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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
DECEMBER 1, 2022
4:00 P.M.

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

1. **ROLL CALL**

2. **APPROVE THE MINUTES OF THE NOVEMBER 10, 2022 MEETING**

3. **OPENING REMARKS**

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

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

   ( ) Approve
   ( ) Deny
   ( ) Defer

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

   Applicant proposes the demolition and rebuild of a single-family home. (Page 6)

5. **Docket No. 11-74-22**
   1485 Parkwood Rd.

   ( ) Approve
   ( ) Deny
   ( ) Defer

   Frank Gritti
   1485 Parkwood Rd.
   Lakewood, OH 44107

   Applicant proposes a front porch addition. (Page 11)

6. **Docket No. 11-76-22**
   1655 Roosevelt Ave.

   ( ) Approve
   ( ) Deny
   ( ) Defer

   Christopher Walling
   14225 Cedarwood Ave.
   Lakewood, OH 44107

Applicant proposes the construction of a new garage. (Page 23)

7. **Docket No. 10-77-22**
   1374 Manor Park Ave.
   Lakewood New Life Church

( ) Approve	Gregory Ernst
( ) Deny	A°DK Inc.
( ) Defer	14394 Detroit Ave.
	Lakewood, OH 44107

Applicant proposes construction of an addition on the east and south sides of the existing church. (Page 29)

SIGN REVIEW

8. **Docket No. 11-78-22**
   1474 W. 117th St.
   Take 5 117th Way

( ) Approve	Damiane' Handa
( ) Deny	4MC
( ) Defer	8040 Jordan Rd.
	Argenta, IL 62501

Applicant proposes updated signage for an existing business. (Page 41)

9. **Docket No. 11-79-22**
   16910 Detroit Ave.
   Take 5 Detroit Ave.

( ) Approve	Damiane' Handa
( ) Deny	4MC
( ) Defer	8040 Jordan Rd.
	Argenta, IL 62501

Applicant proposes updated signage for an existing business. (Page 46)

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 12-85-22**
    1060 Abbieshire Ave.

( ) Approve	John O'Reilly
( ) Deny	1060 Abbieshire Ave.
( ) Defer	Lakewood, OH 44107

Applicant proposes the screening of a front porch. (Page 52)

11. **Docket No. 12-86-22**
    17309 Lakewood Heights Blvd.

( ) Approve	Tom Murdoch

( ) Deny
( ) Defer

Dover Home Remodelers Inc.
29341 Lorain Rd.
North Olmsted, OH 44070

Applicant proposes the enclosure of an existing second-story porch. (Page 65)

12. Docket No. 12-87-22
14800 Madison Ave.
Urgent Care

( ) Approve
( ) Deny
( ) Defer

Joseph Kaye
JL Architects
115 Westtown Rd.
West Chester, PA 19382

Applicant proposes exterior modifications. (Page 72)

13. Docket No. 12-88-22
17900 Detroit Ave.
Artis Restaurant

( ) Approve
( ) Deny
( ) Defer

Greydon Petznick
ClevelandDRAW
3342 Avalon Rd.
Shaker Heights, OH 44120

Applicant proposes exterior modifications. (Page 91)

SIGN REVIEW

14. Docket No. 12-89-22
17710 Detroit Ave.
ADA Architecture

( ) Approve
( ) Deny
( ) Defer

Laura Higgins-Woyma
Brilliant Electric Sign Company
4811 Van Epps Rd.
Cleveland, OH 44131

Applicant proposes a sign cabinet on an existing brick base. (Page 102)

15. Docket No. 12-90-22
13383 Madison Ave.
Salvaged Boutique

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a blade sign for a new business. (Page 105)

16. **Docket No. 12-91-22**
11860 Clifton Blvd.
Healthy Heart Homes

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a new sign face for an existing base. (Page 109)

17. **Docket No. 12-92-22**
13425 Detroit Ave.
O'Leary Dentistry

( ) Approve
( ) Deny
( ) Defer

Heath Newman
Bruder 360
138 West Dr.
Lodi, OH 44254

Applicant proposes replacement of an existing sign. (Page 112)

18. **Docket No. 12-93-22**
14200 Detroit Ave.
Crumbl Cookie

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes more than the allowable coverage for vinyl window signage. (Page 117)

19. **Docket No. 12-94-22**
13425 Madison Ave.
Verb Studio

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes signage in the sign band. (Page 125)

20. **Docket No. 12-95-22**
16210 Madison Ave.
Green Massage

( ) Approve
( ) Deny
( ) Defer

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

Lakewood, OH 44107

Applicant proposes channel letter signage. (Page 127)

21. Docket No. 12-96-22
18103 Detroit Ave.
Gray House Pies

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes signage in the sign band and window graphics. (Page 129)

22. Docket No. 12-97-22
13740 Madison Ave.
Lakewood Tire Pros

( ) Approve
( ) Deny
( ) Defer

Dean Schramm
Schramm Signs
41431 Schadden Rd.
Elyria, OH 44035

Applicant proposes building signage. (Page 134)

23. Docket No. 12-98-22
16400 Madison Ave.
Slate Studio

( ) Approve
( ) Deny
( ) Defer

Meridyth Boland
Slate Studio LLC
16400 Madison Ave.
Lakewood, OH 44107

Applicant proposes decal signage in the door and storefront windows. (Page 137)

ADJOURN

"*Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net* ."

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN 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 FRONT ELEVATION - PORCH (LAKE ROMO)

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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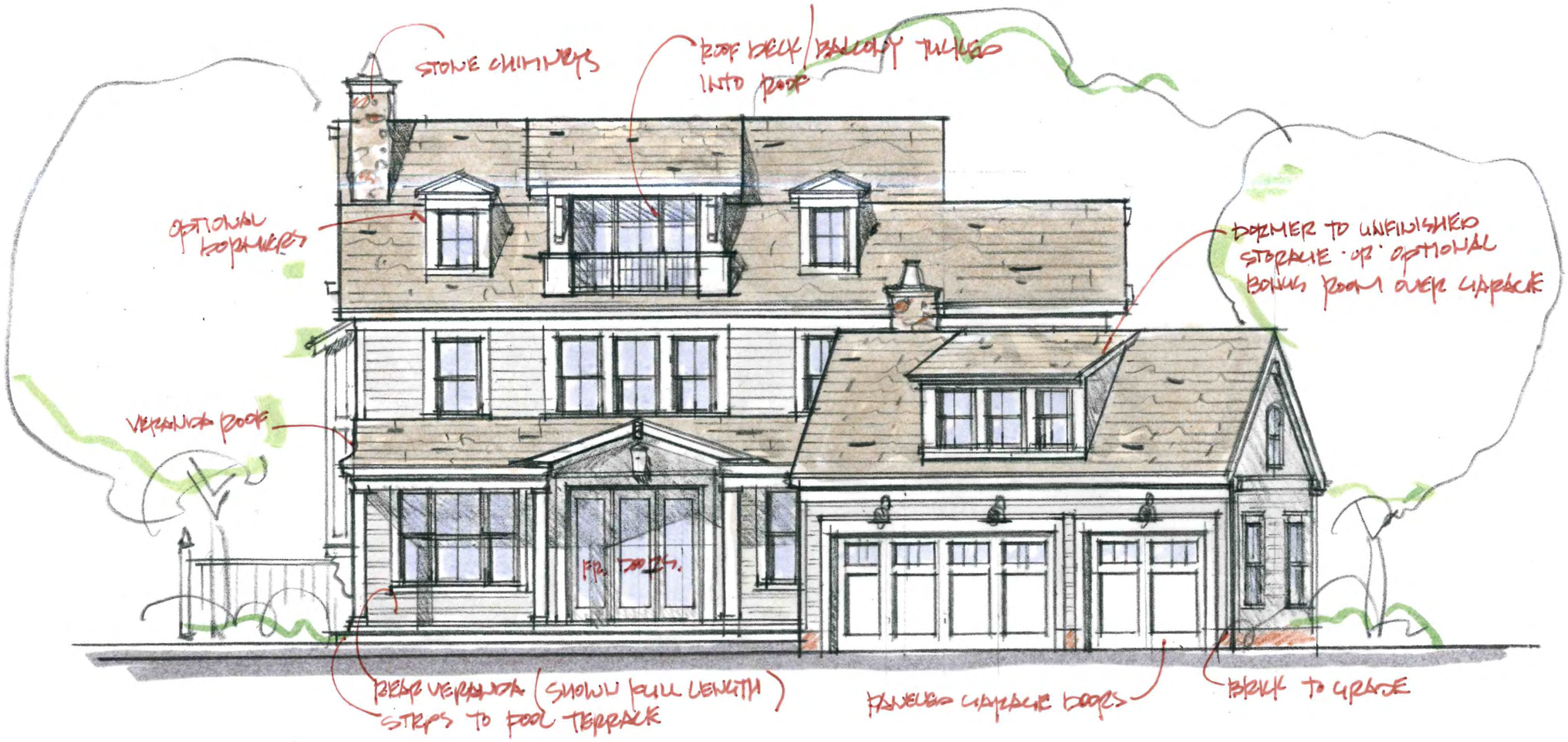

SWEENEY REAR ELEVATION (SOUTH)

1/8" = 1'-0"

10-11-22

Payne & Payne
BUILDERS INC

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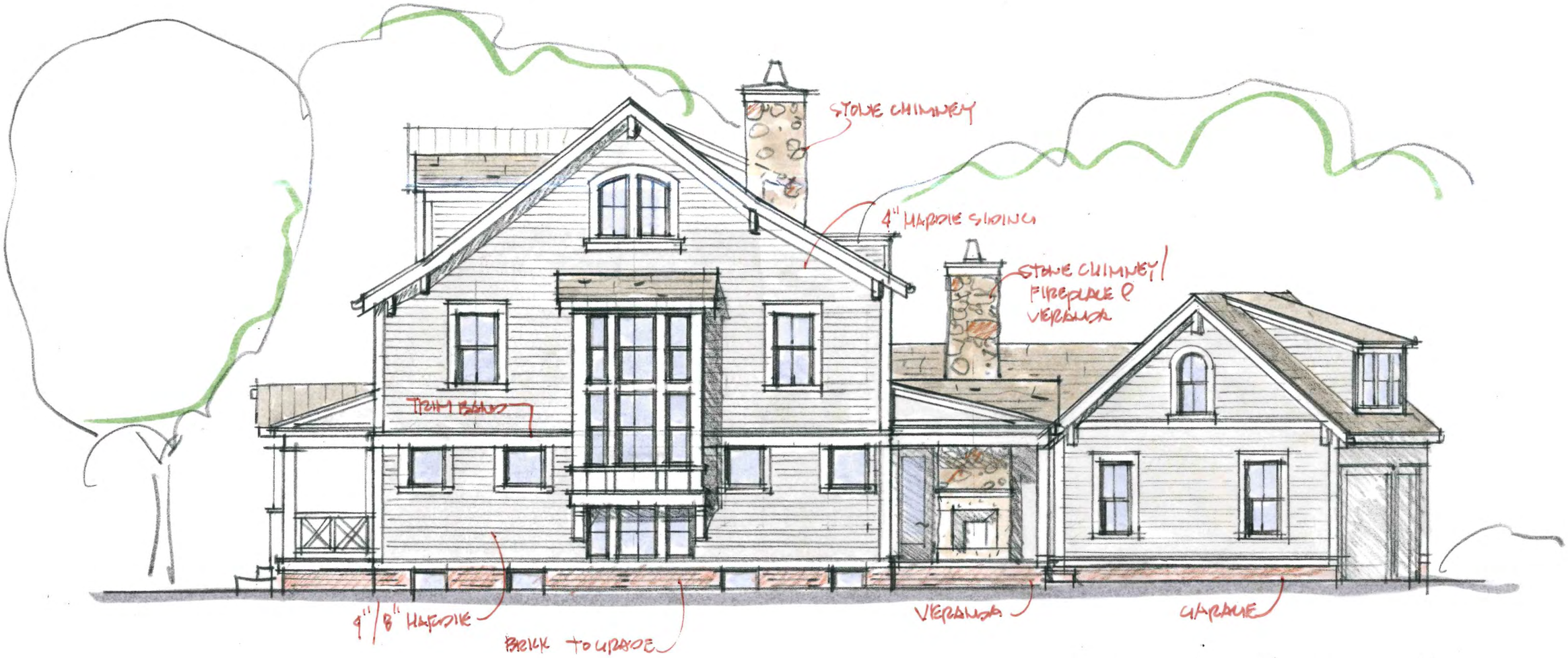

SWEENEY WEST ELEVATION

1/8" = 1'-0"

10-11-22

Payne&Payne
BUILDERS INC

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Application Cover Page

Docket No.: 11-74-22

Permit No.: BBS22-000093

Applicant Name: Frank Gritti

Project Address: 1485 Parkwood Rd.

Project Name:

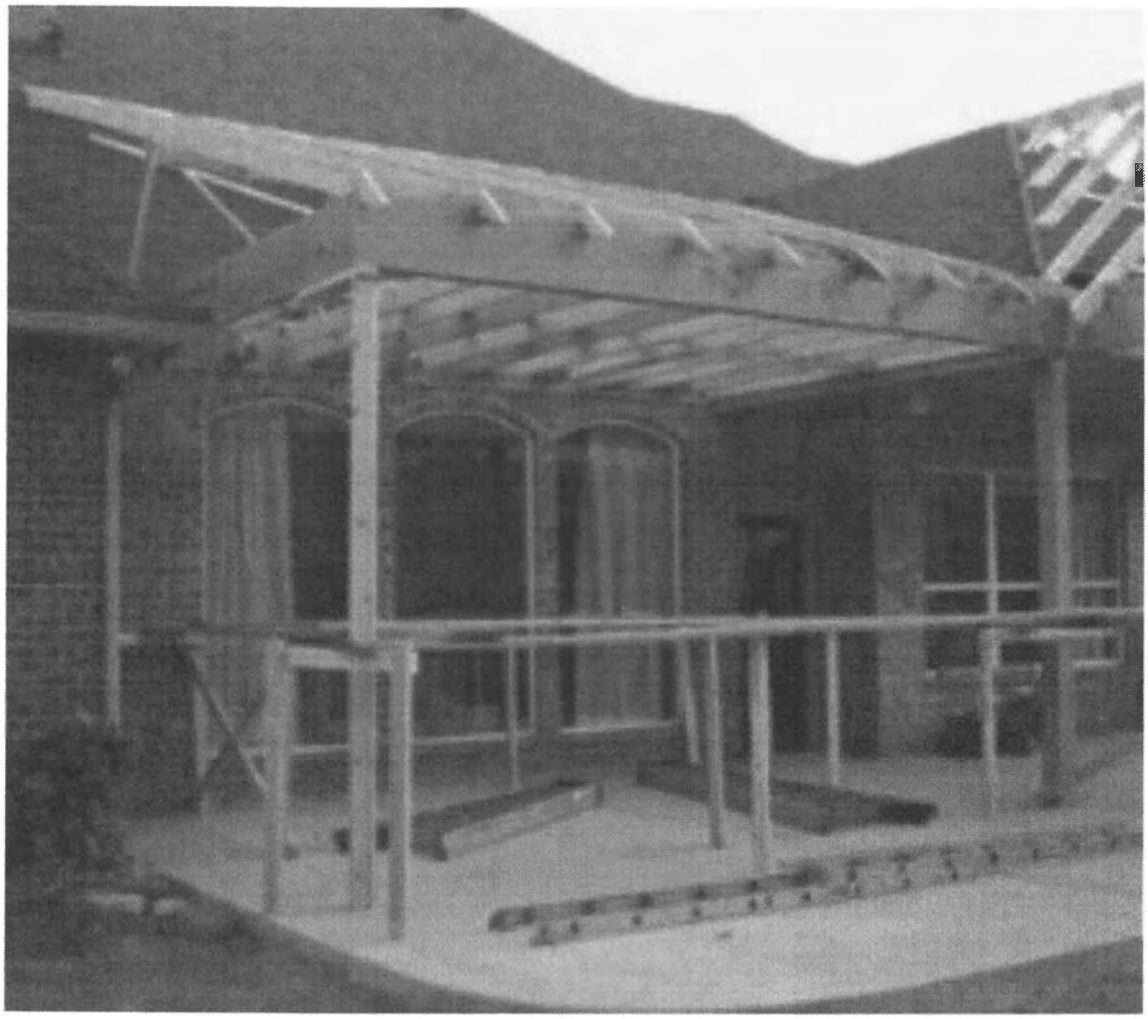
Project: Applicant proposes a front porch addition.

Front porch - 1485 Parkwood Road Lakewood, OH 44107

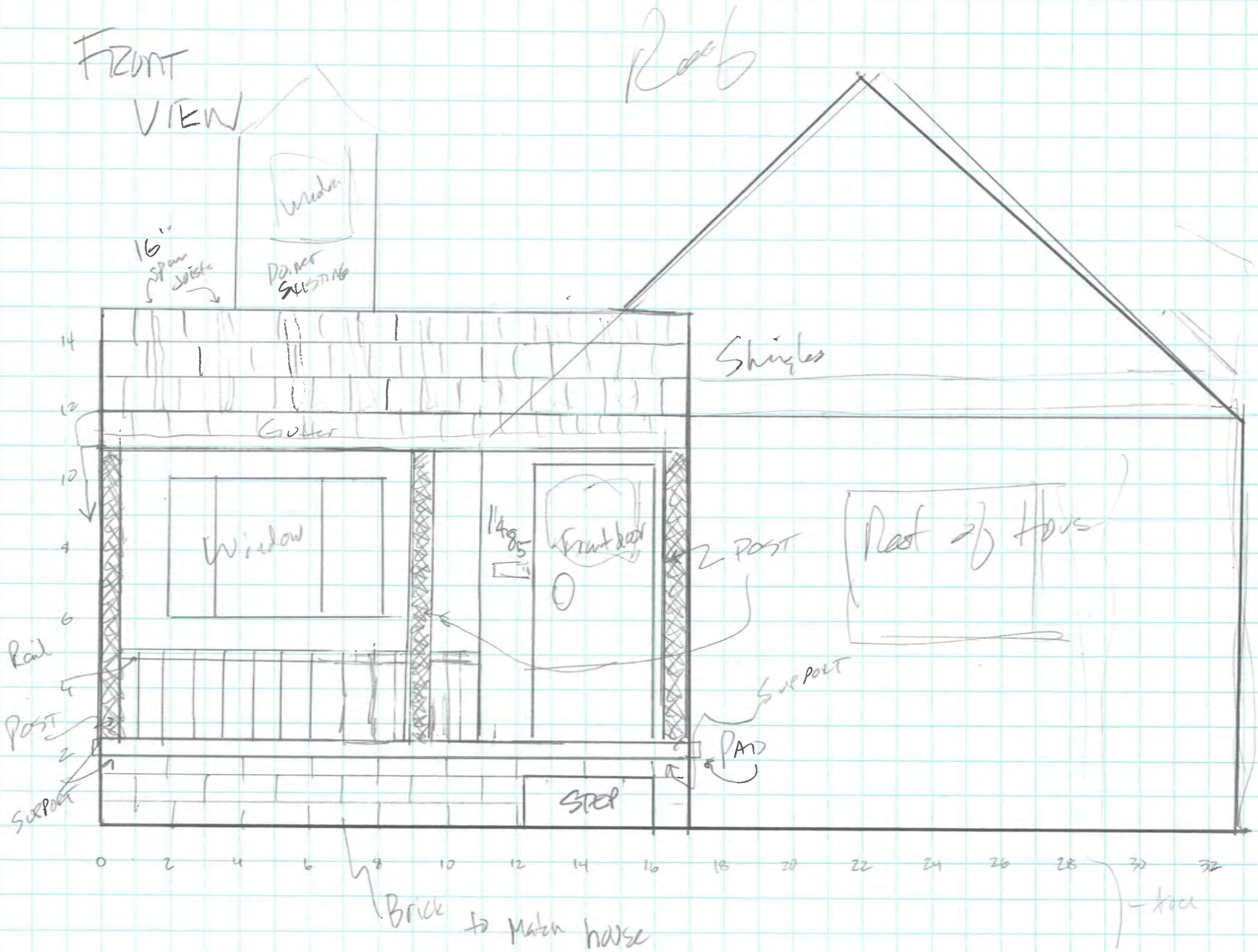
Joist design example

1485 parkwood road – front porch addition

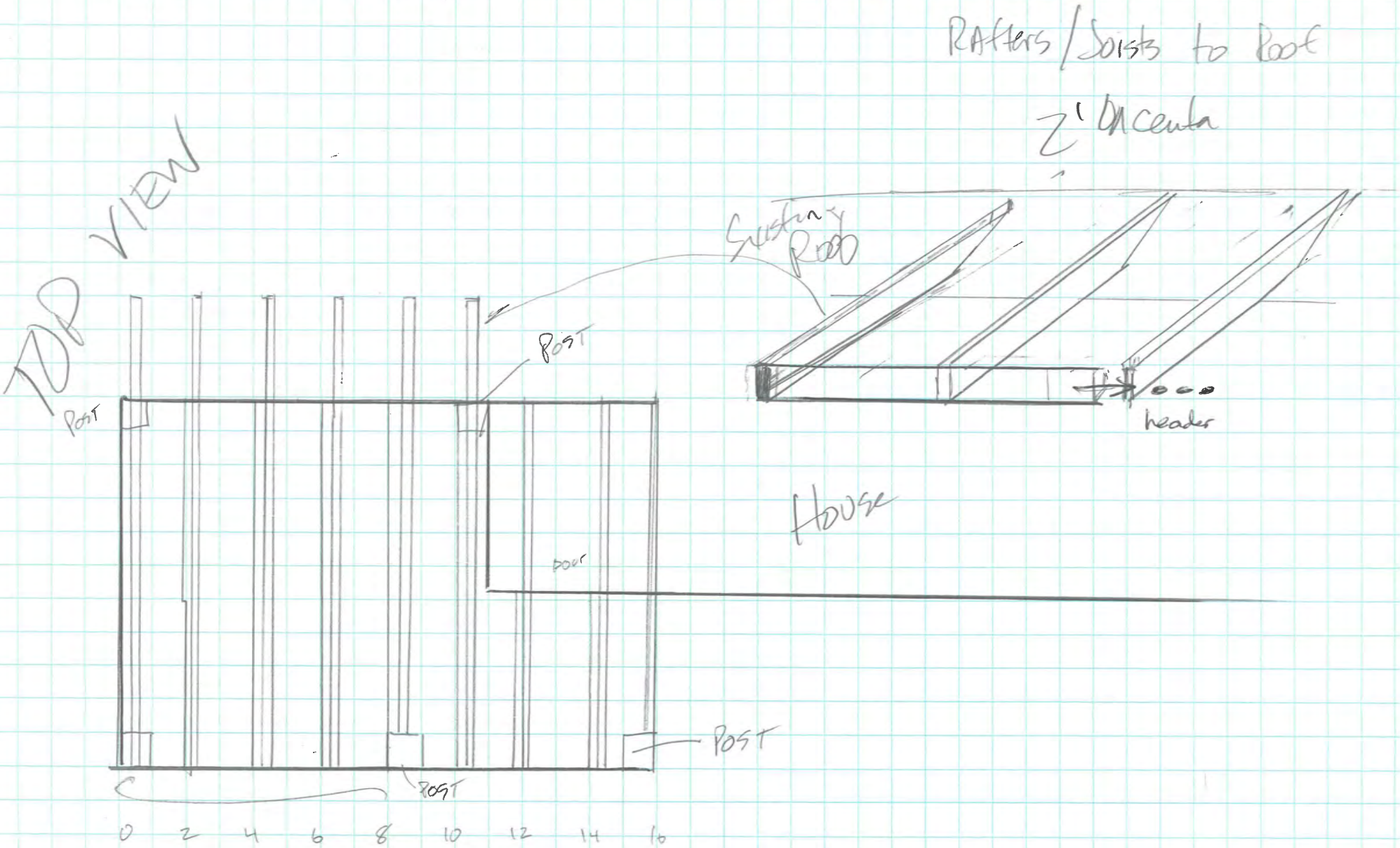
Front porch - 1485 Parkwood Road Lakewood, OH 44107



1485 PARKWOOD ROAD
LAKEWOOD OHIO 44107

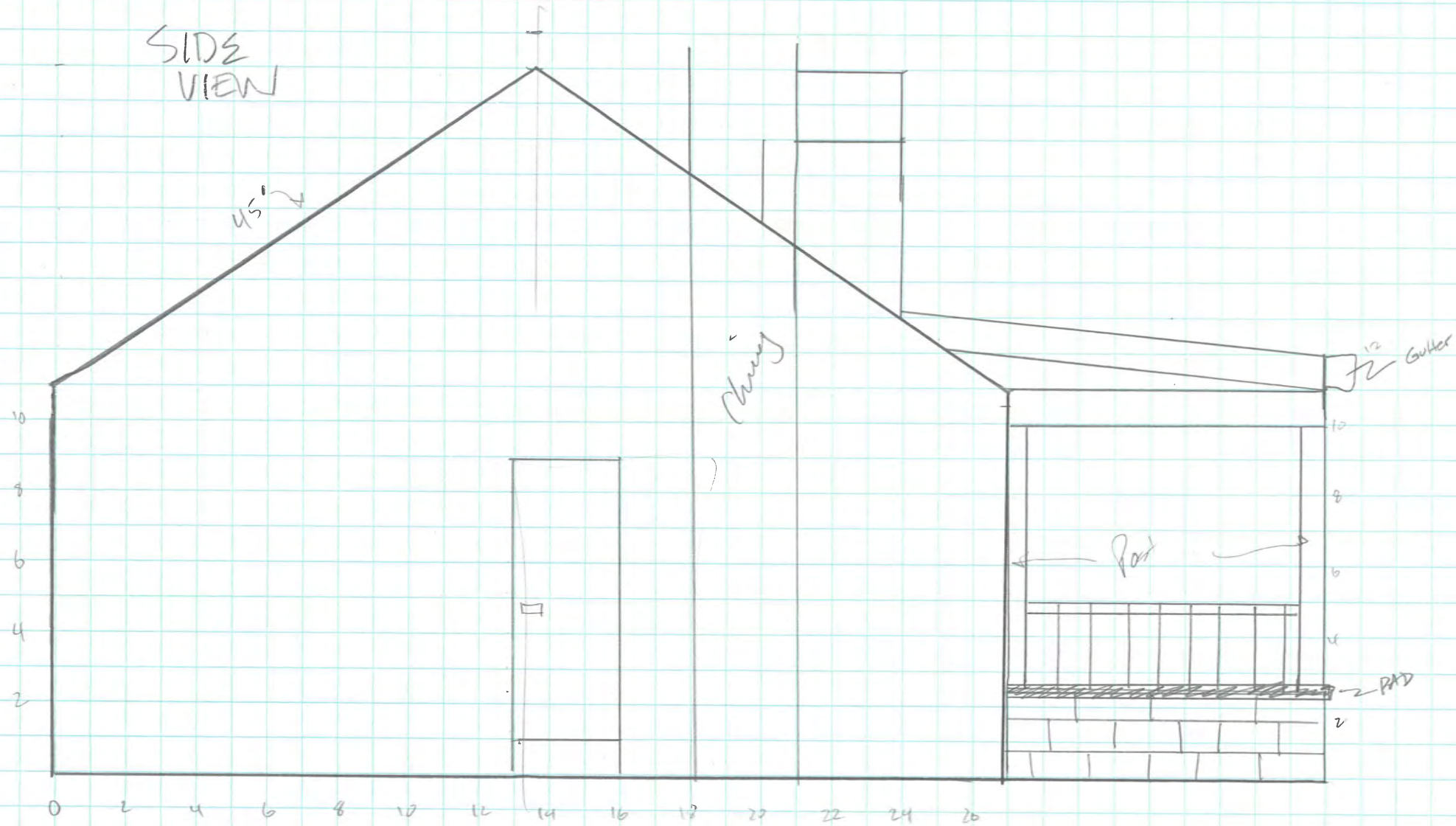


1485 PARKWOOD ROAD
LAKEWOOD OH 44107



1485 PARKWOOD ROAD
LAKEWOOD OHIO 44107

SIDE VIEW



10/3/22
copy

1485 parkwood road – front porch addition

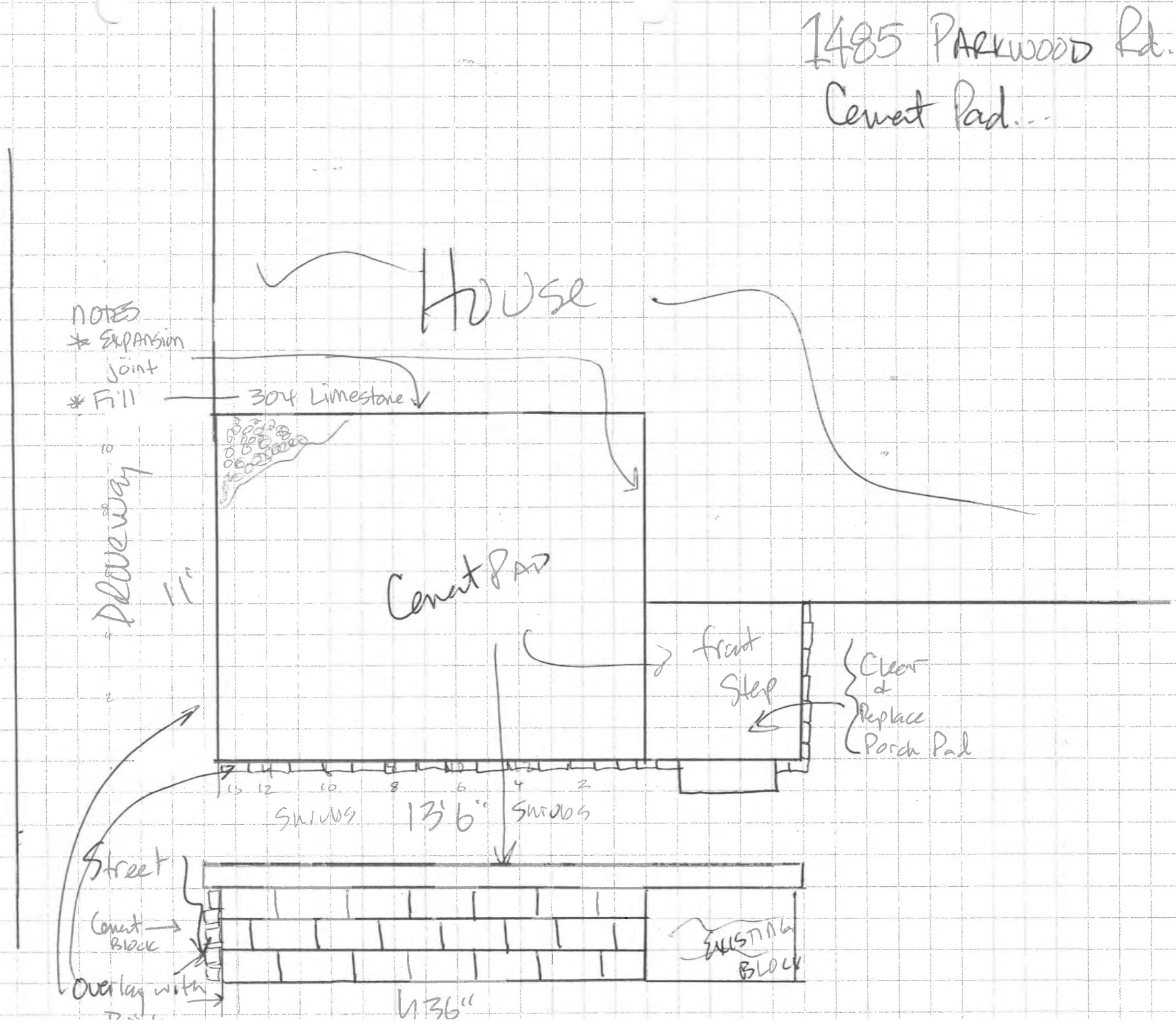
Step 1 - Cement porch - specs attached
Step 2 - Build Overhang Roof - ① Waiting on final ② drawing
③ Submit when final drawing is delivered for ARCHITECTURAL REVIEW

FOOTER

Hardstand 36"

1485 PARKWOOD Rd...
Cement Pad...

44107



MATERIALS

Install roofing underlayment on the remaining roofing deck. Type: Synthetic

Install drip edge (1-1/2") on all gutter and rake edges. Color: W White

Install starter shingles on all gutter and rake edges.

Install shingles to manufacturer's specifications. Certainteed Landmark Shingle,

Color: MAX Def Weathered wood – to match existing roof

Number of masonry chimneys to be flashed: N/A

Type of valley: shingle/closed

Wood cost

$65.00 per sheet of 7/16" OSB,

$85.00 for plywood, $7.50 per lineal foot for spaced decking,

$7.00 per foot for fascia board.

Structural work will be additional charged

Apron flashing will be charged out at $6.50 per foot.

Brick flashing will be charged out at $7.50 per foot

PAD

8 inch block 11x13

#304 limestone fill

$ inch cement pad

SITE PLAN – no change to site

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Application Cover Page

Docket No.: 11-76-22

Permit No.: BBS22-000099

Applicant Name: Christopher Walling

Project Address: 1655 Roosevelt Ave.

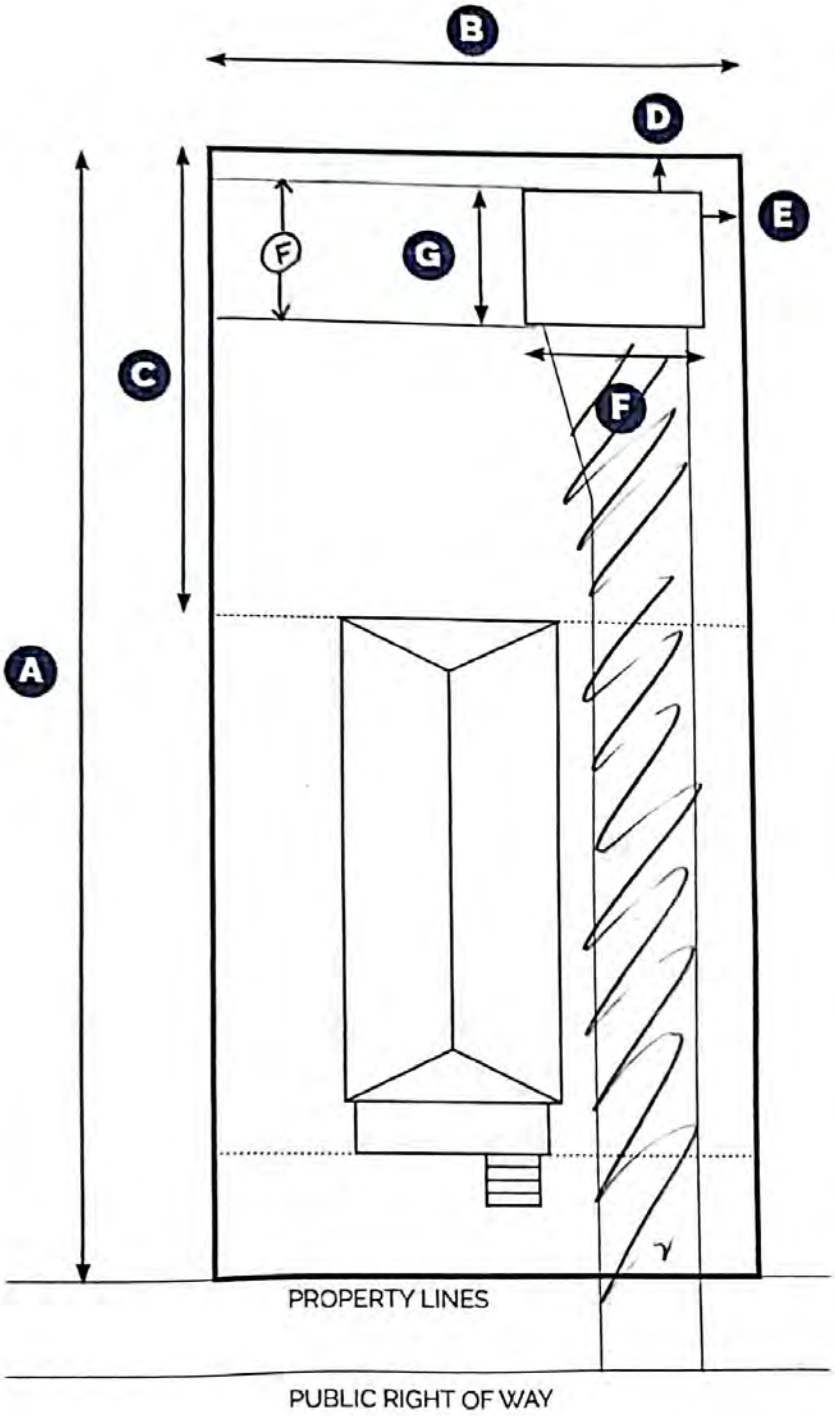
Project Name:

Project: Applicant proposes the construction of a new garage.

CITY OF LAKE
Division of Housing
12650 Detroit Ave, Lakewood
building.permits@lakewo
(216) 5

DETACHED GARAGE PLACEMENT
PLACEMENT WORKSHEET (RIGHT-HAND OPTION)

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH 44107



ORIENTATION

NORTH
(INDICATE DIRECTION)

DETACHED GARAGE (IN FEET)

A	LOT DEPTH	114.92'
B	LOT WIDTH	40'
C	REAR YARD DEPTH	10'
D	REAR SETBACK	3'
E	SIDE SETBACK	1'
F	GARAGE WIDTH	24'
G	GARAGE DEPTH	20'

GARAGE AREA (WIDTH X DEPTH)

480 SF

DRIVE WAY

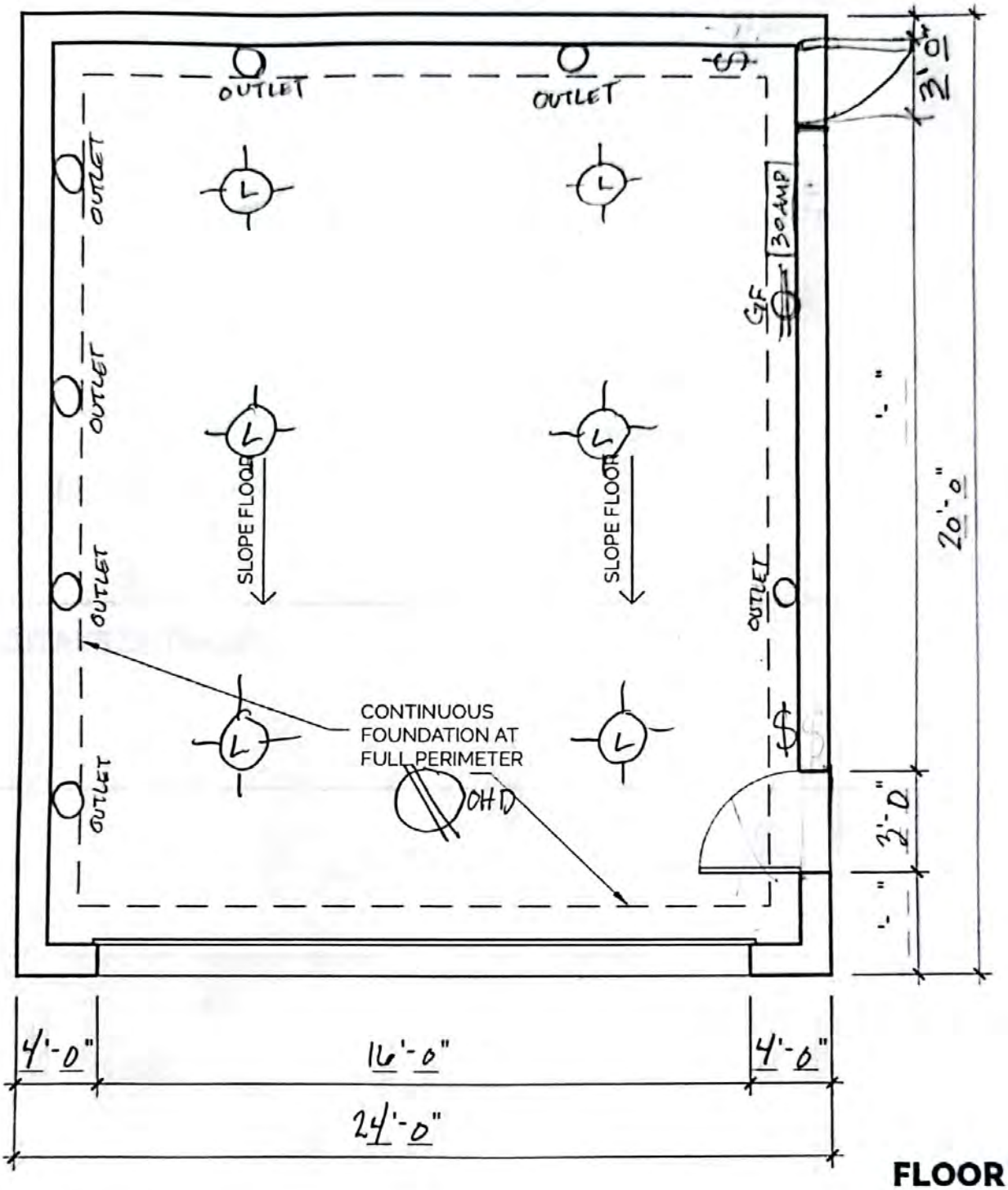
REPLACEMENT	Y / N
DRAIN	Y / N

SITE PLAN

CITY OF LAKEWOOD OHIO
Division of Housing and Building
12650 Detroit Ave, Lakewood OH 44107
building.permits@lakewoodoh.net
(216) 529-6270

DETACHED GARAGE PROTOTYPE FLOOR PLAN (LEFT-HAND OPTION)

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH. 44107



FLOOR PLAN

ELECTRICAL SYMBOL LEGEND

OHD	110V DUPLEX CEILING MOUNTED DOOR OPERATOR RECEPTACLE		LIGHT SWITCH	30 AMP	SUB-PANEL WITH DISCONNECT RATING
GF	110V GFCI RECEPTACLE		LIGHTS: RECESSED, SURFACE MOUNT, WALL MOUNT		

CITY OF LAKEWOOD OH
Division of Housing and Building
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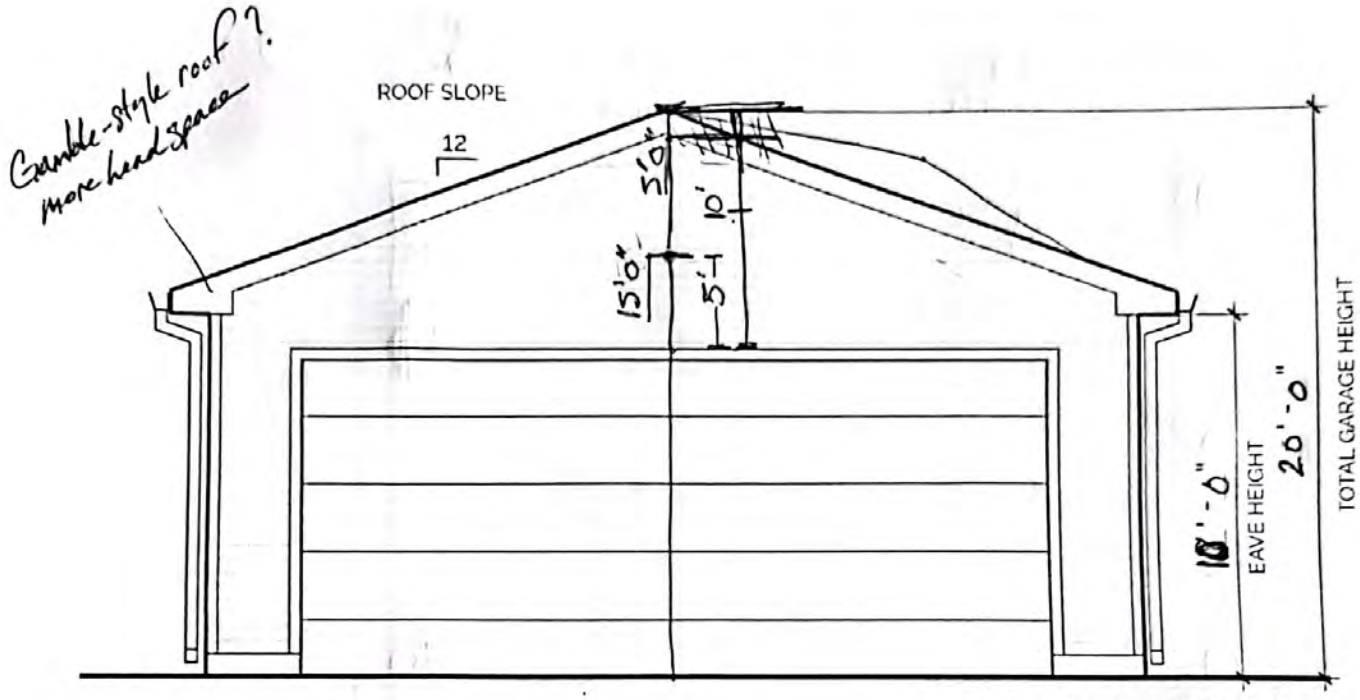
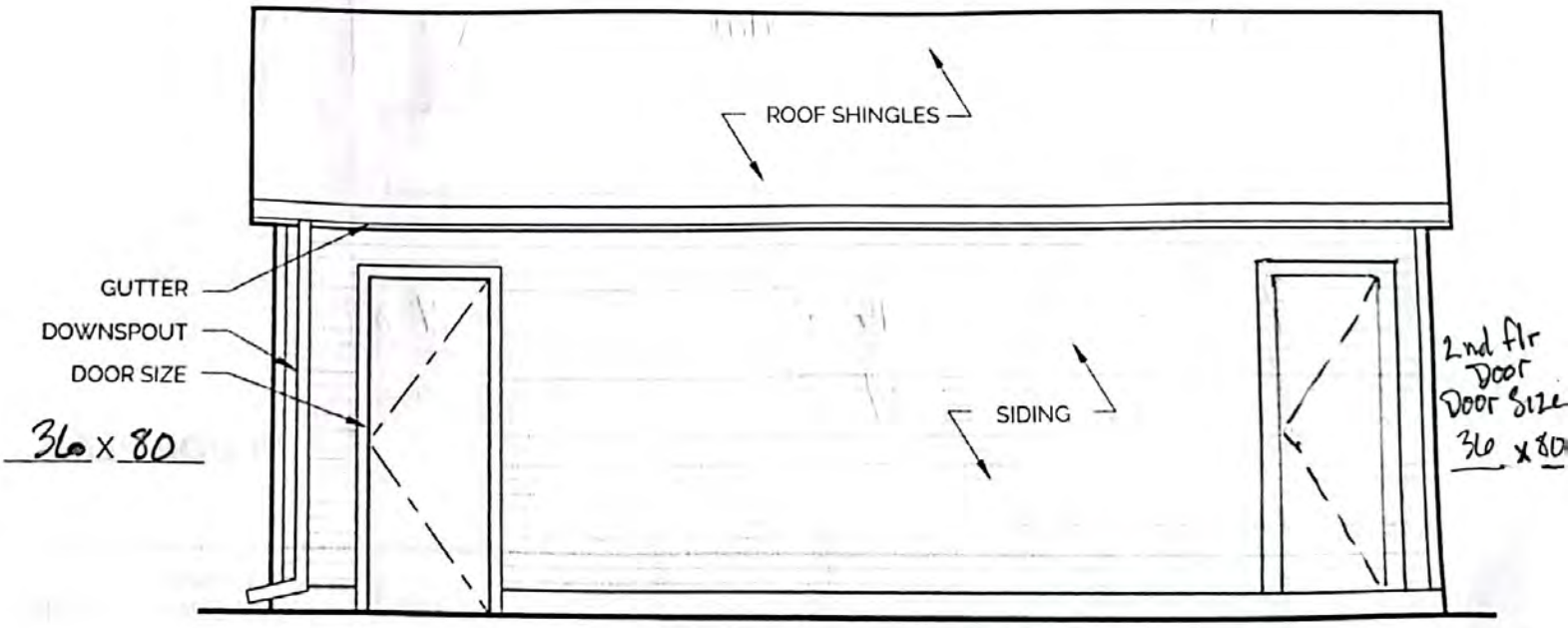
building.permits@lakewoodoh.net
(216) 529-6270

DETACHED GARAGE PROTOTYPE ELEVATIONS (LEFT-HAND OPTION)

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood OH, 44107



FRONT ELEVATION



LEFT SIDE ELEVATION

CITY OF LAKEWOOD OHIO
Division of Housing and Building
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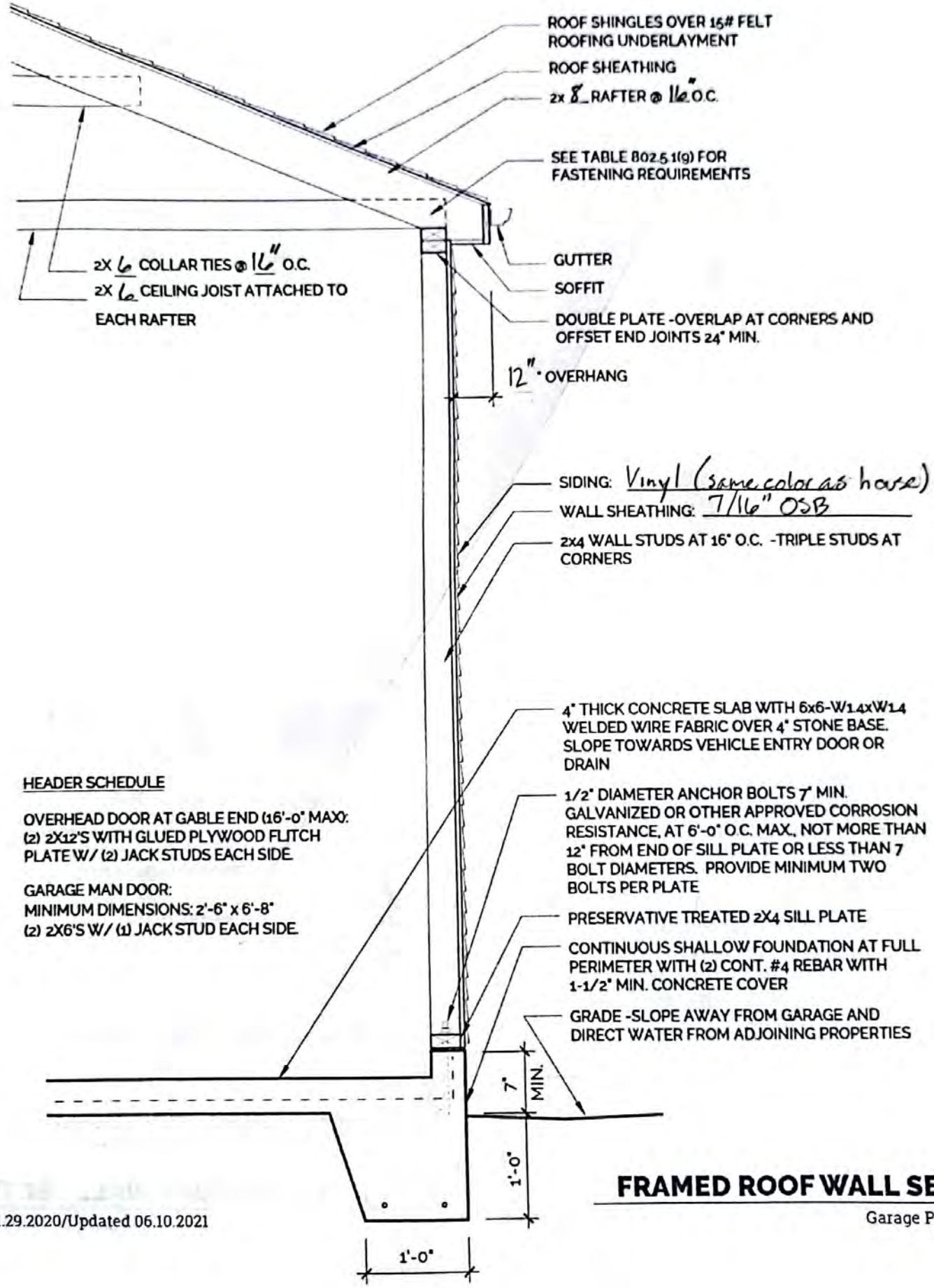
DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 1655 Roosevelt



HEADER SCHEDULE

OVERHEAD DOOR AT GABLE END (16'-0" MAX):
(2) 2X12'S WITH GLUED PLYWOOD FLITCH PLATE W/ (2) JACK STUDS EACH SIDE.

GARAGE MAN DOOR:
MINIMUM DIMENSIONS: 2'-6" x 6'-8"
(2) 2X6'S W/ (1) JACK STUD EACH SIDE.

FRAMED ROOF WALL SECTION

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Application Cover Page

Docket No.: 11-77-22

Permit No.: BBS22-000100

Applicant Name: Gregory Ernst, AºDK Inc.

Project Address: 1374 Manor Park Ave.

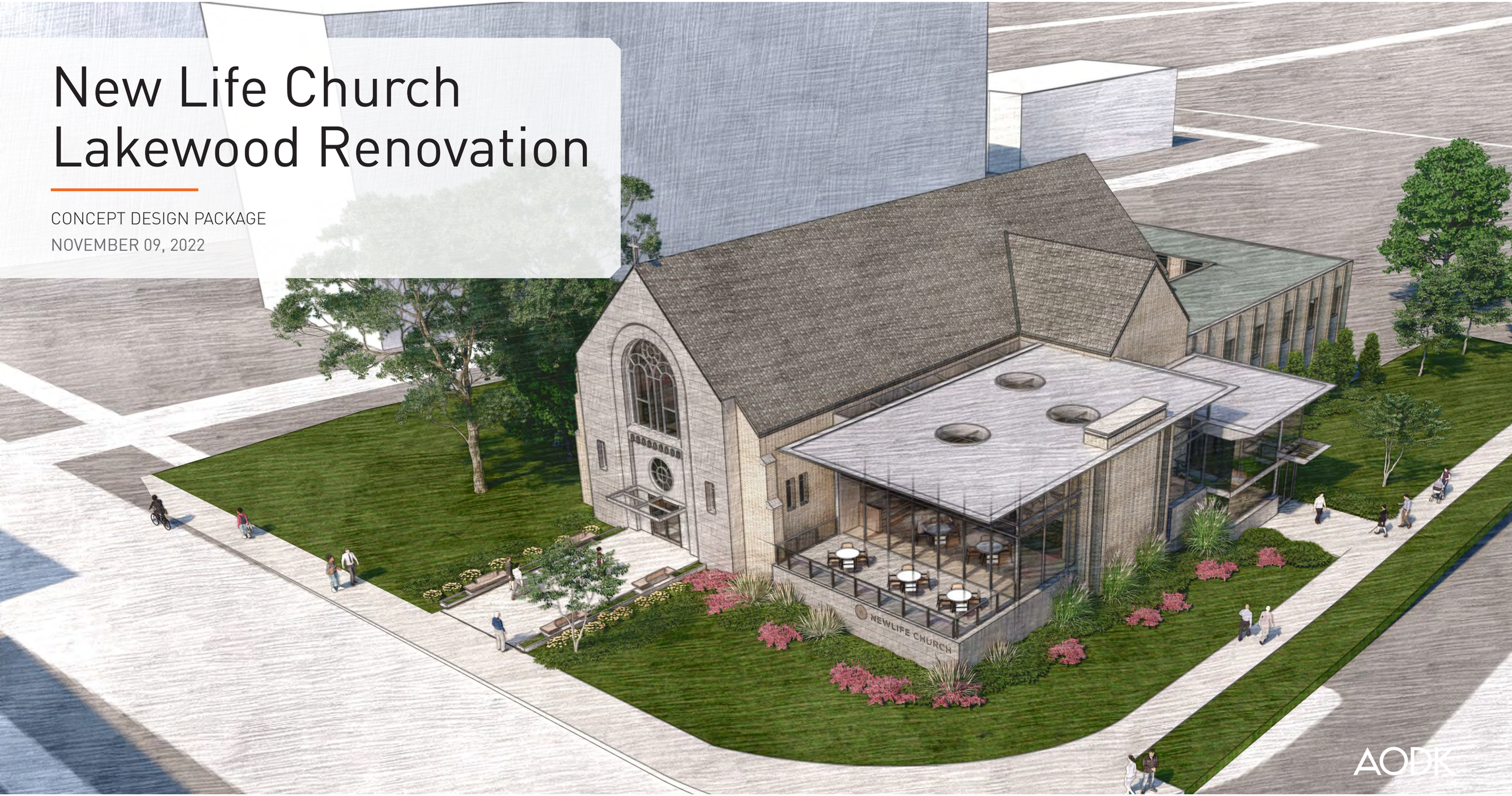
Project Name: Lakewood New Life Church

Project: Applicant proposes the construction of an addition on the east and south sides of the existing church.

New Life Church Lakewood Renovation

CONCEPT DESIGN PACKAGE

NOVEMBER 09, 2022



PROPOSED MASSING

PROPOSED MASSING

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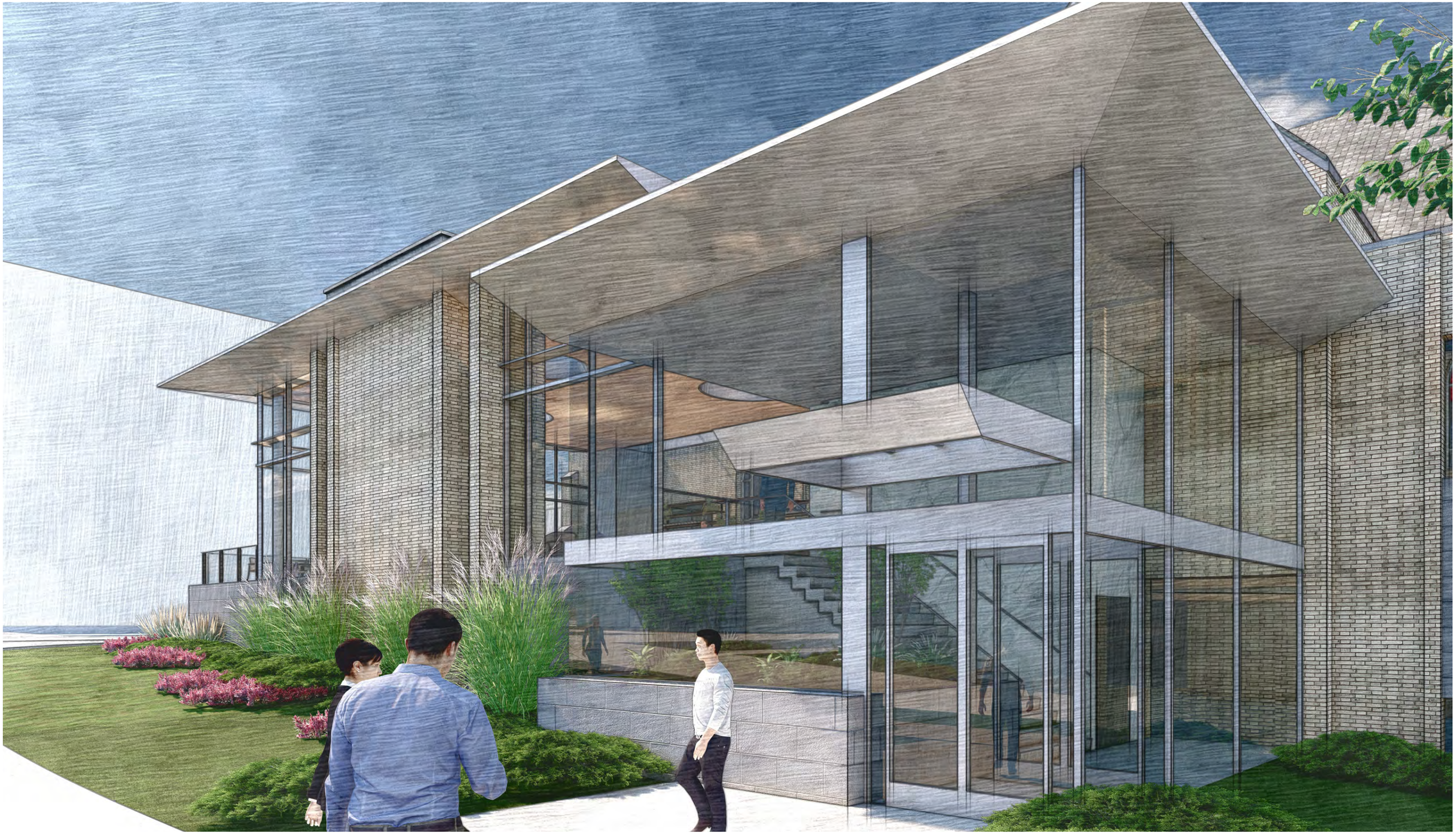
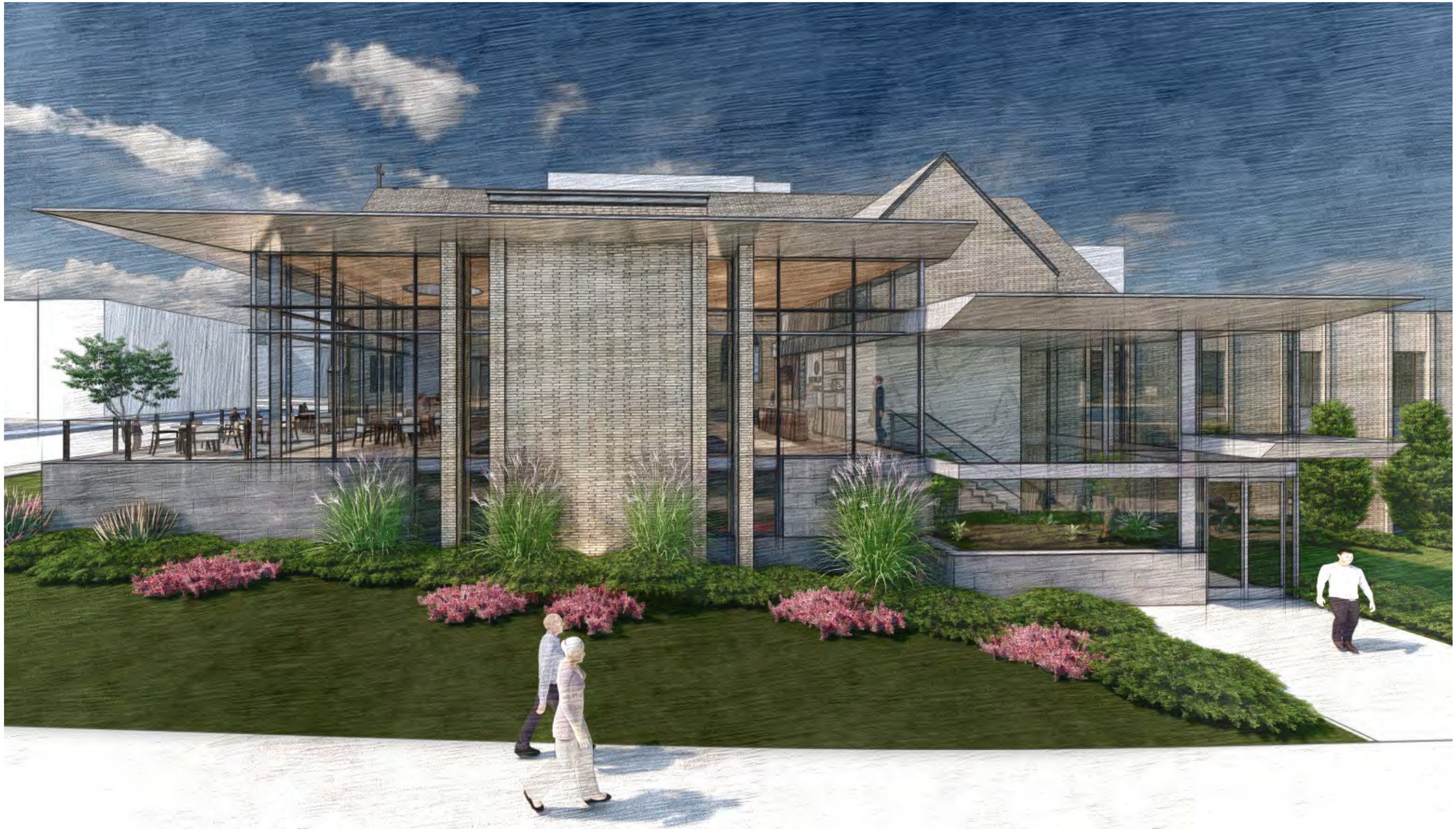


PROPOSED MASSING

PROPOSED MASSING



PROPOSED MASSING

PROPOSED INTERIOR

PROPOSED INTERIOR

PROPOSED INTERIOR

BOARD OF BUILDING STANDARDS
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Application Cover Page

Docket No.: 11-78-22

Permit No.: BBS22-000089

Applicant Name: Damiane" Handa, 4MC

Project Address: 1474 W. 117th St.

Project Name: Take 5 117th Way

Project: Applicant proposes updated signage for an existing business.

#30127

1476 W 117th St.,

Lakewood OH 44107

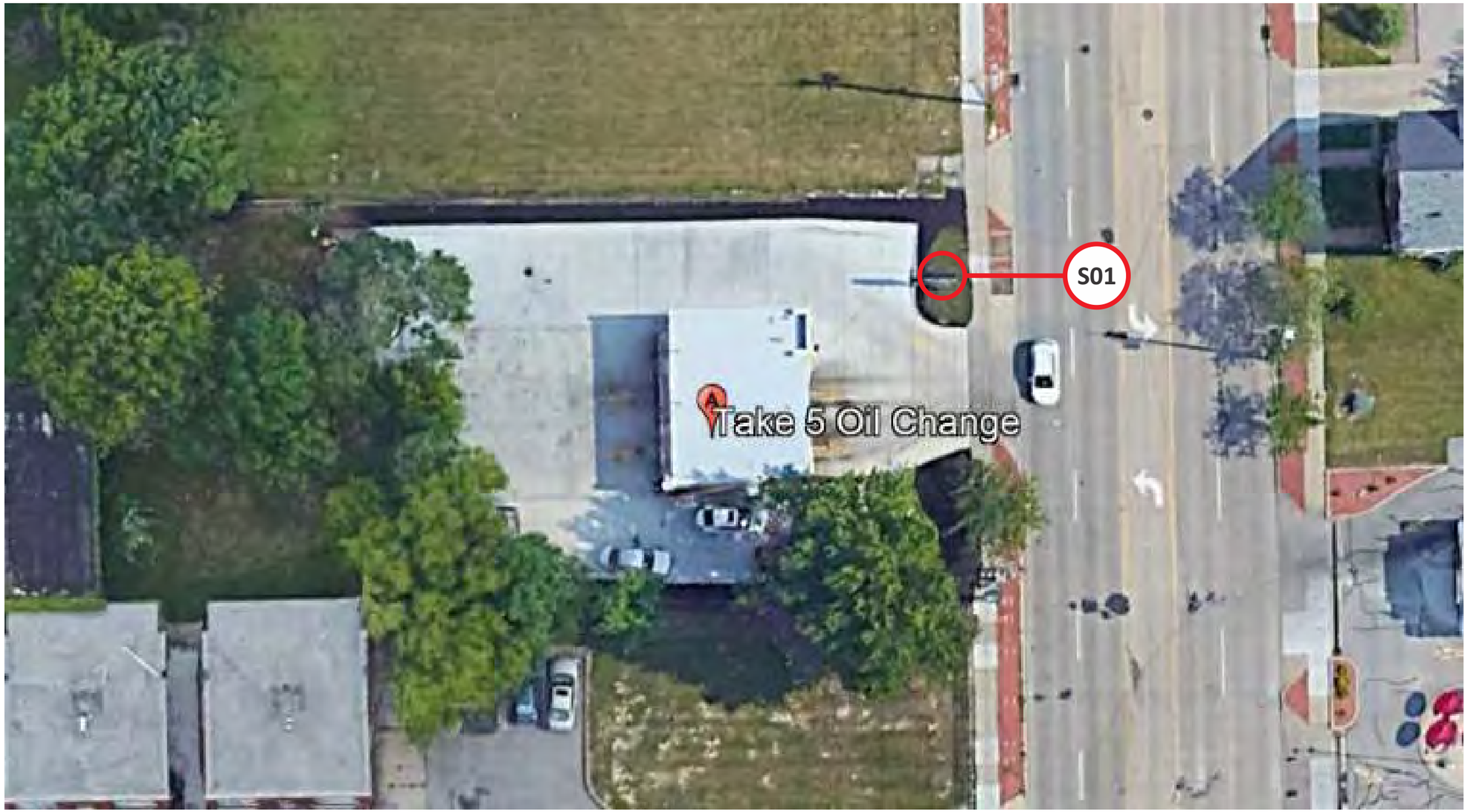
SO# 140344

Creation Date: 07.11.2022

Last Revised: 11.10.2022

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

SITE PLAN



atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

SP

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344

ELEVATIONS

atlas BRANDING THE WORLD

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Revisions:	
...	...
...	...
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ELV

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344

Replacement Faces

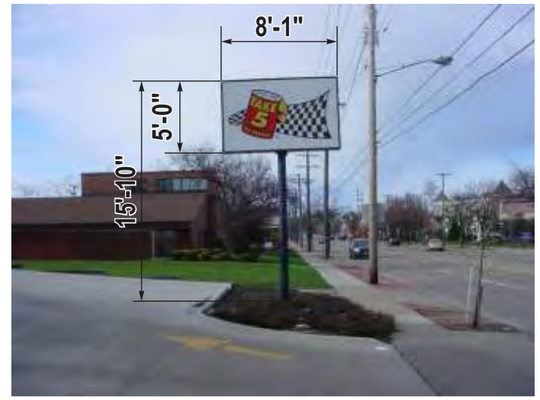
Action:

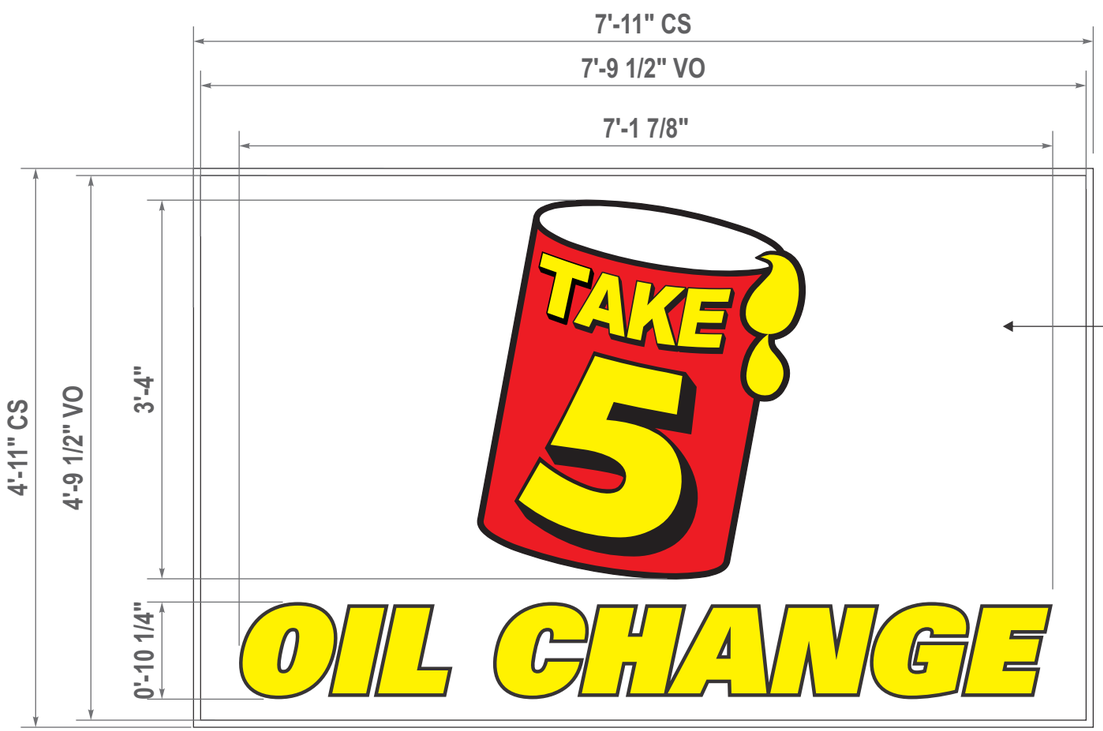
- Remove (2) faces from existing double faced pylon sign.
- Install (2) new replacement faces as shown.

City will not allow background to illuminate. Only logo and letters

Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Substrate - Clear Acrylic
- Background - 3M 3635-20 Blockout Vinyl





Background to be Opaque

Scale 3/4" =1'

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

...	...
...	...
...	...
...	...
...	...

S01B

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344

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.: 11-79-22

Permit No.: BBS22-000090

Applicant Name: Damiane" Handa, 4MC

Project Address: 16910 Detroit Ave.

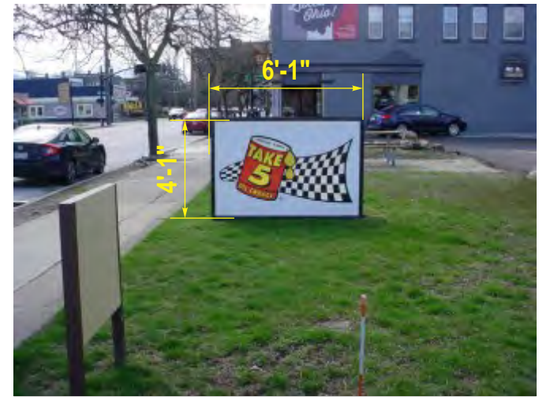
Project Name: Take 5 Detroit Ave.

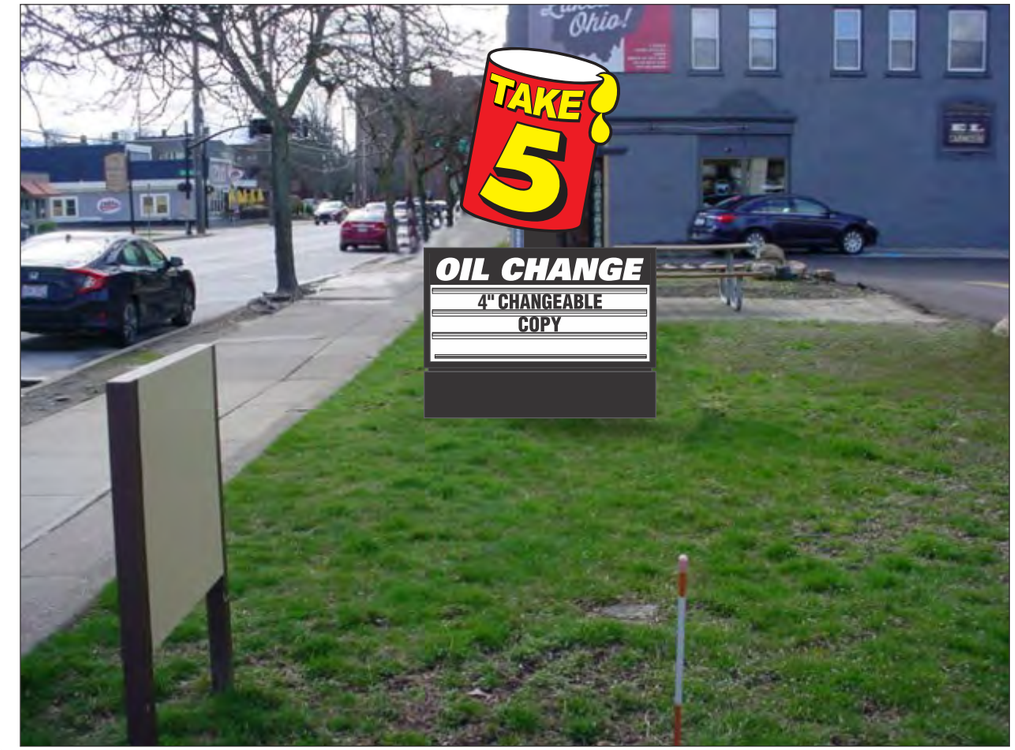
Project: Applicant proposes updated signage for an existing business.

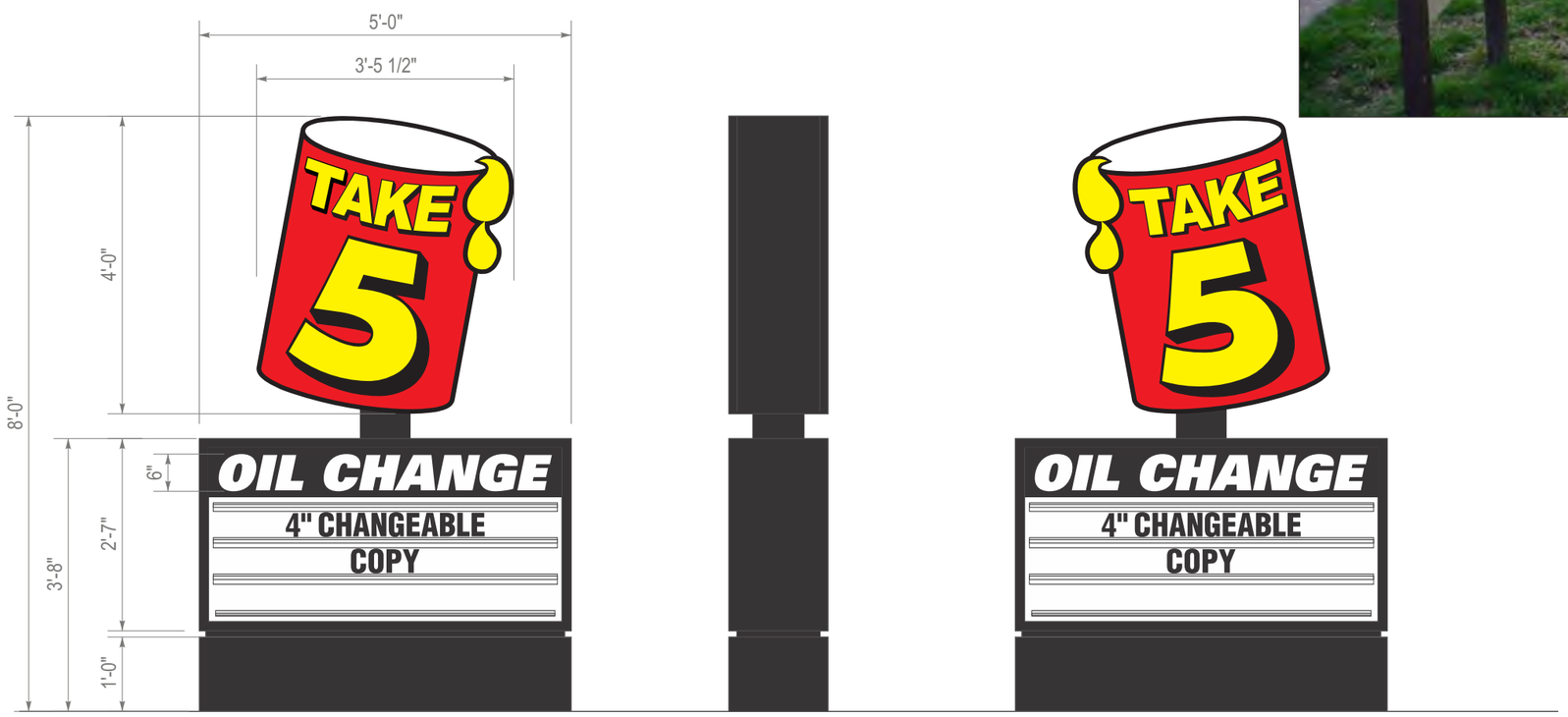
Replacement Monument

Action:

- Remove existing cabinet.
- Manufacture and install new cabinet and pole cover. Header cabinet to be of aluminum construction with flat polycarbonate faces with vinyl applied. Sign to be internally illuminated with white LEDS. Mount to existing support pole. Manufacture and install (2) Single sided cabinets.
- Cabinets to be of aluminum construction with .080 aluminum skin and retainers painted black. Faces to white polycarbonate with changeable copy tracks and vinyl applied. Internally illuminated with white LEDS. Signs to be mounted back to back to existing round pole with aluminum filler panels. Cabinets, retainers, pole cover to be painted black.







Scale 1/2" =1'
26.7 Sq Ft

Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Substrate - White Polycarbonate
- Cabinet and Retainers - Painted Black

Code:

10' Max OAH. 40 sq ft max sign area.

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

...	...
...	...
...	...
...	...
...	...

S01

PM: W.Y		Address:	16910 Detroit Ave
Drawn By: CC		City State:	Lakewood, OH
Date: 07.11.2022		Drawing Number:	140343

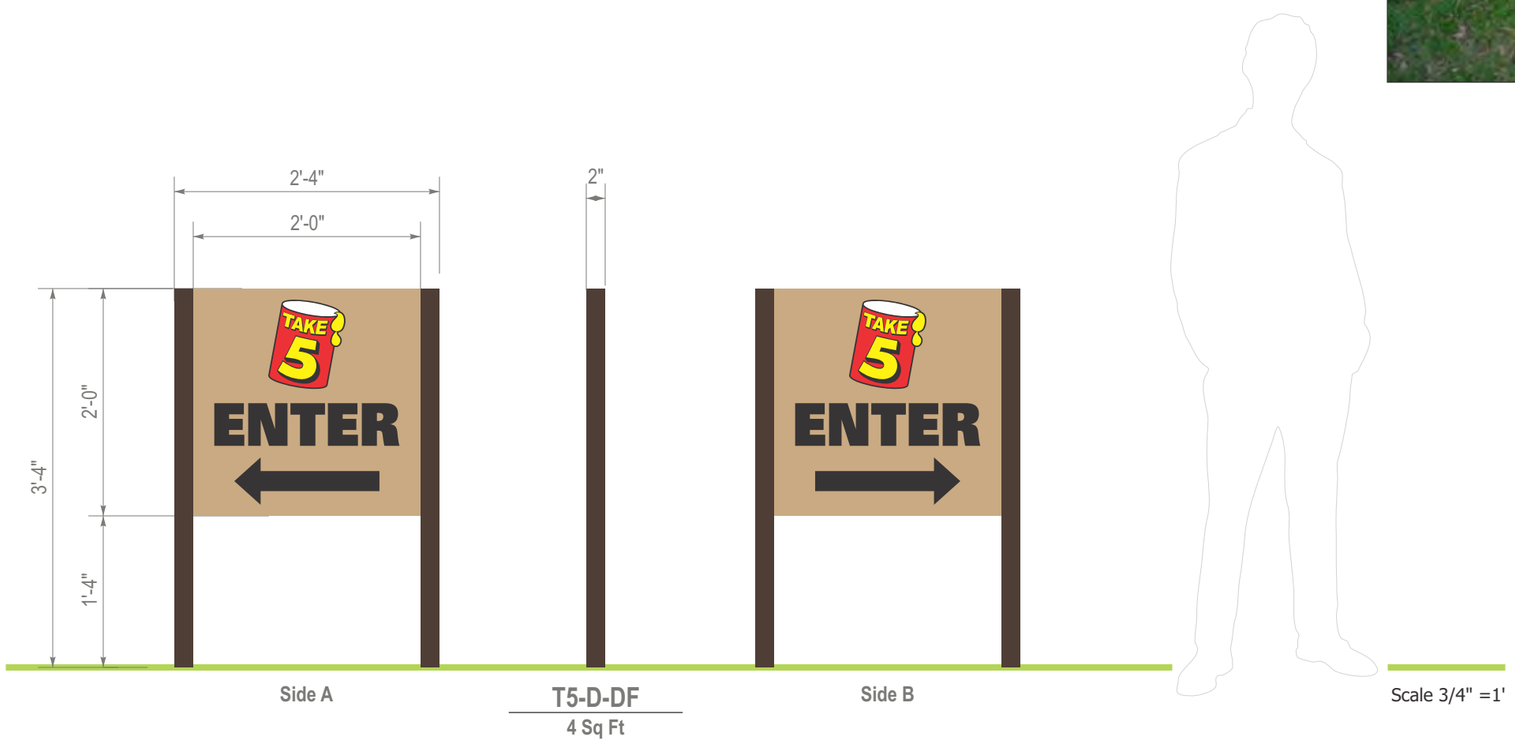
Directional Sign

Action:

- Remove existing sign.
- Manufacture and install (1) double sided directional sign. Sign to have .080 Aluminum face.. Faces to be painted SW7693 with vinyl applied.Sign to have 2x2 square aluminum posts painted SW 6076 direct set in foundation.

Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Paint - SW7693 Stonebriar
- Paint - SW6076 Turkish Coffee



atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

S02

PM: W.Y	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343

ELEVATIONS

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

ELV

PM: W.Y	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343

SITE PLAN

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
...	...
...	...
...	...
...	...
...	...

SP

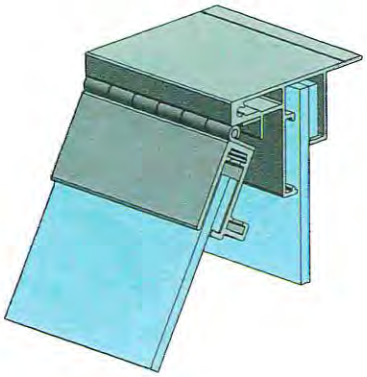
PM: W.Y	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343

Note: All dimensions are subject to the tolerance standards of the aluminum extrusion industry. Profile drawings are illustrative and rounded to the nearest 1/16".

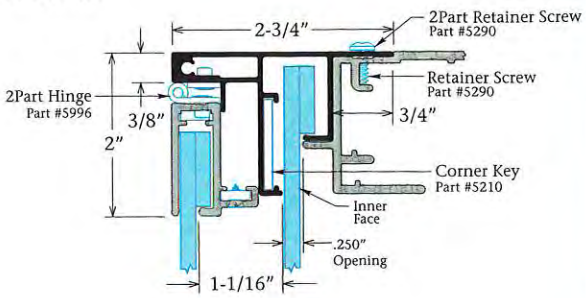
SignComp™

Standard System Specifications

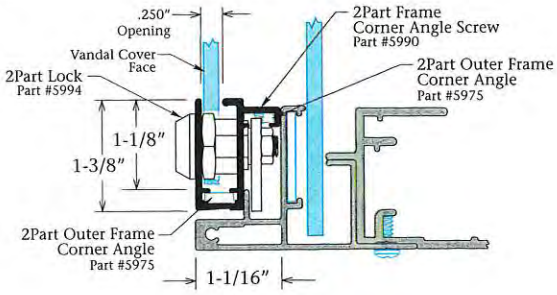
Vandal Systems



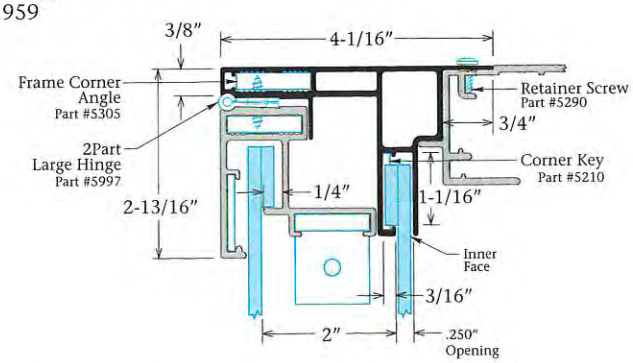
2Part Inner Frame
Part #1960

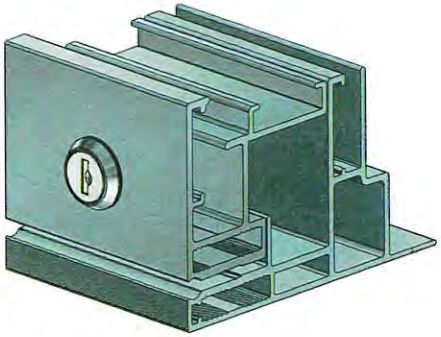


2Part Outer Frame with 2Part Lock
Part #1942 Part #5994

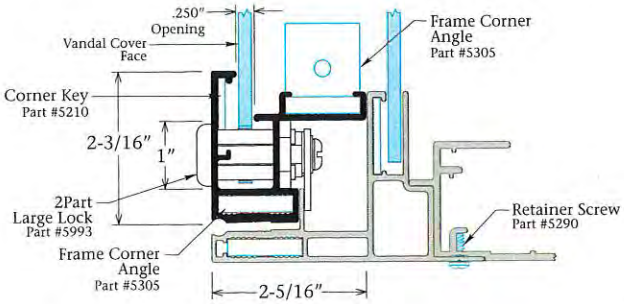


2Part Large Inner Frame
Part #1959

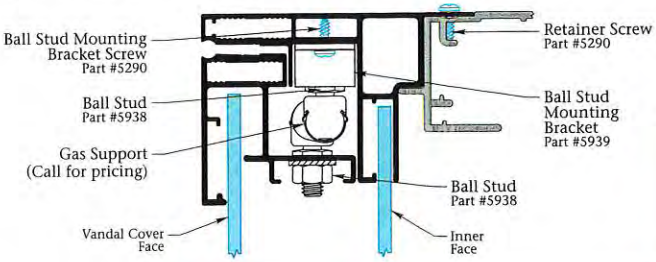




2Part Large Outer Frame with 2Part Large Lock
Part #1941 Part #5993



2Part Large Vandal System with Gas Support



Note:
The ***Inner Frame*** retains the inner face which is typically a translucent white face for changeable copy systems.

The ***Outer Frame*** retains the vandal cover or outer face which is typically a clear lens.

Note: It is recommended to use safety chains and prop-bars on hingeable faces.

STANDARD

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 12-85-22

Permit No.: BBS22-000110

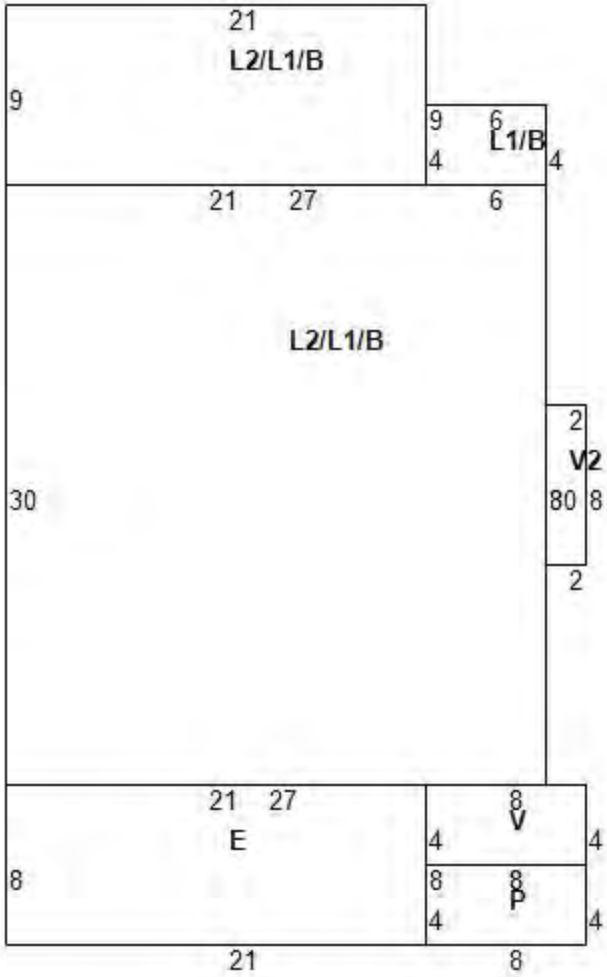
Applicant Name: John O'Reilly

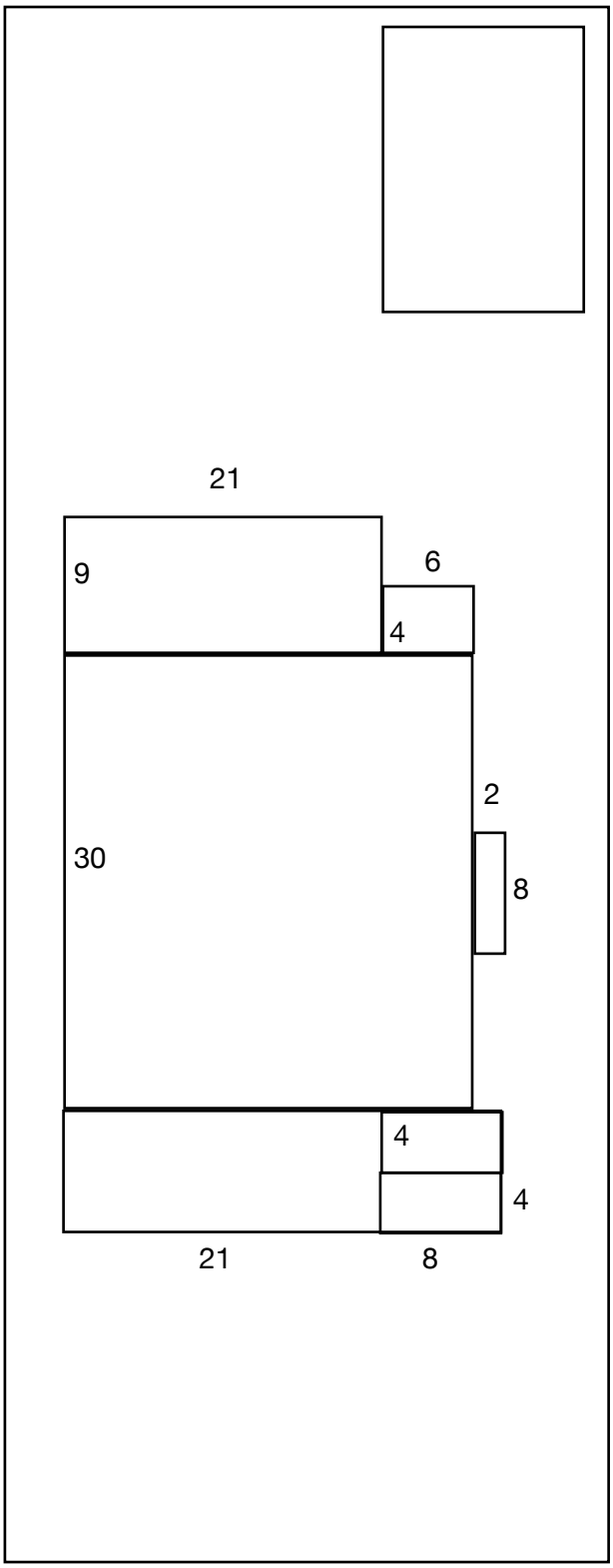
Project Address: 1060 Abbieshire Ave.

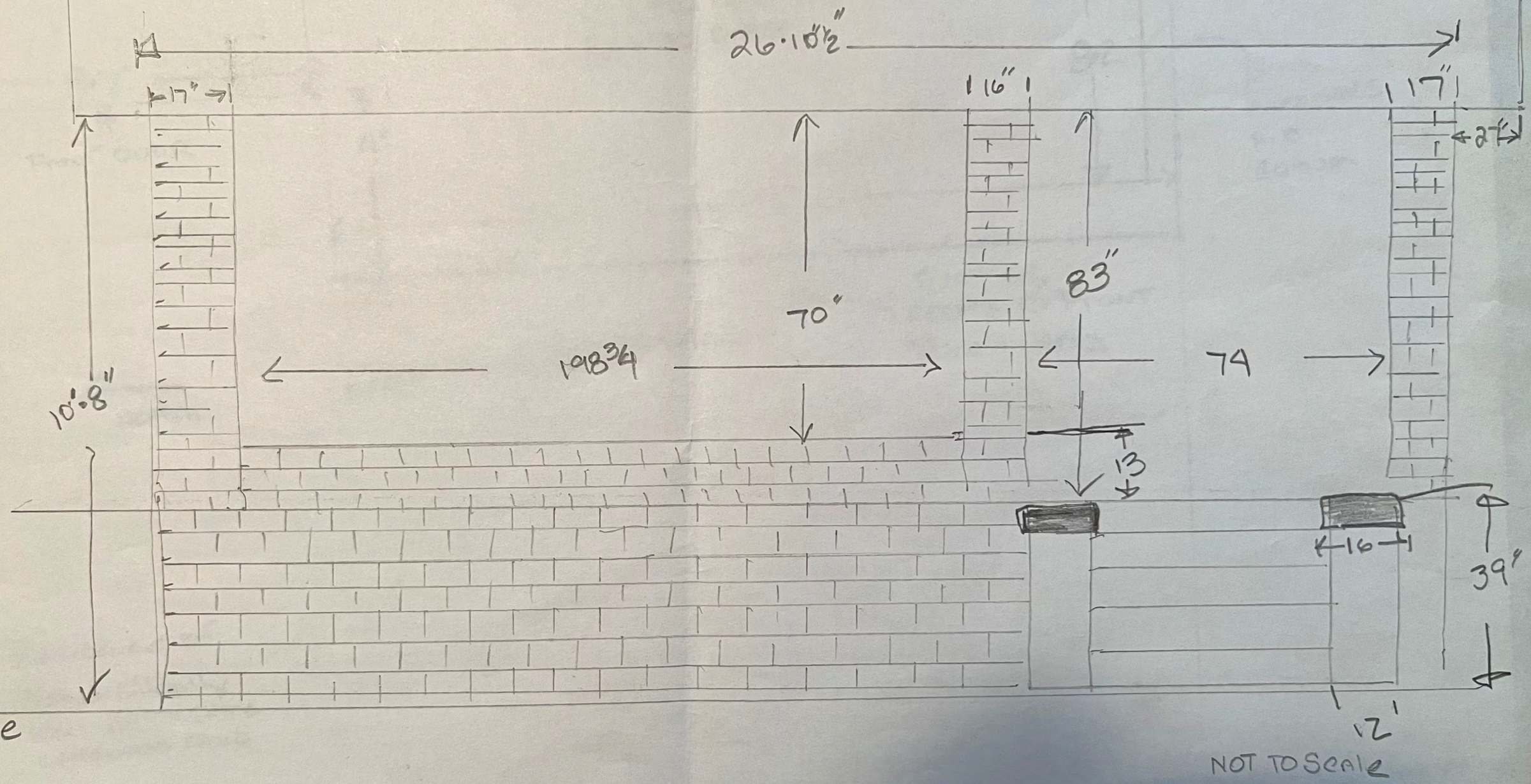
Project Name:

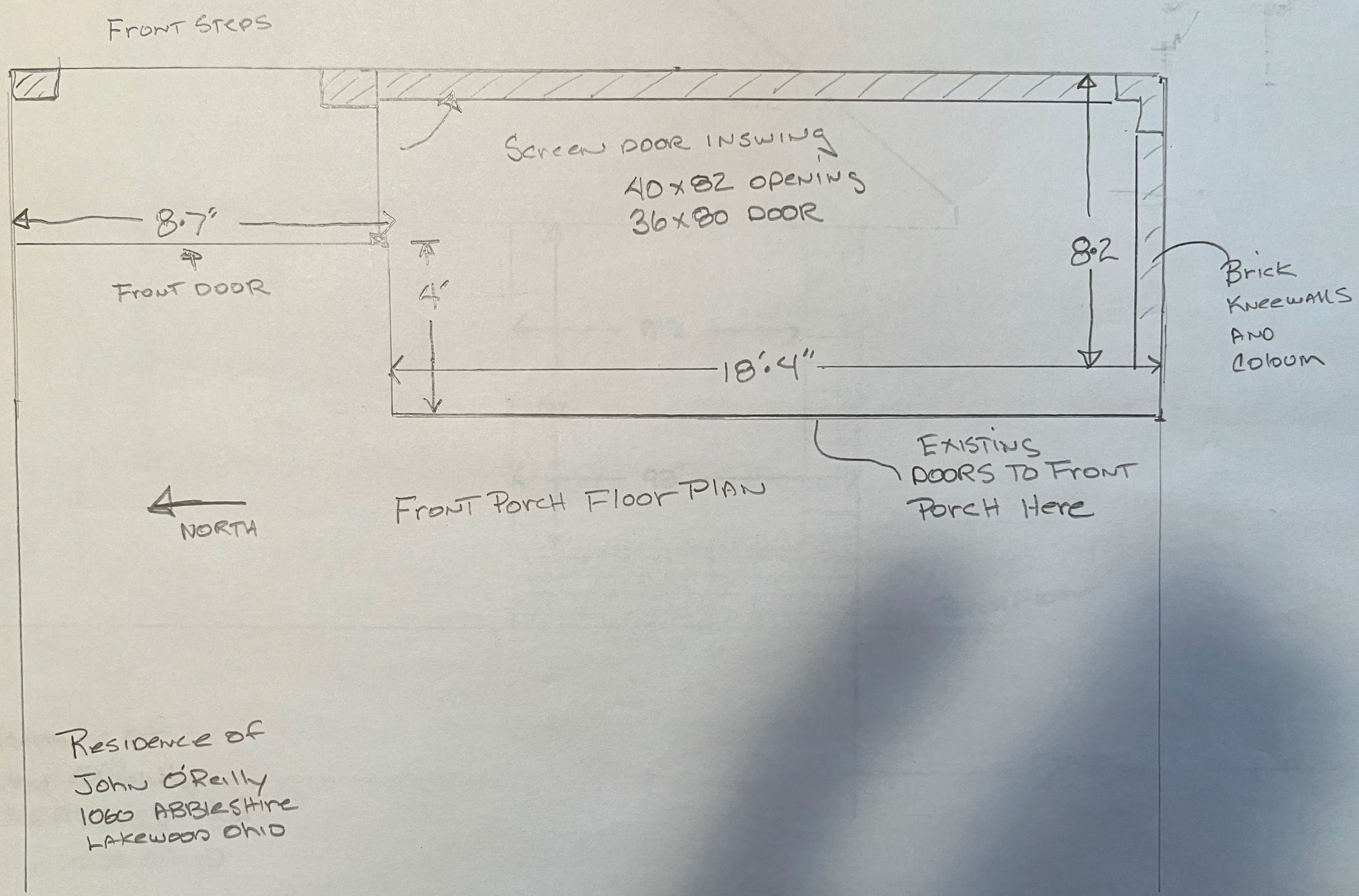
Project: Applicant proposes the screening of a front porch.

Building 1

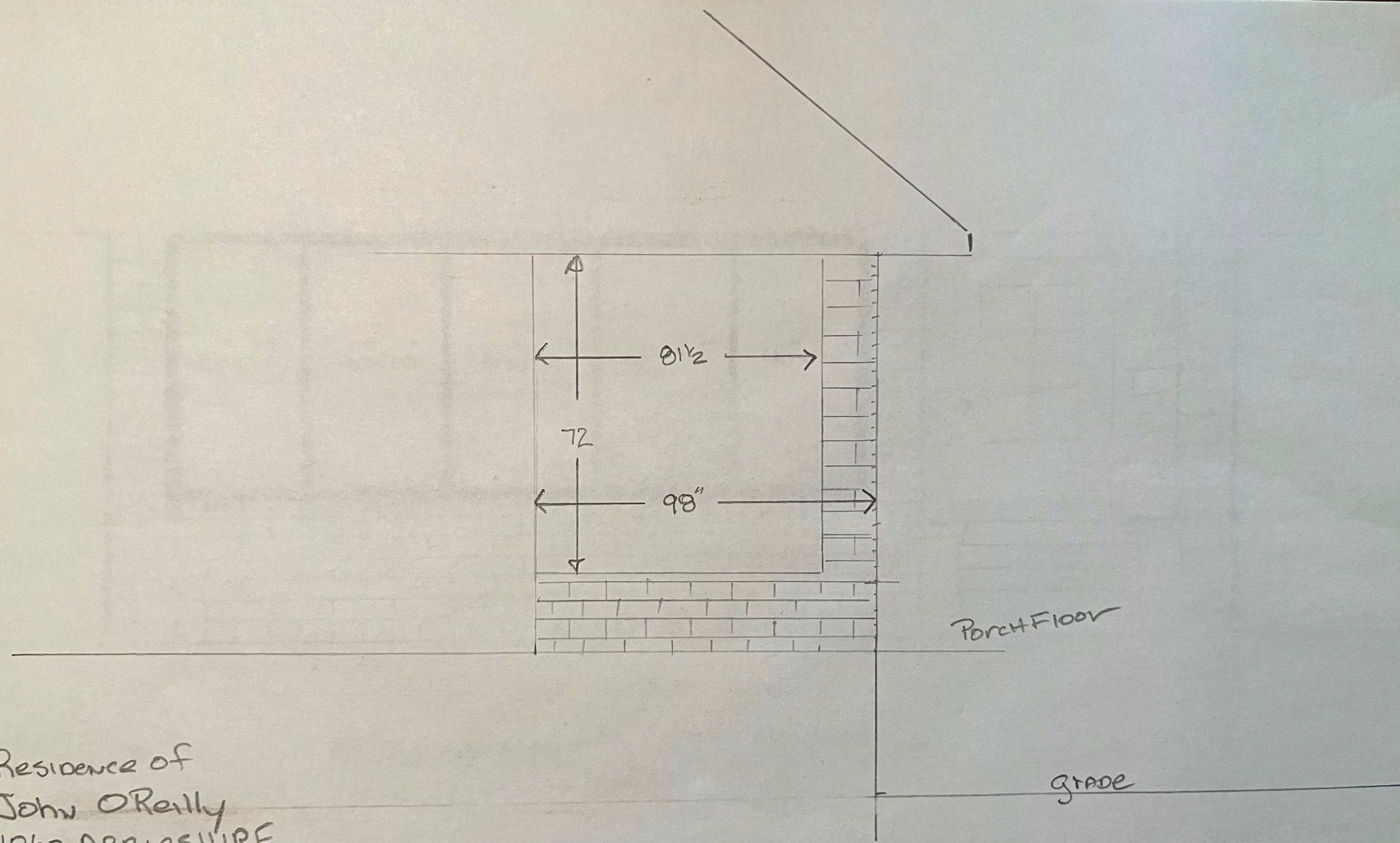

21
L2/L1/B
9
9
6
L1/B
4
4
21
27
6
L2/L1/B
2
V2
30
80
8
2
21
27
8
V
E
4
4
8
8
8
P
4
4
21
8


21
9
6
4
30
2
8
4
4
21
8

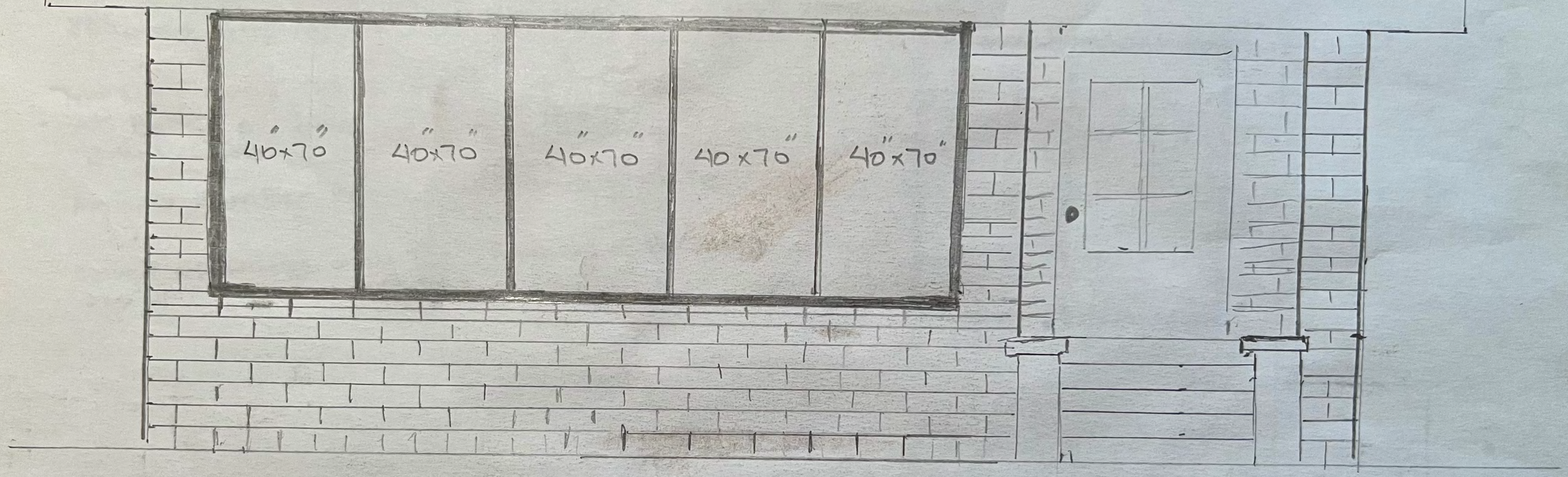

26'10½"
17"
16"
17"
2'
70"
83"
198¾
74
10'8"
13
16
39"
12'
grade
NOT TO Scale



Residence of
John O'Reilly
1060 Abbleshire
Lakewood Ohio



Residence of
John O'Reilly
1060 Abbieshire
Lakewood Ohio



Residence of
John O'Reilly
1060 Abbleshire
Lakewood Ohio

Divide opening into 5 equal openings
To be screened in.

East Elevation
Scale 3/8 = 1'

Description of work

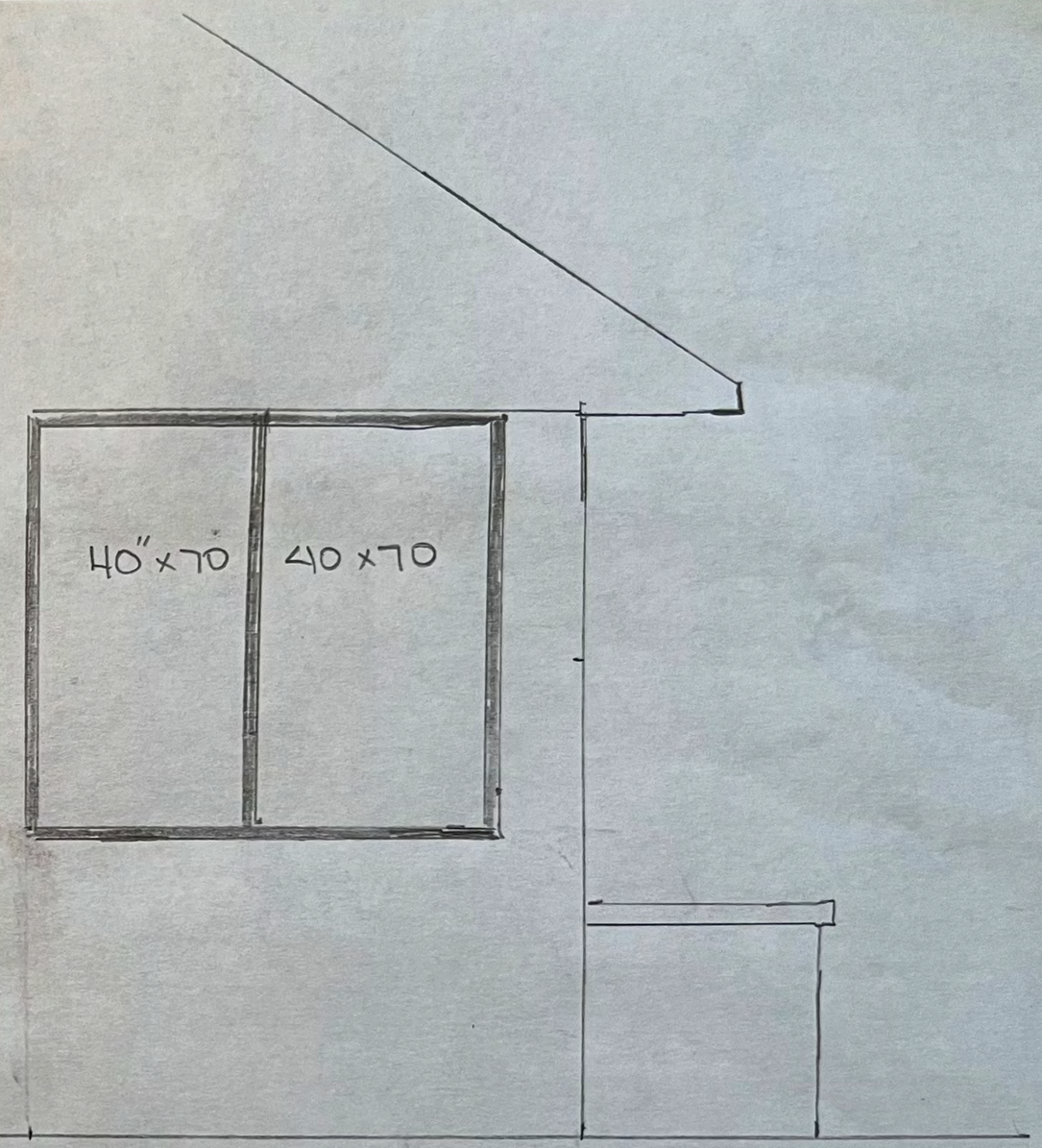
Remove wood sill covering old sill
and prep for new 2"x10" Redwood
with 5° Slope

Replace size wood 2x6 on Brick
Coloums and Replace with Redwood

Top of Frame match window height
at Bottom of Bow in Front Beam
with Redwood

All New lumber Primed and painted white

Cover openings with Black Aluminum Screen
and wood screen bead



Residence of
John O'Reilly
1060 Abbieshire
Lakewood Ohio

Divide opening into 2 equal
openings to be screened in

Scale 3/8 = 1'

South Elevation

1060

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-86-22

Permit No.: BBS22-000112

Applicant Name: Tom Murdoch, Dover Home Remodelers Inc.

Project Address: 17390 Lakewood Heights Blvd.

Project Name:

Project: Applicant proposes the enclosure of an existing second-story porch.

ROACH RESIDENCE

EXTERIOR REMODEL PROJECT

17309 Lakewood Hts Blvd
Lakewood, OH 44107

Site Plan
1 in = 10 ft

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

THESE DRAWINGS AND DESIGNS WILL BE RELEASED AT AUTHORIZATION OF PROJECT. ANY USAGE WITHOUT WRITTEN CONSENT WILL DEFER ANY AND ALL RESPONSIBILITIES OF DOVER HOME REMODELERS, INC. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NO.	DATE	BY	DESCRIPTION

SINCE 1984
DOVER Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-7555
Fax: 440-777-8188
www.doveremodeling.com

APPROVAL DATE _____

CLIENT SIGNATURE _____

NAME: Roach, Kevin
ADDRESS: 17309 Lakewood Hts Blvd
CITY: Lakewood, OH
ZIP: 44107 PHONE:216-392-3597

DATE: 11/15/2022

SCALE: AS NOTED

Drawn By: CA

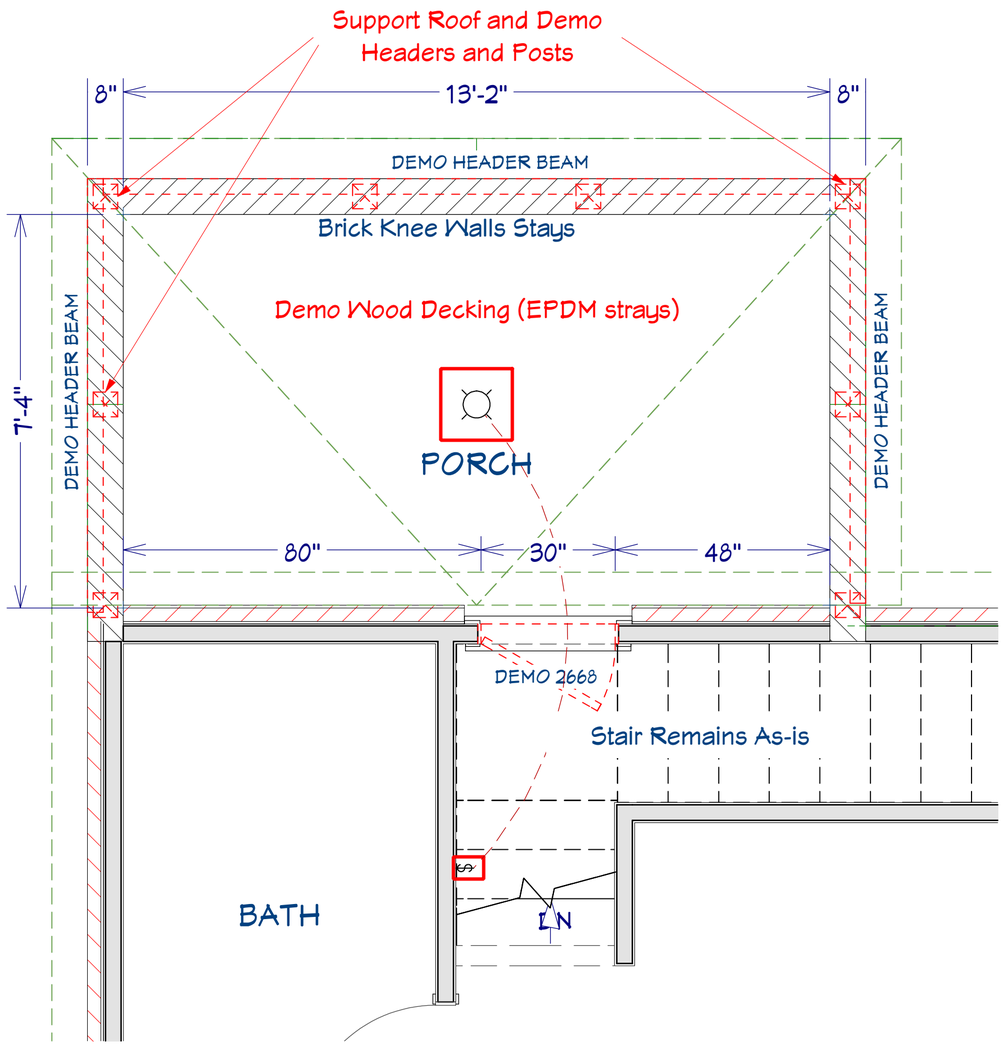
Designer: PS

SHEET: T1

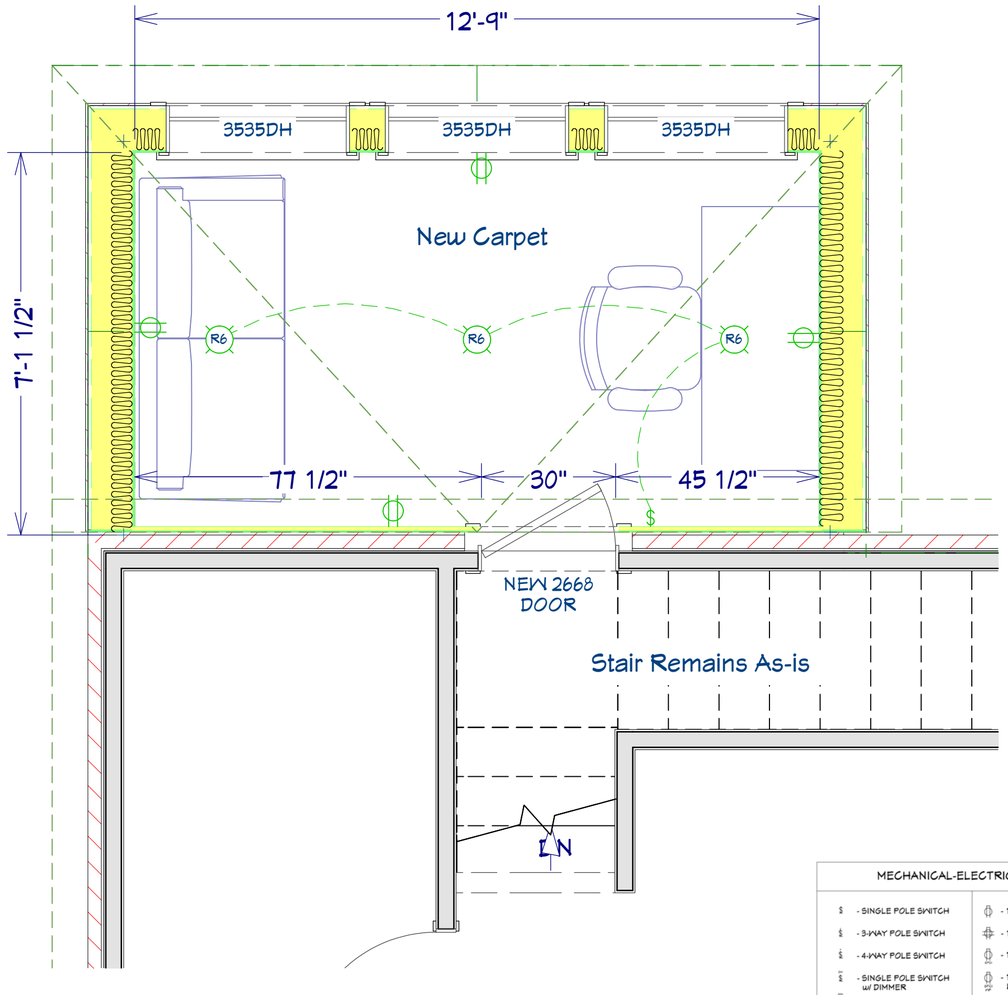
ROACH RESIDENCE

EXTERIOR REMODEL PROJECT

17309 Lakewood Hts Blvd
Lakewood, OH 44107



Porch Demo Plan
1/2 in = 1 ft



Office (Porch) Proposed Plan
1/2 in = 1 ft

DEMO / PROPOSAL NOTES:

- DEMO WALL
- NEW WALL
- NEW DRYWALL
- DEMO LINE
- DEMO BOX

MECHANICAL-ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY POLE SWITCH
- 4-WAY POLE SWITCH
- SINGLE POLE SWITCH w/ DIMMER
- 3-WAY POLE SWITCH w/ DIMMER
- INCANDESCENT LIGHT
- WALL MOUNTED SCONCE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED CAN LIGHT EYEBALL LIGHT
- PULL CHAIN LIGHT
- PENDANT LIGHT
- FLORESCENT LIGHT UNDER WALL CABINET
- FLORESCENT LIGHT
- CEILING FAN W/ LIGHT
- 110 RECEPTACLE
- 110 QUAD RECEPTACLE
- 110 GFI RECEPTACLE
- 110 GFI RECEPTACLE WEATHER PROTECTED
- 220 RECEPTACLE
- DISPOSAL SWITCH
- DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PHONE JACK
- TV/CABLE JACK
- ELECTRICAL PANEL
- SUPPLY AIR
- RETURN AIR

(C) - DENOTES CHANGE DEVICE
(D) - DENOTES DEMO DEVICE
(E) - DENOTES EXISTING

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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SINCE 1984
DOVER
Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-7555
Fax: 440-777-8188
www.doveremodeling.com

APPROVAL DATE _____
CLIENT SIGNATURE _____

NAME: Roach, Kevin
ADDRESS: 17309 Lakewood Hts Blvd
CITY: Lakewood, OH
ZIP: 44107 PHONE:216-392-3597

DATE: 11/15/2022
SCALE: AS NOTED
Drawn By: CA
Designer: PS

SHEET: D1A1

3D Concept

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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SINCE 1984
DOVER
Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1555
Fax: 440-777-8188
www.doveremodeling.com

APPROVAL DATE _____

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NAME: Roach, Kevin
ADDRESS: 17309 Lakewood Hts Blvd
CITY: Lakewood, OH
ZIP: 44107 PHONE:216-392-3597

DATE: 11/15/2022

SCALE: AS NOTED

Drawn By: CA

Designer: PS

SHEET: A-2

3-part CSI Format

PELLA LIFESTYLE SERIES DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

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

NORANDEX™

PERFECTION SHINGLE PRODUCT DETAILS

1. Clean lines with deep textures
2. Random widths and highlighted grains
3. 7" exposure
4. Weather-resistant - won't spit or warp from moisture
5. Limited lifetime fade protection warranty
6. Easy installation with full-length nailing hems

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-87-22

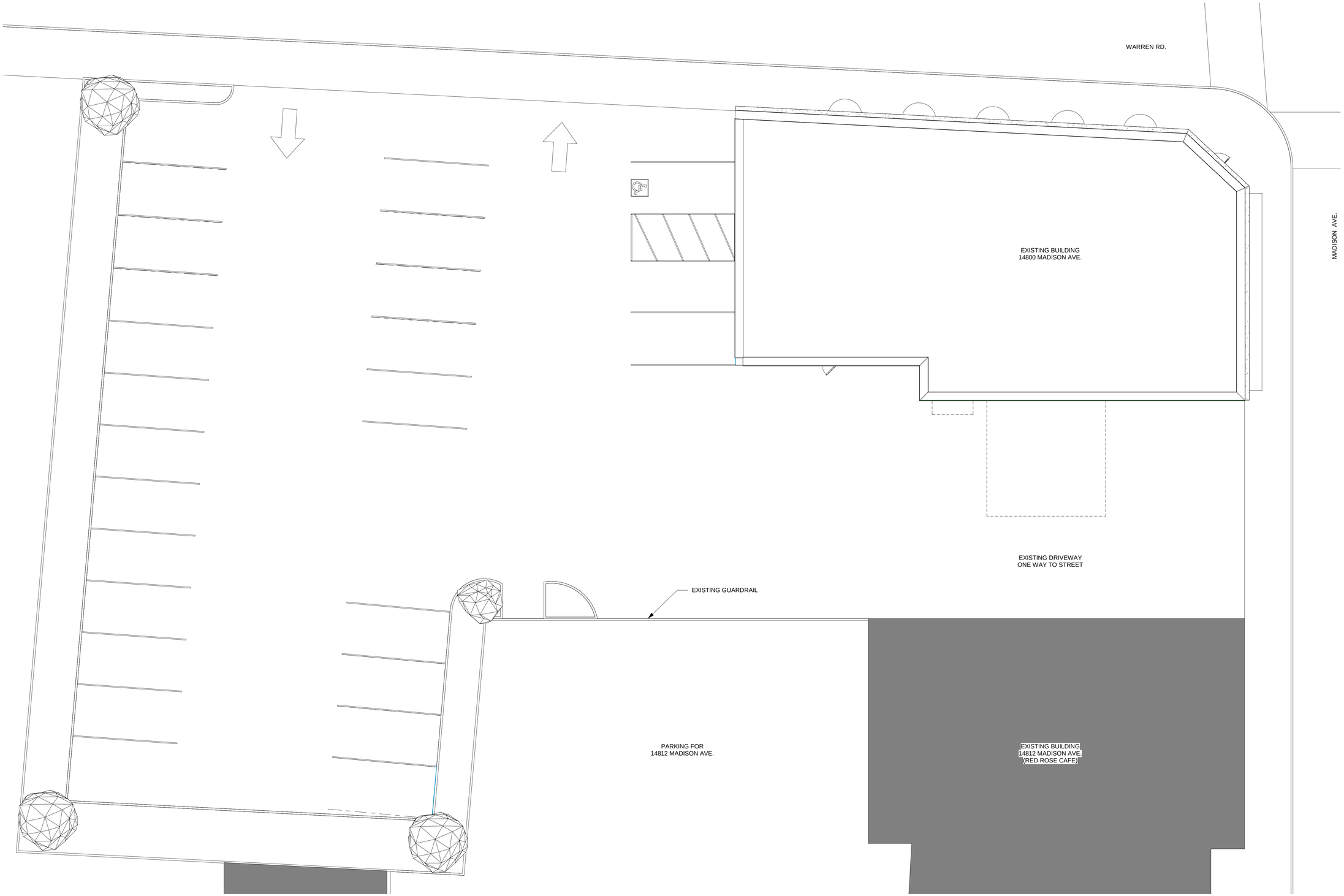
Permit No.: BBS22-000109

Applicant Name: John Kaye, JL Architects

Project Address: 14800 Madison Ave.

Project Name: Urgent Care

Project: Applicant proposes exterior modifications.



I EXISTING SITE PLAN
1/8" = 1'-0"

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

WellStreet URGENT · CARE

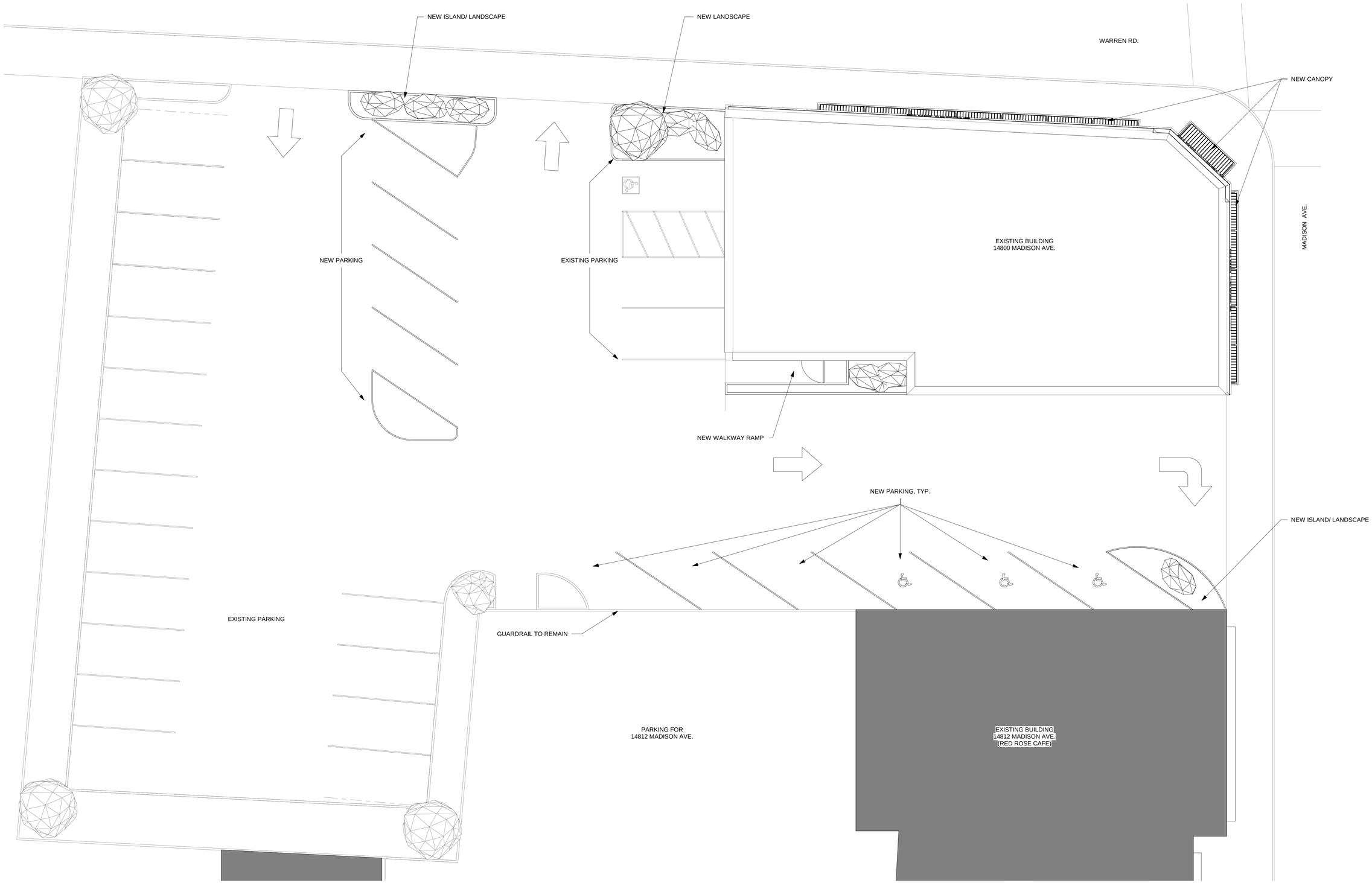
WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

SHEET TITLE
EXISITING SITE PLAN

06/17/22	DATE
AS NOTED	SCALE
SH	DRAWN BY
JK	CHECKED BY
22089	PROJECT #

SHEET NUMBER
A1.6



1 SITE PLAN
1/8" = 1'-0"

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

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WellStreet URGENT·CARE

WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

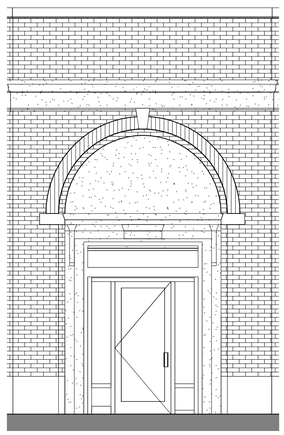
SHEET TITLE

SITE PLAN

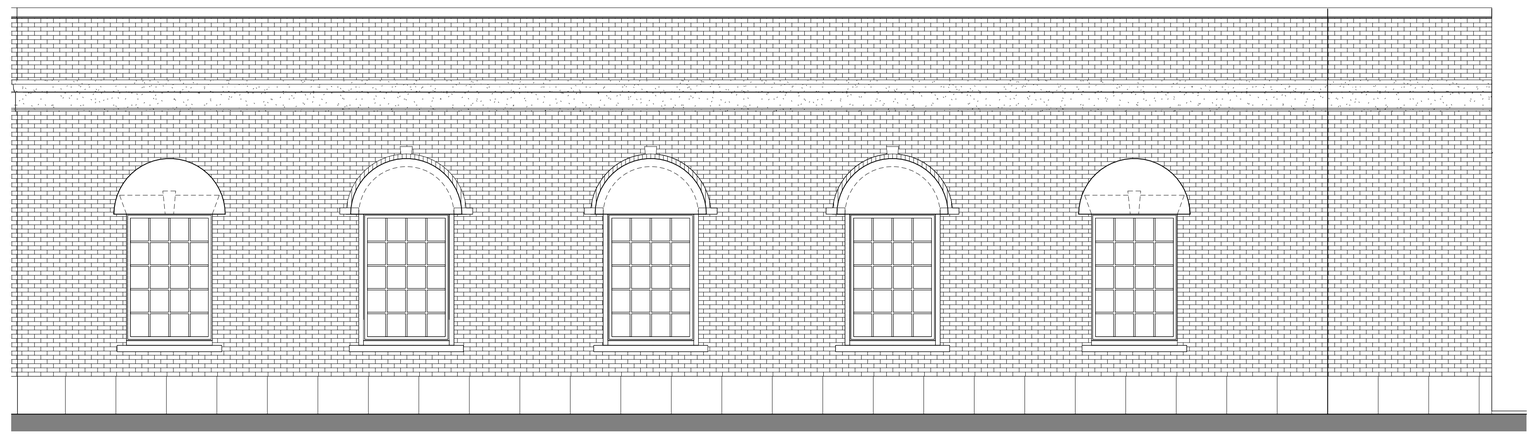
06/17/22	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
22089	PROJECT #

SHEET NUMBER

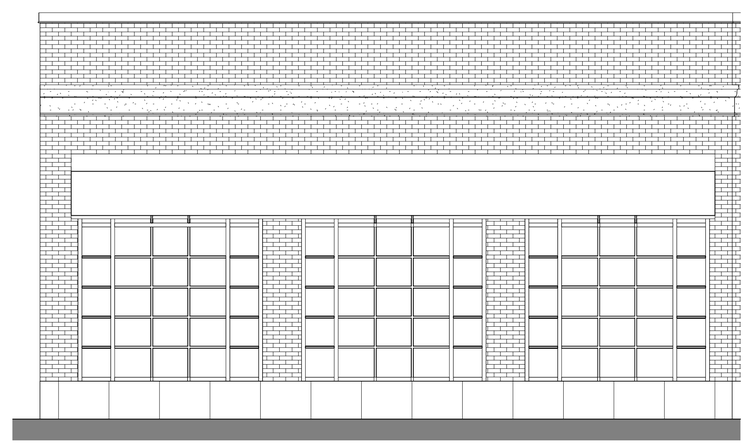
A1.7



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



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



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

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

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WellStreet URGENT·CARE

WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

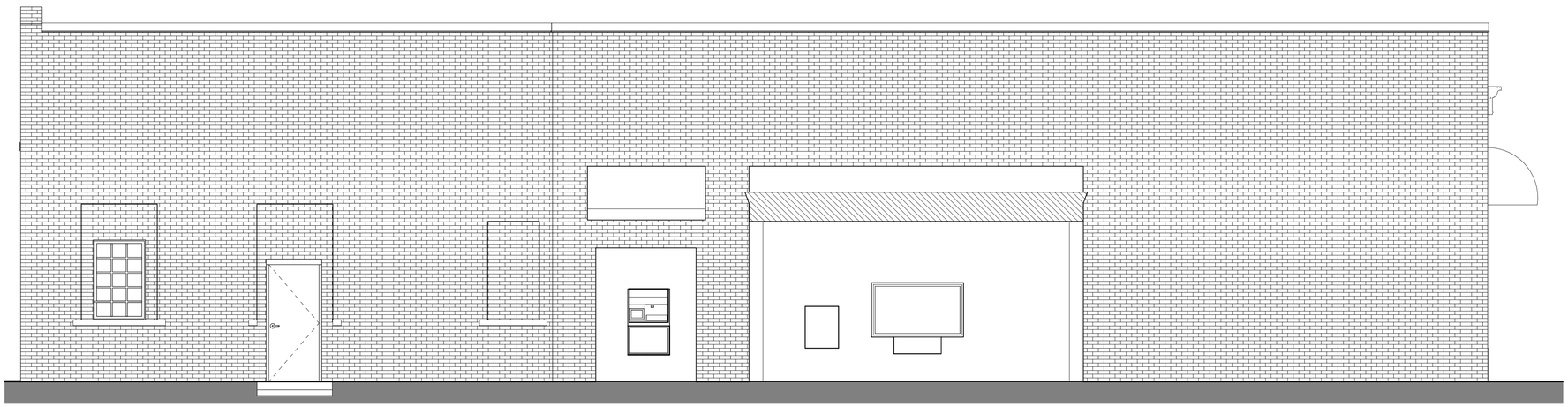
SHEET TITLE

PREDEMO ELEVATIONS

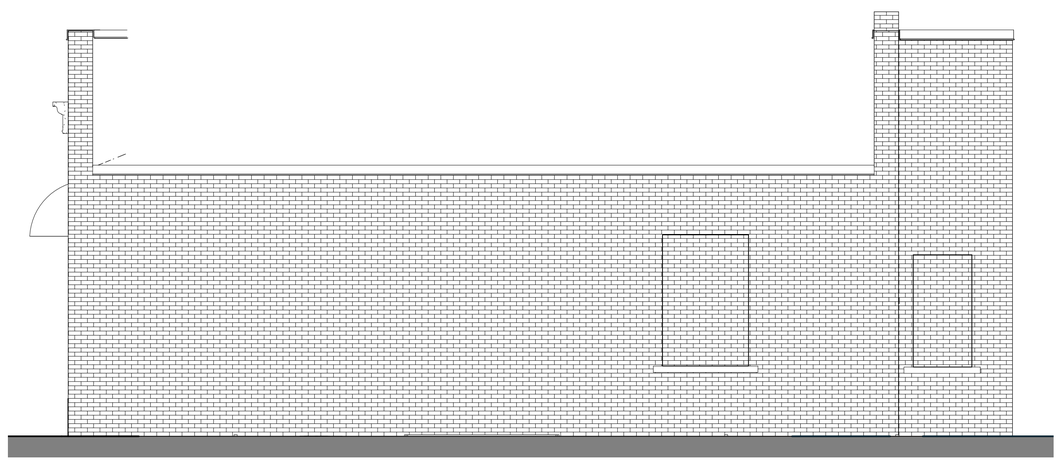
06/17/22	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
22089	PROJECT #

SHEET NUMBER

D1.8



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



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

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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WellStreet URGENT · CARE

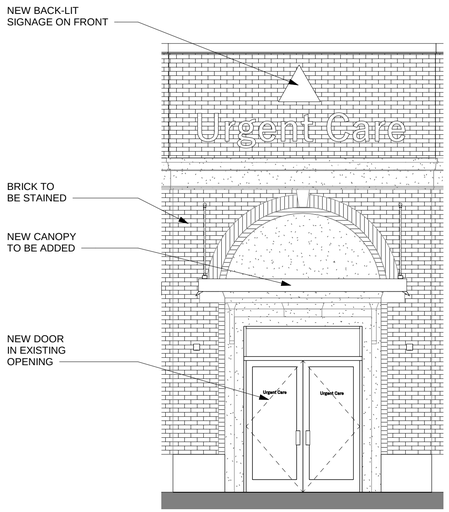
WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

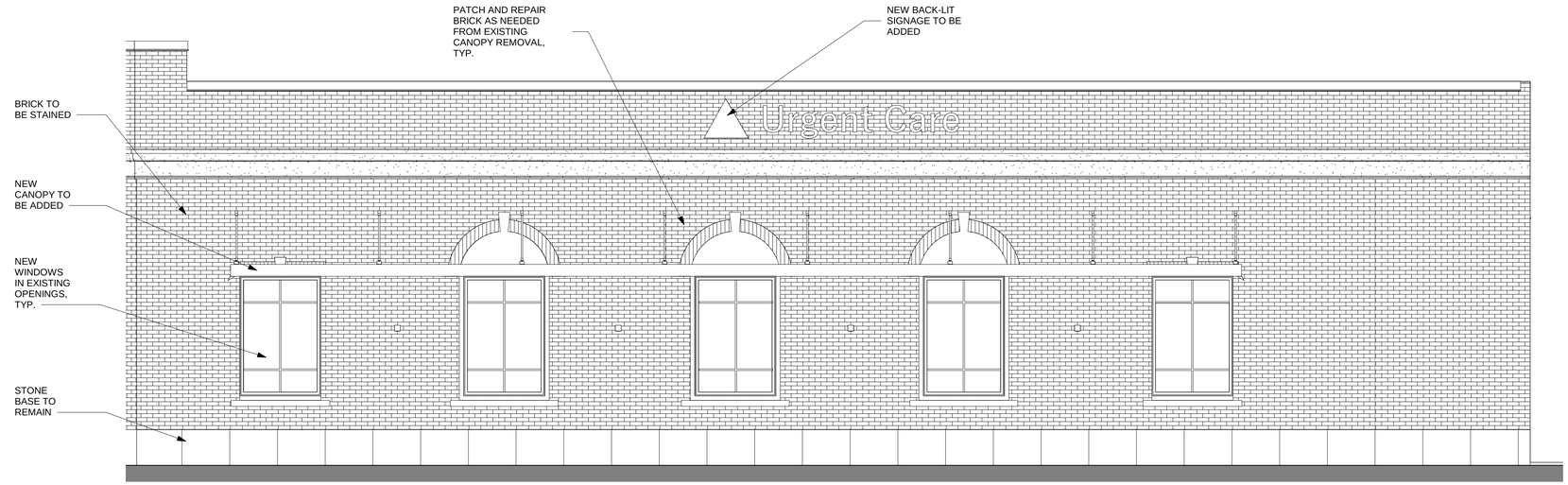
SHEET TITLE

PREDEMO ELEVATIONS

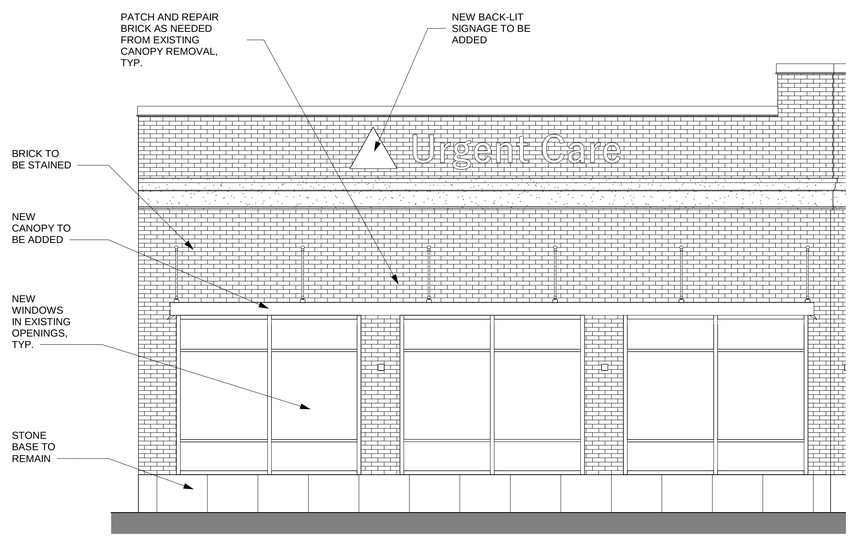
06/17/22	DATE	SHEET NUMBER
AS NOTED	SCALE	D1.9
Author	DRAWN BY	
Checker	CHECKED BY	
22089	PROJECT #	



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



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



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

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

REVISIONS

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WellStreet URGENT · CARE

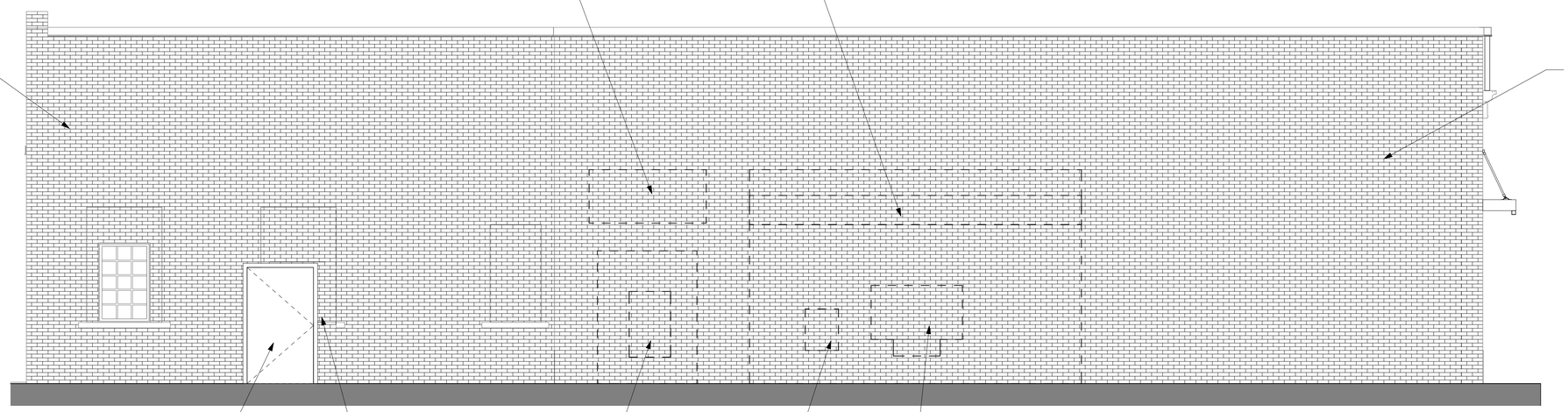
WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

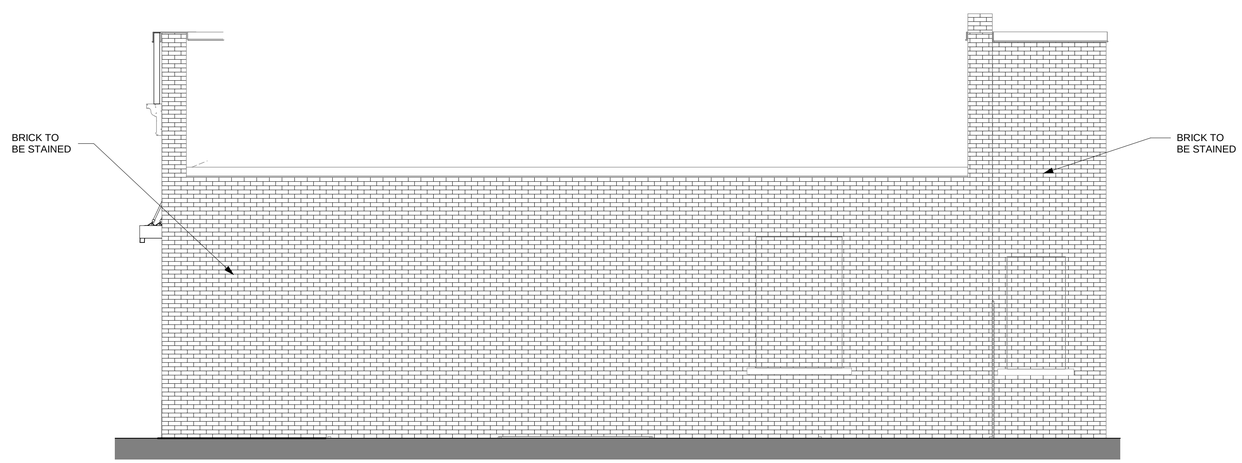
SHEET TITLE
EXTERIOR ELEVATIONS

06/17/22	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
22089	PROJECT #

SHEET NUMBER
A2.0



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



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

JL architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
INFO@JLARCHS.COM

NO.	DESCRIPTION	DATE

REVISIONS

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WellStreet URGENT · CARE

WELLSTREET - LAKEWOOD

14800 MADISON AVE,
LAKEWOOD, OH 44107

SHEET TITLE

EXTERIOR ELEVATIONS

06/17/22	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
22089	PROJECT #

SHEET NUMBER

A2.1

FRONT ENTRANCE

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

JL architects

EAST ELEVATION

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

JL architects

SOUTH ELEVATION

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

JL architects

FRONT ENTRANCE

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

JL architects

EAST ELEVATION

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

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SOUTH ELEVATION

NOVEMBER 15, 2022

WellStreet URGENT · CARE

WellStreet Urgent Care

JL architects

SITE PLAN

NOVEMBER 15, 2022

WellStreet Urgent Care

WellStreet URGENT · CARE

JL architects

Clearance 9'0"
Clearance 9'0"
Get
Extra Time.

For Lease
Colliers
General inquiry
216 239 5060
Chris Seelig
216 239 5073
colliers.com
Colliers International Group Inc.
14800
FIFTH THIRD BANK
Please Visit Our Location At
1616 West 117th St., Lakewood

For Lease
Colliers
216 239 5060
Chris Seelig
216 239 5073
14800

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.: 12-88-22

Permit No.: BBS22-000115

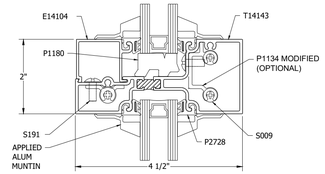
Applicant Name: Greydon Petznick, ClevelandDRAW

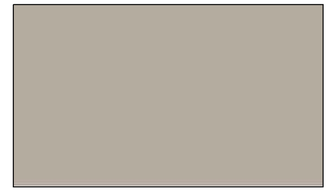
Project Address: 17900 Detroit Ave.

Project Name: Artis Restaurant

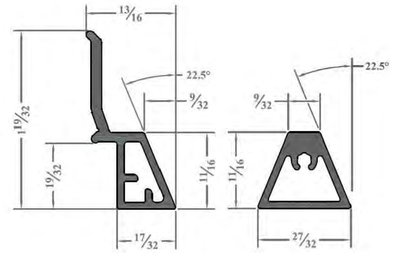
Project: Applicant proposes exterior modifications.

1 A2-03 PROPOSED
SCHEMATIC RENDERING
SCALE: N.T.S.



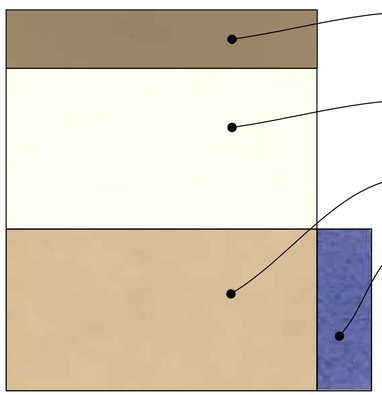


NEW ALUMINUM STOREFRONT/ENTRANCE SYSTEM. BASIS OF DESIGN TUBELITE TU24000--THERMALLY BROKEN 2" X 4-1/2" IN SEAWOLF BEIGE (SF-1)



ALUMINUM STOREFRONT MUNTINS: BASIS OF DESIGN: BAM SCREW-N ALUMINUM 11/16" MUNTINS IN SEAWOLF BEIGE (SF-1)

2 A2-03 PROPOSED
NEW STOREFRONT
SCALE: N.T.S.



METAL FLASHINGS/TRIMS-SIGNAGE METALS -ARCH BRONZE (MT-1)

UPPER LEVEL STUCCO WARM WHITE (ST-1)

LOWER LEVEL STUCCO SAND (ST-2)

ACCENT STUCCO AMETHYST (ST-3)

3 A2-03 PROPOSED
COLOR PALETTE
SCALE: N.T.S.

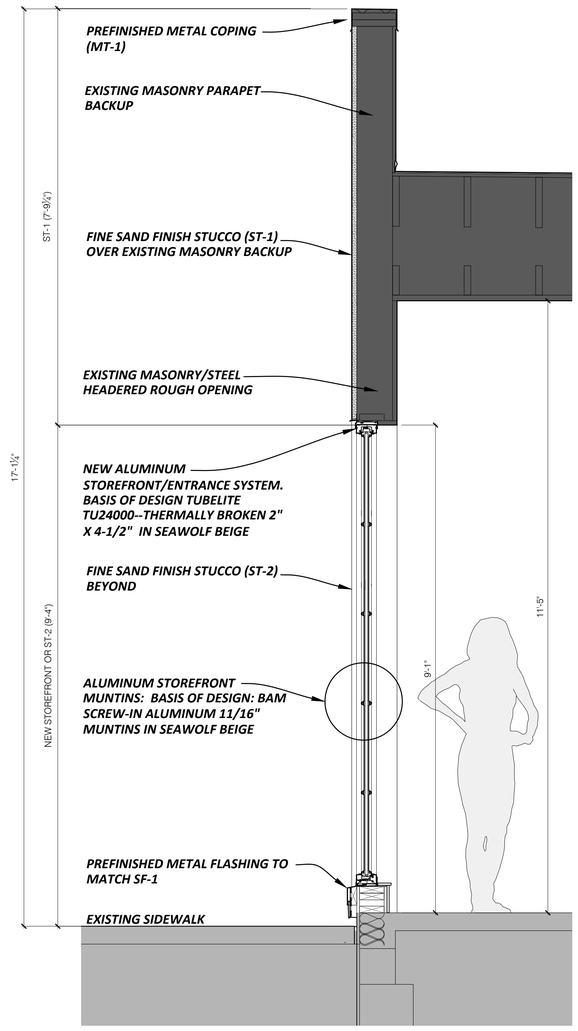
SIDE ELEVATION SIGNAGE LIGHTING: GOOSENECK
BASIS OF DESIGN: TROY LIGHTING RA10-VANDAL RESISTANT 10" LED LIGHT IN BURNISHED BRONZE

FRONT ELEVATION LIGHTING: GLOBE SCONCE
BASIS OF DESIGN: ANSEL 10"- VANDAL RESISTANT ACRYLIC GLOBE

4 A2-03 PROPOSED
EXTERIOR LIGHTING
SCALE: N.T.S.

SIGNAGE BY SEPARATE APPLICATION. PROJECTING (BLADE) AND (2) WALL SIGNS SHOWN RENDERED FOR INTENT, MATERIAL, SCALE, AND FEEDBACK. AS SHOWN AREA OF SIGNS ARE 41 SF < 61.6 SF (1.5 X 41'-1" FRONTAGE)

6 A2-03 PROPOSED
BLADE AND WALL SIGNAGE
SCALE: N.T.S.



5 A2-03 PROPOSED
FACADE WALL SECTION
SCALE: 3/4" = 1'-0"

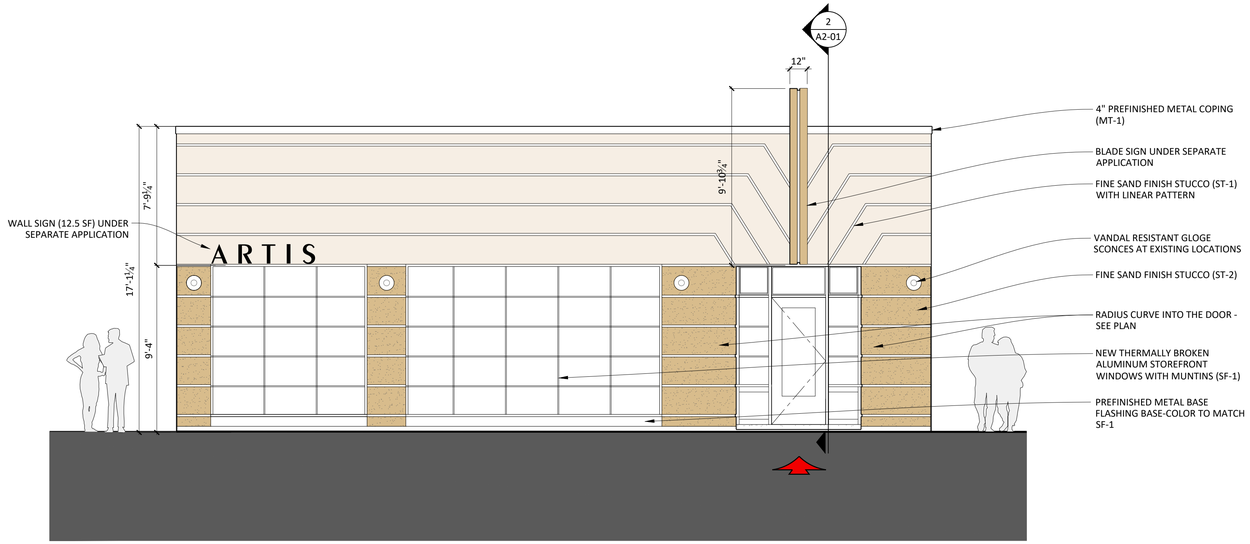
SEAL:
NOT FOR CONSTRUCTION

ISSUED: *Issued for ABR Review*
DATE: *11-15-2022*

CLEVELAND
DRAW
DESIGN & RESTORATION ARCHITECTURE WORKSHOP

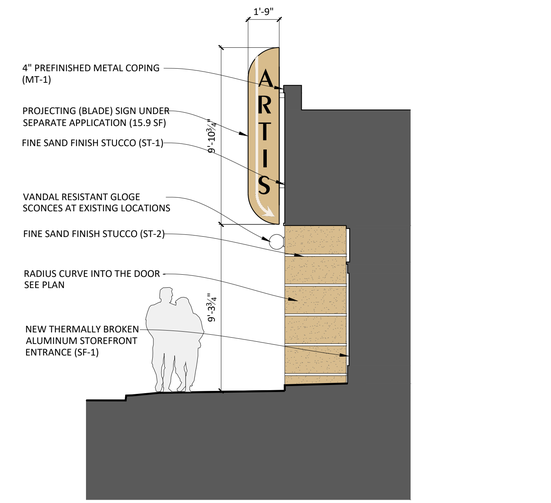
Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant
17900 Detroit Ave. **Lakewood, Ohio 44107**

TITLE: PROPOSED ELEVATIONS
ISSUE:
DATE: 11.15.2022
SHEET: A2-03



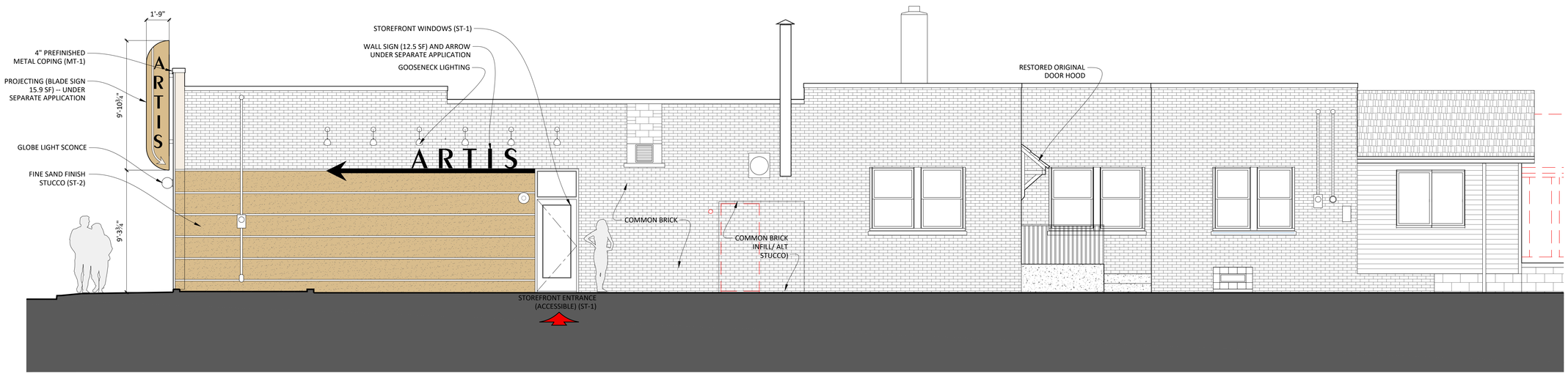
1 A2-02 PROPOSED ELEVATION
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8



2 A2-02 PROPOSED ELEVATION
FRONT RECESSED ENTRY
SCALE: 1/4" = 1'-0"

0 2 4 8



3 A2-02 PROPOSED ELEVATION
EAST (PARKING) ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8

SEAL:

NOT FOR CONSTRUCTION

DATE:

ISSUED: *Issued for ABR Review* 11-15-2022

CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant

17900 Detroit Ave. **Lakewood, Ohio 44107**

TITLE:
PROPOSED ELEVATIONS

ISSUE:

DATE: 11.15.2022

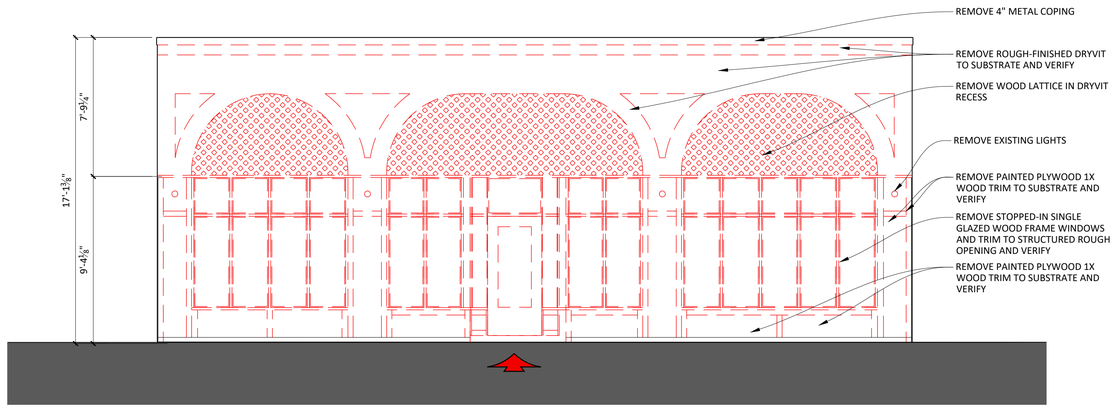
SHEET:
A2-02

DEMOLITION GENERAL NOTES

1. DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION. CONTRACTOR IS TO BECOME FAMILIAR WITH THE FULL SCOPE OF NEW WORK INCLUDING ARCHITECTURE AND MEP. DEMOLITION IS TO REMOVE ALL ITEMS DETAILED HEREIN AS WELL AS THOSE NOT WHICH HAVE BEEN ADDED TO THE BASE WALLS, FLOOR AND CEILING STRUCTURE IN ORDER TO START THE NEW CONSTRUCTION WITHOUT INTERFERENCE OF RESIDUAL PAST WORK
2. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
3. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF EXISTING STRUCTURE TO PREVENT ANY DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
4. CONTRACTOR TO REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DAILY REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REFUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER AND/OR CITY. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
5. THE NEW WORK IS LOCATED AT DIFFERENT LEVELS AND AREAS OF AN EXISTING, FUNCTIONING BUILDING WITH OCCUPANCY AND ACTIVE TENANTS. ALL EGRESS, LIFE SAFETY SYSTEMS, AND UTILITIES ETC. SHALL REMAIN IN SERVICE AT ALL TIMES. SHOULD ANY SYSTEM NEED TO BE TAKEN OUT OF SERVICE FOR NEW WORK, A MINIMUM 48 HOURS NOTICE SHALL BE MADE TO THE OWNER WITH CONFIRMTION OF RECEIPT AND AGREEMENT TO THE SCHEDULED REQUEST.
6. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDING ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE/DATA, CONDUIT & MECHANICAL DUCTWORK THAT IS EXISTING AND SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION.
7. CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION.
8. CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
9. CONTRACTOR TO SALVAGE AND PROTECT FOR RE-USE ANY ITEMS INDICATED AS SUCH IN THE DRAWINGS.
10. REMOVE AND DISCARD ALL REMAINING ELECTRICAL COMPONENTS WITHIN WALLS, CEILINGS & FLOORS SCHEDULED TO BE DEMOLISHED. REMOVE ITEMS BACK TO SERVICE. REFER TO ELECTRICAL DRAWINGS
11. REMOVE EXISTING OR ABANDONED PLUMBING IN FLOORS AND WALLS SCHEDULED TO BE DEMOLISHED. REMOVE PIPING BACK TO SOURCE WHERE POSSIBLE, CAP AS REQUIRED. REFER TO PLUMBING DRAWINGS.
12. CONTRACTOR TO PROTECT THE EXISTING BUILDING IN ALL ASPECTS FROM DAMAGE DUE TO WEATHER AND/OR OTHER INTRUSIONS.
13. ALL EXISTING EXTERIOR WALL AND/OR ROOF PENETRATIONS (PLUMBING / MECHANICAL / ELECTRICAL / ETC.) THAT ARE NO LONGER REQUIRED DUE TO SCOPE OF WORK DESCRIBED HEREIN ARE TO BE INFILLED TO MATCH ADJ. WALL CONSTRUCTION.
14. COORDINATE WITH OWNER, ALL ACCESS, WORK SCHEDULE, STAGING, AND DUMPSTER/ EQUIPMENT AREAS FOR ALL DEMOLITION WORK.

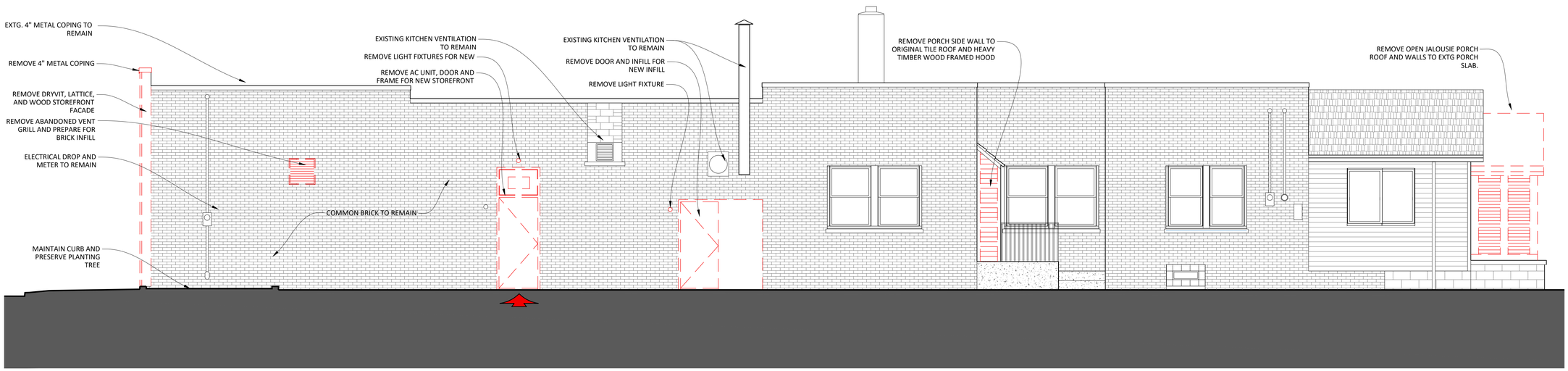
DEMOLITION LEGEND

- INDICATES EXISTING PARTITION / CONSTRUCTION TO REMAIN
- INDICATES EXISTING PARTITION / CONSTRUCTION TO BE DEMOLISHED
- INDICATES AREA TO BE DEMOLISHED
- INDICATES SCOPE AREA FOR SELECTIVE DEMOLITION
- DEMOLITION KEYNOTE (SEE NOTES AT RIGHT)



1 / AD-02 EXISTING ELEVATION
FRONT ELEVATION - PROPOSED FACADE DEMOLITION
SCALE: 1/4" = 1'-0"

0 2 4 8



2 / AD-02 EXISTING ELEVATION
EAST (PARKING) ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

0 2 4 8

SEAL:

NOT FOR CONSTRUCTION

ISSUED: Issued for ABR Review

DATE: 11-15-2022

CLEVELAND DRAW
DESIGN & RESTORATION ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant

17900 Detroit Ave. Lakewood, Ohio 44107

TITLE: DEMOLITION ELEVATIONS

ISSUE:

DATE: 11.15.2022

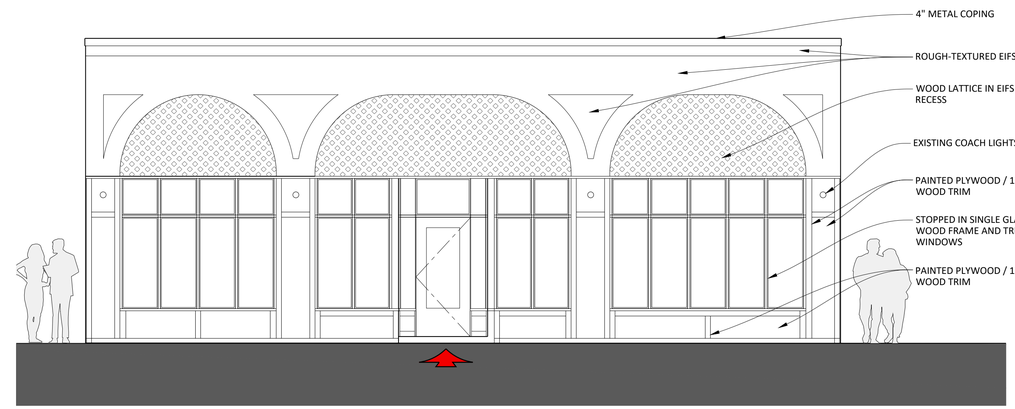
SHEET: AD-02

BLADE SIGNAGE
STUCCOED MASONRY COPING
STUCCO OVER MASONRY
INSET TILE IN STUCCO
RETRACTABLE AWNING
WOOD STOREFRONT/PLATE GLASS

1 / A2-01 HISTORIC FACADE - STUCCO LATE 1930s - MAHEUS TAVERN
SCALE: N.T.S.

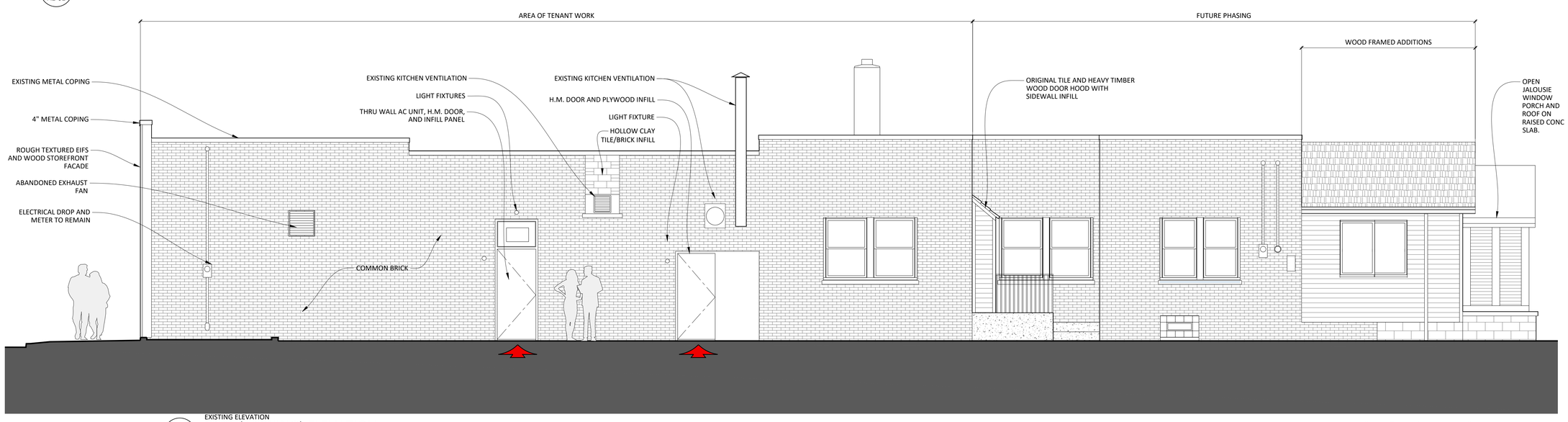
WOOD SHINGLE HOOD
SOLID DOOR
SIGNAGE
PUNCHED WINDOWS
APPLIED FACE BRICK VENEER

2 / A2-01 HISTORIC FACADE - BRICK LATE 1970s - CUCKOO'S NEST
SCALE: N.T.S.



4" METAL COPING
ROUGH-TEXTURED EIFS
WOOD LATTICE IN EIFS RECESS
EXISTING COACH LIGHTS
PAINTED PLYWOOD / 1X WOOD TRIM
STOPPED IN SINGLE GLAZED WOOD FRAME AND TRIM WINDOWS
PAINTED PLYWOOD / 1X WOOD TRIM

3 / A2-01 EXISTING ELEVATION
AS-FOUND FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



4 / A2-01 EXISTING ELEVATION
EAST (PARKING) ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8

SEAL:
NOT FOR CONSTRUCTION

ISSUED: Issued for ABR Review
DATE: 11-15-2022

CLEVELAND
DRAW
DESIGN & RESTORATION ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant
17900 Detroit Ave. Lakewood, Ohio 44107

TITLE: EXISTING ELEVATIONS
ISSUE:
DATE: 11.15.2022
SHEET: A2-01

17900 DETROIT AVENUE
LAKEWOOD, OHIO 44107

ARTIS RESTAURANT

PREPARED FOR:

OWNER:
ARTIS HOSPITALITY, LLC
17900 DETROIT AVENUE
LAKEWOOD, OH 44107
CONTACT: ANDREW MANSOUR

T: 216.513.4350
CHEFANDREWMANSOUR@GMAIL.COM

GENERAL CONTRACTOR:

ARIAN CONSTRUCTION
2675 WARRENSVILLE CENTER RD #6
SHAKER HEIGHTS, OH 44122
KEITH ARIAN
T: 216.459.0800
KEITH.ARIAN@GMAIL.COM

ARCHITECT:
CLEVELAND **DRAW**
3342 AVALON RD.
SHAKER HEIGHTS, OH 44120
CLEVELAND, OHIO 44113
GREYDON PETZNICK
T: 216.548.5335
GREYDON@CLEVELANDDRAW.COM

MEP ENGINEER:
WHS ENGINEERING
16017 DETROIT AVENUE
LAKEWOOD, OH 44107
BILL SHEPARDSON
T: 216.227.8505

STRUCTURAL ENGINEER:
JAMES WRIGHT, P.E.
WESTERN RESERVE HOME INSPECTION LLC
2256 OVERLOOK RD.
CLEVELAND HEIGHTS, OH 44106

T: 216.791.6812

PROJECT SCOPE & DATA:

PROJECT INFO:

TENANT FINISHOUT WORK:	THIS IS A REMODELING OF AN EXISTING RESTAURANT AND BAR (THE SIDE QUEST) AS A NEW RESTAURANT AND LOUNGE 17900 DETROIT AVENUE LAKEWOOD, OHIO 44107
PPN: 311-22-022	
CONSTRUCTION TYPE:	IIIB -NS EXISTING
TOTAL BUILDING AREA	4,144 SF + DETACHED GARAGE
CURRENT USE	RESTAURANT (A2 OCCUPANCY)/RESIDENTIAL (R OCCUPANCY)
LOT AREA ZONING	9.998 SF C2 - COMMERCIAL RETAIL

SCOPE OF WORK:

THIS IS AN INTERIOR FINISHOUT IN AN EXISTING BUILDING WITH A FACADE REMODEL AND SELECTIVE EXTERIOR DEMOLITION.

SYMBOL LEGEND:

EARTH
POROUS FILL
CONCRETE
CONCRETE / MASONRY
BRICK / MASONRY
GYPSUM WALLBOARD
RIGID NSULATION
BATT INSULATION
WOOD: SOLID SECTION
WOOD: BLOCKING
WOOD: BLOCKING (CUT)
WOOD: PLYWOOD

TYPICAL DESIGNATION TAGS

NAME OR AREA / ROOM# — ROOM NAME & ROOM NUMBER
— DOOR TYPE DESIGNATION
X — WALL TYPE DESIGNATION
FINISH TYP. — FINISH DESIGNATION
X — FIXTURE TYPE DESIGNATION
X — KEY NOTE DESIGNATION
X.X — PROPOSED NEW COLUMN LINE
X.X — EXISTING COLUMN LINE

INTERIOR ELEVATION TAG
1 / 2 / 3 / 4 / A#-## — SHEET DESIGNATION; ELEVATION DESIGNATION

EXTERIOR ELEVATION TAG
X / A#-## — ELEVATION DESIGNATION; SHEET DESIGNATION

SECTION TAG
X / A#-## — SECTION DESIGNATION; SHEET DESIGNATION

INTERIOR ELEVATION TAG
X / XX-XX — SHEET DESIGNATION; ELEVATION DESIGNATION

EXISTING DOOR SYMBOL
PROPOSED NEW DOOR SYMBOL

EXTERIOR ELEVATION TAG
FLOOR LEVEL ELEV = +0'-0" — FLOOR DESIGNATION; ELEV. HEIGHT DESIGNATION

X — **REVISION CLOUD & DESIG.** REVISION CLOUD & REV. DESIGNATION

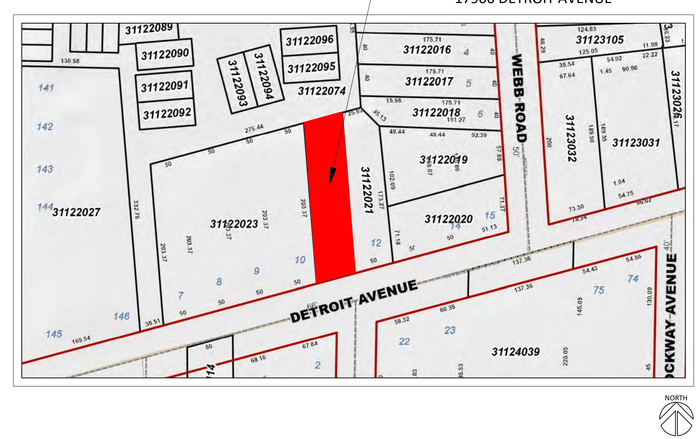
SHEET INDEX:

ARCHITECTURAL REVIEW BOARD DRAWINGS

T0-00	TITLE SHEET, GENERAL NOTES, SHEET INDEX & PROJECT DATA
SP-01	AERIAL AND ARCHITECTURAL SITE PLAN
A1-01	TENANT IMPROVEMENT FLOOR PLAN
A2-00	EXISTING EXTERIOR CONDITIONS - PHOTOGRAPHY
A2-01	EXISTING ELEVATIONS AND HISTORIC PHOTOS
AP-01	PRECEDENT IMAGES
A2-02	PROPOSED FACADE - ELEVATIONS
A2-03	PROPOSED RENDERING, PALETTE, AND MATERIALS
AD-01	AS FOUND PLAN - PROPOSED DEMOLITION PLANS
AD-02	EXTERIOR ELEVATION PROPOSED DEMOLITION

SITE LOCATION:

PPN: 311 22 022



GENERAL NOTES:

1. GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHOULD BE REPORTED DURING THE BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. EXTRAS WILL NOT BE ALLOWED FOR UN-VERIFIED EXISTING JOB CONDITIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS, NEW AND EXISTING, IN THE FIELD AND NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIANCES FROM THE CONSTRUCTION DOCUMENTS.
   1.1. THE CONSTRUCTION DOCUMENTS AS DEFINED BY THE DRAWING INDEX ARE ALL NECESSARY TO DEFINE THE TOTAL PROJECT. PARTIAL PLANS SHOULD NOT BE ISSUED BY THE GENERAL CONCTRACTOR FOR BIDDING OR CONSTRUCTION. THE GENERAL CONTRACTOR & SUB-CONTRACTOR'S ARE RESPONSIBLE FOR THE ENTIRE DRAWING SET.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE INTEGRITY OF THE BUILDING. ALL DAMAGES SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. IN ADDITION, THE G.C. IS RESPONSIBLE TO ENSURE THE FOLLOWING:
   2.1. ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP - ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS - MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
   2.2. CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OHIO BUILDING CODE, CURRENT EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES, LOCAL AND STATE RESTRICTIONS INCLUDING ADA ACCESSIBILITY STANDARDS.
   2.3. PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FORM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
   2.4. ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIAL OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. A SUBSTANTIAL COMPLETION CERTIFICATE WILL BE EXECUTED AND DISTRIBUTED BY THE ARCHITECT.
   2.5. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY & HEALTH ACT (OSHA), LATEST EDITION.
   2.6. ALL CONTRACTORS ENGAGED BY THE G.C. SHALL BE BONDABLE, LICENSED CONTRACTORS, HAVING GOOD LABOR RELATIONS, CAPABLE OF PERFORMING QUALITY WORKMANSHIP AND CAPABLE OF WORKING IN HARMONY WITH THE GENERAL CONTRACTOR AND OTHER CONTRACTORS.
   2.7. PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE. ALL CONTRACTORS FOR THIS WORK ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS SPECIFIED BY THE OWNER AND/OR AS REQUIRED BY LOCAL & STATE AGENCIES.
   2.8. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA GENERAL CONDITIONS DOCUMENT AND IT SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS MODIFIED BY THE SPECIFIC CONDITIONS AND PROVISIONS INCLUDED WITHIN THESE DRAWINGS.

28. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, AND/ OR SLEEVES.

29. ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ECT.) MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.

30. THE PREMISES SHALL BE KEPT CLEAN DURING ALL PHASES OF THE CONSTRUCTION. CONTRACTOR SHALL CLEAN WORK AREAS ON A DAILY BASIS SO AS TO NOT ACCUMULATE DEBRIS - UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST AND RESIDUE AND DEBRIS. DELIVER BUILDING TO OWNER IN CLEAN CONDITION ALLOWING IMMEDIATE OPERATION.

31. ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A STANDARDS.

32. CONTRACTOR SHALL FORWARD TO THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.

33. ALL PROPOSED NEW EQUIPMENT, FIXTURES, FINISHES, ETC. SHALL BE INSTALLED PER THE MANUFACTURER'S STANDARD WRITTEN INSTRUCTION TO ACHIEVE MFR'S STANDARD WARRANTY. PREPARE ALL SURFACES, EXISTING CONDITIONS, ETC. AS REQUIRED PRIOR TO INSTALLATION.

34. ALL WORK SUBCONTRACTED SEPARATELY BY THE TENANT'S INTERIORS CONSULTANT IS THE RESPONSIBILITY OF THE INTERIORS CONSULTANT TO MEET THE CODE REQUIREMENTS OF THE OBC AND PERMIT AS APPROVED. CONTRACTOR TO FACILITATE THE WORK AND COORDINATE ALL ITEMS WITHIN THE SCOPE OF THE INTERIORS CONSULTANT

35. SUBSTITUTIONS AND QUALIFICATIONS: ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITH SUBSTITUTION OR ALTERATION. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO THE BID PROPOSING ALTERNATIVE SYSTEMS, MATERIALS, METHODS, ECT.(WHICH IN THE GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB) SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER.

36. SCHEDULE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SCHEDULE. THE G.C. SHALL ORDER AND SCHEDULE DELIVERY OF MATERIAL IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY. AND MAY BE ASKED TO MAKE RECOMMENDATIONS FOR EQUAL MATERIALS THAT WOULD BE AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE & BUDGET.

37. SHOP DRAWINGS & SUBMITTALS: GENERAL CONTRACTOR TO PREPARE AND PROVIDE SHOP DRAWINGS & PRODUCT SUBMITTALS FOR ALL MATERIALS, INTERIOR FINISHES AND MILLWORK FOR ARCHITECTS REVIEW (DIGITAL COPIES, PDF). THE ARCHITECT'S/ENGINEER'S REVIEW OF SHOP AND ERECTION DRAWINGS IS AN APPROVAL OF GENERAL LAYOUT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM THE NECESSITY OF MAKING, WITHOUT COST TO THE OWNER, CHANGES OR CORRECTIONS DUE TO ERRORS IN FABRICATION OR ERRORS IN DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS.

SEAL:
NOT FOR CONSTRUCTION

ISSUED: *Issued for ABR Review*
DATE: *11-15-2022*

CLEVELAND DRAW
DESIGN & RESTORATION ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant

17900 Detroit Ave. Lakewood, Ohio 44107

TITLE: TITLE SHEET, GENERAL NOTES, SHEET INDEX & PROJECT DATA

ISSUE:
DATE: 11.15.2022

SHEET: T0-00

GENERAL NOTES:

GROUND FLOOR ELEVATION 0'-0" AFF IS EQUIVALENT TO CIVIL ELEVATION XXX.XX'.

DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STOREFRONT, UNLESS OTHERWISE NOTED.

ALL INTERIOR DIMENSIONS ARE FROM FINISH FACE OF WALL.

ALL DOORS TO BE LOCATED 3" FROM NEAREST WALL AT HINGE SIDE (TYPICAL UNLESS NOTED OTHERWISE).

ALL STOREFRONT ROUGH OPENINGS MUST BE FIELD VERIFIED BEFORE PRICING, FABRICATION & INSTALLATION.

THE NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS SHALL BE LOCATED & APPROVED BY THE LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL PROVIDE NEW FIRE EXTINGUISHERS, NEW RECESSED CABINETS (LARSEN 10# STANDARD WHITE, RECESSED CABINET 2409R7) , AND ASSOCIATED FRAMING AND DRYWALL FURRING (AS REQUIRED) TO FULLY COMPLY WITH THE APPLICABLE LOCAL BUILDING CODES. FINAL LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE OWNER AND ARCHITECT.

ALL KITCHEN EQUIPMENT IS TO BE SUPPLIED BY OWNER'S REPRESENTATIVE CONTRACTOR / SUPPLIER. GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR IS RESPONSIBLE FOR SETTING EQUIPMENT IN PLACE AND PROVIDING CONNECTION PER EQUIPMENT MFR'S RECOMMENDATIONS TO ENSURE PROPER OPERATION.

ALL CONCRETE IS TO BE REPAIRED AS REQUIRED, INFILLED TO MATCH EXISTING TEXTURE AND FINISH THEN CLEANED AND SEALED THROUGHOUT.

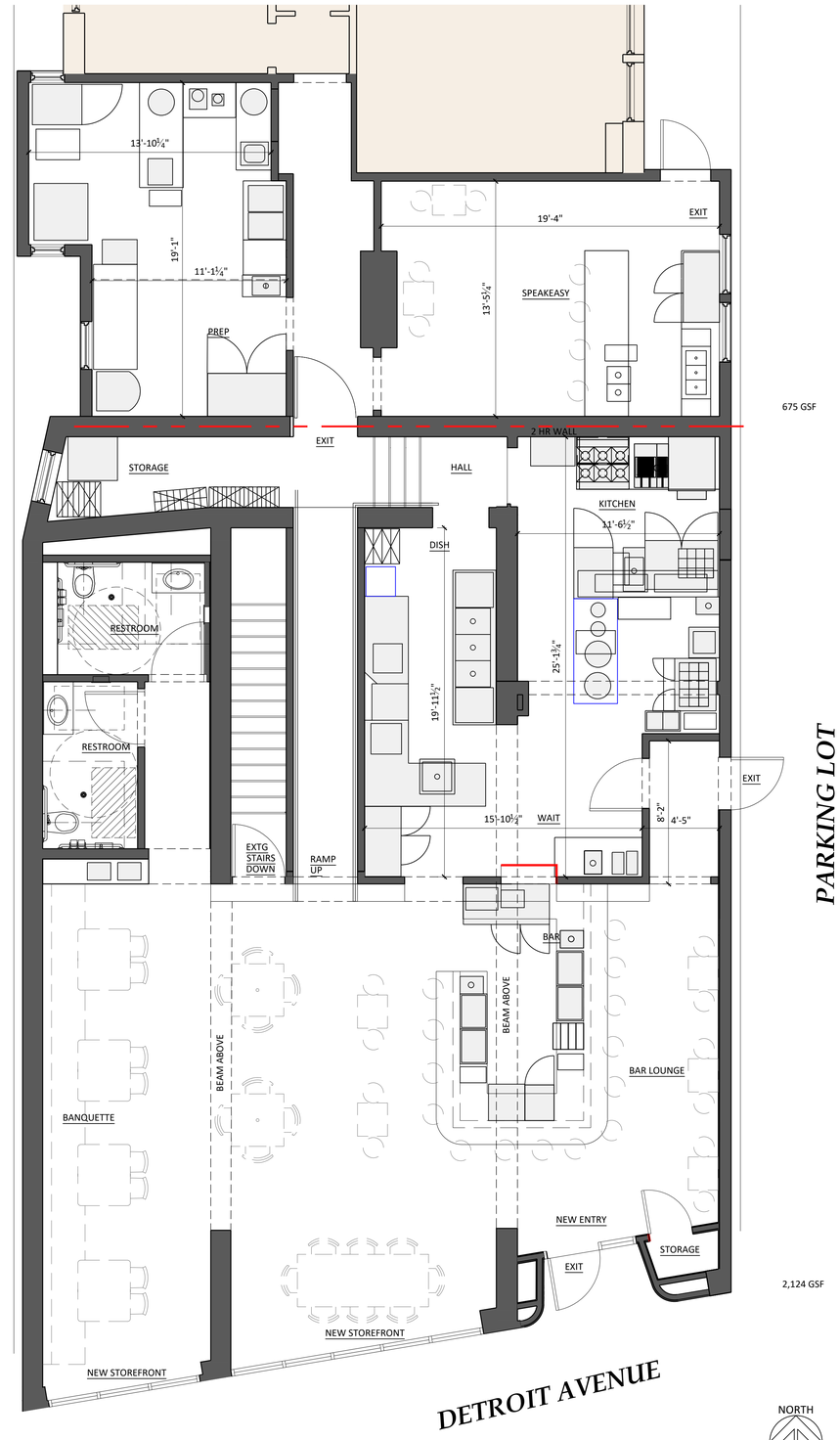
TYPICAL EXTERIOR WALL CONSTRUCTION:
EXISTING 12" MASONRY

INTERIOR WALL CONSTRUCTION:
2. REFER TO INTERIOR PARTITION TYPES ON SHEET A0-01. ALL WALL CONSTRUCTION IS TYPE "A" UNLESS NOTED OTHERWISE

TEMPORARY ENCLOSURES SHALL BE PROVIDED BY THE CONTRACTOR OVER AND/OR AROUND ANY EXTERIOR OPENINGS AS NECESSARY FOR THE PROPER INSTALLATION OF ANY PORTION OF WORK AND SECURITY OF THE BUILDING.

THE FOLLOWING SYSTEMS WILL ALSO BE PROVIDED & INSTALLED BY THE OWNER'S REPRESENTATIVE CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK WITH ALL OTHER TRADES AS OUTLINED WITHIN & INTERFACE WITH OWNER'S REPRESENTATIVE CONTRACTOR AS REQUIRED (ALSO REFER TO REFLECTED CEILING PLAN) PRIOR TO INSTALLATION, THE G.C. SHALL ORGANIZE A PRE-INSTALL CONFERENCE WITH EACH OF THE OWNER'S REPRESENTIVE CONTRACTORS:

- **INTERIORS CONSULTANT**
- **FOOD SERVICE EQUIPMENT CONSULTANT**
- **SECURITY ALARM & CAMERA EQUIPMENT**
- **SOUND SYSTEM (SPEAKERS & CONTROLS)**



1
A1-01
GROUND FLOOR LEVEL
FLOOR PLAN PROPOSED
SCALE: 1/4" = 1'-0"

0 2 4 8

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CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

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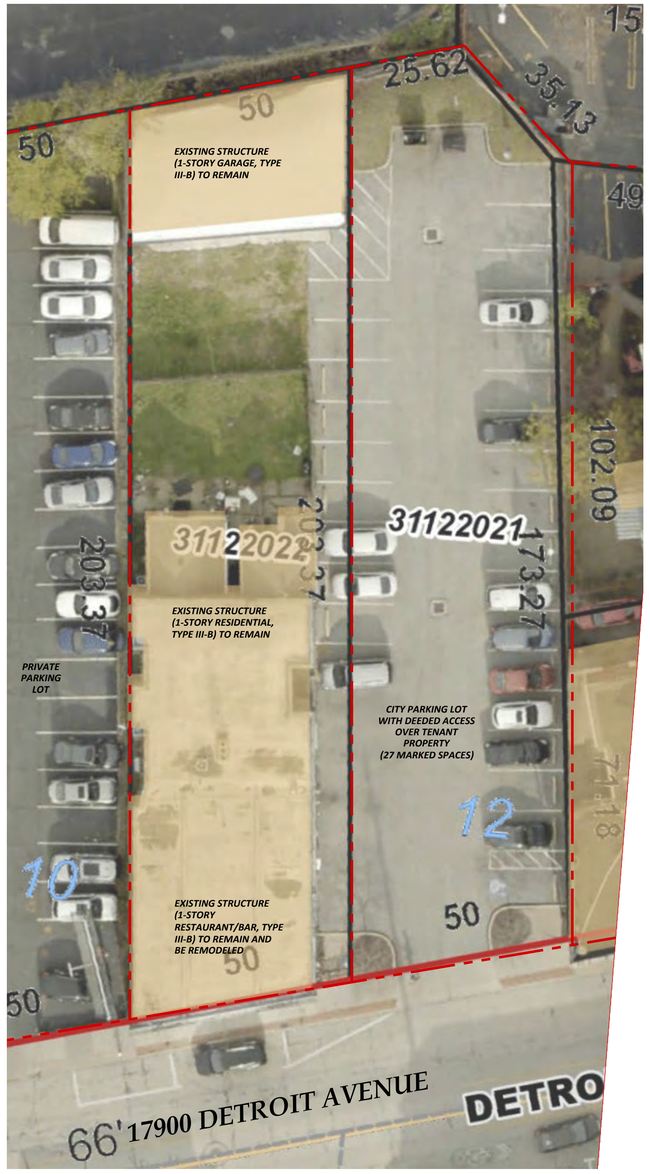
17900 Detroit Ave. Lakewood, Ohio 44107

TITLE:
PROPOSED FLOOR PLAN

ISSUE:
DATE: 11.15.2022

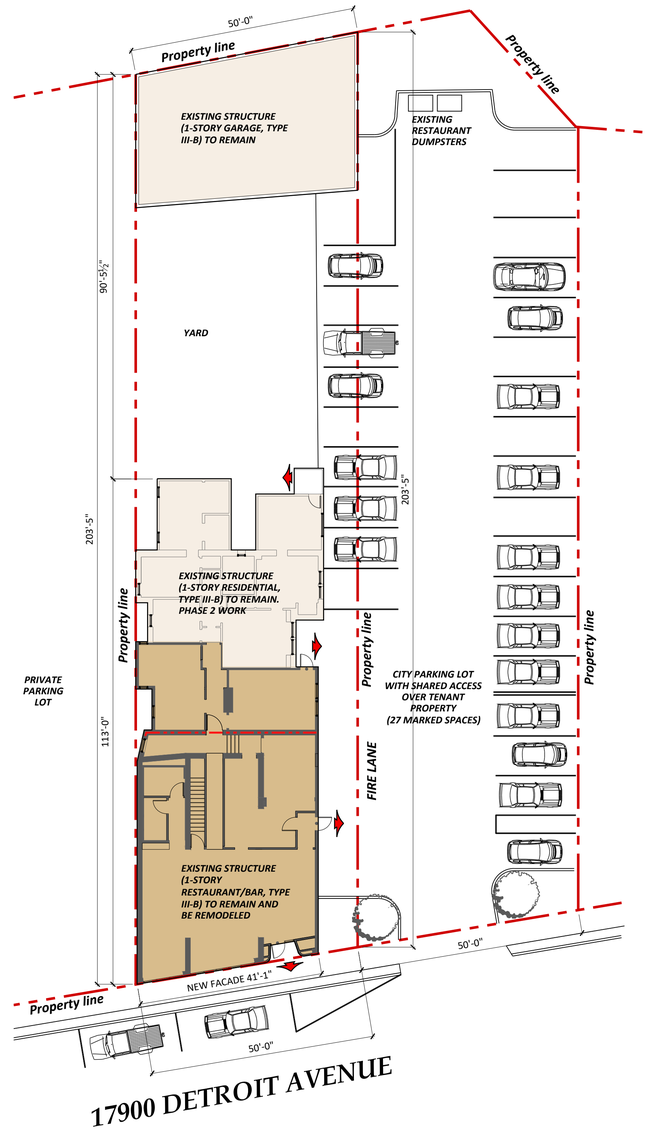
SHEET:
A1-01



NORTH

1 SP-01 AERIAL PLAN PPN 311-22-022
SCALE: 1/16" = 1'-0"

0 8 16 32



NORTH

2 SP-01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

0 8 16 32

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DESIGN & RESTORATION ARCHITECTURE WORKSHOP

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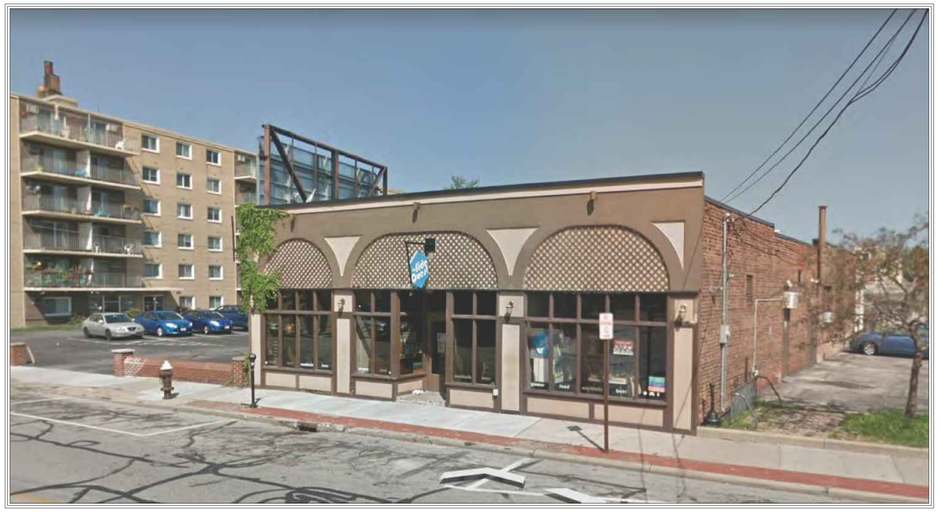
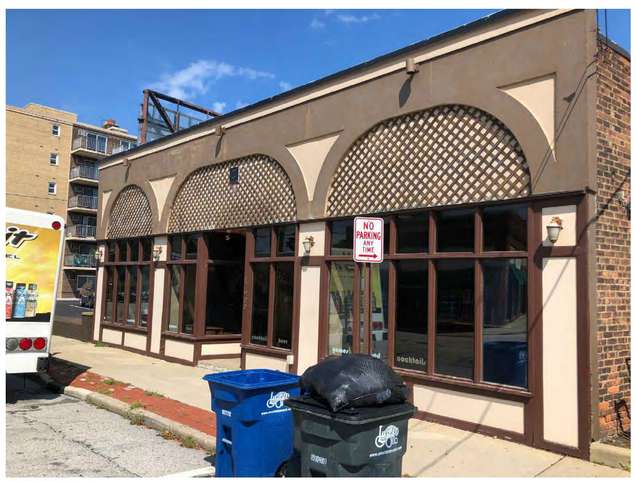
17900 Detroit Ave. Lakewood, Ohio 44107

TITLE: ARCHITECTURAL SITE PLAN
ISSUE:
DATE: 11.15.2022
SHEET: SP-01



1 A2-00
EXISTING CONDITIONS
FRONT (SOUTH) ELEVATION AT DETROIT
SCALE: N.T.S.

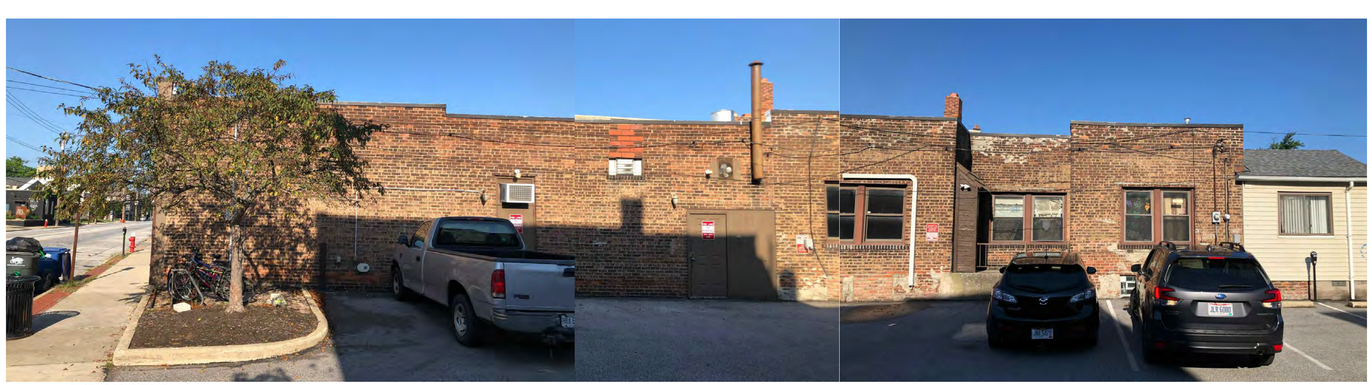
2 A2-00
EXISTING CONDITIONS
FRONT (SOUTHWEST) CORNER AT DETROIT
SCALE: N.T.S.



3 A2-00
EXISTING CONDITIONS
FRONT (SOUTH) ELEVATION AT SIDEWALK
SCALE: N.T.S.

4 A2-00
EXISTING CONDITIONS
FRONT (SOUTH) ELEVATION AT SIDEWALK DETAIL
SCALE: N.T.S.

5 A2-00
EXISTING CONDITIONS
FRONT (SOUTHEAST) CORNER AT SIDEWALK DETAIL
SCALE: N.T.S.



6 A2-00
EXISTING CONDITIONS
SIDE (EAST) CORNER AT CITY PARKING LOT
SCALE: N.T.S.

7 A2-00
EXISTING CONDITIONS
REAR WOOD FRAMED ADDITIONS
SCALE: N.T.S.

SEAL:
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TITLE: EXISTING CONDITIONS

ISSUE:
DATE: 11.15.2022
SHEET: A2-00

STREAMLINE MODERNE
ART DECO

LOCAL PRECEDENTS

CLEVELAND GREYHOUND BUS STATION

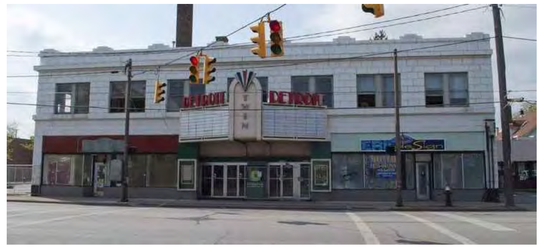
CLEVELAND GREAT LAKES EXPOSITION 1937

HALSTEAD AT MADISON - LAKEWOOD

MILES ROAD DRIVE-IN

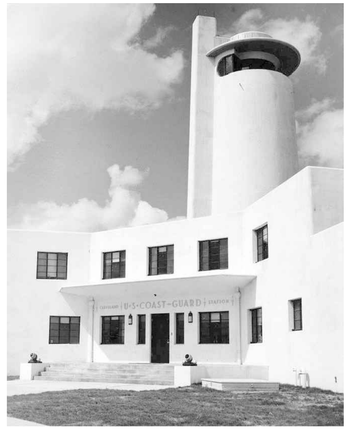
BLOSSOM PARK AT DETROIT - LAKEWOOD

CLEVELAND GREYHOUND BUS STATION



DETROIT THEATHER MARQUEE - LAKEWOOD

CLEVELAND LIFEBOAT STATION



CLEVELAND LIFEBOAT STATION

BUNTS AT MADISON - LAKEWOOD

SEAL:

NOT FOR CONSTRUCTION

ISSUED: Issued for ABR Review

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CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant

17900 Detroit Ave. Lakewood, Ohio 44107

TITLE:
EXISTING CONDITIONS
PRECEDENTS

ISSUE:

DATE: 11.15.2022

SHEET:
AP-01

DEMOLITION GENERAL NOTES

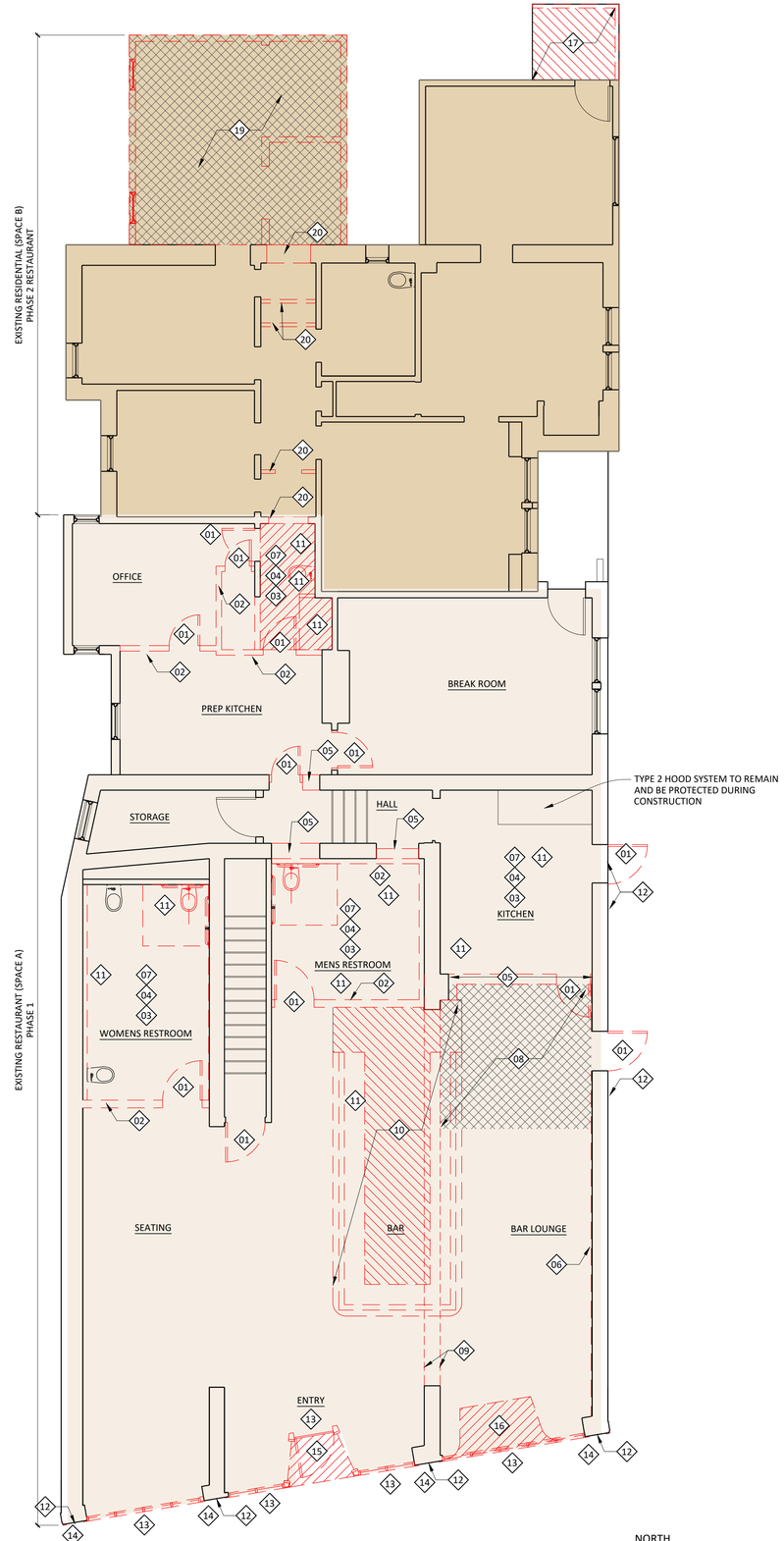
1. DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION. CONTRACTOR IS TO BECOME FAMILIAR WITH THE FULL SCOPE OF NEW WORK INCLUDING ARCHITECTURE AND MEP. DEMOLITION IS TO REMOVE ALL ITEMS DETAILED HEREIN AS WELL AS THOSE NOT WHICH HAVE BEEN ADDED TO THE BASE WALLS, FLOOR AND CEILING STRUCTURE IN ORDER TO START THE NEW CONSTRUCTION WITHOUT INTERFERENCE OF RESIDUAL PAST WORK
2. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
3. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF EXISTING STRUCTURE TO PREVENT ANY DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
4. CONTRACTOR TO REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DAILY REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REFUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER AND/OR CITY. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
5. THE NEW WORK IS LOCATED AT DIFFERENT LEVELS AND AREAS OF AN EXISTING, FUNCTIONING BUILDING WITH OCCUPANCY AND ACTIVE TENANTS. ALL EGRESS, LIFE SAFETY SYSTEMS, AND UTILITIES ETC. SHALL REMAIN IN SERVICE AT ALL TIMES. SHOULD ANY SYSTEM NEED TO BE TAKEN OUT OF SERVICE FOR NEW WORK, A MINIMUM 48 HOURS NOTICE SHALL BE MADE TO THE OWNER WITH CONFIRMTION OF RECEIPT AND AGREEMENT TO THE SCHEDULED REQUEST.
6. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDING ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE/DATA, CONDUIT & MECHANICAL DUCTWORK THAT IS EXISTING AND SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION.
7. CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION.
8. CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
9. CONTRACTOR TO SALVAGE AND PROTECT FOR RE-USE ANY ITEMS INDICATED AS SUCH IN THE DRAWINGS.
10. REMOVE AND DISCARD ALL REMAINING ELECTRICAL COMPONENTS WITHIN WALLS, CEILINGS & FLOORS SCHEDULED TO BE DEMOLISHED. REMOVE ITEMS BACK TO SERVICE. REFER TO ELECTRICAL DRAWINGS
11. REMOVE EXISTING OR ABANDONED PLUMBING IN FLOORS AND WALLS SCHEDULED TO BE DEMOLISHED. REMOVE PIPING BACK TO SOURCE WHERE POSSIBLE, CAP AS REQUIRED. REFER TO PLUMBING DRAWINGS.
12. CONTRACTOR TO PROTECT THE EXISTING BUILDING IN ALL ASPECTS FROM DAMAGE DUE TO WEATHER AND/OR OTHER INTRUSIONS.
13. CAREFULLY SAWCUT / CORE DRILL EXISTING CONCRETE FLOOR SLAB TO ACCOMMODATE NEW PLUMBING / ELECTRICAL / MECHANICAL PENETRATIONS WITHIN AREA OF DEMOLITION INDICATED. REFER TO PLUMBING / ELECTRICAL / MECHANICAL DRAWINGS.
14. ALL EXISTING EXTERIOR WALL AND/OR ROOF PENETRATIONS (PLUMBING / MECHANICAL / ELECTRICAL / ETC.) THAT ARE NO LONGER REQUIRED DUE TO SCOPE OF WORK DESCRIBED HEREIN ARE TO BE INFILLED TO MATCH ADJ. WALL CONSTRUCTION.
15. COORDINATE WITH OWNER, ALL ACCESS, WORK SCHEDULE, STAGING, AND DUMPSTER/ EQUIPMENT AREAS FOR ALL DEMOLITION WORK.

DEMOLITION KEY NOTES

- 01 REMOVE DOOR AND/OR DOOR FRAME ASSEMBLY COMPLETELY TO STRUCTURE
- 02 REMOVE WALL ASSEMBLY COMPLETE
- 03 REMOVE FLOOR FINISHES TO SUBFLOOR
- 04 REMOVE PARTITIONS, RESTROOM ACCESSORIES, FIXTURES, MILLWORK COMPLETE IN THIS ROOM TO BRICK WALLS-STUD PARTITIONS TO REMAIN
- 05 CAREFULLY SAWCUT,REMOVE, & DISCARD BRICK WALL TO REQUIRED WIDTH FOR FINISH SURFACES. PROVIDE HEADERS AND STEEL REINFORCEMENT FOR WALL ABOVE PER STRUCTURAL NOTES
- 06 REMOVE WALL FINISHES TO BRICK OR UNDERLYING STUD SYSTEM THIS WALL
- 07 REMOVE DROPPED ACT CEILING AND SYSTEM TO STRUCTURE ABOVE
- 08 CAREFULLY REMOVE AND SALVAGE TIN CEILING PANELS/CROWN AND TRIM FOR REUSE IN THIS AREA.
- 09 REMOVE FURR DOWN FINISHES OVER STEEL BEAM AT THE FULL WIDTH OF THE OPENING ABOVE
- 10 REMOVE BAR AND FIXTURES COMPLETE TO SUBFLOOR. COORDINATE WITH OWNER FOR ANY SALVAGEABLE/REUSED EQUIPMENT
- 11 REMOVE SINK AND FIXTURES. REMOVE ALL ASSOCIATED SUPPLY, WASTE, AND VENT PIPING TO SOURCE AND ROOF WHERE NOT REUSED IN EXISTING LOCATION.
- 12 REMOVE LIGHT FIXTURES, CONDUIT AND ACCESSORIES.
- 13 REMOVE STOPPED IN WINDOW ASSEMBLY COMPLETE AND PREPARE FOR NEW STOREFRONT
- 14 REMOVE WOOD TRIM, STUCCO, AND LATTICE FACADE MATERIALS BACK TO SUBSTRATE AND PREPARE FOR NEW FACADE
- 15 REMOVE CONCRETE PAD AS REQUIRED FOR NEW INTERIOR FLOORING
- 16 REMOVE WOOD FLOORING AND FRAMING AS REQUIRED FOR NEW ADA ENTRANCE
- 17 REMOVE OPEN JALOUSIE WINDOW PORCH, FRAMING, AND ROOF TO SLAB. PRESERVE EXISTING METAL GUARDRAIL
- 18 REMOVE WOOD FRAMED SIDEWALL AT ORIGINAL TILE ROOF AND HEAVY TIMBER WOOD DOOR HOOD. PRESERVE ORIGINAL ROOF AND HOOD FRAMING
- 19 PHASE 2 DEMOLITION: REMOVE VINYL SIDING CLAD, WOOD-FRAMED LEAN-TO ADDITION COMPLETE
- 20 PHASE 2 DEMOLITION: REMOVE WALL PARTITIONS

DEMOLITION LEGEND

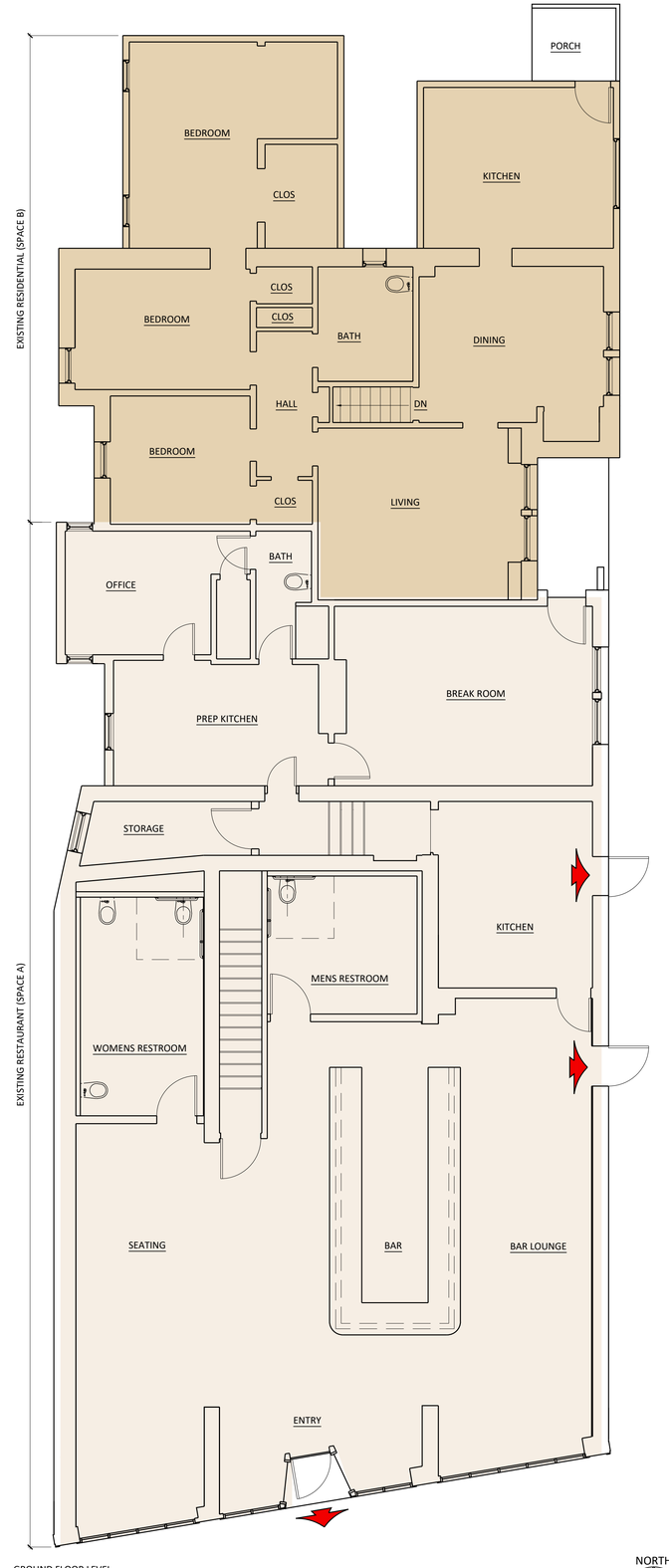
- INDICATES EXISTING PARTITION / CONSTRUCTION TO REMAIN
- INDICATES EXISTING PARTITION / CONSTRUCTION TO BE DEMOLISHED
- INDICATES AREA TO BE DEMOLISHED
- INDICATES SCOPE AREA FOR SELECTIVE DEMOLITION
- DEMOLITION KEYNOTE (SEE NOTES AT RIGHT)



1 AD-01 GROUND FLOOR LEVEL
DEMOLITION PLAN - PROPOSED
SCALE: 3/16" = 1'-0"

0 2 4 8

NORTH



1 AB-02 GROUND FLOOR LEVEL
AS FOUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 2 4 8

NORTH

SEAL:
NOT FOR CONSTRUCTION

ISSUED: Issued for ABR Review
DATE: 11-15-2022

CLEVELAND DRAW
DESIGN & RESTORATION ARCHITECTURE WORKSHOP

Artis Restaurant
Proposed Renovations to Accommodate:
Artis Restaurant
17900 Detroit Ave. Lakewood, Ohio 44107

TITLE: AS FOUND/ DEMOLITION PLAN
ISSUE:
DATE: 11.15.2022
SHEET: AD-01

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.: 12-89-22

Permit No.: BBS22-000103

Applicant Name: Laura Higgins-Woyma, Brilliant Electric Sign Company

Project Address: 17710 Detroit Ave.

Project Name: ADA Architecture

Project: Applicant proposes a sign cabinet on an existing brick base.

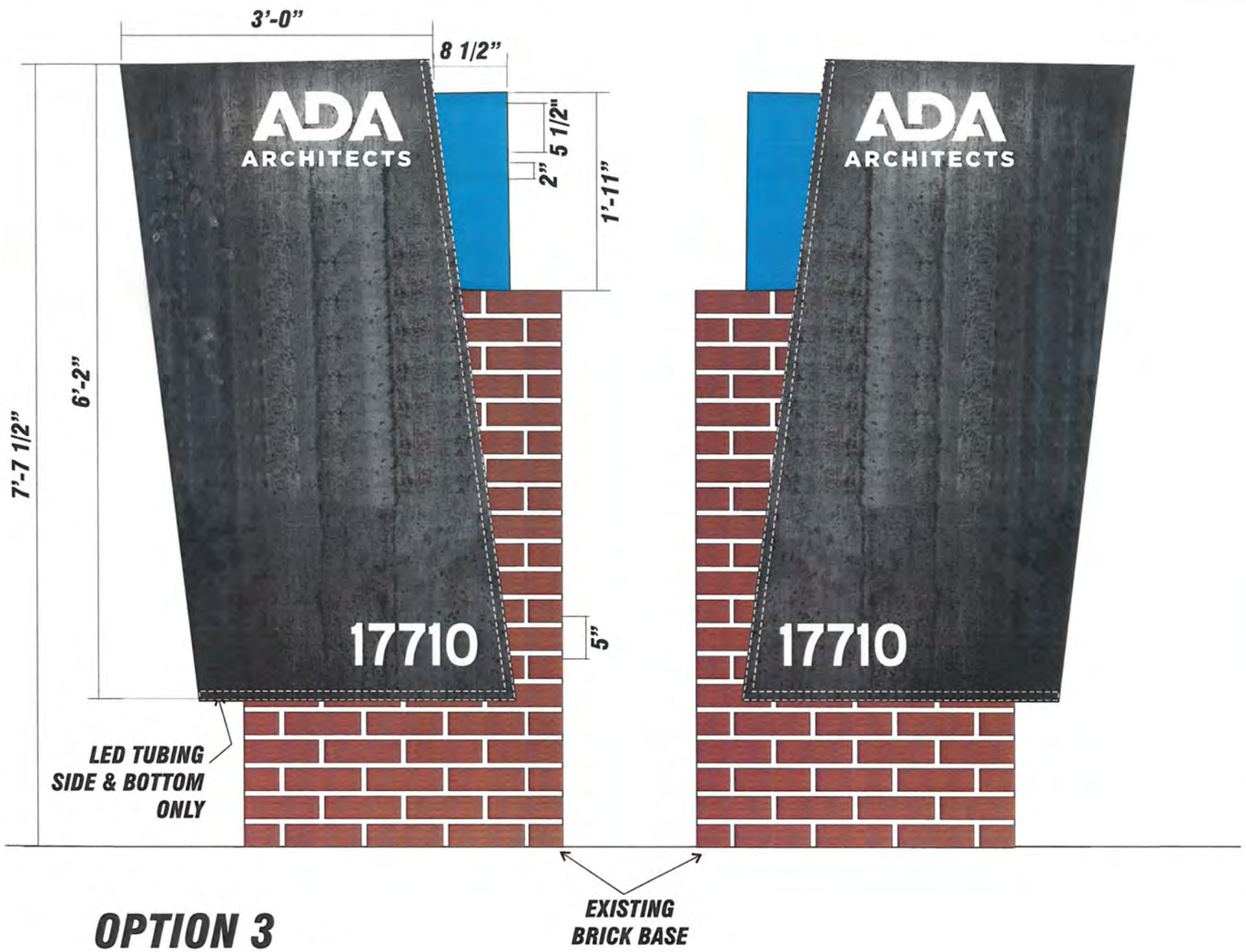
NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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

COMPANY NAME	ADA ARCHITECTS	SALESMAN MB	DATE 10/25/22	REVISION	DESIGN NO. B22-1781
LOCATION	17710 DETROIT AVE., LAKEWOOD, OH 44107	DESIGNER CP	SCALE SHOWN		COPYRIGHT © 2022
				FILE NAME	charlotte/ ADA architects (sp)



OPTION 3

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

Notes

Manufacture & install one (1) double face, irregular shaped, internally illuminated, aluminum, clam shell cabinet wrapped around existing brick base; cabinet to have LED tubing around the edge; also to have one (1) double face, non-illuminated, irregular, shaped, decorative, cabinet attached to the one (1) side of the clam shell; copy & address numbers to be routed out of the face of the irregular, shaped, clam shell; all to be mounted on existing red brick base

- Faces of the clam shell cabinet to be painted to simulate blue weathered steel; copy to be routed out & backed up by white 7328 plexiglass so the copy would be white

- LED tubing to be white

- Decorative cabinet in the corner to be painted blue PMS 2190C

RATED 120 VOLTS

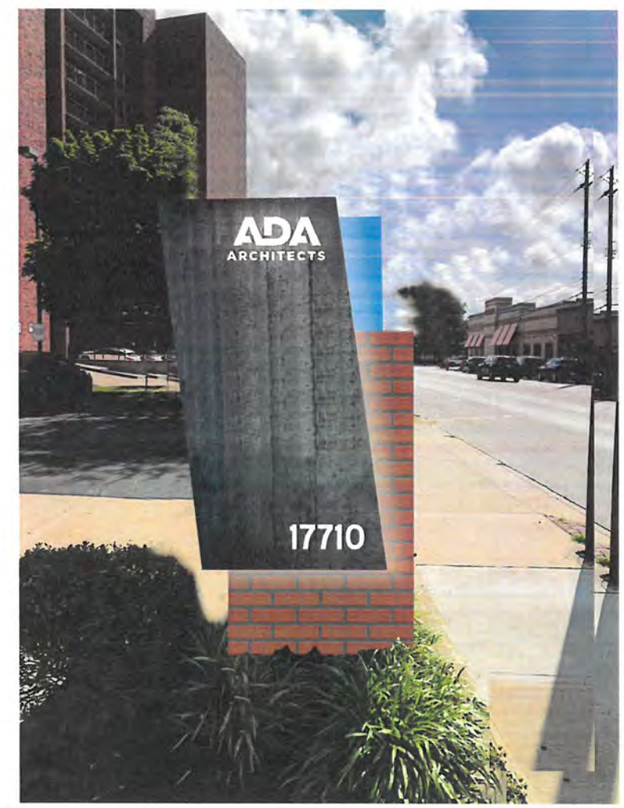


PHOTO RENDERING NTS

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

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

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SALESMAN MB	DATE 8/1/22	REVISION 8/2/22CP 8/4/22CP 8/9/22cp 8/10/22CP 8/12/22CP 8/16/22cp	DESIGN NO. B22-1294
DESIGNER CP	SCALE SHOWN	10/19/22cp	COPYRIGHT © 2022

COMPANY NAME: ADA ARCHITECTS

LOCATION: 17710 DETROIT AVE., LAKEWOOD, OH 44107

FILE NAME: charlotte/ ADA architects (1)

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SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-90-22

Permit No.: BBS22-000105

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

Project Address: 13383 Madison Ave.

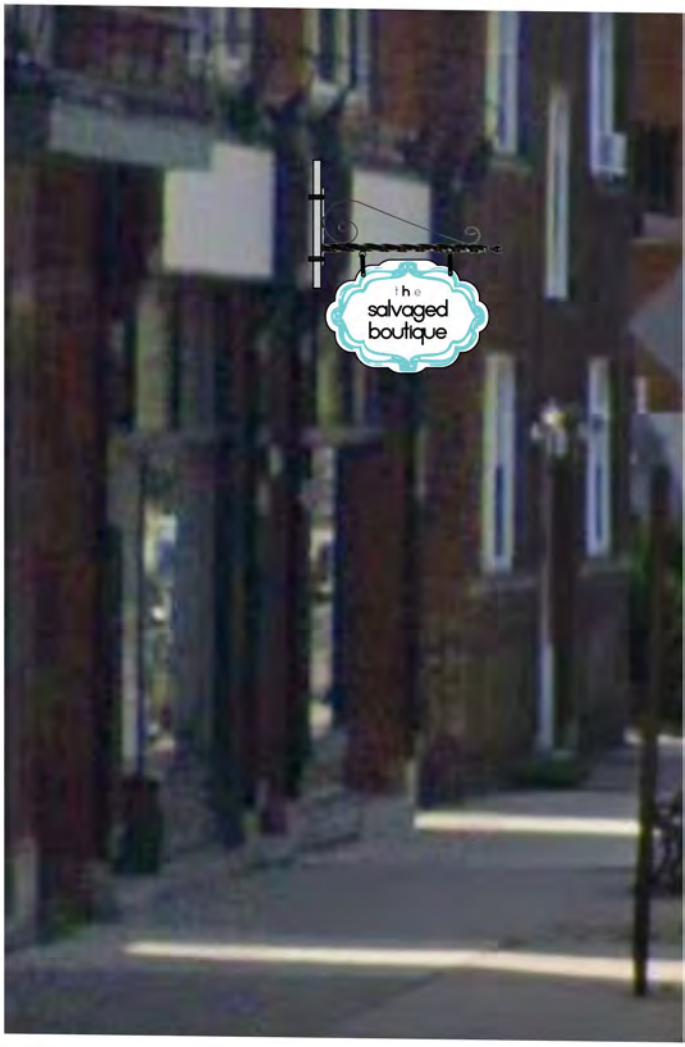
Project Name: Salvaged Boutique

Project: Applicant proposes a blade sign for a new business.

© 2021 Google

Sign face 1/4" thick diabond (PVC-aluminum skinned) with vinyl graphics
2 sided
Mounted with 42" scroll bracket using
3/8" 2.5" lag bolts into Sleeves

6 sq. ft. per side
12 total



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: 13383 Madison 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 ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

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

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

Mount 42" scroll bracket to wall with 2.5"bolts
sign will be 2'h x 3'w 1/4" max metal printed faces mounted bracket (not to swing).
6' X 2 SIDES =12" sq. ft.

PROPERTY OWNER NAME: Kathy Cruz Phone: 216-925-5259
Business Name (if applicable) Salvaged Boutique Email: Kathy@thesalvagedboutique.com
Mailing Address: 13383 Madison Ave City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
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 — DATE: 9-11-22

Anticipated Completion Date: 9-16-22

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SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-91-22

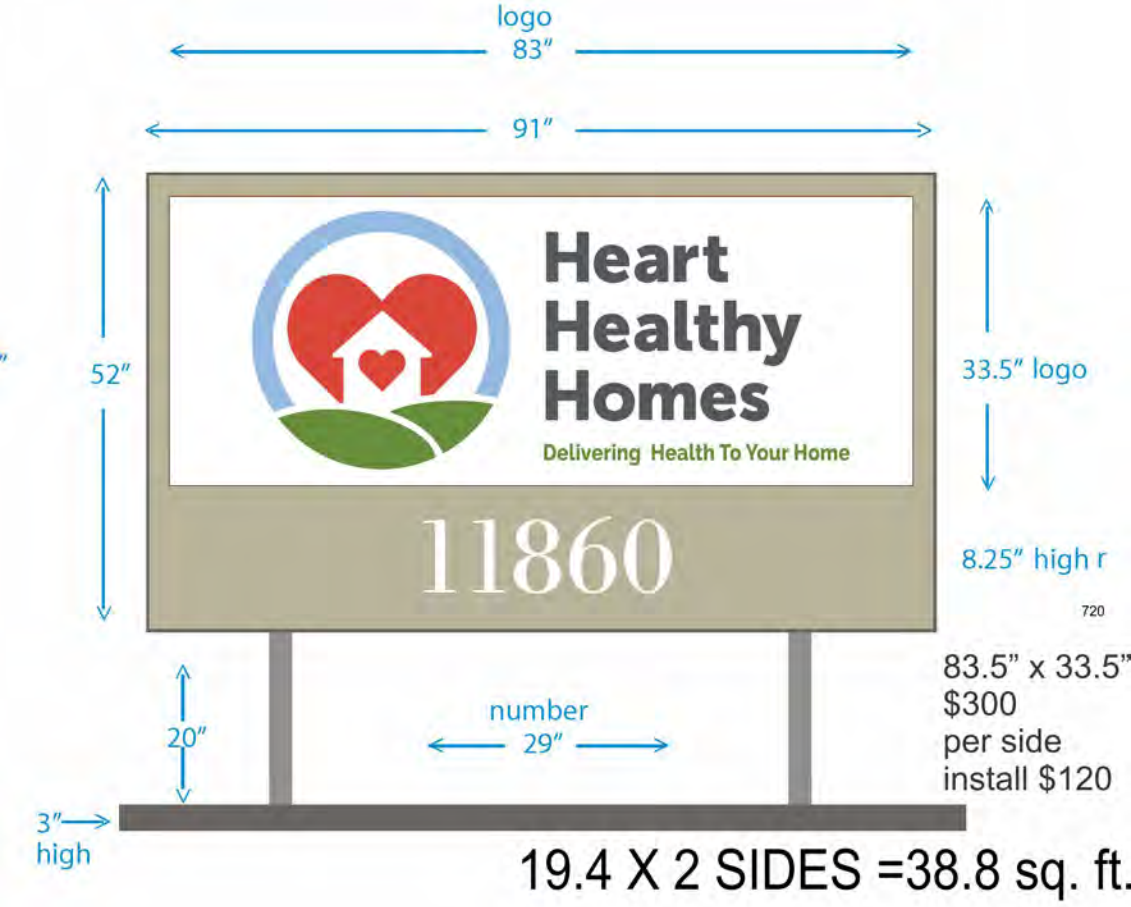
Permit No.: BBS22-000106

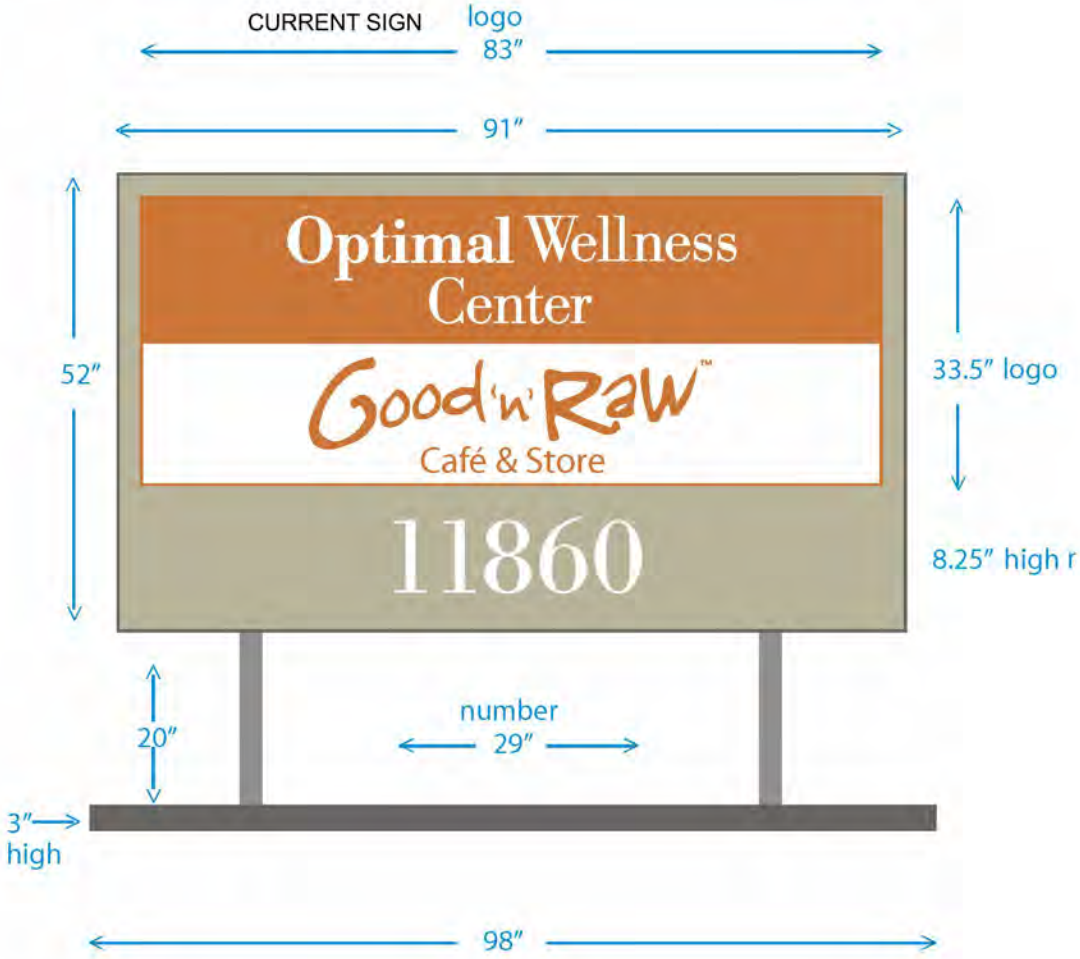
Applicant Name: Shawn Warren, Erie Design Co. Inc.

Project Address: 11860 Clifton Blvd.

Project Name: Healthy Heart Homes

Project: Applicant proposes a new sign face for an existing base.


logo
83″
91″
52″
Heart
Healthy
Homes
Delivering Health To Your Home
11860
33.5″ logo
8.25″ high r
720
83.5” x 33.5”
$300
per side
install $120
20″
number
29″
3″
high
19.4 X 2 SIDES =38.8 sq. ft.
98″


CURRENT SIGN
logo
83″
91″
Optimal Wellness
Center
Good'n' Raw™
Café & Store
52″
33.5″ logo
11860
8.25″ high r
20″
number
29″
3″
high
98″

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: 11860 CLIFTON 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 ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

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

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

REMOVE OLD PRINTS FOR EXISTING SIGN FACES AND
REPLACE WITH THE NEW LOGO RE-BRAND.

RE- FACE EXISTING ACRYLIC SIGN FACE ON MONUMENT SIGN
19.4 X 2 SIDES =38.8

PROPERTY OWNER NAME: KEITH JORDAN Phone: 216-702-5293
Business Name (if applicable) HEART HEALTHY HOMES Email: drkeith@owcenter.com
Mailing Address: 11860 CLIFTON AVE. City: LAKEWOOD, State: OH Zip: 44107
CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
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 — DATE: 9-10-22

Anticipated Completion Date: 9-15-22

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SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-92-22

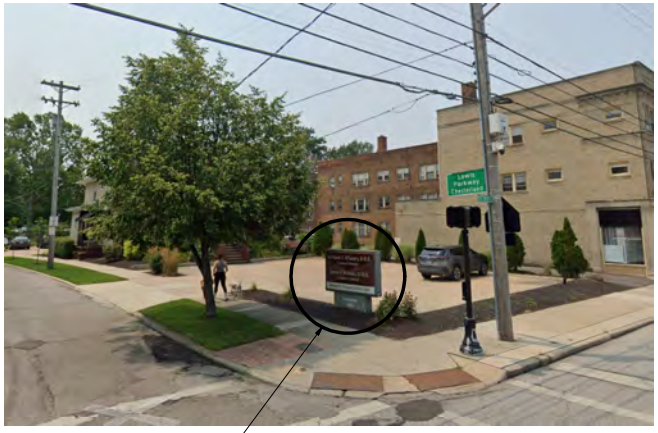
Permit No.: BBS22-000108

Applicant Name: Heath Newman, Bruder 360

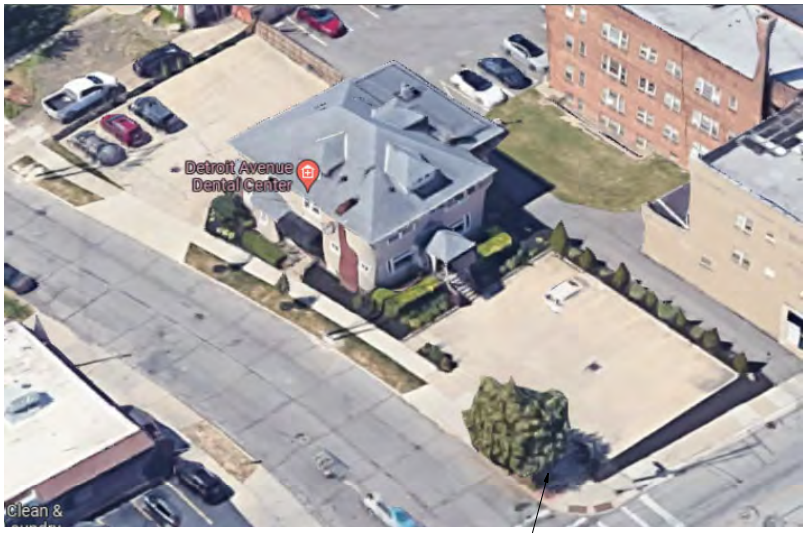
Project Address: 13425 Detroit Ave.

Project Name: O'Leary Dentistry

Project: Applicant proposes replacement of an existing sign.



Existing Sign



Site overview

Owner/Client
O'Leary Dentistry
Project/Location
13425 Detroit Ave. Lakewood OH 44107
Description
Site Photos Existing Conditions

Design Engineer: SN	
Date:	10/12/2022
Pro No.:	22600
Sht No.:	4
Rev Date:	

File Name:

4930 Chippewa Rd.
Medina, OH 44256
(330) 723-4263
www.Bruder360.com

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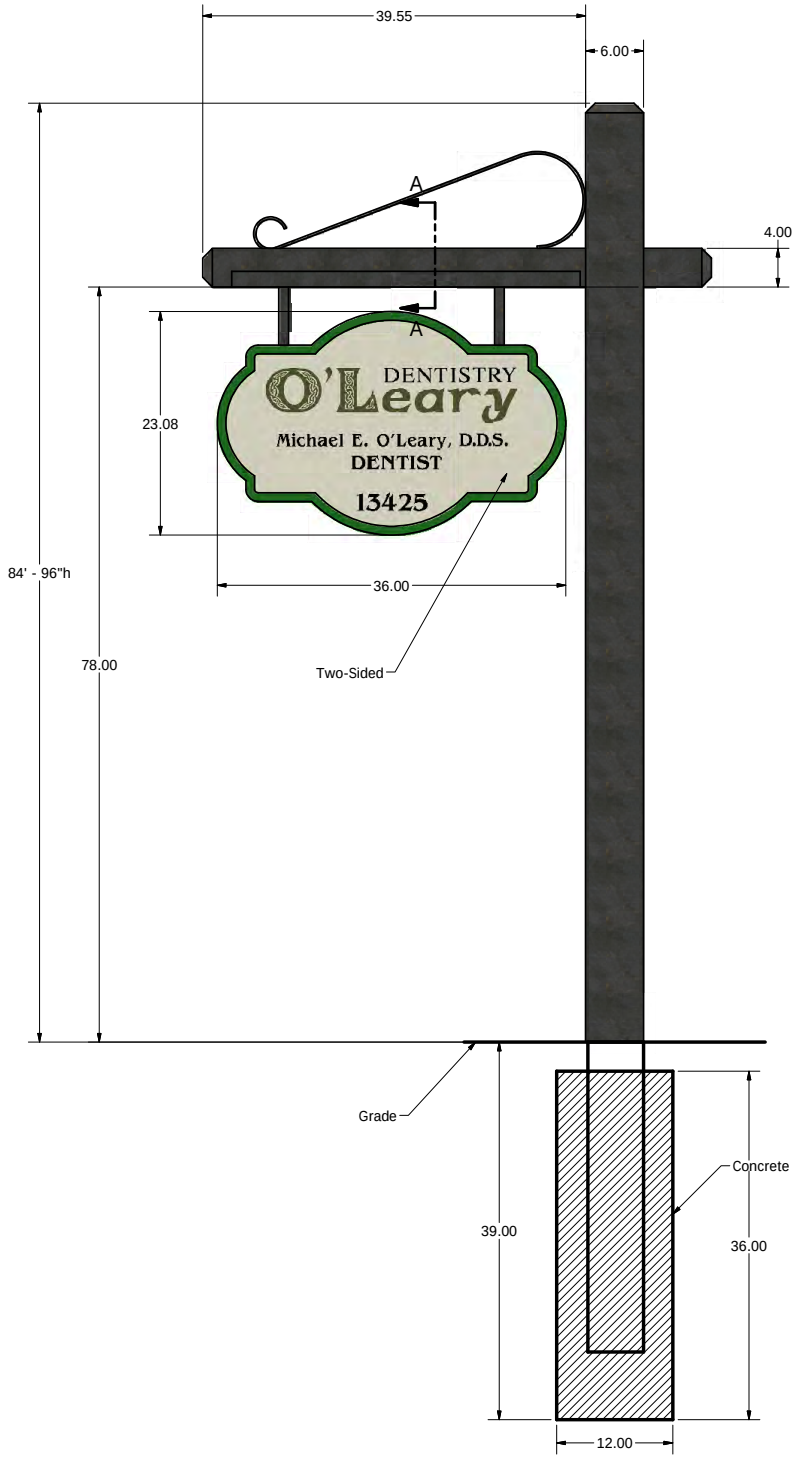

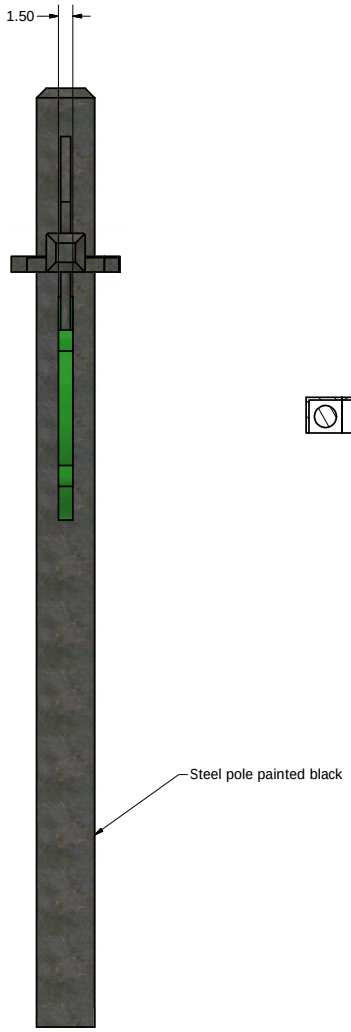

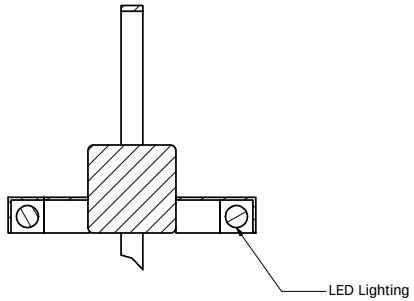

SECTION A-A
SCALE .25

Owner/Client	
O'Leary Dentistry	
Project/Location	
13425 Detroit Ave. Lakewood OH 44107	
Description	
Main Sign	
Design Engineer: SN	
Date:	10/12/2022
Pro No.:	22600
Sht No.:	2
Rev Date:	
File Name: O'Leary Sign Assy.iam	

4930 Chippewa Rd.
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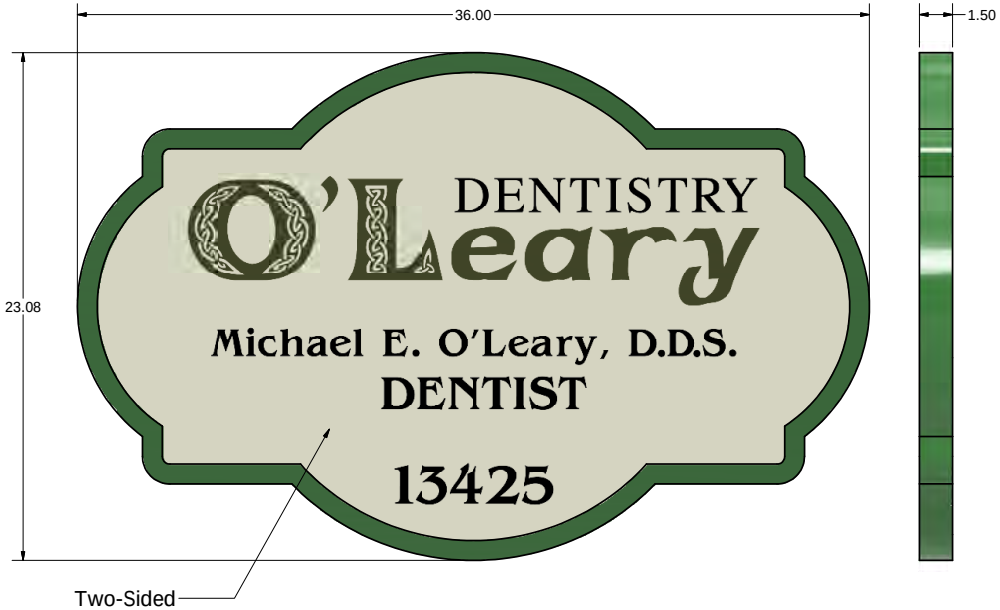
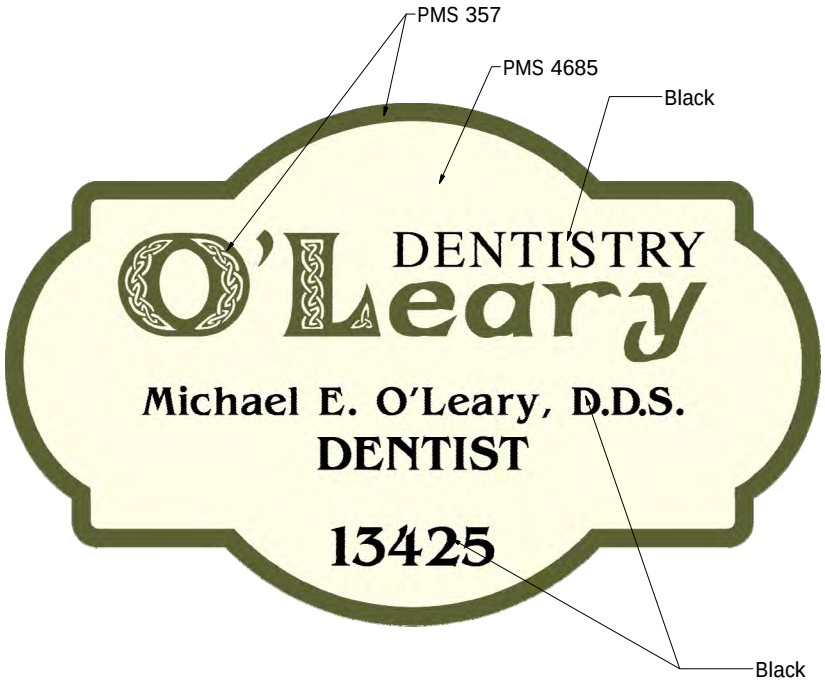
Black post





Owner/Client	
O'Leary Dentistry	
Project/Location	
13425 Detroit Ave. Lakewood OH 44107	
Description	
Main Sign	
Design Engineer: SN	
Date:	10/12/2022
Pro No.:	22600
Sht No.:	3
Rev Date:	

File Name:
O'Leary Sign Face.ipt

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CLIENT:	TRACKING NUMBER:
O'Leary Dentistry	22600
LOCATION:	DATES:
13425 Detroit Ave. Lakewood OH 44107	Approved: Prod. Start: Due:

BRUDER 360
Exhibits | Millwork | Solutions

Project Notes:

PROJECT NOTES: Dimensional 2-sided sign with steel pole and LED Lights as indicated.

MATERIALS:

Code	Description	Brand	Part Number	Qty. Reqd.	Qty. Ordered	Source	Size	Expected Date	Material Location

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Application Cover Page

Docket No.: 12-93-22

Permit No.: BBS22-000111

Applicant Name: Jim Briola, North Coast Sign and Lighting Services Inc.

Project Address: 14200 Detroit Ave.

Project Name: Crumbl Cookie

Project: Applicant proposes more than the allowable coverage for vinyl window signage.

Date: 8-3-2022

RE: BTD Lakewood (Company Name)
4376 W. 227th St (Street Address)
Fairview Park, OH 44126 (City, State, Zip Code)

To Whom It May Concern:

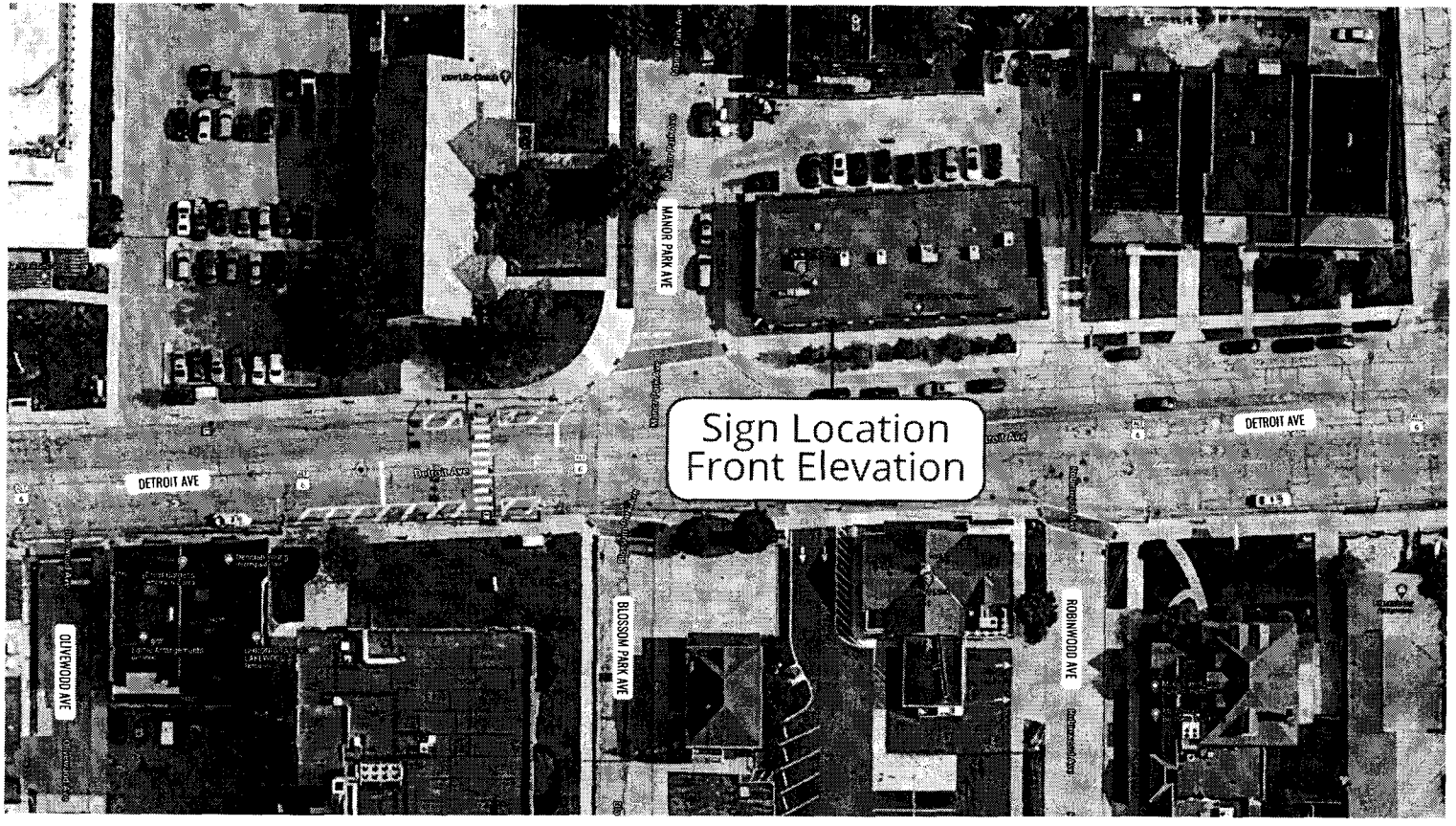
This letter is to confirm that Brian Distin, Owner of the above referenced location, authorizes North Coast Sign and Lighting Services Inc. to make application for any applications and approvals necessary with the City/Municipality in which the above listed Premises resides, for the installation of signage on the Premises.

If you should have any questions regarding this matter please contact Brian Distin at 440-823-5463.

Thank you for your cooperation to this matter.

Very Truly Yours,

Brian Distin Owner
(Print Name & Title)



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

DESIGNER
JA

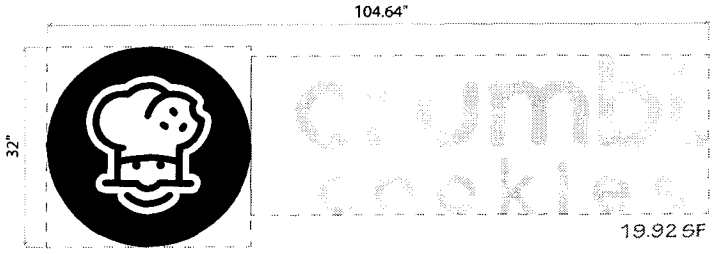
REVISIONS

APPROVAL
☒ APPROVED WITH NO CHANGES
☐ APPROVED WITH CHANGES AS NOTED
☐ REVISE AS NOTED AND RESUBMIT
Signature Date 8-3-22

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.



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

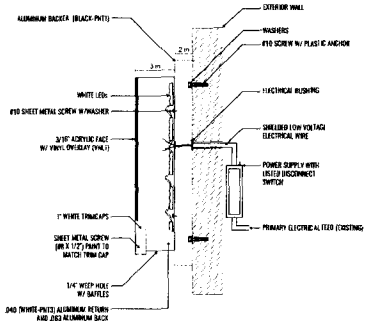
ALLOWED (CITY): 29.92 x 1.5 SF = 44.88 SF ALLOWED
SIGN SIZE: 19.92 SF

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

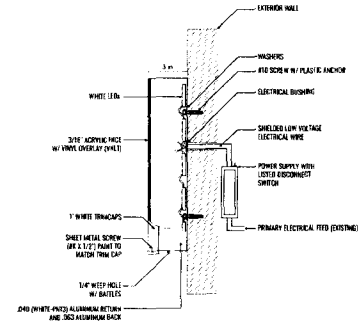
** EACH SIGN WILL REQUIRE IT'S OWN 110 VOLT 20 AMP DEDICATED CIRCUIT PROVIDED BY OTHERS WITHIN 6' OF THE SIGN AREA AND ON A TIMER AND/OR PHOTOCELL DEPENDING ON LOCAL SIGN REQUIREMENTS.

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

ALL COMPONENTS UL LISTED



LOGO ICON

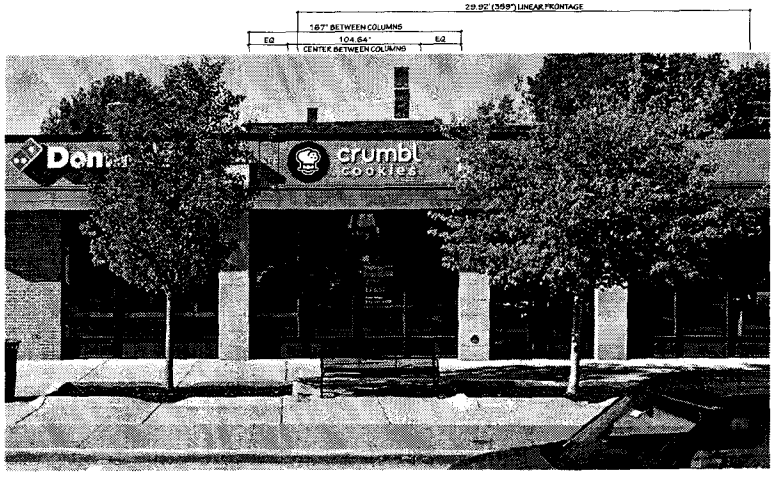


LETTERS

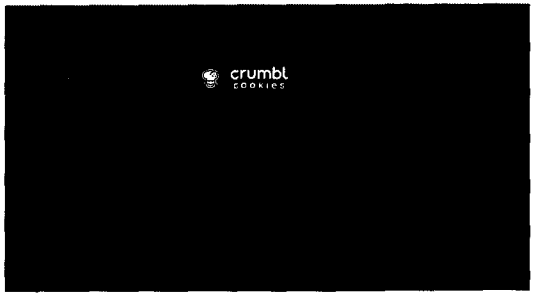
** ALL BOLTS AND SCREWS ARE STAINLESS STEEL **

1.2 MOUNTING DETAIL
Scale : NTS

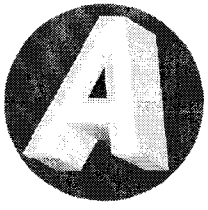
** ROOFLINE MEASUREMENT TO BE FIELD VERIFIED **



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
- [x] APPROVED WITH NO CHANGES
- [ ] APPROVED WITH CHANGES AS NOTED
- [ ] REVISE AS NOTED AND RESUBMIT

Signature BD Date 8-3-22

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 proof and/or invoice.

23.32"

17.54"

store hours
mon - thurs / 8 am - 10pm
fri & sat / 8 am - midnight

delivery hours
mon - thurs / 8 am - 10pm
fri & sat / 8 am - midnight

DETAILS

- HP White Vinyls
- 1st Surface

7.1 STORE HOURS
Scale : 1" = 1'-0"

49"

39"

DETAILS

- Contoured Graphic
- 1st Surface

7.2 COOKIE GRAPHIC
Scale : 1/2" = 1'-0"

80.5"

96.5"

DETAILS

- HP Etch Vinyls
- 2nd Surface

7.3 ETCHED VINYL
Scale : 1/2" = 1'-0"

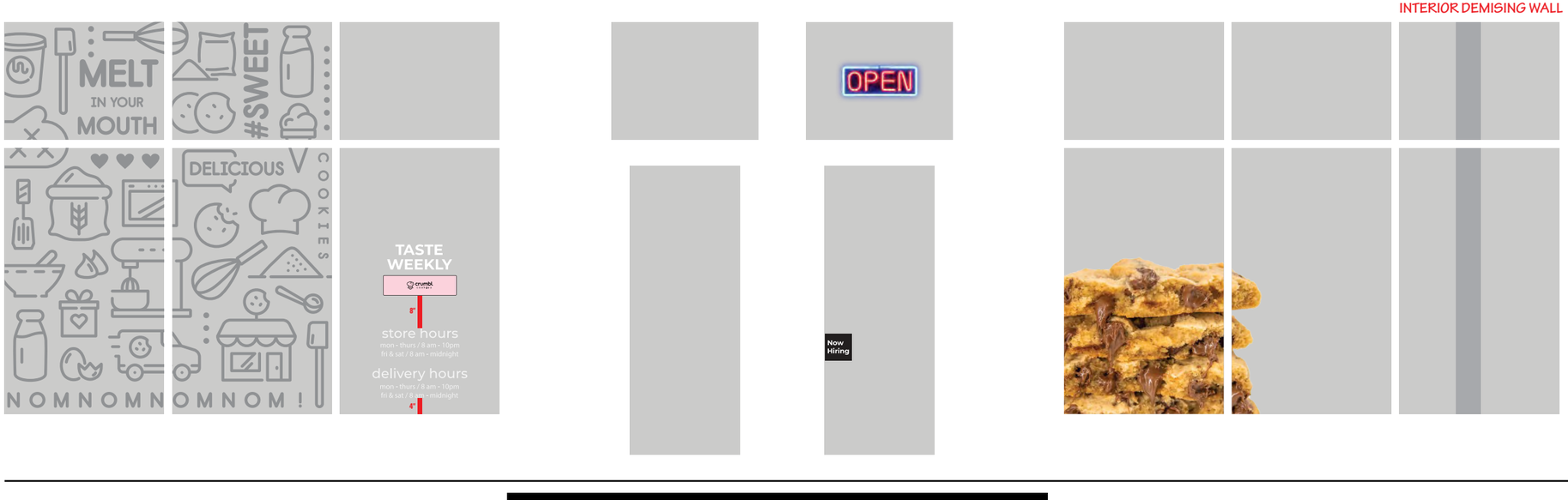
PROVIDED BY STORE OWNER

TASTE WEEKLY

Now Hiring

crumbl cookies

INTERIOR DEMISING WALL



7.4 PROPOSED LAYOUT - FRONT ELEVATION
Scale : 3/8" = 1'-0"

** WINDOW MEASUREMENTS PROVIDED BY CLIENT **

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

Interior Signs

DATE	PROJECT #
07/15/22	SDLP1903

DESIGNER

JA

REVISIONS

(A02) - (JA) - 07/21/22 - Revisions per corporate.

APPROVAL

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

Signature *Date*

DESIGN

A02

SHEET

07 of 08

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CBRE
FOR
LEASE
Vince Minge
216 535 0188

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.: 12-94-22

Permit No.: BBS22-000113

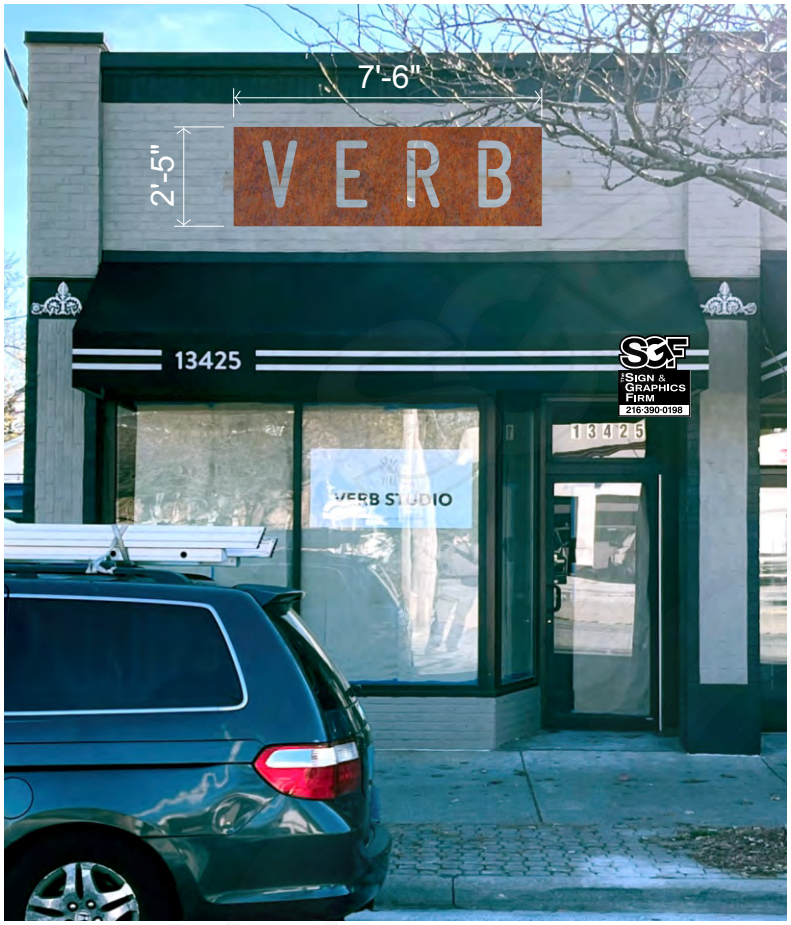
Applicant Name: Steven Foster, The Sign & Graphics Firm, LLC

Project Address: 13425 Madison Ave.

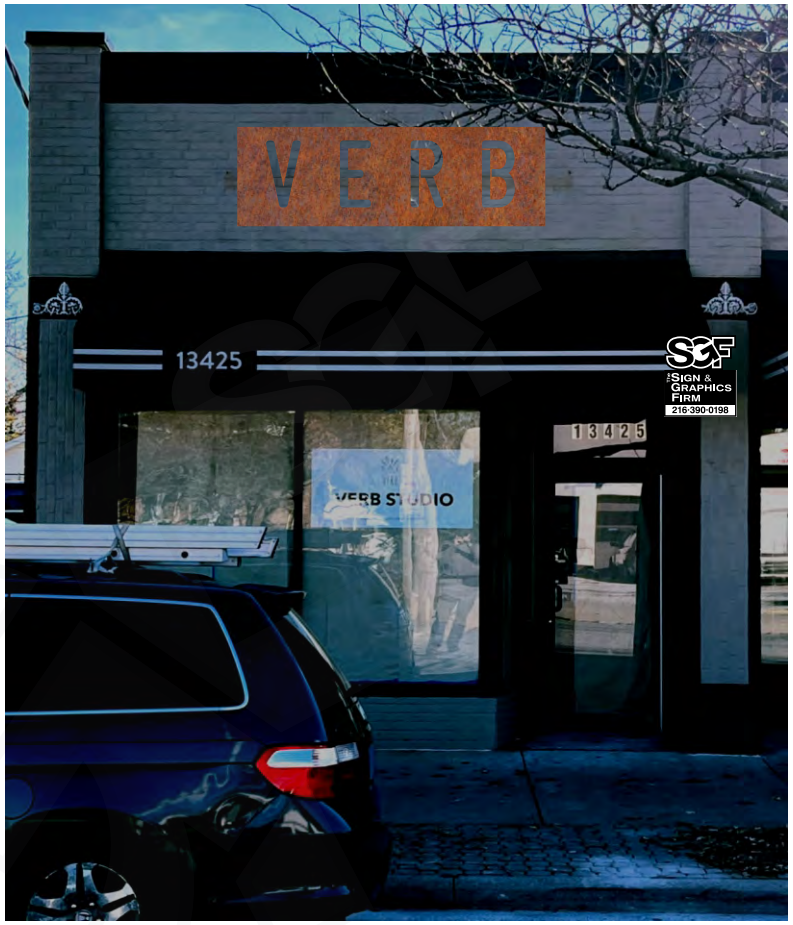
Project Name: Verb Studio

Project: Applicant proposes signage in the sign band.

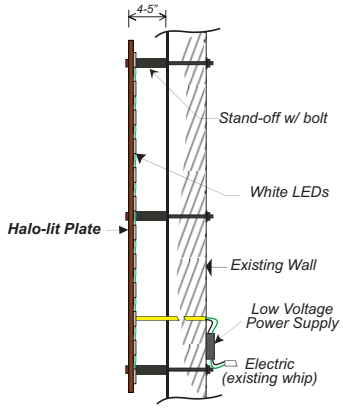
PROPOSED



VIEW AT DUSK



3/16" A588/A606 Type 4 HR Plate



LED-Lit SIGN SIDE VIEW

RATED 120 VOLTS

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.*

1
11-16-22

ADDRESS:
13425 Madison Avenue
Lakewood, OH 44107

BUSINESS NAME:
VERB Studio

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-95-22

Permit No.: BBS22-000114

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

Project Address: 16210 Madison Ave.

Project Name: Green Massage

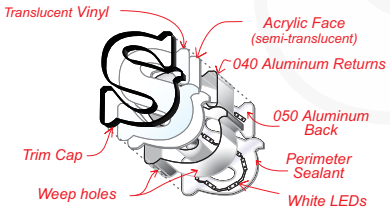
Project: Applicant proposes channel letter signage.

BEFORE

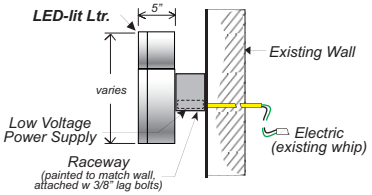
PROPOSED

11'- 4"

1'-10"



EXPLODED VIEW
Typical Face-lit LED Channel Letter / Cloud Sign



RACEWAY-MOUNTED
LED-Lit LETTER / CLOUD SIDE VIEW
RATED 120 VOLTS

PROPOSED CHANNEL LETTER SIGN

20.75 S.F.

Green Massage

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.*

Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME: **GREEN MASSAGE**

ADDRESS:
16210 Madison Avenue
Lakewood, OH 44107

1
11-15-22

The SIGN & GRAPHICS FIRM

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 12-96-22

Permit No.: BBS22-000116

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

Project Address: 18103 Detroit Ave.

Project Name: Gray House Pies

Project: Applicant proposes signage in the sign band and window graphics.

36” w x 58” high
logo

Text PVC 1/2” thick 8”h x 55” text
adhesive mounted to facia

PIE + COFFEE

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

CLIENT:	JOB #:	DATE:
Gray House Pies		11-11-22
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
18103 Detroit ave	SW	

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:
Joe Schlott

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

36” w x 58” high
logo

Text PVC 1/2” thick 8”h x 55” text
adhesive mounted to facia

PIE + COFFEE

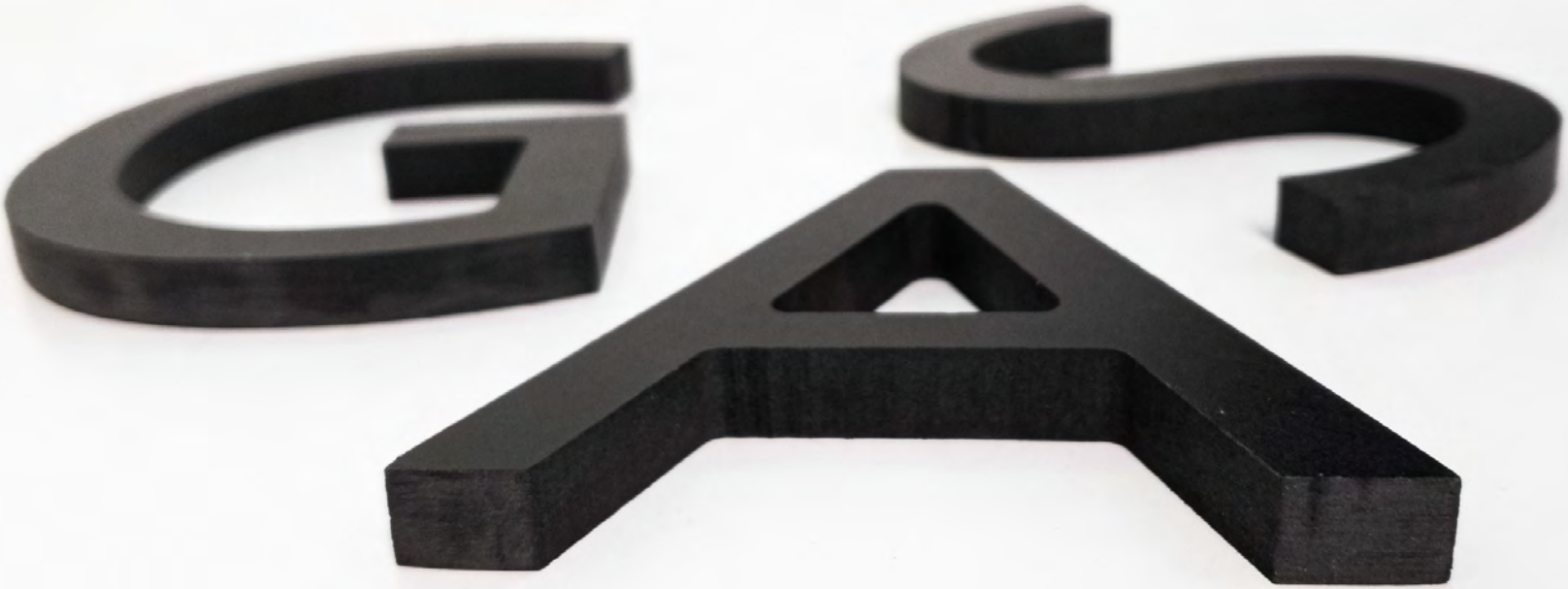
ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Gray House Pies		11-11-22
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
18103 Detroit ave	SW	

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:
Joe Schlott

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


GAS

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: 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

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

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

1/2" Thick PVC 8"h x 55"w 4.5 sq. ft.
window graphic logo 36"w x 58" h 14.8 sq. ft.

PROPERTY OWNER NAME: Joe Schlott Phone: 440 463 5976
Business Name (if applicable) Gray House Pies Email: josephschlott@yohoo.com
Mailing Address: 18103 Detroit ave City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
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 — DATE: 11-15-22

Anticipated Completion Date: 11-15-22

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 12-97-22

Permit No.: BBS22-000117

Applicant Name: Dean Schramm, Schramm Signs LLC

Project Address: 13740 Madison Ave.

Project Name: Lakewood Tire Pros

Project: Applicant proposes building signage.

Site Plan Building Pics

Sign A

A - Keeping "LAKEWOOD" Lettering sign with new TirePros Logo

Existing Building sign

Site Plan - Over View of Property

Old Photos

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

Lakewood Tire Pros Business	November 17th, 2022 — Date 216-221-7969 — Phone
13740 Madision Ave., Lakewood, Ohio 44035 Location	Rich Birsic Contact

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

Sq Ft Comparison to Old Sign & Material Lists

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

Keeping "LAKEWOOD" Existing Letters

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

Lakewood Tire Pros Business	November 17th, 2022 216-221-7969 Date Phone
13740 Madision Ave., Lakewood, Ohio 44035 Location	Rich Birsic Contact

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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.: 12-98-22

Permit No.: BBS22-000118

Applicant Name: Merydith Boland, Slate Studio, LLC

Project Address: 16400 Madison Ave.

Project Name: Slate Studio

Project: Applicant proposes decal storage in the door and storefront windows.

LOCATION PLAN
SCALE: 1/16"=1'-0"
0 10 20 30

N

SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107
Phone: (440)429-8913
Email: slatestudiolkwd@gmail.com

FULL SCALE PRINT IS ON
24"X36" MEDIA
DO NOT SCALE FROM THESE PRINTS

REV	DATE	DESCRIPTION
A	11/15/22	For Approval

SITE INFORMATION:

SITE NAME:
SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107

A&E NUMBER:	22-100-001
DRAWN BY:	TC
CHECKED BY:	TF
DATE:	11/15/22

SHEET TITLE:

LOCATION PLAN

SHEET NUMBER:
C-1

PHOTO 1 (ENTRY DOOR)

PHOTO 2 MAIN WINDOW

****SEE SHEET A-2 FOR SPECS AND FULL SIZE LOGO****

SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107
Phone: (440)429-8913
Email: slatestudiolkwd@gmail.com

FULL SCALE PRINT IS ON
24"X36" MEDIA
DO NOT SCALE FROM THESE PRINTS

REV	DATE	DESCRIPTION
A	12/02/20	For Approval
0	12/08/20	For Construction

SITE INFORMATION:

SITE NAME:
SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107

A&E NUMBER:	22-100-001
DRAWN BY:	TC
CHECKED BY:	TF
DATE:	11/15/22

SHEET TITLE:

ELEVATION PHOTOS

SHEET NUMBER:
A-1

ORACAL® 651
INTERMEDIATE CALENDERED FILM

Description
2.5-mil, intermediate calendered PVC film with excellent dimensional stability and very good cutting and application characteristics. Available in 60 vivid colors plus transparent.

Release Liner
84# custom silicone-coated paper with special release characteristics that provide excellent weeding and release values. Customized blue silicone paper liner for matte and gloss white face film provides superior contrast for weeding.

Adhesive
Clear, solvent-based, permanent adhesive

Area of Use
Ideal for medium-term indoor and outdoor lettering, marking and decoration. Matte finish available in black and white.

Technical Data

Thickness (without liner and adhesive)	2.5-mil
Dimensional Stability (FINAT TM-14)	Adhered to steel, no shrinkage in cross direction; In length, <.016"
Temperature Resistance	Adhered to aluminum, -40°F to +176°F, no variation
Fire Behavior (DIN 75200) **Fire Rating**	Adhered to steel, self-extinguishing ASTM E 84-07 Class "A"
Adhesive Power (FINAT TM-1, after 24 h, average)	Adhered to stainless steel: 4.1 lb/in
Tensile Strength (DIN EN ISO 527)	Along: Min. 19 MPa Across: Min. 19 MPa
Elongation at Break (DIN EN ISO 527)	Along: Min. 130% Across: Min. 150%
Seawaterability (DIN 50 021)	Adhered to aluminum, after 100h/73°F, no variation
Shelf Life (68°F/50% relative humidity)	2 years
Minimum Life Expectancy (based on accepted application procedures on vertical surfaces)	6 years - colors/transparent 4 years - metallic 3 years – brilliant blue
Minimum Application Temperature	46°F
Available Lengths **Available Widths**	150' (50-yard) and 30' (10-yard) 15" (punched), 24", 30", 48" 36" and 60" available in transparent, black, and white
Recommended Application Tapes	ORATAPE® Series HT55, MT95, MT72, MT80P
Print Compatibility	Thermal Transfer (gloss finish only)

Note
Surfaces to which the material will be applied must be thoroughly cleaned from dust, grease or any contamination which could affect the adhesion of the material. Freshly lacquered or painted surfaces should be completely cured. The compatibility of selected lacquers and paints should be tested by the user, prior to application of the material. Films with structured surface are naturally more sensitive than the unstructured. Accordingly, these films are to be treated carefully both in processing and in cleaning. Impurities affect the appearance of structured films and require more frequent cleaning. Furthermore the application information published by ORAFOL is to be considered. The batch traceability according to ISO 9001 is possible on the basis of the roll number.

ORAFOL Americas – GA
1100 Oracal Parkway
Black Creek, GA 31308
Phone: 888.672.2251

ORAFOL Americas – CT
120 Darling Drive
Avon, CT 06001
Phone: 800.654.7570

ORAFOL Canada
2831 Bristol Circle
Oakville, Ontario L6H 6X5
Phone: 888.727.3374

techsupport-americas@orafol.com – www.orafol.com

ORACAL 651 SPECS

TRUE SIZE OF DECAL

DECAL COLOR WHITE (BLACK SHOW FOR CLARITY. (SEE PHOTOS ON A-1)

SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107
Phone: (440)429-8913
Email: slatestudiolkwd@gmail.com

FULL SCALE PRINT IS ON
24"X36" MEDIA
DO NOT SCALE FROM THESE PRINTS

REV	DATE	DESCRIPTION
A	12/02/20	For Approval

SITE INFORMATION:

SITE NAME:
SLATE STUDIO

16400 MADISON AVE
LAKEWOOD, OH 44107

A&E NUMBER:	22-100-001
DRAWN BY:	TC
CHECKED BY:	TF
DATE:	11/15/22

SHEET TITLE:

DECAL SPECS & FULL SIZE SCALE

SHEET NUMBER:
A-2