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

**PRE-REVIEW MEETING**
**CITY OF LAKEWOOD**
**12650 DETROIT AVENUE**
**EAST CONFERENCE ROOM**
**OCTOBER 6, 2022**
**4:00 P.M.**

**REVIEW MEETING**
**CITY OF LAKEWOOD**
**12650 DETROIT AVENUE**
**AUDITORIUM**
**OCTOBER 13, 2022**
**5:30 P.M.**

**1. ROLL CALL**

**2. APPROVE THE MINUTES OF THE SEPTEMBER 8, 2022 MEETING**

**3. OPENING REMARKS**

**OLD BUSINESS**
**ARCHITECTURAL BOARD OF REVIEW**

*** Items 4 and 5, Docket No. 07-41-42 and Docket No. 07-42-22 will be heard at the meeting tentatively scheduled in the Auditorium at 5:30 P.M. on Wednesday, October 26, 2022.

**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 4)

**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 5)

**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 6)

**OLD BUSINESS**
**ARCHITECTURAL BOARD OF REVIEW**

**7. Docket No. 07-35-22** **17853 Lake Rd.**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes the demolition and rebuild of a single-family home. (Page 11)

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

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes an unroofed second floor deck on the rear of the home (west facing). (Page 15)

**NEW BUSINESS**
**ARCHITECTURAL BOARD OF REVIEW**

**9. Docket No. 10-67-22** **13471 Lake Ave.**

( ) Approve
( ) Deny
( ) Defer

Brandon Young
Young Design Studio
1458 Clarence Ave.
Lakewood, OH 44107

Applicant proposes a second floor addition to an existing residence. (Page 19)

**10. Docket No. 10-68-22** **12420 Madison Ave.**
**K-Town Restaurant/Market**

( ) Approve
( ) Deny
( ) Defer

Leon Sampat
LS Architects Inc.
22082 Lorain Rd.
Fairview Park, OH 44126

Applicant proposes commercial renovation into restaurant/market. (Page 33)

**SIGN REVIEW**

**11. Docket No. 10-69-22** **15320 Detroit Ave.**
**Tapster Cleveland**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes an updated awning with new business name and logo, plus logo on building front. (Page 40)

**12. Docket No. 10-70-22** **18425 Detroit Ave.**
**Sgt. Clean Car Wash**

( ) Approve
( ) Deny
( ) Defer

Dean Schramm
Schramm Signs
41413 Schadden Rd.
Elyria, OH 44035

Applicant proposes a blade sign. (Page 43)

**13. Docket No. 10-71-22** **1384 Hird Ave.**
**West 117 Fieldhouse**

( ) Approve
( ) Deny
( ) Defer

Kenneth Esry
Larsen Architects
12506 Edgewater, Suite 10
Lakewood, OH 44107

Applicant proposes mural art on the climbing wall and stair tower. (Page 45)

**COMMUNICATION**

**14. Docket No. 10-72-22** **13302 Detroit Ave.**
**Corky's**

( ) Approve
( ) Deny
( ) Defer

Aaron Casey Jr.
1327 Bonnieview Ave.
Lakewood, OH 44107

Applicant proposes public art (mural) on the east side of the building. (Page 50)

**ADJOURN**

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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## 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.**

**A special meeting to hear this item is scheduled for Wednesday, October 26, 2022.**

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ARCHITECTURAL REVIEW BOARD
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# 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.**

**A special meeting to hear this item is scheduled for Wednesday, October 26, 2022.**

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ARCHITECTURAL REVIEW BOARD
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# Application Cover Page

**Docket No.: 08-49-22**

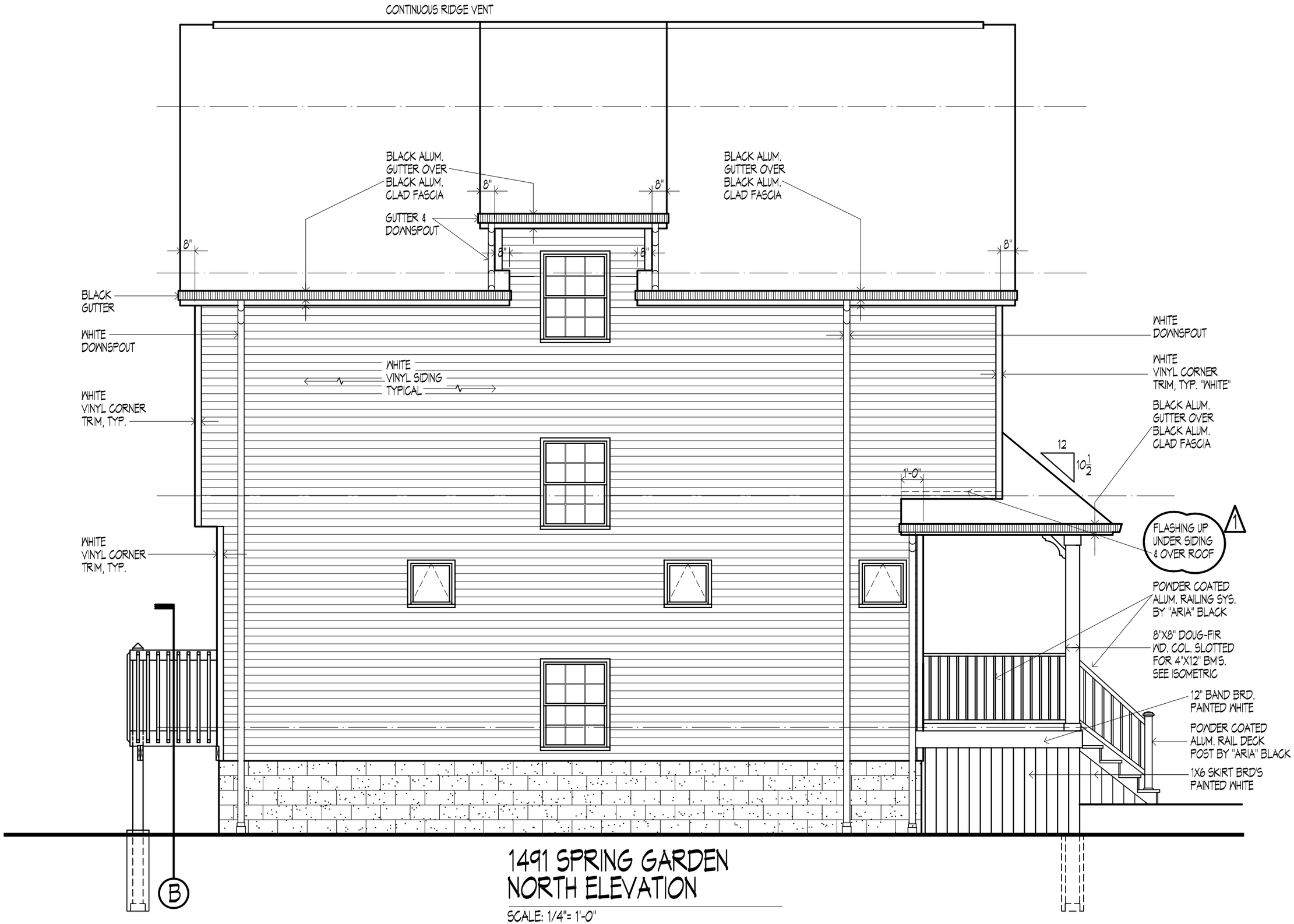
**Permit No.: BBS22-000080**

**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.**

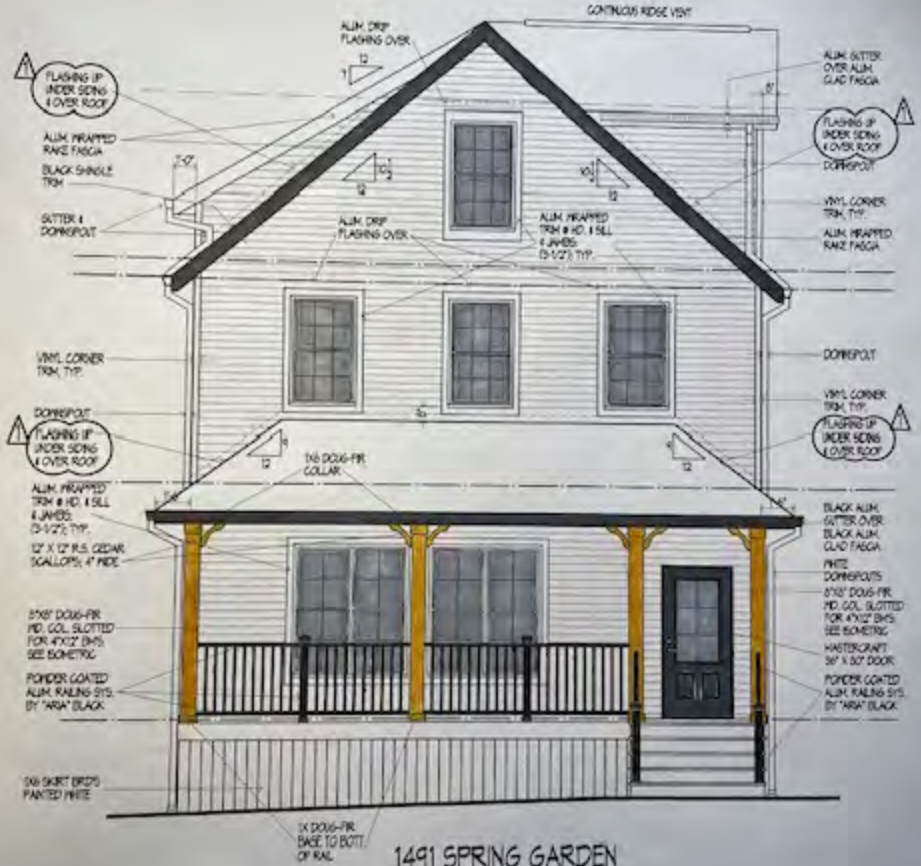



# 1491 SPRING GARDEN
# NORTH ELEVATION

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

# 1491 SPRING GARDEN
# SOUTH ELEVATION

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




# 1491 SPRING GARDEN
## NORTH ELEVATION

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

# 1491 SPRING GARDEN
# NORTH ELEVATION

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

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ARCHITECTURAL REVIEW BOARD
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## Application Cover Page

**Docket No.: 07-35-22**

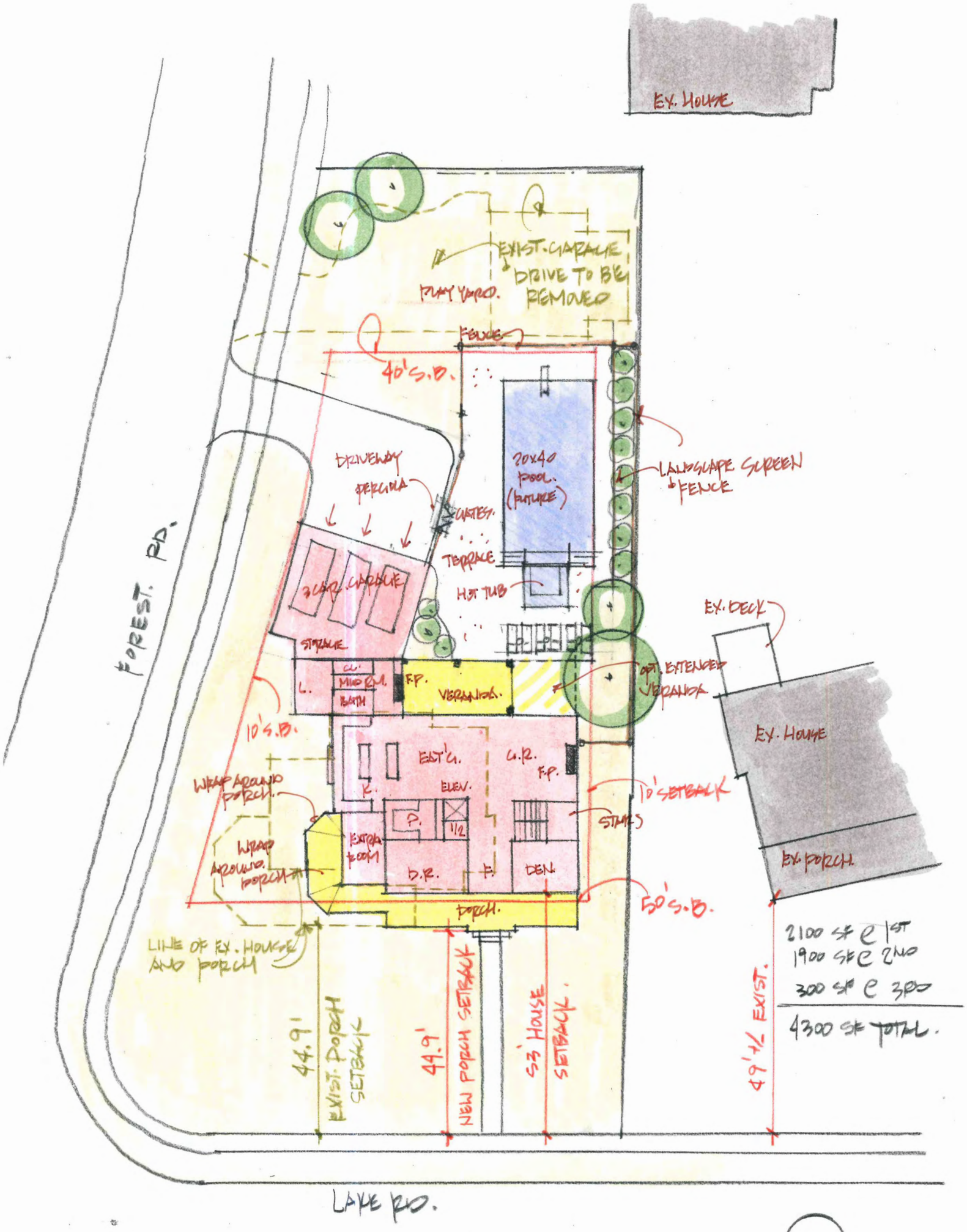
**Permit No.: BBS22-000043**

**Applicant Name: David Hesse, Payne & Payne Builders**

**Project Address: 17853 Lake Rd.**

**Project Name:**

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




SWEENEY SITE CONCEPT (WRAP AROUND PORCH)

1" = 20'

8-26-22 PAYNE & PAYNE

SWEENEY FRONT ELEVATION - PORCH (LAKE ROAD)

1/8" = 1'-0"

8.26.22

Payne & Payne
BUILDERS INC

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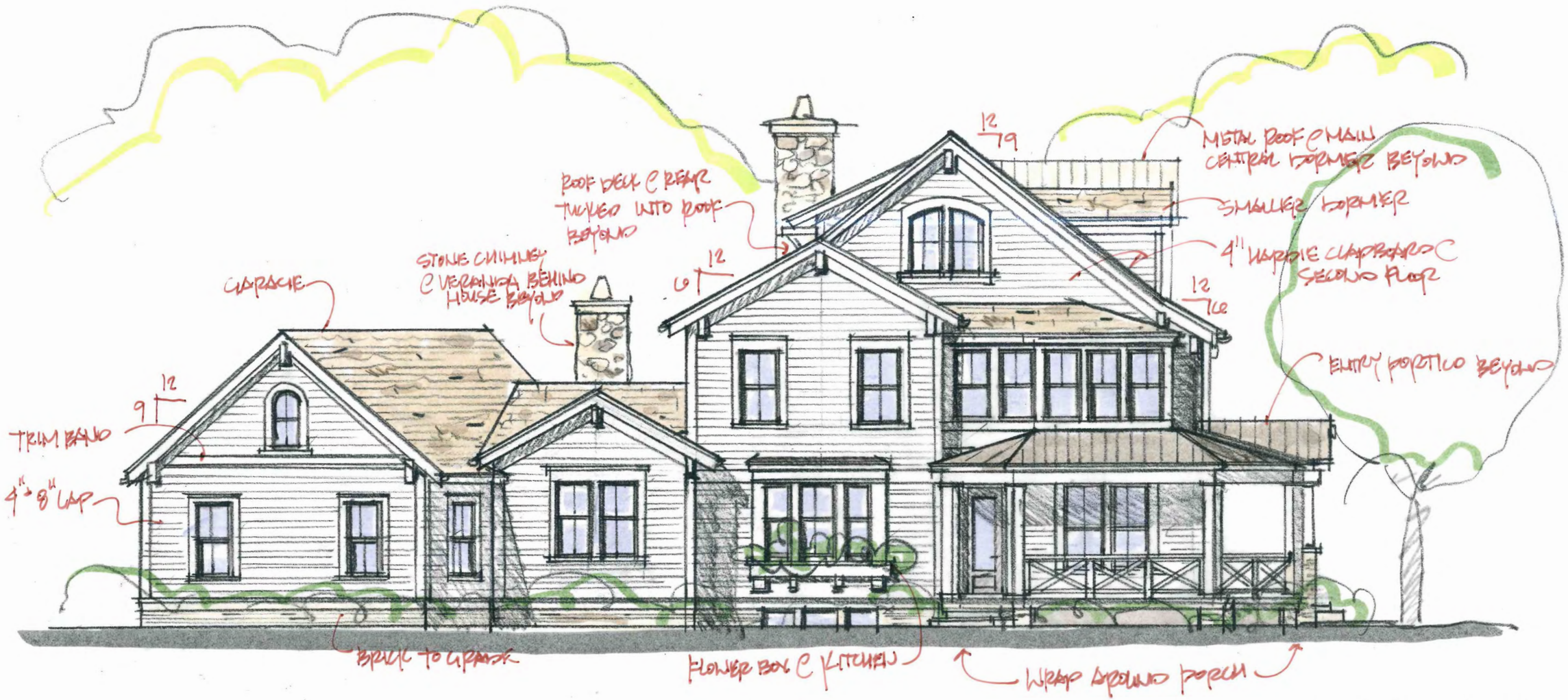


SWEENEY EAST ELEVATION (FOREST RD.)

1/8" = 1'-0"

8-26-22

Payne&Payne
BUILDERS INC

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SIGN REVIEW BOARD

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## Application Cover Page

**Docket No.: 09-61-22**

**Permit No.: BBS22-000082**

**Applicant Name: Tim Akhadov, Platinum Construction**

**Project Address: 1474 Riverside Dr..**

**Project Name:**

**Project: Applicant proposes an unroofed second floor deck on the rear of the home (west facing).**

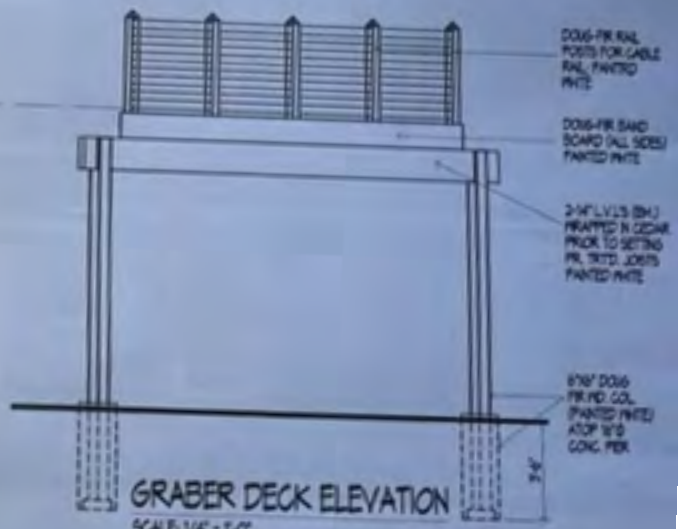
EAST ELEVATION

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

RIVERSIDE DR
EXISTING STEPS
EXISTING CONC. WALK
EXISTING STEPS
5' CONC. WALK
32' (VARIABLE) TREELAWN
EXISTING RESIDENCE
PORCH
EXISTING CONC. WALK
EXISTING STAMPED CONC. PATIO UNDER ELEVATED DECK
NEW ELEVATED DECK
EXISTING STAMPED CONC. PATIO
5' CONC. WALK
5' TREE LAWN
6" CONC. CURB
GRABER DR.
SITE PLAN
SCALE: 1" = 20'
PROPERTY LINE
2nd FLR. DECK ACCESS
LINE OF RECORD F.O.R.
EXISTING DECK
OUTLINE OF EXISTING HOUSE
LINE OF STAMPED CONC. SLAB BELOW
NEW 2nd FLR. ELEVATED DECK
185 Sq. Ft.
LINE OF STAMPED CONC. SLAB BELOW
LINE OF SIDING F.O.R.
LINE OF FRONT F.O.R.
LINE OF RECORD F.O.R.
BRICK PAVER WALK
PROPERTY LINE
CONC. WALK
2nd FLR. DECK PLAN
SCALE: 1/4" = 1'-0"
TREE LAWN
CONC. CURB

GRABER (SOUTH) ELEVATION

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




GRABER DECK ELEVATION

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

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SIGN REVIEW BOARD

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# Application Cover Page

**Docket No.: 10-67-22**

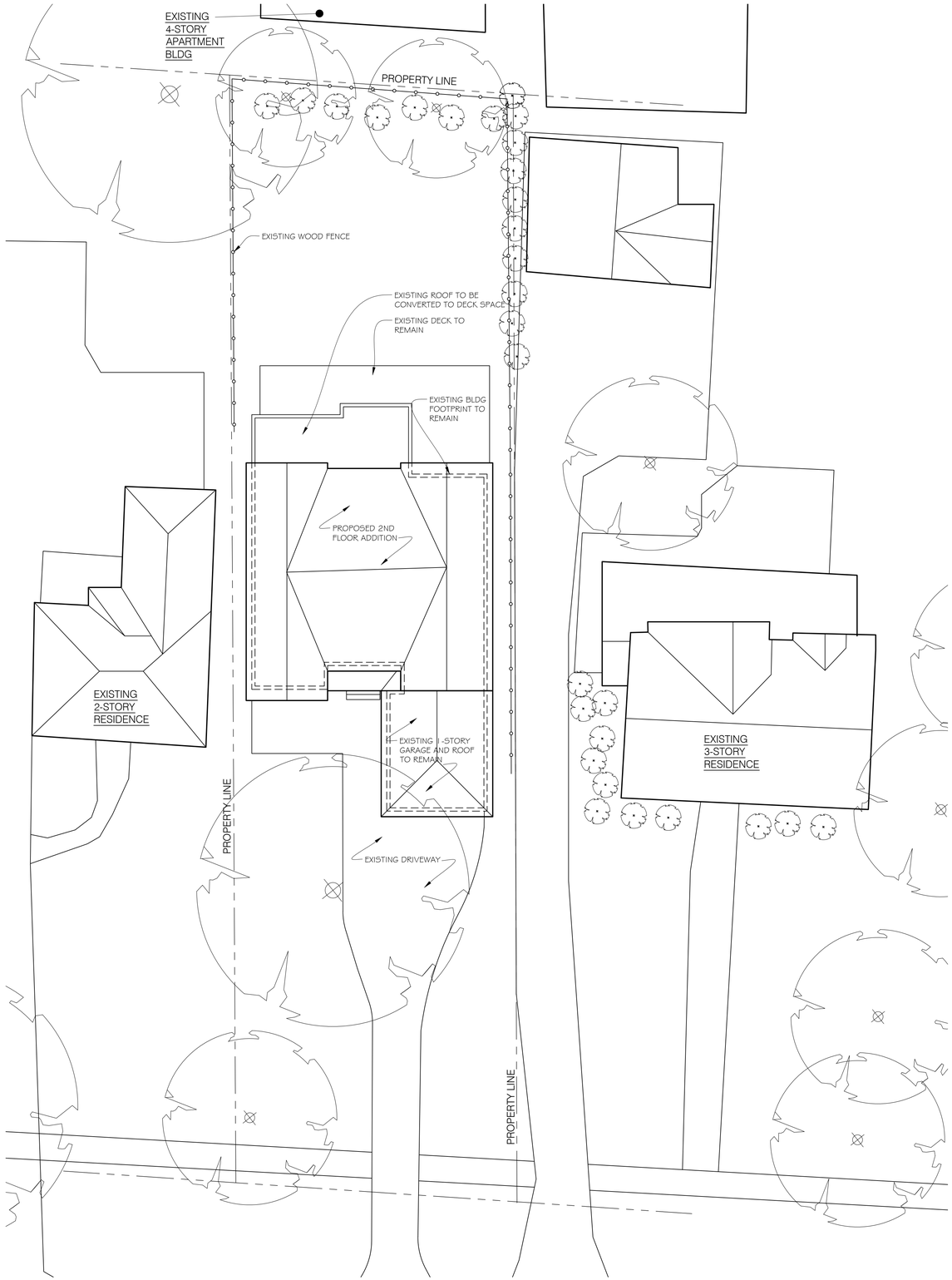
**Permit No.: BBS22-000085**

**Applicant Name: Brandon Young, Young Design Studio**

**Project Address: 13471 Lake Ave.**

**Project Name:**

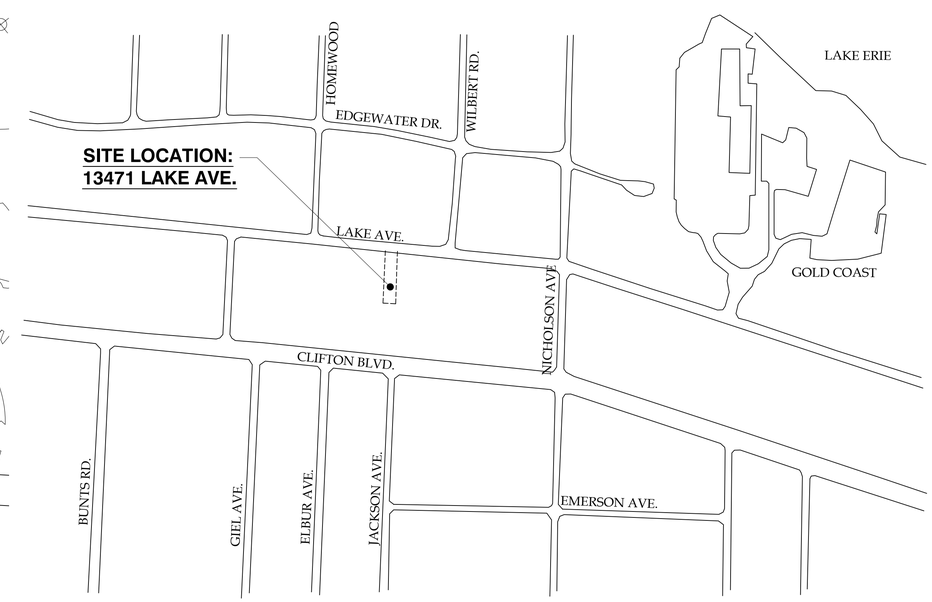
**Project: Applicant proposes a second floor addition to an existing residence.**




2 AS-01 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SITE DATA
LAND USE: 5100 - R-1FAMILY
PARCEL #: 312-24-007
ZONING DISTRICT: R1M (RESIDENTIAL, SINGLE FAMILY - MEDIUM DENSITY)
LAND AREA: 9,900 SF
EXISTING AREA: 1,916 SF
SECOND FLOOR ADDITION AREA: 1,436 SF
TOTAL BUILDING AREA: 3,352 SF
AREA OF GARAGE: 388 SF
EXISTING LOT COVERAGE (TO REMAIN): 23.27%
MAX HEIGHT (ALLOWABLE): 35'-0"
MAX HEIGHT (PROPOSED): 22'-10"

PROJECT SUMMARY
NEW 1-STORY ADDITION OVER EXISTING FIRST FLOOR. THE GARAGE IS TO REMAIN 1-STORY. A PORTION OF THE BACK OF THE HOME WILL BE COVERTED FROM PITCHED ROOF TO PRIVATE DECK SPACE. EXISTING DRIVEWAY, DECK, AND PORCH TO REMAIN.




1 AS-01 SITE CONTEXT PLAN
N.T.S.

Seal:
STATE OF OHIO
BRANDON J. YOUNG
6985
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

General Notes:

| ISSUES: | DATE: |
|---|---|
| ARB | 09-21-22 |
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Kolodziej Residence

13471 Lake Ave.
Lakewood, Ohio 44107

Drawing Title:
SITE PLAN

Drawn by: BEY
Date: 09-21-2022
Checked by:
Approved:
Job Number:
Drawing Number: AS-01
File Name:

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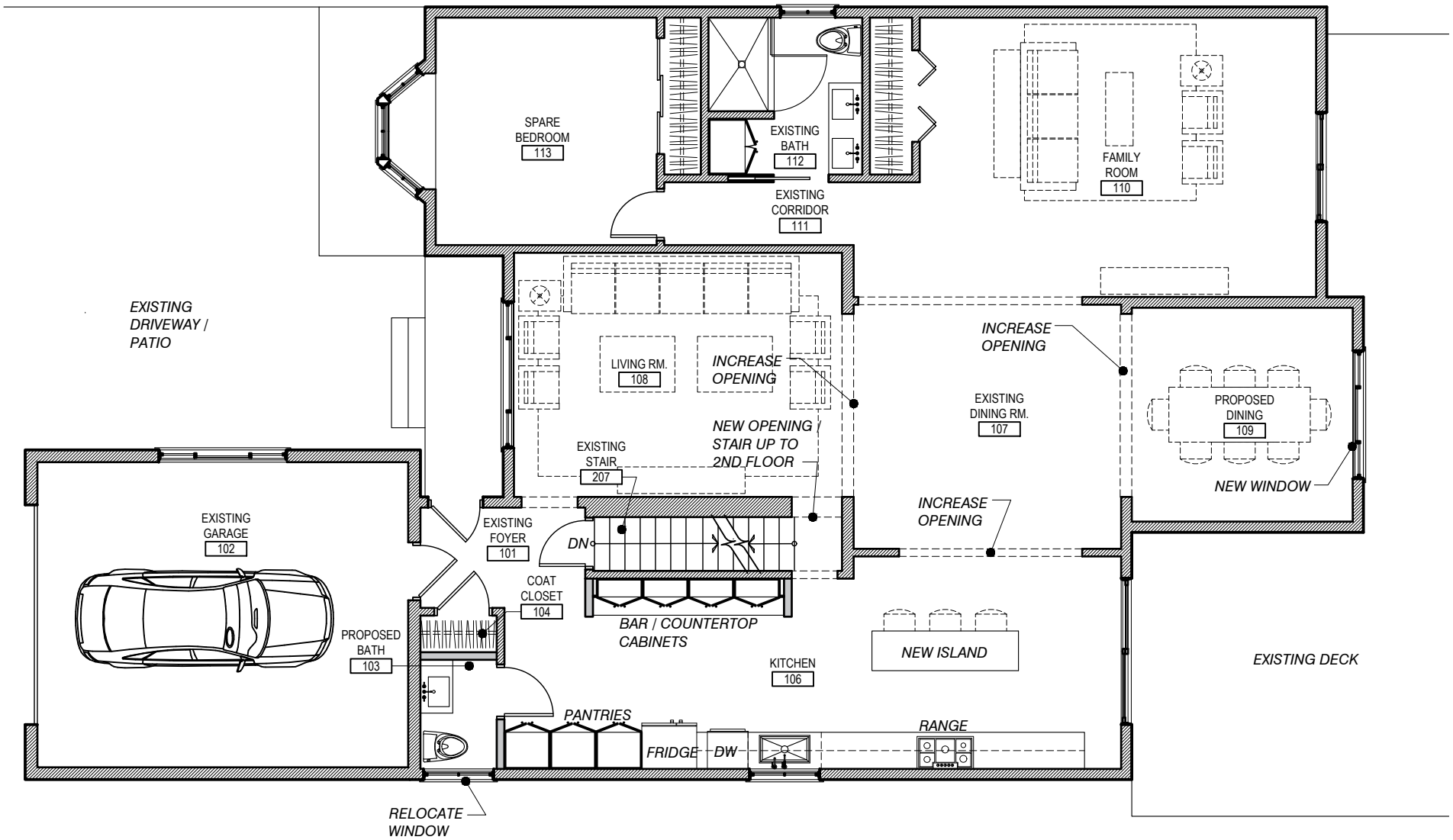


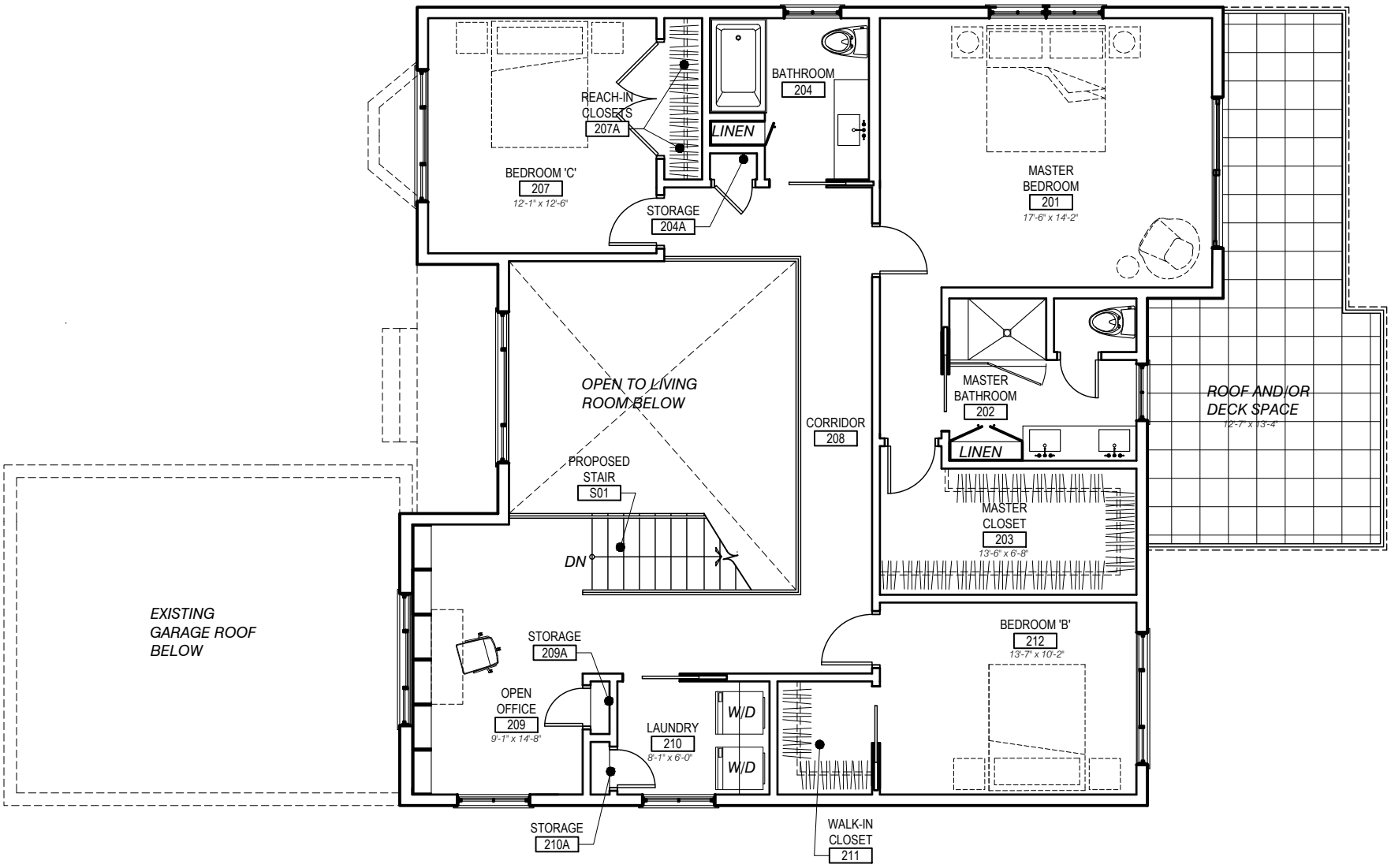

KOLODZIEJ RESIDENCE

PROPOSED FIRST FLOOR PLAN

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

09.20.22

YOUNG DESIGN STUDIO




KOLODZIEJ RESIDENCE

PROPOSED SECOND FLOOR PLAN

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

09.20.22

YOUNG DESIGN STUDIO

## EXTERIOR MATERIAL SCHEDULE

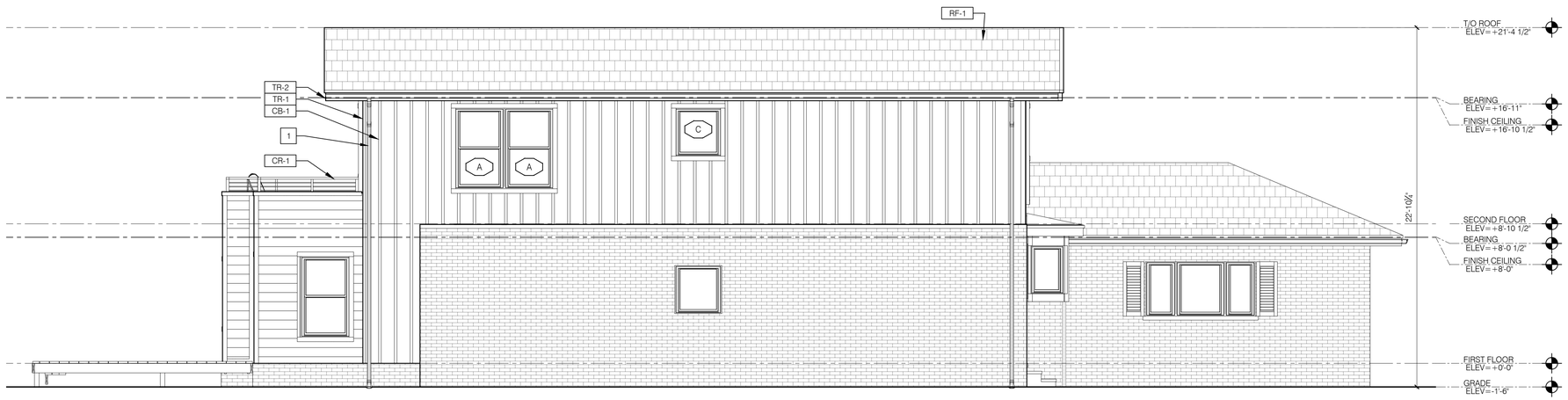
| DESIGNATION: | MATERIAL: | MANUFACTURER: | TYPE/STYLE: | COLOR: | NOTES: |
|---|---|---|---|---|---|
| TR-1 | CEMENT BOARD TRIM | JAMES HARDIE | 1x4 SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| TR-2 | CEMENT BOARD TRIM | JAMES HARDIE | 1x8 SMOOTH FACE | RICH ESPRESSO | CONFIRM ALL COLORS W/ OWNER |
| CB-1 | CEMENT BOARD SIDING | JAMES HARDIE | BOARD AND BATTEN - SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| CB-2 | CEMENT BOARD SIDING | JAMES HARDIE | LAP SIDING - SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| RF-1 | ASPHALT ARCHITECTURAL SHINGLE ROOF | TBD | TBD | TBD | CONFIRM ALL COLORS W/ OWNER |
| PT-1 | EXTERIOR PAINT | SHERWIN WILLIAMS | EXTERIOR GRADE | TO MATCH TR-2 | CONFIRM ALL COLORS W/ OWNER |
| CR-1 | ALUMINUM RAILING SYSTEM | SUPERIOR ALUMINUM PRODUCTS | SERIES 9P PICKET | DARK BRONZE | CONFIRM ALL COLORS W/ OWNER |
| BR-1 | EXISTING BRICK VENEER | N/A | N/A | N/A | |

## WINDOW SCHEDULE

| # | WINDOW | | | |
|---|---|---|---|---|
| | | FRAME SIZE | MANUFACTURE / SERIES | REMARKS: |
| A | DBL HUNG | 3'-0" W x 5'-2" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |
| B | DBL HUNG | 3'-0" W x 3'-0" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |
| C | AWNING | 3'-0" W x 3'-0" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |

## ELEVATION KEYNOTES

1. NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
2. NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING.
3. PARAPET METAL WALL CAP TO MATCH CB-1




2 A2-01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 A2-01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Seal:

STATE OF OHIO
BRANDON
YOUNG
9985
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

General Notes:

| ISSUES: | DATE: |
|---|---|
| ARB | 09-21-22 |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Kolodziej Residence

13471 Lake Ave.
Lakewood, Ohio 44107

Drawing Title:
EXTERIOR ELEVATIONS

Drawn by: BEY
Date: 09-21-2022
Checked by:
Approved:
Job Number:
Drawing Number: A2-01

File Name:

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## EXTERIOR MATERIAL SCHEDULE

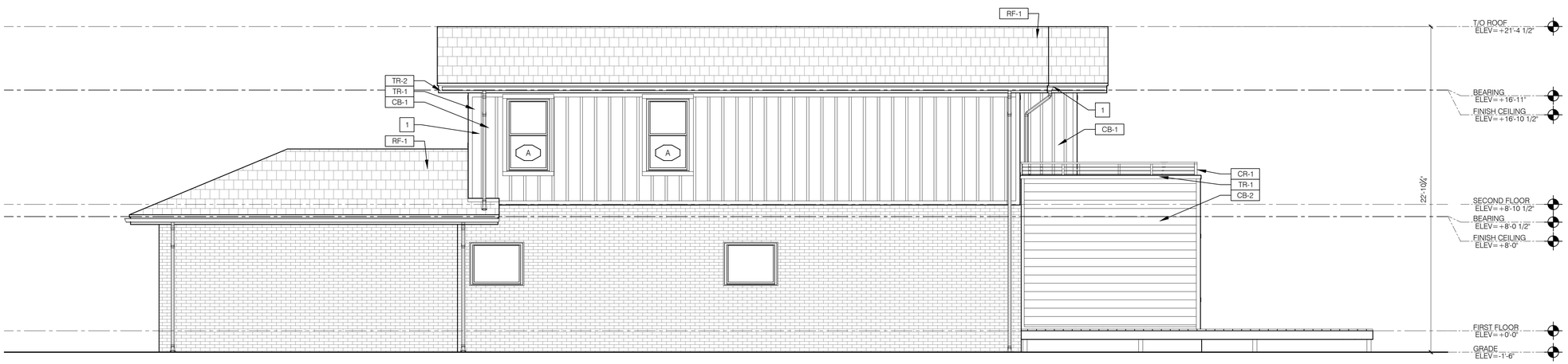
| DESIGNATION: | MATERIAL: | MANUFACTURER: | TYPE/STYLE: | COLOR: | NOTES: |
|---|---|---|---|---|---|
| TR-1 | CEMENT BOARD TRIM | JAMES HARDIE | 1x4 SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| TR-2 | CEMENT BOARD TRIM | JAMES HARDIE | 1x8 SMOOTH FACE | RICH ESPRESSO | CONFIRM ALL COLORS W/ OWNER |
| CB-1 | CEMENT BOARD SIDING | JAMES HARDIE | BOARD AND BATTEN - SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| CB-2 | CEMENT BOARD SIDING | JAMES HARDIE | LAP SIDING - SMOOTH FACE | RUSTIC ROAD | CONFIRM ALL COLORS W/ OWNER |
| RF-1 | ASPHALT ARCHITECTURAL SHINGLE ROOF | TBD | TBD | TBD | CONFIRM ALL COLORS W/ OWNER |
| PT-1 | EXTERIOR PAINT | SHERWIN WILLIAMS | EXTERIOR GRADE | TO MATCH TR-2 | CONFIRM ALL COLORS W/ OWNER |
| CR-1 | ALUMINUM RAILING SYSTEM | SUPERIOR ALUMINUM PRODUCTS | SERIES 9P PICKET | DARK BRONZE | CONFIRM ALL COLORS W/ OWNER |
| BR-1 | EXISTING BRICK VENEER | N/A | N/A | N/A | |

## WINDOW SCHEDULE

| # | WINDOW | | | |
|---|---|---|---|---|
| | | FRAME SIZE | MANUFACTURE / SERIES | REMARKS: |
| A | DBL HUNG | 3'-0" W x 5'-2" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |
| B | DBL HUNG | 3'-0" W x 3'-0" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |
| C | AWNING | 3'-0" W x 3'-0" H | VINYLMAX PRESTIGE | CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR |

## ELEVATION KEYNOTES

1. NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
2. NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING.
3. PARAPET METAL WALL CAP TO MATCH CB-1




2 A2-02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 A2-02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Seal:

STATE OF OHIO
BRANDON
YOUNG
6985
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

General Notes:

| ISSUES: | DATE: |
|---|---|
| ARB | 09-21-22 |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# Kolodziej Residence

13471 Lake Ave.
Lakewood, Ohio 44107

Drawing Title:
EXTERIOR ELEVATIONS

| Drawn by: | Date: |
|---|---|
| BEY | 09-21-2022 |
| Checked by: | Drawing Number: |
| Approved: | A2-02 |
| Job Number: | |

File Name:

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KOLODZIEJ RESIDENCE

EXISTING PHOTOS

09.20.22

YOUNG
DESIGN
STUDIO

KOLODZIEJ RESIDENCE

EXISTING PHOTOS

09.20.22

YOUNG
DESIGN
STUDIO

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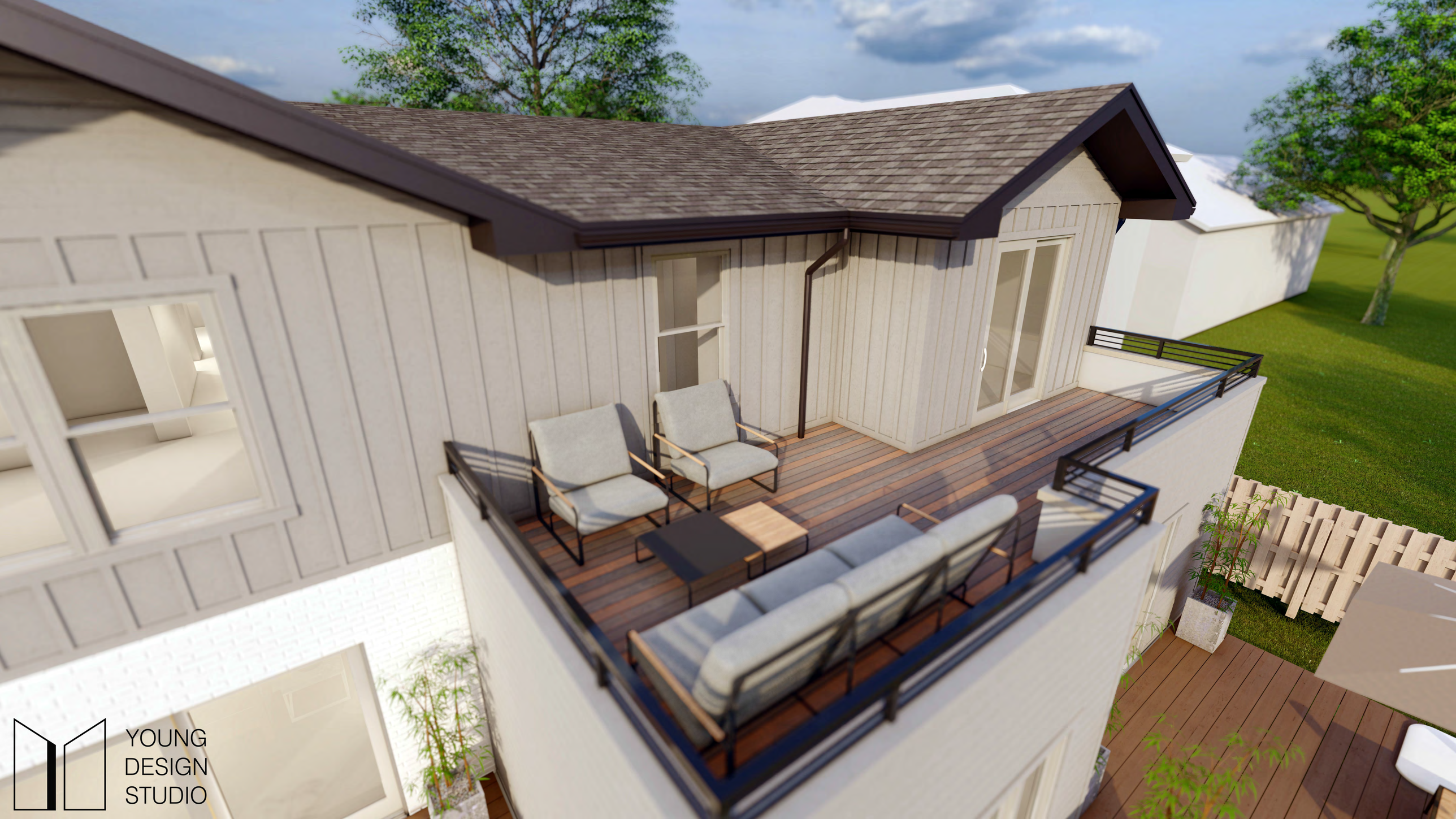
YOUNG
DESIGN
STUDIO

YOUNG
DESIGN
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BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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# Application Cover Page

**Docket No.: 10-68-22**

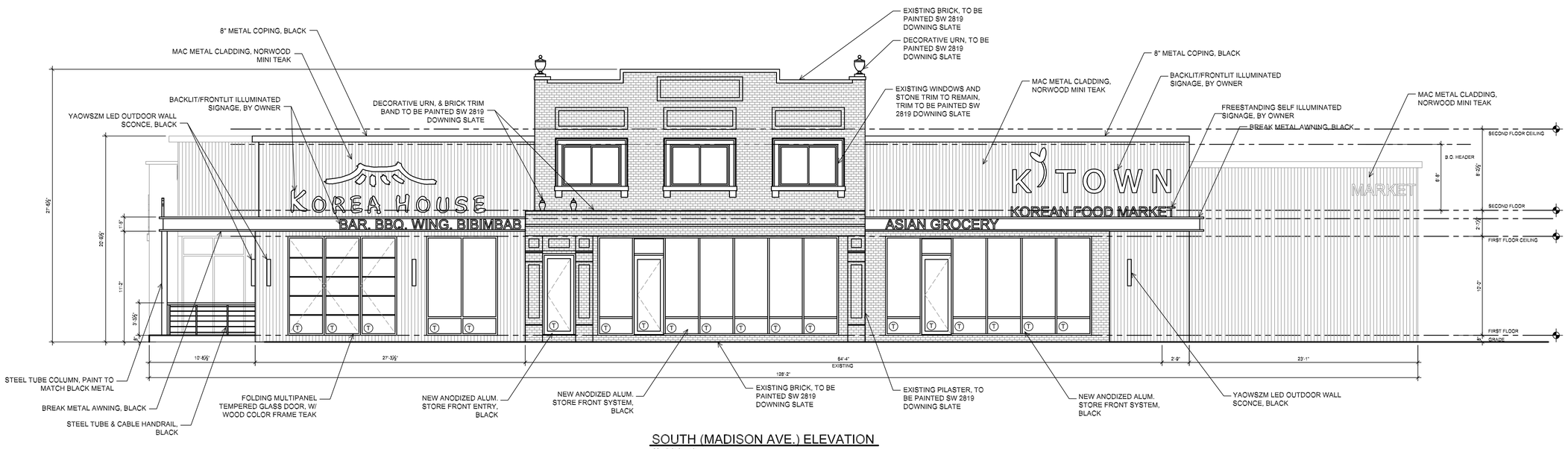
**Permit No.: BBS22-000079**

**Applicant Name: Leon Sampat, LS Architects Inc.**

**Project Address: 12420 Madison Ave.**

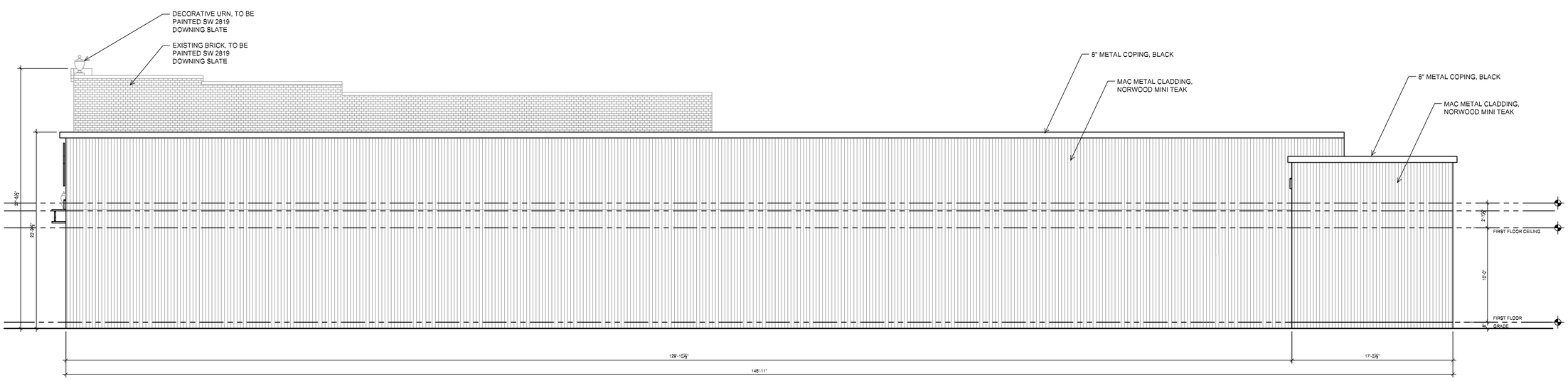
**Project Name: K-Town Restaurant/Market**

**Project: Applicant proposes commercial renovation into restaurant/market.**




## SOUTH (MADISON AVE.) ELEVATION

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




## EAST ELEVATION

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

| REV. | DATE |
|---|---|
| | |
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| | |

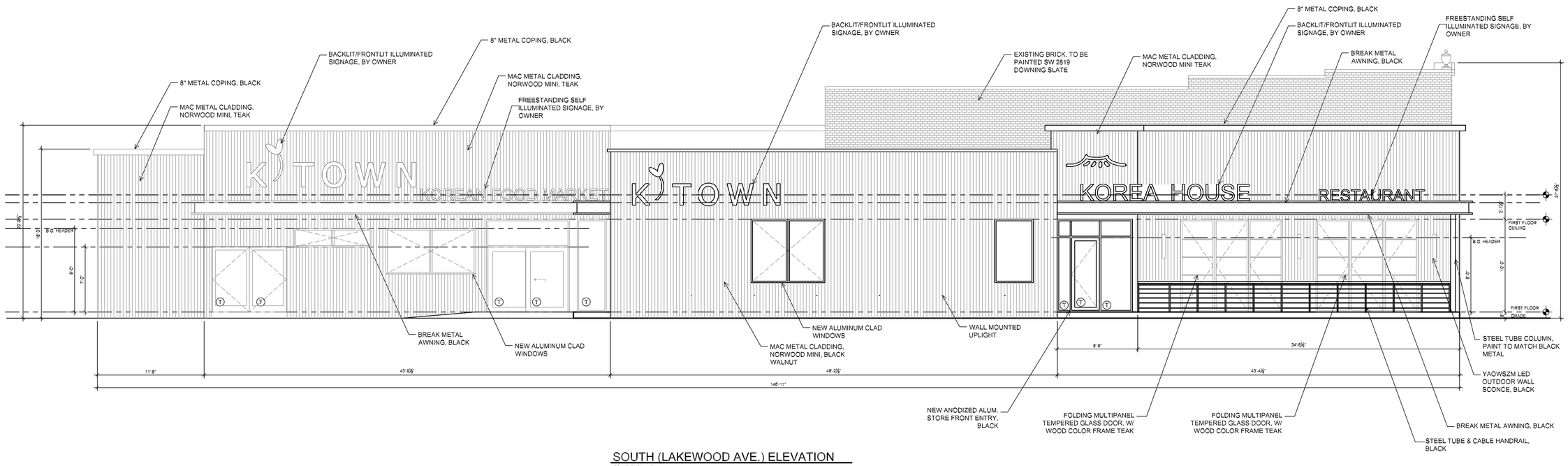

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-715-8837


STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED
ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2021

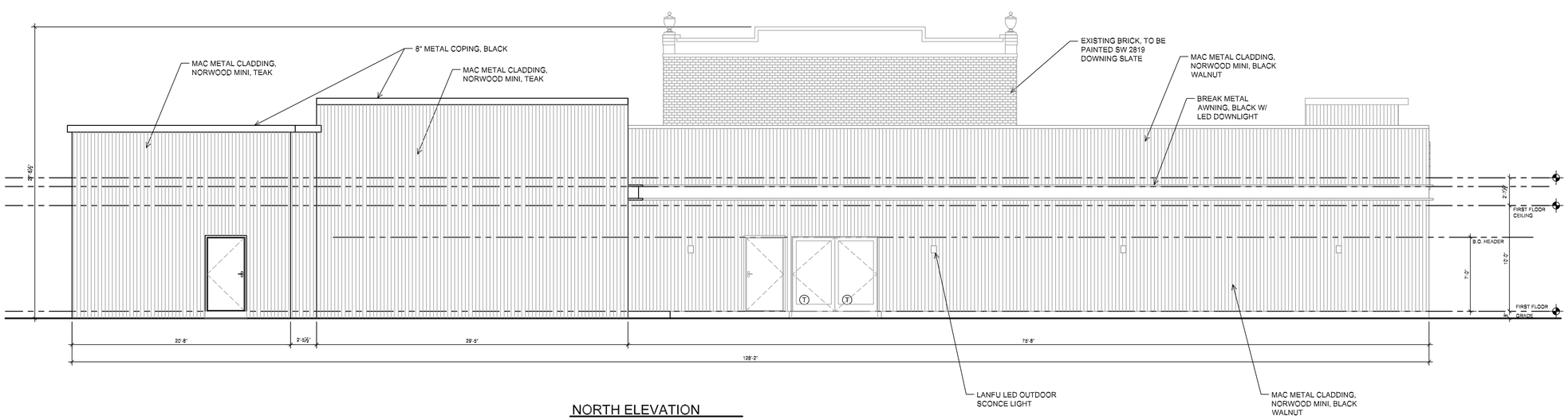
ALTERATIONS FOR:
# K-TOWN
12500 MADISON AVE.
LAKEWOOD, OH

| | |
|---|---|
| JOB NO: | 20-230 |
| DATE: | 08.17.2022 |
| ISSUE: | REVIEW |
| SHEET: | A2.1 |




SOUTH (LAKEWOOD AVE.) ELEVATION

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




NORTH ELEVATION

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

| REV. | DATE |
|---|---|
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| | |


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FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-715-8837


STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED
ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2021

ALTERATIONS FOR:
# K-TOWN
12500 MADISON AVE.
LAKEWOOD, OH

| | |
|---|---|
| JOB NO: | 20-230 |
| DATE: | 08.17.2022 |
| ISSUE: | REVIEW |
| SHEET: | A2.2 |

MAC METAL: TEAK

MAC METAL: BLACK WALNUT

[SIGN WALL LIGHTING IMAGE]

SCONCE LIGHTING IMAGE]

YAOWSZM
_ Outdoor Wall Sconce IP65 LED
Black Wall Lights 18W Long Strip Suitable

[WALL LIGHTING]

LANFU _ LED Aluminum
Waterproof Outdoor Light 6W
100-277V 3000K Warm Light 2LEDS
(Black-6W, Outdoor)

[FOLDING DOOR IMAGE]
Wood color frame (teak)

[BRICK PAINT COLOR]

SW 2819 _Downing Slate

[CANOPY WALL LIGHT]

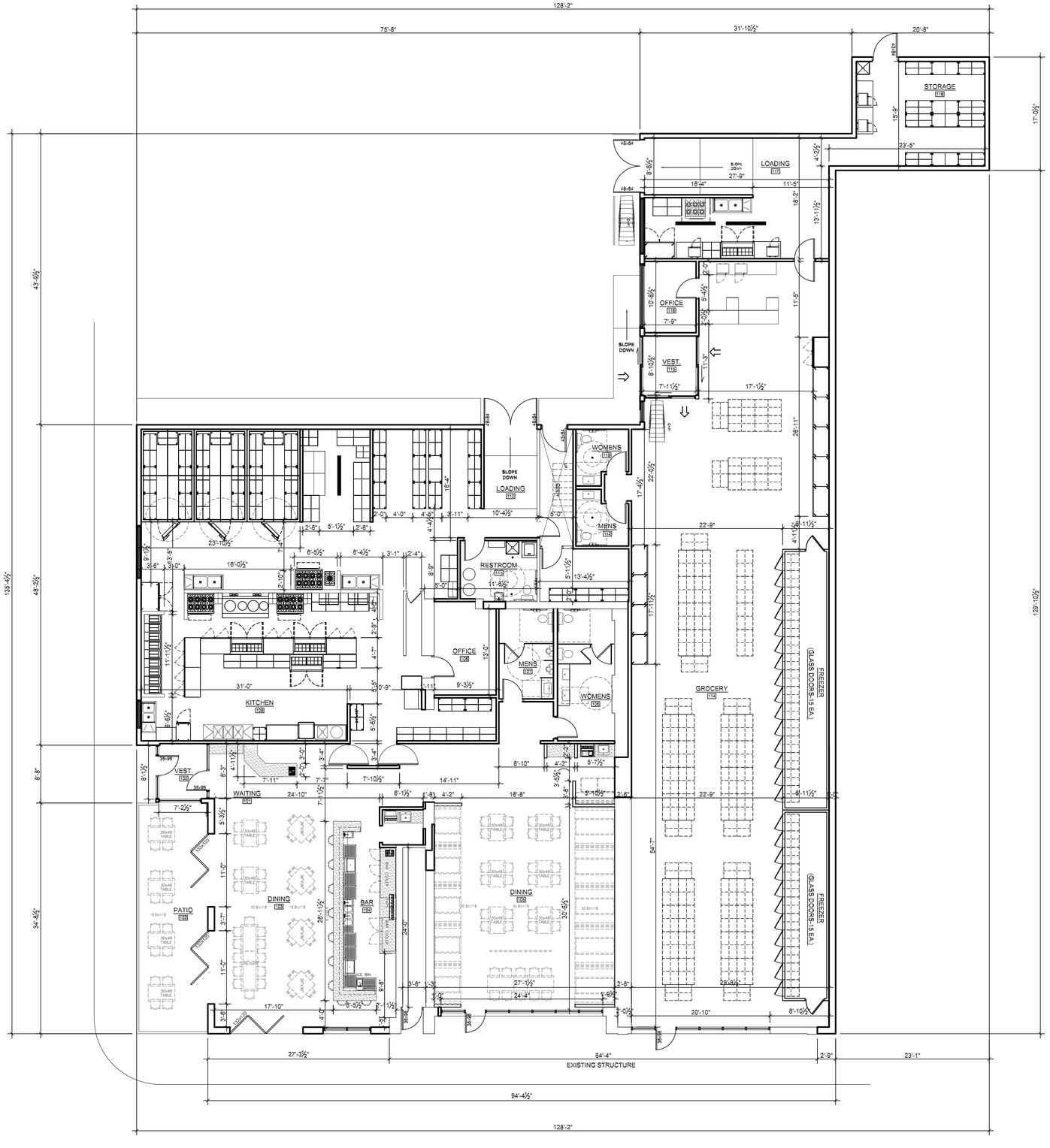
LANFU _ LED Aluminum Waterproof Wall Lamp, Waterproof Outdoor Light 6W 100-277V 3000K Outdoor Wall Light Warm Light 2LEDS (Black-6W, Outdoor)

[CANOPY DOWN LIGHT]

[SIDE ROAD FLOOR LIGHT]

zuukole

_B09CY43KQ




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

| REV. | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |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FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-715-8837


STATE OF OHIO
LEON SAMPAT 13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2021

ALTERATIONS FOR:
# K-TOWN
12500 MADISON AVE.
LAKEWOOD, OH

| | |
|---|---|
| JOB NO: | 20-230 |
| DATE: | 08.17.2022 |
| ISSUE: | REVIEW |
| SHEET: | A1.1 |

# CODE REVIEW

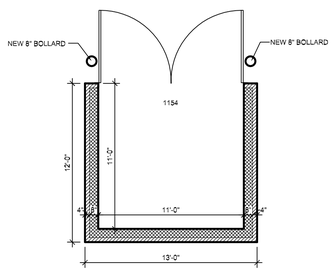
EXISTING SITE ZONED: C2 COMMERCIAL/RETAIL

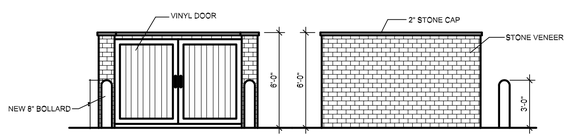
PPN: 31512066 PROPOSED LOT AREA: .1718 ARCRES (7,484 SQ. FT.)
PPN: 31512032 PROPOSED LOT AREA: .3092 ARCRES (17,004 SQ. FT.)
PROPOSED REST./GROCERY BUILDING FIRST FLOOR: 10,887 SQ. FT.

PROPOSED LOT COVERAGE: 64%

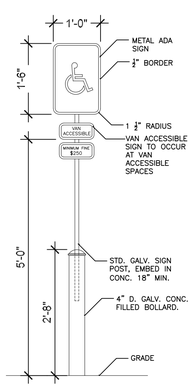
MAX. BUILDING HEIGHT: 120'
FRONT YARD SETBACK: 5'-0" MAXIMUM
SIDE YARD: 0'-0" (UNLESS ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN
REAR YARD (ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN
CORNER LOT SIDE YARD SETBACK: 5'-0" MIN

PARKING SPACES REQUIRED:
1 SPACE FOR 1,000 SQ.FT. OF GROSS FLOOR AREA
PARKING REQUIRED: 11 SPACES
PARKING PROVIDED: 28 SPACES

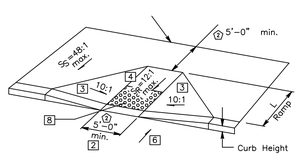


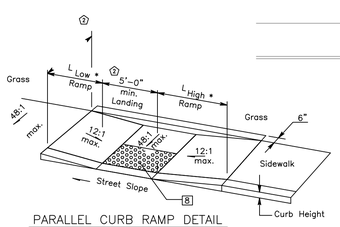

2 BRICK MASONRY TRASH ENCLOSURE DETAILS
NTS




H.C. SIGN POST DETAIL




PERPENDICULAR CURB RAMP DETAIL




PARALLEL CURB RAMP DETAIL
(DOUBLE)

LEGEND

1. May be reduced to 3'-0" in existing sidewalks if the landing is unconstrained along the back edge.
2. Where landing width (D) has been reduced to 3'-0" the flared sides shall have a maximum slope of 12:1.

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
3. The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope.

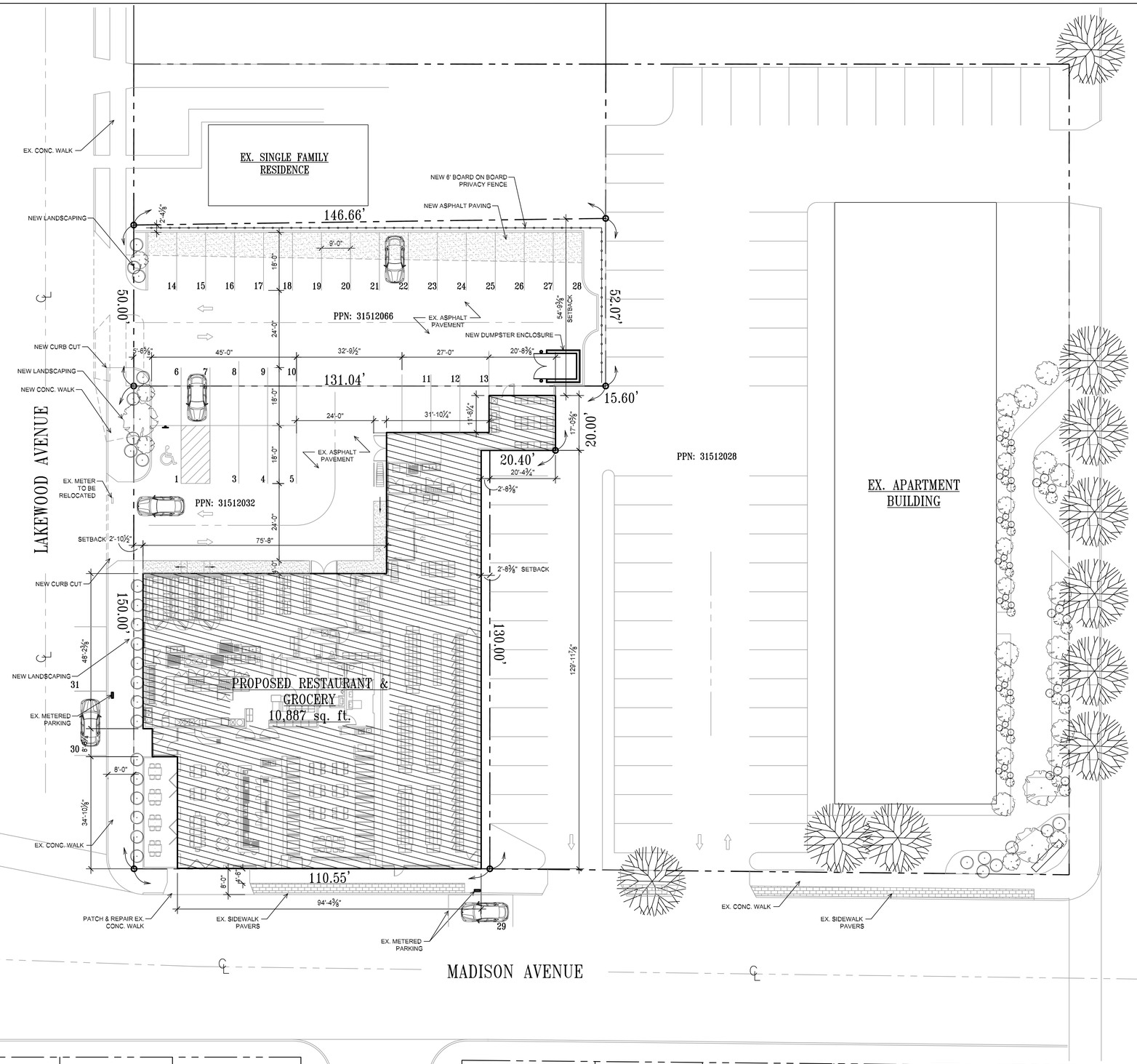
   In existing sidewalks, where the maximum ramp slope (S R) is not feasible, it may be reduced as follows:

   A) 10:1 for a max. rise of 6".
   B) 8:1 for a max. rise of 3".
   C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
4. The minimum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
5. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 over a distance of 2'-0" from the curb.
6. Are 24" from the back of the curb for the width of the ramp. Dimensions behind grass are for minimum. Construct ramps to meet required slopes and existing conditions.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions for location of the domes

| Street Slope | Ramp Length @ 1"/ft | |
|---|---|---|
| | $L_{LOW}$ SIDE * | $L_{HIGH}$ SIDE * |
| 0.01 | 5'-5" | 6'-10" |
| 0.02 | 4'-10" | 7'-11" |
| 0.03 | 4'-5" | 9'-5" |
| 0.04 | 4'-1" | 11'-8" |
| 0.05 | 3'-9" | 15'-2" |
| * Measured along the back of a 6" high curb. | | |

$$L_{HIGH} = \frac{\text{Curb ht.}}{0.083 - \text{Street Slope}} \quad 7$$

$$L_{LOW} = \frac{\text{Curb ht.}}{0.083 + \text{Street Slope}} \quad 7$$




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

| REV. | DATE |
|---|---|
| | |


LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-715-8837


STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2021

ALTERATIONS FOR:
K-TOWN
12500 MADISON AVE.
LAKEWOOD, OH

JOB NO: 20-230
DATE: 08.17.2022
ISSUE: REVIEW
SHEET:
SD1.1

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## Application Cover Page

**Docket No.: 10-69-22**

**Permit No.: BBS22-000081**

**Applicant Name: Jordan Kay, Tapster Cleveland**

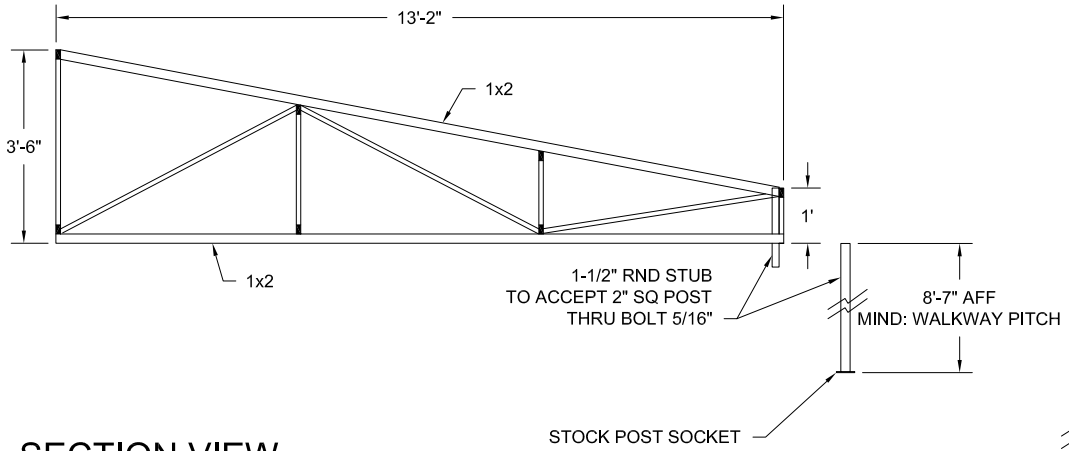
**Project Address: 15320 Madison Ave.**

**Project Name: Tapster Cleveland**

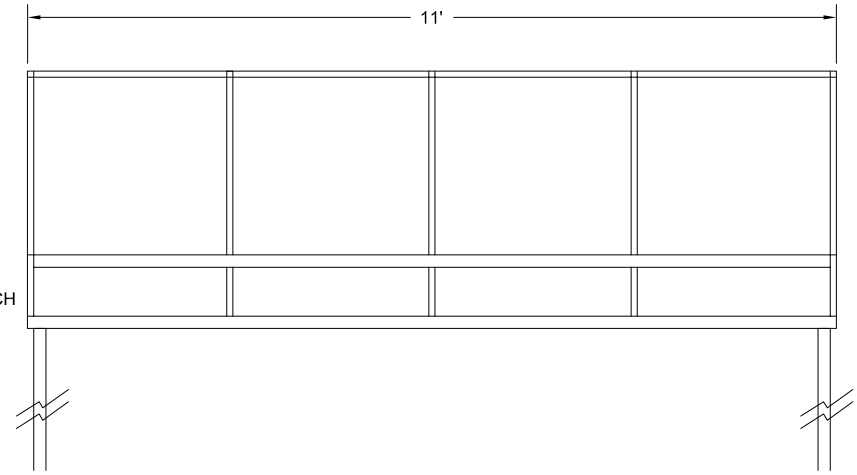
**Project: Applicant proposes an updated awning with new business name and logo, plus logo on building front.**

# PATIO AWNING

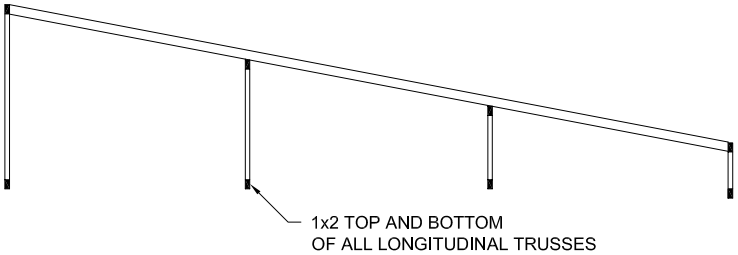
## END VIEW




## FRONT VIEW




## SECTION VIEW



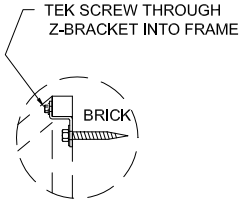

NOTES:

1) FRAME: 1" SQ, AND 1x2" REC .09 WALL 6063-T5 STAPLE CHANNEL ALUMINUM TUBE
   FULL WELDS AS PER AWS STANDARDS
   DESIGNED FOR: LIVE LOAD 5.0 PSF -IBC TABLE 1607.1.29
   WIND LOAD 20.7 PSF (90 mph WIND)-IBC FIG. 1609 & TABLE 1609.6.2 (1)
   SNOW LOAD 25.0 PSF -IBC FIG. 1608.2
   (BEFORE DISCOUNTS, ALLOWANCES, AND SURCHARGES))
2) FABRIC: FERRARI VINYL WITH **COLOR TBD**
3) FABRIC ATTACHED: STAPLE CHANNEL SYSTEM

ATTACHMENT DETAIL

11 GAGE STEEL Z-BRACKETS
ATTACHED TO BRICK USING $\frac{3}{8}$" x 3"
EXPANSION ANCHORS. EACH WITH
1600 LB PULLOUT STRENGTH -EVERY 4'

Z-BRACKETS ATTACHED TO FRAME
USING $\frac{5}{16}$" (#10 THREAD) TEK SCREW




SCHRAMM SIGNS
FABRICATION • INSTALLATION • REPAIR
440-365-8024

| | |
|---|---|
| Tapster | |
| Business | |
| 15320 Detroit Ave., Lakewood, Ohio 44035 | |
| Location | |
| August 10th, 2022 | 216-523-5800 |
| Date | Phone |
| Hill Street Construction - Jay Smart | |
| Contact | |

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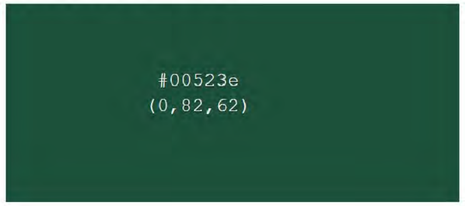
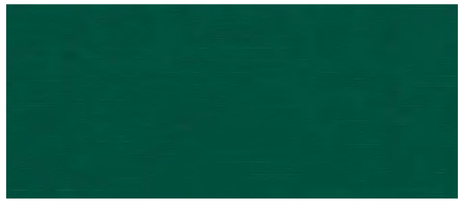
#00523e Color Hex



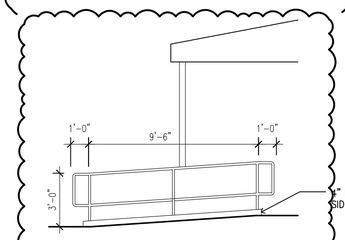

TAPSTER BRAND COLOR



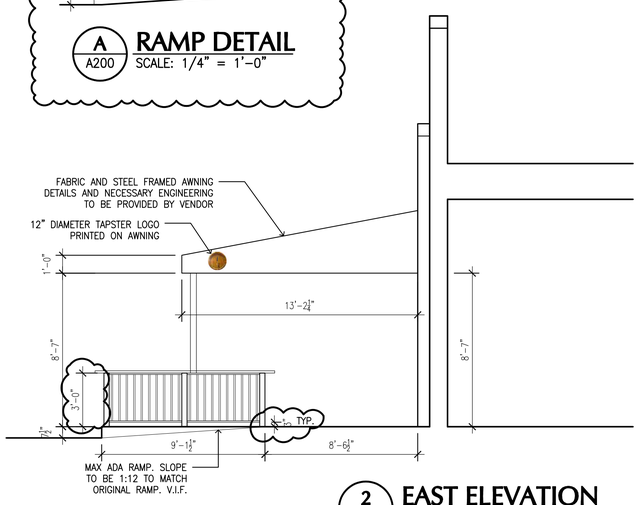
SUNBRELLA FOREST GREEN

EXISTING STOREFRONT CONDITION

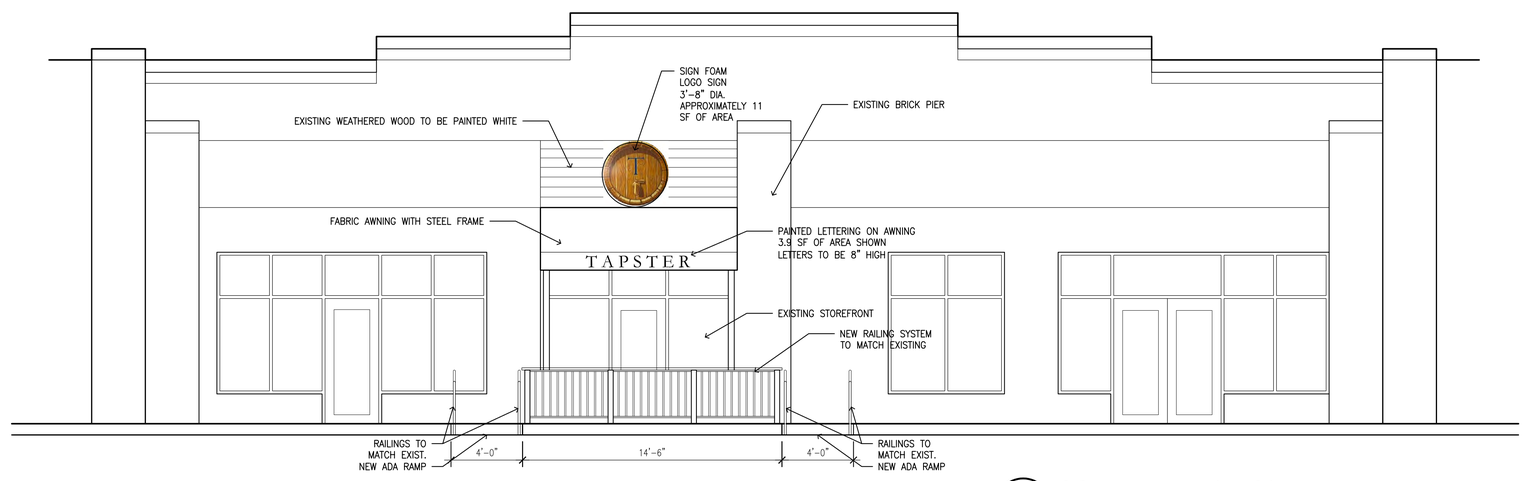
3 A200 **RENDERED ELEVATION**
NO SCALE




A A200 **RAMP DETAIL**
SCALE: 1/4" = 1'-0"




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




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

| | |
|---|---|
| ISSUE DATE: | 06.13.22 |
| 1 ADDENDUM #1 | 07.08.22 |
| 2 PLAN REVIEW | 08.05.22 |

**PRINTS FULL SCALE ON 24"X36" SHEET**

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

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

# TAPSTER - LAKEWOOD

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

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

## EXTERIOR ELEVATION & RENDERED VIEW

| | |
|---|---|
| PA PROJECT NO. | 2022-12 |
| CURRENT DATE | 06.13.22 |

**A200**

PERMIT & CONSTRUCTION DOCUMENTS

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## Application Cover Page

**Docket No.: 10-70-22**

**Permit No.: BBS22-000084**

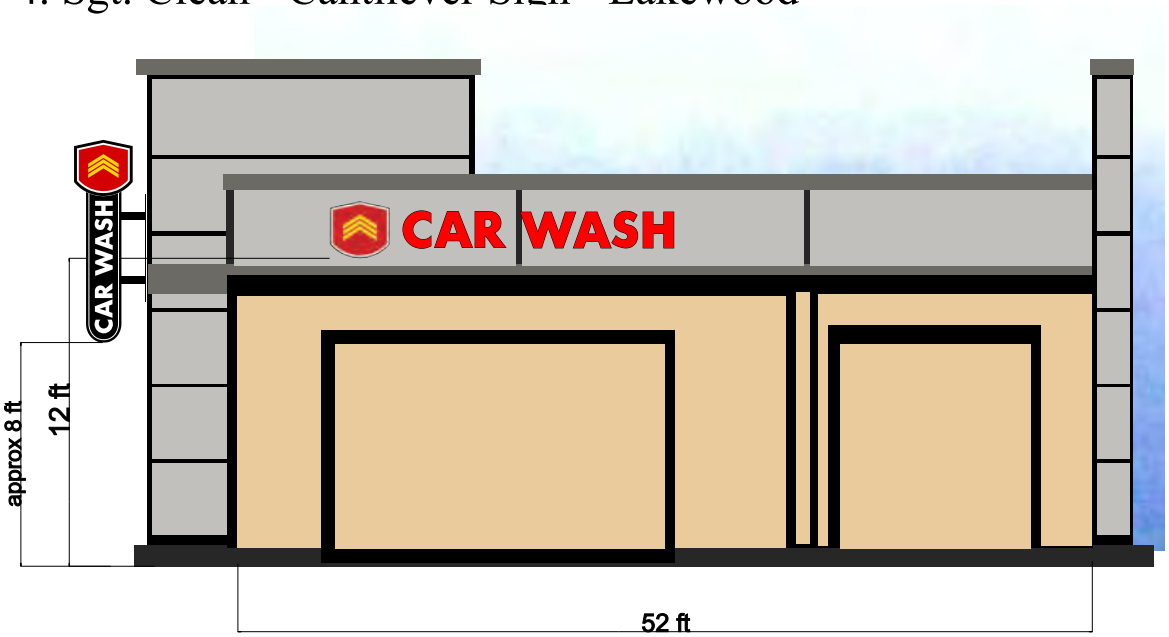
**Applicant Name: Dean Schramm, Schramm Signs**

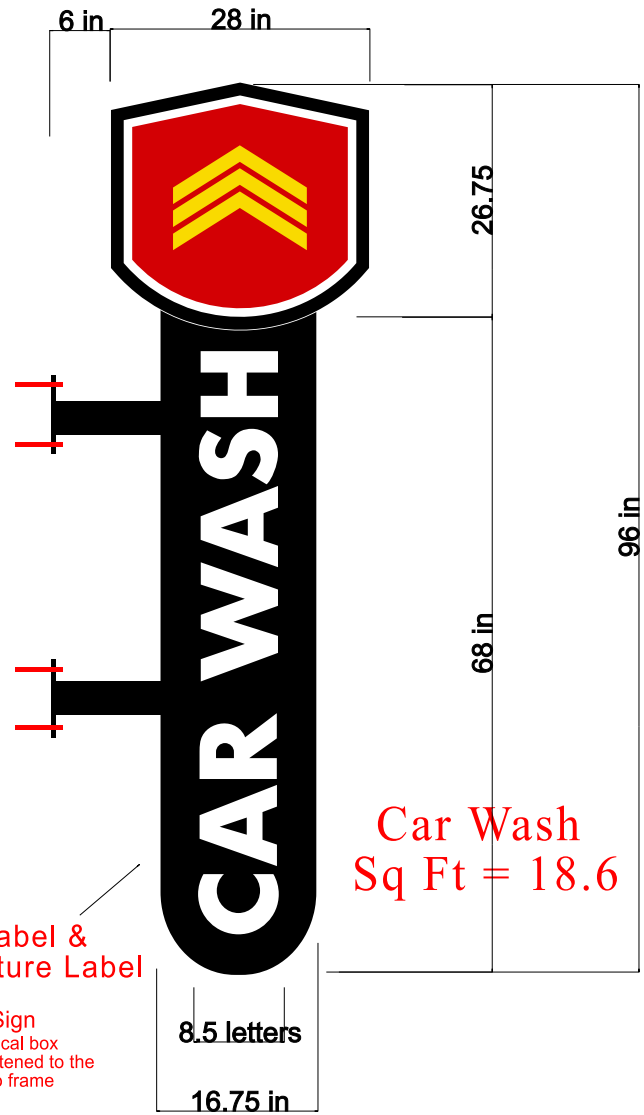
**Project Address: 18425 Detroit Ave.**

**Project Name: Sgt. Clean Car Wash**

**Project: Applicant proposes a blade sign.**

# 4. Sgt. Clean - Cantilever Sign - Lakewood




Car Wash -Aluminum Construction, Red Acrylic Faces,
White LED illumination
Black Trim Cap and Black Retirns

Sgt. Clean Cantilever Complete sign
would be 3 amps

Mounted with 5/16 RSS Rugged Structural Screw

Sign can with moutning bracket 275 Pounds Max
Each Bracket will have 4 fasteners (total 8)
with each fastener has 4000 lbs tensile strength
and 2948 lbs of shear strength

Car Wash
Sq Ft = 18.6

Electrician will run power to Sign
Sign will have 1 weather proof electrical box
on rear of sign can and a ground wire fastened to the
Sign can mounting bolts mounted to frame

SCHRAMM SIGNS
FABRICATION • INSTALLATION • REPAIR
440-365-8024

| | |
|---|---|
| Sgt. Clean Car Wash | |
| Business | |
| 18425 Detroit Rd,, Lakewood, Ohio 44107 | |
| Location | |
| Sept. 19th, 2022 | 330-414-1907 |
| Date | Phone |
| Nicholas Rodia | |
| Contact | |

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## Application Cover Page

**Docket No.: 10-71-22**

**Permit No.: BBS22-000086**

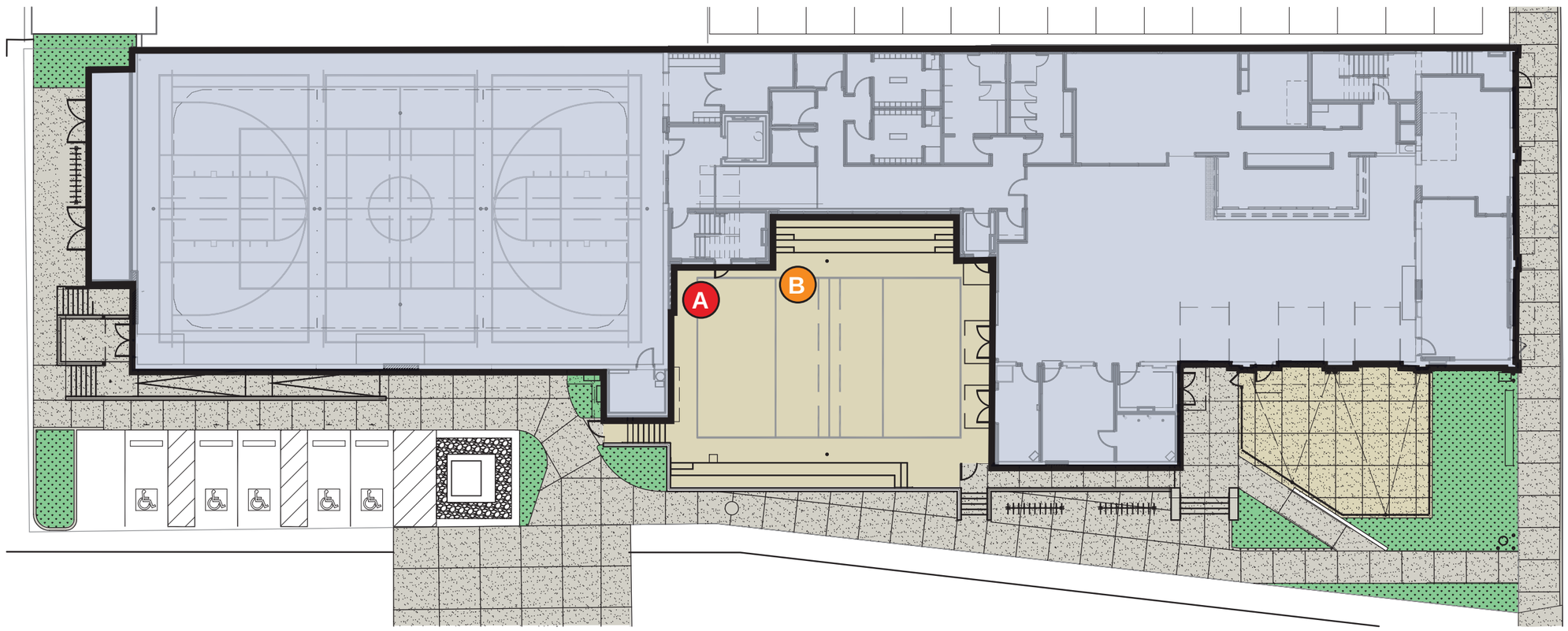
**Applicant Name: Kenneth Esry, Larsen Architects**

**Project Address: 1384 Hird Ave.**

**Project Name: West 117 Fieldhouse**

**Project: Applicant proposes mural art on the climbing wall and stair tower.**

**The Fieldhouse @ Studio West 117**
ARB Mural Package- Overall Plan Layout




**Color Legend**

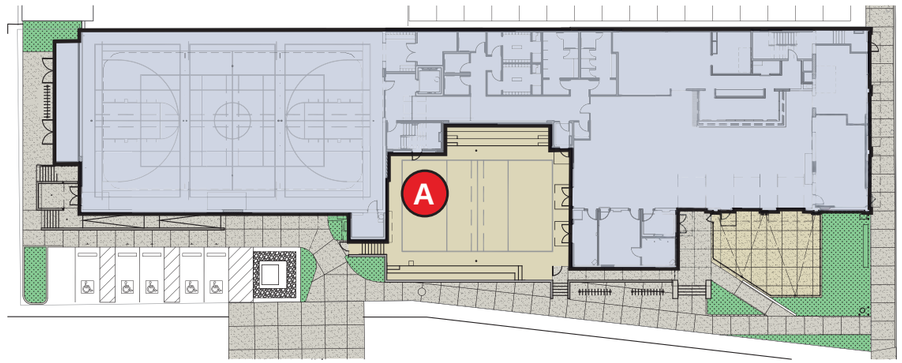
- A Climbing Wall Mural
- B Stair Tower Mural

NORTH

The Fieldhouse @ Studio West 117
Scale: Not to scale

LARSEN ARCHITECTS

**The Fieldhouse @ Studio West 117**
ARB Signage Package- Climbing Wall Mural




The Fieldhouse @ Studio West 117
Mural Location Plan
Scale: Not to scale

Climbing Wall Mural
Paint on plywood

Shades of purple and blue with multi color hand and foot holds.

Please note and and foot holds shown are conceptual and do not reflect actual locations.

13'-10" x 17'-10"

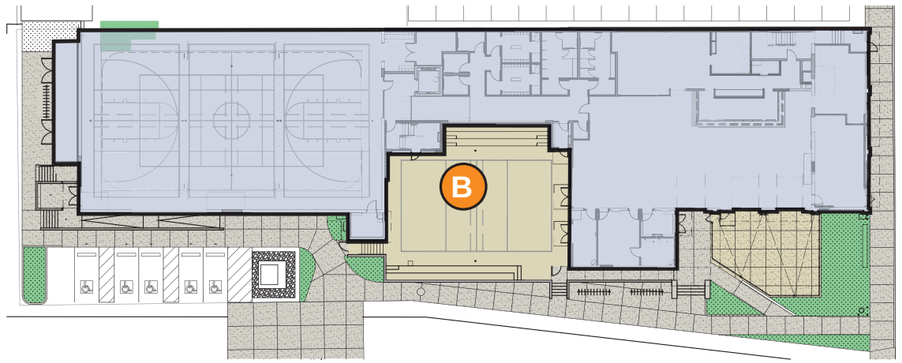
237 SF

Proposed Mural Elevation
Scale: 1/8"=1'-0"

Mural Perspective Rendering
Scale: Not to scale

LARSEN ARCHITECTS

**The Fieldhouse @ Studio West 117**
ARB Signage Package- Stair Tower Wall Mural




The Fieldhouse @ Studio West 117
Mural Location Plan
Scale: Not to scale

NORTH

## Stair Tower Wall Mural

Heat applied vinyl

Shades of purple and blue with multi color accents to coordinate with hand holds on climbing wall.

Some brick remains exposed toward the top of the mural.

26’-0” x 9’-4”

241 SF East Wall
216 SF South Wall
457 SF Total

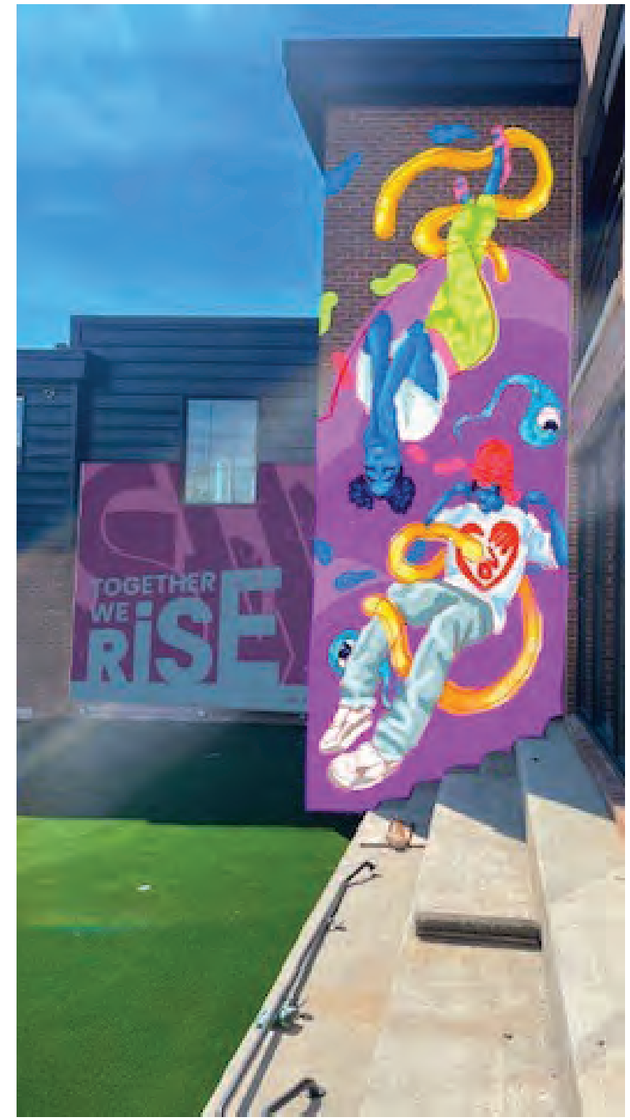
Proposed Mural Elevation East
Scale: 1/8”=1’-0”

Proposed Mural Elevation South
Scale: 1/8”=1’-0”

LARSEN ARCHITECTS

**The Fieldhouse @ Studio West 117**
ARB Signage Package- Proposed Murals Renderings in context

Proposed Mural Renderings
Scale: Not to scale




Proposed Mural Renderings
Scale: Not to scale

LARSEN ARCHITECTS

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## Application Cover Page

**Docket No.: 10-72-22**

**Permit No.: BBS22-000083**

**Applicant Name: Aaron Casey Jr.**

**Project Address: 13302 Detroit Ave.**

**Project Name: Corky's**

**Project: Applicant proposes public art (mural) on the east side of the building.**

CORKY'S
STOP

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