

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
AUGUST 8, 2024
5:30 P.M.**

1. ROLL CALL

Board Members

Chris Egervary
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

Staff

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

Hanna Cohan Plessner, Vice Chair was absent from the meeting.

2. APPROVE THE MINUTES OF THE JULY 11, 2024 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **APPROVE the July 11, 2024 minutes**. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

No items were summary approved.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 06-58-24

(C)

**Irene & Donald Ave.
Thoreau & Donald Development**

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

Susan Broadwater
Beegan Architectural Design
15703 Madison Ave.
Lakewood, OH 44107

Applicant proposes a planned development consisting of seven townhouse units and three single-family houses. (Page 4)

Paul Beegan, Beegan Architectural Design was present to explain the request. Staff revealed that that the applicant was approved for Preliminary Planned Development review with conditions as outlined in the City Notes (part of record). Mr. Wagner and applicant addressed the proposed balcony heights of the rear elevations; per the current

rendering and the Fire Department, the decks would not high enough. Discussion ensued about the drive aisle, water issues, railroad buffer, the north facades needed refinement, public sidewalk, liked the single-family home, colors, liked the direction of the design, landscaping, width of the drive aisle/driveway, garbage and snow removal, access for safety forces, location of a fence, concerned about pathway in close proximity to train tracks, etc. Public comment was taken.

Public Comments/Questions

- Do not want zoning changed to Planned Development, leave it residential.
- Cannot develop everything to increase the tax base.
- Thoreau Avenue is a busy street.
- Not enough parking.
- Neighborhood is crowded enough.
- Do not like the north driveway, should be moved to the south side.
- Six-foot fencing and five-foot buffers are not enough.
- Not opposed to project, needs work.

Letters received prior to the meeting had been distributed to the members (made part of record). Mr. Beegan disclosed the processes taken to reach the current proposal, stated that Mr. Baas, Secretary to the Planning Commission, had presented a very thorough analysis of the project, including setbacks and parking requirements, at the August 1st meeting, and addressed the publics' concerns. The Board members said the present hearing was for preliminary approval only; this was a first step in a long process, and they took the public seriously.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request for preliminary approval and return it to PC for review.** All of the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

5. Docket No. 08-69-24

**17514 Detroit Ave.
St. James Corporate College**

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

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Rd., #308
Berea, OH 44017

Applicant proposes the installation of a monument sign. (Page 13)

Sean Nugent, one of the owners of St. James Corporate Campus, and Mark Hannah, L3 Sign & Image/Dynamic Sign Co., applicant, were present to explain the request for a non-illuminated monument sign. The Board members asked how the different businesses would be differentiated when they shared the same street address. The sign would be positioned on a separate parcel and would not include the other approved business sign as pertained to total square footage.

Public comment was closed as no one addressed the item.

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

6. Docket No. 08-70-24

11818 Madison Ave.

RISE Dispensary

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

Iliana Kazandziev
 Agile Sign & Lighting Maintenance Inc.
 35280 Lakeland Blvd.
 Eastlake, OH 44095

Applicant proposes the installation of three new wall mounted signs. (Page 21)

Iliana Kazandziev, Agile Sign & Lighting Maintenance Inc., applicant was present to explain the request. Sign C had been removed from the proposal, leaving two signs. The board members said the proposal was appropriate. Public comment was closed as no one addressed the item.

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

- **Any additional window signage or graphics would have to return for further approval.**

All of the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 08-71-24 (R) 1464 Riverside Dr.

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

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

Applicant proposes the construction of a new home on a vacant lot. (Page 38)

Jeremy Dotson, Freedom Construction Services, representative, was present to explain the request; he was aware of the multiple zoning issues that required Board of Zoning (BZA) approval. It was disclosed that the garage would become part of the primary structure once attached to the new building, altering the setback requirements among other things. Discussion ensued about the current design proposal as revised since the August 1, 2024 pre-review meeting. The Board members said the massing remained too great for the lot/neighborhood. Approval from the Board of Zoning Appeals was required prior to final approval from ABR. Materials were discussed; cut sheets/samples and landscaping plan were requested. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **DEFER** the request. All of the members voted yea; the motion passed.

8. Docket No. 08-72-24 (R) 874 Beach Rd.

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

Daniel Margulies
 Daniel Margulies Co. Inc.
 14204 Detroit Ave.
 Lakewood, OH 44107

Applicant proposes renovation to the façade of an existing home. (Page 57)

Daniel Margulies, Daniel Margulies Co. Inc., applicant, and Terry Garvey, property owner, were present to explain the request as amended. The Board members liked the proposal, materials were discussed. Staff had no comments or questions. Public comment was closed as no one addressed the item.

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

9. Docket No. 08-74-24 (C) 16003 Detroit Ave. Huntington Bank

- () Approve
 - () Deny
 - () Defer
- Joshua Gonsalves
Vocon
2142 Prospect Ave. E.
Cleveland, OH 44115

Applicant proposes the construction of a new bank and parking lot. (Page 93)

Joshua Gonsalves, Vocon, applicant was present to explain the request, stated that approval was still pending from the Planning Commission (deferred from the August 1, 2024 meeting), the final parking and landscaping designs were forthcoming, and the building design/materials were presented. Discussion began with the site plan, possibly relocate the light pole at the pedestrian point (near the SE corner of the building), trash enclosure, transformer location, fence/hedge/screening requirements, stamped concrete, pedestrian pathway, width of vehicular ingress/egress, possible extension of the planter box along the Orchard Grove Avenue side, materials/colors. The Board members liked the direction of the proposal. Fred Hawk, Huntington Bank, requested verbal approval as purchase of the property was contingent upon it. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **DEFER** the request. All of the members voted yea; the motion passed.

10. Docket No. 08-73-24 (R) 2358 Northland Ave.

- () Approve
 - () Deny
 - () Defer
- Diane Bija
New Creation Builders LLC.
818 E. 73rd St.
Cleveland, OH 44103

Applicant proposes a demolition and then construction of a new 22'x20' garage. (Page 62)

Neither the applicant nor representative was present to explain the request. Staff outlined the project and confirmed the material palette had been submitted after the August 1, 2024 pre-review meeting. The Board members had no objections, said it was an appropriate garage for Lakewood, and were comfortable rendering a decision. Staff had no objections. Public comment was closed as no one addressed the item.

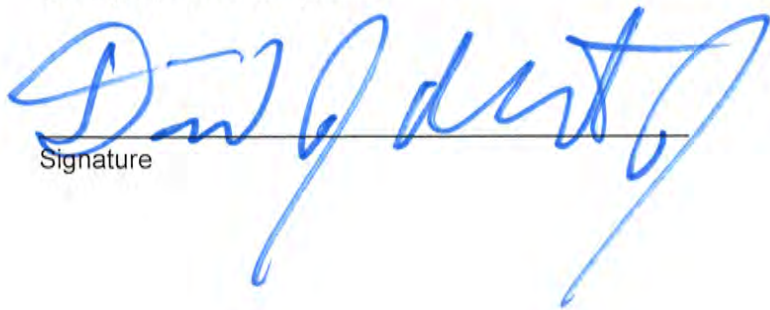
A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request with the following condition:**

- **The City of Lakewood’s Law Department reviews and approves ABR’s approval process.**

All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **ADJOURN at 8:07 p.m.** All the members voted yea; the motion passed.

A handwritten signature in blue ink, appearing to read "D. Maniet", written over a horizontal line.

Signature

9-12-2024

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. PAUL BEEGAN
- 2. Ben Kroeck
- 3. Pat Cichowicz / Pat Cichowicz
- 4. Don Davis
- 5. DAVE KERMADA
- 6. MARIL HARKMAN
- 7. SEAN NUGENT
- 8. Eliana Kuysh
- 9. Jeremy Dotson
- 10. Daniel Mazulis
- 11. Terri Garvey

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

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, August 8, 2024



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. JOSH GONSAVES
- 2. FRED HAWK
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- [Signature]
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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, August 8, 2024

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, August 7, 2024 10:59 AM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; amyjhaney@gmail.com
Subject: FW: Agenda: BBS/ABR/Sign Review

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood ABR agenda for the 08/08/2024 meeting.

Additionally, we weren't able to make it to the joint meeting yesterday for the downtown development due to the storm. Could you let us know if yesterday's meeting took place. If so, will there be minutes or a recording available? If not, do you know when it will be rescheduled?

Comments to Lakewood ABR agenda for the 08/08/2024 meeting:

- **Docket 06-58-24 Donald and Thoreau Development**
 - We appreciate the sidewalk connections to Donald and Thoreau avenues and the uniqueness of the site.
 - No additional comments to the updates made from the June ARB meeting submittal.
- **Docket 08-69-24 St James Corporate College.**
 - We suggest the Board and Applicant discuss the location of the sign to confirm there are no sight line issues when vehicles are exiting the parking lot.
 - Will the vertical address lettering be located on both side elevations?
 - Will there be any landscaping around or behind the sign?
- **Docket 08-70-24 RISE Dispensary**
 - No Comment
- **Docket 08-71-24 1464 Riverside Dr.**
 - No Comment assuming the property is zoned to allow the duplex and the proposed design does not exceed lot coverage requirements.
- **Docket 08-72-24 874 Beach.**
 - No Comment
- **Docket 08-73-24 2358 Northland.**
 - No Comment
- **Docket 08-74-24 Huntington Bank.**
 - Does this drive-through meet the city's stacking requirements?

- Can Additional landscaping in the rear grassy area including trees that can be of a significant size be added?
- Consider increased landscaping on the façade and western entryway off of Detroit.
- Can the applicant provide information on the trash enclosure materials since it will have a line of sight to Detroit.

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Thursday, August 1, 2024 7:09 AM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Subject: Fw: Agenda: BBS/ABR/Sign Review

Ian Andrews
Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



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Upcoming Events:

7/26 – [Front Porch Concert Series: S.Y.S.](#)

8/8 – [Knowing Your Home: Floor Refinishing](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Sent: Wednesday, July 31, 2024 10:55 AM
To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Subject: Agenda: BBS/ABR/Sign Review

Good morning,

Please click on the link to view the August 8, 2024 BBS/ABR/Sign Review meeting. The pre-review meeting will be held Tuesday, July 2, 2024 in the East Conference Room at 4:00 p.m.

https://www.lakewoodoh.gov/wp-content/uploads/2023/12/BBSARBAgenda_080824.pdf

Thank you.

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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Johanna Schwarz

From: Benjamin Kroeck <kroeckbw@gmail.com>
Sent: Monday, August 5, 2024 5:57 PM
To: Planning Dept
Cc: Cindy A. Marx
Subject: 06-58-24 - Irene/Donald Development

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

I'm writing to submit a comment for Docket No. 06-58-24 for the upcoming ABR meeting. My name is Ben Kroeck, homeowner and resident at 1237 Thoreau Rd, Lakewood, OH 44107, along with my wife and two children under the age of five. We have lived here since 2015.

Our concern with the plans as proposed are simple, we feel the building zone as it stands at R-2 is why we moved into this neighborhood and specifically this street. We see no reason for this property to be rezoned to Planned Development. We chose to live in our residential neighborhood and expect that the zoning code will be enforced.

We walk everyday to Cove Park entering across the street at the proposed exit. Traffic on this street is already a safety concern. After meeting with Councilwoman Marx to discuss this project, I understand if rezoned then the Planned Development would also have to hire their own refuse removal and snow removal leading to additional traffic since it will be a private drive. Ten units total would likely mean a minimum of an additional twenty cars, plus all of the additional traffic of deliveries, visitors, etc. Our street is already a busy thoroughfare for fire/rescue with the Fire Department behind us on Clifton and Police reporting to their station on Detroit. We do not need additional traffic as there are many young families that live here like us and walk everyday to Cove Park entering off Thoreau.

I understand that this parcel has every right to be developed, but I think it should be done within our existing code. Please do not rezone these parcels. Allow as many single family homes as can reasonably fit, but building townhomes in this residential community does not take into consideration us as existing neighbors.

Perhaps the private drive should also run along the railroad tracks to take into account the existing neighbors? Look forward to additional engagement as this process continues.

Sincerely,
Ben Kroeck
1237 Thoreau Road
Lakewood, Ohio 44107

Johanna Schwarz

From: Dave Kermode <dwkermode@gmail.com>
Sent: Thursday, August 1, 2024 9:19 AM
To: Planning Dept
Subject: Planning Commission Docket No. 06-21-24
Attachments: Docket No. 06-21-24 - Kermode Adjacent Property Comment (8-1-2024 Meeting).pdf

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

Good Morning,

I'm writing to submit a comment for Docket No. 06-21-24 for the upcoming August 1, 2024 meeting of the Lakewood Planning Commission. My comments and concerns regarding the updated proposal can be found in the attached pdf.

Please let me know if you have any questions.

Thanks,
Dave Kermode
1286 Thoreau Road
Lakewood, OH

Dave Kermode
1286 Thoreau Road
Lakewood, OH 44107

August 1, 2024

City of Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No: 06-21-24

Members of the Planning Commission:

I am writing in response to the upcoming second conceptual review of the proposed development intended for parcel 312-26-102. I reside at 1286 Thoreau Road in Lakewood and am the owner of the adjacent parcels immediately to the north of the proposed development, 312-26-122 and 312-26-123.

Based on the submitted plans, I have several new and remaining concerns regarding the updated conceptual plan for the proposed development:

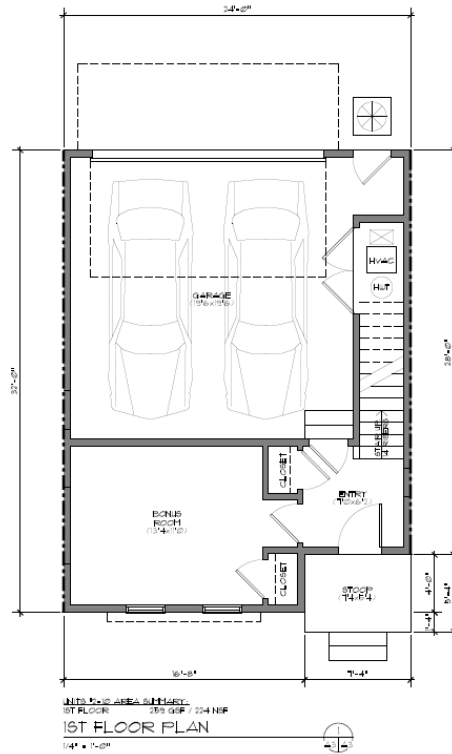
- The updated plans continue to offer no acknowledgement of the existing site topography, which slopes downward from southeast to northwest. The site plan offers no indication of any necessary retention walls to support the proposed 20' roadway, other necessary grading or planned site drainage. Lack of detail regarding necessary retention walls, site grading and drainage makes any fuller assessment of resulting impact to adjacent properties impossible as presented.

Examples of the lack of grading consideration as presented in the developer's own conceptual plans:

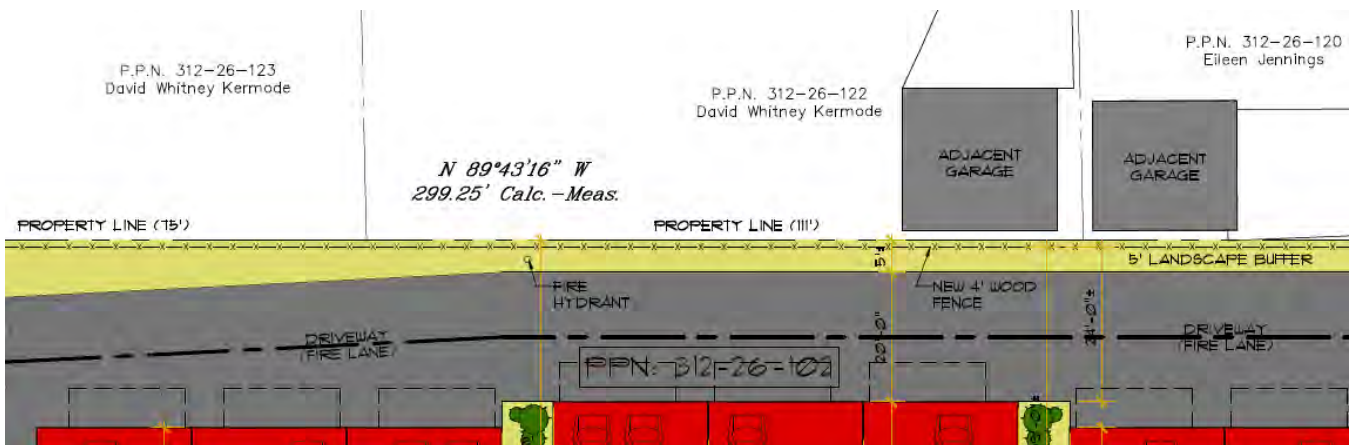


Per the following developer-submitted townhouse floor plan, the south-facing entry door would be on the same level as the garage bay on the northern side. As rendered, the view from the west shows a

meaningful site drop off at what would be the level of the garage bay with no indication of planned grading or retention walls to make this feasible. A sample of the proposed ground floor townhouse plan is below.



- The proposed five foot grass strip along the northern property line adjacent to the proposed 20' wide through roadway is wholly inadequate for any meaningful screening. Further, the plans as presented appear to lack any planned landscaping apart from a four foot fence and grass seed for the strip between the proposed roadway and the northern property line. A four foot fence won't serve as any impactful screening from north facing building lighting, HVAC units located outside the ground floor doors on the north, headlights and taillights from the 11 north facing garage bays, and general vehicle traffic from a new east/west 20' wide through roadway from Donald Avenue to Thoreau Road.



The limited setback and close proximity of the proposed roadway needlessly places the onus of any required screening on adjacent property owners. With the introduction of vehicle access for 11 new residences, including waste removal and service/seasonal plowing vehicles, introduces wintertime road salt to already installed landscaping by adjacent owners that would require seasonal protection such as burlap wrapping to protect against detrimental impacts of road salt not currently necessary.

- The proposed maximum building height of 40' 8" feet is 5' 8" feet over the current height limit for an R-2 district. Further, without acknowledgement of necessary grading or retention walls the full impact of the proposed height variance request is likely meaningfully greater for property owners along the northern parcel boundary.
- The proposed development appears to run counter to the reported intent of the Planned Development guidelines from the City of Lakewood Planning and Zoning Code, which states (emphasis mine):

*1156.01 Purpose - (a) Planned Development (PD) zoning is intended to encourage orderly development and redevelopment of property, while allowing more flexibility and creativity in design to achieve high quality, integrated site planning not otherwise possible under the constraints of normal zoning requirements **without detriment to neighboring properties.***

*1156.02 Location of Planned Developments - (c) Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged **provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.***

For the above reasons I remain strongly opposed to the second conceptual plan for the proposed development as presented.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Dave Kermode

A lot of the specific design critiques following regarding mainly pertain to adjacent property owners being placed next to the service access drive, which includes 11 two-car garage bays, a 20' wide asphalt driveway, placement of HVAC units, placement of higher and more intensive commercial driveway lighting, among other detrimental elements. If these were to be flipped, with these uses along a dead end driveway (ending short of the sewer line that descends to Donald Avenue) on the south site, my design complaints would be mitigated to a good degree.

Examples of recently constructed infill townhouse projects that function with a dead-end driveway with one ingress-egress point.

Clifton Pointe (Sloane Avenue/Sloane Subway)

- 11 units without other street frontage (six additional units with Sloane Subway frontage not considered in the comparison)
- 22' access lane with one ingress-egress point
- Limited turnaround area

Fry Court/Knez Infill

- Four rear units without other street frontage (five additional with Fry Avenue frontage not considered in the comparison)
- 18' access lane with one ingress-egress point
- No turnaround area

I believe that these examples serve as a functional point of comparison as to why a dead-end drive should be entertained for the site given prior precedent. Further, the reduction in pavement to both construct and maintain improve both the development financials and future association costs for maintenance and upkeep.

The northern placement of the proposed pathway could be used to make a distinctive design element along the northern frontage that would embrace, rather than combat the site topography with townhouse steps descending to the trail and porch facades overlooking the trail. This would lend itself to a potentially really unique development that may offer some marketing upside to the development team.

Design Comments for the Current Plans (Assumes the current building positioning as presented)

Specific to the current the submitted building plans, I have a number of concerns regarding the appearance and function of the proposed development:

- The rear frontage places the most minimally detailed and bland portion of the façade against the only existing homes, instead offering the more highly detailed façade facing a freight railroad track
 - o This would typically be placed internal to a slip-style townhouse development, or the very least least along less desirable lot frontage such as freight rail tracks
- The site plan as rendered does not allow for any plantings with height (five feet of grass strip with the rest being pavement up to the building face), leaving the under detailed façade exposed in near perpetuity
- The placement and number of rear-facing balconies eradicate any and all privacy for neighboring property owners without any requisite mitigation from the development team making this necessary in the first place. I would recommend elimination of this element if its on the north side.
- I would recommend both masonry for the lowest level and at least fiber cement equivalent for the upper floors.
 - o Vinyl siding looks quite bad when it needs to be used for more extensive runs of length such as the 72' feet of rear façade

- Board and batten is a needlessly trendy material choice for the ground level that isn't prominent or heavily seen in Lakewood apart from a handful of infill homes constructed when the modern farmhouse look was in style
- I would push for no windows on the garage doors to minimize light pollution
- I would recommend solid first floor rear doors to minimize light pollution
- Any rear lighting should be only downward facing. This is a further reason to eliminate the second floor balconies from the rear side since even downward-facing lighting would be clearly visible from adjacent yards set lower than the development as outlined

For the above reasons I am strongly opposed to proposed development as presented and would implore the board to either deny or defer any preliminary approval of the plans as presented until substantial and meaningful revisions are made for further review.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Dave Kermod

Johanna Schwarz

From: Lawren Neeley <lawrenneeley@gmail.com>
Sent: Thursday, August 8, 2024 10:02 AM
To: Planning Dept
Subject: 06-58-24 Docket

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

Good morning,

We are residents of 1247 Thoreau Road. We are writing to oppose the re-zoning proposal that would add Townhomes to a beautiful green space that our children love. While development is good, we feel stronger that we should preserve green space as it is limited. There are many other vacant places around the city that could be repurposed for townhouse development. Additionally.. who wants to live 20 feet from a roaring train at all hours of the day. Let's use some common sense here.

Thank you,
Lawren and Rachel Maxwell

Johanna Schwarz

From: Johanna Schwarz
Sent: Thursday, August 8, 2024 12:19 PM
To: Benjamin Kroeck
Cc: Amanda L. Cramer; Marx, Cindy
Subject: RE: 06-58-24 - Irene/Donald Development

Tracking:	Recipient	Delivery
	Benjamin Kroeck	
	Amanda L. Cramer	Delivered: 8/8/2024 12:19 PM
	Marx, Cindy	

Good afternoon,

The email address is planning@lakewoodoh.gov. Your concerns will be forwarded to the board secretary and the board members for this evening's meeting.

Thank you.

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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From: Benjamin Kroeck <kroeckbw@gmail.com>
Sent: Thursday, August 8, 2024 11:22 AM
To: Planning Dept <planning@lakewoodoh.gov>; Planning Dept <planning@lakewoodoh.net>; Cindy A. Marx <cindy.marx@lakewoodoh.gov>
Subject: Fwd: 06-58-24 - Irene/Donald Development

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

Please confirm receipt of this email.

I noticed two different email addresses. One in the printed letter requesting public comment for planning@lakewoodoh.gov and one listed on the web site for planning@lakewoodoh.net.

Can you also confirm if the ABR will meet tonight in light of the ongoing emergency situation?

Kind Regards,
Ben Kroeck
1237 Thoreau Rd, Lakewood, OH 44107

----- Forwarded message -----

From: **Benjamin Kroeck** <kroeckbw@gmail.com>
Date: Mon, Aug 5, 2024 at 5:57 PM
Subject: 06-58-24 - Irene/Donald Development
To: <planning@lakewoodoh.gov>
CC: Cindy A. Marx <cindy.marx@lakewoodoh.gov>

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Our concern with the plans as proposed are simple, we feel the building zone as it stands at R-2 is why we moved into this neighborhood and specifically this street. We see no reason for this property to be rezoned to Planned Development. We chose to live in our residential neighborhood and expect that the zoning code will be enforced.

We walk everyday to Cove Park entering across the street at the proposed exit. Traffic on this street is already a safety concern. After meeting with Councilwoman Marx to discuss this project, I understand if rezoned then the Planned Development would also have to hire their own refuse removal and snow removal leading to additional traffic since it will be a private drive. Ten units total would likely mean a minimum of an additional twenty cars, plus all of the additional traffic of deliveries, visitors, etc. Our street is already a busy thoroughfare for fire/rescue with the Fire Department behind us on Clifton and Police reporting to their station on Detroit. We do not need additional traffic as there are many young families that live here like us and walk everyday to Cove Park entering off Thoreau.

I understand that this parcel has every right to be developed, but I think it should be done within our existing code. Please do not rezone these parcels. Allow as many single family homes as can reasonably fit, but building townhomes in this residential community does not take into consideration us as existing neighbors.

Perhaps the private drive should also run along the railroad tracks to take into account the existing neighbors? Look forward to additional engagement as this process continues.

Sincerely,
Ben Kroeck
1237 Thoreau Road

Lakewood, Ohio 44107

Re: Docket 06-21-24

Members of Planning Commission and Architectural Review Board:

I am a resident at 1280 Thoreau. I am writing to express my concerns and opposition regarding the proposed townhome development at Donald/Thoreau (Docket 06-21-24). Though there are many, the primary concern is the overall requirement to re-zone the parcel for the purpose of density in a historically low-density neighborhood with predominantly single-family homes.

Additionally, I would like for council/commission to help residents understand more about Hilane Realty, the developer's credentials and ability to build the proposed product that is of lasting quality. The company's website (www.hilanerealty.com) is fairly generic and shows no previous development portfolio work to indicate its proven track record. Instead, the company website shows only that it owns one multi-family property in Shaker Heights, which was only acquired in July 2024 under a different LLC formed in 2017. Beyond that, the out-of-state developer appears to have more interest in return on investment rather than community development, which is evidenced by an overly dense proposal with architectural features that are uncharacteristic of the surrounding neighborhood. This is further exemplified with their website tagline of "Opportunistic Real Estate Investors." The website also reads their model is "Seeking value-add multifamily, stabilized multifamily with strong cash on cash returns, covered land / short term sale-leasebacks, and development land throughout Chicago, Cleveland, Wisconsin, Salt Lake City, and other midwestern markets."

More importantly, I echo the thoughtful critique of this project's design, density, and required site modifications provided by Mr. Kermode on June 3rd. Since, I also don't believe the second iteration of the development has significantly improved with the addition of the pedestrian path. Rather, it has shifted the driveway to my neighbor and I's shared viewshed/experiential livability including resident and service-vehicle traffic, trash cans, air conditioning noises, and general aesthetic. In closing, my primary concern and goal with this formal submission is to reinforce that the general consensus among my neighbors is not such that no development shall occur, rather it should be complementary to the surrounding neighborhood character. This proposed project is an overreach and undermines current zoning of the parcel in order to provide the density/scale the developer needs to satisfy their proforma/returns.

Thank you for your consideration.

Donny Davis

1280 Thoreau Road

330-807-3046

Johanna Schwarz

From: William Fadely <willfade3@gmail.com>
Sent: Thursday, August 8, 2024 11:57 AM
To: Planning Dept
Subject: Development proposals between Thoreau RD & Donald Rd

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

Hello, my name is William Fadely a Lakewood resident at 1288 Thoreau for almost 13 years. I would like to share my thoughts on this proposal from a renters perspective. If we pile as many people as possible into this small space it's only going to cause more congestion and problems on our street, parking and otherwise. An extension to Cove park in that area would be amazing, room for a bigger community garden for example.

We all enjoy watching the deer frolicking in that space and is a big appeal to our little area. At the end of the day we are not against the idea of new neighbors if need be, just the proposal ive seen is borderline grotesque and will really ruin our area in many ways. It will definitely make me reconsider living in a place I love and thought Id never leave. Thanks for your time and consideration.

Johanna Schwarz

From: Megan O'Connor-Martin <moconnormartin@gmail.com>
Sent: Thursday, August 8, 2024 11:58 AM
To: Planning Dept
Subject: Irene and Donald Ave Project Proposal

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

Hello,

I'm writing as a resident in a home on Thoreau Rd. I've received information from a fellow neighbor regarding the proposed residential project near the railroad tracks. I'm having trouble pulling up the proposal, so I'm very interested in seeing the logistics of how that would work. My biggest concern is parking congestion on our street. We already have little parking due to the numerous apartment buildings located nearby on Clifton blvd. I'm also concerned about the increasing loss of green space within the city. One of the things that attracted my husband and I to Lakewood was the green space and tree canopy on our street, both of which are diminishing throughout the nine years we have so far lived here.

Thank you,
Megan Martin
440-228-8624
moconnormartin@gmail.com

Johanna Schwarz

From: Debbie Marshall <debommarshall@gmail.com>
Sent: Thursday, August 8, 2024 12:08 PM
To: Planning Dept
Subject: Docket No. 06-58-24

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

Hello,

My name is Debbie Marshall and as a long-time resident (8 years in December) of 1281 Thoreau Rd, I am very concerned about the ramifications of the proposed development of lot between Thoreau and Donald and would like to submit a comment for Docket No. 06-58-24 for the upcoming ABR meeting.

Thoreau is already congested in terms of traffic and parking capacity. Adding 10 units would make this neighborhood untenable in terms of navigation and habitation. Prior to the finished townhomes, the development and construction leading up to the finished townhomes will only add to this congestion and the frustrations and inconvenience of the existing neighborhood residents who previously chose to reside on and invest in Thoreau without these complications.

In addition to the safety concerns posed by traffic, this many units would add a considerable amount to the population of Thoreau Rd which is another safety concern and drain on the resources of the neighborhood.

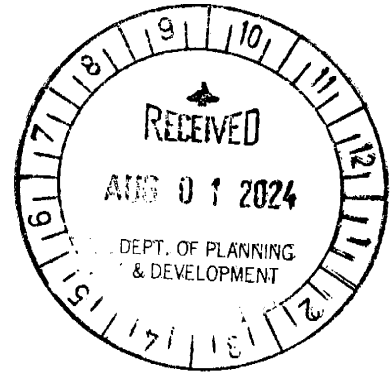
If development is to move forward, please consider allowing single-family homes, not building townhomes as this does not take into consideration us as existing neighbors. Also the private drive could run along the railroad tracks to take into account the existing neighbors.

Thank you for your time and consideration.

Sincerely,
Debbie Marshall
1281 Thoreau Rd Resident

July 31, 2024

From: David Griffiths
1311 Donald Ave.
Lakewood, Oh 44107



To:; Docket 06-21-24
Irene & Donald Ave.
Donald & Thoreau Development

Dear Planning,

I had dropped these off the project plans on local houses on Merl Ave.

Apparently, somebody copied It and sent it further.

The community was unaware of such a large project. The objections could easily

Include more of Donald Ave and Thoreau Ave.

There was no attempt on Thoreau Ave. The attempt on Donald Ave was feeble.

I had previously sent in 6 objections (email).

Enclosed is 14 more with a total of 20.

Handwritten notes: 15, 20, TOTAL, +1, 21

Sincerely,

Handwritten signature of David Griffiths

David Griffiths
216.255.8198 Anytime.

Handwritten note: 14 more objections to 06-21-24

July 29, 2024

Dear Neighbor,

The proposal for development of **10 townhomes, 1 house, and a road** , is being proposed in front of the Lakewood Review Board THURSDAY NIGHT.

The development would be at the end of Donald Ave all the way to Thoreau Ave.

WE believe this will be overwhelming to the local community.

See pic.

Your objection can be easily heard whether you're a tenant or homeowner.

Could you fill out and sign the last page and drop it off in my mailbox at 1311 mailbox. (Yellow house)

OR TEXT ME 216-255-8198 – leave it your mailbox address and we will pick them up. Simple.

Your small effort would be extremely appreciated.

PLEASE.

David 1311 Donald Ave.

TEXT: 216-255-8198

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



PAUL R. BEGAN LICENSE # 12574
EXPIRES 06/30/2025

BEGAN

ARCHITECTURAL DESIGN

15750 JACKSON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEGAN-AD.COM

216.571.8000 PHONE
216.571.6497 FAX
PAUL@BEGAN-AD.COM

Project No. 23-075

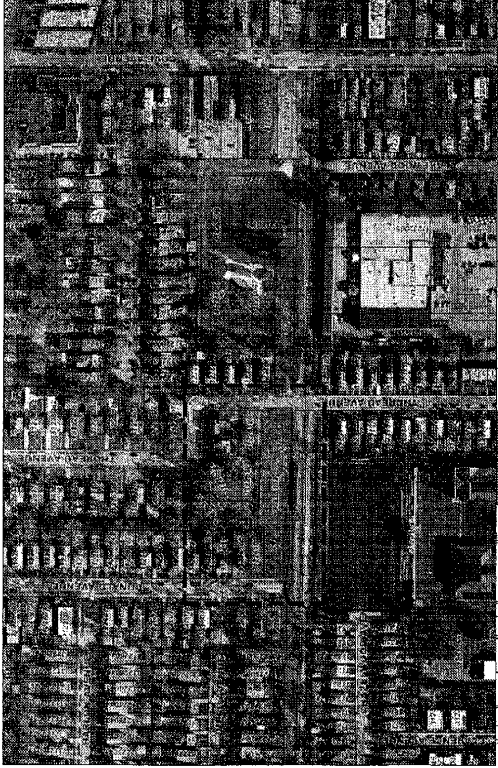
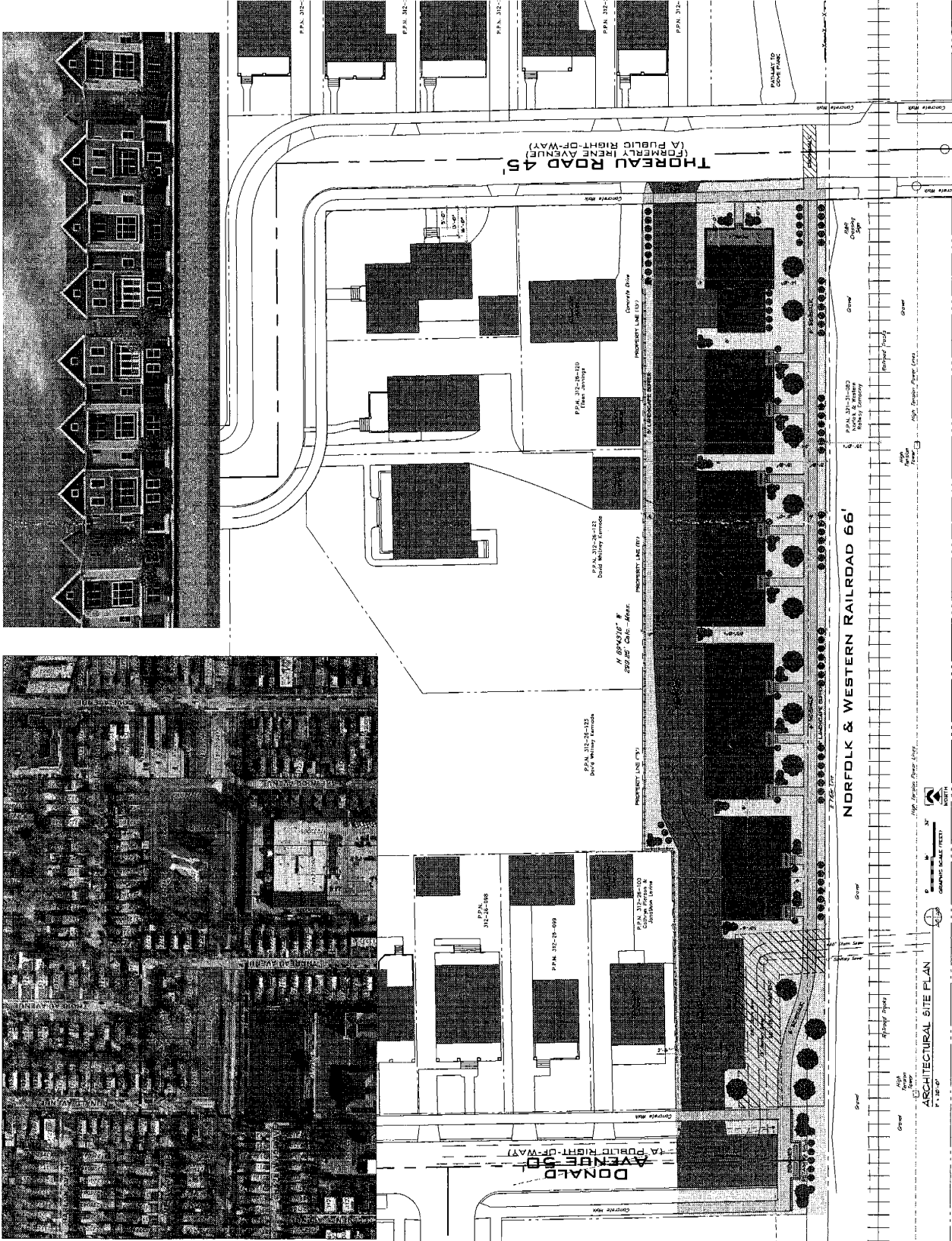
Hilane Realty Donald & Thoreau Development

Box 312-26-102
Bakerswood, OH 44107

Architectural Site Plan

A1

© BEGAN ARCHITECTURAL DESIGN, LLC



ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Peter S. Finneerty

Signature

Paul D. Finneerty PhD

Address

13309 Merl Ave.

Printed Name

Lynn C Finneerty

Signature

[Handwritten Signature]

Address

13309 Merl Ave

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

JAMES BOWEN

James Bowen

Address

1309 Nicholson

Printed Name

Signature

DEBORAH M. BOWEN

Deborah M Bowen

Address

1307 Nicholson Ave.

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Julian Lee

Signature



Address

1264 Donald Ave
Lakewood OH 44107

Printed Name

Erin Kirven

Signature



Address

1264 Donald Ave
Lakewood, OH 44107

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Becky Gardner

Signature

Becky Gardner

Address

13221 Merl Ave

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

Kathleen M. O'Shea

Kathleen M. O'Shea

Address

1296 Donald Ave

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

TIMOTHY G. POPELY



Address

1260 DONALD AVE
LAKEWOOD, OH 44107

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

Christine Cowen

Christie Cowen 7/29/24

Address

13231 Mare Avenue

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Patricia Rand

Signature



Address

1298 Donald Ave

Printed Name

Ed Rand

Signature



Address

1298 Donald Ave

NO
FF

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Gail Contron Root

Signature

Gail Root

Address

13218 Merl Ave.

Printed Name

Signature

Address



July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

THOMAS DE ALEXANDRO

T. De A 7/31/24

Address

13230 MERL AVE.

Printed Name

Signature

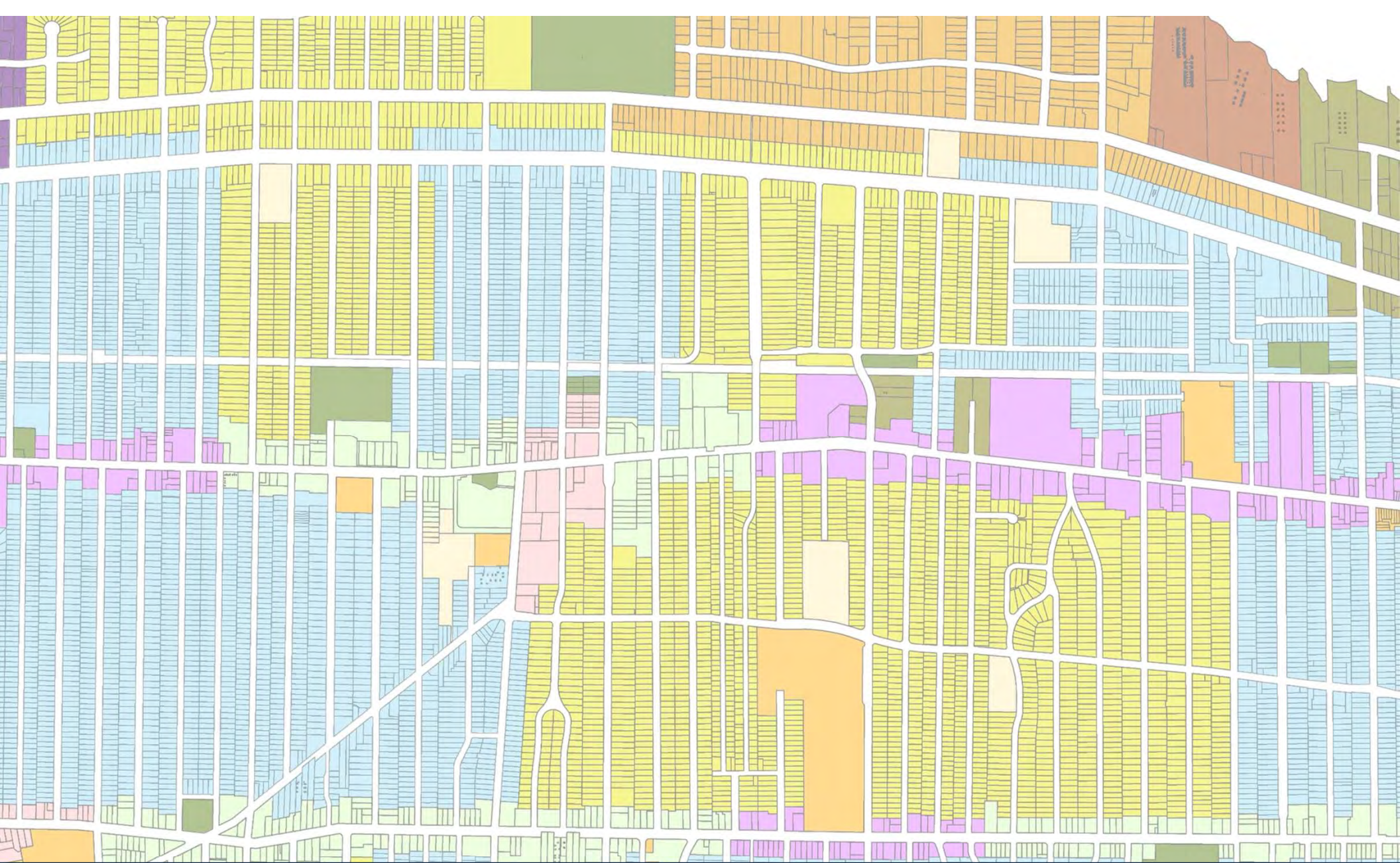
MICHAELA DE ALEXANDRO

M. De A 7/31/24

Address

13230 MERL AVE

+1



Architectural Board of Review

August 2024



Architectural Board of Review

Pre-Review Meeting: August 1st, 4 pm (East Conf Rm)

Regular Meeting: August 8th, 5:30 pm (Auditorium)

Members

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

Staff

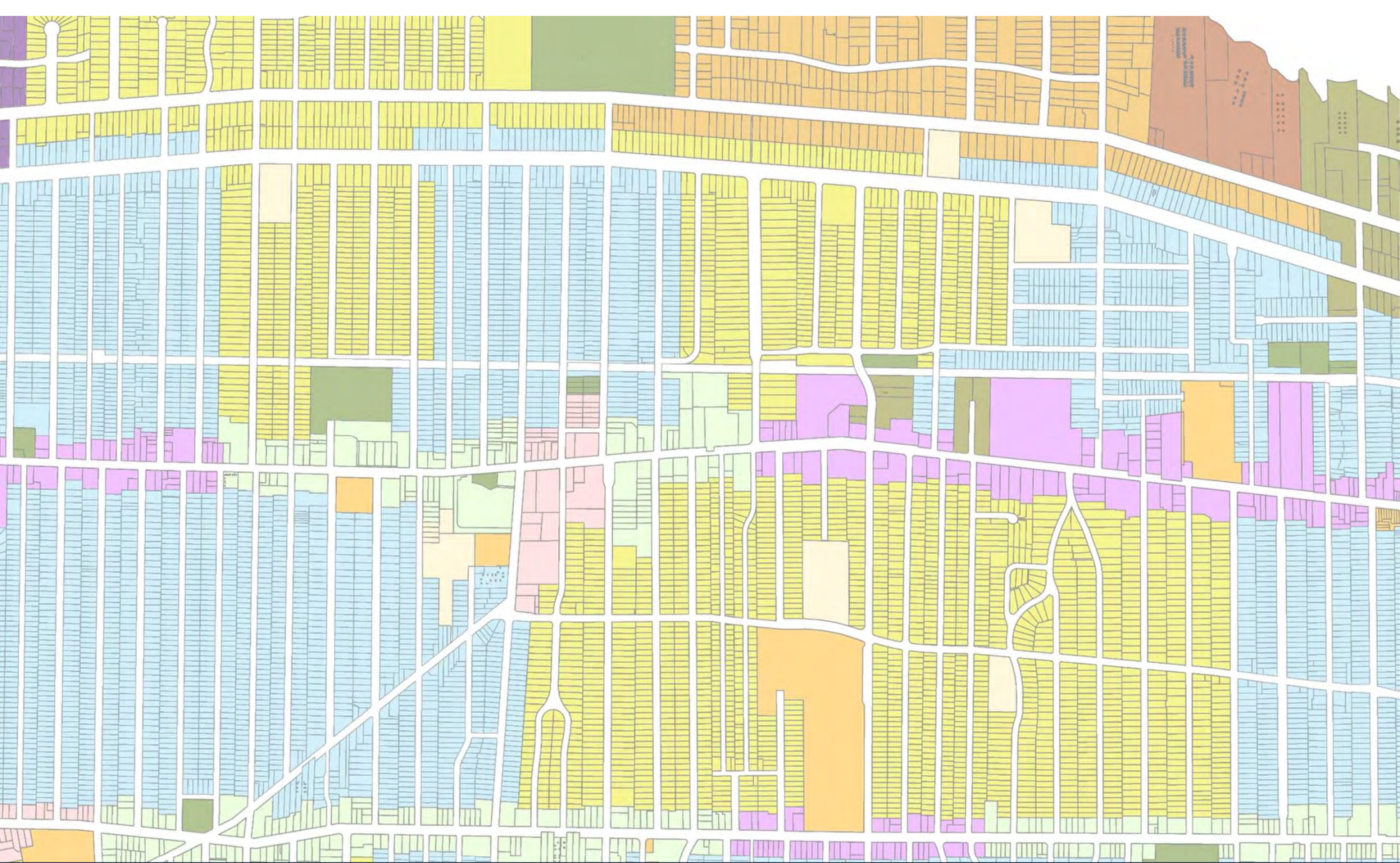
Board Secretary: Amanda Cramer, Sophia Jones

Assistant Building Commissioner: William Wagner



Architectural Board of Review
August Agenda

1. Roll call
2. Approve minutes – July 2024 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



Architectural Board of Review

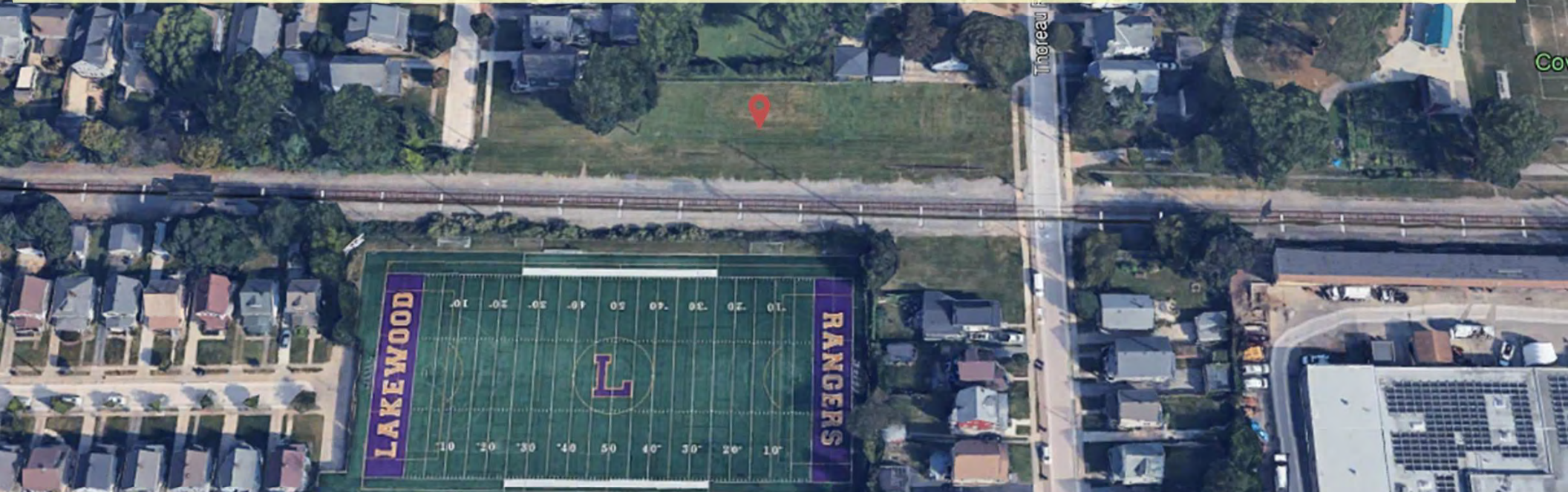
Old Business – August 2024

Applicant proposes a planned development.

City Notes:

Approved for Preliminary Planned Development Review with the following conditions:

- **Continue to refine/develop the northern buffer – including communication with adjacent property owners.**
- **Continue to study/refine the private access drive – recommendation is for resident access to be from Thoreau with restricted access/egress (Fire Dept.) from Donald side.**
- **Continue to study/coordinate easement or other method to dedicate sidewalk for public use.**



Docket No. 6-58-24 (Irene and Donald Ave)

**Planned Development
Susan Broadwater**

1156.01 – Purpose (Planned Development)

- ❑ Promote development that is:
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**

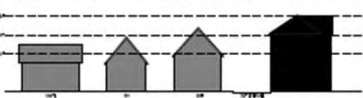
- ❑ Development which is consistent with the **Community Vision** including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**





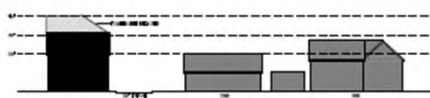
ENLARGED AERIAL

NTS



CONTEXT ELEVATIONS - DONALD AVENUE

NTS



CONTEXT ELEVATIONS - THOREAU AVENUE

NTS



THOREAU TO SOUTH

NTS



THOREAU FROM NORTH

NTS



VIEW TO WEST

NTS



THOREAU TO NORTH

NTS



ACROSS THOREAU

NTS

ISSUE	DATE	DESCRIPTION
1	07.18.24	abr & planning review
2	08.07.24	abr revisions



PAUL R. BEEGAN, LICENSE # 12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Site Context

A0

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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions



STATE OF OHIO
PAUL R. BEEGAN
REGISTERED ARCHITECT
12574

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
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project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

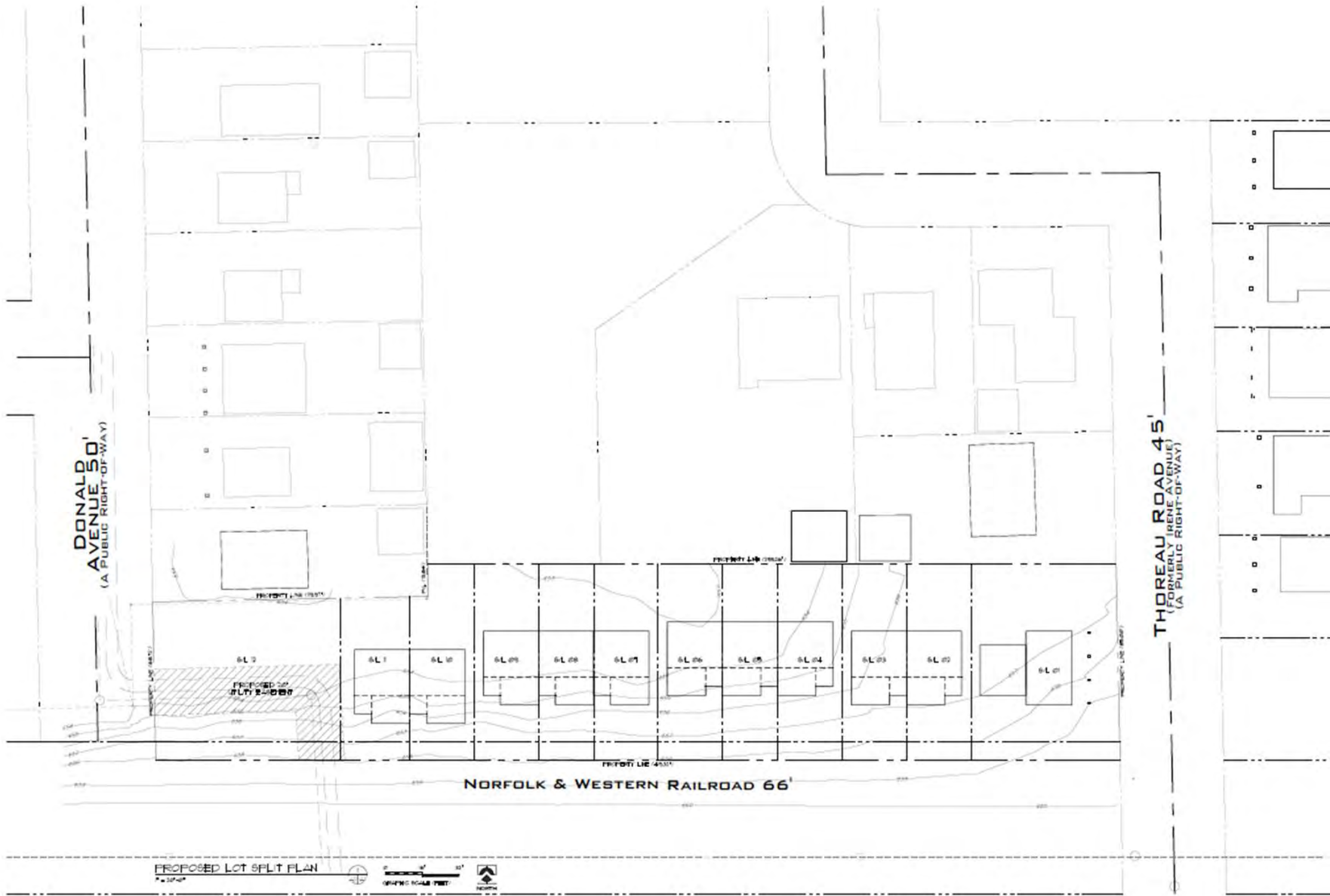
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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions



PAUL R. BEEGAN, LICENSE # 12574
EXPIRATION DATE: 12.31.2025

BEEGAN
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15703 MADISON AVENUE 216.521.9000 PHONE
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project no. 23-075

Hilane Realty
Donald & Thoreau
Development
pgn 312-26-102
lakewood, oh 44107

Preliminary Lot Split Plan

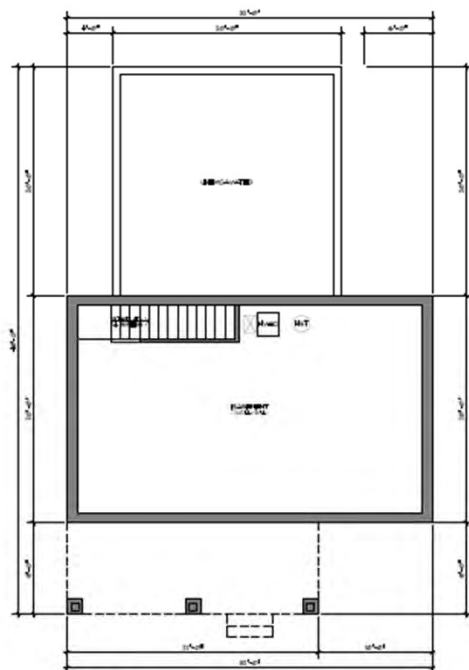
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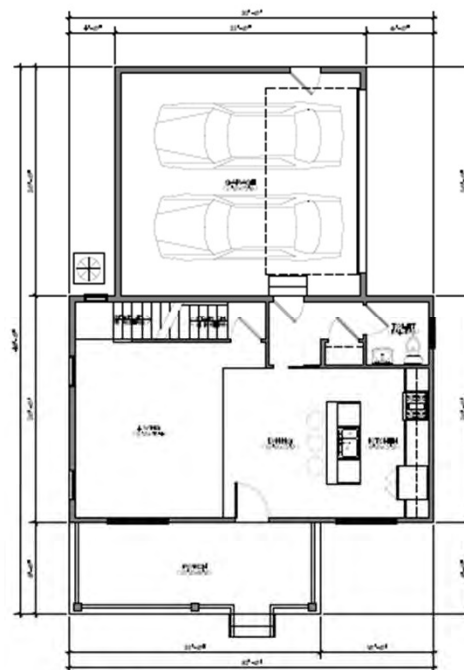


Docket No. 6-58-24 (Irene and Donald)

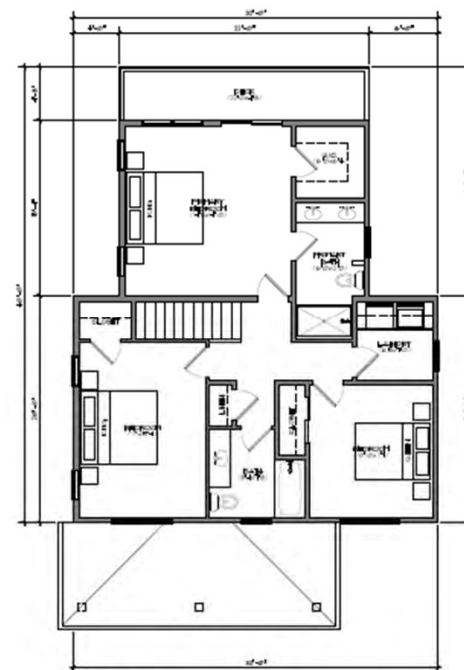
ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



BASMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Single-Family House
Floor Plans

A3

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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review

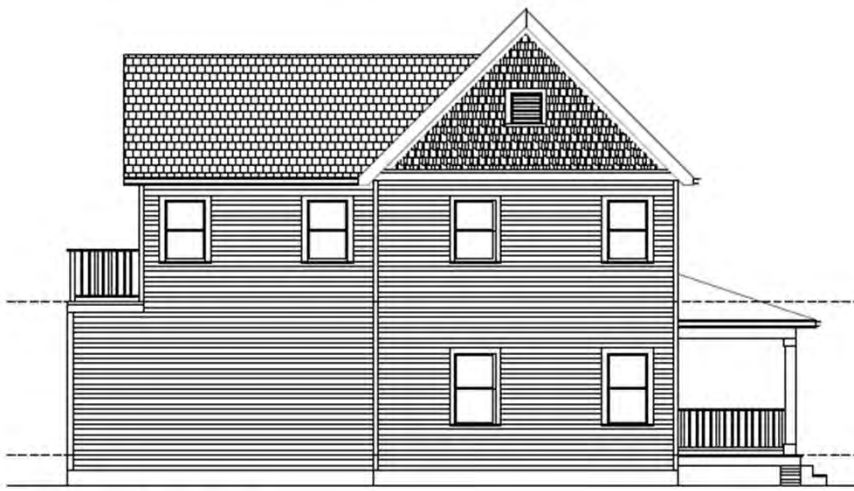


FRONT ELEVATION
1/4" = 1'-0"

TOP OF ROOF
ELEV. 12'-0"
SECOND FLOOR
ELEV. 10'-0"
FIRST FLOOR
ELEV. 0'-0"
GRADE
ELEV. 0'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

TOP OF ROOF
ELEV. 12'-0"
SECOND FLOOR
ELEV. 10'-0"
FIRST FLOOR
ELEV. 0'-0"
GRADE
ELEV. 0'-0"



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



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

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LAKEWOOD, OHIO 44107
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project no. 23-075

Hilane Realty
Donald & Thoreau
Development

pgn 312-26-102
lakewood, oh 44107

Single-Family House East
Exterior Elevations

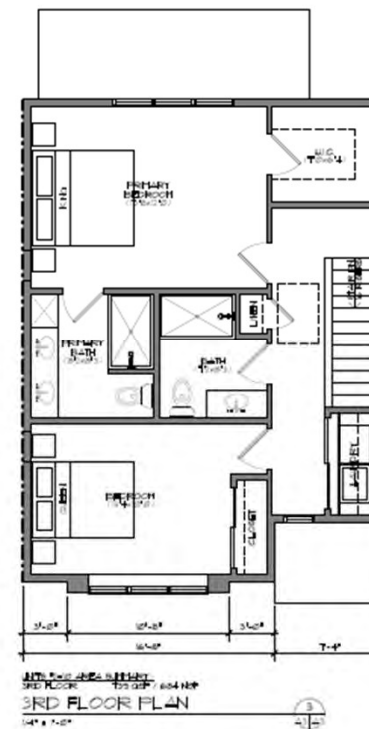
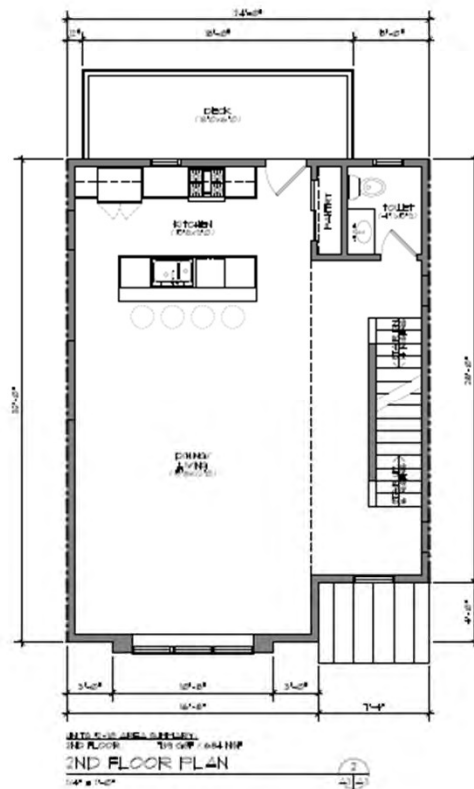
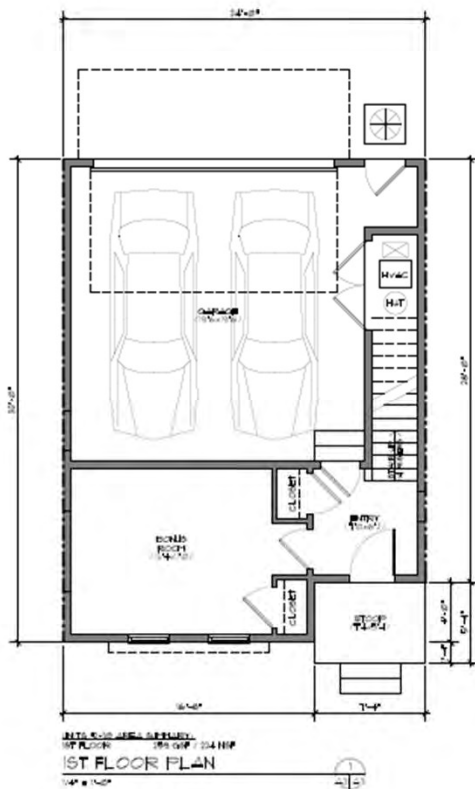
A4

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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

pgn 312-26-102
lakewood, oh 44107

Townhouses
Floor Plans

A5

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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions



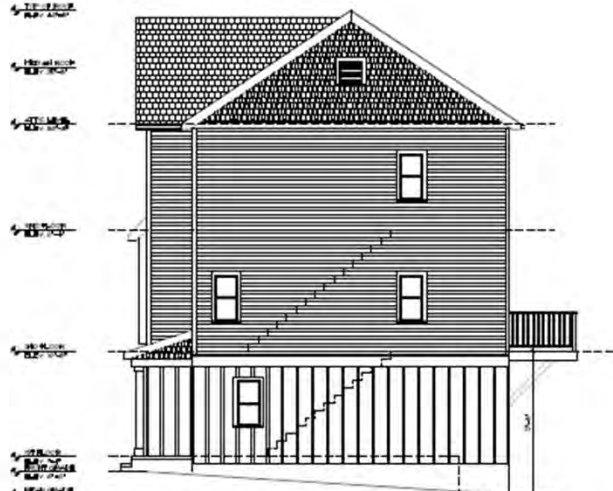
LEFT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4991 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Exterior Elevations

A6

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Docket No. 6-58-24 (Irene and Donald)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



VIEW AT EAST END
NTS



VIEW TO WEST
NTS



VIEW AT WEST END
NTS



VIEW ACROSS CENTER
NTS



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
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216.521.9000 PHONE
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PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development
gen 312-26-102
lakewood, oh 44107

Townhouses
Project Renderings

A7

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Docket No. 6-58-24 (Irene and Donald)

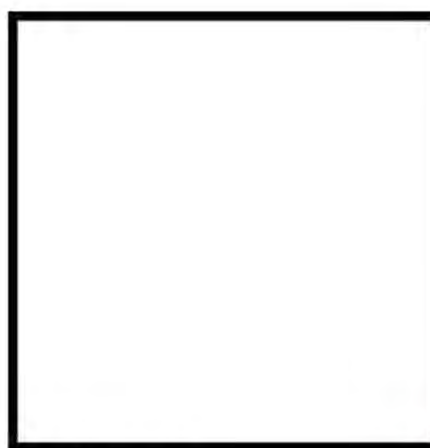
ISSUE	DATE	DESCRIPTION
1	08.07.24	per revisions



VINYLN SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR



FRONT DOOR

COMBINATION A
HP's



VINYLN SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION B
HP's



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.976.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
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pgn 312-26-102
lakewood, oh 44107

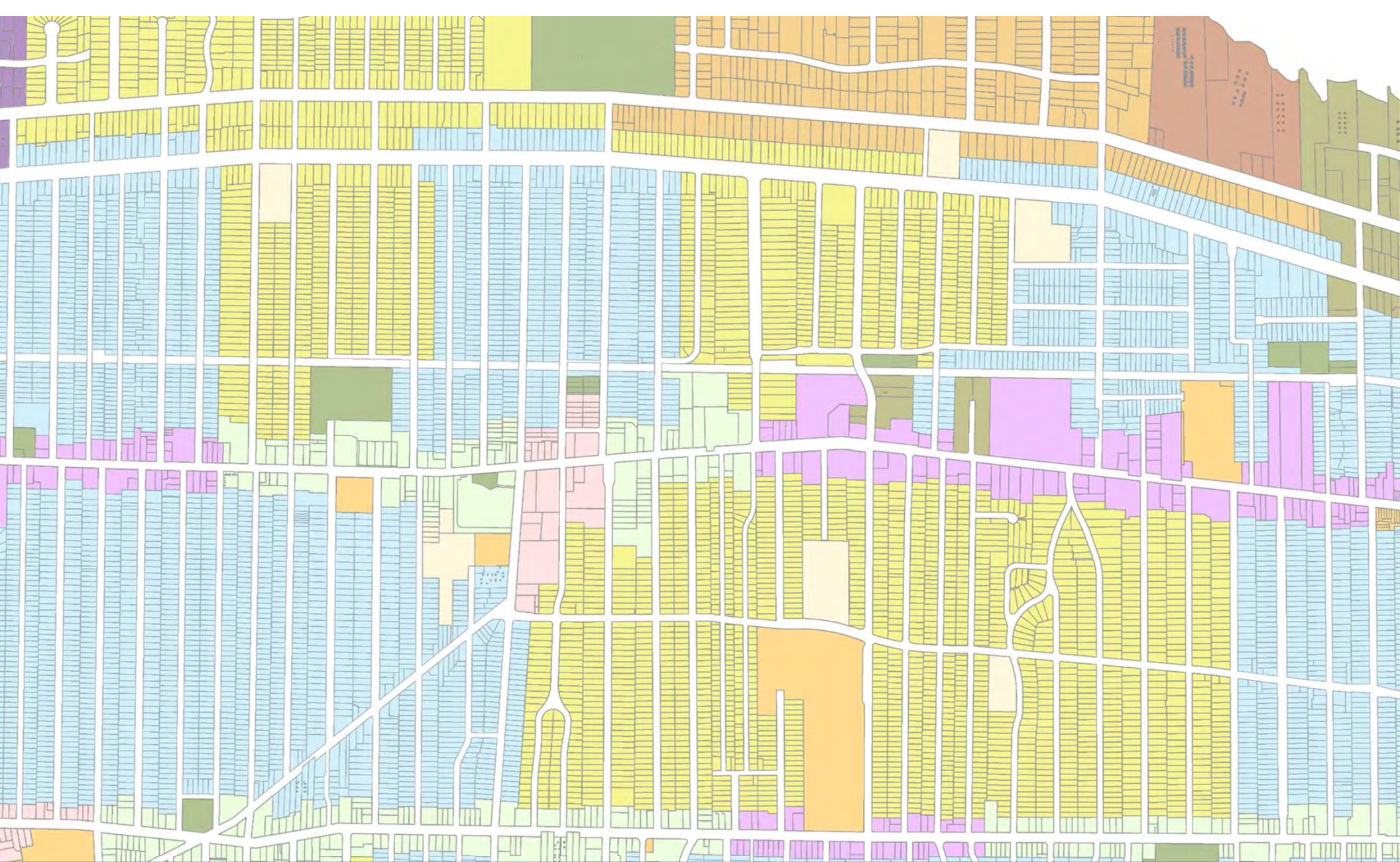
Exterior Finishes

A8

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Docket No. 6-58-24 (Irene and Donald)



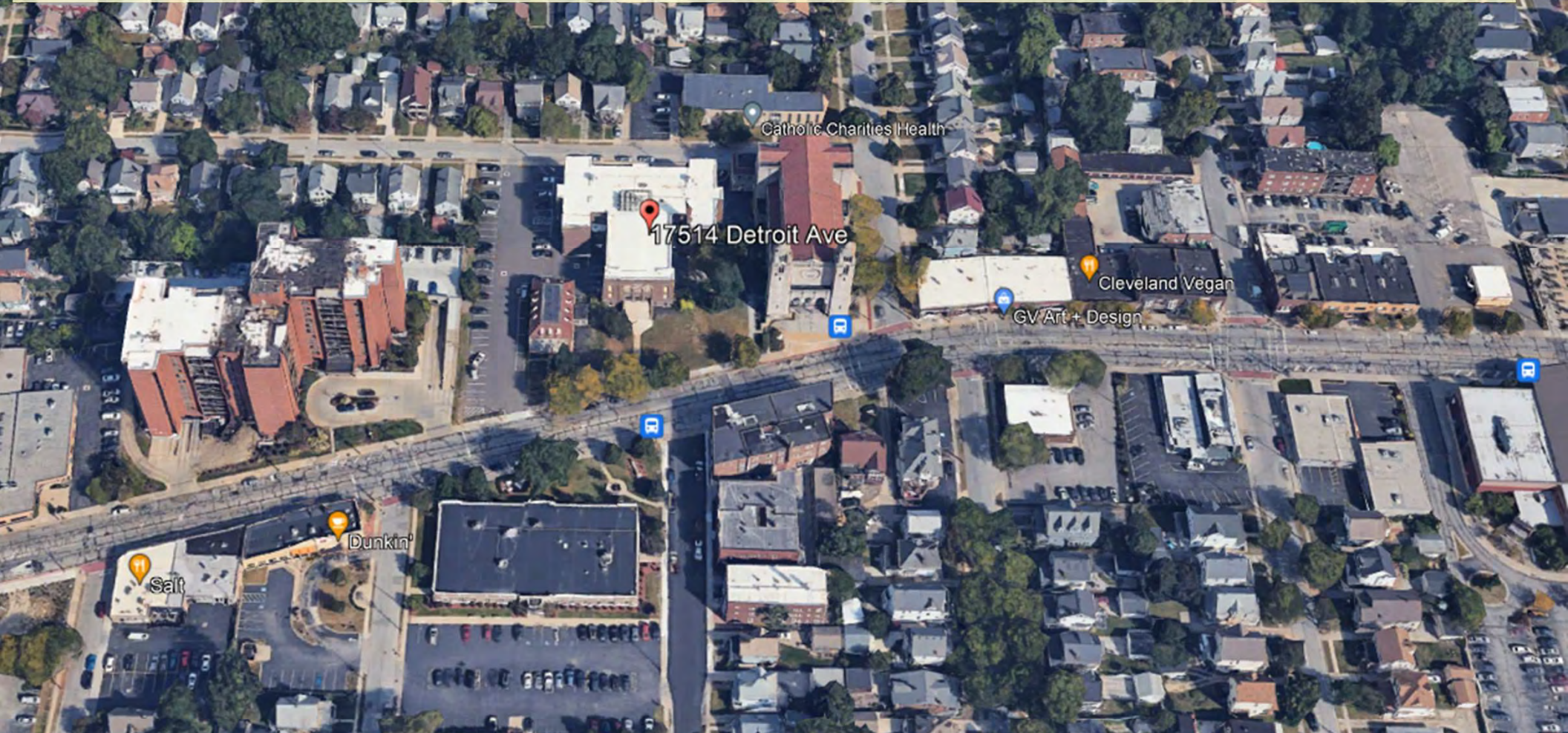
Architectural Board of Review

Sign Review – August 2024

Applicant proposes blade sign and window graphics for new business.

City Notes:

- ❑ Applicant proposes new monument sign 38.5 sq ft
- ❑ Max allowed square footage for monument sign: 40 sq ft
- ❑ Total proposed square footage: 38.5 sq ft



Docket No. 8-69-24 (17514 Detroit)

New Signage – St. James Corporate Campus
Mark Hannah



SIGN

Docket No. 8-69-24 (17514 Detroit)



Sign Location



Project: Saint James

Project Location: 17514 Detroit Ave, Lakewood, OH 44107

Client: Saint James



212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

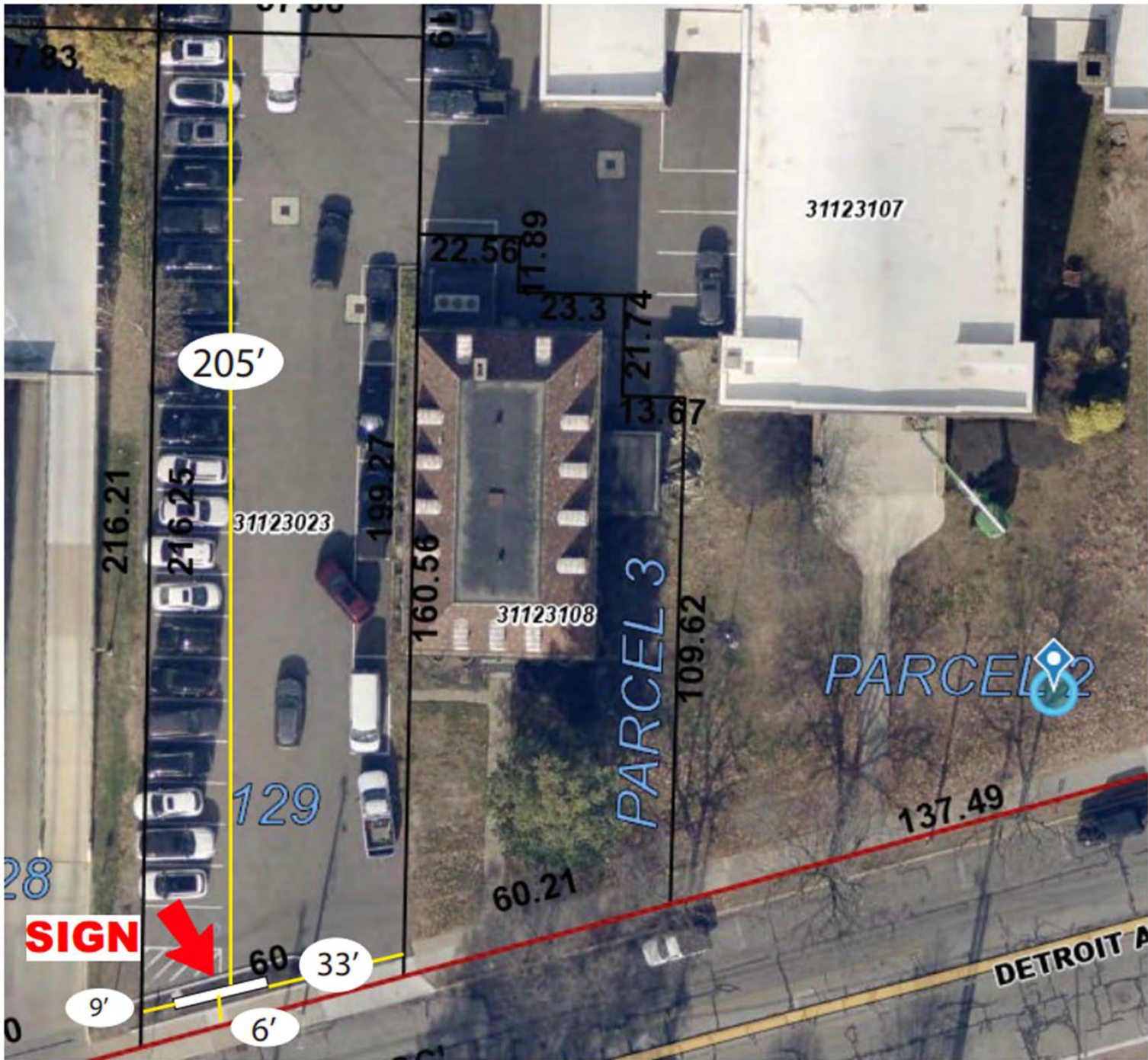
Date Issued: 08/07/24

Revision Date:

Revision #:



Docket No. 8-69-24 (17514 Detroit)



Docket No. 8-69-24 (17514 Detroit)



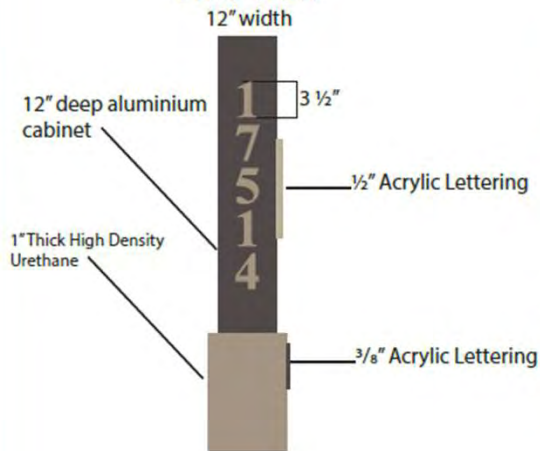
Docket No. 8-69-24 (17514 Detroit)



16' x 4' Monument - 192" x 30" Aluminium cabinet w/ individually mounted acrylic lettering - 192" x 18" HDU base w/ individually mounted acrylic address



Side View



Project: St James

Project Location: 17514 Detroit Rd, Lakewood OH

Client: Kaleigh Heller



212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 01/03/24 Revision Date: 05/16/24 Revision #:



Docket No. 8-69-24 (17514 Detroit)

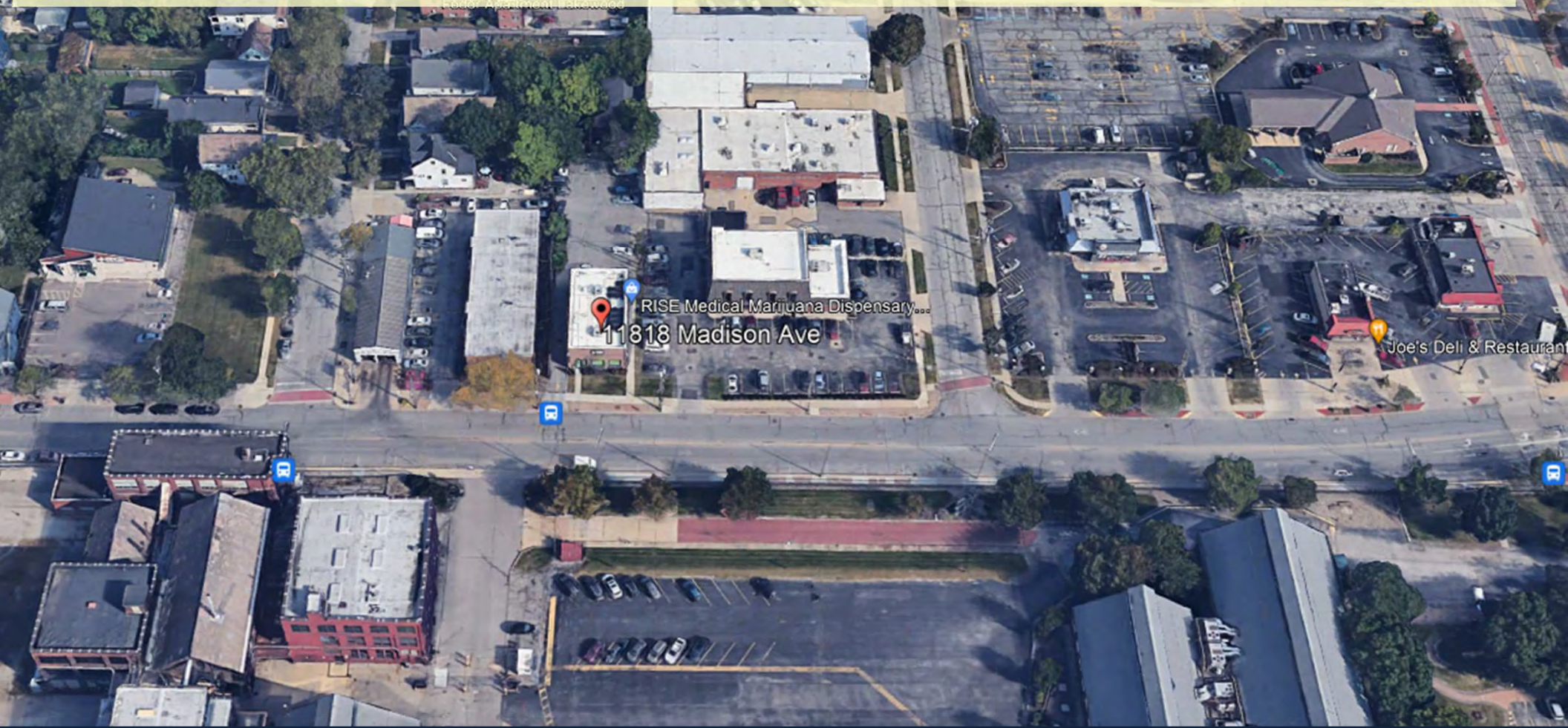


Docket No. 8-69-24 (17514 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 2 new wall signs (32 sq ft and 32 sq ft) and 1 blade sign (1 sq ft).
- Max allowed square footage 100 sq ft
- Total proposed square footage: 65 sq ft + **any existing signage**



Docket No. 8-70-24 (11818 Madison)

**New Signage – Rise Dispensary
Iliana Kazandziev**

Existing site
RISE Dispensary
11818 Madison Ave Lakewood,
OH 44107



Docket No. 8-70-24 (11818 Madison)



RECEIVED

By Kelly McCafferty at 4:53 pm, Jul 08, 2024

S24-000036



RISE DISPENSARY

Store 1632
Suite -

11818 MADISON AVENUE
LAKEWOOD, OH 44107

City of Lakewood
Approved Plans
S24-000036
Christopher Parmelee
07/15/2024



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
Suite -

11818 MADISON AVENUE
LAKEWOOD, OH 44107

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

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

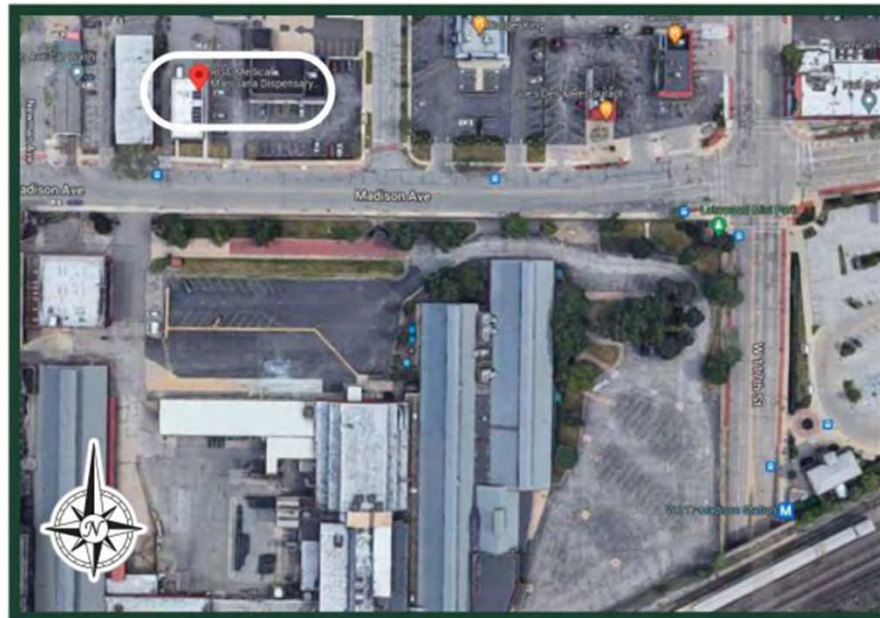
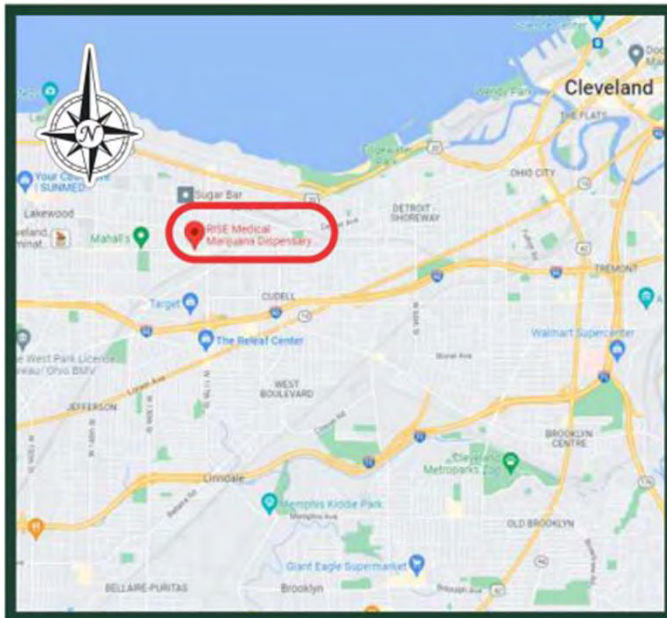


Submittal Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

REVISIONS

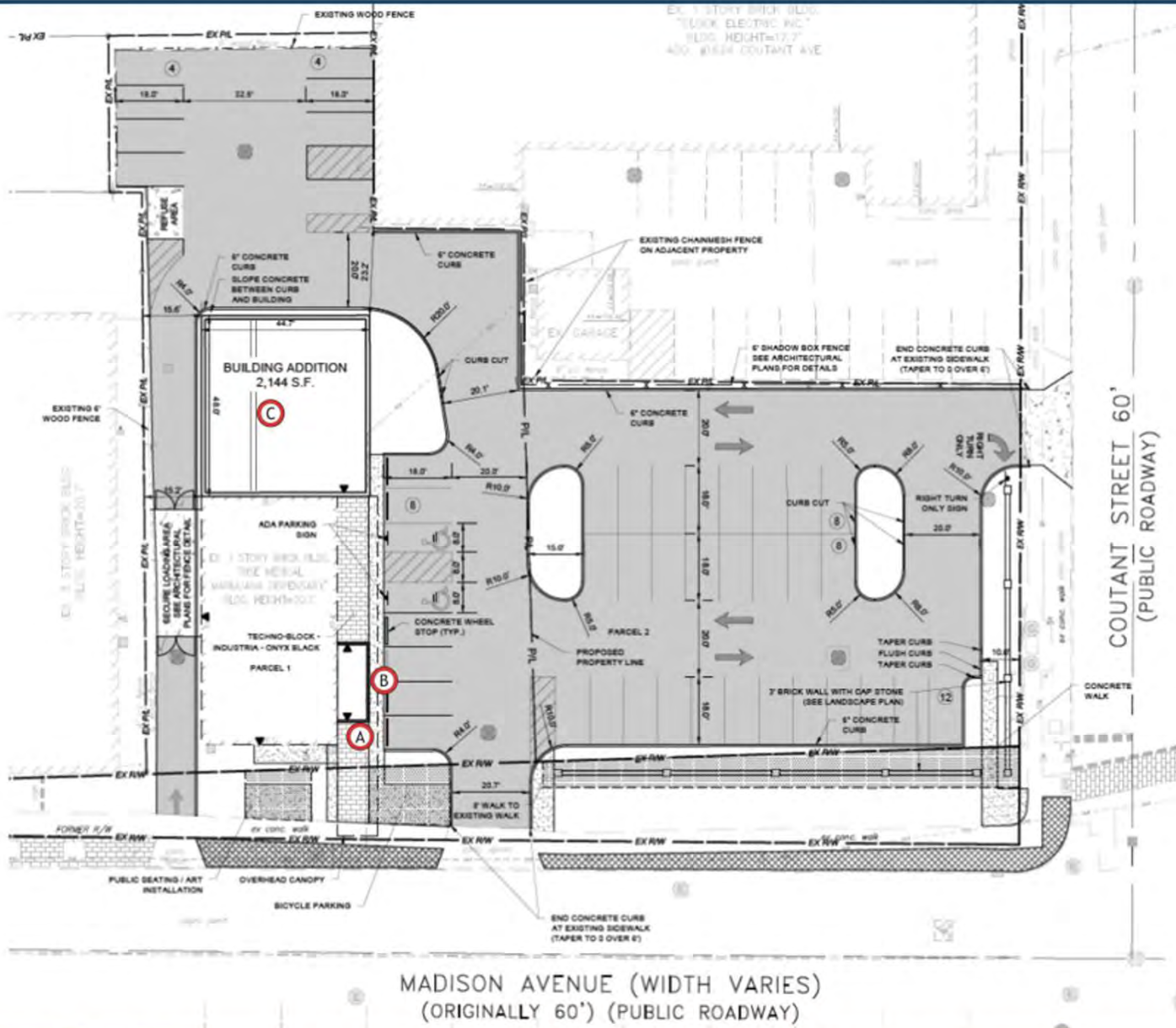
r1: 03/08/24	r7: _____
r2: 03/19/24	r8: _____
r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

PAGE: 1



Docket No. 8-70-24 (11818 Madison)

SITE PLAN



A RISE16FL CB96 Qty - 1

B RISE icon72FCO Qty - 1

C RISE36FL cust Qty - 1

D RISE ATM BLD8 illum 1side Qty - 2



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
Suite -
11818 MADISON AVENUE
LAKEWOOD, OH 44107

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Submittal Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

REVISIONS

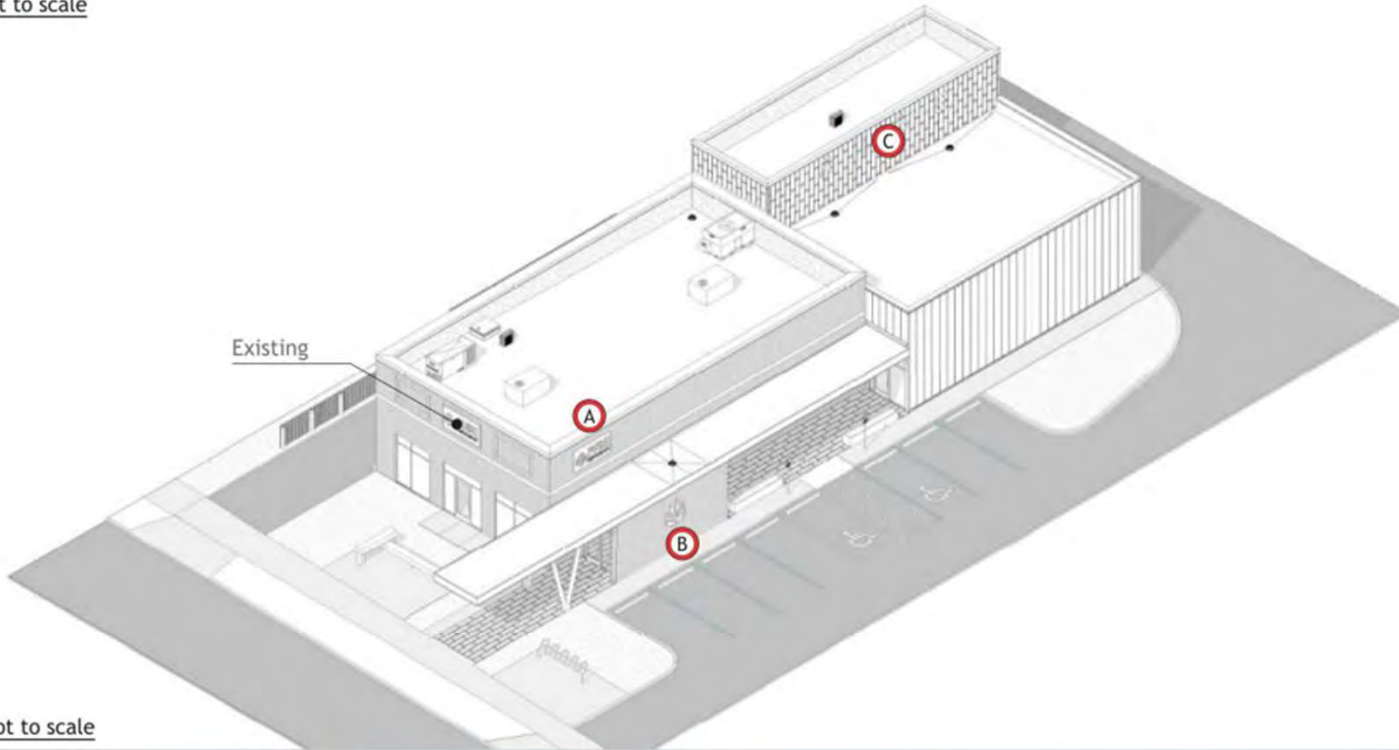
r1: 03/08/24	r7: _____
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r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

PAGE: 2



Docket No. 8-70-24 (11818 Madison)

ISOMETRIC - Not to scale



RENDERING - Not to scale



Ruggles
SIGN

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
Suite -

11818 MADISON AVENUE
LAKEWOOD, OH 44107

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Submittal Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

REVISIONS

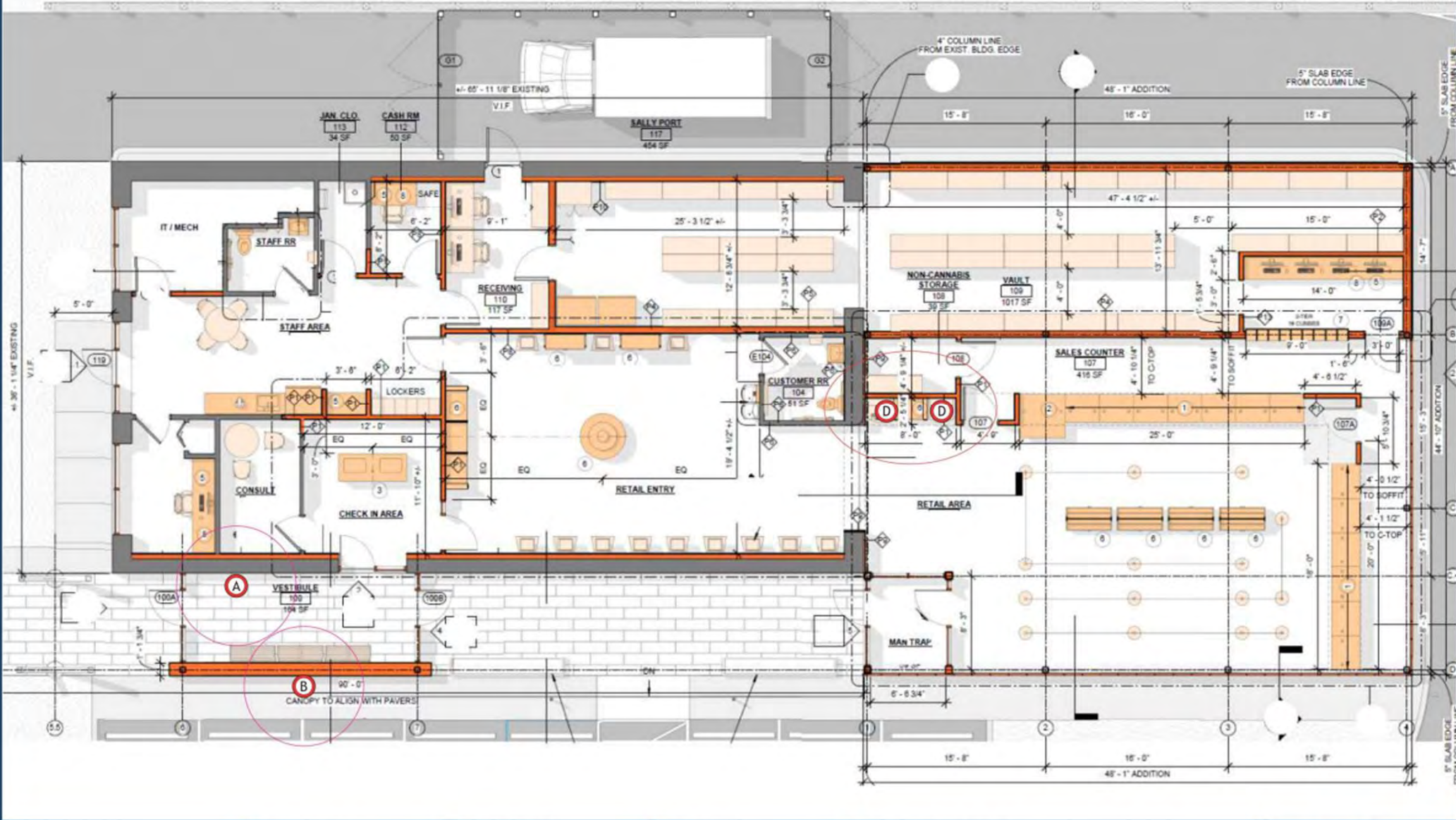
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r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

PAGE: 3



Docket No. 8-70-24 (11818 Madison)

PLAN VIEW



A RISE16FL CB96
Qty - 1

B RISE icon72FCO
Qty - 1

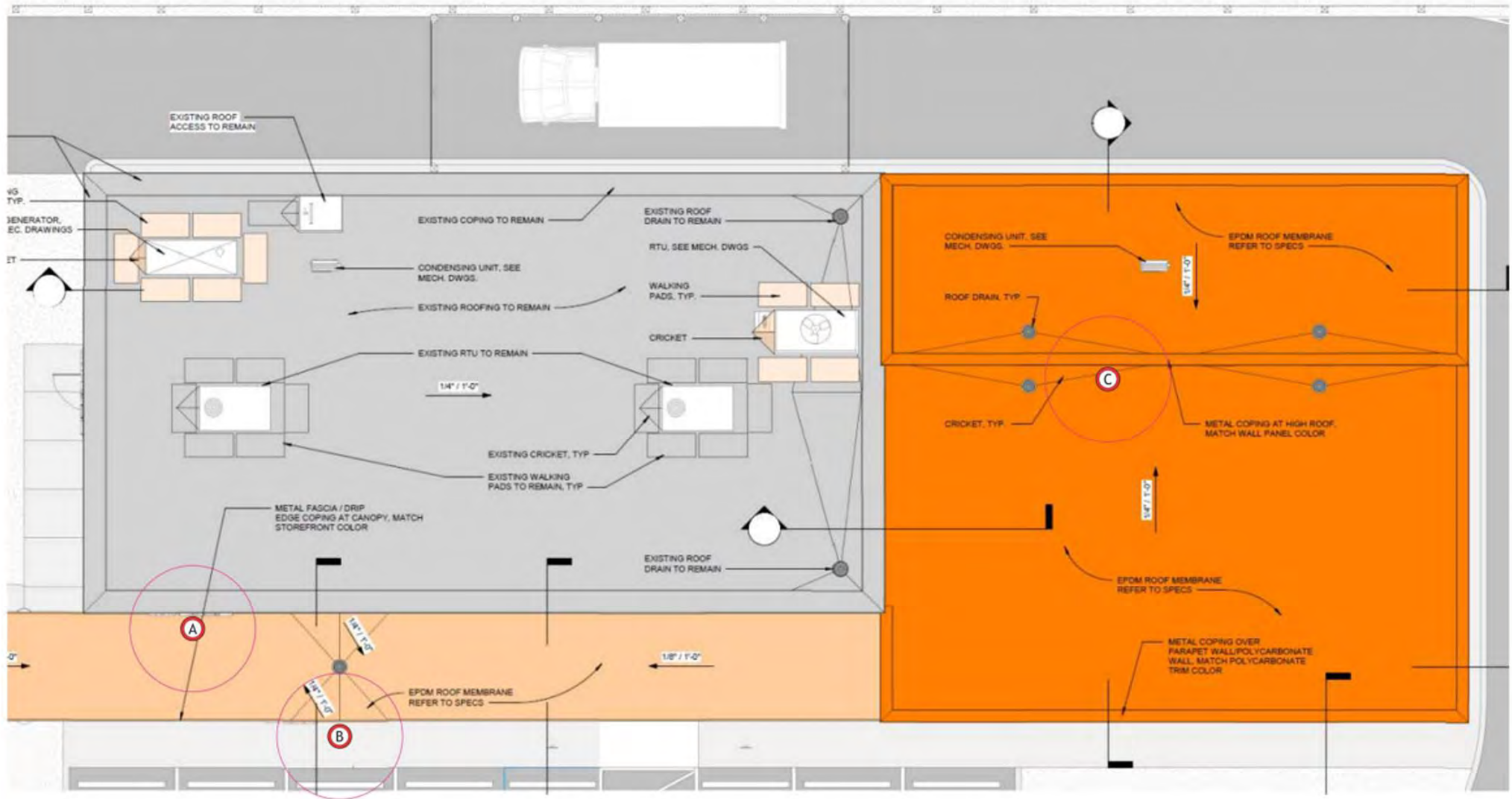
C RISE36FL cust
Qty - 1

D RISE ATM BLD8 illum 1side
Qty - 2



Docket No. 8-70-24 (11818 Madison)

PLAN VIEW - ROOF



A RISE16FL CB96
Qty - 1

B RISE icon72FCO
Qty - 1

C RISE36FL cust
Qty - 1

D RISE ATM BLD8 illum 1side
Qty - 2



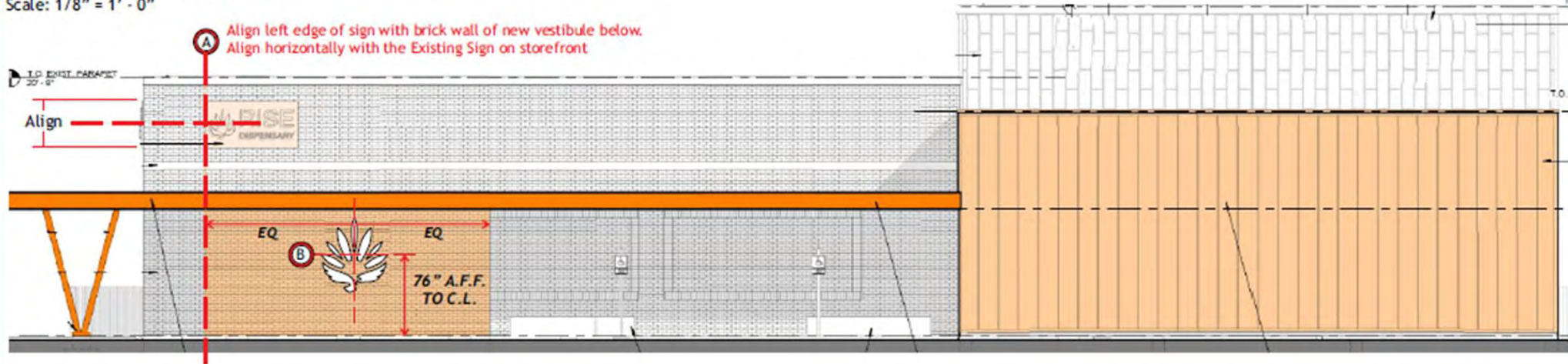
STOREFRONT - ELEVATION (south)

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



STORE SIDE - ELEVATION (east)

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



A RISE16FL CB96
Qty - 1

B RISE icon72FCO
Qty - 1

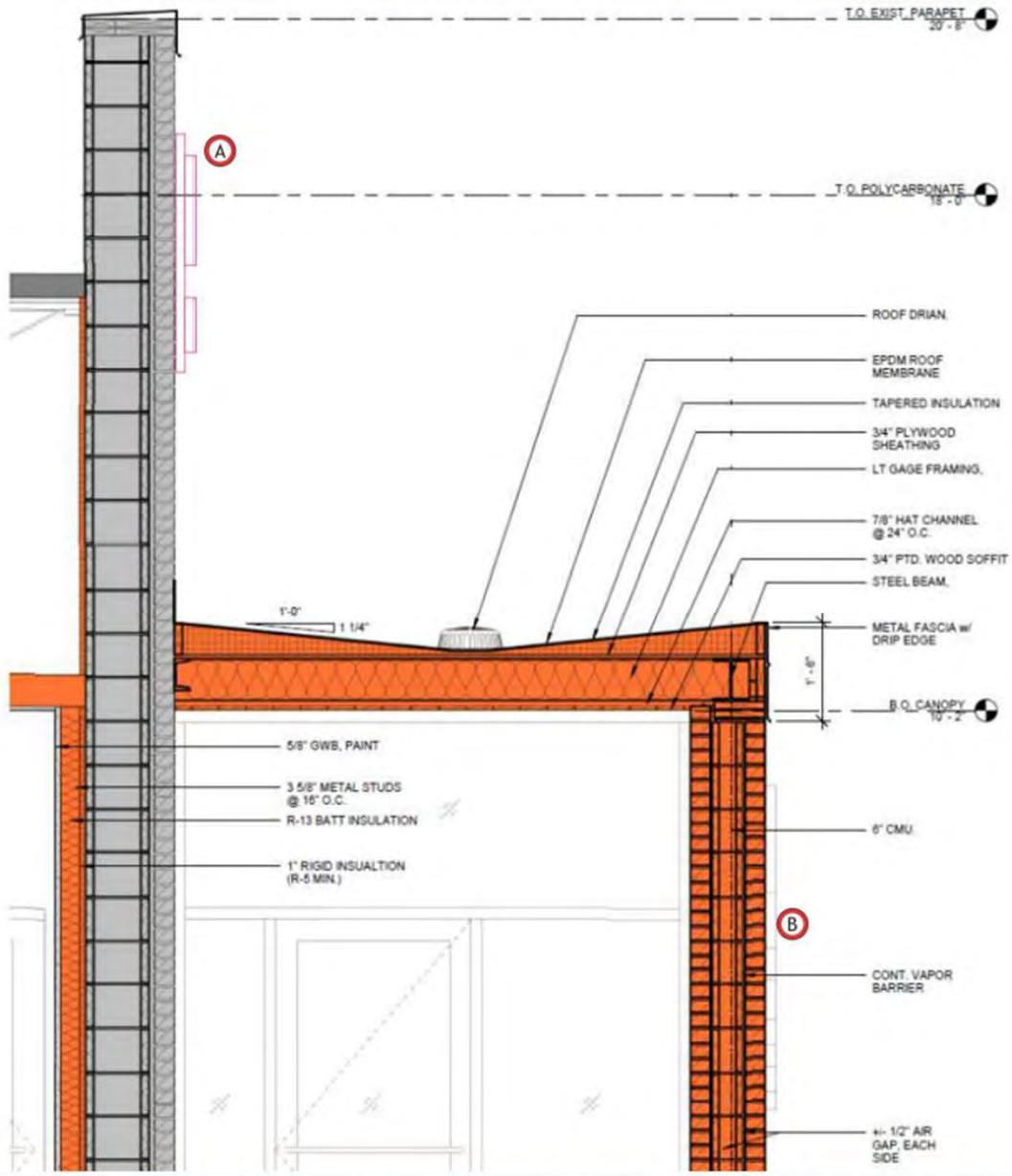
D RISE ATM BLD8 illum 1side
Qty - 2

PAGE: 6



Docket No. 8-70-24 (11818 Madison)

STOREFRONT SECTION



A RISE16FL CB96
Qty - 1

B RISE icon72FCO
Qty - 1

C RISE36FL cust
Qty - 1

D RISE ATM BLD8 illum 1side
Qty - 2



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
Suite -
11818 MADISON AVENUE
LAKEWOOD, OH 44107

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RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



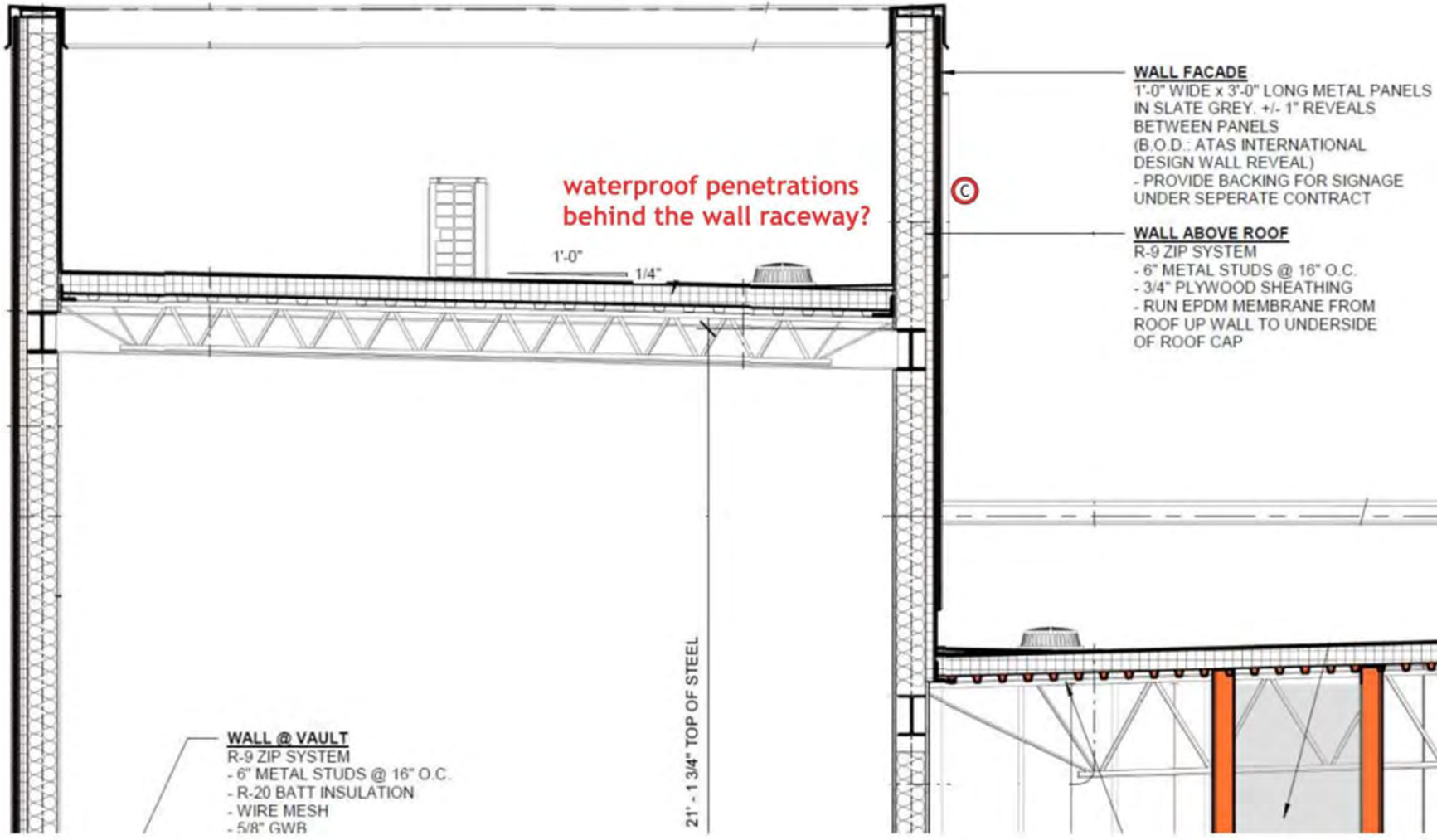
Submittal Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

REVISIONS

r1: 03/08/24	r7: _____
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r6: _____	r12: _____



ADDITION SECTION



WALL FACADE
 1'-0" WIDE x 3'-0" LONG METAL PANELS
 IN SLATE GREY. +/- 1" REVEALS
 BETWEEN PANELS
 (B.O.D.: ATAS INTERNATIONAL
 DESIGN WALL REVEAL)
 - PROVIDE BACKING FOR SIGNAGE
 UNDER SEPERATE CONTRACT

WALL ABOVE ROOF
 R-9 ZIP SYSTEM
 - 6" METAL STUDS @ 16" O.C.
 - 3/4" PLYWOOD SHEATHING
 - RUN EPDM MEMBRANE FROM
 ROOF UP WALL TO UNDERSIDE
 OF ROOF CAP

WALL @ VAULT
 R-9 ZIP SYSTEM
 - 6" METAL STUDS @ 16" O.C.
 - R-20 BATT INSULATION
 - WIRE MESH
 - 5/8" GWR

21' - 1 3/4" TOP OF STEEL

waterproof penetrations
 behind the wall raceway?



93 Industry Drive
 PO Box 349
 Versailles, KY 40383
 859.879.1199



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 Suite -
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 LAKEWOOD, OH 44107

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Submit Date: 02/21/24
 Acct Rep: Angela Mulberry
 Designer: Jason Elmore

REVISIONS

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r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

A RISE16FL CB96
 Qty - 1

B RISE icon72FCO
 Qty - 1

C RISE36FL cust
 Qty - 1

D RISE ATM BLD8 illum 1side
 Qty - 2

PAGE: 8



Docket No. 8-70-24 (11818 Madison)

A ROUTED ILLUMINATED CABINET - ELEVATION
Scale: 3/4" = 1' - 0"



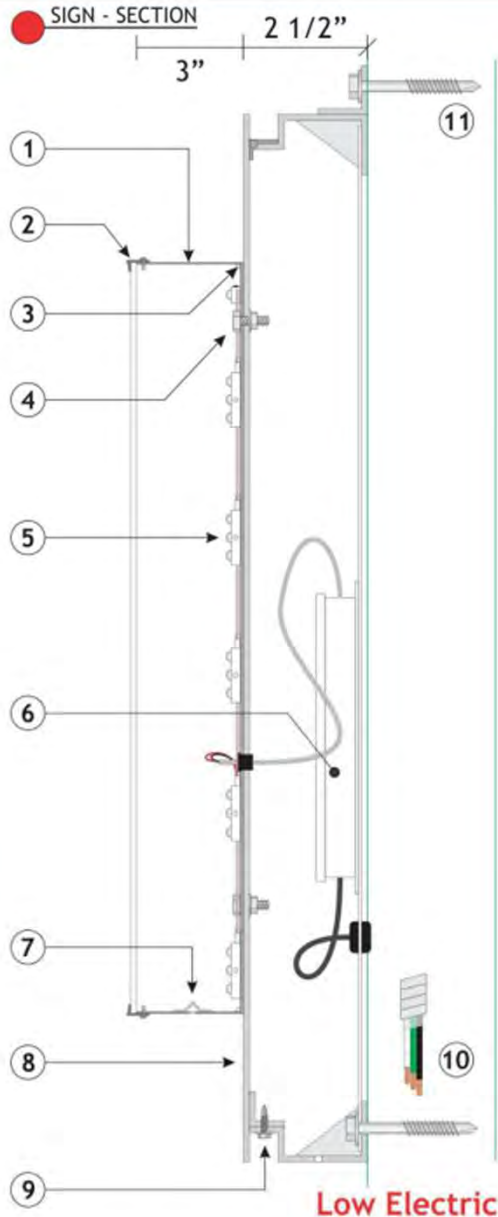
Low Electric

All letters illuminate



SIGN - DETAILS

- 1 3" deep aluminum letters. All returns painted Pantone 3537 Leaf Green, satin finish. All interior surfaces of letters are high gloss white.
- 2 3/16" thick 7328 white acrylic letter faces with 3/4" white trim cap secured to letter return with #8 x 1/2" truss head fastener, color matched to trim cap.
- 3 Letter returns & backs are fully caulked around the entire perimeter, no light leaks.
- 4 Channel letters are bolt and nut attached to cabinet, min four per letter
- 5 bitro OpticsPRO Lite 5000K white led units to illuminate letters.
- 6 Internal 12v low voltage power supplies with primary and all secondary connections protected inside
- 7 Drain hole in bottom of letter return with light cover
- 8 2 1/2" aluminum cabinet with 1/8" thick aluminum hinged face to aid installation and service. All cabinet surfaces are painted Pantone 3537 Leaf Green, satin finish.
- 9 Face fastens to cabinet body with color matched, hidden screws in reveal
- 10 Electrical wiring to sign (by G.C. or electrician) will need to be a dedicated circuit with three isolated conductors consisting of a hot, neutral and ground, all going back to the main panel.
- 11 Sign secures to structure beyond facade with site specific fasteners, determined by installer. A factory painted 1 1/2" x 1 1/2" mounting angle will be used to secure the sign to the wall during installation. Several internal fasteners then added.



Power Requirements: 120V - 20AMP Circuit

RISE16FL CB96



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
Suite -
11818 MADISON AVENUE
LAKEWOOD, OH 44107

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Submital Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

REVISIONS	
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r5: _____	r11: _____
r6: _____	r12: _____

PAGE: 9



Docket No. 8-70-24 (11818 Madison)

B FLAT CUT OUT LETTERS - ELEVATION
Scale: 3/4" = 1' - 0"



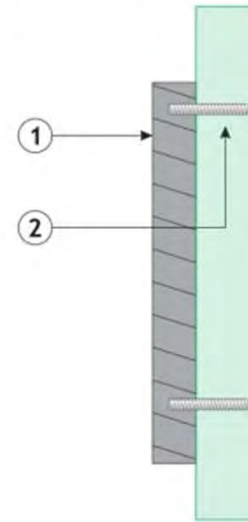
SIGN - DETAILS

- ① 1/2" thick acrylic flat cut out letters painted Pantone 3537 Leaf Green, satin finish.
- ② Copy mounts flush to facade with threaded studs and silicone.

Leaf Green



SIGN - SECTION



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



Store 1632
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Submittal Date: 02/21/24
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Designer: Jason Elmore

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r6: _____	r12: _____

RISE icon72FCO

PAGE: 10



Docket No. 8-70-24 (11818 Madison)



93 Industry Drive
PO Box 349
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859.879.1199



Store 1632
Suite -
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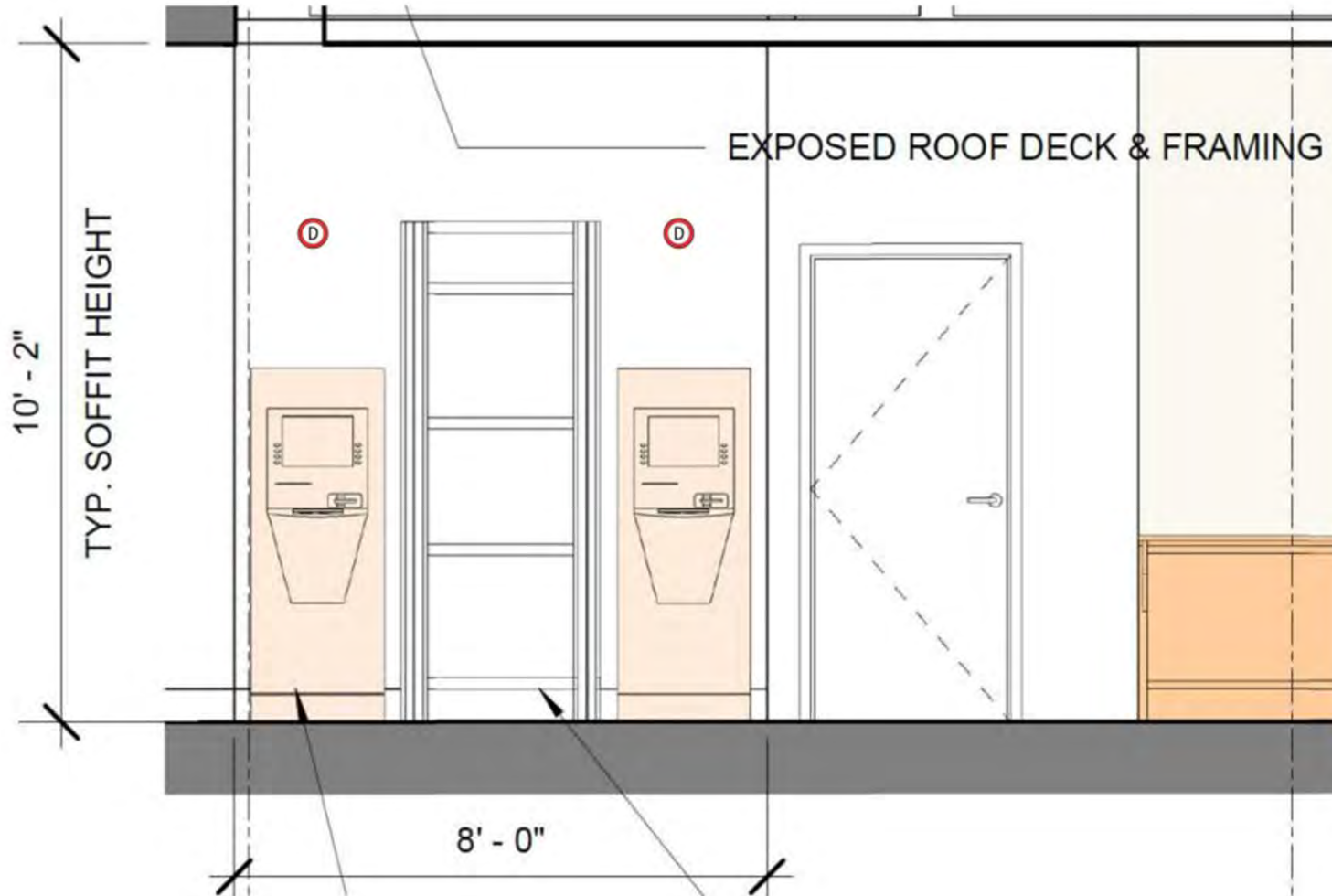


Submittal Date: 02/21/24
Acct Rep: Angela Mulberry
Designer: Jason Elmore

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PAGE: 12



A RISE16FL CB96
Qty - 1

B RISE icon72FCO
Qty - 1

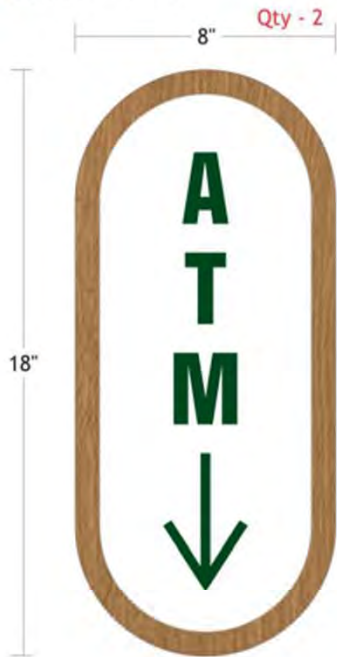
C RISE36FL cust
Qty - 1

D RISE ATM BLD8 illum 1side
Qty - 2

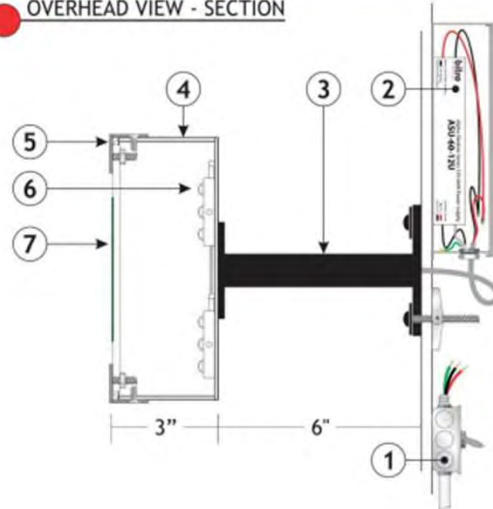


Docket No. 8-70-24 (11818 Madison)

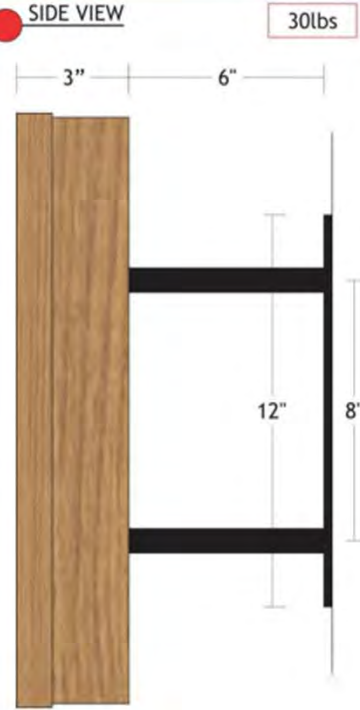
D PROJECTING ILLUMINATED CABINET - ELEVATION
Scale: 3" = 1' - 0"



OVERHEAD VIEW - SECTION



SIDE VIEW



SIGN - DETAILS

- 1 Primary electrical source to junction box and service disconnect switch (by others) must be a dedicated circuit with three isolated conductors - consisting of a hot, neutral and ground all going back to the main panel
- 2 Low voltage wire to run through down tube/mounting plate to remote bitro ASU-60-12U LED driver 120-277v contained in Paige Snap 2 enclosure in ceiling above. Secondary connections must be as short as possible.
- 3 12" x 4" x 1/4" thick aluminum mounting plate welded to 1" x 1" aluminum down tube. Painted satin black. Four - high strength togglers for mounting cabinet to drywall.
- 4 3" deep aluminum, single sided illuminated cabinet with high gloss white finish inside. Exterior to be vinyl wrapped with wood grain Digital Print Vinyl to match Ontario Oak 1540 laminate.
- 5 1" x 1" fabricated aluminum face ring with pop welded studs to fasten faces. Face rings secure to cabinet body with countersink screws painted to match exterior color. Face ring to be vinyl wrapped with wood grain Digital Print Vinyl to match Ontario Oak 1540 laminate.
- 6 bitro OpticsPRO Lite 6500K white led units mounted to both sides of .040" white aluminum baffle.
- 7 3/16" thick 7328 white translucent face secured to backside of face ring. Translucent Pantone 3537 Leaf Green DPV graphics applied to face.

Standard mounting heights for interior signage.
If ceiling is @ 9' or above, the bottom of ATM sign will be 7" AFF.
If ceiling is lower than 9', the top of ATM sign will be 4" from ceiling.



Power Requirements: 120V - 20AMP Circuit

RISE ATM BLD8 illum 1side

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

WSA MEMBER MVA MEMBER

Store 1632
Suite -
11818 MADISON AVENUE
LAKEWOOD, OH 44107

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Suitable for Dry Locations Only
UL label located on top of signs

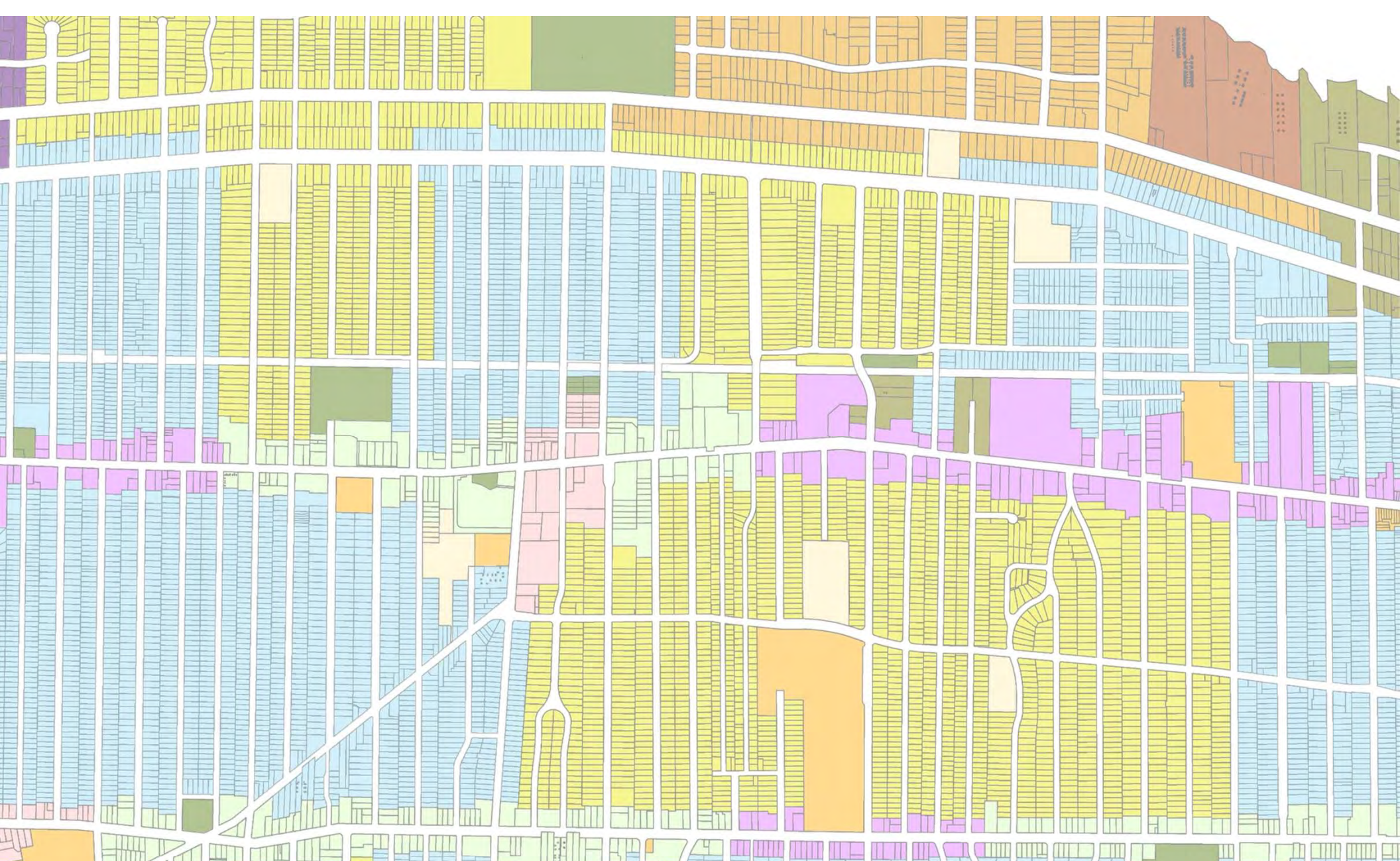
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PAGE: 13



Docket No. 8-70-24 (11818 Madison)



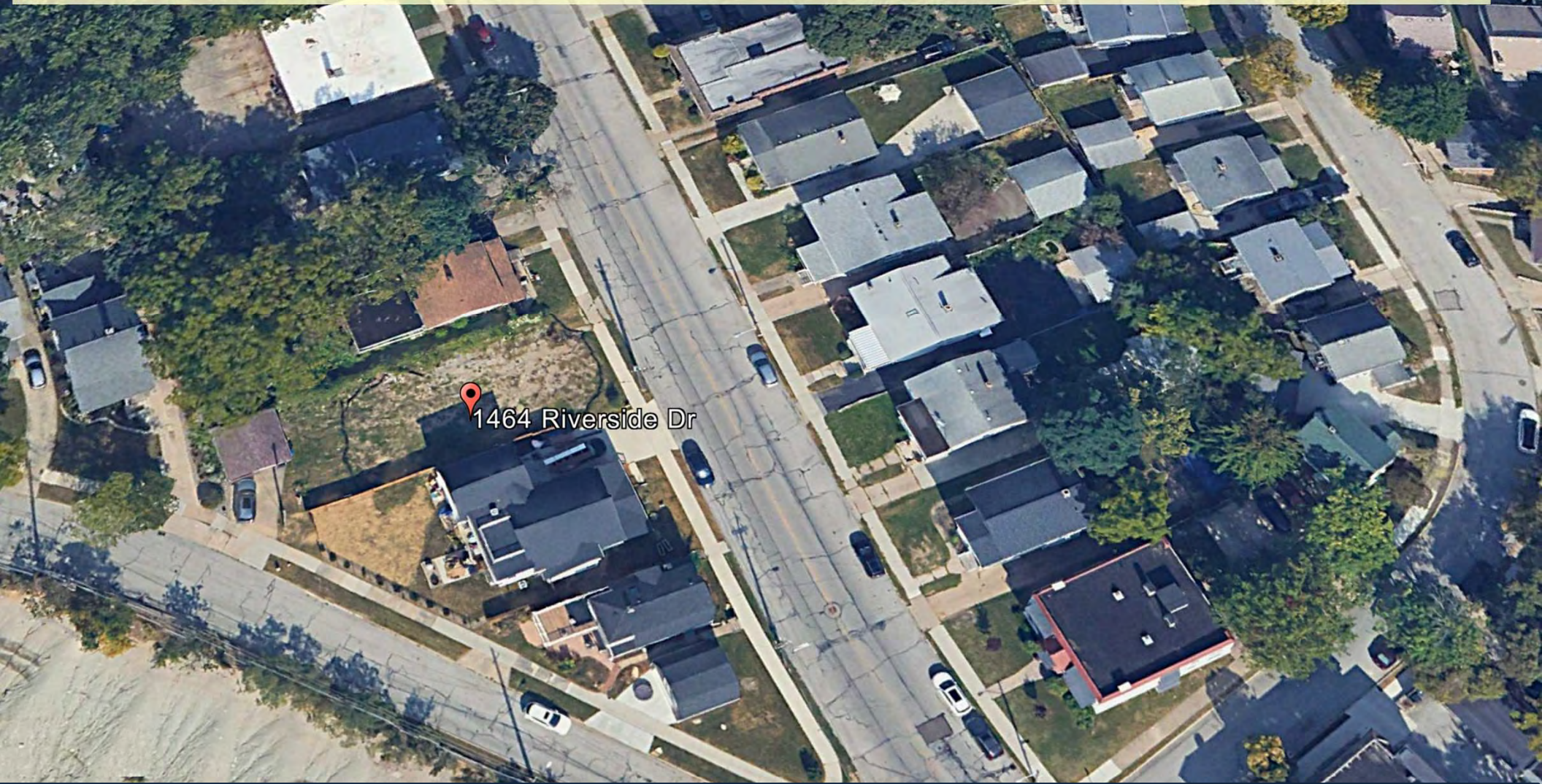
Architectural Board of Review

August 2024

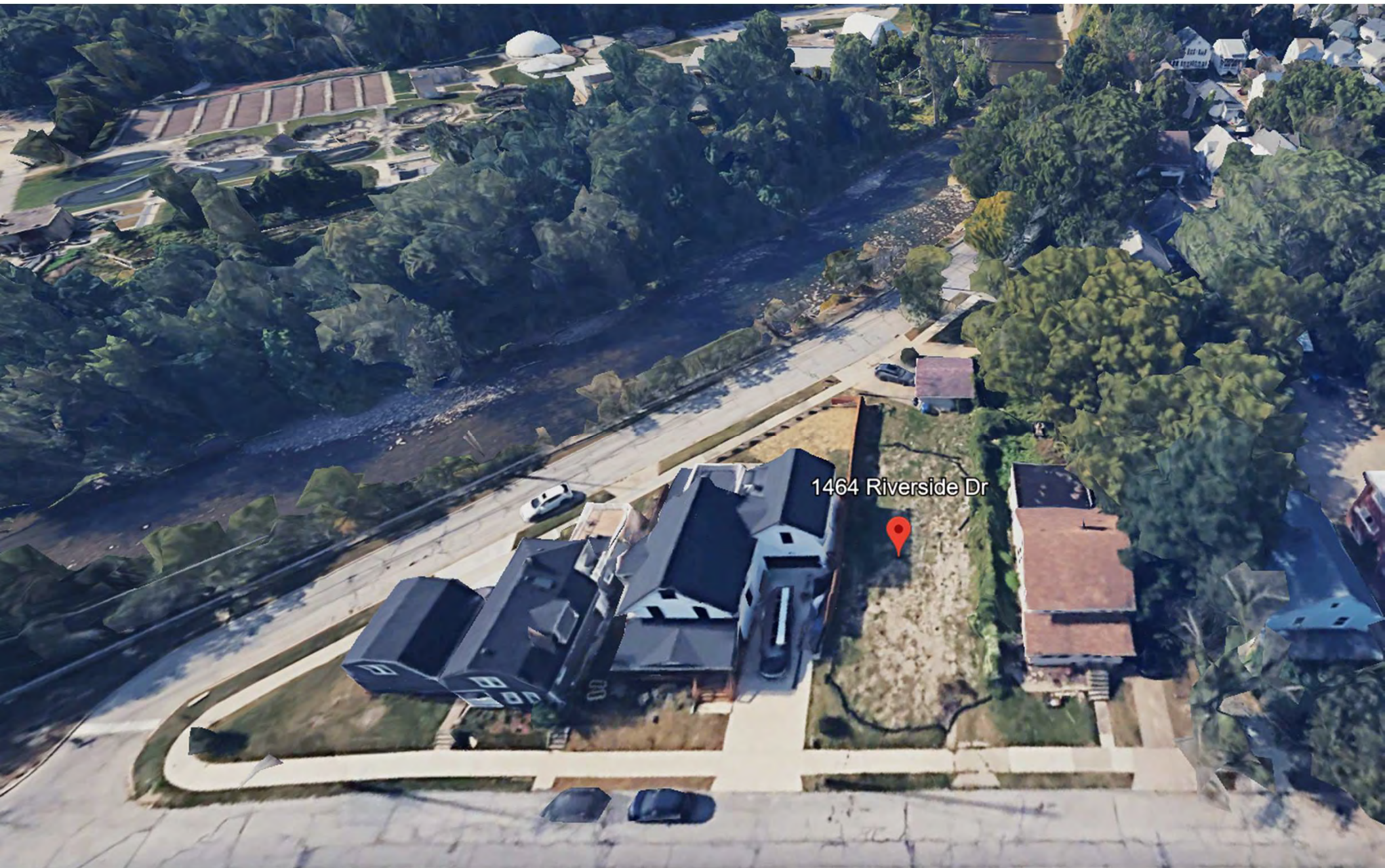
Applicant proposes the construction of a new home on a vacant lot.

City Notes:

- Will need BZA review.



Docket No. 8-71-24 (1464 Riverside)
Residential New Construction
Gary Fischer



Docket No. 8-71-24 (1464 Riverside)

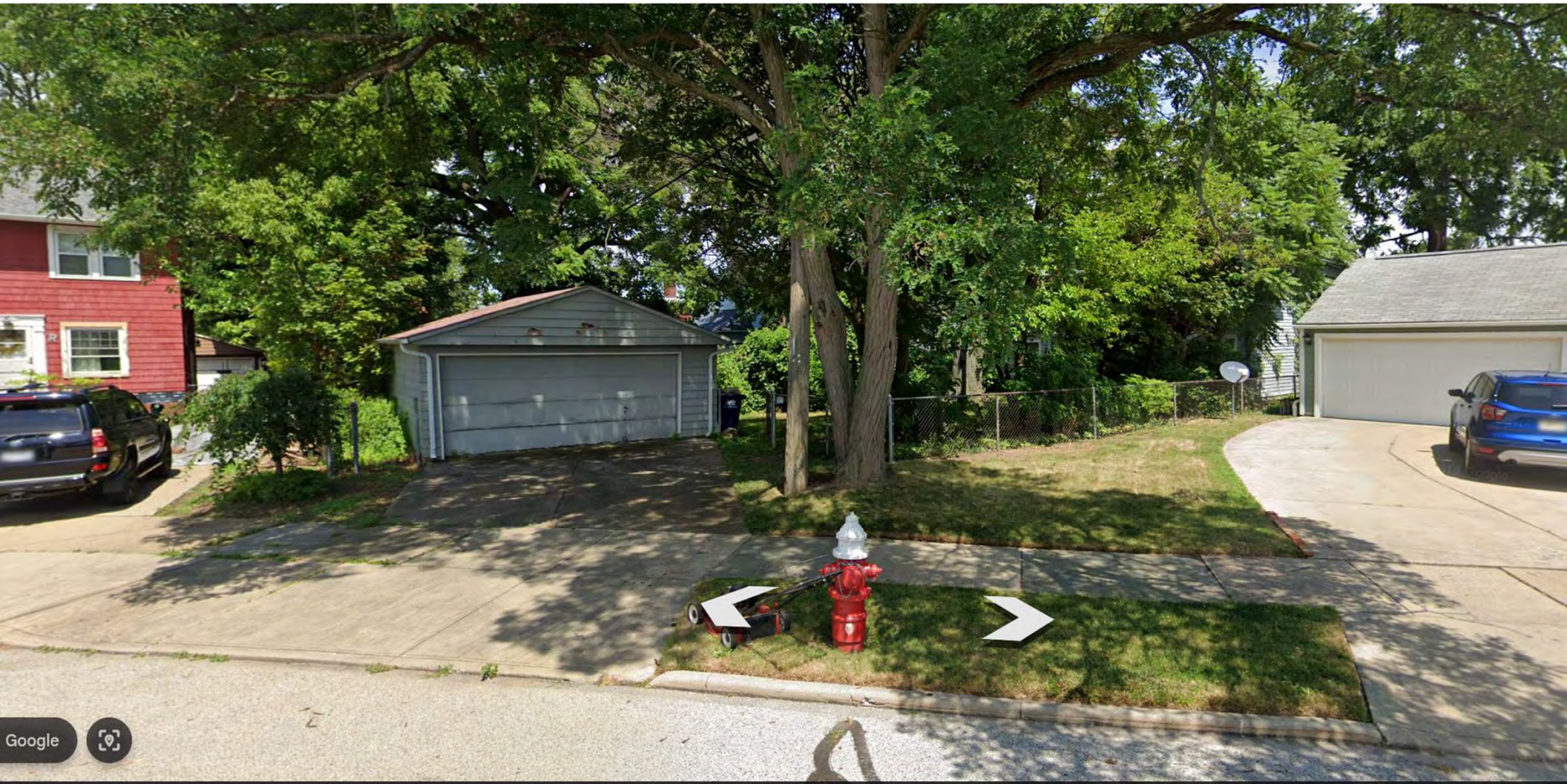




Docket No. 8-71-24 (1464 Riverside)



Docket No. 8-71-24 (1464 Riverside)

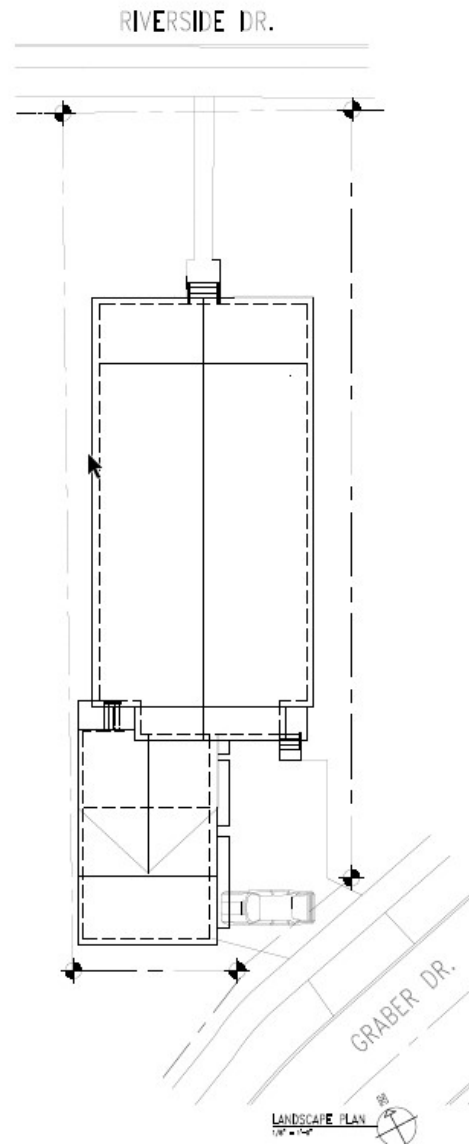


Google



Docket No. 8-71-24 (1464 Riverside)





FISCHER & ASSOCIATES
F
 ARCHITECTS INC.
 554 West Ninth Street
 Lorain, Ohio 44052
 Tel: (440) 315-2300
 E-mail: andrea@fisherarch.com

Project No.	200
Date	12/1
Client	1464 Riverside Drive
Site	1464 Riverside Drive
Scale	1/8" = 1'-0"
Author	ANDREA FISCHER
Checker	ANDREA FISCHER
Project Manager	ANDREA FISCHER
Client Representative	
City Representative	
County Representative	
State Representative	
Federal Representative	

1464 Riverside Drive
 (NEW HOUSE & GARAGE ADDITION)
 1464 Riverside Drive
 Lakewood, Ohio 44107

22.113
 L-100



Docket No. 8-71-24 (1464 Riverside)



GRADING PLAN

P.P.N. 311-18-010
#1464 RIVERSIDE DRIVE
SOUTHEASTERLY HALF OF SUBLOT NO. 9
& NORTHWESTERLY 11' OF SUBLOT NO. 10
IN
THE C.C. SOUTHWAN'S SUBDIVISION
RECORDED IN VOL. 4, PG. 60
ORIGINAL ROCKPORT TOWNSHIP
SECTION NO. 23

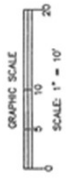
FOR
THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO

FREEDOM CONSTRUCTION SERVICES
www.freedomcs.com
PH: (216) 795-5225 X.105

BY: THE HENRY G. REITZ ENGINEERING CO.
PH: (216) 291-3333 FAX: (216) 291-2242
BY: JAMES L. SAVICK, P.E., REC. SUPERVISOR #14253
SCALE 1" = 10'
MAY, 2024



MEASUREMENTS BASED ON
C.A. RIVERSIDE DRIVE
BEARING N52°25'00"W



SCENIC PARK ALLOTMENT
VOL. 28, PG. 7

S/L 14

P.P.N. 311-18-003
KOSHA RONDORGE &
JAMES L. SAVICK, P.E.
A.N. #20170300488

25.94' OBS.
NS2726'09"W

23.70' OBS.
N8713'11"E

121.34' OBS.
N3735'00"E

136.70' OBS.
N3735'00"E

P.P.N. 311-18-010
JLOBEHOME, LLC
A.F.N. #201705300882

5.875 SF
0.1349 AC.

EXISTING DWELLING
#1455

EXISTING DWELLING
#1455

PROPOSED DWELLING
FIRST FLOOR = 687.33
CRANK FLOOR = 682.33
TOP OF FOOTER = 682.00
BOT. OF FOOTER = 681.33
GRAVEL SPACE

LEGEND:
○ DENOTES 5/8" CAPPED (NOT) IRON PIN SET.
— DENOTES EXISTING CHAIN LINK FENCE
— DENOTES EXISTING WOODEN FENCE
— DENOTES EXISTING UTILITY POLE
— DENOTES DIRECTION OF FINISH RUNOFF
ELEVATIONS SHOWN = X PROPOSED

CONTRACTOR MUST CHECK BENCH MARK
WITH PAVEMENT GRADE BEFORE ANY
EXCAVATION OR OTHER WORK IS STARTED.
BENCH MARK ELEV. = 686.21
TOP OF HYDRANT ON SITE ON GRABER DRIVE

- NOTES:**
- UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE AND LOCATION, TO BE OBTAINED BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND RECORDED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.
 - NO CLEAN CUTS WERE FOUND.
 - FOOTER DIMENSIONS ARE TO CENTER AND TO BE VERIFIED WITH REVISIONS FOUND BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY IS FOUND BETWEEN THE MOYE PLANS AND THE EXITS BETWEEN THE CITY OF LAKEWOOD AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.
 - ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM COMPACTED BACKFILL.

RIVERSIDE DRIVE 60'

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W

EX. M.L. 8M-653.3 IN MON BOX 12'-0" R/W



554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

E-mail: andrea@fischerarch.com

Fischer & Associates	2021
ISSUE:	DATE:
NEW HOUSE PLAN FROM	05/01/23
NEW HOUSE ELEVATIONS PROCEED	05/20/23
NEW HOUSE SLAB & CIP PLANS PROCEED	04/29/23
NEW HOUSE, GAR. ADD. PLAN REVIEW	04/12/23
NEW HOUSE, GAR. ADD. PROCEED	04/11/23
FINAL REVIEW FROM	04/12/23
REVISED REVIEW FROM	04/09/24

Client Name/Project Name/Address

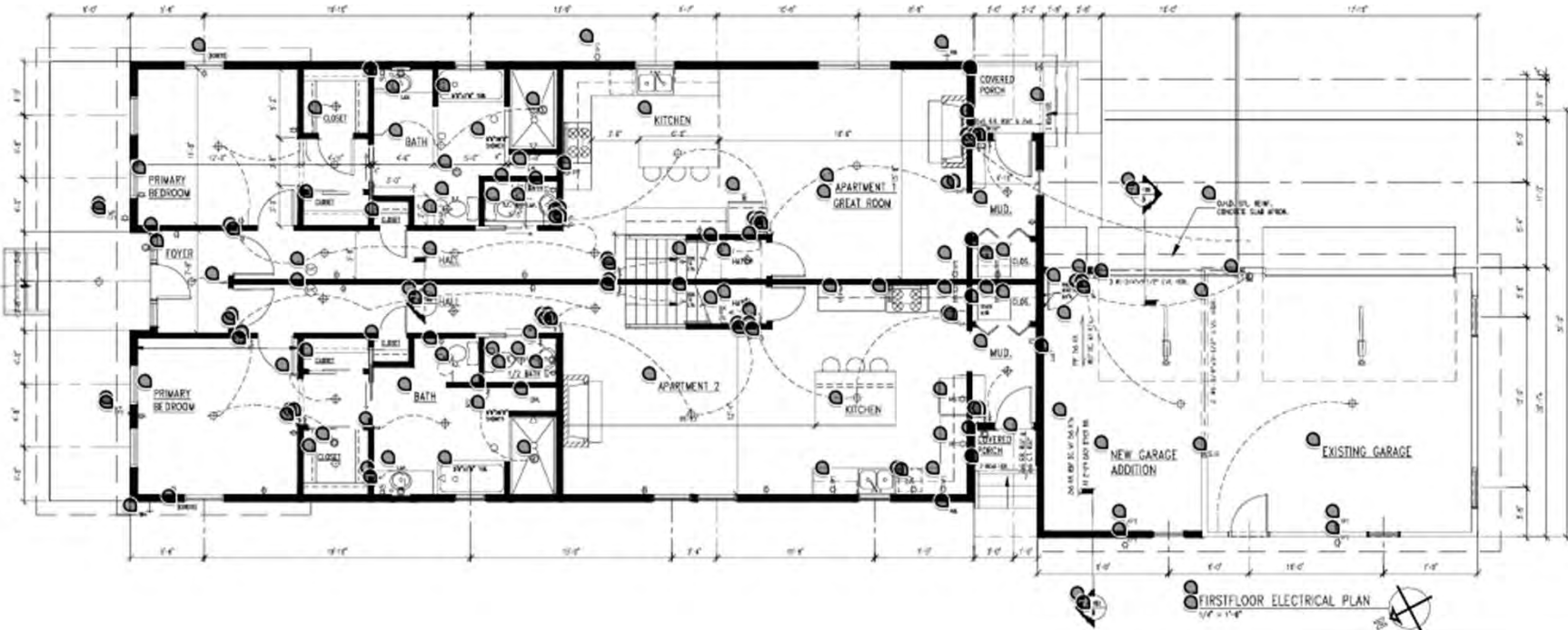
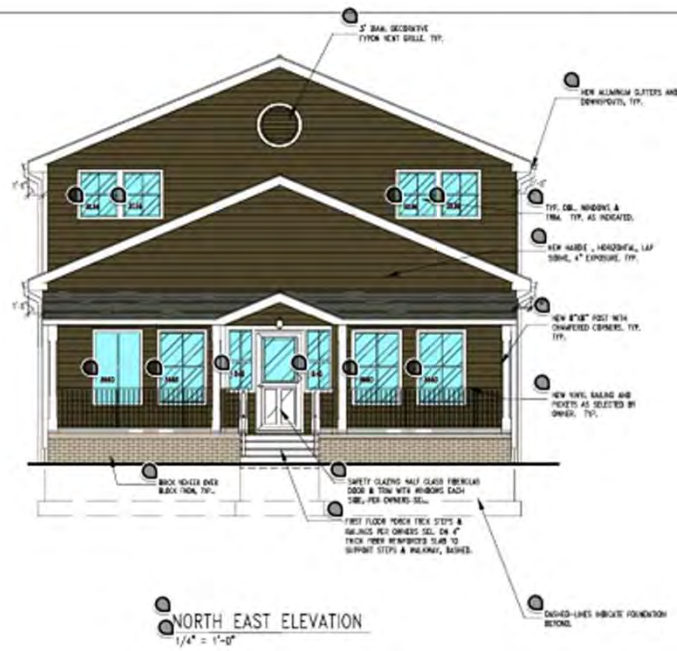
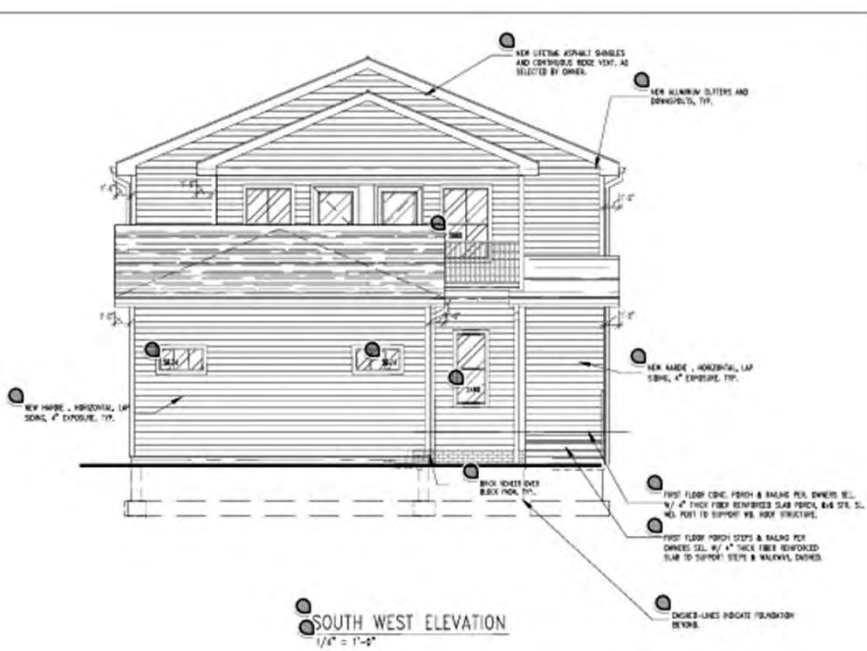
1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
ELEVATIONS

Fischer Project Number
22-113

Sheet #
A-104

Scale



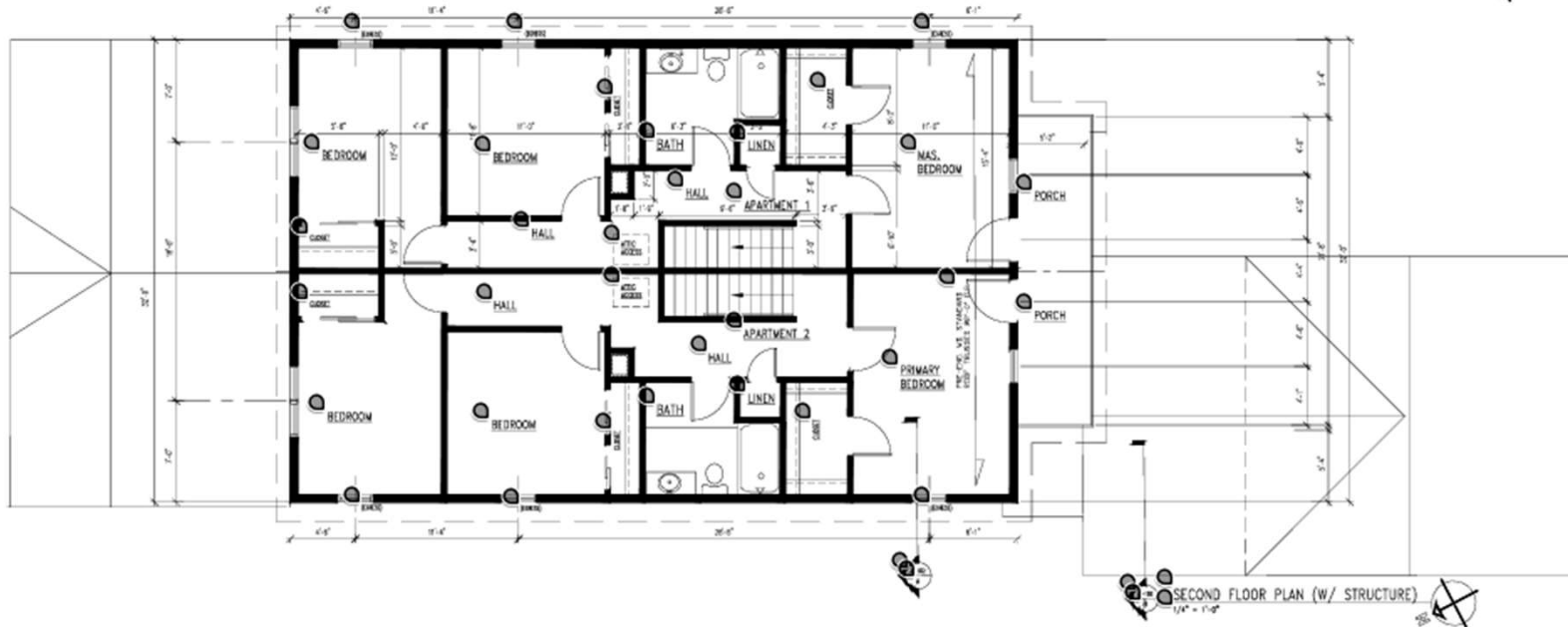
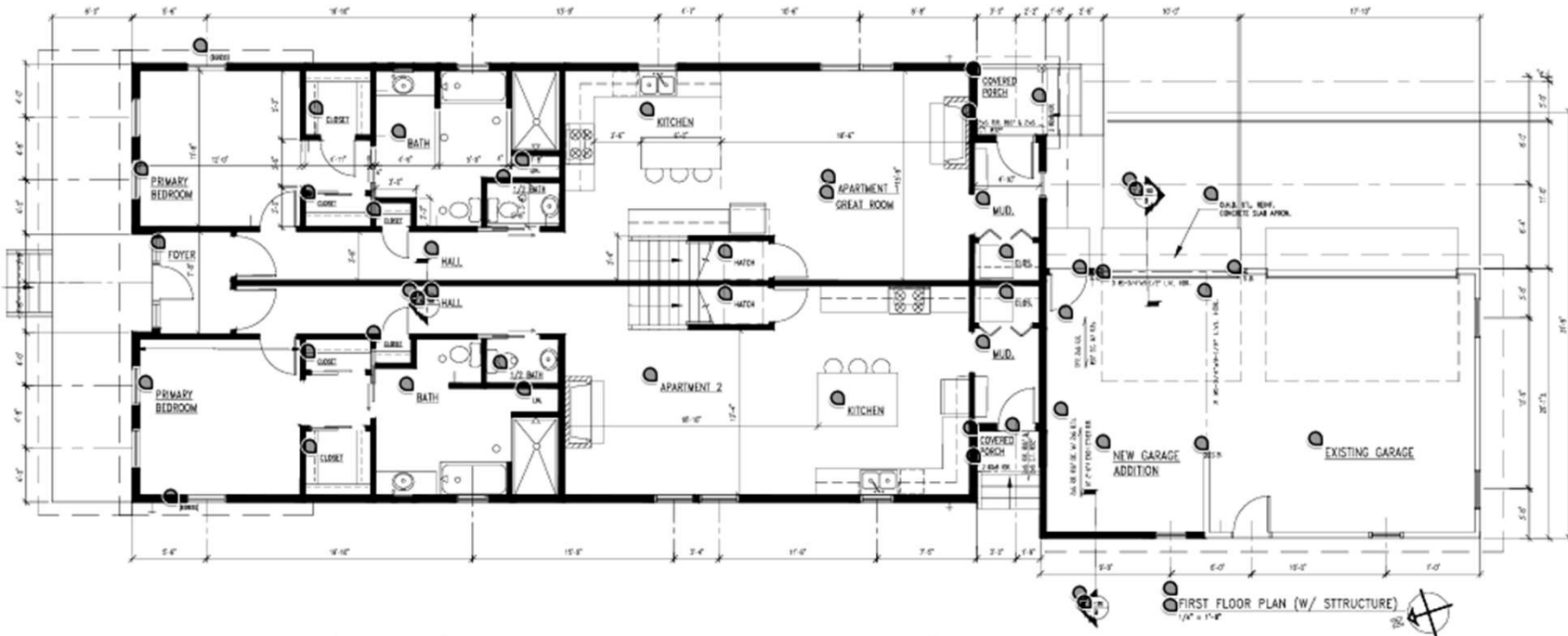
Docket No. 8-71-24 (1464 Riverside)



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



Docket No. 8-71-24 (1464 Riverside)



FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

E-mail: andrea@fischerarch.com

Owner & Associates	2021
DATE	DATE
NEW HOUSE PLAN PRELIM	04/28/23
NEW HOUSE ELECTRICAL PROPOSAL	04/28/23
NEW HOUSE ELEV. & EX. PLAN PROS.	04/28/23
NEW HOUSE, SAN. ME. PLAN REVIEW	04/18/23
NEW HOUSE, SAN. ME. PROGRESS	04/11/23
NEW HOUSE-TEMP.	04/17/23
REVIS NEW-TEMP.	04/28/24

Client Name/Project Name/Address

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
FLOOR PLANS W/ GARAGE DEMOLITION-
STRUCTURAL DETAILS

Fischer Project Number
22-115
SHEET #

A-101

Scale



Docket No. 8-71-24 (1464 Riverside)



2021	DATE
15/12/23	NEW HOUSE PLAN PRELIM
18/02/23	NEW HOUSE ELEVATIONS PROPOS
16/02/23	NEW HOUSE ELEV. & FIN. PLAN PROPOS
14/02/23	NEW HOUSE CON. SET. PLAN PROPOS
14/11/23	NEW HOUSE GAR. SET. PROPOS
04/12/23	TIME REVIEW MEET
04/08/24	REVISED SEVEN-TWO

Client Name/Project Name/Address

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

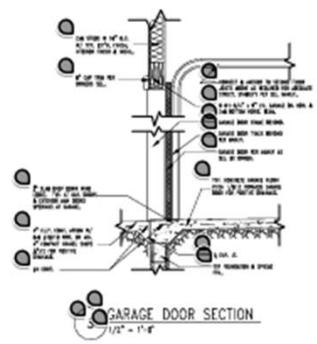
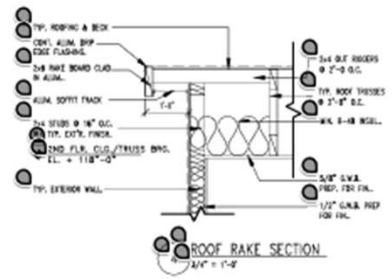
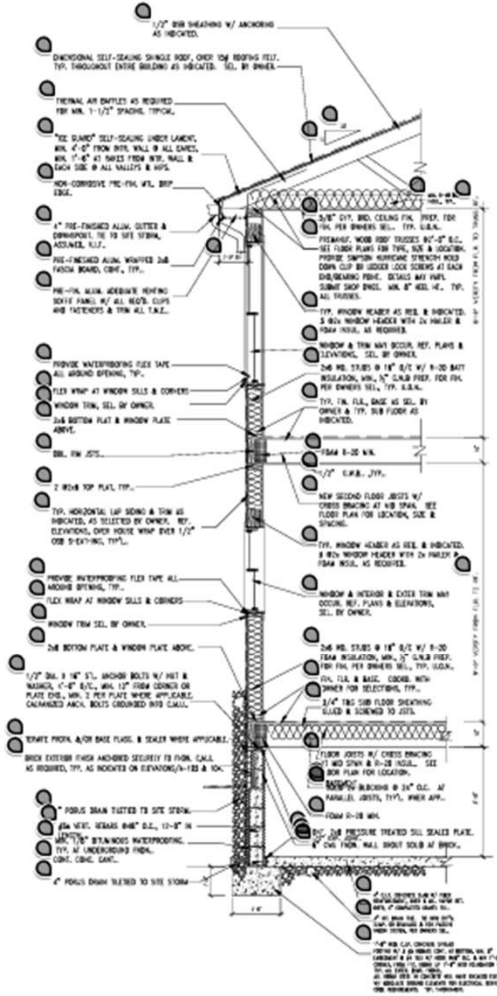
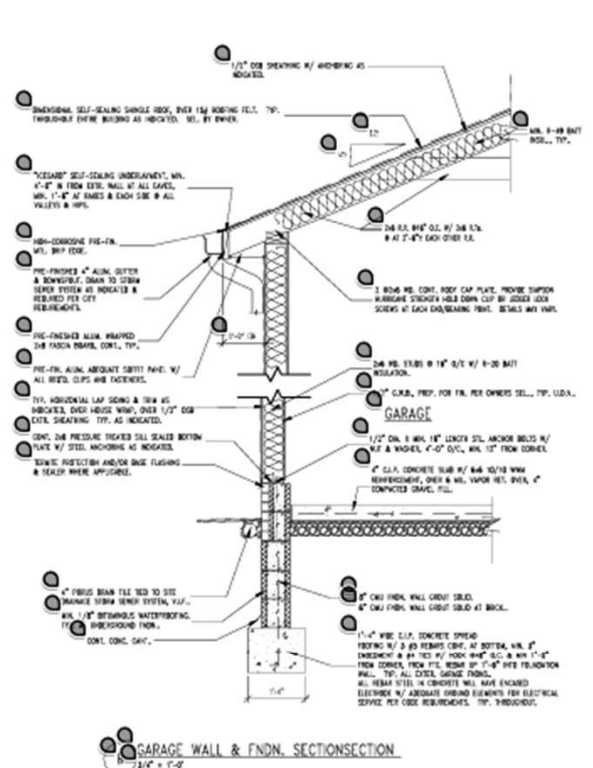
Drawing Name
SECTIONS & DETAILS

Fischer Project Number
22-113

SHEET #

A-102

Scale





554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

E-mail: andrea@fisherarch.com

Project & Associates	2021
DATE:	04/01
NEW HOUSE PLAN PRELIM	03/24/21
NEW HOUSE ELECTRICAL PRELIM	04/28/21
NEW HOUSE EXPL. & D.D. PLAN PRELIM	04/28/21
NEW HOUSE, S.A.I., F.I.M., REVIEW	04/18/21
NEW HOUSE, S.A.I., M.E. PROGRESS	04/11/21
THE HOUSE-TO-GET	04/17/21
REVISER REVIEW-TEAM	04/28/21

Client Name/Project Name/Address

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

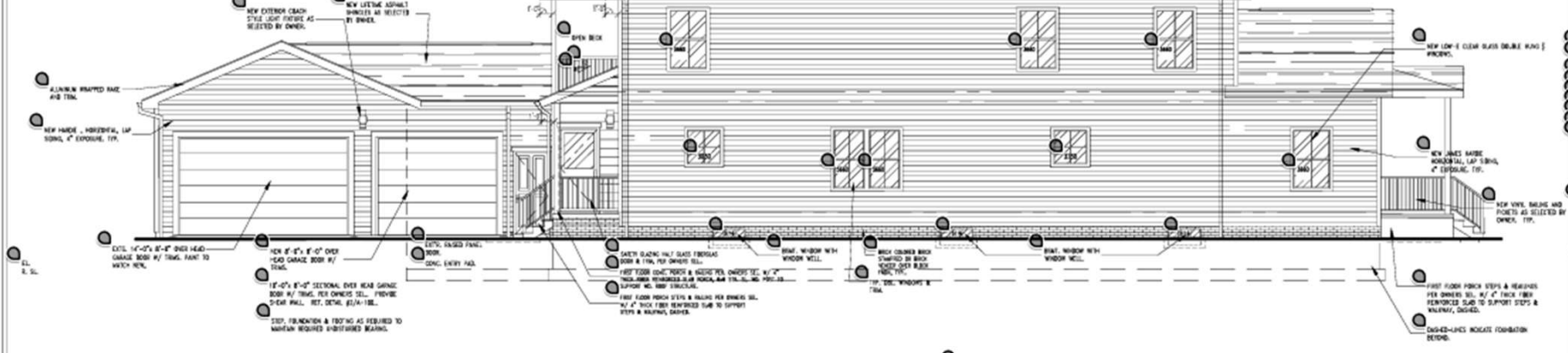
Drawing Note
ELEVATIONS

Fisher Project number
22.115
SHEET #

A-103

Scale

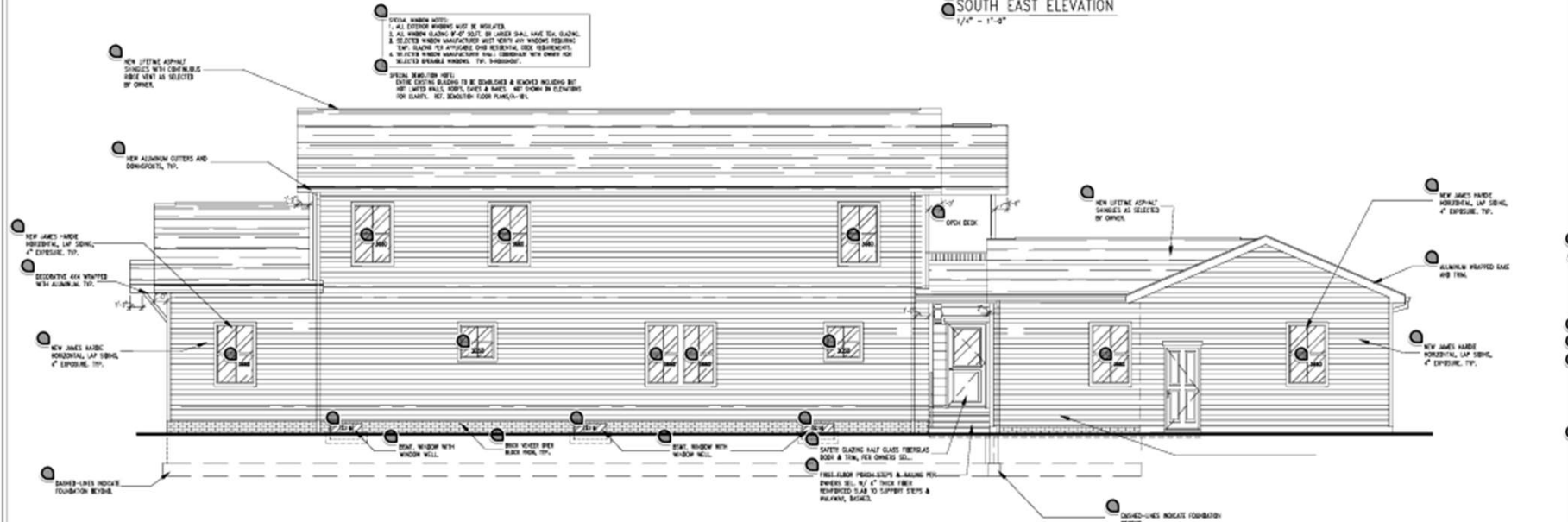
SPECIAL ROOF STRUCTURE NOTES:
ALL ROOF TRUSSES SHALL BE FLAT CEILING TRUSSES, MODIFIED ATIC TRUSSES OR SCORER TRUSSES PER OWNER'S SELECTION.
ALL TRUSSES SHALL BE 3'-0" O.C. PROVIDE 2x6 STUD UNDER EACH INTERIOR TRUSS SUPPORT LOCATIONS TYPICAL TO FOUNDATION WALL. PROVIDE SHOP DRAWING FOR ALL TRUSSES & STIC. FRAMING WHERE APPLICABLE.
PROVIDE MODIFIED ROOF TRUSSES OR PROVIDE STICK FRAMING TO ACCOMMODATE SMALL ROOF HUMP OUTS AS REQUIRED AND TO AFFORD POSITIVE DRAINAGE. REFERENCE RAFTER SIZE LIST BELOW.
STICK FRAMING SPECIAL NOTE:
PROVIDE STICK FRAMING STRUCTURE ABOVE RESIDENTIAL ROOF TRUSS DECK TO EXTEND ROOF BRACKETS.
SPANS: RAFTER SIZE @18" O.C.
17'-0" TO 19'-6" 2x10
13'-0" TO 16'-0" 2x8
UP TO 13'-0" 2x6



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

SPECIAL WINDOW NOTES:
1. ALL EXTERIOR WINDOWS NOT BE INSULATED.
2. ALL WINDOW GLAZING 1/2" OF GLAZING SHALL HAVE T&L GLAZING & SELECTED WINDOW MANUFACTURED WITH VERTY AIR WINDOWS REQUIRE T&L GLAZING PER APPLICABLE CODE REQUIREMENTS.
3. ALL EXTERIOR WINDOW MANUFACTURED SHALL BE SEPARATE WITH OWNER FOR SELECTED FINISHES. TYP. SUBMITTALS.

SPECIAL WINDOW NOTE:
ENTIRE EXTERIOR GLAZING TO BE SHOWN & SHOWED HOLDING BY NEW JAMES HARDIE SIDING, C&T & H&C. NEW T&L IN EXTERIOR FOR CLAREY. NEW SMOOTH FLOOR PLANKS (S).



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



Docket No. 8-71-24 (1464 Riverside)



Owner & Association	2021
ISSUE	DATE
NEW HOUSE PLAN PRELIM	08/28/23
NEW HOUSE ELEVATIONS & FLOOR	08/28/23
NEW HOUSE ELEC. & F.P. PLAN PRELIM	08/28/23
REV. HOUSE, GAR. ADD. PLAN REVIEW	08/28/23
REV. HOUSE, GAR. ADD. PRELIM	08/28/23
FINAL REVIEW - FINAL	08/28/23

Client Name/Project Name/Address

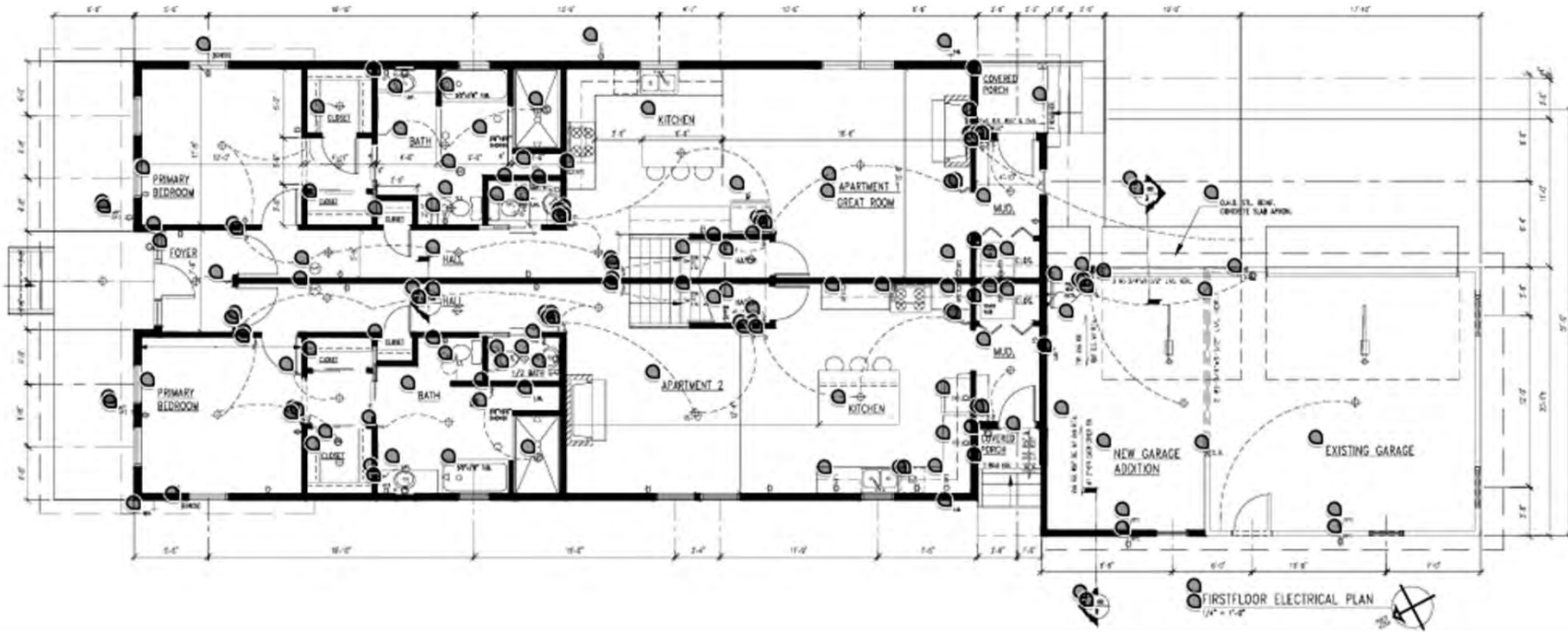
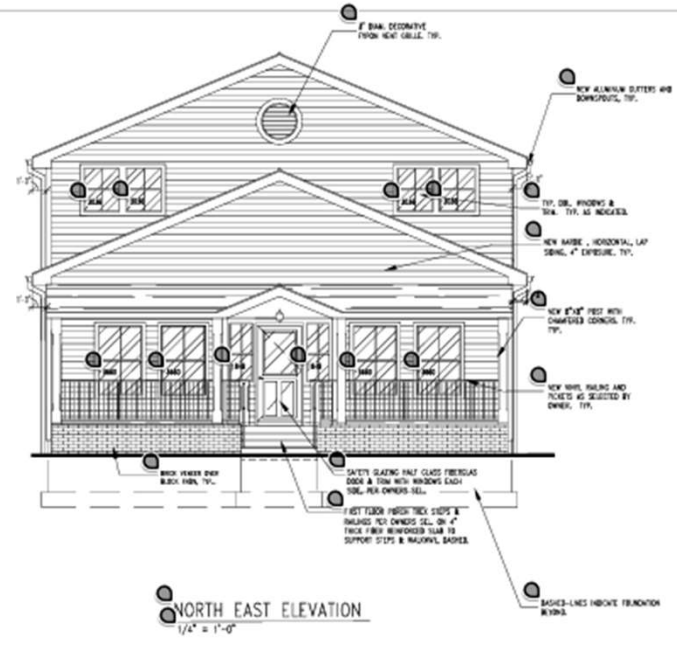
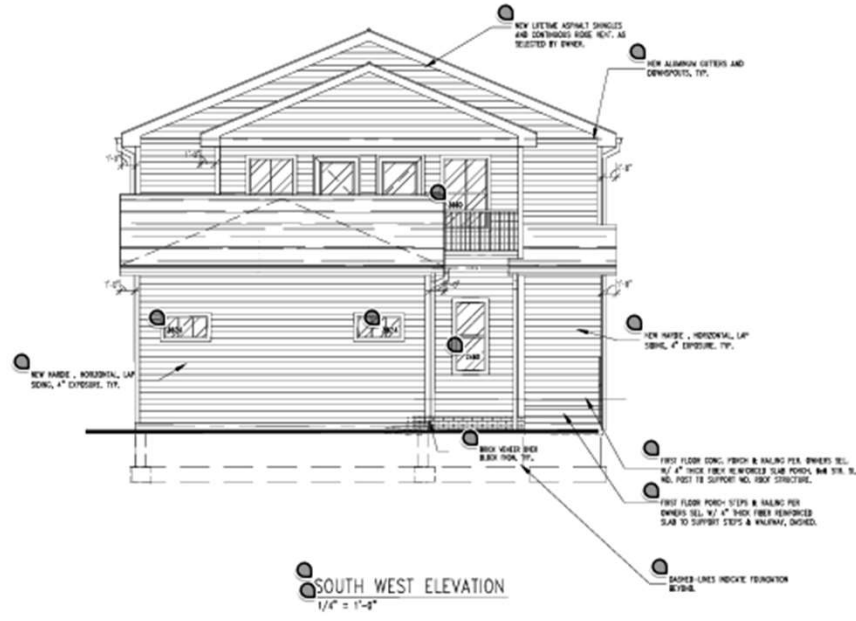
1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
ELEVATIONS

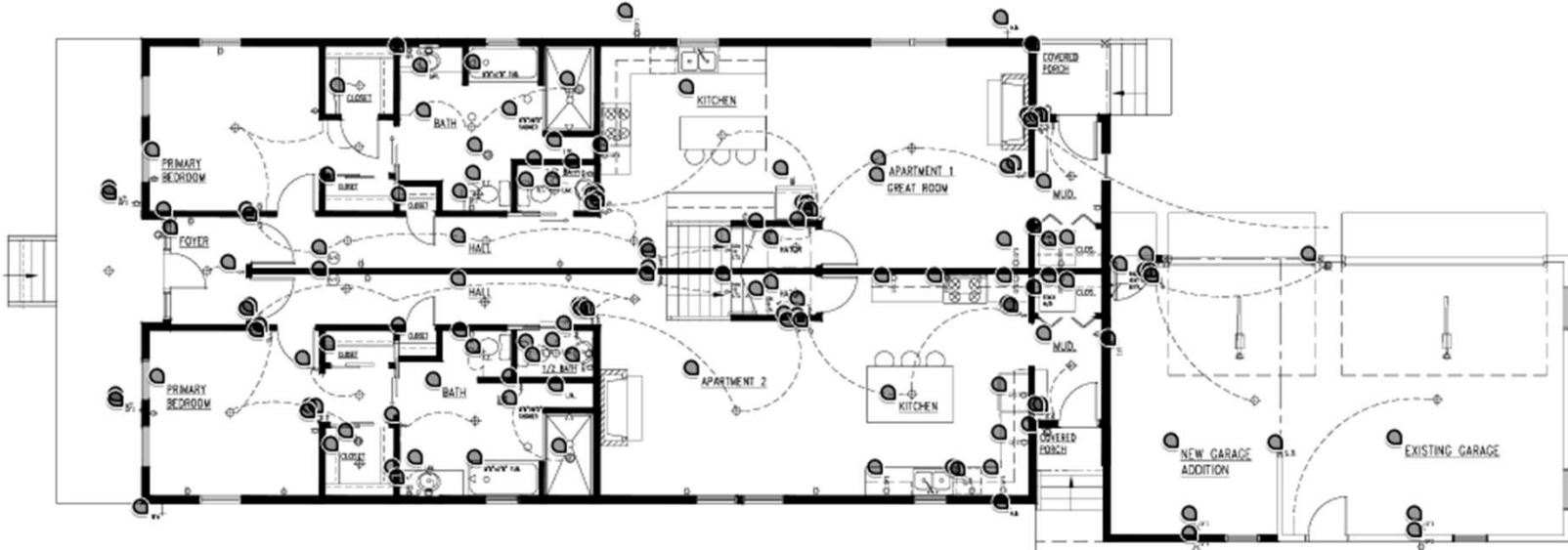
Project Number
22-113

Sheet #
A-104

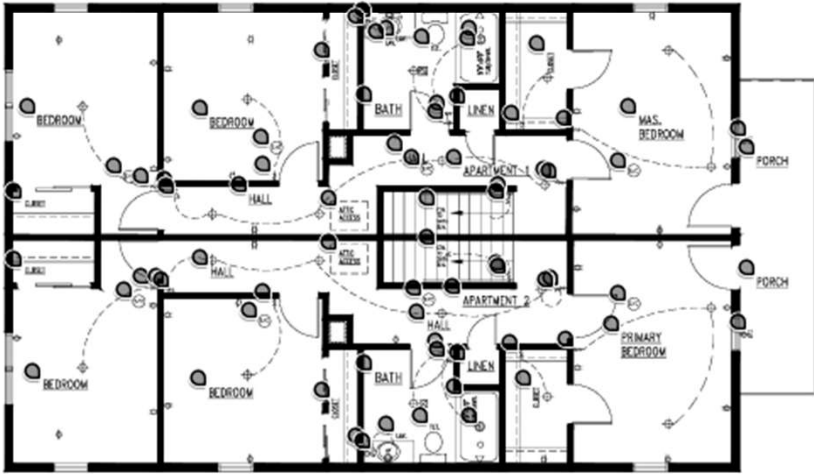
Scale



Docket No. 8-71-24 (1464 Riverside)



FIRST FLOOR ELECTRICAL PLAN
1/8" SCALE



SECOND FLOOR ELECTRICAL PLAN
1/8" SCALE

ELECTRICAL SYMBOL	SYMBOL LEGEND DESCRIPTION	SPECIAL STATUS NOTES
(Symbol)	120V 15A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 20A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 30A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 40A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 50A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 60A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 75A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 100A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 150A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 200A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 250A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 300A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 350A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 400A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 450A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 500A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 550A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 600A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 650A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 700A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 750A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 800A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 850A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 900A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 950A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)
(Symbol)	120V 1000A BRK/GRN SW	POWER CORDS AND LIGHT FIXTURES TO BE INSTALLED AT A SPECIFIC LOCATION. (EACH SYMBOL LOCATED WITH DIMENSIONS)

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

DATE	DESCRIPTION
02/01/23	ISSUE
01/24/23	NEW HOUSE PLAN PRELIM
01/24/23	NEW HOUSE ELEVATIONS PRELIM
01/24/23	NEW HOUSE FLOOR & CEILING PLANS PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM
01/24/23	NEW HOUSE SANITARY PLAN PRELIM

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name
ENGINEERING FLOOR PLANS-DETAILS
Fischer Project Number
22.113
SHEET #
MPE-100
Seal



Docket No. 8-71-24 (1464 Riverside)

Frederickson



Docket No. 8-71-24 (1464 Riverside)

PERFORMANCE GUARANTEED



EXCEEDS INDUSTRY STANDARDS
RIGOROUS, 35-POINT TESTING
ACCREDITED, THIRD-PARTY QUALITY CONTROL



LOW-MAINTENANCE - LESS TIME AND MONEY
NEVER NEEDS PAINTING OR STAINING
LIMITED LIFETIME TRANSFERABLE WARRANTY



WON'T PEEL, CHECK, OR CRAZE
STATE-OF-THE-ART UV PROTECTION
BATTLES WIND, COLD, AND INTENSE HEAT



FULL COMPLEMENT OF STYLES
WIDE ARRAY OF COLORS
DIVERSE PRODUCT OPTIONS



HIGH-QUALITY PIGMENTS
CONSISTENT COLOR
UV INHIBITORS



SUSTAINABLY MADE
GREEN BUILDING CERTIFICATION ELIGIBLE
IMPROVES HOME LIFECYCLE BENEFITS

FIND ALL OF OUR TESTING
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GP Georgia-Pacific
Vinyl Siding & Accessories

COMPASS®



Docket No. 8-71-24 (1464 Riverside)

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ALMOND
TAN
CLAY
HAZELNUT
AMBER
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TEAK
BROWNSTONE
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CINNASAB
THISTLE
SAGEBROOK
RALM
DUBLIN
GRAY
FLINT
PEWTER
SHADOW
IRON
WEDGEWOOD
BAYOU
BRUNSWICK
NORTHERN OAK
HEARTHSTONE BROWN
REDWOOD
COASTAL BLUE

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* Upcharge applies.

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DOUBLE 4.5" DUTCH LAP
MORE DESIGN OPTIONS
LARGEST PALETTE
UNIQUE WOOD GRAIN COLORS
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LIMITED LIFETIME TRANSFERABLE WARRANTY***

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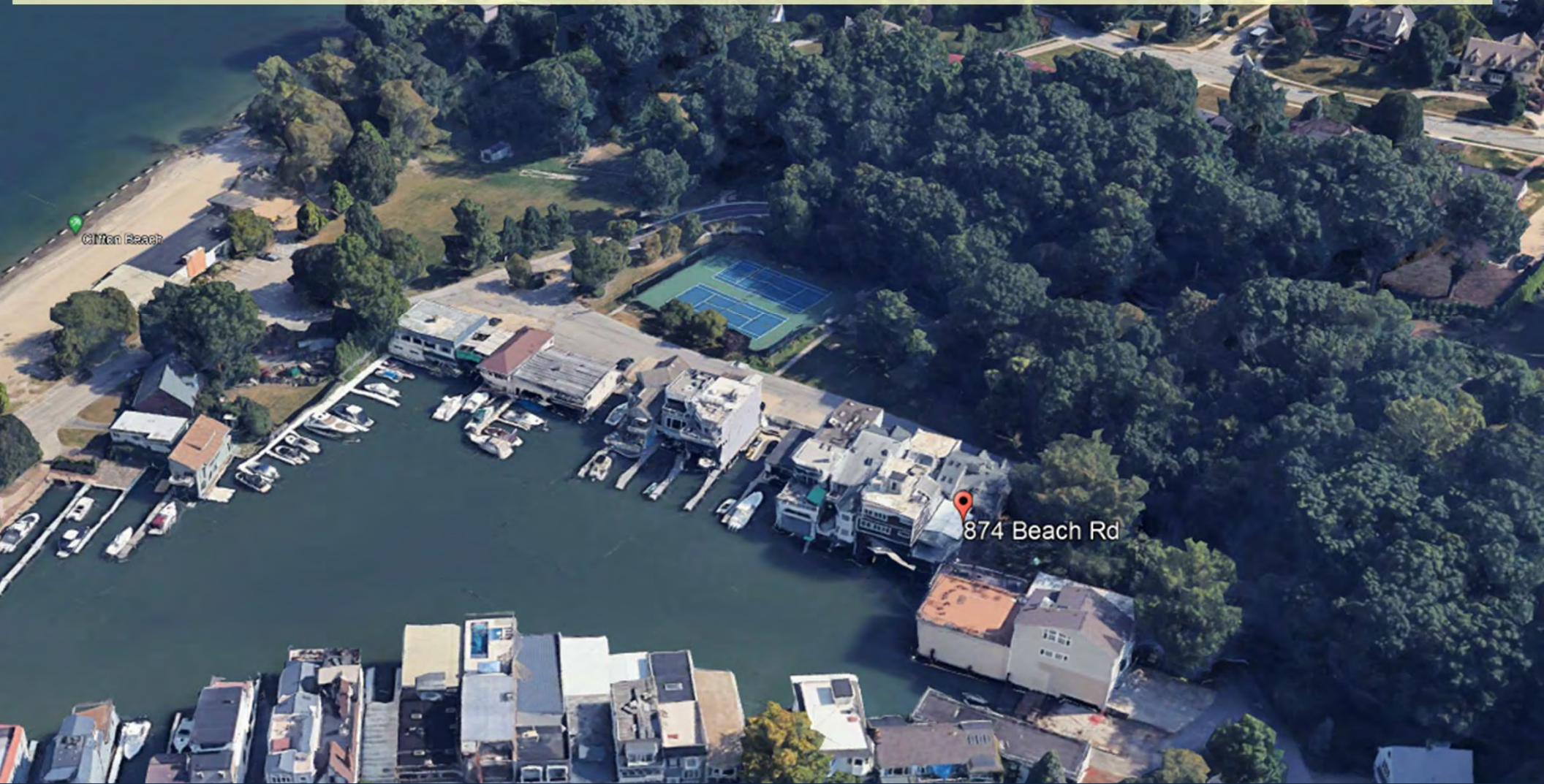


Docket No. 8-71-24 (1464 Riverside)

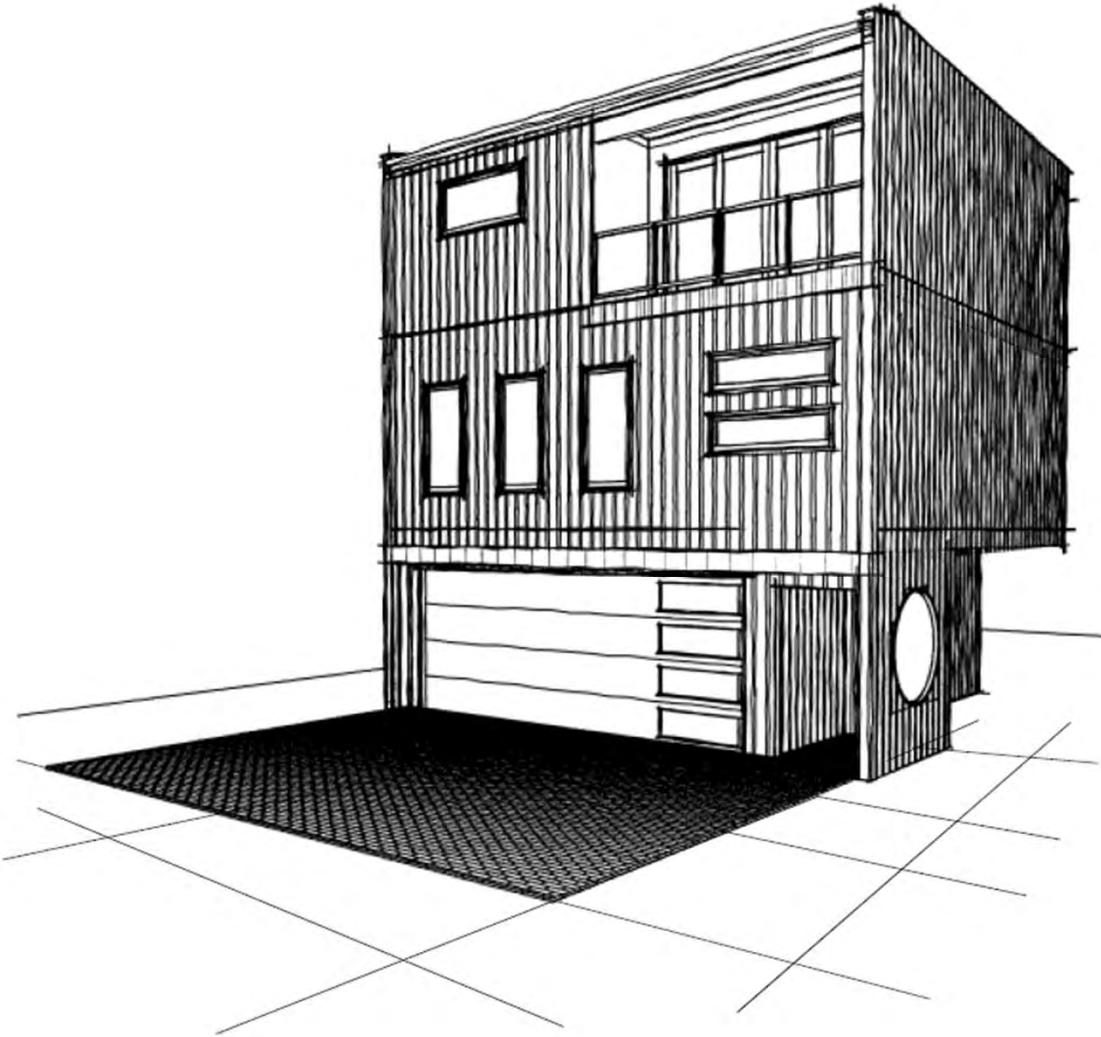
Applicant proposes changes to the façade of a residence in the Lagoon district.

City Notes:

N/A



Docket No. 8-72-24 (874 Beach)
Residential Façade Renovation
Dan Margulies



PERSPECTIVE VIEWING SOUTHWEST
N.T.S.

EAST FACADE RENOVATION for:
THE GARVEY RESIDENCE
 874 BEACH RD.
 LAKEWOOD, OHIO

DRAWING INDEX

#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • PERSPECTIVE VIEWING SOUTHWEST
2	PARTIAL FIRST, SECOND and THIRD FLOORS • EAST ELEVATION
3	PERSPECTIVE VIEWING NORTHWEST
4	EXISTING CONDITION PHOTOGRAPHS

Rev.
 07.30.24:
 REVISED INITIAL
 PRELIM. FOR
 LAKEWOOD ARB

DESIGN: DANIEL MARGULIUS COMPANY INC.
 1210 CHASE AVENUE
 LAKEWOOD, OHIO 44107
 TEL: 440.356.0866
 EMAIL: daniel@dmco.com



EAST FACADE RENOVATION for:
THE GARVEY RESIDENCE
 874 BEACH RD.
 LAKEWOOD, OHIO

ISSUE DATE:
 07.16.24: INITIAL
 PRELIM. FOR
 LAKEWOOD ARB
 SHEET NO.
 1



Docket No. 8-72-24 (874 Beach)

POLARIS "GRAY FLANNEL"
BOARD AND BATTEN
PREMIUM VINYL SIDING

PELLA "LIFESTYLE"
WINDOWS IN BLACK

POLISHED ALUMINUM
AND GLASS PANEL
RAILING SYSTEM

BLACK PAINTED "AZEK"
OR EQUAL TRIM

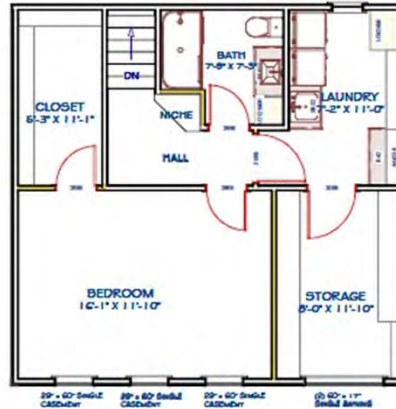
"CHI" PLANK OVERHEAD DOOR

FAST ELEVATION 3
3/16" = 1'-0"

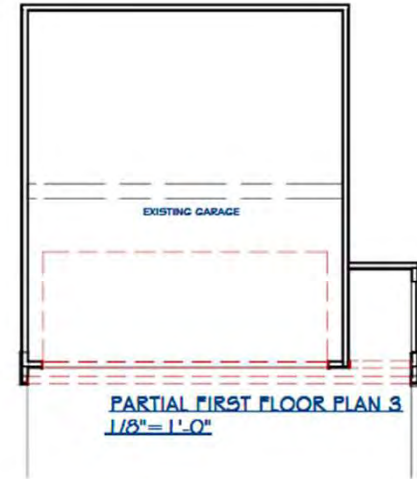
PARTIAL FIRST FLOOR PLAN 3
1/8" = 1'-0"



PARTIAL THIRD FLOOR PLAN 3
1/8" = 1'-0"



PARTIAL SECOND FLOOR PLAN 3
1/8" = 1'-0"



REV.
07.30.24:
REVISED INITIAL
PRELIM. FOR
LAKEWOOD ARB

DESIGN: DANIEL MARGULIES COMPANY, INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.355.0885
EMAIL: danief@dmcc.com or dm.com



EAST FACADE RENOVATION for:
THE GARVEY RESIDENCE
874 BEACH RD.
LAKEWOOD, OHIO

ISSUE DATE:
07.16.24: INITIAL
PRELIM. FOR
LAKEWOOD ARB

SHEET NO.

2



Docket No. 8-72-24 (874 Beach)



PERSPECTIVE VIEWING NORTHWEST
N.T.S.

Rev.
07.30.24:
REVISED INITIAL
PRELIM. FOR
LAKEWOOD ARB

DESIGN: DANIEL MARGULIES COMPANY, INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0800
EMAIL: daniel@dmcchocoma.com



EAST FACADE RENOVATION for:
THE GARVEY RESIDENCE
874 BEACH RD.
LAKEWOOD, OHIO

ISSUE DATE:
07.16.24: INITIAL
PRELIM. FOR
LAKEWOOD ARB

SHEET NO.
3



Docket No. 8-72-24 (874 Beach)



EXISTING CONDITIONS PHOTO VIEWING NORTHWEST
N.T.S.



EXISTING CONDITIONS PHOTO VIEWING WEST
N.T.S.

DESIGN: DANIEL MARGULIES COMPANY, INC.

1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0000
EMAIL: daniel@dmcc.com



EAST FACADE RENOVATION for:

THE GARVEY RESIDENCE
874 BEACH RD.
LAKEWOOD, OHIO

ISSUE DATE:
07.15.24: INITIAL
PRELIM. FOR
LAKEWOOD ARB

SHEET NO.
4



Docket No. 8-72-24 (874 Beach)

TREX SIGNATURE® GLASS RAILING

Aluminum Posts, Caps & Skirts

Item #	Description	Color	Actual Dimensions
XXAL252537RCAP	37" Post – Horizontal	WT, BZ, BK	2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm)
XXAL252543RCAP	43" Post – Horizontal	WT, BZ, BK	2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm)
XXAL252553RCAP	53" Post – Stair	WT, BZ, BK	2.5 in x 2.5 in x 53 in (63 mm x 63 mm x 134 cm)
XXAL252536RCCP	36" Crossover Post – Horizontal	WT, BZ, BK	2.5 in x 2.5 in x 36 in (63 mm x 63 mm x 914 mm)
XXAL252542RCCP	42" Crossover Post – Horizontal	WT, BZ, BK	2.5 in x 2.5 in x 42 in (63 mm x 63 mm x 106 cm)
XXJMNTPOST63	63" Joist Mount Post – Horizontal	WT, BZ, BK	2.5 in x 2.5 in x 63 in (63 mm x 63 mm x 160 cm)
BKAL252537RCAPLINE	37" Post with Premounted Brackets – Line	BK	2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm)
BKAL252543RCAPLINE	43" Post with Premounted Brackets – Line	BK	2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm)
BKAL252537RCAPEND	37" Post with Premounted Brackets – End	BK	2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm)
BKAL252543RCAPEND	43" Post with Premounted Brackets – End	BK	2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm)
BKAL252537RCAPCNR	37" Post with Premounted Brackets – Corner	BK	2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm)
BKAL252543RCAPCNR	43" Post with Premounted Brackets – Corner	BK	2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm)

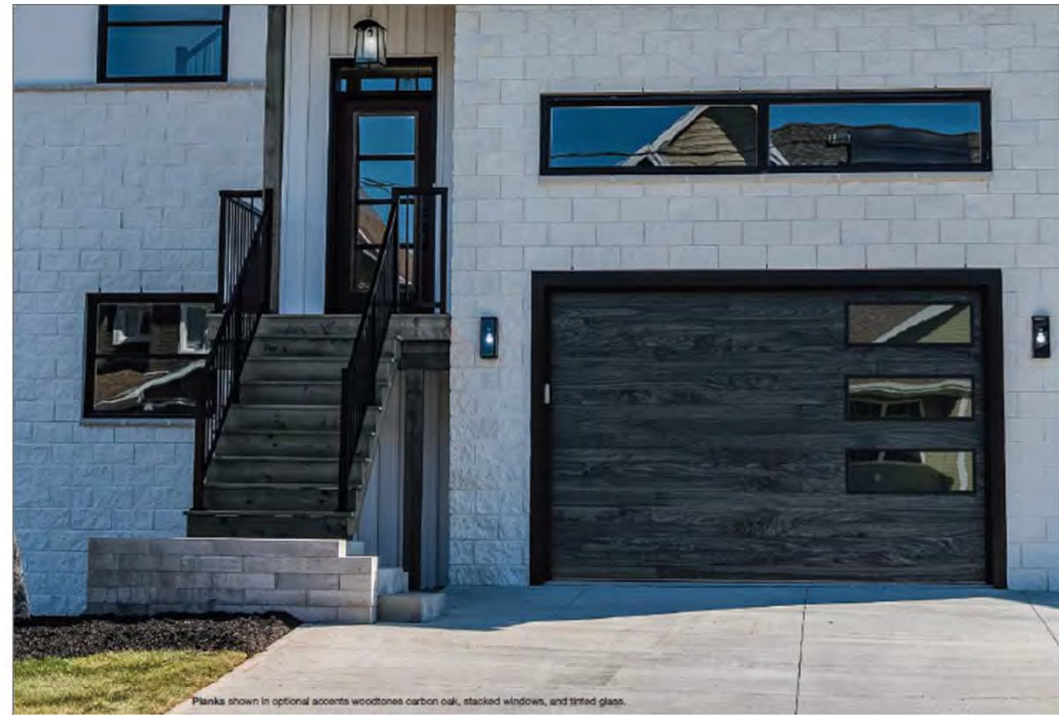
Glass Rail Kit*

Item #	Description	Color	Actual Dimensions
XXA06HGLRK	6' Horizontal	WT, BK	72 in (182 cm)

XX = COLOR PREFIX: WT Classic White BZ Bronze BK Charcoal Black

Seeking a mixed materials look? Opt for composite Trex Post Components (post sleeve, post sleeve cap, post sleeve skirt). To learn more about installation requirements and accessories, download our Installation Guide at trex.com/literature

*Glass infill sold separately. To complete your rail section, visit glass.trex.com



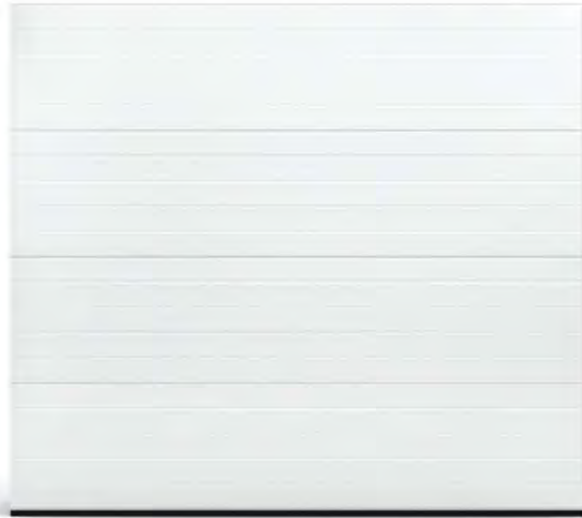
PLANKS



SR.LTGSELL2021

Docket No. 8-72-24 (874 Beach)





Section Detail



Recessed horizontal accent lines on a textured surface provide a linear plank appearance with the flexibility of multiple window size, placement, and glass options.

Pictured above: Shown in accents woodtones natural oak.
Picture left: Shown in white.



Planks shown in accents woodtones cedar and stacked plain windows with tinted glass.

LIFETIME WARRANTY

SECTIONS Limited Lifetime
 SPRINGS 3 Years
 HARDWARE 6 Years

Planks Model Comparison Chart

	BETTER			BEST		
Panel Style / Model Number ²	2327	2347	2357	2328	2348	2358
Planks						
Section Construction	2in. Thick - 2-Sided Steel			2in. Thick - 2-Sided Steel		
Section Material	27 ² Ga. Steel			27 ² Ga. Steel		
Insulation Type	Polystyrene			Polyurethane		
Thermal Rating	R-10.29			U-Factor .19 / R-17.54		
Personalizing Options						
Colors ¹	White, Almond, Sandstone, Brown, Bronze, Gray, Black, and Graphite are available on all Models.					
Desert Tan				*	*	*
Powder Coating ¹	188 colors available on all Models.					
Accents Woodtones ¹	All Accents Woodtones ¹ are available on all Models.					
Windows ³ / Inserts	Short	Long	Oversized ⁴	Short	Long	Oversized ⁴
Inserts	Short	Long	Oversized ⁴	Short	Long	Oversized ⁴
Glass	Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded are available on all Models.					
Designer Glass	All Designer Glass are available on all Models.					
Warranty	Limited Lifetime Warranty is available on all Models.					

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge (ga.) number indicates stronger steel. ³ Model number indicates construction, window and panel style. ⁴ Long [41in. x 13in.] windows will be substituted in doors with windows in 19in. sections.

Personalizing Options For all options see page 15.

COLORS¹



ACCENTS WOODTONES¹

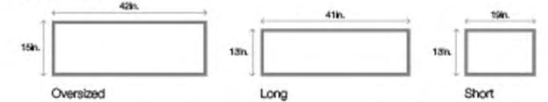


POWDER COATING¹



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

WINDOW TYPES

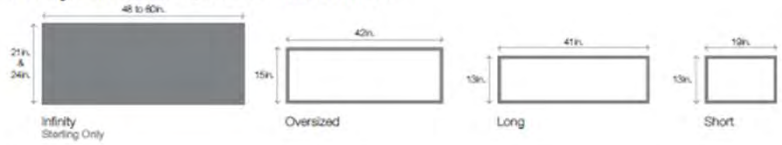


PLANKS GARAGE DOORS Refer to your local C.H.I. Dealer for exact color or woodtones matching, model options, and specific sizes.



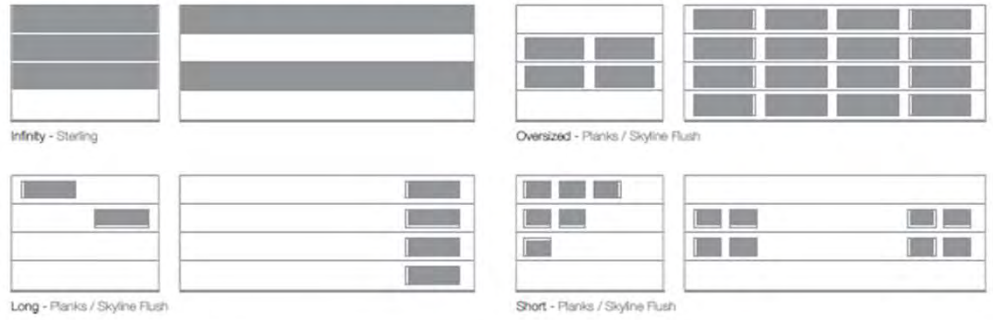
Docket No. 8-72-24 (874 Beach)

Sterling, Planks, and Skyline Flush WINDOW TYPES

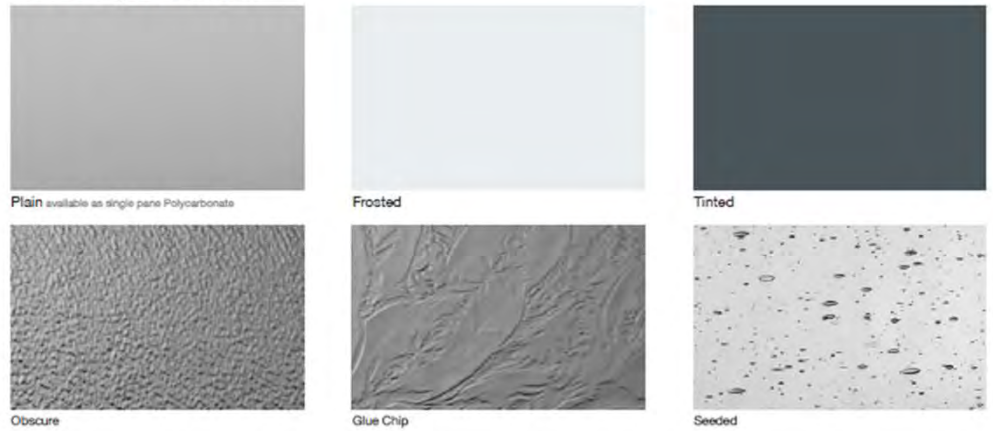


Sterling, Planks, and Skyline Flush WINDOW PLACEMENT INSPIRATION

Contemporary Collection doors offer customizable window placement for endless potential in unparalleled appearance and design.



Planks and Skyline Flush GLASS





DESIGNER GLASS
Bring life to your garage door with a wide selection of designer glass options.



DECORATIVE INSERTS
An impressive addition to your garage door, decorative inserts give the illusion of divided-lite.

PERSONALIZING OPTIONS Some option shown may not be available on all models, refer to your local C.H.I. Dealer for details.



Polaris® 6.5 Beaded | 7" Board & Batten



Beaded Siding Panel 6.5" PSS65B

Length 12' - 4" | 30 Panels/ Carton | 2 Sq./Carton | Carton Weight: 97.47 lbs.



Colors - Emboss: *Soft Matte Emboss*

Standard	Premium	Elite
02 White Birch	41 Soft Willow	79 Seagrass
11 Classic Sand	43 Pebble Clay	80 Twilight
17 Warm Sandalwood	61 Artisan Clay	85 Keystone
22 Sunny Maize		86 Nutmeg
26 Summer Wheat		
44 Harbor Stone		

Board & Batten 7" PSSBB

Length 10' - 0" | 17 Panels/ Carton | 1 Sq./Carton | Carton Weight: 50.05 lbs.



Colors - Emboss: *Deep Cedar Woodgrain Finish*

Standard	Premium	Elite	Paramount
02 White Birch	41 Soft Willow	79 Seagrass	81 Canyon Brown
11 Classic Sand	43 Pebble Clay	80 Twilight	87 Heritage Red
17 Warm Sandalwood	49 Graphite Grey	85 Keystone	89 Hampton Blue
22 Sunny Maize	61 Artisan Clay	86 Nutmeg	90 Gray Flannel
26 Summer Wheat	82 Meadow		92 Onyx
44 Harbor Stone			94 Mountain Pine
			96 Blue Ridge

6.5 BEADED | 7" BOARD & BATTEN SERIES PRODUCT TEST DATA

6.5 Beaded Thickness	.044" ± .001"	Impact Resistance	Passes per ASTM D3679
Board & Batten Thickness	.048 ± .001"	Surface Distortion @ 140°F	0
Specific Gravity	1.45	Flame Spread Index	10
Tensile Strength (PSI)	7,154	Fire Rating	Class A
Tensile Modulus (PSI)	416,900	Smoke Developed	395
IZOD Impact Strength @ 32°F	Passes per ASTM D3679	Fuel Contributed	0
Heat Deflection Temp. @ 264 PSI	169°F	Average Time of Burning	Self Extinguished
Coefficient of Linear Expansion	3.30 x 10 ⁻⁵	Average Extent of Burning	2.379 mm
Warpage	0.00"	Weathering	Passes per ASTM D3679
Heat Shrinkage	2.4%		

6.5 Beaded / 7" Board & Batten Series Vinyl Siding meets or exceeds all industry standards per ASTM D3679



Home Innovation
NGBS GREEN CERTIFIED™

Product Availability, Prices & Specifications Subject to Change Without Notice

13

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



Available in these window and patio door styles:²



Special shape windows also available.

***** See back cover for disclosures.

- Easy-to-learn Pella Steady Set™ interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Performance redefined**
 You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.²
- ENERGY STAR® certified⁴**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- Enhanced sound control**
 Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- Intentional design for improved durability**
 Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- Durable 3-way corner joints**
 Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- Low-maintenance exteriors**
 Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.
- Exclusive wood protection**
 Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.
- Time-tested innovations**
 Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds, shades and security sensors. For more information on integrated wireless security sensors, go to connectpella.com.
- Best limited lifetime warranty⁶**
 Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Hidden Screen**
 The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round.

Docket No. 8-72-24 (874 Beach)



Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30-LC50	0.25-0.34	0.19-0.51	25-28	Pella Steady Set, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20-CW50	0.20-0.28	0.15-0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31	
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27	
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.34	0.18-0.51	29-32	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.22-0.29	0.16-.44	33-36	

Window sizes available in 1/4" increments
Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit metalpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

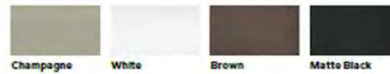


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



Aluminum-Clad Exterior Colors

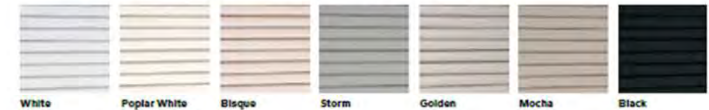
Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Integrated Blinds & Shades

Integrated Blinds®

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



Integrated Shades®

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens®

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rollscreen®

Rollscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows and sliding patio doors.

InView®

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

*** See back cover for disclosures.



Docket No. 8-72-24 (874 Beach)

Performance Packages

To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.* Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



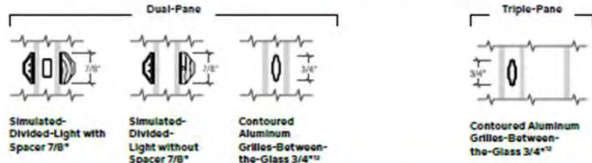
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.†

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
<p>Advanced Low-E</p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	<p>71% + 34% More Energy Efficient‡ + Noise Reduction‡</p> <p>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	<p>52% Noise Reduction‡</p> <p>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	<p>83% More Energy Efficient‡</p> <p>AdvancedComfort</p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	<p>79% + 52% More Energy Efficient‡ + Noise Reduction‡</p> <p>AdvancedComfort Sound-reduction glazing</p> <p>A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.‡

† Compared to leading national wood window brands recommended installation methods for new construction windows.

‡ Comparing average install time and plumber/contractor measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

§ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OTC and U-Factor ratings of leading national wood window and patio door brands.

¶ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to mcan.gc.ca/energy/products/categories/energyefficiency/13730.

** Deduction in sound based on OTC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OTC of 10. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

†† Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

‡ Double-hung windows available in dual-pane only.

§ Available with triple-pane products only.

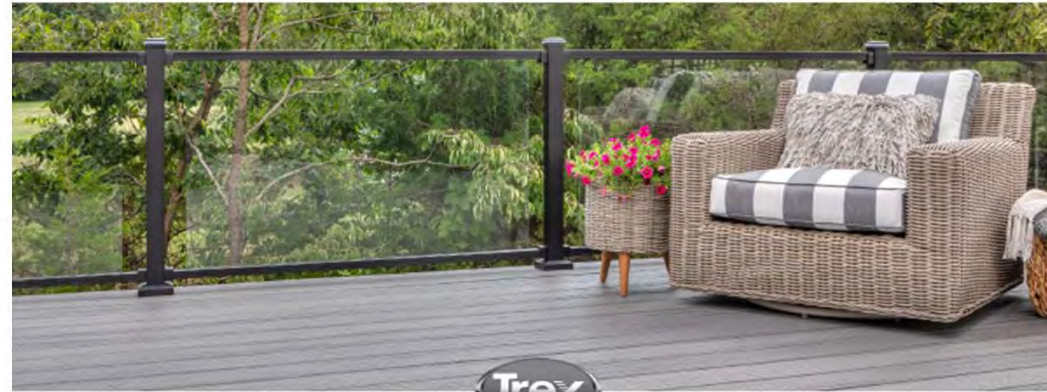
¶ Requires the Invisive App on a smart device, an Invisive Bridge and a wireless home router with internet connection.

** Window energy efficiency calculated in a computer simulation using RESNET 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

†† Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

‡ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

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TrexSignature®

GLASS RAILING

Effortless style, exceptional strength.



*Glass infill panel sold separately at glass.trex.com

- The ultimate in clean and contemporary
- Glass infill provides uncompromised views*
- Simple bracket system, with only four screws required
- Durable powder-coated finish resists fading and corrosion
- Made from more than 50% recycled aluminum, a 100% renewable resource
- Rails also compatible with composite Trex Post Components
- Backed by a 25-Year Limited Residential Warranty

AVAILABLE COLORS:



Why Trex?



Docket No. 8-72-24 (874 Beach)



Applicant proposes a detached garage and alterations to residential structure, including partial demo, in the R1H district.

City Notes:

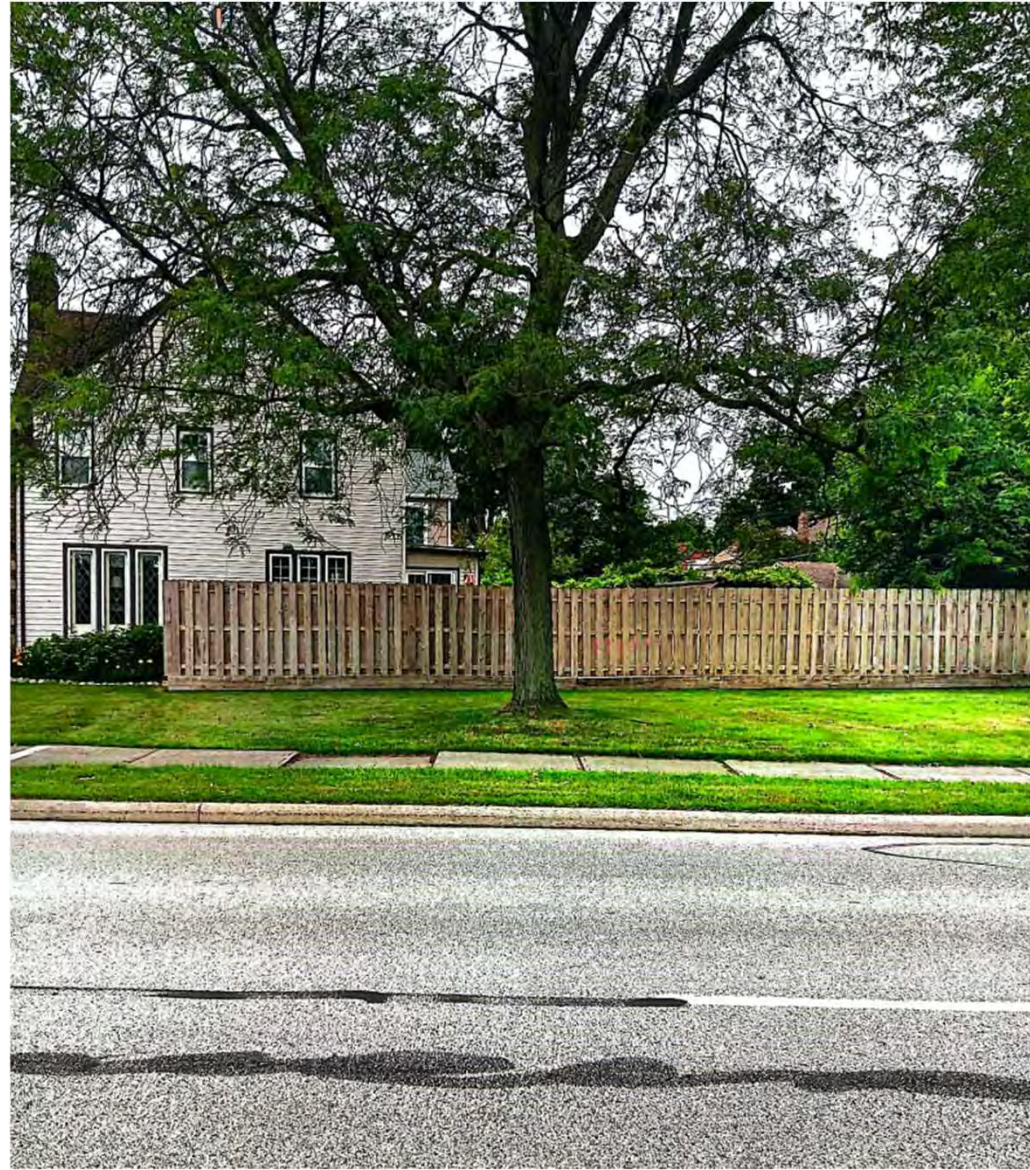
N/A



Docket No. 8-73-24 (2358 Northland)
Residential Detached Garage and Demo
Diane Bija



Docket No. 8-73-24 (2358 Northland)



Docket No. 8-73-24 (2358 Northland)



Docket No. 8-73-24 (2358 Northland)



Docket No. 8-73-24 (2358 Northland)





Docket No. 8-73-24 (2358 Northland)





Residential Design & Engineering Consultant

Paul A. Trimarchi, P.E.
Residential Designer
Structural Engineer
Registered Professional Engineer, State of Ohio
4399 E. Forest Glen Ln.
Marblehead, OH 43440

cell (440) 539-0754
home (440) 734-5597
paultrimar@gmail.com



Date: 03/20/2024

Re: Shallow Foundation under Residential Code of Ohio

Pages: 3

The Ohio Residential Code (RCO) was revised effective July 1, 2019 to require frost protected footings on freestanding accessory structures 600 sq. ft. or less with 8' tall walls, or 400 sq. ft. or less with 10' tall walls, built with light frame construction.

Upon further review, the Ohio Board of Building Standards decided to reverse this decision via petition #19-03. The process will likely take until 2020 before it becomes effective.

- [RCO 403.1.4.1] The exemption of freestanding accessory structures such as garages 600 sq. ft. or less with 8' walls, or 400 sq. ft. or less with 10' walls built with light frame construction has been deleted. All accessory structures such as garages are required to have frost protected footings in accordance with sections of the RCO.
- **UPDATE:** Upon review, the Ohio Board of Building Standards has decided to bring back the shallow foundation exception via [OAC 4101.8-4-01] petition # 19-03. This is not an immediate process and will most likely be effective in 2020. Under [RCO 104.2.1] The building official shall render interpretations of this code and adopt policies and procedures to clarify the application of its provisions. For shallow foundations the Lakewood Residential Building Official will reference [RCO 301.1.1] allowing engineered design (shallow foundations) enforceable by the exceptions in code section [OBC 1809.5] of the Ohio Building Code. Shallow foundations for accessory structures with light frame construction under 600 sq. ft. or masonry accessory structures under 400 sq. ft. will not be required to have full depth footings.

Meanwhile, a building official can still allow engineered design (shallow foundations) for the above mentioned structures, per RCO 301.1.3 (see below.)

301.1.3 Engineered design. When a building of otherwise conventional construction contains structural elements exceeding the limits of Section 301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the *Ohio* Building Code is permitted for all buildings and structures, and parts thereof, included in the scope of this code.

In this case, the engineered design would follow the accepted engineering practice represented in the (former) 2018 RCO 403.1.4.1 Exception 1 (which is currently suspended until 2020.)

This memo certifies that New Creation Builders will be utilizing shallow footings, using an engineered design that conforms with 2018 RCO 403.1.4.1 Exception 1.
(The specific engineered shallow footing design is described on Page 3 of this report.)

Very truly yours, Paul A. Trimarchi, P.E.



Paul A. Trimarchi

Paul A. Trimarchi 03/20/2024

By accepting, using, and paying for this report, client agrees to limit Engineer's Liability to the fee charged for this service.



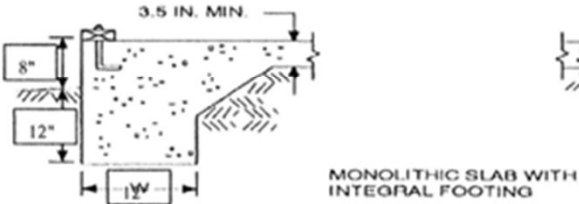
(Conforms with Prior Rule 2018 RCO 403.1.4.1 Exception 1.)

403.1.1 Minimum size. Minimum sizes for concrete and masonry footings shall be as set forth in Table 403.1 and Figure 403.1(1). The footing width, *W*, shall be based on the load-bearing value of the soil in accordance with Table 401.4.1. Spread footings shall be at least 6 inches (152 mm) in thickness, *T*. Footing projections, *P*, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table 401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section 403.2, and Figures 403.1(2) and 403.1(3).

TABLE 403.1
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches)^a

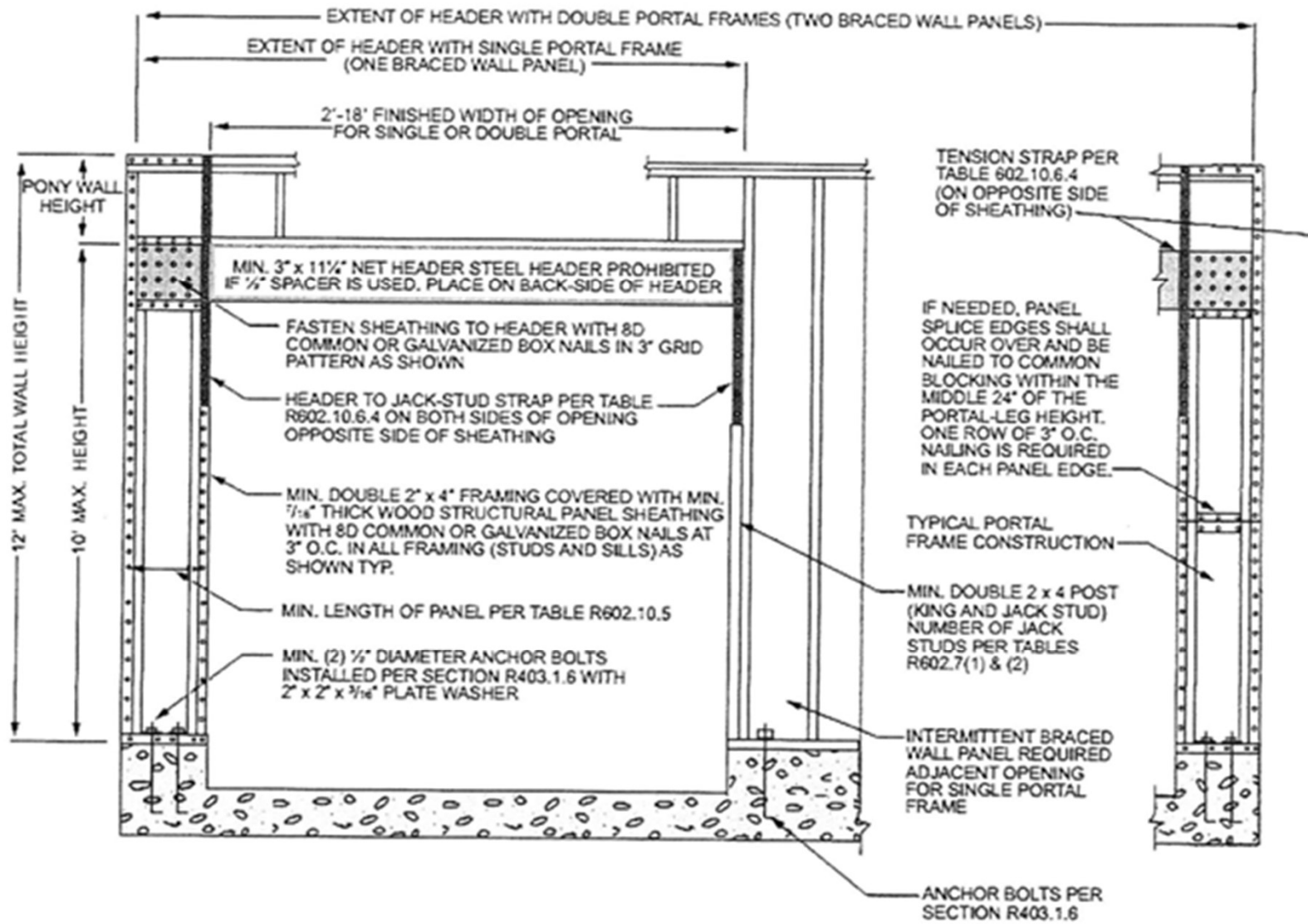
	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479kPa.
 a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.



(Engineered Design.)
 Proposed Shallow Footing Detail for New Creation Builders Garage





FRONT ELEVATION

SI



Docket No. 8-73-24 (2358 Northland)

Construction Detail on 22' x 20' Detached Garage



Residential Design & Engineering Consultant

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Structural Engineer
Registered Professional Engineer, State of Ohio
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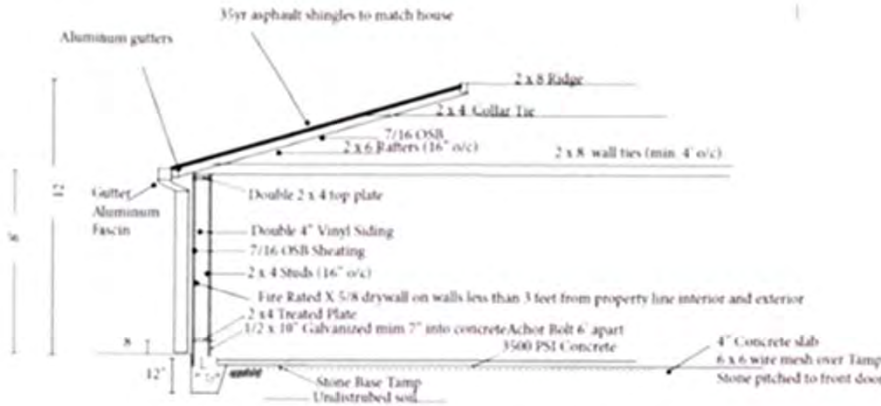


Fig. 1: Generic Garage Section Drawing

Note 1: 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) For 30 psf live load, they are sufficient for up to 23'-0" exterior width.

Note 2: 2x4 Collar Ties, when installed at 32" o.c. (min.) serve the purpose of preventing separation of rafters from ridge beam under high wind uplift conditions, as well as unbalanced snow loads.

Note 3: 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.) are structurally adequate to serve their purpose of preventing sag of the ridge beam and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.

Date 5/15/2024
2358 NORTHLAND Client: New Creation Builder
Re: Analysis of Section Drawing titled "Construction Details On a 22' x 20' Garage."

The "Construction Details On a 22' x 20' Garage" (see Fig. 1), including foundation, are applicable to this 22' x 20' garage in Lakewood:

- 1) 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) For 30 psf live load, they are sufficient for up to 23'-0" exterior width.
- 2) 2x4 Collar Ties, when installed at 32" o.c. (min.), serve the purpose of preventing separation of rafters from the ridge beam under high wind uplift conditions, as well as unbalanced snow loads.
- 3) 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.), are structurally adequate to serve their purpose of preventing sag of the ridge beam and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.

This garage, built in conformance with the attached "Construction Details On a 22' x 20' Garage" and conforming to these three notes is in full compliance with the RCO (Residential Code of Ohio, 2019 with amendments.)

Very truly yours,
Paul A. Trimarchi, P.E.



Paul A. Trimarchi 5/15/2024
MY CURRENT LICENSE EXPIRES ON 12/31/2024

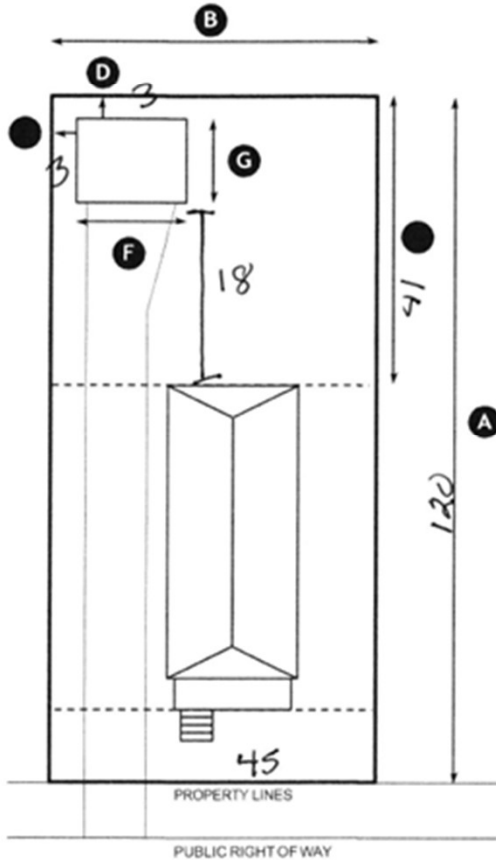
By accepting, using, and paying for this report, client agrees to limit Engineer's Liability to the fee charged for this service.



**DETACHED GARAGE PLACEMENT
PLACEMENT WORKSHEET (LEFT-HAND OPTION)**

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

PROPERTY ADDRESS: 2358 Northland



ORIENTATION
NORTH
(INDICATE DIRECTION)

DETACHED GARAGE (IN FEET)

A	LOT DEPTH	120
B	LOT WIDTH	45
C	REAR YARD DEPTH	41
D	REAR SETBACK	3
E	SIDE SETBACK	3
F	GARAGE WIDTH	22
G	GARAGE DEPTH	20
GARAGE AREA (WIDTH X DEPTH)		440 SF

DRIVE WAY

REPLACEMENT	Y / (N)
DRAIN	Y / (N)

SITEPLAN

THE CITY OF LAKEWOOD DIVISION OF HOUSING AND BUILDING CANNOT DETERMINE PROPERTY LINES. PROPERTY LINES ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNER.

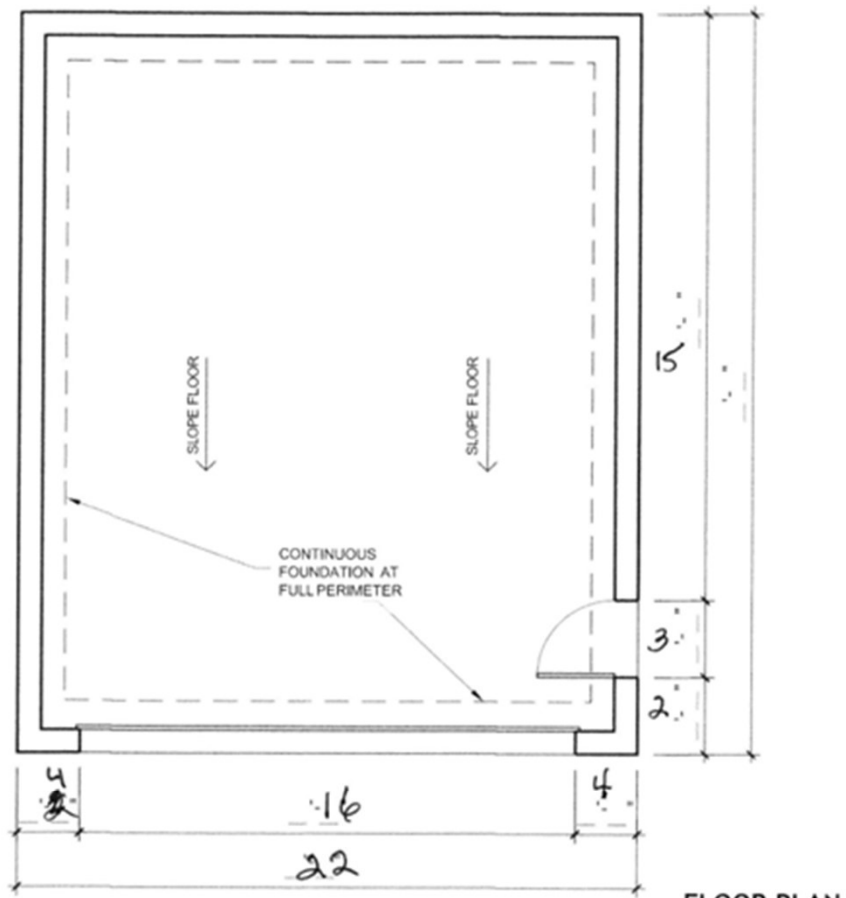
02.27.2024

Garage Prototype - 8

**DETACHED GARAGE PROTOTYPE
FLOOR PLAN (LEFT-HAND OPTION)**

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

PROPERTY ADDRESS: 2358 Northland



FLOOR PLAN

ELECTRICAL SYMBOL LEGEND

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

not doing elec
Garage Prototype - 9

02.27.2024

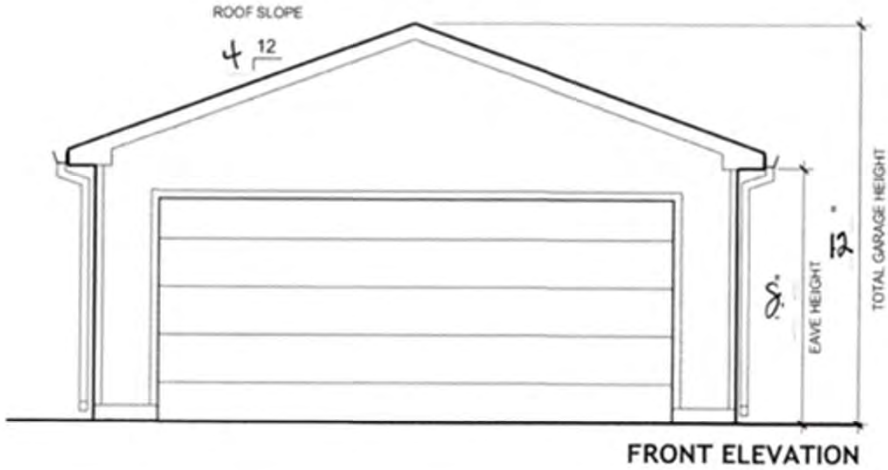


Docket No. 8-73-24 (2358 Northland)

**DETACHED GARAGE PROTOTYPE
ELEVATIONS (LEFT-HAND OPTION)**

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

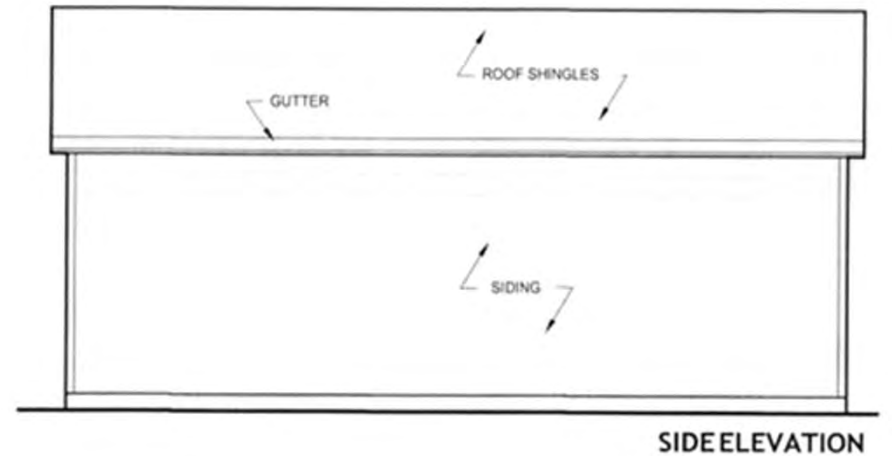
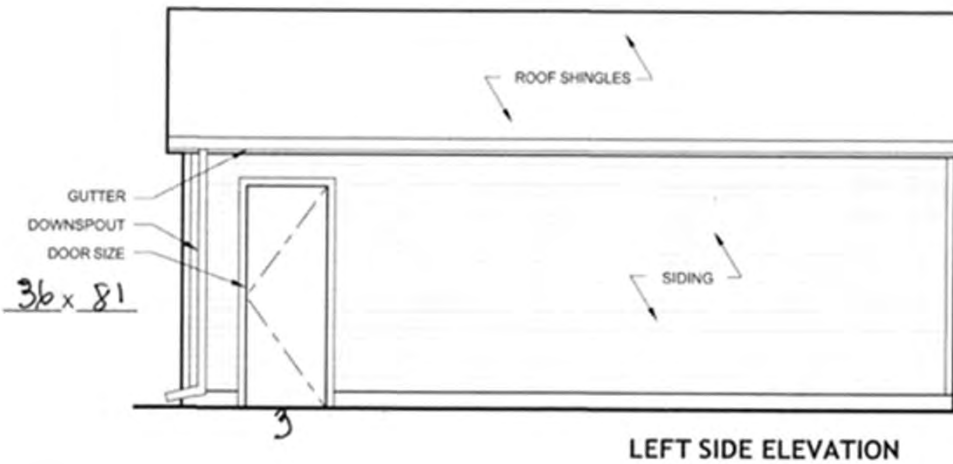
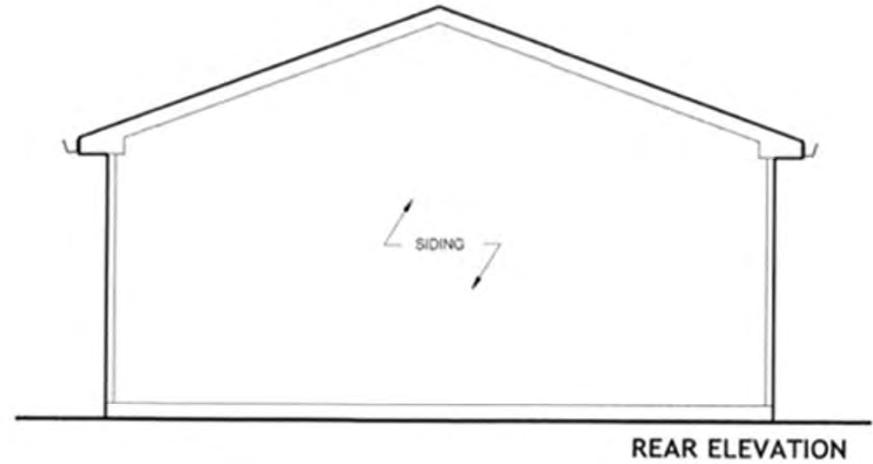
PROPERTY ADDRESS: 2358 Northland



**DETACHED GARAGE PROTOTYPE
ELEVATIONS (RIGHT- OR LEFT-HAND OPTION)**

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

PROPERTY ADDRESS: 2358 Northland



02.27.2024

Garage Prototype

02.27.2024

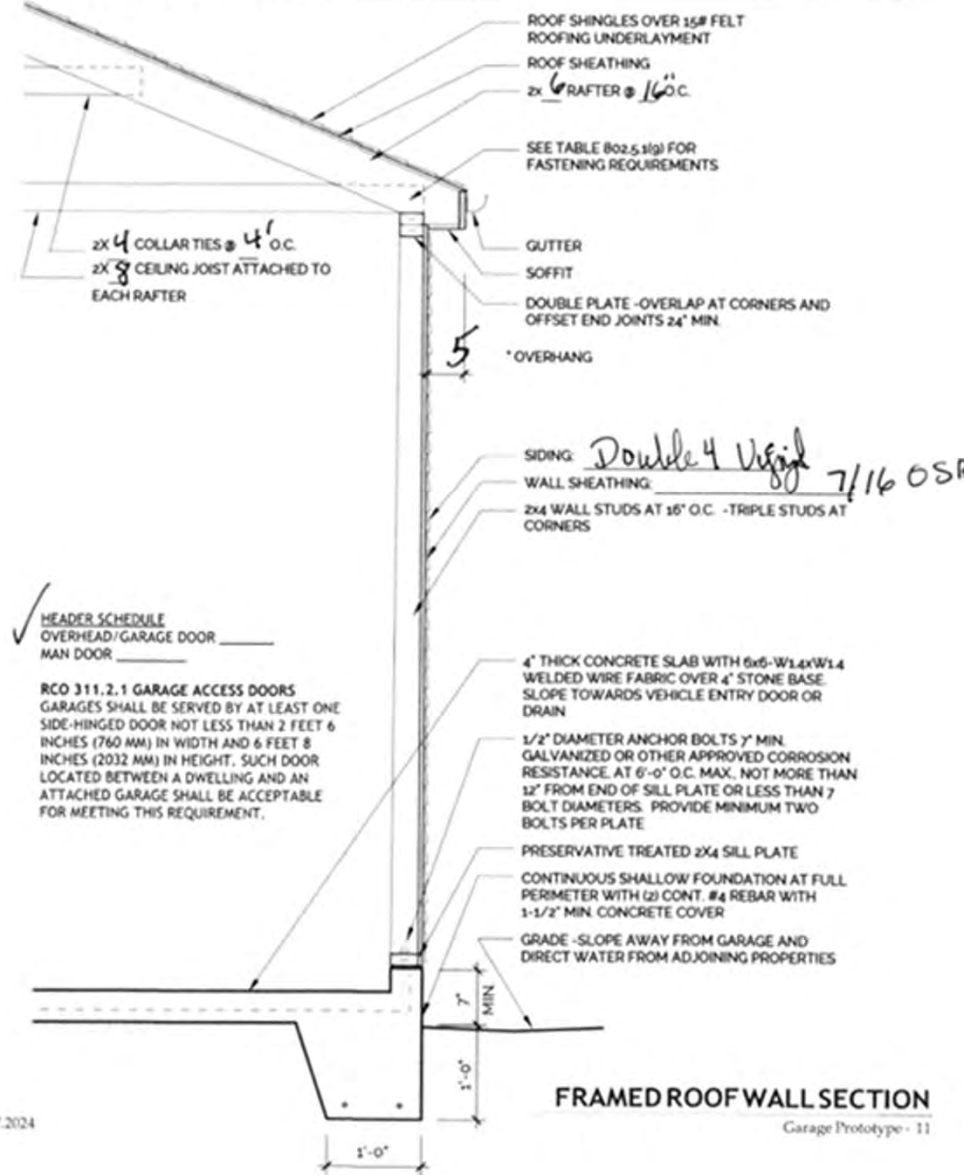
Garage Prototype - 7



Docket No. 8-73-24 (2358 Northland)

DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 2358 Northland



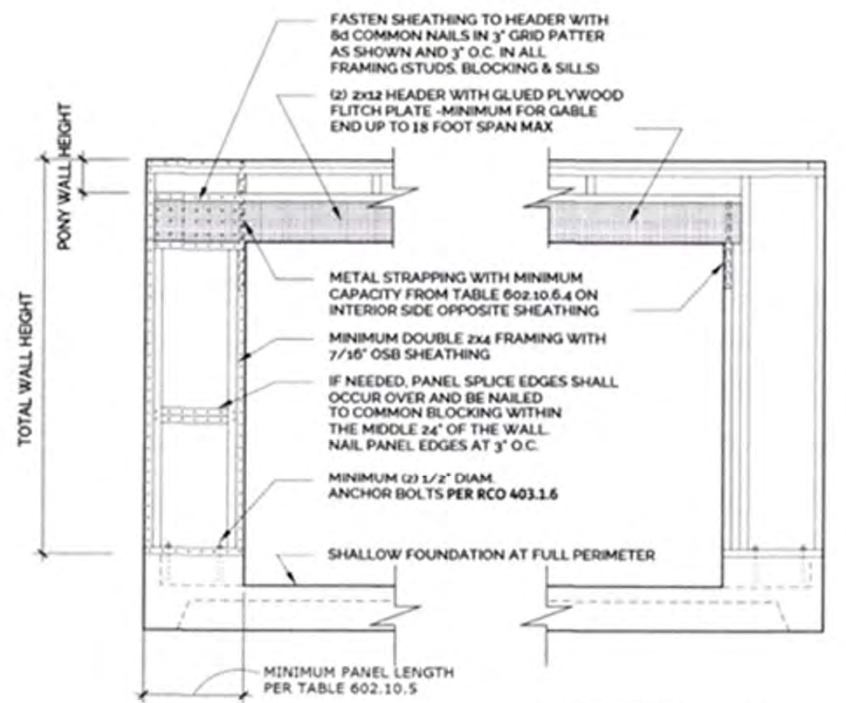
FRAMED ROOF WALL SECTION

Garage Prototype - 11

02.27.2024

DETACHED GARAGE PROTOTYPE PORTAL FRAME GARAGE (PFG) REQUIREMENTS

PROPERTY ADDRESS: 2358 Northland



RCO TABLE 602.10.5
PFG (PORTAL FRAME AT GARAGE) METHOD
MINIMUM LENGTH OF BRACED WALL PANELS

TOTAL WALL HEIGHT	MINIMUM LENGTH
8 ft	24'
9 ft	27'
10 ft	30'

RCO TABLE 602.10.6.4 [ABBREVIATED]
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

2x4 STUD WALLS, 10 ft OR LESS AT 90 mph BASIC WIND SPEED, EXPOSURE B

MAXIMUM PONY WALL HEIGHT (ft)	MAXIMUM TOTAL WALL HEIGHT (ft)	TENSION STRAP CAPACITY (lb)
0	18	1000
	9	1000
1	16	1000
	18	1200
2	9	1000
	16	2025
	18	2400

02.27.2024

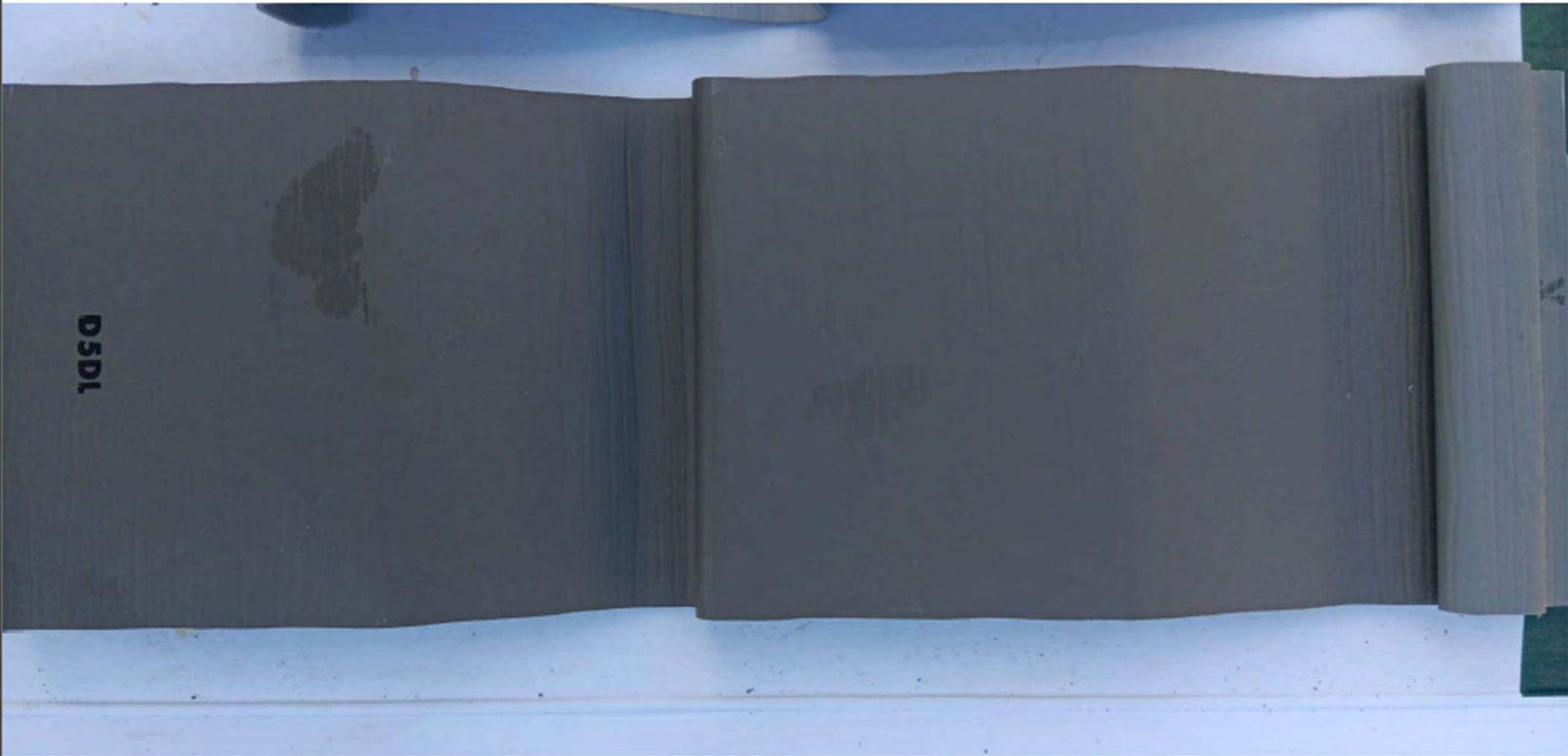
Garage Prototype - 13



Docket No. 8-73-24 (2358 Northland)

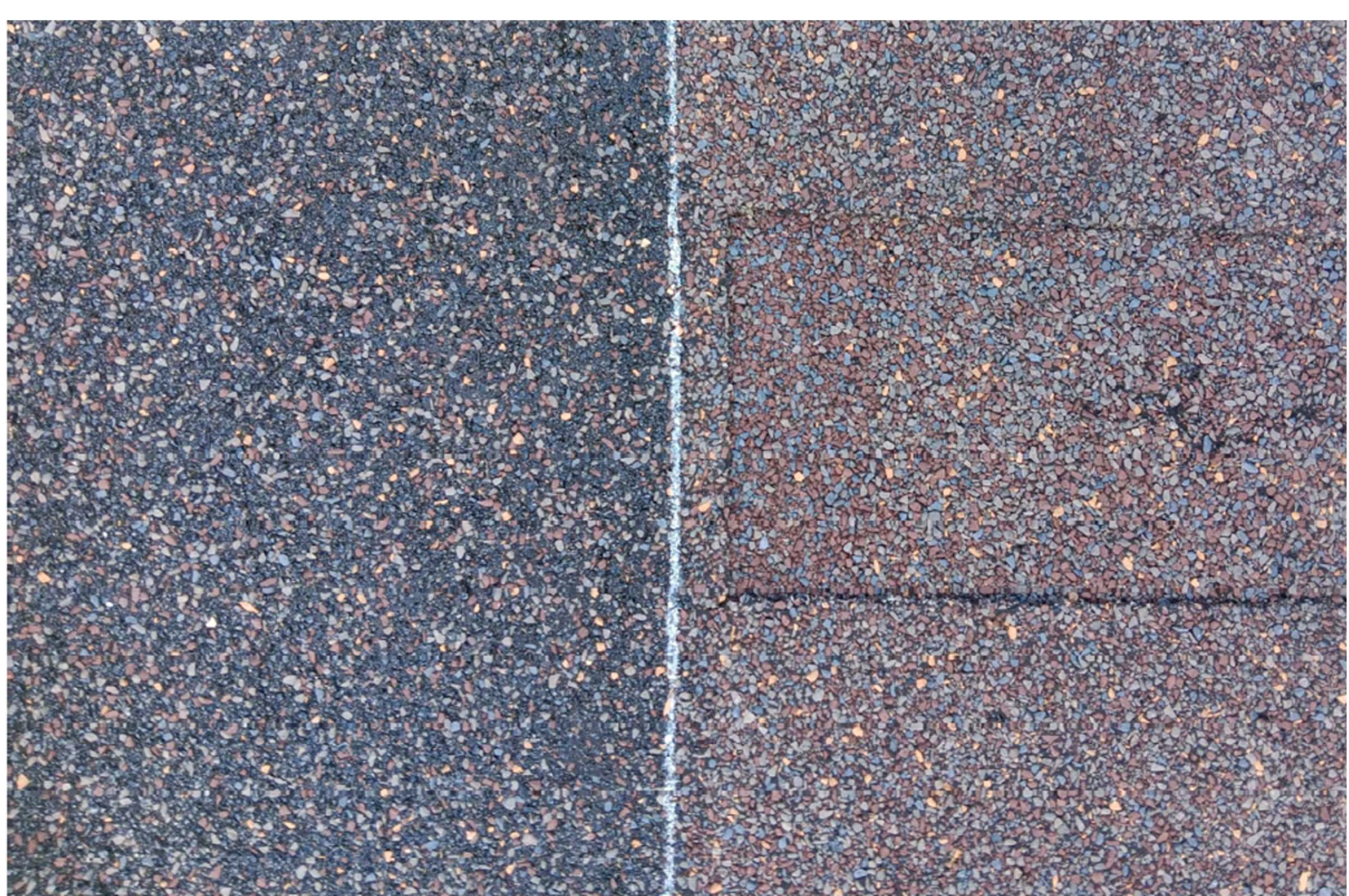


Docket No. 8-73-24 (2358 Northland)



Docket No. 8-73-24 (2358 Northland)





Docket No. 8-73-24 (2358 Northland)



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Docket No. 8-73-24 (2358 Northland)



Docket No. 8-73-24 (2358 Northland)



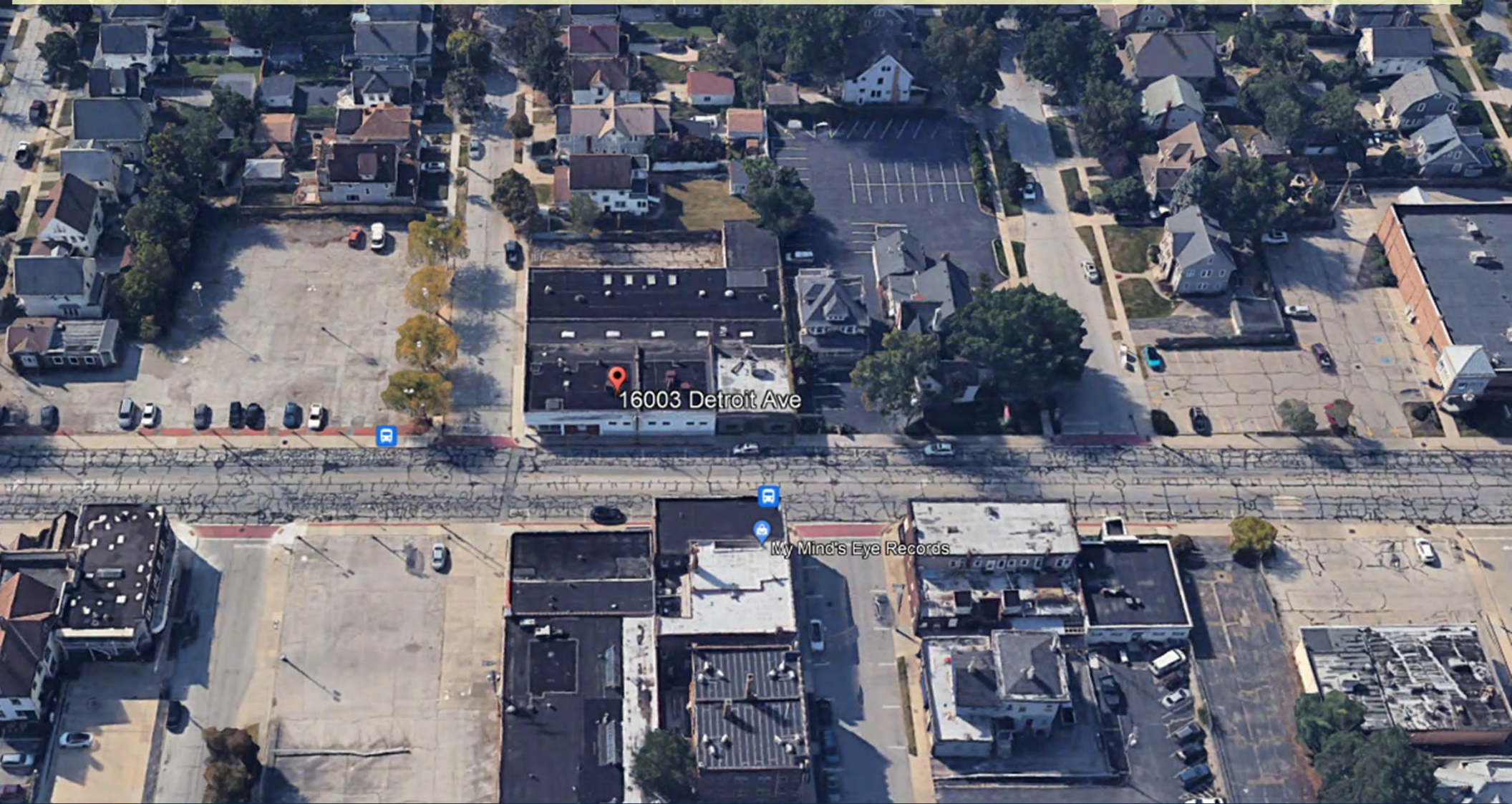


Docket No. 8-73-24 (2358 Northland)



Applicant proposes the demolition and build of a retail bank.

City Notes:



Docket No. 8-74-24 (16003 Detroit)
New Construction – Huntington Bank
Joshua Gonsalves



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-8630 • FAX (216) 529-5907
www.lakewoodoh.gov

DISPOSITION LETTER
JULY 12, 2024

Docket No. 06-19-24
16000/15801 Detroit Ave.
Barry Buick Development

Dear Applicant:

At the meeting on 7/9/2024, the Lakewood Planning Commission met for approval for a mixed-use development on the former Barry Buick sites, pursuant to Section 1135 – mixed-use overlay. The property is located in the C3, Commercial General Business district.

The Commission decided to APPROVE the request for a conditional use permit with the following conditions:

1. The applicant will work with City to investigate options/alternatives for installation of a crosswalk and/or safe crossing to connect the north and south buildings.*
2. The applicant will investigate coordination of shared use of proposed green space on adjacent parcel (proposed Huntington Bank) as a pet relief area.*
3. The applicant will evaluate retail tenant parking need, and if necessary, investigate pursuing a shared use agreement with adjacent parcel (proposed Huntington Bank) to support retail business.*
4. Adjustments will be made to the Cranford Ave. facing parking spots to provide a safe vegetation buffer to disconnect and protect the public right-of-way/sidewalk.

* For clarification purposes; items 1, 2, and 3 above are not conditions/requirements for the issuance of a building permit and/or certificate of occupancy.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director
Planning and Development



Docket No. 8-74-24 (16003 Detroit)

July 17, 2024

RE: Architectural Review Board / Planning Commission – Project Narrative

Project Name: Huntington National Bank – Lakewood, OH
Project Location: 16003 Detroit Avenue

Vocon Project No. 230829.00

16003 Detroit Avenue Retail Bank Development

The new retail development located at 16003 Detroit Avenue is situated on a single site of 0.482 acres +/- (20,999 sf). The site is situated on the corner of Detroit Avenue and Orchard Grove Avenue to the east. The total project is approximately 3,100 gross square feet and will replace the currently vacant Buick Body Shop.

The new development's ground floor addresses the street and corner with a new retail bank designed to complement the adjacent commercial district.

Design Approach: Enhancing Community Fabric in Lakewood, Ohio

Within Lakewood, Ohio's Commercial District, there's an opportunity to integrate modern elements with historical context, aiming to create an urban environment that aligns with the community's values and aspirations. Our proposed development consists of a retail bank, intending to address this opportunity through a contextually sensitive and design quality.

Lakewood's Commercial District thrives on pedestrian activity, underscoring the importance of designing spaces conducive to human-scale interactions. The building prioritize pedestrian access, site continuity, and safety for customers and neighbors alike. The project prioritizes that ground floors are activated with engaging storefronts to foster vibrant pedestrian corridors.

Contextual Integration and Adaptive Design:

Lakewood's architectural heritage, characterized by a mix of historic and modern structures, presents an opportunity for our development. Extensive site analysis and contextual research guided us to respect the scale, materials, and character of the surrounding built environment while meeting contemporary urban needs. Our design approach integrates traditional materials like brick and metal panels, blending into the district's historic fabric, while introducing modern elements to enhance the urban experience.

Parking and Mobility Solutions:

Our design incorporates discreet parking solutions at the building and dedicated bicycle parking strategically located for accessibility and connectivity. We acknowledge that we are beyond our maximum parking allowance but intend to ask for an exemption based on providing additional green space, landscaping, and stormwater control.

Quality of Design and Materiality:

Our design framework prioritizes design excellence and material integrity. Through evaluation of proportions, material properties, construction techniques, and environmental performance, we selected high-quality materials that enhance the building's aesthetic appeal, durability, sustainability, and resilience. Well-crafted masonry facades with depth of materiality and details, accents, and detail elements showcase a richness in building form and texture, elevating the architectural expression, and enriching the urban fabric of Lakewood's Commercial District.

Conclusion:

The design for the proposed retail building in Lakewood reflects a thoughtful and strategic approach to urban design and placemaking. By leveraging design rigor, contextual understanding, and a commitment to excellence, our aim is to create a development that enhances the community fabric.

Building Information Summary:

Huntington National Bank: 16003 Detroit Avenue

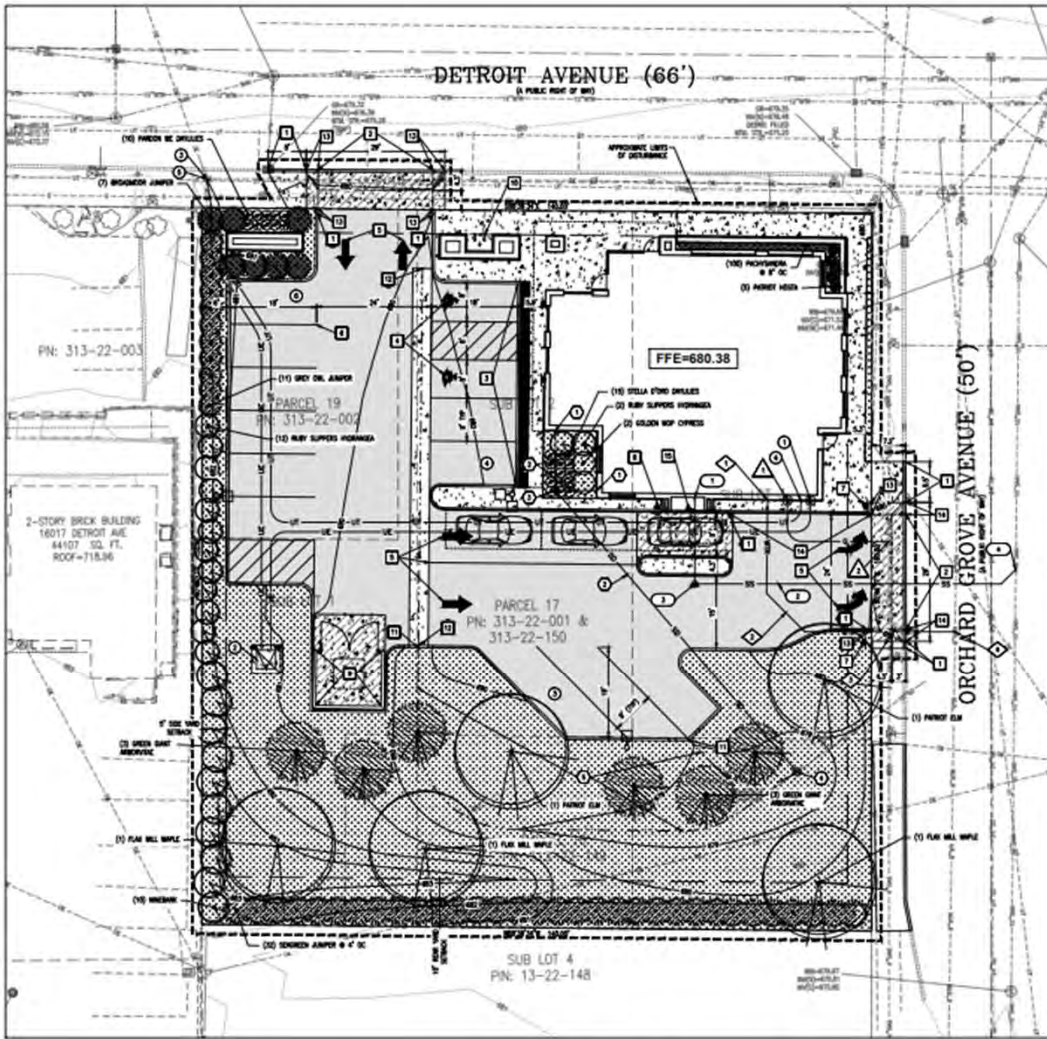
Gross Retail Area: 3,100 sf +/-

Height: 20'-0"

Parking: 13



Docket No. 8-74-24 (16003 Detroit)



SURVEY NOTES:

1. TOPOGRAPHIC/UTILITY SURVEY PROVIDED BY LANDSCAPE ENGINEERING AND ARCHITECTURE, SERVICES, INC. DATED JUNE 23, 2020.
2. RECORD OF SURVEY SEE: 2017-05-10.
3. SURVEY TO: 2020.
4. SURVEY TO: 2020.
5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND DOCUMENTED IN THE PLANS SHALL BE MADE BEFORE TO BEING CONSTRUCTION.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LANSING, MICHIGAN, CODES AND ORDINANCES AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR UTILITIES SHOWN ON THESE PLANS, ESPECIALLY UNDERGROUND UTILITIES, SHALL BE PROTECTED AND MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LANSING AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND MAINTENANCE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES, WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF ALL CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL CONFORM WITH THE MICHIGAN TRAFFIC CONTROL DEVICE MANUAL OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE SUPERVISED BY A LICENSED SIGN INSTALLER.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS PRIOR TO ANY SITE WORK FOR PROTECTED IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL EXISTING UTILITY OWNERS AND MAINTAINERS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

1. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY CODE, AND WITH THE PROVISIONS WITH REGARDS TO ADA COMPLIANCE.
2. RAMP SLOPE SHALL NOT EXCEED A MAXIMUM OF 1:12.
3. RAMP SLOPE SHALL BE 1:12 UNLESS OTHERWISE SPECIFIED. RAMP SLOPE SHALL BE 1:12 UNLESS OTHERWISE SPECIFIED. RAMP SLOPE SHALL BE 1:12 UNLESS OTHERWISE SPECIFIED. RAMP SLOPE SHALL BE 1:12 UNLESS OTHERWISE SPECIFIED.
4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY CODE, AND WITH THE PROVISIONS WITH REGARDS TO ADA COMPLIANCE.
5. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY CODE, AND WITH THE PROVISIONS WITH REGARDS TO ADA COMPLIANCE.

UTILITY NOTES:

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AVAILABLE INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITIES EXPOSED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR UTILITIES SHOWN ON THESE PLANS, ESPECIALLY UNDERGROUND UTILITIES, SHALL BE PROTECTED AND MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LANSING AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND MAINTENANCE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES, WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF ALL CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
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GENERAL LANDSCAPE REQUIREMENTS:

1. LOCATIONS OF PLANT MATERIALS TO BE INSTALLED ARE REPRESENTED BY PLANTS AT OR NEAR EXISTING POINTS OF INTEREST.
2. PLANT LIST IS PROVIDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR IN THE FIELD. A SELECTION OF PLANTS TO BE INSTALLED IS SHOWN ON THE PLANS. PLANT MATERIALS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S DISCRETION.
3. PLANT MATERIALS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S DISCRETION.
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9. PLANT MATERIALS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S DISCRETION.
10. PLANT MATERIALS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S DISCRETION.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	PROPOSED LINE	---	APPROXIMATE LIMIT OF DISTURBANCE
---	1-FOOT CONDUIT	---	1-FOOT CONDUIT
---	2-FOOT CONDUIT	---	2-FOOT CONDUIT
---	3-FOOT CONDUIT	---	3-FOOT CONDUIT
---	4-FOOT CONDUIT	---	4-FOOT CONDUIT
---	5-FOOT CONDUIT	---	5-FOOT CONDUIT
---	6-FOOT CONDUIT	---	6-FOOT CONDUIT
---	7-FOOT CONDUIT	---	7-FOOT CONDUIT
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---	19-FOOT CONDUIT	---	19-FOOT CONDUIT
---	20-FOOT CONDUIT	---	20-FOOT CONDUIT



SITE INFORMATION:

PROJECT: 2020-05-10, 2020-05-10, 2020-05-10, 2020-05-10, 2020-05-10

DATE: 2020-05-10

PROJECT: 2020-05-10, 2020-05-10, 2020-05-10, 2020-05-10, 2020-05-10

NO.	DESCRIPTION	QUANTITY	UNIT
1	PLANT MATERIALS	15	SQ. FT.
2	PLANT MATERIALS	15	SQ. FT.
3	PLANT MATERIALS	15	SQ. FT.
4	PLANT MATERIALS	15	SQ. FT.
5	PLANT MATERIALS	15	SQ. FT.
6	PLANT MATERIALS	15	SQ. FT.
7	PLANT MATERIALS	15	SQ. FT.
8	PLANT MATERIALS	15	SQ. FT.
9	PLANT MATERIALS	15	SQ. FT.
10	PLANT MATERIALS	15	SQ. FT.



- SANITARY SEWER KEY NOTES**
1. BUILDING POINT OF CONNECTION (BPOC), SEE MEP PLANS FOR CONNECTION.
 2. PROPOSED SANITARY SEWER IS IN 16" DIAMETER SERVICE PIPE, TRENCH AND BACKFILL PER CITY OF LANSING DETAIL 9-1-1.
 3. PROPOSED TWO-WAY CLEANOUT, PER CITY OF LANSING DETAIL 9-4-1.
 4. PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING 12" SANITARY SEWER MAIN, PER CITY OF LANSING DETAIL 9-4-1.
- WATER KEY NOTES**
1. BUILDING POINT OF CONNECTION (BPOC), SEE MEP PLANS FOR CONNECTION.
 2. PROPOSED WATER SERVICE, TRENCH AND BACKFILL PER CITY OF LANSING DETAIL 9-1-1.
 3. PROPOSED 1/2" WATER SERVICE PER CITY OF LANSING DETAIL 9-1-1.
 4. PROPOSED WATER LATERAL CONNECTION TO EXISTING 1/2" WATER MAIN, PER CITY OF LANSING DETAIL 9-1-1.
- GAS SERVICE KEY NOTES**
1. BUILDING POINT OF CONNECTION (BPOC), HAS BEEN REVIEWED TO SIZE OF BUILDING. SEE MEP PLANS FOR CONNECTION.
 2. CONNECT PROPOSED GAS SERVICE TO EXISTING GAS LINE.

- STORM DRAIN KEY NOTES**
1. PROPOSED BUILDING DOWNSPUTS
 2. PROPOSED STORM DRAIN LINE, TRENCH AND BACKFILL PER CITY OF LANSING DETAIL 9-1-1.
 3. PROPOSED TWO-WAY CLEANOUT
 4. CONNECT TO EXISTING STRUCTURAL DRAINAGE NOT TO FINISHED GRADE UNDER BY 1'-7".
 5. PROPOSED RECEIVING CHAMBER, MINIMUM SLOPE = 1:8"
- DRY UTILITY KEY NOTES**
1. BUILDING POINT OF CONNECTION (BPOC), ELECTRICAL NEAR BPOC TO BE USED TO IDENTIFY EXISTING UTILITIES.
 2. PROPOSED ELECTRICAL TRANSFORMER ON P.O.C. WITH PROTECTIVE BOLLARDS.
 3. PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO EXISTING UTILITY POLE, COORDINATE LOCATION AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
 4. BUILDING POINT OF CONNECTION (BPOC)
 5. CONNECT PROPOSED TELECOM LINE TO EXISTING UTILITY POLE, COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

- SITE PLAN KEY NOTES**
1. PROPOSED "TYPE C" P.O.C. AT 1/2" BOLLARD CURB, PER CITY OF LANSING DETAIL P-8
 2. PROPOSED CONCRETE DRAINAGE ENTRANCE, PER CITY OF LANSING DETAIL P-2
 3. PROPOSED FLUSH CURB WITH DETECTABLE WARNING TRUNCATED EDGES
 4. PROPOSED ACCESSIBLE PAVING SHALL BE PER P.O.C. INSTALLATION, ACCESSIBLE LANDING SHALL BE PROVIDED IMMEDIATELY UPON CURB, SEE DETAIL P-8
 5. PROPOSED FURNISHED SIDEWALK, MINIMUM 4'-0" WIDE, MINIMUM 1/4" MINIMUM SLOPE, MINIMUM 2' MINIMUM SLOPE, MINIMUM 1/4" MINIMUM SLOPE, MINIMUM 2' MINIMUM SLOPE
 6. PROPOSED 4" WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 7. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 8. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 9. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 10. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 11. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 12. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 13. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 14. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 15. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 16. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 17. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH
 18. PROPOSED 10' WIDE PARKING STRIP, WHITE PAINT, MINIMUM 2' WIDTH

PLANT MATERIALS LIST

SP#	PLANT NAME	NO. INSTALLED	PLANT DIMENSIONS
1	LARGE EVERGREEN TREE	1	6" x 6" x 6"
2	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
3	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
4	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
5	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
6	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
7	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
8	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
9	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
10	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
11	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
12	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
13	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
14	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
15	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
16	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
17	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"
18	SMALL TREE - "Starburst" Palm	2	2'-1/2" x 6" x 6"

vocon.

16003 Detroit Ave., Suite A
Lakewood, OH 44107
Tel: 216.222.1000
www.vocon.com

PROPOSED BY:

ALLEGRO CIVIL ENGINEERS
16003 Detroit Ave., Suite A
Lakewood, OH 44107
Tel: 216.222.1000
www.allegro.com

PROPOSED COMMON IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK LAKEWOOD OH

16003 DETROIT AVE. LAKEWOOD, OH 44107

DATE: 2020-05-10

DRAWING RELEASE:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2020-05-10
2	ISSUED FOR CONSTRUCTION	2020-05-10
3	ISSUED FOR RECORD	2020-05-10

C1.0





Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)





Docket No. 8-74-24 (16003 Detroit)



ARCHITECTURAL BOARD OF REVIEW
& PLANNING COMMISSION SUBMISSION

JULY 17, 2024

HUNTINGTON NATIONAL BANK LAKEWOOD, OHIO



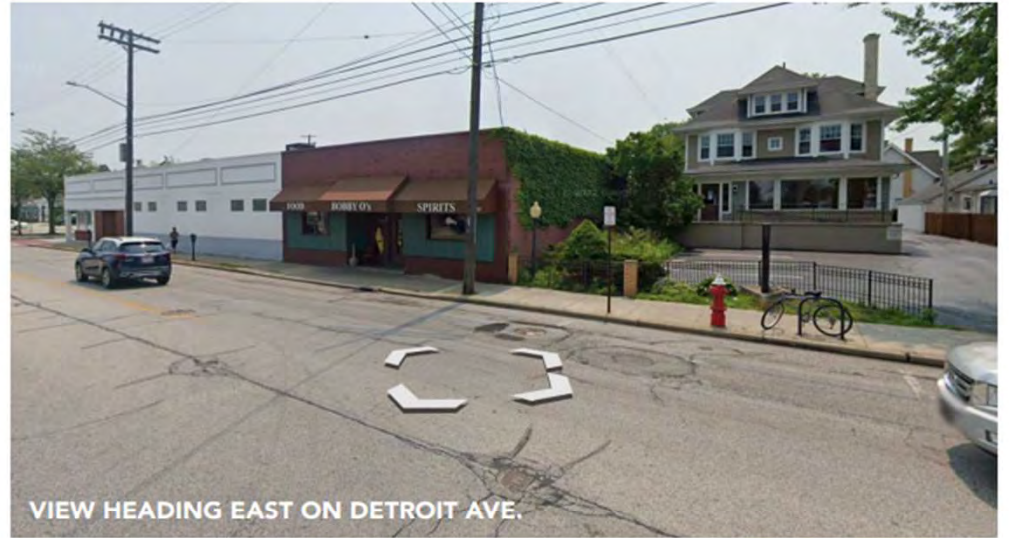
Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



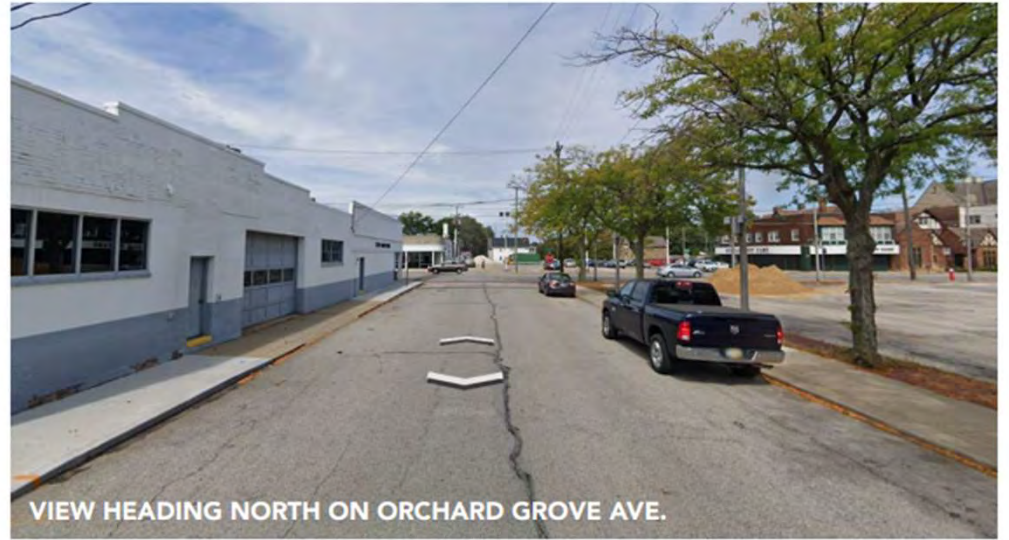
VIEW HEADING WEST ON DETROIT AVE.



VIEW HEADING EAST ON DETROIT AVE.

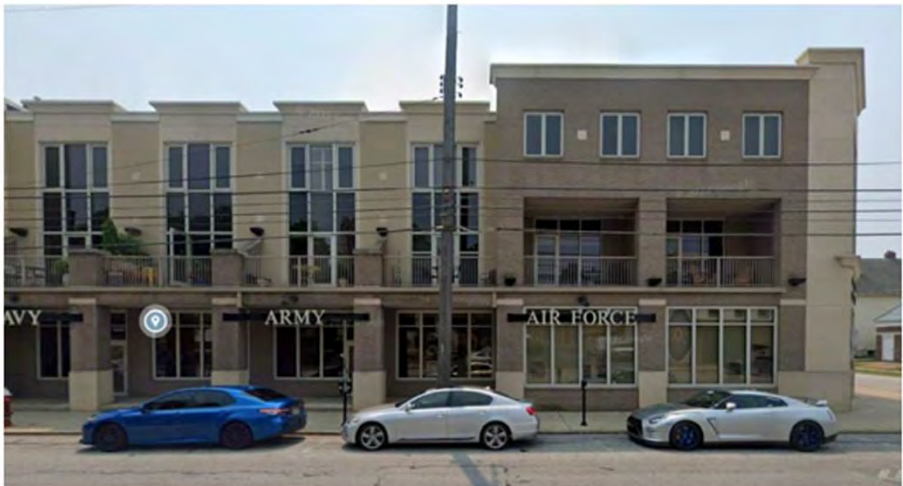


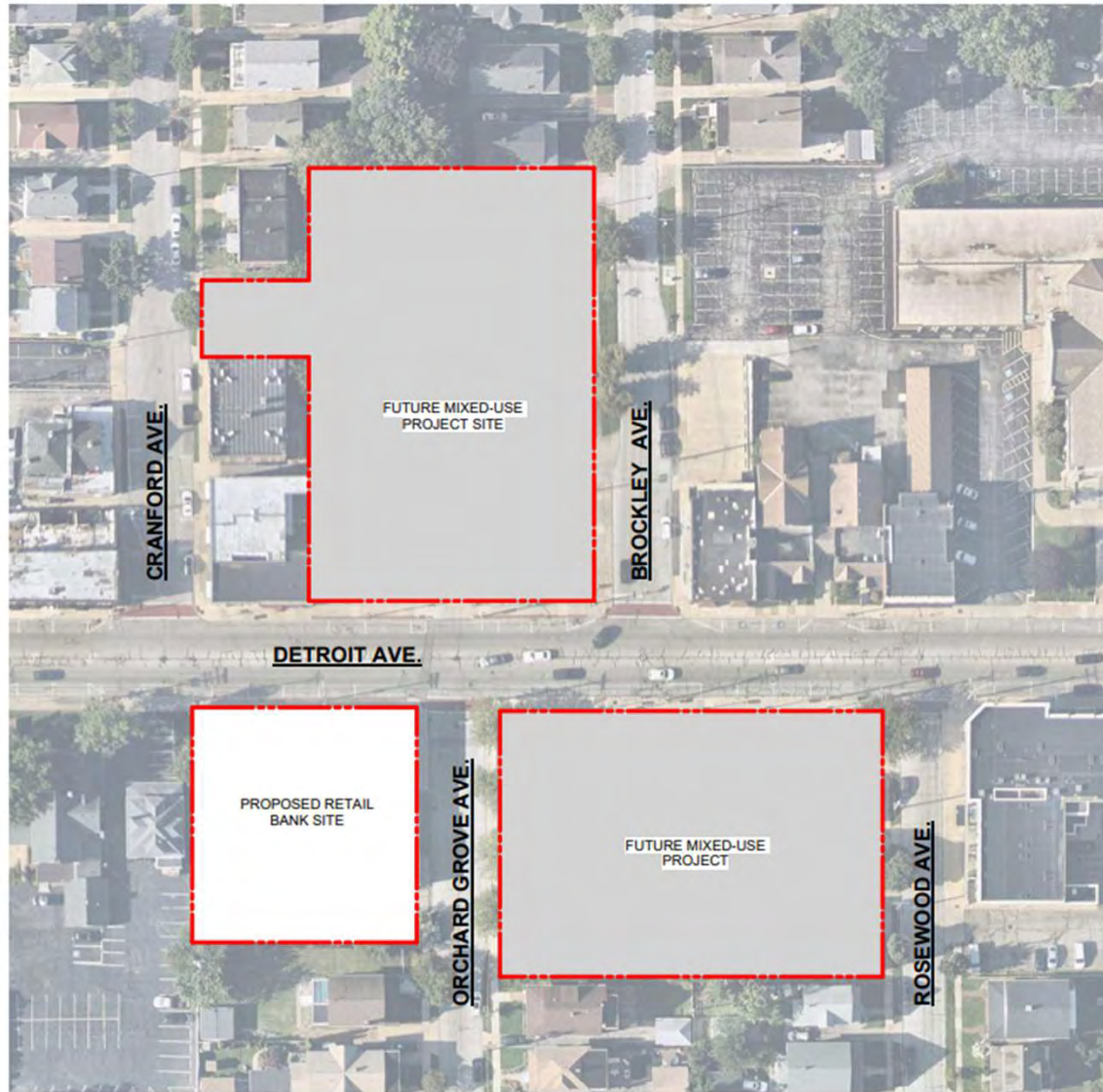
VIEW ALONG ORCHARD GROVE AVE.



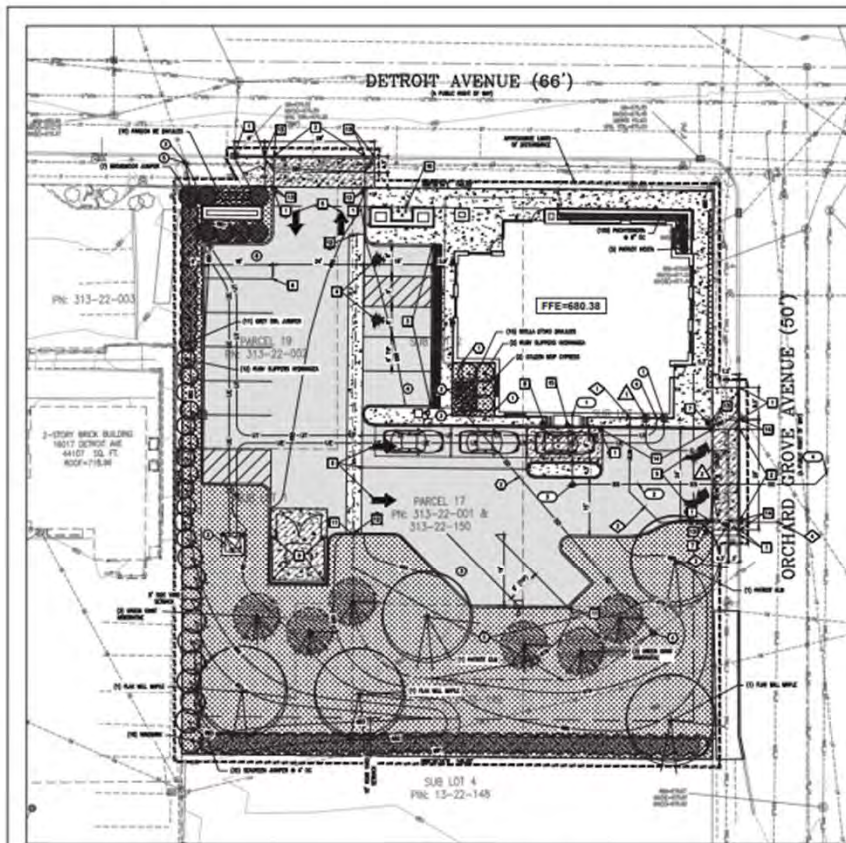
VIEW HEADING NORTH ON ORCHARD GROVE AVE.







Docket No. 8-74-24 (16003 Detroit)



SURVEY NOTES:

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE.

ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE.

UTILITY NOTES:

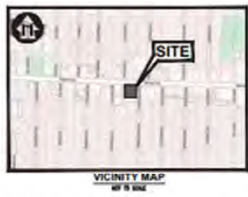
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE.

GENERAL LANDSCAPE REQUIREMENTS:

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND RELIABLE.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED LOT LINE
(Symbol)	EXISTING LOT LINE
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	EXISTING LANDSCAPING
(Symbol)	PROPOSED UTILITY LINE
(Symbol)	EXISTING UTILITY LINE



SITE INFORMATION:

PROJECT NO: 23-02-001
 SHEET NO: 1 OF 2
 DATE: 07/17/2024

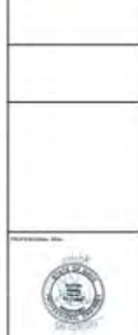
PLANT MATERIALS LIST

NO.	PLANT MATERIAL	QUANTITY	UNIT	REMARKS
1	Plant Material	1	Each	Plant Material
2	Plant Material	1	Each	Plant Material
3	Plant Material	1	Each	Plant Material
4	Plant Material	1	Each	Plant Material
5	Plant Material	1	Each	Plant Material
6	Plant Material	1	Each	Plant Material
7	Plant Material	1	Each	Plant Material
8	Plant Material	1	Each	Plant Material
9	Plant Material	1	Each	Plant Material
10	Plant Material	1	Each	Plant Material



- SANITARY SEWER KEY NOTES**
- (Symbol) BUILDING FOOTPRINT OF CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED SANITARY SEWER LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED SANITARY SEWER LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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 - (Symbol) PROPOSED SANITARY SEWER LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
- STORM DRAIN KEY NOTES**
- (Symbol) PROPOSED STORM DRAIN LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED STORM DRAIN LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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- WATER KEY NOTES**
- (Symbol) PROPOSED WATER MAIN LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED WATER MAIN LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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 - (Symbol) PROPOSED WATER MAIN LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
- DRY UTILITY KEY NOTES**
- (Symbol) PROPOSED DRY UTILITY LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED DRY UTILITY LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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 - (Symbol) PROPOSED DRY UTILITY LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
- GAS SERVICE KEY NOTES**
- (Symbol) PROPOSED GAS SERVICE LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED GAS SERVICE LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED GAS SERVICE LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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 - (Symbol) PROPOSED GAS SERVICE LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.

- SITE PLAN KEY NOTES**
- (Symbol) PROPOSED LOT LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED LOT LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
 - (Symbol) PROPOSED LOT LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.
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 - (Symbol) PROPOSED LOT LINE SHALL BE ACCORDING TO THE LATEST SURVEYING STANDARDS AND PRACTICES.



PROPOSED COMMON IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK
 LAKEWOOD OH

16003 DETROIT AVE.
 LAKEWOOD, OH 44107

DRAWING RELEASE

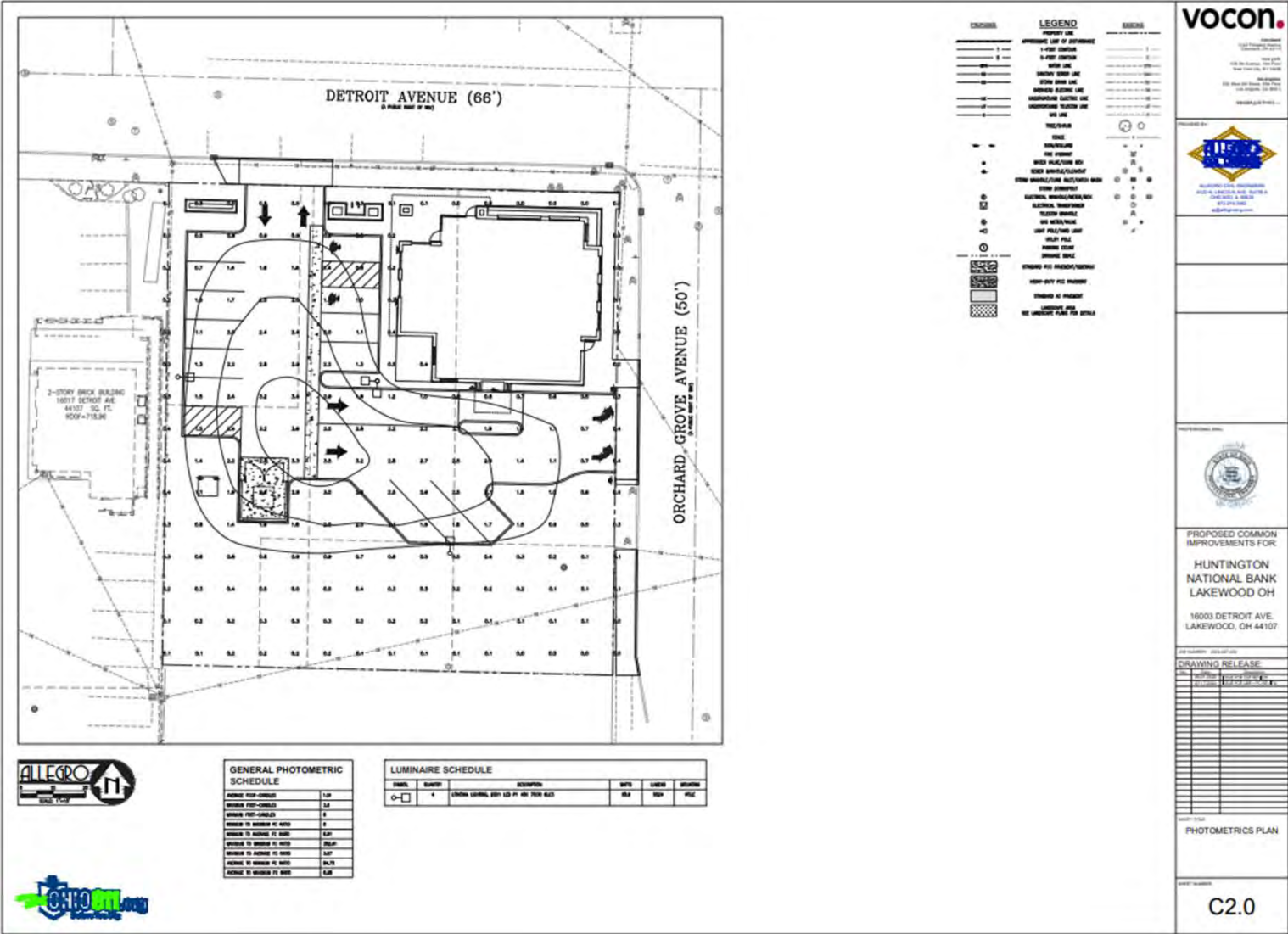
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4	07/17/2024	JK	ISSUED FOR PERMITTING
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8	07/17/2024	JK	ISSUED FOR PERMITTING
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10	07/17/2024	JK	ISSUED FOR PERMITTING

SITE AND LANDSCAPE PLAN

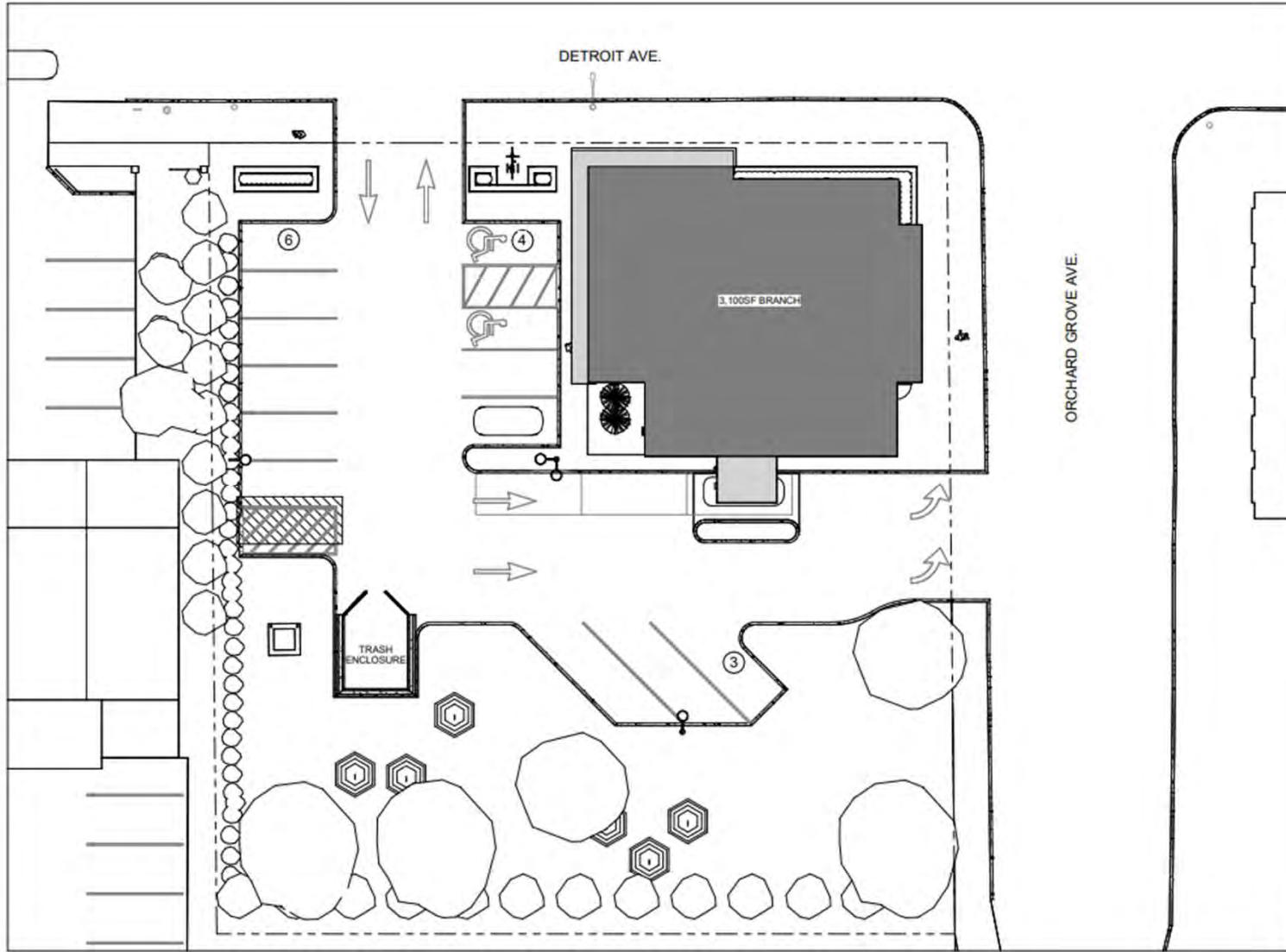
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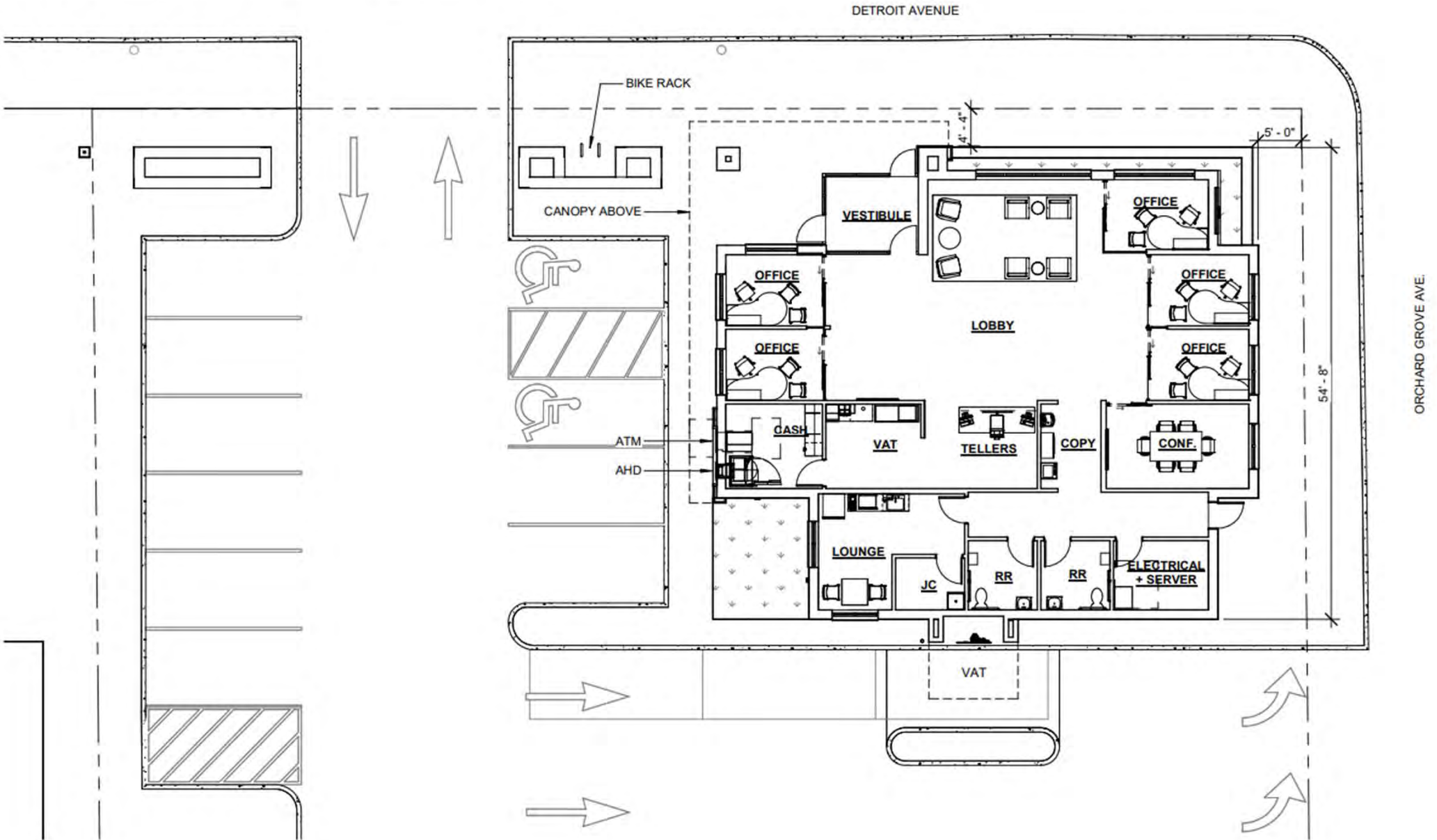
Docket No. 8-74-24 (16003 Detroit)



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Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)

DESIGN DEVELOPMENT | Proposed Design | Exterior Rendering | View from Detroit Ave. Heading East - Dusk



Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



NORTH PRESENTATION ELEVATION - FROM DETROIT AVE.



WEST PRESENTATION ELEVATION - FROM PARKING LOT





EAST PRESENTATION ELEVATION - FROM ORCHARD GROVE



SOUTH PRESENTATION ELEVATION - FROM PARKING LOT





NORTH ELEVATION - DETROIT AVE.



1 ENDICOTT BRICK
 COLOR: MANGANESE IRON-
 SPOT VELOUR
 GROUT: DARK GRAY
 STYLE: RUNNING BOND



2 BELDEN BRICK COMPANY
 COLOR: GLACIER WHITE VE-
 LOUR
 GROUT: TO MATCH BRICK
 STYLE: RUNNING BOND



3 MAPES FLAT FASCIA CANOPY
 COLOR: CUSTOM
 OUTRAGEOUS GREEN
 DIMENSIONS: 8" J PROFILE



4 KAWNEER
 STOREFRONT SYSTEM
 COLOR: CHARCOAL



5 ROCKCAST
 COLOR: CRYSTAL WHITE



6 ALUCOBOND METAL PANEL SYSTEM
 COLOR: CUSTOM
 OUTRAGEOUS GREEN



7 ALUCOBOND METAL PANEL SYSTEM
 COLOR: CUSTOM
 GREYMOOR RGB



8 NU-VUE CURBSPLUS
 MECHANICAL SCREEN
 COLOR: WARM WHITE
 GREYMOOR RGB

*NOT VISIBLE FROM GROUND



9 TRENWYTH ARCH. MASONRY -
 TRENDSTONE
 COLOR: ALMOND BARK
 DIMENSIONS: 8"X 16"





Docket No. 8-74-24 (16003 Detroit)

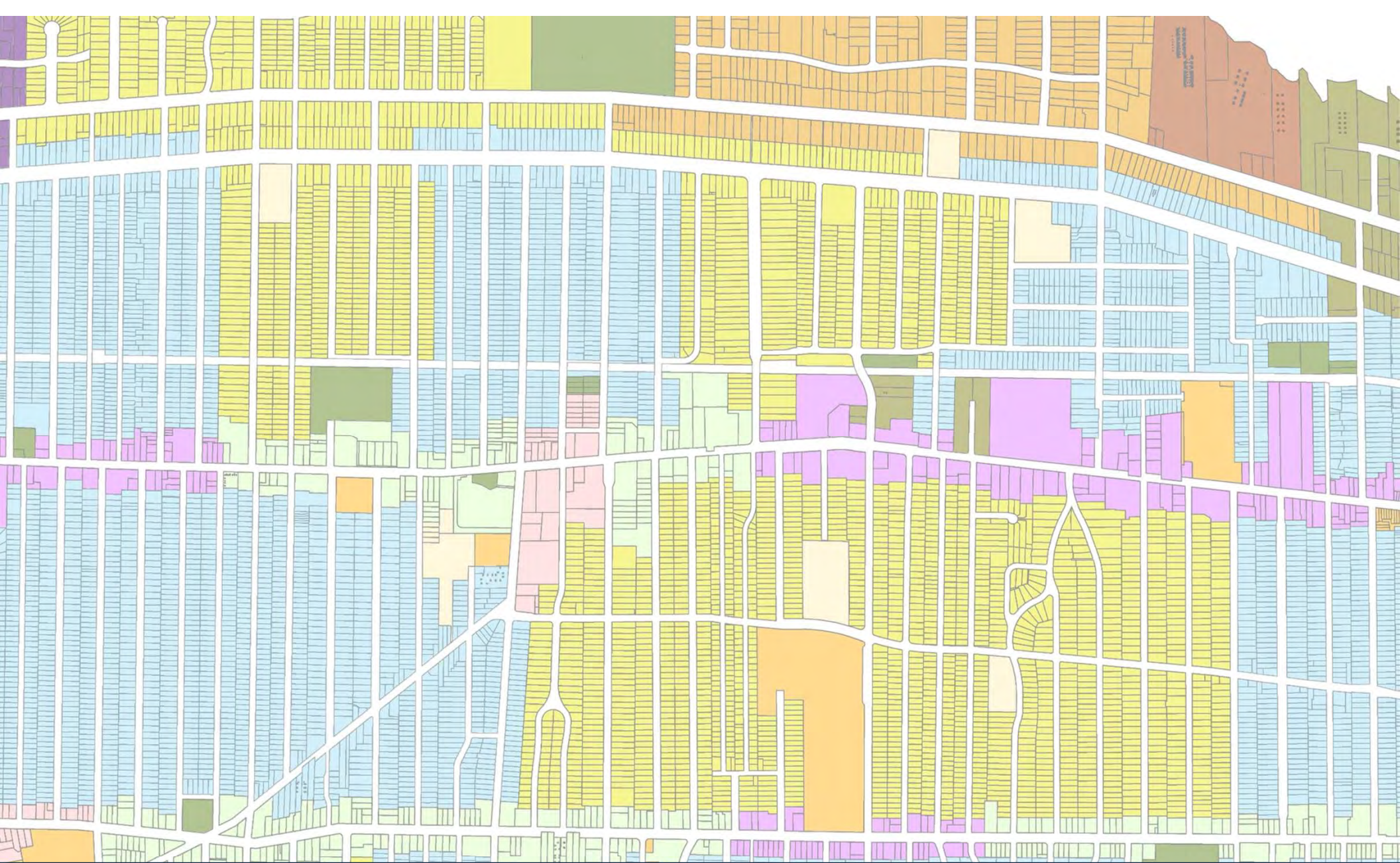


LET YOUR SPACES SPEAK.

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Docket No. 8-74-24 (16003 Detroit)



Architectural Board of Review

August 2024