



City of Lakewood  
Board of Building Standards •  
Architectural Board of Review •  
Sign Review Board

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
FEBRUARY 13, 2025  
5:30 P.M.  
PARTIAL RECORDING\*

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Chair  
Chris Egervary (arrived after roll call)  
Nick Slaughterbeck  
Jeremy Smith, Vice Chair  
Matthew Stevenson

Staff

Amanda Cramer, Co-Board Secretary, City Planner  
Sophia Jones, Co-Board Secretary, City Planner  
William Wagner, Assistant Building Commissioner  
Jeff Crossman, First Assistant Law Director

2. APPROVE THE MINUTES OF THE JANUARY 9, 2025 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the January 9, 2025 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

SUMMARY APPROVED

At the Thursday, February 6, 2025 pre-review meeting, two items were Summary Approved (\*conditions are noted). A motion and a second is needed for approval of Docket No. 02-10-25.

SIGN REVIEW

4. Docket No. 02-09-25

13633 Madison Ave.  
Law Office

- Approve
- Deny
- Defer

Paul Lange  
PBC Banners & Signs Inc. dba Signarama N.O.  
26747 Brookpark Rd. Ext.  
North Olmsted, OH 44070

Applicant proposes signage in the band sign. (Page 55)

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. **02-09-25 as presented**. All the members voted yea; the motion passed.

5. Docket No. 02-10-25

17008-A Madison Ave.  
The Parlour

- Approve
- Deny
- Defer

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

Applicant proposes re-facing of existing blade signs and window graphics. (Page 60)

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. **02-10-25 as presented**. All the members voted yea; the motion passed.

## NEW BUSINESS

## COMMUNICATION

6. Docket No. 02-17-25

14740 Lakewood Heights Blvd.  
Winterhurst Ice Arena

- Approve
- Deny
- Defer

City of Lakewood  
12650 Detroit Ave.  
Lakewood, OH 44107

The City of Lakewood is conducting renovation of the Winterhurst Ice Arena - including an exterior addition - to provide contemporary locker room facilities, indoor training space, and ADA accessibility improvements. (Page 205)

David Baas, Assistant Director, P&D, was present to explain the communication. The last renovation was done in 1972, and upgrades were needed. The members liked the proposal. Staff had no comments. Public comment was closed as no one addressed the item. the members commended the staff for the

improvements that included women locker rooms and ADA appointments. Potential materials were debated. Work was scheduled to commence in April 2025. The current evening's approval would be for staff to proceed with the planning stages and to return for elevation approvals later.

Ms. Cohan Plessner RECEIVED AND FILED the communication. All the members voted yea; the motion passed.

OLD BUSINESS

SIGN REVIEW

7. Docket No. 09-77-24

11728 Detroit Ave.  
Lake Erie International High School

- ( ) Approve
- ( ) Deny
- ( ) Defer

Shawn Warren  
Erie deSign Co. Inc.  
16504 Detroit Ave.  
Lakewood, OH 44107

Applicant proposes signage on the top of the front of the building, as well as vinyl window graphics and rear parking signage. (Page 6)

Shawn Warren, Erie deSign Co., Inc. was present to explain the request. 70% tint film without graphics would be installed on the front first floor front windows. No graphics were proposed for the second floor blinds. Next discussed was the sign in the parking lot. There would be no additional lighting. Overage of signage square footage was discussed. Staff had no additional comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request for the front signs only with the following conditions:

- The two front building signs are approved.
- Up to a 70% opacity window tint on the front is acceptable.
- No window signage or rear building signage is included or approved.

All the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

(The recording began during the hearing of Docket No. 12-118-25.)

8. Docket No. 12-118-24

(R)

14006 Clifton Blvd.

- ( ) Approve

Mohammad Musleh

- Deny
- Defer

27941 Property LLC  
27941 Hilliard Blvd.  
Westlake, OH 44145

Applicant proposes the refacing of a stucco finished exterior with stone veneer. (Page 10)

(\*The Granicus Recording platform began recording in the middle of the hearing for Docket No. 02-18-25)

Mohammed Musleh, 27941 Property LLC was present to explain the request. One type of stone would be used for three sides of the house. The members wanted to see a rendering of how the final result would appear. Discussion continued about materials and colors. There would be no additional porch lighting. Mr. Wagner said that Housing and Building (H&B) would ensure the construction was done properly and to code.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following condition:

- Provide the administrative staff with photographic images with notes on them indicating what materials are used where: what is new, what is existing, what is being painted, what is being replaced, what is being repaired, etc., and where the new material will be.

All the members voted yea; the motion passed.

## NEW BUSINESS

### SIGN REVIEW

9. Docket No. 02-06-25

15613-B Detroit Ave.  
Funktiland

- Approve
- Deny
- Defer

Shawn Warren  
Erie deSign Co. Inc.  
16504 Detroit Ave.  
Lakewood, OH 44107

Applicant proposes a projecting sign over the door and window graphics. (Page 30)

Beth Keenan, Funktiland, and Shawn Warren, Erie deSign Co. Inc. were present to explain the request. Staff stated that total square sign footage was within the allowable. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following conditions:

- The store hours graphic is submitted to administrative staff for verification of size.
- The temporary sign is removed when the permanent sign is installed.

All the members voted yea; the motion passed.

10. Docket No. 02-07-25

15315 Detroit Ave.  
Higher Heights Fitness

- Approve
- Deny
- Defer

Kathy Clarke  
Ace Lighting Services  
1260 Moore Rd., Suite H  
Avon, OH 44011

Applicant proposes an illuminated wall sign and vinyl window graphics. (Page 36)

Kathy Clarke, Ace Lighting Services was present to explain the request. There would be no vinyl graphics in the window, just the door. The members liked the proposal. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following condition:

- The vinyl graphics are included on the door only, and there is no window graphics included.

All the members voted yea; the motion passed.

11. Docket No. 02-08-25

17625 Detroit Ave.  
Sofia's Kitchen & Bar

- Approve
- Deny
- Defer

Shawn Warren  
Erie deSign Co. Inc.  
16504 Detroit Ave.  
Lakewood, OH 44107

Applicant proposes a business sign with logo above the window and vinyl window graphics. (Page 48)

Shawn Warren, Erie deSign Co., Inc. was present to explain the request. Discussion ensued about dimensions/height of the words that would be mounted on the existing painted sign band. Mr. Wagner asked about the original lighting and glazing above the windows. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request as presented. All the members voted yea; the motion passed.

#### ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 02-11-25

(R)

1515 St. Charles Ave.

- Approve
- Deny
- Defer

Brian Limkemann  
 House to Home Cleveland, LLC  
 34909 Timberview Dr.  
 Avon, OH 44011

Applicant proposes to convert a three-season room to year-round living space and to install new siding on the entire home. (Page 63)

Brian Limkemann, House to Home Cleveland, LLC was present to explain the request. The members said it would be a nice addition. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE the request as presented**. All the members voted yea; the motion passed.

13. Docket No. 02-12-25 (R) 830 Beach Rd.

- Approve
- Deny
- Defer

Daniel Margulies  
 Daniel Margulies Co. Inc.  
 1210 Chase Ave.  
 Lakewood, OH 44107

Applicant proposes a two-story addition to an existing residence. (Page 77)

Daniel Margulies, Daniel Margulies Co. Inc. was present to explain the request. The members asked for details about where the hip roof met the parapet, the wrought iron details, and liked the proposal. Staff confirmed the structure was not historically designated. Public comment was taken. A letter of support was received by staff prior to the meeting (made part of record).

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE the request with the following conditions**:

- A cut sheet for the windows is submitted to administrative staff for approval.
- If there are changes to the design that are minor, they go to administrative staff for approval. If the changes are major, they must be presented for ABR approval.

All the members voted yea; the motion passed.

14. Docket No. 02-13-25 (C) 1360 W. 117<sup>th</sup> St.  
 Flower Child

- Approve
- Deny
- Defer

Joseph V. Linek  
 Linek Studio  
 14095 Country River Ln.  
 Newbury, OH 44065

Applicant proposes exterior renovations to the east and north elevations. (Page 86)

Joe Valenti, Flower Child and Joseph Linek, Linek Studio were present to explain the request for renovation of an industrial space. Discussion began with storm drainage of the entry, overhead/loading dock doors, windows, the current painted brick will be repainted but not the unpainted brick. The members liked the proposal. Staff had no additional comments. Public comment of support was taken.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request as presented with one clarification:

- Only already painted masonry will be painted (unpainted masonry is not permitted to be painted).

All the members voted yea; the motion passed.

15. Docket No. 02-14-25	(C)	18605 Detroit Ave. Standard Wellness
<input type="checkbox"/> Approve		Joseph Andulics
<input type="checkbox"/> Deny		Standard Wellness
<input type="checkbox"/> Defer		425 Literary Rd., Ste. 100 Cleveland, OH 44113

Applicant proposes exterior renovations for a new business. (Page 102)

Joseph Andulics, Standard Wellness and Corey Bandel, Verve Design Studios were present to explain the request (Mr. Bandel attended via Zoom). Discussion ensued about the proposed exterior changes, mural/signage, lighting, and lighting fixture height. Mr. Wagner confirmed that the lighting fixtures should be downlit only because of light pollution. Ms. Cramer asked that the "TATTOO" second floor window signage be removed from the second floor windows, confirmed the existing east side signage would be removed, said the proposed mural would need to be approved by the Public Art Advisory Board (PAAB), that signage was not included in this package, confirmed the awning would be new, and the services doors would remain. Public comment was taken. The applicant stated the "TATTOO" second floor window signage would be removed, "No Loitering" signs would be posted, and had a shared parking agreement. The members said there was an opportunity to add greenery in the former outdoor dining area. If any change were to occur to the parking lot, it would need to have approval.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following conditions:

- No signage is included in this approval.
- The Tattoo signage will be removed from the second floor windows.
- The existing signage of the east elevation will be removed.
- The mural is not included in the package, it will be reviewed by the Public Art Advisory Board for approval.
- The lighting on the east elevation will be changed to down lights instead of the bow tie type fixtures shown. A light fixture cut sheet is to be submitted to administrative staff for approval.

- The awnings are included in this package, but the graphics or any text on them are not included.
- There will be no site alterations without ABR approval.

All the members voted yea; the motion passed.

16. Docket No. 02-15-25	(R)	2230 Brown Rd.
( ) Approve		Forest Sluzewski
( ) Deny		Dialogue Collaborative
( ) Defer		P.O. Box 1953 Cleveland, OH 44106

Applicant proposes a porch addition and reconstructed garage. (Page 178)

Forest Sluzewski, Dialogue Collaborative, was present to explain the request. The members said it was a nice, proportionally designed proposal. Staff had no comments. Public comment of support was taken.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request as presented. All the members voted yea; the motion passed.

17. Docket No. 02-16-25	(C)	17415 Detroit Ave. Garden Bar
( ) Approve		Nate Bailey
( ) Deny		Hara Architects
( ) Defer		34 Ravenna St. Hudson, OH 44236

Applicant proposes an outdoor covered bar at the southeast corner. (Page 192)

Nate Bailey, Hara Architects, and Jesse Oster, Oster Services were present to explain the request for a private outdoor covered bar. Discussion began with the change in ground grade, existing trees, enclosure details, and landscaping. The members stated the proposal was well done. Mr. Wagner asked for details about the fireplace and the operating hours of the private club. Sophia Judges, one of the owners of the Warrior’s Club, offered details about the club. Next discussed was the living wall and landscaping, the details and height of the ornamental fence and wooden gate (might have to be approved by the Board of Zoning Appeals (BZA), and property line. Staff had no additional comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following condition:

- The fence height and gate height and style are clarified and submitted to administrative staff for approval.

All the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

18. Docket No. 12-119-24

(C)

16306 Detroit Ave.  
Jersey Mike's Subs

- Approve
- Deny
- Defer

Steven Minnich  
NE OHIO Subs LLC  
63 S. Harding Rd.  
Columbus, OH 43209

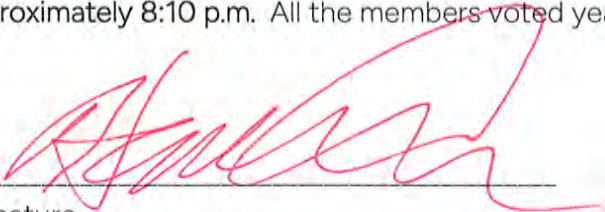
Applicant proposes a fenced outdoor dining area on the patio. (Page 21)

Neither the applicant nor a representative was present to explain the request. There had not been any response from the applicant despite numerous calls/email from administrative staff.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to TABLE the request. All the members voted yea; the motion passed.

**ADJOURN**

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to ADJOURN at approximately 8:10 p.m. All the members voted yea; the motion passed.



Signature

3/13/25

Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. DAVID BAAS
2. SHAWN WARDEN
3. Mohammed Mustek
4. Beth Keenan
5. Kathy Clacke
6. BRIAN LIMREMANN
7. Deedee MARGALIES
8. KATHLEEN WEISS
9. JOSEPH LINDH
10. JOE ANDULICS
11. Kathleen Lombardo  
Jordan

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
11. [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, February 13, 2025



Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. NAGE BAILEY

[Handwritten Signature]

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

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5. \_\_\_\_\_

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6. \_\_\_\_\_

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8. \_\_\_\_\_

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10. \_\_\_\_\_

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11. \_\_\_\_\_

\_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, February 13, 2025

## Johanna Schwarz

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**From:** Kathleen Weiss <weisslaw@hotmail.com>  
**Sent:** Monday, February 10, 2025 10:35 PM  
**To:** Planning Dept  
**Cc:** Chris Zito; Chari Zito; Keith Holmes; Steve Zeiger; Daniel Margulies  
**Subject:** Approval of Plans to Add on to the Zito Home at 830 Beach Road  
**Attachments:** Lagoon Trust Ltr Request to Approve Plans to Add on to 830 Beach Rd 021025.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Cramer.

Please see attached a letter from the Clifton Lagoon Trustees in support of the plans submitted to the Lakewood Board of Building Standards/Architectural Board of Review by Chris and Chari Zito to add on to their home located at 830 Beach Road in the Clifton Lagoon.

Please feel free to contact me if you have any questions.

I plan to appear at the hearing on Thursday, February 13 to offer the Trustees' support as well.

Sincerely,

*Kathleen Weiss, Esq.*  
*Weiss Law, LLC*  
*860 Beach Road*  
*Lakewood, Ohio 44107*  
*(216) 536-1399*  
[Weisslaw@hotmail.com](mailto:Weisslaw@hotmail.com)

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**CLIFTON LAGOON TRUSTEES**

***Keith Holmes***  
***Kathleen Weiss***  
***Steven Zeiger***

February 10, 2025

Ms. Amanda Cramer  
City Planner and Board Secretary  
City of Lakewood  
Board of Building Standards/Architectural Board of Review

Dear Ms. Cramer

Re: 830 Beach Road Addition Plan Approval by the City of Lakewood

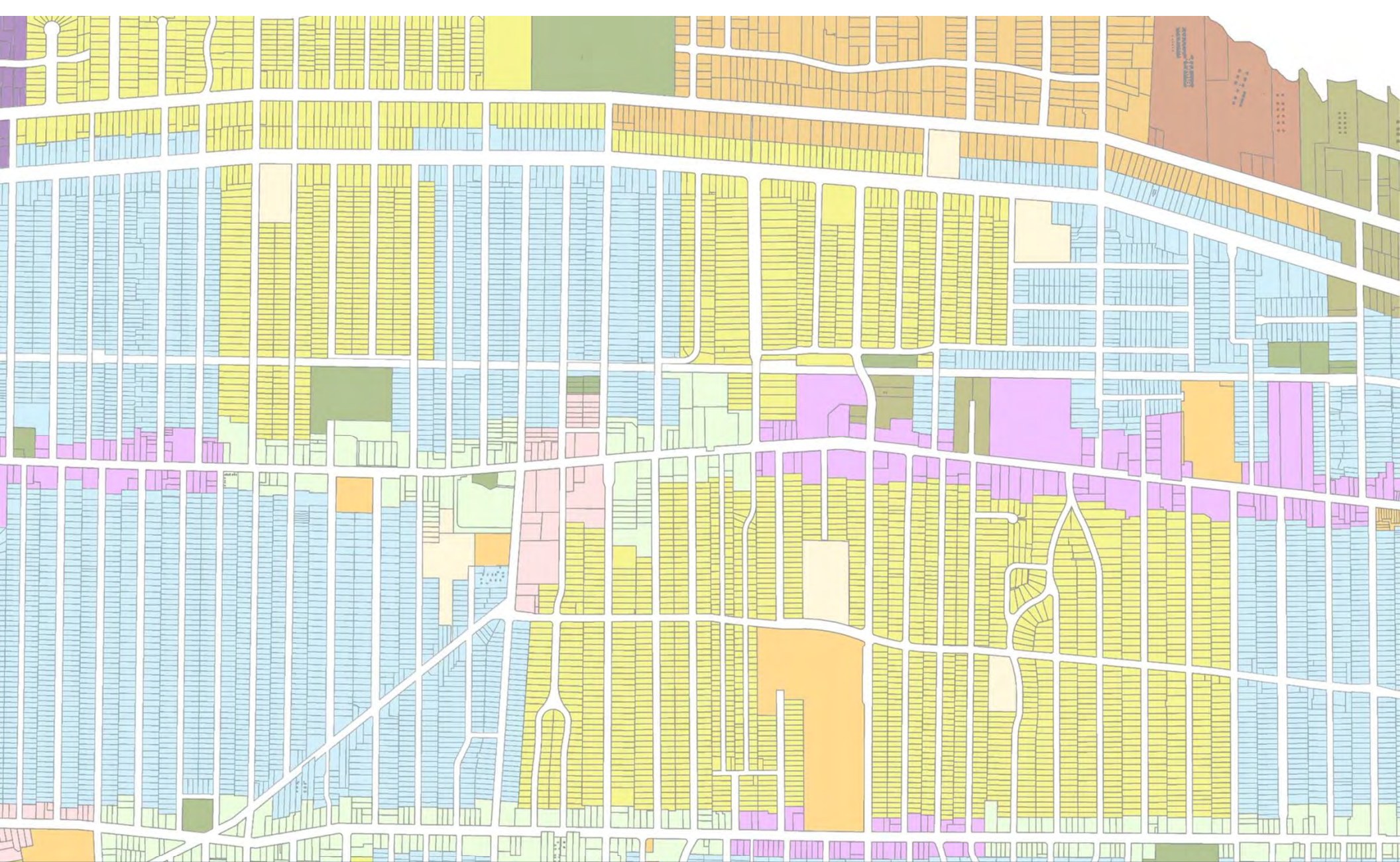
The purpose of this correspondence is to advise that the Clifton Lagoon Board of Trustees (the "Trustees") have reviewed and wish to express their support for the plans submitted for consideration by the Lakewood Board of Building Standards/Architectural Board of Review (the "Board") by Chris and Chari Zito ("the Zito's"). The Zito's recently purchased the iconic home located at 830 Beach Road in the Clifton Lagoon. As the Board knows, the home has historical significance, and was carefully remodeled and renovated during the 1990's by its prior owner, Donna Luby.

The plans submitted by the Zito's to add on to the garage and breezeway area are designed to adhere to the current design of the home using materials consistent with the current structure. The Trustees' only two concerns would be: i) if there were any encroachment by the home onto adjacent Lagoon property, of which the plans show no such issue, and ii) if Lagoon property were damaged during construction, which the Zito's have agreed to repair should any such damage occur.

For these reasons, the Trustees support the Board giving its approval to the Zito's construction plans for the addition to their home at 830 Beach Road.

On behalf of the Clifton Lagoon Trustees:

DocuSigned by:  
*Kathleen Weiss*  
07C812233F7243E...  
Kathleen Weiss, Trustee



# Architectural Board of Review

February 2025



## **Architectural Board of Review**

Pre-Review Meeting: February 6th, 4 pm (East Conf Rm)

Regular Meeting: February 13th , 5:30 pm (Auditorium)

### **Members**

Hanna Cohan Plessner (2025 Chair)

Jeremy Smith (2025 Vice-Chair)

Chris Egervary

Nick Slaughterbeck

Matt Stevenson

### **Staff**

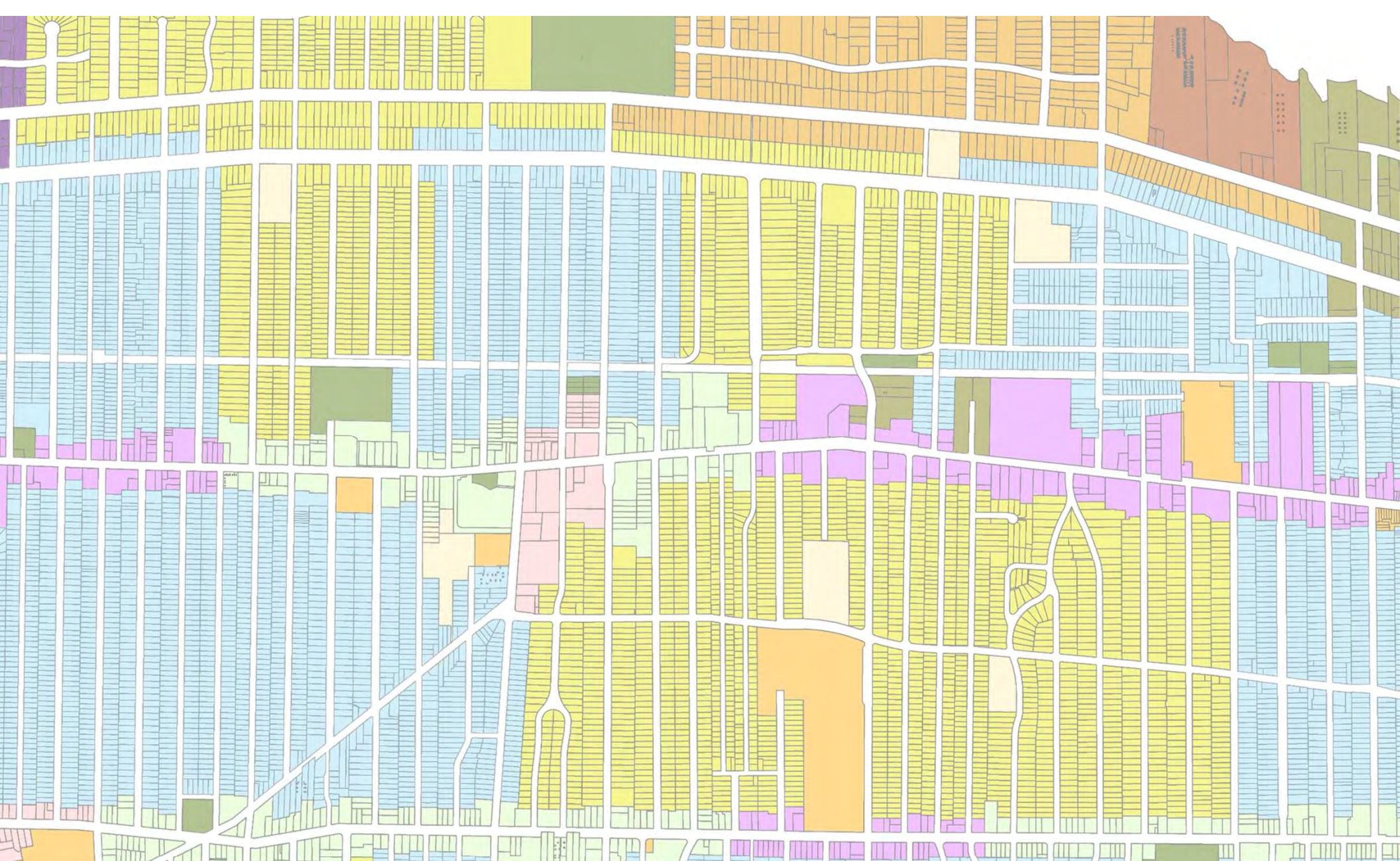
*Board Secretary:* Amanda Cramer, Sophia Jones

*Assistant Building Commissioner:* William Wagner



**Architectural Board of Review**  
**February Agenda**

1. Roll call
2. Approve minutes – January 2025 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



# Architectural Board of Review

## Summary Approval – February 2025

## **Applicant proposes new signage.**

### **City Notes:**

- Applicant proposes new signage, including 1 wall sign
- Allowed Signage: 54 sq ft
- Existing signage: 1 vinyl window sign (8.2 sq ft)
- Proposed Signage: 1 wall sign (18.3 sq ft)
- Total: 26.5 sq ft

Summary Approval

13363 Madison Ave



**Docket No. 02-09-25 (13363 Madison)**

Signage – Law Office  
Paul Lange

# Current Street Elevation



Customer:	
Company:	
Address:	
City:	State/CN
Phone:	
Fax:	



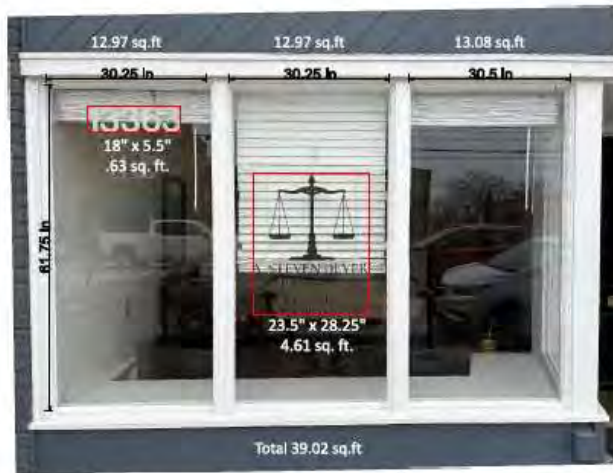
26747 Brookpark Rd. EXT.  
North Olmsted, Ohio 44070  
PH: 440-716-0000

**PROOF APPROVAL**  
PLEASE THOROUGHLY REVIEW ALL DIGITAL AND PHYSICAL PROOFS OF THE PROJECT.  
The client understands that all proof reading and spell checking is your responsibility, and understand that printed product colors may vary from what you may see on your computer screen. Client accepts full responsibility for this approval and hereby grant permission to proceed with the production. The client understands that by the third revision, extra fee's may apply.

Job No.:	Date:
Order Date:	Salesperson:
Sign Dimensions:	Estimate:
Comments:	



**Docket No. 02-09-25 (13363 Madison)**



**Total Window  
Square Footage 107.62**  
**Existing Window Signage  
Square Footage 8.24**

Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

**Signarama** North Olmsted  
The way to grow your business.  
26747 Brookpark Rd. EXT.  
North Olmsted, Ohio 44070  
PH: 440-716-0000

**PROOF APPROVAL**  
PLEASE THOROUGHLY REVIEW ALL DIGITAL AND PHYSICAL PROOFS OF THE PROJECT.  
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Job No.:	Date:
Order Date:	Salesperson:
Sign Dimensions:	Estimate:
Comments:	



**Docket No. 02-09-25 (13363 Madison)**



110.22 in  
 26.03 in  
 33 in  
**LAW OFFICE**  
 13363 MADISON AVENUE  
 18.33 Sq Ft.

Formed plastic dimensional letters, GOLD, flat face  
 Qty 1 Set

Building Frontage = 36'-0"

Customer: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_



26747 Brookpark Rd. EXT.  
 North Olmsted, Ohio 44070  
 PH: 440-716-0000

**PROOF APPROVAL**  
 PLEASE THOROUGHLY REVIEW ALL DIGITAL AND PHYSICAL PROOFS OF THE PROJECT.  
 The client understands that all proof reading and spell checking is your responsibility, and understand that printed product colors may vary from what you may see on your computer screen. Client accepts full responsibility for this approval and hereby grant permission to proceed with the production. The client understands that by the third revision, extra fee's may apply.

Job No.:	Date:
Order Date:	Salesperson:
Sign Dimensions:	Estimate:
Comments:	



**Docket No. 02-09-25 (13363 Madison)**



**Docket No. 02-09-25 (13363 Madison)**

## **Applicant proposes new signage.**

### **City Notes:**

- Applicant proposes new signage, including 2 blade signs and vinyl graphics
- Allowed Signage: sq ft
- Proposed Signage: 2 blade signs (7.5 sq ft total) ; vinyl graphics (10 sq ft total)
- Total: 17.5 sq ft

Summary Approval

Buehl

**Docket No. 02-10-25 (17008-A Madison)**

Signage – The Parlour  
Steven Foster





EXISTING BLADE SIGNS  
DOUBLE-SIDED, FACE-LIT



REVISED WHITE VINYL DECALS



RE-FACE EXISTING BLADE SIGNS

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

1  
1-21-25  
ADDRESS:  
17008 Madison Ave.  
Lakewood, OH 44107

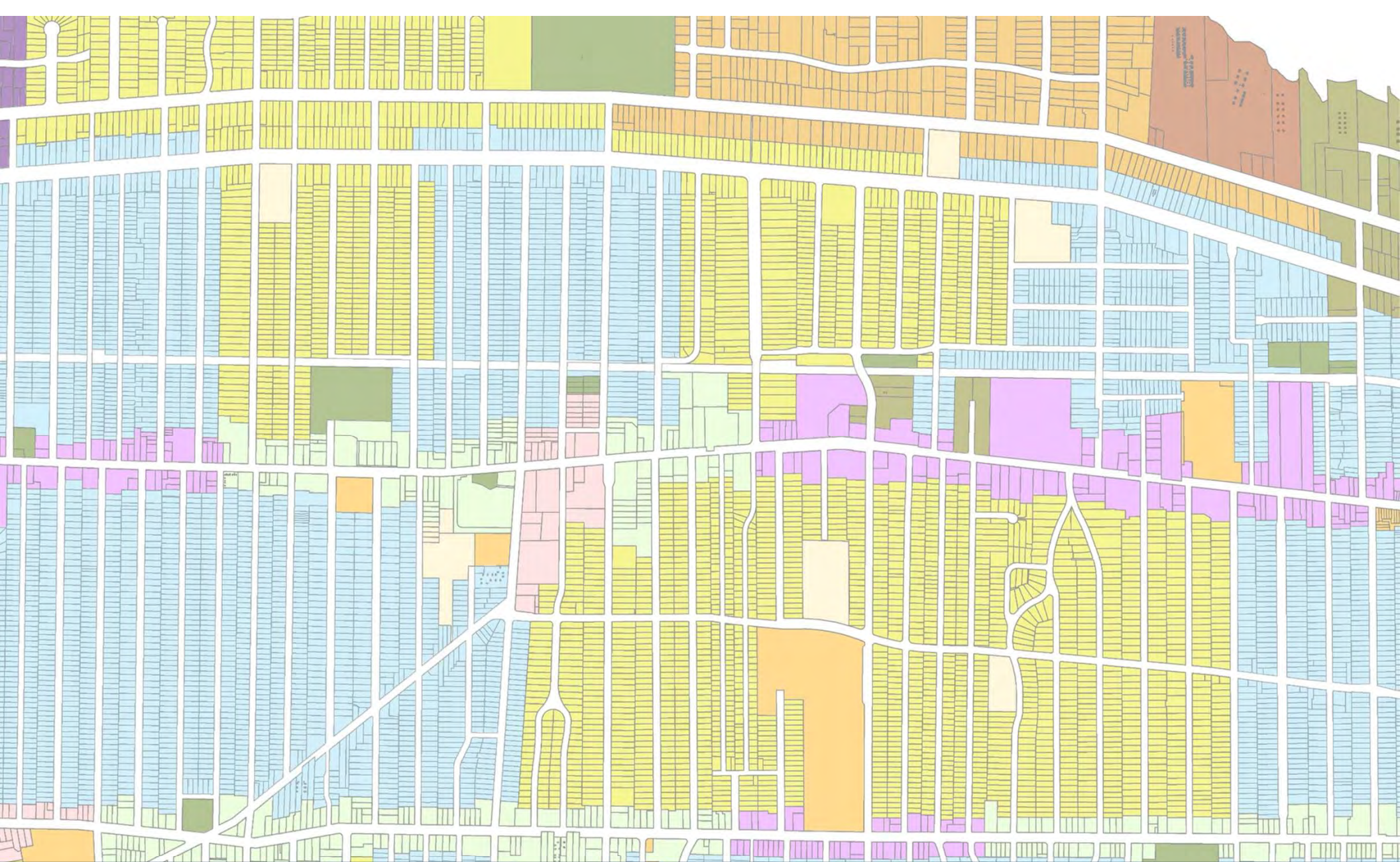
BUSINESS NAME:  
**The Parlour**  
(the COLAB)

Steven Foster  
216.390.0158  
sfoster09@gmail.com

**THE SIGN & GRAPHICS FIRM**



**Docket No. 02-10-25 (17008 Madison)**



# Architectural Board of Review

Communication – February 2025

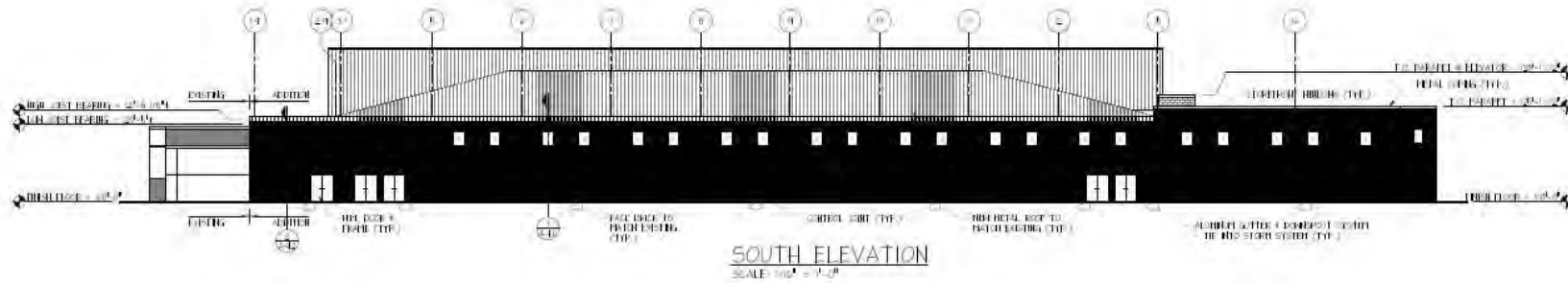
**The City of Lakewood is conducting renovation of the Winterhurst Ice Arena – including an exterior addition – to provide contemporary locker room facilities, indoor training space, and ADA accessibility improvements.**

**City Notes:**

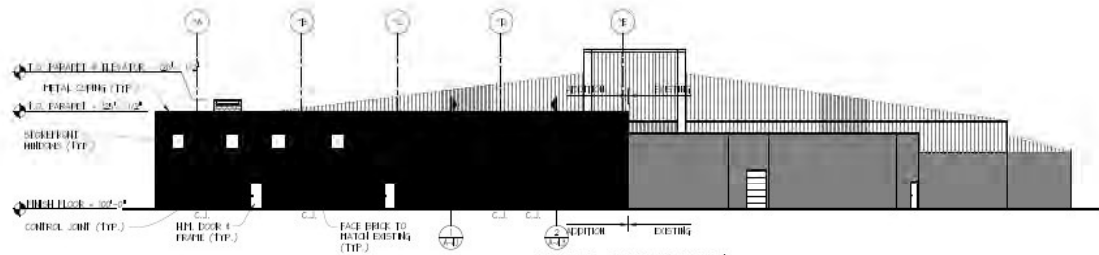
N/A



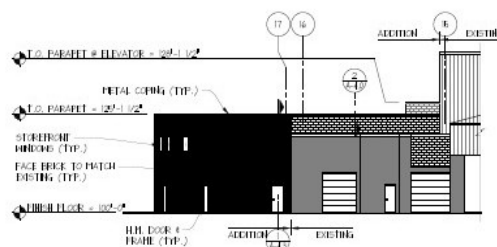
**Docket No. 02-17-25**  
**(14740 Lakewood Heights)**  
**Winterhurst - Communication**  
**City of Lakewood**



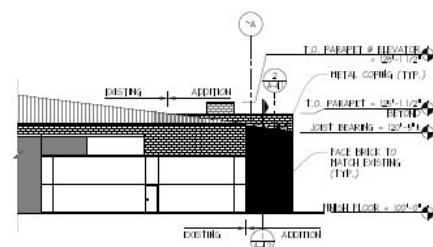
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



**ANDRUS ARCHITECTURE**  
PHONE: 513.523.3850  
WWW.ANDRUSARCHITECTURE.COM  
1520 WASHINGTON DRIVE - SUITE 200  
WINTERHURST, MO 64095

**WINTERHURST ICE RINK  
ADDITION & RENOVATION**  
14740 LAKEWOOD HEIGHTS BLVD.  
LAKEWOOD, OH 44107  
ELEVATIONS

DATE	DESCRIPTION

PROJECT NO: 25474  
SHEET: **A-3.0**

THIS DRAWING IS THE SOLE PROPERTY OF ANDRUS ARCHITECTURE AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE PERMISSION OF ANDRUS ARCHITECTURE.



# Docket No. 02-17-25 (14740 Lakewood Heights)

# Winterhurst Ice Arena Locker Room/Rink Space Renovation

Architectural Board of Review (ABR) – Feb 2025



City of Lakewood  
**Department of Planning and Development**

David Baas, Assistant Director



---

**Docket No. 02-17-25 (14740 Lakewood Heights)**

# Winterhurst - Locker Room/Rink Space Renovation

---

**Timeline: April 2025 – February 2026**

## **Goals:**

- a) Reconfigure and renovate existing (original 1974-75) **locker room space(s)** to provide contemporary facilities that can be used interchangeably by both male/female teams. Within budget limitations, increase number of youth/high school locker rooms available via more efficient use of existing space or by limited expansion of building footprint.
- b) Develop most feasible option for the addition of an **indoor off-ice training space** for athletes and teams.
- c) Replace existing (also original 1974-75) **spectator stands** in both rinks with contemporary and ADA-accessible designs while working to improve pathways (from lobby to rear locker room spaces) and enhance organizational/team storage space under spectator stands.

**Concurrent actions:** repair frost heaving and install new scoreboards.



**Docket No. 02-17-25 (14740 Lakewood Heights)**

Site - Winterhurst



Docket No. 02-17-25 (14740 Lakewood Heights)



Site - Winterhurst



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**

Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



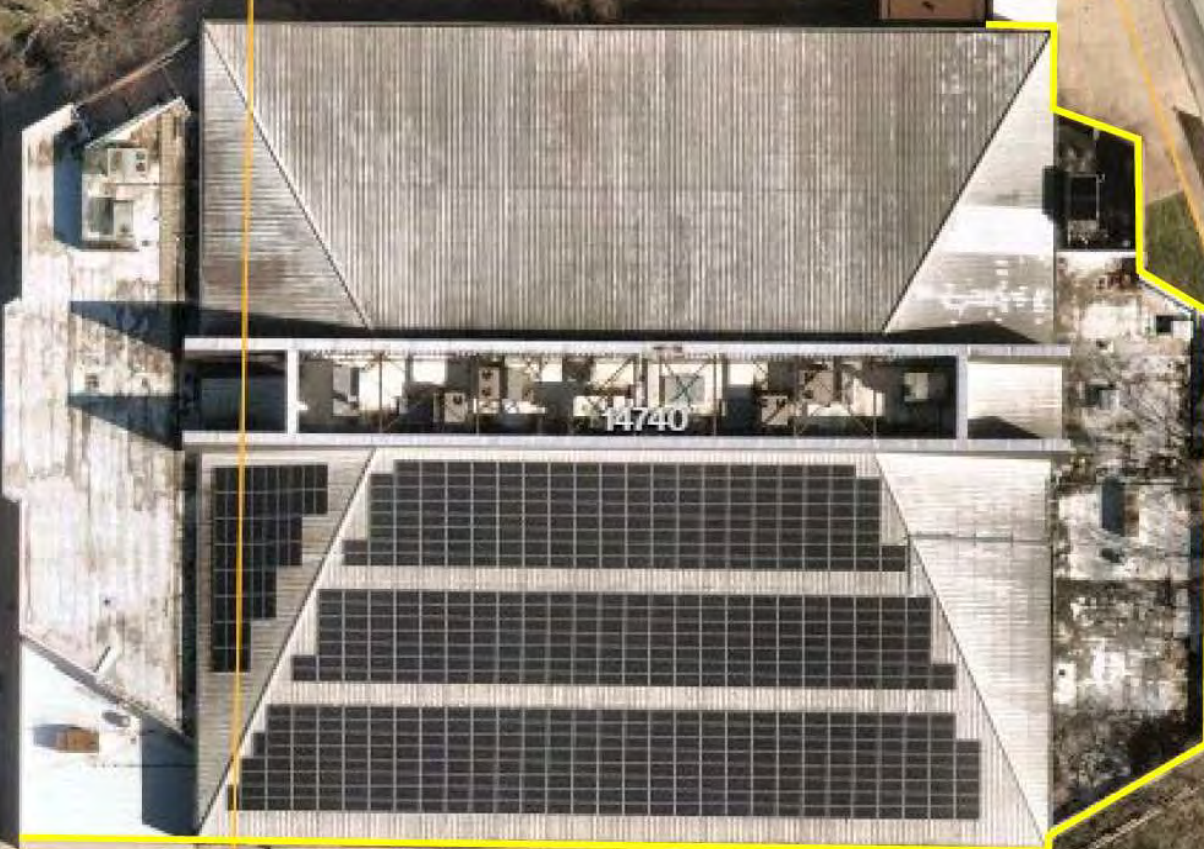
Existing Conditions



**Docket No. 02-17-25 (14740 Lakewood Heights)**



Site – Current Footprint

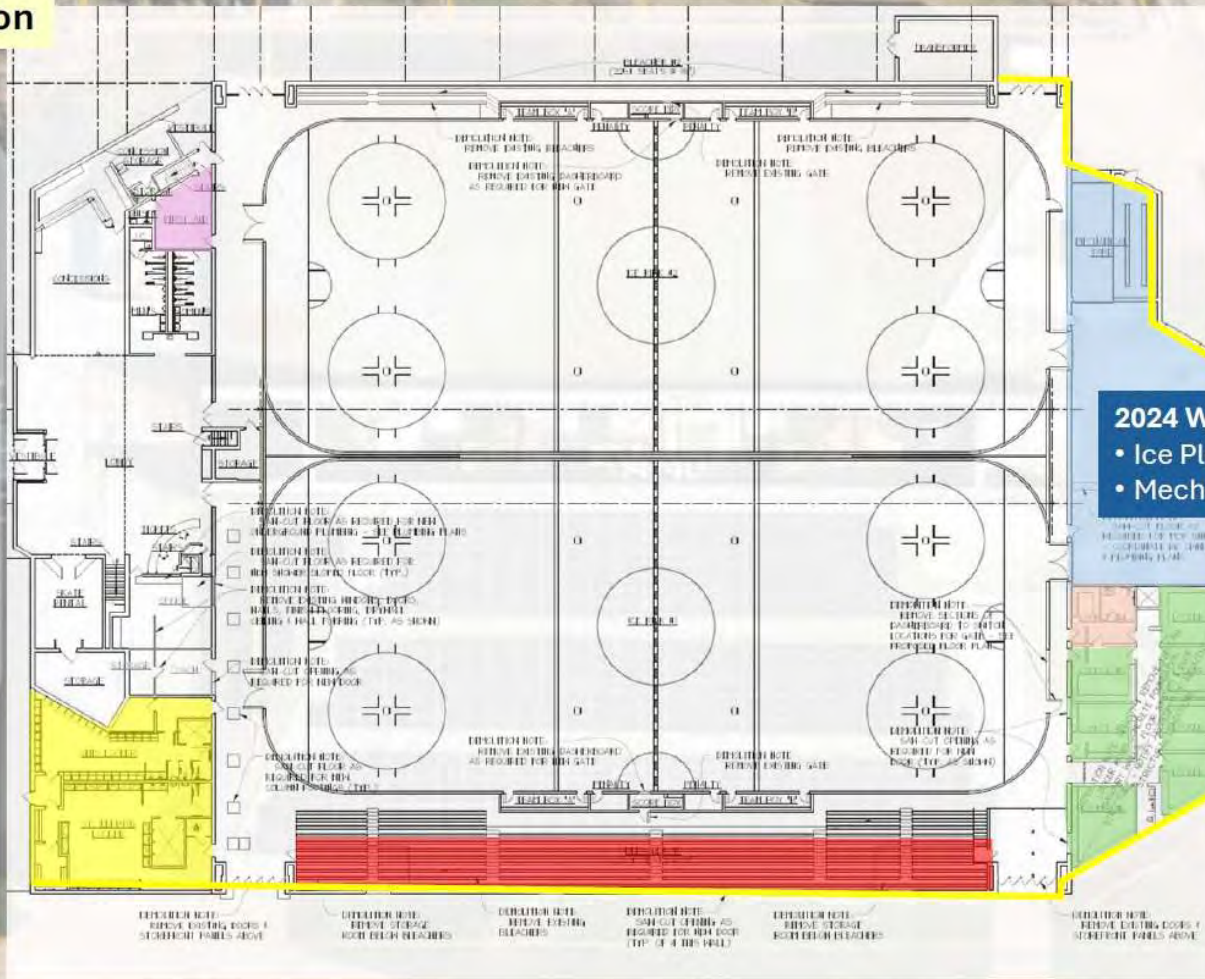


**Docket No. 02-17-25 (14740 Lakewood Heights)**





## Site - Current Configuration



**2024 Work Completed:**

- Ice Plant Replacement
- Mechanical Room Renovation

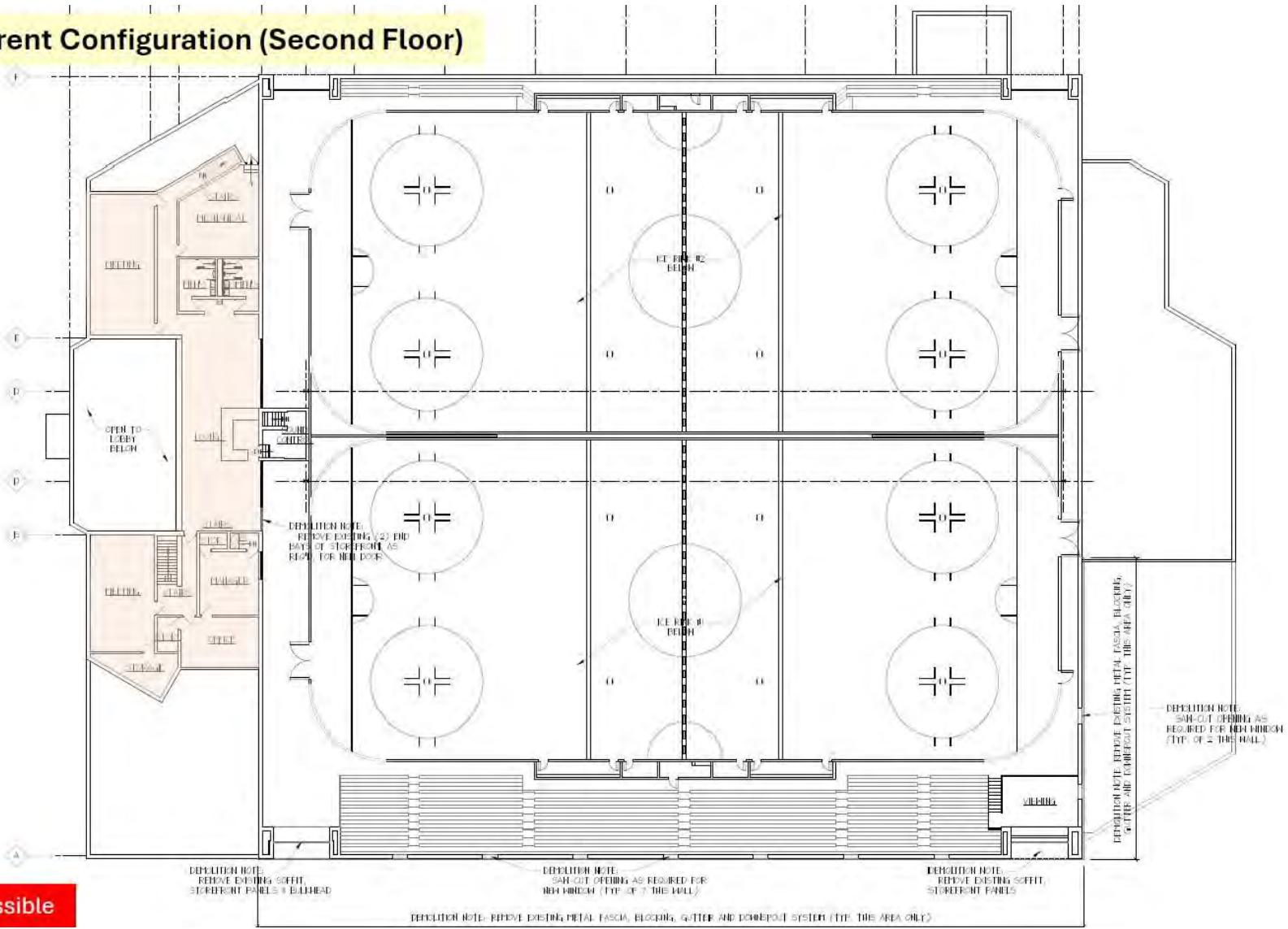
- 7 GP/Youth Locker Rooms
- 1 Girls (Overflow) Locker Room
- 1 Official/Referee Locker Room
- 2 High School Locker Rooms
- Under bleacher storage

**Docket No. 02-17-25 (14740 Lakewood Heights)**





**Site – Current Configuration (Second Floor)**

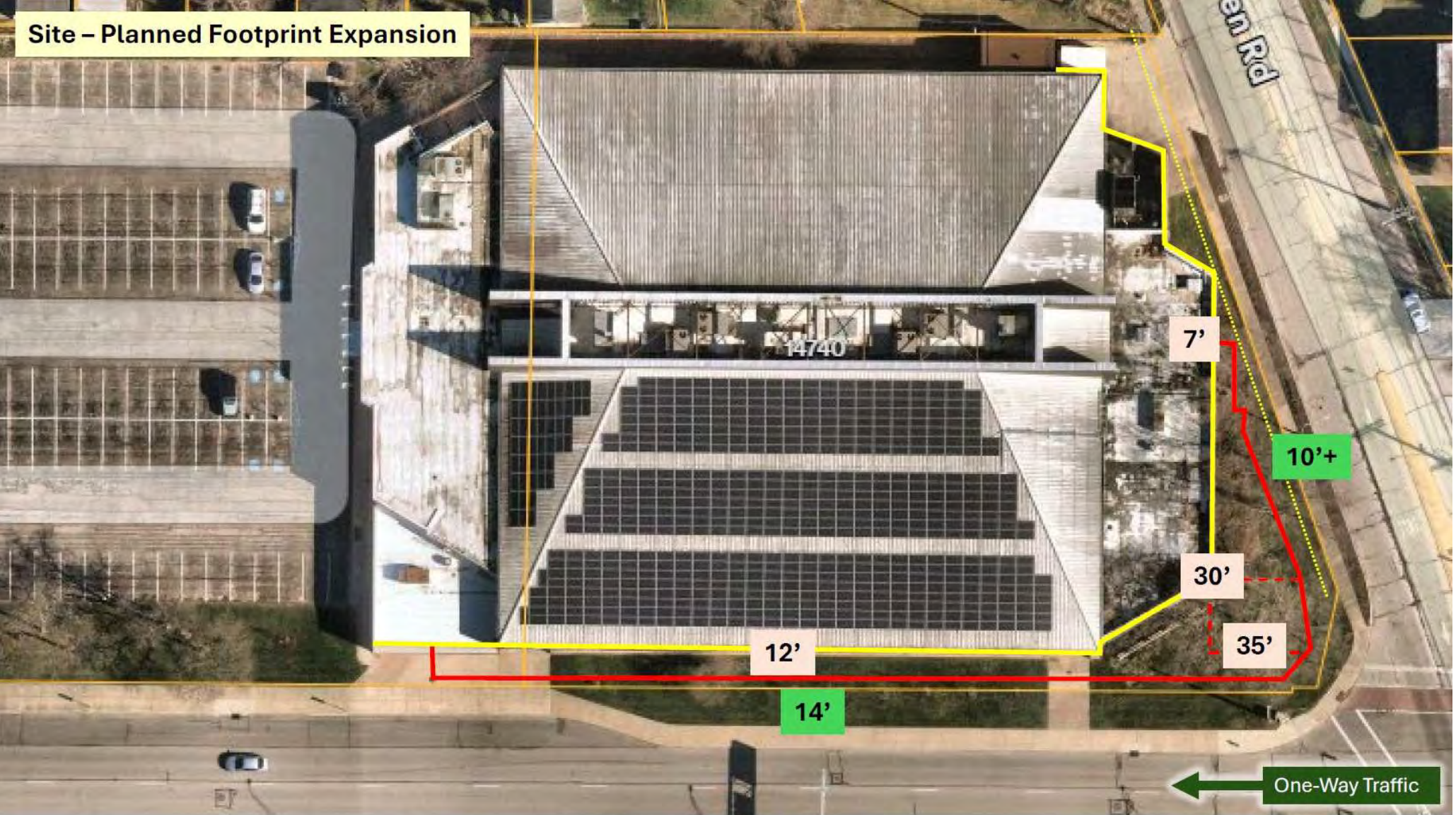


**Not ADA Accessible**

**Docket No. 02-17-25 (14740 Lakewood Heights)**



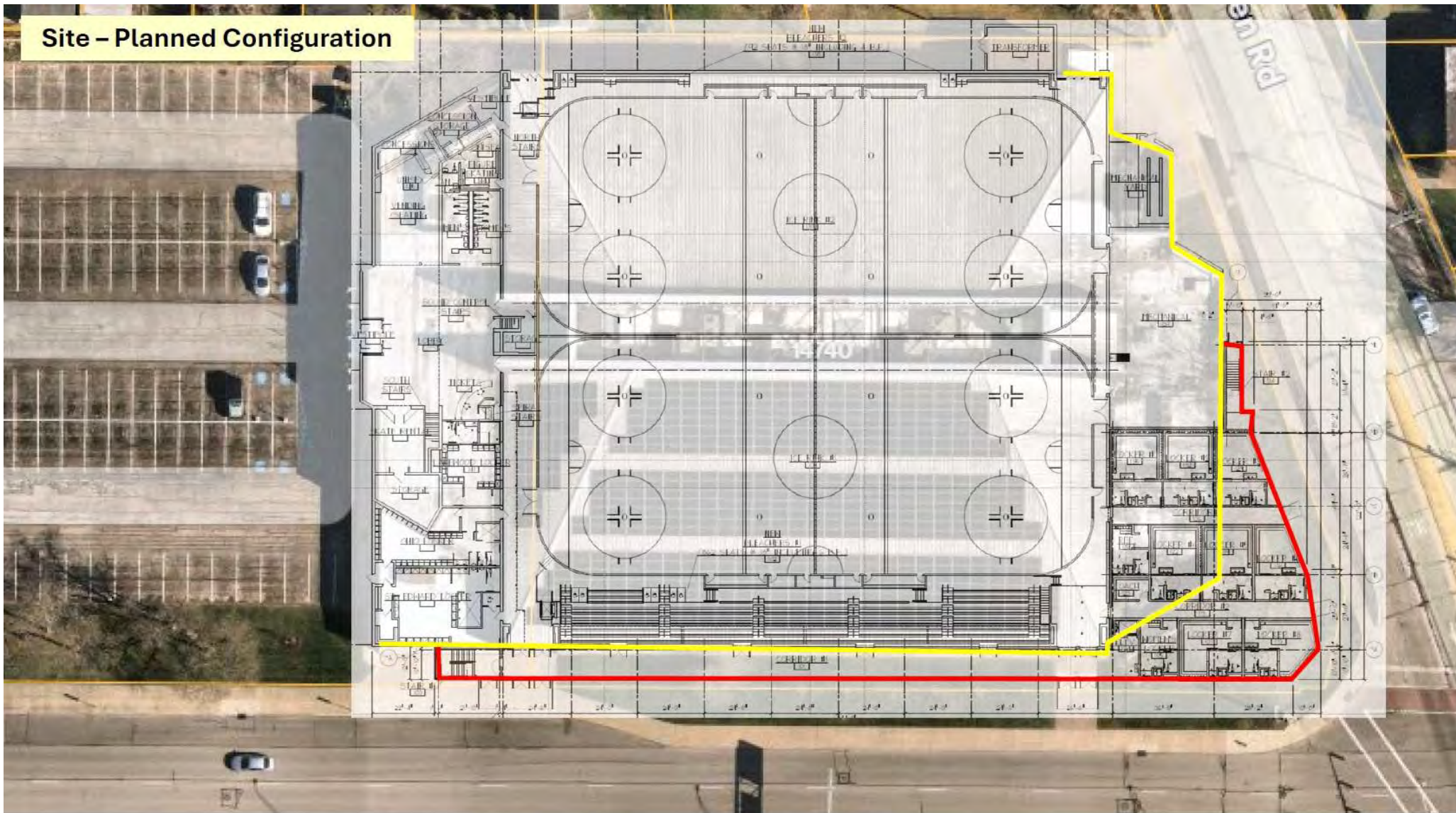
Site – Planned Footprint Expansion



Docket No. 02-17-25 (14740 Lakewood Heights)



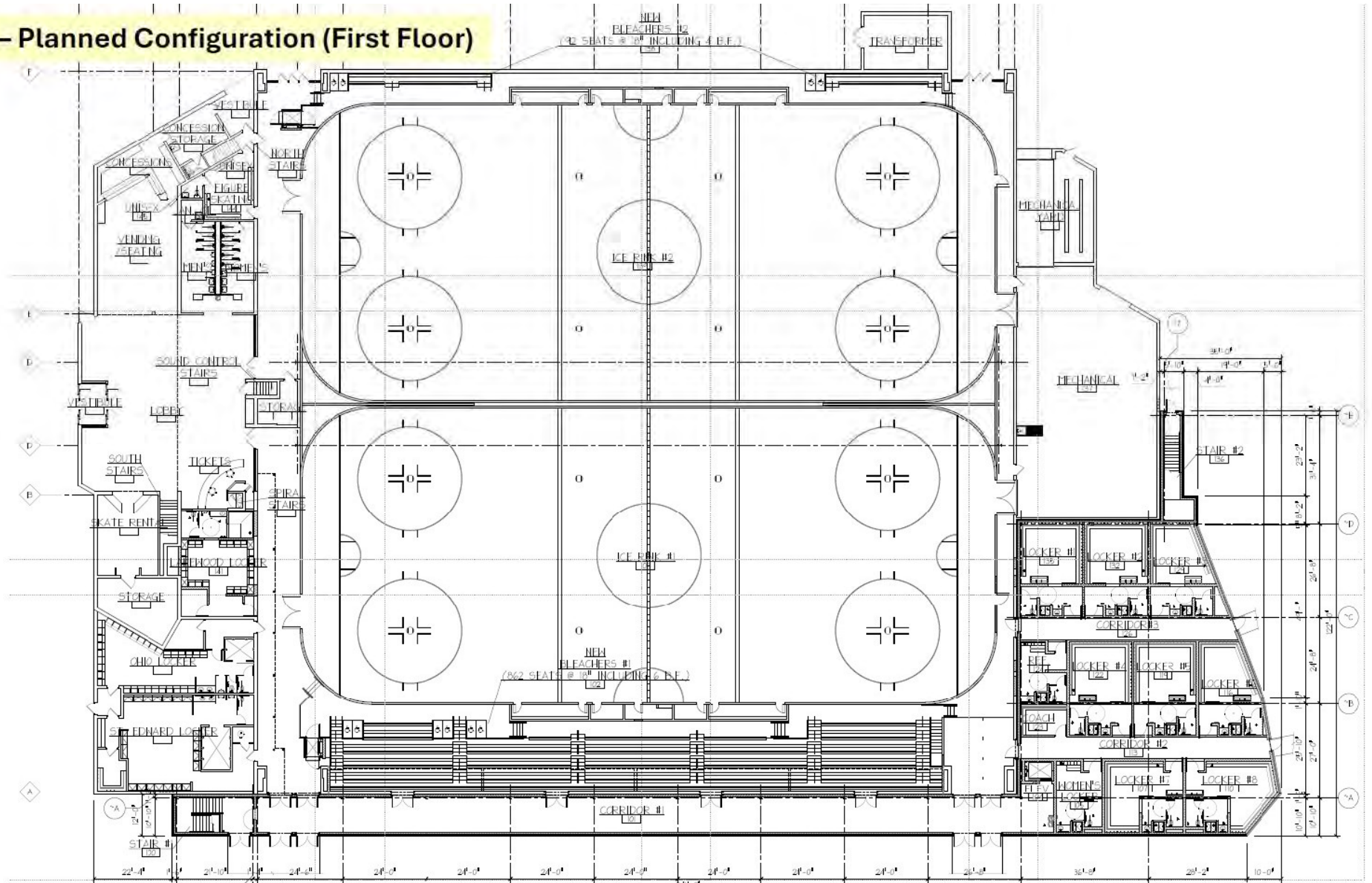
Site - Planned Configuration



Docket No. 02-17-25 (14740 Lakewood Heights)

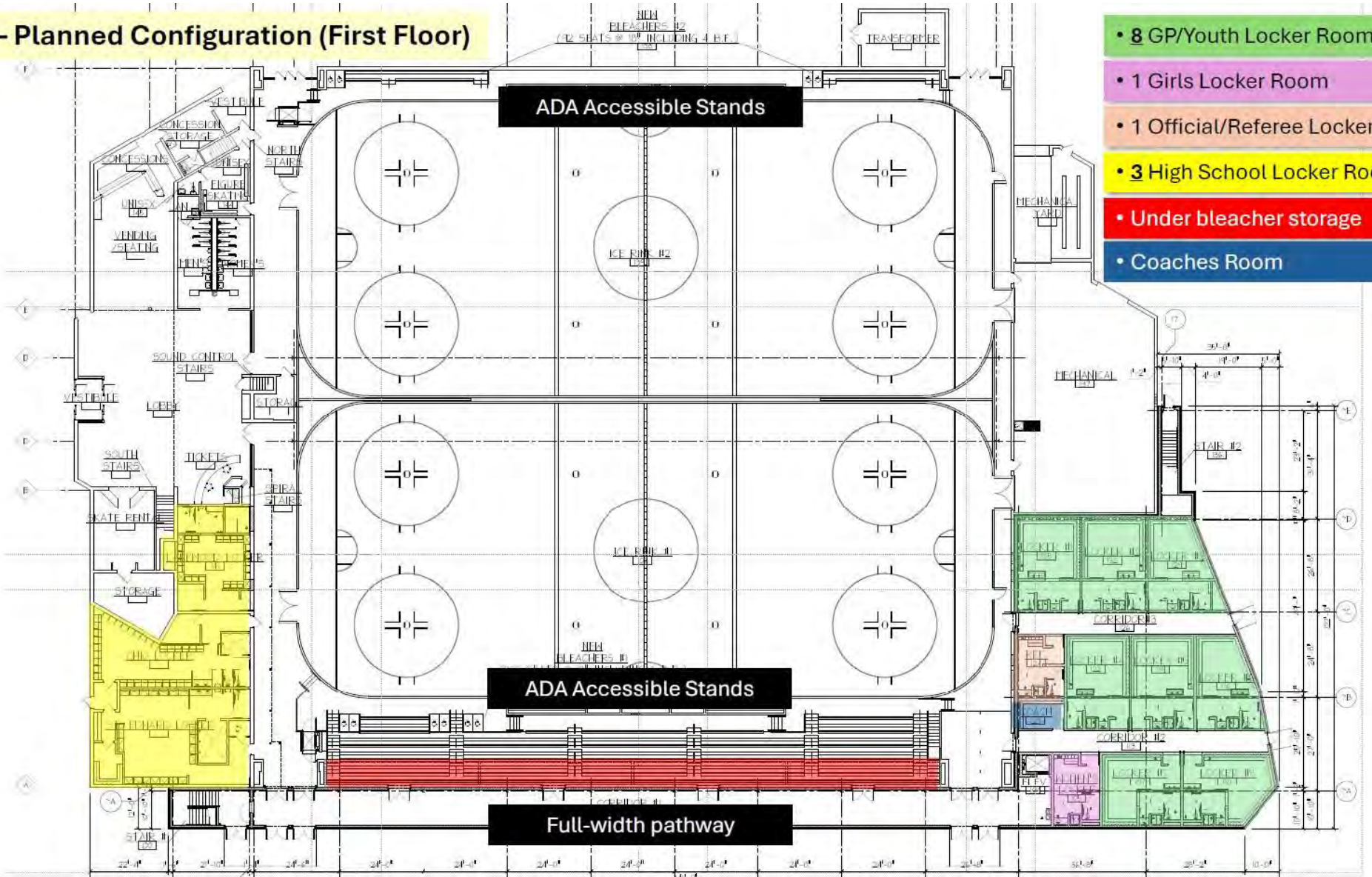


Site - Planned Configuration (First Floor)



Docket No. 02-17-25 (14740 Lakewood Heights)

**Site – Planned Configuration (First Floor)**

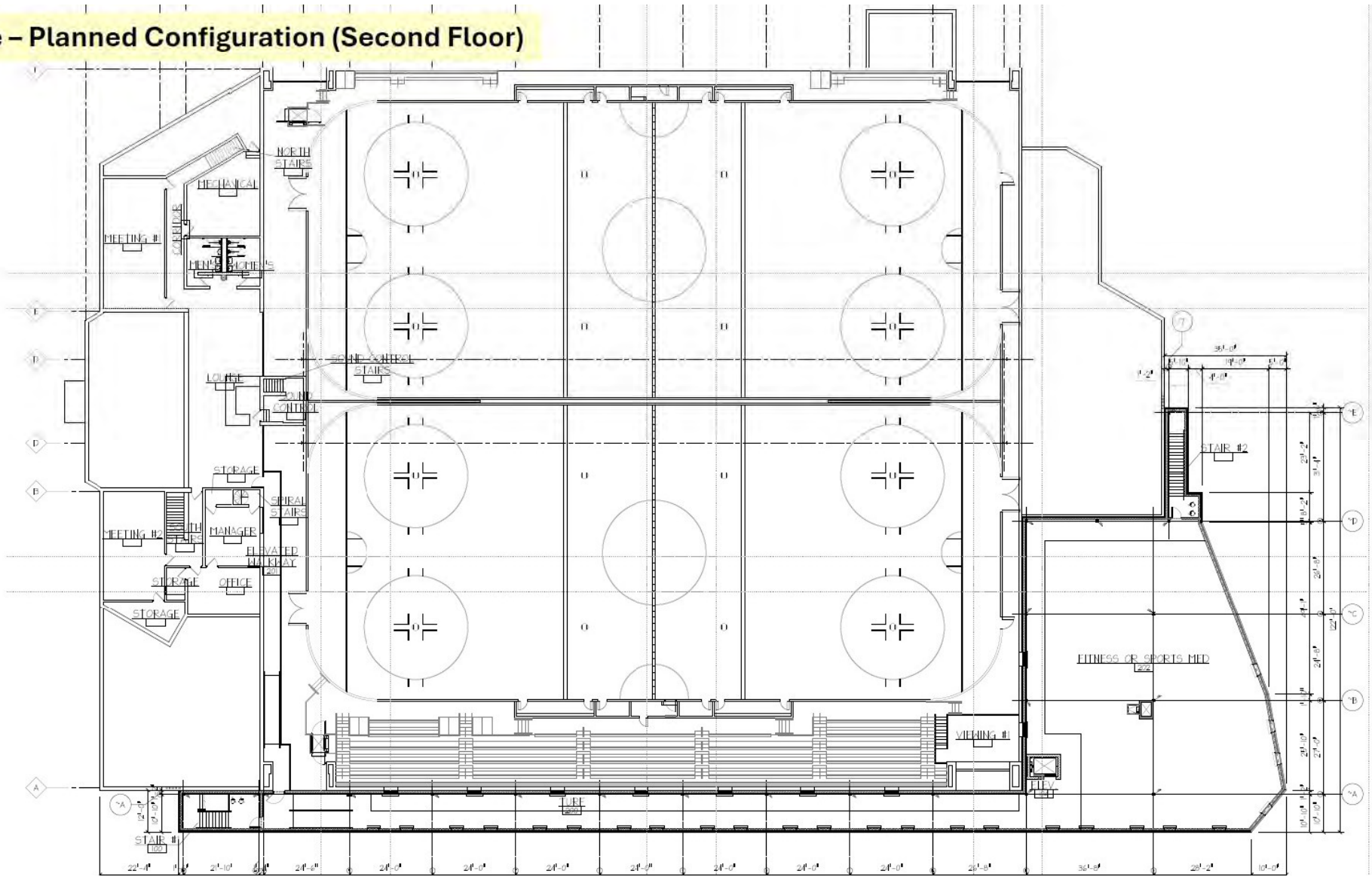


- 8 GP/Youth Locker Rooms
- 1 Girls Locker Room
- 1 Official/Referee Locker Room
- 3 High School Locker Rooms
- Under bleacher storage
- Coaches Room



**Docket No. 02-17-25 (14740 Lakewood Heights)**

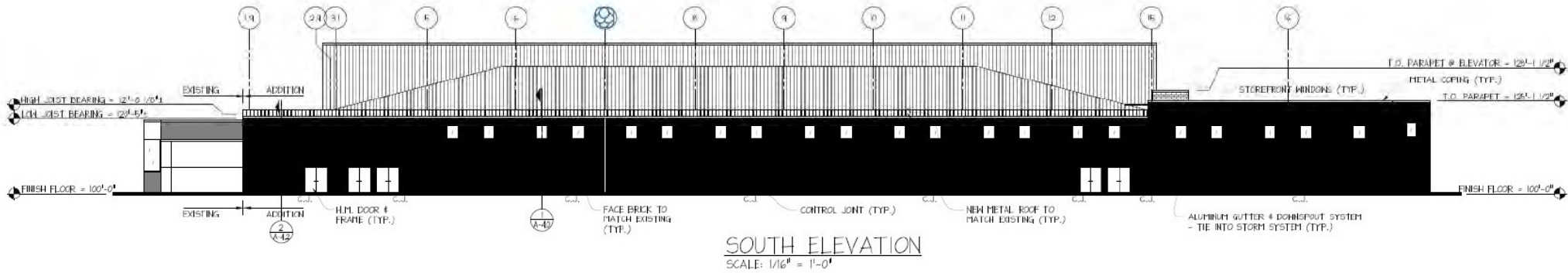
## Site - Planned Configuration (Second Floor)



**Docket No. 02-17-25 (14740 Lakewood Heights)**

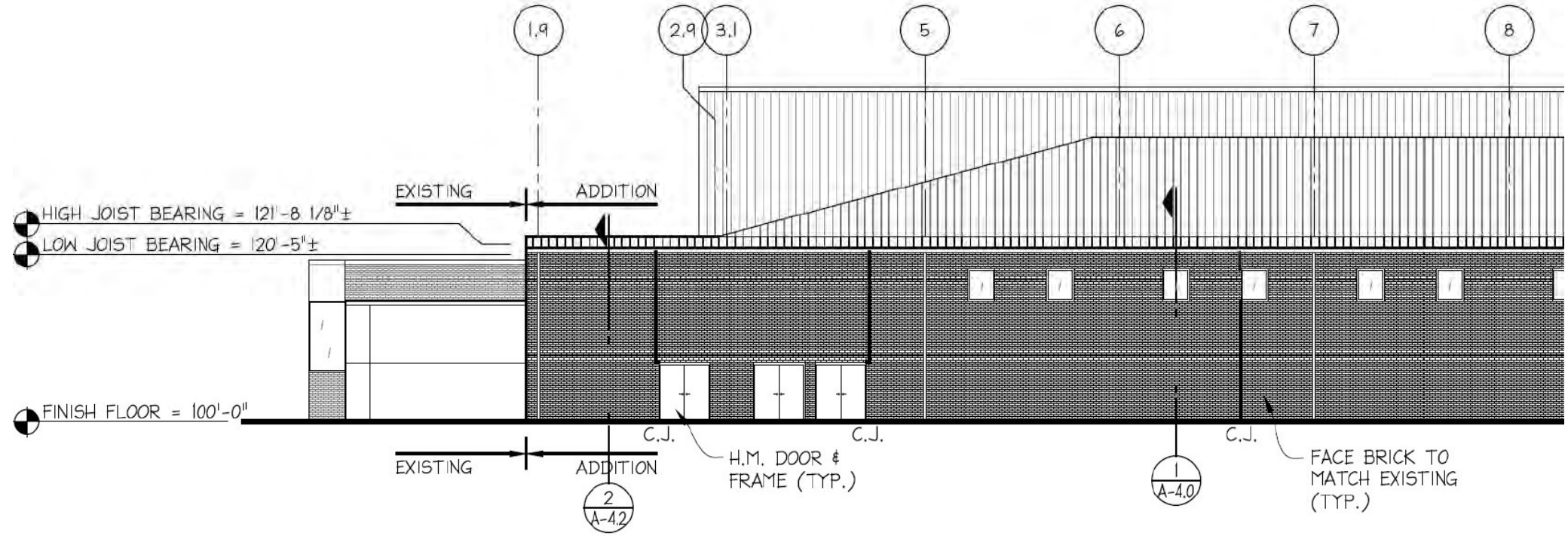


# Planned Elevation - South



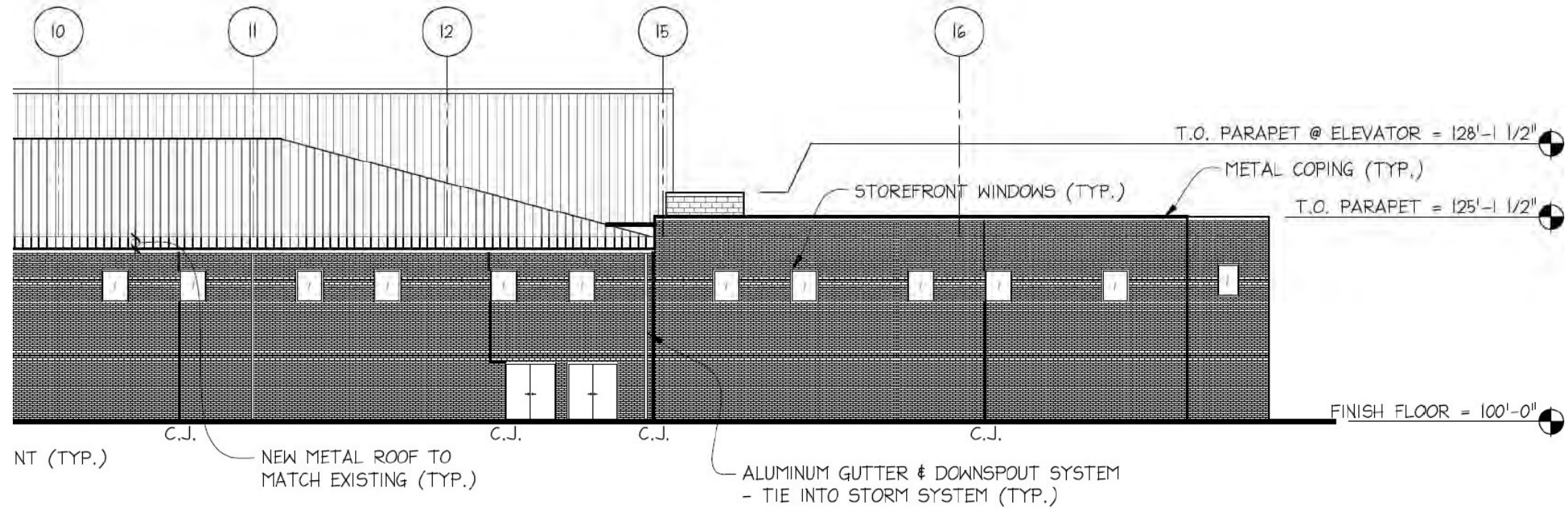
**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Planned Elevation – South (Detail – West End)**



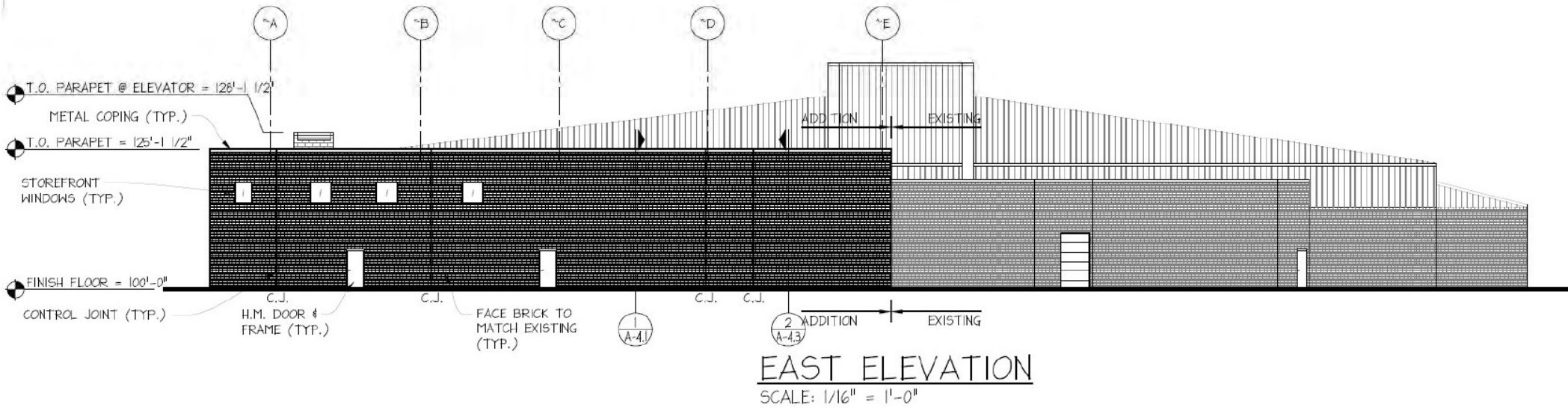
**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Planned Elevation – South (Detail – East End)**



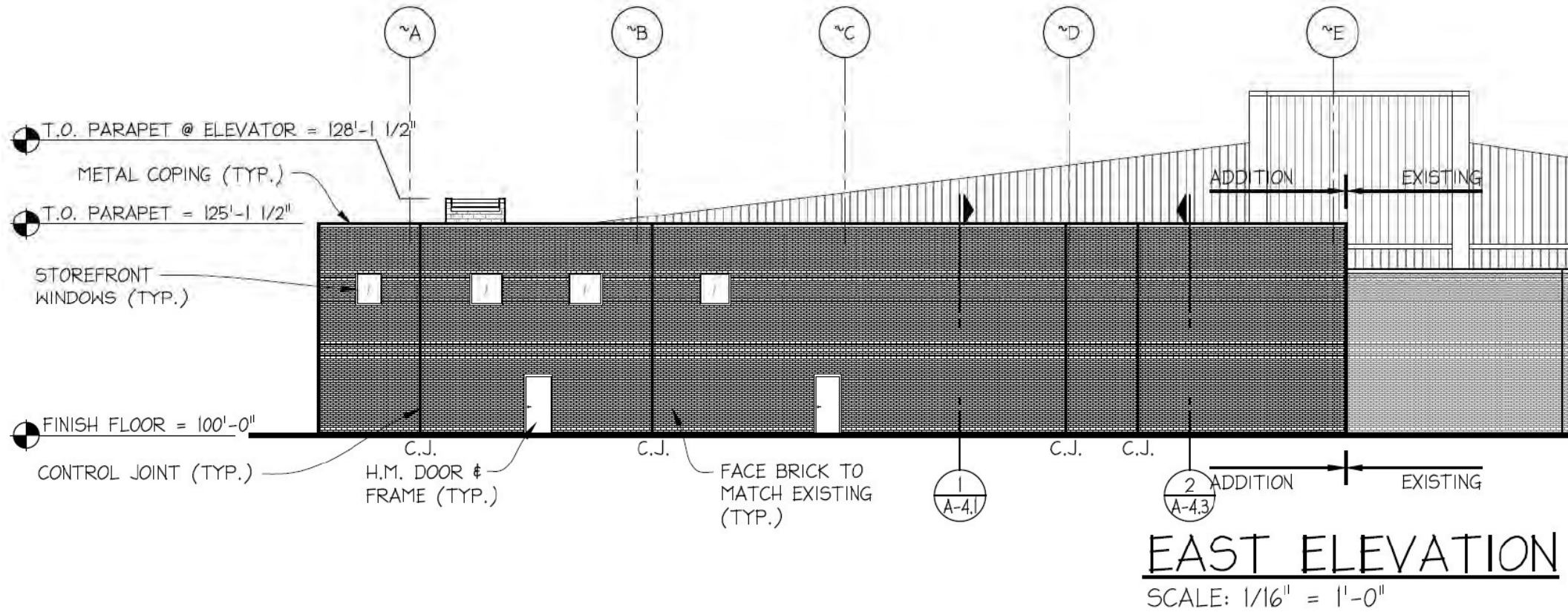
**Docket No. 02-17-25 (14740 Lakewood Heights)**

# Planned Elevation - East



## Docket No. 02-17-25 (14740 Lakewood Heights)

**Planned Elevation – East (Detail)**

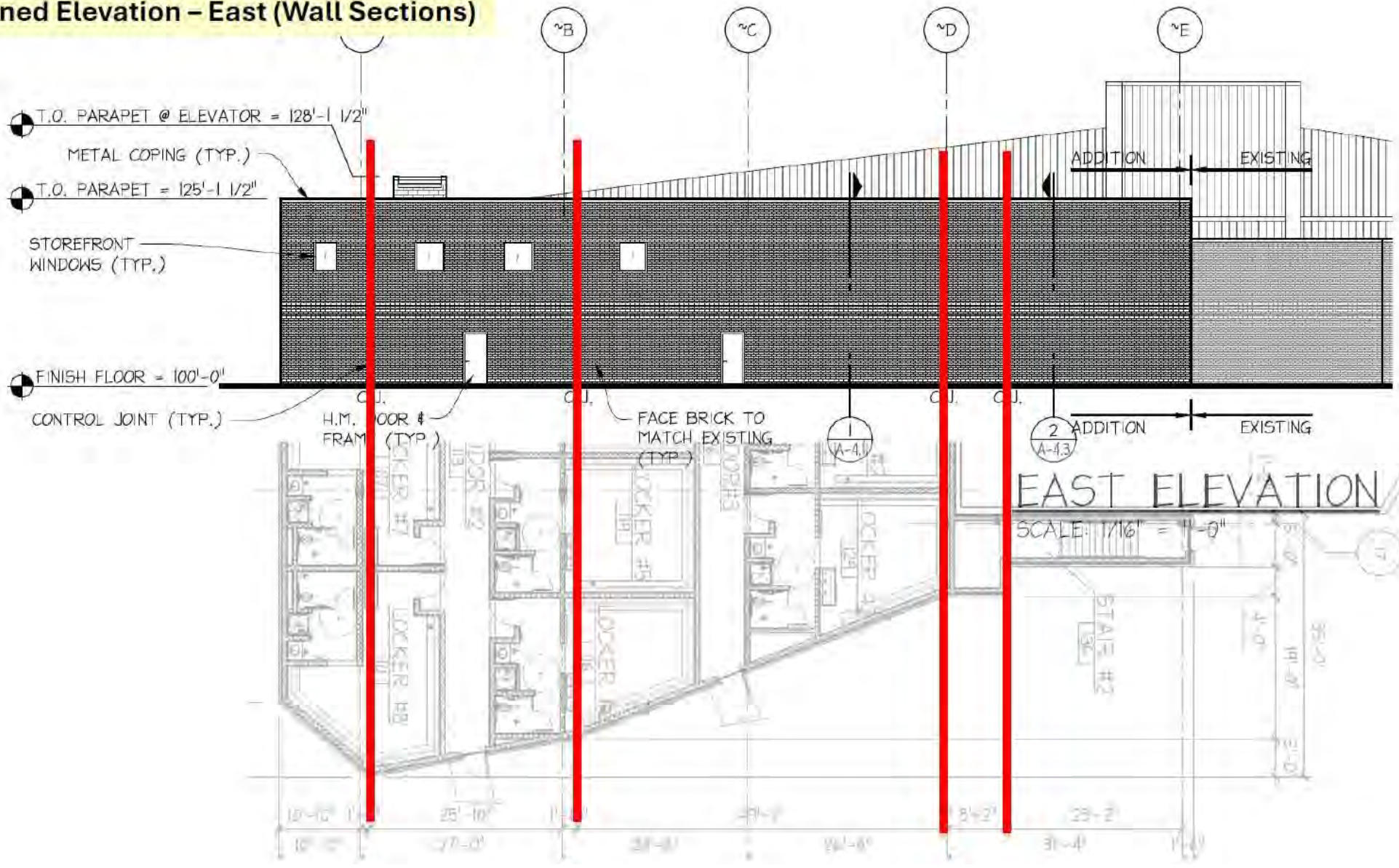


**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



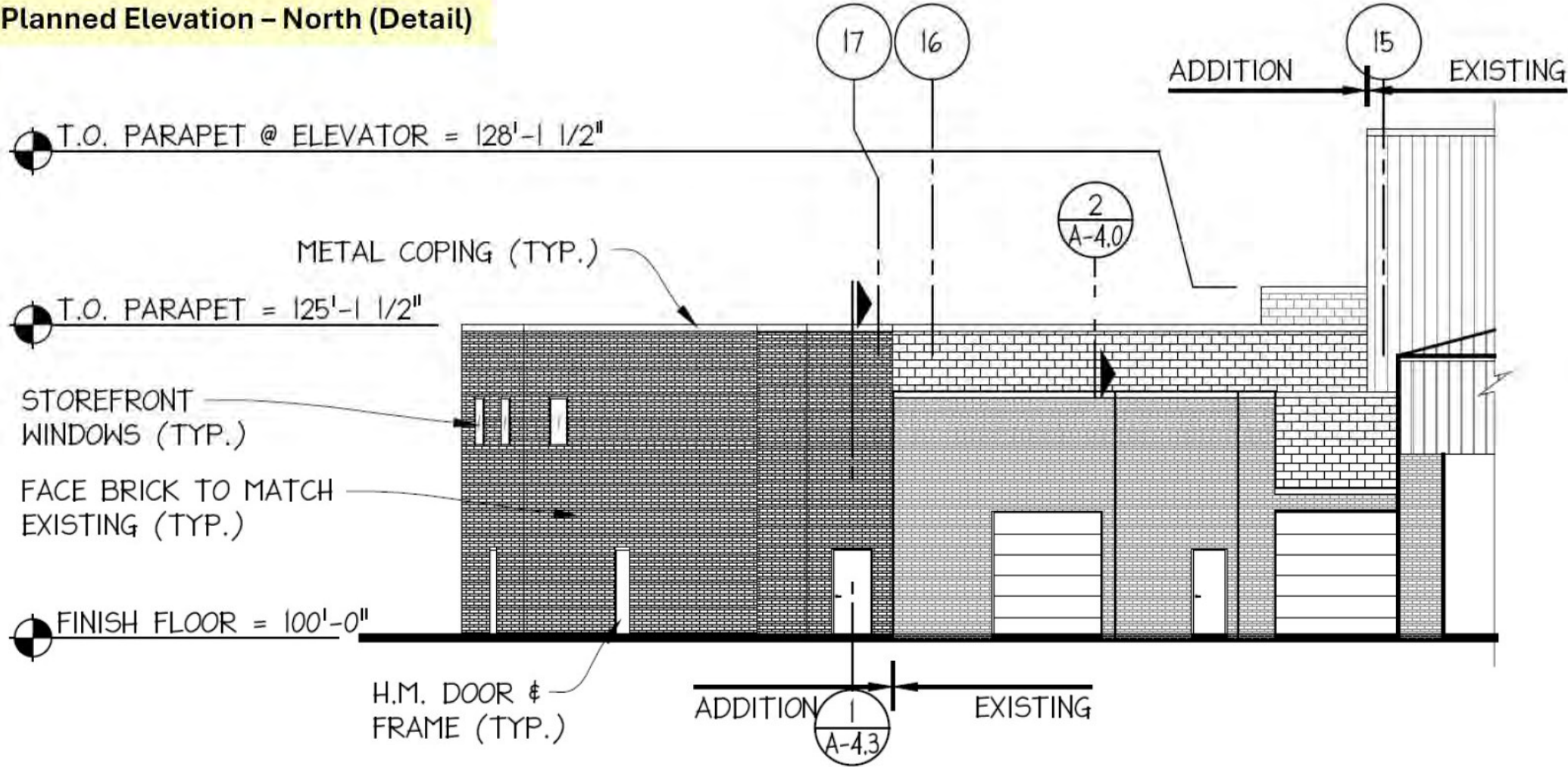
**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Planned Elevation – East (Wall Sections)**



**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Planned Elevation – North (Detail)**



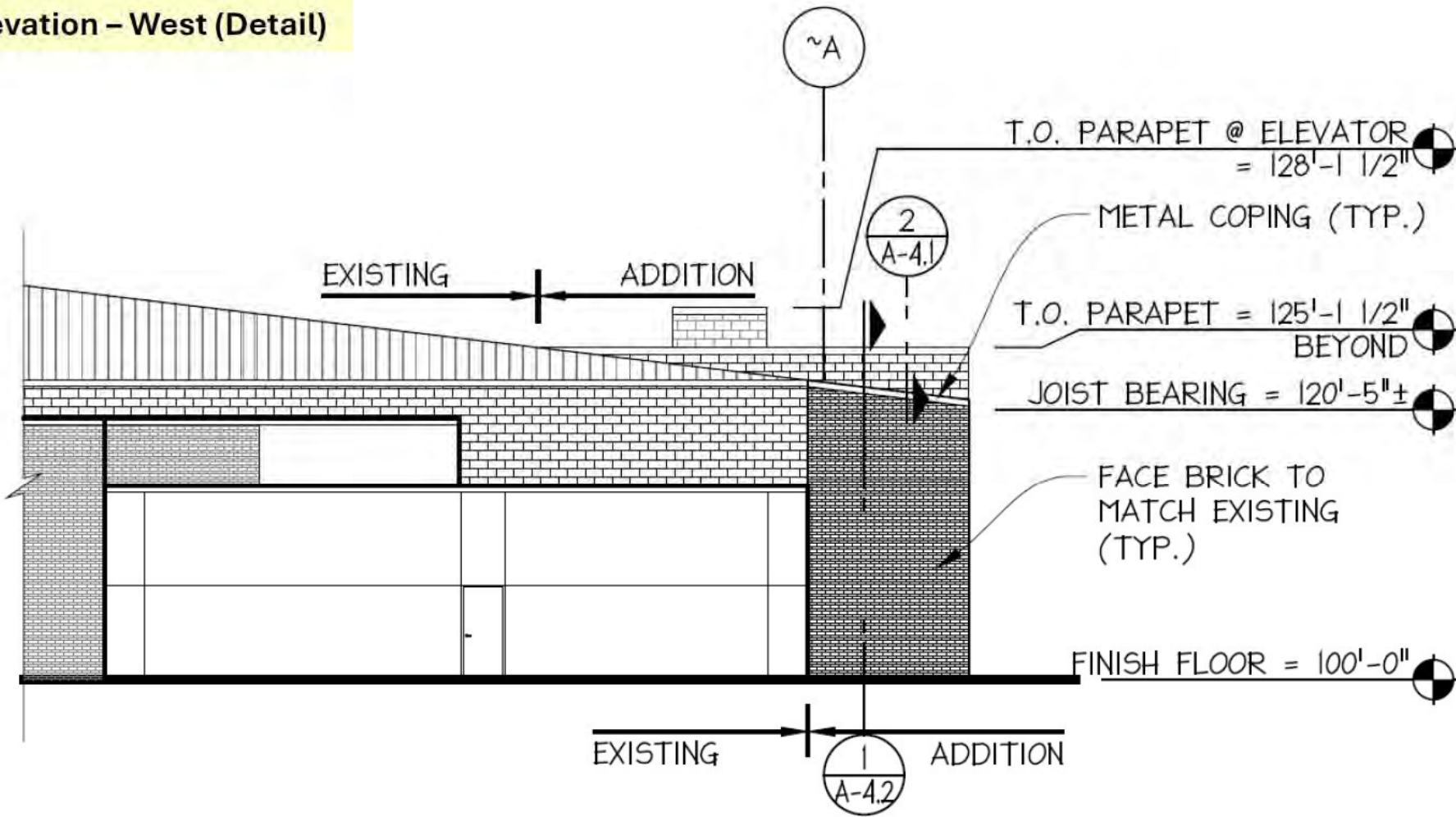
**NORTH ELEVATION**

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



**Docket No. 02-17-25 (14740 Lakewood Heights)**

Planned Elevation – West (Detail)



# WEST ELEVATION

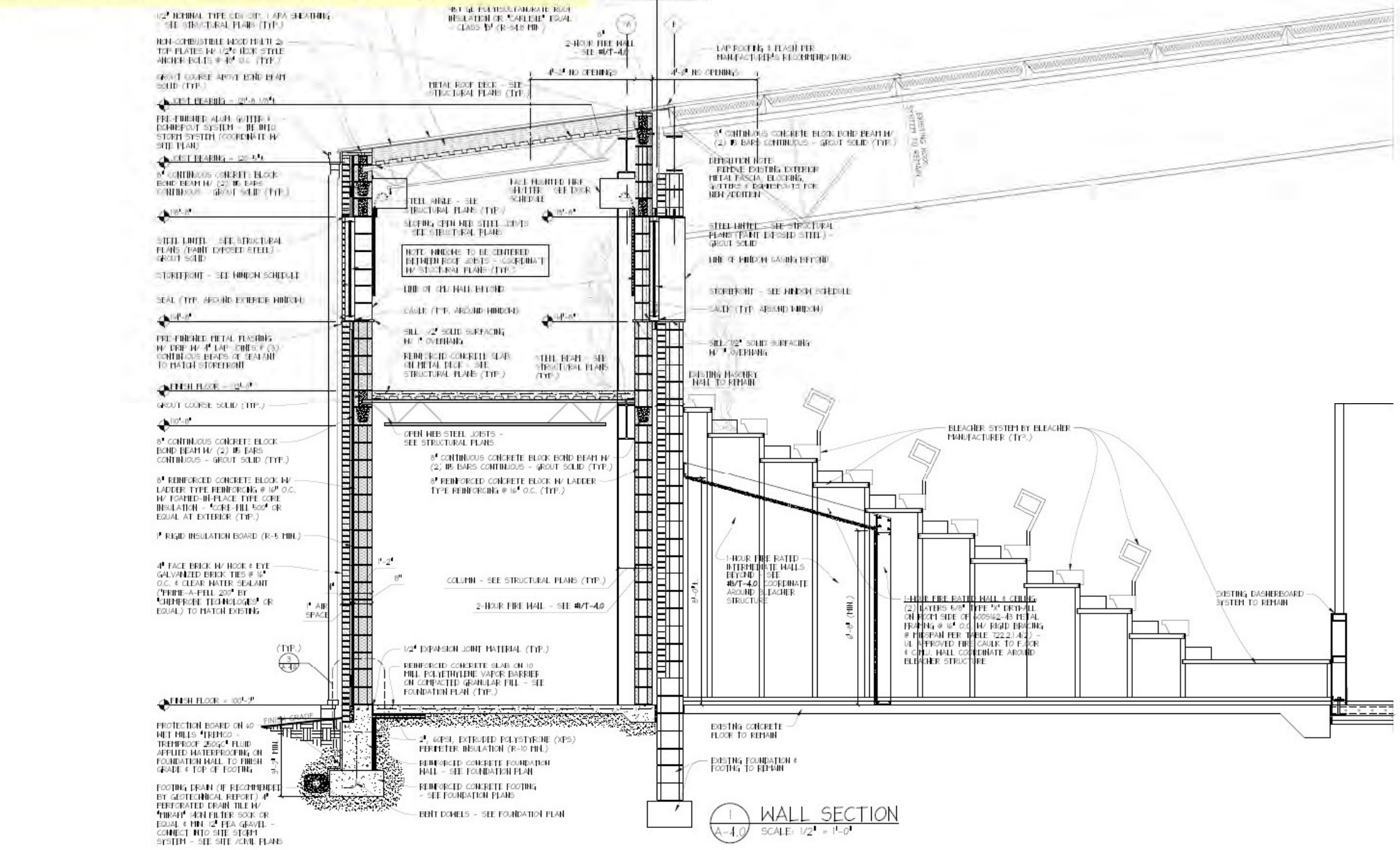
SCALE: 1/16" = 1'-0"



Docket No. 02-17-25 (14740 Lakewood Heights)



# Planned Section – South Side (Corridors)



# Docket No. 02-17-25 (14740 Lakewood Heights)



Existing Condition

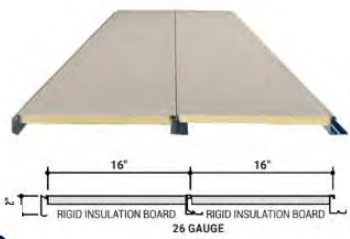
### Butlerib® II Wall System



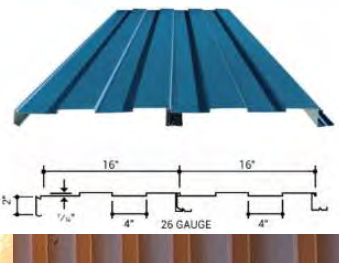
The Butlerib II wall panels feature a 1 1/2" corrugation for additional strength.



### Stylwall® II Flat Wall System



### Stylwall™ Fluted Wall System



### Thermawall™ Wall System



### Split Face ARCHITECTURAL CMU



Split Face CMU are consistently the most popular architectural masonry unit finish because they offer a uniquely textured face and can also be manufactured in a paint-grade product. Our Split Face units can be used as a load-bearing wall or as a veneer, and it blends well with other architectural back finishes, or even clay brick. Split Face masonry is thermally efficient, sound absorbent and fire resistant—making it a preferred product in the construction of commercial projects such as theaters, schools and municipal buildings. Manufactured as a normal weight or lightweight unit, it conforms to ASTM C 90 standard specification for load-bearing concrete masonry units. BIM - Revit® Design Files: We provide Revit® design files for our common unit shapes & sizes, including the family of finishes and colors—by shape. They are free to download from our website.

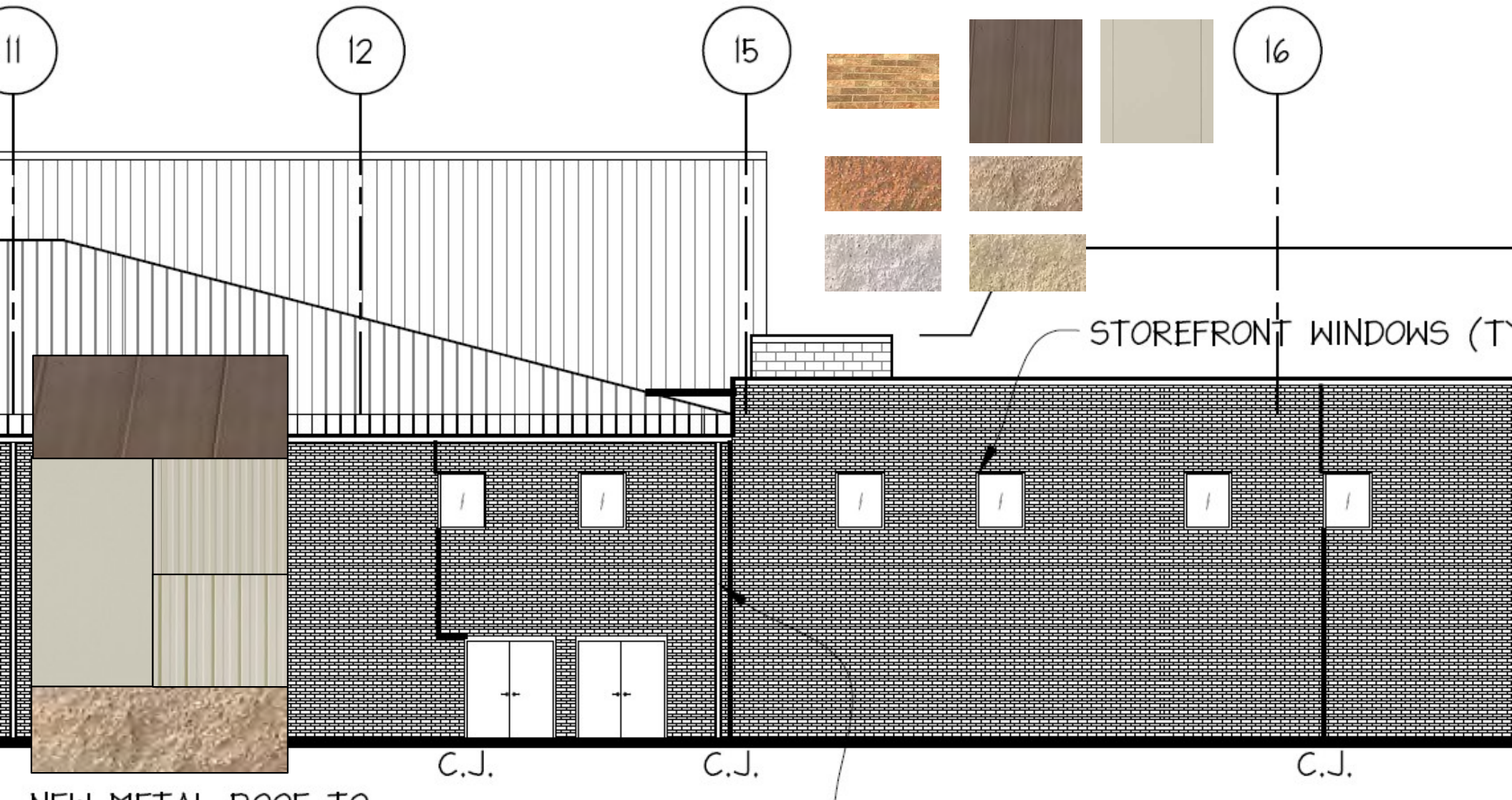
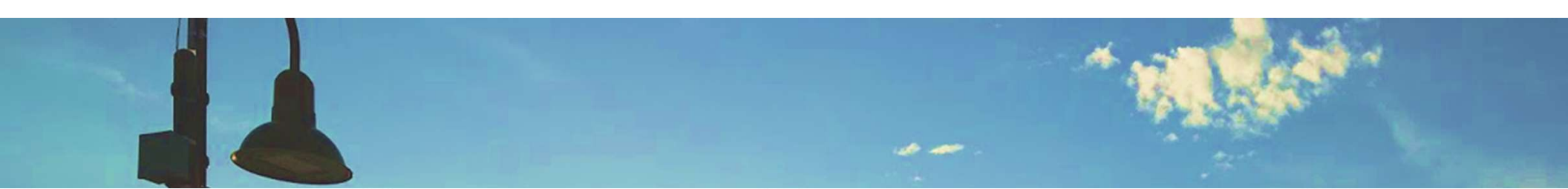


### Gemstone® GROUND FACE CMU



The natural aggregates in our Gemstone units are brought forth by grinding the face of the unit to a smooth "sandblasted" finish. Gemstone units are used in both interior and exterior building applications and are available in veneer or load-bearing sizes. There are many standard sizes and shapes to select from and a variety of colors that show the natural beauty of the aggregate. Gemstone units conform to ASTM C 90 standard specification for load-bearing concrete masonry units. BIM - Revit® Design Files: We provide Revit® design files for our common unit shapes & sizes, including the family of finishes and colors—by shape. They are free to download from our website.





NEW METAL ROOF TO

C.J.

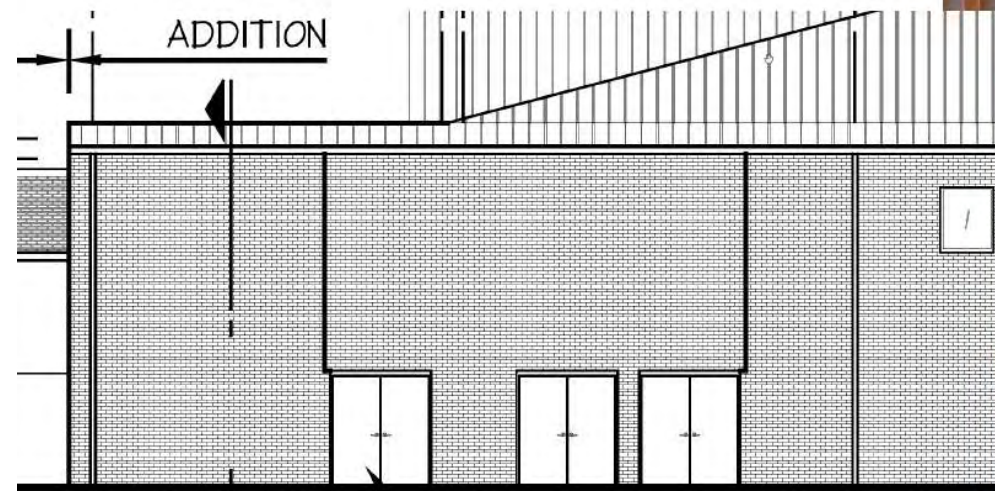
C.J.

C.J.

## Materials - Exterior

Intention is to match/compliment existing:

- (Existing) Brick
- (Brown) Metal finishes
- Windows/Doors
- Gutters/Flashing



**Docket No. 02-17-25 (14740 Lakewood Heights)**

## Materials – Exterior (Cost Alternatives)

If standard brick is cost prohibitive:

- Metal Paneling (similar to existing)
- Split Face Block

### Context – Local Recreational Facilities/Facades



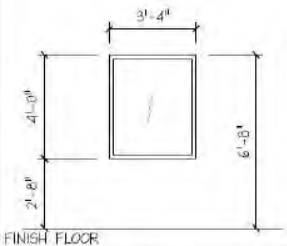
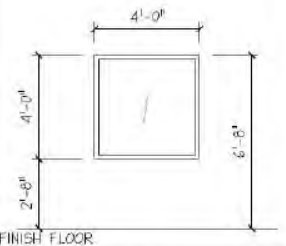
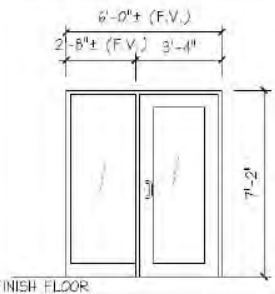
### Context – Refuse/Recycling Center Materials



**Docket No. 02-17-25 (14740 Lakewood Heights)**

# Materials - Exterior

## DOOR FRAME / WINDOW SCHEDULE

SIZE			
TAG	A	B	C
TYPE	HOLLOW METAL	HOLLOW METAL	ALUMINUM
OPERATION	FIXED	FIXED	FIXED
GLAZING	1" INSULATED, LOW-E, TINTED, TEMPERED	1" INSULATED, CLEAR, TEMPERED	1" INSULATED, CLEAR, TEMPERED
RATING	---	---	---
FILM	---	---	---
QUANTITY (G.C. TO VERIFY)	25	1	1
MANUFACTURER /MODEL	KAWNEER TRI-FAB 451T OR TUBELITE T14000	KAWNEER TRI-FAB 451T OR TUBELITE T14000	KAWNEER TRI-FAB 451T OR TUBELITE T14000
FRAME COLOR	T.B.D.	T.B.D.	MATCH EXISTING
NOTES	---	---	---



**KAWNEER** | About | Locations | Sustainability | News | Careers | Kawneer Collaborative | [KAWNEERDIRECT](#)

PRODUCTS | PROJECTS | PERFORMANCE SOLUTIONS | TECHNICAL DOWNLOADS | TOOLS | SUPPORT & TRAINING | CONTACT

HOME | PRODUCTS | STOREFRONT FRAMING | TRIFAB® VERSAGLAZE® 451/451T FRAMING SYSTEM

### STOREFRONT FRAMING: TRIFAB® VERSAGLAZE® 451/451T FRAMING SYSTEM

Trifab® VersaGlaze® Framing System is built on the proven and successful Trifab® Framing platform - with all the versatility it comes implies. Designed for performance and unmatched fabrication flexibility, the Trifab® VersaGlaze® Framing System can be used on almost any project. Trifab® VersaGlaze® Framing System also offers a pre-glaze option for the existing center cut screw assembly application, available in non-thermal, thermal and ultra-thermal frame types. Pre-glaze units can be completely fabricated and glazed in the shop, minimizing on-site costs and enhancing field-installed quality.

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High-thermal performance
- Front, center, back or multi-plane glass application
- Blast mitigation (BMT), hurricane resistance
- Structural silicone glazed (SSG) options, pre-glazed options



Architectural FRAMING SYSTEMS | TUBELITE

HOME | ABOUT US | NEWS | PRODUCTS | GALLERY | CAREERS | CONTACT | ARCHITECTS | CLIENTS

### 1400 Series Storefront

For optimal strength and thermal performance, use Tubelite® 1400 Series Storefront Framing, a flush-glazed system for use in storefront and low-rise applications. The 1400 series framing is available in standard non-thermal (T1400), single P&G thermal (T1400), and dual P&G thermal (T1400H) members, for use with glass in panels up to 1-1/8" thick. Extra-heavy intermediate-weight glass is available for high performance against strong winds.

Reduce project labor costs with the flexibility of insitu or curable glazing. Members can be assembled using screw splices or clip joints. Our redesigned storefront system are fixed or tilt-in for cleaning, with greatly increased break in the field. Framing is compatible with Tubelite® Harsco® Krypton and Triple Silver™ Dyeing.

Our 1400 Series Storefront products are subjected to thorough testing in an independent laboratory, ensuring that you get the highest quality storefront framing possible that Tubelite® has to offer.



# Docket No. 02-17-25 (14740 Lakewood Heights)

**Lighting/Landscaping/Signage**

Parking Lot Lighting

Parking Lot Lighting

Sign

Sign

Streetlight

Existing Signage Remounted



Sign

New Corner Sign (TBD)

Replace Street Trees

Streetlight

Streetlight

One-Way Traffic



**Docket No. 02-17-25 (14740 Lakewood Heights)**

Mural Replacement



THE PASTIMES  
WINTERHURST  
3-2023

QTY 1 OF EACH  
BRICKWRAP



KEY

47.6" h x 22.7" w

While every effort will be made to produce a product to match this rendering, slight variations may occur during the manufacturing process. The appearance of the final product may vary. Rendering copyright 2023 Scherba Industries, Inc.

1:8

181.7" h x 408" w



Intention to work with Artist to replace/reposition (resize) existing mural



Docket No. 02-17-25 (14740 Lakewood Heights)

**Expanded Footprint – Context**

West End (Not to scale/Illustration Only)



**Docket No. 02-17-25 (14740 Lakewood Heights)**

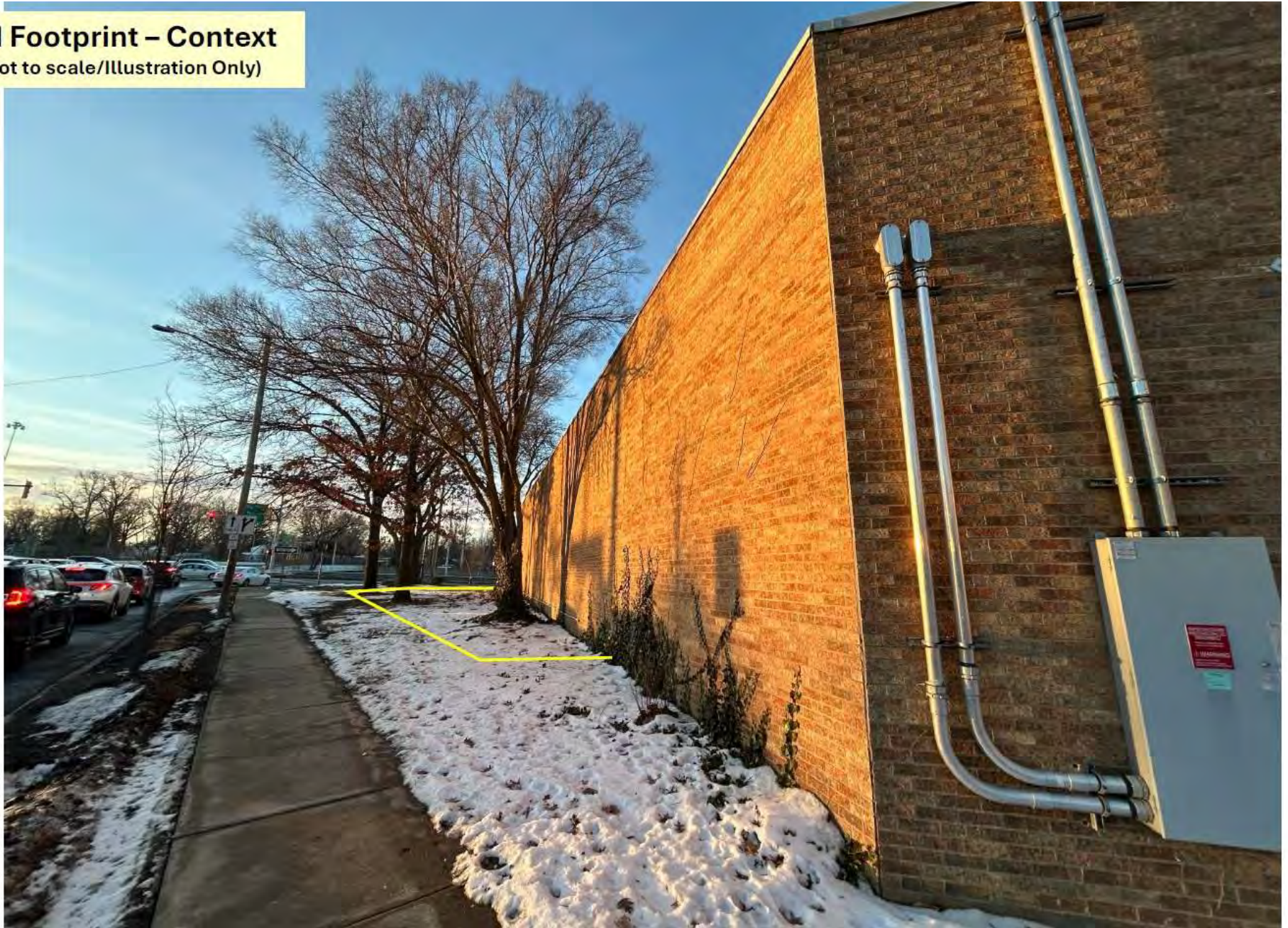


**Expanded Footprint – Context**  
East End (Not to scale/Illustration Only)



**Docket No. 02-17-25 (14740 Lakewood Heights)**

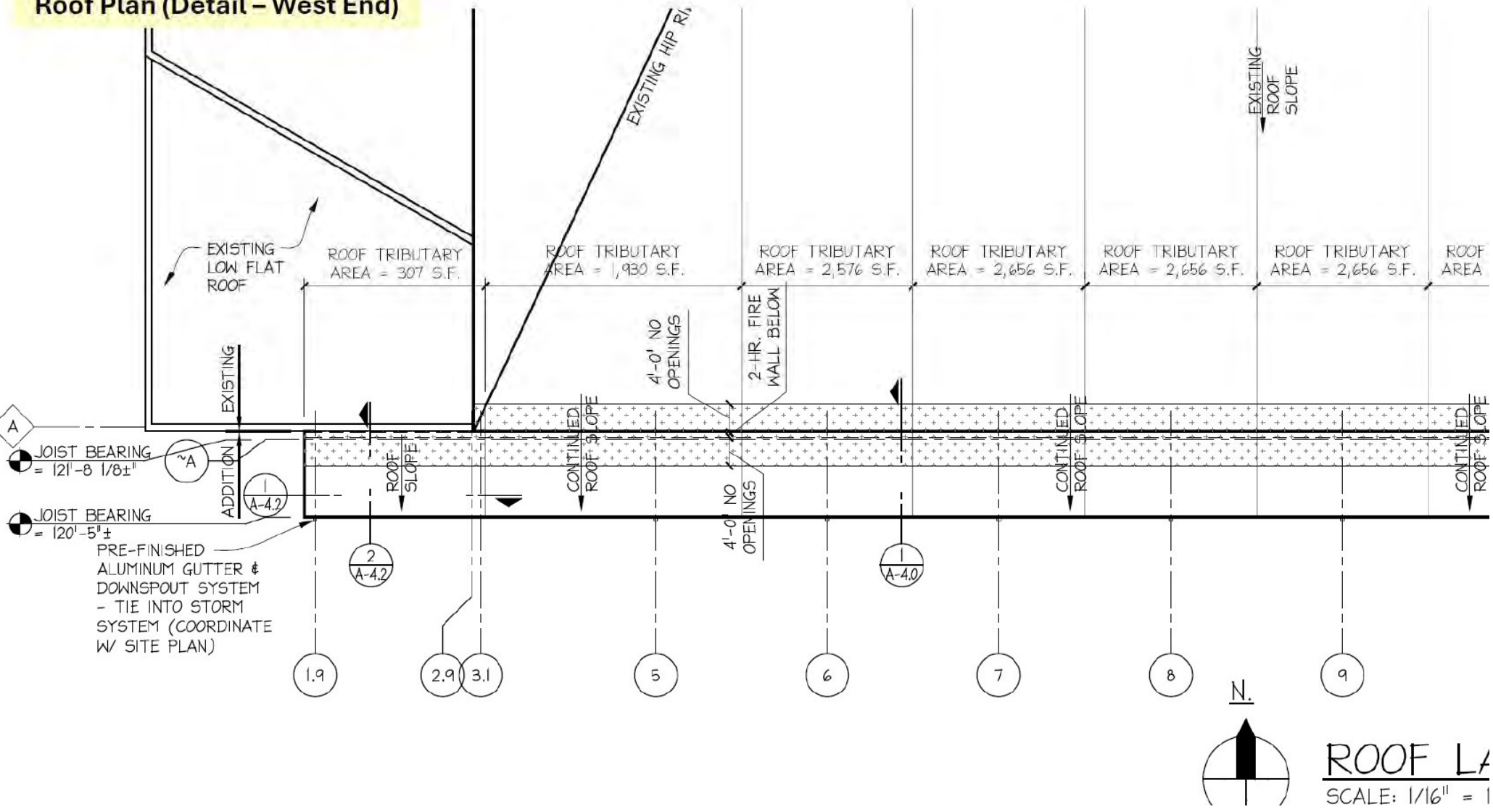
**Expanded Footprint – Context**  
North End (Not to scale/Illustration Only)



**Docket No. 02-17-25 (14740 Lakewood Heights)**



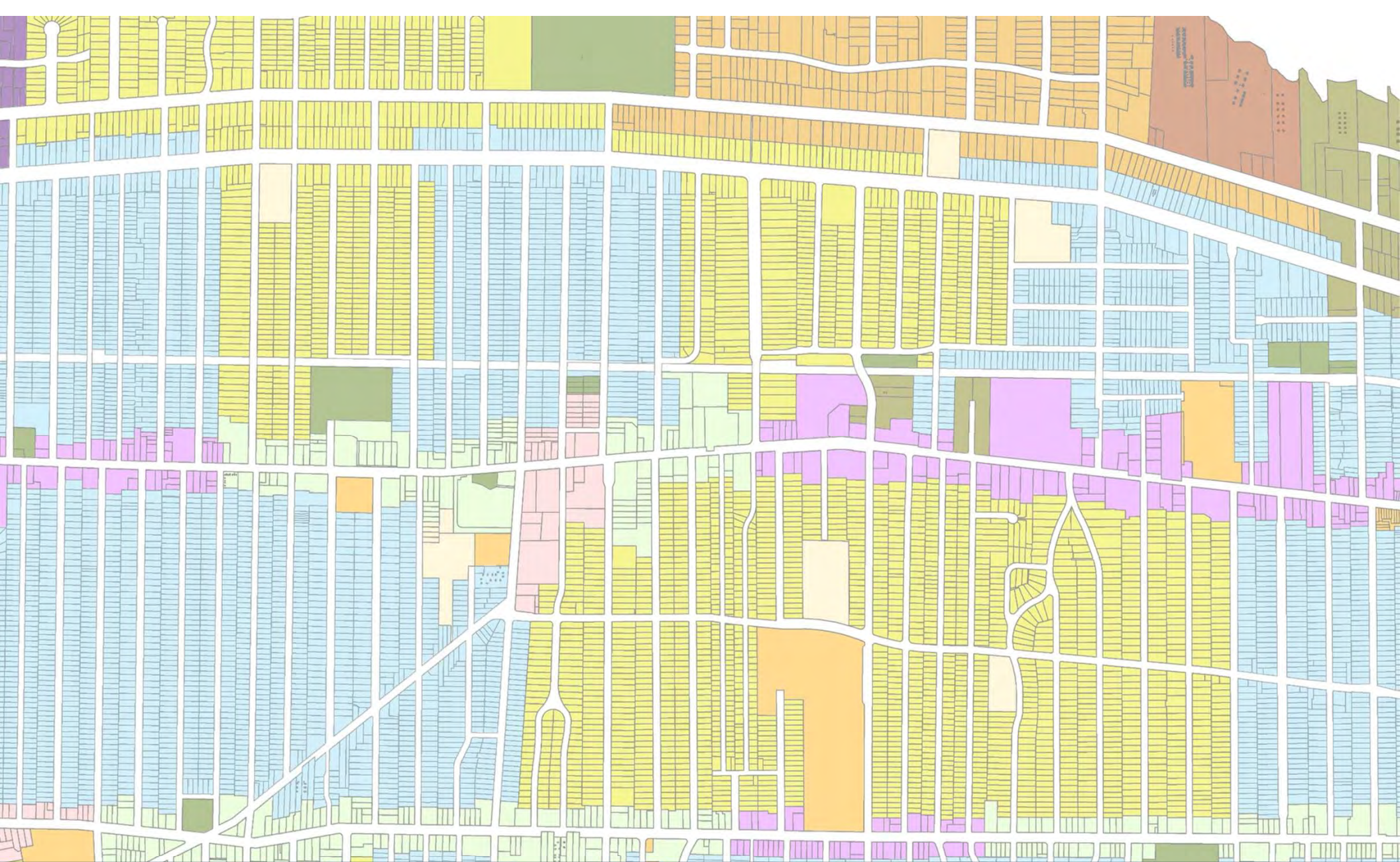
**Roof Plan (Detail – West End)**



**Docket No. 02-17-25 (14740 Lakewood Heights)**







# Architectural Board of Review

## Old Business – February 2025

## Applicant proposes new signage.

### City Notes:

- Applicant proposes refacing existing blade sign (15 sq ft), refacing of existing roof sign (104 sq ft), and new rear building signs (12.5 sq ft; 20 sq ft), window tinting to front western building windows
- Max allowed square footage 100 sq ft
- Total proposed square footage: 151.5 sq ft**



**Docket No. 9-77-24 (11728 Detroit)**  
New Signage – Lake Erie International High School  
Shawn Warren



Property as is Now.

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

CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
	CLIENT SIGNATURE OF APPROVAL DATE:	



**Docket No. 9-77-24 (11728 Detroit)**

5' DIA

Color print laminated to 1/8" maxx Metal with 1" pvc re-enforcement backing \$799+ \$11608 includes installation

Text 1" Thick formed aluminum letters painted and mounted to 1/8" PVC/ Aluminum Maxx Metal. Each panel to be machine screwed to the existing sign frame on building.

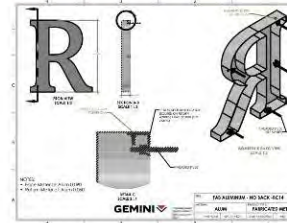


42' X 24" LAKE ERIE INTERNATIONAL HIGH SCHOOL 20" text



41" x 52" h

2 sided sign mounted to existing frame Maxx Metal with color prints \$680 plus install est \$400



Option A

42'

LAKE ERIE INTERNATIONAL HIGH SCHOOL

2) 42" x 72" & 3) 39" X 72" To replace 5 windows match existing graphics \$250 ea x 5= \$1250 + install \$300

frontage 50' x 33' = 1650 sq

frontage 62' x 22' = 1364 sq.

**ERIE**  
design  
Signs, Banners & Graphics  
216-227-0043  
www.eriadesign.com

CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL DATE:



Docket No. 9-77-24 (11728 Detroit)

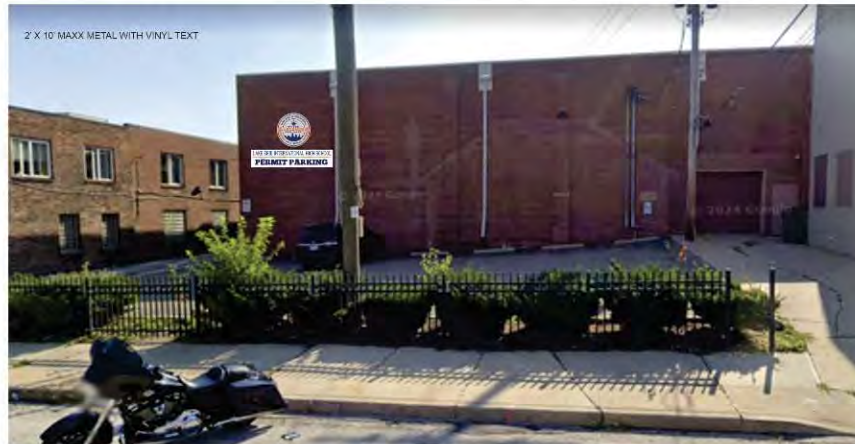
48" dia. logo  
 on 1/8" maxx metal  
 \$400



LAKE ERIE INTERNATIONAL HIGH SCHOOL

**PERMIT PARKING**

2' x 10' 1/8" thick Max Metal with color print face \$1099  
 including installation for both



Parking around the corner. The Sign will be mounted with "Tapcon" screws into the brick mortar .  
 Screw heads will be covered with print material.

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

CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL DATE:



**Docket No. 9-77-24 (11728 Detroit)**

# Formerly Proposed Window Coverings



of line 2) 42" x 72" & 3) 39" X 72"  
 \*Prints needed to block out office space visibility from the street.



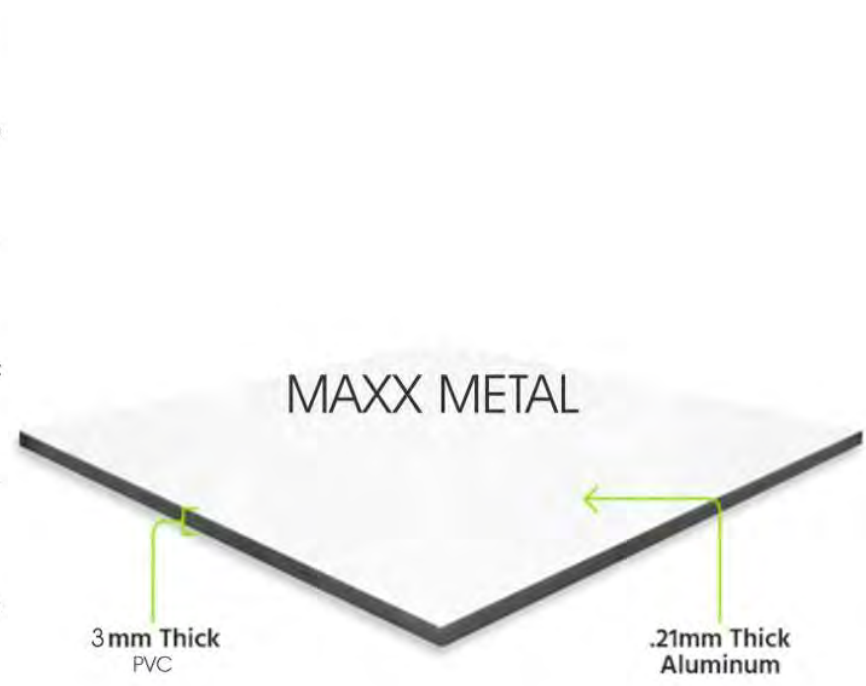
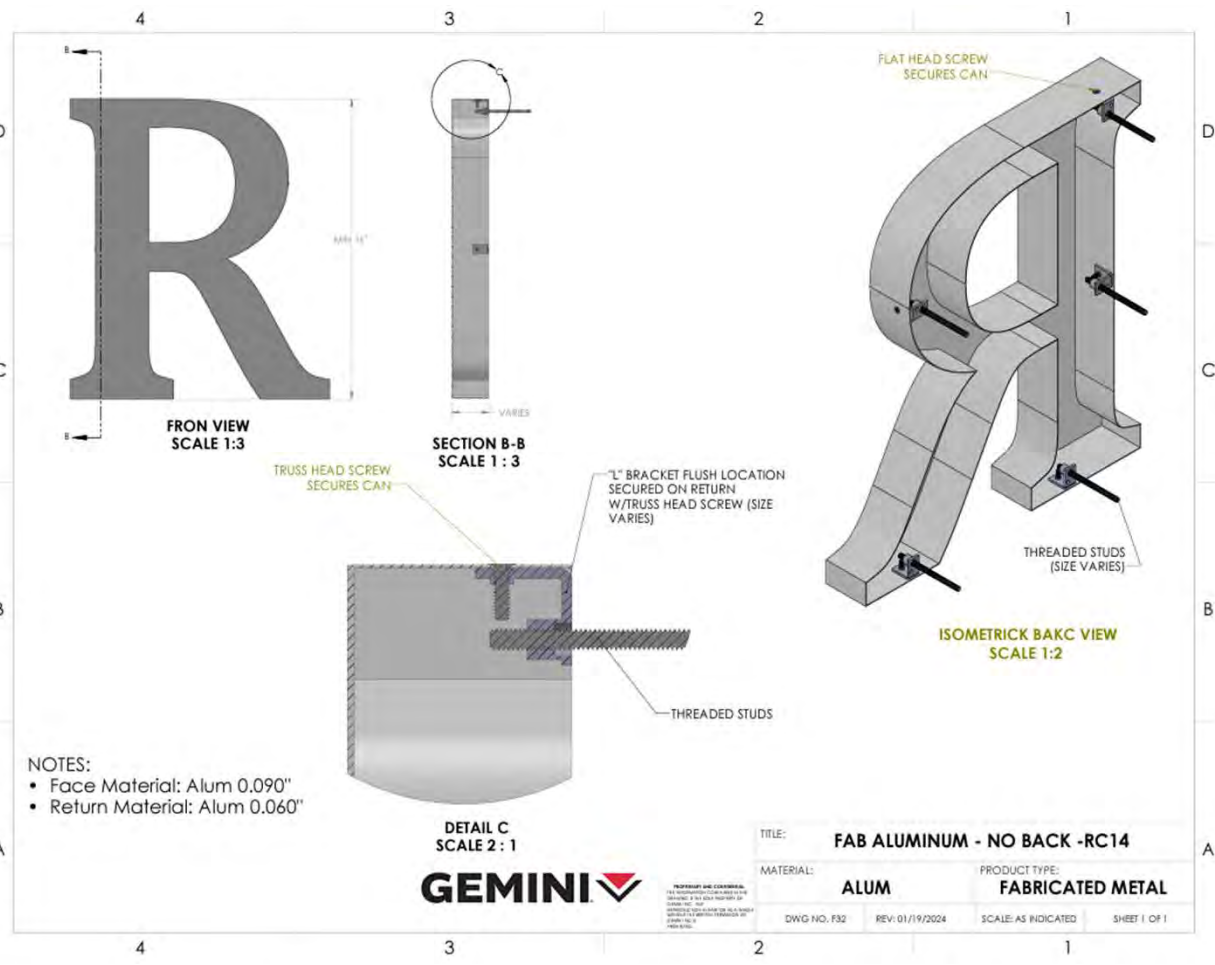
To replace 5 windows match existing graphics \$250 ea x 5= \$1250 + install \$300  
 frontage 50' x 33' = 1650 sq



CLIENT:	LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS:	11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY:	DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL:	DATE:



## Docket No. 9-77-24 (11728 Detroit)

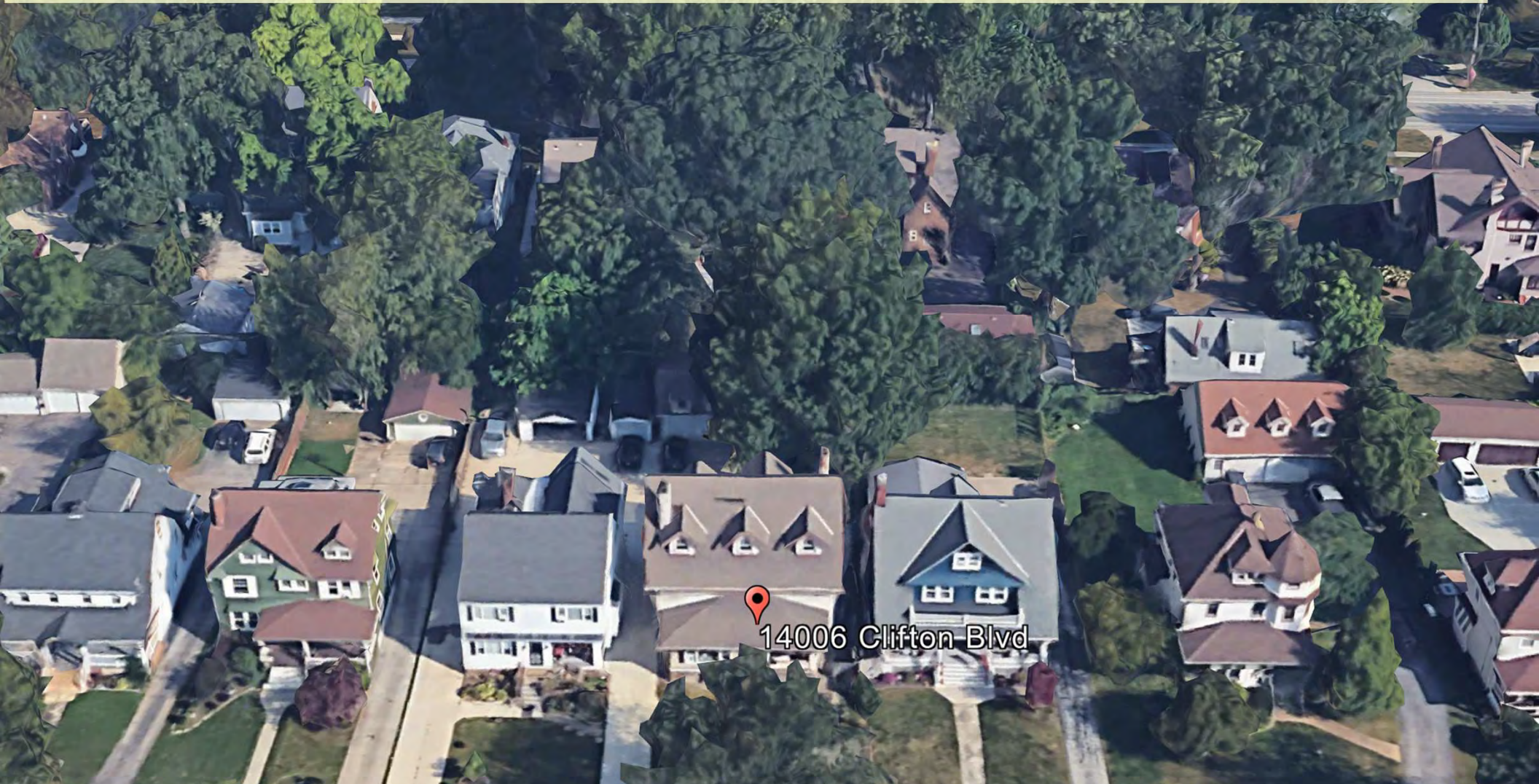


**Docket No. 9-77-24 (11728 Detroit)**

**Applicant proposes applying stone veneer to front facade.**

**City Notes:**

- Stone already applied



**Docket No. 12-118-24 (14006 Clifton)**

**Residence – Stone Veneer Application  
Mohammad Musleh**



**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





**Docket No. 12-118-24 (14006 Clifton)**





DIVISION OF HOUSING AND BUILDING  
12860 DETROIT AVENUE • LAKEWOOD, OHIO 44107  
PHONE (216) 529-4276 • FAX (216) 529-4800  
WWW.LAKEWOODOHIO.GOV

## CORRECTION NOTICE



Date: October 31, 2024  
Zoning District: R1H

Conditions on Date of Inspection: Sunny

Temperature on Date of Inspection: 70

Mohammad Musleh  
27941 HILLIARD BLVD  
WESTLAKE, OH 44145

RE: 14006 CLIFTON BLVD

Date of Inspection: 10/31/2024

Re-Inspection Date: 11/08/2024 Call to set up time  
Type of Inspection: Exterior (Proactive) - 24-006427  
Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4683 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
140 - Secure required permit (1306.02/03/05)	Re-submit plans, secure required permits and complete all required inspections as listed on permits.	11/08/2024
150 - Other Exterior Violation - See Notes	Submit application to the Architectural Board of Review for facade changes to the front exterior elevation. If approved then apply and secure permit with manufactured installation instructions or install facade according to the 2019 Residential Code of Ohio.	11/08/2024
208 - Provide for re-inspection (1306.49/50)	Reinspection date of 11/08/2024 is set, please call assigned inspector to schedule a time.	11/08/2024

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES. FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

William Wagner  
Assistant Building Commissioner  
2165296264  
william.wagner@lakewoodoh.gov  
CC: Electronic File



CITY OF LAKEWOOD  
Department of Planning and Development



12830 Detroit Avenue, Lakewood, Ohio 44107  
216-529-HOME (529-4663)

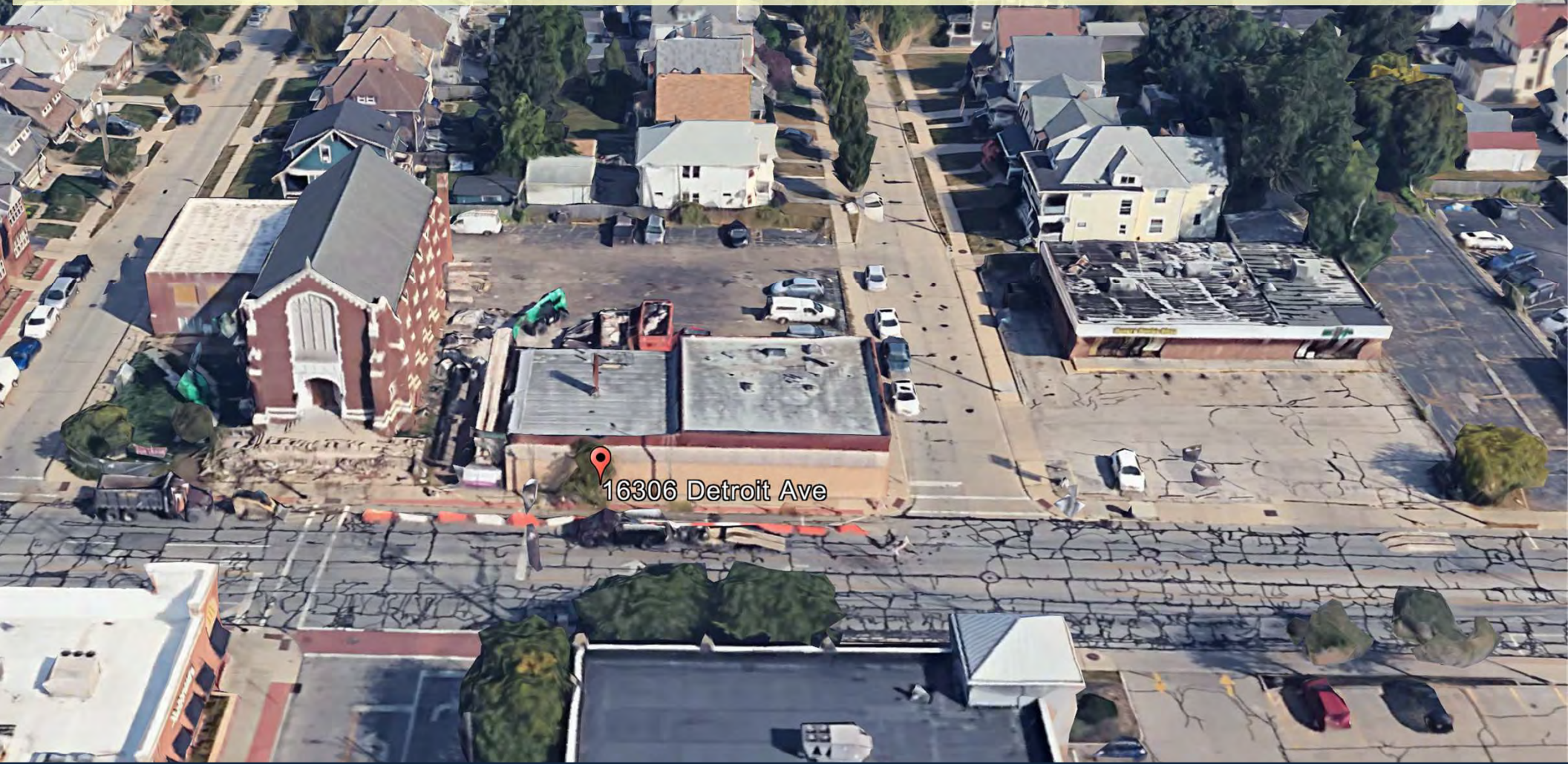


# Docket No. 12-118-24 (14006 Clifton)

**Applicant proposes fenced in outdoor dining area.**

**City Notes:**

- Has obtained PC approval
- Need elevation, scaled site plan



16306 Detroit Ave



**Docket No. 12-119-24 (16306 Detroit)**

**Outdoor Dining – Jersey Mike's  
Steven Minnich**



---

**Docket No. 12-119-24 (16306 Detroit)**

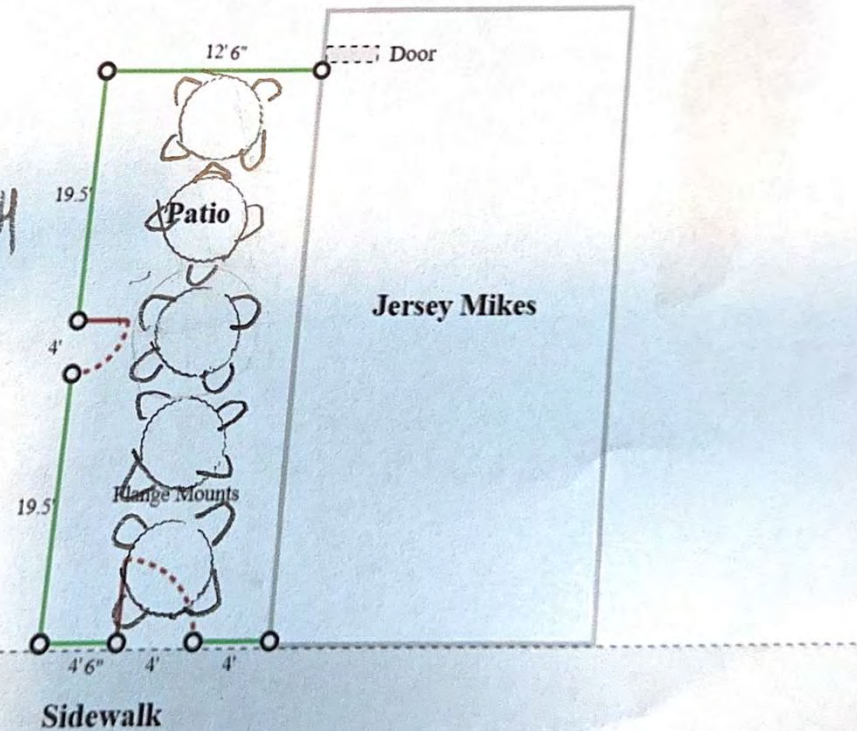


**APPROXIMATE LAYOUT**

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)

**FENCE DIAGRAM**

5 TABLES  
4 CHAIRS EACH



■ 4'H Black 300 Sterling (C)



**Docket No. 12-119-24 (16306 Detroit)**



**Docket No. 12-119-24 (16306 Detroit)**



**Docket No. 12-119-24 (16306 Detroit)**



Proposal for Fencing Installation



PRODUCT SPECIFICATIONS:

4'H Black 300 Sterling (C): 59 LF & 2 Gates.  
Specifications: Post: 2" Sq., Rail: 1-1/2"x1", Picket: 3/4" Sq.

JOB OPTIONS:

(2) 4ft SS Standard Gate, Standard Latch

JOB NOTES:

No Returns for Special Order Product.

Approximate Start Date: 11/15/2024	<b>All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.</b>
Approximate Finish Date: 11/21/2024	

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.



Docket No. 12-119-24 (16306 Detroit)



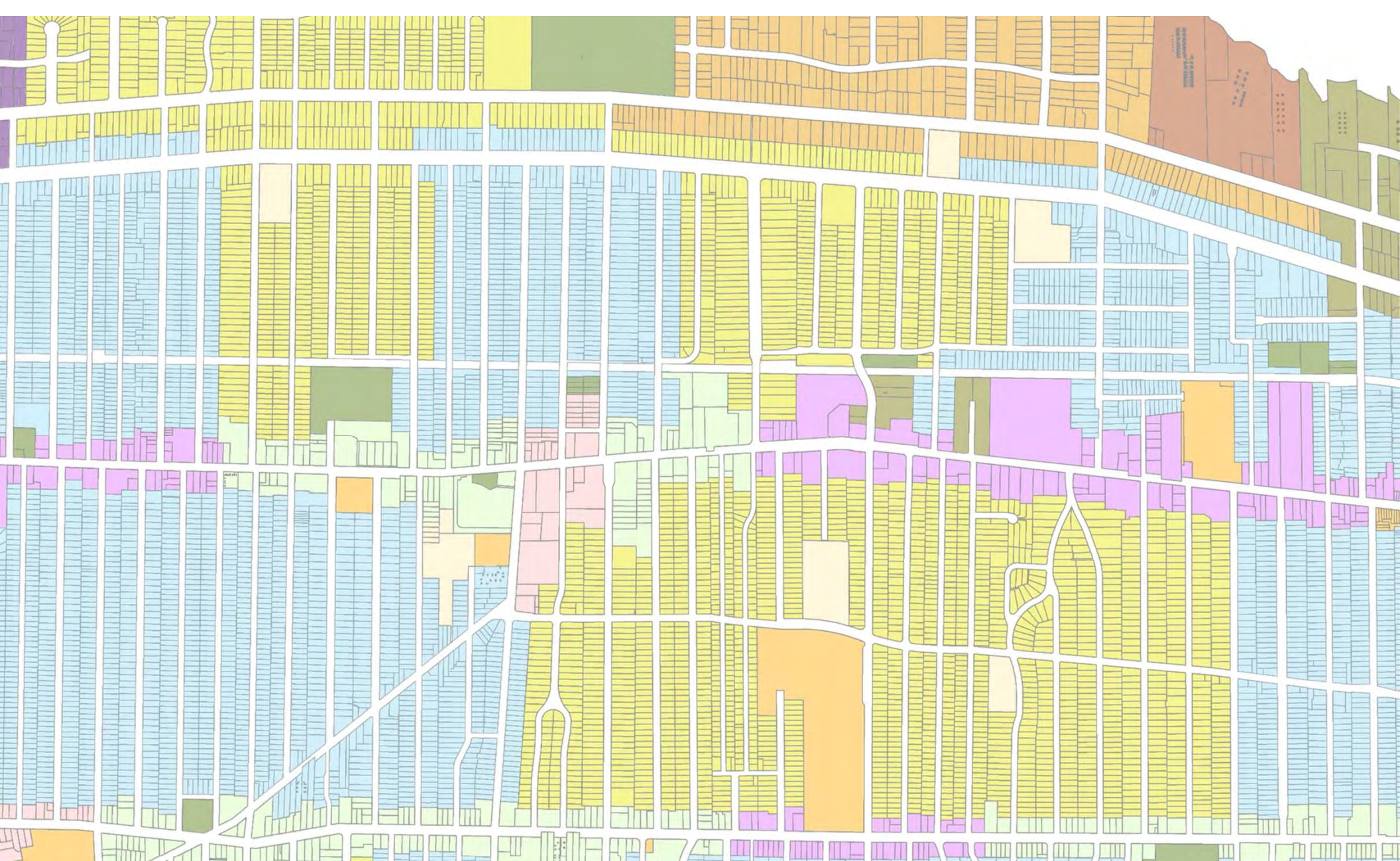
**Wabash Valley SU2H38P Sullivan  
42" Round Portable Powder  
Coated Steel Mesh Outdoor**



---

**Docket No. 12-119-24 (16306 Detroit)**





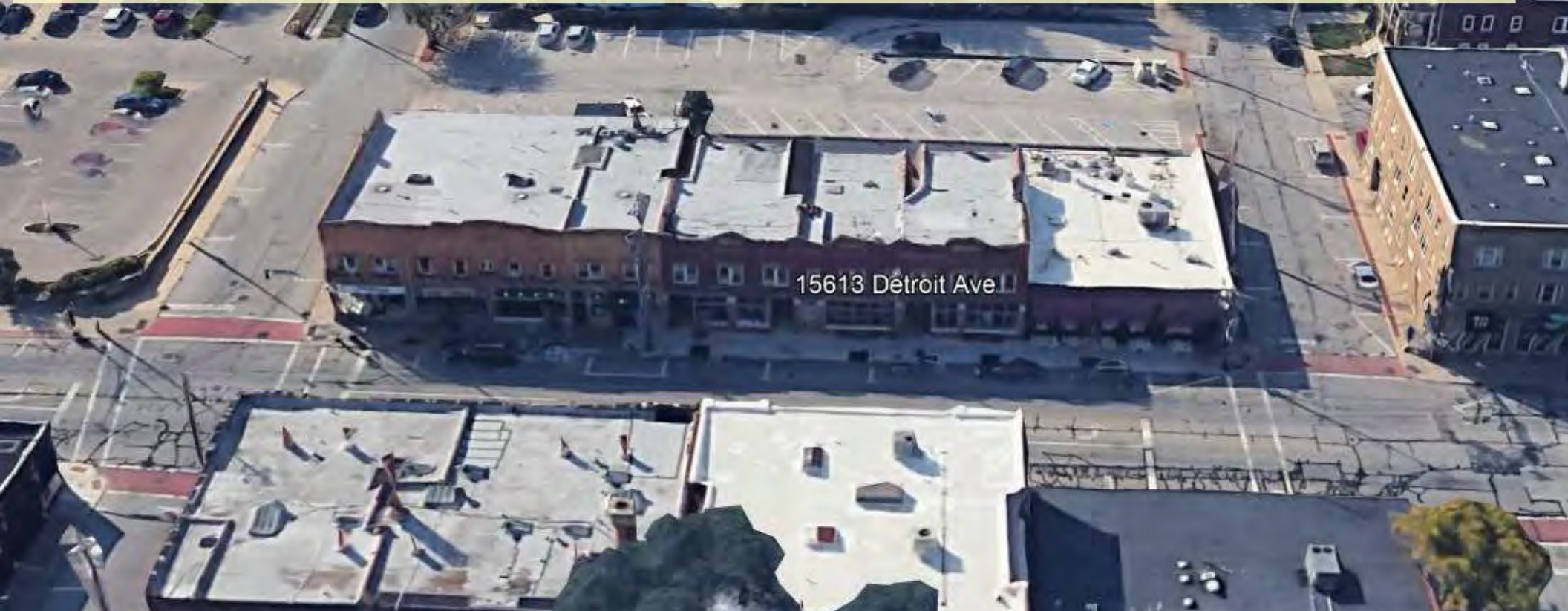
# Architectural Board of Review

Sign Review – February 2025

## Applicant proposes new signage.

### City Notes:

- Applicant proposes new signage, including 1 blade sign and 2 vinyl window graphics
- Unable to calculate allowed signage: need storefront measurement
- Window signage already installed is temporary (word bubble and rectangular Funktiniland) – condition that it be removed after temporary signage permit timeframe is over
- Proposed Signage: 1 blade sign (8.25 sq ft); vinyl text (4 sq ft)
- Total: 12.25 sq ft



**Docket No. 02-06-25 (15613-B Detroit)**

**Signage - Funktiniland  
Shawn Warren**

2 sided Blade Sign  
 1/4" thick Maxx Metal/PVC  
 8.25 sq. ft. x 2sides  
 16.5 sq. total

STORE FRONT  
 AS IS NOW

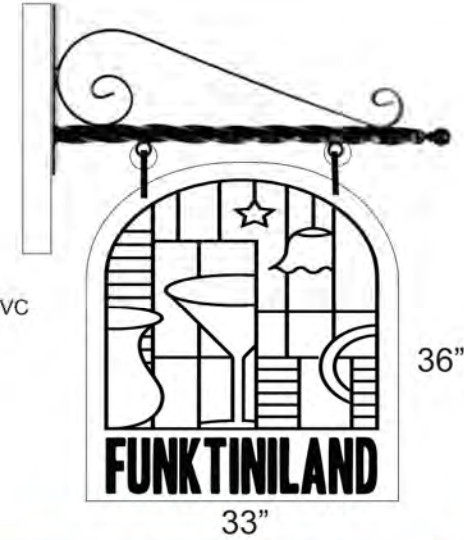


8" x 72" vinyl text  
 4 sq. ft. total

OHIO ARTIST COLLECTIVE



2 sided Blade Sign  
 1/4" thick Maxx Metal/PVC  
 8.25 sq. ft. x 2sides  
 16.5 sq. total



8" x 72" vinyl text  
 4 sq. ft. total

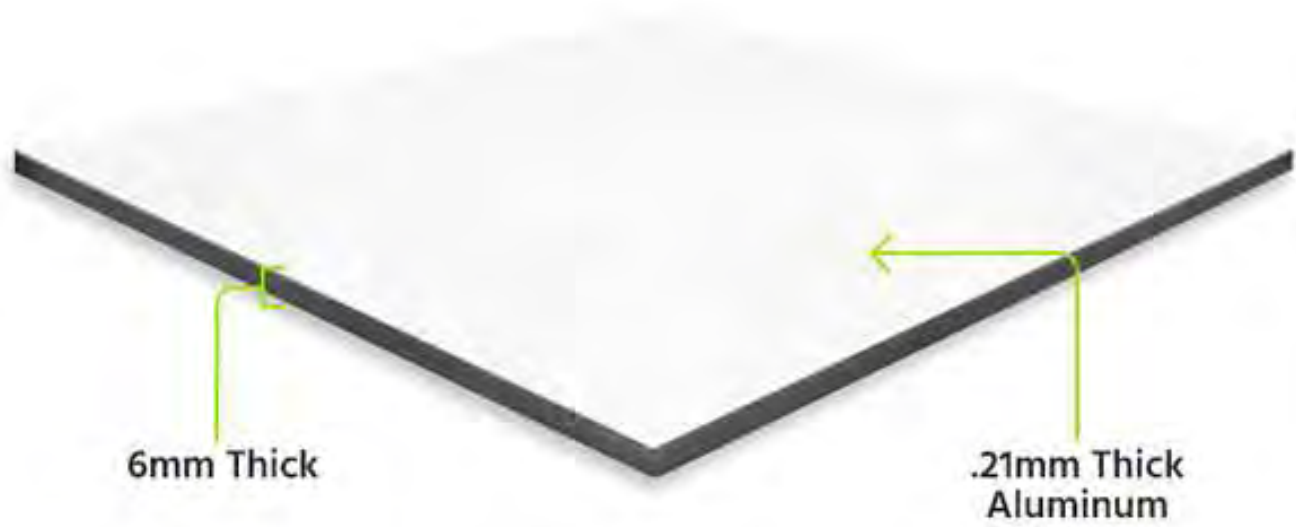


CLIENT:	FunktiniLand	JOB #:		DATE:	
ADDRESS:	15613 B Detroit Ave	funktiniland@yahoo.com			
REVISION HISTORY:	CHANGES MADE:				
DATE:					
CLIENT SIGNATURE OF APPROVAL					DATE:
Beth Keenan					

CLIENT:	FunktiniLand	JOB #:		DATE:	
ADDRESS:	15613 B Detroit Ave	funktiniland@yahoo.com			
REVISION HISTORY:	CHANGES MADE:				
DATE:					
CLIENT SIGNATURE OF APPROVAL					DATE:
Beth Keenan					



**Docket No. 02-06-25 (15613 Detroit)**



6mm Thick

.21mm Thick  
Aluminum



**Docket No. 02-06-25 (15613 Detroit)**

## Applicant proposes new signage.

### City Notes:

- Applicant proposes new signage, including 1 illuminated channel sign and vinyl graphics
- Allowed Signage: 22.5 sq ft
- Proposed Signage: 1 illuminated channel sign (19.7 sq ft); vinyl door graphic (5.7 sq ft)
- Total: 25.4 sq ft**



**Docket No. 02-07-25 (15315 Detroit)**

Signage – Higher Heights  
Kathy Clarke



**Docket No. 02-07-25 (15315 Detroit)**





**Docket No. 02-07-25 (15315 Detroit)**





# HIGHER HEIGHTS

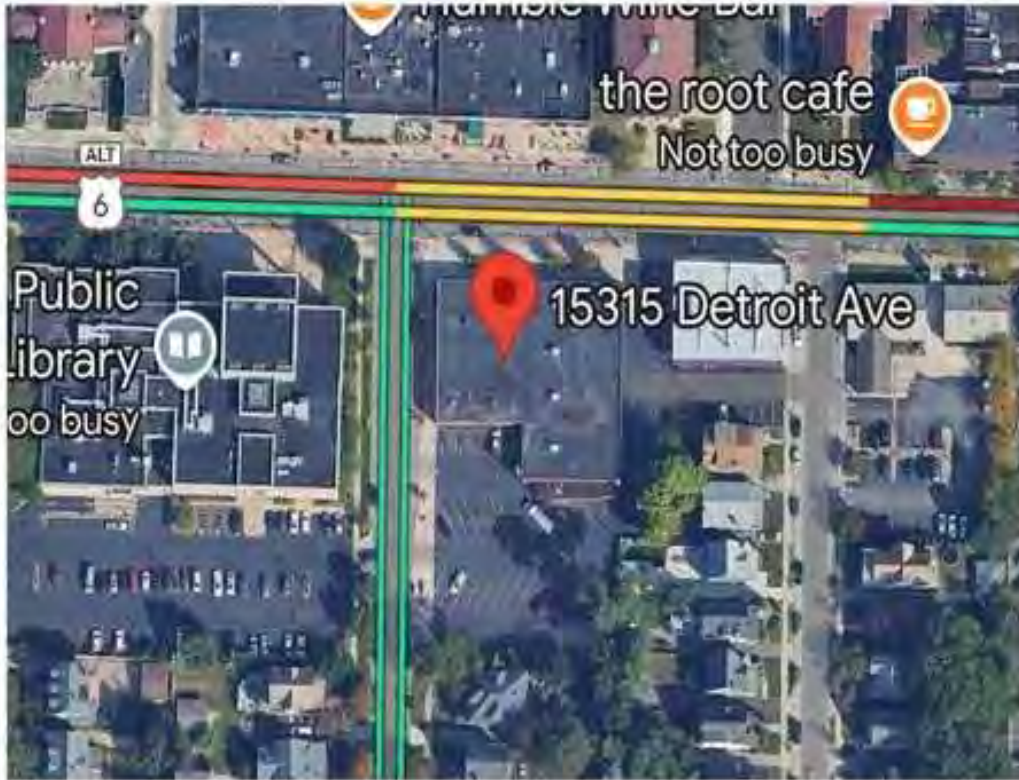
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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS \_\_\_\_\_

Drawing Number: \_\_\_\_\_



## scope of work

A. (1) front window vinyl graphic



B. front door vinyl graphic and hours of operation



Personal Training  
By Appointment  
216-712-6767  
Open Gym  
MON-FRI  
9:30am - 11:00pm  
SAT-SUN  
7:00am - 6:00pm

C. illuminated channel letter stud mounted wall sign on front elevation

HIGHER HEIGHTS  
FITNESS

+

Docket No. 02-07-25 (15315 Detroit)





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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS \_\_\_\_\_

Drawing Number: \_\_\_\_\_

Sheet

# B1

## Dimensions

Vinyl door waiting on the correct info.



69.25"

30"

+

# Docket No. 02-07-25 (15315 Detroit)





# HIGHER HEIGHTS

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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS

Drawing Number: \_\_\_\_\_

Sheet

# C1

## Dimensions



+

# Docket No. 02-07-25 (15315 Detroit)





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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS \_\_\_\_\_

Drawing Number: \_\_\_\_\_

Sheet

# ABC1

Render



DISCLAIMER:  
NOT TO SCALE: This illustration is for design concept only. Please refer to final Shop Drawings for true Measurements.  
Completed sign may appear different than this conceptual illustration.



## Docket No. 02-07-25 (15315 Detroit)





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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS

Drawing Number: \_\_\_\_\_

Sheet

# B1

## Dimensions

Clear glass door  
with vinyl graphics



+

# Docket No. 02-07-25 (15315 Detroit)





# HIGHER HEIGHTS

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Sign type: \_\_\_\_\_

Drawing Type: \_\_\_\_\_

Scale: NTS \_\_\_\_\_

Drawing Number: \_\_\_\_\_

Sheet

# ABC2

Render



DISCLAIMER:  
NOT TO SCALE: This illustration is for design concept only. Please refer to final Shop Drawings for true Measurements.  
Completed sign may appear different than this conceptual illustration.



## Docket No. 02-07-25 (15315 Detroit)

# HIGHER HEIGHTS

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Sign type: \_\_\_\_\_

Sheet

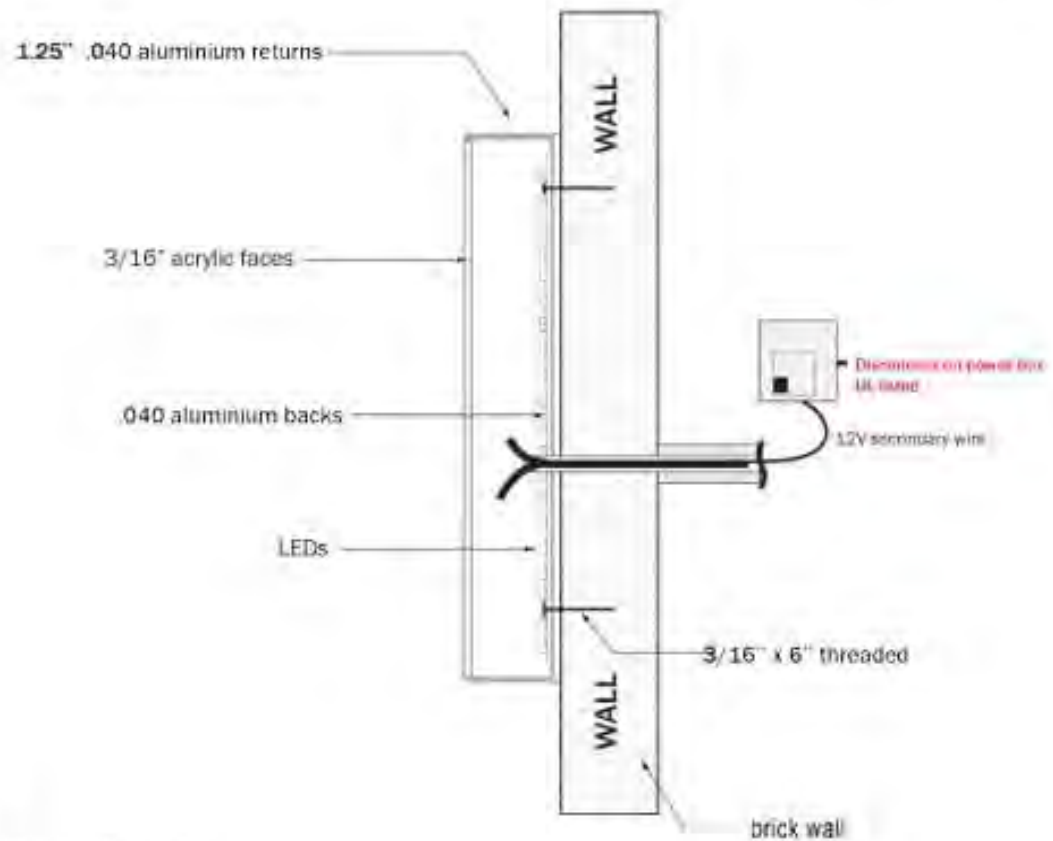
Drawing Type: \_\_\_\_\_

# C2

Scale: NTS

Drawing Number: \_\_\_\_\_

## Mounting / Electrical



All components used in the fabrication of our signs are UL certified.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable codes. This includes proper grounding and bonding of the sign.

Customer is to provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or electrician. Each sign must have: A minimum of one dedicated 120V 20A circuit.

+



# Docket No. 02-07-25 (15315 Detroit)

## Applicant proposes new signage.

### City Notes:

- ❑ Applicant proposes new signage, including 1 wall sign and vinyl graphics
- ❑ Allowed Signage: 103.13 sq ft
- ❑ Proposed Signage: 1 wall sign (76.8 sq ft); vinyl door graphic (1 sq ft); 6x vinyl window graphics (S) (total 22.8 sq ft); 4x vinyl window graphics (flower) (total 6.3 sq ft)
- ❑ **Total: 111.8 sq ft**



**Docket No. 02-08-25 (17625 Detroit)**

Signage – Sofia's Kitchen & Bar  
Shawn Warren



AS IS NOW



Everything looks good. Please let this email confirmation serve as signature of approval for price and documents to be submitted to Lakewood.  
Thank you,



**Andrew Revy**  
Founder / Owner  
Immigrant Son Brewery

216 288 8516  
andrew@immigrantsonbrewing.com  
[/immigrantsonbrewing.com]immigrantsonbrewing.com  
18120 Sloane Ave, Lakewood, OH 44107



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

CLIENT:	Sofia's Kitchen & Bar	JOB #:	DATE:
ADDRESS:	17625 Detroit Ave		
REVISION HISTORY:	DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL	DATE:

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

CLIENT:	Sofia's Kitchen & Bar	JOB #:	DATE:
ADDRESS:	17625 Detroit Ave		
REVISION HISTORY:	DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL	DATE:



**Docket No. 02-08-25 (17625 Detroit)**

Frontage 13'+h x 44' + 9.5' door + 12' side average 853 sq.  
 572 sq. front and side + 156 side sq. + 125sq. corner door Total 853 sq.



SIGN AREA 25" H X 360" W 62.5 SQ. FT.      Logo 36" x 105" 27 sq. ft.      text 15" x 130" 13.5 sq. ft.  
 TEXT 40.5 SQ. FT. TOTAL

1/2" thick PVC text stud mounted to sign area.  
 LED strip back lighting  
 Side view

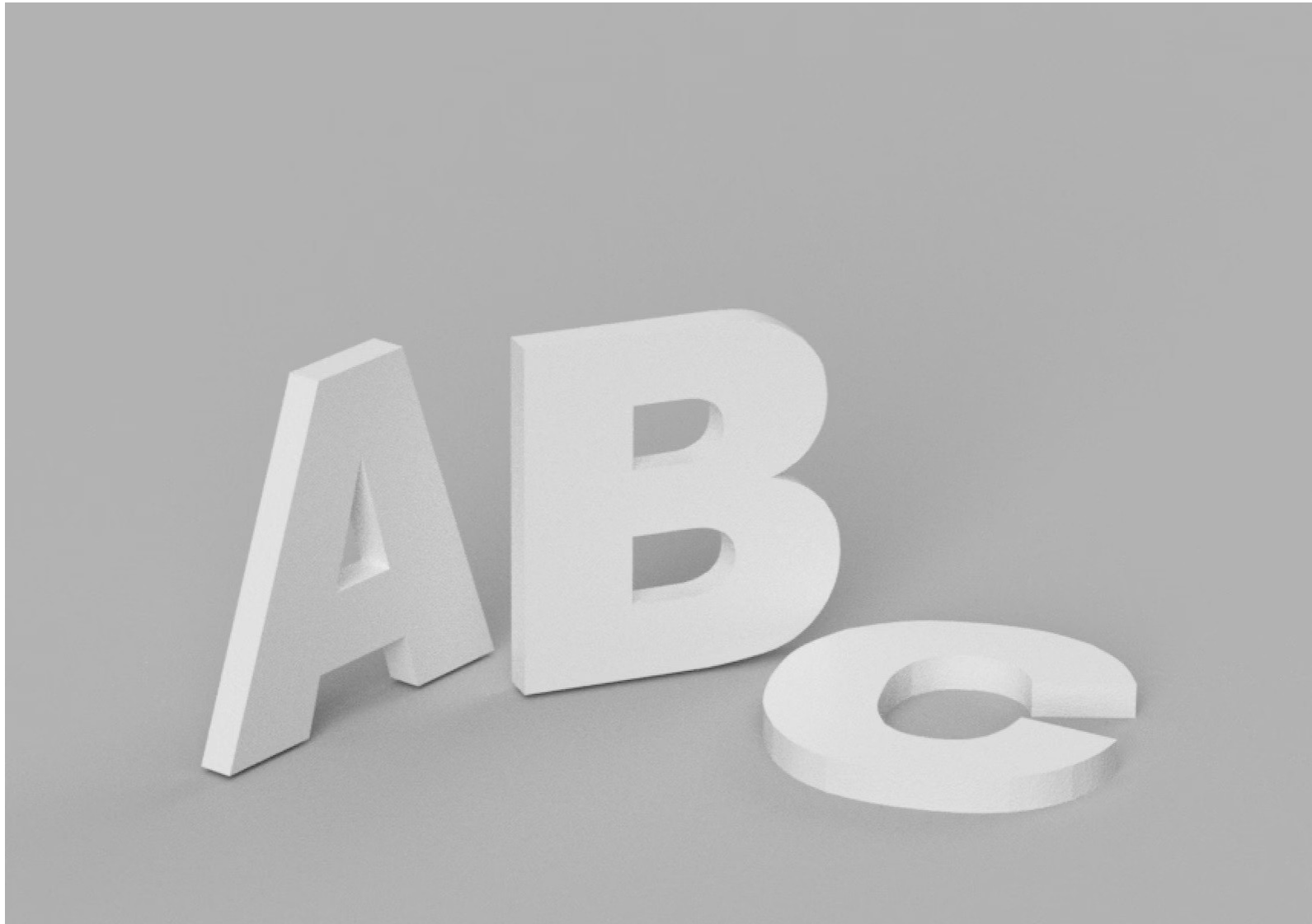
window graphics  
 33 SQ TOTAL  
 windows 269.5 fr +  
 53.5 side = 323 total



CLIENT:	Sofia's Kitchen & Bar	JOB #:	DATE:
ADDRESS:	17625 Detroit Ave		
REVISION HISTORY:	DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL	DATE:



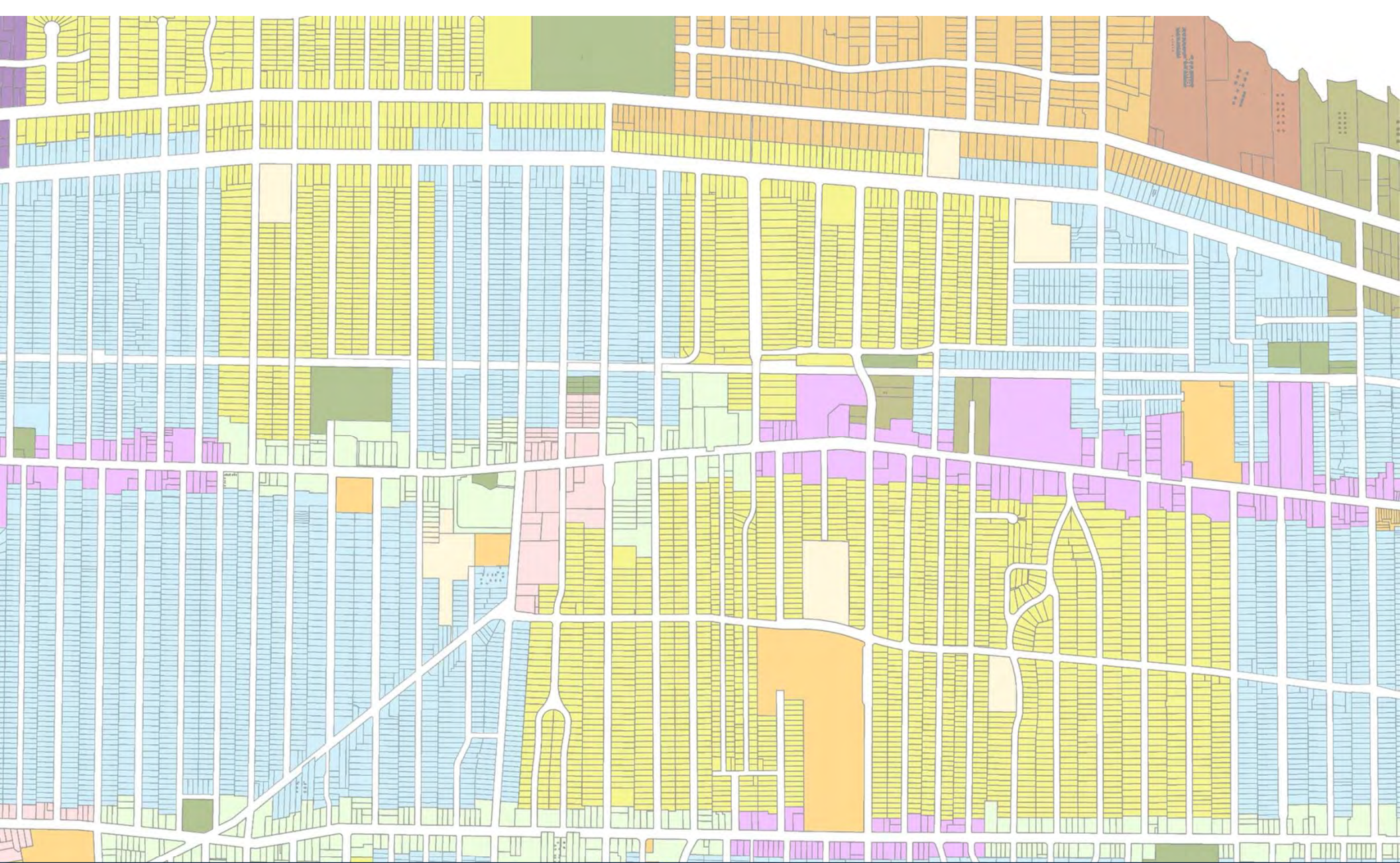
**Docket No. 02-08-25 (17625 Detroit)**



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**Docket No. 02-08-25 (17625 Detroit)**





# Architectural Board of Review

February 2025

## **Applicant proposes 3 season room enclosure and new siding.**

### **City Notes:**

#### Materials:

- Siding - Sterling Gray
- Trim, soffit, fascia, gutters - white
- Windows - white
- Foundation - it already exists and is just getting underpinned, so nothing will change



**Docket No. 02-11-25 (1515 St. Charles)**  
Residence – 3 Season Room Enclosure; Siding Replacement  
Brian Limkemann



© 2025 Google



**Docket No. 02-11-25 (1515 St. Charles)**



**Docket No. 02-11-25 (1515 St. Charles)**



**Docket No. 02-11-25 (1515 St. Charles)**



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**Docket No. 02-11-25 (1515 St. Charles)**





**Docket No. 02-11-25 (1515 St. Charles)**





**Docket No. 02-11-25 (1515 St. Charles)**





**Docket No. 02-11-25 (1515 St. Charles)**



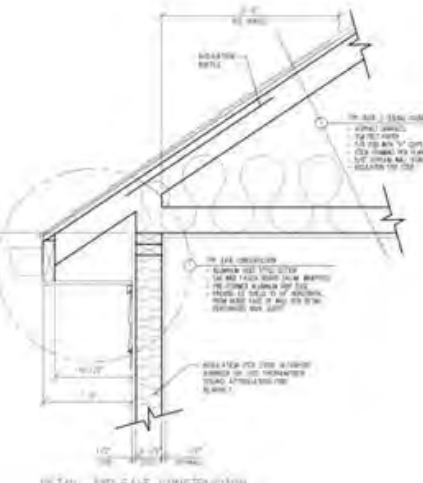
RECEIVED  
By Kelly McCallery at 1:48 pm, Sep 13, 2024

RH24-000508

Approved Plan  
See Certificate of Plan approval  
RH24-000508  
Victoria Major  
10/27/2024

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL CITY AND STATE CODES AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
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9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.

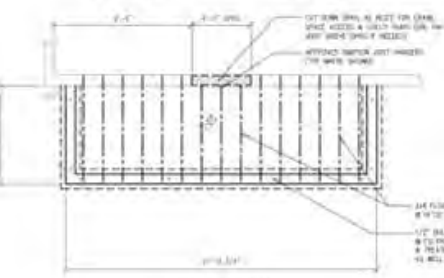


BWL A  
METHOD: CS-WSP  
3'10"-3/4" LONG  
3/8" REOD



BWL 1  
METHOD: CS-WSP  
2'7"-7/8" LONG  
3/8" REOD

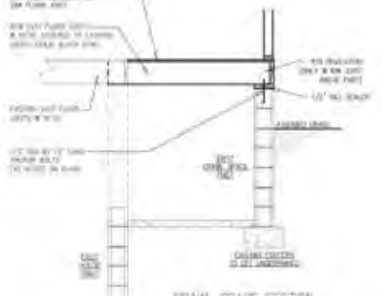
BWL 2  
METHOD: CS-WSP  
2'7"-7/8" LONG  
3/8" REOD



**WINDOW & DOOR SCHEDULE**

NO.	MANUFACTURER	TYPE	FINISH	GLASS	OPERATION	SWITCH	SCREEN	SHUTTERS
1	WINDOOR	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"
2	WINDOOR	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"	6'0\"

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  2. ALL MATERIALS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE APPROVED BY THE CITY ENGINEER.
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  5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.



BRACED WALL HANGING  
SCALE: 1/8\"/>

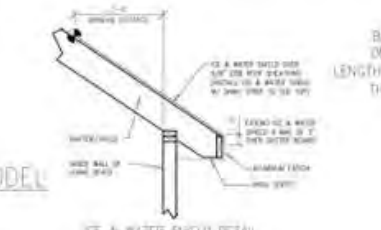


PROPOSED WEST ELEVATION  
SCALE: 1/8\"/>



PROPOSED SOUTH ELEVATION  
SCALE: 1/8\"/>

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  2. ALL MATERIALS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE APPROVED BY THE CITY ENGINEER.
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  9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.
  10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND ALL APPLICABLE CODES.

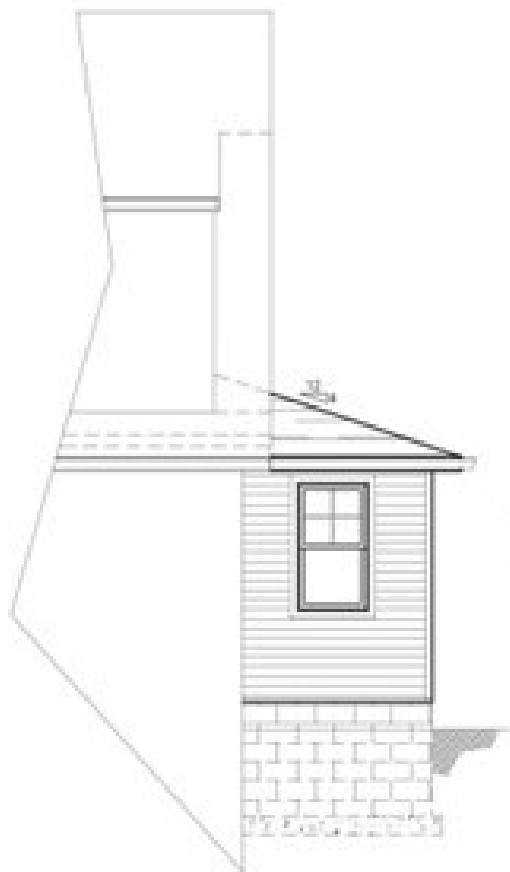


ICE & WATER SHEATH DETAIL  
SCALE: 3/4\"/>

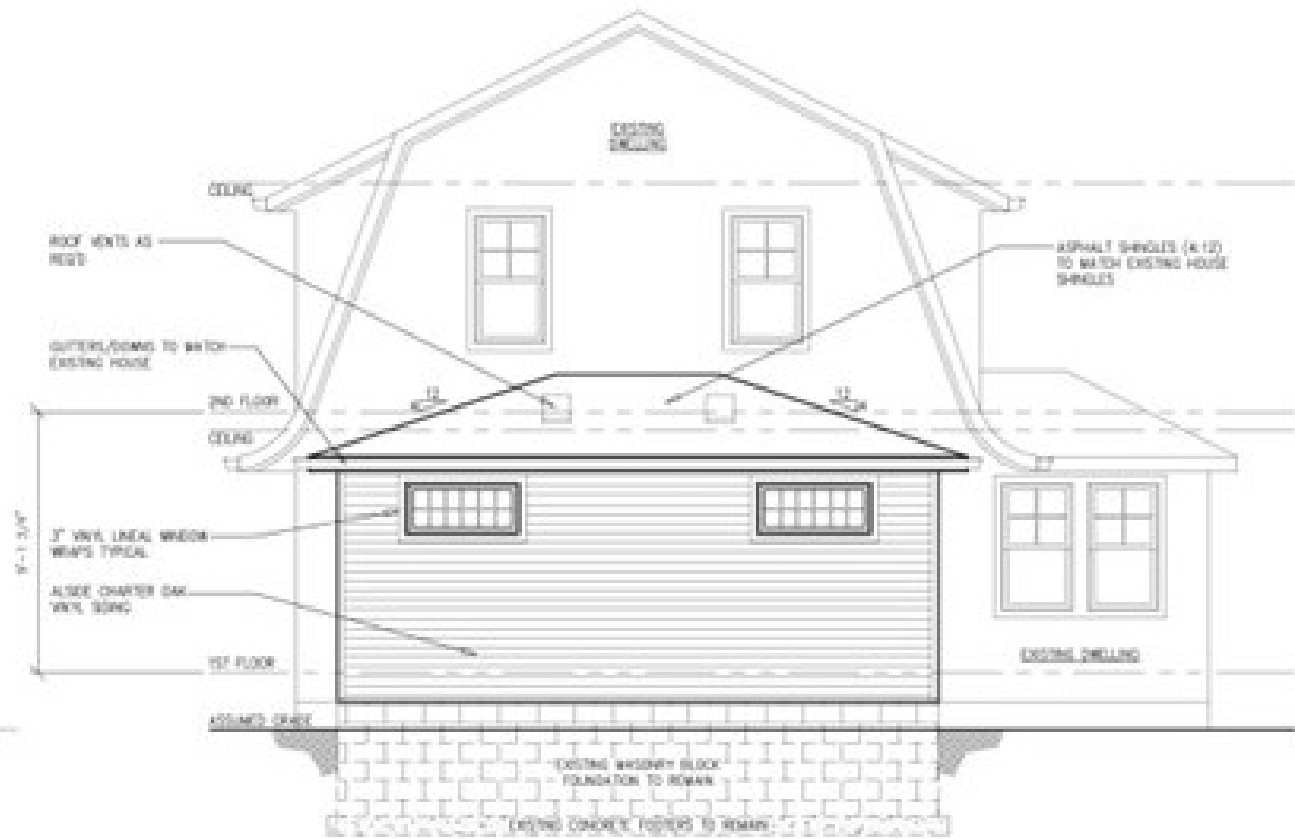
HOUSE TO HOME DESIGN & REMODEL  
5400 TIMBERVIEW DRIVE - AVON, OH 44011  
MALONEY RESIDENCE  
1515 ST. CHARLES AVENUE  
LAKEWOOD, OH 44107



Docket No. 02-11-25 (1515 St. Charles)



**PROPOSED WEST ELEVATION**  
 151 CHARLES AVE. W.B. - EAST SIDE VIEW IS A WINDOW WALL  
 SCALE 1/4"=1'-0"



**PROPOSED SOUTH ELEVATION**  
 151 CHARLES AVE. W.B.  
 SCALE 1/4"=1'-0"



**Docket No. 02-11-25 (1515 St. Charles)**



**Docket No. 02-11-25 (1515 St. Charles)**

**Applicant proposes two story addition to residence.**

**City Notes:**

- Separate sheet of materials if possible



**Docket No. 02-12-25 (830 Beach)**  
Residence – Two Story Addition  
Daniel Margulies



AERIAL PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.

ADDITIONS and RENOVATIONS for:  
**THE ZITO RESIDENCE**  
 830 BEACH ROAD LAKEWOOD, OHIO

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • EXTERIOR PERSPECTIVES
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ROOF PLAN
5	NORTH and SOUTH EXTERIOR ELEVATIONS
6	EAST EXTERIOR ELEVATION • EXTERIOR PERSPECTIVES
7	EXISTING CONDITIONS PHOTOGRAPHS

DESIGN: DANIEL MARGOLIES COMPANY, INC.  
 1210 CRUCE AVENUE  
 LAKEMOOD, OHIO 44137  
 TEL: 419-277-6327  
 EMAIL: dm@dmcoinc.com



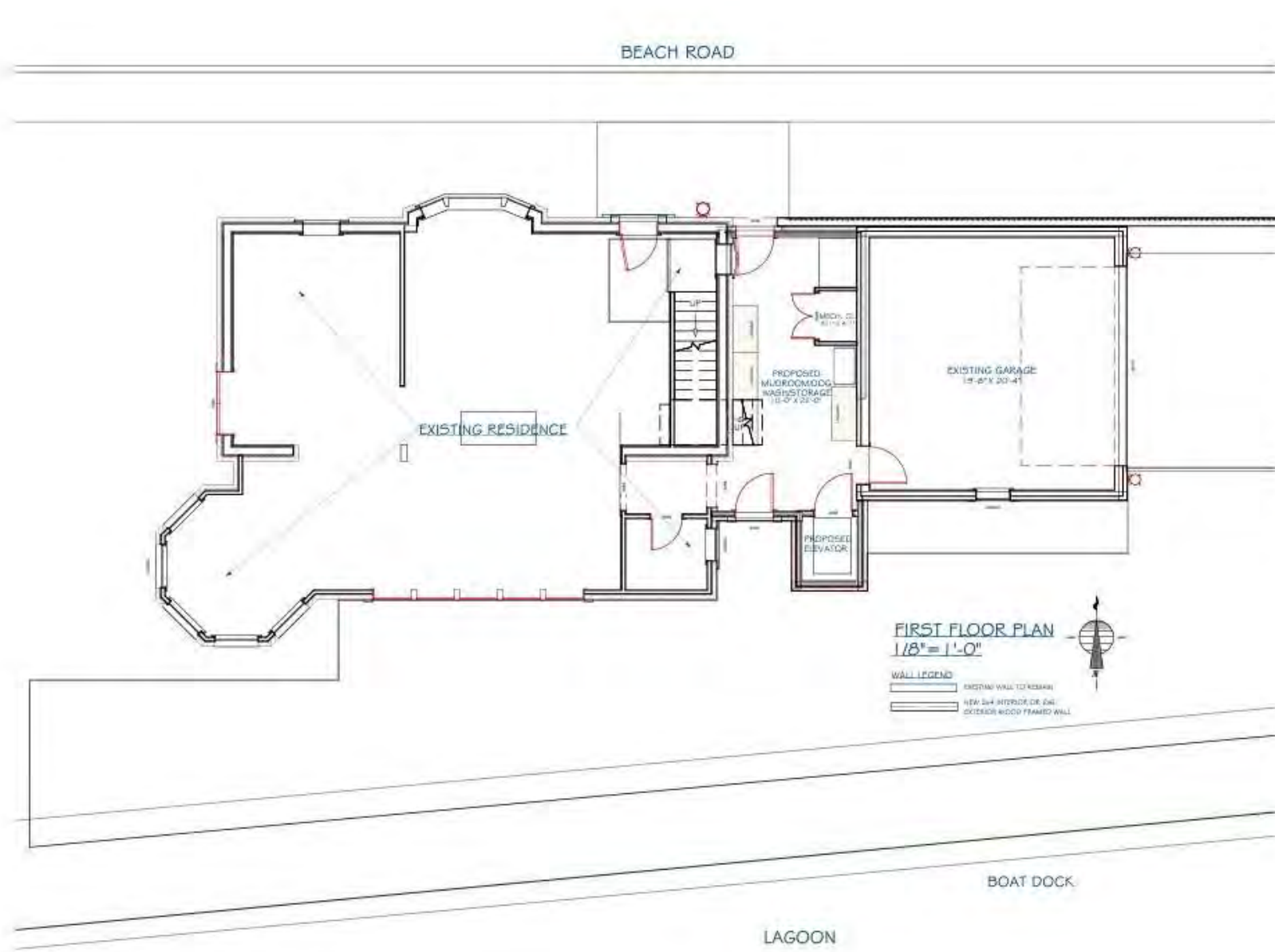
ADDITION for:  
**THE ZITO RESIDENCE**  
 830 BEACH ROAD LAKEWOOD, OHIO

SCALE: AS SHOWN  
 DATE: 11-2011 FOR  
 PERMITS

SHEET NO.  
 1 of 7



**Docket No. 02-12-25 (830 Beach)**



FIRST FLOOR PLAN  
 1/8" = 1'-0"

- WALL LEGEND
- EXISTING WALL TO REMAIN
  - NEW 3/4\"/>



DESIGN: DANIEL MARGULIES COMPANY, INC.  
 12110 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 314-378-9237  
 EMAIL: daniel@dmco.com



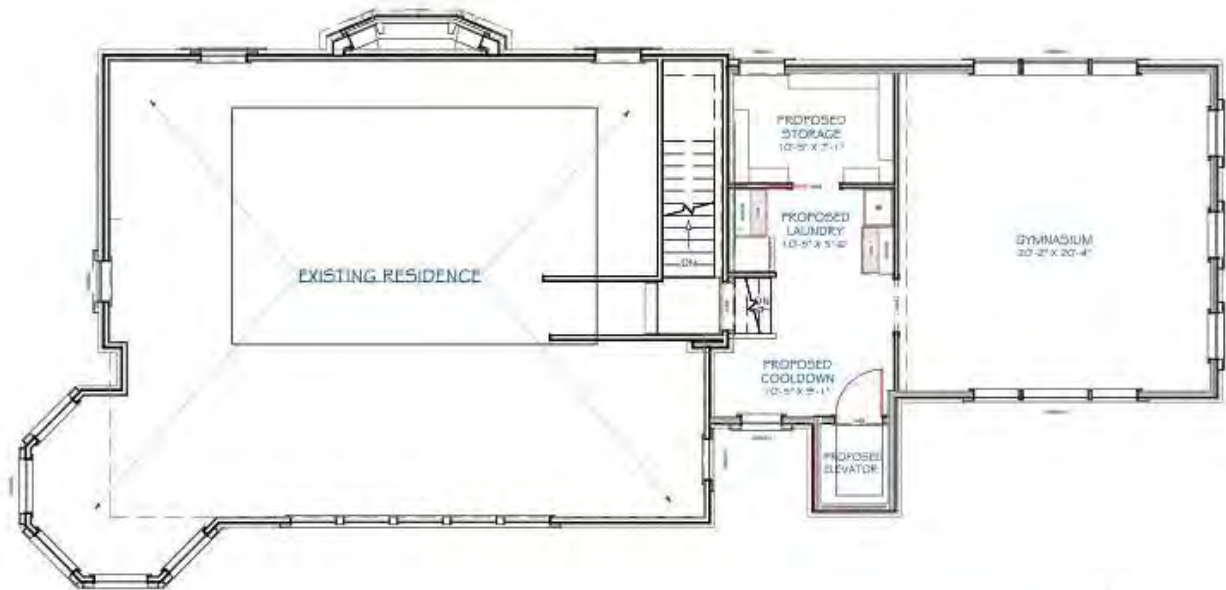
ADDITION for:  
**THE ZITO RESIDENCE**  
 830 BEACH ROAD LAKEWOOD, OHIO

ISSUE DATE:  
 01.17.2025 FOR  
 SCALE: 0/0

SHEET NO.  
 2 of 7



# Docket No. 02-12-25 (830 Beach)



**SECOND FLOOR PLAN**  
 1/8" = 1'-0"

**WALL LEGEND**  
 [Thin line] EXISTING WALL (DASHED)  
 [Thick line] NEW 4-1/2" MINIMUM OR 2-1/4" OUTSIDE WOOD FRAME WALL



ADDITION FOR:

**THE ZITO RESIDENCE**  
 830 BEACH ROAD LAKEWOOD, OHIO

DESIGN: DANIEL MARGULIES COMPANY, INC.

1210 CHRIS AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 216-976-9231  
 EMAIL: daniel@dmco.com



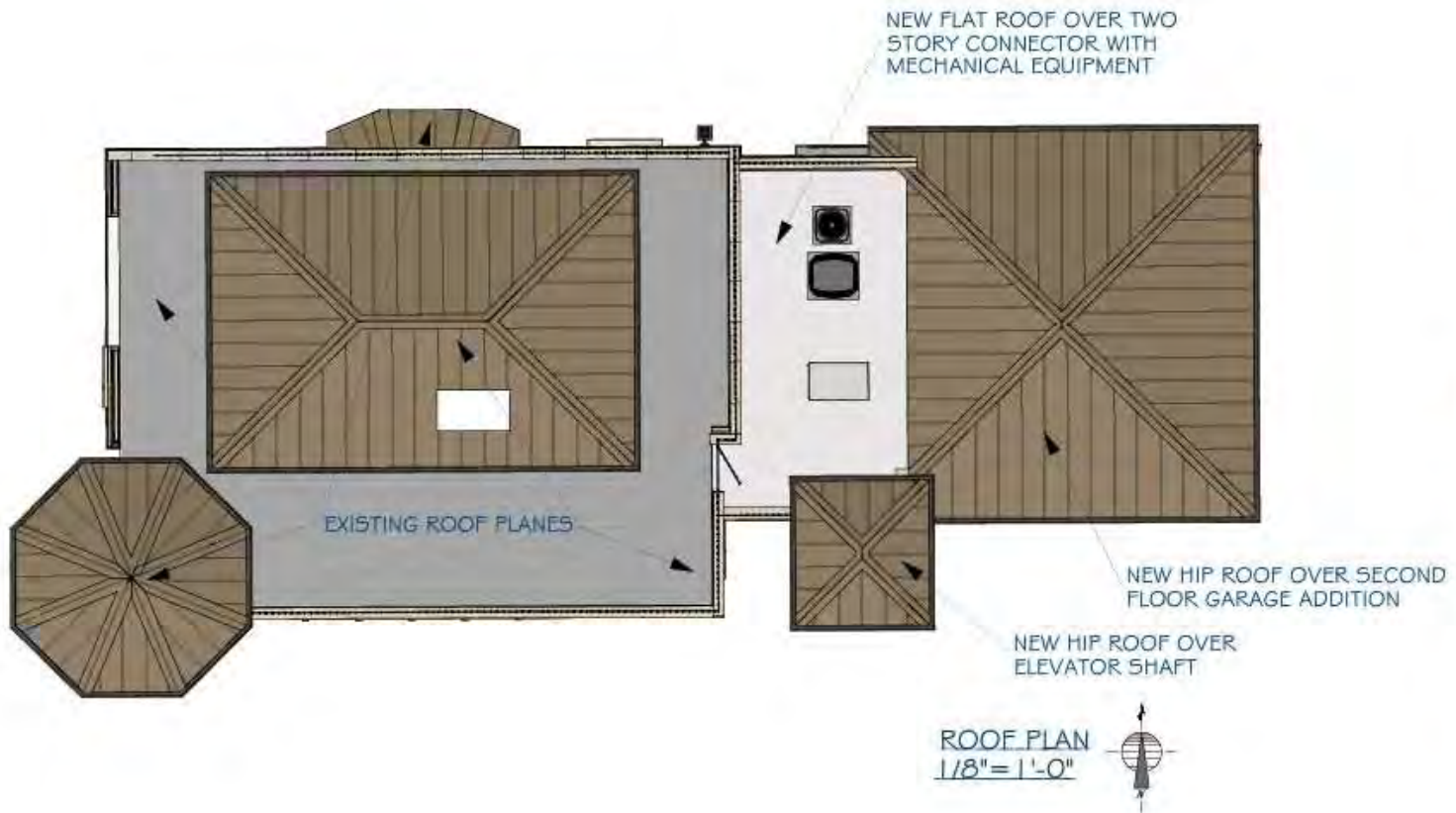
ISSUE DATE:  
 01/17/2025 FOR  
 LEAD SHEET

SHEET NO.  
 3 of 7

67



**Docket No. 02-12-25 (830 Beach)**



DESIGN: DANIEL MARGULIES COMPANY, INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-976-9327  
DMC1\_daniel@danielmargulies.com



ADDITION for:  
**THE ZITO RESIDENCE**  
830 BEACH ROAD LAKEWOOD, OHIO

ISSUE DATE:  
01.17.2025 FOR  
LAND PERM

SHEET NO:  
4 of 7



# Docket No. 02-12-25 (830 Beach)



DESIGNER: DANIEL MARGOLIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 216-878-9237  
 EMAIL: dan@dmco.com



ADDITION for:  
**THE ZITO RESIDENCE**  
 830 BEACH ROAD LAKEWOOD, OHIO

ISSUE DATE:  
 01/17/2025, FOR  
 LEAD, DRG

SHEET NO:  
**5 of 7**



**Docket No. 02-12-25 (830 Beach)**



DESIGN: DANIEL MARGULIES COMPANY, INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-978-9257  
EMAIL: danie@dmccompany.com



ADDITION for:  
**THE ZITO RESIDENCE**  
830 BEACH ROAD LAKEWOOD, OHIO

ISSUE DATE:  
01-17-2025 - PDR  
LAWD, PDR

SHEET NO:  
6 of 7



**Docket No. 02-12-25 (830 Beach)**



EXISTING ONE FLOOR  
TWO CAR GARAGE

EXISTING CONDITIONS PHOTO VIEWING WEST  
N.T.S.



EXISTING ONE FLOOR TWO CAR  
GARAGE AND AREA TO BE  
CONNECTED TO EXISTING HOME

EXISTING CONDITIONS PHOTO VIEWING EAST  
N.T.S.



AREA TO BE CONNECTED  
TO EXISTING HOME

EXISTING CONDITIONS PHOTO VIEWING NORTH  
N.T.S.



EXISTING ONE FLOOR TWO CAR  
GARAGE AND AREA TO BE  
CONNECTED TO EXISTING HOME

EXISTING CONDITIONS PHOTO VIEWING SOUTHWEST  
N.T.S.

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-975-9237  
EMAIL: daniel@dmc-architect.com



ADDITION for:  
**THE ZITO RESIDENCE**  
830 BEACH ROAD LAKEWOOD, OHIO

ISSUE DATE:  
01/17/2025 FOR  
LEAD DEB

SHEET NO.  
7 of 7



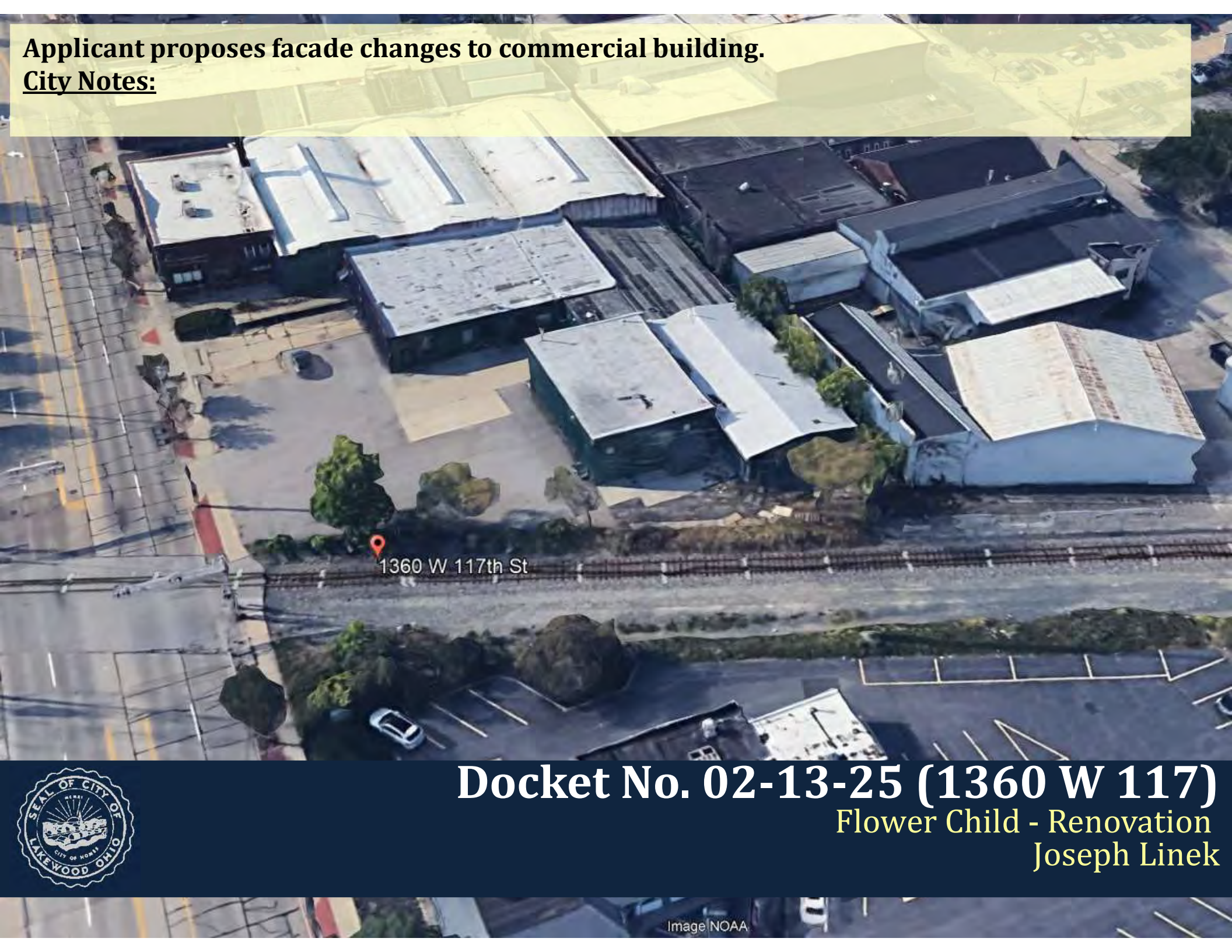
**Docket No. 02-12-25 (830 Beach)**



**Docket No. 02-12-25 (830 Beach)**

**Applicant proposes facade changes to commercial building.**

**City Notes:**



1360 W 117th St

**Docket No. 02-13-25 (1360 W 117)**

**Flower Child - Renovation  
Joseph Linek**





**Docket No. 02-13-25 (1360 W 117)**



**Docket No. 02-13-25 (1360 W 117)**





**Docket No. 02-13-25 (1360 W 117)**





**Docket No. 02-13-25 (1360 W 117)**



**Docket No. 02-13-25 (1360 W 117)**





**Docket No. 02-13-25 (1360 W 117)**



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**Docket No. 02-13-25 (1360 W 117)**



new prefabricated aluminum o-channel canopy, color to match dark bronze window frames

new aluminum curtain wall glazing with clear low e insulated glazing and dark bronze frames



North Elevation

Existing concrete block masonry to be painted white

new aluminum curtain wall glazing with clear low e insulated glazing and dark bronze frames

new prefabricated aluminum o-channel canopy

new painted concrete block screen wall with "random" color glass block

proposed future mural this wall to be submitted under a separate application



Existing brick to remain

East Elevation

Existing concrete block masonry and doors to be painted white

Linekstudio  
More Than Architecture

Building Renovation for Flower child vintage | 01.22.2025  
Elevations

3/32"=1'-0"

1



**Docket No. 02-13-25 (1360 W 117)**

# RENOVATION for Flower child vintage

1360 WEST 117TH STREET LAKEWOOD, OHIO

## PROJECT DESCRIPTION

THESE DRAWINGS DESCRIBE THE CONSTRUCTION DOCUMENTS FOR THE RENOVATION OF THE EXISTING BUILDING AT 1360 WEST 117TH INTO A MERCHANDISE FACILITY.

## INDEX TO DRAWINGS

T101 TITLE SHEET  
A101 DEMOLITION PLAN ELEVATIONS  
A201 FLOOR PLAN  
A301 ELEVATIONS

## ABBREVIATIONS

ACT acoustical ceiling tile	FE fire extinguisher	OT quarry tile
ADA Americans w/ Disabilities Act	FEC fire extinguisher cabinet	RB rubber base
AFF above finished floor	FR fire main	RCP reflected ceiling plan
ALUM aluminum	FLR floor	RO rough opening
BD board	FRP fiberglass reinforced panel	REQ require (if)
BLDG building	FTG footing	RM room
BLK blocking	GA gauge	SECT section
BOT bottom	GALV galvanized	SIM simile
BRG bearing	GC general contractor	SQ square
	GFCI ground fault	SRC sound reduction coefficient
CJ control joint	critical interrupter	STD standard
CFT carpet	CYP 60 gypsum wall board	S.T.L. structural
CL centerline	HM hollow metal	STRUC structure
CLD ceiling	HOZ horizontal	ST sheet vinyl
CMU concrete masonry unit	ID inside diameter	TAB top & bottom
COL column	IN inch	TAG tongue and groove
CONC concrete	MECH mechanical	TCA tile council of america
CORR corridor	MO masonry opening	TEMP tempered
CT ceramic tile	MFR manufacturer	TOS top of steel
CTS ceramic tile base	MIN minimum	UNO unless noted otherwise
DDL double	NIC not in contract	VERT vertical
DF drinking fountain (bubble)	NO number	VVC vinyl wall covering
DMV dimension	NTS not to scale	
DN down	OC on center	
DNV down spout	OD outside diameter	
DTL detail	OH overhead	
DWG drawing	OC electrical	
	ELEV elevation	
EA each	EQU equal	
ELEC electrical	FLAM plastic laminate	
ELEV elevation	PL plate	
EQ expansion joint	PLSB plumbing	
EQU equal	PNT paint	
ETR existing to remain	PSI pounds per square inch	
EW electric water cooler		
EX existing		
EXIST existing		

## SYMBOLS LEGEND

	NORTH ARROW		PARTITION TYPE TAG
	APPENDIX TAG		WINDOW TAG; REFER TO SCHEDULE
	BULLETIN TAG		ROOM NAME
	DETAIL REFERENCE		EXISTING ROOM DESIGNATION
	COLUMN TAG		ASPHALT
	DATUM		BATT INSULATION
	DETAIL MARK		BRICK
	DOOR NO.; REFER TO DOOR SCHEDULE		CERAMIC TILE
	ELEVATION NOTE		CONCRETE
	EXTERIOR & INTERIOR ELEV.		CONCRETE BLOCK
	FLAG NOTES		EARTH
	FINISH MATERIAL NOTE; REFER TO SCHEDULE		FINISH WOOD
	LOWER TAG; REFER TO SCHEDULE		FIREBRICK
	REFLECTED CEILING PLAN TAG		GRAVEL OR STONE
	TRUSS ARROW		GYPSUM WALL BOARD
			LUMBER OR WOOD BLOCKING
			PLYWOOD
			RIGID INSULATION
			SPRAY FOAM INSULATION
			STEEL

## CODE REVIEW

IBC 2018

Use group M  
Construction type IIB  
Buildings are one story. Building is not sprinklered.  
Per 503.2, 503.4, 503.2 1/2  
30' height limit  
2 stories allowable  
12,500 of allowable  
306.3.3

10' of actual  
1 stories actual  
12,500 of actual total building use. For usage area increase per factor of 25 for increase  
12,500x25=3125 12,500x1.125=14,062.5 allowable area

30% of perimeter fronts open space greater than 30 feet, use factor of 25 for increase  
12,500x.30=3750 3750x25=93,750 allowable area

Table 601 Fire resistance rating requirements for building elements/hoists  
New construction Type IIB. All elements are 3 hours except exterior bearing walls shall be 2h.

903.7.2 Group M: A non-sprinklered fire area can not exceed 12,000sf.  
Two fire areas are established. See fire area plan.  
797.3.10 fire area separation must be 2 hours.

803.11 Interior Finishes  
ceiling and enclosure for exit shall have a Class B material.  
Rooms and enclosed spaces shall have a Class C material.

Table 1004.5 Occupant load: 12,987SF ÷ 1 person/60 ft. equals 211 occupants

1003.3.2 Egress width: 211 x 2 = 422' required - building encloses requirements.

1006 number of exits: 2 exits are required per 1003.3.1 2 exits are provided.

1006 means of egress illumination  
1006.1 means of egress must be illuminated at all times. emergency lighting is provided.

1002 accessible means of egress.  
Accessible means of egress are provided.

1010.1.1 door with 52 inches with door open to 90° is required. Doors comply. 30" wide doors are being provided.

1010.1.2 door swing: Doors shall swing in the direction of egress travel when serving an occupant load of 50 or more.  
1013 exit signs  
Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.  
Exit signs are provided.

1011.2 exit access travel distance  
Main group building is not sprinklered = 200 feet. **Building meets this requirement**

200.1 Plumbing fixtures  
water closets 1 per 500 required 211 occupants = 1 water closet req. 2 provided  
Lvs 1 per 750 required 211 occupants = 1 lav required - 2 provided  
Drinking fountains 1 per 100 required 1000 required = 10 provided (see drawing for location)  
Service sink 1 required - 1 provided

200.1.1 CONSTRUCTION SCHEDULE: This shall be submitted to the owner's representative by the General Contractor within ten (10) days of construction commencement, and shall graphically show the color and identification of all activities necessary to complete the work, and the sequence in which the activity is to be accomplished.

2. SUBMITTALS: Shop drawings will be required for various items concerning the construction and shall be submitted via pdf to the owner's representative for his review and approval. Shop drawings and information cut sheets will be required on the following but are not limited to: block, concrete, roofing, structural steel, windowing steel, 8 gauge framing, doors and frames, windows, flash hardware, toilet accessories, fire extinguishers, air dryers, electrical and plumbing equipment. Contractor shall not proceed with the ordering or installation of any items requiring shop drawings until approved by the Owner's representative.

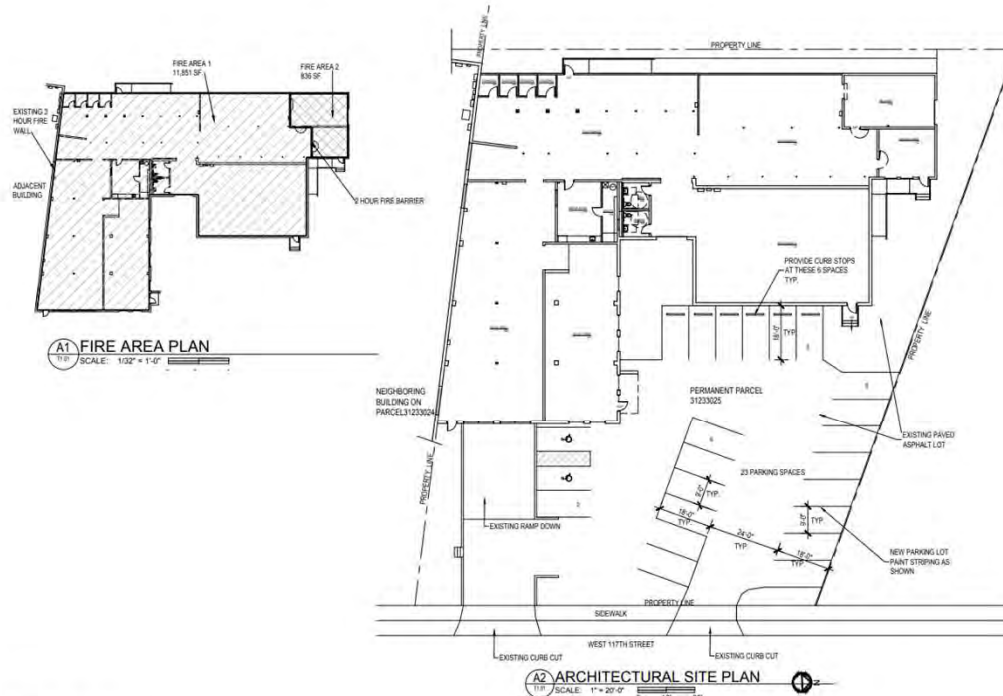
3. SCHEDULE OF VALUES: Prior to the first Application for Payment, the Contractor shall submit to the owner's representative a list of the breakdown of work items and their relative construction cost values. This shall be utilized in analyzing the percentage of completion and shall accurately reflect the cost or subcontract amount involved in each work item.

4. TESTING LABORATORY SERVICES: The Contractor, Owner shall provide and pay for the services of a testing laboratory approved by the Owner for the services specified as follows:  
a. Geotechnical engineering - 1) Geotechnical engineer shall approve all material to be used as fill and backfill and shall make field density tests on compacted aggregate and fill material with a minimum of six (6) replace density tests.  
2) Geotechnical engineer shall verify that each footing is placed on bearing or design material.

5. Concrete inspection and testing: shall be provided to insure compliance with the drawings and specifications as follows, include concrete compression test cylinders shall be taken, with three (3) test cylinders for each 50 cubic yards, or fraction thereof, of each class of concrete used during each day's placement. One test cylinder shall be broken at seven (7) days and one at twenty-eight (28) days and one will be held in reserve. Take specimens and make tests in accordance with the applicable ASTM standard specifications on compression testing of concrete. Submit copies of all test reports on tested concrete and soils to the Owner. See Structural Changes for other items.

6. TEMPORARY FACILITIES AND CONTROLS: The Subcontractor shall provide and pay for the following temporary facilities, as they are required on the project, by the trades as indicated:  
a. Temporary Power: shall be provided by Electrical Subcontractor for utilization during the construction period which shall meet all codes and utility company requirements.  
b. Temporary Heat: shall be provided by HVAC Contractor as required to suit job conditions and the material being installed.  
c. Temporary Water: piping and supply shall be provided by the General Contractor for use during the construction period. Contractor may coordinate with Owner for water connections to existing, if applicable to Owner.  
d. Telephone Equipment: shall be provided by the General Contractor for use during the construction period. The Contractor shall not utilize the Owner's facilities unless prior permission has been obtained.

7. Field Office:  
a. Temporary Sanitary Facilities: shall be provided by the General Contractor as required for use by all construction personnel. Owner's facilities shall not be used during construction.  
b. Enclosures and Safety Barriers: shall be provided and maintained by the subcontractor creating the hazard, throughout the duration of construction to protect and warn the public of any hazardous areas on the construction site.  
c. Temporary Fencing: shall be provided by the General Contractor if necessary to control the public from approaching on the construction area.  
d. Shoring and Bracing: shall be provided as required for proper safety and execution of the work by the subcontractor creating the hazard.  
e. Safety Conditions: shall be the responsibility of each contractor and subcontractor in securing their materials, tool boxes and hand tools throughout the job in the project.  
f. Safety Requirements: shall be observed by all construction personnel and shall involve all governmental regulations applicable to the project and those necessary to maintain worker and public safety. All requirements of OSHA will be followed.  
g. Access and Construction Parking: shall be coordinated with the Owner throughout the construction process. Subcontractors shall park all construction vehicles in area designated by Owner. Subcontractor shall be required to maintain and clear public and private thoroughfares and shall be responsible for the continuous maintenance and repair of any facilities damaged during the construction process.  
h. Temporary Controls: shall be maintained to protect the Owner's property from weather and dust throughout the project. Canopy Subcontractor shall construct and maintain temporary weather and dust barriers and partitions as required to control the effects of the construction work. All Subcontractors shall clean all areas affected by the dust and damage of the new construction work. Cleanup of all items is provided by all trades creating effects.



## SPECIFICATIONS

1. SUMMARY OF THE WORK: The work shall include all labor, materials and equipment to construct the renovation of the existing facility for Flower child vintage.

2. CONTINUITY OF DOCUMENTS: The drawings and specifications form the conditions of construction as a whole, and shall interrelate with the more stringent or higher quality method governing where two methods are shown or specified. As items shown only once but part of a system shall be considered part of the same system throughout the building unless otherwise noted.

3. ALLOWANCES, ALTERNATES AND UNIT PRICES: See drawings A4.02.1 and A4.02.2.

4. COORDINATION: The Contractor shall be responsible for coordinating the work of all subs to insure the proper delivery and execution of the work described in the drawings and specifications. The Contractor shall work with the Owner regarding existing lines and conditions.

5. CUTTING AND PATCHING: Shall be undertaken by each subsite as required for the installation of all new work in the agreement. The Subcontractor shall always coordinate only to the extent required for the installation of new work. Coordinate the locations and placement of all openings required cutting and patch all disturbed areas adjacent to damaged areas to match adjacent construction. Provide all necessary safety precautions in the cutting and patching of new work to insure proper structural integrity through out.

6. REGULATORY REQUIREMENTS: The General Contractor will obtain and pay for all required building permits and plan approvals. Each Subcontractor shall obtain and pay for all fees, permits and certificates of inspections, guarantees, etc. relative to his work, and as required by the municipality having jurisdiction over the work. Water and sewer tapping fees shall be paid for by the site improvement contractor.

7. CONSTRUCTION SCHEDULE: This shall be submitted to the owner's representative by the General Contractor within ten (10) days of construction commencement, and shall graphically show the color and identification of all activities necessary to complete the work, and the sequence in which the activity is to be accomplished.

8. SUBMITTALS: Shop drawings will be required for various items concerning the construction and shall be submitted via pdf to the owner's representative for his review and approval. Shop drawings and information cut sheets will be required on the following but are not limited to: block, concrete, roofing, structural steel, windowing steel, 8 gauge framing, doors and frames, windows, flash hardware, toilet accessories, fire extinguishers, air dryers, electrical and plumbing equipment. Contractor shall not proceed with the ordering or installation of any items requiring shop drawings until approved by the Owner's representative.

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12. Field Office:  
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Linekstudio  
More Than Architecture



NEW SALES SHOWROOM  
FOR  
FLOWER CHILD VINTAGE  
1360 WEST 117TH STREET  
LAKEWOOD, OHIO

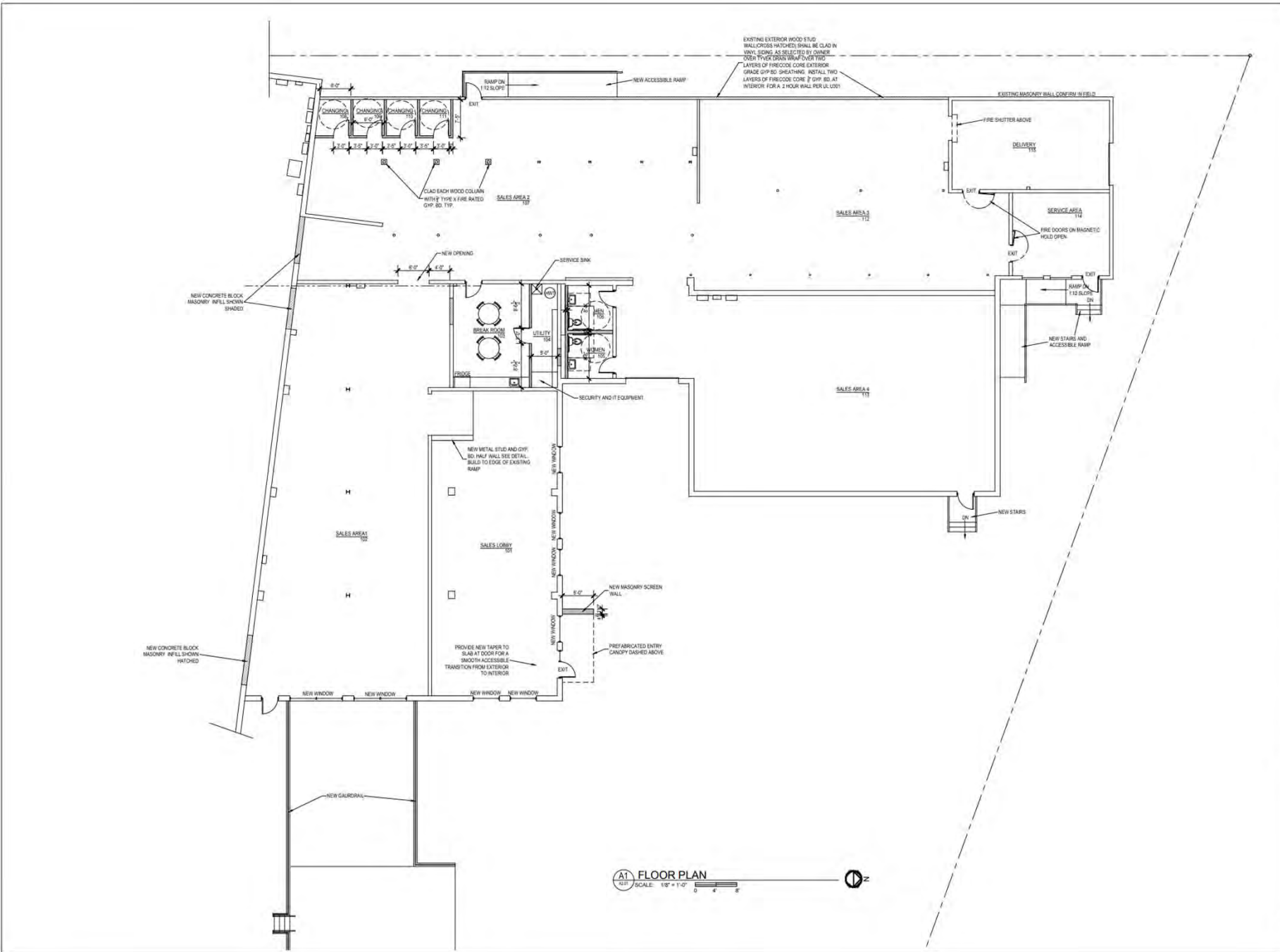
TITLE SHEET

REVIEW 1.17.25  
ARCHITECTURAL 1.22.25



Docket No. 02-13-25 (1360 W 117)





A1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Linekstudio**  
More Than Architecture



NEW SALES SHOWROOM  
FOR  
FLOWER CHILD VINTAGE  
1360 WEST 117TH STREET  
LAKEWOOD, OHIO

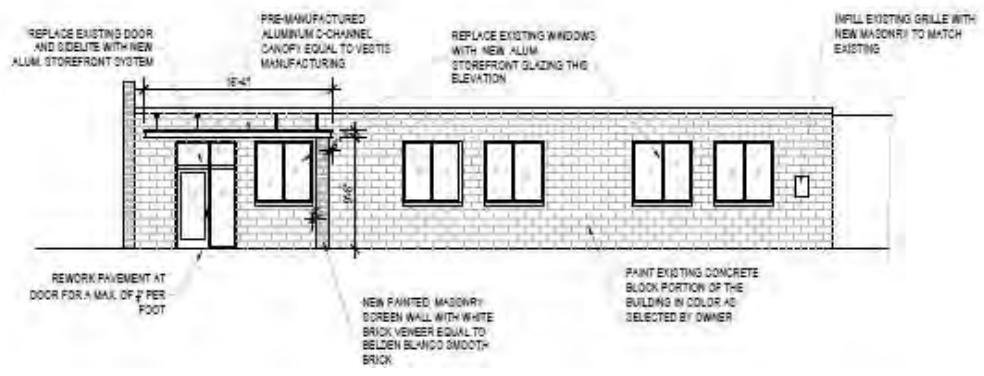
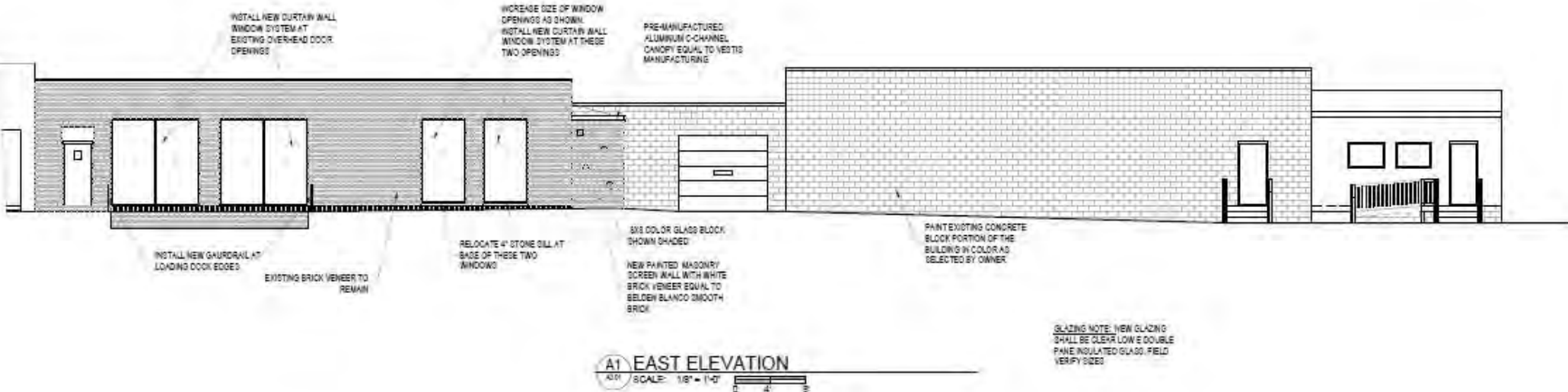
FLOOR PLAN

DESIGN REVIEW: 10-16-2023  
ARCHITECTURE: 01-22-2024

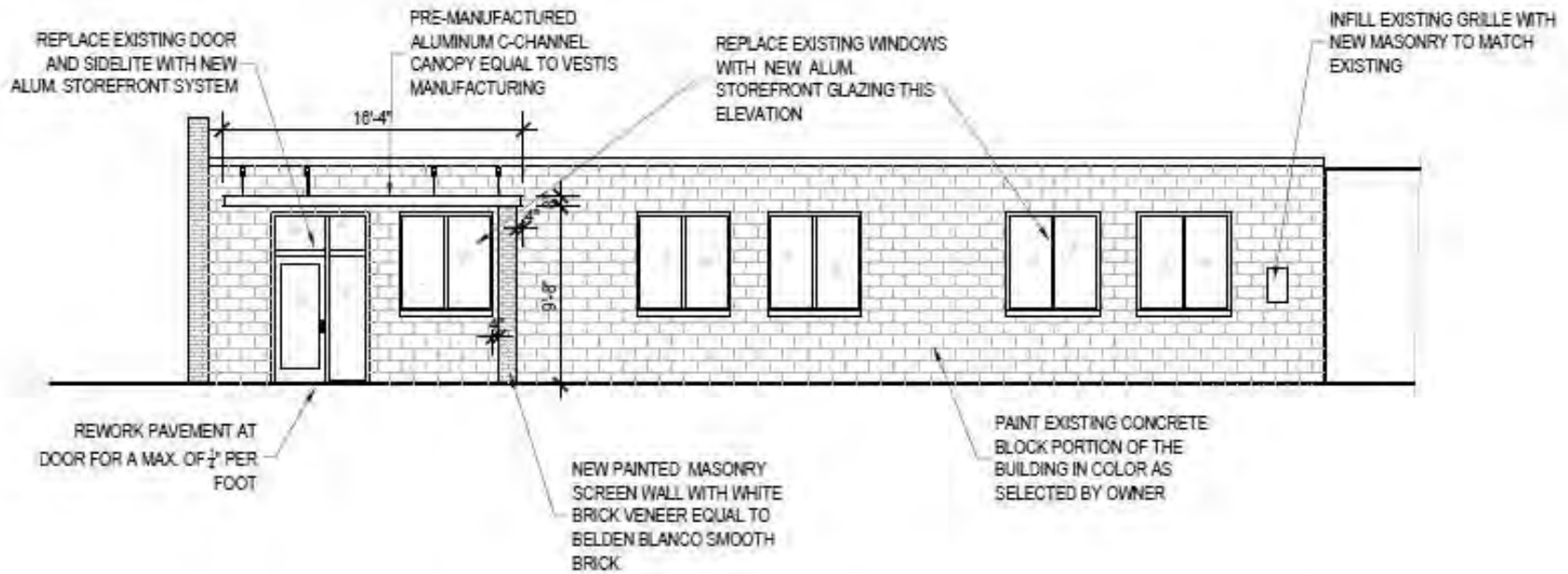
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**Docket No. 02-13-25 (1360 W 117)**



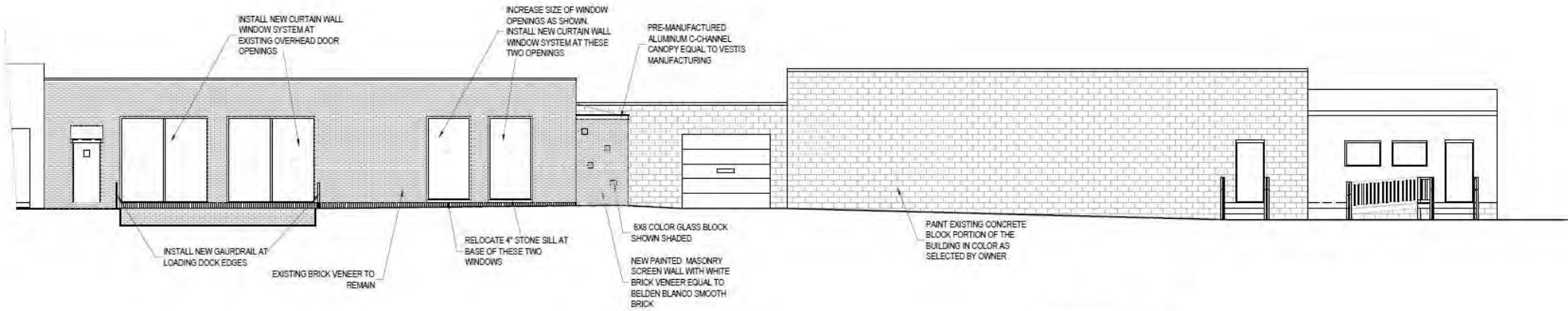
**Docket No. 02-13-25 (1360 W 117)**



**A2** NORTH ELEVATION  
A3.01 SCALE: 1/8" = 1'-0"



**Docket No. 02-13-25 (1360 W 117)**



**A1 EAST ELEVATION**  
A3.01 SCALE: 1/8" = 1'-0"  
 0 4 8'

GLAZING NOTE: NEW GLAZING SHALL BE CLEAR LOW E DOUBLE PANE INSULATED GLASS FIELD. VERIFY SIZES



**Docket No. 02-13-25 (1360 W 117)**



**Docket No. 02-13-25 (1360 W 117)**



# KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Archite (0.7 m)
	#17	CLEAR	AA-M10C21A31	Archite (0.4 m)
	#40	DARK BRONZE	AA-M10C21A44	Archite (0.7 m) alum, storefront and canopy
	#29	BLACK	AA-M10C21A44	Archite (0.7 m)



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Distributor Login

Search catalog color, size, text

## BLANCO SMOOTH

Filter photos by:



**Docket No. 02-13-25 (1360 W 117)**

Color > White Paint Colors > SW 9544 Dashing

SAVE

Designer Color Collection

SW 9544

# Dashing

FULL DETAILS

Get this color in a:

- Color Sample
- Interior Paint
- Trim Enamel

UPLOAD A PHOTO

Actual color may vary from on-screen representation. To confirm your color choices prior to

Exterior paint color



**Docket No. 02-13-25 (1360 W 117)**

You and your team don't have time to waste assembling complicated canopies, sunshades, or awnings. We sweat the details of your project at the drafting table and in our shop to save your installers precious time out in the field.

GET A QUOTE



Project:

Product Type:

Dates

North 40

Aluminum C-Channel

2018-2019



**Docket No. 02-13-25 (1360 W 117)**

### Color Glass Blocks

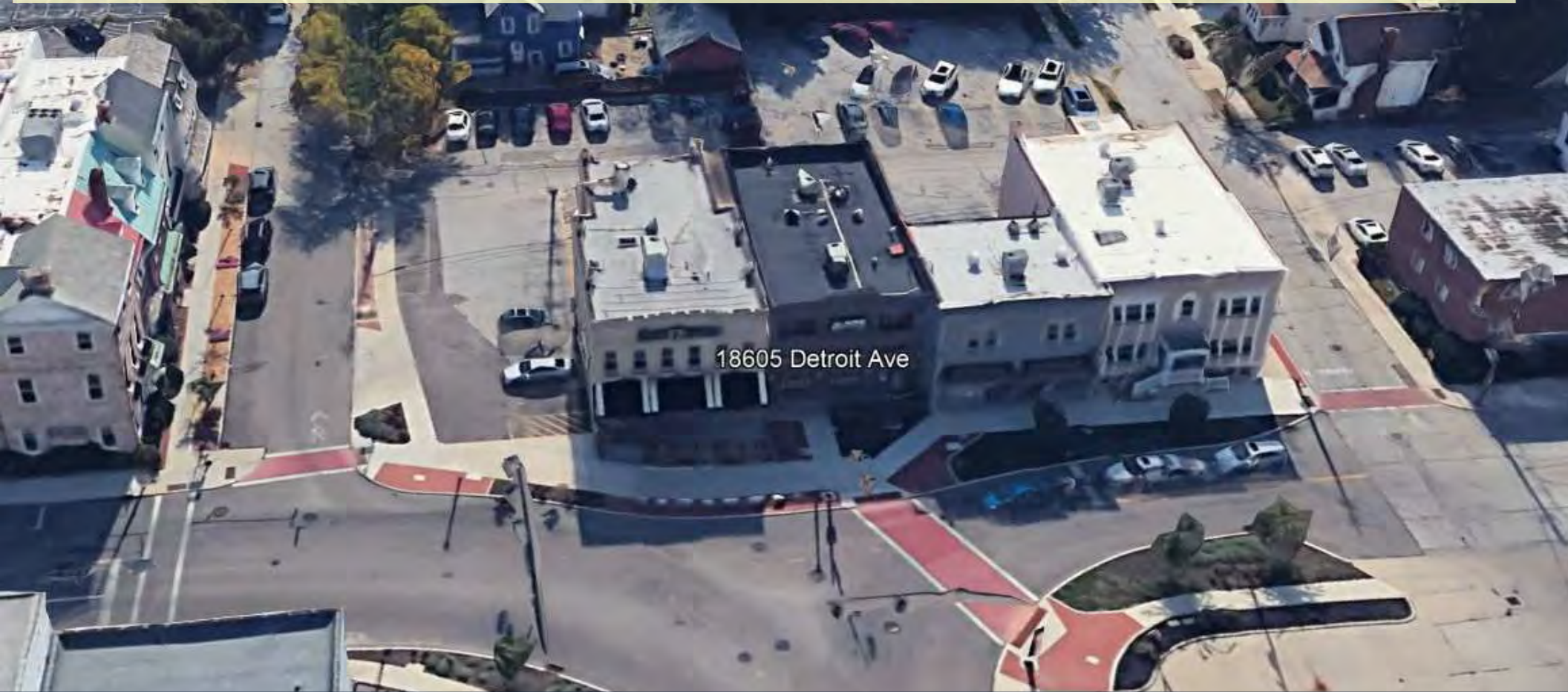
Include color glass blocks in your glass block design to peak interest and add a touch of simple elegance.



## **Applicant proposes facade changes to commercial building.**

### **City Notes:**

- No signage/awning signage approved with this
- Mural design not approved – needs approval by PAAB
- Existing signage to be removed on east facing façade
- Tattoo signage in windows has not been approved and needs removed



**Docket No. 02-14-25 (18605 Detroit)**  
The Forest - Renovation  
Joseph Andulics



**Docket No. 02-14-25 (18605 Detroit)**



**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**



**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**







# THE FOREST

18605 DETROIT AVE.  
LAKEWOOD, OH 44107

**ABBREVIATIONS**

Vertical list of abbreviations and their corresponding symbols used in the drawing.

**SYMBOL LEGEND**

Legend of symbols for various materials and components, including notes for specific materials like concrete and steel.

**MATERIAL LEGEND**

Legend of material patterns and textures used in the drawing, such as brick, stone, and wood.



PROJECT LOCATION

**DOOR SYMBOLS**

Table of door symbols and their corresponding descriptions, including swing directions and types.

**DISCLAIMER OF RESPONSIBILITY**

Text disclaimer regarding the scope of the drawing and the responsibility of the contractor.

**ALTERNATES**

Text detailing alternate materials and specifications for the project.

**DRAWING INDEX**

Table listing drawing sheets, including sheet numbers and titles.

**PLUMBING NOTES**

Notes regarding plumbing requirements and specifications.

**MECHANICAL NOTES**

Notes regarding mechanical systems and equipment.

**ELECTRICAL NOTES**

Notes regarding electrical wiring and systems.

**FIRE EXTINGUISHER NOTES**

Notes regarding fire extinguisher placement and requirements.

**ALARM NOTES**

Notes regarding alarm systems and components.

**GENERAL NOTES**

General notes providing overall project information, including materials, finishes, and construction details.

**TENANT FINISH PROJECT DATA**

Table containing project data, including owner information, project name, location, and contact details.

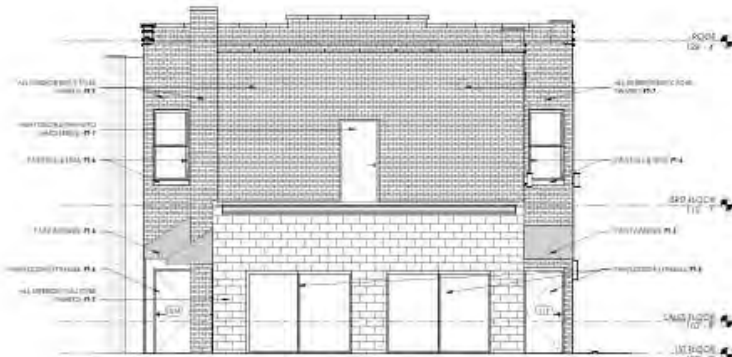
Logos for VERVE, ANVIL, and other project partners. Includes project name 'THE FOREST' and address '18605 DETROIT AVE, LAKEWOOD, OH 44107'. A table for 'GENERAL CONDITIONS (TENANT FINISH)' is also present.



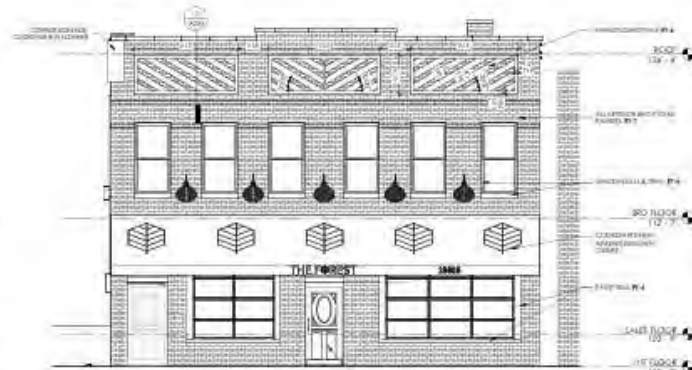
**Docket No. 02-14-25 (18605 Detroit)**

**G101**

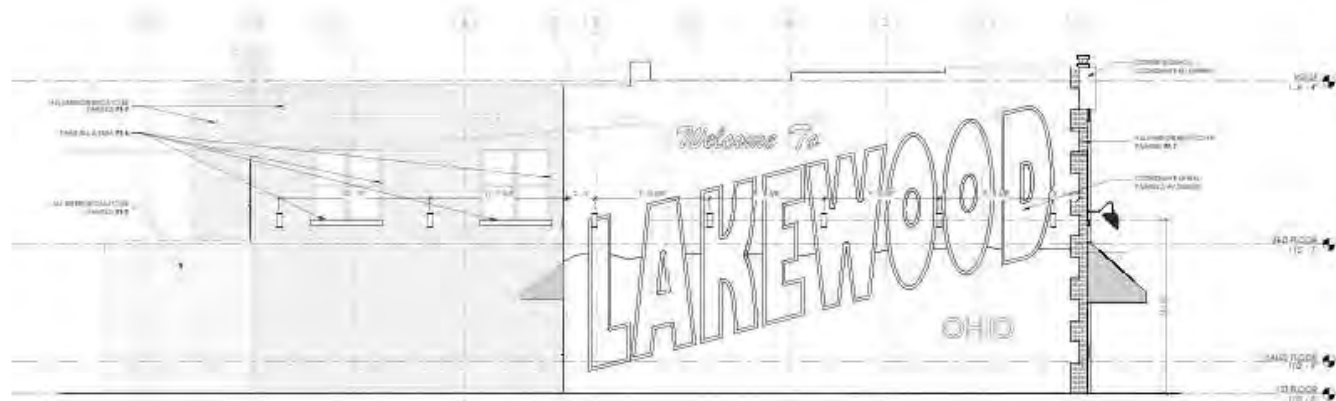
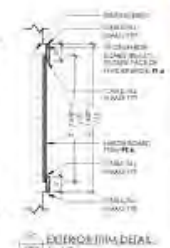




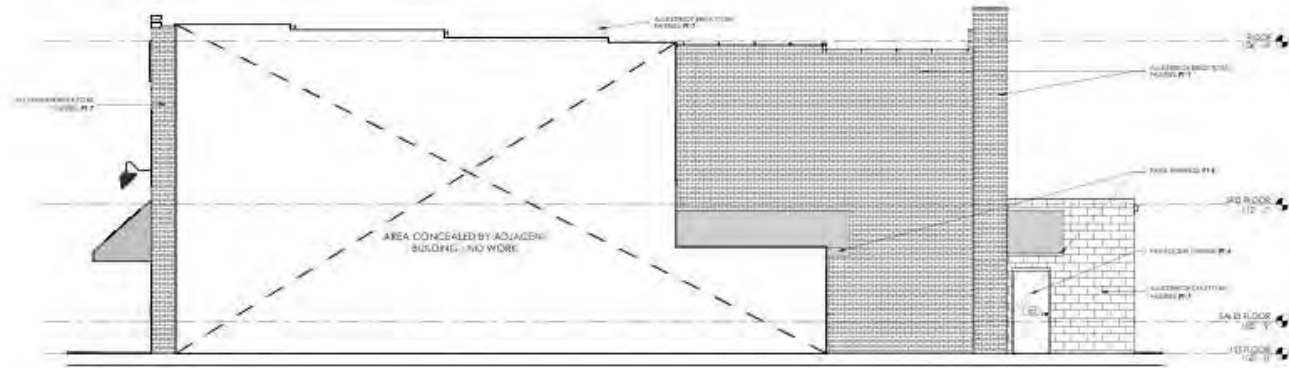
1 SOUTH ELEVATION  
12'-7\"/>



2 NORTH ELEVATION  
12'-7\"/>



3 EAST ELEVATION  
12'-7\"/>



4 WEST ELEVATION  
12'-7\"/>



REGISTERED DESIGN PROFESSIONAL ARCHITECT



THE FOREST  
15425 DETROIT AVE  
LAKEWOOD, OH 44117

1. INSULATION DOCUMENTS

NO.	DESCRIPTION	DATE

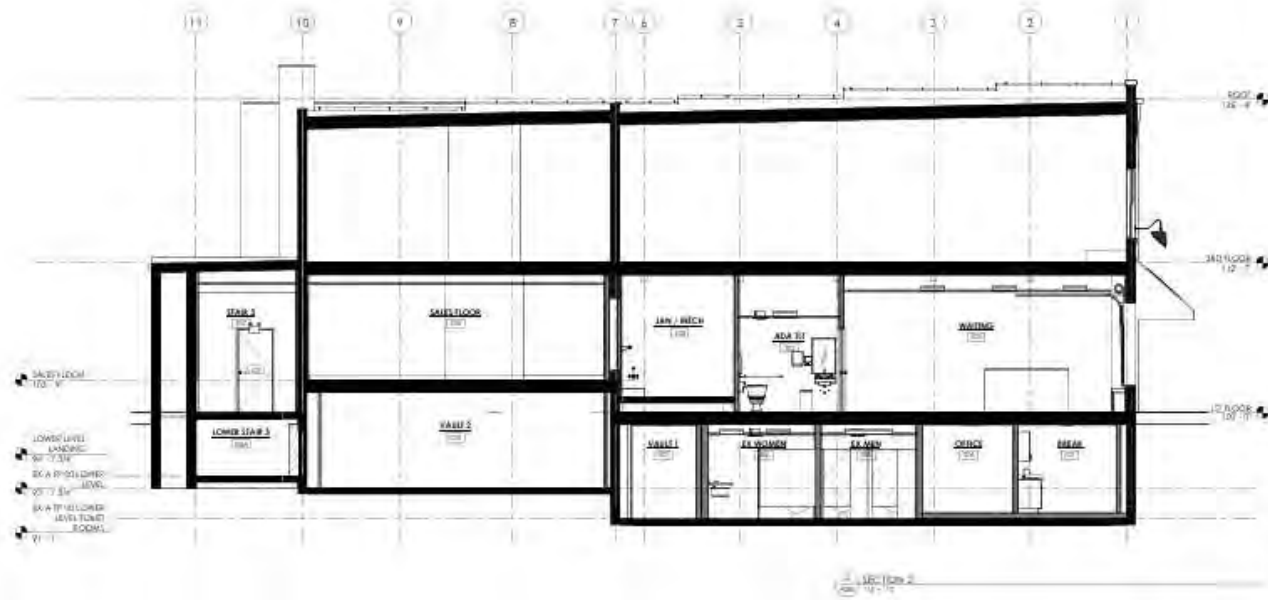
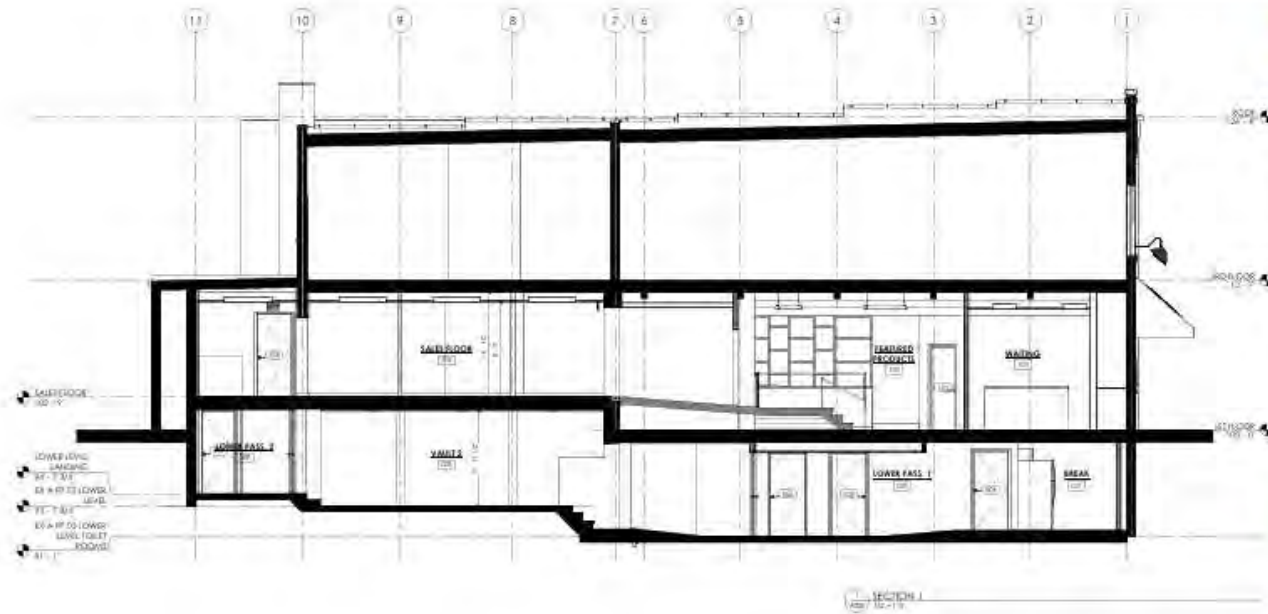
THE OWNER HAS TO COMPLETE ALL ITEMS TO OBTAIN PERMITS FOR CONSTRUCTION OF DOCUMENTS. SEE ALSO PERMITS.

DATE REVISION NO. 04/01  
DATE DATE 05/21/2024

PROJECT OFFICE DIVISION:  
PROJECT NO. A200



# Docket No. 02-14-25 (18605 Detroit)



THE FOREST

18605 DETROIT AVE  
 LAKELAND, OH 44107

NO.	DESCRIPTION	DATE

DATE PLOTTED:	7/1/17
DATE DATE:	1/22/2017
DATE REVISION:	
TITLE:	
TABSET NO.:	A300



# Docket No. 02-14-25 (18605 Detroit)





**THE FOREST**  
18605 DETROIT AVE  
LAKENWOOD, OH 44130

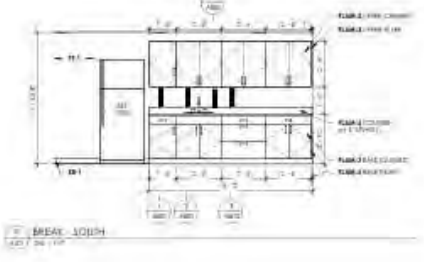
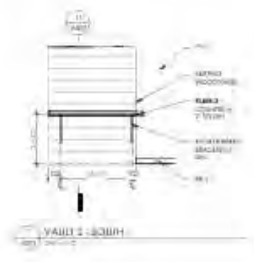
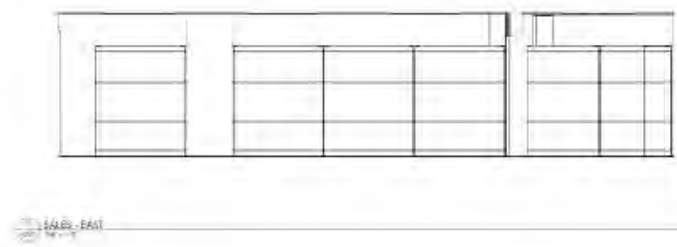
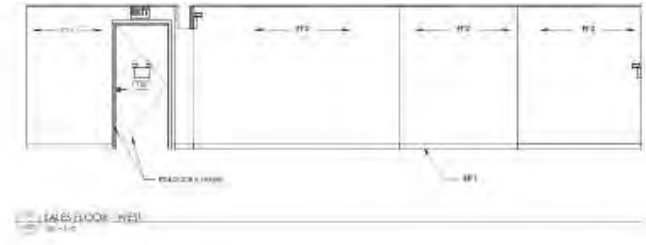
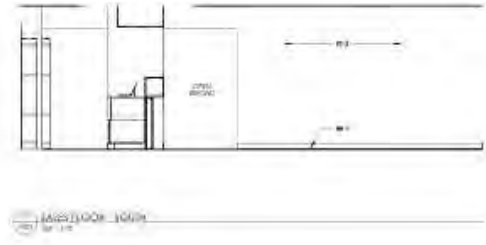
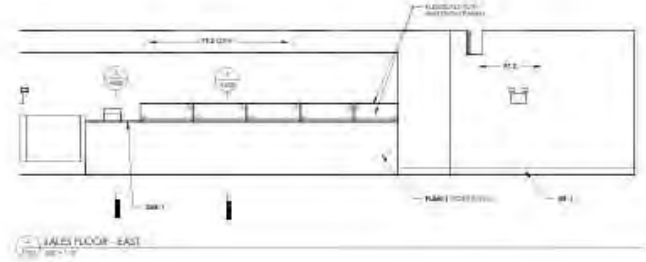
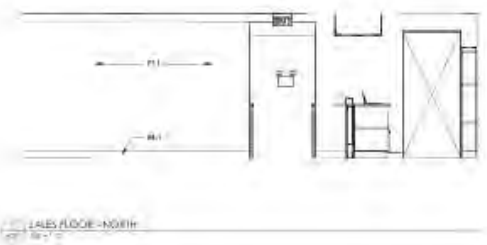
CONSTRUCTION DOCUMENTS

DATE:	01/20/2025
PROJECT:	18605 DETROIT AVE
SHEET:	18605 DETROIT AVE - SALES FLOOR PLAN
SCALE:	AS SHOWN
DATE:	01/20/2025
PROJECT:	18605 DETROIT AVE
SHEET:	18605 DETROIT AVE - SALES FLOOR PLAN
SCALE:	AS SHOWN

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERVE ARCHITECTS & PLANNERS.

DATE: 01/20/2025  
PROJECT: 18605 DETROIT AVE  
SHEET: 18605 DETROIT AVE - SALES FLOOR PLAN  
SCALE: AS SHOWN

THIS FLOOR INTERIOR ELEVATIONS  
SHEET NO: **A701**  
DATE: 01/20/2025



18605 DETROIT AVE - SALES FLOOR PLAN  
 DATE: 01/20/2025  
 PROJECT: 18605 DETROIT AVE  
 SHEET: 18605 DETROIT AVE - SALES FLOOR PLAN  
 SCALE: AS SHOWN



# Docket No. 02-14-25 (18605 Detroit)

**EXTERIOR PALETTE**



**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**





**Docket No. 02-14-25 (18605 Detroit)**



**THE FOREST**



24071 **VERVE**  
DESIGN STUDIO 01/16/25

18605 DETROIT AVE.  
LAKEWOOD, OHIO 44130

**EAST ELEVATION SK-06**



**Docket No. 02-14-25 (18605 Detroit)**



**Docket No. 02-14-25 (18605 Detroit)**

## LIGHTING

### Interior Lighting:

All interior lighting is being replaced with LED. The type of LED luminaire varies with application per room. This project utilizes 2x4 and 2x2 flat panel LED for waiting area, sales floor, check-in, offices, and restrooms. Can lights are used in hallways, breakroom and areas that plenum space is limited. Pendants and surface mount lights are utilized to accent areas within the featured product area, bringing more focus to product displayed in this area. Surface mounted strips are utilized in mechanical/electrical rooms, stairways, and areas with no ceiling. The vault areas utilize a surface mounted strip due to limited plenum space.

### Exterior Lighting:

#### *North Side / Street Side:*

- There are five existing “goose neck” style fixtures existing to remain. Plans call out for these to be re-lamped with 13-watt LEDs. (Reference picture)
- There is one new exterior surface mounted 58-watt LED wall pack that is also an egress light with battery backup as required for egress. This light replaces an existing light. (Reference picture)

#### *East Side / Street Side:*

- There are five up and down LED cylinder style luminaire to highlight the “Welcome to Lakewood” art on this side of the building.
- There are two additional down light only LED cylinder style luminaires to continue the façade lighting of that wall. These were changed to down only lighting due to windows in close proximity of the installed locations.
- There is one exterior surface mounted 58-watt LED wall packs that are also egress light with battery backup as required for egress located near the door on that side

#### *South Side:*

- There are no exterior lights on this side.

#### *West Side:*

- There are two new exterior surface mounted 58-watt LED wall packs that are also egress light with battery backup as required for egress. These lights also serve as security lighting along with entrance lighting for the exterior door located on that side.



**WINDOWS**



Ultra Series

**Keep outside dangers securely outside with 3M™ Scotchshield™ Safety & Security Window Film Ultra Series.**

- ▶ Co-extruded micro-layered film composite with high grades tear resistance and high energy absorption for enhanced protection of people, property and possessions
- ▶ Mitigates hazards from shattered glass due to natural disasters
- ▶ Meets and exceeds many industry performance standards for glass fragment retention
- ▶ Helps protect people from flying glass shards, one of the most common causes of blast related injuries and fatalities
- ▶ Can be combined with 3M™ Impact Protection Attachment Systems for additional safety and security
- ▶ Helps extend the life of furnishings by significantly reducing harmful UV rays, the largest cause of fading
- ▶ Comprehensive warranty from 3M

	Ultra 800
Blast Mitigation	★★★★★
Break and Entry	★★★★★
Safety Glazing	★★★★★
Seismic	★★★★★
Best	★★★★★
Better	★★★★
Good	★★★
Fair	★★
Not Recommended	★

In comparison to other 3M™ Safety & Security Window Films



**Superior protection and clarity.**

Valued Associations and Alliances:





02/12/2025 - 24071 - Standard Wellness - Lakewood OH - Exterior Paint Options

KALE GREEN  
SW6460  
TRIM PAINT



EXISTING BUILDING AND ADJACENT COLORS

SOFTWARE  
SW7074



WEB GRAY  
SW7075



GAUNTLET GRAY  
SW7019



PEPPERCORN  
SW7674



1338 S. BROADWAY | ST. LOUIS, MISSOURI 63104  
314.622.4007 | WWW.VERVEDS.COM



**Docket No. 02-14-25 (18605 Detroit)**

## TRIM

- Kale Green: Wall Trim / Accent
- Iron Ore: Door trim





SW 7069

### Iron Ore

FULL DETAILS ▾

This cool, deep and mysterious charcoal can lend an air of sophistication when used sparingly in well-lit spaces – or on exteriors.

Get this color in a:

 Color Sample	 Paint Sample	 Interior Paint	 Exterior Paint
---	---	--	---





SW 6480

### Kale Green

FULL DETAILS ▾

Add a soft and nature-inspired vibe to your space with this midtone green. Its cool blue undertone lends this hue a rich depth.

Get this color in a:

 Color Sample	 Paint Sample	 Interior Paint	 Exterior Paint
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**LIGMAN**

Outdoor | Surface facade luminaires | MARVIK

**MARVIK 6 (MV-30052)**



**Product description**

Ø150 x 240 mm - Down (Optic) & Up (Optic 2nd)



**Luminaire Structure**

- Die-cast aluminium housing and frame
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)

- Durable silicone rubber gasket
- Clear toughened glass
- Integral control gear
- Optional surface mounting box for easy wiring or conduit connection when wiring from behind is not possible

- MARVIK luminaires with uplight and colder than 3000K CCT do not meet the IDA certification requirements

**Optic**



SCL / W

**Product colour**



**Special finishes upon request**



**Docket No. 02-14-25 (18605 Detroit)**



## FOUNDRY CLASSIC

10473TK

### LARGE TALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum
SHADE:	Metal
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	18"
HEIGHT:	23.8"
WEIGHT:	5lb
BACK PLATE:	8" Dia.
EXTENSION:	27"
TOP TO OUTLET:	21"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-14w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	18
CARTON WIDTH:	18
CARTON HEIGHT:	18
CARTON WEIGHT:	8

#### PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Classic lines and heritage details complement traditional architecture
- 2-year finish warranty
- Mounting hardware is hidden on the back plate to ensure a clean silhouette
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky

**HINKLEY**

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5500  
Toll Free: 1 (800) 448-5639

hinkley.com

**Docket No. 02-14-25 (18605 Detroit)**



**Applicant proposes porch addition and replacement of existing garage.**

**City Notes:**

N/A



**Docket No. 02-15-25 (2230 Brown)**  
Residence – Porch Addition and Garage Replacement  
Forest Sluzewski





**WEST STREETScape - BROWN ROAD**



**EAST STREETScape - BROWN ROAD**



**Docket No. 02-15-25 (2230 Brown)**



**EXISTING FRONT FACADE**

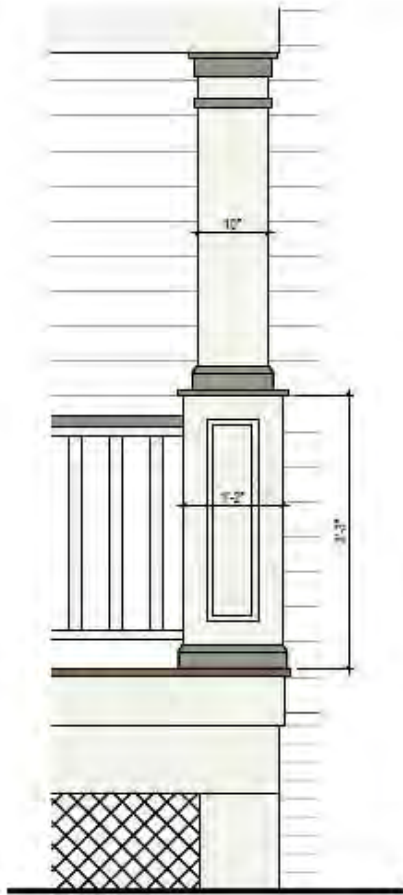


**PROPOSED FRONT FACADE**  
NEW 2-STORY PORCH



**Docket No. 02-15-25 (2230 Brown)**





**FIRST FLOOR POST ELEVATION**



**SECOND FLOOR POST ELEVATION**





**MASSING  
PERSPECTIVE SOUTHWEST**



**MASSING  
PERSPECTIVE NORTHWEST**



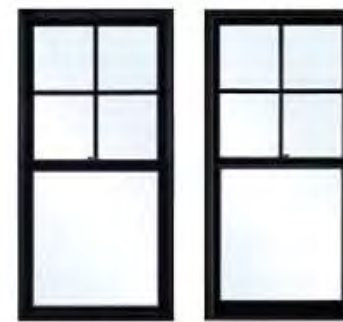
**Docket No. 02-15-25 (2230 Brown)**

DOUBLE HUNG



DOUBLE HUNG

- Equipped with a standard full screen, optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features 3/4 inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT

Available with U3  
(Excludes insert option)



Docket No. 02-15-25 (2230 Brown)

# DESIGN OPTIONS

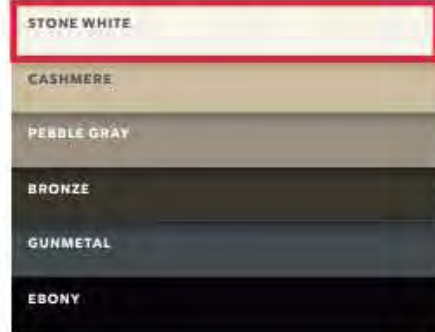
## INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrax® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

### WOOD INTERIOR FINISHES



### FIBERGLASS EXTERIOR COLORS



## DIVIDED LITES

**GRILLES-BETWEEN-THE-GLASS (GBG)**  
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.\*

**SIMULATED DIVIDED LITE (SDL)**  
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



## GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.\* Options include glazing for sound abatement (STC/OTC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

### DECORATIVE GLASS



## SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 3/4" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/2" Simulated Checkrail on Casement, Awning, Gliders, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



\* Not available in polygons except direct glaze rectangles.

\* Argon gas not available in high elevations where capillary tubes are required.

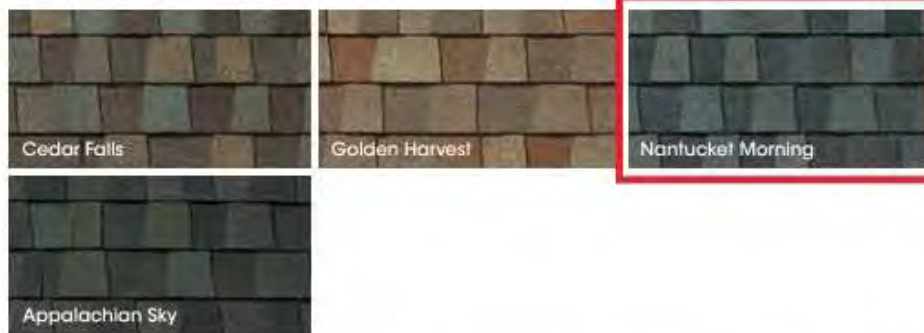


# Timberline HDZ® Shingles

America's #1-selling shingle got even better. Timberline HDZ® Shingles feature LayerLock® Technology, which powers the industry's widest nail zone. When installed with the required combination of four qualifying GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation! And now, with a 25-year StainGuard Plus™ Algae Protection Limited Warranty,<sup>2</sup> Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more. [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)



## Harvest Blend Colors



<sup>1</sup> 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF Starter Strip, Dual Deck Protection Ridge Cap Shingles, and Leak Stopper or Airtex Ventilation. See GAF Working System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/US](http://gaf.com/US) for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see GAF Shingle II Accessory Limited Warranty for complete coverage and restrictions.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only for products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle II Accessory Limited Warranty for complete coverage and restrictions, and qualifying products.

NOTE: It is difficult to reproduce the color clearly and exact color blends of these products. Before selecting your color, please ask to see several full-size shingles.



**Docket No. 02-15-25 (2230 Brown)**



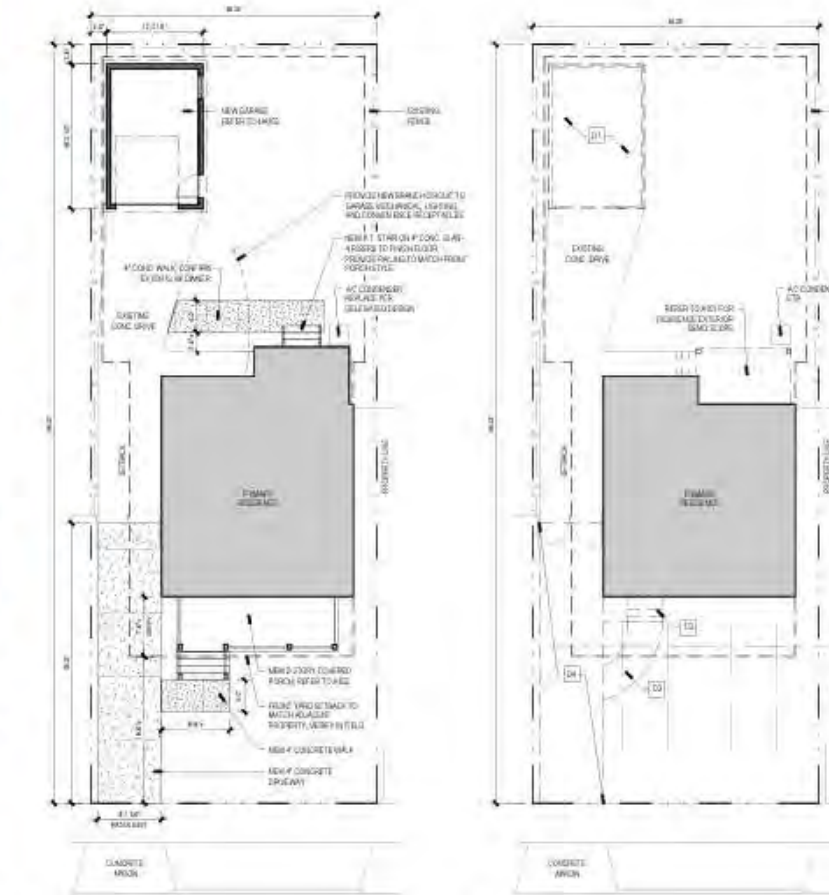
EXISTING GARAGE



BROWN ROAD ADJACENCY



EXISTING FRONT ELEVATION W/ NEIGHBORING PORCH



02 EXISTING SITE PLAN

01 EXISTING DEMO PLAN

GENERAL DEMO NOTES

1. VERIFY TO BE DEMOLISHED OR GENERAL DEMOLITION REQUIREMENTS

DEMO KEY NOTES

- 01 DEMO GARAGE COMPLETE, IN PLACE ONLY FOUNDATION AND FOUNDATION
- 02 DEMO MASSIVE STUCCO AND STAIRS
- 03 DEMO CONCRETE BANK
- 04 DEMO CONCRETE DRIVEWAY

GENERAL SITE NOTES

1. OWNER RESPONSIBLE FOR LANDSCAPING (EVEN AS LOW) TREES, SHRUBS ETC.
2. ALL EXISTING UTILITIES (ELECTRICAL, GAS, WATER, SEWER, RAIN) SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE.
3. ERECTION & DEMOLITION LIMITS TO CONTROL SITE DEMOLITION
4. SITE GRADY TO MATCH EXISTING GRADY AND HOME LOCATIONS. FROM THE EXISTING CONCRETE TO ADJUST LOCAL GRADY. ALL EXISTING UTILITIES & LINES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE.

GENERAL STAIR AND RAILING NOTES

1. STAIRS SHALL HAVE A MIN. WIDTH OF 4' WHICH SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10" STAIR TREADS MUST BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE TO THE SMALLEST BY MORE THAN 10"
3. STAIRS SHALL HAVE A MIN. 3" OF HEADROOM THE WIDTH OF THE STAIR
4. EXISTING GARAGE SPACE UNDER STAIRS SHALL BE PROTECTED BY THE EXISTING FOUNDATION OR THE 2" STAIR WALL BOARD
5. STAIRS SHALL HAVE AT LEAST ONE HANDRAIL. HANDRAILS SHALL BE AT LEAST 36" HIGH OR ONE FOR THREE IN SPACES BETWEEN HANDRAILS. HANDRAILS SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE TO THE SMALLEST BY MORE THAN 36"
6. STAIRS HANDRAILS SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE
7. GENERAL RAILING SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE. GENERAL RAILING SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE. GENERAL RAILING SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE.
8. RAILING AND GENERAL BALUSTER SPACING SHALL NOT BE GREATER THAN 4"
9. THE TRIMMERS SPACING FORMED BY THE RAILING TREAD AND BOTTOM OF GENERAL RAILING SHALL NOT ALLOW 4" OR GREATER SPACING TO EXIST THROUGH

2230 BROWN ROAD, LAKEWOOD, OHIO 44107  
**HANEY RESIDENCE**  
RESIDENTIAL ALTERATION  
NO. 24-1016

FOR BIDDING ONLY

Scale: 1/8" = 1'-0"  
Date: 02-15-25  
Sheet: 01 of 01

NO.	DATE
01	02-15-25
02	02-15-25
03	02-15-25
04	02-15-25
05	02-15-25
06	02-15-25
07	02-15-25
08	02-15-25
09	02-15-25
10	02-15-25

ARCHITECTURAL SITE  
DEMOLITION - SITE PLAN

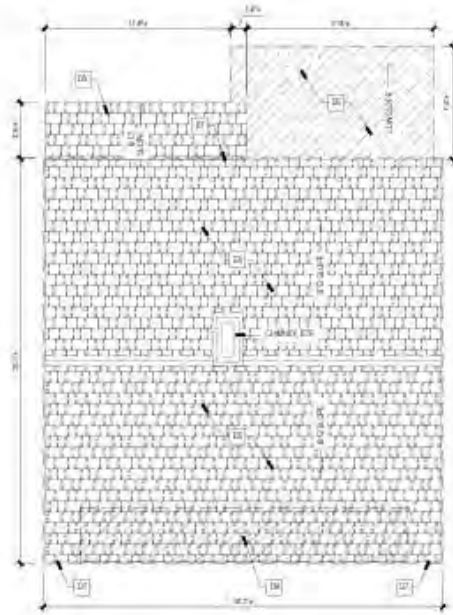
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03 PHOTOGRAHS

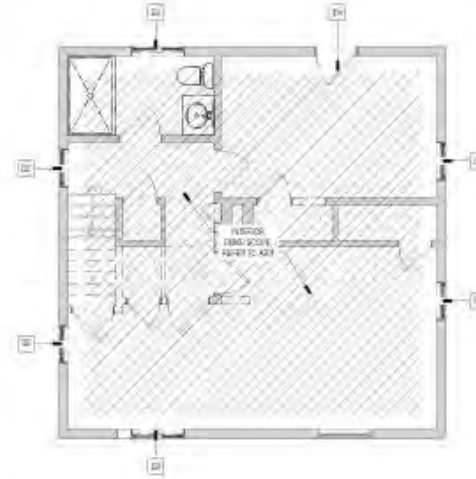
DIALOGUE

Docket No. 02-15-25 (2230 Brown)

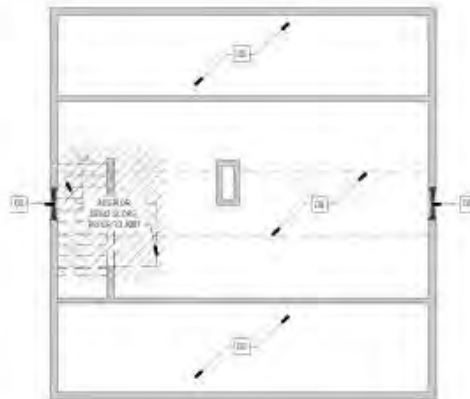




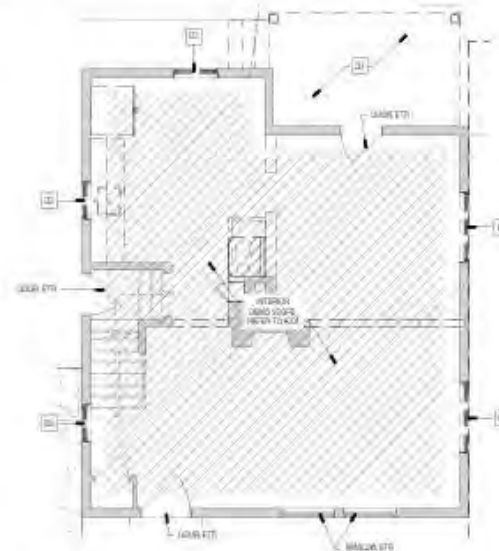
04 DEMO PLAN



02 DEMO PLAN



03 DEMO PLAN



01 DEMO PLAN

GENERAL DEMO NOTES

1. VERIFY ALL APPLICABLE CODES AND REGULATIONS.
2. VERIFY NECESSARY PERMITS FOR DEMOLITION AND STAY WORK.
3. RECORD ALL LOCATIONS OF CAPTURED AND ACTIVELY USED AND REPAIRABLE CURBS, DRIVEWAYS, WALKWAYS, ETC. (ELECTRICITY, GAS, WATER, ETC.) AND PROVIDE TO THE CONTRACTOR BY THE DEMOLITION WORK.
4. VERIFY TO THE CONTRACTOR ALL UTILITIES TO BE DEMOLISHED.
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DEMO KEY NOTES

- 01 DEMO FROM SLAB FLOOR, CONCRETE CYRUS, AND ALUMINUM DOOR (CEILING, CONCRETE) DEMOLITION WITH REPAIR AND BENCH TO EXISTING LEVEL. SEE NOTE 02 FOR DEMOLITION OF WINDOW.
- 02 DEMO WINDOW AND PROP FOR REPLACEMENT WINDOW.
- 03 DEMO WINDOW AND PROP FOR REPLACEMENT WINDOW.
- 04 DEMO WINDOW AND PROP FOR REPLACEMENT WINDOW.
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2230 BROWN ROAD, LAKEWOOD, OHIO 44122  
**HANEY RESIDENCE**  
RESIDENTIAL ALTERATION NO. 24-1016

FOR BIDDING ONLY

Design contained on this set of drawings are subject to change without notice. The contractor shall be responsible for verifying all dimensions and conditions of existing conditions. The contractor shall be responsible for verifying all dimensions and conditions of existing conditions. The contractor shall be responsible for verifying all dimensions and conditions of existing conditions.

NO.	DESCRIPTION	DATE
001	ISSUED FOR BIDDING	02-15-25
002	ISSUED FOR BIDDING	02-15-25
003	ISSUED FOR BIDDING	02-15-25
004	ISSUED FOR BIDDING	02-15-25
005	ISSUED FOR BIDDING	02-15-25
006	ISSUED FOR BIDDING	02-15-25
007	ISSUED FOR BIDDING	02-15-25
008	ISSUED FOR BIDDING	02-15-25
009	ISSUED FOR BIDDING	02-15-25
010	ISSUED FOR BIDDING	02-15-25

DEMOLITION PLANS EXTERIOR SLOPE

A101

DIALOGUE



Docket No. 02-15-25 (2230 Brown)

**FOR BIDDING ONLY**

**A102**

**IALOGUE**

**GENERAL NOTES**

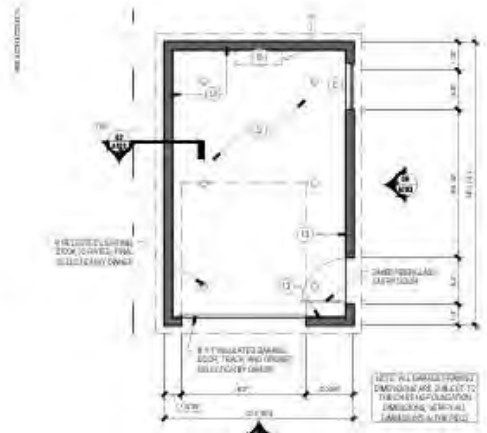
1. ALL WALLS AND DIVIDING WALLS TO BE FINISHED TO FACE OF FINISH. ALL INTERIOR AND EXTERIOR FINISHES TO BE CONSIDERED TO THE FACE OF THE FINISH.
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3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES TO BE CONSIDERED TO THE FACE OF THE FINISH.
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**GENERAL STAIR AND RAILING NOTES**

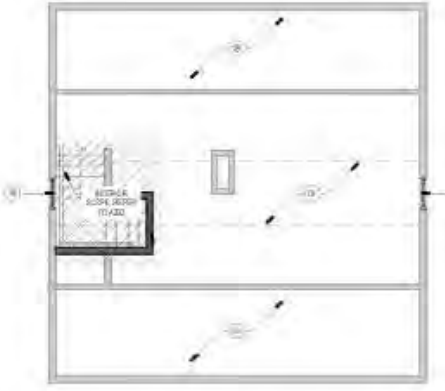
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**EXTERIOR KEY NOTES**

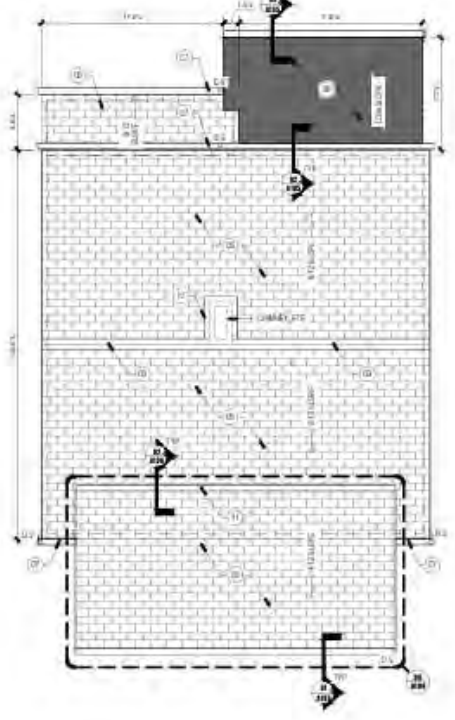
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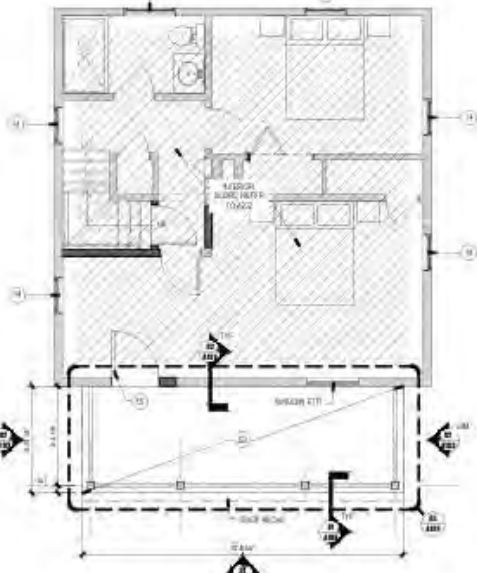
**04** SECOND FLOOR PLAN



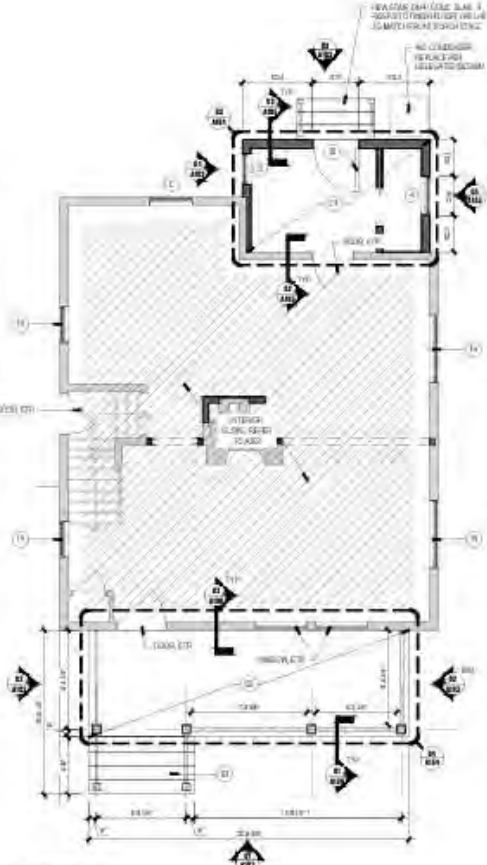
**2A** NEW FLOOR PLAN



**03** ROOF PLAN



**02** NEW FLOOR PLAN



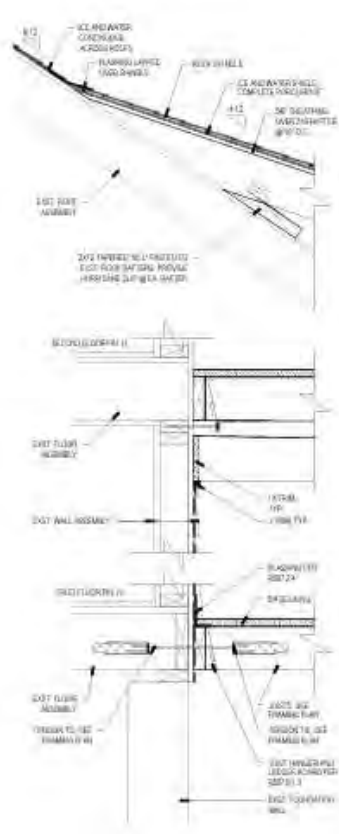
**01** NEW FLOOR PLAN



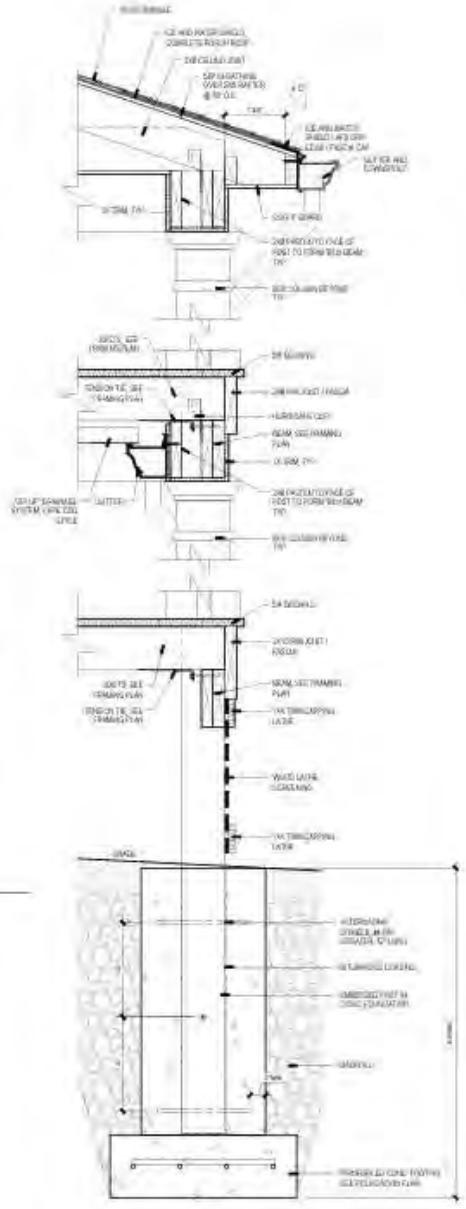








02 WALL SECTION



01 WALL SECTION

2230 BROWN ROAD, LAWRENCE, OHIO 44130  
**HANEY RESIDENCE**  
 RESIDENTIAL ALTERATION  
 NO. 24-1016

FOR BIDDING ONLY

Project description, scale, and other technical information for bidding purposes.

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DETAILS - REFER TO SCOPE

A106

DIALOGUE ARCHITECTURE



Docket No. 02-15-25 (2230 Brown)

**Applicant proposes a new outdoor covered bar.**

**City Notes:**

N/A



**Docket No. 02-16-25 (17514 Detroit)**

**St. James Hall - Outdoor Covered Bar**  
**Nate Bailey**



**Docket No. 02-16-25 (17514 Detroit)**





**Docket No. 02-16-25 (17514 Detroit)**



**Docket No. 02-16-25 (17514 Detroit)**





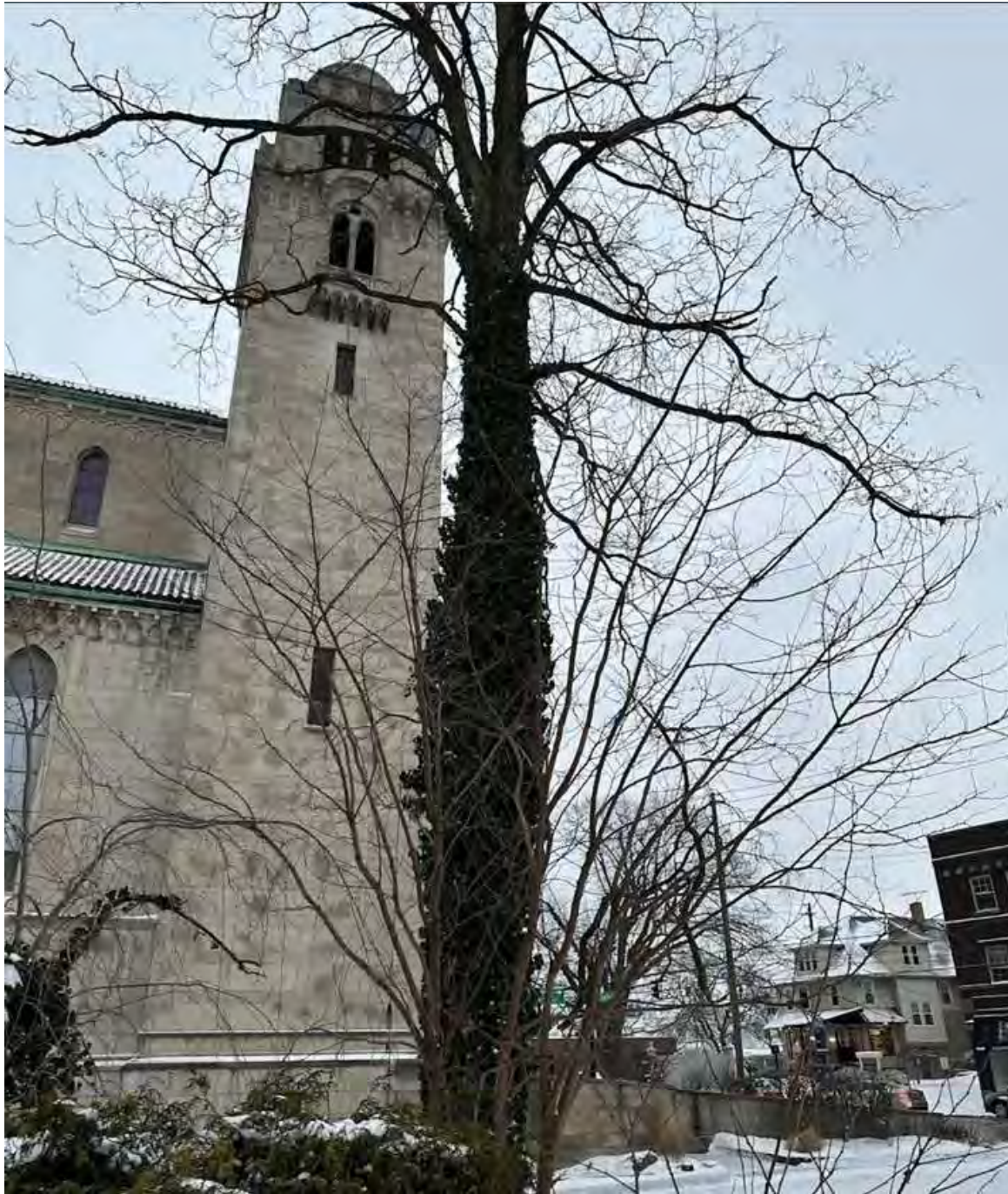
**Docket No. 02-16-25 (17514 Detroit)**





**Docket No. 02-16-25 (17514 Detroit)**





**Docket No. 02-16-25 (17514 Detroit)**





**Docket No. 02-16-25 (17514 Detroit)**



**Docket No. 02-16-25 (17514 Detroit)**





PROJECT NO. 001

DATE	BY	DESCRIPTION



NORWAY SPRUCE



HORNBEAM HEDGE



HICKS YEW HEDGE



HYDRANGEA ENDLESS SUMMER



SENSATION COMMON LILAC



PAGODA DOGWOOD



RUBY SPICE CLETHRA



SWEET WOODRUFF



TOURNESOL GREEN SCREEN



'DROPTONE SCARLET' HONEYSUCKLE



WINTERBERRY HOLLY



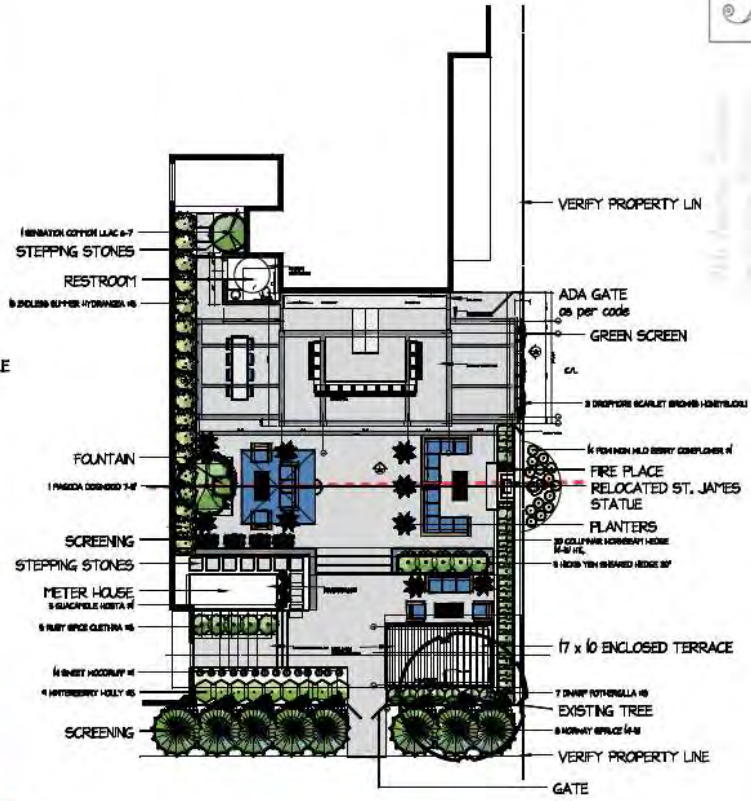
DWARF FOTHERGILLA



GUACAMOLE HOSTA



POW WOW WILD BERRY CONEFLOWER



EXAMPLE OF ORNAMENTAL ALUMINUM FENCE

- EXTERIOR MATERIALS
- EXPOSED CONCRETE
  - LOCATION: ALL WALKING SURFACES FOR OUTDOOR BAR
  - FINISH: COLORED CONCRETE WITH SAWCUT PATTERN
  - STAIR TREADS & RISERS
  - FINISH: RECLAIMED GRANITE SLABS
  - RETAINING WALLS
  - FINISH: DRYLAD LIMESTONE OR SANDSTONE
  - PIREPLACE
  - FINISH: MASONRY FIREPLACE WITH BRICK VENER
  - FENCE
  - FINISH: ORNAMENTAL ALUMINUM FENCE 4' FT



9th

HARK ARCHITECTS

11/18/16

PROJECT

11/18/16

11/18/16

GARDEN BAR  
118 S DETROIT AVENUE, LAKEWOOD, OHIO 44127

FIGURE 8

NO.	DATE	BY	APP.

LANDSCAPE LIGHTING PLAN

L101

SCALE: AS SHOWN



KICHLER UNDERCAP / STEP LIGHT



CHANDELIERS FOR PERGOLA (EXAMPLE)



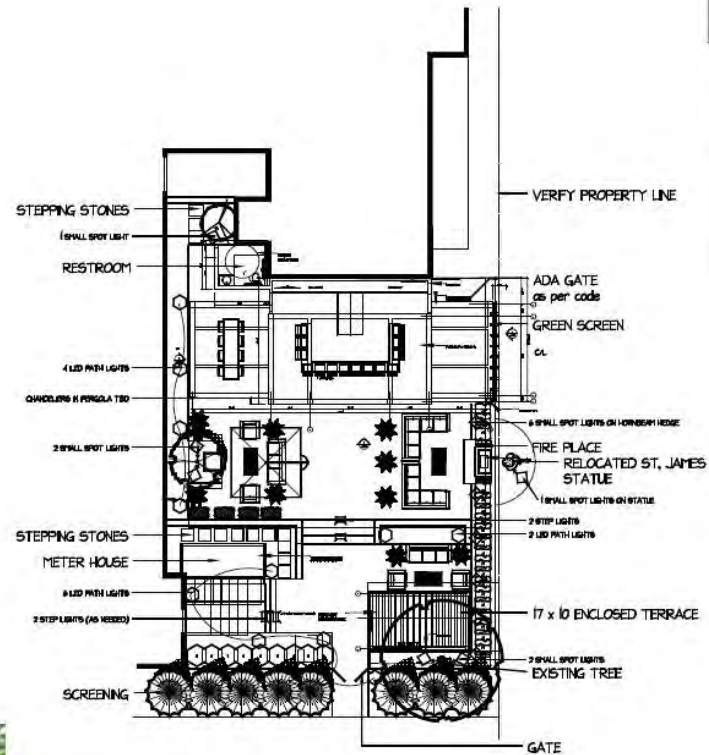
KICHLER VLO SMALL SPOT LIGHT



TOURNESOL GREEN SCREEN



ALLIANCE PL-250 LED PATH LIGHT



Docket No. 02-16-25 (17514 Detroit)

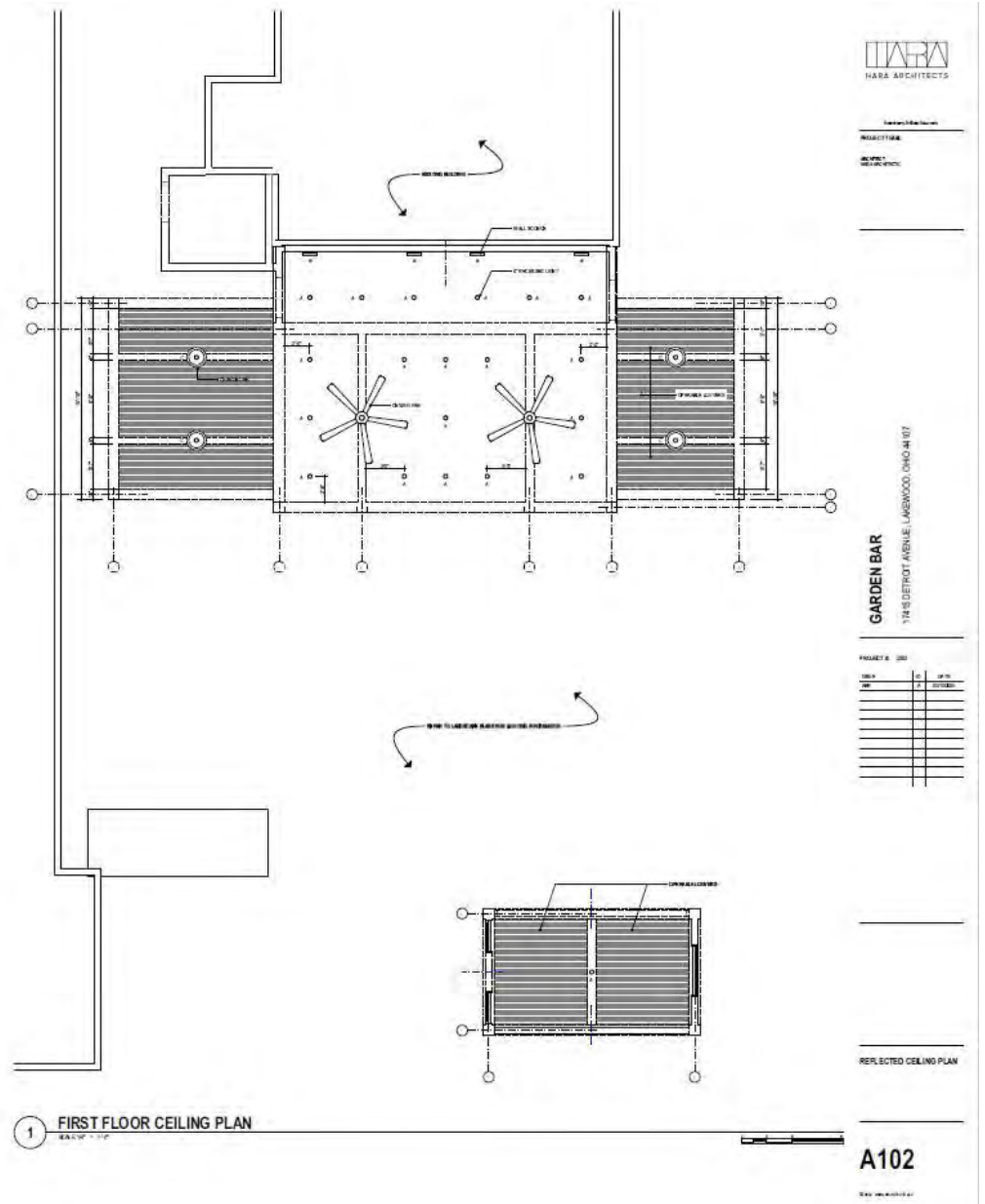




EXAMPLE OF CHANDELER



EXAMPLE OF CEILING FAN IN COVERED BAR



# Docket No. 02-16-25 (17514 Detroit)



PERSPECTIVE RENDERINGS ILLUSTRATE DESIGN INTENT BUT DO NOT REPRESENT FULL SCOPE OF LANDSCAPE AND PLANTINGS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



PROJECT NAME  
17514 DETROIT

GARDEN BAR  
17514 DETROIT AVENUE, LAKEWOOD, OHIO 44127

PROJECT # 2021

NO.	DATE	DESCRIPTION

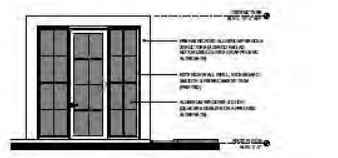
RENDERINGS

A103

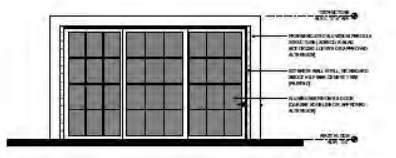
© 2021 HABA ARCHITECTS



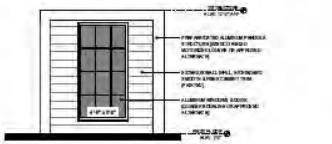
Docket No. 02-16-25 (17514 Detroit)



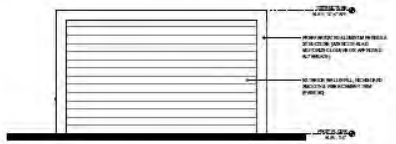
7 WEST ELEVATION (ENCLOSED TERRACE)  
SCALE: 1/4" = 1'-0"



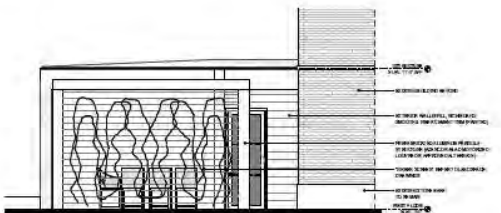
6 NORTH ELEVATION (ENCLOSED TERRACE)  
SCALE: 1/4" = 1'-0"



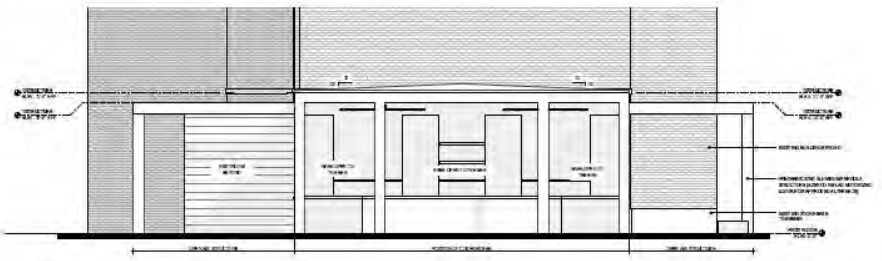
4 EAST ELEVATION (ENCLOSED TERRACE)  
SCALE: 1/4" = 1'-0"



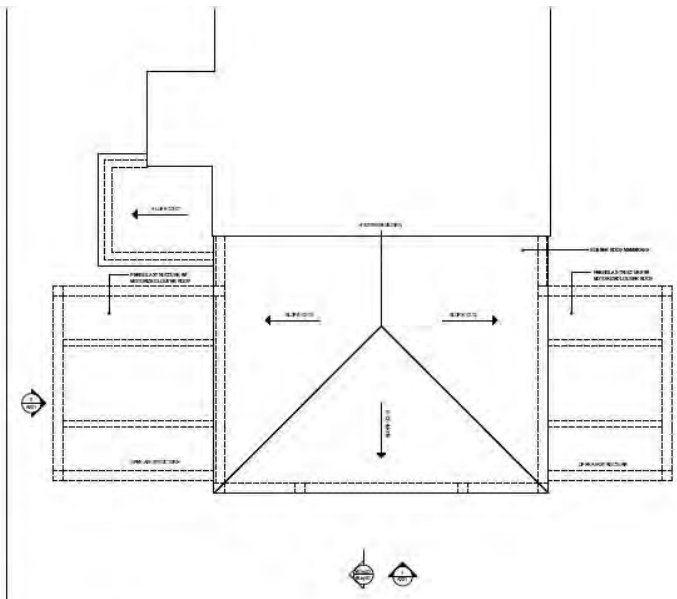
5 SOUTH ELEVATION (ENCLOSED TERRACE)  
SCALE: 1/4" = 1'-0"



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



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



**ROOF PLAN GENERAL NOTES**

1. ALL ROOF PLAN DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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3 ROOF PLAN  
SCALE: 1/4" = 1'-0"



PROJECT: GARDEN BAR  
SHEET: A201

GARDEN BAR  
17514 DETROIT AVENUE, LANSDOWN, OHIO 44137

NO.	DATE	BY	CHKD.	DESCRIPTION

ROOF PLAN EXTERIOR ELEVATIONS

A201



Docket No. 02-16-25 (17514 Detroit)

Furniture for St James Courtyard



[Butler Maxwell Leather 32" Bar Stool & Reviews | Perigold](#)



[SafaviehCouture Montford Outdoor 3 - Seat Teak Patio Sofa & Reviews | Perigold](#)



**Docket No. 02-16-25 (17514 Detroit)**



[Harmonia Living Avion 43" Wide Outdoor Curved Patio Sectional with Sunbrella Reviews | Perigold](#)



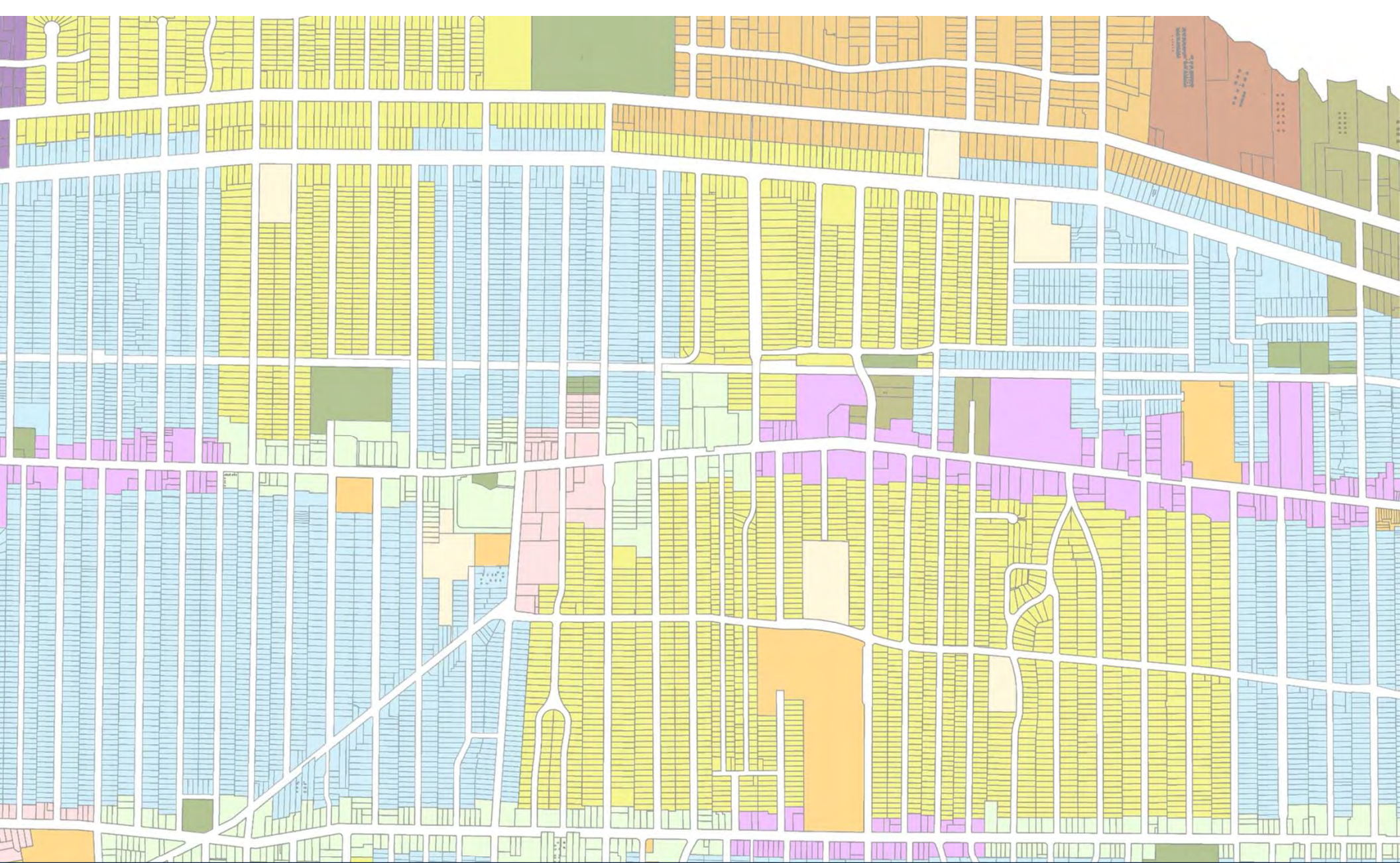
[Jar Teak Coffee Table by Safavieh & Reviews | Perigold](#)



[Classic Home Outdoor Round Coffee Table | Perigold](#)



**Docket No. 02-16-25 (17514 Detroit)**



# Architectural Board of Review

February 2025