

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 12, 2022
5:30 P.M.
RECORDING IS AVAILABLE
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

Rob Donaldson
Brian Grambort, Vice Chair
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

David Baas, Board Secretary, Senior Planner
Shawn Leininger, Director, Planning & Development
Christopher Parmelee, Building Commissioner

2. APPROVE THE MINUTES OF THE APRIL 14, 2022 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the April 14, 2022 minutes. All the members voting yea, the motion passed.

3. OPENING REMARKS

SUMMARY APPROVED

At the May 5, 2022 pre-review meeting, items 13 and 15 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

SIGN REVIEW

13. Docket No. 05-26-22

**17810 Detroit Ave.
Spellbound**

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

Julie Hager de Benavente
Spellbound
17810 Detroit Ave.
Lakewood, OH 44107

Applicant proposes replacement awning and vinyl signage in the window and door. (Page 85)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 03-08-22*

1474 Riverside Dr.

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

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.

Lorain, OH 44052

Applicant proposes design review of addition and renovation of an existing home. *This item has been WITHDRAWN by the applicant. (Page 4)

The request had been withdrawn by the property owner. No action was required by the members.

5. Docket No. 03-09-22

1464 Riverside Dr.

- Approve
- Deny
- Defer

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

Applicant proposes Design review of addition and renovation of an existing historic home. (Page 5)

Linda Frederickson, property owner was present to explain the request. The members reviewed the updated elevations, thanked the applicant for providing additional details. One member noted that one rendering on the presentation differed from the one in the packet; it was advised to use the one in the presentation for approval (window mullions). Staff had not received communication from the public. Public comment was closed as no one addressed the item. The members and staff had no additional comments or questions.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

6. Docket No. 04-15-22*

**14615 Detroit Ave.
CHASE Bank**

- Approve
- Deny
- Defer

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

Applicant proposes demolition of an existing commercial building and the construction of a new one. *This item has been DEFERRED by the applicant. (Page 25)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

SIGN REVIEW

7. Docket No. 04-19-22

**15319 Detroit Ave.
Muddy Waters Ethnobotanical Teas**

- Approve
- Deny
- Defer

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

Applicant proposes a flush-mounted LED-lit letter/cloud side view sign. (Page 26)

David Kovatch, Muddy Waters Ethnobotanical Teas and Steven Foster, applicant were present to explain the request. Staff reiterated the sign codes. The members discussed branding versus window graphics, and the size of

the graphics. Staff had not received communication from the public. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE** the illuminated sign is approved as presented and **APPROVE the window graphics request with the following condition:**

- Maintain the top one third of the window root graphics and raise the door graphic to be in line with the window graphic.

All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 05-21-22 14015 Lake Ave.

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Michael Dever |
| <input type="checkbox"/> Deny | 14015 Lake Ave. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes a front porch addition to an existing home. (Page 28)

Michael Dever, property owner was present to explain the request. There was discussion about the choice of a front door. The members liked the details and revisions, asked about the railing height. Staff had not received communication from the public. Public comment was closed as no one addressed the item. Staff supported the project.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request with the following conditions:**

- Door option one or door option two to be approved administratively.
- Railing can be Historic height (align with windowsills).

All the members voting yea, the motion passed.

9. Docket No. 05-22-22 14011 Lake Ave.

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Alexander Leopold |
| <input type="checkbox"/> Deny | 14011 Lake Ave. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes renovation of an existing home. (Page 40)

Alexander Leopold, property owner and applicant was present to explain the request. There was discussion about the addition of a third floor on the front of the home, the design and band above the second-floor windows were not in proportion with the existing home, the addition of a third-floor window. The rear of the home's proposal was successful. The members asked if builders and structural engineers had been consulted. They appreciated the applicant's work and said he was close to a solution. Staff had no comment other than to echo the members' concerns.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

**10. Docket No. 05-23-22 18120 Sloane Ave.
Immigrant Son Brewery**

- | | |
|----------------------------------|-------------|
| <input type="checkbox"/> Approve | Andrew Revy |
|----------------------------------|-------------|

- () Deny
- () Defer

Immigrant Son Brewery
18120 Sloane Ave
Lakewood, OH 44107

Applicant proposes the addition of a patio for outdoor dining. (Page 62)

Staff stated the project required approvals from the City's safety forces, Housing and Building, and the Planning Commission for outdoor dining. Andrew Revy, Immigrant Son Brewery, applicant was present to explain the request. There was discussion about the planters, ADA signage, fence material and color, egress from the patio, location of the shed. Public comment was taken. Staff had not received communication from the public. Staff said some of the issues would be addressed at the Planning Commission; noise, lighting, and some other issues had been addressed by the City in the past, and all was found to be compliant with ordinances. The members said the proposal was appropriate.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request with the following condition:**

- Approval is granted by the Planning Commission for seasonal outdoor dining.

All the members voting yea, the motion passed.

11. Docket No. 05-24-22

**2051 Quail St.
North Coast Baptist Church**

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

Rich Bozic
Blatchford Architects LLC
12429 Cedar Rd., Studio 10
Cleveland Hts., OH 44106

Applicant proposes the renovation/addition of an existing structure. (Page 69)

Travis Logsdon, Blatchford Architects LLC, representative was present to explain the request. The members liked the proposal. Staff said that no further review by either the Planning Commission or the Board of Zoning Appeals was required. Discussion continued about the length of the wingwall, lighting. Public comment was closed as no one addressed the item. Staff had not received communication from the public.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request with the following conditions:**

- The exterior lighting is approved administratively.
- If possible, shorten the wing wall as based on site conditions.

All the members voting yea, the motion passed.

12. Docket No. 05-25-22

**2011 Lark St.
Former Lakewood Public Hall Building**

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

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

Applicant proposes façade renovation of an existing commercial building. (Page 78)

David Maniet, Maniet Architects, applicant was present to explain the request. Discussion ensued about the brick colors, spandrel glass, steps to the second-floor door entrances, returns, awnings. The members liked the proposal.

Staff received a communication of support for the project from the public (made part of record). Public comment was closed as no one addressed the item.

A motion was made by Mr. Grambort, seconded by Mr. Smith to **APPROVE the request with the following conditions:**

- Submit storefront color for administrative approval.
- Submit window mock-up with spandrel color for administrative approval.
- Submit green brick to match for administrative approval.

Mr. Donaldson, Mr. Grambort, Ms. Cohan Plessner, Mr. Smith voting yea, and Mr. Maniet recusing, the motion passed.

SIGN REVIEW

14. Docket No. 05-27-22

1384 Hird Ave.
The Fieldhouse @ Studio West 117

- Approve
- Deny
- Defer

Kenneth Esry
Larsen Architects
12506 Edgewater Dr.
Lakewood, OH 44107

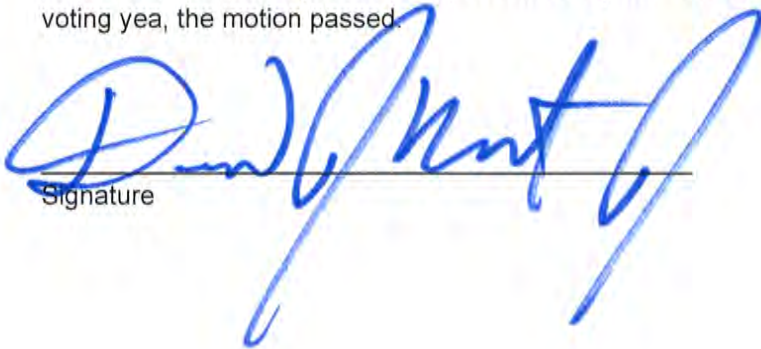
Applicant proposes a blade sign and wall mural. (Page 88)

James Ptacek, Larsen Architects, representative was present to explain the request. The members liked the proposal. Public comment was closed as no one addressed the item. Staff had not received communication from the public.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN** the meeting at 7:35 p.m. All the members voting yea, the motion passed.



Signature

JUNE 9, 2022

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. Linda Fredrickson
- 2. David Kovitch
- 3. Steve Foster
- 4. Michael Devel
- 5. Alexander Leopold
- 6. Andrew Keen
- 7. Conita J. Cahsey
- 8. Tim Meyer
- 9. Jim "JP" Preece
- 10. DAVID MANIET
- 11. _____

[Handwritten signatures in blue ink corresponding to the names in the list above.]

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, May 12, 2022

Johanna Schwarz

From: David Baas
Sent: Tuesday, April 26, 2022 1:09 PM
To: Johanna Schwarz; Christopher Parmelee
Cc: Shawn Leininger
Subject: FW: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Follow Up Flag: Follow up
Flag Status: Flagged

Johanna/Chris,
Property Owner is withdrawing ABR application for 1474 Riverside. See email below...

Sincerely,
Dave

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: Linda Fredrickson <linfred@comcast.net>
Sent: Monday, April 25, 2022 4:33 PM
To: David Baas <David.Baas@lakewoodoh.net>; gary@fischerarch.com
Subject: Re: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

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

1464- I will provide shutter selection.

Gary- Can you provide them with the detail they are requesting? The garage issues should be behind us since it was already approved.

David- Please include me when you send out the docket notification or whatever you call it. Please let me know if you need any other material selections for 1464.

1474 Riverside will be a withdrawal of application.

Linda

-----Original Message-----

From: David Baas <David.Baas@lakewoodoh.net>

To: Linda Fredrickson <linfreddy@aol.com>; gary@fischerarch.com <gary@fischerarch.com>

Sent: Thu, Mar 24, 2022 5:09 pm

Subject: RE: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Linda/Gary,

Given your email below – as I am preparing the slate, I ask that you please clarify and confirm your intentions for both applications with regard to the upcoming April review meetings:

1474 Riverside – **proposal is to renovate/add on to the existing home.** At the March Pre-Review, the Board requested:

- *Provide updated elevations that reflect the current proposed material selections.*
- *Provide a more detailed roof plan.*
- *Recommend consistency in trim detailing (windows, etc.) on all four sides.*
- *Recommend carrying the foundation material/detail from east elevation to south elevation.*
- *Provide additional detail on intended materials – including resending image files for those previously submitted and submitting new details on railing system and light fixtures.*

• **For this proposal, do you intend to:**

- **Submit the requested updates NLT 6 April (12:00pm) for consideration/approval?; or**
- **Withdraw the application?**

1464 Riverside – **proposal is to renovate/add on to the existing home.** At the March Pre-Review, the Board requested:

- *Provide updated elevations that reflect the current proposed material selections – including removal of shutters.*
- *Provide updated elevations for the accessory structure (garage) that reflect the new design elements/intent.*

• **For this proposal, do you intend to:**

- **Submit the requested updates NLT 6 April (12:00pm) for consideration/approval? or**
- **Withdraw the application?**

If you intend to submit the requested updates for either or both applications - please see the attached instructions on how to update an existing ABR application.

Thank you – I appreciate the clarification so we can adequately prepare for the upcoming review meetings.

Sincerely,
Dave

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: Linda Fredrickson <linfredy@aol.com>
Sent: Tuesday, March 22, 2022 5:03 PM
To: David Baas <David.Baas@lakewoodoh.net>; gary@fischerarch.com
Subject: Re: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

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Gary and David,

I just accepted a contract on 1474, I will advise all on their plans to move forward with this house. As far as 1474, I have that also up for sale, however, I might still have to begin the demo process in order to facilitate the sale of 1464. I will keep you in the loop. The final prices scared me and the process of me in and out of the project has frustrated all concerned with this project. I think we should move forward with the April approval of 1464.

Thank you.

Linda Fredrickson

-----Original Message-----

From: David Baas <David.Baas@lakewoodoh.net>
To: Gary Fischer <gary@fischerarch.com>
Cc: Linda Fredrickson <linfredy@aol.com>
Sent: Wed, Mar 9, 2022 5:58 pm
Subject: RE: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Gary,

Received your voicemail – if you need more time and would like to defer to the next review cycle (April), please confirm by replying to this email.

Thank you –

Sincerely,
Dave

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue

Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, March 9, 2022 10:07 AM
To: Gary Fischer <gary@fischerarch.com>; Linda Fredrickson <linfreddy@aol.com>
Subject: RE: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Gary/Linda,

This is a reminder of **tomorrow's (3/10) Architectural Board of Review (ABR) Public Meeting**. It begins at 5:30pm. We will be in the Auditorium at Lakewood City Hall (12650 Detroit Ave.). You will need to use the rear (north) "Auditorium" entrance of City Hall that faces the parking lot. Due to current public health guidance, masks are required for members of the public when visiting City Hall.

Based on the docket, I would recommend arriving at 5:30pm. I have attached the docket summary to this email for your reference.

When you arrive, please take a seat in the auditorium. When we get to your project we will call you up to the podium. You will sign in and be asked to state your name and address for the record before telling the Board a little bit about the proposal and any updates since the Pre-Review meeting last week. The Board will discuss, take any public comment, and vote. City Staff will be there to help guide the process and chime in if needed.

*****Please submit updated plans/documents as requested from last week's pre-review meeting (notes in email below signature block).**

Don't hesitate to reach out if you have questions about your project or the meeting process.

Thank you –

Sincerely,
Dave

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: David Baas <David.Baas@lakewoodoh.net>

Sent: Thursday, March 3, 2022 6:16 PM

To: Gary Fischer <gary@fischerarch.com>; Linda Fredrickson <linfreddy@aol.com>

Subject: FW: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Gary/Linda,

Thank you very much for attending today's pre-review session with the Board. I wanted to ensure you received a summary of the comments/recommendations for both of your proposals. You should be prepared to address these at the Public Meeting next Thursday:

1474 Riverside:

- Provide updated elevations that reflect the current proposed material selections.
- Provide a more detailed roof plan.
- Recommend consistency in trim detailing (windows, etc.) on all four sides.
- Recommend carrying the foundation material/detail from east elevation to south elevation.
- Provide additional detail on intended materials – including resending image files for those previously submitted and submitting new details on railing system and light fixtures.

1464 Riverside:

- Provide updated elevations that reflect the current proposed material selections – including removal of shutters.
- Provide updated elevations for the accessory structure (garage) that reflect the new design elements/intent.

Any updates to plans or material submissions must be received by 1200 on Wednesday to be included in the presentation.

If you have questions or need additional guidance between now and Thursday, please reach out.

Sincerely,
Dave Baas

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: David Baas <David.Baas@lakewoodoh.net>

Sent: Wednesday, March 2, 2022 11:04 AM

To: Gary Fischer <gary@fischerarch.com>

Subject: RE: City of Lakewood (ABR) - 1474 and 1464 Riverside (Addition to/Renovation of Home)

Below the signature block is the information to join tomorrow afternoon's **remote ABR pre-review meeting**. Please be prepared to join the pre-review meeting at 4pm to present/discuss both of your proposals (1474 and 1464 Riverside) with the Board.

To better prepare for Board review, we ask that the following be submitted for both proposals as soon as possible:

- Please provide photo examples or manufacturer specifications/cut sheets for all proposed new materials, including:
 - Siding/Trim
 - Roofing
 - Windows
 - Doors (Home + Garage)
 - Railings
 - Exterior Lighting Fixtures

Please let me know if you have any questions.

Thank you –

Sincerely,
Dave

Dave Baas, AICP

Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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Topic: ABR Pre-Review (March)

Time: Mar 3, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83137967161?pwd=UEFuVGJsYmRGcjFGV1BtcEVEZnBIZz09>

Meeting ID: 831 3796 7161

Passcode: 755885

One tap mobile

+19292056099,,83137967161# US (New York)

+13017158592,,83137967161# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 831 3796 7161
Find your local number: <https://us06web.zoom.us/j/83137967161>

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Thursday, February 24, 2022 4:01 PM
To: Gary Fischer <gary@fischerarch.com>
Subject: City of Lakewood (ABR) - 1464 Riverside (Addition to/Renovation of Home)

Mr. Fischer,
Thank you for your application to Lakewood's Architectural Board of Review (ABR) for **1464 Riverside (Addition to/Renovation of Home)**

We would like to invite you to come to the Pre-Review meeting next Thursday, 3/3 to discuss the proposal. The pre-review is an optional work-session type meeting that is intended to allow feedback from the Board with time to make final revisions to the plan/proposal prior to the public meeting on Thursday, 3/10, if necessary.

If you (or your representative) could please join us at **4pm next Thursday**, that would be very helpful. The **pre-review meeting will be held remotely over the Zoom platform**. Meeting login information will be provided the day before the meeting.

To better prepare for Board review, we ask that the following be submitted as soon as possible:

- **Please provide photo examples or manufacturer specifications/cut sheets for all proposed new materials, including:**
 - **Siding/Trim**
 - **Roofing**
 - **Windows**
 - **Doors (Home + Garage)**
 - **Railings**
 - **Exterior Lighting Fixtures**
- **Please confirm intention to either retain or demolish the existing accessory structure garage – given the proposed new attached garage on the home addition.**

Updated documents and materials should be uploaded to your Citizenserve application (instructions attached).

If you are unable to attend Pre-Review, I will still share your application materials with the Board and be in contact with you on Friday with any suggested revisions. You or another representative of the project must attend the Public Meeting (will be held in City Hall Auditorium) for the Board to vote on the item. Please look for additional details about that meeting as it gets closer, and we see how the docket is shaping up – I should be able to give you a better estimate of when your item will be heard.

Please let me know if you plan to attend Pre-Review or if you have any questions between now and then.

Thank you –

Sincerely,
Dave Baas

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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Johanna Schwarz

From: rcpiunno@cox.net
Sent: Saturday, May 7, 2022 9:45 AM
To: Planning Dept
Subject: ABR Docket 05-25-22 2011 Lark / May 12, 2022

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

This email is to give my support for the façade upgrades for 2011 Lark. I live next door North of the property. The renovations to the building have been a great asset to Birdtown and restoring the Façade will further improve the neighborhood.

Ralph Piunno

12223 Madison

rcpiunno@cox.net

216-978-7354

Johanna Schwarz

From: David Baas
Sent: Wednesday, April 27, 2022 5:53 PM
To: Johanna Schwarz
Cc: Shawn Leininger; Katelyn Milius
Subject: Fwd: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

Follow Up Flag: Follow up
Flag Status: Flagged

Johanna,
Confirmation of a deferral request for the subject ABR application this month (May).

Believe their on the PC docket as well... they may not be ready for that either.

I will have the May docket solidified tomorrow - will forward.

Sincerely,
Dave

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, April 27, 2022 5:49:24 PM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

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David,

We will need the additional time. We would like to request the deferral to make the Pre-Review on 6/2 and Public Meeting on 6/9.

Thank You,

The logo for 'tap' is displayed in a large, light gray, lowercase font. The letters are bold and have a slightly irregular, hand-drawn appearance.

TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue

Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, April 27, 2022 4:46 PM
To: Terron Wright <wright@tapchicago.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: Re: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

Terron,
Our Boards are held monthly...if you need more time, you can request a deferral from the upcoming May meetings to prepare for the June review meetings (Pre-review on 6/2, Public Meeting on 6/9).

Please let me know what you would like to do.

Thank you -

Sincerely,
Dave

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, April 27, 2022 5:22:49 PM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

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

Hi David,

Based on the ongoing coordination with the Client, we will look to target a late May (5/21 Pre-Review and 5/28 Public Meeting). Can you confirm the last meeting dates for late May and early June?

Thank You,

The logo for 'tap' is displayed in a large, light gray, lowercase font. The letters are bold and slightly shadowed, giving it a three-dimensional appearance.

TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Tuesday, April 26, 2022 12:13 PM
To: Terron Wright <wright@tapchicago.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)
Importance: High

Terron,
I'm working on our May review docket – could you please confirm for me if you will be submitting updates for the upcoming ABR meetings (5th – Pre-Review, 12th – Public Meeting)?

Thank you –

Sincerely,
Dave Baas

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

www.lakewoodoh.gov

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From: David Baas <David.Baas@lakewoodoh.net>
Sent: Thursday, April 7, 2022 7:56 PM
To: Terron Wright <wright@tapchicago.com>; Prewitt@tapchicago.com
Subject: RE: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

Terron,

Thank you very much for attending today's pre-review session with the Board. I wanted to ensure you received a summary of the comments/recommendations for both of your proposals. As I understand from pre-review, you intend to defer until next month to provide more time to consider/integrate recommendations from the Board/Commission reviews:

Site:

- Provide survey of parcels
- Consider other options for defining/delineating the Detroit streetscape and proposed greenspace. Board provided 15501 Detroit (CVS) as one example of an alternative to ornamental fencing already present in the community. Also mentioned – based on grade change – terracing or similar landscaping/design feature in greenspace.
- More detail on exterior lighting, landscaping/plantings, and other elements (benches, etc.) present throughout the site – appropriate for all seasons.
- External lighting per Section 1306.311:
https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-75919#JD_1306.311
- Parking lot design per Section 1325.08:
https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-76960#JD_1325.08
- Trash Receptacles per Section 1783.07:
https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-78965#JD_1783.07

Building Design:

- Provide example photos of adjacent/neighboring buildings that relate to the contextual/design elements included in the proposed design.
- Provide an elevation/story height comparison (massing is acceptable) of the proposed building vs. adjacent/neighboring buildings.
- Given the elevation change (south to north) and proximity to sidewalk - consider a stone/brick base under first floor windows vs. carrying the windows down to sidewalk level.
- Consider a complete "4-sided design" in relation to the east elevation as it compares with the other sides of the proposed building
- Consider making the Detroit/North entry more prominent in design – comparable to the Parking Lot/South entry.

Attached are the City's Commercial District Design Guidelines for your reference

If you have questions or need additional guidance between now and Thursday, please reach out.

Sincerely,
Dave Baas

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Senior Planner
LtCol, USMC (Retired)
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Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, April 6, 2022 10:23 AM
To: Prewitt@tapchicago.com; Terron Wright <wright@tapchicago.com>
Subject: Re: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

Below the signature block is the information to join tomorrow afternoon's **remote ABR pre-review meeting**. Please be prepared to join the pre-review meeting at 4:15pm to present/discuss your proposal (14615 Detroit - Chase Bank) with the Board.

Please let me know if you have any questions.

Thank you –

Sincerely,

Dave

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
(216) 372-8996 (cell)

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David Baas is inviting you to a scheduled Zoom meeting.

Topic: ABR Pre-Review - April

Time: Apr 7, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81530743085?pwd=ZnlYRHBHT251UGJwc2ZJbldiZkI1QT09>

Meeting ID: 815 3074 3085

Passcode: 999661

One tap mobile

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+1 253 215 8782 US (Tacoma)

Meeting ID: 815 3074 3085

Find your local number: <https://us06web.zoom.us/j/kcZHQR14>

From: David Baas <David.Baas@lakewoodoh.net>

Sent: Wednesday, March 30, 2022 2:34 PM

To: Prewitt@tapchicago.com <Prewitt@tapchicago.com>; Terron Wright <wright@tapchicago.com>

Subject: City of Lakewood (ABR) - 14615 Detroit (Chase Bank)

Thank you for your application to Lakewood's Architectural Board of Review (ABR) for **14615 Detroit (Chase Bank)**

We would like to invite you to come to the Pre-Review meeting next Thursday, 4/7 to discuss the proposal. The pre-review is an optional work-session type meeting that is intended to allow feedback from the Board with time to make final revisions to the plan/proposal prior to the public meeting on Thursday, 4/14, if necessary.

If you (or your representative) could please join us at **4:15pm next Thursday**, that would be very helpful. The **pre-review meeting will be held remotely over the Zoom platform**. Meeting login information will be provided the day before the meeting.

To better prepare for Board review, we ask that the following please be provided as soon as possible:

- **Material specifications/example photos for:**
 - **Ornamental Fencing (Site Plan)**
 - **Storefront system**
 - **Canopy/Sunshades**
 - **Windows (spandrel glass)**

- **Exterior Light Fixtures**
- **Additional details/design for ATM/Canopy element and Pocket Park (Site Plan)**
- **Intended Landscaping**

Updated documents and materials should be uploaded to your Citizenserve application (instructions attached).

If you are unable to attend Pre-Review, I will still share your application materials with the Board and be in contact with you on Friday with any suggested revisions. You or another representative of the project must attend the Public Meeting (will be held in City Hall Auditorium) for the Board to vote on the item. Please look for additional details about that meeting as it gets closer, and we see how the docket is shaping up – I should be able to give you a better estimate of when your item will be heard.

Please let me know if you plan to attend Pre-Review or if you have any questions between now and then.

Thank you –

Sincerely,
Dave Baas

Dave Baas, AICP
Senior Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
david.baas@lakewoodoh.net
(216) 529-6637 (work)
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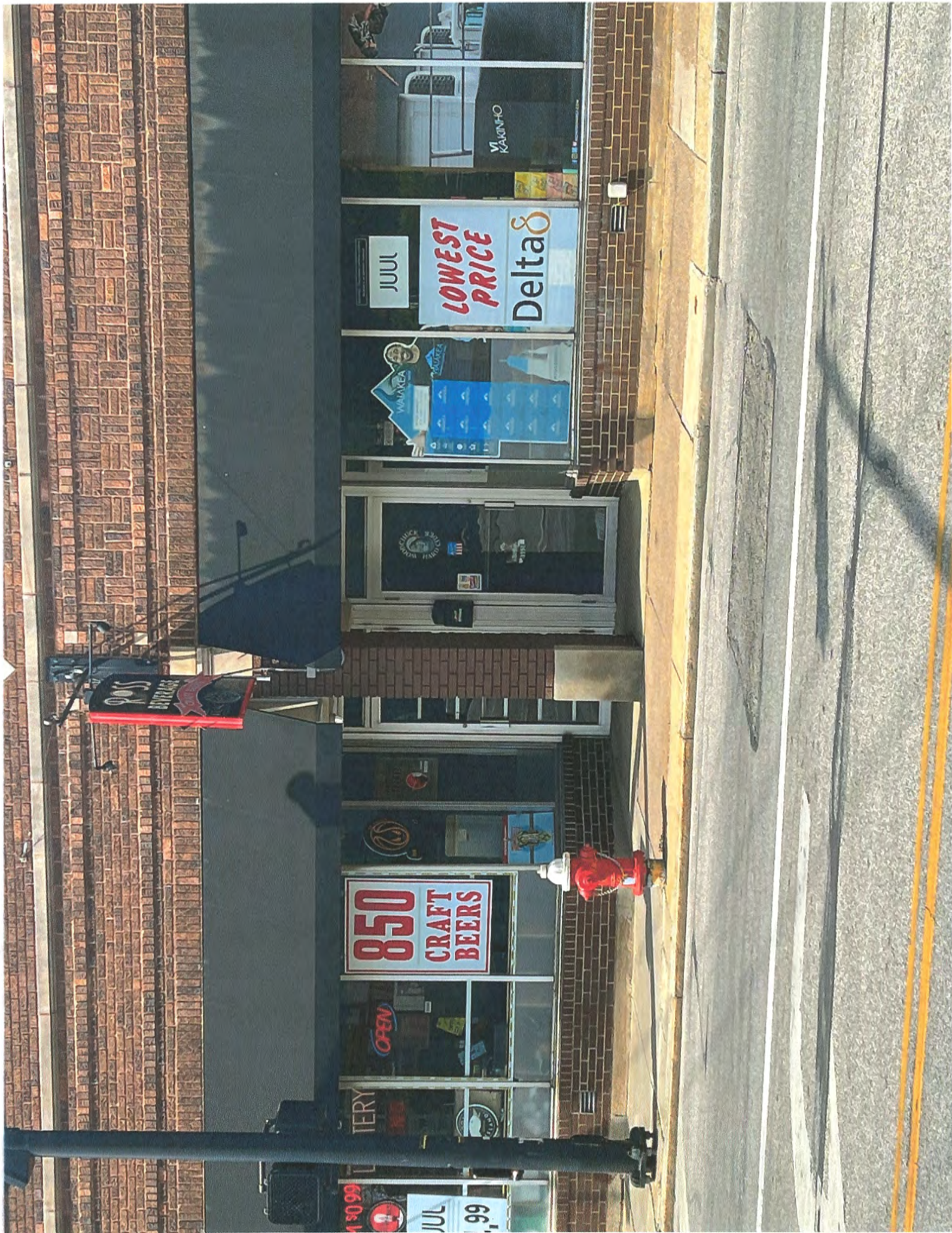
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Sat	9:00 AM - 5:00 PM
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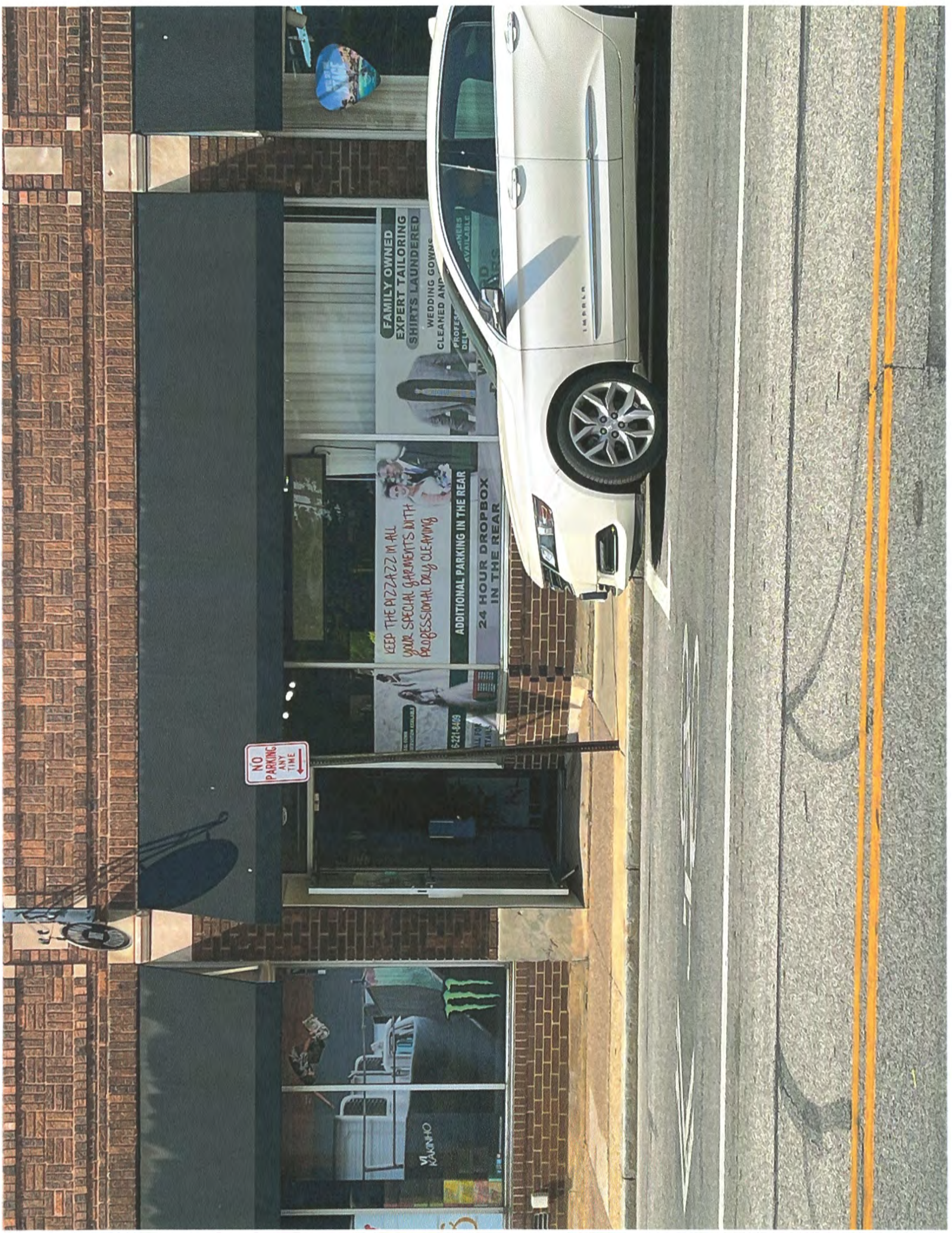
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Architectural Board of Review

May 2022



Architectural Board of Review

Pre-Review Meeting: 5 May, 4pm (Remote)

Regular Meeting: 12 May, 5:30 pm (Auditorium)

Members

2021 Chair: David Maniet

2021 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

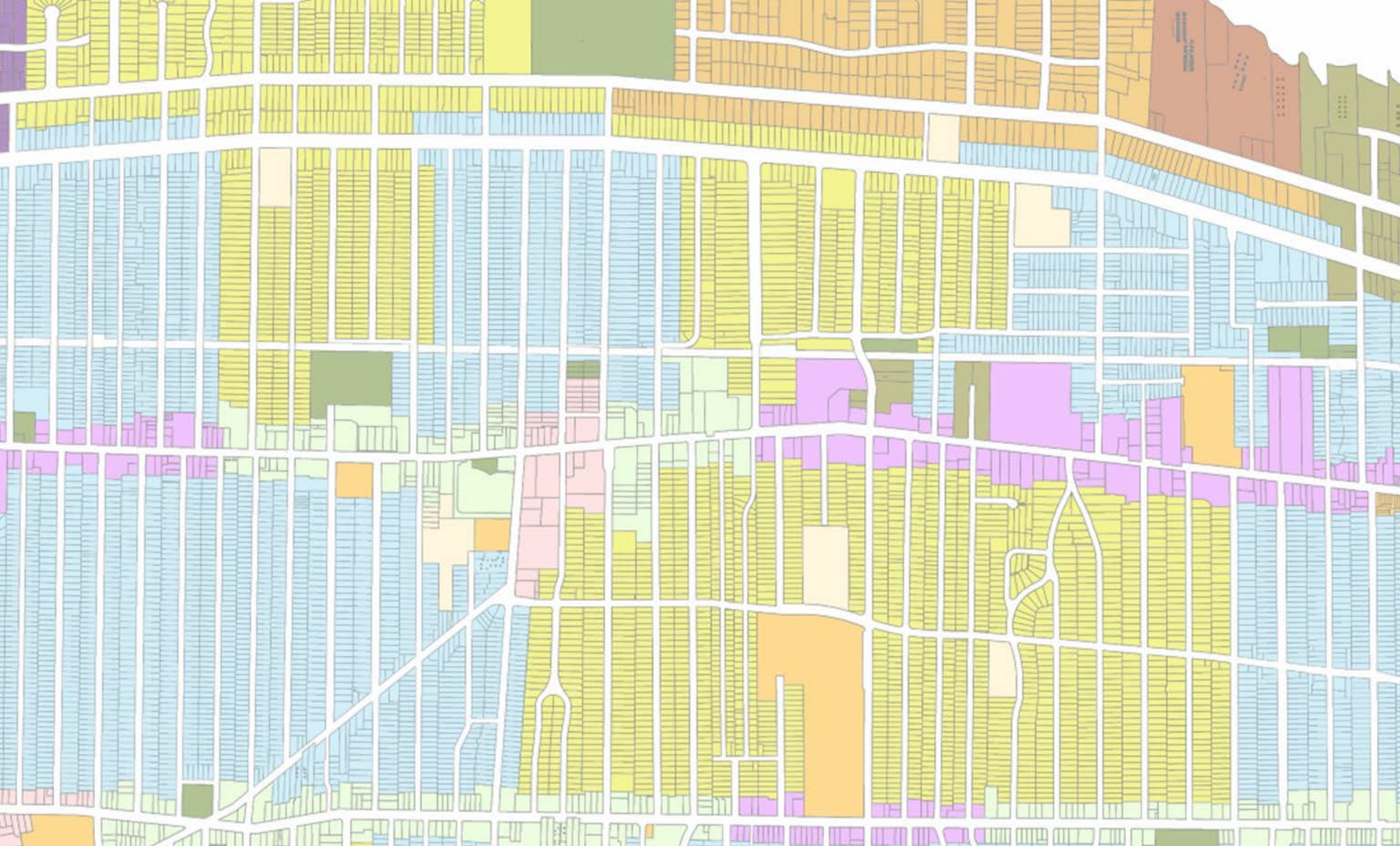
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review
May Agenda

1. Roll call
2. Approve minutes – April 2022
3. Opening Remarks
4. Old Business
5. New Business
6. Sign Review
7. Adjourn



Architectural Board of Review

Sign Review (Summary Approval) – May 2022

Applicant proposes new signage in C2 district.

City Notes:

- ❑ Storefront ~16 ft...maximum allowable sign area of 24 ft²
- ❑ Proposal includes awning update (1.5 ft²) and two window graphics (~6.6 ft²) for installation.

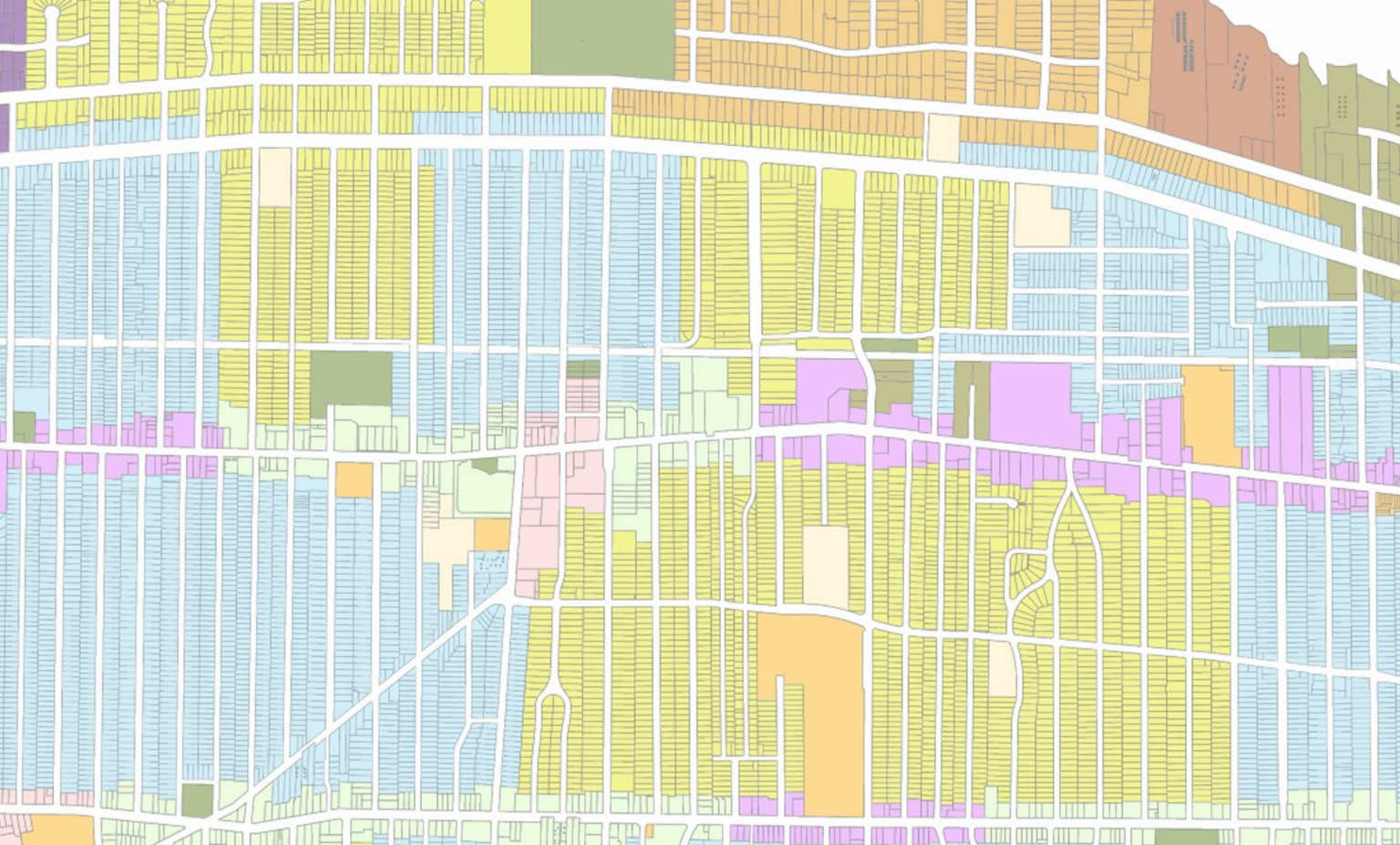


Summary Approval

Docket No. 05-26-22 (17810 Detroit)

Sign – Spellbound
Julie Hager de Benavente





Architectural Board of Review

Old Business – May 2022

Applicant proposes addition to and renovation of existing home.

City Notes:

- ❑ Proposal received three variances from the Board of Zoning Appeals (09-28-21):
 - Lot Coverage
 - Unroofed Patio Deck
 - Structure placement in front of building line (Graber frontage) – includes condition that *“A window to be added on the side of the garage that is closest to Graber Ave. that affords a sufficient line of visibility to the sidewalk and traffic.”* (See site plan detail)



Withdrawn

Docket No. 03-08-22 (1474 Riverside)

Residential Addition/Renovation

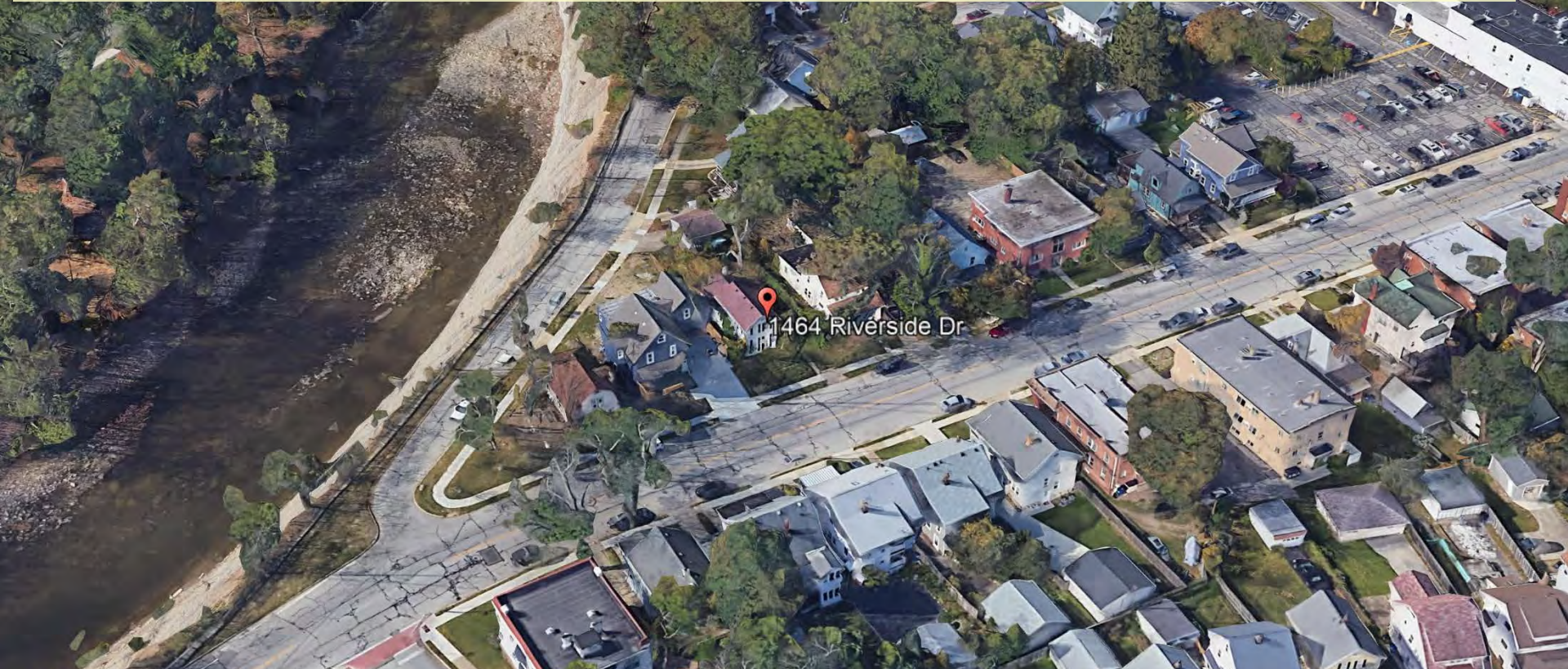
Gary Fischer



Applicant proposes addition to and renovation of existing home.

City Notes:

- Proposal received three variances from the Board of Zoning Appeals (09-28-21):
 - Lot Coverage
 - Unroofed Patio Deck (No longer included in plans)
 - Combined side yard



Docket No. 03-09-22 (1464 Riverside)

Residential Addition/Renovation

Gary Fischer

8. **Docket No. 09-29-21**
1464 Riverside Dr.

Applicant Gary Fischer, Fischer & Associates Architects on behalf of property owner JudeHome LLC, proposes the addition of an attached garage 18 feet, 10 inches by 13 feet, 4 inches on the rear of the existing house. The property is a through lot with two front yards. Three variances are required to build as proposed. Property is in the R2, Single-and Two-Family Residential district. (Page 46)

- **Variance 1:** A primary structure may cover 25% of a lot, the proposed addition increases primary lot coverage to 34%. Request a variance to exceed primary lot coverage, pursuant to ordinance 1123.09(a) Maximum Lot Coverage (Ord. 91-95. Passed 10-7-1996.)
- **Variance 2:** Unroofed patio decks are permitted if they are 300 square feet or less in area and with an elevation no higher than First floor elevation above grade or less, leaving a rear yard setback of not less than 30 feet. The proposed unroofed patio deck is approximately 288 square feet in area at the second story elevation above grade (approx. 17 feet above grade) at 40 feet from the public right of way. Request a variance to exceed maximum height allowed for an unroofed patio deck and to reduce the minimum required rear yard setback for an unroofed patio deck, pursuant to ordinance 1123.03 Permitted Accessory Uses (Ord. 24-98. Passed 5-18-1998.)
- **Variance 3:** Minimum required side yard is 5 feet, and the combined total of the side yards must be a minimum of 15 feet. Proposed addition reduces the combined side yard total to 13 feet, seven inches. Request a variance to reduce the total of combined side yards to less than fifteen feet, pursuant to ordinance Schedule 1123.07: Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

Applicant Gary Fischer, Fischer & Associates Architects was present to explain the request. Staff provided administrative notes/comments. The members said the lots and housing structures of the neighborhood exhibited practical difficulty. Staff disclosed there was a telephone conversation from an immediate neighbor who supported the proposal. Public comment was closed as no one addressed the item. The members had no other questions. Andrew Fleck, City Prosecutor told the members to amend the request verbiage in Variance 3 to reflect a specific dimension of one foot, five inches (1', 5").

A motion was made by Mr. Bindel, seconded by Ms. Bolino to **APPROVE** the request for Variances 1 and 2 as proposed. Mr. Bindel, Ms. Bolino, Mr. Mahoney, and Ms. Otter voting yea, the motion passed.

A motion was made by Mr. Bindel, seconded by Ms. Bolino to **APPROVE** the request for Variance 3 at one foot, five inches (1', 5"). Mr. Bindel, Ms. Bolino, Mr. Mahoney, and Ms. Otter voting yea, the motion passed.



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation

EXISTING STREET CURB, &
SIDEWALK

LOT SIZE - 5,698 SQ. FT.
HOUSE - 1,534 SQ. FT.
PORCHES - 72 SQ. FT.
LOT COVERAGE - 30%
EXIST GAR. - 398 SQ. FT.
REAR LOT COVER - 21%

PROPERTY LINE, TYP..

EXT'G. CONCRETE
PATIO & STEPS.

LINE OF ROOF
EDGE, TYP..

LINE OF BUILDING
EDGE PERIMETER,
DASHED, TYP..

LINE OF NEW TO EXT'G.
HOUSE INTERIOR, DASHED.
REF. ALL DWGS..

NEW STEEL REINF. C.I.P.
CONC. DRIVEWAY LEVEL
WITH EXT'G. DRIVEWAY
AND SLOPED FOR POSITIVE
DRAINAGE AWAY FROM
BUILDING

EXISTING 2 CAR GARAGE
(398 SQ.FT.)

EXISTING STREET CURB, &
SIDEWALK

EXT'G. 2 STORY RES. WD. FRAMED
HOUSE W/ ALTERATIONS & NEW
CRAWL SPACE FOUNDATION TO
REPLACE EXT'G. BSMT.
FOUNDATION. TYP. AS INDICATED
AND REQUIRED TO ACCOMMODATE.
REF. ALL DRAWINGS.

NEW 2 STORY RES. WD. FRAMED
HOUSE AND GARAGE ADDITION W/
NEW CRAWL SPACE/FOUNDATION
TYP. AS INDICATED AND REQUIRED
TO ACCOMMODATE. REF. ALL
DRAWINGS.

NEW COVERED PORCH ADDITION.
REF. ALL DRAWINGS.

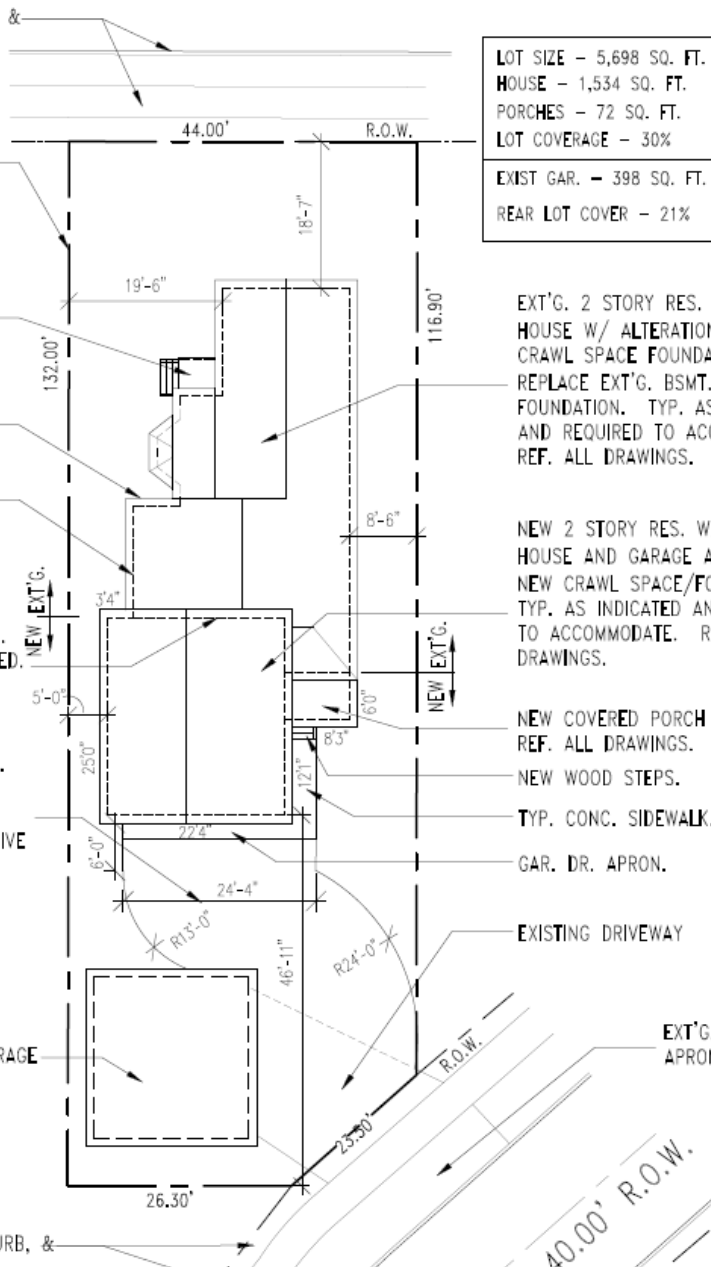
NEW WOOD STEPS.

TYP. CONC. SIDEWALK.

GAR. DR. APRON.

EXISTING DRIVEWAY

EXT'G. CONCRETE PAVED
APRON & CURB CUT.



Docket No. 03-08-22 (1464 Riverside)

Residential Addition/Renovation

CONT. LOW PROFILE RIDGE VENT,
TYP..

ROOF PEAK
EL. + 125'-10" ± V.I.F. ↗

ROOF PEAK
EL. + 124'-2" ± V.I.F. ↗

EXISTING 2 STY. HOUSE
W/ HISTORIC WINDOWS TO
BE REPAIRED AS
REQUIRED. MAINTAIN
EXISTING FLOAT GLASS.
REPLACE SIDING & TRIM.

RAKE & SIDING TRIM, REF.
DETAIL #3/A-102, TYP..

TYP. EAVE DETAIL W/ 4"
GUTTER & DOWN SPOUT
(D.S.) T.M.E., TYP..

ROOF STRUCT. BRG.
EL. + 108'-6" ± V.I.F. ↗

DOUBLE HUNG VINYL. CLAD
WD. WINDOWS W/ TRIM T.M.E.
OR SEL. BY OWNER. TYP. ALL
NEW WINDOWS U.O.N..

NEW SECOND STORY ADDITION
BEYOND AS INDICATED.

2ND. FLR. T.M.E. BEYOND.
EL. + 109'-11" ± V.I.F. ↗

NEW ROOFING TYP.

NEW 2 STORY ADDITION
BEYOND AS INDICATED.

EXISTING FIRST FLOOR
BUILDING BEYOND.

EXISTING FIRST FLOOR BUILDING.
EXT'G.DR. & STEPS DEMOLISHED
& REMOVED, DASHED.

1ST. FLR. T.M.E. BEYOND.
EL. + 100'-0" V.I.F. ↗

GRADE
EL. + 98'-0" ± V.I.F. ↗

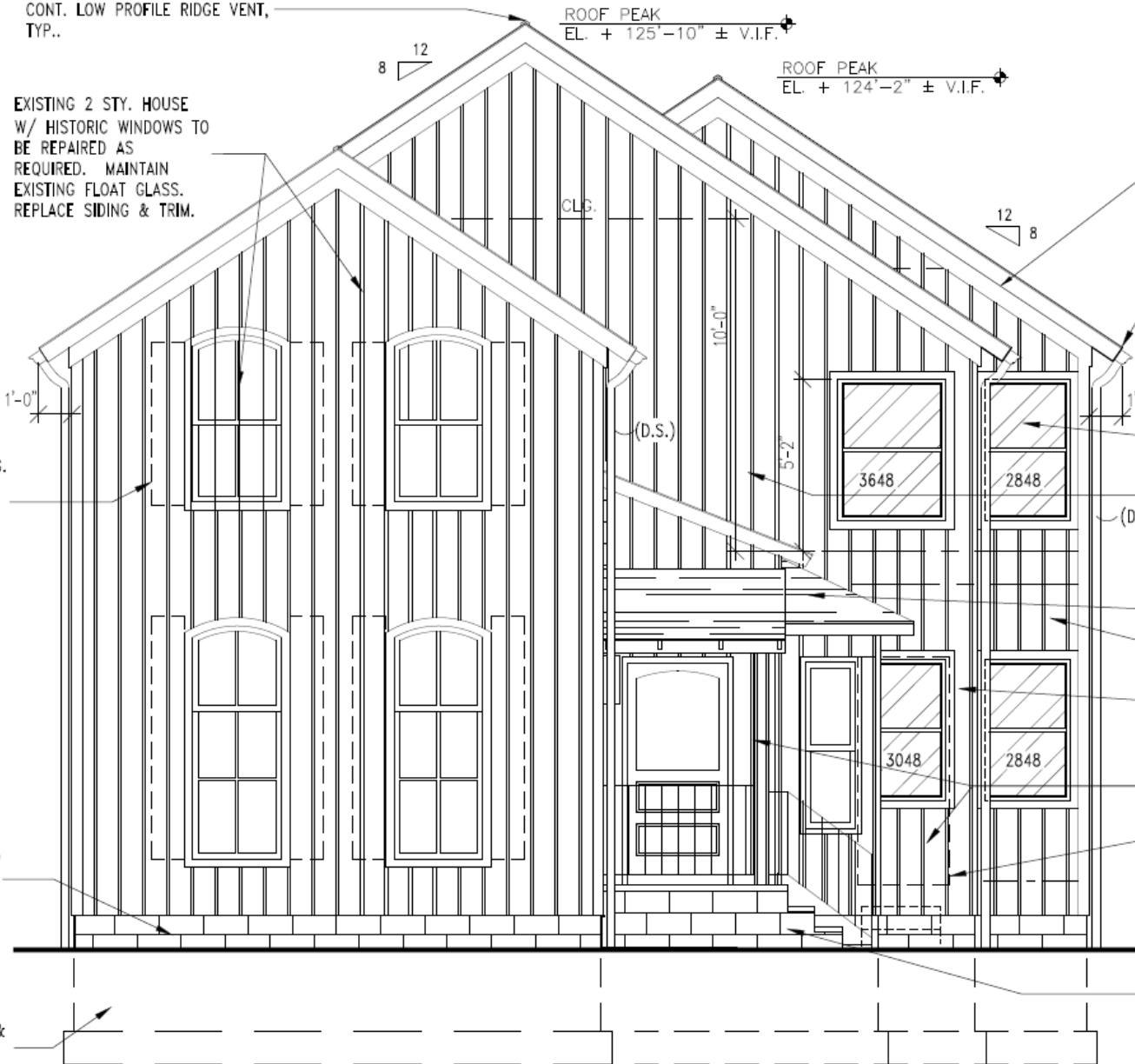
EXISTING CONC. STOOP AND STEPS
W/ METAL RAILINGS. MODIFY OR
REPLACE PER OWNERS SELECTION.

B.O.F.
EL. + 94'-6" MIN. ↗

REMOVE EXT'G.
SHUTTERS,
DASHED, TYP.
THRU OUT.

NEW EXPOSED
C.F.M. CRAWL
SPACE FNDN.
WALL, TYP..

NEW
FOUNDATION &
FOOTING
BELOW GRADE,
DASHED, TYP..

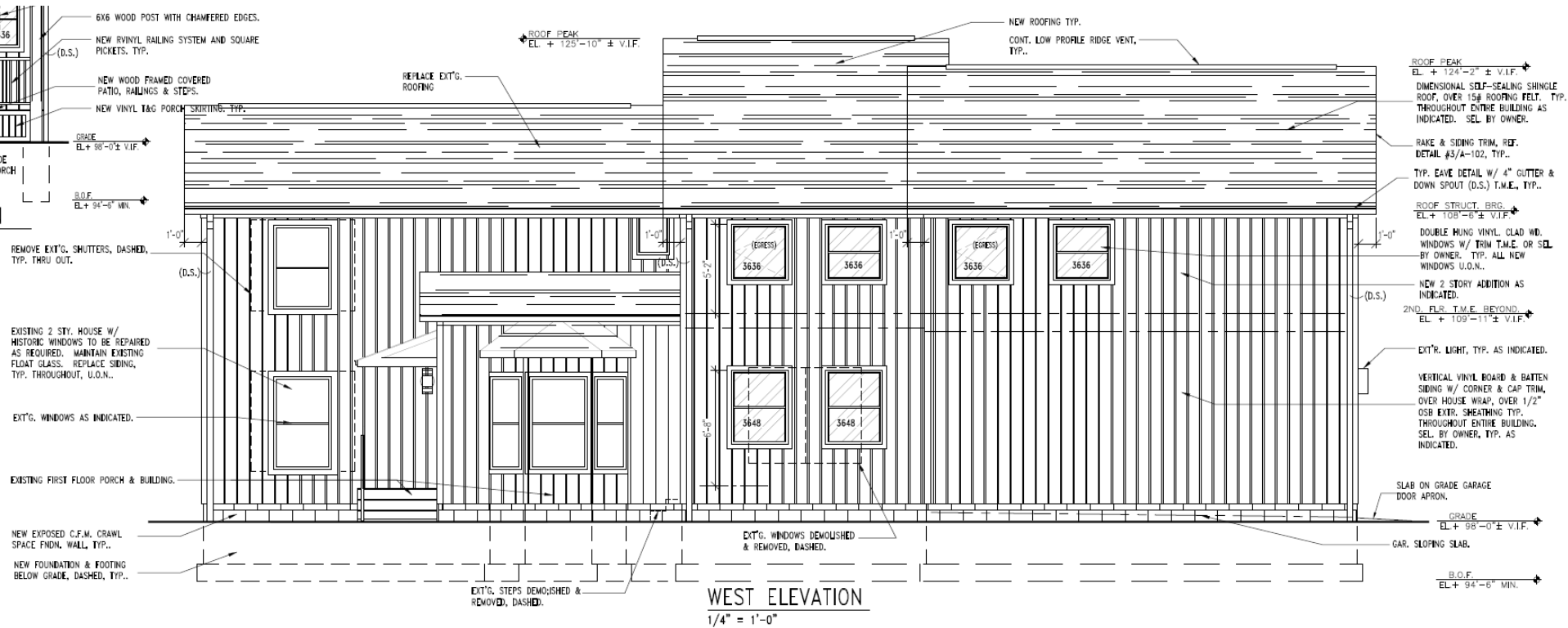


NORTH ELEVATION



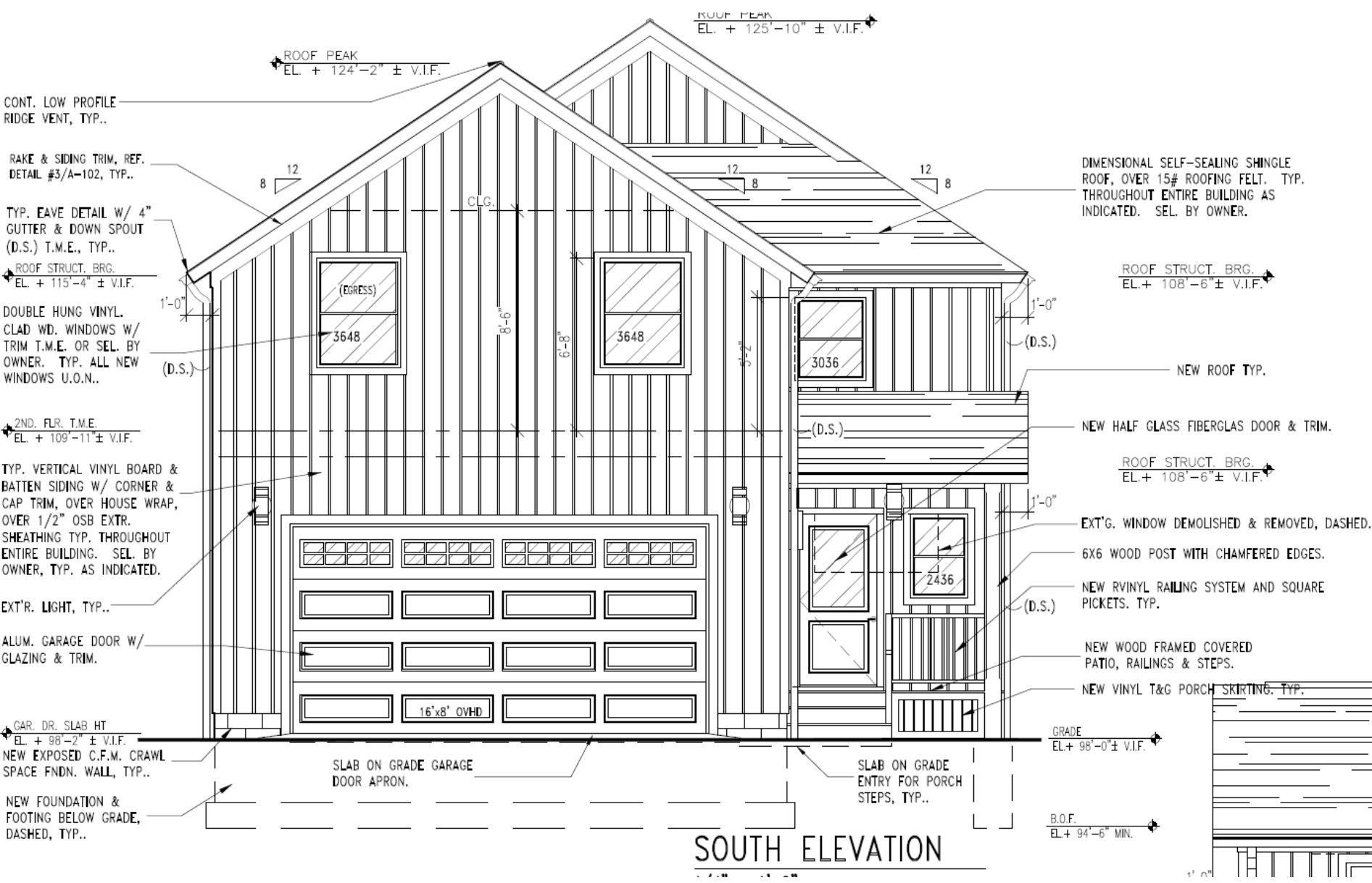
Docket No. 03-08-22 (1464 Riverside)

Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)

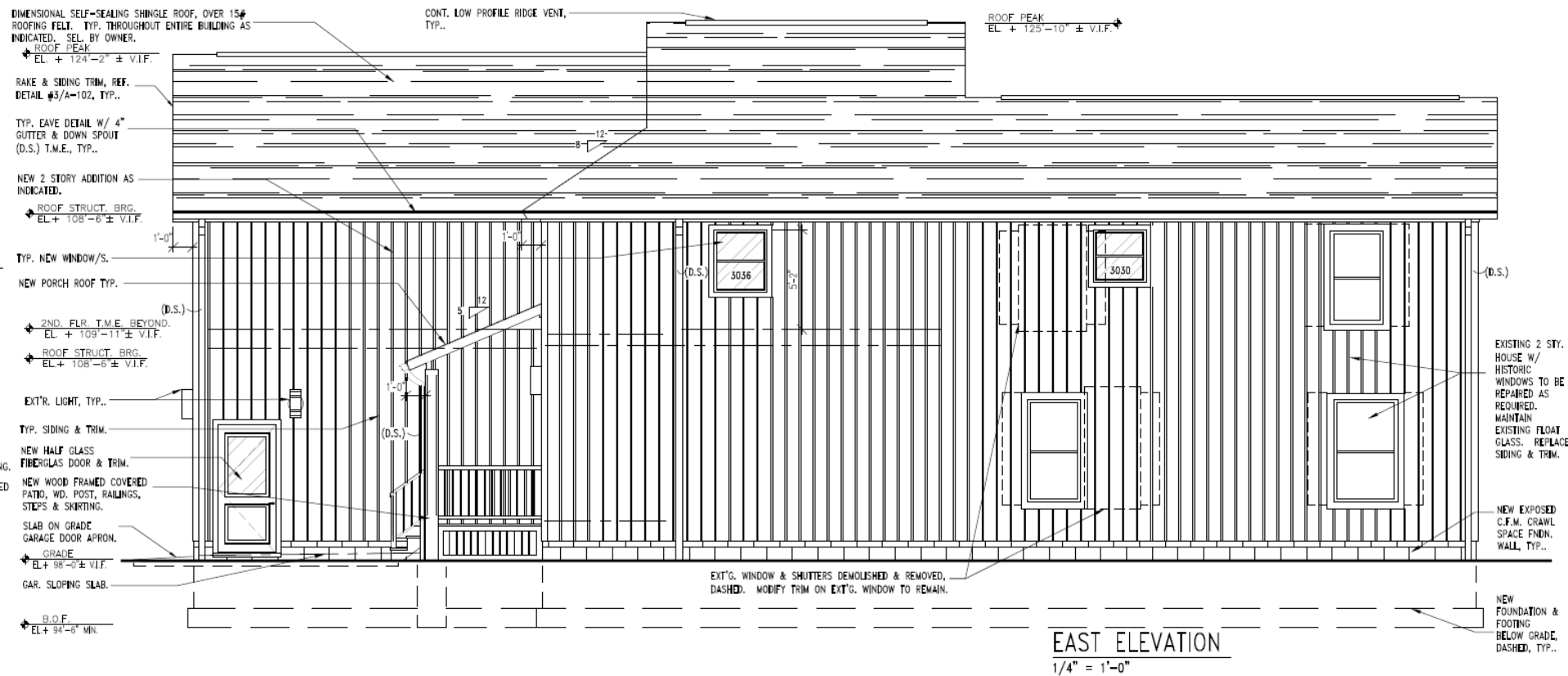
Residential Addition/Renovation



SOUTH ELEVATION

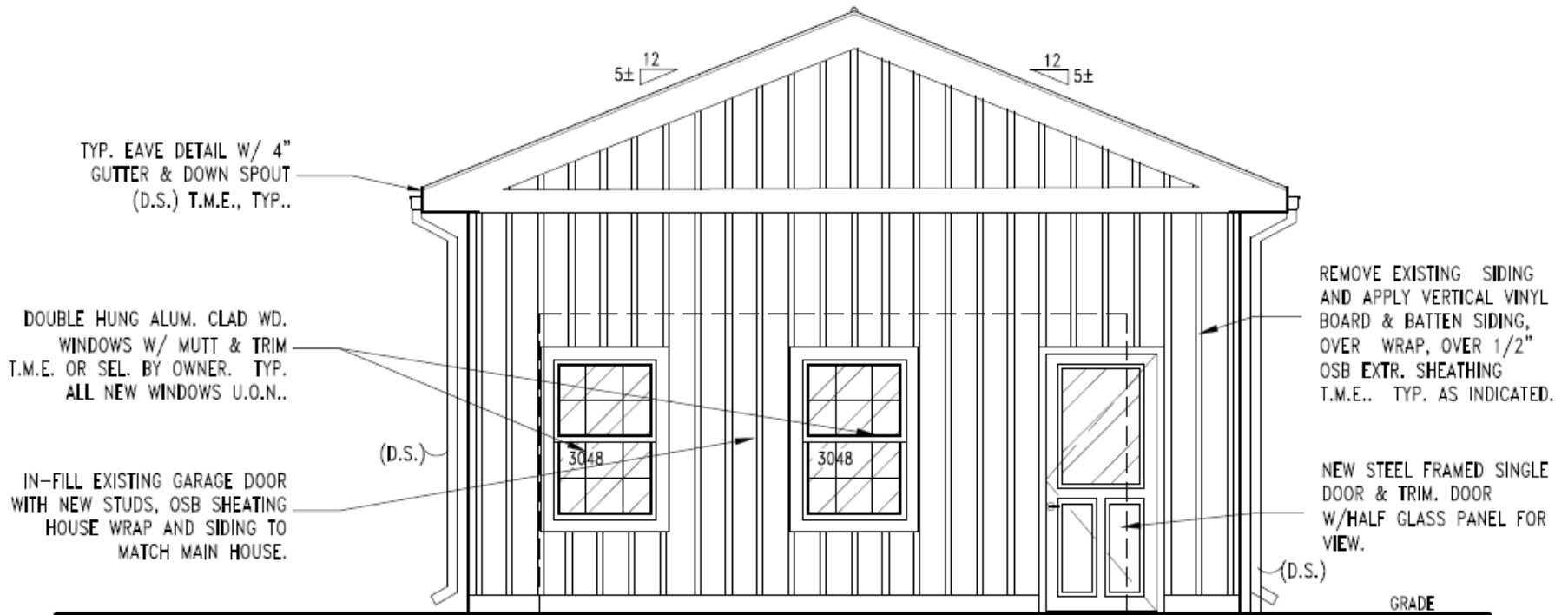


Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)

Residential Addition/Renovation



GARAGE ELEVATION

1/4" = 1'-0"



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



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



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



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

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fischerarch.com

Fischer & Associates	© 2020
ISSUE	DATE
PRELIM	05/13/21
PROGRESS	12/07/21
FINAL REVIEW	12/20/21
FINAL REVISION/REV.-PERMIT	04/01/22

Client Name/Project Name/Address

1464 Riverside Drive

(Alterations & ADDITIONS)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
ELEVATIONS

Fischer Project Number
21-048A
S-EE* #

A-103

Scale



CARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2022



Docket No. 03-08-22 (1464 Riverside)

Residential Addition/Renovation



NORTH ELEVATION

1/4" = 1'-0"



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation

Castlebrook – Black Shadow Shingle



Vinyl Vertical Siding



Double Hung Window



Exterior Door



Exterior Lighting

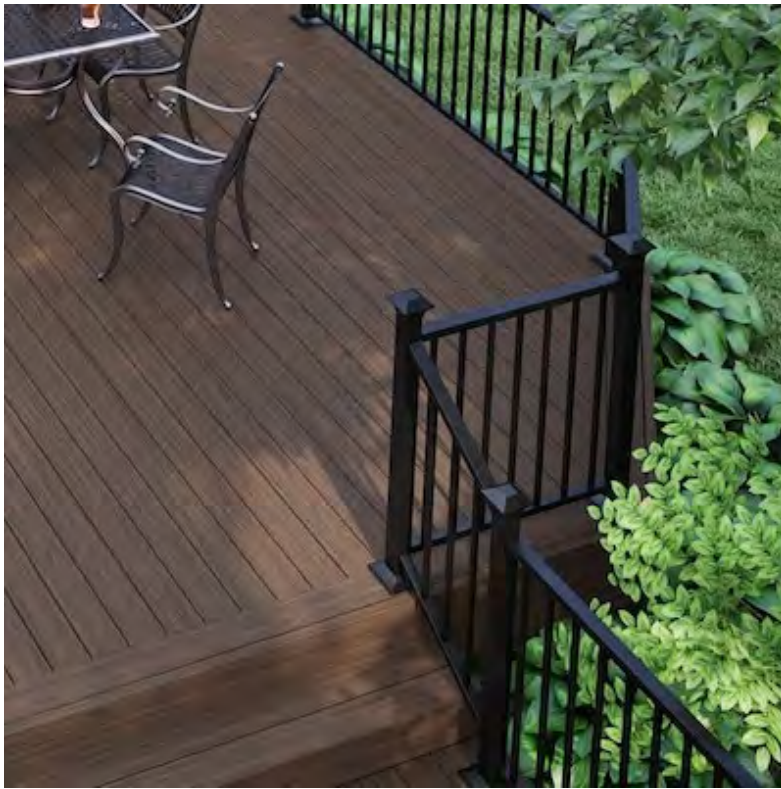


Garage Door

Update 3 May



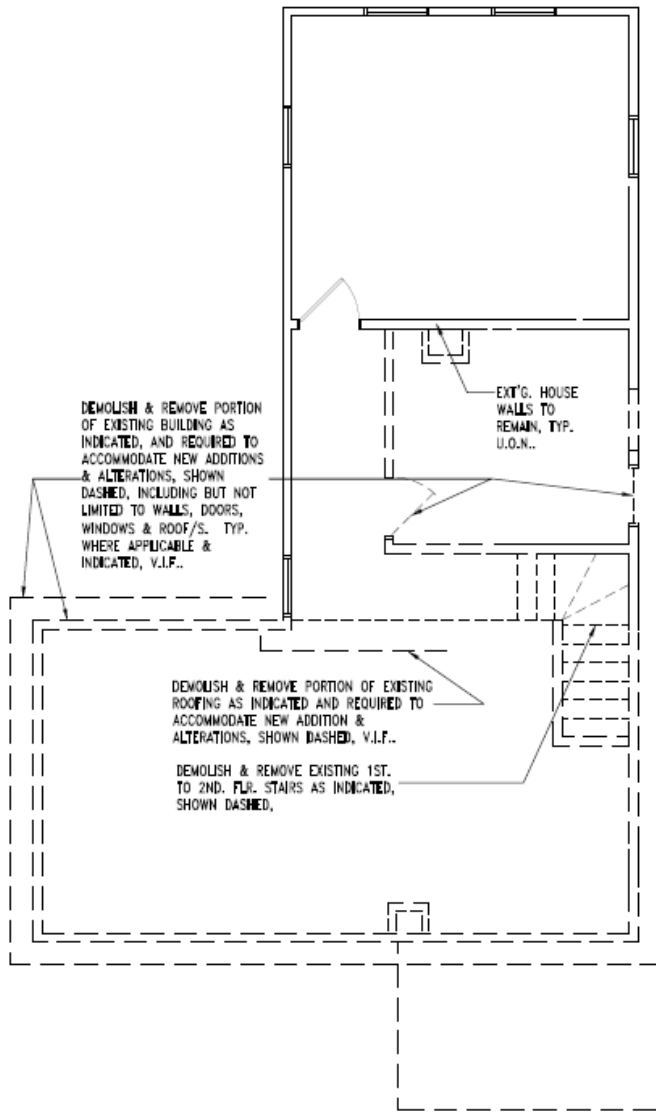
Example Decking



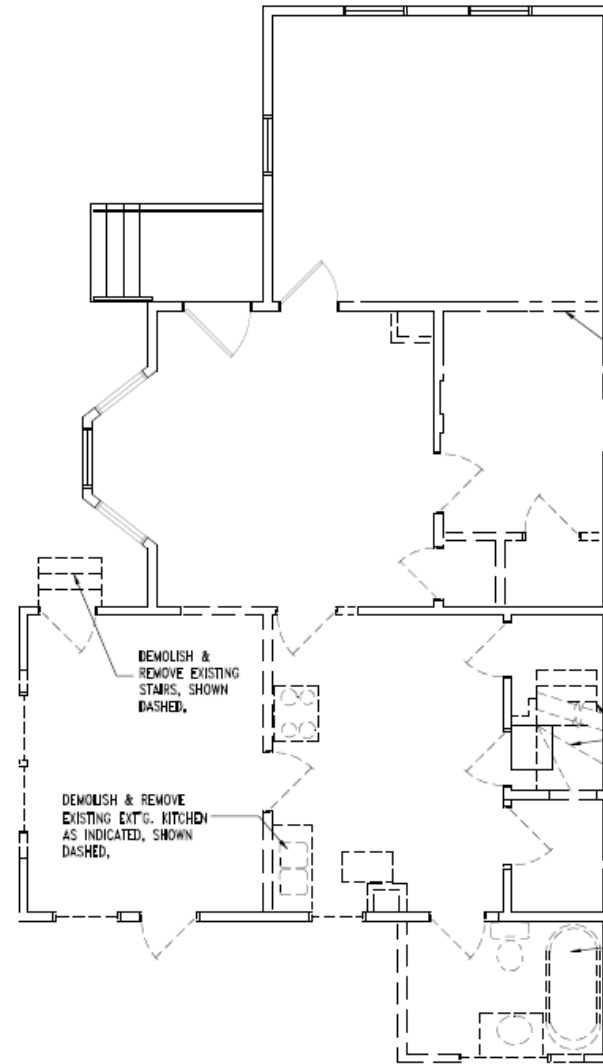
Railing System



Docket No. 03-08-22 (1464 Riverside)
Residential Addition/Renovation



DEMOLITION SECOND FLOOR PLAN
3/16" = 1'-0"



DEMOLITION FIRST FLOOR PLAN
3/16" = 1'-0"



Docket No. 03-08-22 (1464 Riverside)

Residential Addition/Renovation

Applicant proposes demolition of commercial building/new construction.

City Notes:

- Proposal is slated for April Planning Commission (Conditional Use/Drive-through and Parking Plan) – **Recommend focus on building design until PC outcome is known.**
- Existing building contributing to Downtown Historic District (National), Chapter 1134 does not apply.
- Per 1133.08, new development plans must be consistent with:**
 - Code, Vision, and US SOI Standards for Rehabilitation.
 - Any historic or aesthetic features of the commercial property being replaced and/or the nature and appearance of the surrounding neighborhood.**



Deferral Requested



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank
Terron Wright

Applicant proposes sign in C2 district.

City Notes:

- ❑ Storefront ~20 ft...maximum allowable sign area of 30 ft²
- ❑ Proposal includes internally-illuminated (LED) wall sign (18 ft²) for installation and **existing window graphics (~45 ft²;~20% coverage) that were installed by tenant following April review/deferral.**
- ❑ Adjacent signs (Subway, HR Block, Insurance) – 2 - 3' height on ~4' façade above awnings



Docket No. 04-19-22 (15319 Detroit)

**Sign – Muddy Waters
Steve Foster**

Update 11 May



The SIGN & GRAPHICS FIRM
216-390-0198



Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters



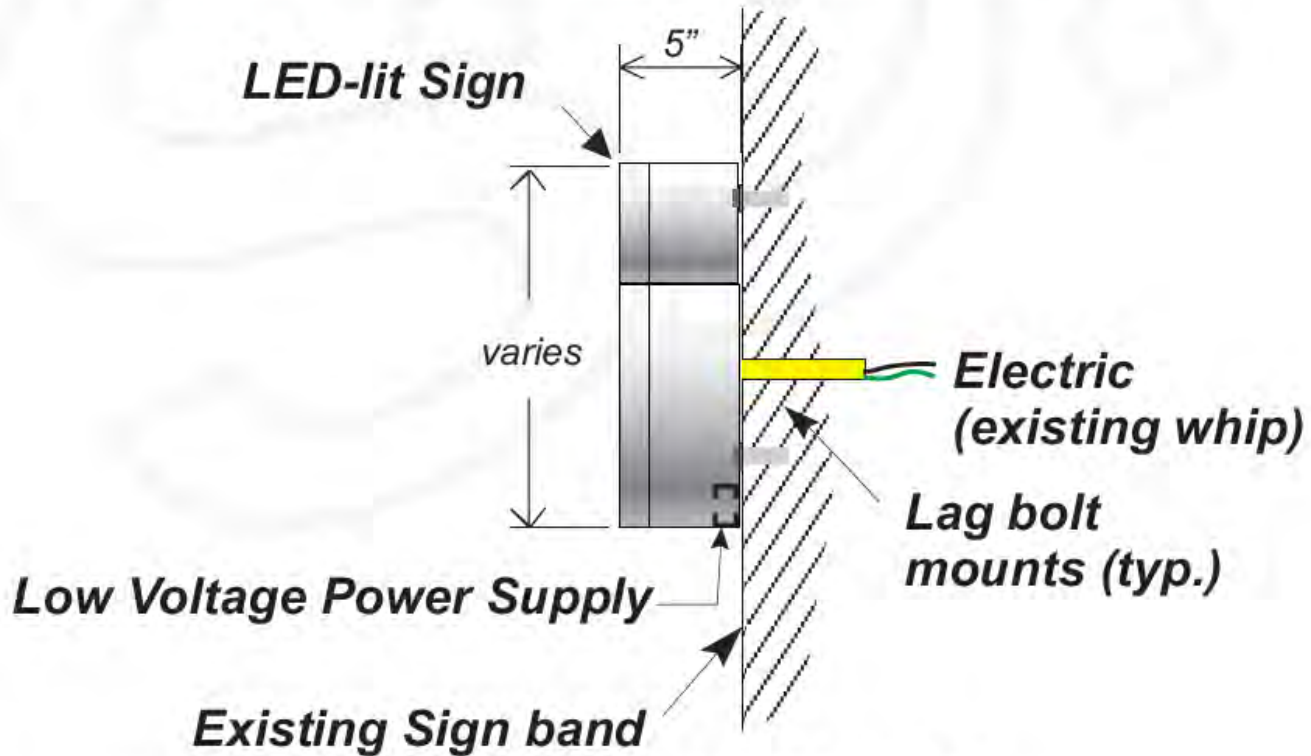
Face-lit internally illuminated
LED Cabinet Sign

PROPOSED STOREFRONT SIGN



Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters

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



FLUSH-MOUNTED
LED-Lit LETTER / CLOUD SIDE VIEW

RATED 120 VOLTS



Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters

BEFORE



PROPOSED



20'-0" Storefront

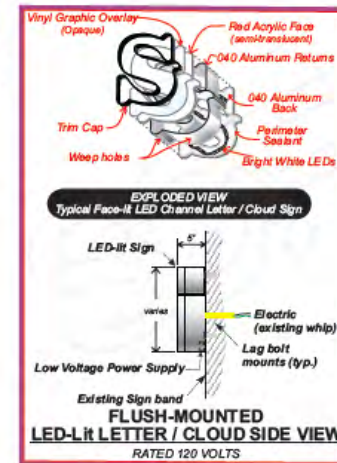


Tenant-installed vinyl



Face-lit internally illuminated LED Cabinet Sign

PROPOSED STOREFRONT SIGN



- Revision 4-11-22 :
 - a. Changed storefront to rectangular cabinet
 - b. Added rear vinyl decal to door window.
- Revision 4-26-22 :
 - a. Changed sign to curved top cabinet
 - b. Added pic of customer-applied vinyl

NOTE: Renderings are approximate representations of final production. This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

1
4-26-22

ADDRESS: 15319 Detroit Ave.
Lakewood, OH 44107

BUSINESS NAME:
Muddy Waters
Ethnobotanical Teas

Steven Foster
216.390.0198
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM



Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters

PROPOSED

20'-0" Storefront

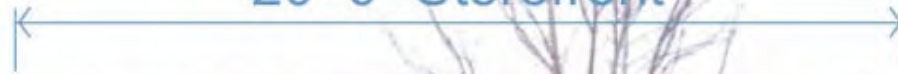


Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters

Existing Window Graphics - ~20% Coverage

PROPOSED

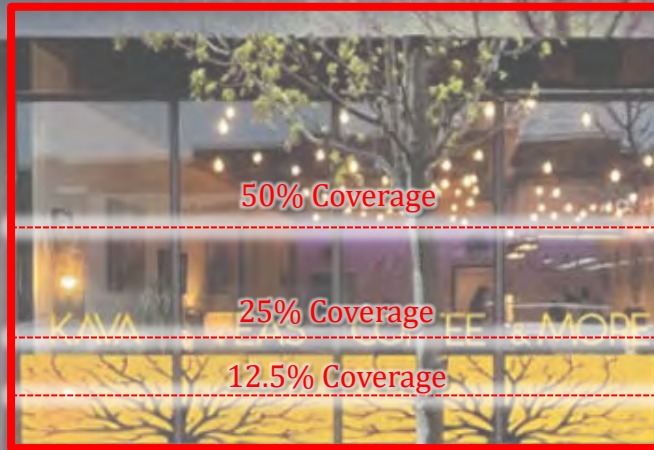
20'-0" Storefront



SUBWAY

Muddy Waters
KAVA BAR

H&R



50% Coverage

25% Coverage

12.5% Coverage

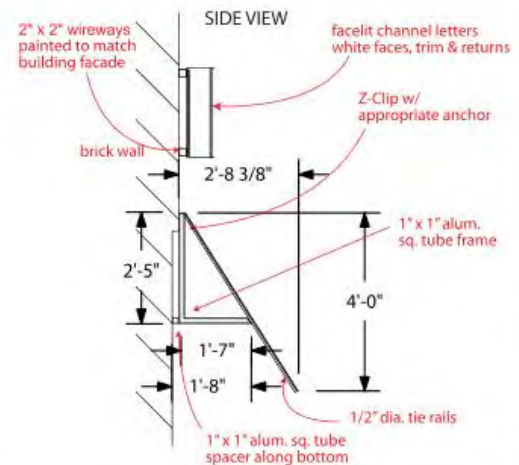
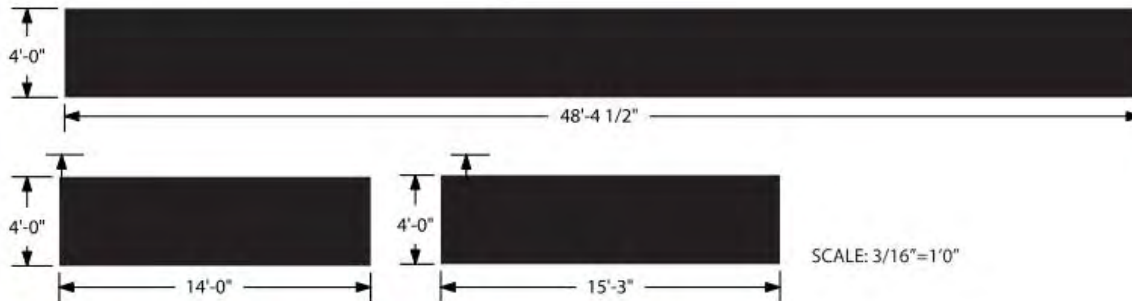
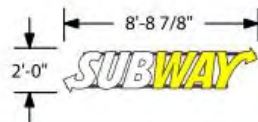
SCF
The SIGN & GRAPHICS FIRM
216-390-0198

OPEN
H&R BLOCK
Small build here for expansion here.



Docket No. 04-19-22 (15319 Detroit)
Sign - Muddy Waters

Reference: 2014 Subway sign approval (2' height)



ALL RIGHTS AND PRIVILEGES OF THIS PRINT BELENGE EXCLUSIVELY TO

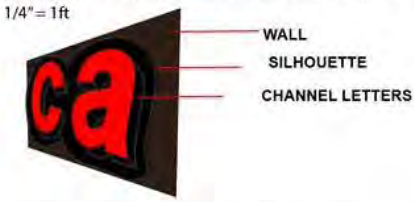
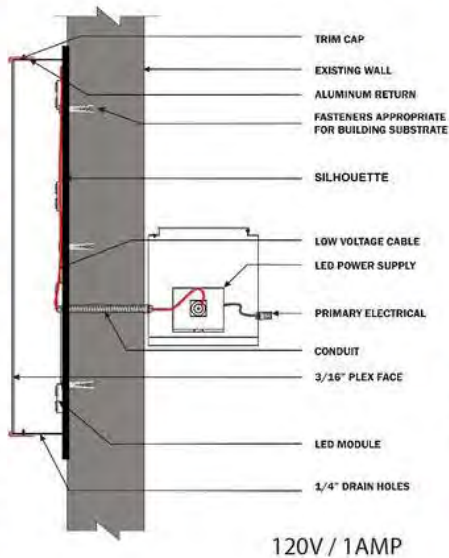
CICOGNA
ELECTRIC & SIGN COMPANY, INC.
ASHTABULA FACILITY:
4339 NORTH BEND RD.
ASHTABULA, OH. 44004
31900, 242-8462

Project: Subway	DATE: 2/7/14	PORT: CLIENT LOGO
Salesman: DRAGON	SCALE: 3/16"=1'	
TYPE OF SIGN: 1) IND. INT. ILLUM. LED CHANNEL LETTERS ON RACEWAY		
2) NON-ILLUM. ALUMINUM AWINGS W/ BLACK CANVAS COVERS & EXPOSED FRAME ON ENDS		



Docket No. 04-19-22 (15319 Detroit)
Sign - Muddy Waters

Reference: 2017 Insurance sign approval (3' height)



Individual Channel letters 36.5" X 10' with aluminum silhouette. Faces consist of 3/16" acrylic face. To be installed flush mount using 3/8" X 5" non corrosive fasteners.
young america denver



6021 Yale St. Houston, TX 77076
Phone: 713-861-5200
Fax: 713-861-5201
www.1SourceSignsTexas.com

SIGN TYPE •

Channel Letters

MOUNTING •

On wireway installed using 3/8" X 5" non-corrosive fasteners

COLOR PALETTE •

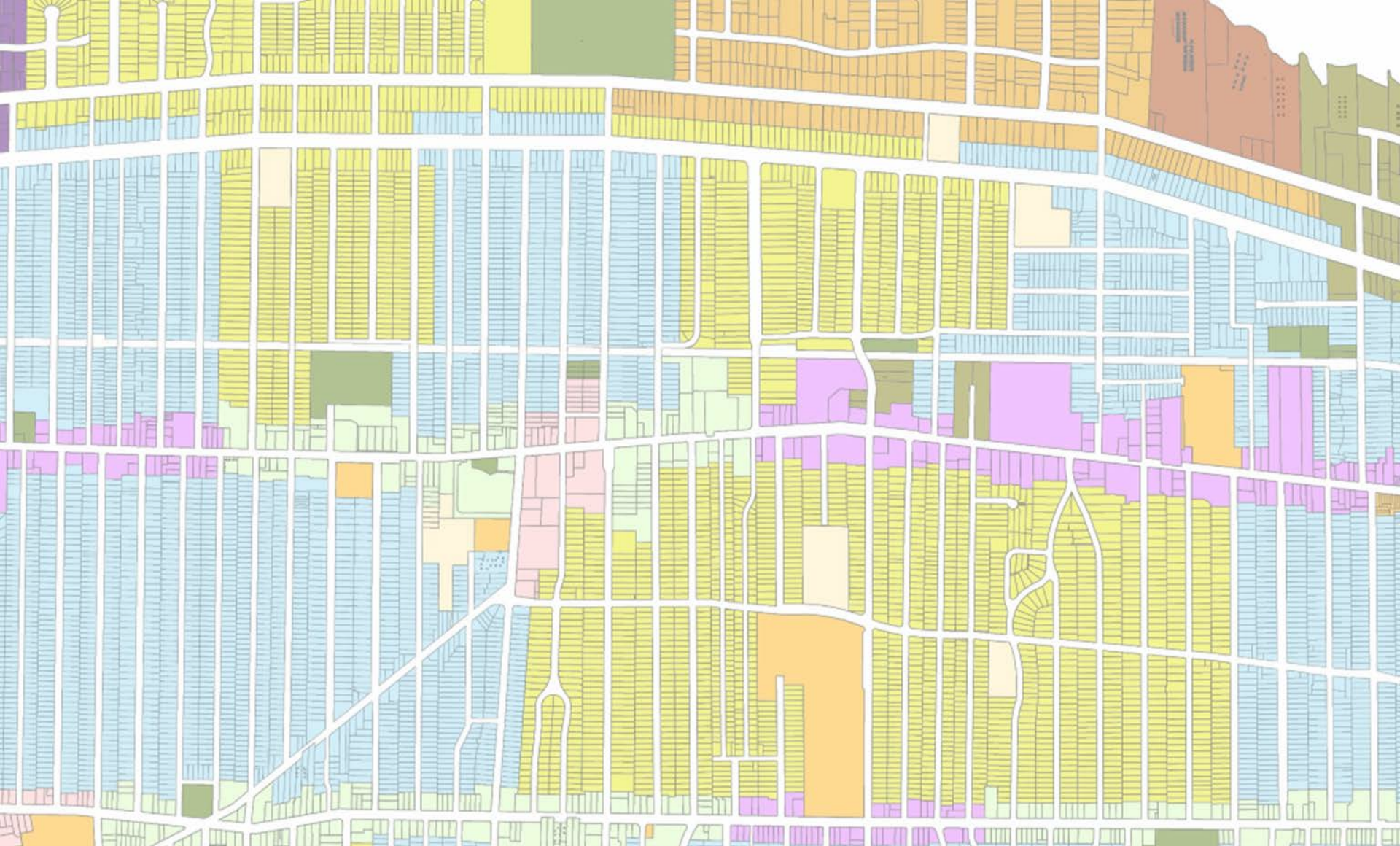
RETURNS	black
TRIM CAP	black
FACE	Acrylic
SILHOUETTE	BLACK
WALL	N/A

PROJECT INFORMATION	
Project Name	Young America
Date	12-12-2017
Location	15315 Detroit Ave.
City, State, Zip	Lakewood Ohio
File Name	C:\Drive\young america lake wood ohio

All conceptual renderings are the property of 1 Source Signs. Any reproduction, exhibition or use of this drawing is strictly prohibited.
120 volt electrical service. Client to provide all primary electrical services to the sign unless otherwise specified.
UL Installation Requirements. This sign is to be installed in accordance with the requirements of article 600 of the National Electric Code and/or other applicable local codes. This includes proper structural and bonding of the sign.



Docket No. 04-19-22 (15319 Detroit) Sign – Muddy Waters



Architectural Board of Review

New Business – May 2022

Applicant proposes front porch addition to home.

City Notes:

N/A.

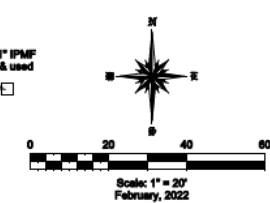
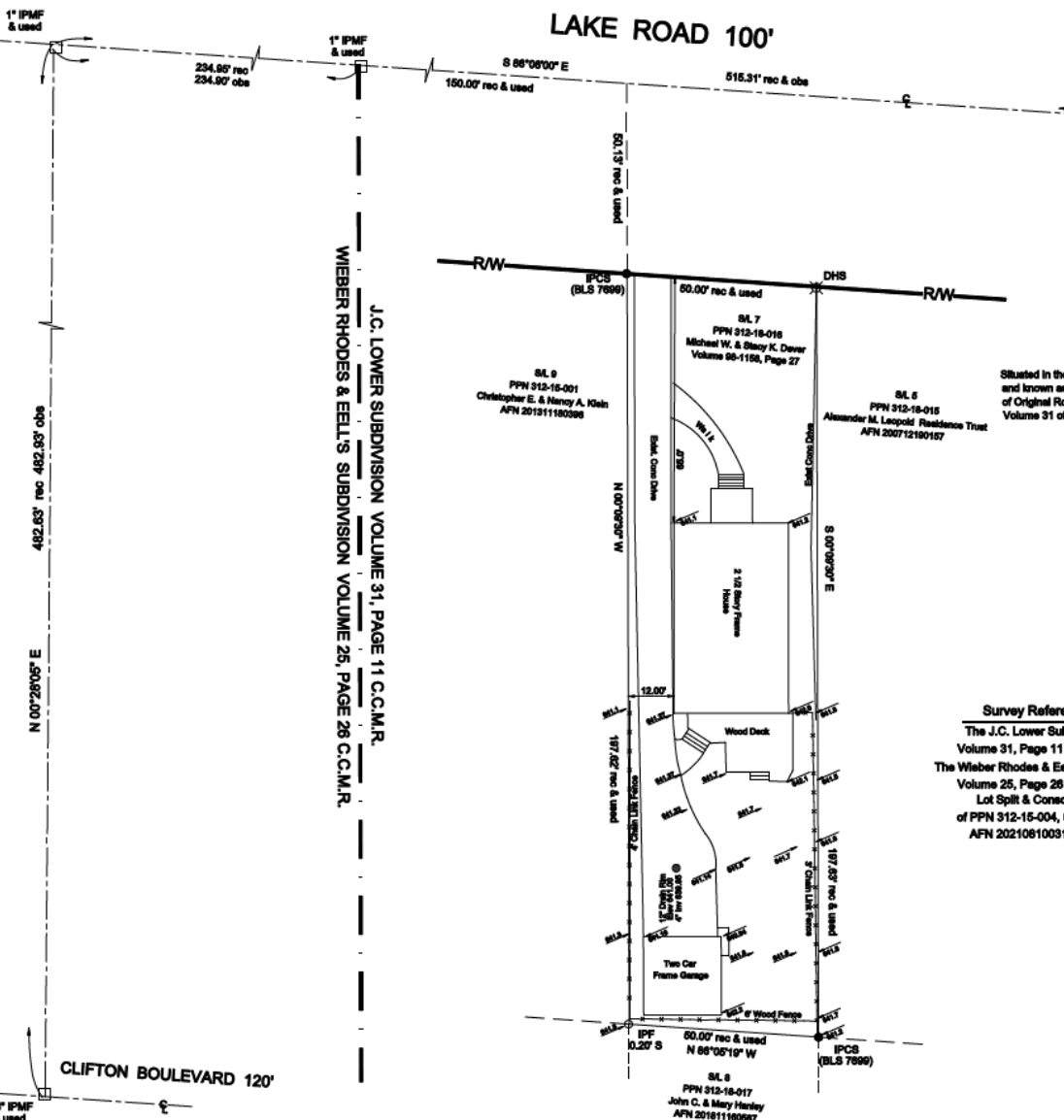


Docket No. 05-21-22 (14015 Lake)

Front Porch Addition

Michael Dever

BELLE AVENUE 60'



MAP OF SURVEY
PREPARED FOR
DEVER

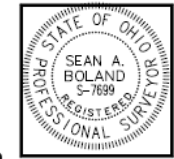
Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No.7 In The J.C. Lower Subdivision and part of Original Roadport Township Section No. 22 as shown by the recorded plat Volume 31 of Maps , Page 11 of Cuyahoga County Records.

Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊠ DHS = Drill Hole Set
- IPS = Iron Pin Set

Vertical Datum
NAVD 88

Survey References
The J.C. Lower Subdivision
Volume 31, Page 11 C.C.M.R.
The Weber Rhodes & Eoll's Subdivision
Volume 25, Page 26 C.C.M.R.
Lot Split & Consolidation
of PPN 312-15-004, 0026 & 007
AFN 202106100912 CCR



Certification

This Plat was prepared from the analysis of Recorded Plats, Recorded Deeds and Cuyahoga County Records. Bearings are to an assumed meridian and indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Sean A. Boland

Sean A. Boland, P.S.
Registered Ohio Professional
Surveyor 7699
440 786-2943
bolandsurveying@gmail.com



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition

R/W

IPCS
(BLS 7699)

DHS

R/W

MAP OF SURVEY

PREPARED FOR
DEVER

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No.7 in The J.C. Lower Subdivision and part of Original Rockport Township Section No. 22 as shown by the records of Volume 31 of Maps, Page 11 of Cuyahoga County Records.

S/L 9
PPN 312-15-001
Christopher E. & Nancy A. Klein
AFN 201311180396

50.00' rec & used
S/L 7
PPN 312-18-016
Michael W. & Stacy K. Dever
Volume 98-1158, Page 27

S/L 5
PPN 312-18-015
Alexander M. Leopold Residence Trust
AFN 200712190157

Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = Iron Pin Set

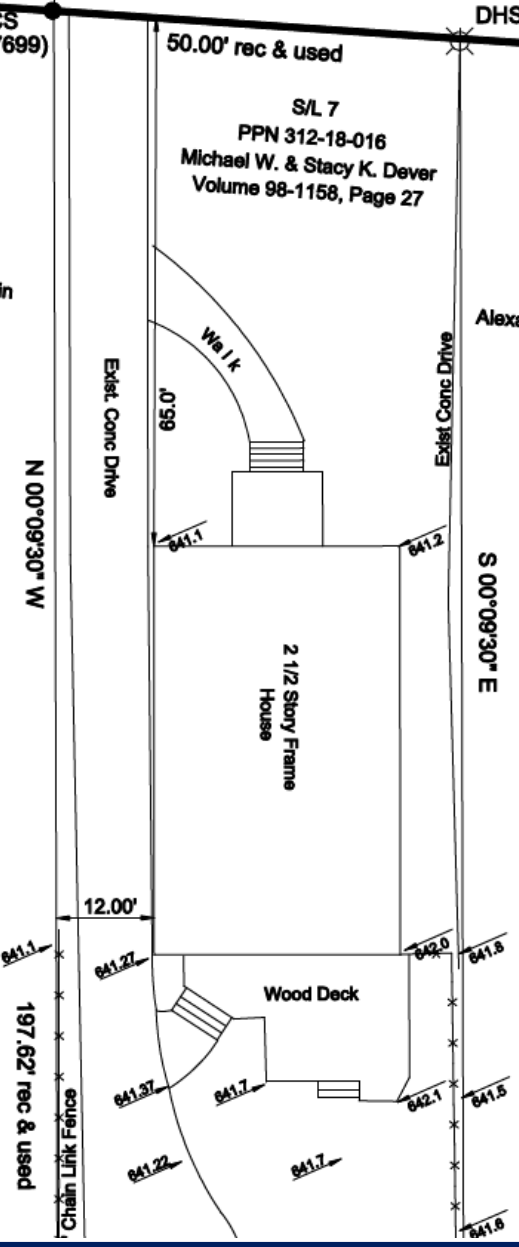
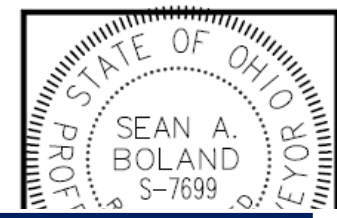
Ex. Grade

Vertical Datum

NAVD 88

Survey References

The J.C. Lower Subdivision
Volume 31, Page 11 C.C.M.R.
The Wieber Rhodes & Eell's Subdivision
Volume 25, Page 26 C.C.M.R.
Lot Split & Consolidation
of PPN 312-15-004, 0026 & 007
AFN 202108100312 CCR



Docket No. 05-21-22 (14015 Lake)

Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition

EXISTING CONDITIONS



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition

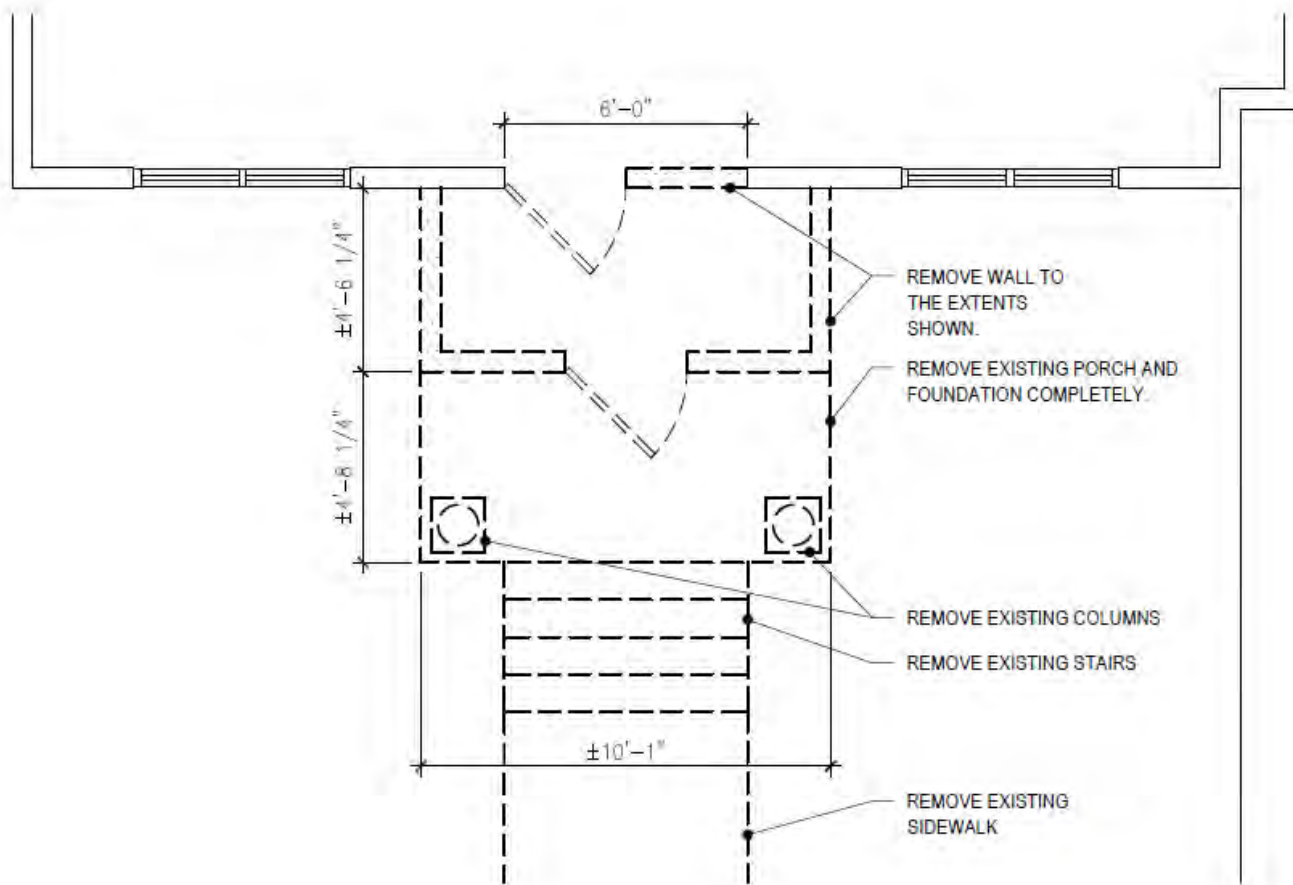


Docket No. 05-21-22 (14015 Lake)
Front Porch Addition

NEIGHBORHOOD CONTEXT



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



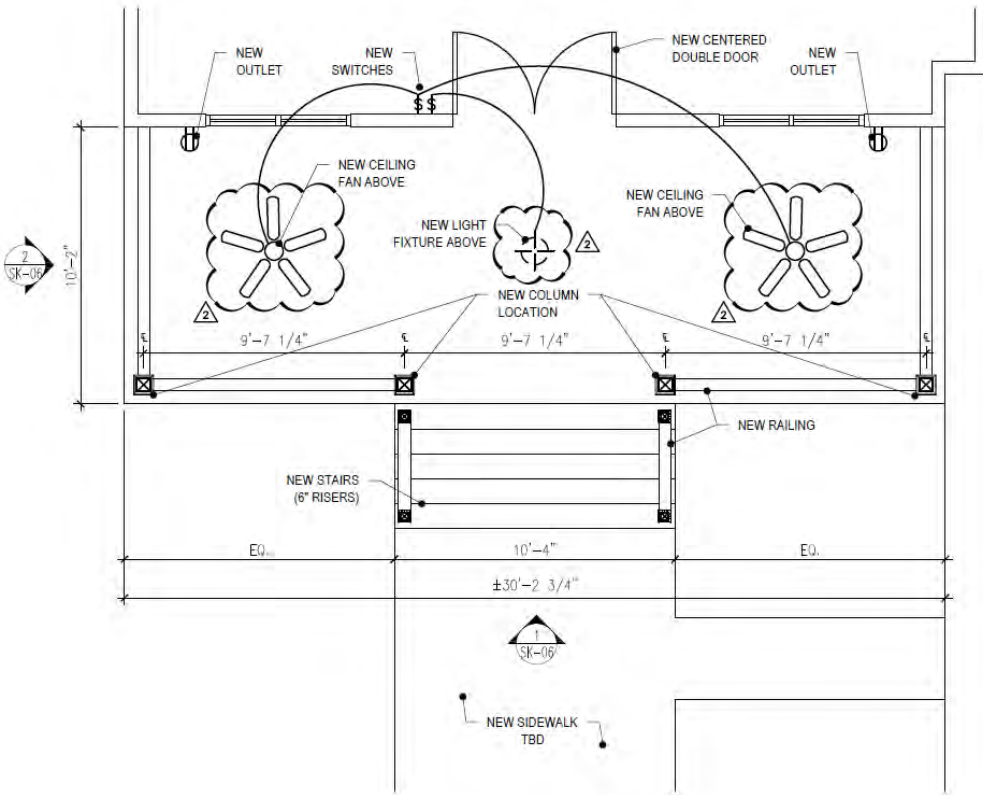
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DEMOLITION PLAN

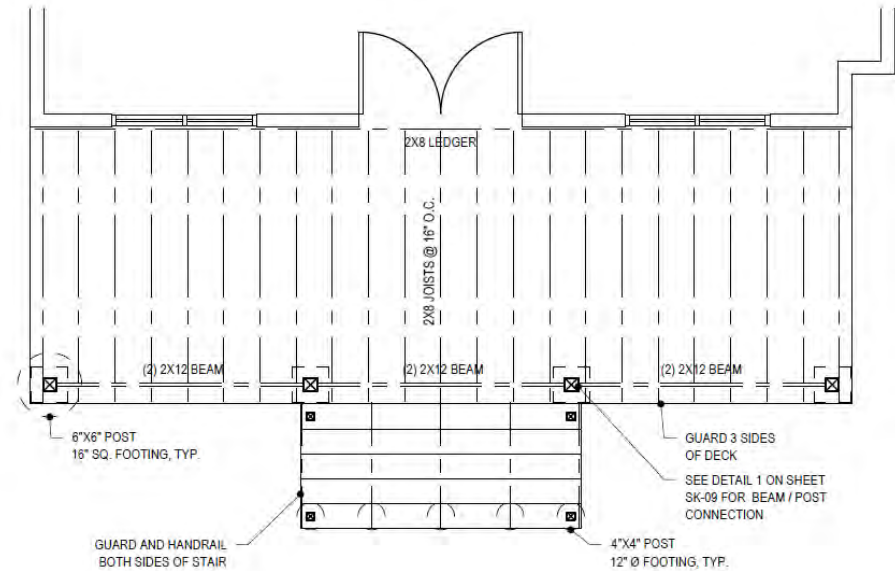
SCALE: 1/4"=1'-0"



Docket No. 05-21-22 (14015 Lake)
 Front Porch Addition



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



2 DECK FRAMING PLAN
SCALE: 1/4"=1'-0"



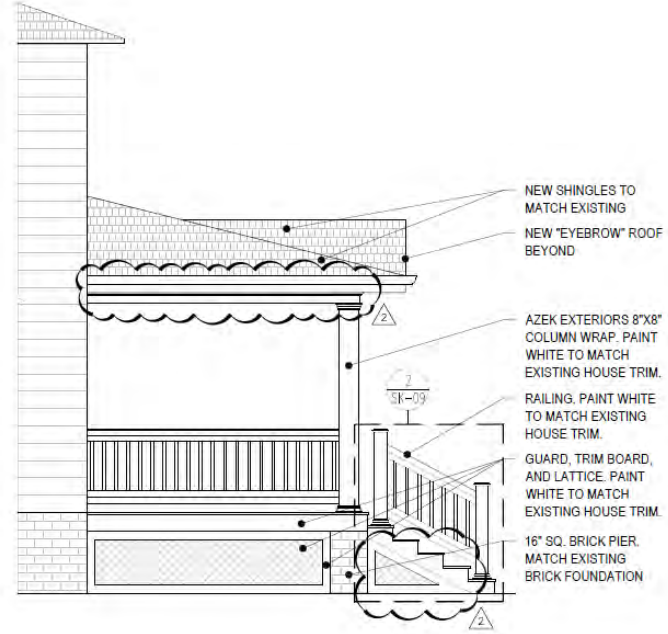
Docket No. 05-21-22 (14015 Lake)

Front Porch Addition



- NEW SHINGLES TO MATCH EXISTING
- PATCH AND REPAIR SIDING AT DEMO'D VESTIBULE. PAINT BENJAMIN MOORE "VANILLA" TO MATCH EXISTING SIDING.
- AZEK EXTERIORS 8"X8" COLUMN WRAP. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- RAILING. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- GUARD, TRIM BOARD, AND LATTICE. PAINT WHITE TO MATCH EXISTING HOUSE TRIM
- 16" SQ. BRICK PIER. MATCH EXISTING BRICK FOUNDATION

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



- NEW SHINGLES TO MATCH EXISTING
- NEW 'EYEBROW' ROOF BEYOND
- AZEK EXTERIORS 8"X8" COLUMN WRAP. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- RAILING. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- GUARD, TRIM BOARD, AND LATTICE. PAINT WHITE TO MATCH EXISTING HOUSE TRIM.
- 16" SQ. BRICK PIER. MATCH EXISTING BRICK FOUNDATION

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



Docket No. 05-21-22 (14015 Lake)

Front Porch Addition



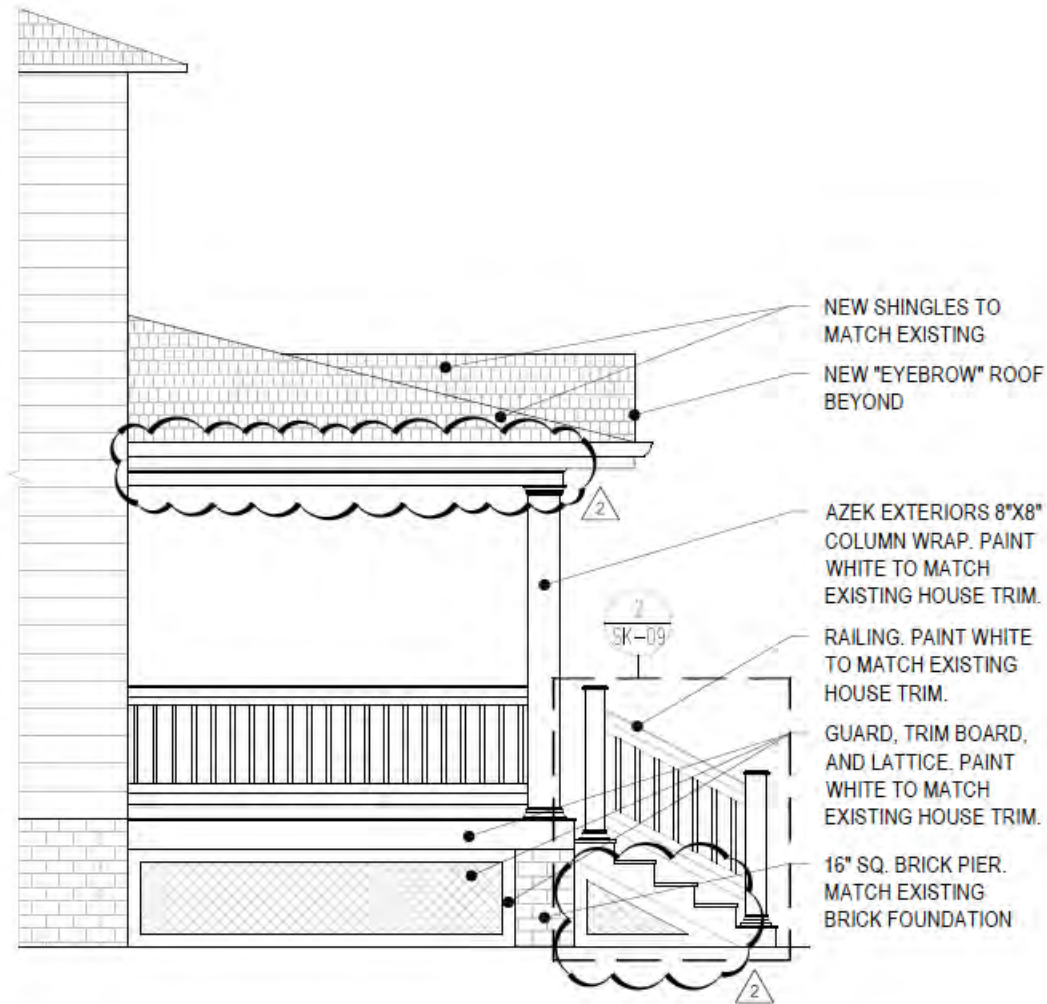
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FRONT ELEVATION

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



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



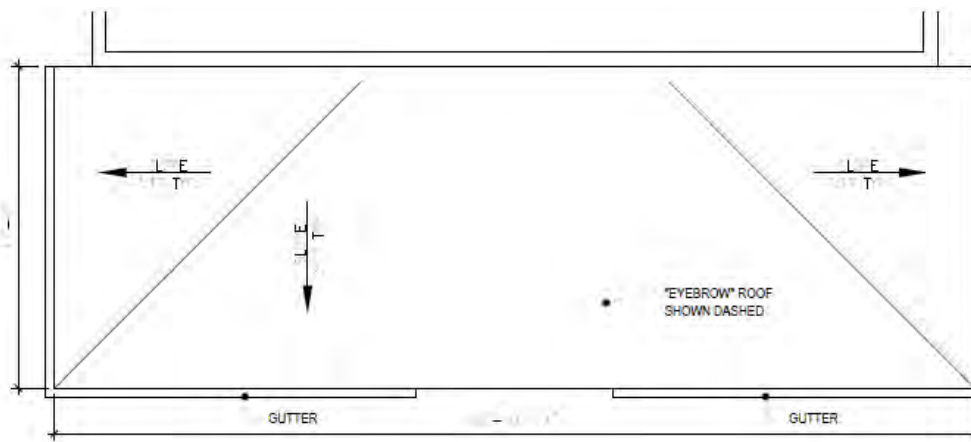
2

SIDE ELEVATION

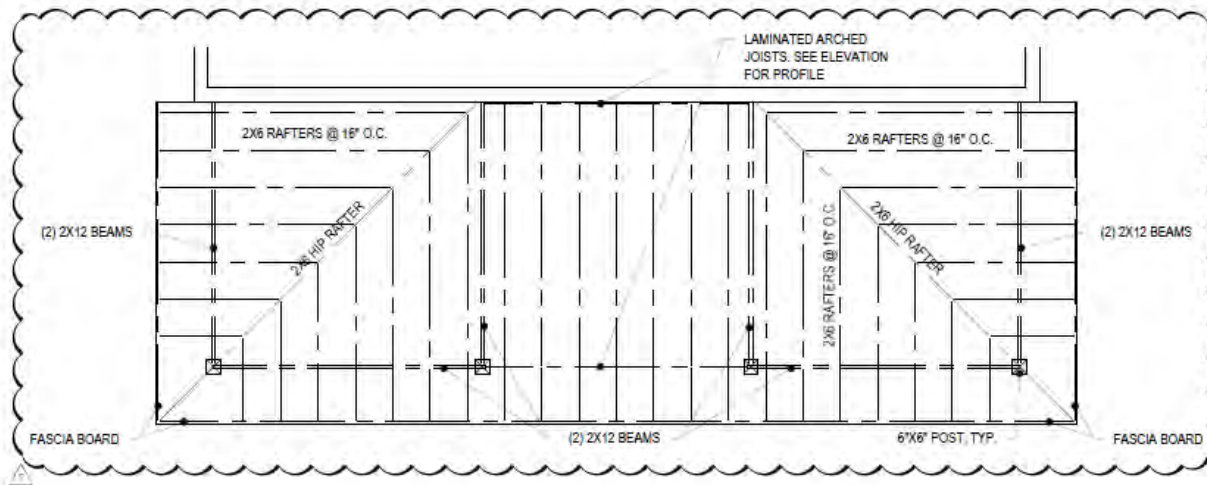
SCALE: 1/4"=1'-0"



Docket No. 05-21-22 (14015 Lake)
 Front Porch Addition

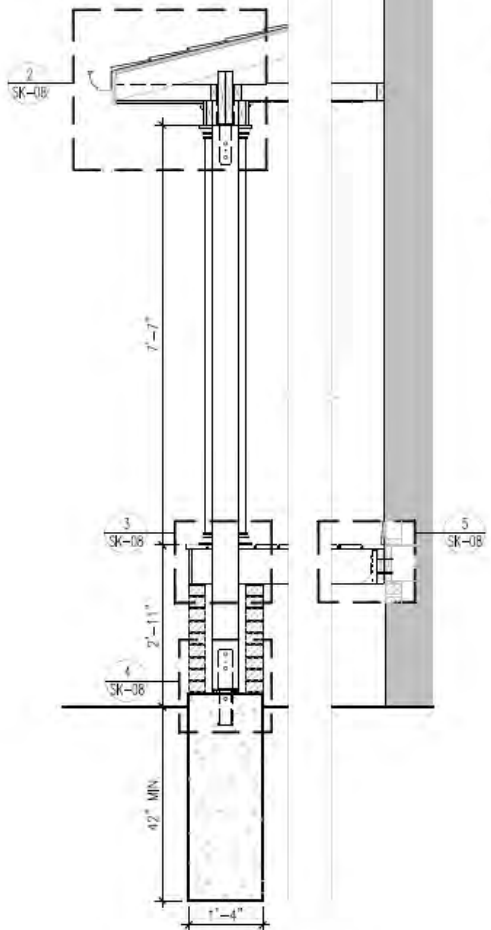


1 ROOF PLAN
SCALE: 1/4"=1'-0"

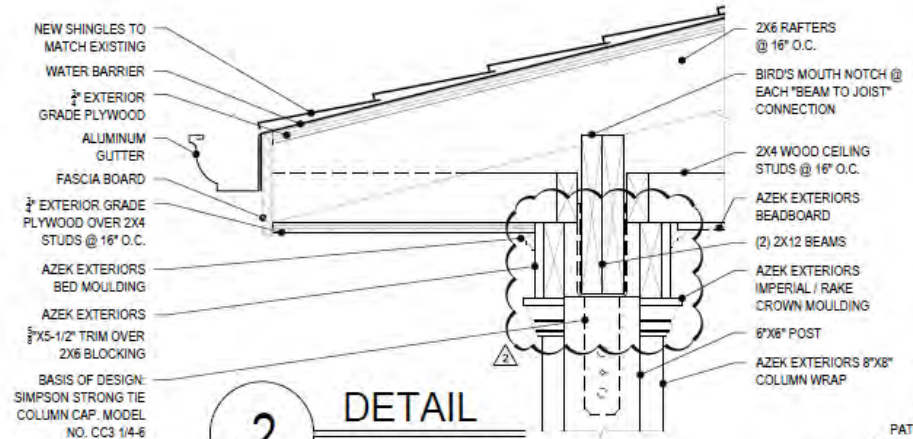


2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

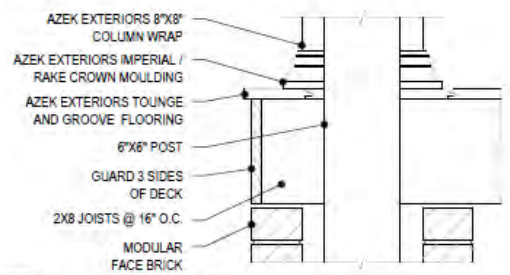




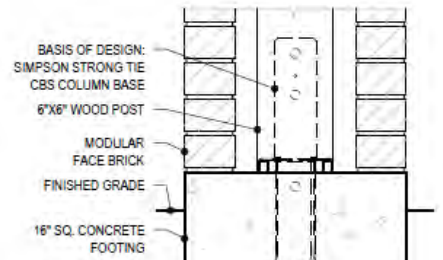
1 SECTION
SCALE: 1/2"=1'-0"



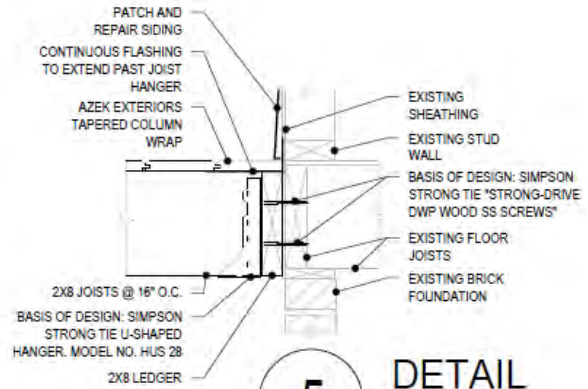
2 DETAIL
SCALE: 1-1/2"=1'-0"



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



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

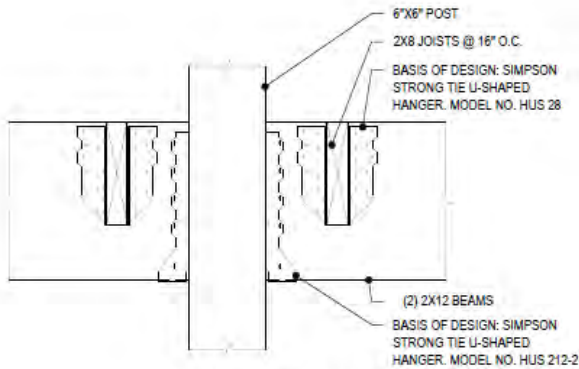


5 DETAIL
SCALE: 1-1/2"=1'-0"



Docket No. 05-21-22 (14015 Lake)

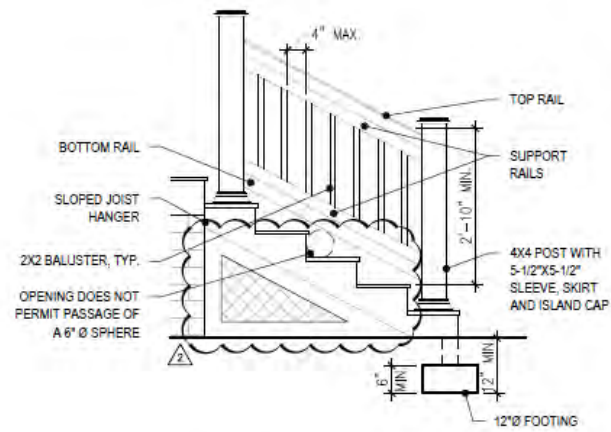
Front Porch Addition



BEAM / POST CONNECTION DETAIL

1

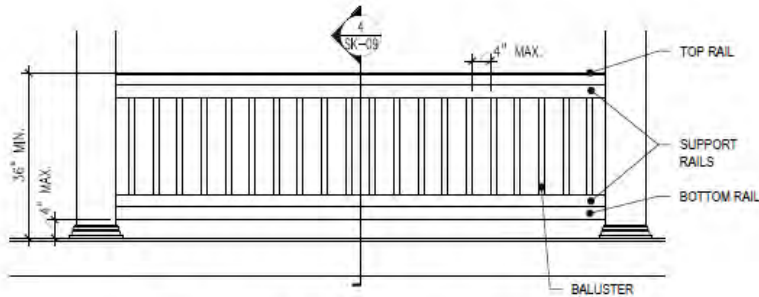
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STAIR DETAIL

2

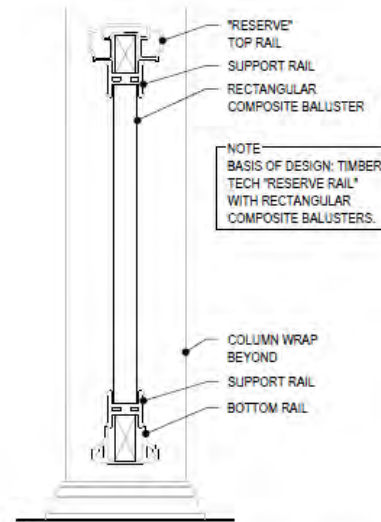
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RAILING ELEVATION

3

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

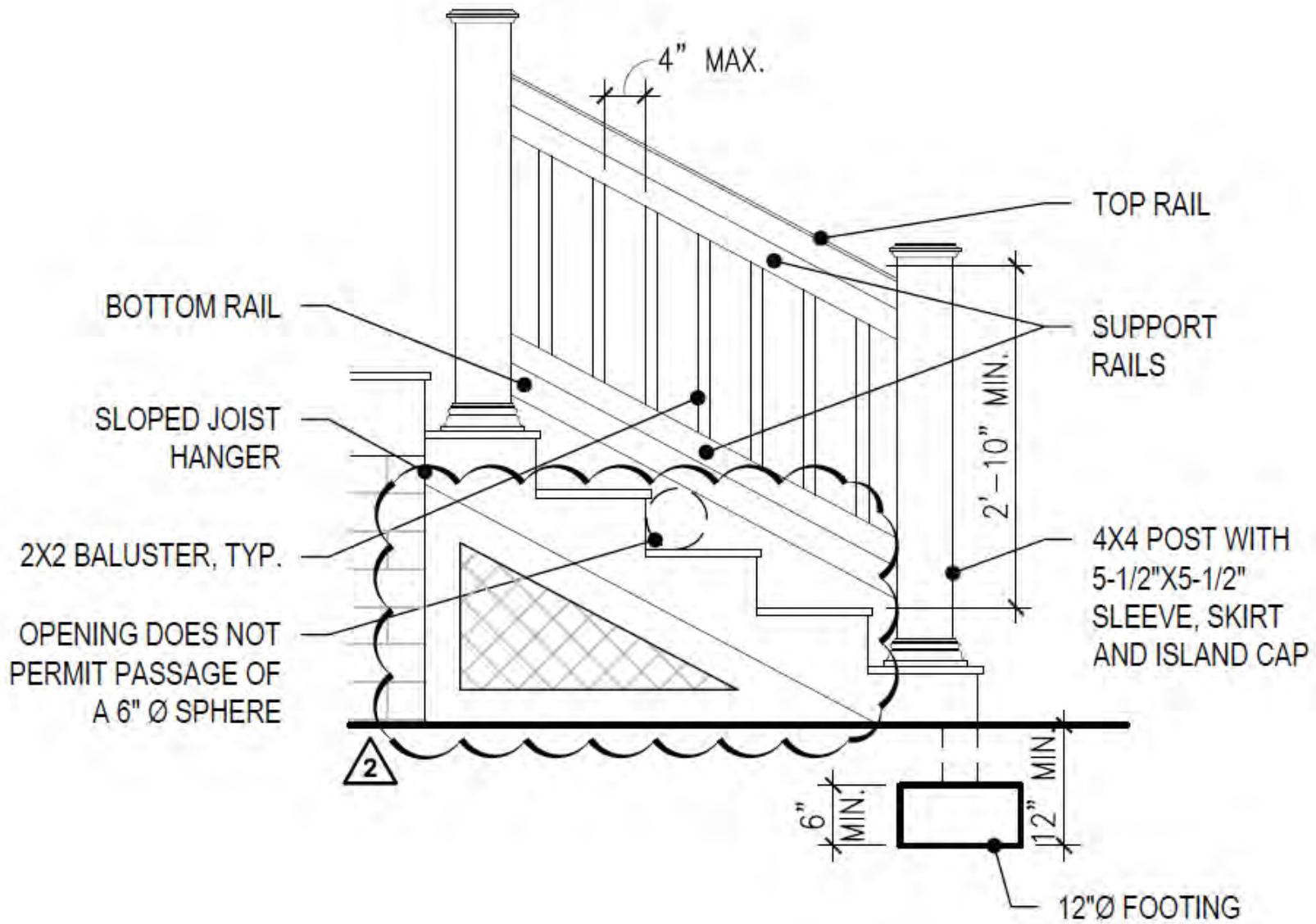


RAILING DETAIL

4

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





Docket No. 05-21-22 (14015 Lake)
 Front Porch Addition



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition





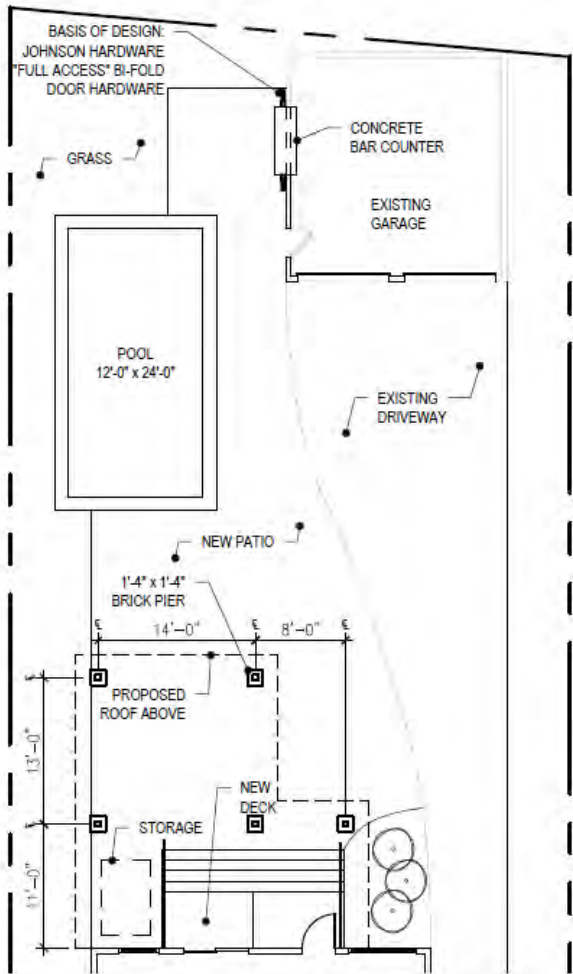
[Chat](#)

VIEW IN YOUR ROOM

Feiss Cotswold Lane 21 1/2"H Black Outdoor
Hanging Light



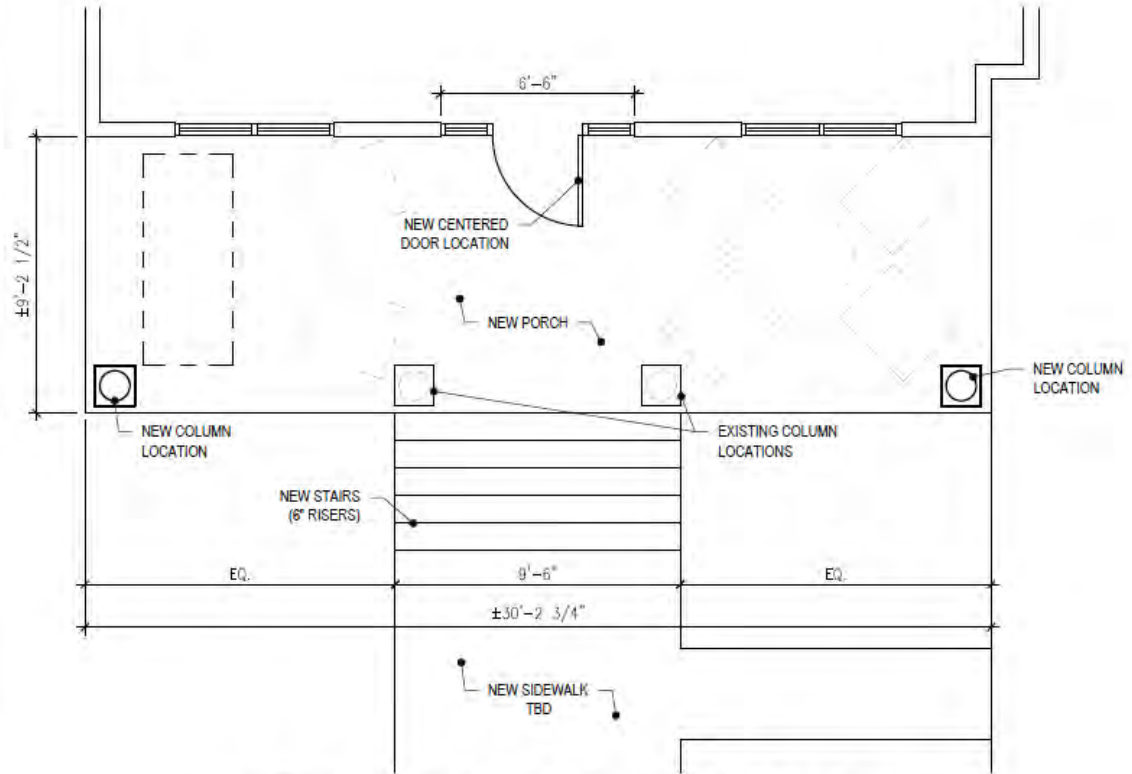
Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



1

ENLARGED PATIO PLAN

SCALE: 3/32"=1'-0"



2

ENLARGED PORCH PLAN

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





2'-0" x 2'-0"
BRICK PIER

1

FRONT ELEVATION

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



2

REAR ELEVATION

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



Alternate Front Door



Docket No. 05-21-22 (14015 Lake)
Front Porch Addition



Applicant proposes addition to home.

City Notes:

N/A.



Docket No. 05-22-22 (14011 Lake)

Home Addition
Alexander Leopold



Docket No. 05-22-22 (14011 Lake)
Home Addition



Docket No. 05-22-22 (14011 Lake)
Home Addition

front

back



Docket No. 05-22-22 (14011 Lake)
Home Addition



west



Docket No. 05-22-22 (14011 Lake)
Home Addition

east



Docket No. 05-22-22 (14011 Lake)
Home Addition

Two-tone Craftsman *cont.*



Two-tone Update with Frieze Board wraparound

This two-tone design gets rid of the “sameness” of the all light gray I previously had, without affecting the current style or feel of the house.

I like the frieze board under the bump out as a detail and it removes some of gray above them, which I think made the windows look smaller. I opted for this board instead of a lintel, since none of the other windows have lintels and would make it look out of place on these windows.

Unlike on the single gray design, here the lack of the lower frieze board wrapping into a side trim board isn't needed to break up the grayness of the third floor sides, since the half round darker gray pediment draws attention from the side. The two 24"x12"x12" planters help too.

Plants that like shade include hostas, bleeding hearts, coleus, and caladium—with their colorful leaves, the last two would compliment to window sash color. The new bedroom windows will include Pella roll screens, making watering easy.

Alexander Leopold

Lakewood, Ohio

Continuing the two-tone wraparound frieze board to the sides and back of the third floor is a common Craftsman feature. The white board is an important detail between the two shingle shapes and gray tones.

The darker gray half round shingles would have a flare over the white frieze boards all the way around, though the shadow effect would not be very visible on the north facing front of the house.



front

back



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west



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east



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Revived Early Window Concept *cont.*



Neo-Craftsman Design - front

I was thinking about getting rid of the gable corbel, while still referencing the classic Craftsman design feature with this four fixed window configuration.

There are three reasons I opted with four windows, instead of repeating the three on the second floor. 1). Craftsman corbels almost always have a vertical center post, with larger ones having two or more matching additional vertical offset posts. 2). Enabling a continuous pair of wall studs under the peak. 3). A peak corner adds stress to window and could cause it's seals to fail faster.

Given the windows' position, house's location with weather/wind angle, the windows would have to be triple-pane, argon filled, and rated for wind gusts; all of which would also help reduce traffic noise, but add significantly to their cost.

Alexander Leopold
Lakewood, Ohio



Simple Traditional Craftsman - back

The back would retain a classic, but simple Craftsman style.

I'm thinking the small gable corbel needs to be put back, as a reminder that the trim of the four front windows is a modern take on this classic Craftsman feature and fide the two bathroom vents.

Reasons For Abandoning Design

My primary reservation has been finding the exact hight and angle of the existing main roof, since it determines the hight and final angle of the new roofs. Without that, getting the correct hight for the fixed windows is difficult; unless the build starts, measurements are taken when the framing is done, the openings are boarded up temporarily, while an open/held window order is fulfilled.

I also have concerns stemming from the vaulted-ceilings. 1). Removing the collar beams/ceiling joist causing problems or are hurricane clips and flat metal ties enough to overcome this. 2). Getting the eight plane crossing vault crown junction to match up correctly, having exposed peak beams or faux-beams would solve this. 3). Running air-conditioning ducts for the office and my second floor bedroom. 4). Additional complexity with installing the glass upper walls and door, which close off the stairwell from the climate controlled office.



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Variation on Early Window Concept *cont.*



Neo-Craftsman Design 2 - front

With the middle two windows not reaching the gable peak, I think a small corbel needs to be returned to finish this classic Craftsman detail.

This isn't a compromise on style, it's a variation, which also happens to alleviate some construction difficulties.

note: Another solution to the vaulted ceiling issues could be to have a flat ceiling until the second or third roof rafter from the outside, where there would be a double collar beam, under which an outward angled vault would be. The turned vault would allow full views out and into the tops of the center two windows, and allow light to reflect down onto the front of the cabinet and sliding whiteboard.

Though, it would be somewhat unusual.



Simpler Two-tone Craftsman - back with plain sides

The back would have the same two-tone classic styling, but the sides would be a simple one-tone with the white trim and accent color window sashes.



Alexander Leopold

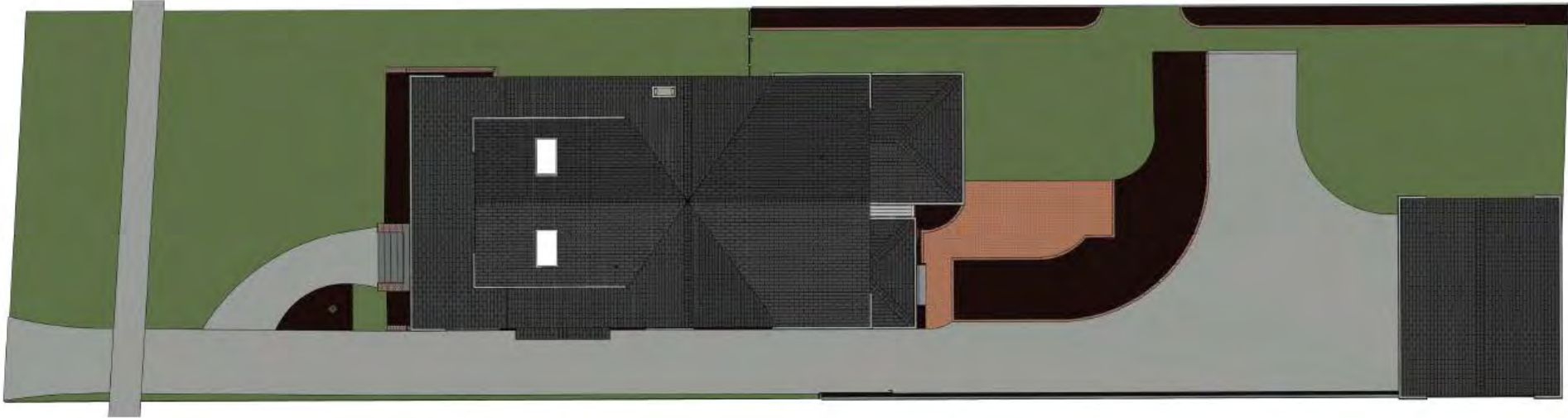
Lakewood, Ohio

page 6



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Common Top View Of Property



Alexander Leopold
Lakewood, Ohio



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Monotone Craftsman Updates



Simple Update

This addresses only the most frequent asked about or mentioned changes. It still has some of the forehead appearance but the two shingle fields breaks up the uniformity of the field.

I tried changing the hip roof returns to a single full roof return and removing the gable corbel, but that made the lower front of the third floor look very boxy and the full roof return made me think of Frida Kahlo, for the wrong reason.



Simple Trim Board Update

Adding a white trim board helped breakup the side of the third floor addition and makes the front lower edge stand out between the two gray surfaces.

I think the two 24"x12"x12" planters draw some attention away from the forehead and to themselves by being a little bit of a surprise. The inspiration is from a Craftsman house with a balcony, see references on last page. The planters have feet on the front to help with drainage and let wind flow out the sides. Other houses, in the neighborhood, have window boxes, which my house doesn't allow because of how low the windows are to the lower roof.

The trim board in the same color as the window sashes was distracting and didn't really fit with the simple Craftsman style of the house.

Lowering the trim board to a frieze board, under the bump out also looked good. However, as a trim board it reduces the upper grayness. I never liked this trim board and frieze board under a bump out.



Simple Frieze Board Update

Putting a wrap frieze board around the third floor seems more Craftsman style, but it does nothing to break up the grayness of the second/third floor sides.

I tried three variations, but didn't like them; they added "noise."

- having both the lower trim board and frieze board wrapping around the three sides caused a visual clash for dominance, coloring them to match the window sashes was just ick
- add the planters, which was okay.
- two or all three together was very noisy and the elements distracted from one another

However, the additional frieze board under just the bump out (not wrapping to the side) looks good.

Alexander Leopold
Lakewood, Ohio



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Two-tone Craftsman Updates



Two-tone Simple Update

The darker round shingles help to break up the flatness of the upper portion of the third floor.



Two-tone Trim Board Update

In addition to the white band trim board and the unexpected positioning of the planters, the darker round shingles not only help to break up the flat grayness of the upper portion of the third floor, but keeps the eyes moving across the lighter gray field since there is a focal point below and above the light gray.

Again lowering the trim board to a frieze board, under the bump out, also looked good.



Two-tone Frieze Board Update with Set Back Wall

This updated is the first design in this update packet, but with the third floor north wall set back 6 inches, otherwise it is identical to page 1.

Alexander Leopold
Lakewood, Ohio



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Updated Craftsman Style Backs



Updates To Match Requested Front Updates

All of these half round shingle bases have a flared drip edge, as a Craftsman detail, which creates a very minimal, but nice shadow below.

Whichever trim wrap style is on the front of the house, I would also wrap the sides and back to match; unless otherwise indicated shown differently on the elevation and 3D renders.

note: I didn't like the trim board back with a side trim-board, the chimney interrupting it made it look odd because of how little vertical space there is between it and the window.

Alexander Leopold

Lakewood, Ohio



Two-tone Rooflet Concept



While walking around the neighborhood for exercise, I noticed that some houses have little faux-roof details on them, though they tended to be more Victorian leaning than Craftsman style, like mine.

I'm not sure it breaks up the third floor area and from the west approach (right) may even draw attention to the letterbox cinema rectangle shape of the lower part. I also have some purely mechanical (attachment), weather (rain and ice), and bulk/expense concerns for a purely decorative item.

A note about my wind and weather concerns and the durability of the faux-roof's attachment. A down spout runner was torn off the lower north roof four times, twice landing in Mrs Kelly's backyard, once landing in the street, then disappeared altogether. About six weeks ago, the vent stamped sheet metal cover of the third floor wall air conditioning unit was torn off during the night and landed in front of the garage, at the back of the property.

Alexander Leopold
Lakewood, Ohio

Software Limitations



During the preview Zoom meeting, I forgot to mention two things that are wrong in and missing from my renderings because Home Designer Pro lacks them, though Chief Architect Premier includes them.

- 1). Barrel roofs are not supported, though barrel dormers are—my lower and upper roofs have a curved transition between them. Visible in every front house render.
- 2). Frieze boards are not available, though a roof soffit can be forced to sort of emulate a board by adding a molding. This wouldn't work correctly on the rendering for my house because the actual frieze "boards" are actually shingles, I suspect this is because of needing to follow the above mentioned curvature of the roof transition.



Double Hung Window Update



Simple Update Plus Double Hung Window

The third floor window is the same size and position as the middle second floor window. I think it draws attention to the grayness of the third floor and though taking away the forehead gives it a very pronounced chin because of the second floor 8' 6" ceiling, the 9" floor joist height, the new window's elevation above the floor (36"), while the second floor windows touch the lower roof.

Plus, I don't like the way that the window and shingles switch don't line up. Moving the window shorter and adjusting the elevation got them to line up, but made the chin more pronounced. Additionally, the top of the window is also above the bottom of roof peek bracket, which looks odd from outside and in. Removing the bracket removed a significant element of a Craftsman gable roof.



Two-tone Update Plus Double Hung Window

The third floor window is the same size and position as the middle second floor window, here it looks very out of place because it breaks the line of the shingle not only changing the shape but also color.



Two-tone Update Plus Small Double Hung Window

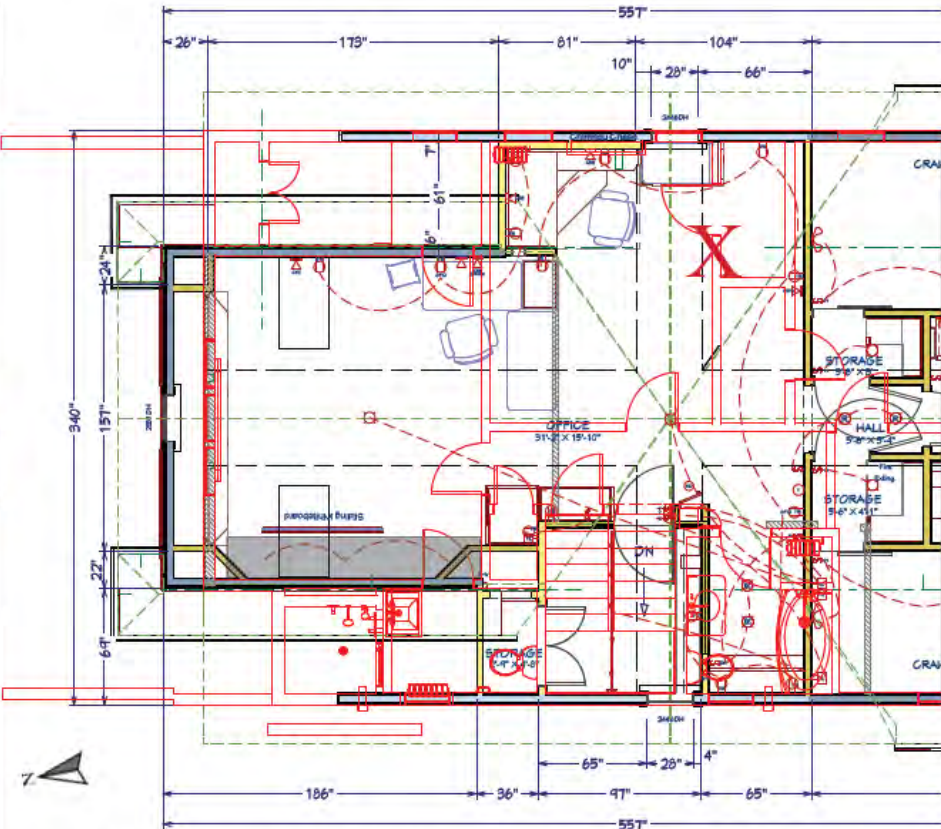
This third floor window is the same width and position as the middle second floor window, since it doesn't break the shingle shape/color transition line it looks better than the taller window. However, from the inside it looks incredibly small and I think it would do little to add light (based on how much light the three larger second floor windows let in).

Alexander Leopold
Lakewood, Ohio



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Double Hung Window Update - how a double hung window affects the function of the interior and structure



One of the main reasons I want to increase the size and configuration of the office is to get out of the corner I'm currently in (X marks the spot), with the cabinet and ATTACHED sliding whiteboard behind me. The redesign lets me sit in a more open space and puts the whiteboard in my peripheral vision, where I can easily look at it I need to look at notes, to-dos, and sometimes FileMaker programming/logic that I have worked out.

With the cabinet against the west wall (gray box) I would have to work facing the north wall, to get the whiteboard in my peripheral vision. This also puts a window behind my main work monitor, affecting how color is seen on my Adobe-RGB certified UHD monitor—my primary WORK is graphic design, photography, and photo editing—anything that affects my ability to correctly see colors is a major issue for my WORK.

Structurally putting the cabinet and sliding whiteboard against either side wall puts that weight into a wall that sits on ceiling joists spanning the family (west) or living room (east), instead of a wall sitting on a load bearing wall, that sits on top of a 13-inch thick foundation wall of bricks.

Alexander Leopold
Lakewood, Ohio



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Inspiration for Updates

Various elements of these three houses inspired my changes.

- 1). Here it is all about the box balcony, it inspired the two planters to draw attention away from the third floor. The two-color with the different siding materials also influenced my choice.
- 2). The trim color on the boards breaking the red across the bump out got my attention, as did the darker accent color, on the upper most siding of the gable.
- 3). The size of the bracket/corbels caught my eye on the first look, but look back at it was more the trim board that I noticed.

Note: The window sash color, from the original ARB submission, was based on the as-is state of the windows. The planned window replacements will be full size windows. I specked this change on the submitted Intended Materials Sheet and is based on noticing that many Craftsman houses do have multiple colors or different materials/finishes on their windows.

Alexander Leopold
Lakewood, Ohio



Craftsman But Not Applicable For My House

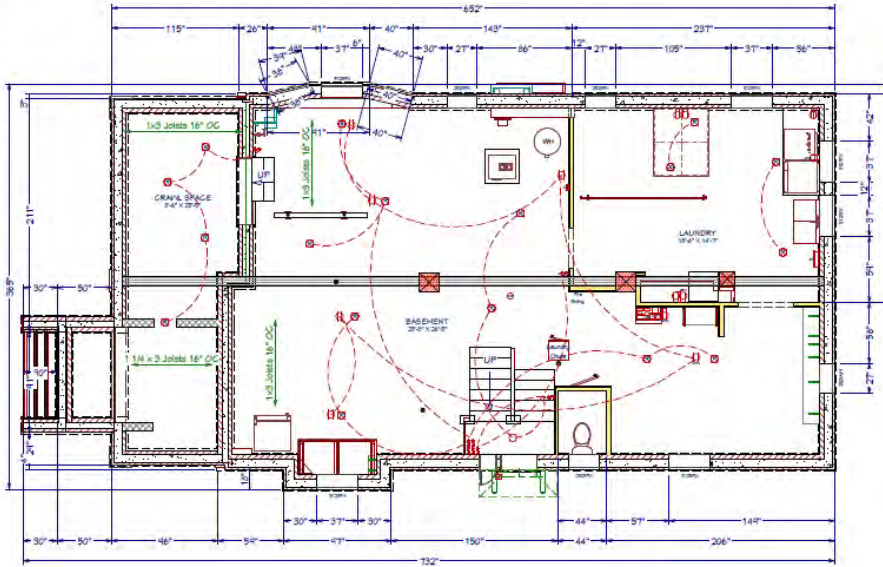
Though these are Craftsman houses, elements that I first noticed and considered ended up not suiting my house.

- A). I liked the eye lid, then remembered the wind. B). Thought a eve coming out of the main eve would break up the gray, didn't like it; the over hands on this one are also too shallow. C). The color scheme and overhangs are right, but this image showed me that the flat front wasn't broken up enough. D). The two-color and two-tone scheme idea is appealing and the different materials look good, but didn't look right under the deep overhangs of my house. E). The diamonds got lost under my deep overhangs. F). Very classic Craftsman style house and it looks great, but too many different shapes and too many intersecting layers.



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Basement



Alexander Leopold

Lakewood, Ohio

There are no planned changes to the basement or first floor, I realize it's an older house and that additional structure may need to be added to support the structural needs for the additions. Two structural engineers are now reviewing the plans and photos and will let me know when they are ready to come on site.

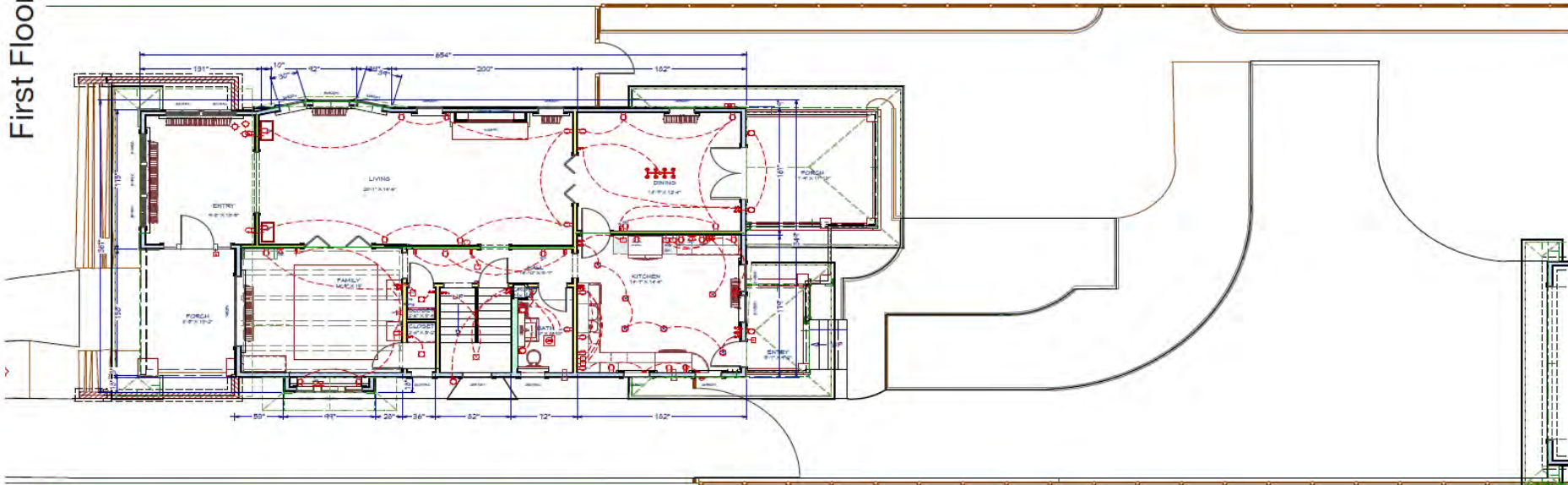
The kitchen and first floor bath were gutted and remodeled, in 2015. I took pictures and measurements of the wall studs at that time.

The dining room and my bedroom are going to be gutted, primarily to fix plaster bubbles and in the dining room critter damage. The insulation and electrical will be updated at that time. I would like to add rough in plumbing and electrical leads for the addition at that time, since the walls will be open.

In the next year most of the windows will be replaced. The bathroom and closet windows will get become tilt-turns. Those in the entry will be replaced with french lower and bottom hinged hopper uppers. The Family room picture window will be replaced with a triple pane no-lite fixed window and the casements my just be repaired/updated. Other windows to be replaced with double hungs.

All of the of the basement and first floor nob and tube wiring has been replaced with 20amp 2G/3G Romax for outlets, motors, and transformers or 15amp 2G/3G Romax for can lights and wall sconces.

First Floor

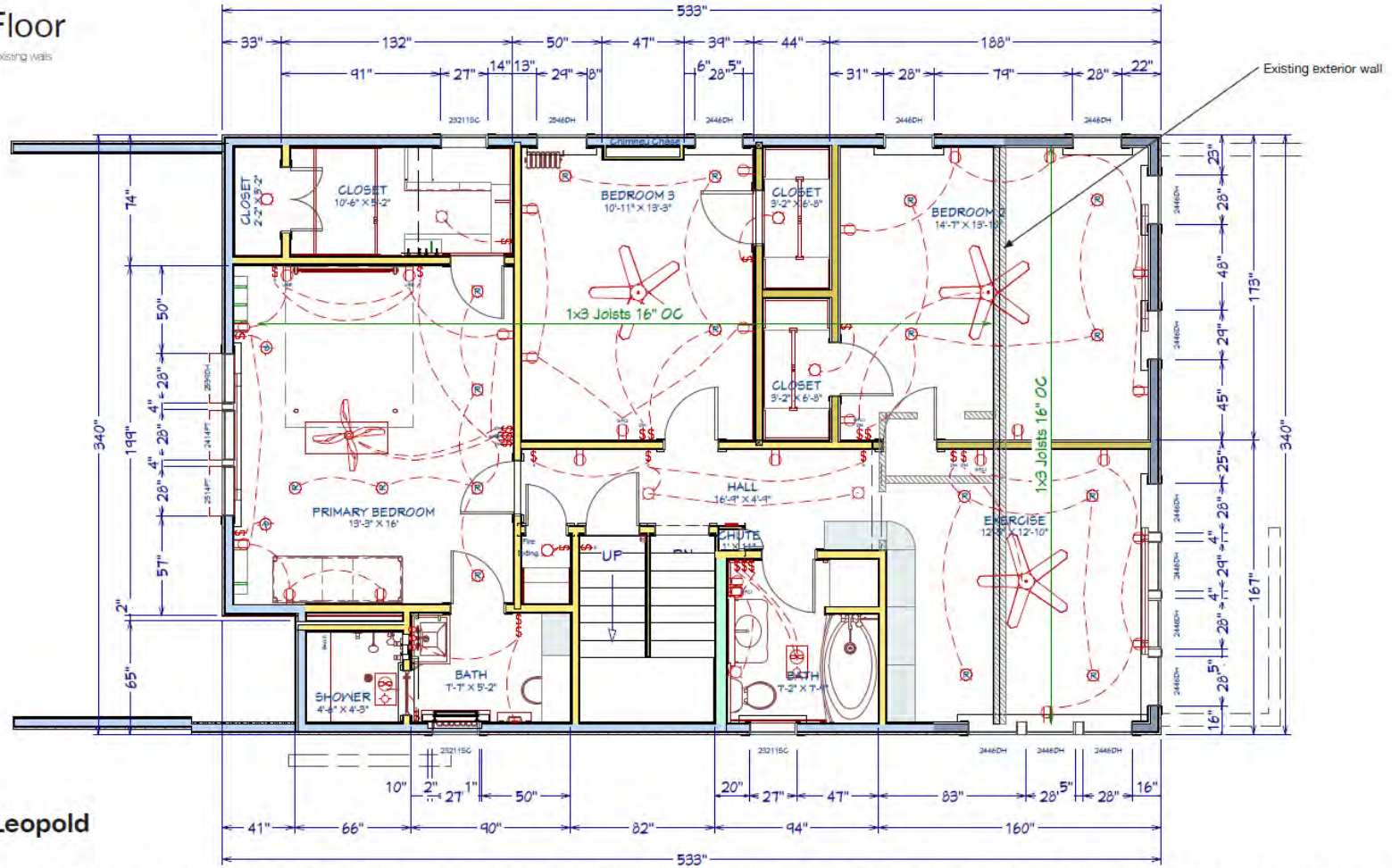


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Second Floor

Note: lighter colored walls are existing walls and will not be changed.



Alexander Leopold Lakewood, Ohio

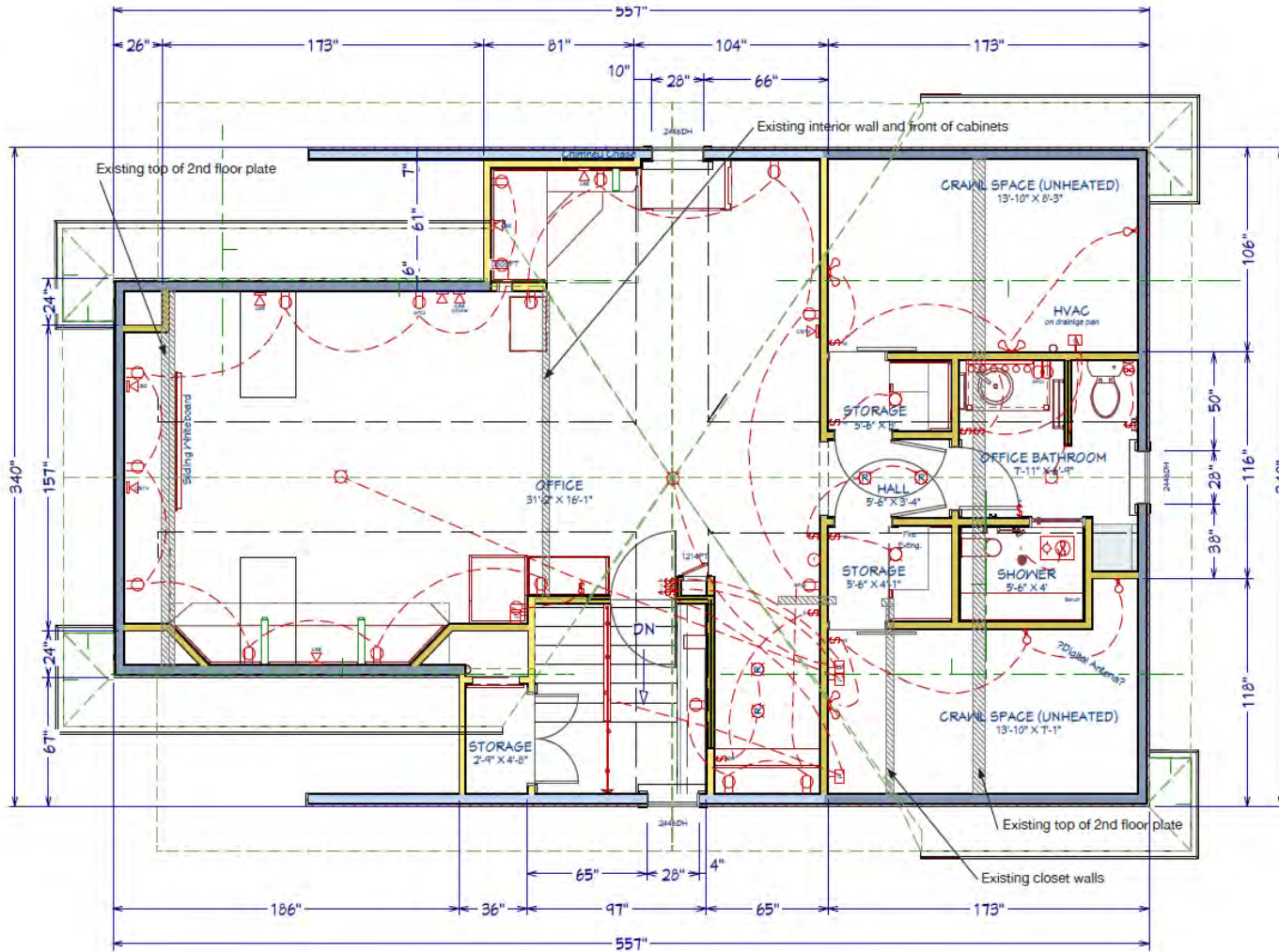
- Bedroom 2 and 3 were originally two rooms divided where bedroom 3's gold wall is being added. I'm quite sure there is a soffit enclosed beam, remaining from that original wall structure, along with trim covered posts along the walls.
- This floor's existing ceiling joists run front-to-back, unlike the basement and first floor's ceiling joists. I have the plans with both Christopher Jesinski, PE and Doug Perkins, PE for engineering review.
- The two existing bathrooms and bedroom 3 are retaining their steam radiators.
- I have already met with Brian Stack about replacing the steam in my bedroom (primary) with base board heat. Plus, adding it to bedroom 2, because of the radiator's odd placement, in the new room.
- Air conditioning is to be added to the bedrooms and exercise area. (Stack has done all of the house's HVAC for at least 30 years.)
- I've met with Dan Ritosa about the closets' shelves and doors. Plus, the built-in book shelves in the exercise area.
- The electrical, on this floor, has already been or will be updated before the remodel, except in the areas to be remodeled.
- Part of the existing west wall, at the south west corner, will need to be demolished to correctly frame the new windows.



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Third Floor

Note: lighter colored walls are existing walls and will not be changed



- Existing floor joists are 1 3/4" x 6" run front to back
New joist will probably need to run side to side to accommodate moving the wall from over the load-bearing wall the third floor plumbing.
- Existing roof rafters are 2" x 5 1/2"
- There will be two bathroom vent-fans and a room (whole house) vent fan on the flat of the third floor's ceiling, along with insulated AC flex ducts.
- There are already two vent stacks running through the roof
 - 1) in the crawlspace by stair landing's storage
 - 2) in the remaining full height wall right of the stairs, which is joined by a branch coming through the existing closet (behind the new knee wall of the lower right crawlspace)

Alexander Leopold
Lakewood, Ohio



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Home Addition

Above Third Floor

note: lighter colored walls are existing walls
and will not be changed.



- Flexible ducting for the office and primary bedroom air conditioning and office bathroom vents will be up here.

Alexander Leopold
Lakewood, Ohio



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Home Addition

Initial Proposal



existing



north



existing



south



west



east

note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering

note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering

Alexander Leopold
Lakewood, Ohio
built 1921

These plans and renderings were created by Alexander Leopold (home owner), in Home Designer by Chief Architect (v. 2022). Wall, room, and built in measurements are generally accurate to within an inch; the acceptance being the roof because Home Designer doesn't allow barrel roofs; the front lower roof is 18° and the existing upper is 36°, with an inverse barrel connecting them—the awesomely cool things that were done 100 years ago. The existing back roof has the same angles connected by a similar barrel, just at much shorter lengths. The front barrel will remain, the back barrel will be removed because it falls below the back addition's base roof line.



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existing



north



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note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering



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Home Addition

east



note: both new roofs are gable ends, the hip roof look is due to the software's perspective rendering



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existing



south



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Outside Materials

FRONT

historic-style asphalt roof shingles

BACK

white or charcoal cased skylight

galvanized steel C-gutters
white fascia boards and eaves

gray stained cedar half-round shingles, doubled at the bottom with a built-up flare to create a better drip edge and an architectural detail for the transition

gray stained cedar square-cut shingles

historic-style asphalt roof shingles
galvanized steel C-gutters
white fascia board

gray stained cedar square-cut shingles

stone stairs
red brick

redwood porch planks

all brackets and braces will be painted white

Double-hung, french casement, hopper, and tilt-turn windows will have white casings, medium brown Portobello colored sashes and muntins, and black hardware.

Alexander Leopold
Lakewood, Ohio



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CERTI-CUT™ Fancy-Butt Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL

Description: These shingles are 5" wide and are manufactured from 16" and 18" lengths. Clear heartwood; 100% edge grain; no defects.

Recommended Uses: On exterior and interior walls, roofs of 4:12 slope and steeper, wherever a decorative elegance is desired.

Roof Exposure: 5"

Wall Exposure: 7 1/2" for exteriors, 10" for interiors

Cuts: Shown are nine of the most popular designs. They can be combined to make an unlimited number of patterns. Fancy-Butt shingles can be custom produced to individual orders.

• These Fancy-Butt red cedar shingles are manufactured in accordance with standards established by the Cedar Shake and Shingle Bureau.



DIAGONAL FISH-SCALE DIAMOND SQUARE HALF COVE HEXAGONAL OCTAGONAL ROUND ARROW

• This is only a product description necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:

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Toll Free: 1-800-663-8301



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COLORSEAL FINISH OPTIONS

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All Watkins brand cedar shingles are available with ColorSeal finishes in Oil or Acrylic in a variety of custom colors, weathering options and warranties. After painting, our shingles are thoroughly oven dried before they're packed in a box for shipping. That means you can expect a flawless finish upon arrival.

Watkins factory finished, oven-dried, cedar siding benefits:

- UV protected, water repellent and mildew resistant
- Pre-painting and staining saves time and labor costs
- No costly weather or seasonal delays, can be installed all year long
- No overspray, dripping, splattering or cleanup problems
- Factory applied coatings give better adhesion to clean dry wood
- No color variation, lap marks, shrink lines, streaking or dirt pick-up



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Timberline HDZ® Shingles

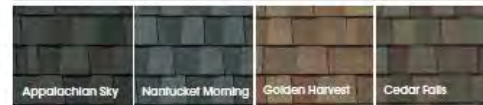
Benefits:

- LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test!
- WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- 25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.):** 13 1/4" x 39 1/4" (337 x 1,000 mm)
- Exposure:** 5 3/4" (143 mm)
- Bundles/Square:** 3
- Pieces/Square:** 24
- StainGuard Plus™ Algae Protection²** Limited Warranty
- Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; 2" Ridge; RidgeGlas®⁶
- Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3101, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3207
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s) owns the property where the qualifying GAF products are installed, for other ownership situations. Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/US for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and/or at least 3 qualifying GAF Accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/US for qualifying GAF products.

² Results based on study conducted by Ikema Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles in a 16-square foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/US for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 of line of manufacturers.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please call to see several full-size shingles.

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Home Addition



Pella® Lifestyle Series Wood Double-Hung Window

4.07 ★★★★★

(Based on 1705 Reviews)
Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home – from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Optional integrated security sensors for added peace of mind.



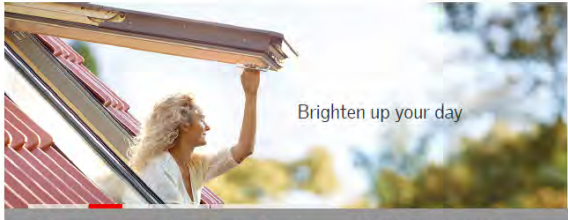
Specialty Windows

If you're looking for a window that functions differently than our standard offerings, consider one of our specialty windows for a product that is as unique as you are.



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More natural light and fresh air

Put fresh air at your fingertips with a top hinged VELUX roof window. A top hinged roof window is easy to operate - even with furniture beneath. The innovative top control bar allows you to install the window lower than an equivalent bottom-operated window to get an excellent view while standing and when seated.

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Reviews for Top Hinged Roof Window

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25 out of 27 (93%) reviewers recommend this product. [Write a review](#) for

Watch the operation



- Suitable for 15° to 55° roof pitch
- Enjoy panoramic views - while increasing your energy efficiency and natural ventilation
- Enjoy panoramic views - while increasing your energy efficiency and natural ventilation
- Convenient bottom handle for operation
- Increase th

<https://www.veluxusa.com/products/roof-windows/top-hinged>

Roof Windows



Top Hinged Roof Window - 1314



Roof Access Window - 1320

Roof Windows

- Greatly increase the amount of natural light and fresh air in your rooms
- Sleek outer appearance blends in with your roofing
- Top Hinged features a convenient bottom operation for in reach applications
- Roof Access Window offers easy roof access for repairs, maintenance, emergency and egress
- Roof Access Window features a locking device to keep window open so it won't fall shut

All optional components are included in the VELUX Roofing Price. If VELUX Roofing is not purchased, (locking must be ordered).

Roof Access Windows

All Roof Windows



See your home in a whole new light

Let fresh air into your home without having to worry about security or bad weather, even when you are away or sleeping. Pull the unique top control bar once and you will allow fresh, filtered air to enter through the ventilation flap.



- Easy access to outdoors
- Suitable for 15° to 85° roof pitch
- FK06 model swings open 90° angle to satisfy egress requirements for emergency escape

Reviews for Roof Access Window

★★★★★ 4.8 | 28 Reviews

25 out of 27 (93%) reviewers recommend this product. [Write a review](#) for

Top-Hinged and Roof Access Roof Windows



GGL/GGU/GPL/GPU/GXL/GXU + EDL/EDW



Roof of Customer



1436260000



Docket No. 05-22-22 (14011 Lake) Home Addition

Applicant proposes outdoor dining space.

City Notes:

- Proposal is also pending Planning Commission Approval



Docket No. 05-23-22 (18120 Sloane)

Outdoor Dining – Immigrant Son Brewery

Andrew Revy



Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery

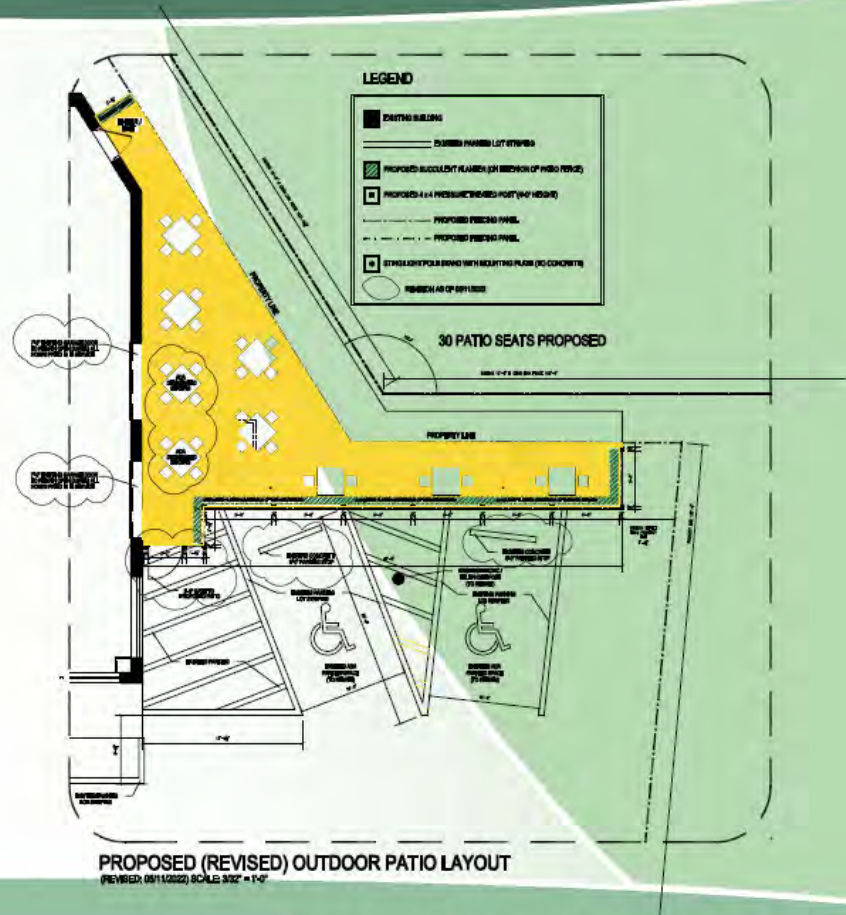
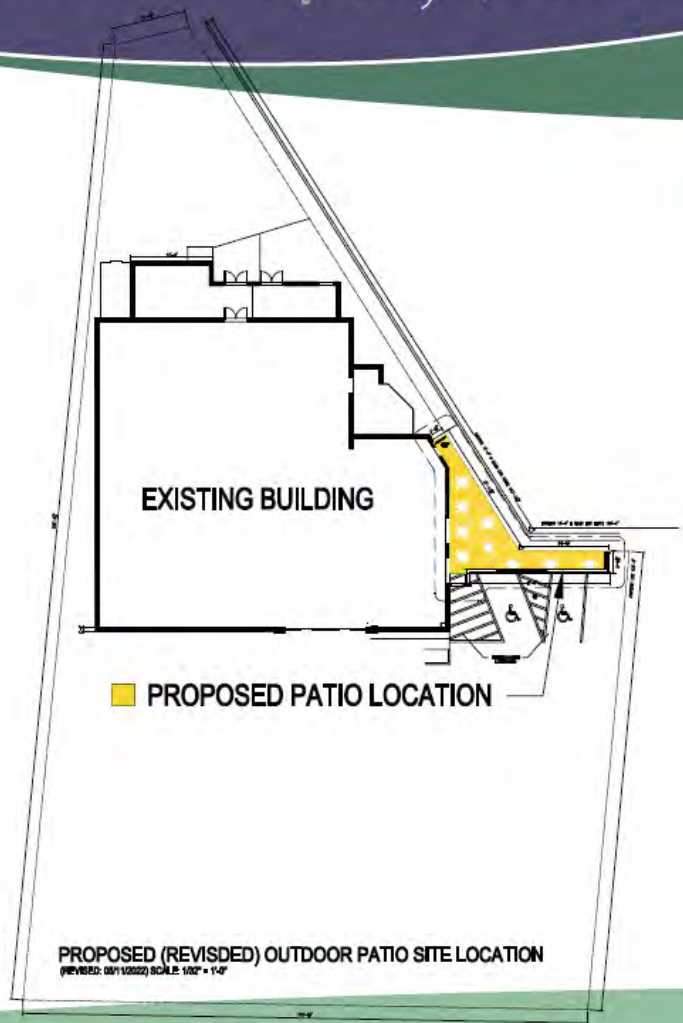


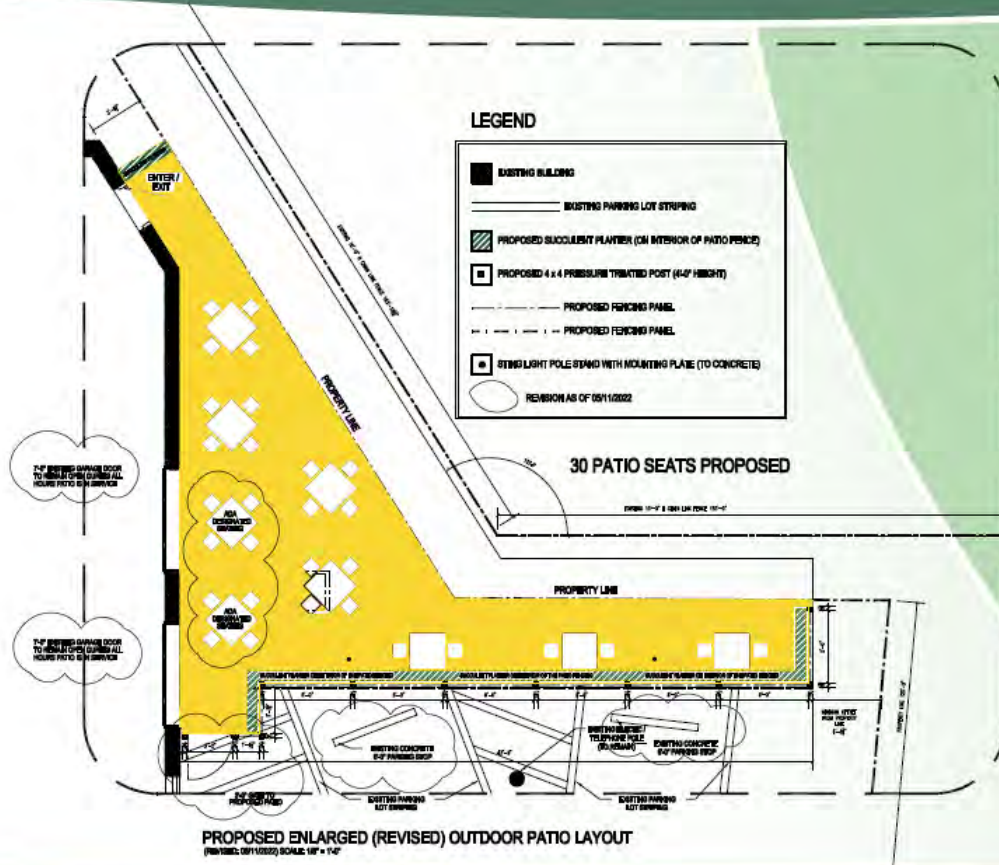
Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery











Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery

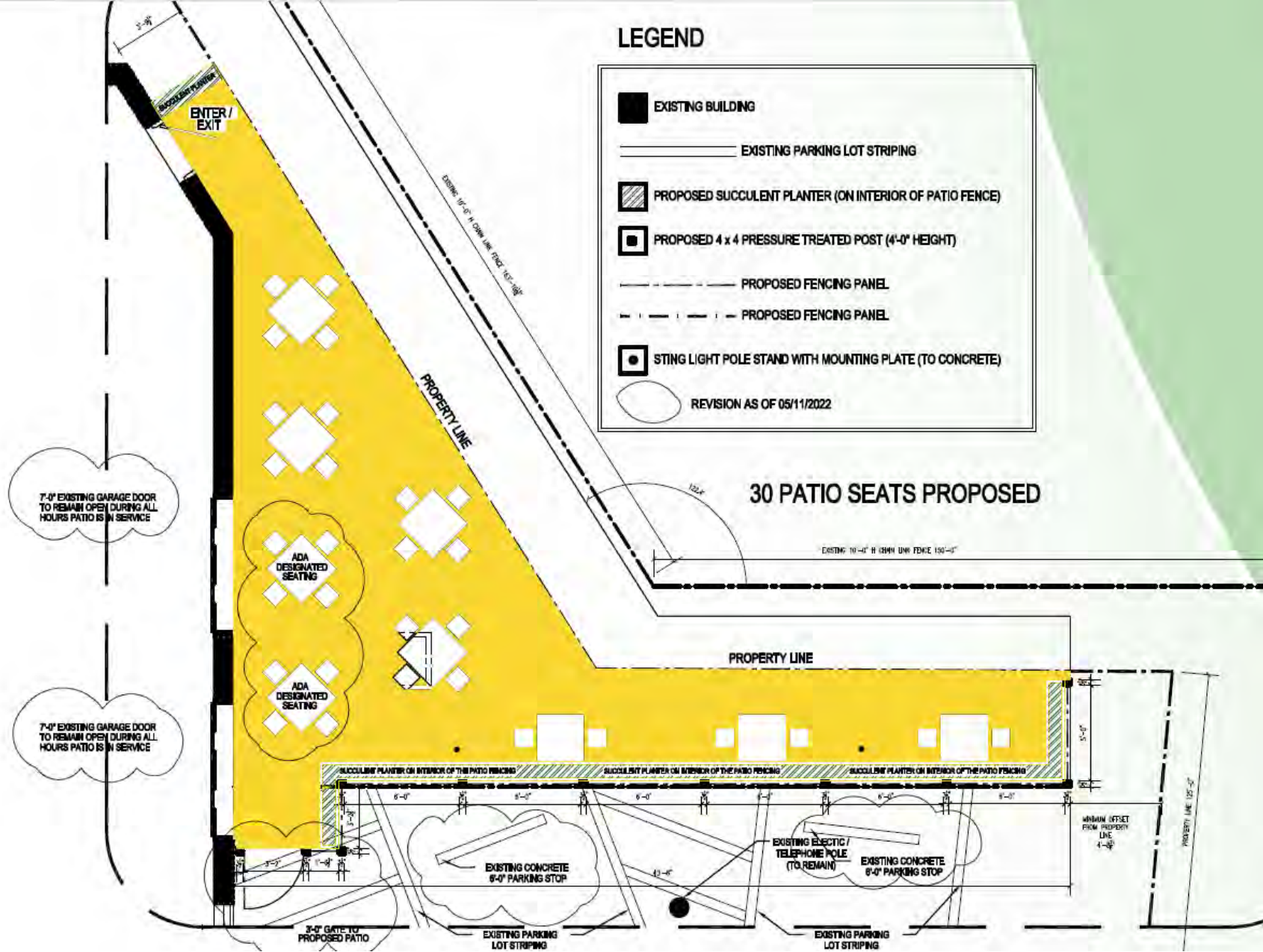






LEGEND

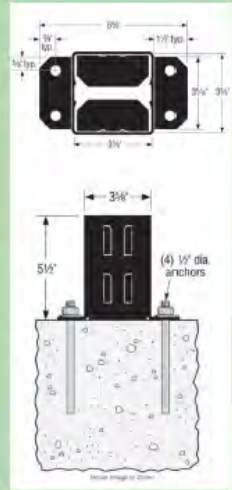
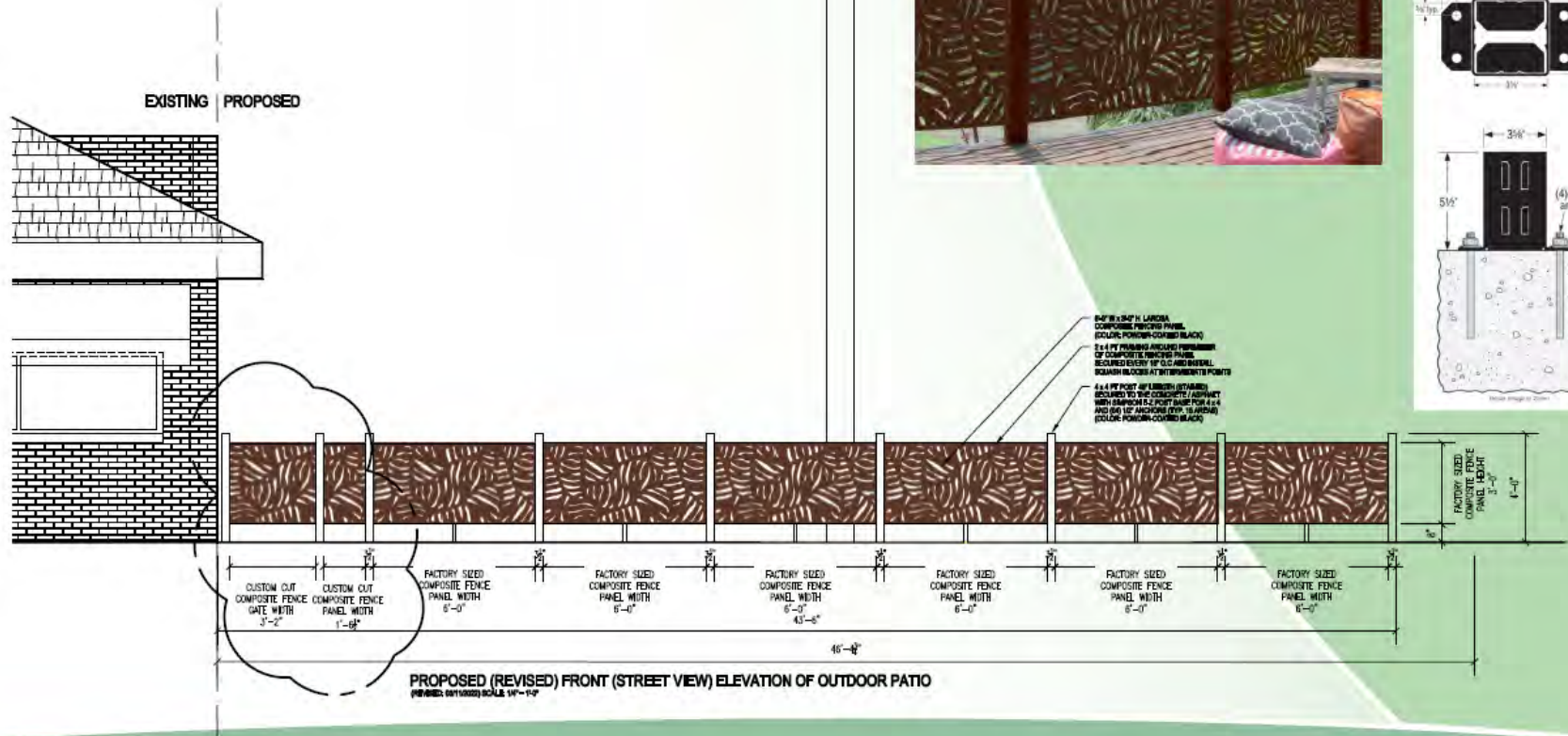
-  EXISTING BUILDING
-  EXISTING PARKING LOT STRIPING
-  PROPOSED SUCCULENT PLANTER (ON INTERIOR OF PATIO FENCE)
-  PROPOSED 4 x 4 PRESSURE TREATED POST (4'-0" HEIGHT)
-  PROPOSED FENCING PANEL
-  PROPOSED FENCING PANEL
-  STING LIGHT POLE STAND WITH MOUNTING PLATE (TO CONCRETE)
-  REVISION AS OF 05/11/2022

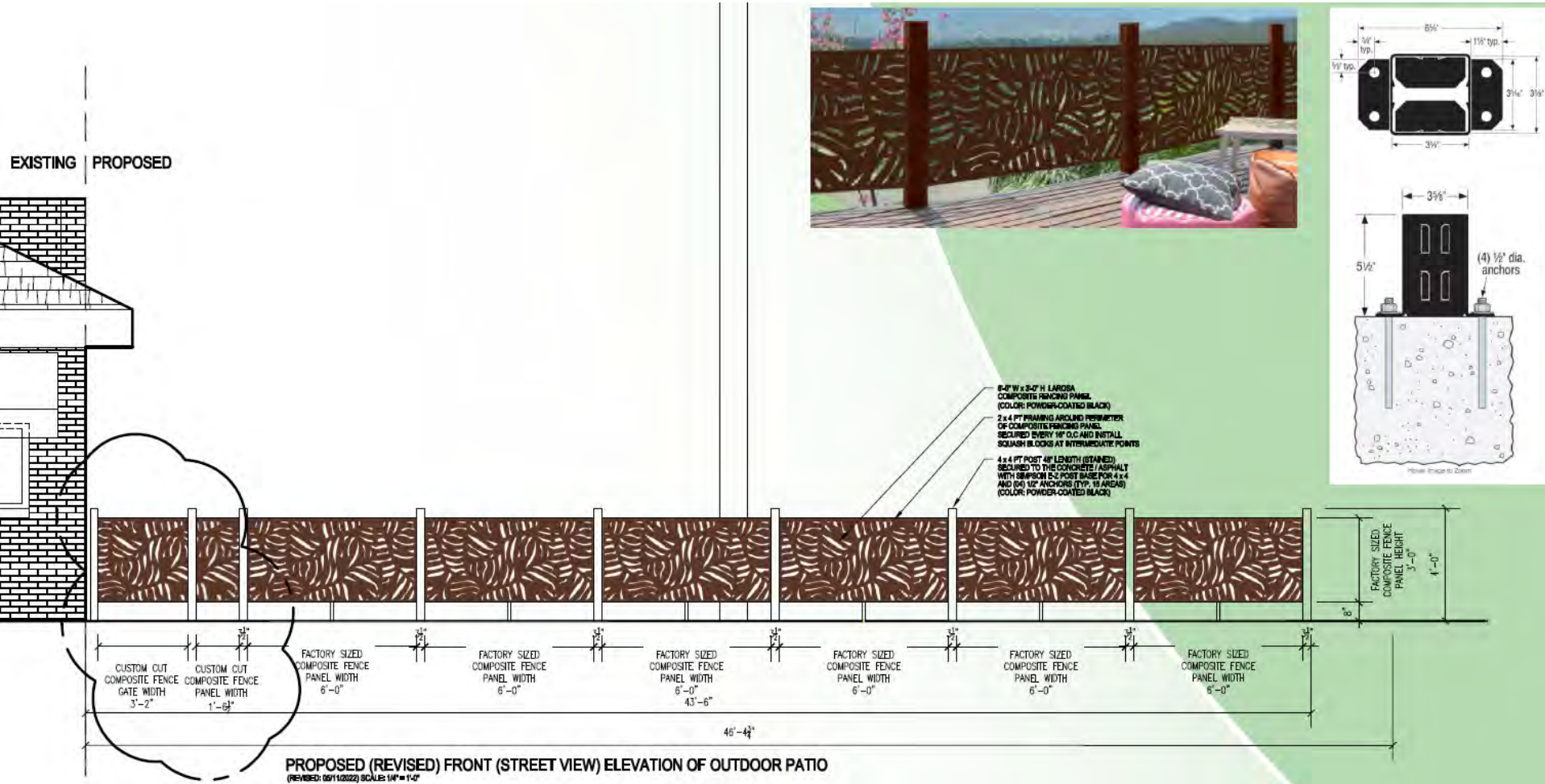


30 PATIO SEATS PROPOSED



Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery

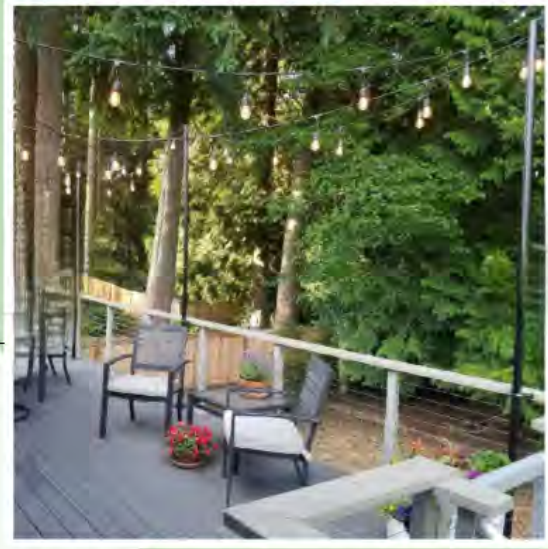
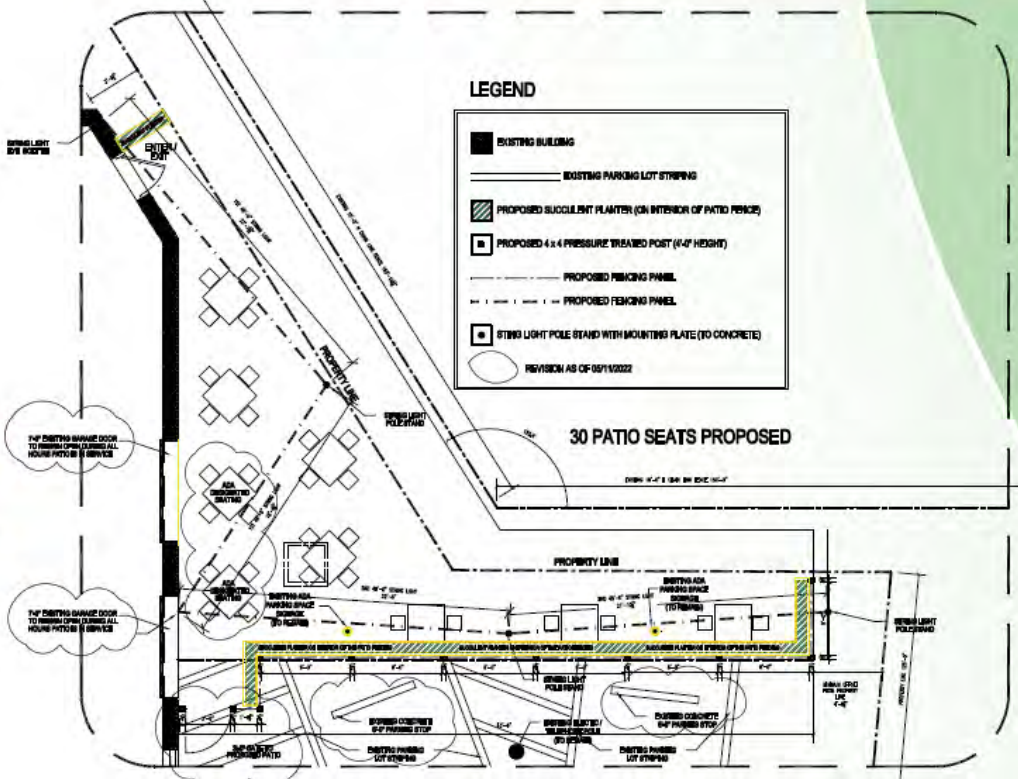


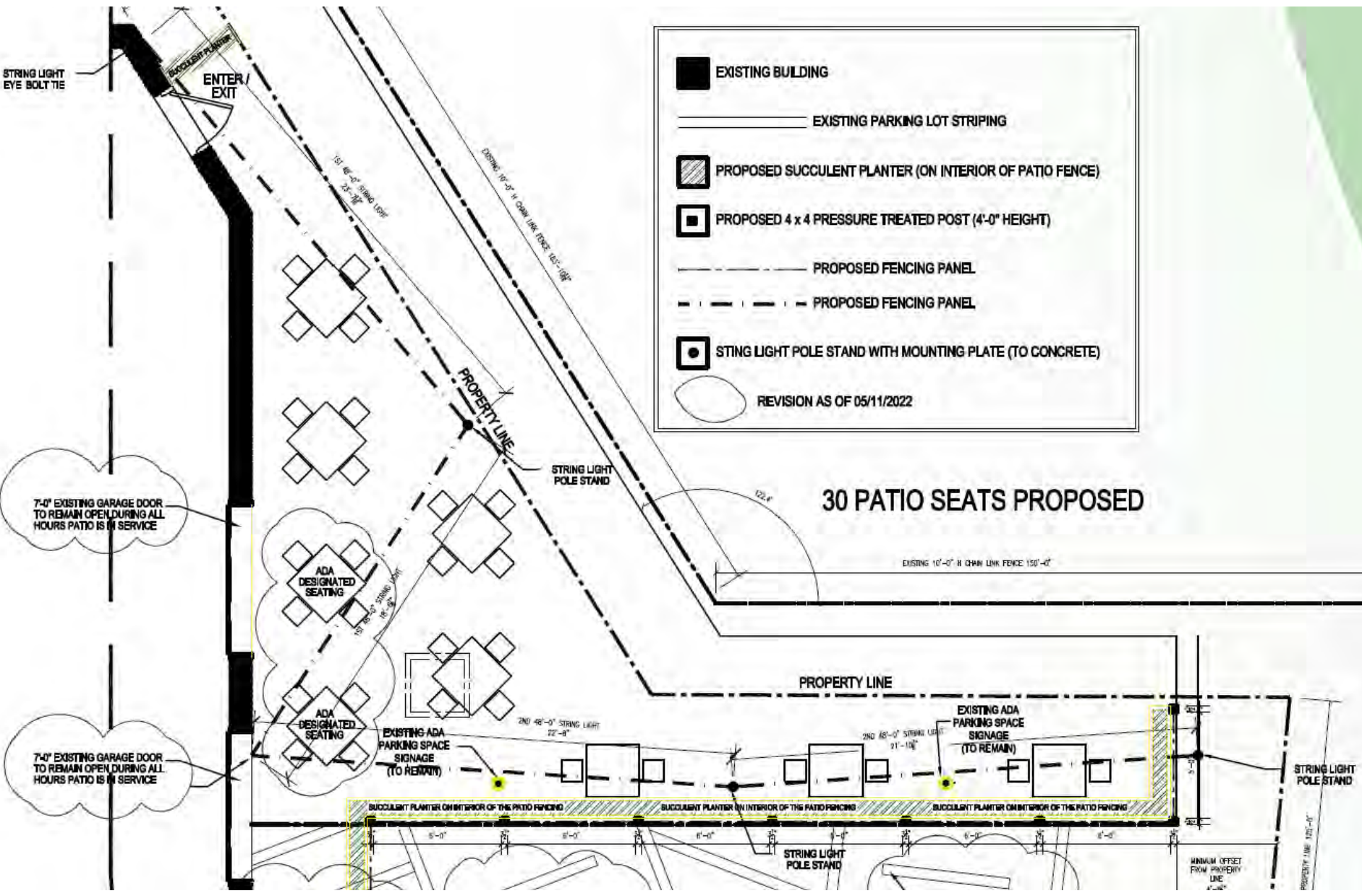


Docket No. 05-23-22 (18120 Sloane)

Outdoor Dining – Immigrant Son Brewery







EXISTING BUILDING

EXISTING PARKING LOT STRIPING

PROPOSED SUCCULENT PLANTER (ON INTERIOR OF PATIO FENCE)

PROPOSED 4 x 4 PRESSURE TREATED POST (4'-0" HEIGHT)

PROPOSED FENCING PANEL

PROPOSED FENCING PANEL

STRING LIGHT POLE STAND WITH MOUNTING PLATE (TO CONCRETE)

REVISION AS OF 05/11/2022

30 PATIO SEATS PROPOSED

7'-0" EXISTING GARAGE DOOR TO REMAIN OPEN DURING ALL HOURS PATIO IS IN SERVICE

7'-0" EXISTING GARAGE DOOR TO REMAIN OPEN DURING ALL HOURS PATIO IS IN SERVICE

ADA DESIGNATED SEATING

ADA DESIGNATED SEATING

EXISTING ADA PARKING SPACE SIGNAGE (TO REMAIN)

EXISTING ADA PARKING SPACE SIGNAGE (TO REMAIN)

SUCCULENT PLANTER ON INTERIOR OF THE PATIO FENCING

SUCCULENT PLANTER ON INTERIOR OF THE PATIO FENCING

SUCCULENT PLANTER ON INTERIOR OF THE PATIO FENCING

STRING LIGHT POLE STAND

STRING LIGHT POLE STAND

MINIMUM OFFSET FROM PROPERTY LINE 4'-0"



Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery

LIGHTING SPECS FOR 18120 SLOANE (OUTDOOR DINING-IMMIGRANT SON BREWERY)

RTTY Outdoor String Lights 100ft, G40 Led Patio Lights with 52pcs Bulbs, Waterproof Shatterproof Dimmable Hanging Globe Outdoor Lights for Cafe, Bistro & Backyard

Light Source Type	LED
Theme	Outdoor string lights waterproof
Indoor/Outdoor Usage	Outdoor
Occasion	G40 string lights outdoor, patio string lights, cafe string lights, bistro string lights
Power Source	Corded Electric
Color	Warm White
Special Feature	Waterproof, shatterproof, dimmable
Brand	RTTY
Light Color	Warm white

About this item

- **Shatterproof & Waterproof:** This globe outdoor string lights 100ft shatterproof is also known as cafe lights or bistro lights, it built with weatherproof technology, which can withstand extreme temperatures, rain, wind, and damp climates, durable for year round outdoor use.
- **Dimmable & Lightweight:** Rtty outdoor lights string is compatible with dimmer to dimming the brightness and create a warm ambiance to relax your mood. Made by flexible and durable wire, you can put this outdoor lights 100 ft at anywhere.
- **Connectable & Energy Efficient :** This market lights come with 9 ft lead with male plug, 1.8ft spacing between bulbs, 6 inch tail with female connector, total 100 foot and only 50W per set. You can connect it end to end 9 strands at max.



Docket No. 05-23-22 (18120 Sloane)
Outdoor Dining – Immigrant Son Brewery

Ronda HD #116HD

Designer: Aldo Ciabatti

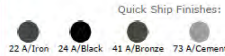


DETAILS



H	W	D	SH	AH	Lbs
32.5"	22.5"	25.5"	18"	26"	12.5

Heavy Duty Collection
 Outdoor/Indoor Stacking Armchair
 E-coated powder coat finish
[View RAL color chart](#)
 Frame: Tubular Steel
 Seat/Back: Extended Steel Mesh
 Stackability: 10



SHIPPING
 Master Pack Quantity: 4
 Master Pack Dimensions: 24"x26"x47"
 Master Pack Weight: 61 Lbs.
 Density: 3.6
 Master Cartons/Pallet: 6
 Freight Class:
 FOB:

muamericas LLC
 (800) 726-0368
 muamericas.com

Drink #807

Designer: Aldo Ciabatti



DETAILS

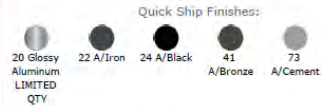


H	TS	Lbs
29.5"	48" x 32"	40

Outdoor/Indoor Umbrella Table
 Umbrella Hole Dia. 1 9/16"
 E-coated powder coat finish
 Top Thickness: 1 1/4"
 Top: Perforated Steel mesh
 Base: Tubular Steel Legs
 Assembly Required: Yes

SHIPPING

Master Pack Quantity: 1
 Master Pack Dimensions: 49"x34"x4"
 Master Pack Weight: 44 Lbs.
 Density: 14
 Master Cartons/Pallet: 10
 Freight Class: 92.5
 FOB: PA 17042



muamericas LLC
 T:(800) 726-0368
 muamericas.com



Cambi #801

Designer: Aldo Ciabatti



DETAILS

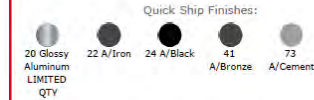


H	BW	TS	Lbs
29.5"	32.5"	32" Sq"	33

Outdoor/Indoor Umbrella Table
 Umbrella Hole Dia. 1 9/16"
 E-coated powder coat finish
 Top Thickness: 1 1/4"
 Top: Extended Steel Mesh
 Base: Tubular Steel Legs
 Assembly Required: Yes

SHIPPING

Master Pack Quantity: 1
 Master Pack Dimensions: 42"x33"x5"
 Master Pack Weight: 35 Lbs.
 Density: 9
 Master Cartons/Pallet: 15
 Freight Class: 100
 FOB: PA 17042



muamericas LLC
 T:(800) 726-0368
 muamericas.com



Docket No. 05-23-22 (18120 Sloane)
 Outdoor Dining – Immigrant Son Brewery

Applicant proposes renovation/addition to existing Church.

City Notes:

- Variance (side yard setback) approved in April by BZA.
- Property is listed as a non-contributing resource within the Birdtown Historic District.



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church
Travis Logsdon



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



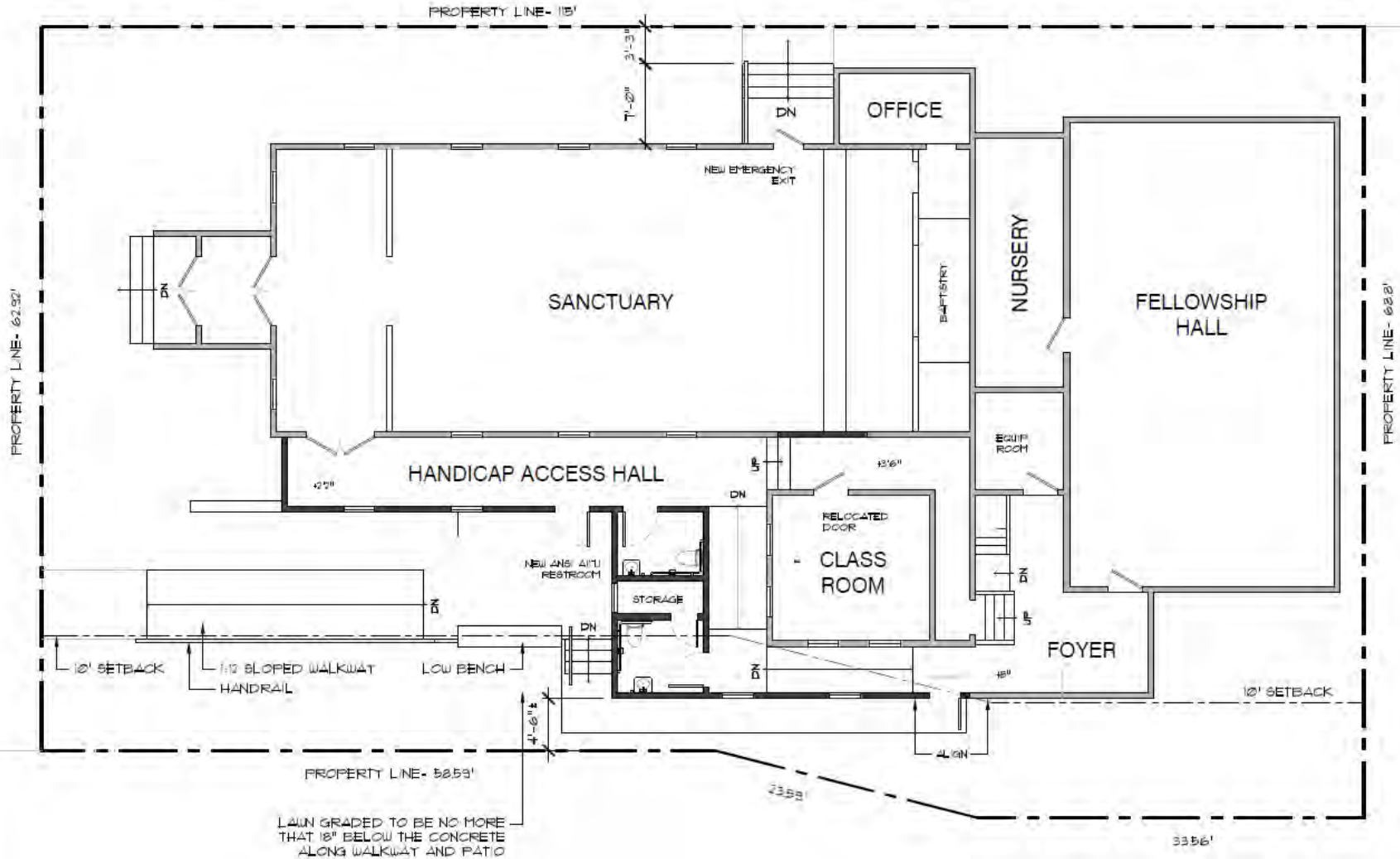
Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church

THRUSH ST

QUAIL ST



Docket No. 05-24-22 (2051 Quail)

Commercial Addition – North Coast Baptist Church



Existing Side Elevation
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Proposed Side Elevation
 1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
 Commercial Addition – North Coast Baptist Church



Existing Front Elevation

1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church

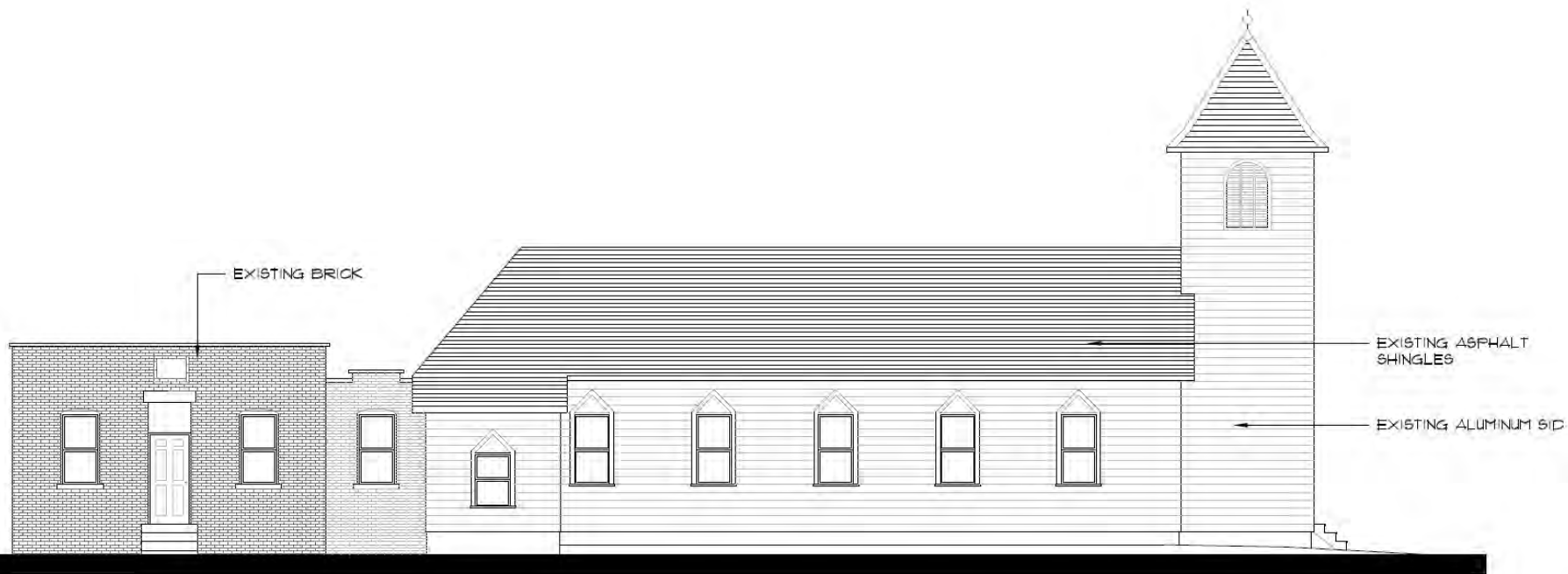


Proposed Front Elevation

1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
 Commercial Addition – North Coast Baptist Church



Existing Side Elevation

1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Proposed Side Elevation
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church

THE THOMAS BRICK COMPANY
8114 N. STATE ST. TULSA, OK
C192-Chester Blvd. Cleveland, OH 44115
T (918) 432-4125 F (918) 432-4125
www.thomasbrick.com

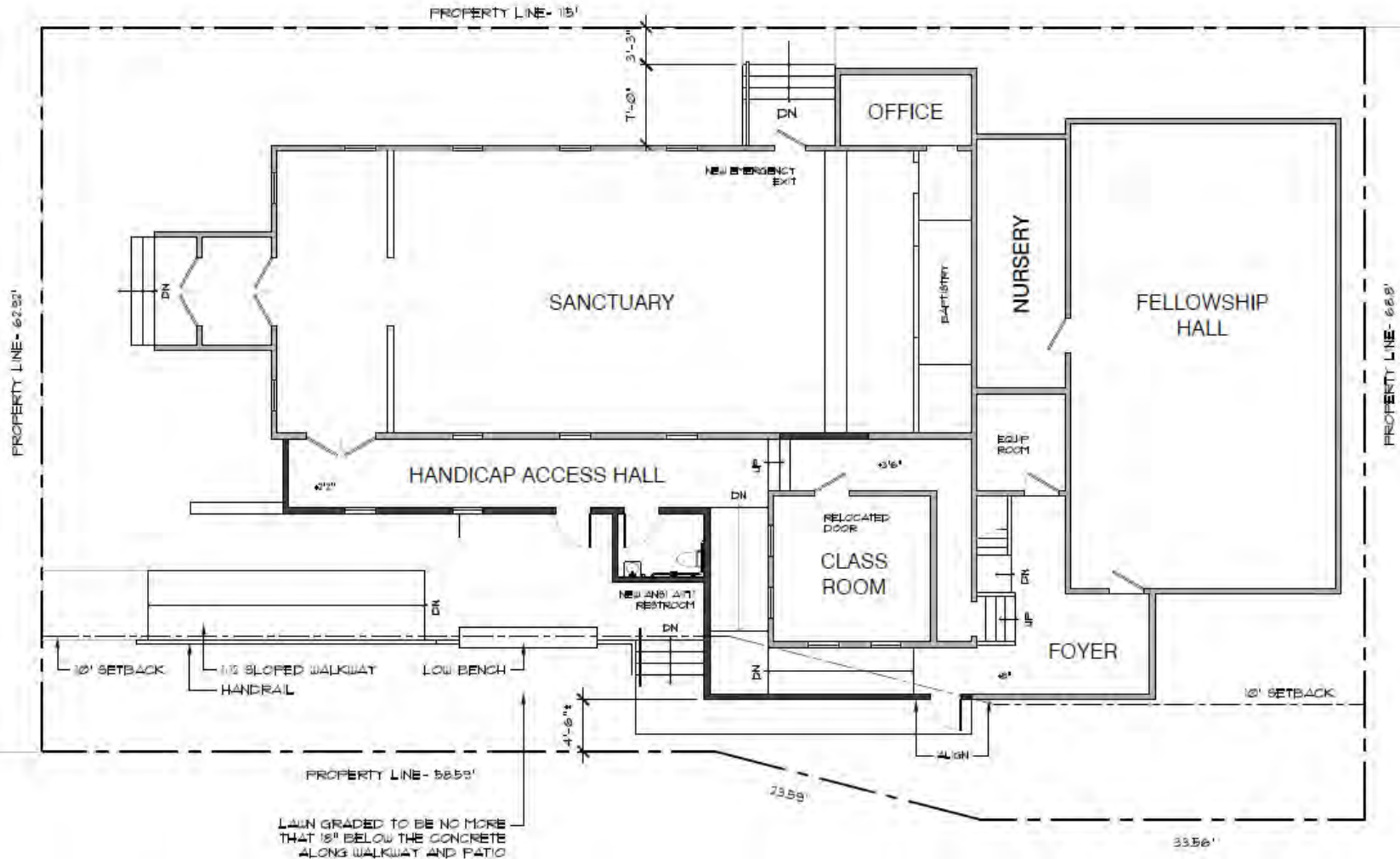
Glen-Gery Brick

Thin Brick Series
Aberdeen
1/2" Modular Thin



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church

QUAIL ST



Proposed Site Plan
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)

Commercial Addition – North Coast Baptist Church



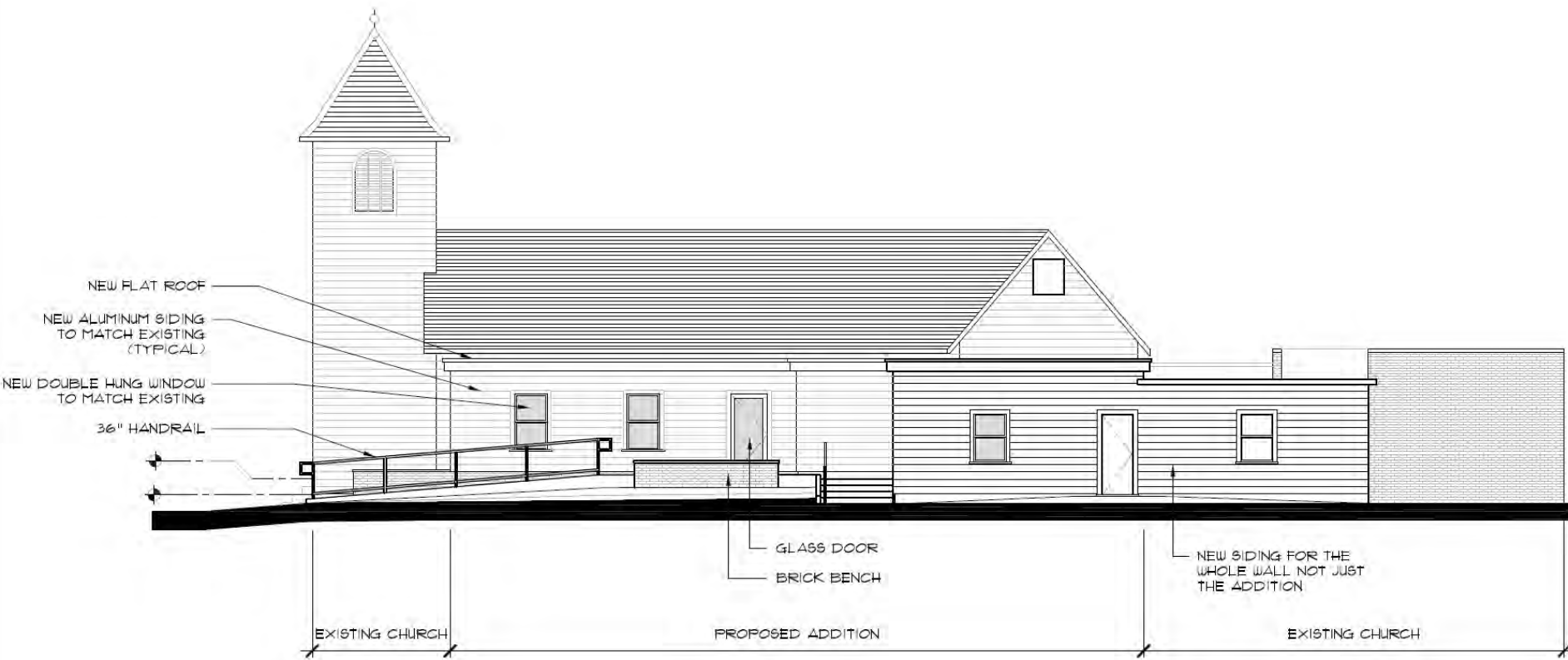
Existing Side Elevation
1/8" = 1'-0"



Proposed Side Elevation
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Proposed Side Elevation
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Existing Front Elevation
1/8" = 1'-0"



Proposed Front Elevation
1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)

Commercial Addition – North Coast Baptist Church



Proposed Front Elevation

1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)
Commercial Addition – North Coast Baptist Church



Existing Side Elevation

1/8" = 1'-0"



Proposed Side Elevation

1/8" = 1'-0"



Docket No. 05-24-22 (2051 Quail)

Commercial Addition – North Coast Baptist Church

Applicant proposes façade renovation.

City Notes:

N/A.



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building
David Maniet



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

LARK ST.

FIRST FLOOR
APARTMENT EXIT
SECOND FLOOR
APARTMENTS EXIT



Site Plan

1/8" = 1'-0"

SITE PLAN NOTES:

PROPERTY LINES LOCATED FROM CLIENT PROVIDED SURVEY.

DATED: OCT 25, 2018 AND COMPLETED BY EXACTAHOIO



Docket No. 05-25-22 (2011 Lark)

Commercial Renovation – Lakewood Public Hall Building



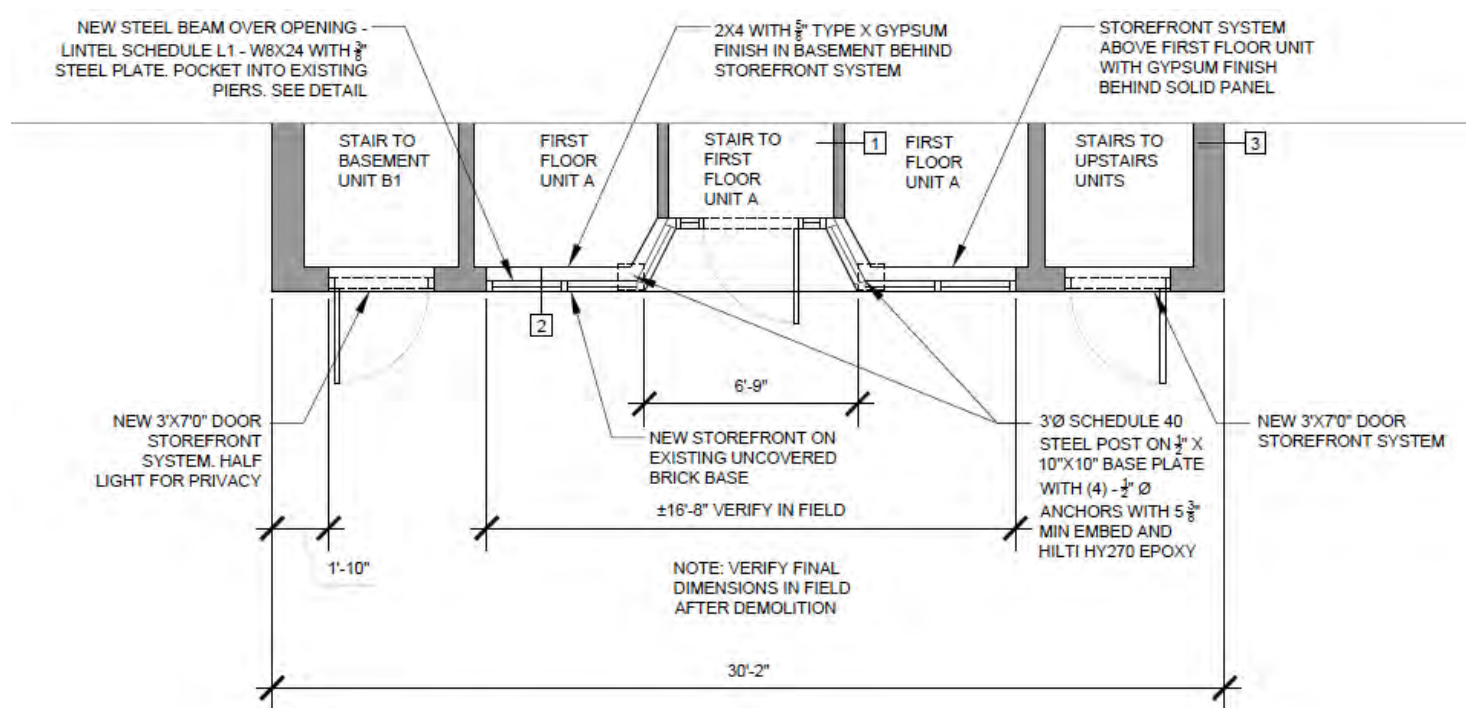
Existing Facade Photo



Existing Brick Found



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Proposed Facade Plan

$\frac{1}{4}$ " = 1'-0"

PROJECT NOTES:

REMOVE SIDING FROM EXISTING BUILDING FACADE

RESTORE GLAZED BRICK AND RESTORE IF POSSIBLE

REPLACE STEEL LINTEL OVER EXISTING OPENING - SEE DETAILS SHEET A2

DOORS AND FORMER STOREFRONT FACADE TO BE REPLACED WITH KAWNEER SYSTEM. COLOR TBD FRAMING WITH LOW - E GLAZING. TO SET ON HISTORIC LOCATION.

NEW 3'0"X7'-0" DOOR.

NEW PENDANT LIGHT FIXTURE AT CENTER INSET

NEW BLACK WALL SCONCE AT SIDE DOORS

REMOVE BLACK STEEL VENT IN BRICK BASE. TO BE MEDIA BLASTED AND POWDER COATED BLACK. NEW TILT IN AWNING WINDOW BEHIND.



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Proposed Building Elevation

1/4" = 1'-0"



Docket No. 05-25-22 (2011 Lark)
 Commercial Renovation – Lakewood Public Hall Building



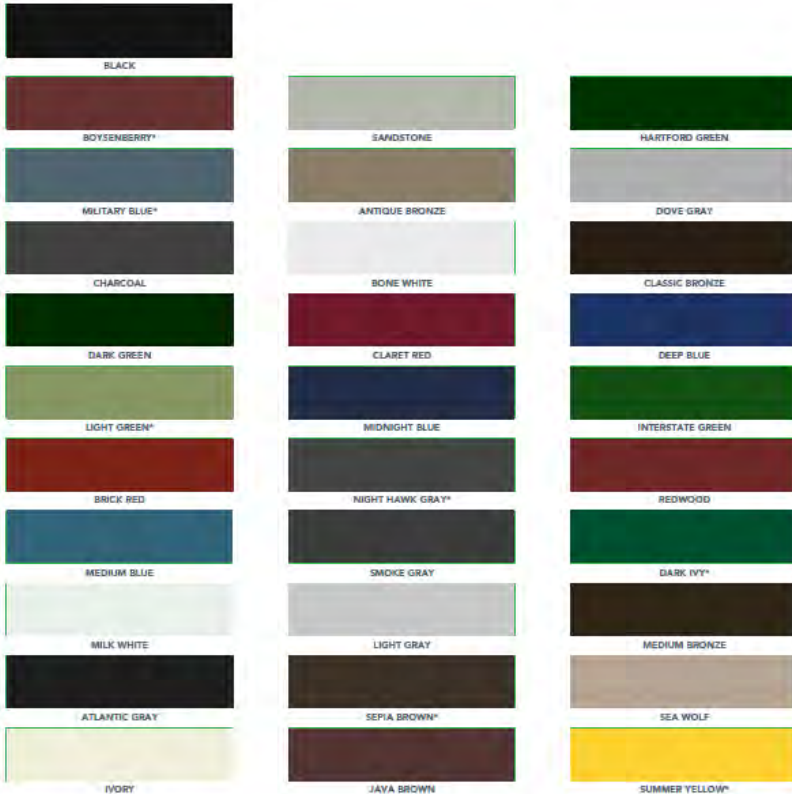
Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

PERMACOAT™ POWDER COATINGS

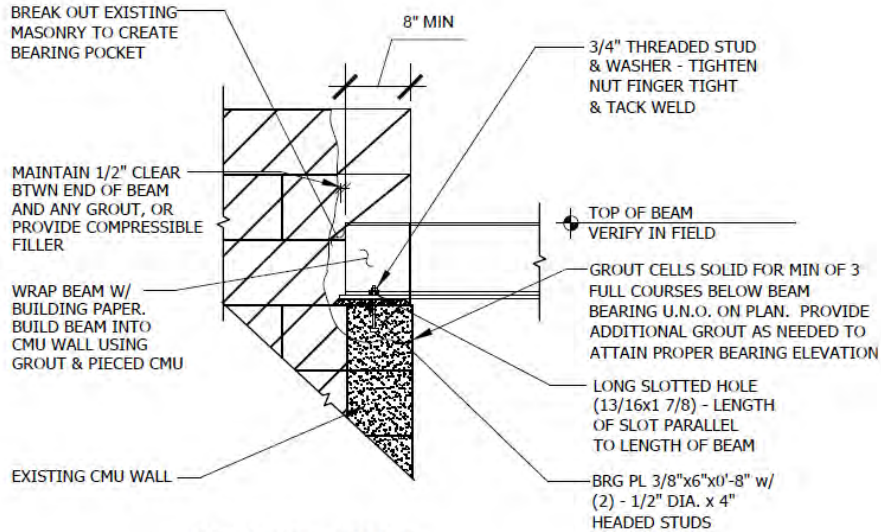
Solvent-Free Finishes
That Add High Performance,
Durability to Your World



*Denotes non-standard color



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



**BEAM BEARING
DETAIL @ EXISTING WALL**

1
A2

SCALE: N.T.S.

LINTEL SCHEDULE

MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x24 w/ 3/8" PL	EQUAL INFiLL FOLLOWING ERECTION 1/4 3-12	HOT DIP GALVANIZE BOTTOM PL.

LINTEL SCHEDULE NOTES:

- 1) PROVIDE 8" MINIMUM BEARING FOR ALL LINTELS, U.N.O.
- 2) PROVIDE MINIMUM OF 3 COURSES SOLID CMU BELOW LINTEL BEARING (UNLESS OTHERWISE NOTED).
- 3) CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
- 4) PROVIDE ADJUSTABLE MASONRY ANCHORS ON WEBS/FLANGES AT 32" O.C..
- 5) PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
- 6) REFER TO ELEVATIONS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
- 7) EXTEND BOTTOM PLATES FULL LENGTH (UNLESS BEARING PL. IS INDICATED IN SCHEDULE).
- 8) SHORE ALL CMU LINTELS UNTIL GROUT HAS CURED.
- 9) BOTTOM PL. TO BE 1" NARROWER THAN NOMINAL WALL THICKNESS U.N.O.
- 10) ALL BEAMS SHALL BE A992 WITH MIN Fy=50 KSI.

STRUCTURAL STEEL:

All structural steel beams and channels shall conform to ASTM A992 or ASTM A572 (gr. 50) except plate and angle sections which shall conform to ASTM A36, tubular sections which shall conform to ASTM A500 Grade "B" (Fy=46 ksi), and pipe sections which shall conform to ASTM A53 Grade "B" unless noted otherwise. Detailing, fabrication and erection shall conform to the latest AISC specifications. All structural steel which is not spray fireproofed shall be shop primed. Provide AISC standard connections using 3/4" diameter ASTM A-325 bolts. All welding shall be done using E-70xx electrodes in accordance the the latest AWS specifications.



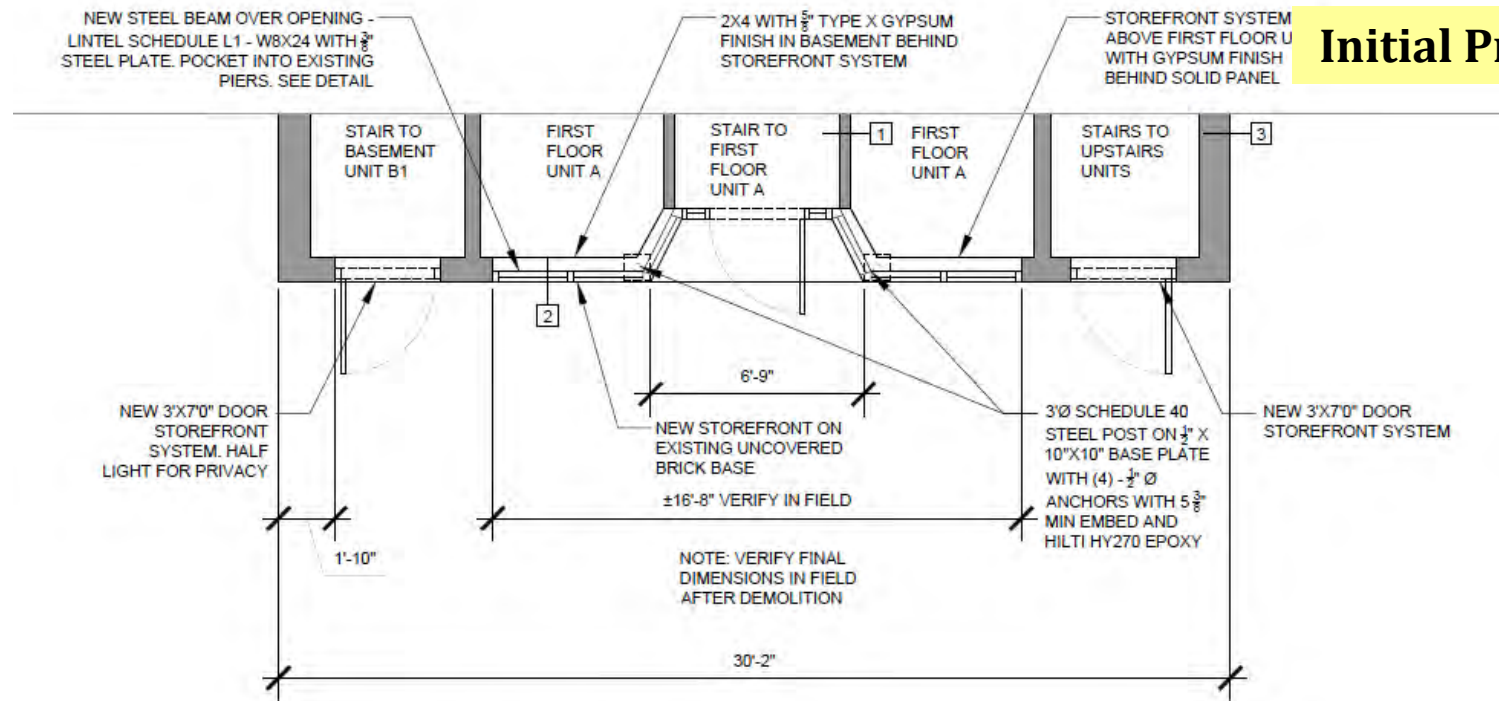


Existing Facade Elevation

1/2" = 1'-0"



Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building



Proposed Facade Plan
 1/4" = 1'-0"

- PROJECT NOTES:
- REMOVE SIDING FROM EXISTING BUILDING FACADE
 - RESTORE GLAZED BRICK AND RESTORE IF POSSIBLE
 - REPLACE STEEL LINTEL OVER EXISTING OPENING - SEE DETAILS SHEET A2
 - DOORS AND FORMER STOREFRONT FACADE TO BE REPLACED WITH KAWNEER SYSTEM. COLOR TBD FRAMING WITH LOW - E GLAZING. TO SET ON HISTORIC LOCATION.
 - NEW 3'0"X7'-0" DOOR.
 - NEW PENDANT LIGHT FIXTURE AT CENTER INSET
 - NEW BLACK WALL SCONCE AT SIDE DOORS
 - REMOVE BLACK STEEL VENT IN BRICK BASE. TO BE MEDIA BLASTED AND POWDER COATED BLACK. NEW TILT IN AWNING WINDOW BEHIND.





Proposed Building Elevation

1/2" = 1'-0"



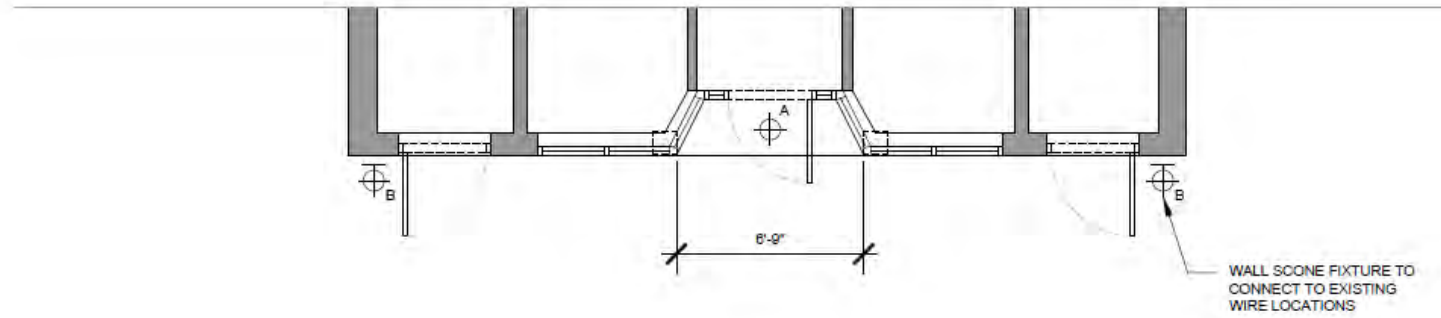
Docket No. 05-25-22 (2011 Lark)
Commercial Renovation – Lakewood Public Hall Building

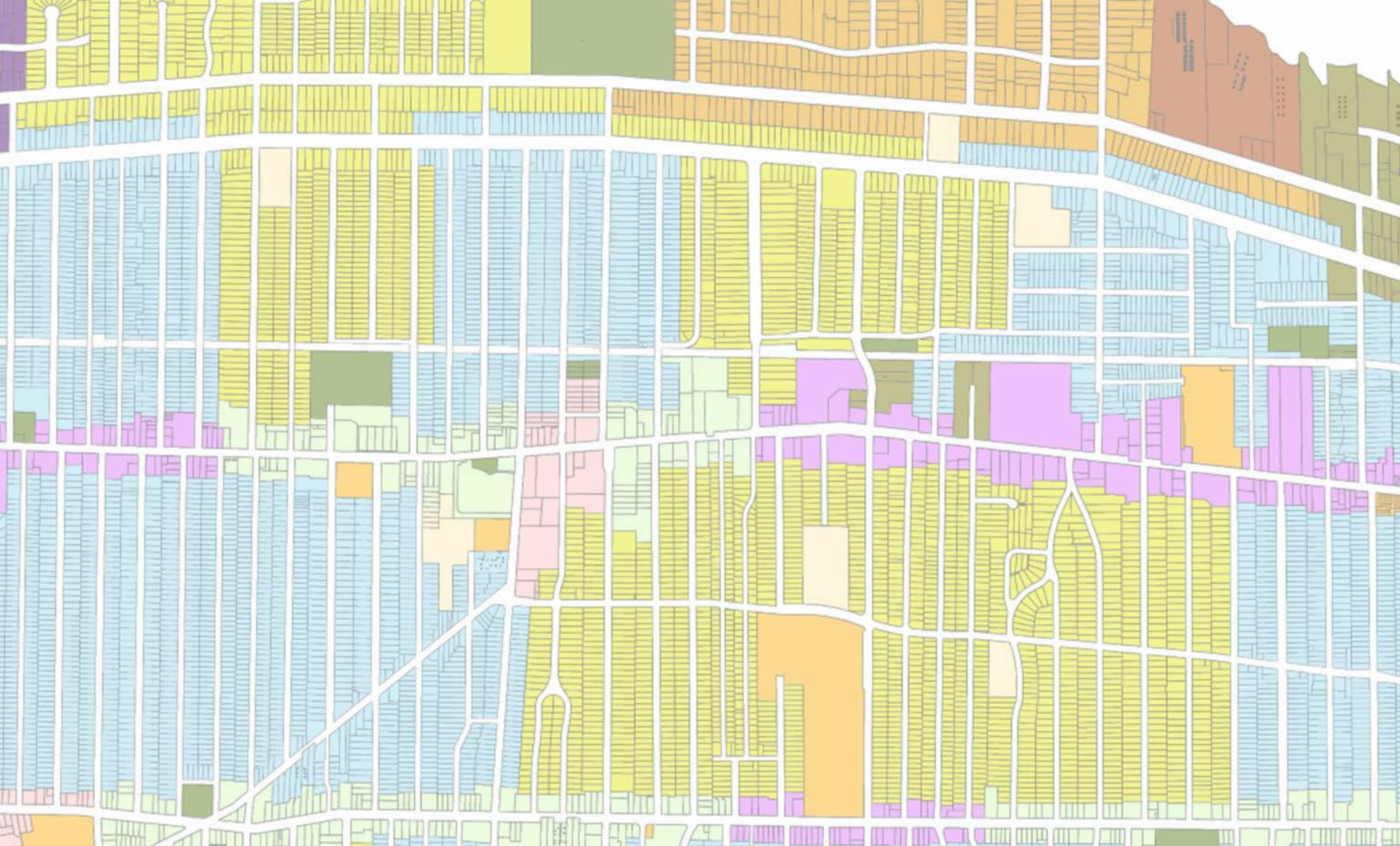
LIGHT FIXTURE SCHEDULE		
MARK	DESCRIPTION	QTY.
⊕ _A	DECORATIVE PENDANT FIXTURE - SINGLE 8W LED BULB	1
⊕ _B	DECORATIVE SCONCE FIXTURE - SINGLE 8W LED BULB	2

LEGEND

- | | | | |
|--|------|--|-------------------|
| SWITCH | Ⓢ | JUNCTION BOX | Ⓝ |
| LIGHT WITH EXHAUST FAN | ⓁⓋ | DUPLEX OUTLET, TAMPER RESISTANT | Ⓛ |
| SINGLE HEAD REMOTE EMERGENCY LIGHT | Ⓛ | DOUBLE DUPLEX OUTLET, TAMPER RESISTANT | Ⓛ |
| TWO HEAD EMERGENCY LIGHT | Ⓛ | GROUND FAULT CIRCUIT INTERRUPTING OUTLET, TAMPER RESISTANT | Ⓛ _{GFCI} |
| EMERGENCY SIGN WITH LIGHT | EXIT | FLOOR OUTLET | Ⓛ _{F.O.} |
| LIGHT FIXTURE - CEILING MOUNTED OR RECESSED - SEE SCHEDULE | ⊕ | | |
| TRACK LIGHT WITH HEADS | Ⓛ | | |
| SMOKE DETECTOR | ⓈⓁ | | |

GENERAL NOTES
 - VERIFY ALL FIXTURES AND LOCATIONS WITH CLIENT PRIOR TO PURCHASE
 - ALL LIGHTING TO USE LED LAMPS





Architectural Board of Review

Sign Review – May 2022

Applicant proposes new signage in C2 district.

City Notes:

- Comprehensive Sign Package approved (Dec '21 – Feb '22)
- Proposal includes mural sign (48 ft²) with supporting blade/projection sign (~6 ft²) for installation.



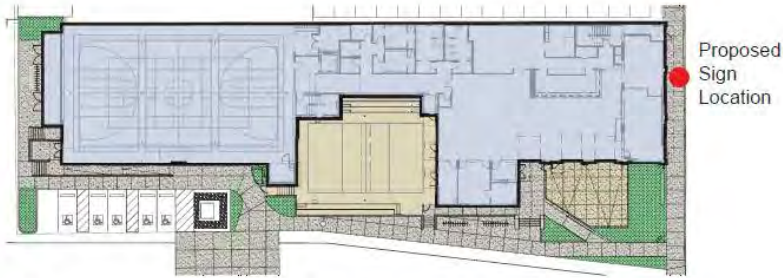
Docket No. 05-27-22 (1384 Hird)

Sign – Fieldhouse @ Studio West 117

Ken Esry

The Fieldhouse @ Studio West 117

ARB Signage Package- Proposed Mural & Blade Sign



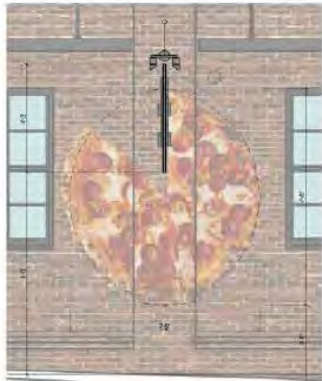
The Fieldhouse @ Studio West 117

Scale: Not to scale



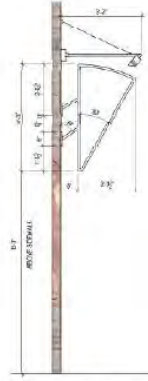
Perspective Facing North East

Scale: Not to scale



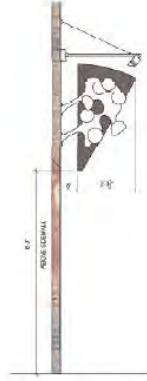
Mural Sign

Vinyl applied to brick
48 SF



Blade Sign Structure

1" tube steel welded to 6"x6" brackets at 60 degrees from wall.
1" tube steel structure



Blade Sign Face

1/8" steel welded to structure both sides. Painted to resemble crust and sauce. 3/4" plywood attached both sides, cut to resemble cheese & pepperoni. Pizza graphic wraps side of pilaster.



Light Fixture



East Elevation

Scale: Not to scale



SW STUDIO WEST 117

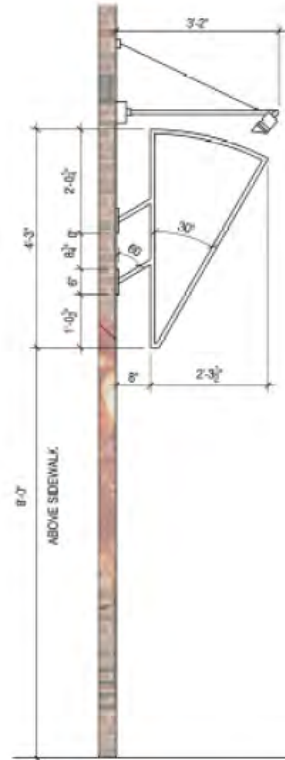


Docket No. 05-27-22 (1384 Hird)
Sign – Fieldhouse @ Studio West 117



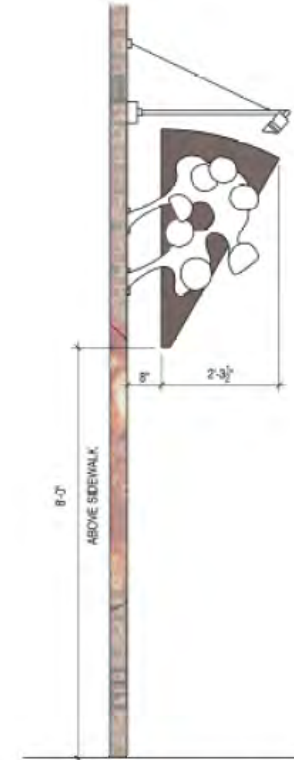
Mural Sign

Vinyl applied to brick
48 SF



Blade Sign Structure

1" tube steel welded
to 6"x6" brackets at 60
degrees from wall.
1" tube steel structure



Blade Sign Face

1/8" steel welded to structure
both sides. Painted to resemble
crust and sauce. 3/4" plywood
attached both sides, cut to
resemble cheese & pepperoni.
Pizza graphic wraps side of
pilaster.



Light Fixture



East Elevation

Scale: Not to scale

SW7 STUDIO WEST 117



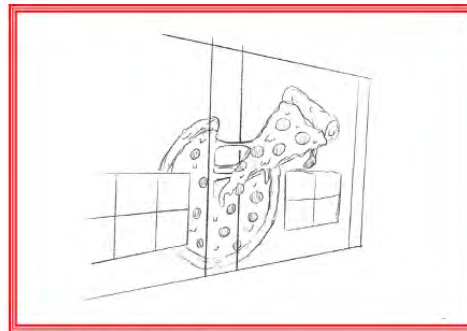
Docket No. 05-27-22 (1384 Hird)
Sign – Fieldhouse @ Studio West 117

Neon Sign



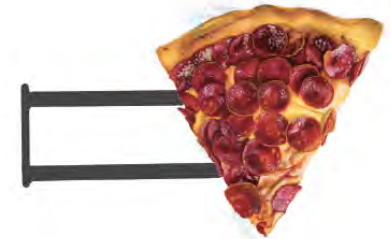
- Convert design to neon sign or backlit sign
- Change sword to arrow or remove

Mural Sign Hybrid



- Mural/ Sign hybrid
- Pizza Appears to be coming off the wall

Hand Painted Wood Panel



- Realistic pizza painted on cut out wood panel
- Lit by surrounding lights
- Pizza represents what is being served at window





Architectural Board of Review

May 2022