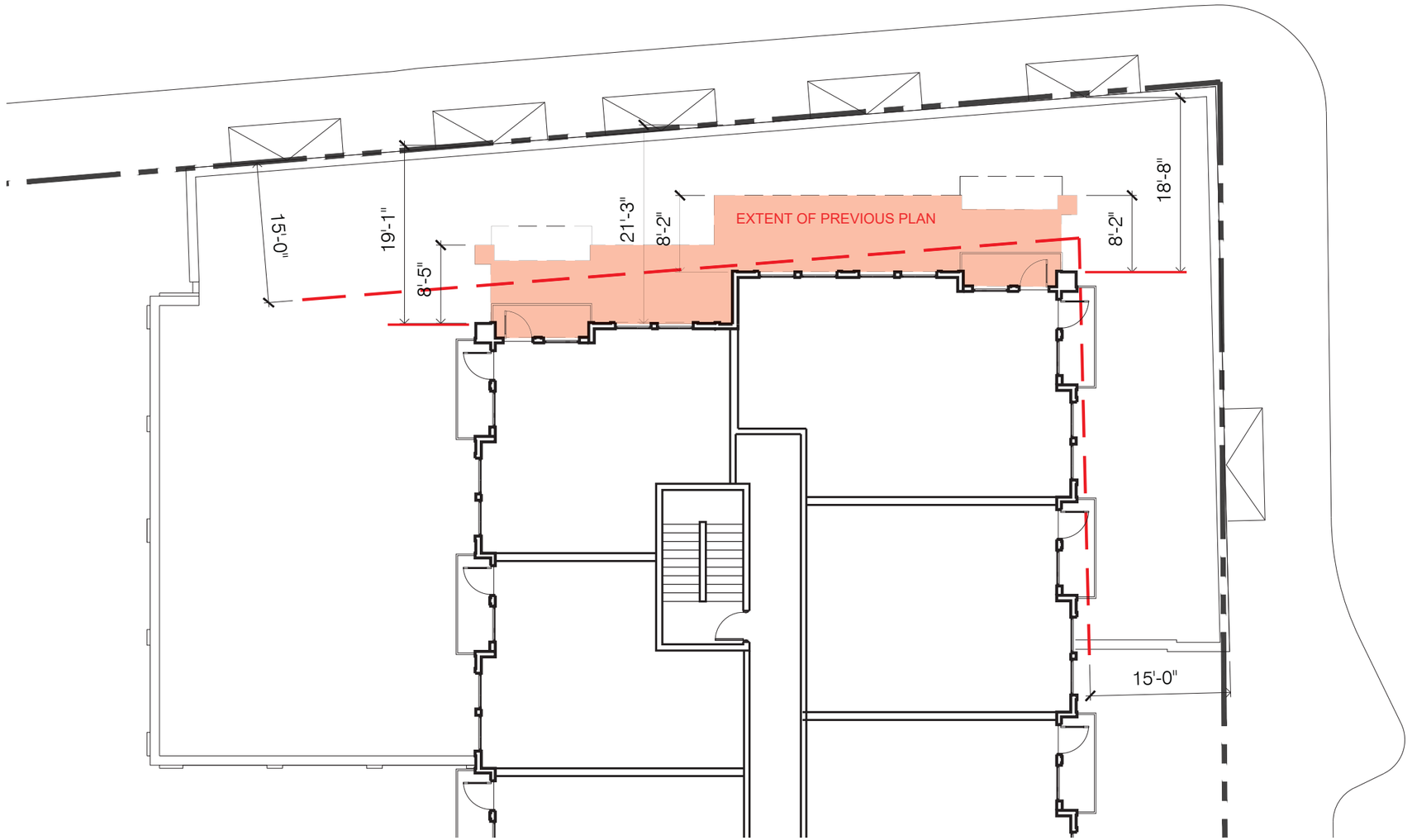
Level 02



Level 01

REDUCTION IN RESIDENTIAL
AREA FROM PREVOIUS DESIGN:
1,550 SQFT

Total Units: 82
Residential GFA: 69,095 SF
Commercial GFA: 17,350
Total GFA: 86,445 SF



Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Partial Revised Plan / increased setback

CASTO

NORTH POINTE REALTY, INC.

EDGE

DIMIT ARCHITECTS
architecture • interiors • urban design

DETROIT AVENUE

Building A:
4 Story Mixed-Use
Office Building

Lakewood
Public Plaza

Building 1:
5 Story
Residenital
Mixed Use
Building

COMMERCIAL
LVL 1: 679

+ EL. 679

15'-0"

69'-8"

+ EL. 678

+ EL. 677

203'-6"

+ EL. 679

249'-2"

72'-10"

45'-5"

64'-5"

+ EL. 677

+ EL. 678

+ EL. 679

NUE

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Partial Revised Site Plan / increased setback

CASTO
NORTH POINTE REALTY, INC.
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
DIMIT ARCHITECTS architecture • interiors • urban design



VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CONCEPTUAL RENDERING

CASTO
NORTH POINTE REALTY, INC.
EDGE
DIMIT ARCHITECTS
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VIEW FROM CORNER OF DETROIT & MARLOW LOOKING SOUTHWEST

CONCEPTUAL RENDERING

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

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

Preservation Strategy:

The project proposes the preservation of the Primary street facades as a means to maintain the historic character of the Downtown historic distric, while acheiving the other project goals as stated by the City of Lakewood of added density and the creation of a dynamic public space. The Curtis block is one of 92 contributing buildings along a 1.2 mile stretch of Detroit ave., and span from the 1860's to the 1970's. The primary focus of the historic distric is the development of Lakewood as a "streetcar suburb" predominetly from 1905-1936. Through the preservation of the two street facades, the proposed project maintains the promary streetwall of the district. The propoed addition to the building sets back a minimum of 15ft from the existing streetwall, allowing the reading of the existing corniceline and original massing. Below are our responses to the our proposals approach to the City of Lakewood section 1134.06 Guidelines *"PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS)"*

1134: Guidelines

(1) A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The original uses of Commercial space on the ground level with Residential (apartments) above will be maintained, with no change to the primary street facades (defining characteristics)

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- The Historic Detroit & Marlowe facades as described in the Downtown Historic District NPS application to be preserved / restored.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- All new construction to be "contemporary compatible" as per NPS preservation standards.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Not Applicable

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an HP shall be preserved.
(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
(7) Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials and structures, if appropriate, shall be undertaken using the gentlest means possible.
- The Historic Detroit & Marlowe facades to be preserved / restored per NPS standards for Historic preservation.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- Not Applicable

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- The new construction portion lvl3-5 to be setback from Marlowe & Detroit historic facades, and new 2 story west façade to match cornice height and approximate existing footprint to maintain legibility of original massing. The design seeks to incorporate the historic facades into a new larger structure in a manner that enhances the appearance and function of both historic and new building.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and environment would be unimpaired.
- The proposed new construction will be integral to the preserved facades, as such will not be able to be "removed" in the future.

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Name of Property
Historic name: Lakewood Downtown Historic District
Other names/site number: n/a
Name of related multiple property listing:
n/a
(Enter "N/A" if property is not part of a multiple property listing)

Location
Street & number: Detroit Ave., roughly bounded by Bunts Rd. (east) and Hall Ave. (west), plus Warren Rd., roughly bounded by Detroit Ave. (south) and Franklin Blvd. (south)
City or town: Lakewood State: Ohio County: Cuyahoga
Not For Publication: n/a cinity: n/a

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local
Applicable National Register Criteria:

_X_A ___B _X_C ___D

Barbara Powers — DSHPO Inventory & Registration — July 23, 2020
Signature of certifying official/Title: **Date**
Ohio Historic Preservation Office, Ohio History Connection
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
90	15	buildings
0	0	sites
0	0	structures
0	0	objects
90	15	Total

Number of contributing resources previously listed in the National Register: _2_

This building continues in the Modernist tradition of Resource 88. It is a three-story building that alternates horizontal ribbons of clear glass windows and opaque teal glass spandrels. On the first floor of the Detroit Avenue (north) elevation, three squat round columns are topped by a continuous horizontal metal band. The first floor window wall is recessed behind the columns. On the east side of the building, a series of taller round columns support a one-story canopy that shelters the sidewalk and projecting glass vestibule, and extends to the edge of the vehicle lane for dropping off and picking up persons.

91. Curtis Block (Commercial Building) **Contributing**
14501-14515 Detroit Avenue Photo: 63
Built: 1913, 1925
Architect: Charles S. Pennington
Builder: 1913: J. T. Hahn
Builder: 1925: The H. E. Klefman Co.

The three eastern bays of this two-story building were built in 1913, and the two western bays were added in 1925. The building is constructed of red brick with stone trim with Arts & Crafts style features. The first floor has brick piers with stone bases and capitals. The entrances to the upper floor consist of wood double doors with glass panels, topped by a glass transom. Above each door on the second floor is an original nine-over-one double-hung window. On the second floor, original box bay windows have inset wood panels and clay tile, hipped roofs. The original double-hung sash windows in the box bay windows consist of various numbers of small glass panes over one pane. Standing brick courses extend across the building at the second floor window sills and at the roofline of the box bays. The parapet has raised brick rectangular panels above each box bay window. Above the second and fourth box bay windows, stone panels have CURTIS and BLOCK in carved letters. The parapet also contains diamond-shaped raised brick surrounds with stone inserts. Due to its location at an intersection, the design details on the front (north) elevation continue on the east elevation, including a box bay window with tile roof, small-paned original windows, brickwork, and inset stone diamonds.[18]

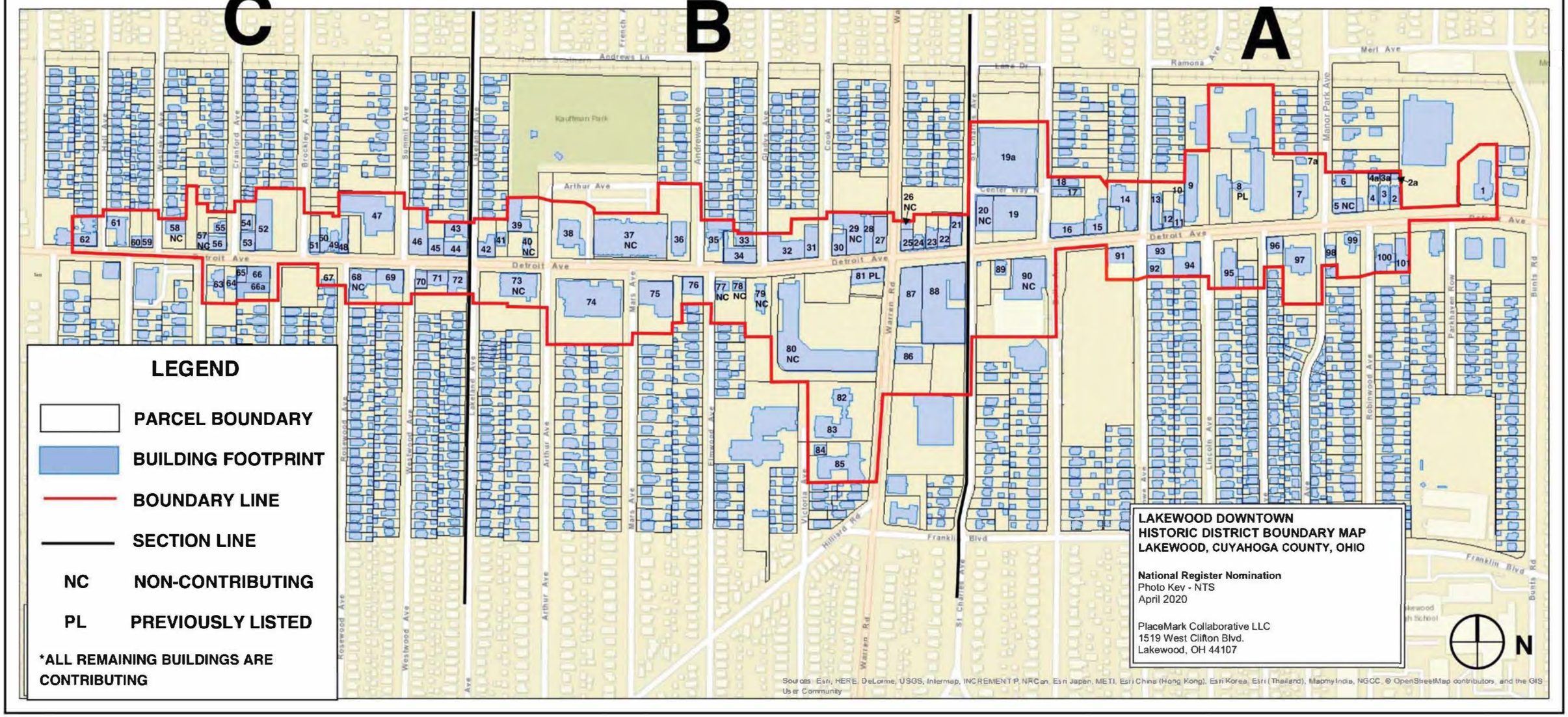
The five original recessed entranceways and storefront assemblies, including the wood entrance doors, remain. The corner entrance has had minor alterations, and some transom areas have been covered.

The same architect was responsible for Resources 7, 93. The building and property were designated a City of Lakewood Historic Property in 2015 (2015-001).

92. The Marlowe (Apartment Building) **Contributing**
1409 Marlowe Avenue Photo: 64

[18] City of Lakewood, Department of Planning and Development, Historic Property Designation file, Curtis Block, 2015-001, prepared by Devon and Jeanne Mackay.

Lakewood Downtown Historic District



Reference No. PL15-001679
Docket No. 11-40-15

CITY OF LAKEWOOD
Department of Planning and Development

HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) Curtis Block

Property Address 14501-19 Detroit Avenue

Property Owner(s) Tom Gable, President, Lakewood Hospital Association

Owner Address 14519 Detroit Avenue, Lakewood, OH 44107

Phone 216-529-7200 Email NA

☒ Private Ownership ☐ Public Ownership

Description of Property Being Nominated:

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

☐ House ☐ Garage ☐ Apartment Building ☐ Associated Land
☐ Other:

__ # of Contributing Buildings __ # of Non-Contributing Buildings

Commercial

☒ Office/Retail/Mixed Use ☐ Religious ☐ Institutional ☐ Associated Land ☐ Interior
☐ Other:

1 # of Contributing Buildings 1 # of Non-Contributing Buildings

Historic District

☐ Residential ☐ Commercial ☐ Mixed Use
__ # of Contributing Buildings __ # of Non-Contributing Buildings

Other

☐ Site ☐ Structure ☐ Object
__ # of Contributing Resources __ # of Non-Contributing Resources

Verbal Boundary Description:

The Curtis Block is located on the southwest corner of the intersection of Detroit and Marlowe. The front (north) elevation abuts the sidewalk along Detroit and the east elevation abuts the sidewalk on Marlowe. The west elevation sits on the west property line, which abuts the green space in front of Lakewood Hospital. Running from Marlowe to the west property line, the rear (south) property line runs along the south side of a vacant one-story non-contributing building. Large hospital generators now fill the southwest quadrant of the property that formerly housed the parking lot and garage building for the Curtis Block residential units; the garage was demolished before the generators were installed. The property is also identified as PPN 314-07-007.

Historic Designation Nomination prepared by:
Lakewood Heritage Advisory Board, City Hall, 12650 Detroit Avenue, Lakewood, OH 44107

Curtis Block
Property Name
14501-19 Detroit Avenue
Property Address

Historic Functions
(List known uses over the building's/district's history)

Commercial/Mixed Use

Current Functions
(List present building uses)

Vacant

Architectural Description: Describe the historic and current appearance and condition of the property/district.

Located at one of only a few remaining intersections with original streetcar-era commercial buildings on all four corners, the Curtis Block is one of the most architecturally significant and intact buildings in Lakewood. Occupying the eastern half of the block along the south side of Detroit Avenue between Marlowe and Belle, the Curtis Block defines the corner and holds the street line adjacent to the green space to the west in front of Lakewood Hospital. Designed by Charles Pennington, the building was constructed in two campaigns; the three eastern bays were built in 1913 by J. T. Hahn and the two western bays were added seamlessly by the H. E. Klefman Co. in 1925.

Architecturally, the Curtis Block retains nearly all of its original historic building fabric and has very few, minor alterations. Constructed of red brick with stone appointments at the building base, brick pilasters and parapet, the Curtis Block is a two-story, mixed-use commercial block built over a full basement with five storefronts on the first floor and five apartments on the second floor. The eastern-most storefront along Detroit wraps the corner and has a side entrance with a newer door behind a corner post clad in wood that covers the original brick and stone pier. Originally this storefront had an inset, angled entrance at the corner behind the brick pier. The bulkhead has been raised but the original transom location is still intact and has some original framing. Moving west along the front (Detroit) elevation, the four other storefronts retain the original height of the bulkheads as well as the original inset storefront entrances, wood and glass entrance doors, display windows and transoms. The original bulkheads and transoms, which have been covered over with wood, are visible on the inside of the building. On exception is the western-most storefront where the original wood and glass bulkhead remains exposed; the window glass has been painted over so it has the appearance of painted wood. These original bulkhead windows lit each section of the basement, and remain in place under the wood covering the other original storefronts. Completing the first floor of the front façade are original pairs of tall, thin wood and glass swinging entrance doors under glass transoms which provide access to interior stairs for the second floor apartments. The doors between the first and second storefronts service the eastern-most and largest apartment; the doors between the second and third storefronts, and fourth and fifth storefronts service the four remaining apartments. An original, ornate box bay window with inset wood panels and a clay tile, hipped roof appears on the second floor elevation above each storefront. Each box bay retains the five original double-hung wood windows—a nine-over-one window flanked by six-over-one windows on the front of the bay, and narrow three-over-one windows on each side of the bay. On the second floor, original nine-over-one windows on stone sills appear above the first-floor doors that provide access to the interior apartment stairs. Soldier brick courses wrap the front and east elevations at the second floor window sill level and at the crown molding on the box bays. Above the clay tile roofs on the second and fourth box bays, horizontal stone tablets inset in the parapet read "CURTIS" and "BLOCK." Diamond-shape stones are inset in raised brick surrounds further ornament the parapet on the north and east elevations.

Curtis Block
Property Name
14501-19 Detroit Avenue
Property Address

The east elevation along Marlowe Avenue has a mix of original windows all sitting on stone sills—two horizontal eight-light fixed-sash wood windows sit high on the wall of the first floor and the second floor has three six-light casement windows, a pair of divided-light, double-hung, wood windows set within the same masonry opening, and a single nine-over-one window. A box bay that matches the five on the front of the building sits below a brick tablet in the parapet. A light well for the western-most apartment is inset on the second floor of the west elevation, which is otherwise unadorned because of previous adjacency to a now-demolished building. At the rear of the building, a flat-roofed, two-story steel porch with stairs and wood decking provides access to the first and second floor rear entrances. The porch structure is constructed over the blow grade basement entrances. The original wood windows and doors on the rear elevation are in segmental-arched brick openings with a wood infill in the top of the arch, which is an original design feature of the building.

While the interior of the building is not being nominated as part of the landmark designation, it should be noted that the retail spaces retain their original tin ceilings and other historic details. The apartments are nearly original with historic fabric that includes mosaic tile at the stair entrances, tiled fireplaces, kitchen cabinets, oak floors, quarter-sawn oak trim and claw foot tubs.

Significant Dates or Periods of Construction

1913, 1925

Architect/Builder

Charles Pennington

Narrative Statement of Significance

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method or construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

The Curtis Block building has a direct historical connection to the early settlement of Rockport Township (later Lakewood). In 1837, Joseph and Sarah Curtis Hall arrived in Rockport Township (Lakewood) with five small children and one on the way. Lured away from Chatteris, England by the enthusiastic letters of a friend, Joseph and Sarah were a bit dismayed by the wilderness that greeted them but set to work establishing a new life. Joseph purchased a strip of land on Detroit at Marlowe. He built a stone house, completed before winter set in but not before the birth of his sixth child. One year later, their last child Mary was born in the house. All seven children were raised in the stone house, which was about the same size at the Oldest Stone House.

A very successful farmer, Joseph acquired property throughout Rockport and was one of its largest landholders. Maps of Cuyahoga County from 1874, 1892 and 1903 show Joseph C. Hall owning three parcels in Rockport: forty acres from Detroit to Madison at Marlowe, where he built his stone house; about 17 acres along Marlowe from Detroit almost to the lake; and 16 acres from Detroit to Hilliard between Lakeland and Arthur.

Joseph gifted eighty acres to each of his children upon their marriage. Oldest son Joseph Jr. received the original homestead, sons Curtis, Mathew and John Curtis received property on the western side of Lakewood and

BOSTON PRESERVATION ALLIANCE

2016
AWARD WINNER

THE BRUCE C. BOLLING MUNICIPAL CENTER

ROXBURY

BEAUX ARTS CLASSICISM

NATIONAL REGISTER HISTORIC DISTRICT

COMPLETED

When the City of Boston decided to relocate the 500 employees of the School Department into one building, they needed a place that was accessible to local families, facilitated transparency and collaboration, and contributed to the vibrancy of its neighborhood. They found just the place in the Dudley Station Historic District in the heart of Roxbury. Encompassing a city block that joins a bustling T station (the southernmost terminus of the original electric trolley line to Boston), the site anchors the neighborhood with several historic buildings from the 1880s and 1890s, most prominent of which is the old Ferdinand's Blue Store on the corner of Washington and Warren Streets. Ferdinand's was one of the most successful furniture stores in New England, utilizing its proximity to the train line to display its merchandise to passing travelers.

By 2011, this neighborhood of Roxbury was in decline and many of the former businesses had been shuttered. Through the investment of the City of Boston and the ingenuity of the project team, the site was sensitively redeveloped, accomplishing many goals at once. Not only did the project preserve and restore three of the historic storefronts, integrating them into elegantly designed new infill additions, it also added retail, dining, and public spaces which activate the streetscape and add vibrancy to the neighborhood. The site retains its historic character and role as an anchor in the neighborhood and once again is alive with activity and purpose.

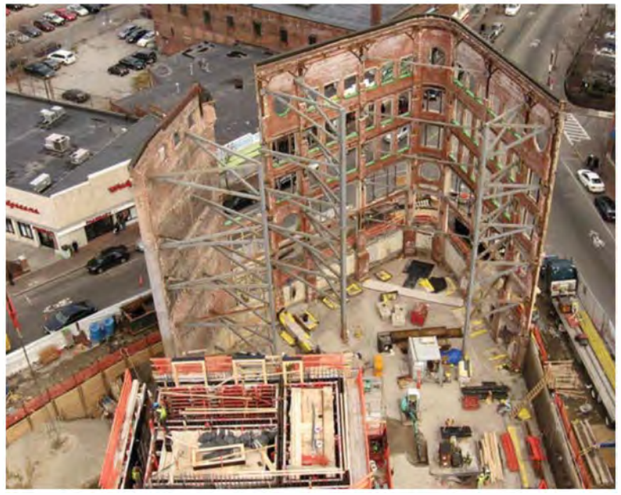
"Many neighborhoods are defined by key architectural elements that have served as organizing elements and visual cornerstones for generations. Ferdinand's Blue Store was that key element of Dudley Square. Its loss couldn't be imagined yet its rehabilitation was equally challenging to accept as a reality," said Greg Galer, Executive Director of the Boston Preservation Alliance. "But here we are, celebrating a new life for Ferdinand's ... a new life for the neighborhood catalyzed by the City's commitment to Dudley. A decade ago no one would believe what has happened could come to pass, but it has with remarkable results."











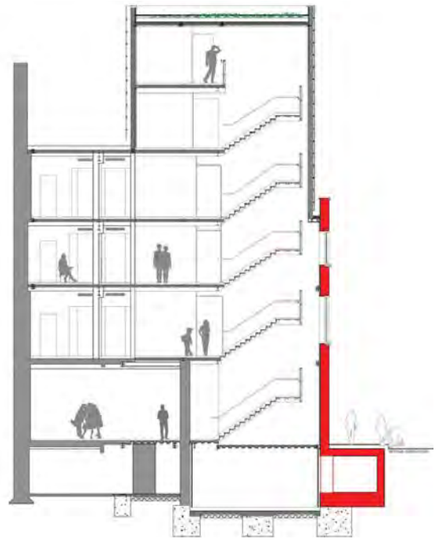




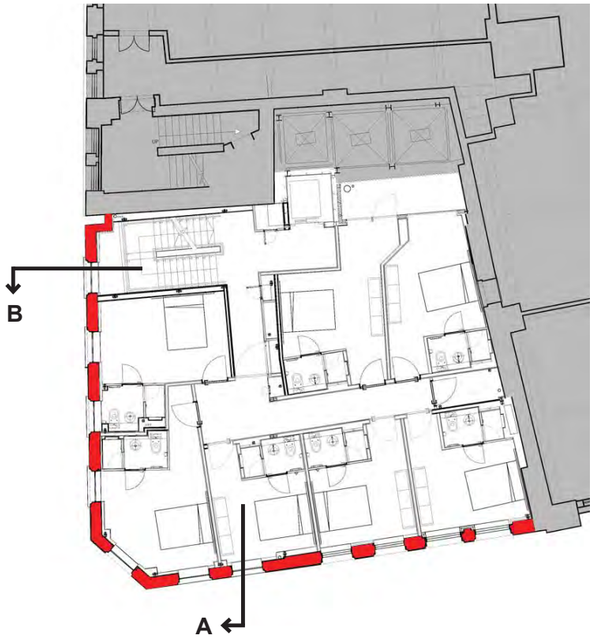


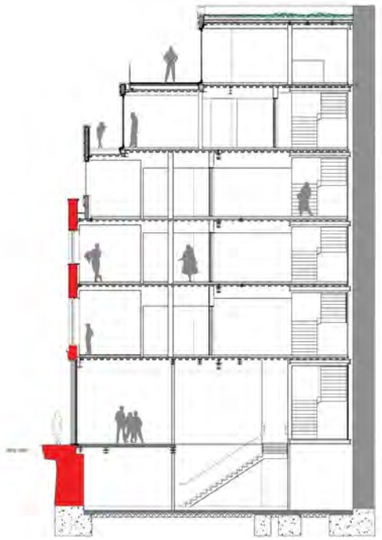
Shoreditch House London





section B





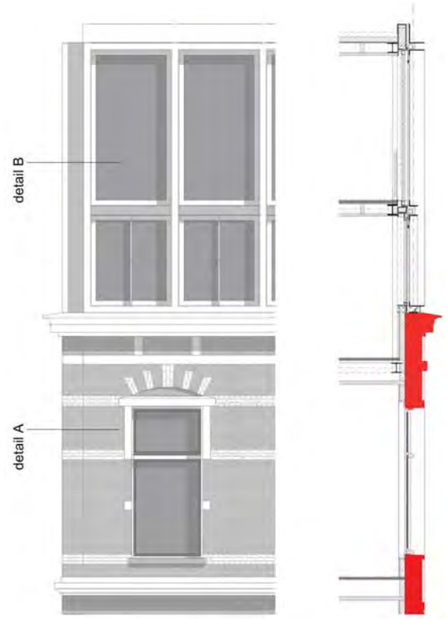
section A

W99 Amsterdam









Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO · NORTH POINTE REALTY, INC. · EDGE · DIMIT ARCHITECTS architecture • interiors • urban design

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 08-49-22

Permit No.: BBS22-000080

Applicant Name: Elias Karsheh, Suburban West LLC

Project Address: 1491 Spring Garden Ave.

Project Name:

Project: Applicant requests a rehearing for a project that was denied at the August 11, 2022 meeting. The applicant had proposed modifications to plans for a new home that was approved in 2020.

DAVID HARALA ARCHITECT

The City of Lakewood Ohio
12650 Detroit Avenue
Lakewood, Ohio 44107

August 23, 2022

Attn: Mr. David Bass
Senior Planner

RE: 1491 Spring Garden
Lakewood, Ohio 44107

SUBJ: ARB appeal

On behalf of Suburban West LLC, I am requesting an appeal to the latest ARB ruling of exterior colors and materials to 1491 Spring Garden.

Thank You

David Harala.

David Harala

cc: Haney Nader
Eli Karsheh

7835 OAKHURST CIRCLE BRECKSVILLE, OHIO 44141
PH: (440) 832-0003 dharala@sbcglobal.net



STREET ELEVATION

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.: 08-51-22

Permit No.: BBS22-000062

Applicant Name: Donna McNulty, McNulty Construction, LLC

Project Address: 1660 Lincoln Ave.

Project Name:

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

Gmail Donna McNulty <mcnultyconstruction832@gmail.com>

Revised Contract

bizzo.box <bizzo.box@gmail.com> Mon, Jul 18, 2022 at 7:44 AM
To: Donna McNulty <mcnultyconstruction832@gmail.com>

As owner of the property at 1660 Lincoln Ave, McNulty Construction is authorized to submit an application to the Lakewood Architectural Review Board.

-Bonson Yee
[Quoted text hidden]

Case #:

Porch

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 1440 LINCOLN AVE Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

PROPERTY CLASSIFICATION: ☑ 1, 2 or 3 Family OR ☐ Commercial *(includes multifamily and condominiums)*

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☑ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☑ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☑ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ Storm Sewer ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Fence __ New or __Existing ☐ Other *(Please specify)*: _____

VALUATION:** ***(cost of the work) **$** 70,000 ***PROJECT SIZE:** ***(in square feet)***

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)
DRAIN (□ NEW □ REPLACEMENT □ EXISTING)

DEMO EXISTING FRONT PORCH W/ 2ND FLOOR ENCLOSED ROOM. REBUILD IS 1 STORY FRONT PORCH W/ RAILING ON ROOF. INSTALL VINYL SIDING ON ENTIRE HOUSE

PROPERTY OWNER NAME: YEE Phone: 216.647.8413
Business Name (if applicable) Email: BIZZO.BOY@GMAIL.COM
Mailing Address: 1440 LINCOLN AVE City: LAKEWOOD State: OH Zip: 44107
CONTRACTOR CO. NAME: MCNULTY CONSTRUCTION Phone: 440.461.8987
License/Reg. No.: Email: MCNULTYCONSTRUCTION83@GMAIL.COM
Mailing Address: 832 FORD RD City: HIGHLAND HTS State: OH Zip: 44143
ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

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

SIGNATURE OF CONTRACTOR / OWNER

7/13/22
DATE

Anticipated Completion Date: _____

Rev.: 05/27/2020

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE LAKEWOOD, OHIO 44107
PHONE (216) 529-6270 FAX (216) 529-5930
Email: building.permits@lakewoodoh.net

Application for Residential Plan Approval

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

Project Building Location

*Street Address 1660 LINCOLN AVE

*Owner Occupied? ☑ Y ☐ N

*Owner Name YTC

*Owner Phone Number 216. 647. 8613

Project Information: RCO 107.2

(Check one that best describes the project)

Basic Project Types:

☐ New Home ☐ Alteration

☐ Demolition of Principle Structure ☐ Addition

Miscellaneous Project Types:

☐ Garage ☐ Rear Deck ☑ Front Porch

☐ Siding ☐ Cabinets ☐ Fixture Replacement

☐ Paving >100sf ☐ Shed >120sf ☐ Fence

☐ Swimming Pool ☐ Waterproofing ☐ Water Controlling

Equipment Installation or Replacment:

☐ Water Heater ☐ Furnace or A/C ☐ Boiler

☐ Electrical Panel ☐ Solar Power ☐ Solar Heating

Project Extents:

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

*Total Project Area (SF): 80 SQ FT

*Valuation (Project Cost): 40,000

Residential Plan Review Fee: $25.00

*Project Description:

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

TEAR DOWN FRONT PORCH W/ 2ND STORY ENCLOSED ROOM. BUILD NEW 1 STORY PORCH

Construction Documents:

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

Applicant Information: RCO 107.2

(Owner or designated representative)

*Name SCOTT MCNULTY

*Business Name MCNULTY CONSTRUCTION

*Street Address 832 FOLZ RD

*City, State, Zip MENTOR OH 44060

*Phone Number 440.461.8487

*Email Address MCNULTYCONSTRUCTION832@GMAIL.COM

Registered Design Professional

(Person primarily responsible for preparation of documents)

☐ Architect ☐ Engineer ☐ Certified Fire Protection System Designer ☑ N/A

Name _____

Firm or Business _____

Certificate/ Registration # _____

Street Address _____

City, State, Zip _____

Contact Person _____

Phone Number _____

Email Address _____

Certification: RCO 107.2

(Owner or designated representative)

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

*Signature _____

*Print Name SCOTT MCNULTY

*Date of Application 7/13/22

Building Department Use

(To be completed by Building Department staff)

Case Number _____

Date Received _____ Received By _____

Other Approvals Required: prior to permit issuance

(check all that apply)

Dye Test: ☐ Y ☐ N ☐ N/A

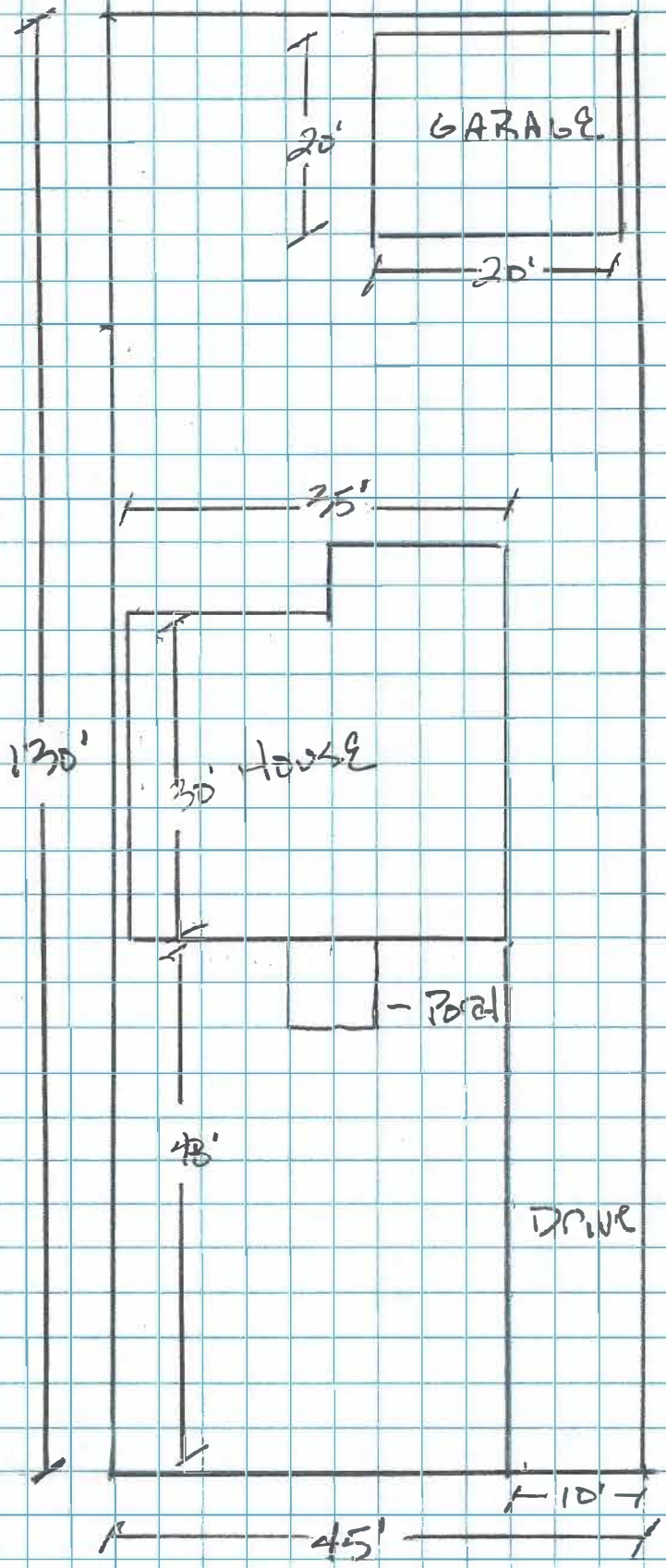
Engineering: ☐ Y ☐ N ☐ N/A

Planning / Zoning: ☐ Y ☐ N ☐ N/A

Plan Review Fees:

(check all that apply)

☐ Outsied Plans Examiner ☐ Stormwater Review



SITE PLAN

1660 LINCOLN AVE

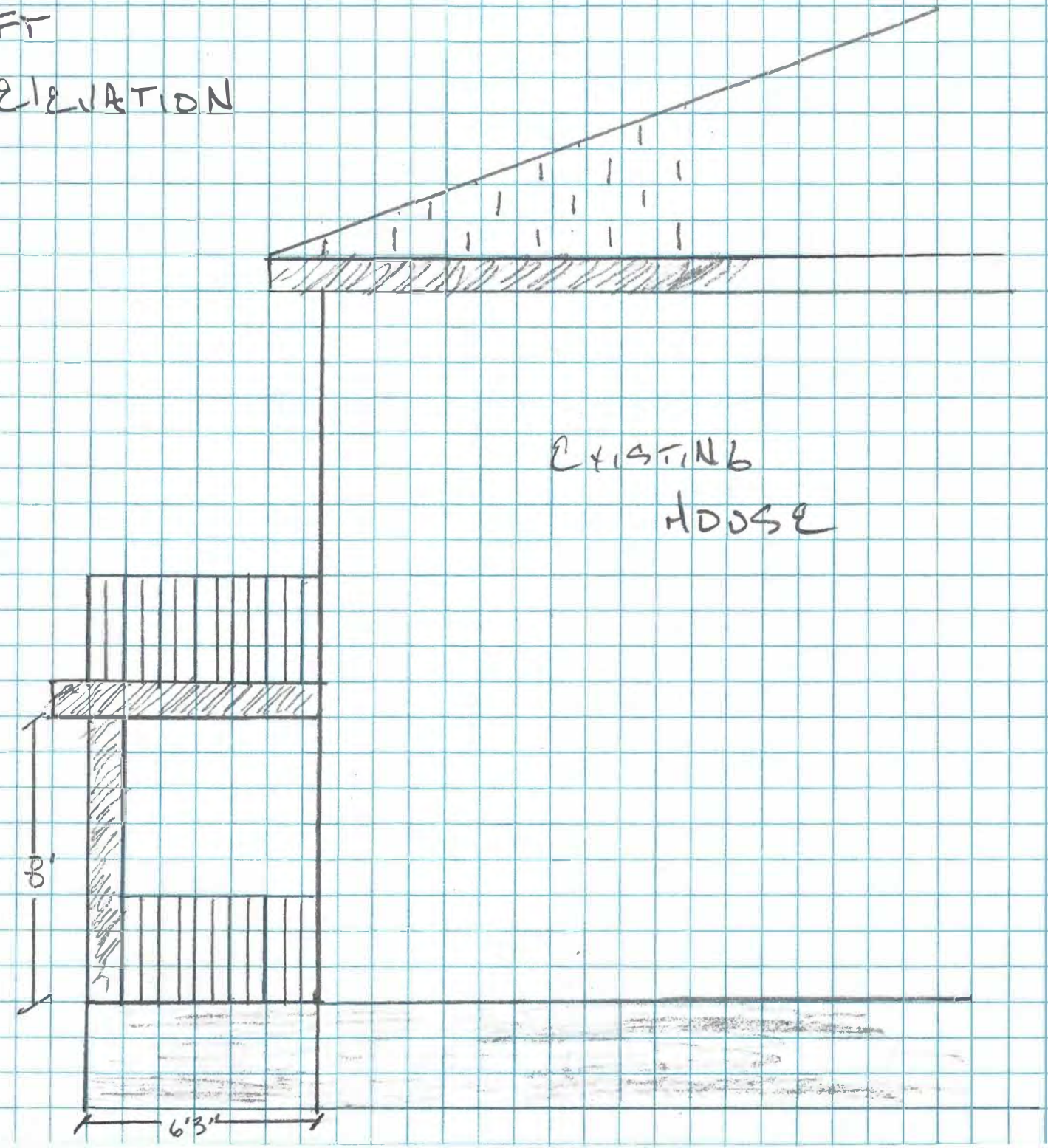
LAKEWOOD, OH

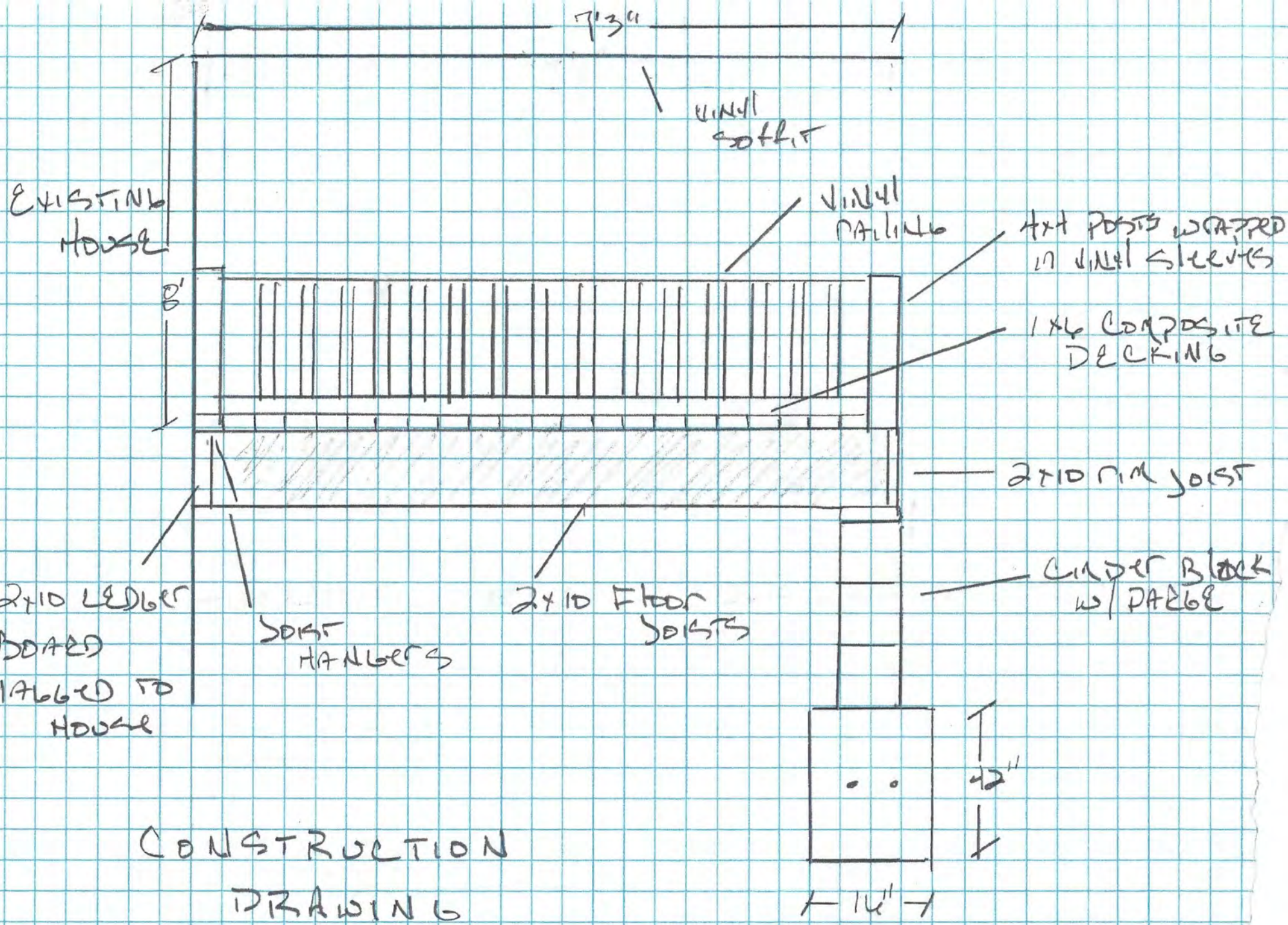
44107

FRONT
ELEVATION

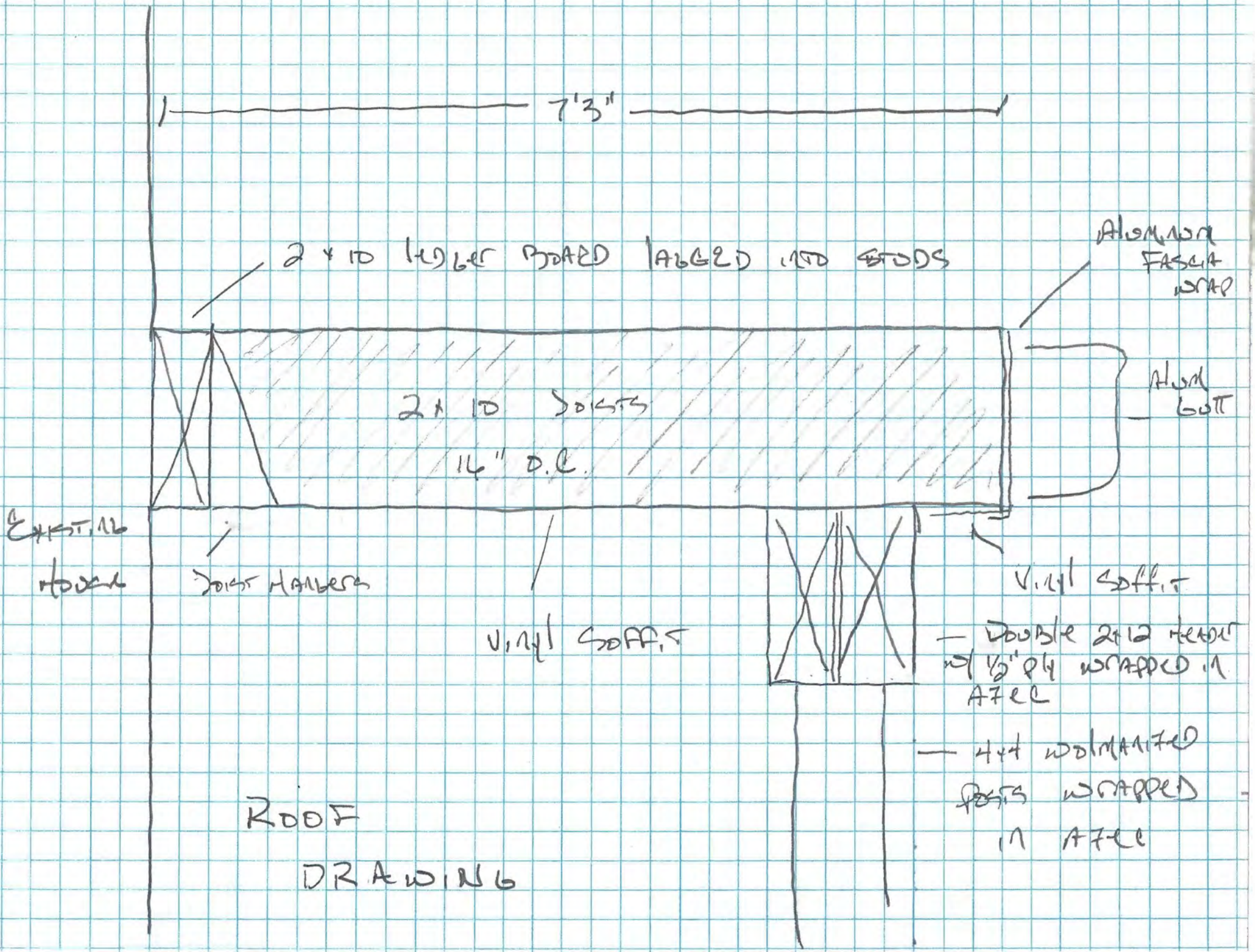
LEFT

ELEVATION





CONSTRUCTION DRAWING



ROOF DRAWING




1666






1666

Vinyl railing with 2x2 spindles

4x4 post wrapped in Azec

Window wrapped in aluminum


Composite deck flooring for
porch floor and steps

10:29 27%

Enter SKU, Model # or Keyword

Mastercraft® Morrison 36"W x 80"H Navy Blue Steel Mission Lite Composite Frame Exterior Door System - Right Inswing

Model Number: 4145414 | Menards® SKU: 4145414











10:32 25%
CLEVELAND, OH 44129
Opens at 6:00 AM tomorrow
Enter SKU, Model # or Keyword
Home / Doors, Windows & Millwork / Exterior Doors / Screen Doors

Larson® Lake Breeze 36"W x 80"H White Aluminum WearTuff™ Screen Door

Model Number: 36048032M | Menards SKU: 4192091



10:37 23%

Enter SKU, Model # or Keyword

1 Light Outdoor Light Finished In Black

Model Number: MEN-ZTL17684





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.: 08-52-22

Permit No.: BBS22-000064

Applicant Name: Benjamin Kanelos, The Arcus Group, Inc.

Project Address: 13429 Cliff Dr.

Project Name:

Project: Applicant proposes the renovations of and addition to an existing home.

Addition & Renovation for the Tomallo Residence

13429 Cliff Drive — Lakewood, Ohio



Site Plan
SCALE 1" = 10'-0"

Preliminary Not For Construction

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE:
7-20-22 ABR
8-10-22 REVIEW
8-10-22 ABR

Renovation for the Tomallo Residence
13429 Cliff Drive
Lakewood Ohio

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

Site Plan

SK-1

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PROJECT NO: 2227
DRAWN BY: BCK
CHECKED BY: DTM



View from Corner of Cliff Drive & Wilbert Avenue



Front Porch Close-up



Corner Close-up



View from Cliff Drive



View from Wilbert Avenue

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
7-20-22 ABR
8-10-22 REVIEW
8-10-22 ABR

Renovation for the Tomallo Residence

13429 Cliff Drive
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel 440.356.5930

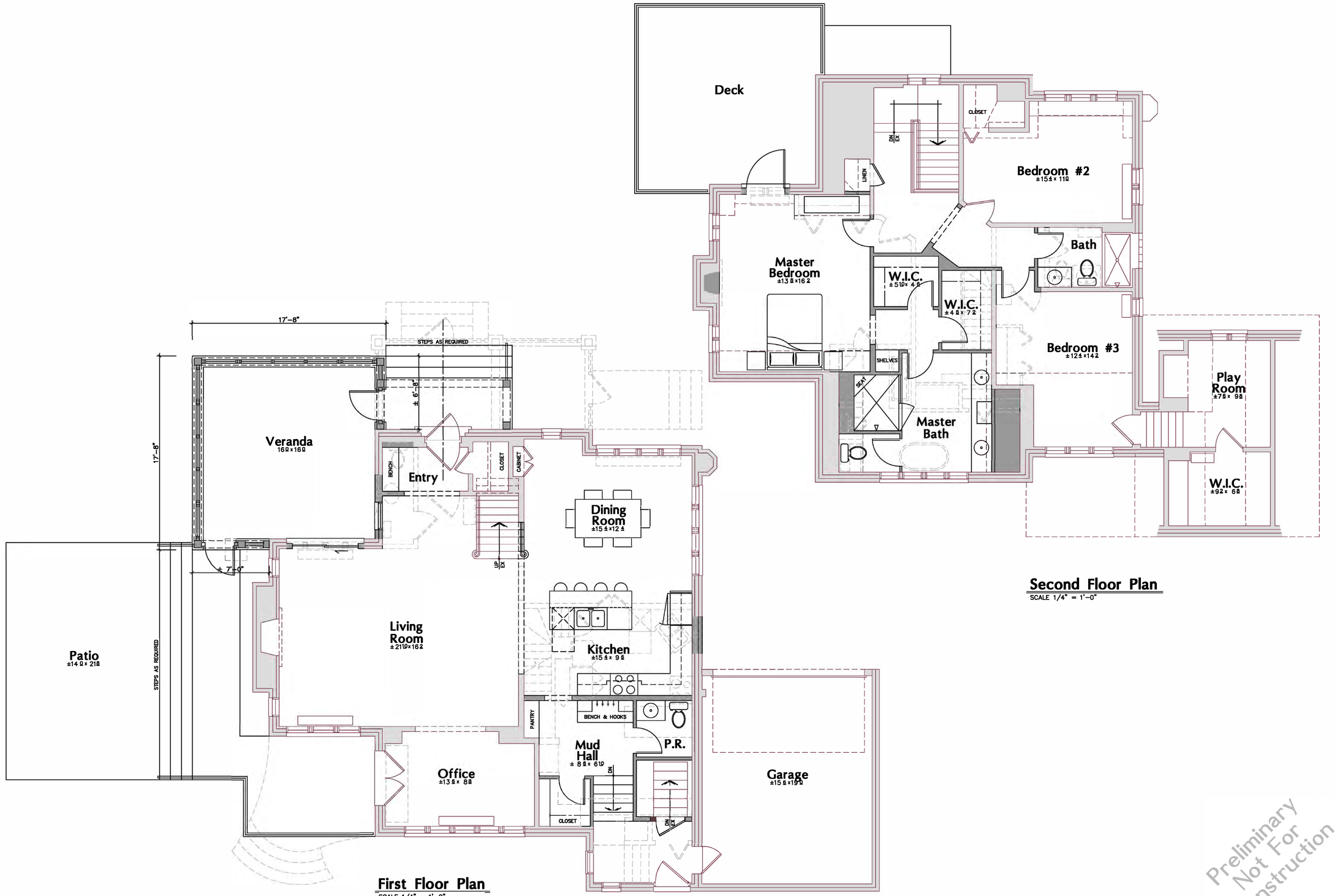
Existing Conditions

SK-2

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PROJECT NO: 2227
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



Second Floor Plan

SCALE 1/4" = 1'-0"

First Floor Plan

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
6-24-22 REVIEW
7-15-22 REVIEW
7-20-22 ABR
8-10-22 REVIEW
8-10-22 ABR

Renovation for the Tomallo Residence

13429 Cliff Drive
Lakewood
Ohio

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

Floor Plans

SK-3

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PROJECT NO: 2227
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



Front Elevation



View from Corner of Cliff Drive & Wilbert Avenue



Rear Elevation View



Aerial View

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
7-20-22 ABR
8-10-22 REVIEW
8-10-22 ABR

Renovation for the Tomallo Residence

13429 Cliff Drive
Lakewood Ohio

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

Renderings

SK-4

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PROJECT NO: 2227
DRAWN BY: BCK
CHECKED BY: DTM

The Arcus Group, Inc.
ARCHITECTS

July 20, 2022

City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, OH 44107

Re: 13429 Cliff Drive
Architectural Board of Review Submission

To whomever this may concern,

We have contacted Michelle Tomallo, the property owner, regarding the consent form. She has consented to city workers inspecting the property as well as an employee from the Arcus Group, Inc. representing her before the Architectural Board of Review.

If you need anything else at this time, please let us know.

Sincerely,

THE ARCUS GROUP, INC.
Benjamin Kanelos, Project Architect

1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 08-54-22

Permit No.: BBS22-000059

Applicant Name: Shawn Warren, Erie Design Co. Inc.

Project Address: 18425 Detroit Ave.

Project Name: Kenilworth Tavern

Project: Applicant proposes new signage for an existing business.





TOTAL TEXT 49 SQ. FT.

TOTAL SIGN AREA 127.9 SQ. FT.

2 front) 32” x 240” 53.3 sq
text 12.75” x 210” 18 5 sq.
1 side) 32” x 96” 21.3 sq.
text 7”= 4” total 22” x 78” 11.95 sq. ft

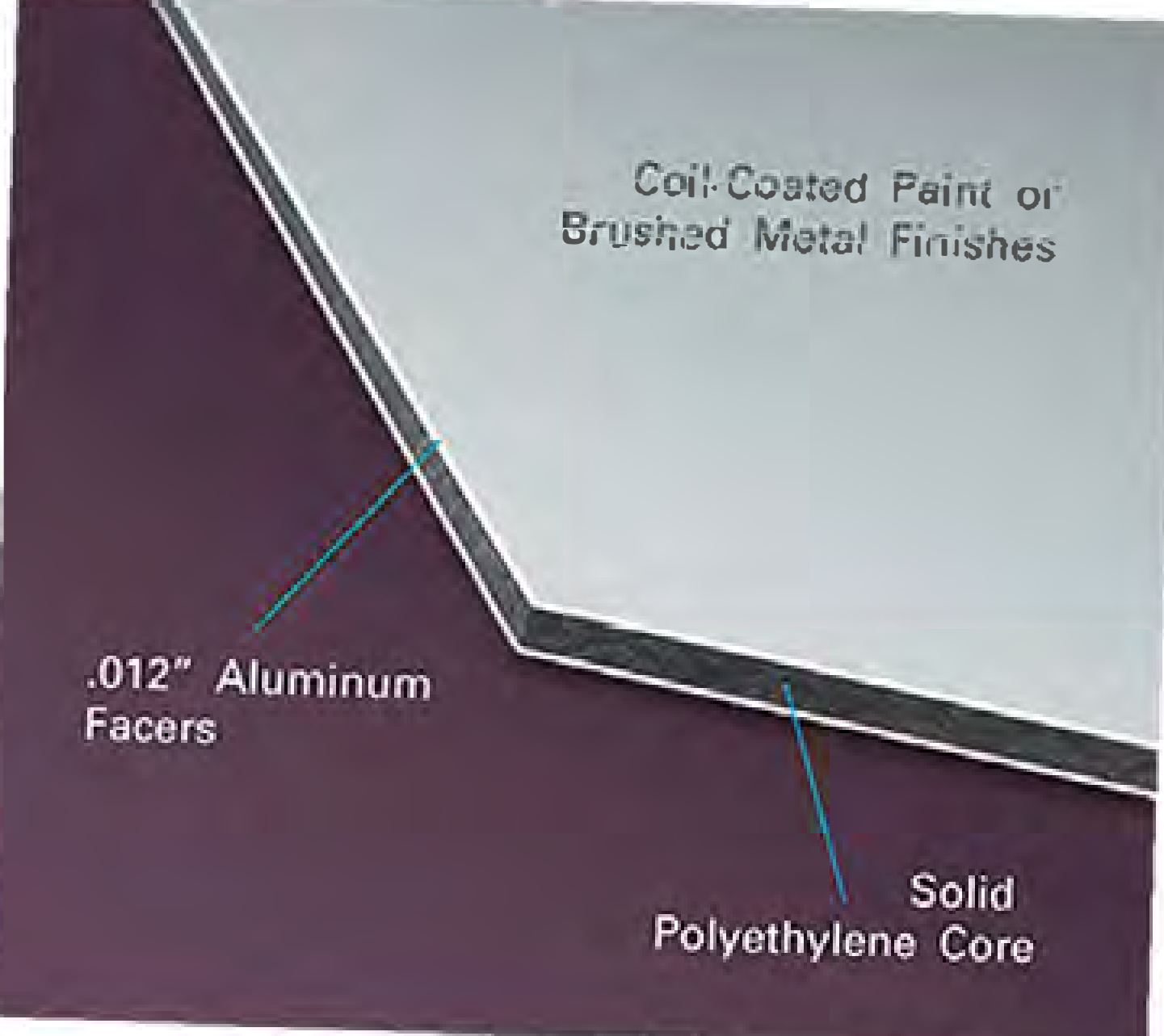




TOTAL TEXT 49 SQ. FT.

TOTAL SIGN AREA 127.9 SQ. FT.

2 front) 32” x 240” 53.3 sq
text 12.75” x 210” 18 5 sq.
1 side) 32” x 96” 21.3 sq.
text 7”= 4” total 22” x 78” 11.95 sq. ft


Coil Coated Paint or
Brushed Metal Finishes
.012" Aluminum
Facers
Solid
Polyethylene Core

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

MAIN (216) 529-6270
FAX (216) 529-5930
building.permits@lakewoodoh.net
www.lakewoodoh.gov

APPLICATION FOR COMMERCIAL PLAN APPROVAL

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

Project Location [OBC 107.2-2]:

Street Address: 18204 DETROIT AVE
Floor Number: _____ Suite: _____
Is this building in the floodplain? ☐ Yes ☐ No

Project Information [OBC 107.2-1]:
(Project Use and Occupancy [OBC 107.2-3])

Project Type (check all that apply):
☐ New Building ☐ Alteration ☐ Addition ☐ Repair
☐ Fence, pool, paving, landscaping, shed, tent, other ☑ Sign

Project Scope (check all that apply):
☐ Demolition ☐ General Building ☐ Mechanical (HVAC)
☐ Electrical ☐ Plumbing ☐ Fire Protection (see below)
☐ Site Work over 8,000 sq. ft.

Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.):
NEW SIGNS + AWNING RECOVER

Occupancy class [OBC Chapter 3]: _____
If Mixed Use [OBC 508.1] **check one**:
☐ Separated ☐ Non-separated ☐ Accessory only

Construction Type [OBC Chapter 6]: SIGN

Total Project Work Area: _____ **Sq. Ft.** ?

Total cost of construction (valuation): $_____

Describe the project:
3 DIBOND ½" THICK SIGN MATERIAL WITH COLOR PRINT W/ LAMINATED SCREWED TO SIGN AREA EXISTING
- AWNING RECOVER

Fire Protection Systems [OBC 106.1.1]
(Indicate all that apply as "**E**" for Existing, "**N**" for New, or **NA** if none)

Building Sprinkler System ___ Limited Area Sprinkler System ___
In-Rack Sprinkler System ___ Demand at Riser Base _____ psi
Kitchen Hood Suppression ___ Fire Alarm System ____
Fire Detection System ____ Smoke Detection System ____

Required Construction Documents [OBC Section 106]
3 sets required for Building Department plus
1 set for Fire Department Review (if applicable)
1 (Civil) set for Engineering Review (if applicable)
Date on Plans: _____

Applicant Information [OBC 107.2-5]
(Building Owner or Representative)

Name: LOUIE KARIS / TAVERN
Business Name: KENILWORTH BAR
Mailing Address: 18202 DETROIT AVE
City/State/Zip Code: LAKEWOOD OH 44107
Phone Number: 440-376-2446 / 216 226-6582
For Best Service Provide Email Address:
LKARIS@AOL.COM

Registered Design Professional [OBC 106.2.1]

☐ Architect ☐ Engineer
☐ Certified Fire Protection System Designer ☑ NA

Name: _____
Firm or Business: ERIE DESIGN
Certificate or Registration Number: ON FILE
Mailing Address: 16504 DETROIT AVE
City/State/Zip Code: LAKEWOOD, OH 44107
Contact Name: S. WARREN
Contact Phone: 227-0043
For Best Service Provide Email Address:
ORDERS@ERIEDESIGN.COM

Certification [OBC 107.2.5]

I certify that I am the building ☐ Owner ☐ Owner's Authorized Agent

All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

Signature: _____
Printed Name: SHAWN WARREN
Date of Application: 6/20/2_

For Building Department Use

Case Number: _____
Date Received: _____
Received By: _____

Other Approvals Required (prior to permit issuance):
Fire Marshall: ☐ Yes ☐ No ☐ NA
Engineering ☐ Yes ☐ No ☐ NA
ABR/Planning/Zoning: ☐ Yes ☐ No ☐ NA

Plan Review Fees
Outside Plans Examiner: $_____
Stormwater Review: $_____

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 08-57-22

Permit No.: BBS22-000065

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

Project Address: 13433 Detroit Ave.

Project Name: Bahan Natural Health Center

Project: Applicant proposes signage on an existing awning and white vinyl lettering in the windows.

BEFORE



PROPOSED



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

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

Revisions:
8/8/22 Replaced window vinyl with smaller, pedestrian focused text

1 8/08/22
ADDRESS: 13429 Detroit Ave. Lakewood, OH 44107
BUSINESS NAME: Bahan Natural Health Center
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.: 09-59-22

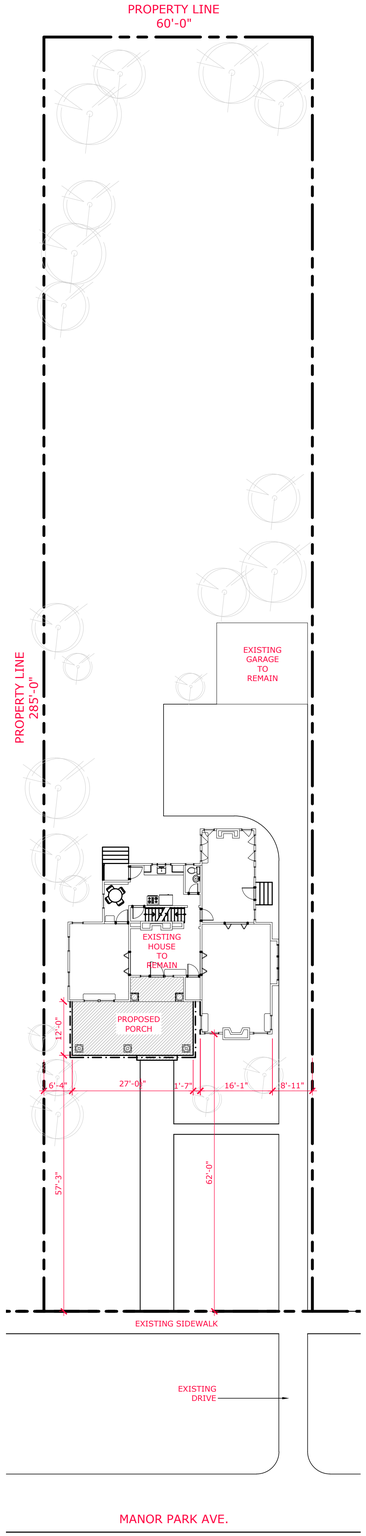
Permit No.: BBS22-000074

Applicant Name: Samuel Diaquila, AIA; AMSR LLC

Project Address: 1229 Manor Park Ave.

Project Name:

Project: Applicant proposes a covered front porch addition.



1 A00 *SITE PLAN*

Scale: 1/16"=1'-0"

SUBSTRATE:

Tyvek House Wrap with requisite tape and detailing per

details and sealant issues at and around windows and door openings.
5/8" APA rated wall sheathing
2x framing at 16" O.C.
2" spray-in closed cell polyurethane foam insulation
Fiberglass batt insulation to fill stud cavity and meet code required R-Value.
Acoustical batt insulation at interior walls where noise-generating activities may take place (laundry rooms, bathrooms, etc.)
5/8" Gypsum Board, level V finish except in small closets and garage where level IV is sufficient
Primer, paint, wallpaper or other interior finish as selected by Owner

TYPICAL FLOOR

3/4" tongue and groove hardwood flooring, set to be flush with existing finished floor level.
3/4" tongue and groove plywood subfloor, glued and screwed to joists,
2 x floor joists at 16" O.C. Unless noted otherwise - see drawings
5/8" Type X Firecode Gypsum board with Level V finish on ceilings at the underside of joists in finished spaces
See drawings for unusual conditions, structural notes, etc.

NEW EXTERIOR WALL CONSTRUCTION:

Wood shingles over
housewrap on 5/8" APA rated plywood w/ 2x6 wood framing @ 16" O.C.
New 2x6 wood studs framing
Sister to existing 2x4 framing.
Provide R19 insulation.
5/8" gypsum board w/ level 5 finish, typ. for new construction unless noted otherwise.

CONCRETE FLOORS

Basement:

x W2.9 welded wire fabric over 6 mil PFVB on 4" compacted #46 bank run gravel on compacted subgrade

Crawl Space:
3" thick slab on 6 mil PFVB on compact subgrade

Garage Slab and storage area:
Same as Basement without the PFVB

Provide concrete quality, finish and control joints per specifications elsewhere in construction documents.

METAL ROOFING

Standing seam at slopes greater than 3:12
Folded, soldered seam at slopes of 3:12 or less
Continuous W.R.Grace "Ultra" self adhering roofing underlayment or
30# asphalt saturated building paper, or red rosin paper, depending upon slope
Details per S.M.A.C.N.A. and/or C.D.A. guidelines and specifications.

COLD ATTIC:

Continuous screened ridge vent
Baffles at eaves to maintain clear ventilation from eave to ridge
Continuous bronze insect screen vent at soffit
Insulation at ceiling for required R-value (min. R-38)
Fireproofing if required

WARM ATTIC:

2" spray-in closed cell polyurethane foam insulation against sheathing
Fiberglass batt insulation to provide required R-Value (min. R-38) and to fill cavity
5/8" Type X Firecode gypsum board

FOUNDATION WALL

2 x pressure treated sill plate, width of top CMU +/-
Isolate wood sill from contact with concrete with 1/4" FOAMSEALR rigid plate gasket manufactured by UCI or approved equal
1/2" diameter x 18" long anchor bolts at 6' O.C. minimum - use at least 2 bolts per each length of plate
Grout top CMU course solid, grout anchor bolts full depth (2 courses deep or more)
Parge and waterproof exterior surface of wall.
3-coat cement plaster from bottom of sheathing to below grade.

cell polyurethane foam insulation, cover with non-organic, mold-resistant gypsum board.
CMU foundation wall reinforced as follows:
Dur-o-wal horizontal joint reinforcing 16" O.C.
12 courses or less use #5 bars grouted solid full height @ 48" O.C.
13-14 courses use #5 bars grouted solid full height @ 32" O.C.
15 courses use #6 bars grouted solid full height at 24" O.C.
Provide #5 footing dowels embeded 6" into footings with a 12" bent leg and extending above top of footing and into CMU wall @ 48" O.C.
12" deep reinforced footing, 3'-6" below grade, minimum, 4" wider than masonry wall above in each direction, with (2) #5 bars full length at bottom of footing, 2" + above bottom of trench
Firm, undisturbed earth, bearing capacity 3,500 psf

ROOF, RAKES, EAVES, etc.:
Fiberglass asphalt shingles to match existing.
Copper or Prefinished aluminum flashings at all roof penetrations - verify and match existing, coordinate color.
Bituthene Ice and water shield two courses, 3'-0" wide min. at all eaves, rakes and valleys and around penetrations. 30# Asphalt bldg. felt underlayment.
5/8" APA rated roof sheathing (coordinate thickness where new roof surface is aligned with existing sheathing)

If creating a ventilated cold attic, install insulation air baffles at underside of roof sheathing and vents at eaves and ridge to insure air flow.
2" spray-in, closed cell polyurethene foam insulation with fiberglass batt insulation to provide for code minimum req'd or better R-value.

primed and painted prior to installation, or Boral milled to match existing details.
1x or 5/4 gutter board or profiled shingle molding (verify existing and match)
2x Subfascia.
1/2" smooth faced Cedar or Boral T&G soffit boards with continuous 1" bronze screen soffit vent if insulation strategy includes ventilated attic.
Corbel blocks cut from cedar and equally spaced beneath horizontal soffits as shown.
Scroll cut rafter tails to match existing, install rafter tails so that they are appropriately and equally spaced.
Install fascias and trim to match existing and Paint rafter tails black prior to installation of screen and soffits.
Prefinished aluminum drip edge at eaves and rakces.
Prefinished aluminum 6" half-round gutters with 4" round

CODE DATA

CLASSIFICATION (302) : RESIDENTIAL GROUP R

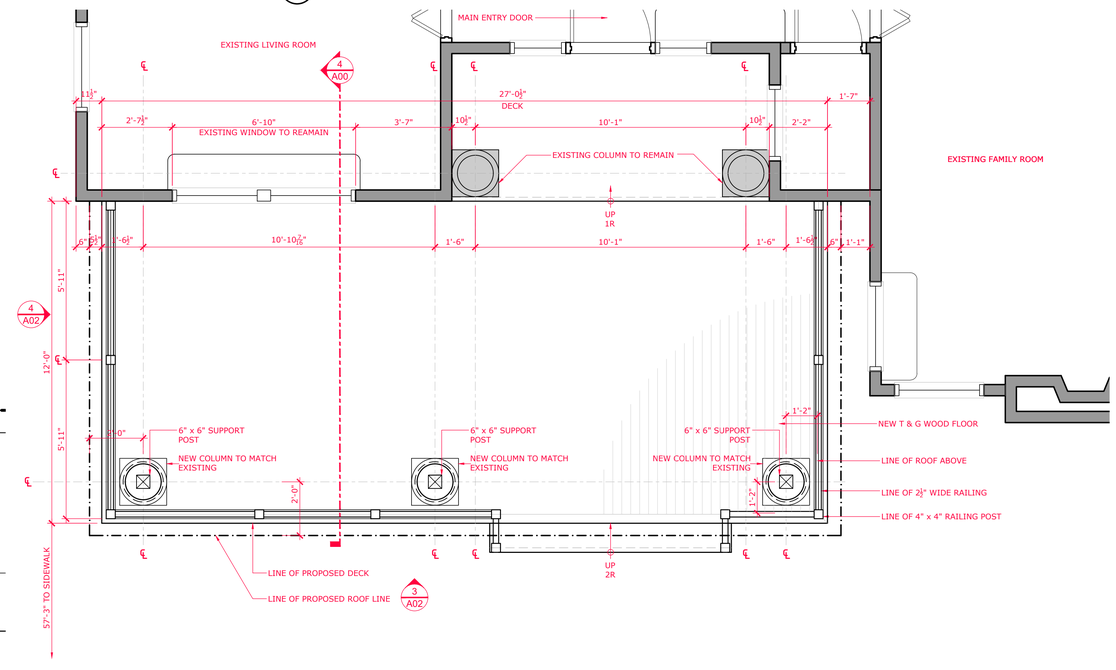
OCCUPANCY (309/310) : R

CONSTRUCTION TYPE (602) : 5BF

GENERAL NOTES:

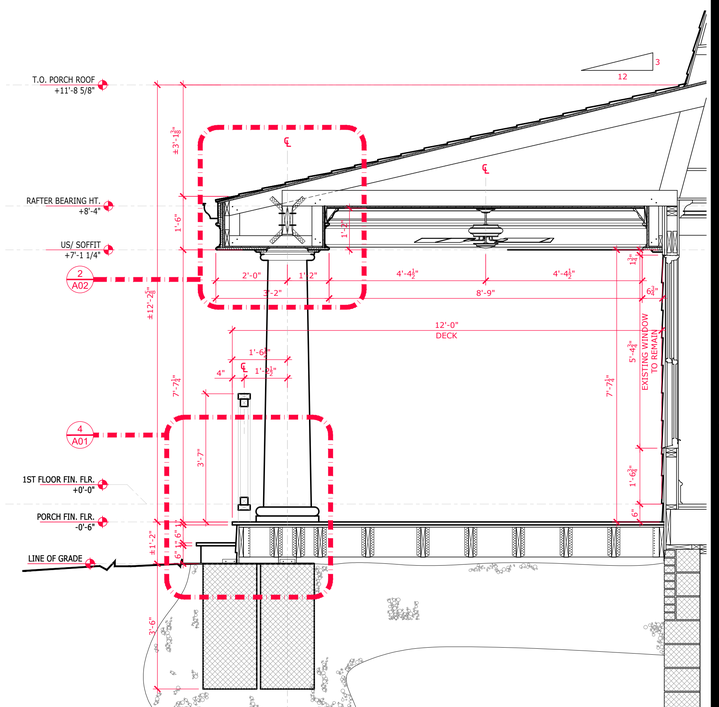
1. All work shall conform to the latest edition of the O.B.C. and other applicable federal, state, and local codes.
2. Contractor is to verify all existing field conditions prior to beginning work and notify architect of any discrepancies immediately.

2 A00 *GENERAL NOTES*



3 A00 *PLAN: PROPOSED PORCH*

SCALE: 3/8" = 1'-0"



4 A00 *SECTION: PROPOSED PORCH*

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

GENERAL NOTES & LEGEND

Samuel V. Diaquila, AIA CSI
OHIO REG ARCH #8808703

1039 Forest Cliff Drive, Lakewood, OH 44107
PH. 440.409.3500
sam@diaquila.com

REV. No.	DESCRIPTION	DATE	ISSUED TO
0	ISSUED FOR ARCHITECTURAL REVIEW (CITY OF LAKEWOOD)	AUG.08/22	SD

REVISIONS

PROJECT:
SCOTT RESIDENCE
1229 MANOR PARK AVE. LAKEWOOD, OHIO 44107

TITLE:
RESIDENTIAL ADDITION

JOB NUMBER:

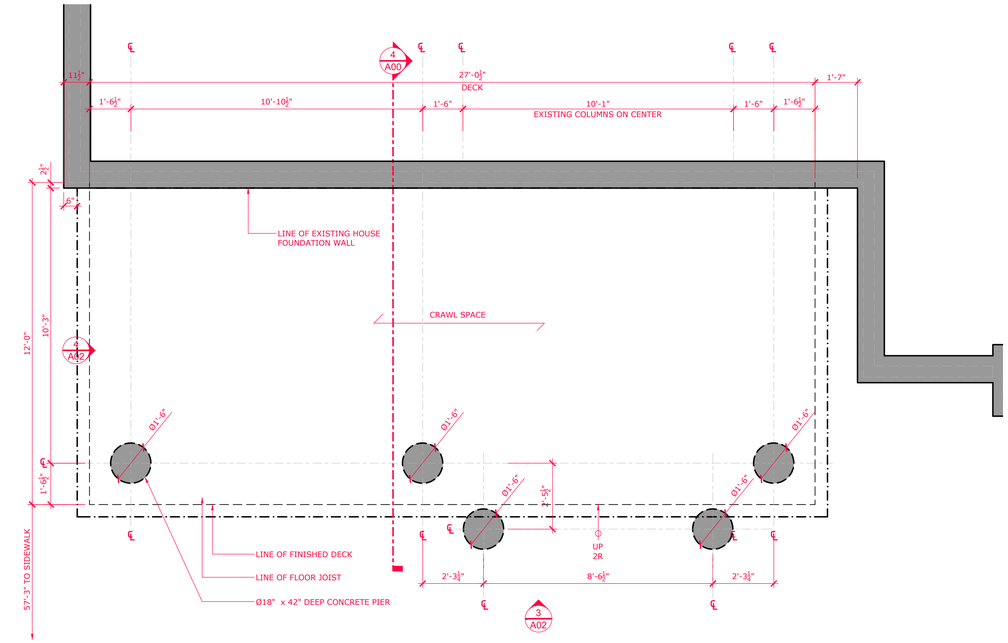
DRAWN BY: **IB** DATE: **JUL 25/22**

NORTH

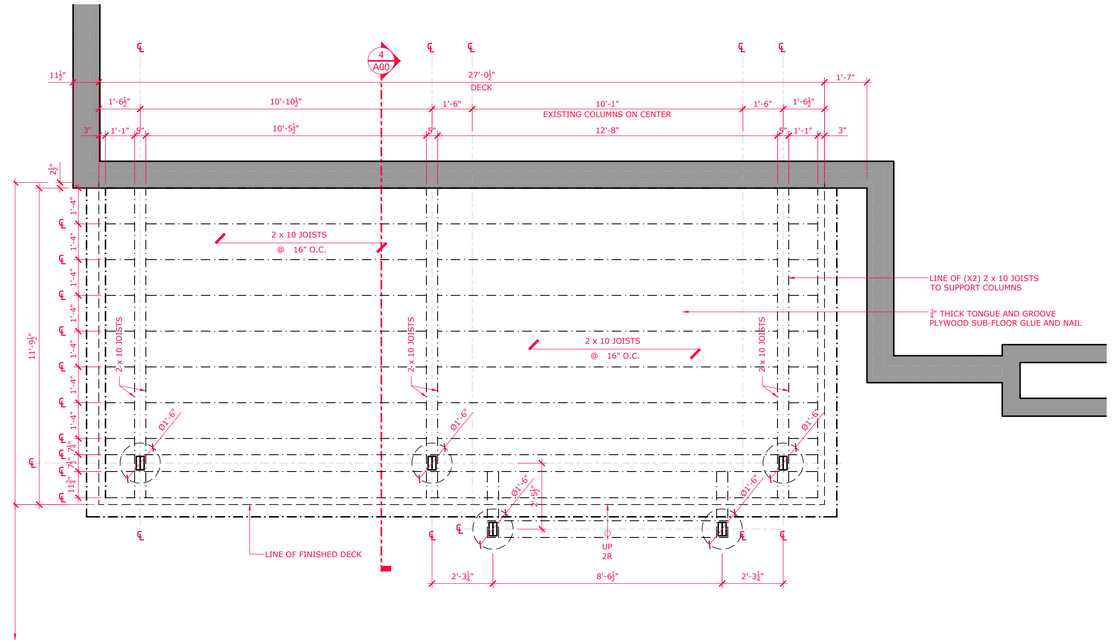
STAMP

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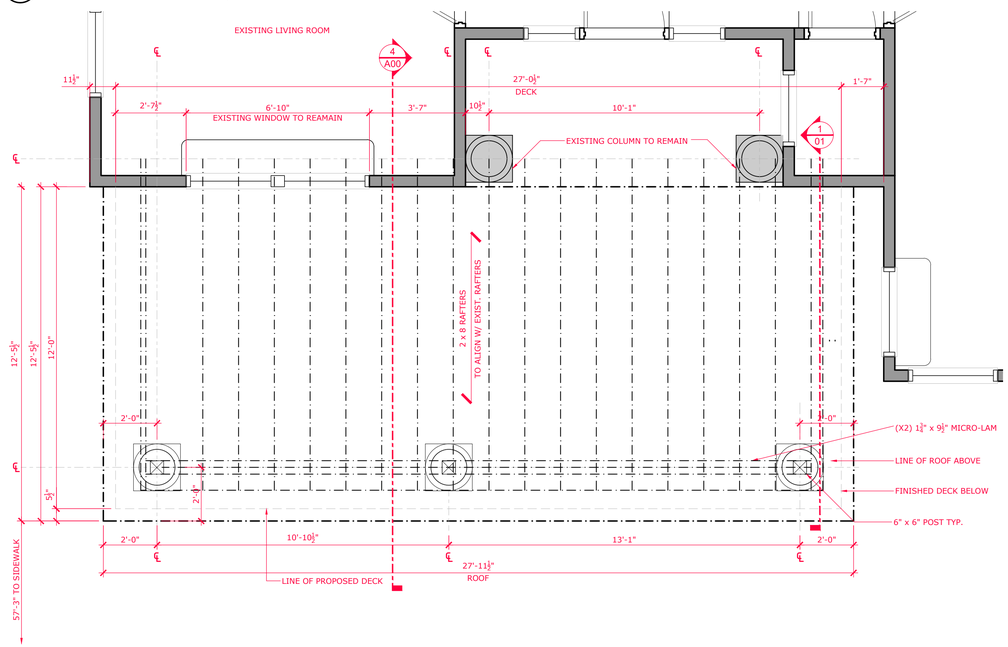
A00



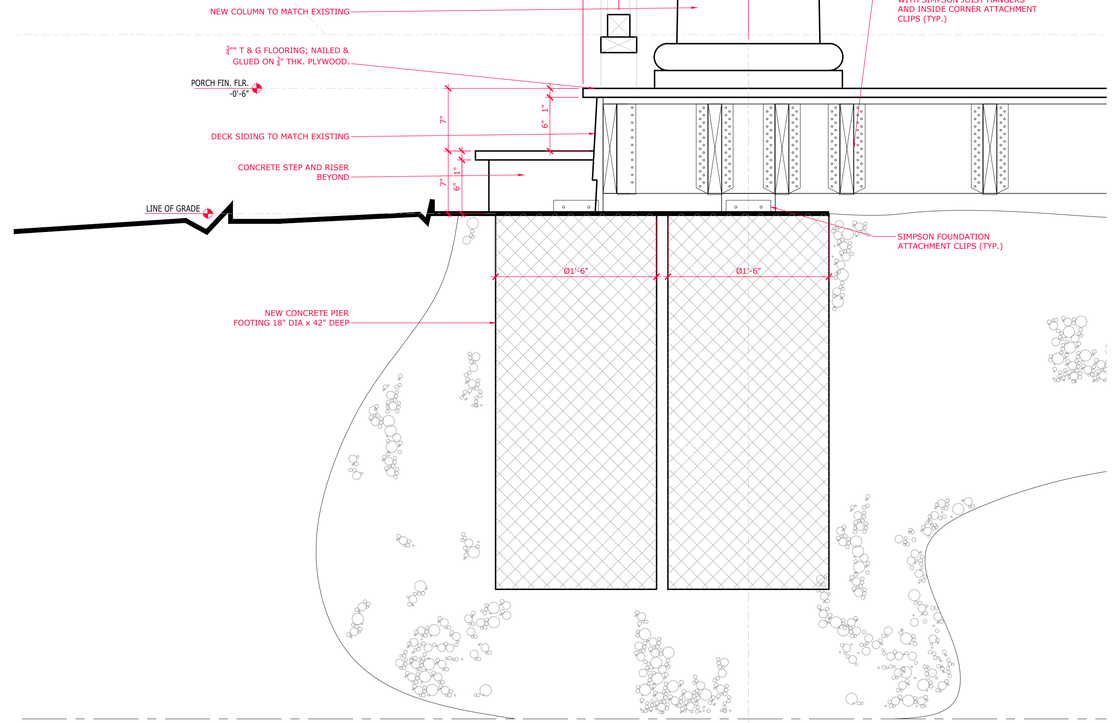
1 A01 *PLAN: FOUNDATION*
SCALE: 3/8" = 1'-0"



2 A01 *PLAN: FLOOR JOIST FRAMING*
SCALE: 3/8" = 1'-0"



3 A01 *PLAN: ROOF FRAMING*
SCALE: 3/8" = 1'-0"



4 A01 *SECTION: PORCH FOOTING*
SCALE:1 1/2" = 1'-0"

GENERAL NOTES & LEGEND

Samuel V. Diaquila, AIA CSI
OHIO REG ARCH #8808703

1039 Forest Cliff Drive, Lakewood, OH 44107
PH. 440.409.3500
sam@diaquila.com

REV. No.	DESCRIPTION	DATE	ISSUED TO
0	ISSUED FOR ARCHITECTURAL REVIEW (CITY OF LAKEWOOD)	AUG.08/22	SD

REVISIONS

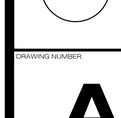
PROJECT:
SCOTT RESIDENCE
1229 MANOR PARK AVE. LAKEWOOD, OHIO 44107

TITLE:
RESIDENTIAL ADDITION

JOB NUMBER:

DRAWN BY: **IB** DATE: **JUL 25/22**

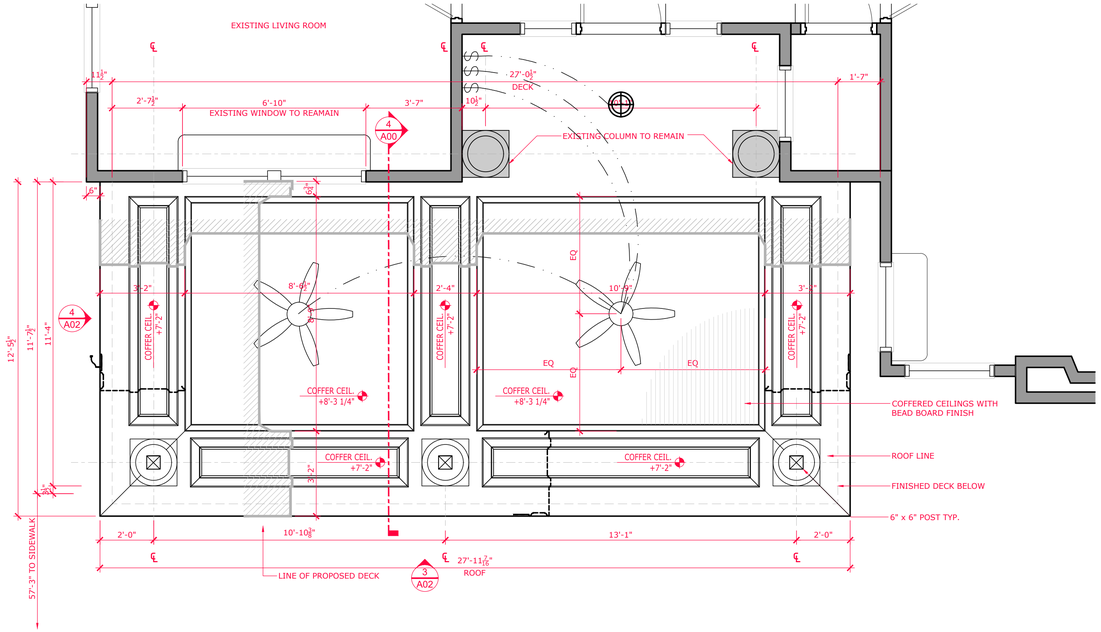
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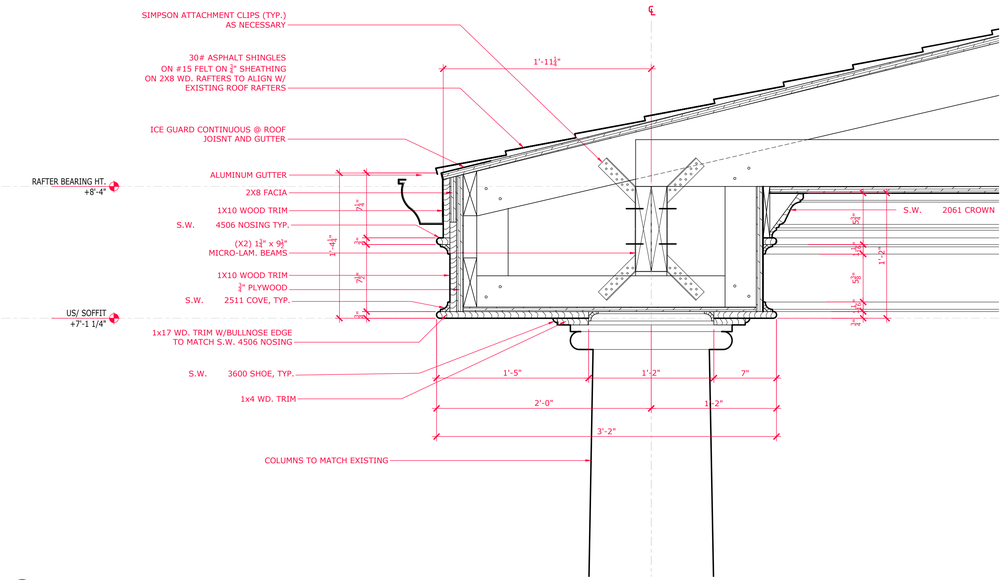
STAMP:

DRAWING NUMBER:

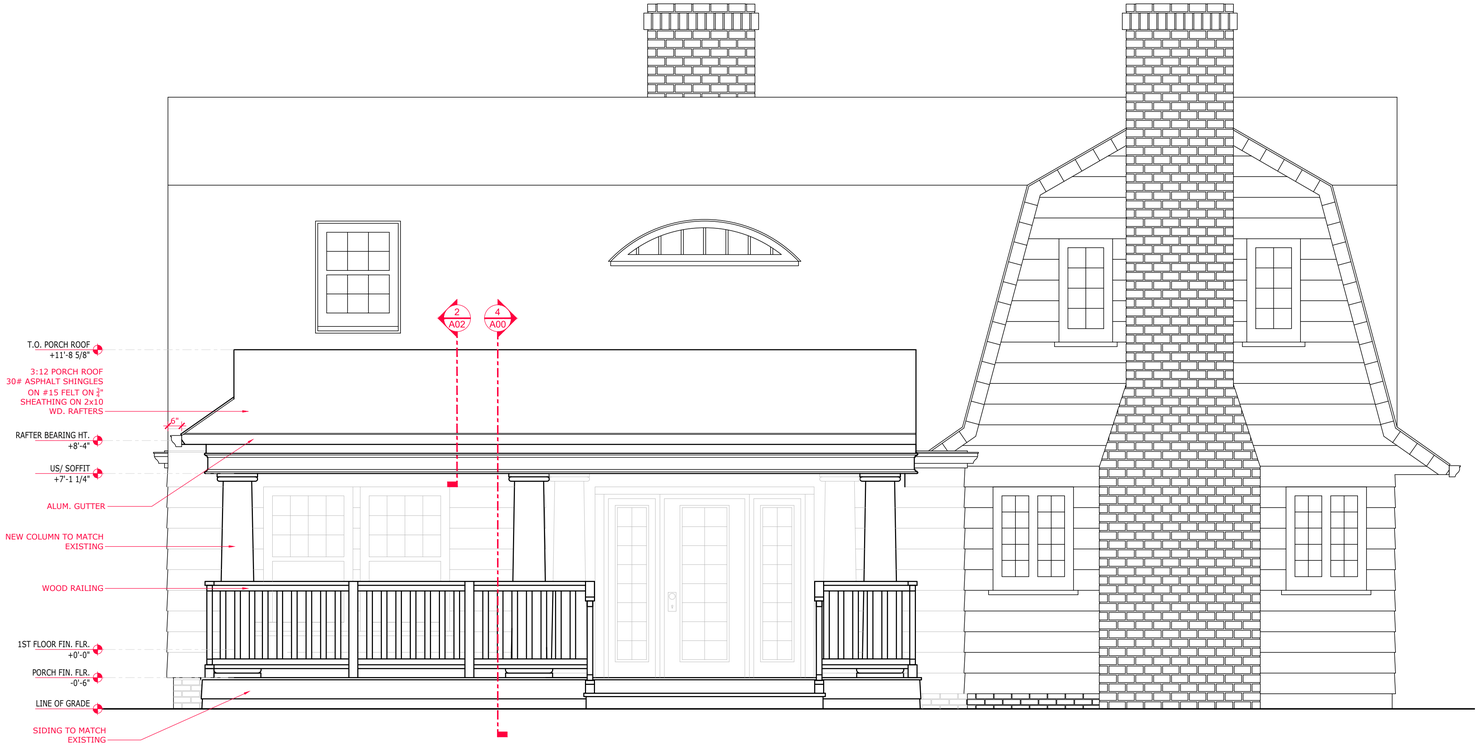
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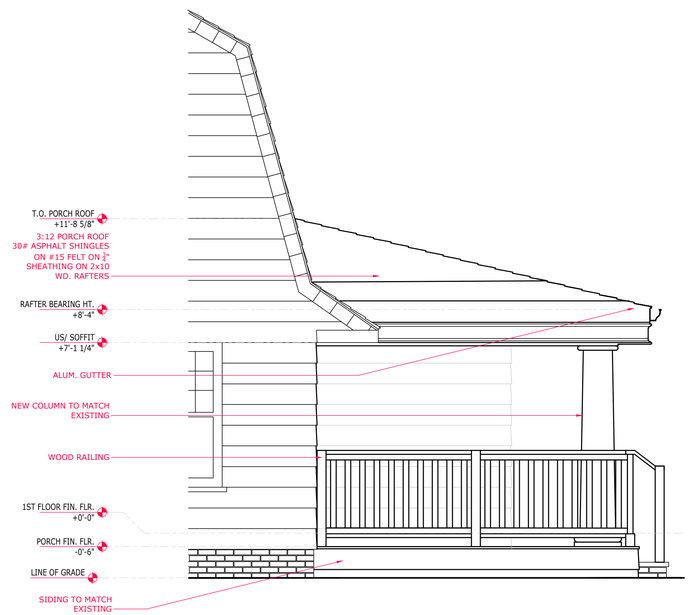
1 A02 *REFLECTED CEILING PLAN*
SCALE: 3/8" = 1'-0"



2 A02 *SECTION: PORCH SOFFIT*
SCALE: 1 1/2"" = 1'-0"



3 A02 *FRONT ELEVATION*
SCALE: 3/8" = 1'-0"



4 A02 *SIDE ELEVATION*
SCALE: 3/8" = 1'-0"

GENERAL NOTES & LEGEND

Samuel V. Diaquila, AIA CSI
OHIO REG ARCH #8808703

1039 Forest Cliff Drive, Lakewood, OH 44107
PH. 440.409.3500
sam@diaquila.com

REV. No.	DESCRIPTION	DATE	ISSUED TO
0	ISSUED FOR ARCHITECTURAL REVIEW (CITY OF LAKEWOOD)	AUG.08/22	SD

REVISIONS

PROJECT: **SCOTT RESIDENCE**
1229 MANOR PARK AVE, LAKEWOOD, OHIO 44107

TITLE: **RESIDENTIAL ADDITION**

JOB NUMBER:

DRAWN BY: **IB** DATE: **JUL 25/22**

NORTH: N

STAMP:

DRAWING NUMBER:

A02







Samuel V. Diaquila, AIA CSI
Ohio Registered Architect 8808703
1039 Forest Cliff Drive
Lakewood, Ohio 44107
440.409.3500 sam@diaquila.com

16 August 2022

City of Lakewood
Architectural Board of Review / Building Permits
12650 Detroit Avenue
Lakewood, Ohio 44107
Attn: Dave Baas, AICP
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

Re: Jennifer & Kevin Scott Front Porch Addition
1229 Manor Park Ave. Front Porch Renovation
BBS22-000074

Dave;

Per your request, below is a documentation of the exterior materials that are to be used on the 1229 Manor Park Ave. Front Porch Addition.

3 New Columns to Match Existing – Painted White:

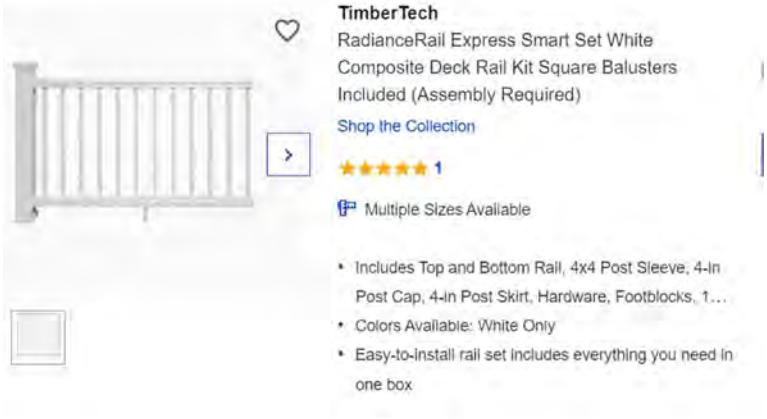




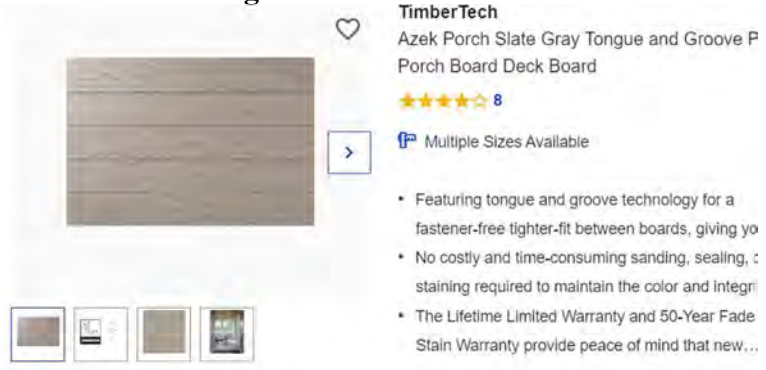
Wood Shake Siding Painted to Match Existing:



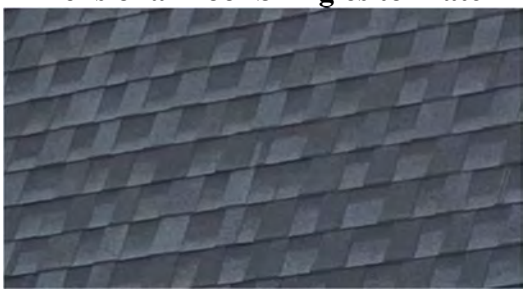
New Handrail at Front Porch – Color Matte White:



New Porch Ceiling Material Painted White:



Dimensional Roof Shingles to Match Existing:

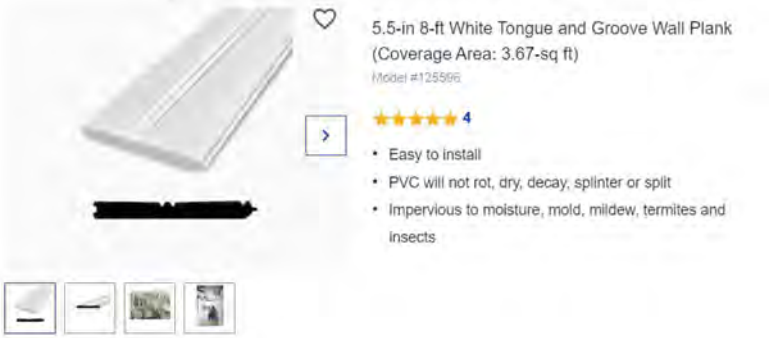


Samuel V. Diaquila, AIA CSI 1039 Forest Cliff Drive Lakewood, Ohio 44110-1215
440.409.3500 sam@diaquiula.com

Trim, Facia and Gutter Boards Painted White to Match Existing:



Porch Ceiling Material - Painted White:



Please call me at 440.409.3500 or email me if you need anything additional or any clarifications in order to complete this application.

Respectfully Submitted:



Samuel V. Diaquila, AIA
Ohio Registered Architect #8808703

C: Owner
file

Samuel V. Diaquila, AIA CSI 1039 Forest Cliff Drive Lakewood, Ohio 44110-1215
440.409.3500 sam@diaquiula.com

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.: 09-60-22

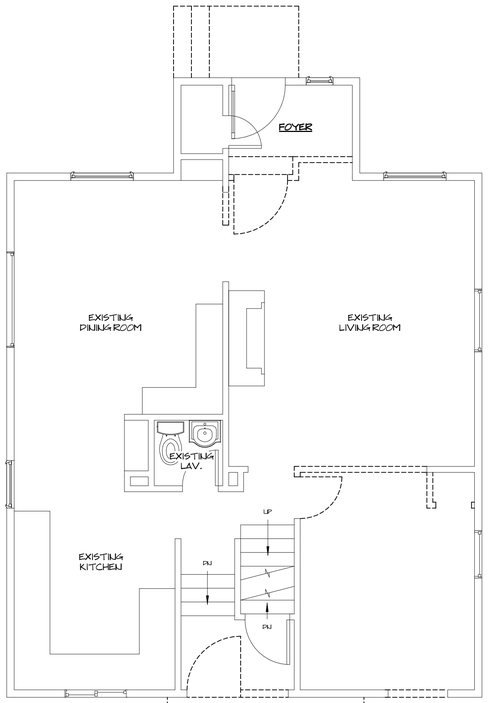
Permit No.: BBS22-000075

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

Project Address: 1277 French Ave.

Project Name:

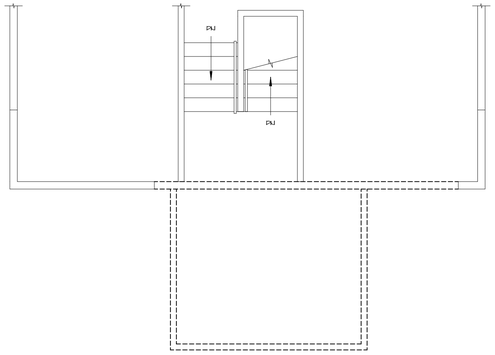
Project: Applicant proposes first floor renovation and second floor addition above kitchen.



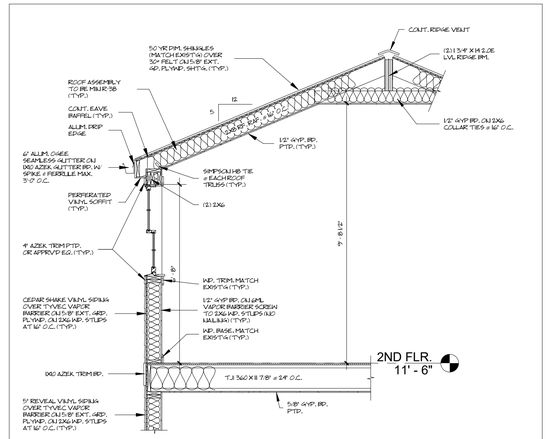
KEY:

DEMO: - - - - - -

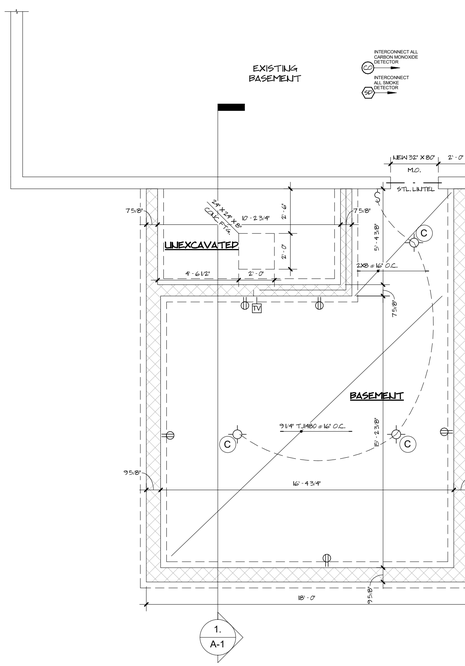
FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



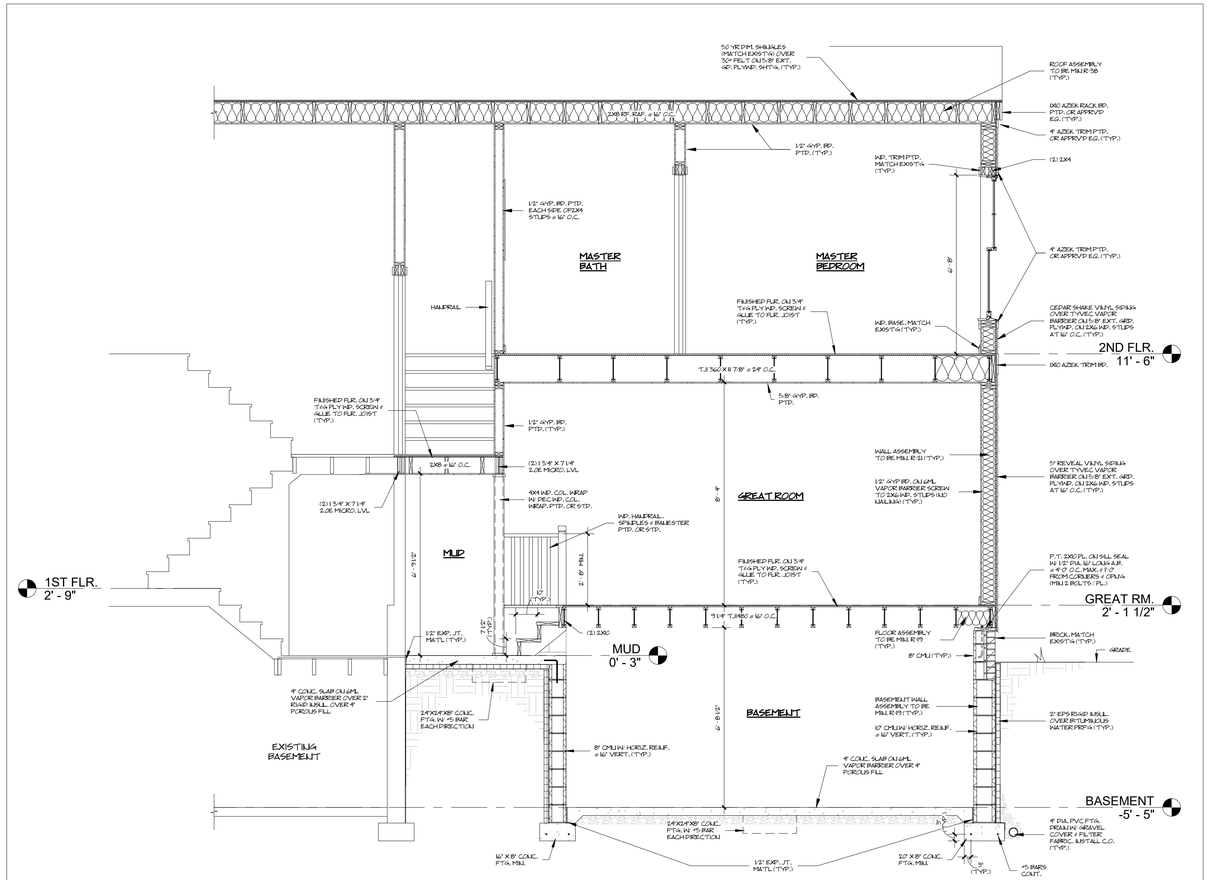
SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



SECTION 2
3/8" = 1'-0"



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



SECTION 1
3/8" = 1'-0"

STATE OF OHIO
CHARLES ARTHUR McGETTRICK JR.
6913
REGISTERED ARCHITECT

DATE: 5/6/22

REVISION:

HOUSE ADDITION

1277 French Ave. Lakewood, Ohio 44107

ARCHITECTS, C.A. McGETTRICK, LLC

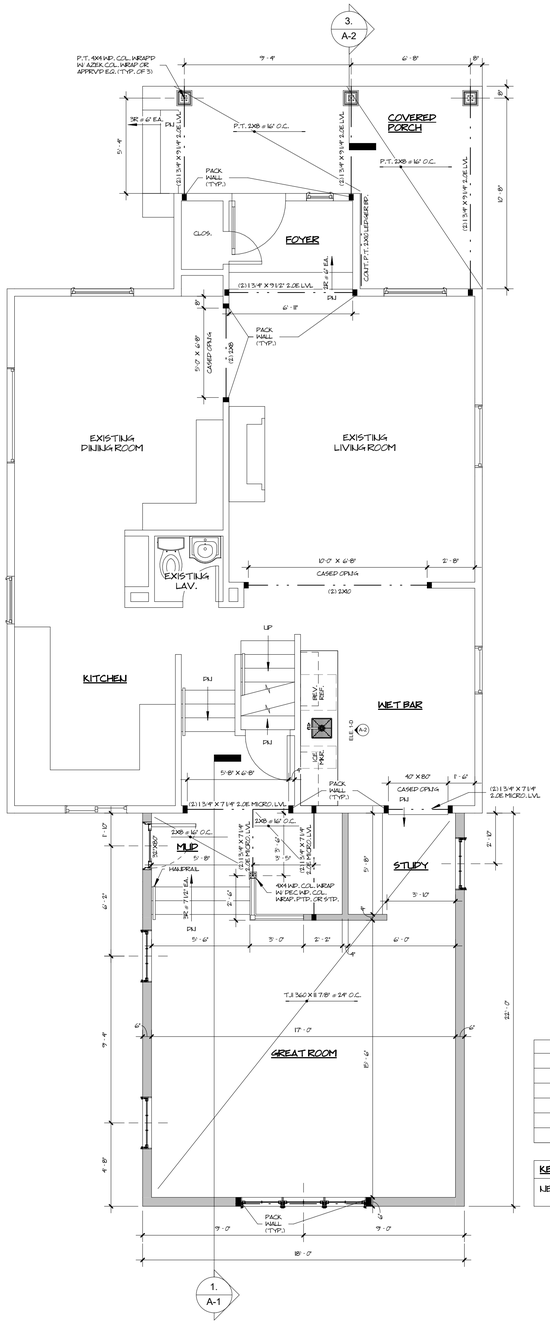
14551 Madison Ave. Lakewood, Ohio 44107 PH: 216-227-0700 FAX: 216-227-0712

COMMISSION NO:

CHARLES MCGETTRICK JR. #77395

EXPIRATION DATE: 12/31/2022

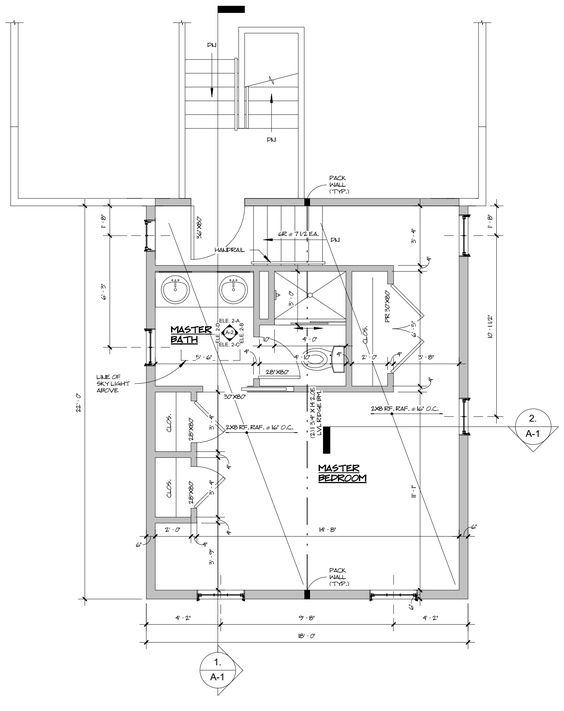
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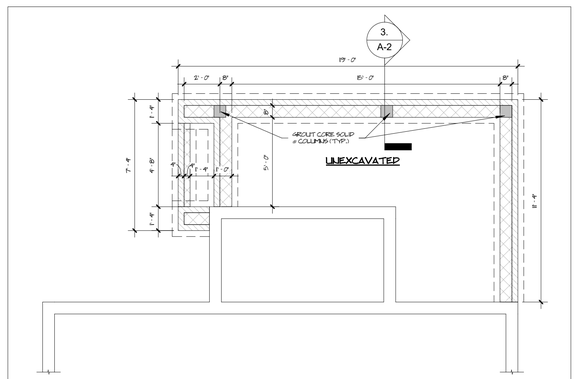
FIRST FLOOR PLAN
1/4" = 1'-0"

LINTEL SCHEDULE	
OPENING WIDTH	LINTEL SIZE
1'-0" – 3'-0"	(2) 2X4
3'-0" – 5'-6"	(2) 2X6
5'-6" – 8'-0"	(2) 2X8
8'-0" – 10'-6"	(2) 2X10
10'-0" – 12'-6"	(2) 2X12

KEY:
NEW WALL: 2X4 WD. STUD @ 16" O.C.

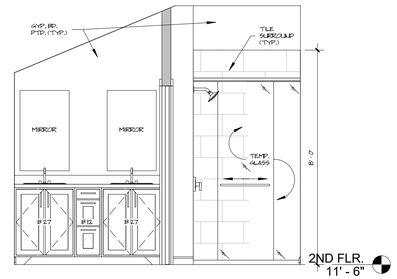


SECOND FLOOR PLAN
1/4" = 1'-0"

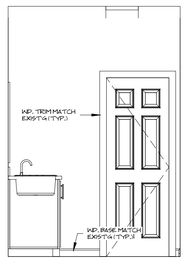


FRONT PORCH FOUNDATION PLAN
1/4" = 1'-0"

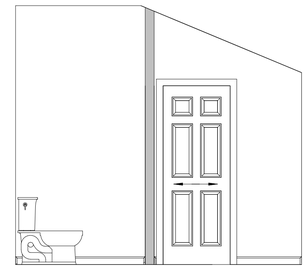
ELE. 1-D
3/8" = 1'-0"



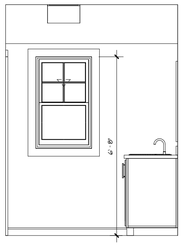
ELE. 2-A
3/8" = 1'-0"



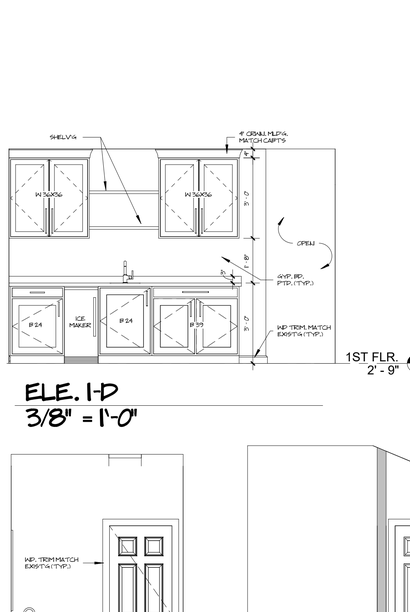
ELE. 2-B
3/8" = 1'-0"



ELE. 2-C
3/8" = 1'-0"



ELE. 2-D
3/8" = 1'-0"



SECTION 3
1/2" = 1'-0"

STATE OF OHIO
CHARLES ARTHUR McGETTRICK
5015
REGISTERED ARCHITECT

DATE: 5/6/22
REVISION:

HOUSE ADDITION

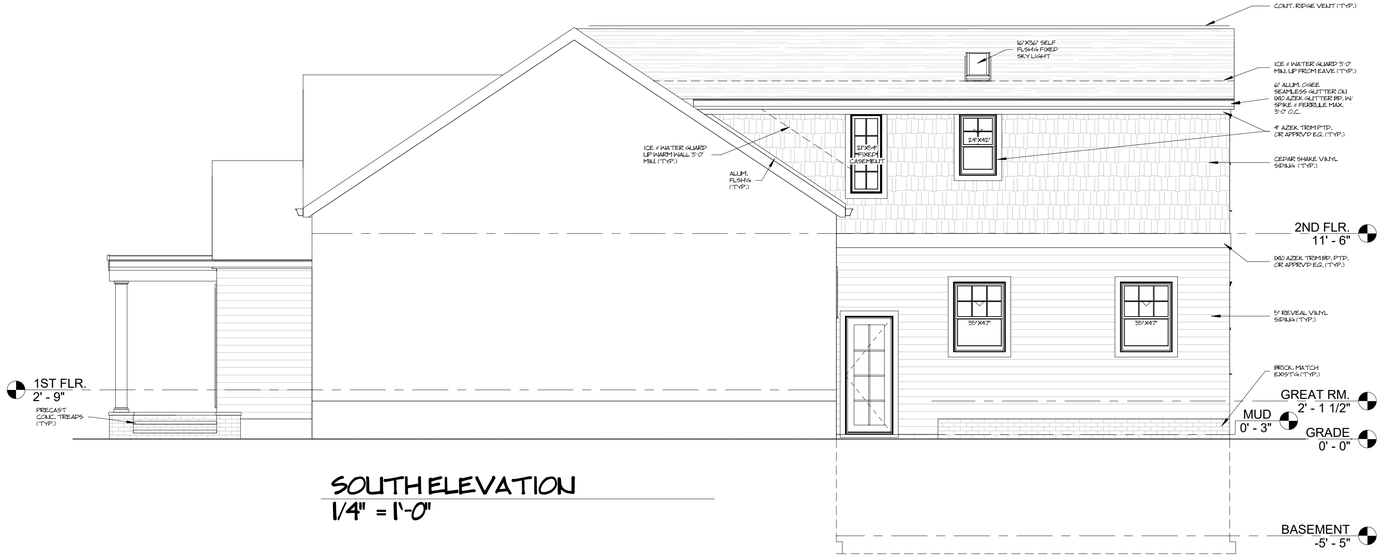
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712
1277 French Ave. Lakewood, Ohio 44107

COMMISSION NO:
CHARLES MCGETTRICK JR. #775915
EXPIRATION DATE: 12/31/2022

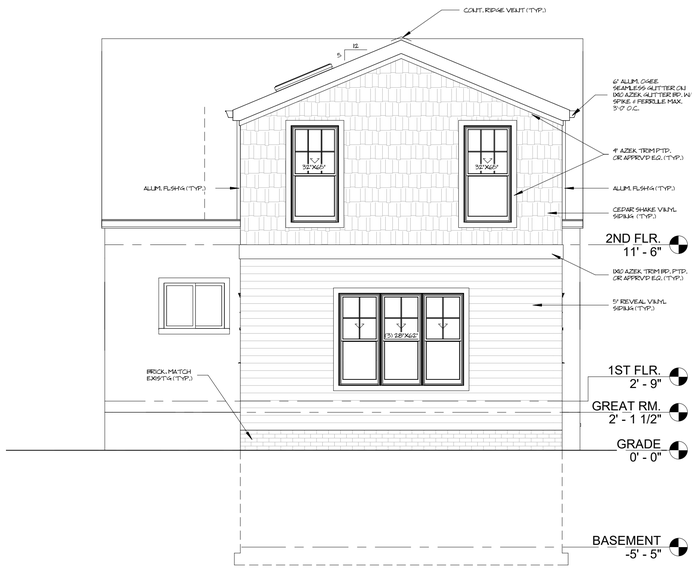
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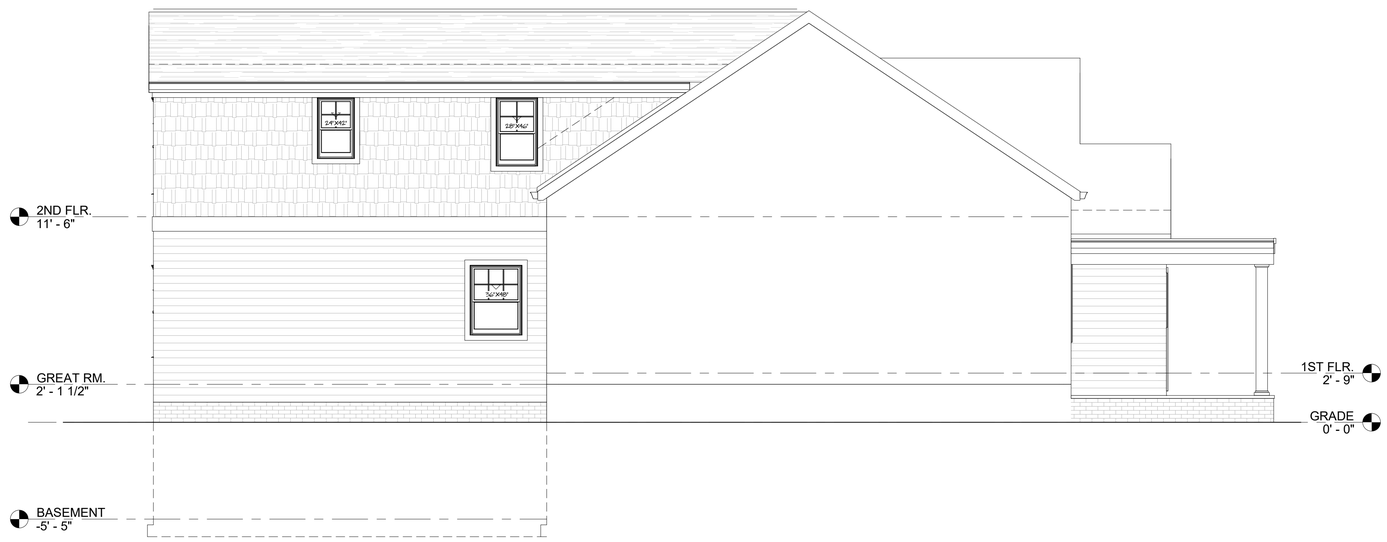
WEST ELEVATION
1/4" = 1'-0"



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



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



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



DATE: 5/6/22

REVISION:

HOUSE ADDITION

1277 French Ave. Lakewood, Ohio 44107

14551 Madison Ave. Lakewood, Ohio 44107

ARCHITECTS, C.A. McGETTRICK, LLC

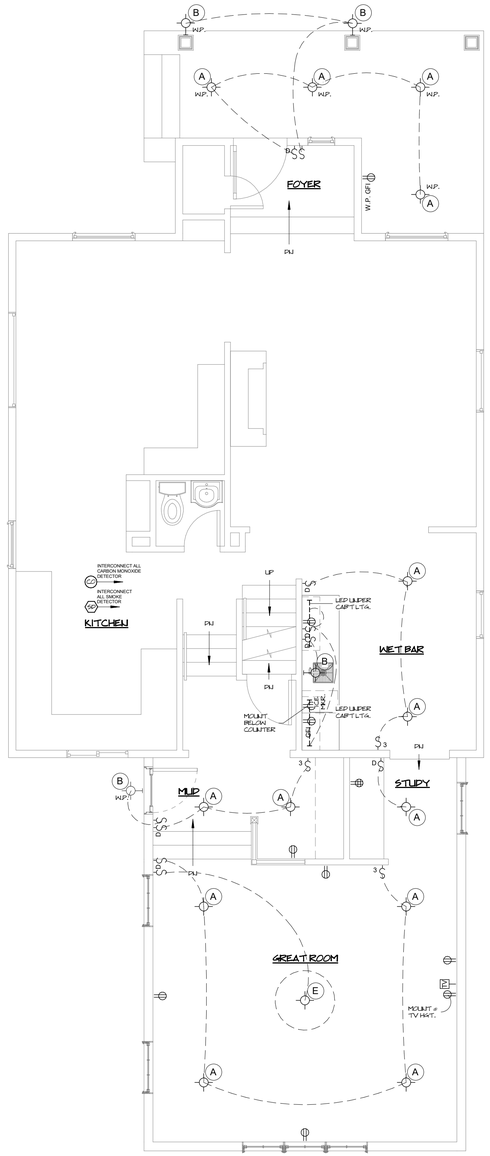
216-227-0700 FAX: 216-227-0712

COMMISSION NO:

CHARLES MCGETTRICK JR. #775915

EXPIRATION DATE: 12/31/2022

A-3



LIGHT FIXTURE SCHEDULE:
(A) 4" LED RECESSED CAN LIGHT
(B) WALL SCONCE
(C) CEILING MOUNT LIGHT
(D) PENDANT LIGHT FIXTURE
(E) CEILING FAN
(F) CHANDELIER
(G) 4" LED ADJUSTABLE RECESSED GIMBAL CAN LIGHT
(SD) SMOKE DETECTOR
(CC) CARBON MONOXIDE DETECTOR

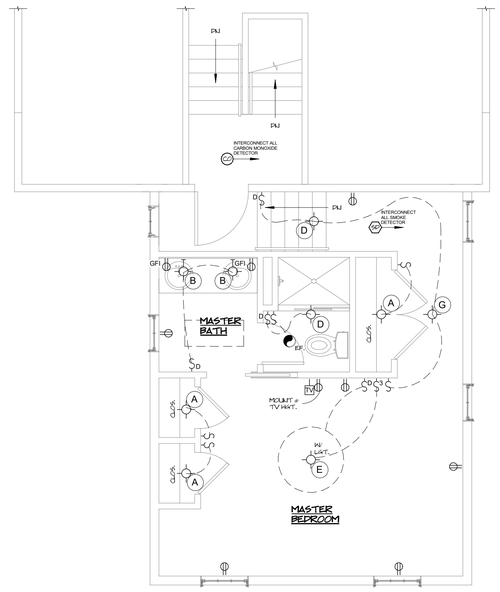
NOTE: LIGHT FIXTURES TO BE SELECTED BY OWNER.

- ALL ELECTRICAL IS EXISTING UNLESS NOTED ON PLANS

* W.P. : WATER PROOF FIXTURE

* E.F. : EXHAUST FAN, DIRECTLY DUCTED OUTSIDE

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



SECOND FLOOR POWER/LIGHTING PLAN
1/4" = 1'-0"

STATE OF OHIO
CHARLES ARTHUR MCGETTRICK
5015
REGISTERED ARCHITECT

DATE: 5/6/22
REVISION:

HOUSE ADDITION
1277 French Ave. Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:

CHARLES MCGETTRICK JR. #775915
EXPIRATION DATE: 12/31/2022

A-4

HOUSE ADDITION

1277 French Ave.

Lakewood, Ohio
44107

ARCHITECTS C.A. McGETTRICK, LLC

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

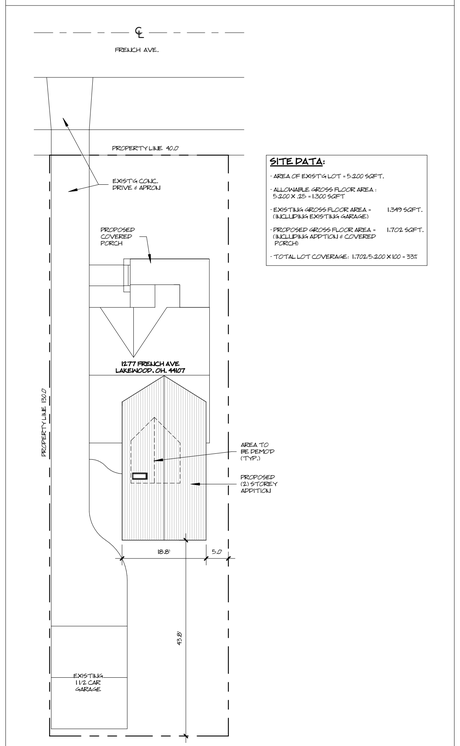
GENERAL NOTES

1. SOIL BEARING PRESSURE IS ASSUMED TO BE 2000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.
2. CONCRETE DESIGN FOR FOOTING SHALL BE MIN. F = 2000 PSI
3. CONCRETE DESIGN FOR FLOOR SLABS SHALL BE MIN. F = 3000 PSI
4. CONTRACTOR SHALL USE NO LESS THAN TYPE "M" OR "S" MORTAR IN CRAWL SPACE BLOCK WALLS
5. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS OF ALL MANUFACTURED WOOD PRODUCTS PRIOR TO FABRICATION
6. ALL STEEL BEAMS, PLATES, AND COLUMNS SHALL BE ASTM A-36 STEEL.
7. ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS ARE DESIGNED TO BE MIN. F = 1200 PSI
8. WINDOWS:
   BASED ON PELLA 250 SERIES VINYL, W/ ADVANCED LOW-E 5/8" INSULATED GLASS, OR APPROVD EQUAL, COLOR: OWNER SELECT.
9. DOOR HARDWARE TO BE SELECTED BY OWNER.
10. KITCHEN EQUIPMENT WILL BE FURNISHED BY OWNER.
11. PLUMBING FIXTURES WILL BE FURNISHED BY OWNER.
12. MECHANICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH HEAT LOSS CALCULATIONS PRIOR TO COMMENCEMENT OF THE WORK.
13. ELECTRICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH SIZING OF ELECTRICAL SERVICE (MIN. 50 INCREASE) AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.
14. ELECTRICAL CONTRACTOR WILL COMPLY WITH THE 2017 EDITION OF THE NEC SECTION 210.12 "DWELLING UNITS, ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC. ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OF AREAS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI)."
15. PLUMBING CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH PLUMBING ISOMETRIC DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

DRAWING INDEX

TS	SITE PLAN
A-1	FIRST & SECOND FLR. DEMO PLAN / FOUNDATION PLAN / SECTIONS
A-2	FIRST & SECOND FLR. PLANS / PORCH FOUNDATION PLAN / INTERIOR ELEVATIONS / SECTION
A-3	EXTERIOR ELEVATIONS
A-4	FIRST & SECOND FLOOR POWER / LIGHTING PLANS

SITE PLAN



SITE PLAN
1/16" = 1'-0"

STATE OF OHIO
CHARLES ARTHUR MCGETTRICK JR.
5015
REGISTERED ARCHITECT

DATE: 5/6/22
REVISION:

HOUSE ADDITION
1277 French Ave. Lakewood, Ohio 44107

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
-
CHARLES MCGETTRICK JR. #77596
EXPIRATION DATE: 12/31/2022

TS






BAHFY



TRIM & MOULDING



AZEK®
Building Products
Designed to last beautifully.™

DuraLite™ Fiberglass Columns

Sometimes, an application calls for a column with a little edge. Which is where Dixie-Pacific's™ DuraLite™ Square Fiberglass Columns come in. Not only do they offer strength, beauty and versatility, they are cost effective, as well. Available in a wide array of styles, they are easy to install because of their lightweight shaft and synthetic cap, bead and base/plinth. They require very little maintenance, are extremely durable and are load bearing.

Choosing the Right DuraLite™ Column

1. Choose the column style:
   plain, fluted or recessed panel
2. Choose the appropriate column size.
   See Smart Size Ordering information on page 3 to determine the correct size for your application
3. Select the appropriate cap and base/plinth, *and determine if you want a beautifully detailed Decorative Capital*

Choose from a plain shaft, fluted shaft or three styles of recessed panels – a single panel, two-panel or three-panel option. Any of the DuraLite™ styles offer traditional elegance and an intriguing artistic touch. Because these columns are can be trimmed to any height, they offer maximum flexibility – easily adapted for pedestal applications or room dividers.



DuraLite™ Column Features:

- Square
- Plain, Fluted or Recessed Panel Designs
- Lightweight
- Low Maintenance
- Can be Trimmed to Any Height
- Durable
- Decay Resistant
- Load Bearing
- Decorative Capitals Available
- Limited Lifetime Warranty

DuraLite™ Fiberglass Column Styles



Square Non-Tapered Plain	Square Non-Tapered Knee-Wall Plain	Square Non-Tapered Fluted	Square Non-Tapered Knee-Wall Fluted	Square Non-Tapered Recessed Panel (1)	Square Non-Tapered Knee-Wall Recessed Panel (1)	Square Non-Tapered Recessed Panel (2)	Square Non-Tapered Recessed Panel (3)

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.: 09-61-22

Permit No.: BBS22-000069

Applicant Name: Tim Akhadov; Platinum Construction

Project Address: 1474 Riverside Dr.

Project Name:

Project: Applicant proposes the construction of a garage.

From: **Donald Davis** davisdonald805@yahoo.com
Subject: AVR 1474 Riverside Rd Garage
Date: August 5, 2022 at 3:57 PM
To: Platinum Garages sales@platinumgarages.com

DD

Hello,

I give express permission for Platinum Garages to submit plans/drawings to the City of Lakewood on my behalf. I also give permission for them to present to the AVR board or any other city board to help get approval for the garage from the city.

Sincerely,
Donald Davis
(216)773-0316

PROJECT: BUILD 20'X20' DETACHED GARAGE

OWNER: HELPING HAND PM. LLC

ADDRESS: 1474 RIVERSIDE DR. LAKEWOOD, OH 44107

COLORS & MATERIALS

SIDING COLOR: To Match House
TRIM COLOR: To Match House
ROOFING COLOR: To Match House

DRAWING INDEX

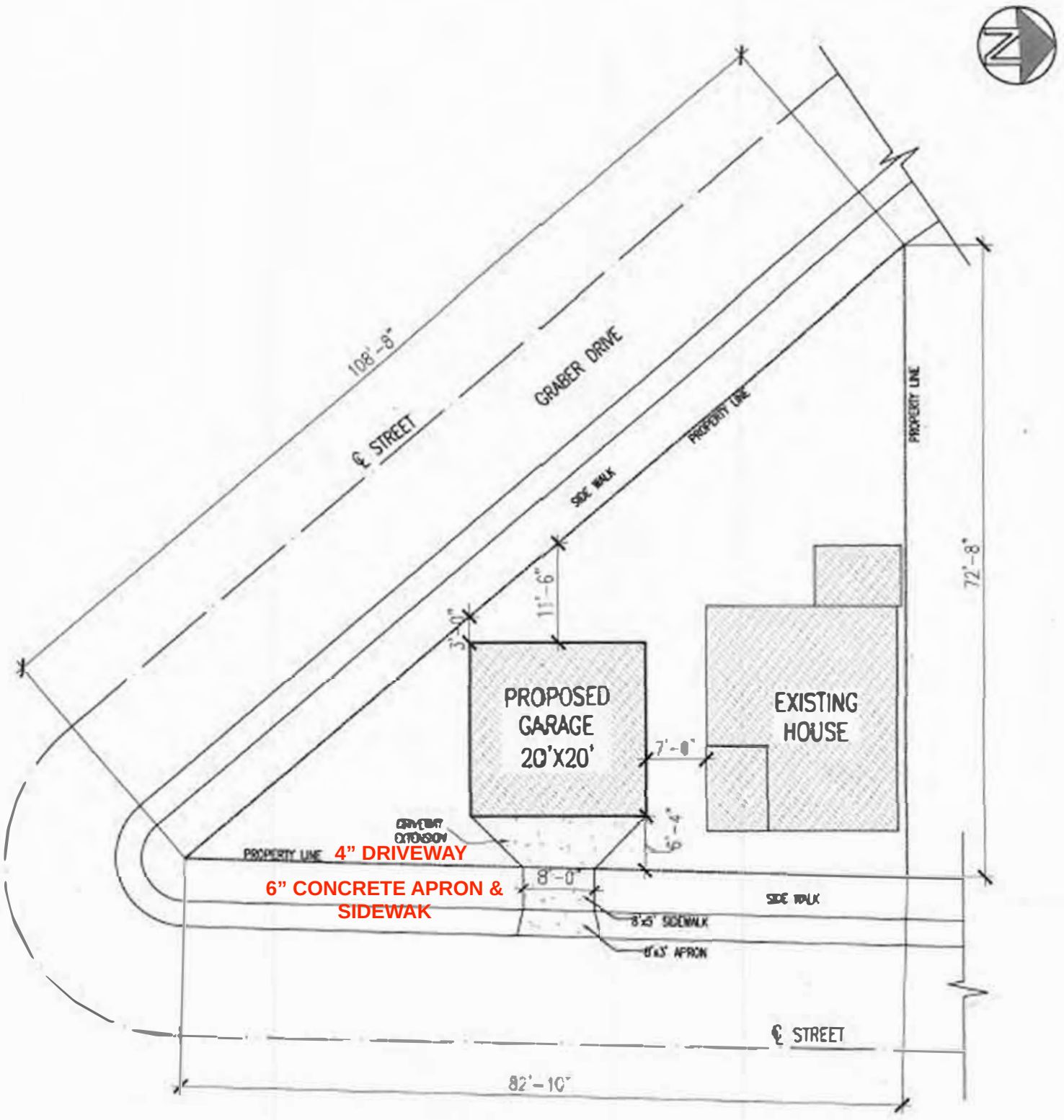
1 TITLE SHEET
2 SITE PLAN
3 FRONT & REAR ELEVATIONS
4 RIGHT & LEFT ELEVATIONS
5 FLOOR PLAN
6 WALL SECTION
7 ELECTRICAL PLAN

CODE DATA

2019 OHIO RESIDENTIAL CODE
ROOF LIVE LOAD 30 PSF
GROUND SNOW LOAD 20 PSF
WIND SPEED 115 MPH
LUMBER GRADE #2 SPF

PLATINUM GARAGES

WWW.PLATINUMGARAGES.COM
216-459-0000

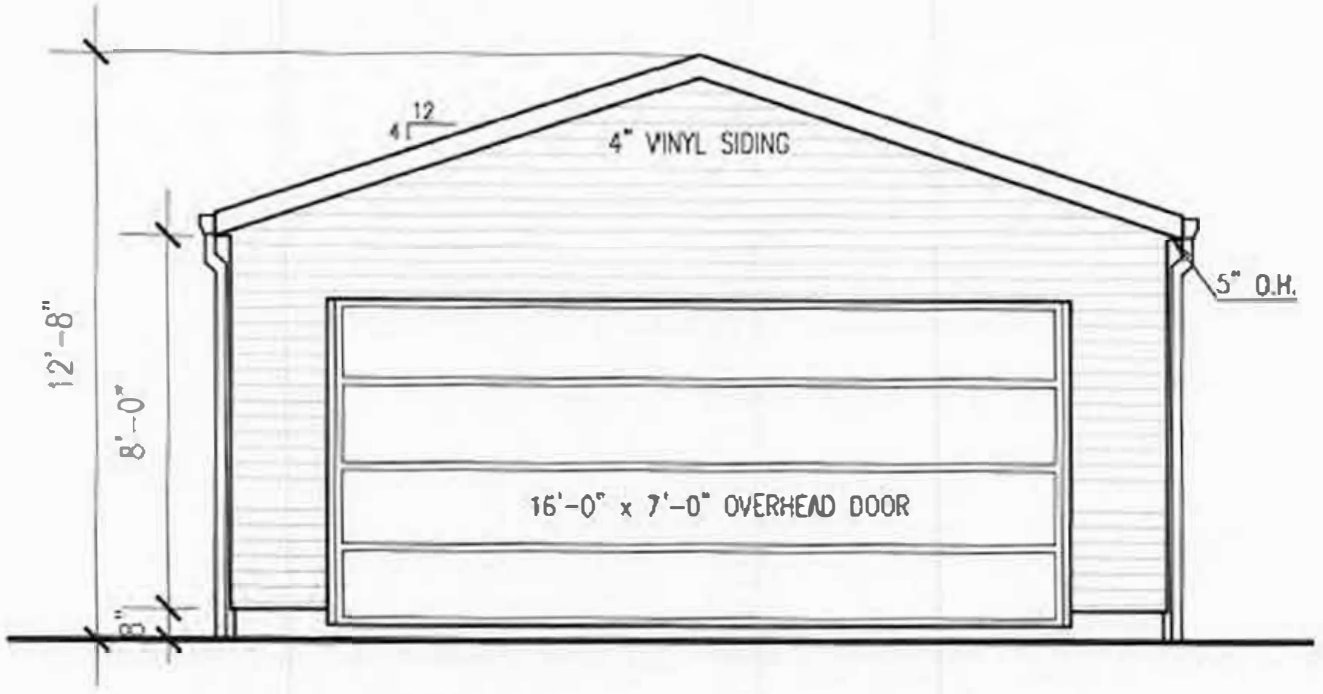


SITE PLAN

Scale: 1/16"=1'-0"

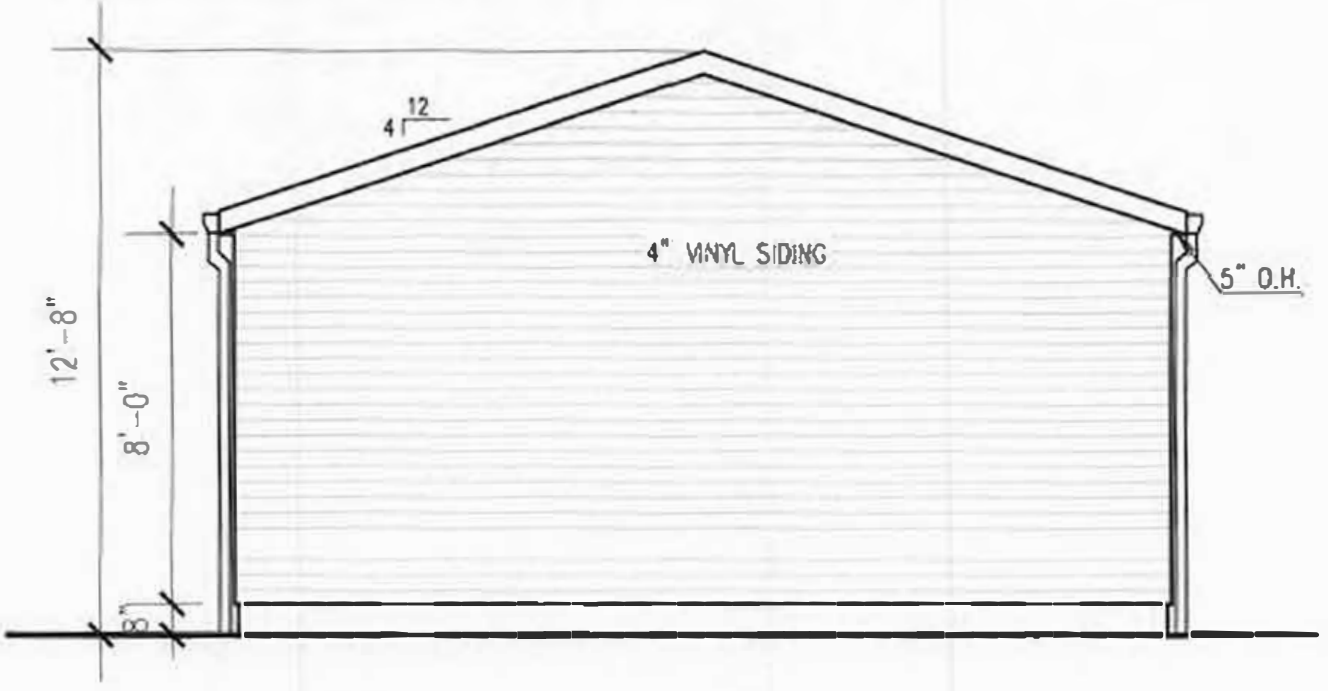
PLATINUM GARAGES

WWW.PLATINUMGARAGES.COM



FRONT ELEVATION

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

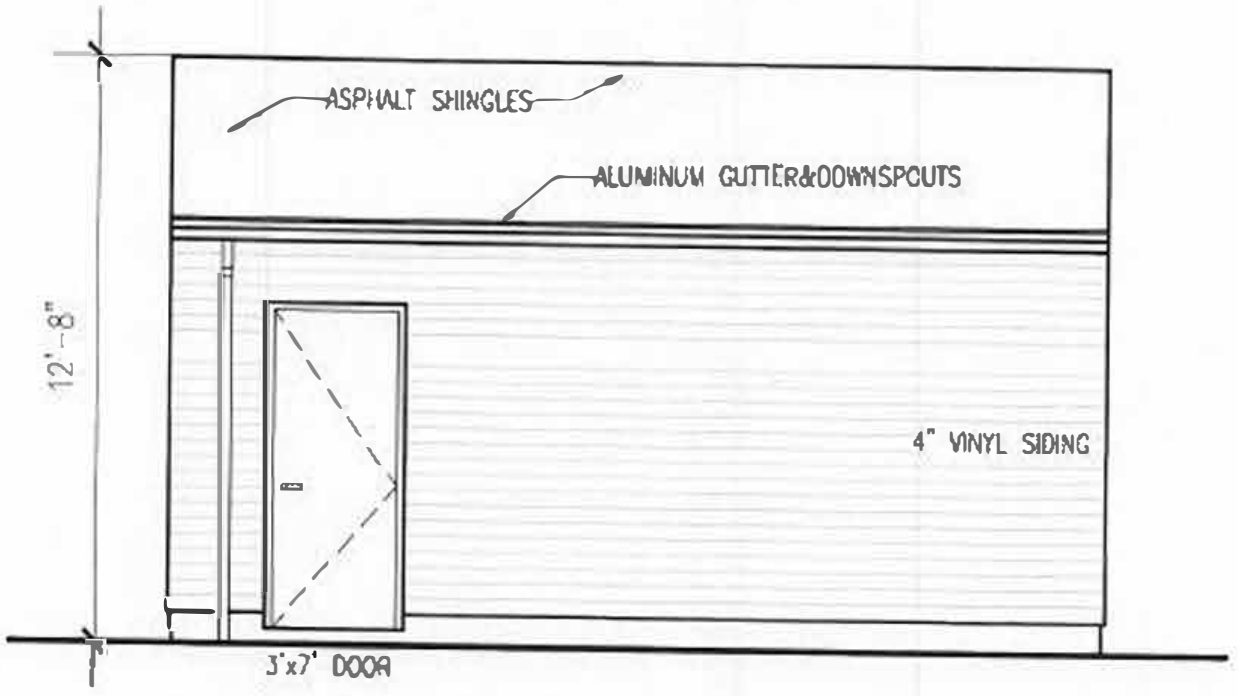


REAR ELEVATION

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

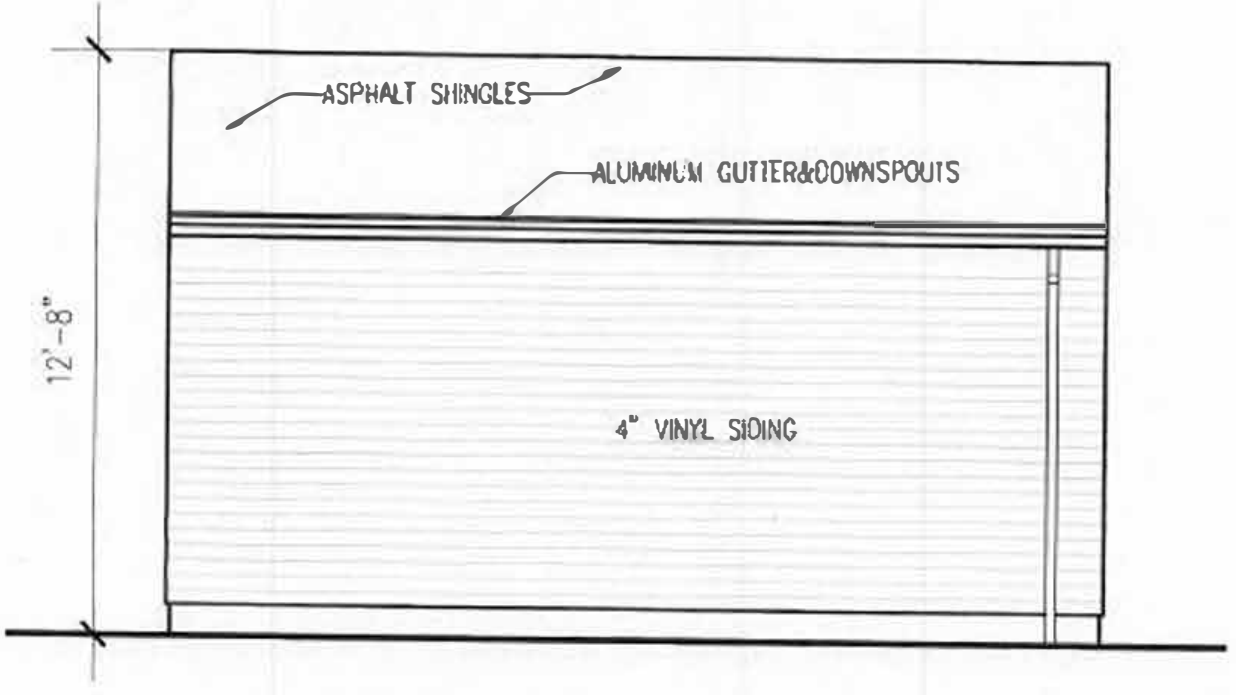
PLATINUM GARAGES

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216-459-0000



RIGHT ELEVATION

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

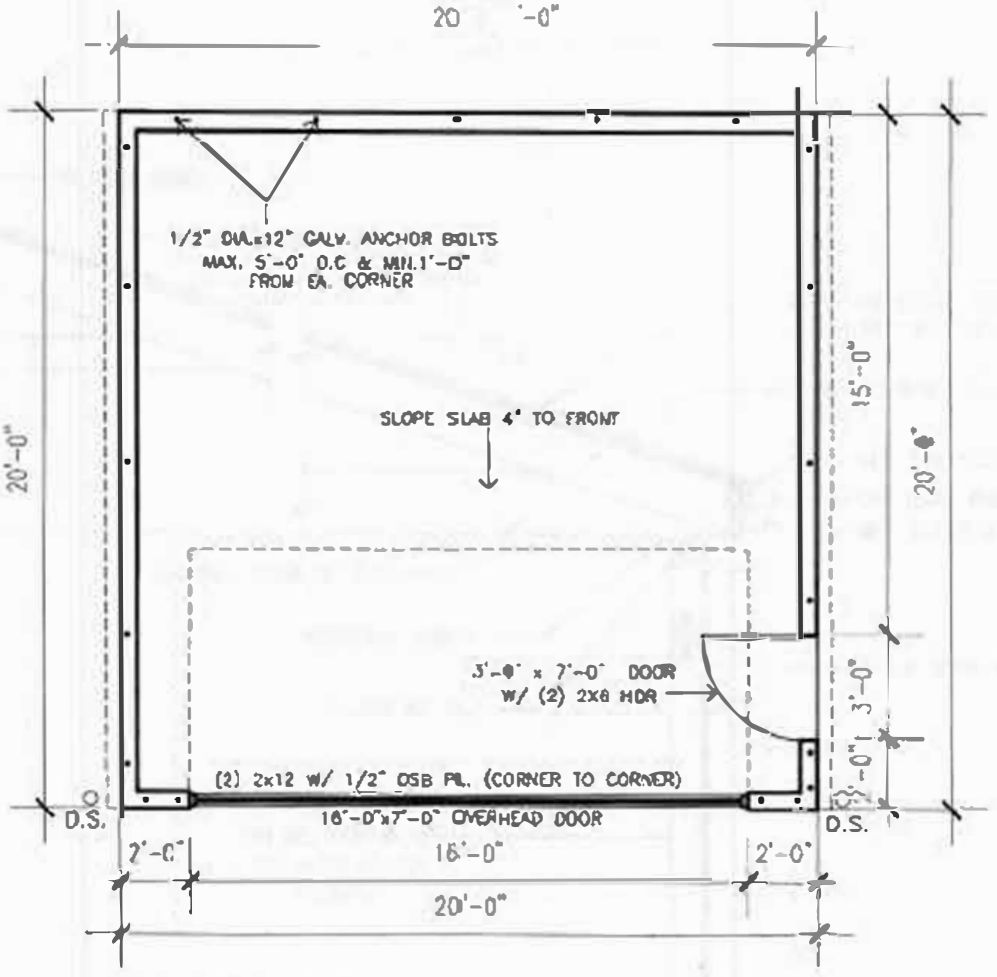


LEFT ELEVATION

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

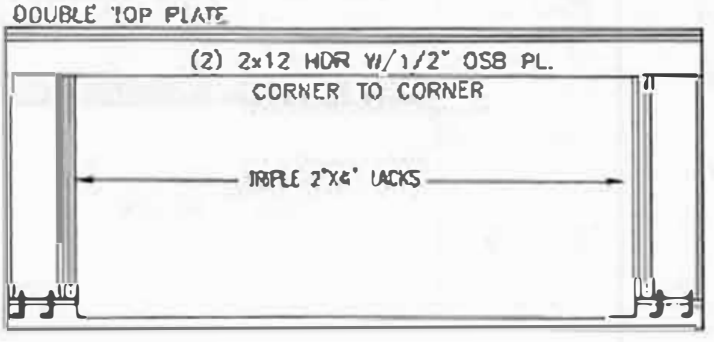
PLATINUM GARAGES

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216-459-0000



FLOOR PLAN

Scale: 3/16"=1'-0"



FRONT WALL CONSTRUCTION

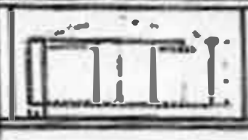
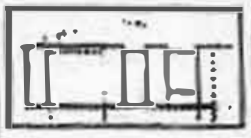
Scale: 3/16"=1'-0"

PLATINUM GARAGES

WWW.PLATINUMGARAGES.COM
216-458-0000

TABLE 602.10.4 - continued

BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs	3/8"		See Section 602.10.6.2	See Section 602.10.6.2
	PFG Portal frame at garage	7/16"		See Section 602.10.6.3	See Section 602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table 602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	CS-G[b,c] Continuously sheathed wood structural panel adjacent to garage openings	3/8"		See Method CS-WSP	See Method CS-WSP
	CS-PP Continuously sheathed portal frame	7/16"		See Section 602.10.6.4	See Section 602.10.6.4
	CS-SFB[d] Continuously sheathed structural fiberboard	1/2" or 25/32" for maximum 16" stud spacing		11/2" long × 0.12" dia. (for 1/2" thick sheathing) 2" long × 0.13" dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long × 0.131" dia.) nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m2, 1 mile per hour = 0.447 m/s.

a. Adhesive attachment of wall sheathing in the Wind Method CS, shall not be permitted in Seismic Design Categories C

b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage.

c. Garage opening adjacent to a Method CS-G panel shall be provided with a header in accordance with Table 602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

d. Deleted

e. Deleted

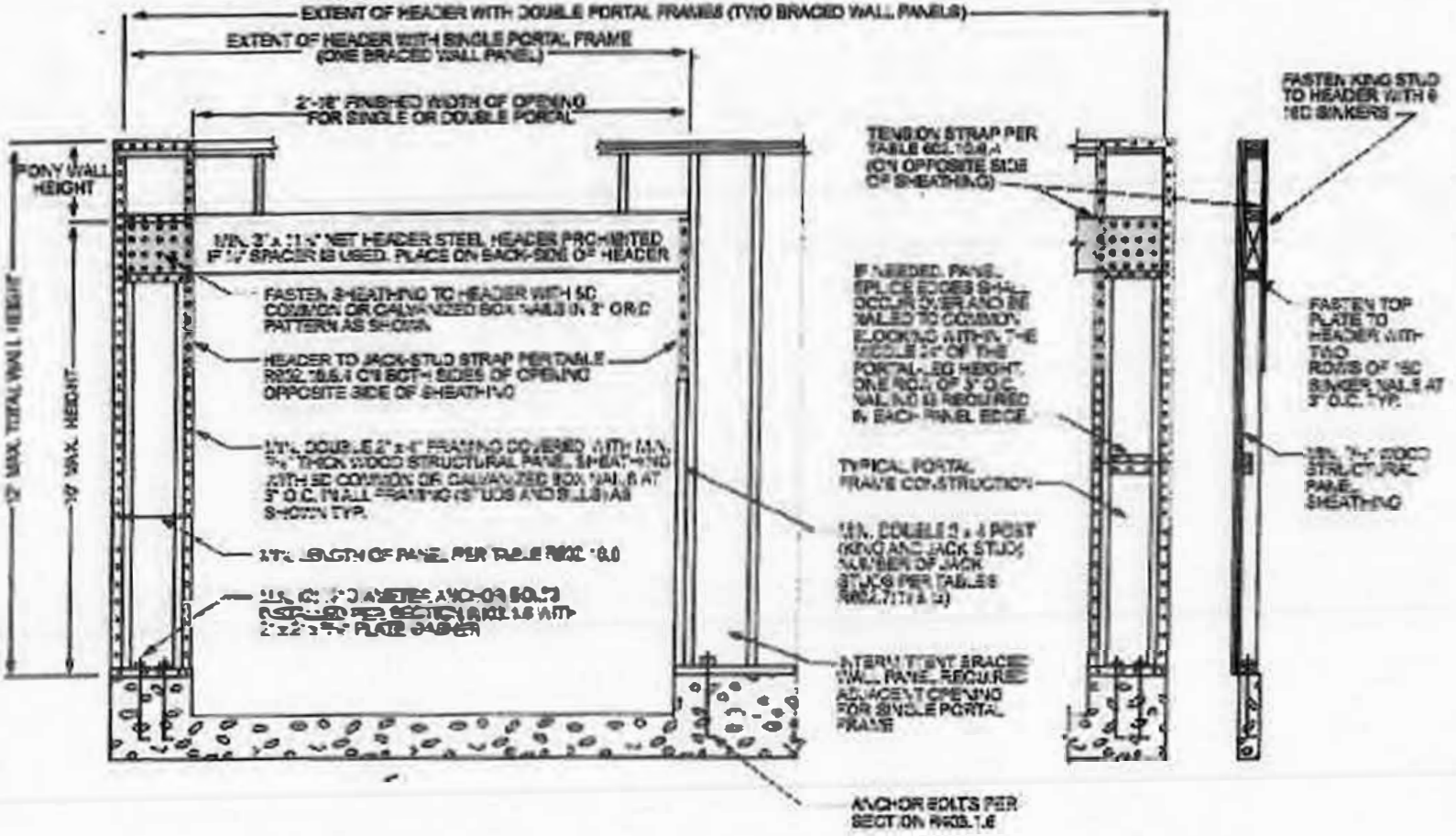
602.10.4 Construction methods for braced wall panels. Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table 602.10.4.

602.10.4.1 Mixing methods. Mixing of bracing methods shall be permitted as follows:

1. Mixing intermittent bracing and continuous sheathing methods from story to story shall be permitted.
2. Mixing intermittent bracing methods from braced wall line to braced wall line within a story shall be permitted. In regions within Seismic Design Categories A, B and C where the ultimate design wind speed is less than or equal to 130 mph (58m/s), mixing of intermittent bracing and continuous sheathing methods from braced wall line to braced wall line within a story shall be permitted.

R602.10.6.3 Method PFG: Portal Frame at Garage Door Openings in Seismic Design Categories A, B and C

Where supporting a roof or one story and a roof, a Method PFG [illegible] constructed in accordance with [illegible] shall be permitted on either side of garage door openings.



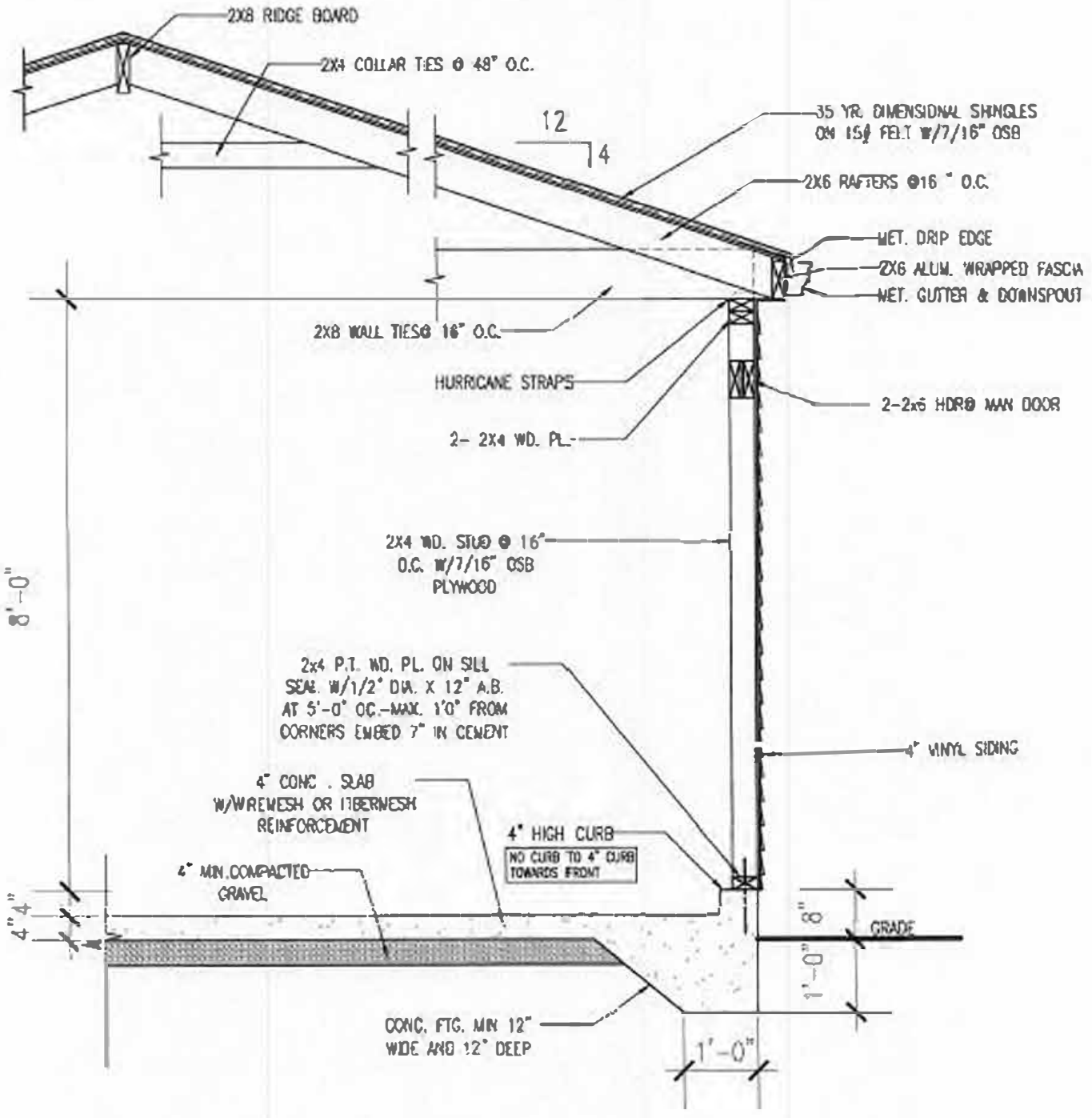
FRONT ELEVATION SECTION

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3

METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN [illegible] CATEGORIES A, B AND C WHERE APPLICABLE

PLATINUM GARAGES

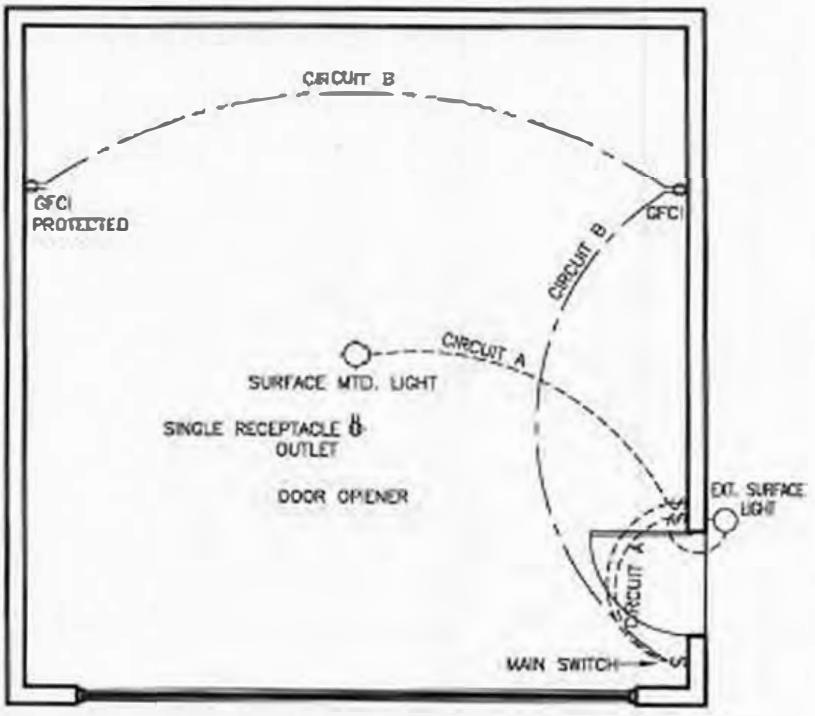


WALL SECTION

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

PLATINUM GARAGES

WWW.PLATINUMGARAGES.COM
216-459-0000



The wiring for the garage will be installed in $\frac{3}{4}$" rigid metal conduit (RMC installed to comply with NEC 3005J)

(2)Two 20 AMP – 120 Volt circuits. Garage GFCI receptacles to be installed on dedicated circuit.

ELECTRICAL PLAN

Scale: 3/16"=1'-0"

PLATINUM GARAGES
WWW.PLATINUMGARAGES.COM
216-459-0000

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE LAKEWOOD, OHIO 44107
PHONE (216) 529-6270 FAX (216) 529-5930
Email: building.permits@lakewoodoh.net

Application for Residential Plan Approval

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

Project Building Location

*Street Address: 1474 Riverside Dr.
*Owner Occupied? ☒ Y ☐ N
*Owner Name: Donald Davis
*Owner Phone Number: 216 773 0316

Project Information: RCO 107.2

(Check one that best describes the project)

Basic Project Types:

☐ New Home ☐ Alteration
☐ Demolition of Principle Structure ☐ Addition

Miscellaneous Project Types:

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

Equipment Installation or Replacment:

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

Project Extents:

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

*Total Project Area (SF): 400
*Valuation (Project Cost):
Residential Plan Review Fee: $25.00

*Project Description:
(Include project name, location, scope of work, etc.)
Build 20x20 garage detached
Install Driveway approx.

Construction Documents:

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

Applicant Information: RCO 107.2

(Owner or designated representative)

*Name: Nilsa Carrero
*Business Name: Platinum Construction
*Street Address: 26381 Cannon Rd.
*City, State, Zip: Bedford Heights, OH 44146
*Phone Number: 216-459-0000
*Email Address: office@platinumgarages.com

Registered Design Professional

(Person primarily responsible for preparation of documents)

☐ Architect ☐ Engineer ☐ Certified Fire Protection System Designer ☐ N/A

Name
Firm or Business
Certificate/ Registration #
Street Address
City, State, Zip

Contact Person
Phone Number
Email Address

Certification: RCO 107.2

(Owner or designated representative)

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

*Signature
*Print Name: Nilsa Carrero
*Date of Application: 7/11/22

Building Department Use

(To be completed by Building Department staff)

Case Number
Date Received _____ Received By _____

Other Approvals Required: prior to permit issuance

(check all that apply)

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

Plan Review Fees:

(check all that apply)

☐ Outside Plans Examiner ☐ Stormwater Review

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.: 09-58-22

Permit No.: BBS22-000068

Applicant Name: City of Lakewood

Project Address: 11900 Madison Ave.

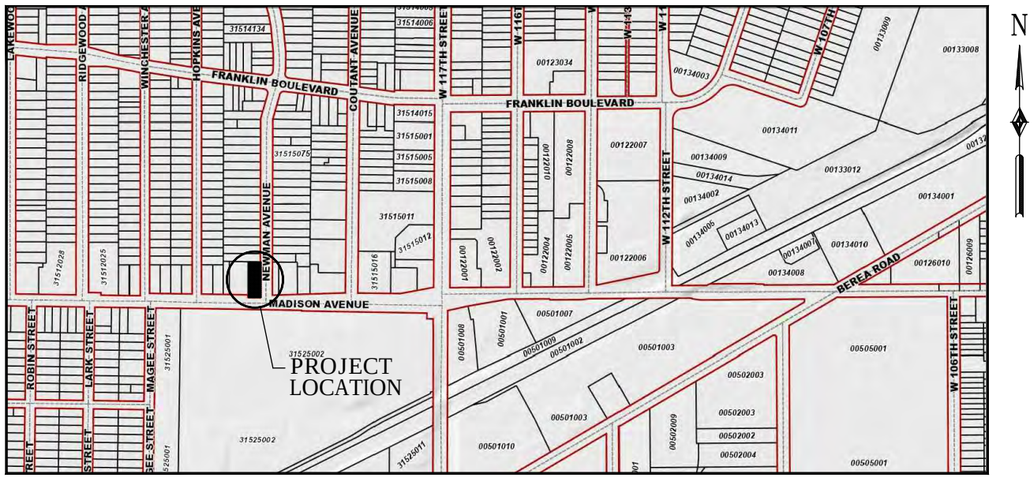
Project Name: Parking lot improvements.

Project: Applicant proposes parking lot improvements at the corner of Madison Ave. and Newman Ave.

CITY OF LAKEWOOD
P.P.N. 315-15-025
PROPOSED PARKING LOT

CITY OF LAKEWOOD
COUNTY OF CUYAHOGA, STATE OF OHIO

JULY 2022
(50% SUBMITTAL)



LOCATION MAP
(NTS)

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
GRADING AND UTILITY PLAN	3
LANDSCAPING AND LIGHTING PLAN	4
LANDSCAPING AND LIGHTING DETAILS	5
MISCELLANEOUS DETAILS	6-8
EROSION CONTROL PLAN	9
EROSION CONTROL NOTES AND DETAILS	10-11

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE ENGINEERING SPECIFICATIONS AND ENGINEERING STANDARD DRAWINGS OF THE CITY OF LAKEWOOD AND THE 2019 STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION AND TO SECURE THE REQUIRED INSPECTION DURING CONSTRUCTION.
3. ALL UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM SURVEY AND RECORD DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AS TO LINE AND GRADE BEFORE CONSTRUCTION BEGINS. ANY UTILITIES ENCOUNTERED IN THE FIELD THAT ARE NOT AS SHOWN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICES (OUPS, AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AT 1-800-362-2764. AGENCIES AND UTILITY COMPANIES TO BE NOTIFIED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

CITY OF LAKEWOOD
DIVISION OF ENGINEERING
12650 DETROIT AVE.
LAKEWOOD, OHIO 44107
PHONE: (216) 521-7580
ATTN: MARK PAPKE

CITY OF CLEVELAND
DIVISION OF WATER
1201 LAKESIDE AVENUE,
CLEVELAND, OHIO 44114
FRED ROBERTS
PHONE: 216-664-2444 EXT. 5590

THE ILLUMINATING COMPANY
6896 MILLER ROAD, SUITE 110
BRECKSVILLE, OHIO 44141
TED RADER
PHONE: 440-546-8738

COX COMMUNICATIONS
12221 PLAZA DRIVE
PARMA, OHIO 44130
CRAIG J. SMITH
PHONE: 216-535-3356

AT&T OHIO
13630 LORAIN AVENUE 2ND FLOOR
CLEVELAND, OHIO 44111
JAMES JANIS, DESIGN MANAGER
PHONE: 216-476-6013

DOMINION EAST OHIO
320 SPRINGSIDE DR. SUITE 320
AKRON, OHIO 44333
BRYAN DAYTON, PROJECT MANAGER
PHONE: 330-664-2409

CHARTER COMMUNICATIONS
8179 DOW CIRCLE
STRONGSVILLE, OHIO 44136
GARY NAUMANN, SUPERVISOR
PHONE: 216-575-8016 EXT. 5033

EVERSTREAM
1228 EUCLID AVENUE, STE. 250
CLEVELAND, OHIO 44115
STACEY DASHER
PHONE: 216-923-2206

5. BEST MANAGEMENT PRACTICES SHALL BE USED FOR THE CONTROL OF EROSION ON THE SITE. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED AT THE START OF THE PROJECT AND SHALL BE PERIODICALLY UPDATED AS REQUIRED.
6. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND MATERIAL SPECIFICATION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION AND/OR THE CITY OF LAKEWOOD.
7. CLEAR AND GRUB SITE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.

PREPARED FOR:

CITY OF LAKEWOOD
12650 DETROIT AVE.
LAKEWOOD, OHIO 44107

PREPARED BY:

EUTHENICS INC.
CONSULTING ENGINEERS
8235 Mohawk Dr., Strongsville, Ohio 44136

STATE OF OHIO
EDWARD R. PIATAK
62761
REGISTERED PROFESSIONAL ENGINEER

EDWARD R. PIATAK, P.E.
REGISTERED ENGINEER NO. 62761

DATE

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

CALCULATED VMB
CHECKED

TITLE SHEET

CITY OF LAKEWOOD

1
11

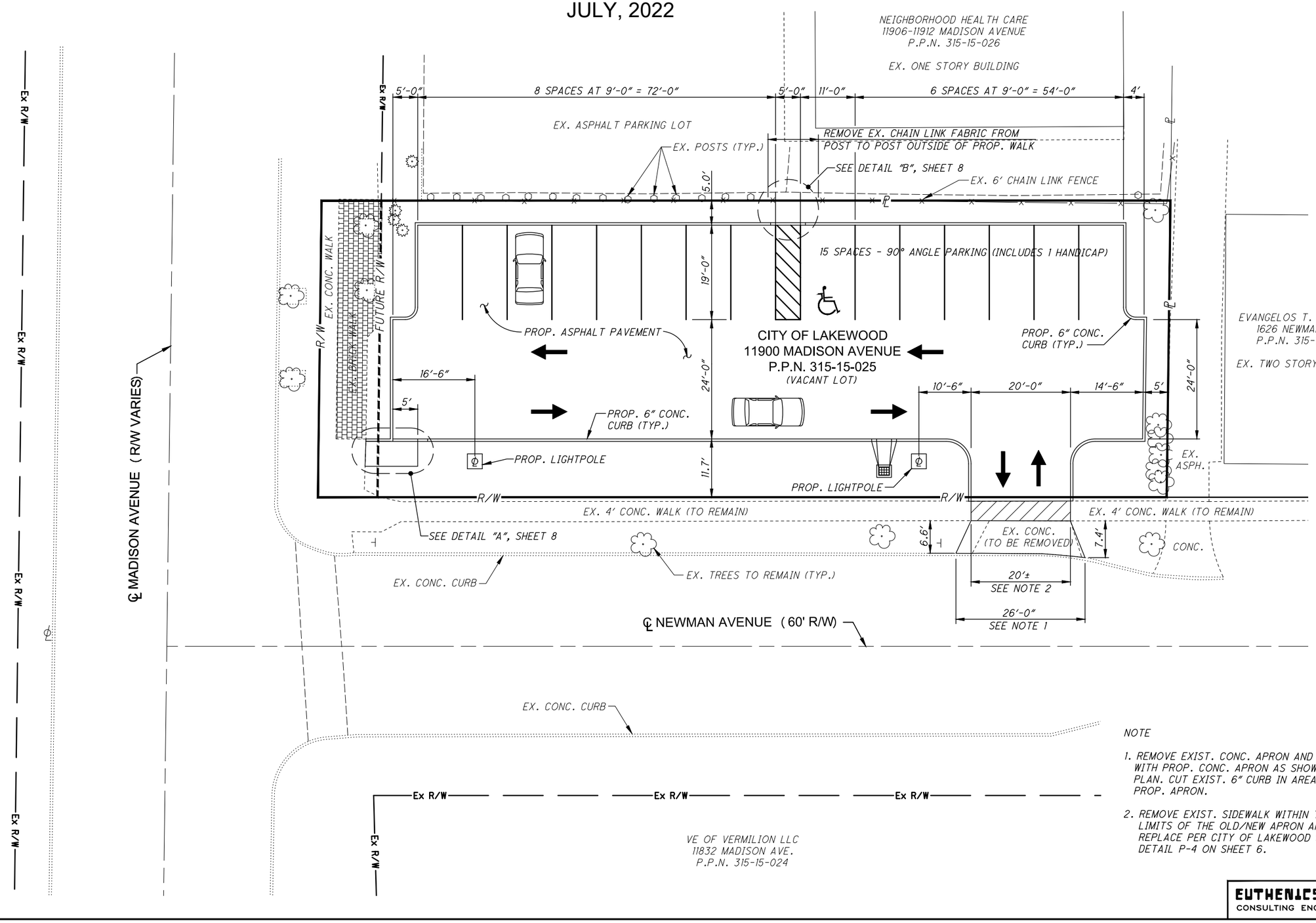
F:\Jobs\1214 - 11900 Madison Ave Parking Lot\Sheets\1214_TT001.dwg 19-Jul-22 3:26 PM

P.P.N. 315-15-025

PROPOSED PARKING LOT - SITE PLAN

CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO

JULY, 2022



NOTE

1. REMOVE EXIST. CONC. APRON AND REPLACE WITH PROP. CONC. APRON AS SHOWN ON PLAN. CUT EXIST. 6" CURB IN AREA OF PROP. APRON.
2. REMOVE EXIST. SIDEWALK WITHIN THE LIMITS OF THE OLD/NEW APRON AND REPLACE PER CITY OF LAKEWOOD SIDEWALK DETAIL P-4 ON SHEET 6.

N

HORIZONTAL SCALE IN FEET
0 5 10 20

CALCULATED VMB
CHECKED

SITE PLAN

CITY OF LAKEWOOD

EUTHENICS INC.
CONSULTING ENGINEERS

F:\Jobs\1214 - 11900 Madison Ave Parking Lot\Sheets\1214_SP001.dwg 19-Jul-22 3:26 PM

BENCHMARK:
IRON PIN WITH ALUMINUM CAP SET 97.7 FEET EAST OF THE CENTERLINE OF NEWMAN AVE. AND 31.9 FEET SOUTH OF THE CENTERLINE OF MADISON AVE. ELEV. 716.54

NEIGHBORHOOD HEALTH CARE
11906-11912 MADISON AVENUE
P.P.N. 315-15-026
EX. ONE STORY BUILDING

EVANGELOS T. TSOLAKIS
1626 NEWMAN AVE.
P.P.N. 315-15-062
EX. TWO STORY BUILDING

VE OF VERMILION LLC
11832 MADISON AVE.
P.P.N. 315-15-024

EX. ASPHALT PARKING LOT

PROP. 5' CONC. WALK

PROP. 6" CONC. CURB (TYP.)

T/C 718.00 GUT 717.50
T/C 717.75 GUT 717.25
GUT 717.13
T/C 717.50 GUT 717.35
T/C 717.50 GUT 717.00
T/C 717.87 GUT 717.37
T/C 717.80 GUT 717.30
T/C 716.80 GUT 716.30
T/C 716.95 GUT 716.45
T/C 715.60 GUT 715.60
T/C 716.50 GUT 716.00

SEE DETAIL "C", SHEET 8

PROP. 4" ADS N-12 PERFORATED UNDERDRAIN (TYP.)

CLEANOUT

PROP. LIGHTPOLE (TYP.)

102 L.F. PROP. 6" PVC @ 1.50%

PROP. 5' CONC. WALK

EX. 4' CONC. WALK

EX. 6" DEO

17'-6"

CONNECT PROP. 6" PVC TO EX. 6" PVC WITH FERNCO FLEXIBLE CONNECTION. FIELD VERIFY EX. 708.8 INVERT ELEVATION AND LOCATION

PROP. CB-2-2B
T/C 715.40
F.L. 6" PVC (S) 710.35

EX. CONC.

CONC.

PROP. CONC. APRON

EX. ASPH.

MATCH EX: 716.2
MATCH EX: 716.0
MATCH EX: 715.8

EX. CURB INLET
EX. T/G 716.61
F.L. 6" STL (W) 713.66
F.L. 10" VCP (SE) 713.23
FULL OF DEBRIS

EX. CURB INLET
EX. T/G 716.05
FULL OF DEBRIS

EX. CURB INLET
EX. T/G 715.89
FULL OF DEBRIS

EX. STORM MANHOLE
EX. T/C 716.42
F.L. 21" VCP (E) 712.94
F.L. 21" VCP (W) 711.94
F.L. 21" VCP (N) 711.80

EX. SANITARY MANHOLE
EX. T/C 716.72
F.L. 15" VCP (N) 711.63
F.L. 21" VCP (S) 710.65
F.L. 72" BRICK (W) 699.59
F.L. 72" BRICK (E) 699.55

EX. STORM MANHOLE
EX. T/G 715.39
F.L. 15" VCP (S) 707.92
F.L. 15" VCP (N) 707.92

EX. 6" PVC
EX. 10" VCP
EX. 6" PVC
EX. 21" VCP
EX. 21" VCP
21" VCP
EX. 8" WATER
EX. 15" VCP
EX. 15" VCP
EX. 8" WATER
EX. 15" VCP
EX. 8" WATER
EX. 6" DEO
EX. 12" DEO

EX. NO. 9 BRICK
EX. 8" WATER
CEI - 9 DUCTS
CEI - 9 DUCTS
CEI - 3 DUCTS
CEI

EX. CONC. WALK
EX. BRICK WALK
FUTURE R/W

Ex R/W

℄ MADISON AVENUE (R/W VARIES)

℄ NEWMAN AVENUE (60' R/W)

R/W

LEGEND

- T/C 717.50 / GUT 717.00 - PROPOSED TOP OF CURB / PROPOSED GUTTER ELEV.
- 715.00 - PROPOSED GRADE
- EX. 715.0 - EX. SPOT GRADE
- N.G. - NORMAL GUTTER

NOTES:
1. CONTRACTOR SHALL BLEND NEW EARTHWORK WITH EXISTING CONTOURS.
2. TEMPORARY SEED/STABILIZED/WINTERIZE ANY DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THESE PLANS OR AS DIRECTED BY THE CITY OF LAKEWOOD.

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

N

HORIZONTAL SCALE IN FEET
0 5 10 20

CALCULATED VMB
CHECKED

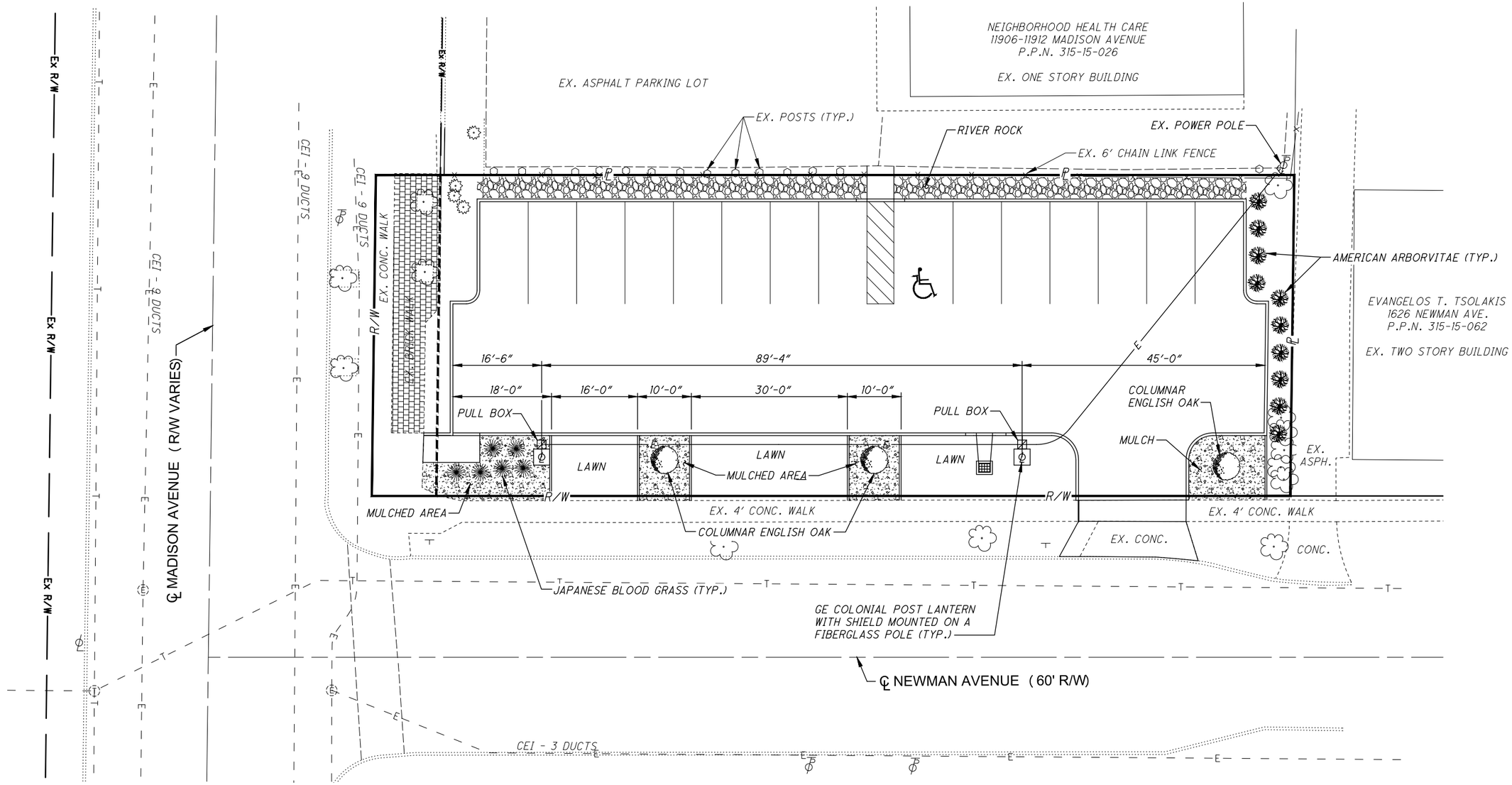
GRADING AND UTILITY PLAN

CITY OF LAKEWOOD

EUTHENICS INC.
CONSULTING ENGINEERS

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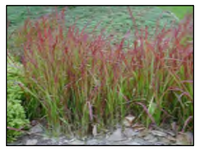


PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	CAL. SIZE	CONDITION	REMARK
QUERCUS ROBUR	COLUMNAR ENGLISH OAK	3	3" CAL.	B&B	FASTIGIATA
THULA OCCIDENTALIS	AMERICAN ARBORVITAE	10	8'	B&B	EMERALD
IMPERATA CYLINDRICA	JAPANESE BLOOD GRASS	6	1' CAL.	POTTED	PERENNIAL



RIVER ROCK



JAPANESE BLOOD GRASS



AMERICAN ARBORVITAE



COLUMNAR ENGLISH OAK



GE COLONIAL POST LATERN

N

HORIZONTAL SCALE IN FEET
0 5 10 20

CALCULATED VMB CHECKED

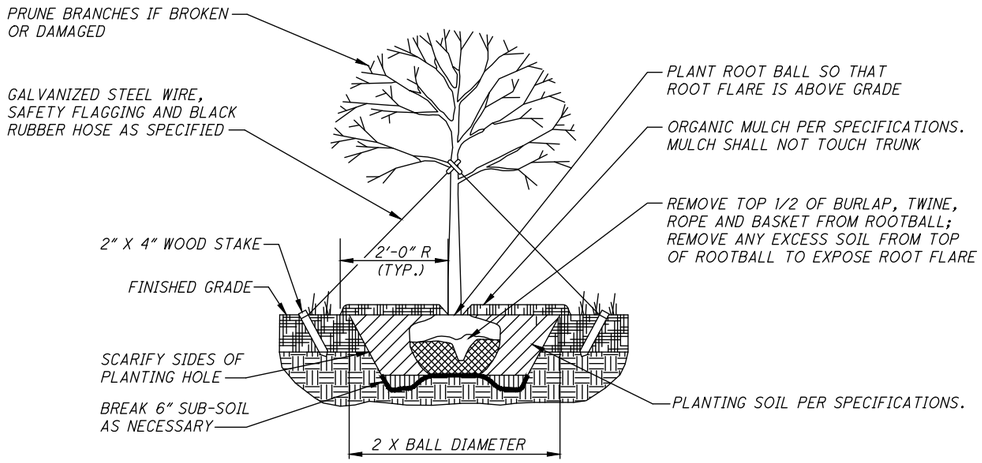
LANDSCAPING AND LIGHTING PLAN

CITY OF LAKEWOOD

EUTHENICS INC. CONSULTING ENGINEERS

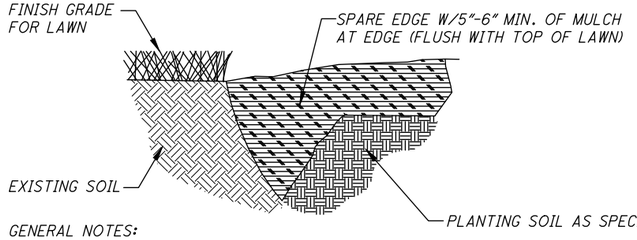
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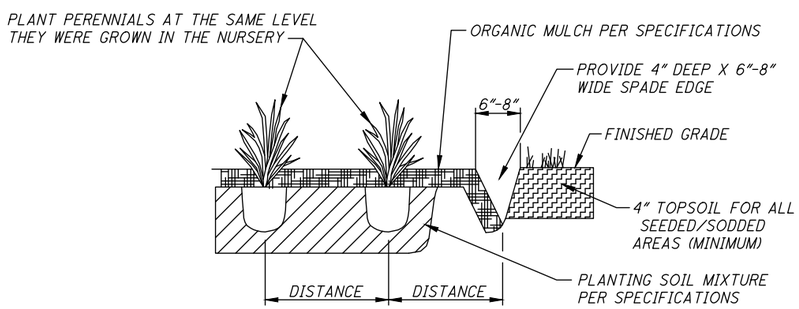
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS PLACE SECOND LIFT AND CONTINUE TO PUDDLE A AND FILL AS NECESSARY

PLANTING DETAIL: TREE



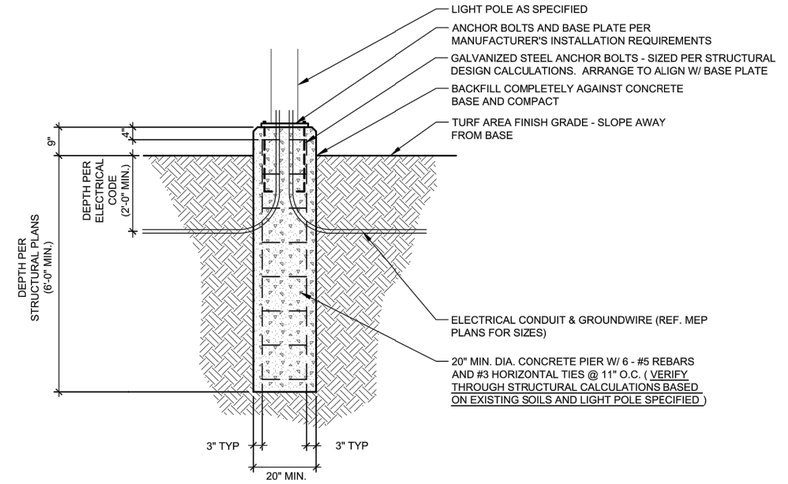
GENERAL NOTES:
USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

EARTH/SPADE EDGE DETAIL



PLANTING BED: SHRUB/PERENNIAL BEDS

STRUCTURAL NOTE:
THIS DRAWING IS NOT INTENDED AS A FOUNDATION DESIGN. IT IS PRESENTED AS A REFERENCE FOR MINIMUM DIMENSIONS AND GENERAL STEEL REINFORCEMENT PARAMETERS. DESIGN OF FOUNDATION TO BE PERFORMED BY A STRUCTURAL ENGINEER LICENSED.



AREA LIGHT STANDARD BASE SECTION - TURF AREA

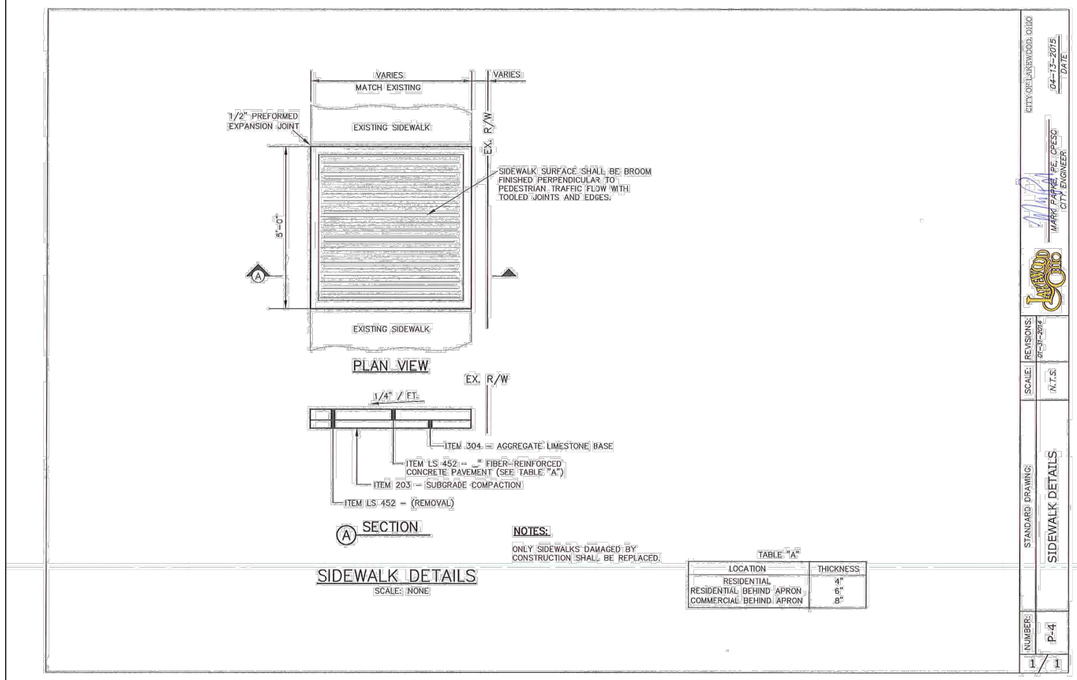
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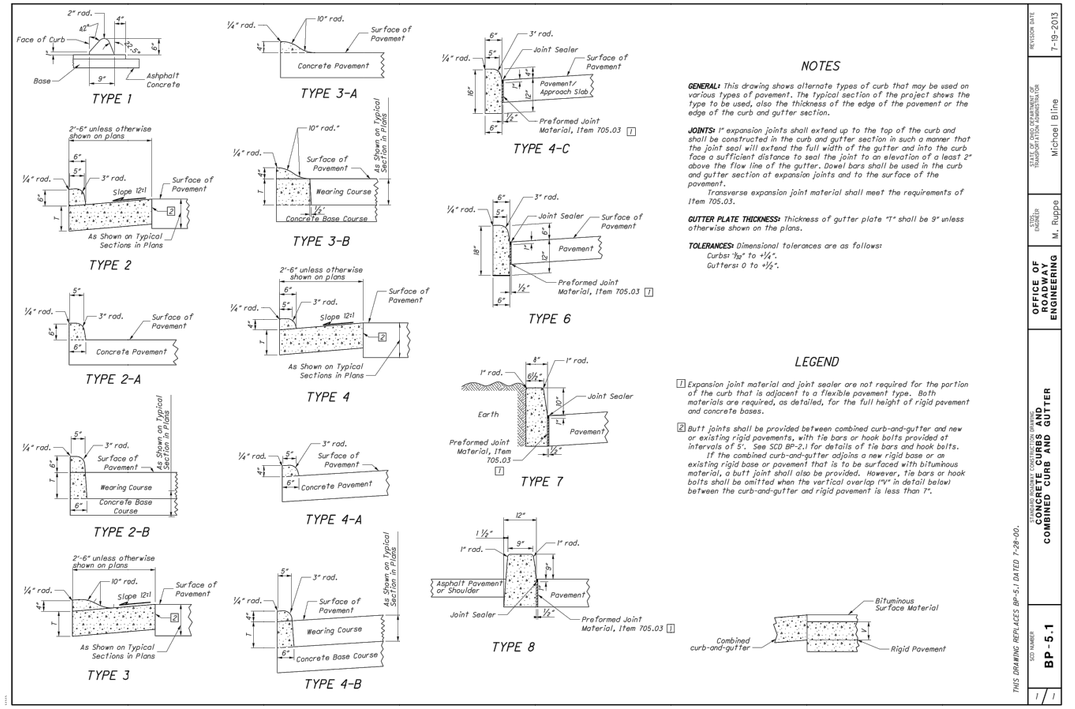
LANDSCAPING AND LIGHTING DETAILS

CITY OF LAKEWOOD

EUTHENICS INC. CONSULTING ENGINEERS

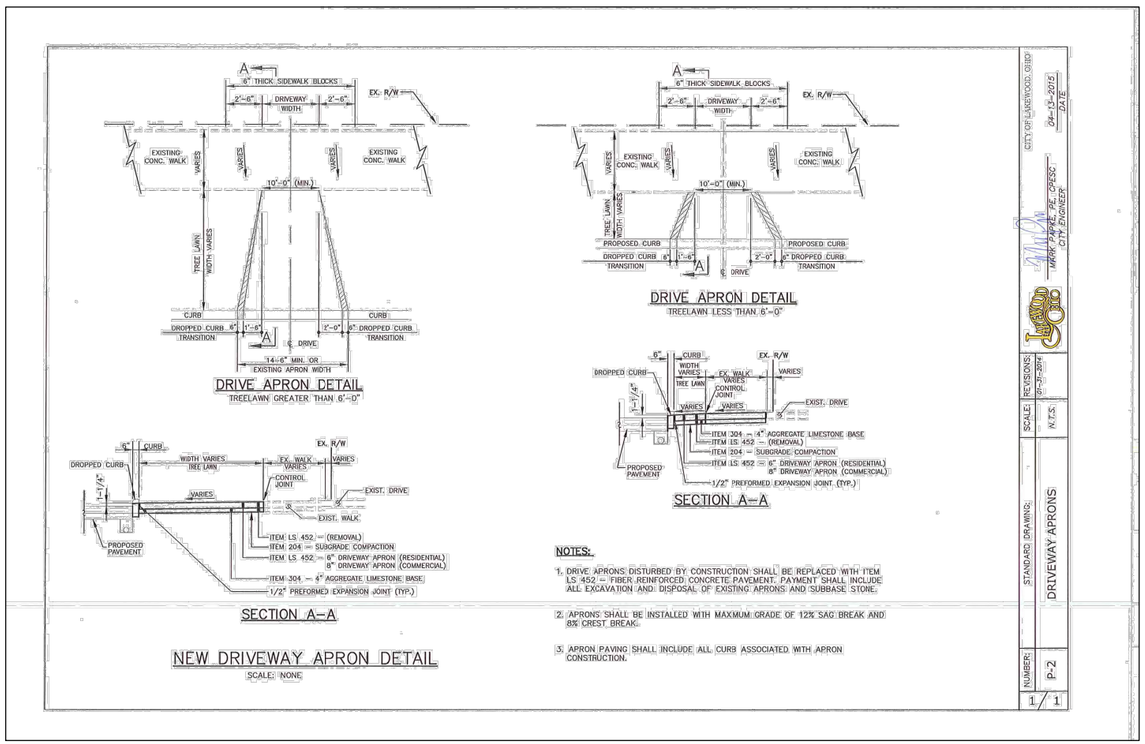
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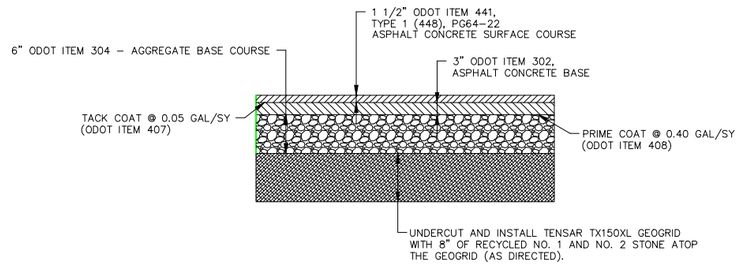




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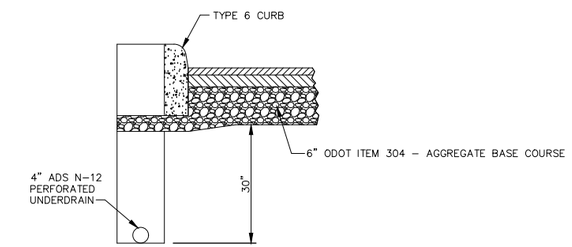
MISCELLANEOUS DETAILS





PROPOSED ASPHALT PARKING LOT SECTION

NO SCALE

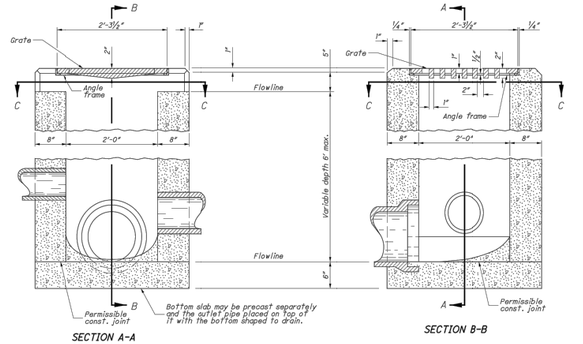


PROPOSED UNDERDRAIN/CURB

NO SCALE

EUTHENICS INC.
CONSULTING ENGINEERS

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SECTION A-A

SECTION B-B

NOTES

GENERAL: Catch Basins 2-2A and 2-2B are not intended for use in roadway applications. Catch Basin 2-2C is intended for parking lot use only.

CATCH BASINS 2-2A, 2-2B & 2-2C: This sheet depicts Catch Basin 2-2A. See Sheet 2 of 2 for Catch Basin 2-2B & 2-2C.

GRATE AND FRAME: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information Table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

Cast the following text into the top of the grate:

"DUMP NO WASTE" and **"DRAINS TO WATERWAY"**

Print text in bold, capital letters at least ½" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct brick or cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcing to permit shipping and handling without damage. Do not use brick above the flow line of the side opening for Type 2-2A.

CONCRETE: Use 4000 psi compressive strength for cast-in-place concrete. Meet the requirements of CMS 706.13 for all precast concrete and mark with the catch basin number.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-2A is the outside diameter (O.D.) of the outlet pipe plus 1".

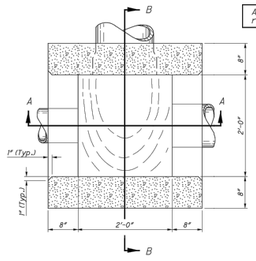
OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

2-2A SIDE INLETS: Provide inlets on both sides of the No. 2-2A catch basin in sags and on upstream side only where the ditch has a continuous down grade past the catch basin. Do not use CB 2-2A within the Clear Zone. The flow line should be 4" to 6" below normal ditch returning to normal 10' to 15' each side of the inlet.

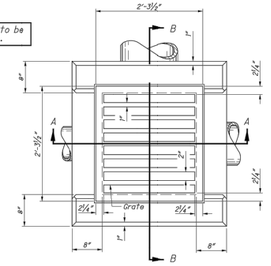
PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 2-2A.**

CONSTRUCTION INFORMATION
Minimum weight of grate, 120 lbs.
Minimum weight of frame, 40 lbs.

CATCH BASIN	OUTLET PIPE SIZE
2-2A, 2-2B, &-2C	12" To 21"

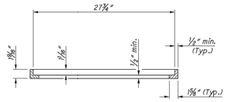


SECTION C-C



PLAN

CATCH BASIN No. 2-2A



SECTION THRU ANGLE FRAME FOR STANDARD No. 2-2A CATCH BASIN

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEER — Jeffery E. Syzer

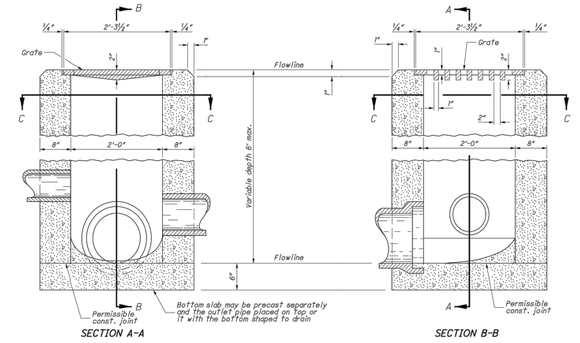
7-20-12
1-18-13
1-15-15
7-20-18
7-19-19
7-16-21
7-15-22

ROBERT HYDRAULIC ENGINEER — M. Cozzoli

OFFICE OF HYDRAULICS ENGINEERING

STANDARD HYDRAULIC CONSTRUCTION DRAWING — CATCH BASIN No's 2-2A. 2-2B. 2-2C

DRAWING CB-2-2A. 2-2B. 2-2C — 1 / 2



SECTION A-A

SECTION B-B

NOTES

CATCH BASINS 2-2A, 2-2B & 2-2C: This sheet depicts Catch Basin 2-2B & 2-2C. See Sheet 1 of 2 for Catch Basin 2-2A.

CB-2-2B GRATE: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information Table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-4859-S or EJ No. 5110M3 (005110431) grates or approved equals.

Place grate elevation 4" to 6" below normal ditch and return to normal 10' to 15' each side of inlet.

CB-2-2C FRAME & GRATE: Where the catch basin is specified for use in a parking lot, furnish Neenah No. R-1878-ASG or EJ No. V-5622 (4562201X) frame and V-5622 (4562203X) grate or approved equals. If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-3405 grate or EJ No. 5250M (005250X) grate or approved equals.

CB-2-2C APRON: On cast-in-place and precast units, provide a level surface on the catch basin 4" below the plan grate elevation for setting the frame and grate assembly. Install a 4000 psi concrete apron to encase and secure the frame with a minimum width not less than the thickness of the catch basin walls. Slope the apron to provide a local depression. Include a 1" expansion joint where the apron abuts PCC pavement. The cost is included in the catch basin bid price.

GRATE TEXT: Cast the following text into the top of the grate:

"DRAINS TO WATERWAY" and **"DUMP NO WASTE"**

Print text in bold, capital letters at least 1/2" high, "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcing to permit shipping and handling without damage.

CONCRETE: Use 4000 psi compressive strength for cast-in-place concrete. Meet the requirements of CMS 706.13 for all precast concrete and mark with the catch basin number.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

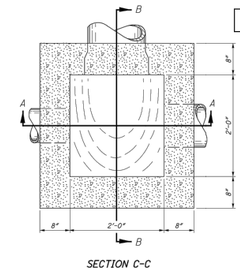
LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-2B is the outside diameter (O.D.) of the outlet pipe plus 4". The minimum depth of CB No. 2-2C is the outside diameter (O.D.) of the outlet pipe plus 8".

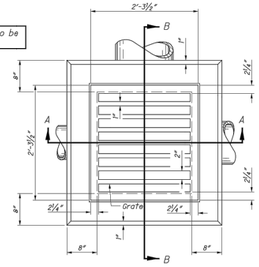
OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 2-2B or 2C).**

CONSTRUCTION INFORMATION
Minimum weight of grate, 120 lbs.

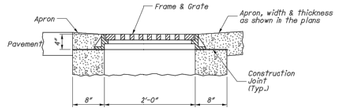


SECTION C-C



PLAN

CATCH BASIN No. 2-2B



CATCH BASIN No. 2-2C

CALCULATED VMB
CHECKED

STATE OF OHIO DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEER — Jeffery E. Syzer

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7-19-19
7-16-21
7-15-22

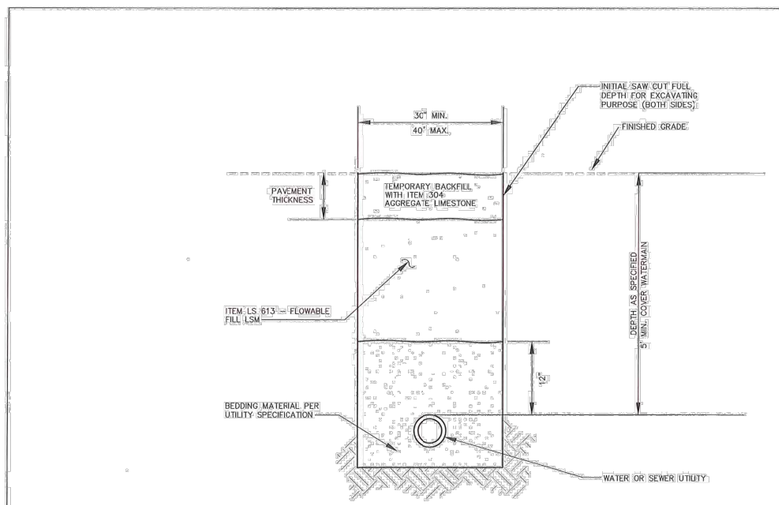
ROBERT HYDRAULIC ENGINEER — M. Cozzoli

OFFICE OF HYDRAULICS ENGINEERING

STANDARD HYDRAULIC CONSTRUCTION DRAWING — CATCH BASIN No's 2-2A. 2-2B. 2-2C

DRAWING CB-2-2A. 2-2B. 2-2C — 2 / 2

MISCELLANEOUS DETAILS

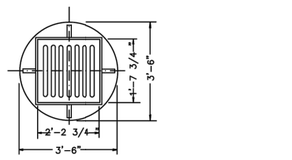


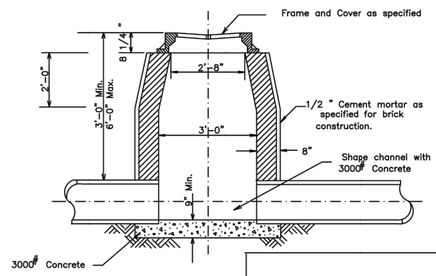
UTILITY TRENCH DETAIL
SCALE: NONE

NOTES:
1. TEMPORARY BACKFILL MATERIAL SHALL BE REMOVED FOR RESTORATION OF PAVEMENT OR LAWN, AS PER PLAN

CITY OF LAKEWOOD, OHIO — 04-13-2012 DATE
MARK PAYNE, PE, CPESC, CITY ENGINEER

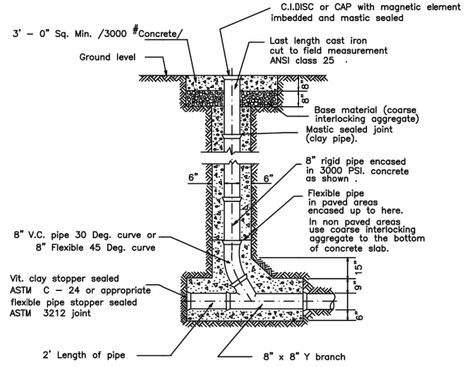
REVISIONS: 07-31-2019
SCALE: N.T.S.
STANDARD DRAWING: UTILITY TRENCH DETAIL
NUMBER: W-1
1 / 1





SPECIAL INLET

NOTE:
8" Clean out shall be used for 8" sewer and larger
Smaller size sewers and lamp holes shall have same size pipe.



CLEANOUT

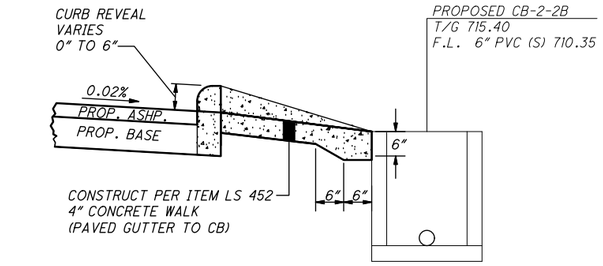
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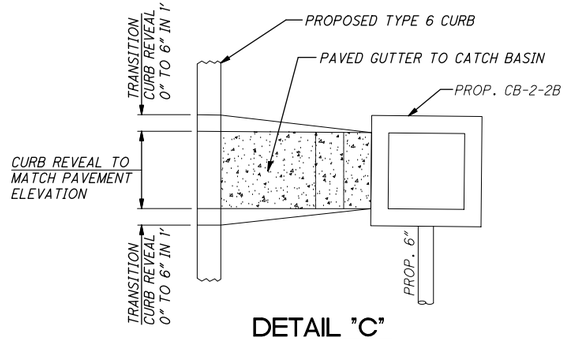
UNIFORM STANDARDS: CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS --- MUNICIPAL ENGINEERS ASSOCIATION OF NE OHIO SHEET NO. 19

CITY OF LAKEWOOD

EUTHENICS INC. CONSULTING ENGINEERS

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DETAIL "C"
NO SCALE

CALCULATED VMB
CHECKED

MISCELLANEOUS DETAILS

CITY OF LAKEWOOD

EUTHENICS INC.
CONSULTING ENGINEERS

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NEIGHBORHOOD HEALTH CARE
11906-11912 MADISON AVENUE
P.P.N. 315-15-026

EX. ONE STORY BUILDING

EX. ASPHALT PARKING LOT

EVANGELOS T. TSOLAKIS
1626 NEWMAN AVE.
P.P.N. 315-15-062

EX. TWO STORY BUILDING

PROP. SILT FENCE

PROP. 6" CONC. CURB (TYP.)

PROP. CONSTRUCTION ENTRANCE, SEE DETAIL

PROP. 6" CONC. CURB (TYP.)

EX. CURB INLET

EX. CURB INLET
EX. 10" VCP

EX. 6" PVC

EX. 6" PVC

EX. 6" WATER

EX. BRICK

CEL - 9 DUCTS

CEL - 9 DUCTS

EX. CONC. WALK

FUTURE R/W

EX. 4' CONC. WALK

EX. 6" DEO

EX. ASPH.

EX. CONC.

CONC.

CLEANOUT

PROP. CONC. APRON

L.P.

C.B.

R/W

Ex R/W

Ex R/W

℄ MADISON AVENUE
(R/W VARIES)

EX. 21" VCP

M.H.

21" VCP

M.H.

EX. 8" WATER

EX. 15" VCP

EX. 8" WATER

EX. 15" VCP

M.H.

EX. 15" VCP

℄ NEWMAN AVENUE (60' R/W)

N

HORIZONTAL SCALE IN FEET
0 5 10 20

CALCULATED VMB
CHECKED

EROSION CONTROL PLAN

CITY OF LAKEWOOD

9
11

Specifications
for
Construction Entrance

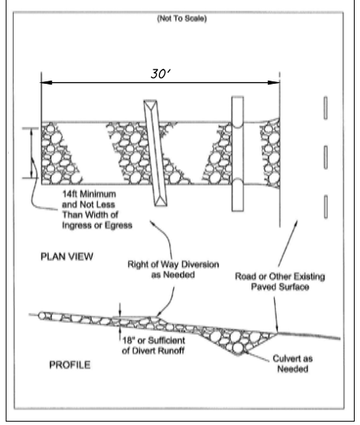
1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1×10-3 cm/sec.

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Construction Entrance



GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO WORK IN SECTIONS TO MINIMIZE EXPOSURE OF UNSTABILIZED SOIL TO RAINFALL. AT A MINIMUM, 80% OF THE PROPOSED EARTH DISTURBANCE SHOULD BE FULLY STABILIZED AT ANY GIVEN TIME FOR THE DURATION OF CONSTRUCTION.
2. CONSTRUCTION ENTRANCE SHOWN ON THE PLANS SHALL BE UTILIZED AND MAINTAINED THROUGHOUT CONSTRUCTION. SHOULD THE CONTRACTOR REQUEST AN ALTERNATIVE OR ADDITIONAL LOCATION TO THESE FACILITIES, THEY MUST OBTAIN APPROVAL FROM CITY OF LAKEWOOD. NEW FACILITIES SHALL COMPLY WITH THE DETAILS AND NOTES SHOWN IN THESE PLANS.
3. SEE EROSION CONTROL NOTES AND DETAILS ON SHEETS 10 AND 11.

CONSTRUCTION SEQUENCE

1. BUILD CONSTRUCTION ENTRANCE, INSTALL SILT FENCE AND INLET PROTECTION.
2. CLEAR AND UNDERCUT THE PROPOSED PAVEMENT AREA, INSTALL TENSAR TX150XL GEOGRID AND 8" RECYCLED STONE (AS DIRECTED).
3. INSTALL UTILITIES, CONCRETE CURB/PARKING LOT AND REMOVE EX. APRON AND INSTALL NEW APRON.
4. INSTALL TREES, RIVER STONE AND ALL LANDSCAPING.
5. SEE AND MULCH ALL DISTURBED AREAS.
6. REMOVE SILT FENCE AND INLET PROTECTION AFTER GRASS IS ESTABLISHED.

LEGEND

- SILT FENCE
- INLET PROTECTION/SEDIMENT FILTER (PAVED AREAS)
- FLOW OF PAVEMENT

EUTHENICS INC.
CONSULTING ENGINEERS

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EROSION AND SEDIMENT CONTROL NOTES

GENERAL
THE CONTRACTOR SHALL MEET THE EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE CITY OF LAKEWOOD, OHIO ENVIRONMENTAL PROTECTION AGENCY, OHIO DEPARTMENT OF TRANSPORTATION AND THE SOIL CONSERVATION SERVICE (SCS).

INSPECTIONS
ALL EROSION AND SEDIMENT CONTROLS ON THE SITE ARE TO BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCH OF RAIN PER 24 HOUR PERIOD. IN ADDITION, QUALIFIED INSPECTION PERSONNEL SHALL CONDUCT A WEEKLY INSPECTION OF THE CONSTRUCTION SITE TO IDENTIFY AREAS CONTRIBUTING TO STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND EVALUATE WHETHER MEASURES TO PREVENT EROSION AND CONTROL POLLUTION LOADINGS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN ARE ADEQUATE AND PROPERLY IMPLEMENTED. AN INSPECTION LOG, INDICATING THE NAME OF THE INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, CORRECTIVE ACTIONS REQUIRED, AND THE DATE THAT CORRECTIVE ACTION WAS TAKEN, MUST BE KEPT AT THE SITE.

THE CONTRACTOR SHALL MAINTAIN ALL ITEMS INSTALLED TO THE SATISFACTION OF THE ENGINEER. WHERE ITEMS ARE ORDERED BY THE ENGINEER TO BE REPLACED, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF SUCH ITEMS AND REPLACE THEM AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

MINIMUM STANDARDS:

I TIMING OF SEDIMENT TRAPPING PRACTICES
SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

II. STABILIZATION OF DENUDED AREAS
SEE SPECIFICATION FOR TEMPORARY AND PERMANENT SEEDING.

III. PERIMETER CONTROLS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY. PERIMETER CONTROLS SUCH AS SEDIMENT FILTERS OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATERS OF THE CITY OF STREETSBORO FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

IV. STORM SEWER INLET PROTECTION
ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

V. CONSTRUCTION ACCESS ROUTES
MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT BY VEHICLE TRACKING ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS.

VI. UNDERGROUND UTILITY CONSTRUCTION
A. TRENCHES FOR UNDERGROUND UTILITY LINES SHALL REMAIN OPEN FOR NO MORE THAN FIVE DAYS.
B. TRENCH DEWATERING DEVICES SHALL DISCHARGE IN A MANNER THAT SHALL NOT ADVERSELY AFFECT WATERS OF THE CITY OF STREETSBORO OR OFF-SITE PROPERTY.

VII. SLOUGHING AND DUMPING
NO SOIL, ROCK, DEBRIS OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO WATERS OF THE CITY OF STREETSBORO OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP OR ERODE WATERS OF THE CITY OF STREETSBORO UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE CITY AND WHEN APPLICABLE, THE ARMY CORPS OF ENGINEERS, FOR SUCH PURPOSES AS, BUT NOT LIMITED TO, CONSTRUCTING BRIDGES, CULVERTS AND EROSION CONTROL STRUCTURES.

VIII. CUT AND FILL SLOPES
CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. CONSIDERATION SHALL BE GIVEN TO THE LENGTH AND STEEPNESS OF THE SLOPE, SOIL TYPE, UPSLOPE DRAINAGE AREA, GROUNDWATER CONDITIONS AND SLOPE STABILIZATION.

IX. STABILIZATION OF OUTFALLS AND CHANNELS
OUTFALLS AND CONSTRUCTION OR MODIFIED CHANNELS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A POST-DEVELOPMENT, TEN YEAR FREQUENCY STORM WITHOUT ERODING.

X. ESTABLISHMENT OF PERMANENT VEGETATION
A PERMANENT VEGETATION COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

XI. DISPOSITION OF TEMPORARY PRACTICES
ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

STORM DRAIN INLET PROTECTION

I. STRAW BALE DROP INLET STRUCTURE
A. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
B. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
C. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
D. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
E. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
F. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

SILT FENCE

I. MATERIALS
A SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION*	EXTRA-STRENGTH-50LBS/LIN.IN.(MIN.) STANDARD STRENGTH-30LBS/LIN.IN(MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

*REQUIREMENTS REDUCED BY 50 PERCENT AFTER 6 MONTHS OF INSTALLATION.

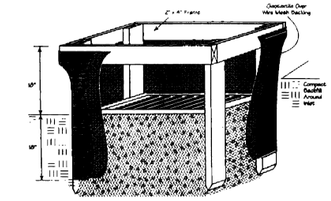
SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120 DEGREES F.

B. BURLAP SHALL BE 10 OUNCE PER SQUARE YARD FABRIC.
C. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH DIAMETER WOOD OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
D. STAKES FOR FILTER BARRIERS SHALL BE 1" X 2" WOOD (PREFERRED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
E. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

II. FILTER BARRIER
A. THIS SEDIMENT BARRIER MAY BE CONSTRUCTED USING BURLAP OR STANDARD STRENGTH SYNTHETIC FILTER FABRIC. IT IS DESIGNED FOR LOW OR MODERATE FLOWS NOT EXCEEDING 1 CFS.
B. THE HEIGHT OF A FILTER BARRIER SHALL BE A MINIMUM OF 15 INCHES AND SHALL NOT EXCEED 18 INCHES.
C. BURLAP OR STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE STRENGTH AND EFFICIENCY OF THE BARRIER).
D. THE STAKES SHALL BE SPACED A MAXIMUM OF 3 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 8 INCHES).
E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
F. THE FILTER MATERIAL SHALL BE STAPLED TO THE WOODEN STAKES, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST 1/2-INCH LONG SHALL BE USED. FILTER MATERIAL SHALL NOT BE STAPLED TO EXISTING TREES.
G. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER MATERIAL.
H. IF A FILTER BARRIER IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
I. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

III. SILT FENCE
A. THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
B. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
C. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO VOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
D. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
F. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
G. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
H. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
I. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
J. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

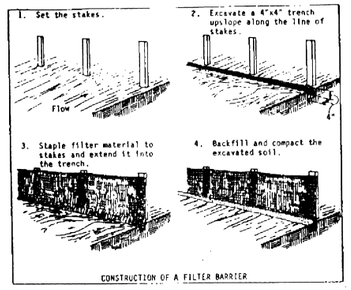
IV. MAINTENANCE
A. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACE PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
E. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



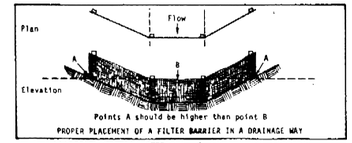
1. Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
2. The earth around the inlet shall be excavated completely to a depth of least 18 in.
3. The wooden frame shall be constructed of 2-by-4-in. construction-grade lumber. The 2-by-4-in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a settling pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

Inlet Protection

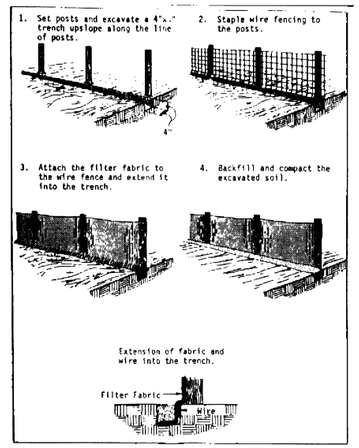
The Contractor shall construct an inlet protection structure at each inlet as soon as they are constructed on the project. When required to remove the structure to allow paving, the Contractor shall wrap the inlet grates with filter fabric.

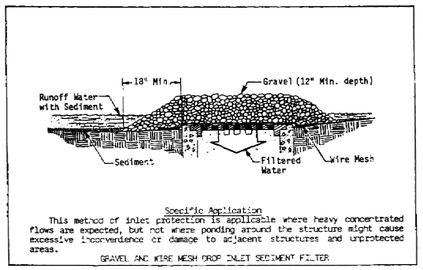


CONSTRUCTION OF A FILTER BARRIER



Points A should be higher than point B
PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY





Specific Application
This method of inlet protection is applicable where heavy concentrated flows are expected, but not where ponding around the structure might cause excessive inconvenience or damage to adjacent structures and unprotected areas.

GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

NOTE: DANDY BAGS® MAY BE USED FOR INLET PROTECTION IN LIEU OF THE ABOVE DETAIL.

CALCULATED VMB
CHECKED

EROSION CONTROL NOTES AND DETAILS

CITY OF LAKEWOOD

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SPECIFICATIONS FOR TEMPORARY SEEDING
TABLE 7.8.1 TEMPORARY SEEDING SPECIES SELECTION

Seeding Dates	Species	Lb./1000 ft2	Lb/Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
August 16th to November	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	
November 1 to Feb. 29	Use mulch only or dormant seeding		

NOTE: OTHER APPROVED SPECIES MAYBE SUBSTITUTED.

1. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED AS FOLLOWS:

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN FIFTY (50) FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN TWO (2) DAYS OF THE MOST RECENT DISTURBANCE IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS BUT LESS THAN ONE (1) YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER

3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHOULD NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS - TEMPORARY VEGETATION SEEDING RATES SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION, WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATES FOR LIME AND FERTILIZER SHALL BE USED.
5. SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING
1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS:
   A. STRAW - IF STRAW IS USED, IT SHALL BE UNROLLED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS./1,000 SQ. IF. (2-3 BALES)
   B. HYDROSEEDERS - LF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000 SQ. FT.
   C. OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/AC.

SPECIFICATIONS FOR TEMPORARY SEEDING (CONT.)

STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
ANCHORING METHODS:

   A. MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
   B. MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
   C. SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
   D. WOOD-CELLULOSE FIBER - WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WT. OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.

SPECIFICATIONS FOR PERMANENT SEEDING
SITE PREPARATION
1. SUBSOILER, PIOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
3. TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.

SEEDBED PREPARATION
1. LIME-AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,000-SQ. FT. OR 2 TONS PER ACRE.
2. FERTILIZER-FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN PLACE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 POUNDS PER 1000-SQ. FT. OR 1000 POUNDS PER ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.
3. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS
SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE- SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDINGS
1. SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
2. THE FOLLOWING METHODS MAY BE USED FOR DORMANT SEEDING:
   A. FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEED- BED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
   B. FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
   C. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
   D. WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

MULCHING
1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
2. MATERIALS
   A. STRAW - IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND- SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ. FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
   B. HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE APPLIED AT 2,000 LB/AC. OR 40 LB/1,000 SQ. FT.
   C. OTHER - OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.

SPECIFICATIONS FOR PERMANENT SEEDING (CONT.)

3. STRAW AND MULCH ANCHORING METHODS
   STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
   A. MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.
   B. MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
   C. ASPHALT EMULSION - ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURE OR AT THE RATE OF 160 GALLONS PER ACRE.
   D. SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.
   E. WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION
PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.

IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

PERMANENT SEEDING

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate Lbs./acre	Seeding Rate Lbs./1,000 Sq. Feet	Notes:
General Use			
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20-40 10-20 20-40	1/2-1 1/4-1/2 1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch Tall Fescue	10-20 20-30	1/4-1/2 1/2-3/4	Do not seed later than August
Flat Pea Tall Fescue	20-25 20-30	1/2-3/4 1/2-3/4	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40-50	1-11/4	
Turf-type (Dwarf) Fescue Kentucky Bluegrass	90 5	2 1/4 0.1	
Lawns			
Kentucky Bluegrass Perennial Ryegrass	100-120	2 2	
Kentucky Bluegrass Creeping Red Fescue	100-120	2 1-1/2	For shaded areas

Note: Other approved seed species may be substituted.

PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE (1) YEAR OR MORE.	WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREA WITHIN FIFTY (50) FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE.	WITHIN TWO (2) DAYS OF REACHING FINAL GRADE.
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

CALCULATED VMB CHECKED

EROSION CONTROL NOTES AND DETAILS

CITY OF LAKEWOOD

11
11

F:\Jobs\1214 - 11900 Madison Ave Parking Lot\Sheets\1214_EC001.dwg 19-Jul-22 3:30 PM

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.: 09-62-22

Permit No.: BBS22-000072

Applicant Name: Jim Briola; North Coast Sign and Lighting Services

Project Address: 14200 Detroit Ave.

Project Name: Crumbl Cookie

Project: Applicant proposes illuminated letters and logo on the building.

Google Maps 14211 US-6 ALT

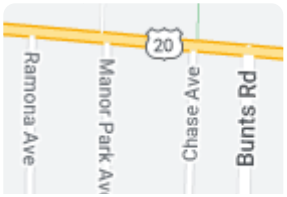


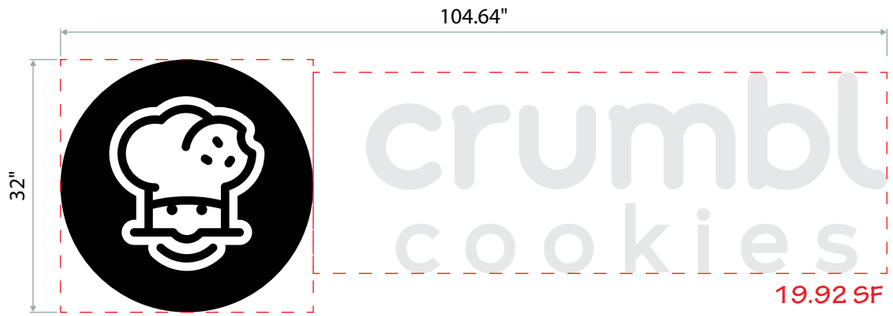
Image capture: Sep 2021 © 2022 Google

Lakewood, Ohio

Google

Street View - Sep 2021





1.1 FRONT-LIT CHANNEL LETTERS
Scale : 5/8" = 1'-0"

COLOR SCHEDULE

- MATTHEWS BLACK (PNT1)
- VINYL - 3M OPAQUE BLACK (VNL1)
- MATTHEWS WHITE (PNT3)

DETAILS

LOGO ICON:
3" THICK FRONT LIT CHANNEL LETTER WITH VINYL OVERLAY (VNL1)
3/16" ACRYLIC FACE
WHITE TRIM CAPS
.040 ALUMINUM RETURNS | .063 ALUMINUM BACKS (WHITE-PNT3)
WHITE LEDs
2" THICK ALUMINUM BACKER (BLACK-PNT1)

LETTERS:
3" THICK FRONT LIT CHANNEL LETTERS (WHITE-PNT3)
3/16" ACRYLIC FACE
WHITE TRIM CAPS
.040 ALUMINUM RETURNS | .063 ALUMINUM BACKS (WHITE-PNT3)
WHITE LEDs

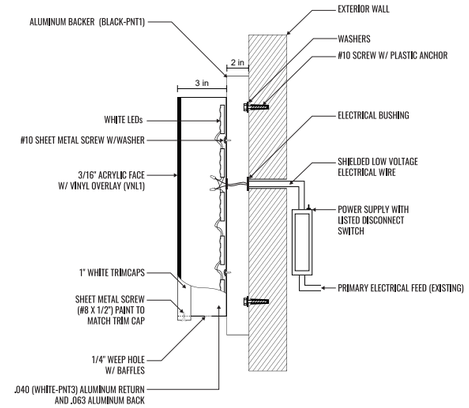
ALLOWED (CITY): 29.92 x 1.5 SF = 44.88 SF ALLOWED
SIGN SIZE: 19.92 SF

STOREFRONT: 15.25' X 29.92' = 456.28 SF
19.92 / 456.28 = 4.36%

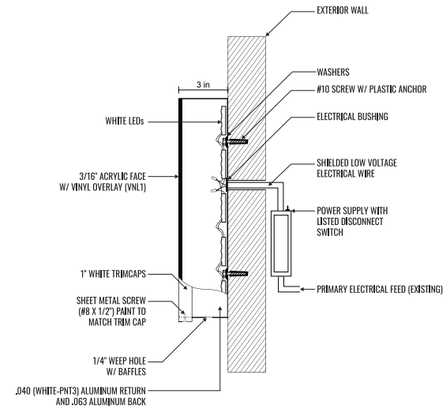
** EACH SIGN WILL REQUIRE IT'S OWN 110 VOLT 20 AMP DEDICATED CIRCUIT PROVIDED BY OTHERS WITHIN 6' OF THE SIGN AREA AND ON A TIMER AND/OR PHOTOCELL DEPENDING ON LOCAL SIGN REQUIREMENTS.

IF NO ELECTRICAL IS PRESENT AT TIME OF INSTALLATION, A WHIP WILL BE LEFT FOR OTHERS TO HOOK UP **

ALL COMPONENTS UL LISTED



LOGO ICON

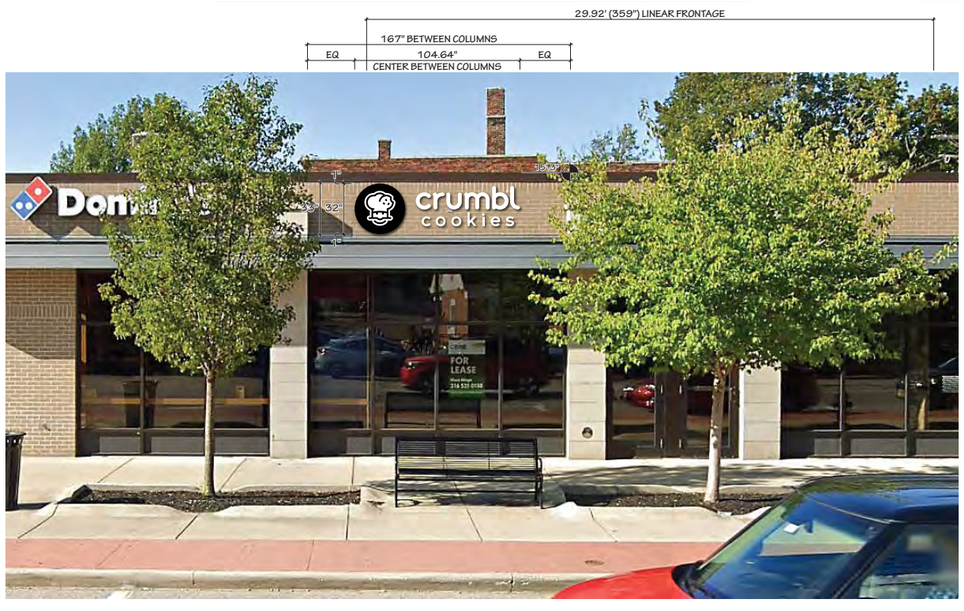


LETTERS

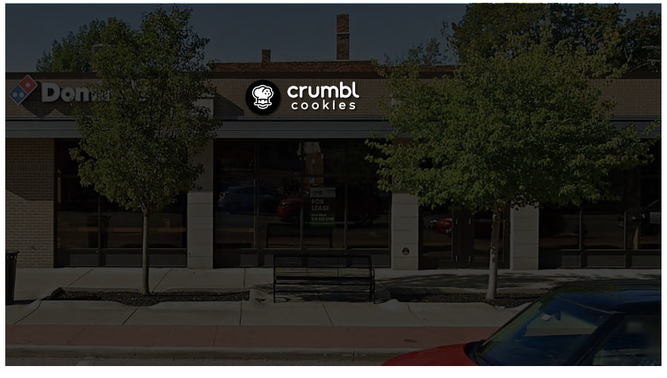
** ALL BOLTS AND SCREWS ARE STAINLESS STEEL **

1.2 MOUNTING DETAIL
Scale : NTS

** ROOFLINE MEASUREMENT TO BE FIELD VERIFIED **



1.3 FRONT ELEVATION
Scale : 1/8" = 1'-0"



Night Simulation



Channel Letter Color Reference

SIGNDESIGNLAB
Project Management | Signage
signdesignlab.com • sales@signdesignlab.com
(888) 735-7446

PROJECT INFORMATION

COMPANY & LOCATION

Crumbl Cookies
14200 Detroit Ave
Lakewood, OH 44107

OVERVIEW

Exterior Signs

DATE	PROJECT #
07/19/22	SDLP2670

DESIGNER

JA

REVISIONS

APPROVAL

- ☐ APPROVED WITH NO CHANGES
- ☐ APPROVED WITH CHANGES AS NOTED
- ☐ REVISE AS NOTED AND RESUBMIT

Signature *Date*

DESIGN

A02

SHEET

01 of 02

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.
Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.



2.1 SITE MAP

Scale : NTS

SIGNDESIGNLAB

Project Management | Signage

signdesignlab.com • sales@signdesignlab.com

(888) 735-7446

PROJECT INFORMATION

COMPANY & LOCATION

Crumbl Cookies
14200 Detroit Ave
Lakewood, OH 44107

OVERVIEW

Exterior Signs

DATE	PROJECT #
07/19/22	SDLP2670

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JA

REVISIONS

APPROVAL

- ☐ APPROVED WITH NO CHANGES
- ☐ APPROVED WITH CHANGES AS NOTED
- ☐ REVISE AS NOTED AND RESUBMIT

Signature *Date*

DESIGN

A02

SHEET

02 of **02**

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.

Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.

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Application Cover Page

Docket No.: 09-63-22

Permit No.: BBS22-000076

Applicant Name: Shawn Warren; Erie Design Co. Inc.

Project Address: 13706 Madison Ave.

Project Name: T Styles Barber Shop

Project: Applicant proposes a sign in the band board and vinyl window graphics.


Wink's
BARBER SHOP
UNDER NEW MANAGEMENT
HELP WANTED
ALL LIVES MATTER
OPEN

12” PVC letters est. $350 plus install and permits







New logo option $40 each

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
T STYLES		
ADDRESS:	SALESPERSON/DESIGNER:	DATE:

REVISION HISTORY:
DATE: CHANGES MADE

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043

12” x 115” 1/2 PVC letters 9.5 sq ft. est. $350 plus install and permits





New logo option $40 each

Window logos
25” w x 16” h 3 sq ft x 2

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT: T STYLES
JOB #:
DATE:
ADDRESS: 13706 Madison Ave, Lakewood, OH 44107
SALESPERSON/ DESIGNER:
DATE:
REVISION HISTORY:
DATE:
CHANGES MADE:
CLIENT SIGNATURE OF APPROVAL
DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043


A

Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 13706 Madison Ave, Lakewood, OH 44107 Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☑ Commercial (*includes multifamily and condominiums)*

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign letters

VALUATION:** ***(cost of the work) **$** $500 **PROJECT SIZE:** *(in square feet)* 16 sq

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ DRAIN_____ NO DRAIN

Cut 1/2" thick pvc letters mounted to surface with silicone adhesive 9.5 sq ft
window cut vinyl graphics 3sq ft x 2

PROPERTY OWNER NAME: Thomas Sinclair Phone: (216) 210-7984
Business Name (if applicable) T Styles Email: sinclairt50@yahoo.com
Mailing Address: 13706 Madison Ave, City: Lakewood State: Oh Zip: 44107

CONTRACTOR NAME: Erie Design Phone: 216-227-0043
License/Reg. No.: on file Email: orders@eriedesign.com
Mailing Address: 16504 Detroit Ave City: Lakewood State: Oh Zip: 44107

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

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

SIGNATURE OF CONTRACTOR / OWNER

3-9-22
DATE

Anticipated Completion Date: _____

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 09-64-22

Permit No.: BBS22-000073

Applicant Name: Shawn Warren; Erie Design Co. Inc.

Project Address: 14800 Detroit Ave.

Project Name: Lakewood Tailoring

Project: Applicant proposes a sign in the band board and white vinyl lettering in the window.


View - Jul 2021
LAKEWOOD
TAILORING
221-3044
OPEN


152"
side
23"
LAKEWOOD TAILORING
& ALTERATIONS
Line 1 9.75" x 146" Line 2 5.75" x 71"
LAKEWOOD TAILORING
& ALTERATIONS
TAILORING &
ALTERATIONS
OPEN
LAKEWOOD
TAILORING
221-3044


A

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

MAIN (216) 529-6270
FAX (216) 529-5930
building.permits@lakewoodoh.net
www.lakewoodoh.gov

APPLICATION FOR COMMERCIAL PLAN APPROVAL

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

ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

Project Location [OBC 107.2-2]:

Street Address: 1384 warren Rd.
Floor Number: _____ Suite: _____
Is this building in the floodplain? ☐ **Yes** ☐ **No**

Project Information [OBC 107.2-1]:
(Project Use and Occupancy [OBC 107.2-3])

Project Type (check all that apply):
☐ New Building ☐ Alteration ☐ Addition ☐ Repair
☐ Fence, pool, paving, landscaping, shed, tent, other ☑ Sign

Project Scope (check all that apply):
☐ Demolition ☐ General Building ☐ Mechanical (HVAC)
☐ Electrical ☐ Plumbing ☐ Fire Protection (see below)
☐ Site Work over 8,000 sq. ft.

Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.):
Tailor shop

Occupancy class [OBC Chapter 3]: _____
If Mixed Use [OBC 508.1] check one:
☐ Separated ☐ Non-separated ☑ Accessory only

Construction Type [OBC Chapter 6]: _____

Total Project Work Area: 20.8 sq. ft **Sq. Ft.**

Total cost of construction (valuation): $ $700

Describe the project:
1/2" thick white PVC cut letters pin mounted to Existing sign face surface.

Fire Protection Systems [OBC 106.1.1.1]

(Indicate all that apply as "**E**" for Existing, "**N**" for New, or **NA** if none)

Building Sprinkler System ___ Limited Area Sprinkler System ___
In-Rack Sprinkler System ___ Demand at Riser Base _____ psi
Kitchen Hood Suppression ___ Fire Alarm System _____
Fire Detection System ____ Smoke Detection System _____

Required Construction Documents [OBC Section 106]

3 sets required for Building Department plus
1 set for Fire Department Review (if applicable)
1 (Civil) set for Engineering Review (if applicable)
Date on Plans: _____

Applicant Information [OBC 107.2-5]

(Building Owner or Representative)

Name: Owner Valbona Myrtaj
Business Name: Lakewood Tailoring.
Mailing Address: 1384 warren Rd.
City/State/Zip Code: Lakewood oh 44107
Phone Number: 216 221 3044.
For Best Service Provide Email Address:
lakewoodtailoringllc@gmail.com

Registered Design Professional [OBC 106.2.1]

☐ Architect ☐ Engineer
☐ Certified Fire Protection System Designer ☑ NA

Name: Shawn Warren
Firm or Business: ERIE deSign
Certificate or Registration Number: _____

Mailing Address: 16504 Detroit Ave.
City/State/Zip Code: Lakewood oh 44107
Contact Name: _____
Contact Phone: 216-227-0043
For Best Service Provide Email Address:
ORDERS@ERIEDESIGN.COM

Certification [OBC 107.2.5]

I certify that I am the building ☐ Owner ☑ Owner's Authorized Agent

All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

Signature: _____
Printed Name: J. Shawn Warren
Date of Application: 5-1-22

For Building Department Use

Case Number: _____
Date Received: _____
Received By: _____

Other Approvals Required (prior to permit issuance):
Fire Marshall: ☐ Yes ☐ No ☐ NA
Engineering ☐ Yes ☐ No ☐ NA
ABR/Planning/Zoning: ☐ Yes ☐ No ☐ NA

Plan Review Fees
Outside Plans Examiner: $_____
Stormwater Review: $ _____

Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 1384 warren Rd. Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☑ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☑ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☑ Other *(Please specify)*: PVC sign letters

VALUATION:** ***(cost of the work) **$** **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN** _____ **NO DRAIN**

1/2" thick white PVC cut letters pin mounted to Existing sign face surface

20.8 sq. ft

PROPERTY OWNER NAME: Owner Valbona Myrtaj landlord First Federal Lakewood Phone: 216 221 3044.
Business Name (if applicable) Lakewood Tailoring. Email:
Mailing Address: 1384 warren Rd. City: Lakewood State: oh Zip: 44107

CONTRACTOR NAME: ERIE deSign Phone: 216-227-0043
License/Reg. No.: on File Email:
Mailing Address: 16504 Detroit Ave City: Lakewood State: oh Zip: 44107

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

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

_____ 4-8-22
SIGNATURE OF CONTRACTOR / OWNER **DATE**

Anticipated Completion Date: _____

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.: 09-65-22

Permit No.: BBS22-000078

Applicant Name: Shawn Warren; Erie Design Co. Inc.

Project Address: 15027 Madison Ave.

Project Name: Pachamama Kitchen and Garden

Project: Applicant proposes a blade sign.







35" x 35 " maxx metal on 42" scroll bracket mounted with 2.5"lag and sheilds



9 sq ft 2 sides

➡ **I certify ERIE deSign as my agent for sign installation** X Rosario Galaz

ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
PACHAMAMA		
ADDRESS: KITCHEN & GARDEN 15027 Madison	SALESPERSON/ DESIGNER:	DATE:

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043



Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 15027 Madison Ave, Lakewood, OH 44107 Suite/Unit #

or **PERMANENT PARCEL NUMBER:** Parcel # 314-16-004

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☑ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☑ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical ***(complete reverse side)*** →

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Scroll / Blade Sign

VALUATION:** ***(cost of the work) **$** $600 **PROJECT SIZE:** *(in square feet)* 16 sq

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) ____ **DRAIN** ____ **NO DRAIN**

35" x 35" 1/4" thick Dibond (PVC Alum) with white vinyl letters 9. sq ft 2 sided 18
Mounted to brick surface with scroll bracket 42"
using 4 lag and shields 2.5"
window cut vinyl graphics 2sq ft door logo and hours

→ **I certify ERIE deSign as my agent for sign installation** X Rosario Galaz

PROPERTY OWNER NAME: Rosie Galaz Phone: (216) 318-0457
Business Name (if applicable) PACHAMAMA Email: rosie@thetomatoguysltd.net
Mailing Address: 15027 Madison Ave, City: Lakewood State: Oh Zip: 44107

CONTRACTOR NAME: Erie Design Phone: 216-227-0043
License/Reg. No.: on file Email: orders@eriedesign.com
Mailing Address: 16504 Detroit Ave City: Lakewood State: Oh Zip: 44107

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

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

SIGNATURE OF CONTRACTOR / OWNER

8-15-22
DATE

Anticipated Completion Date: _____

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.: 09-66-22

Permit No.: BBS22-000077

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

Project Address: 15023 Madison Ave.

Project Name: Jessica Constantine Photography

Project: Applicant proposes white vinyl lettering in the windows.

BEFORE







white vinyl

JESSICA CONSTANTINE PHOTOGRAPHY

white vinyl

maternity, newborn and family photography

jessica constantine

white vinyl

JESSICA CONSTANTINE
PHOTOGRAPHY

white vinyl

PROPOSED







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

1 8-17-22

ADDRESS:
15203 Madison Avenue
Lakewood, OH 44107

BUSINESS NAME:
Jessica Constantine Photography

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

SGF