

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
OCTOBER 10, 2024
5:30 P.M.**

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Vice Chair
Chris Egervary
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

Staff

Amanda Cramer, Board Secretary, City Planner
Sophia Jones, City Planner
Christopher Parmelee, Building Commissioner
Jeff Crossman, First Assistant Law Director

2. APPROVE THE MINUTES OF THE SEPTEMBER 12, 2024 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the September 12, 2024 meeting minutes**. All of the members voted yea; the motion passed.

3. APPROVE THE MINUTES OF THE WEDNESDAY, SEPTEMBER 25, 2024 SPECIAL MEETING

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the September 25, 2024 Special meeting minutes**. All of the members voted yea; the motion passed.

4. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting, four items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 10-86-24, Docket No. 10-88-24, Docket No. 10-89-24, and Docket No. 10-90-24.

SIGN REVIEW

5. Docket No. 10-86-24

**13622 Detroit Ave.
D's Accessories**

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

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

Applicant proposes dimensional acrylic letter sign in sign band. (Page 100)

*Approval with condition that any window signage needs approval by ABR before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request with the condition that any window signage needs approval by ABR before installation.** All of the members voted yea; the motion passed.

6. Docket No. 10-88-24

**17409 Detroit Ave.
Bluestone FHS**

- Approve
- Deny
- Defer

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

Applicant proposes replacement of existing awning and window graphics. (Page 119)
*No conditions.

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

7. Docket No. 10-89-24

**16400 Detroit Ave.
Trinity Block**

- Approve
- Deny
- Defer

Monica Fletcher
Brady Signs Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes a double-side low profile monument sign with internal LED illumination. (Page 122)
*Approval as submitted as a comprehensive sign package.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the updated comprehensive sign package as submitted.** All of the members voted yea; the motion passed.

8. Docket No. 10-90-24

**17514 Detroit Ave.
Sacred Hour Wellness Spa**

- Approve
- Deny
- Defer

Monica Fletcher
Brady Signs Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes an internally lit monument sign mounted on a quarry limestone base. (Page 135)
*Approval with condition that any window signage needs approval by ABR before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the updated request with the condition that any window signage needs approval by ABR before installation.** All of the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 09-80-24

(C)

14501-14519 Detroit Ave.
Downtown Development

() Approve

() Deny

() Defer

Kolby Turnock, V.P.
CASTO Communities
250 Civic Center, Suite 500
Columbus, OH 43215

Applicant proposes a mixed-use development consisting of office, retail, commercial, and residential uses.
(Page 6)

Paul Glowacki, Dimit Architects, representative was present to explain the updated request. Public comment was taken. Written comment was received (made part of record).

Public and Board Member Comments/Questions

- Thank you for the hard work and response to the public and neighbors' concerns.
- Where will the Curtis Block Building be in phase one of the project? Will it be the first thing?
 - Will tend to it before anything detrimental occurs.
- Is there a maintenance plan for the Trumpet Vines?
 - The mesh system is designed to be far enough from the building to prevent damage from the vines and allow ease of maintenance.
- In the plaza, will there be a performance platform and/or splash pad?
 - Prior discussions were to keep the space open for flexibility of the space. Temporary items could be utilized. Power will be available from the bollards.
- What about public art?
- Is the Trumpet Vine an invasive species? Is it toxic to humans?
 - Would not include an invasive species in the landscaping.
- Questioned the siding color of the third floor dormers and shingles of Building 4; they looked odd together.
 - Looking at the actual color palettes, the colors looked good together.
- What about lighting on the roof of the parking garage?
 - Proposing pole lighting. Could send sample(s).
- Was an additional pet relief area with waste receptable added toward Building 4?
 - Believe so.
- What is the width between Building 4 and the retaining wall?
 - At a minimum of eleven feet currently, then varies at the recesses.
- Can the walking space be increased by another foot?
 - Will look into it.
- What about landscaping at the neighbor's fence/retaining wall?
 - Will be cognizant of it (a previous statement was made that the developer would meet with the neighbor).
- Does the height of the retaining wall vary?
 - It is fairly consistent.
- Will there be crosswalks at the new cross street?
 - Yes.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the mixed-use development with the following condition:**

- **Provide the light fixture from the parking deck upon its selection for administrative review.**

All of the members voted yea; the motion passed.

REQUEST FOR MODIFICATIONS

10. Docket No. 02-05-24

(R)

1428 Grace Ave.

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

Joseph A. Park
Compass Studio
7948 Mayfield Rd.
Chesterland, OH 44026

Applicant proposes modifications for an addition and exterior renovation that were approved at the February 8, 2024 meeting. (Page 70)

Nathaniel Dunn, architect for the applicant, was present to explain the request. The members said the modifications were appropriate and liked it. Staff had no comments. 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**. All of the members voted yea; the motion passed.

NEW BUSINESS

APPEAL TO THE BOARD OF BUILDING STANDARDS

11. Docket No. 10-91-24

(R)

1030 Roy Dr.

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

James Reed
Beck Electric Company
7165 Ridgeview Dr. S.E.
Waynesburg, OH 44688

Applicant proposes to leave the sub electrical panel in the current location within a closet; the current panel needs to be replaced – pursuant to code section is NEC 110.26 (A). Property is in the R1M - Single, Medium Density district. (Page 142)

Neither the applicant nor representative was present. The Building Commissioner, Chris Parmelee explained the request. The closet dimensions did not meet the clearance requirements. The shelf and rod would be removed at the Building Commissioner’s request to make it strictly for access to the electrical panel. The members said it was a sensible solution, met the spirit of the code, and made the house safer. 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**. All of the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 10-92-24

(R)

15415 Clifton Blvd.

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

David J. Maison
Maison A&D
32110 Deerfield Dr.

Applicant proposes an exterior addition to an existing home. (Page 150)

Walt Gomula, property owner, and David Maison, Maison A&D, applicant, were present to explain the request. The members said it was a good design solution and looked good. Materials and colors were submitted for perusal and would match the existing. 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**. All of the members voted yea; the motion passed.

13. Docket No. 10-93-24	(R)	2206 Bunts Rd.
<input type="checkbox"/> Approve		Abigail Top
<input type="checkbox"/> Deny		2206 Bunts Rd.
<input type="checkbox"/> Defer		Lakewood, OH 44107

Applicant proposes seating affixed between porch columns in lieu of railings. (Page 154)

Eh Wah, property owner, was present to explain the request. Staff provided a summary of the issue. Chris Parmelee stated that the slanted back portion could be removed immediately, and the inspector would be advised accordingly.

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

- **The slanted portion of the seating needs to be removed.**

All of the members voted yea; the motion passed.

14. Docket No. 10-94-24	(C)	11811 Lake Ave. The Envoy Apartments
<input type="checkbox"/> Approve		Anthony Zaatar
<input type="checkbox"/> Deny		Excel Management LTD
<input type="checkbox"/> Defer		12660 Avon Belden Rd. Grafton, OH 44044

Applicant proposes new gates and fence for the parking lot/dumpster enclosure. (Page 164)

Anthony Zaatar, Excel Management LTD, applicant was present to explain the request. the members said it was an improvement and liked the proposal. Public comment was closed as no one addressed the item. A letter of support was received (made part of record).

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

15. Docket No. 10-95-24	(R)	1332 Sloane Ave.
<input type="checkbox"/> Approve		Kayla Quinones
<input type="checkbox"/> Deny		Dimit Architects
<input type="checkbox"/> Defer		14725 Detroit Ave., Suite 210

Applicant proposes the renovation and addition to an existing residence. (Page 174)

Scott Dimit, Dimit Architects was present to explain the request. Materials were provided for perusal. The members liked the proposal and felt it was appropriate. Ms. Cramer stated she consulted with the Board of Zoning Appeals Secretary who confirmed the project did not need review for the second floor deck because it was existing. 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**. All of the members voted yea; the motion passed.

16. Docket No. 10-96-24	(R)	892 Beach Rd. (Rear)
<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Stephen M. Schill Schill Architecture P.O. Box 45609 Westlake, OH 44145

Applicant proposes the demolition and construction of a new residence. (Page 217)

Steve Schill, Schill Architecture, applicant was present to explain the request. The members agreed the home styles of the neighborhood were eclectic, but said the façade looked flat, too faux, too detailed, and did not relate to the existing home. Discussion continued about the windows, the dark window trim, too many awnings/hoods/roof, and the design needed to be simplified. Code 1133.09 – Demolition or Removal of Residential Structures was discussed. Public comment was taken. Suggestions to the applicant was the design needed to meet the standard, simplify the proposal, and describe how it relates.

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

17. Docket No. 10-97-24	(R)	13455 Edgewater Dr.
<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		David Maddux The Arcus Group Inc. 1244 Smith Ct. Rocky River, OH 44116

Applicant proposes front and rear porch addition and garage addition on a corner lot. (Page 230)

David Maddux, The Arcus Group Inc., applicant was present to explain the request and provided materials. The members asked about light fixtures, said the proposal was appropriate, and looked good. Staff had no comments. Public comment was taken.

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

- **The light fixtures are submitted for administrative approval.**

All of the members voted yea; the motion passed.

SIGN REVIEW

18. Docket No. 10-87-24

**14587 Madison Ave.
VCA Lakewood Animal Hospital**

- Approve
- Deny
- Defer

Ambyr Shannon
Sign Vision Co.
1021 Claycraft Rd.
Gahanna, OH 43230

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 103)

Neither the applicant nor representative was present to explain the request. Staff suggested tabling the item.

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

ARCHITECTURAL BOARD OF REVIEW

19. Docket No. 10-98-24

(C)

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

- Approve
- Deny
- Defer

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

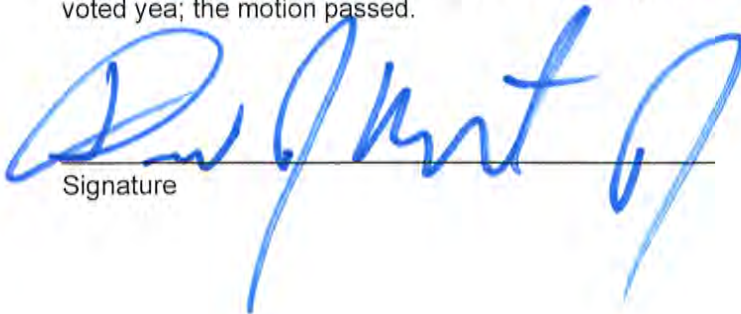
Applicant proposes final designs for a planned development consisting of ten townhouse units and one single-family house. (Page 244)

Prior to the meeting, the applicant had requested a deferral (made part of record),

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

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **ADJOURN at 7:26 p.m.** All the members voted yea; the motion passed.



Signature

11-14-2024
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 M Glowacki
- 2. Linda Barbero
- 3. Billy Frummo
- 4. Nathaniel Dunn
- 5. WALTER GROMMELT
- 6. David Morrison
Eli Wald
- 7.
- 8. Anthony Zucater
- 9. SCOTT DIMIT
- 10. Steve Skell
- 11. Dave Maddus

- [Handwritten signature]
- [Handwritten signature]
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- [Handwritten signature]
- [Handwritten signature]
- [Handwritten signature]
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- [Handwritten signature]
- [Handwritten 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, October 10, 2024

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, October 9, 2024 5:35 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; amyjhaney@gmail.com; Jo Higgins
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 10/10/2024 meeting.

Comments to Lakewood ABR agenda for the 10/10/2024 meeting:

- **Docket 09-80-24 Downtown Development**
 - We appreciate the plan identifying Public Art locations and the precedent images of potential implementation types. We look forward to seeing how the public are progresses.
 - No additional comments from those provided last month which were as follows:
 - We appreciate the appearance of the Marlow Apartment Facade and the massing and program behind the Curtis block. It respects the surrounding context and a transitions nicely from the commercial into the single family residential properties.
 - Due to site constraints, the elimination of the Liner units along Belle Ave. seems appropriate.
 - Has garage signage been designed yet to understand the wayfinding clarity?
 - What type of lighting will be provided inside the garage and on the top level? Will light sources be visible from grade or adjacent properties? Will these be sensor operated at night?
 - Will there be electrical outlets all throughout the public space for events and for people to charge devices?
 - Is there an opportunity for a bump out at SE corner of Belle and Detroit to neck down the pedestrian distance to cross?
 - What will the natural screening be on the west face of the garage and how will this function in winter? Is there a crash wall behind the screening to block headlights during initial installation and in winter.
- **Docket 02-05-24 1428 Grace Ave.**
 - No comment
- **Docket 10-86-24 D's Accessories**
 - We are pleased to support this application as we have been working with them since they opened.
- **Docket 10-87-24 VAC Lakewood Animal Hospital**
 - Will the reverse pan sign have any dimensionality to the white acrylic lettering?
- **Docket 10-88-24 Bluestone FHS**
 - Due to the size of the QR code on the West Window Decal is geared towards motorist and if so we question if this is a concern due to the traffic volume along Detroit Avenue. Would this be more appropriate at a pedestrian scale?

- **Docket 10-89-24 Trinity Block**
 - Are the tenant names to be shown in digital format or a static sign that is internally illuminated? We assume the latter but we wanted to make sure.
- **Docket 10-90-24 Scared Hour Wellness Spa**
 - We suggest the Board and Applicant discuss the location of the sign to confirm there are no sight line issues when vehicles are exiting/entering the parking lot. Also taking into the location of the St. James Corporate Campus monument sign proposed in August, on the other side of the driveway.
- **Docket 10-91-24 1030 Roy Dr.**
 - No comment.
- **Docket 10-92-24 15415 Clifton Blvd.**
 - No comment.
- **Docket 10-93-24 2206 Bunts Road.**
 - No comment.
- **Docket 10-94-24 The Envoy Apartments**
 - The existing dumpsters are visible from Lake Road and the proposed improvements will conceal the dumpsters from this view.
 - Will the gates be stained as represented on the submitted photos?
 - Is the enclosure large enough to house all of the dumpsters?
- **Docket 10-95-24 1332 Sloane Ave.**
 - Is it the intent for some of the low bushes along Sloane Ave to be removed?
- **Docket 10-96-24 892 Beach Rd (rear).**
 - How far away is the proposed house from the adjacent property/house to the NW? Are the proposed windows along this façade viable.
- **Docket 10-97-24 13455 Edgewater.**
 - No comment.
- **Docket 10-98-24 Donald 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 and August ARB meeting submittals.

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.

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Monday, September 30, 2024 2:53 PM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Subject: FW: Agenda: BBS/ABR/Sign Review

Hi there,

Please see below.

Ian

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



Support Us:

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Upcoming Events:

- 10/3 – [Knowing Your Home: Fireplaces & Chimneys](#)
- 10/10 – [Knowing Your Home: Pest & Rodent Control](#)
- 10/12 – [17th Annual Spooky Pooch Parade](#)
- 10/19 – [Knowing Your Home: Rain Barrel Workshop](#)
- 10/24 – [15th Annual Lakewood Chocolate Walk](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Sent: Monday, September 30, 2024 2:21 PM
To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Subject: Agenda: BBS/ABR/Sign Review

Good afternoon,

Please click on the link to view the two-part October 10, 2024 BBS/ABR/Sign Review meeting. The pre-review meeting will be held October 3, 2024 in the East Conference Room at 4:00 p.m.

Part One: https://www.lakewoodoh.gov/wp-content/uploads/2023/12/BBSARBAgenda_101024_Part1.pdf

Part Two: https://www.lakewoodoh.gov/wp-content/uploads/2024/09/BBSARBAgenda_101024_Part2.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: Jeanne Mackay <jeannenmackay@gmail.com>
Sent: Thursday, October 10, 2024 1:03 PM
To: Johanna Schwarz; Amanda L. Cramer
Subject: Re: 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.

Re: Downtown Development Project - ABR meeting 10/10/24

Hello,

I am writing in some comments for the ABR members to consider with regard to the latest proposal from CASTO, since I am unable to attend the meeting tonight.

1. I took a look at the landscaping plan, which left out where the different plant types would be located around the site.

* I noticed the proposed plant to climb up the western exposure of the parking garage wall is campsis radicans, or trumpet creeper. There are several reasons why this plant would not be appropriate for this situation. It is toxic to humans; it is also known as "hell vine" because it is a very invasive, "bully" plant that is horrendous to eradicate once it is established. It requires yearly pruning/deadheading, which I doubt will be going on at this site on the regular. Also, it produces copious amounts of papery seeds that are easily carried on the winds and can take root in the poorest of soils. I doubt the neighbors on Belle Avenue would be happy having this come up in their garden beds. Trumpet vine roots have roots that travel underground quite a distance and can invade the proposed tree lawn areas.

* I noticed that Virginia Sweetspire is on the list of plants for the site. This plant is ugly most of the season, we can/should do better.

* London Plane trees, while lovely, are known to cause irritation to peoples' lungs during the Spring season. Probably not the best choice for a heavily used residential site.

2. With regard to the third floor dormers on Building 4 -- The proposed color siding (light beige) on the dormers looks quite odd and causes the eye to go right to that odd roof attachment. Could the color of the siding be changed either to match the roofing color or the green of the third floor shingle material? That way those odd projections would not be so out of place looking.

Thanks so much for your consideration on these matters.

Respectfully,

Jeanne Mackay

On Mon, Sep 30, 2024 at 2:21 PM Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov> wrote:

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Jeanne Mackay

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Part Two: https://www.lakewoodoh.gov/wp-content/uploads/2024/09/BBSARBAgenda_101024_Part2.pdf

Thank you.



Administrative Assistant II

City of Lakewood

Department of Planning and Development

12650 Detroit Avenue

Lakewood, Ohio 44107

(216)529-6630 main

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www.lakewoodoh.gov

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Johanna Schwarz

From: Amanda L. Cramer
Sent: Tuesday, October 8, 2024 4:08 PM
To: Johanna Schwarz
Subject: FW: City of Lakewood ABR: Donald/Thoreau

Johanna, please note for the agenda.

Amanda Cramer, AICP

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

(216) 529-6630 main

(216) 529-7679 office

www.lakewoodoh.gov

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From: paul@beegan-ad.com <paul@beegan-ad.com>
Sent: Tuesday, October 8, 2024 3:18 PM
To: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>; David Baas <David.Baas@lakewoodoh.gov>
Subject: RE: City of Lakewood ABR: Donald/Thoreau

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Amanda,

We are still working through the changes as requested by Planning Commission. They are not big changes, but I want to make sure that we have the same plans for ABR & planning review.

I think best to postpone Thursday until next month when we appear before planning again.

Thanks.

Paul R. Beegan, ALA



From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Sent: Monday, October 7, 2024 1:39 PM
To: paul@beegan-ad.com
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>; David Baas <David.Baas@lakewoodoh.gov>
Subject: RE: City of Lakewood ABR: Donald/Thoreau

Hi Paul,

I just spoke with our Law Department and confirmed there is no issue with ABR seeing this case and making a decision on it before you get Planning Commission approval.

If you would like to wait because you are concerned your design/layout will change due to the PC feedback, we can always defer you for November.

Amanda Cramer, AICP

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

(216) 529-6630 main
(216) 529-7679 office
www.lakewoodoh.gov
[Sign up for the City's e-Newsletter](#)



From: paul@beegan-ad.com <paul@beegan-ad.com>
Sent: Monday, October 7, 2024 1:12 PM
To: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>
Subject: RE: City of Lakewood ABR: Donald/Thoreau

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Amanda,

I am sure you heard that Planning Commission is making us come back in November for final approval. With that, is it best to wait until November ABR? Obviously, we don't mind appearing before ABR this week, but if we would need to also go in November, let me know if we should postpone. Thanks.

Paul R. Beegan, ALA



From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Sent: Friday, October 4, 2024 2:41 PM
To: paul@beegan-ad.com
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>
Subject: RE: City of Lakewood ABR: Donald/Thoreau

Hi Paul,

Thanks for attending last night. As a wrap up, the biggest request from the Board was to have physical materials for next week.

Please email any additions or revisions to us by Wednesday at noon. I will reach out next week with information about meeting logistics.

Amanda Cramer, AICP

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

(216) 529-6630 main

(216) 529-7679 office

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From: Amanda L. Cramer
Sent: Friday, September 27, 2024 3:53 PM
To: paul beegan-ad.com <paul@beegan-ad.com>

Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>

Subject: City of Lakewood ABR: Donald/Thoreau

Thank you for your application to Lakewood's Architectural Board of Review (ABR) for: Donald/Thoreau Development.

We would like to invite you to come to the Pre-Review meeting on Thursday, 10/3 in the East Conference Room of City Hall to discuss the proposal. I would suggest you get to the meeting at 4:00pm based on your location on the agenda.

The pre-review is an optional work-session type meeting that is intended to allow feedback from the Board with time to make final revisions to the plan/proposal prior to the public meeting on Thursday, 10/10, if necessary. If you are unable to attend Pre-Review, I will still share your application materials with the Board and be in contact with you after the meeting with any suggested revisions. Anything to be included in the pre-review session needs to be submitted to us by Wednesday at noon.

You or another representative of the project must attend the Public Meeting on 10/10 (will be held in City Hall Auditorium) for the Board to vote on the item. Please look for additional details about that meeting as it gets closer, and we see how the docket is shaping up – I should be able to give you a better estimate of when your item will be heard.

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

Amanda Cramer, AICP

City Planner

City of Lakewood

Department of Planning & Development

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6630 main

(216) 529-7679 office

www.lakewoodoh.gov

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Johanna Schwarz

From: Benjamin Kroeck <kroeckbw@gmail.com>
Sent: Wednesday, October 2, 2024 6:56 PM
To: Planning Dept; Amanda L. Cramer; David Baas
Subject: Fwd: 06-58-24 - Irene/Donald Development

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Amanda and Dave,

I just wanted to make sure that my original comment for docket no. 06-58-24 to the ABR will be passed along to the Planning Commission prior to tomorrow's meeting? Thank you for also including the email chains to Councilmembers from earlier this week too.

Thanks
Ben Kroeck
1237 Thoreau Road, Lakewood

----- 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>

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: Katherine Herten <kbunsey@gmail.com>
Sent: Friday, September 27, 2024 11:56 PM
To: Planning Dept
Subject: Proposed development on Thoreau

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

Dear Lakewood Planning:

I am a resident and homeowner at 1347 Thoreau Road. I am also a Lakewood City Schools teacher of over 20 years. I am proud to teach, live and send my children to our schools and participate as a member in this community.

I was very disappointed to learn of the proposal to build a road, a home and a building with condos in the green space just north of the train tracks on Thoreau, across from Cove Park.

This development project threatens the safety of residents, especially children who live on Thoreau, as well as guests to Cove Park. Thoreau is already a densely populated street with limited parking for the residents in the duplex units on the south end of the street, many of whom do not even have driveways. Our street receives heavy traffic from safety and security vehicles, city vehicles and serves as a cut through for other drivers. Adding an access road to a multi resident complex near the almost 90 degree bends in Thoreau north of the tracks, poses increased safety risks as this portion of the street is already challenging for north and southbound traffic to navigate. Adding a road near this section of the street increases the potential for traffic accidents. Visibility is an issue when navigating the bends by vehicle. Usually cars slow down or pull to the side at this part of our street to allow each other to safely pass. Oftentimes on the southern portion of Thoreau, oncoming cars must pull over to wait for traffic moving in the opposite direction because of the reduced road space with completely filled street parking. Additionally, events at Cove Park such as children's recreation ball games increase the traffic and parking demands on Thoreau since the Cove parking lot cannot handle the quantity of cars for these events.

Aside from human density and driving safety issues, it is extremely disappointing that the City of Lakewood would consider developing one of our few remaining open green spaces. The addition of a multi-unit condo complex will increase light pollution for residents, which is harmful to our health. Light pollution has detrimental effects for migratory organisms as well. There are several very large/old trees near the tracks which provide habitat for owls, hawks and other birds. The area planned for development is nice clearing of grass that could be otherwise turned into vital prairie habitat for monarch butterflies, who are now declared endangered, as well as other organisms who are part of our Lake Erie ecosystem.

I beg you, Lakewood, to reconsider this plan to develop Thoreau Road for issues of safety and population/vehicle density. It is my belief that part of Keeping Lakewood Beautiful includes saving our remaining green spaces and minimizing the burden on areas that are already challenged by population density.

Thank you,
Katherine Herten
216-402-7496

Johanna Schwarz

From: Dave Kermode <dwkermode@gmail.com>
Sent: Monday, September 30, 2024 12:45 PM
To: Benjamin Kroeck
Cc: Cindy A. Marx; Tom Bullock; Planning Dept; donny.davis4@gmail.com; William Fadely; debommarshall@gmail.com; jacquelyn.davis04@gmail.com; Alexis Kunsak
Subject: Re: Planning Commission Meeting

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

Thanks, Ben and very much appreciate your time and any consideration Councilwoman Marx and Councilman Bullock.

Following up with a Planning-specific question. I'm working on my feedback for the current submission and I can't help but notice how many missing elements are in the application. Is there any reason this wasn't held from the agenda? There's no detail on individual structures, which vary from building to building, the 3D models weren't even updated and still match the old site plan, the topo isn't shown on an actual project site plan to assess height impact by building (already two feet higher from the north in the sample structure shown versus the prelim submission), among others.

This has already been a fairly time-intensive process not on our schedule. Hopeful that this could possibly be tabled while the applicant furnishes detailed plans with adequate and necessary detail and accuracy for a hypothetical final approval review.

Thanks,
Dave Kermode
1286 Thoreau Road

On Mon, Sep 30, 2024 at 11:39 AM Benjamin Kroeck <kroeckbw@gmail.com> wrote:

Hello Councilwoman Marx and Councilman Bullock,

Hope you've both been well. I wanted to make sure you're both aware of the Planning Commission's Meeting on Thursday evening.

Unfortunately, the latest plans (images below) have not taken into consideration any of the suggestions from the neighbors. We've asked that the road and housing be switched around so that the road would run along the railroad. The latest drawing below shows that they haven't been willing to take that into consideration. Additionally, we've asked that a larger landscape buffer be included, but this has actually been reduced to allow for now a wider two-way street. My understanding is that the buffer dimensions do not fall within the existing code. I also wonder if a street is added why it wouldn't be one-way letting out on Donald to reduce safety concerns of the nearby Cove Park entrance?

We continue to be dismayed by the lack of consideration to existing neighbors throughout this process. This is a very slippery slope that the ARB and Planning Commission have decided to take. If this rezoning is approved from Residential parcels to Planned Development then it's likely what's to come throughout Lakewood. Hoping that you'll help to facilitate more productive results within the existing code before it's too late.

Neighbors have continued to show up in good faith, but our concerns have continued to be ignored. Density and the safety concerns must also be taken into account with the nearby playground.

Hope that you'll join us Thursday evening.

Kind Regards,
Ben Kroeck
1237 Thoreau Road, Lakewood Ohio
412-225-1395



VIEW AT EAST END

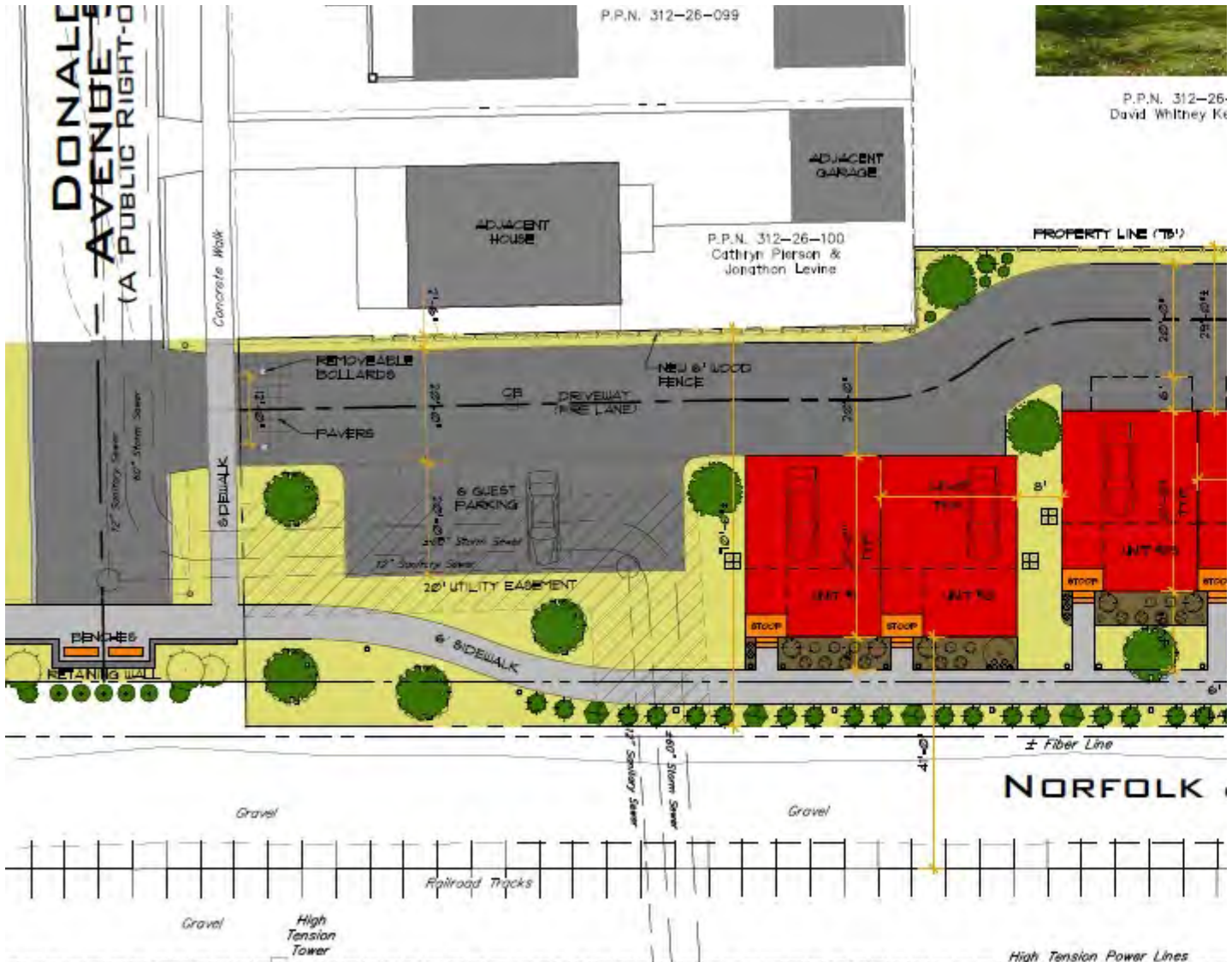
N.T.S.

DONALD AVENUE
(A PUBLIC RIGHT-OF-WAY)

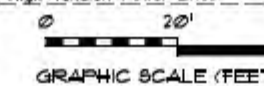
P.P.N. 312-26-099



P.P.N. 312-26-
David Whitney Ke



ARCHITECTURAL SITE PLAN
1" = 20'-0"





VIEW ACROSS CENTER

NT.6.

Johanna Schwarz

From: Alexis Kunsak <alexiskunsak@gmail.com>
Sent: Monday, September 30, 2024 2:04 PM
To: Dave Kermode
Cc: Benjamin Kroeck; Cindy A. Marx; Tom Bullock; Planning Dept; donny.davis4@gmail.com; William Fadely; debommarshall@gmail.com; jacquelyn.davis04@gmail.com
Subject: Re: Planning Commission Meeting

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For clarification, I understand that one traffic study was already conducted. However, I'd like to see another especially now that school is back in session. I ride my son to preschool nearly everyday on a bicycle to Harrison Elementary and my daughter to Emerson's kindergarten. There have been a number of very close calls that have already happened this year in the neighborhood that I have witnessed and through talking with other local families. This is a very serious issue for me.

Thanks,
Alexis Kunsak

On Mon, Sep 30, 2024 at 1:52 PM Alexis Kunsak <alexiskunsak@gmail.com> wrote:

Dave/All,

I totally agree, in fact I was very disheartened to see that the last ARB meeting occurred in the midst of the worst power outage in over 30 years. I'd much rather see this process slow down in order to get an equitable result. As a parent who is concerned about the safety and visibility of all pedestrians entering the park, and particularly children headed to the playground and to Lakewood Family Room outdoor programming, I'd like to see a traffic study or a careful evaluation of the proximity of the private road to the blind curve in Thoreau Rd. In fact, it might be worth considering a speed table to help further slow traffic as these are becoming more prevalent across Lakewood and really seem to help. Overall I feel that residential housing would be a better fit for the neighborhood.

Thanks,
Alexis Kunsak
1237 Thoreau Road

On Mon, Sep 30, 2024 at 12:45 PM Dave Kermode <dwkermode@gmail.com> wrote:

Thanks, Ben and very much appreciate your time and any consideration Councilwoman Marx and Councilman Bullock.

Following up with a Planning-specific question. I'm working on my feedback for the current submission and I can't help but notice how many missing elements are in the application. Is there any reason this wasn't held from the agenda? There's no detail on individual structures, which vary from building to building, the 3D models weren't even updated and still match the old site plan, the topo isn't shown on an actual project site plan to assess height impact by building (already two feet higher from the north in the sample structure shown versus the prelim submission), among others.

This has already been a fairly time-intensive process not on our schedule. Hopeful that this could possibly be tabled while the applicant furnishes detailed plans with adequate and necessary detail and accuracy for a hypothetical final approval review.

Thanks,
Dave Kermode
1286 Thoreau Road

On Mon, Sep 30, 2024 at 11:39 AM Benjamin Kroeck <kroeckbw@gmail.com> wrote:

Hello Councilwoman Marx and Councilman Bullock,

Hope you've both been well. I wanted to make sure you're both aware of the Planning Commission's Meeting on Thursday evening.

Unfortunately, the latest plans (images below) have not taken into consideration any of the suggestions from the neighbors. We've asked that the road and housing be switched around so that the road would run along the railroad. The latest drawing below shows that they haven't been willing to take that into consideration. Additionally, we've asked that a larger landscape buffer be included, but this has actually been reduced to allow for now a wider two-way street. My understanding is that the buffer dimensions do not fall within the existing code. I also wonder if a street is added why it wouldn't be one-way letting out on Donald to reduce safety concerns of the nearby Cove Park entrance?

We continue to be dismayed by the lack of consideration to existing neighbors throughout this process. This is a very slippery slope that the ARB and Planning Commission have decided to take. If this rezoning is approved from Residential parcels to Planned Development then it's likely what's to come throughout Lakewood. Hoping that you'll help to facilitate more productive results within the existing code before it's too late.

Neighbors have continued to show up in good faith, but our concerns have continued to be ignored. Density and the safety concerns must also be taken into account with the nearby playground.

Hope that you'll join us Thursday evening.

Kind Regards,
Ben Kroeck
1237 Thoreau Road, Lakewood Ohio
412-225-1395



VIEW AT EAST END

N.T.S.

**DONALD
AVENUE**
(A PUBLIC RIGHT-OF-WAY)

P.P.N. 312-26-099



P.P.N. 312-
David Whitney

ADJACENT
GARAGE

ADJACENT
HOUSE

P.P.N. 312-26-100
Cathryn Pierson &
Jonathan Levine

PROPERTY LINE (75')

Concrete Walk

6' SIDEWALK

REMOVABLE
BOLLARDS

PAVERS

6 GUEST
PARKING

20' Storm Sewer

12" Sanitary Sewer

20' UTILITY EASEMENT

6' SIDEWALK

NEW 6' WOOD
FENCE

DRIVEWAY
(IN LANE)

STOOP

STOOP

8'

STOOP

BENCHES

RETAINING WALL

12" Sanitary Sewer
60" Storm Sewer

BENCHES

RETAINING WALL

Gravel

Gravel

NORFOLK

± Fiber Line

Railroad Tracks

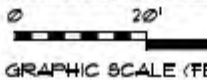
Gravel

High
Tension
Tower

High Tension Power Lines

ARCHITECTURAL SITE PLAN

1" = 20'-0"



GRAPHIC SCALE (FEET)



VIEW ACROSS CENTER

NT.5.

--

Alexis Kunsak
216.526.4901
alexiskunsak@gmail.com

--

Alexis Kunsak
216.526.4901
alexiskunsak@gmail.com

Johanna Schwarz

From: Dave Kermode <dwkermode@gmail.com>
Sent: Wednesday, October 2, 2024 3:51 PM
To: David Baas
Cc: Planning Dept; Amanda L. Cramer; Angela J. Byington
Subject: Re: Planning Commission Meeting
Attachments: Docket No. 10-37-24 - Kermode Adjacent Property Comment (10-3-2024 Meeting).pdf

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Thanks, I appreciate it. Please find attached my fuller comments for the upcoming meeting. Let me know if there are any questions.

Thanks,
Dave Kermode
1286 Thoreau Road

On Mon, Sep 30, 2024 at 3:01 PM David Baas <David.Baas@lakewoodoh.gov> wrote:

Mr. Kermode,

Thank you for the email – it will be forwarded to the Planning Commission for their consideration and included with the record for this item.

Sincerely,

Dave Baas

Dave Baas, AICP

Assistant Director, Planning & Development

LtCol, USMC (Retired)

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

david.baas@lakewoodoh.gov

(216) 529-6637 (work)

(216) 372-8996 (cell)

www.lakewoodoh.gov

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From: Dave Kermode <dwkermode@gmail.com>

Sent: Monday, September 30, 2024 12:45 PM

To: Benjamin Kroeck <kroeckbw@gmail.com>

Cc: Cindy A. Marx <cindy.marx@lakewoodoh.gov>; Tom Bullock <Tom.Bullock@lakewoodoh.gov>; Planning Dept <planning@lakewoodoh.gov>; donny.davis4@gmail.com; William Fadely <willfade3@gmail.com>; debommarshall@gmail.com; jacquelyn.davis04@gmail.com; Alexis Kunsak <alexiskunsak@gmail.com>

Subject: Re: Planning Commission Meeting

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Thanks, Ben and very much appreciate your time and any consideration Councilwoman Marx and Councilman Bullock.

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Thanks,

Dave Kermode

1286 Thoreau Road

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Hope that you'll join us Thursday evening.

Kind Regards,
Ben Kroeck

1237 Thoreau Road, Lakewood Ohio

412-225-1395



VIEW AT EAST END

N.T.S.

**DONALD
AVENUE**
(A PUBLIC RIGHT-OF-WAY)

P.P.N. 312-26-099



P.P.N. 312-2
David Whitney I

ADJACENT
GARAGE

ADJACENT
HOUSE

P.P.N. 312-26-100
Cathryn Pierson &
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NORFOLK

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Gravel

Railroad Tracks

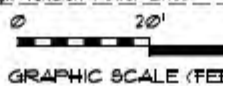
Gravel

High
Tension
Tower

High Tension Power Lines

ARCHITECTURAL SITE PLAN

1" = 20'-0"





VIEW ACROSS CENTER

N.T.S.

Dave Kermode
1286 Thoreau Road
Lakewood, OH 44107

October 2, 2024

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

Re: Docket No: 10-37-24

Members of the Planning Commission:

I am writing in response to the upcoming final review of the proposed development intended for parcel 312-26-102. Based on the submitted plans, I have several new and remaining concerns regarding the updated conceptual plan for the proposed development. As such, I remain strongly opposed to the plans as presented as they present specific and unique detrimental impacts to my property and existing investments made to date.

I reside at 1286 Thoreau Road in Lakewood and am the owner of the adjacent parcels immediately and contiguous to the north of the proposed development, 312-26-122 and 312-26-123, which are among, if the most directly affected by the decision before you, especially given what appears to be bad faith engagement with adjacent owners. It inspires confidence in neither good outcomes on the process to date and

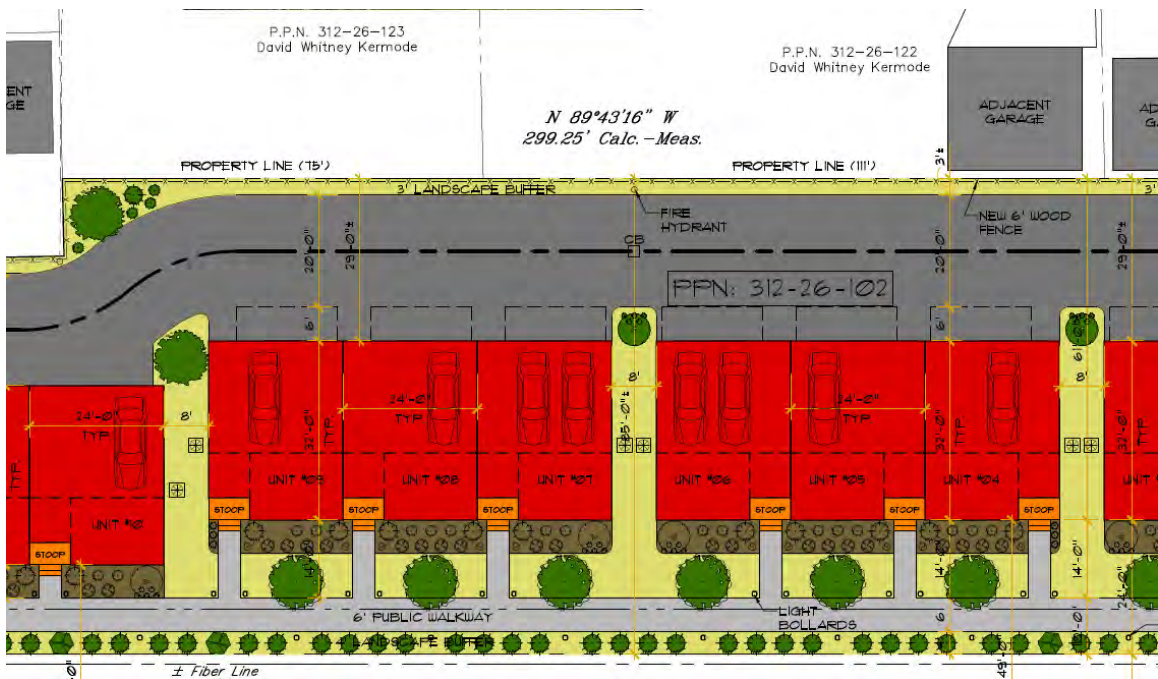
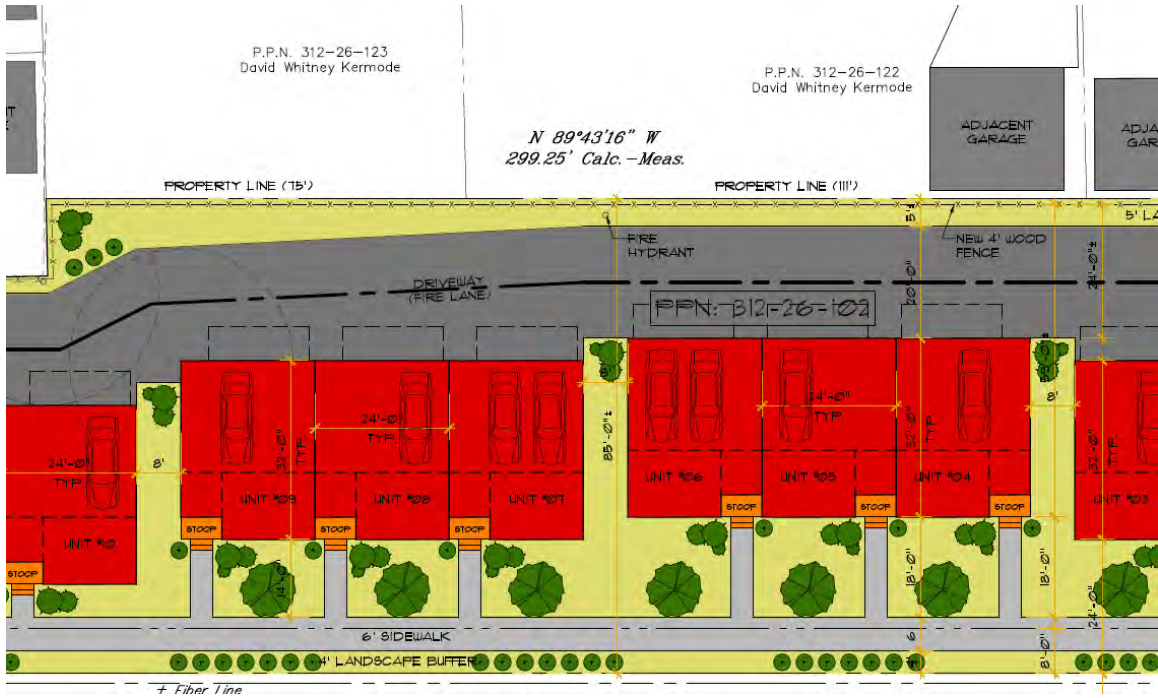
At the previous meeting, it was clearly directed to the applicant to work with adjacent property owners. There was subsequently no contact from either the applicant/developer or anyone with the city to facilitate said engagement. As a result, it required a Thoreau neighbor to attempt proactive contact with the applicant/developer on August 18th. This yielded a follow up request to meet from the applicant/developer on August 21st which we quickly made an effort to confirm and arrange. The meeting was very much in good faith on our part, and in fact led to some optimism afterwards it could be the start of a better process moving forward.

When opening the latest set of plans, it appeared to specifically make worse clearly conveyed areas of concern including the width of the buffer (5' to 11' as of the plan prior to the meeting, now reduced to 3' without any landscaping apart from grass seed) which was requested to be widened to account for spillover impacts of road salting on neighboring landscape that's more heavily impacted, along with vertical planting in excess of the fence height to mitigate the elevated balconies that have very clear viewsheds over the majority of my home and yard, including my own landscaping. That was left out entirely.

My hope is that the commission can push the applicant/developer to speak to how neither of those items appear to be considered whatsoever despite good faith efforts to make time available on the applicants schedule and location that simply nothing was done as a result.

My remaining feedback/comments follows:

- My submitted feedback has noted concerns regarding the interface between the property boundaries. My previous comment noted that the approximately 5' to 11' foot (running from east to west) boundary was inadequate. The revised plan now reduced this further to 3'. I would hope the commission could more forcefully push back on the applicant on that point and good faith efforts to engage with contiguous property owners on material and detrimental impacts created solely by the development as proposed. The following shows the evolution of the plan despite this specific issue being raised with the applicant.



- The proposed three foot grass strip along the northern property line adjacent to the proposed 20' to 26' wide through roadway is even more wholly inadequate for any meaningful screening. Further, the plans as presented appear to lack any planned landscaping apart from a six foot fence and grass seed for the strip between the proposed roadway and the northern property line.
- A six foot fence alone (unless combined with landscaping that eclipses the height by at least twice the height of the fence) won't serve as any impactful screening from north facing building lighting (including proposed coach lights and upper floor balcony lights with no effort at screening or shielding of lights), headlights and taillights from the 11 north facing garage bays, and general vehicle traffic from a new east/west 20' to 26' 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. Further, with litigation concerns of contract landscape companies, oversalting is a very common occurrence for residential developments overseen by a homeowners association.
- The further narrowing of the strip from the prior plan now renders this a more significant issue as it bring the parking, loading and circulation infrastructure and plowing needs closer to the property line with detrimental and demonstrable impacts on the plants I have along the border (see addendum with replacement mature tree pricing and information regarding salt sensitivity for both ground intrusion and any salt/airborne salt due to drier winter conditions). Norway Spruce are notably sensitive to road salt, which are the largest concentration (12 total) of trees along the southern border of my parcels, which would only present due to an overwide parking, loading and circulation infrastructure that would not have been legally permissible nor was existing when the landscaping was installed.
- ***Additionally, when the parking, loading and circulation infrastructure was moved to the north it seems apparent that this section of the PD code should be applied. I would expect more robust discussion of why city staff and the applicant felt no need to take these steps, including offering of more robust masonry screening or discussion of suitably design alternatives, despite clear directive in the code and/or why this should not be a direct and enforced result of the process.***

(f) Landscaping and Screening.

(1) It shall be the duty of the Commission to determine whether a reasonable percentage of the area within a PD shall be maintained in a combination of landscaped and urban open space. The project must adhere to the spirit of the City's landscape values. The standards contained in Chapter 1141 shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(2) Pedestrian access from adjacent residential streets is encouraged. The owners of residential property directly abutting rear yards, parking and loading areas of a PD shall be contacted and offered masonry screening and/or appropriately designed alternatives. PD applicants shall document meetings with abutting residential owners and the results of such meetings. The intent of this provision is for the applicant to involve nearby residents in the PD project. City staff shall assist in this process.

(3) Where required, screening fences and walls shall be erected. The standards of Chapter 1141 shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(4) If used, the owner of the property on which the fence is required to be erected shall permanently and adequately maintain screening fences or walls. The following types of walls or fences shall qualify, Chapter 1141 notwithstanding.

(5) Masonry wall or fence. Masonry fences or walls shall be constructed with the finish side out and of any of the following materials:

- A. Native stone
- B. Brick
- C. Precast concrete panels with decorative finish or decorative concrete masonry units
- D. In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.

(6) Ribbed metal panel fence. Suitably finished to blend with the primary structure and supported by structurally sound metal frame.

(7) Vegetative screening. Using plants and fence materials, vegetative screens may be proposed.

(8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure

- The proposed development as designed continues 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 previous reasons I remain strongly opposed to the final approval for the proposed development as presented and would hope for far more robust engagement and discussion prior to any forthcoming votes.

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

Sincerely,
Dave Kermode



Size

12ft

\$1,675.00

- 1 + **ADD TO CART**

Categories: Evergreen Trees, Spruce

BIOCHAR ENHANCED VERMICASTING **\$35.00**
- 1 + **ADD TO CART**

DEEP-ROOT FERTILIZATION & EXTENDED WARRANTY **\$110.00**
- 1 + **ADD TO CART**

Be sure to adjust the quantity to match your tree order.

Cost of damage to 12 existing Norway Spruce approximately 12' in height*: $\$1,675 \times 12 = \$20,100$
*Existing Norway Spruce trees exceed this height currently, but landscapers generally will avoid installing anything larger due to transplant shock



Size

15ft

\$1,250.00

- 1 + **ADD TO CART**

Categories: Birch, Shade Trees

BIOCHAR ENHANCED VERMICASTING **\$35.00**
- 1 + **ADD TO CART**

DEEP-ROOT FERTILIZATION & EXTENDED WARRANTY **\$110.00**
- 1 + **ADD TO CART**

Cost of damage to five existing Paper Birch approximately 15' in height: $\$1,250 \times 5 = \$6,250$

Salt Damage in Landscape Plants

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In the upper Midwest, each state applies approximately 100,000 to 300,000 tons of de-icing salt to roads each winter. And nationwide each year, we apply more than 15 million tons to de-ice sidewalks, walkways, and driveways.

As salt dissolves and spreads to adjacent soil it is taken up by plant roots. Plants vary in their sensitivity to salt, with some plants seemingly unaffected by salt while others are killed outright (Figure 1). This publication examines the causes of salt damage in plants and offers some tips for reducing its risks.

What Is Salt?

The most commonly used salt, whether found in the pantry or in a de-icing truck, is sodium chloride. Salt occurs in a variety of forms, including the mineral halite, which is mined and used in rock salt.

Sodium chloride is sold in several different particle sizes depending on its intended use. Rock salt is very coarse and consists of discrete crystals that have the consistency of loose gravel. On the opposite end of the scale, common table salt and popcorn salt have very fine granules. In between are kosher salt, which is made up of coarse flakes, and compressed pellets that are used in water softeners. Road de-icers often consist of both salt and sand, with the salt component consisting mostly (98.5 percent) of common sodium chloride with traces of other mineral salts.

How Salt Damages Plants

Salt's toxic effects on plants have been known since ancient times when it was used for biological warfare to destroy an enemy's fields and crops. Common salt is



Photo by Janna Beckerman

Figure 1. Different plants have different sensitivity to salt. The leaves from this oak tree show telltale signs of extreme salt damage.



Photo by Janna Beckerman

Figure 2. The symptoms of salt damage are often more severe where plants face roads or sidewalks — as with these yews.

toxic because it is made up of sodium and chloride and both are toxic to plants when present in high concentration.

When salt dissolves in water, the sodium and chloride ions separate. When this happens, the sodium ions in the salt replace the other nutrients in the soil that plants need (potassium, calcium, and magnesium), so these nutrients are unavailable to the plant. Rock salt also absorbs the water that would normally be available to roots, which dehydrates the roots, changes their physiology, and causes additional plant stress. Meanwhile, roots absorb the chloride ions and transport them to the leaves, where they accumulate and interfere with chlorophyll production and photosynthesis.

One study found that the soil from a highway median had a chloride concentration of 1,050 parts per million (ppm) (Hofstra and Smith, 1984). The soil less than 30 feet from the highway had a chloride concentration of 890 ppm, which is still ten times greater than levels that are known to inhibit seed germination and root growth in grasses and wildflowers. Such salty soil is one reason the salt-loving and invasive giant reed *Phragmites* can colonize sites near many Midwest roads.

Salt damage doesn't stop with the roots. When passing vehicles spray salt on plants, it can damage a plant's leaves, buds, and small twigs, which in turn can reduce the plant's cold hardiness, making tissue more susceptible to freeze damage.

How to Diagnose Salt Damage

The amount and duration of salt exposure directly affects the potential damage to plants. As you may expect, higher concentrations of salt in the soil cause more damage.

To determine if salt is playing a role in damaging your plants, be sure to note which side of the plant has more severe symptoms. In salt-damaged plants, the symptoms will be more severe on sides facing the road or sidewalk (Figure 2). In evergreens, damage usually appears in late winter as needle browning that starts at the tips. Keep in mind that snow-covered branches will be less affected than those exposed to salt spray, and that as you move away from the spray zone, the symptoms should abate.

It is more difficult to diagnose spray damage on deciduous plants. Usually, leaf buds facing the road are killed or are very slow to break dormancy and bud and leaf out in spring. Flower buds facing the road often fail, but the unaffected side of the tree or shrub flowers normally. Repeated salt damage over several winters may produce a witch's broom effect, which is a tufted and stunted appearance of the plants on the side facing the road.

Salt Alternatives and How to Prevent Salt Damage

The easiest way to prevent salt damage is to avoid it. Whenever possible, use coarse sand instead of salt to provide traction and make sidewalks and driveways less slick. If you must use salt, use it judiciously, and erect barriers with plastic fencing, burlap, or snow fencing to protect sensitive plants and minimize their contact with salt (Figure 3).

When possible, consider non-sodium de-icing agents such as calcium chloride or calcium magnesium acetate (CMA), a salt-free melting agent made from limestone and acetic acid. The relative costs of these products are provided in Table 1. There



Photo by Janna Beckerman

Figure 3. Covering plants especially sensitive to salt with burlap or other materials can reduce damage caused by salt spray from roads.

are simple practices that homeowners can implement when plants are grown in areas that receive heavy salt applications. Keep in mind that plants are highly adaptive and vary in their ability to grow in salty soils.

Plants that tolerate high-salt soils are referred to as “halophytic” or salt loving. These plants naturally occur by ocean coastlines, estuaries, and salt-water marshes. By utilizing more salt-tolerant plants, salt damage may be minimized or avoided. Table 2 lists salt-tolerant plants hardy for Indiana. But remember: severe salt can still damage or kill even salt-tolerant plants — the dose makes the poison!

In those years when large amounts of salt are used, minimize plant damage by irrigating soils to leach out the sodium and

chloride prior to spring growth. Since most salts are water-soluble, thorough and repeated applications of water can effectively leach salts out of the root zones

Salt damage can be deadly when excessive or repeated exposure occurs with a salt-sensitive plant. Simple preventative measures can help prevent salt damage or plant death. These measures include avoiding salt-sensitive plants in high-traffic areas, protecting plants (salt sensitive and salt tolerant) with barriers, using sand to de-ice rather than salt, using formulations of salt that don’t contain sodium chloride, and irrigating soils deeply if sensitive plants were repeatedly exposed to salt.

Table 1. De-icing Alternatives

De-icing Product	Characteristics
Calcium Chloride (CaCl ₂)	<ul style="list-style-type: none"> • Melts ice at temperatures to -25°F • Effective to -59°F • If used as recommended, will not harm vegetation • More expensive than sodium chloride
Calcium Magnesium Acetate (CMA)	<ul style="list-style-type: none"> • Will work below 0°F • Provides needed nutrients (Ca, Mg) for plants • Low toxicity and biodegradable • Most expensive
Magnesium Chloride (MgCl ₂)	<ul style="list-style-type: none"> • Lowest practical temperature: 5°F • Will not harm vegetation, if used as recommended; however, MgCl₂, on a percentage basis, contains 17-56% more chloride ion than other “salt”-type deicers • More expensive than sodium chloride
Potassium Chloride (KCl)	<ul style="list-style-type: none"> • Lowest practical temperature: 12°F • Will not harm vegetation • More expensive than sodium chloride
Sodium Chloride (NaCl)	<ul style="list-style-type: none"> • Effective to 16°F • Can soften ice at lower temperatures • Inexpensive and effective, but damaging to roadside plants due to sodium and chloride ion toxicity • Least expensive de-icing product
Urea	<ul style="list-style-type: none"> • Lowest practical temperature: 15°F • Potential harm to vegetation • Could cause nitrogen pollution to ponds and waterways • More expensive than sodium chloride

Source: Stormwater: The Journal for Surface Water Quality Professionals.

Table 2. Landscape Plants with Reported Salt Tolerance

When selecting plants for residential, city, or highway plantings, keep salt tolerance in mind. This table provides the reported salt tolerances of selected trees, shrubs, and vines. The tolerances are for resistance to salt spray, soilborne salt, and salt from other sources (including uncommon or rare sources such as naturally saline water and salts from home plumbing).

Choose your plants carefully, and remember that the degree of injury your plants could suffer depends on many variables. Salt tolerance can vary within the same species, so the information provided here is a relative judgment — there are even

conflicting reports about many species. Also, data recorded from different climates or soil types may have questionable application in other areas.

Key

T = tolerant

M = intermediate

S = sensitive

— = No information available

* = invasive, not recommended in Indiana

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Abies balsamea</i> Balsam Fir	M	S	M, S
<i>Abies concolor</i> White Fir	T	—	—
<i>Acer campestre</i> Hedge Maple	T, M	—	—
<i>Acer ginnala</i> Amur Maple	M, S	—	M
<i>Acer negundo</i> Box-elder	M, S	M	M, S
<i>Acer palmatum</i> Japanese Maple	S	—	—
<i>Acer pseudoplatanus</i> Sycamore Maple	T	S	S
<i>Acer rubrum</i> Red Maple	M, S	S	S
* <i>Acer saccharinum</i> Silver Maple (native invasive, not recommended)	T, M	S	M, S
<i>Acer tataricum</i> Tatarian Maple	S	—	S
<i>Aesculus hippocastanum</i> Horse-Chestnut	T	T	—
<i>Alnus incana</i> Speckled Alder, White Alder	M	S	S
<i>Alnus rugosa</i> Speckled Alder, Hazel Alder	M	—	S
<i>Amelanchier x grandiflora</i> Apple Serviceberry	S	—	—
<i>Amelanchier laevis</i> Alleghany Serviceberry	S	—	—
* <i>Berberis</i> species Barberry	M, S	S	S
<i>Betula alleghaniensis</i> Yellow Birch	—	—	T
<i>Betula davurica</i> Dahurian Birch	—	—	S
<i>Betula lenta</i> Cherry Birch, Sweet Birch	—	—	T

Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Betula nigra</i> River Birch	—	S	—
<i>Betula papyrifera</i> Canoe Birch, Paper Birch	M	—	T, M, S
<i>Betula pendula</i> European White Birch	M	—	—
<i>Betula populifolia</i> Gray Birch	M	—	T
<i>Buxus sempervirens</i> Common Boxwood	—	S	S
<i>Caragana arborescens</i> Siberian Pea-shrub	T	—	T
<i>Carpinus betulus</i> European Hornbeam	S	S	S
<i>Carpinus caroliniana</i> American Hornbeam, Blue Beech	—	—	S
<i>Carya glabra</i> Pignut Hickory	S	T, S	—
<i>Carya ovata</i> Shagbark Hickory	T, M	—	S
<i>Carya</i> species Hickory	—	—	S
<i>Catalpa speciosa</i> Northern or Western Catalpa	M	—	—
<i>Celtis occidentalis</i> Hackberry	S	—	M, S
<i>Cercis canadensis</i> Eastern Redbud	S	—	—
<i>Chaenomeles speciosa</i> Flowering-Quince	M, S	—	—
<i>Chamaecyparis pisifera</i> Sawara False-cypress	S	—	—
<i>Cladrastis lutea</i> American Yellowwood	M	—	—
<i>Cornus alba</i> Tartarian Dogwood	S	—	—
<i>Cornus mas</i> Cornelian-Cherry	S	—	—
<i>Cornus racemosa</i> Gray Dogwood	S	—	—
<i>Cornus sericea</i> (<i>Cornus stolonifera</i>) Red Osier Dogwood	S	—	S
<i>Corylus avellana</i> European Filbert	S	S	S
<i>Crataegus crus-galli</i> Cockspur Hawthorn	S	—	S
<i>Crataegus laevigata</i> (<i>Crataegus oxyacantha</i>) English Hawthorn	S	—	—

Key

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Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Crataegus</i> species Hawthorn	M, S	M	T
<i>Euonymus europaea</i> European Spindletree	S	—	—
<i>Fagus grandifolia</i> American Beech	M, S	—	S
<i>Fagus sylvatica</i> European Beech	S	S	S
<i>Forsythia x intermedia</i> Showy Border Forsythia	M	—	—
<i>Fraxinus americana</i> White Ash (not recommended due to emerald ash borer)	M	S	T, M
<i>Fraxinus excelsior</i> European Ash (not recommended due to emerald ash borer)	T	—	—
<i>Fraxinus pennsylvanica</i> Green Ash (not recommended due to ash emerald borer)	M	T, M	T, M
<i>Ginkgo biloba</i> Maidenhair Tree	M	—	—
<i>Gleditsia triacanthos</i> Honey-Locust	T, S	T	T
<i>Gymnocladus dioica</i> Kentucky Coffee Tree	T	—	—
<i>Halimodendron halodendron</i> Salt Tree	T	—	—
<i>Hippophae rhamnoides</i> Sea-buckthorn	T, M	T	T
<i>Juglans nigra</i> Black Walnut	M	S	S
<i>Juglans regia</i> Carpathian Walnut, English Walnut	M	—	—
<i>Juniperus chinensis</i> 'Pfitzerana' Pfitzer Juniper	—	T	—
<i>Juniperus horizontalis</i> 'Plumosa' Andorra Juniper	—	T	—
<i>Juniperus</i> species Juniper	T, M	—	—
<i>Juniperus virginiana</i> Eastern Red-cedar	T, M	M	T, M
<i>Kolkwitzia amabilis</i> Beauty Bush	S	—	—
<i>Larix decidua</i> European Larch	T	—	—
<i>Larix</i> species Larch	T	—	S

Key

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Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
* <i>Ligustrum</i> species Privet	M, S	—	—
* <i>Ligustrum vulgare</i> Common Privet	M, S	S	S
<i>Liriodendron tulipifera</i> Tulip Tree, Yellow-poplar	S	—	—
* <i>Lonicera</i> species Honeysuckle (some species are invasive and not recommended)	S	—	—
<i>Lycium</i> species Matrimony Vine	T	T	T
<i>Malus baccata</i> Siberian Crabapple	—	—	M
<i>Malus</i> species and cultivars Apple, Crabapple	S	—	M, S
<i>Metasequoia glyptostroboides</i> Dawn Redwood	S	—	—
<i>Parthenocissus quinquefolia</i> Virginia Creeper, Woodbine	T	—	T
<i>Physocarpus opulifolius</i> var. <i>intermedius</i> Dwarf Eastern Ninebark	—	—	M, S
<i>Picea abies</i> Norway Spruce	M, S	S	—
<i>Picea glauca</i> White Spruce	T, S	M	M, S
<i>Picea glauca</i> 'Densata' Black Hills Spruce	—	—	T
<i>Picea pungens</i> Colorado Spruce	—	M, S	—
<i>Picea pungens</i> 'Glauca' Blue Colorado Spruce	T	—	T, M
<i>Pinus banksiana</i> Jack Pine	T	—	—
<i>Pinus cembra</i> Swiss Stone Pine	S	—	—
<i>Pinus mugo</i> Mugho Pine	T	T	—
<i>Pinus nigra</i> Austrian Pine, Black Pine	T	—	T, M
<i>Pinus ponderosa</i> Ponderosa Pine	—	M	T, M
<i>Pinus resinosa</i> Norway Pine, Red Pine	S	S	S
<i>Pinus strobus</i> Eastern White Pine	S	S	S
<i>Pinus sylvestris</i> Scotch Pine	M, S	—	T, M, S
<i>Pinus thunbergiana</i> (<i>Pinus thunbergii</i>) Japanese Black Pine	T	—	—

Key

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Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Platanus x acerifolia</i> London Plane Tree	S	—	—
<i>Platanus occidentalis</i> American Sycamore	S	—	—
<i>Populus canescens</i> Gray Poplar	T	T	T
* <i>Populus deltoides</i> Eastern Cottonwood (native invasive, not recommended)	T	T, S	T, M, S
<i>Populus grandidentata</i> Bigtooth Aspen	T, M	—	T
<i>Populus laurifolia</i> Laurel Poplar	—	S	S
<i>Populus nigra</i> 'Italica' Lombardy Poplar	T, M	S	T, S
<i>Populus tremuloides</i> Quaking Aspen	T, M	T	T, M, S
<i>Potentilla fruticosa</i> 'Jackmanii' Jackman Shrubby Cinquefoil	—	—	T
<i>Prunus armeniaca</i> Apricot	—	—	T
<i>Prunus avium</i> Mazzard Cherry	M	—	—
<i>Prunus padus</i> European Bird Cherry	T, M	T	—
<i>Prunus persica</i> Peach	S	—	—
<i>Prunus serotina</i> Black Cherry	S	—	T, S
<i>Prunus serrulata</i> 'Kwanzan' Kwanzan Flowering Cherry	S	—	—
<i>Prunus virginiana</i> Chokecherry	T, M	—	—
<i>Pseudotsuga menziesii</i> Douglas-fir	M, S	M, S	M, S
<i>Pyracantha coccinea</i> Scarlet Firethorn	S	—	M
<i>Pyrus</i> species Pear	T, M	—	—
<i>Quercus alba</i> White Oak	M, S	T	T
<i>Quercus bicolor</i> Swamp White Oak	S	—	—
<i>Quercus coccinea</i> Scarlet Oak	S	—	—
<i>Quercus macrocarpa</i> Bur Oak	M	T	T, M
<i>Quercus muehlenbergii</i> Chinkapin Oak, Yellow Chestnut Oak	S	—	—
<i>Quercus palustris</i> Pin Oak	S	—	S

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Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Quercus robur</i> English Oak	S	T	T
<i>Quercus rubra</i> Northern Red Oak	M, S	T	T
<i>Quercus velutina</i> Black Oak	—	T	—
<i>Rhus glabra</i> Smooth Sumac	—	—	M
<i>Rhus trilobata</i> Skunkbush, Squawbush	—	T	T
<i>Rhus typhina</i> Staghorn Sumac	T	—	—
<i>Ribes alpinum</i> Alpine Currant	T	—	T
<i>Ribes nigrum</i> Black Currant	T	—	T, M
* <i>Robinia pseudoacacia</i> Black Locust (native invasive, not recommended)	T	T	T
<i>Rosa canina</i> Dog Brier Rose	S	—	S
<i>Rosa rugosa</i> Rugosa Rose	T, S	—	T
<i>Rosa virginiana</i> Virginian Rose	S	—	—
<i>Salix alba</i> White Willow	T, M, S	—	M
<i>Salix alba</i> 'Tristis' Golden Weeping Willow	S	T	T
<i>Salix alba</i> 'Vitellina' Golden Willow	M, S	T, M	T, M
<i>Salix caprea</i> Goat Willow	M	—	M
<i>Salix fragilis</i> Crack Willow	T	T	T
<i>Salix nigra</i> Black Willow	M	—	—
<i>Salix pentandra</i> Laurel Willow	M	—	M
<i>Salix purpurea</i> Purple Osier Willow	—	T, M	T
<i>Salix purpurea</i> 'Nana' Dwarf Arctic Willow	—	S	S
<i>Sambucus</i> species Elderberry	S	—	—
<i>Shepherdia argentea</i> Buffalo Berry	T, M	—	T
<i>Sophora japonica</i> Japanese Pagoda-tree	S	—	—

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Table 2. Continued

Plant Name	Salt Spray	Soil-Borne Salt	Other Salt Source
<i>Sorbus aucuparia</i> European Mountain-ash	M, S	—	S
<i>Spiraea x bumalda</i> Bumalda Spirea	S	—	M
<i>Spiraea x vanhouttei</i> Vanhoutte Spirea	—	S	T
<i>Symphoricarpos albus</i> Snowberry	T, M	—	T
<i>Symphoricarpos orbiculatus</i> Coralberry	S	—	S
<i>Syringa reticulata</i> (<i>Syringa amurensis</i> var. <i>japonica</i>) Japanese Tree Lilac	M	—	—
<i>Syringa vulgaris</i> Common Lilac	M, S	—	M
<i>Tamarix</i> species Tamarisk	T	T	T
<i>Taxus baccata</i> English Yew	S	—	—
<i>Taxus cuspidata</i> Japanese Yew	M, S	—	T
<i>Thuja occidentalis</i> American Arborvitae	M, S	M	T, M
<i>Tilia americana</i> American Linden, Basswood	M	S	S
<i>Tilia cordata</i> Littleleaf Linden	T, S	T, M, S	M, S
<i>Tilia x euchlora</i> Crimean Linden	S	—	—
<i>Tilia platyphyllos</i> Largeleaved Linden	T	—	—
<i>Tsuga canadensis</i> Canada or Eastern Hemlock	S	S	S
<i>Ulmus americana</i> American Elm	M	T, M, S	T, M, S
<i>Ulmus carpinifolia</i> Smoothleaf Elm	M, S	T	—
<i>Ulmus glabra</i> Scotch Elm	T	M	T
<i>Viburnum</i> species Viburnum	S	—	S

Key

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Reference to products in this publication is not intended to be an endorsement to the exclusion of others that may be similar. Persons using such products assume responsibility for their use in accordance with current directions of the manufacturer.



Johanna Schwarz

From: David Griffiths <deglakewood@ameritech.net>
Sent: Wednesday, October 2, 2024 6:41 PM
To: Planning Dept
Subject: Docket 1-88-24 Irene and Donald Ave.
Attachments: Exhibit 1.jpg; Exhibit 2.jpg; Exhibit 3.jpg; Exhibit 4.jpg; Exhibit 5.jpg; Exhibit 6.txt

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

From: David Griffiths
1311 Donald Ave

To: Lakewood Planning

Hello, Some concerns -

1) The County still has it owned by the Railroad. Since 1975. I would hope you get the agreement between the RR and the proposal entities. You would assume that have a Right of First refusal or other supporting documents.

2) Exhibit 1,2,3. Our privacy will be gone. When did they build housing in Lakewood where 11) 40' ft. high homes have a 'birds eye view' of all the rear yards on about 8 existing homes on Donald and Thoreau Ave's. Usually, builds have staggered windows and accommodating layouts.

3) Exhibit 4,5,6. Donald Ave is in need of repaving. All of it. The road bed is exposed and being filled with blacktop patches. Every year, more chunks of concrete and more patches. Nothing is currently being planned. Nothing has been done since 1996. 28 years ago. It won't last. I cut the grass from time to time on the road in the road in front of my house and towards the north.

Exhibit 4. This survey can't be a predictor of human behavior. It looks a little shy on the counts to me.

Thanks!

David Griffiths



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.10.24	site & planning review
3	08.07.24	site revisions
4	09.10.24	site & planning review

Light of Sight



BEEGAN
ARCHITECTURAL DESIGN

1570 MADISON AVENUE
LAKEWOOD, OHIO 44130
WWW.BEEGAN-AD.COM

216.521.1600 PHONE
216.914.4511 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

**Hilane Realty
Donald & Thoreau
Development**

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A1

© BEEGAN ARCHITECTURAL DESIGN LLC



VIEW AT WEST END
NFB

Line of sight.

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.15.24	site & planning review
3	08.07.24	site reviews
4	09.15.24	site & planning review



LEFT SIDE ELEVATION
1/11/24



FRONT ELEVATION
1/11/24



REAR ELEVATION
1/11/24

Rear Elavation.



RIGHT SIDE ELEVATION
1/11/24



PAUL P. BEGAN LICENSE #10274
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

1570 HADSON AVENUE
COLUMBUS, OHIO 43130
WWW.BEEGAN-AD.COM

216.521.9100 PHONE
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PVA@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
Tolwood, OH 44107

Townhouses
Exterior Elevations

A7

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual, 11TH Edition** and the methods outlined in the (ITE) **Trip Generation Handbook**. Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours of the adjacent streets for the proposed residential development. A copy of the trip generation worksheets can be seen in **Appendix A**.

NEW TRIP GENERATION

ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	Homes	Weekday AM Peak Hour of Adjacent Streets (Enter/Exit)		Weekday PM Peak Hour of Adjacent Streets (Enter/Exit)	
210	Single-Family Detached Housing	1	0	1	1	0
220	Multifamily Housing (Low-Rise)	10	6	20	16	9
TOTAL NEW TRIPS			27		26	

Who didn't come home?

CONCLUSIONS

The previous table shows that the proposed residential development is expected to generate a total of 27 trips in the AM peak hour and 26 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the development should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.



Cindy A. Marx

From:
cindy.marx@lakewoodoh.gov
To:
David Griffiths

Sat, Feb 10 at 11:42 AM

Hi David,
I am sure the email below is not what you wanted to hear. The City has a pretty rigorous street repair schedule that they are pretty good at adhering to. Of course, if road conditions are very problematic notify Chris Gordon our Director of Public Works. He is very responsive.

Please let me know if there is anything I can do to assist. I, myself, will drive down Donald to check out road conditions.

Hope you have a wonderful weekend!

Cindy Marx
Lakewood City Council | Ward 4
Council Office - 216-529-6055
Cell - 216-534-1772
<https://www.lakewoodoh.gov/report-a-problem-concern/>

Sent from mobile

Begin forwarded message:

From: Chris Gordon <Chris.Gordon@lakewoodoh.net>
Date: February 9, 2024 at 3:44:13 PM EST
To: "Cindy A. Marx" <Cindy.Marx@lakewoodoh.gov>
Subject: RE: Donald Ave.

Hi Cindy,

Donald is not on our list for resurfacing for this upcoming year. Being that the sewer line was replaced in 1996 and the street was resurfaced the same year withing that project I can add this to our list of streets to look into for future resurfacing.
Any questions or concerns please let me know.

Thanks,

Chris Gordon

Public Works Director

City of Lakewood, Ohio

12650 Detroit Avenue

Lakewood, Ohio 44107

Phone: 216-529-6812

Email: Chris.Gordon@lakewoodoh.net

Website: www.lakewoodoh.gov

From: Cindy A. Marx <Cindy.Marx@lakewoodoh.gov>

Sent: Friday, February 9, 2024 3:27 PM

To: Chris Gordon <Chris.Gordon@lakewoodoh.net>

Subject: Fwd: Donald Ave.

Hi Chris,

Is Donald due to be resurfaced this year?

Thanks.

Cindy Marx

Lakewood City Council | Ward 4

Council Office - 216-529-6055

Cell - 216-534-1772

<https://www.lakewoodoh.gov/report-a-problem-concern/>

Sent from mobile

Begin forwarded message:

From: David Griffiths <deglakewood@ameritech.net>
Date: February 9, 2024 at 1:19:40 PM EST
To: "Cindy A. Marx" <Cindy.Marx@lakewoodoh.gov>
Subject: Donald Ave.
Reply-To: David Griffiths <deglakewood@ameritech.net>

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

Hello Cindy,

I was wondering if there are resurfacing planned for Donald Ave? It has become atrocious since they replaced the sewer line years ago. It needs resurfacing.

Thanks.

David Griffiths 1311 Donald Ave.

216-255-8198

Sent from AT&T Yahoo Mail on Android

Johanna Schwarz

From: Donny Davis <donny.davis4@gmail.com>
Sent: Wednesday, October 2, 2024 7:15 PM
To: Planning Dept
Subject: Docket No. 10-37-24 - Planning Commission Submission
Attachments: Docket No. 10-37-24 - Davis - 1280 Thoreau - Planning_Commission Submission_10.3.24.pdf

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

Please find the attached comments for submission regarding Docket No. 10-37-24 at the 10/3/24 Planning Commission meeting.

Thank you,
Donny & Jackie Davis
1280 Thoreau Road
Lakewood, OH 44107
330-807-3046

Donny & Jackie Davis
1280 Thoreau Road
Lakewood, OH 44107

October 2, 2024

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

Re: Docket No: 10-37-24

Members of the Planning Commission:

We are residents at 1280 Thoreau. Our property is contiguous with adjacent yard owned by Mr. Kermode and within viewshed of the site from various angles. That said, we are writing to express our opposition regarding the proposed townhome development at Donald/Thoreau on the Norfolk Southern property. Though there are many, here are the key concerns below:

The proposed re-zoning of the R-2 parcel to PD creates significantly more density, traffic, light and noise pollution, and introduces housing product that is not characteristic of the surrounding neighborhood. Additionally, with the proposed heights, the housing towers over the surrounding and insular part of the neighborhood - versus being on a main arterial like Detroit or Clifton. The rear balconies will also infringe upon the privacy that neighbors currently enjoy. The consensus among neighbors is that detached single-family residential housing could exist under current R-2, however the sheer density of this re-zone and proposal has too many ancillary negative impacts.

Rezoning a parcel of this size should be tabled until the 2024 Lakewood Zoning Refresh is complete, as the outcomes and recommendations could have impacts on current proposal based on any new guidelines/processes.

Additionally, despite attending meetings with applicant and ARB, there have been no design or orientation concessions/alterations to proposed plan throughout the process. We understand the Planning Commission/ARB does appreciate the trail introduced for connectivity to Cove Park from Donald to Thoreau, however this is only one small section of the railroad tracks that runs through the entire city and could be achieved without the development along with longer-term mobility visioning.

Finally, we would like for City Council/Planning Commission to help residents understand more about the out-of-state developer, Hilane Realty, and their credentials/ability to build the proposed product that is of lasting quality. Observationally, the company's website (www.hilanerealty.com) is 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.

Thank you for your consideration.

Donny & Jackie Davis
1280 Thoreau Road
330-807-3046

Johanna Schwarz

From: Anna Harrington Gartland <akh7281@gmail.com>
Sent: Thursday, October 3, 2024 12:02 PM
To: Planning Dept
Subject: Donald Thoreau Development Comments

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Good morning,

We are homeowners and residents of 12593 Clifton Boulevard, on the corner of Thoreau Road. We were saddened to learn of the proposed Donald Thoreau development by some of our neighbors on Thoreau. We moved to Lakewood from the Boston area 5 years ago and have grown to love the community for its tight-knit neighborhoods and respect to nature and historic architecture.

The Donald Thoreau project would remove a good deal of the precious little open green space from the neighborhood, along with old growth trees, which both serve as habitat for Lakewood's diverse wildlife. It would also increase population density in an already very dense area where parking and navigation is often challenging. As parents, we also have grave concerns about the safety implications, given that children frequently ride bikes, play in Cove park and cross the street near the railroad tracks.

Please consider carefully the negative impacts this project would have on the neighborhood and Lakewood community as a whole.

Thank you for your attention,
Anna & Kevin Gartland
617-417-9951

Johanna Schwarz

From: O'Shea, Kitty <Kioshe@ccf.org>
Sent: Thursday, October 3, 2024 3:06 PM
To: Planning Dept
Subject: Oct 3 4PM Meeting Docket No. 10-98-24 Donald Thoreau Development Project

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Hello, Here are my questions/comments for Docket No. 10-98-24 Donald Thoreau Development Project. I'm going to attempt to join the Zoom meeting.

Why weren't all Donald residents notified?

We will lose parking spaces at the end of Donald.

Who can park in the 6 spaces on the design?

Traffic study is not realistic. Example, a single home is going to have only one car leaving and one car returning during peak hours?

People come and go all day long.

Irene appears to be more of a driveway than a street.

How wide is the entrance off Donald? Is it as wide as an actual street?

We already have cars wiggling around the intersection of Merl and Donald.

What about snow removal? End of Donald used to pile snow.

If the neighborhood is not supportive of this, who benefits?

We want to be good neighbors, help us to maintain that goal.

If developers want to build in Lakewood, allow them fill the empty hospital site.

Thank you,

Kitty O'Shea
1296 Donald Ave
216 310 8169

Please consider the environment before printing this e-mail

Cleveland Clinic is a nonprofit, multispecialty academic medical center that's recognized in the U.S. and throughout the world for its expertise and care. Visit us online at <http://www.clevelandclinic.org> for a complete listing of our services, staff and locations. Confidentiality Note: This message is intended for use only by the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. Thank you.

Johanna Schwarz

From: Debbie Marshall <debommarshall@gmail.com>
Sent: Thursday, October 3, 2024 4:22 PM
To: Planning Dept
Subject: Planning Committee Meeting 10-37-24

Follow Up Flag: Follow up
Flag Status: Completed

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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 rezoning and development of the lot between Thoreau and Donald, especially in light of the newest version of the plans that took into account none of the numerous letters, emails, calls, and conversations from my neighbors expressing our concerns.

Being the only thru street between Nicholson and Cove (and one often used by Police, Fire, and EMT), Thoreau Rd is already congested in terms of traffic. With numerous residents and the entrance to Cove Park across from the lot, parking is already scarce. 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.

I also question the viability of multiple expensive townhomes built feet from an active railroad track and a school athletic field where many loud, well attended public events take place on a regular basis, causing light and sound pollution in the neighborhood. This reeks of an attempted money grab from the owners of the plot of land, Norfolk Southern, who has already done enough damage to the land and residents of Ohio and I would hate to see the City of Lakewood complicit in this type of vile venture.

The residents of Thoreau are not unreasonable to change and 'progress' for our city so If development is to move forward, please consider allowing single-family homes, not townhomes. Also the private drive could run along the railroad tracks to further distance the new inhabitants from the railroad tracks and allow more privacy for the existing neighbors whose property is parallel to proposed development.

Thank you for your time and consideration.

Sincerely,
Debbie Marshall
1281 Thoreau Rd Resident

Johanna Schwarz

From: Cindy A. Marx
Sent: Saturday, October 5, 2024 12:45 PM
To: Katherine Herten; David Baas
Cc: Amanda L. Cramer; Planning Dept
Subject: Re: Proposed development on Thoreau

Again, Katie, thank you for your thoughtful message. I did give Heidi's message to David Baas for entry into the meeting record. I do hope the planning commission reconsiders the appropriateness of this development into the neighborhood.

Enjoy your weekend.

Cindy Marx (she, her)
Lakewood City Council
Ward 4 Representative
Cell: 216-534-1772
Cindy.marx@lakewoodoh.gov

<https://www.lakewoodoh.gov/>
<https://www.lakewoodoh.gov/report-a-problem-concern/>

From: Katherine Herten <kbunsey@gmail.com>
Sent: Saturday, October 5, 2024 12:20:55 PM
To: David Baas <David.Baas@lakewoodoh.gov>
Cc: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>; Planning Dept <Planning@lakewoodoh.net>; Cindy A. Marx <cindy.marx@lakewoodoh.gov>
Subject: Re: Proposed development on Thoreau

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Hello Planning Department, Ms. Marx, Ms. Cramer and Mr. Bass.

Thank you for your response, as well as the few extra minutes to speak on behalf of Thoreau residents on the south end of our street; residents who are not even aware of the project proposal. Again, I believe the development proposal creates an equity issue for residents who do not have their own driveways or yards; folks who lack access to their own green spaces, parking spaces and trees on their properties. The south end of Thoreau is such a narrow street that we didn't qualify for tree lawn trees provided by the city's canopy program. Thankfully, I could have a tree placed in my front yard. Other residents on Thoreau are renters and since their property owners may have not received the letters from the city or perhaps they disregarded the letters about free trees ~ my neighbors did not benefit from this wonderful

program. I mention the tree program because I think it lends itself to the discussion of the development proposal.

I heard talk during Thursday's meeting about planning for the future, maintaining green spaces and increasing our tree canopy. These are topics of tremendous importance to me as a steward of the Lake Erie watershed and ecosystem. Cleveland has been my home for 47 years and over the past 4+ decades I have witnessed this region go through a tremendous revitalization of our urban spaces, repurposing of industrial areas, and a renewal of care for our natural resources, with an emphasis on connecting our city neighborhoods to nature. These are the things that give me hope that maybe we, too, can do something in our own community to help.

This morning I saw a Facebook post about trees and storm water run off. I mentioned carbon sequestration during the meeting and I heard the developer mention storm water run off during their presentation. Our storms are getting increasingly more severe. Just this past week, North Carolina received catastrophic levels of rain and flood damage. We have problems on this planet and in our own region because of climate change. Residents in Lakewood have had sewer backups and flooding like never before due to the volume of precipitation that comes with our new storm systems and an overburdened/outdated sewer system. Our growing zone and climate here in Ohio has recently been changed to that of NC or West Virginia. We have a crisis on our hands with a changing planet and can do something about it with simple acts of trees and gardens, deep root systems and less pavement.

What if we in Lakewood were bold and dared to be different than our western neighbors such as Westlake, Avon and North Ridgeville ~ communities who are plowing under every remaining wood lot and farm field to squeeze in a shopping mall or housing development. Those communities are not developing walking and biking networks for their children and residents to get to schools, shops and restaurants as we are. What if we did something radical and said, No Thank You and turned one of our few remaining green spaces into a Homegrown National Park, or a flower forest for birds, monarchs and other pollinators or created a space that could become an urban outdoor learning opportunity for residents, children and guests to our community. What if we served as a model for the type of change that truly embodies, Thinking About Tomorrow and seeks to leave a better path for our children.

In Lakewood, we speak of diversity, equity, belonging and citizenship ~ we have a school that has developed a partnership with an urban farm that provides opportunities for refugees, as well as delicious, local produce for greater Cleveland. The children of Harrison Elementary will benefit for a lifetime from something as simple as growing their own food at school. The City of Lakewood could follow in the path forged by teachers and children at Harrison and build a better tomorrow simply by daring to do something different with our green spaces. Rather than developing this space, we could choose creativity and regeneration.

Finally, there was a resident who lives on Donald at the meeting who had to depart earlier than planned. She left me with a printed copy of her thoughts and asked if I could pass them along. I gave the sheet to our council person, Cindy Marx and am attaching it here, along with the tree message I read on Facebook this morning.

Thank you, again, for considering my request and taking the concerns of residents seriously.

Katie Herten
1347 Thoreau

P.S. An adult bald eagle flew over the homecoming game at Lakewood High School last evening. The crowd went wild! When I was a child, we didn't have bald eagles in Cleveland. This eagle sighting was made possible first by an astute observer of nature, Rachel Carson, then the Burning River scenario in Cleveland that prompted the Environmental Movement and the hard work of concerned citizens, government leaders and industry. Let's enjoy more bald eagle sightings ~ more screech owls hoots at night ~ more monarchs and more connection with nature here in our backyards! These nature connections are vital to our wellbeing.

11:11

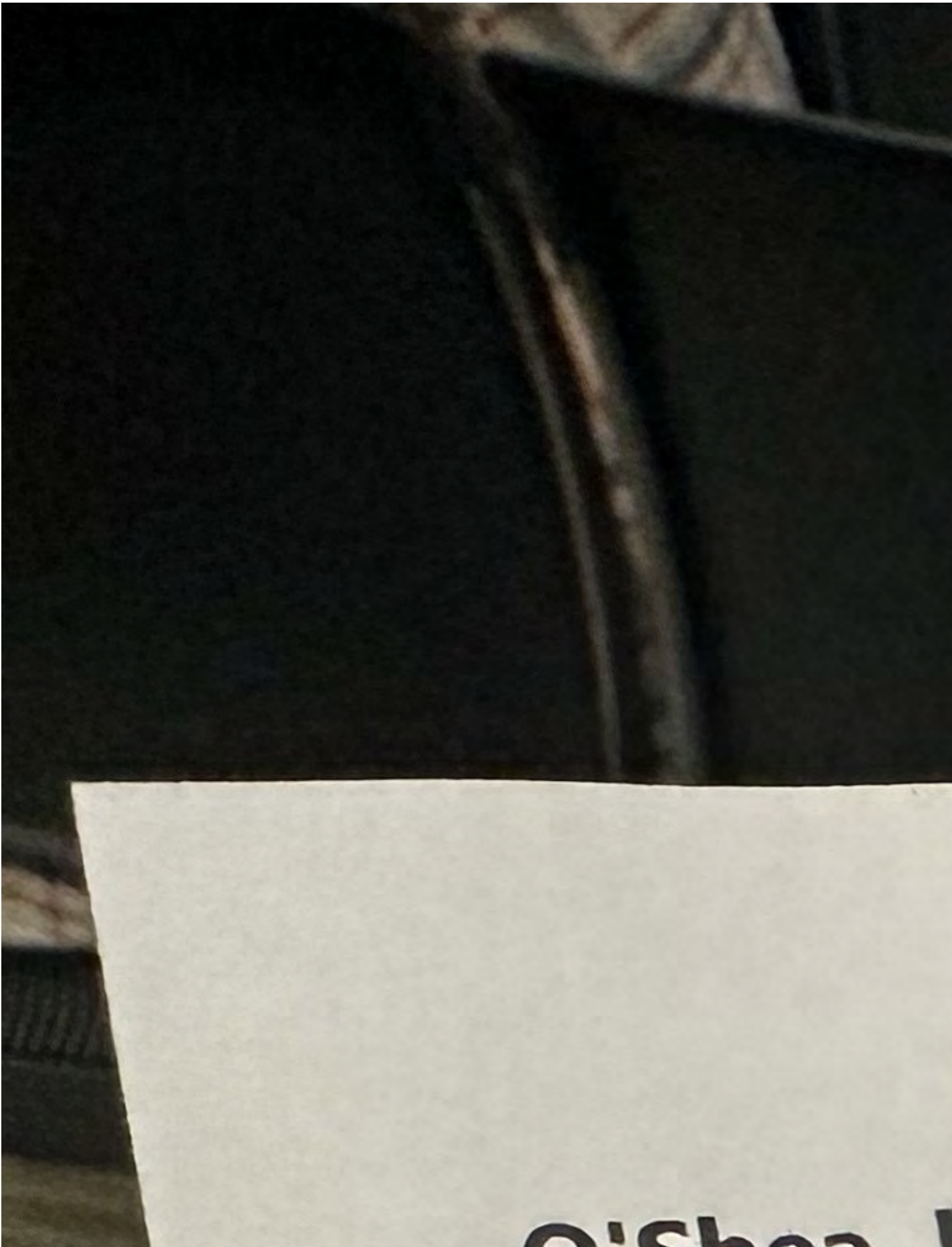


Cuyahoga Soil & Water

1h · 

Happy Saturday!

Tell us the answer to this question in the comments and win native seeds. (first person only)



On Thu, Oct 3, 2024 at 2:09 PM David Baas <David.Baas@lakewoodoh.gov> wrote:

Katie,

To reinforce Amanda's response – yes, please attend the meeting tonight and speak with the Commission during the Public Comment portion for this item.

Thank you –

Sincerely,

Dave

Dave Baas, AICP

Assistant Director, Planning & Development

LtCol, USMC (Retired)

[City of Lakewood](#)

[12650 Detroit Avenue](#)

Lakewood, Ohio 44107

david.baas@lakewoodoh.gov

(216) 529-6637 (work)

(216) 372-8996 (cell)

www.lakewoodoh.gov

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From: Katherine Herten <kbunsey@gmail.com>

Sent: Monday, September 30, 2024 3:29 PM

To: David Baas <David.Baas@lakewoodoh.gov>

Cc: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>; Planning Dept <Planning@lakewoodoh.net>

Subject: Re: Proposed development on Thoreau

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Thank you, Mr. Baas. If I would like to speak at the meeting on Thursday, does this note suffice as notice or should I officially register somewhere?

Katie

On Mon, Sep 30, 2024 at 2:54 PM David Baas <David.Baas@lakewoodoh.gov> wrote:

Ms. Herten,

Thank you for the email – it will be forwarded to the Planning Commission for their consideration and included with the record for this item.

Sincerely,

Dave Baas

Dave Baas, AICP

Assistant Director, Planning & Development

LtCol, USMC (Retired)

[City of Lakewood](#)

[12650 Detroit Avenue](#)

Lakewood, Ohio 44107

david.baas@lakewoodoh.gov

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(216) 372-8996 (cell)

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From: Katherine Herten <kbunsey@gmail.com>

Sent: Friday, September 27, 2024 11:56 PM

To: Planning Dept <planning@lakewoodoh.gov>

Subject: Proposed development on Thoreau

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

Dear Lakewood Planning:

I am a resident and homeowner at [1347 Thoreau Road](#). I am also a Lakewood City Schools teacher of over 20 years. I am proud to teach, live and send my children to our schools and participate as a member in this community.

I was very disappointed to learn of the proposal to build a road, a home and a building with condos in the green space just north of the train tracks on Thoreau, across from Cove Park.

This development project threatens the safety of residents, especially children who live on Thoreau, as well as guests to Cove Park. Thoreau is already a densely populated street with limited parking for the residents in the duplex units on the south end of the street, many of whom do not even have driveways. Our street receives heavy traffic from safety and security vehicles, city vehicles and serves as a cut through for other drivers. Adding an access road to a multi resident complex near the almost 90 degree bends in Thoreau north of the tracks, poses increased safety risks as this portion of the street is already challenging for north and southbound traffic to navigate. Adding a road near this section of the street increases the potential for traffic accidents. Visibility is an issue when navigating the bends by vehicle. Usually cars slow down or pull to the side at this part of our street to allow each other to safely pass. Oftentimes on the southern portion of Thoreau, oncoming cars must pull over to wait for traffic moving in the opposite direction because of the reduced road space with completely filled street parking. Additionally, events at Cove Park such as children's recreation ball games increase the traffic and parking demands on Thoreau since the Cove parking lot cannot handle the quantity of cars for these events.

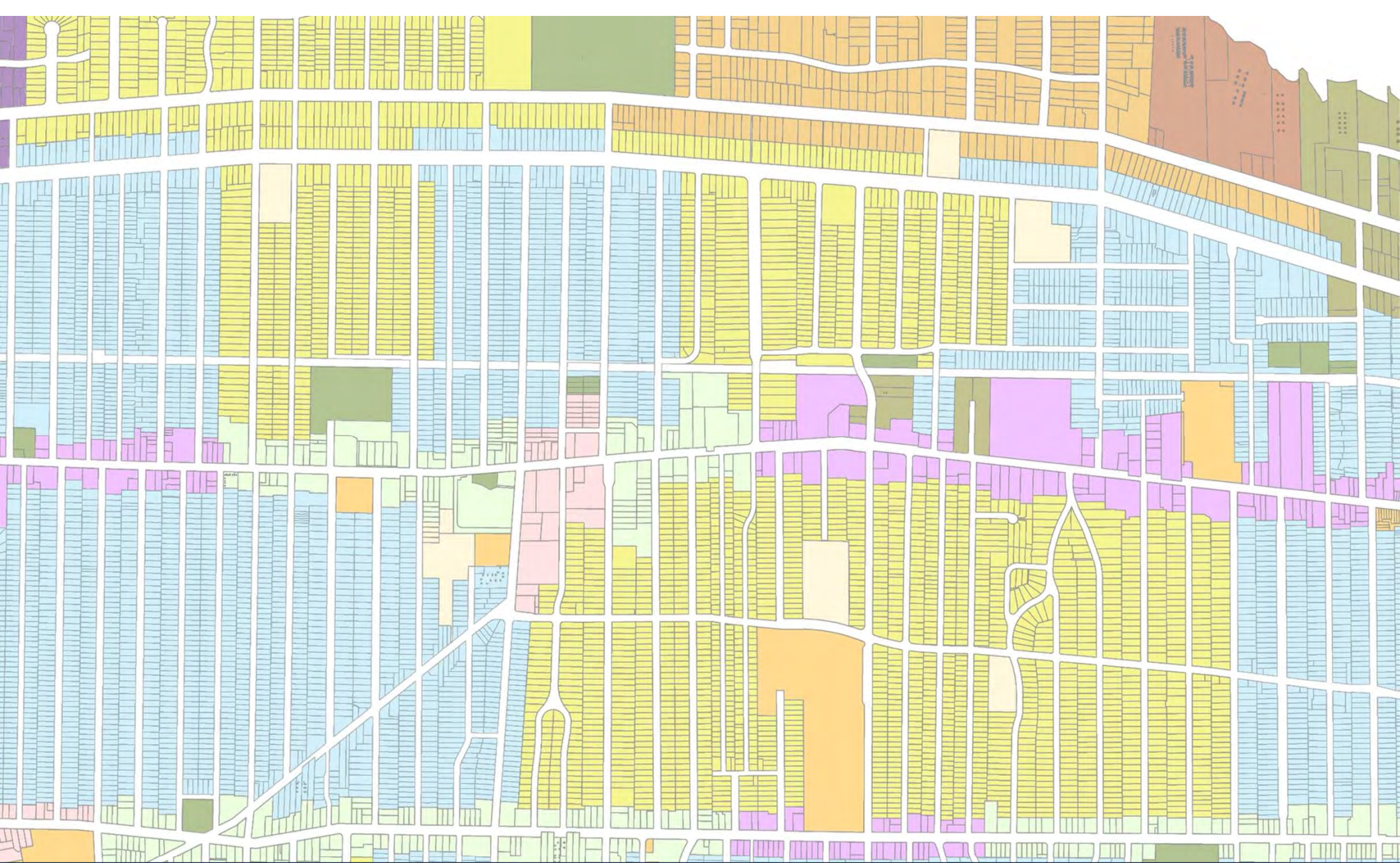
Aside from human density and driving safety issues, it is extremely disappointing that the City of Lakewood would consider developing one of our few remaining open green spaces. The addition of a multi-unit condo complex will increase light pollution for residents, which is harmful to our health. Light pollution has detrimental effects for migratory organisms as well. There are several very large/old trees near the tracks which provide habitat for owls, hawks and other birds. The area planned for development is nice clearing of grass that could be otherwise turned into vital prairie habitat for monarch butterflies, who are now declared endangered, as well as other organisms who are part of our Lake Erie ecosystem.

I beg you, Lakewood, to reconsider this plan to develop Thoreau Road for issues of safety and population/vehicle density. It is my belief that part of Keeping Lakewood Beautiful includes saving our remaining green spaces and minimizing the burden on areas that are already challenged by population density.

Thank you,

Katherine Herten

216-402-7496



Architectural Board of Review

October 2024



Architectural Board of Review

Pre-Review Meeting: October 3rd, 4 pm (East Conf Rm)

Regular Meeting: October 10th, 5:30 pm (Auditorium)

Members

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

Staff

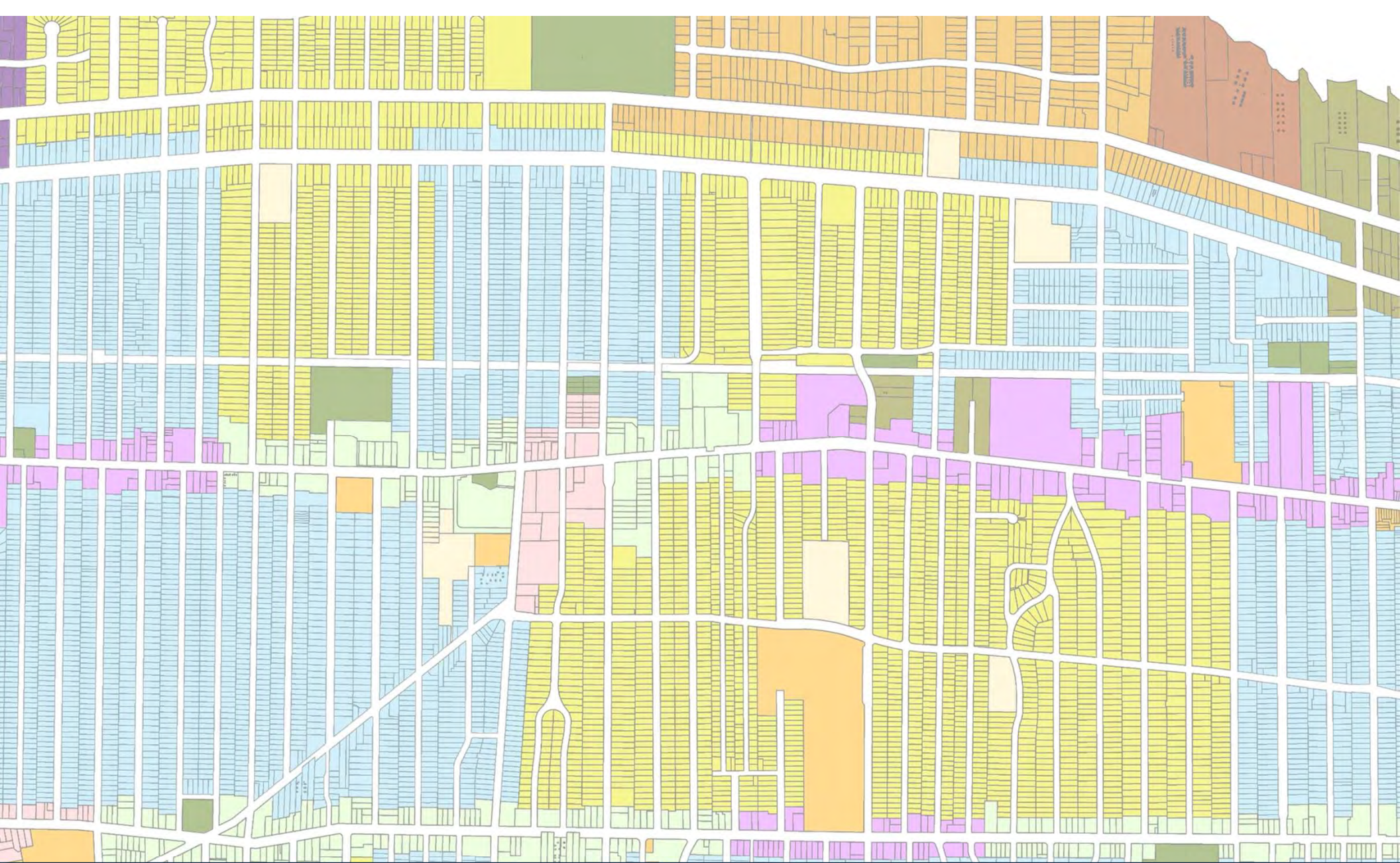
Board Secretary: Amanda Cramer, Sophia Jones

Building Commissioner: Chris Parmelee



Architectural Board of Review October Agenda

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

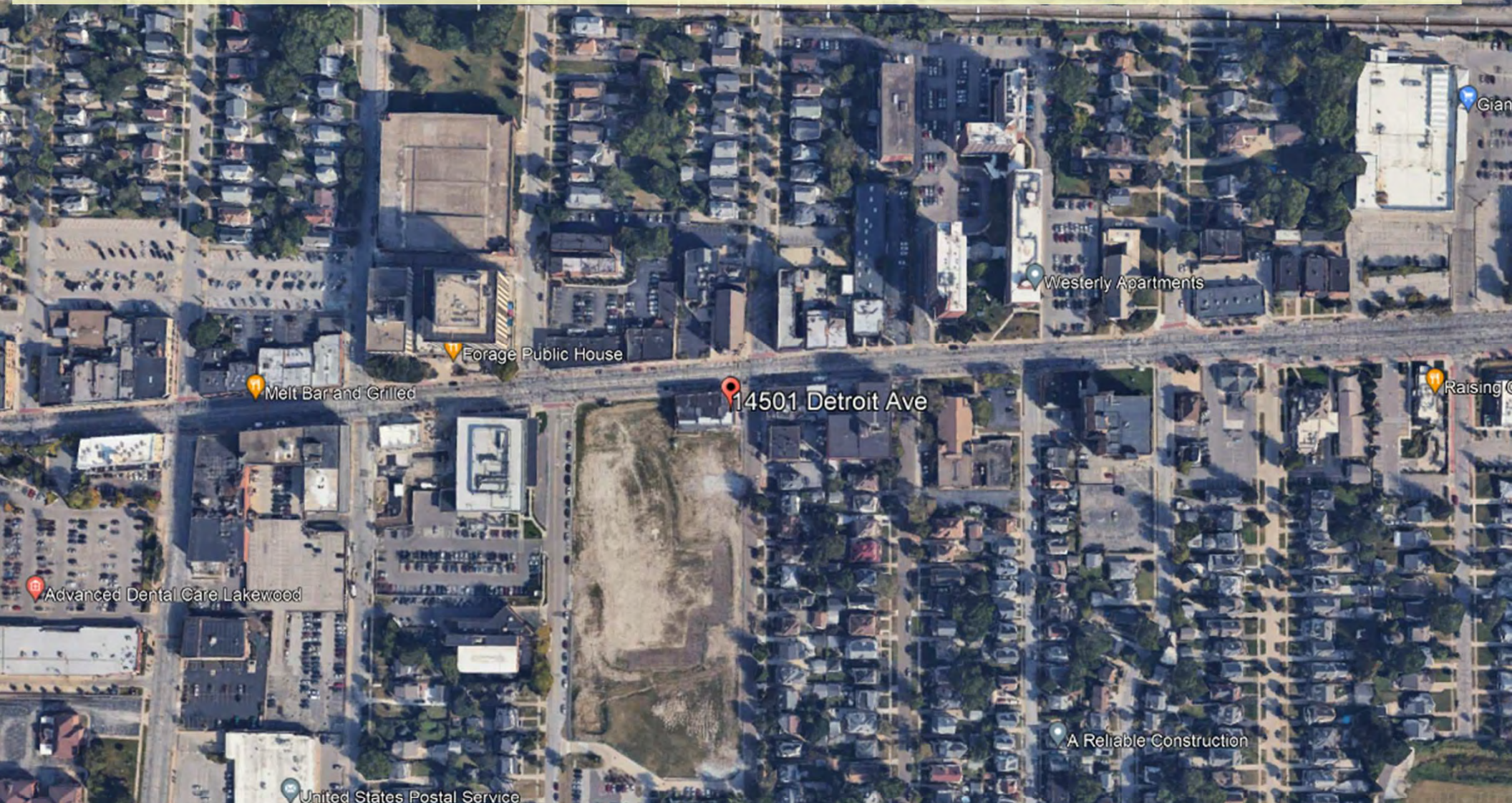


Architectural Board of Review

Old Business – October 2024

Applicant proposes mixed-use development in Downtown Lakewood.

City Notes:



Docket No. 9-80-24 (14519 Detroit)
Mixed-Use Development
Downtown Development – Kolby Turnock

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**

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Planned Development Approval Process

1. Planning Commission reviews and approves plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Planning Commission Outline

- Final PC Plan Approval 9/5/24 with a few conditions that will be addressed in an update to:
 - The final plat
 - The site plan (ride share spaces designated, crosswalk to health center)
 - The subsequent development agreement (landscaping maintenance/responsibilities)

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

ABR Comments: 9/25/2024 Meeting

- Would like to see photometric plan, including light fixtures for all elements as well as night renderings.
- West elevation of Curtis Block: consider realigning garage doors to line up with the existing façade openings.
- Consider using a different treatment for the 2 parking garage bays that are not brick, in order to break up the façade.
- Present rendering of proposed vertical screening appearance during the off season. Please include the proposed adjacent evergreen landscaping as well in this rendering.
- Consider down lighting for parking garage instead of up lighting.
- Consider fencing/railing to formally block off area behind building 3.
- Bring bike rack facility closer to building 4.
- Add base/capital on columns while maintaining the simple aesthetic.
- Landscaping
 - Call out bus shelter on plan
 - Show pedestrian detail of Belle/Detroit curb cuts/ADA domes, utilities, etc.

14519 Detroit

Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Roles & Responsibilities

Planning Commission

Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
 - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
 - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
 - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)
- ❑ (1156.05) PD Design Principles:
 - Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access (Traffic Impact Study)
 - Parking (quantity)



Architectural Board of Review

Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
 - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
 - (1156.05) PD Design Principles
 - Building and Site (Massing/Design)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access
 - Parking (Visual impact, 1325.08/Design)
 - Building Materials
 - Landscaping
 - Streetscape improvements
 - Service Area and Mechanical Screening
 - Signage (Master sign plan required)
 - Lighting (...including photometric illustration)

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



DETROIT

ST. CHARLES

BELLE

MARLOWE

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



Development Objectives (No Change)

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Council (Development Priorities – Resolution 2022-14)

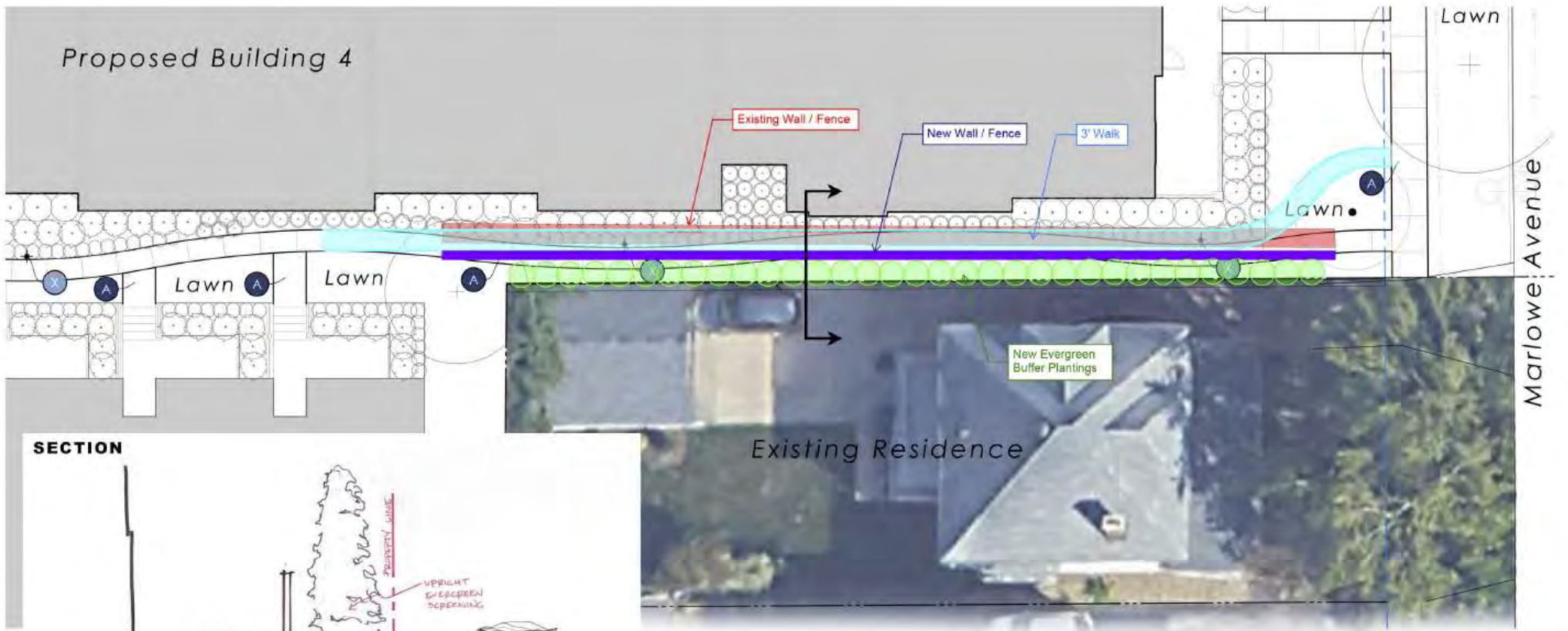
Council Downtown Development Priorities



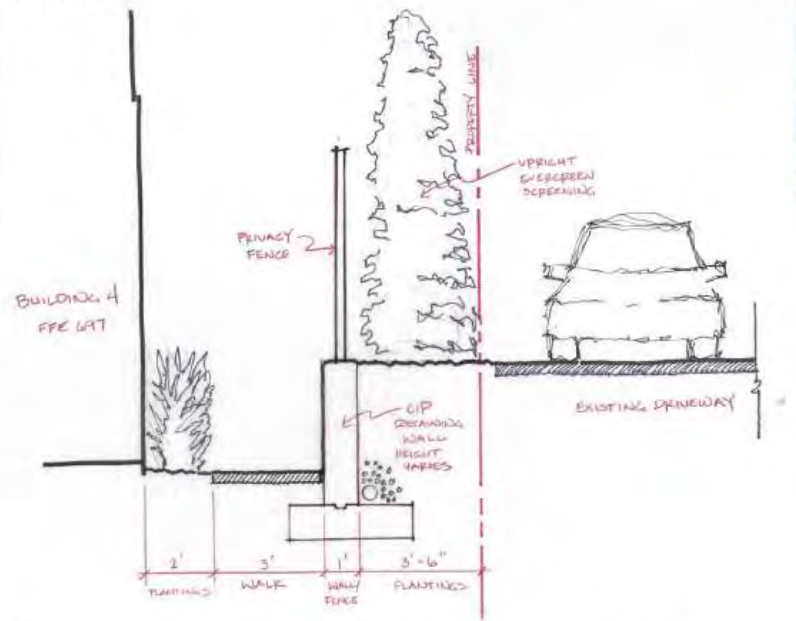
14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



SECTION



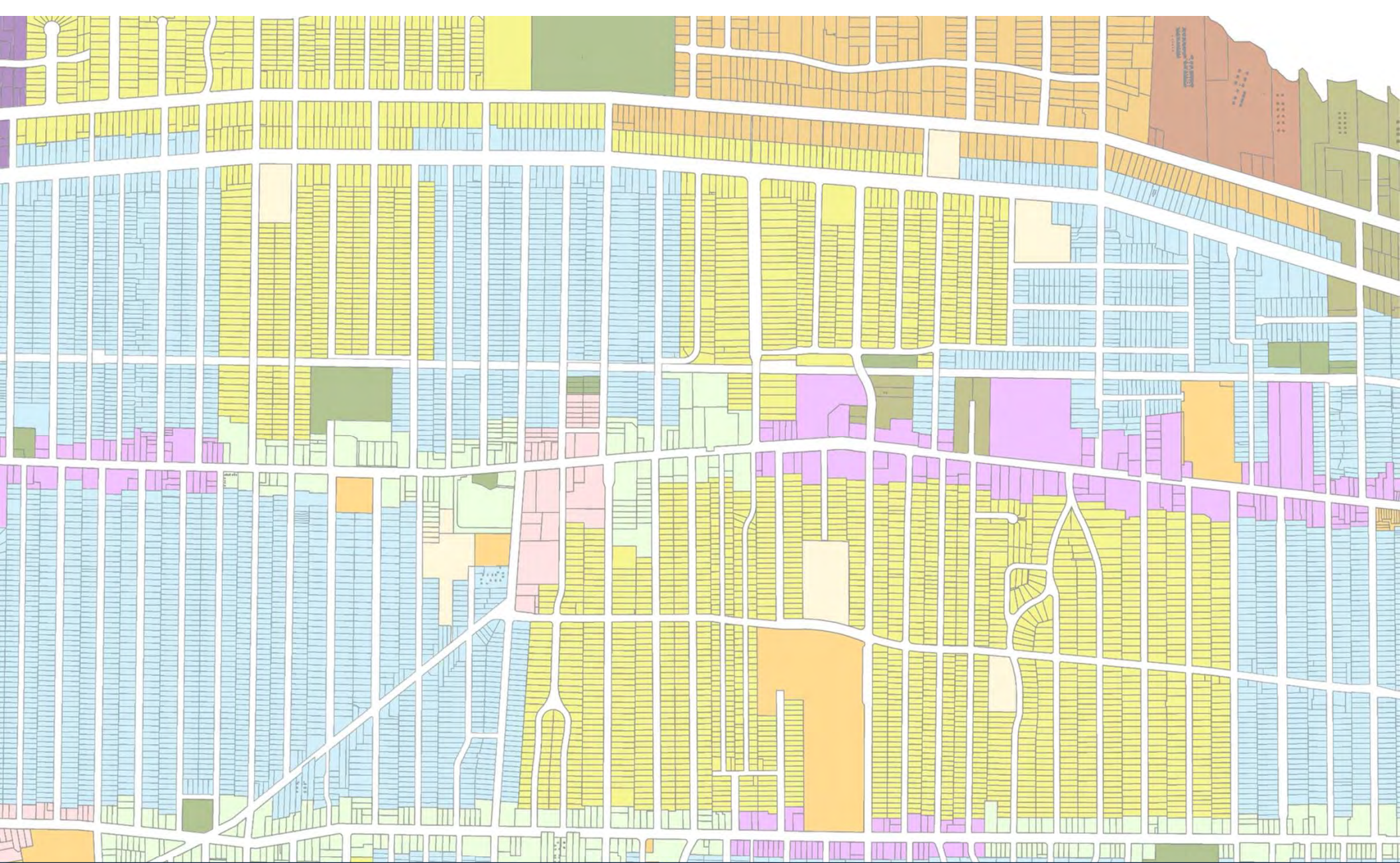
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



DIMITARCHITECTS
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS



Docket No. 9-80-24 (14519 Detroit)



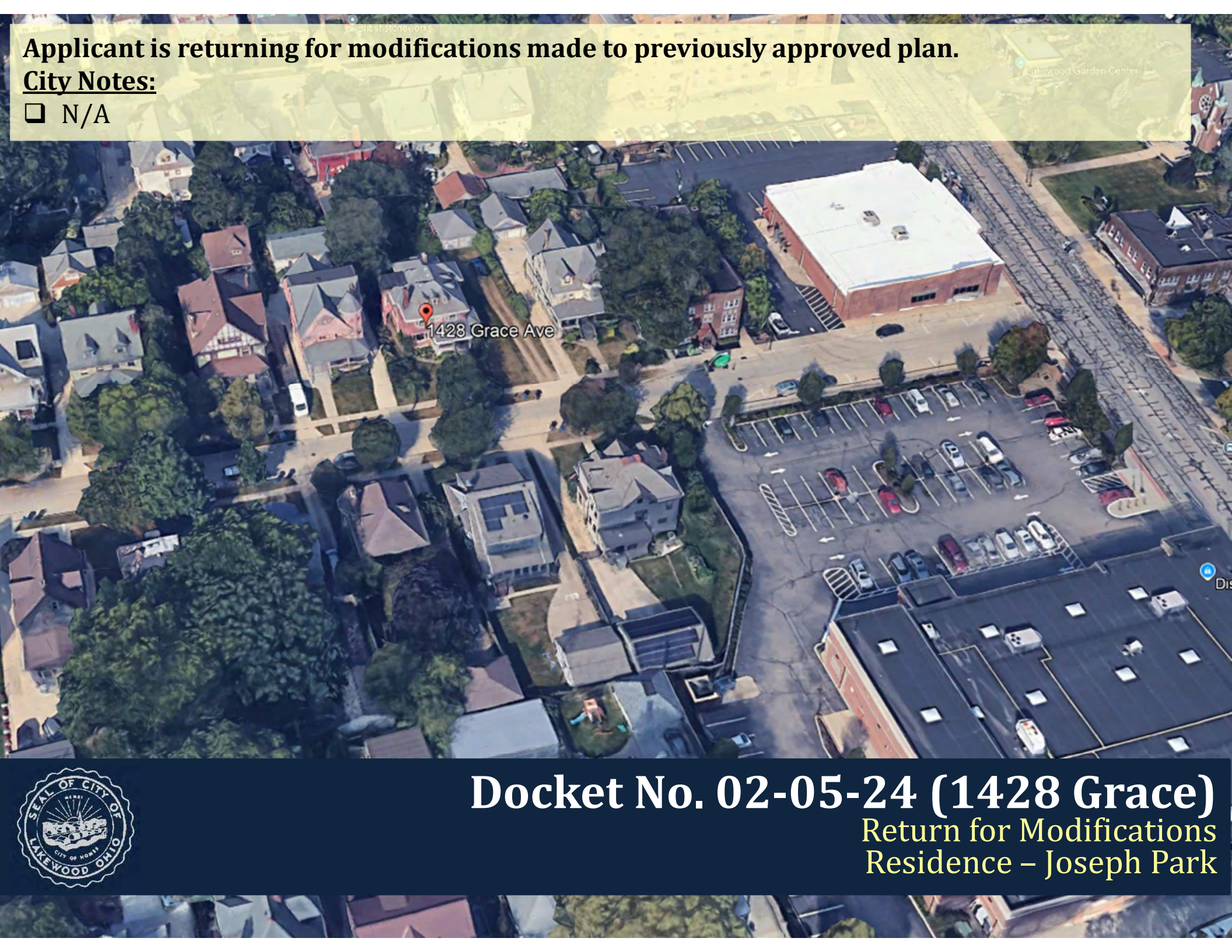
Architectural Board of Review

Return for Modifications - October 2024

Applicant is returning for modifications made to previously approved plan.

City Notes:

N/A



1428 Grace Ave



Docket No. 02-05-24 (1428 Grace)

**Return for Modifications
Residence – Joseph Park**



\$

ARB 02 Submission | 09/18/2024

- AS-103: Architectural Site Plan
 - o Removed rear patio & path to side patio
 - o Revised driveway paving
- A-121: Second Floor Plan
 - o Room 205 – added window
 - o Room 209 – revised window size
- A-141: Roof Plan
 - o Revised dormers
- A-151: Garage Plans
 - o Added door
- A-201: Exterior Elevations
 - o Revised tower dormers
 - o Added window to west elevation
- A-202: Exterior Elevations
 - o Revised tower dormers
 - o Revised window size on south elevation
- A-203: Exterior Elevations – Garage
 - o Added door to south elevation



Docket No. 02-05-24 (1428 Grace)



ABR 02 MEETING

1428 GRACE AVE, LAKEWOOD, OH 44107

WWW.COMPASSSTUDIO.COM | 440.635.0500



Docket No. 02-05-24 (1428 Grace)



SOUTH NEIGHBOR



1428 GRACE STREET



NORTH NEIGHBOR



CONTEXT PHOTOS
STREET

ABR 02
09.18.2024



Docket No. 02-05-24 (1428 Grace)





CONTEXT PHOTOS
GARAGE

ABR 02
09.18.2024



Docket No. 02-05-24 (1428 Grace)



STAINED



SW0022
PATCHWORK PLUM

SW6021
DREAMY WHITE

SW2811
ROOKWOOD
BLUE GREEN

SW0016
BILLIARD
GREEN



RENDERING
FRONT

ABR 02
09.18.2024



Docket No. 02-05-24 (1428 Grace)





SHINGLES: CEDAR (TO NATURALLY WEATHER TO GREY)

DRIVEWAY PAVERS: BELDEN BELCREST 530

PATIO PAVERS: RECLAIMED SANDSTONE



MATERIALS

ABR 02
09.18.2024



Docket No. 02-05-24 (1428 Grace)

Previous Approval



Docket No. 02-05-24 (1428 Grace)

Previous Approval



SHINGLES: CEDAR (TO NATURALLY WEATHER TO GREY)



DRIVEWAY PAVERS: UNILOCK COURTSTONE, BASALT



PATIO PAVERS: RECLAIMED SANDSTONE



MATERIALS

ABR 01
02.08.2024



Docket No. 02-05-24 (1428 Grace)



ARM:
AMERICAN GAS LAMP WORKS,
WM1, TIMELESS BLACK FINISH



FINIAL:
AMERICAN GAS LAMP WORKS,
F12, TIMELESS BLACK FINISH



LAMP:
AMERICAN GAS LAMP WORKS,
ITEM 2900, TIMELESS BLACK FINISH



CHIMNEY POTS:
SUPERIOR CLAY CORPORATION, EDWARDIAN
CLAY CHIMNEY POT (35" TALL, 13" BASE)



EXISTING LIGHT FIXTURE



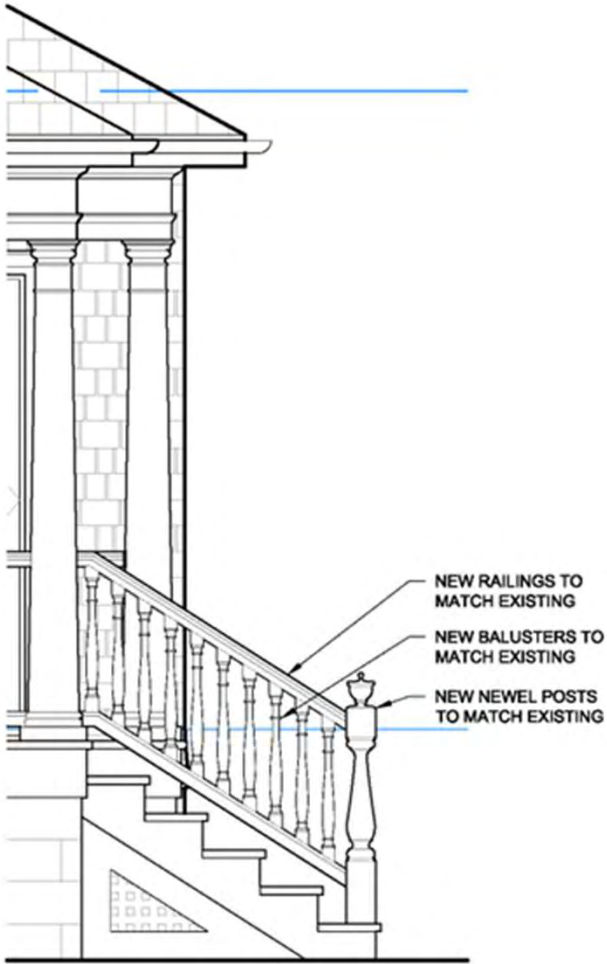
LAMP POST:
AMERICAN GAS LAMP WORKS,
EMB02, TIMELESS BLACK FINISH



TERRA COTTA

MISCELLANEOUS ITEMS

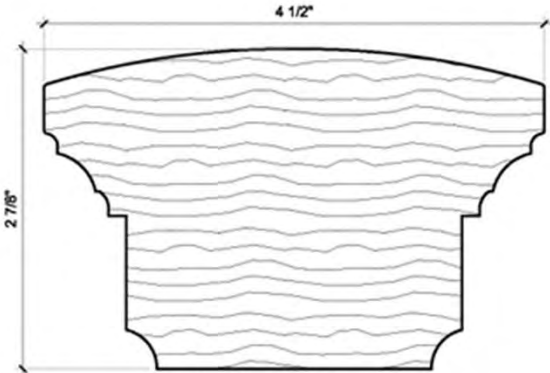




EXISTING NEWEL POST



EXISTING BALUSTERS



EXISTING RAILING PROFILE

RAILING DETAILS





104 South Main
 Columbus, OH 43215
 614.291.1100
 www.enr.com

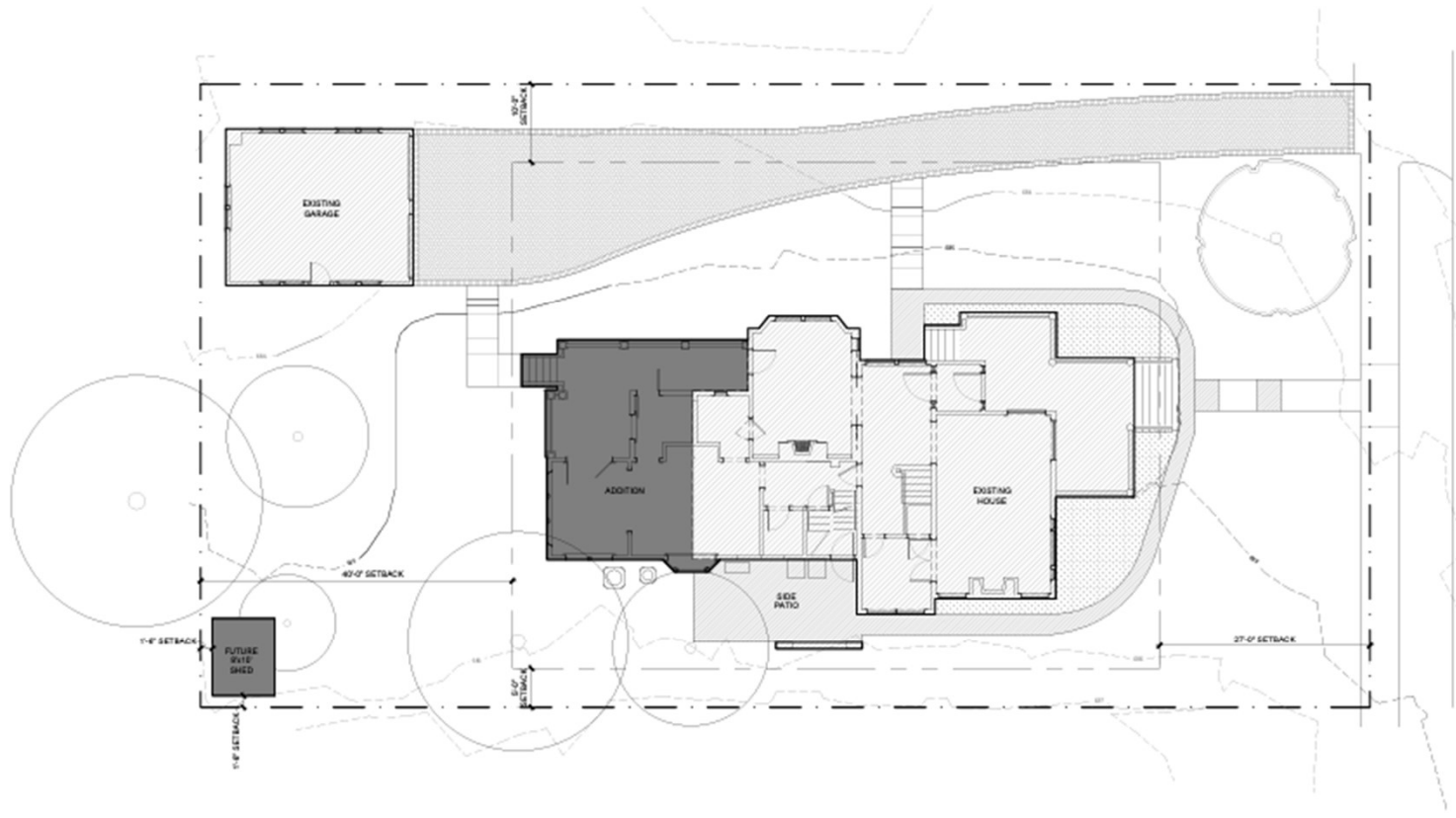
PRELIMINARY
 NOT FOR
 CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
 1428 GRACE AVE.
 LAWRENCE, OH 44137

DATE	DESCRIPTION
02/05/24	REVISION 01
02/05/24	REVISION 02
02/05/24	REVISION 03
02/05/24	REVISION 04
02/05/24	REVISION 05
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02/05/24	REVISION 47
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02/05/24	REVISION 50

ZONING SITE PLAN

AS-101

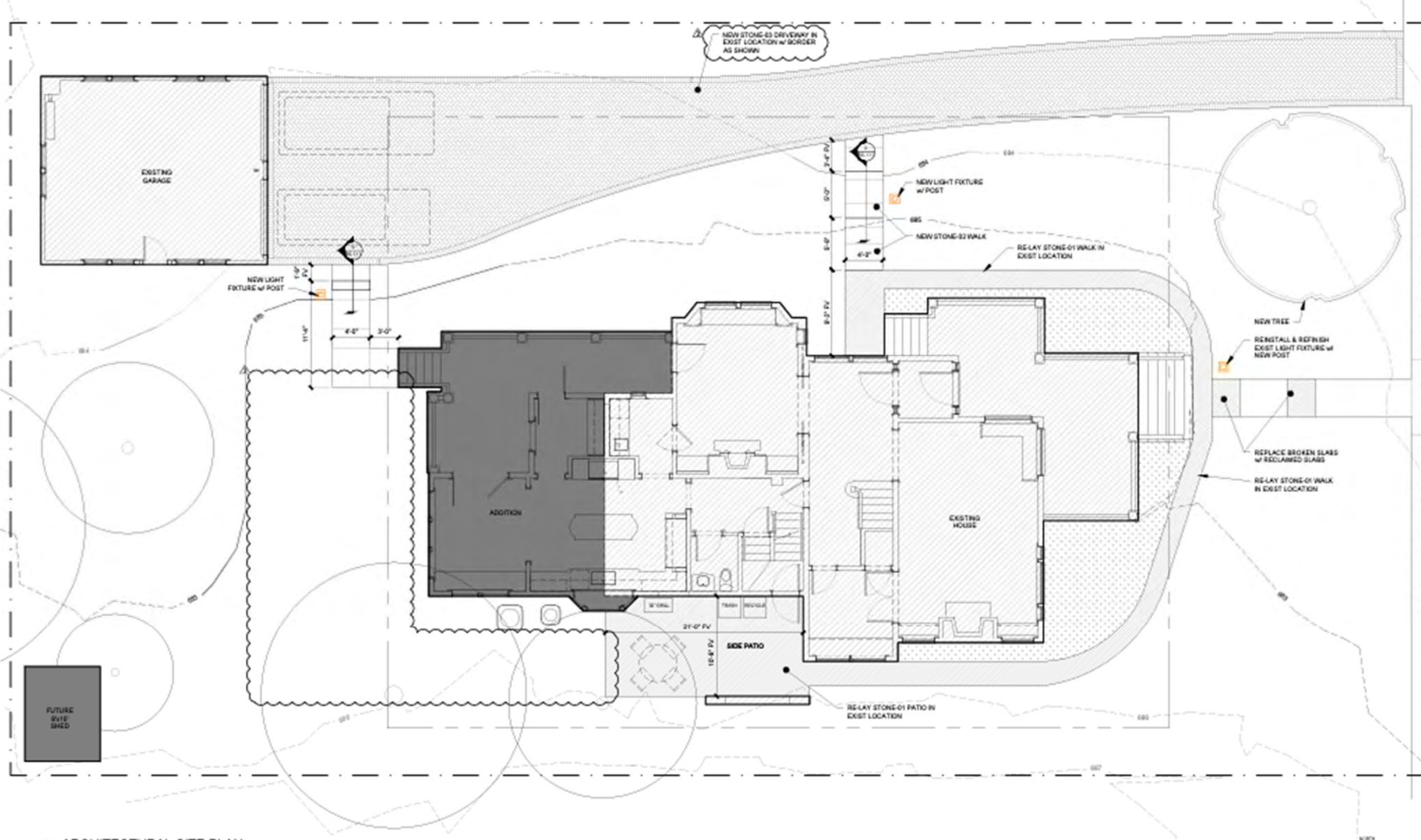


1 ZONING SITE PLAN
 1/8" = 1'-0"



Docket No. 02-05-24 (1428 Grace)

HATCH	NAME	DESCRIPTION	MP/LINE	COLOR	PATTERN	NOTES
	STONE-01	EXISTING STONE PAVERS	-	-	-	-
	STONE-02	STONE PAVERS	-	-	MATCH EXISTING	MATCH EXIST STONE TYPE
	STONE-03	BRICK PAVERS	BELOEN	BELEGEST 030	HERRINGBONE	BORDER AS SHOWN



PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKESWOOD, OH 44137

NO.	DATE	DESCRIPTION
1	12/20/23	REVISIONS
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1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

ARCHITECTURAL SITE PLAN

AS-103



Docket No. 02-05-24 (1428 Grace)



100 North Park
Cincinnati, OH 45219
616.233.1000

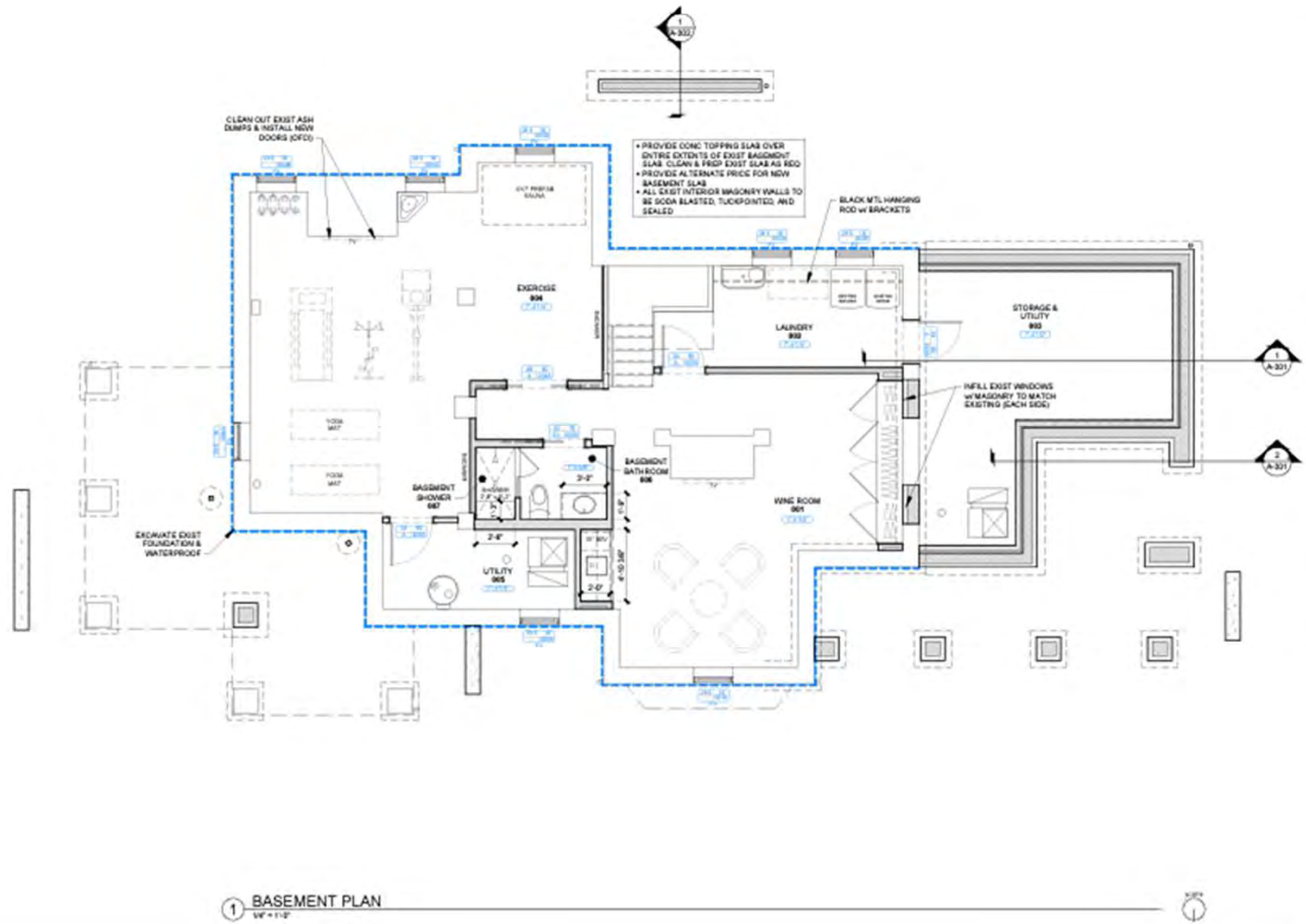
James P. Haggard, Professional Engineer
No. 10027, State of Ohio

PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE

1308 GRACE AVE.
LAKWOOD, OH 44137

REV.	DATE	DESCRIPTION
01	05/24/24	ISSUED FOR PERMIT
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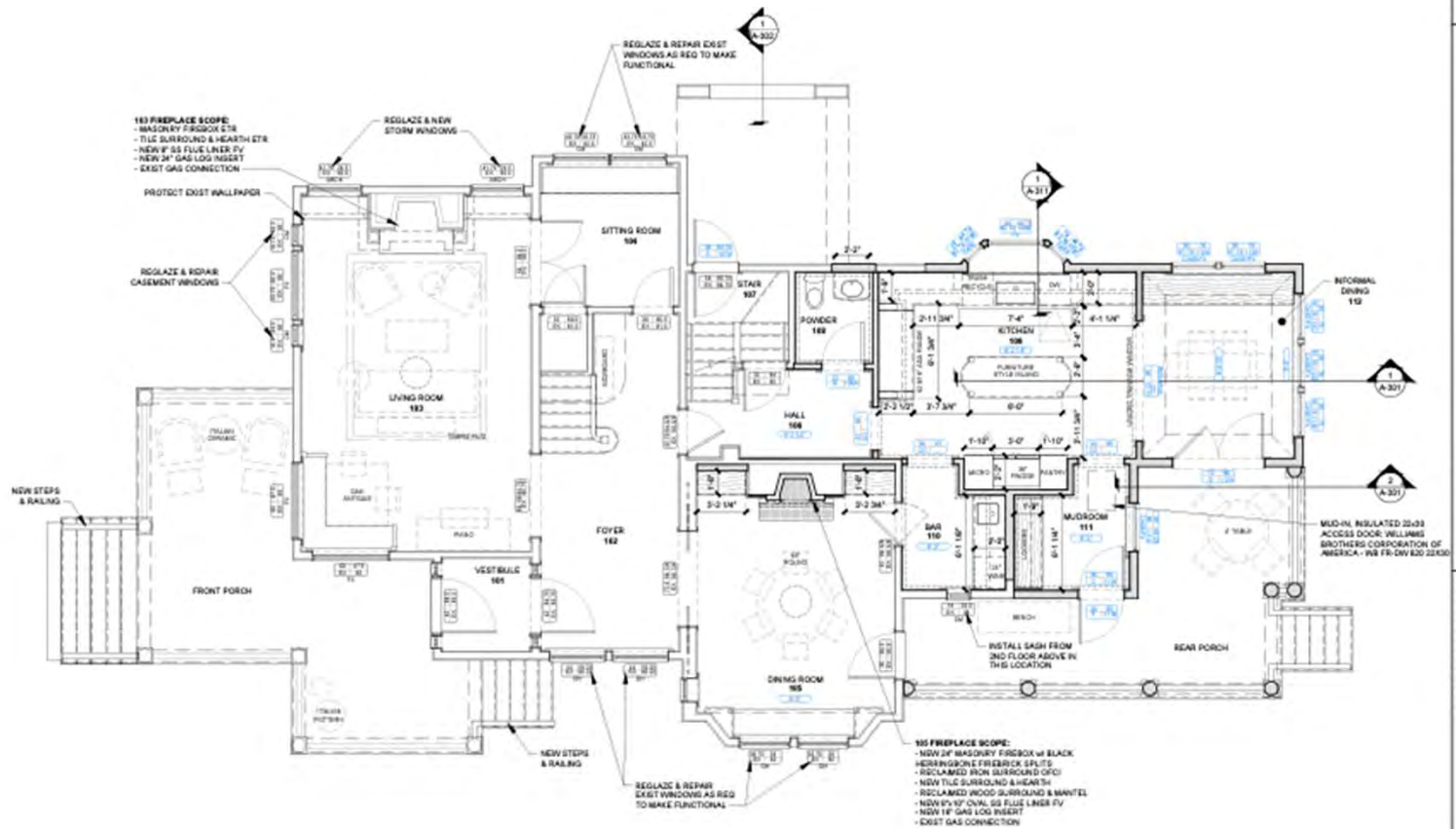


1 BASEMENT PLAN
WF = 1/2"

A-101



Docket No. 02-05-24 (1428 Grace)



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

NO.	DATE	DESCRIPTION
1	02/05/24	ISSUED FOR PERMIT
2	02/05/24	ISSUED FOR PERMIT
3	02/05/24	ISSUED FOR PERMIT
4	02/05/24	ISSUED FOR PERMIT
5	02/05/24	ISSUED FOR PERMIT
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10	02/05/24	ISSUED FOR PERMIT

FIRST FLOOR PLAN

A-111



Docket No. 02-05-24 (1428 Grace)



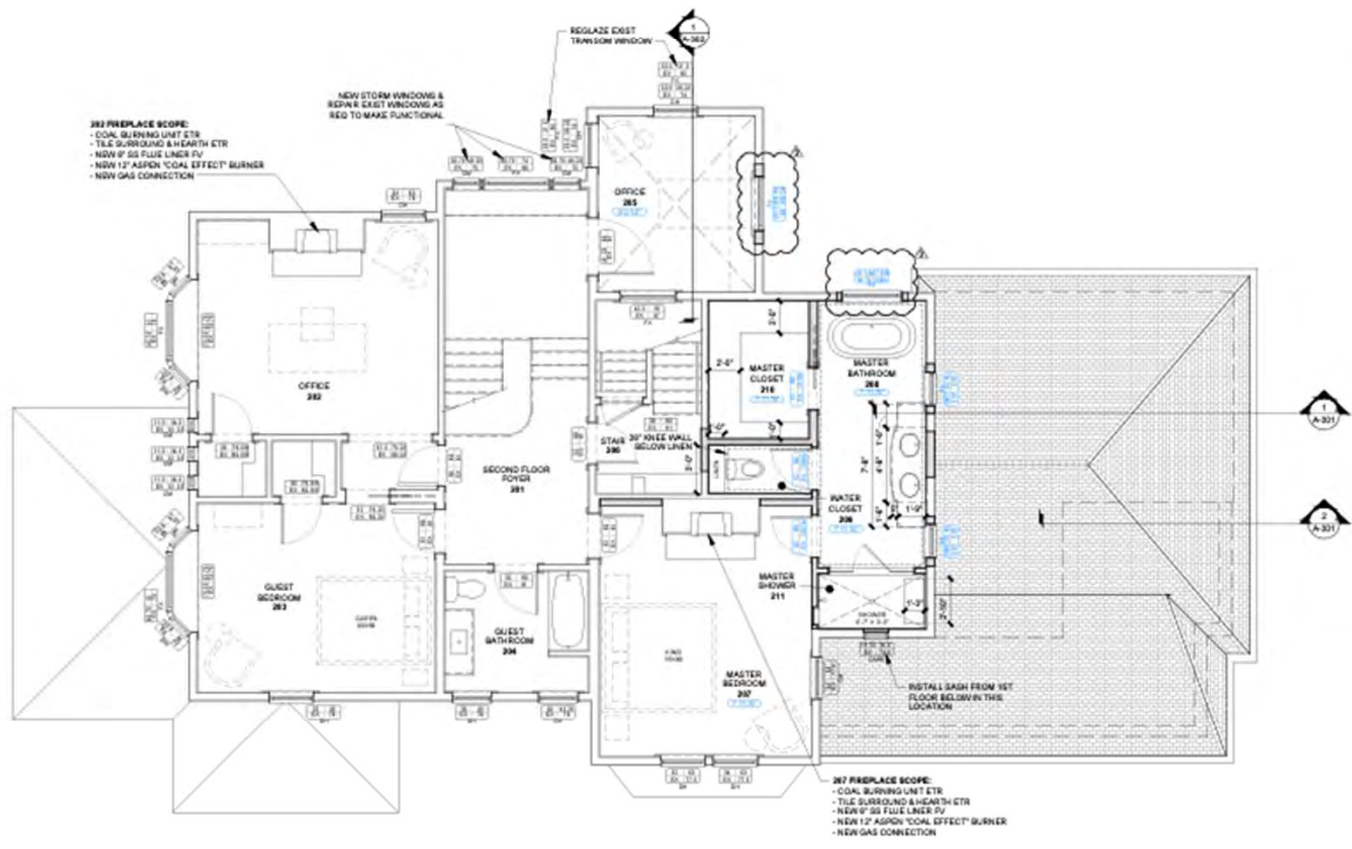
PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESS/ERB RESIDENCE
1428 GRACE AVE
LANEWOOD, OH 44130

NO.	DATE	DESCRIPTION
001	08/15/24	ISSUED FOR PERMITS
002	08/15/24	ISSUED FOR PERMITS
003	08/15/24	ISSUED FOR PERMITS
004	08/15/24	ISSUED FOR PERMITS
005	08/15/24	ISSUED FOR PERMITS
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007	08/15/24	ISSUED FOR PERMITS
008	08/15/24	ISSUED FOR PERMITS
009	08/15/24	ISSUED FOR PERMITS
010	08/15/24	ISSUED FOR PERMITS

SECOND FLOOR PLAN

A-121



1 SECOND FLOOR PLAN
1/4" = 1'-0"



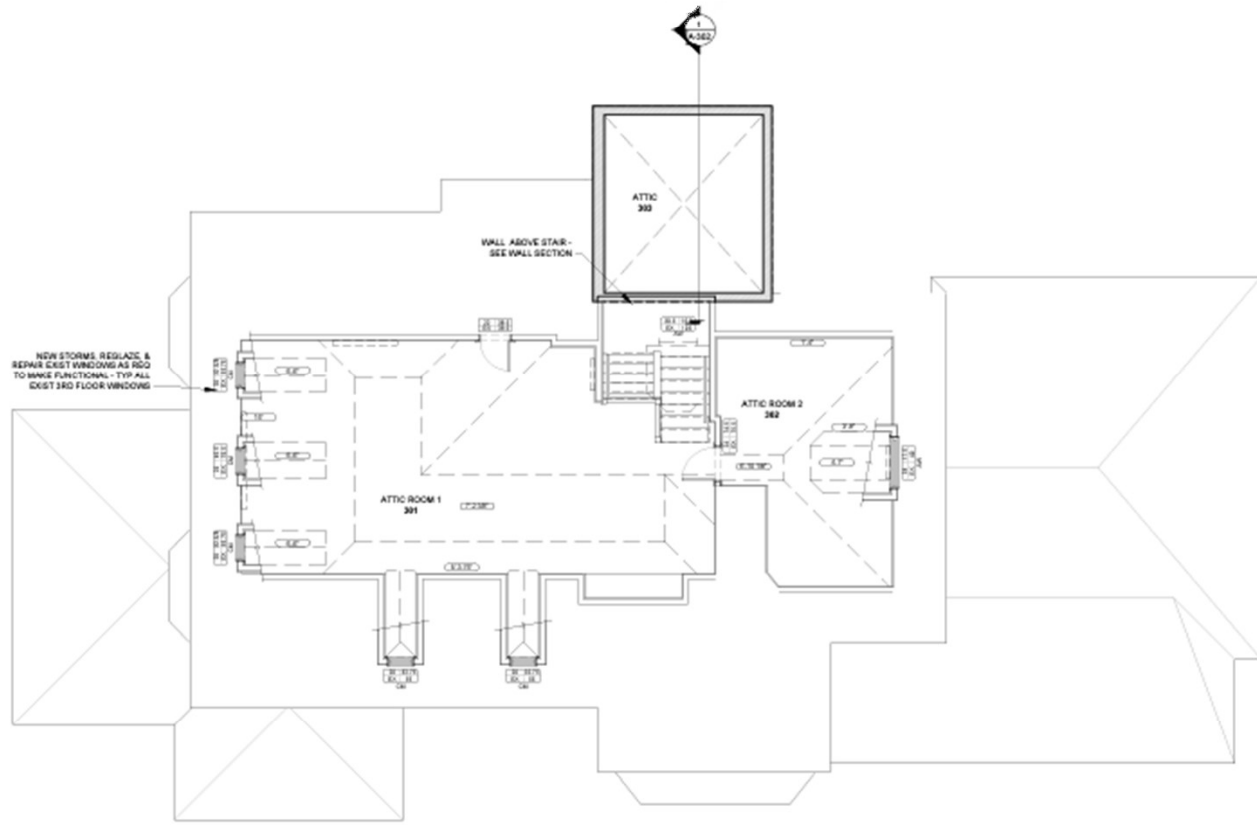
Docket No. 02-05-24 (1428 Grace)



James P. Hines, Registered Architect
jphines@hinesarchitect.com

PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKWOOD, OH 44107



NEW STORMS, REGLAZE &
REPAIR EXIST WINDOWS AS REQ
TO MAKE FUNCTIONAL - TYP ALL
EXIST 3RD FLOOR WINDOWS

WALL ABOVE STAIR -
SEE WALL SECTION

ATTIC ROOM 1
301

ATTIC ROOM 2
302

ATTIC
303

① THIRD FLOOR PLAN
WF = 11'-0"

MARK	DATE	DESCRIPTION
○	02/25/24	REVISION #1
○	02/25/24	REVISION #2
○	02/25/24	DETAILS #1
○	02/25/24	DETAILS #2
○	02/25/24	DETAILS #3
○	02/25/24	DETAILS #4
○	02/25/24	DETAILS #5
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○	02/25/24	DETAILS #7
○	02/25/24	DETAILS #8
○	02/25/24	DETAILS #9
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○	02/25/24	DETAILS #11
○	02/25/24	DETAILS #12
○	02/25/24	DETAILS #13
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ROOF PLAN

A-131



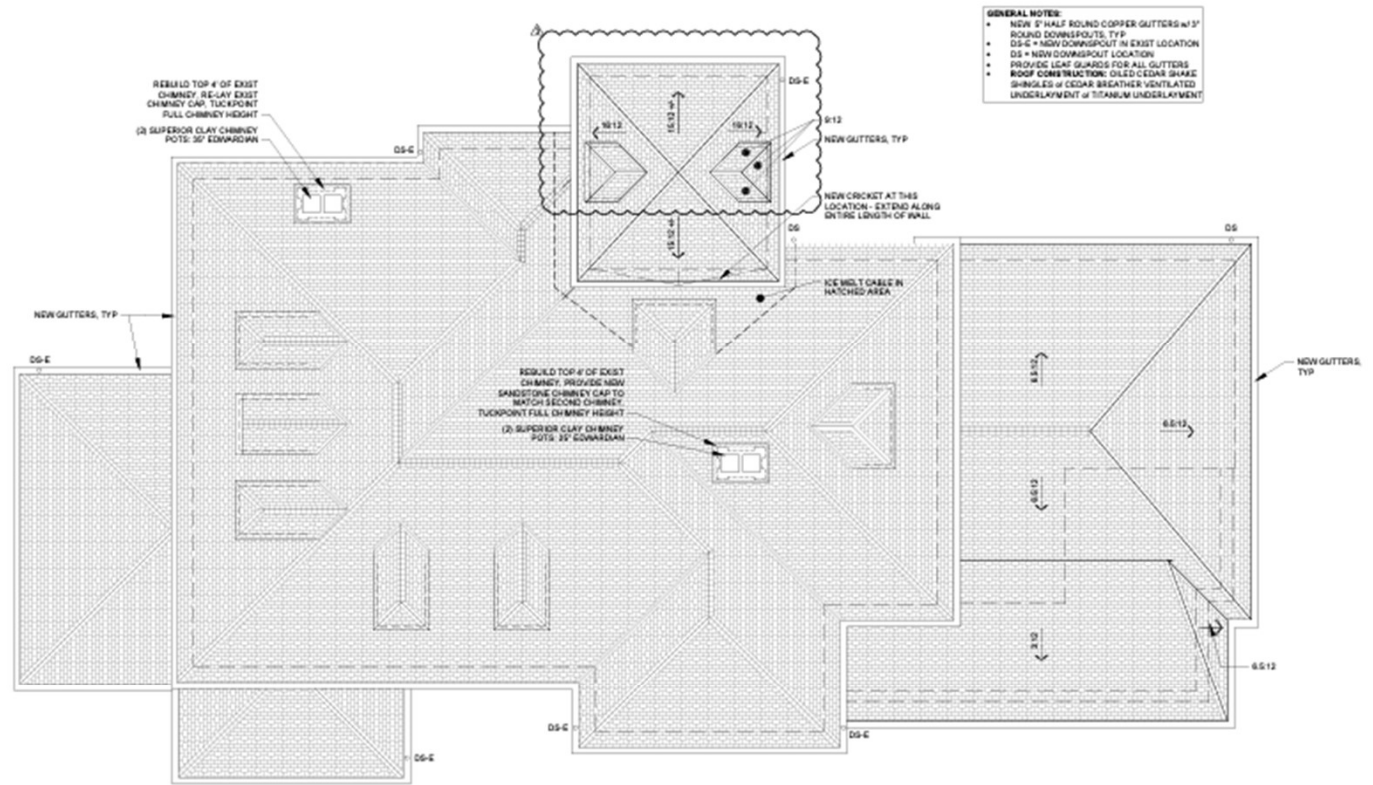
Docket No. 02-05-24 (1428 Grace)



PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR
ESSI/ERB RESIDENCE
1428 GRACE AVE
LAKWOOD, OH 44107

DATE	DESCRIPTION
02/05/24	REVISION #1
02/05/24	REVISION #2
02/05/24	REVISION #3
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02/05/24	REVISION #97
02/05/24	REVISION #98
02/05/24	REVISION #99
02/05/24	REVISION #100



- GENERAL NOTES:**
- NEW 5' HALF ROUND COPPER GUTTERS w/ 3" ROUND DOWNSPOUTS, TYP.
 - DS-E = NEW DOWNSPOUT IN EXIST LOCATION
 - DS = NEW DOWNSPOUT LOCATION
 - PROVIDE LEAF GUARDS FOR ALL GUTTERS
 - ROOF CONSTRUCTION: CEDAR CEDAR SHAKE SHINGLES w/ CEDAR BREATHER VENTILATED UNDERLAYMENT w/ TITANIUM UNDERLAYMENT

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



A-141

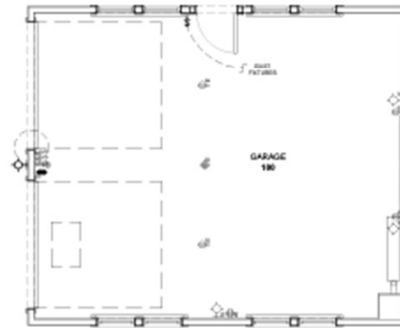


Docket No. 02-05-24 (1428 Grace)

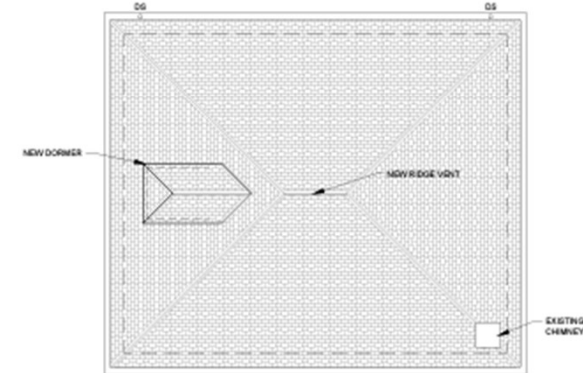


1541 North Hill Road
Cincinnati, OH 45225
(513) 333-1100
Jesse P. Hill, Registered Architect
jphill@jphillandassociates.com

GENERAL NOTES:
 + NEW 2" HALF ROUND COPPER GUTTERS w/ 3" ROUND DOWNSPOUTS, TYP.
 + DS-E = NEW DOWNSPOUT IN EXIST LOCATION
 + DS = NEW DOWNSPOUT LOCATION
 + PROVIDE LEAF GUARDS FOR ALL GUTTERS
 + ROOF CONSTRUCTION: OILED CEDAR SHAKE SHINGLES w/ CEDAR BREAKDOWN VENTILATED UNDERLAYMENT w/ TITANUM UNDERLAYMENT



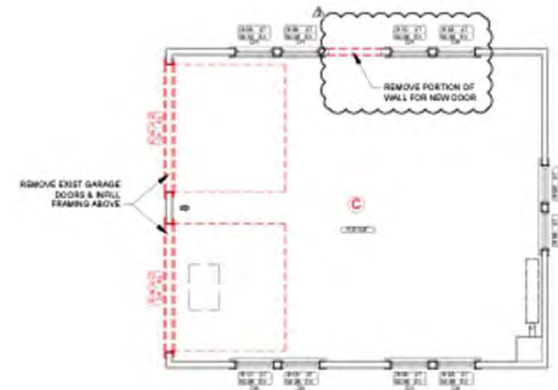
4 GARAGE PLAN - MECH/ELECTRICAL
18' x 11'-0"



3 GARAGE PLAN - ROOF
18' x 11'-0"



2 GARAGE PLAN - ARCHITECTURAL
18' x 11'-0"



1 GARAGE PLAN - DEMOLITION
18' x 11'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
 1428 GRACE AVE
 WOODBROOK, OH 45137

NO.	DATE	DESCRIPTION
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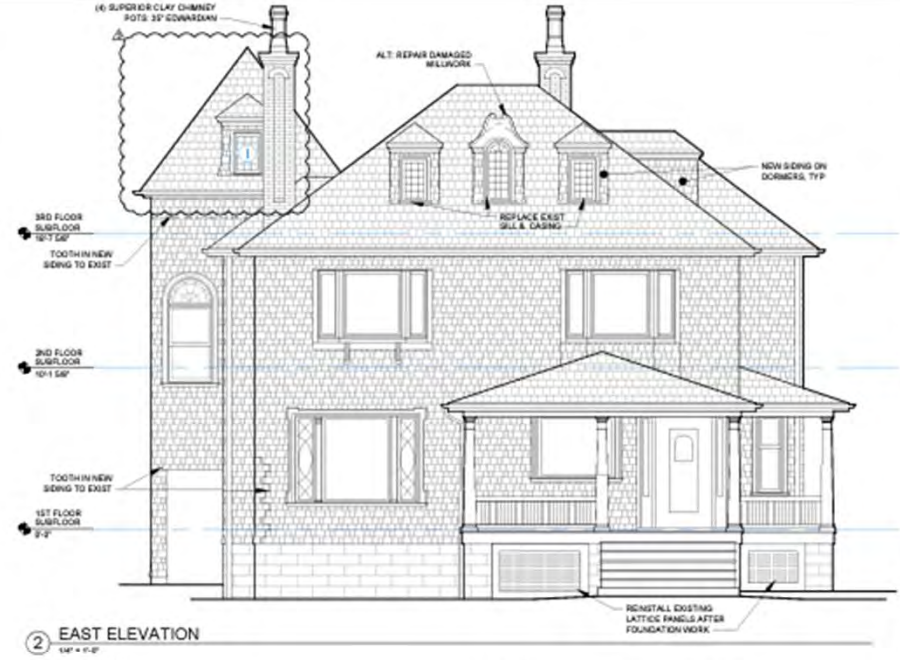
GARAGE PLANS

A-151



Docket No. 02-05-24 (1428 Grace)

MATERIAL LEGEND				
HATCH	DESCRIPTION	MFR	COLOR	NOTES
	CEDAR SHINGLES		NATURAL	5 1/2" EXPOSURE, STRAIGHT COUSING
	CEDAR SHAKE SIDING			SHEATH PATCHWORK PLUMB, MATCH EXISTING SIZE & PATTERN
	4" STONE VENEER			MATCH EXISTING COLOR, MATCH EXISTING SIZE & PATTERN
	WOOD LATTICE			SHEATH CRISPEY WHITE, MATCH EXISTING



PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESS/ERB RESIDENCE
1428 GRACE AVE.
LAKESIDE, OH 44130

MFR	DATE	DESCRIPTION
CONCEPT	10/15/2023	CONCEPT
SCHEMATIC	11/15/2023	SCHEMATIC DEVELOPMENT
PERMIT	01/15/2024	PERMIT APPLICATION
CONTRACT	02/15/2024	CONTRACT ADMINISTRATION
CONSTRUCTION	03/15/2024	CONSTRUCTION ADMINISTRATION
FINAL	04/15/2024	FINAL AS-BUILT DRAWINGS
ARCHITECT		JAMES PAUL ARCHITECTURE

EXTERIOR ELEVATIONS - HOUSE

A-202



Docket No. 02-05-24 (1428 Grace)



1428 Grace Ave
Lakewood, OH 44122

MATERIAL LEGEND				
HATCH	DESCRIPTION	MFR	COLOR	NOTES
	CEDAR SHINGLES		NATURAL	5 1/2" EXPOSURE, STRAIGHT COURSING
	CEDAR SHAKE SIDING		BRICKZ PATCHWORK PLAINS	MATCH EXISTING SIZ & PATTERN
	4" STONE VENEER		MATCH EXISTING COLOR	MATCH EXISTING SIZ & PATTERN
	WOOD LATH		BRICKZ DREAMY WHITE	MATCH EXISTING

PRELIMINARY
NOT FOR
CONSTRUCTION

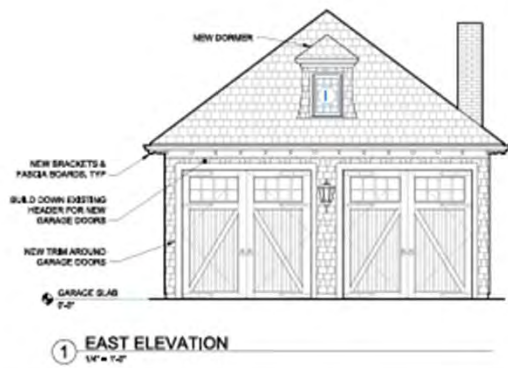
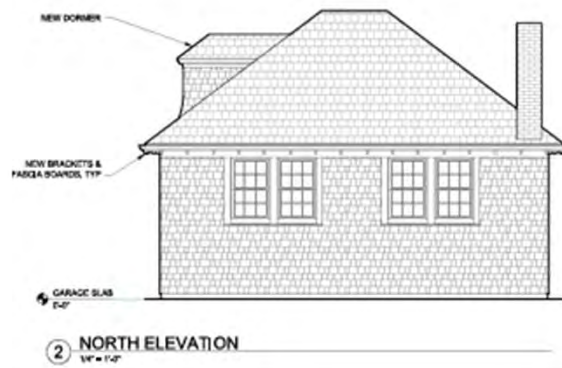
RENOVATION FOR:
ESSI/ERB RESIDENCE

1428 GRACE AVE
LAKWOOD, OH 44122

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EXTERIOR ELEVATIONS - GARAGE

A-203



Docket No. 02-05-24 (1428 Grace)





1428 Grace Ave
Lakewood, OH 44122
781-333-1111

AMST PLAN PREPARED AND/OR
DESIGNED BY
JAMES@AMSTCONSTRUCTION.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

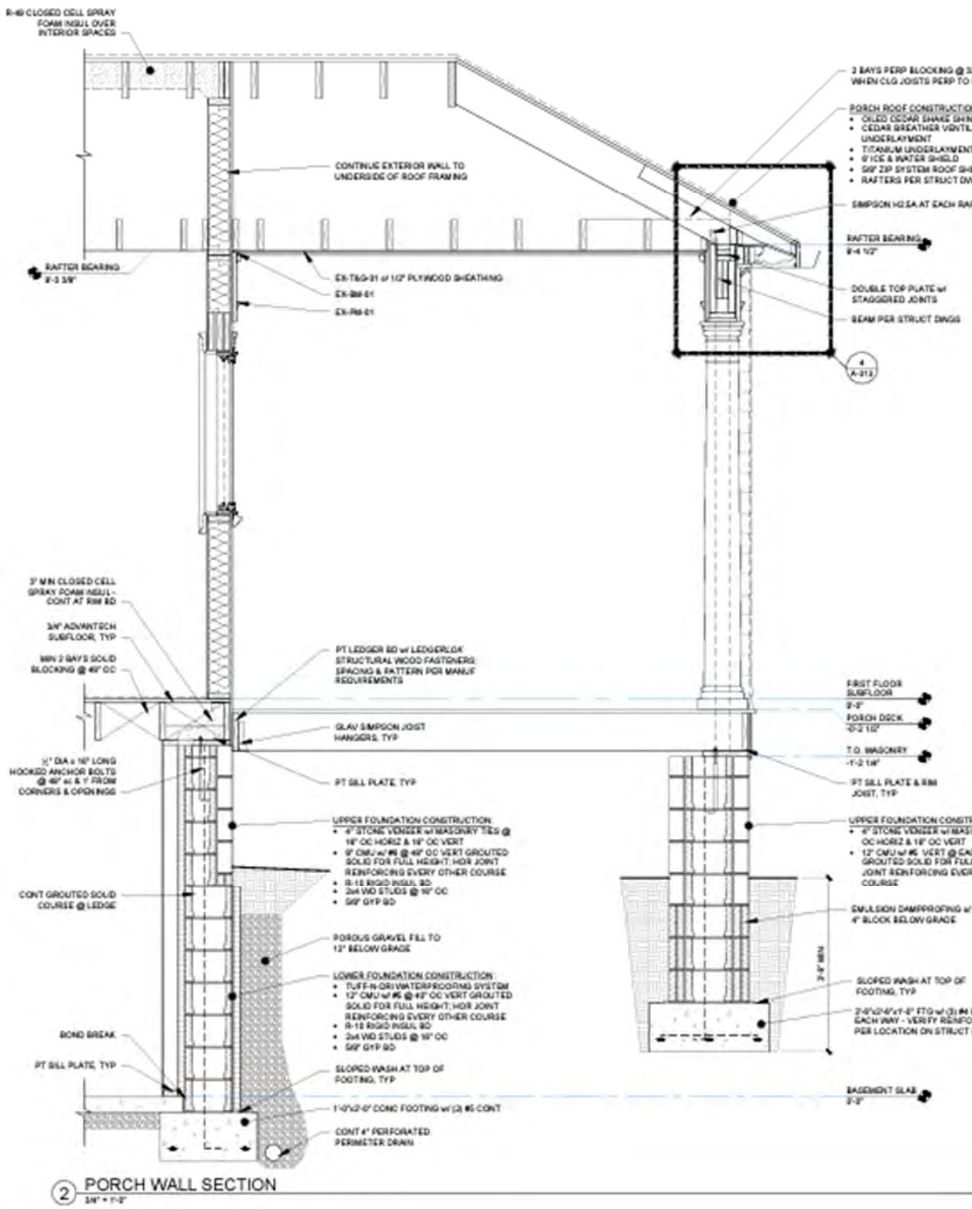
REVISION FOR:
ESSI/ERB RESIDENCE

1428 GRACE AVE
LAKWOOD, OH 44122

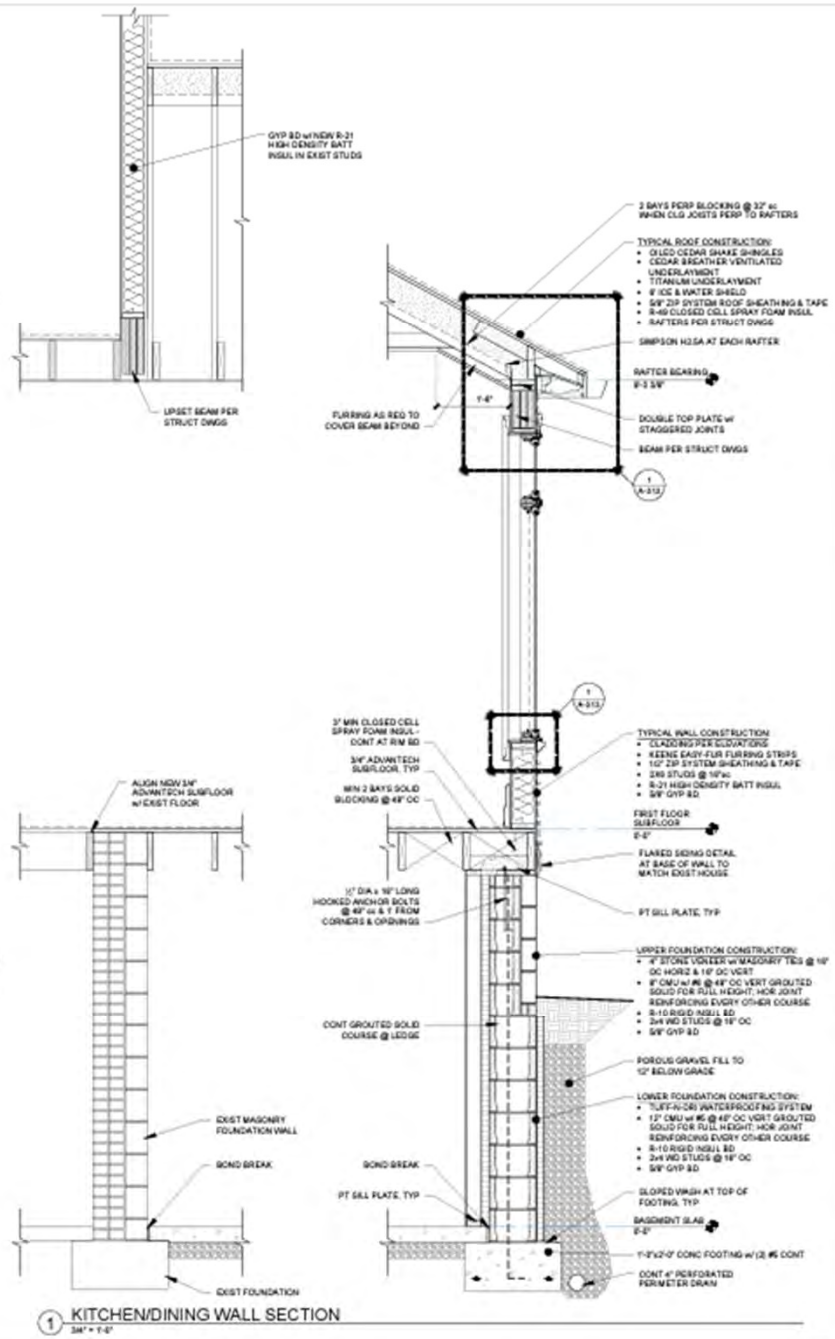
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WALL SECTIONS

A-301



2 PORCH WALL SECTION
34' x 1'-2"



1 KITCHEN/DINING WALL SECTION
34' x 1'-2"



Docket No. 02-05-24 (1428 Grace)



Andrew Paul, Registered Architect
License No. 14853, State of Ohio

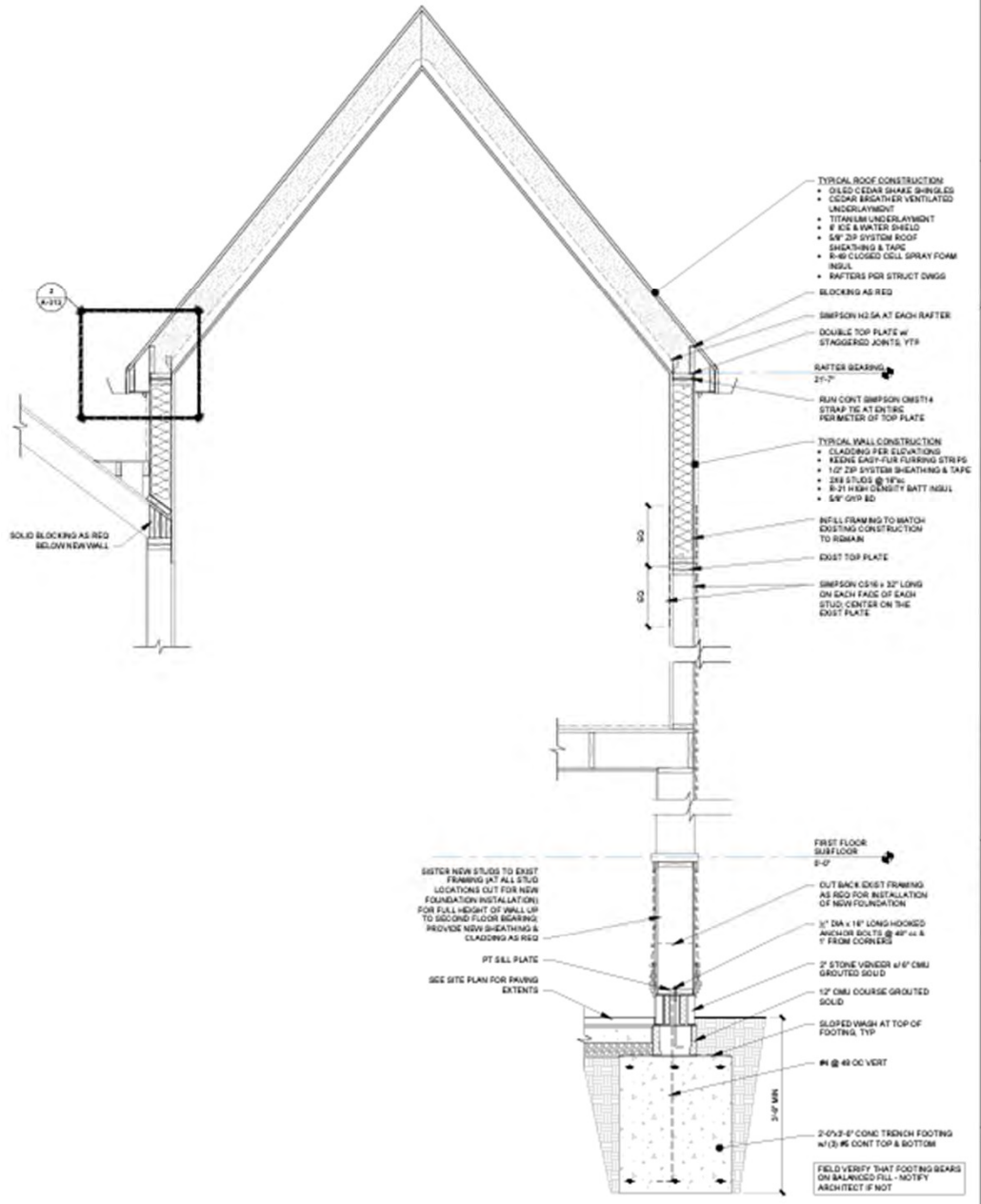
PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKESWOOD, OH 44127

NO.	DATE	DESCRIPTION
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WALL SECTIONS

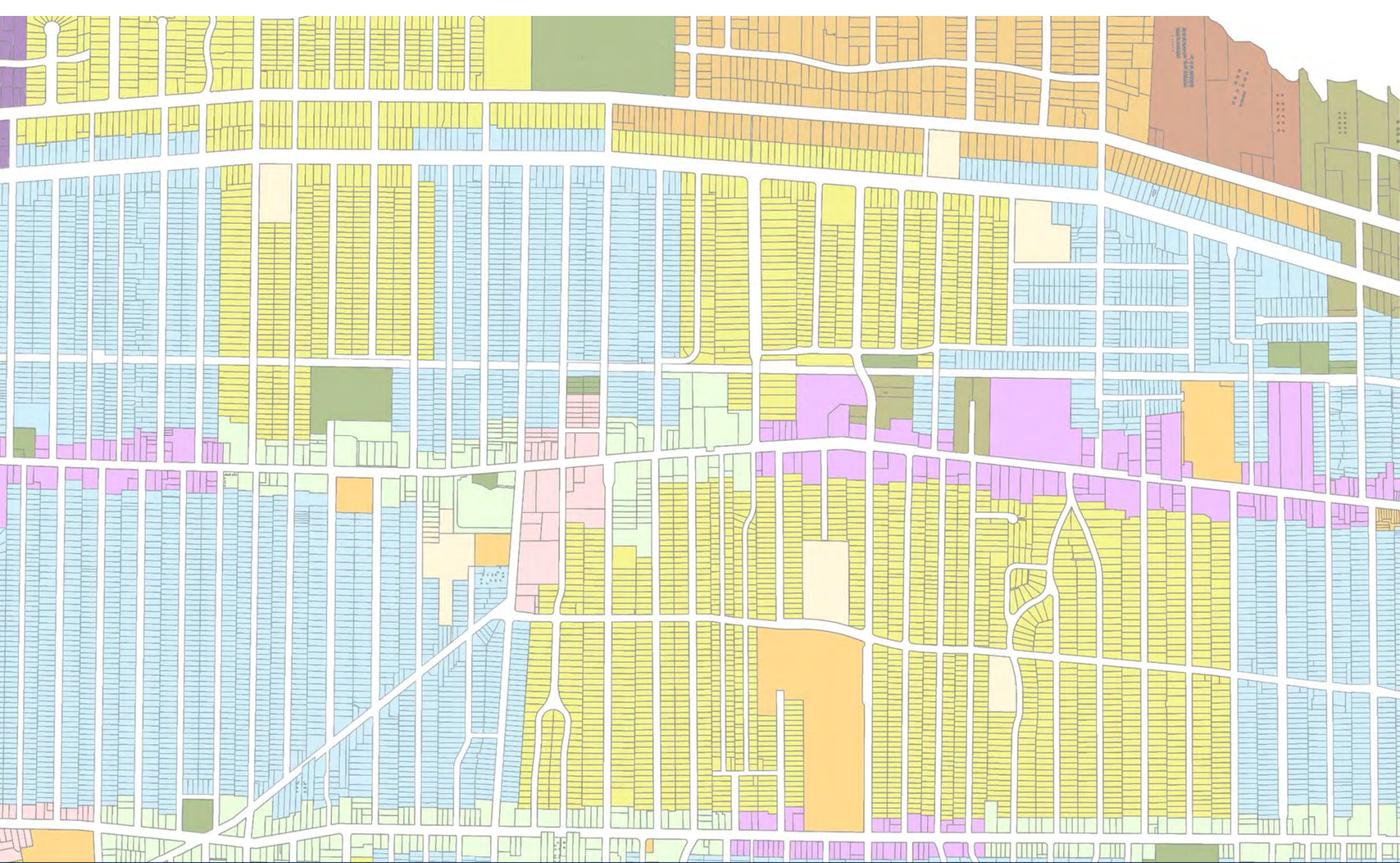
A-302



1 TOWER WALL SECTION
3/4" = 1'-0"



Docket No. 02-05-24 (1428 Grace)



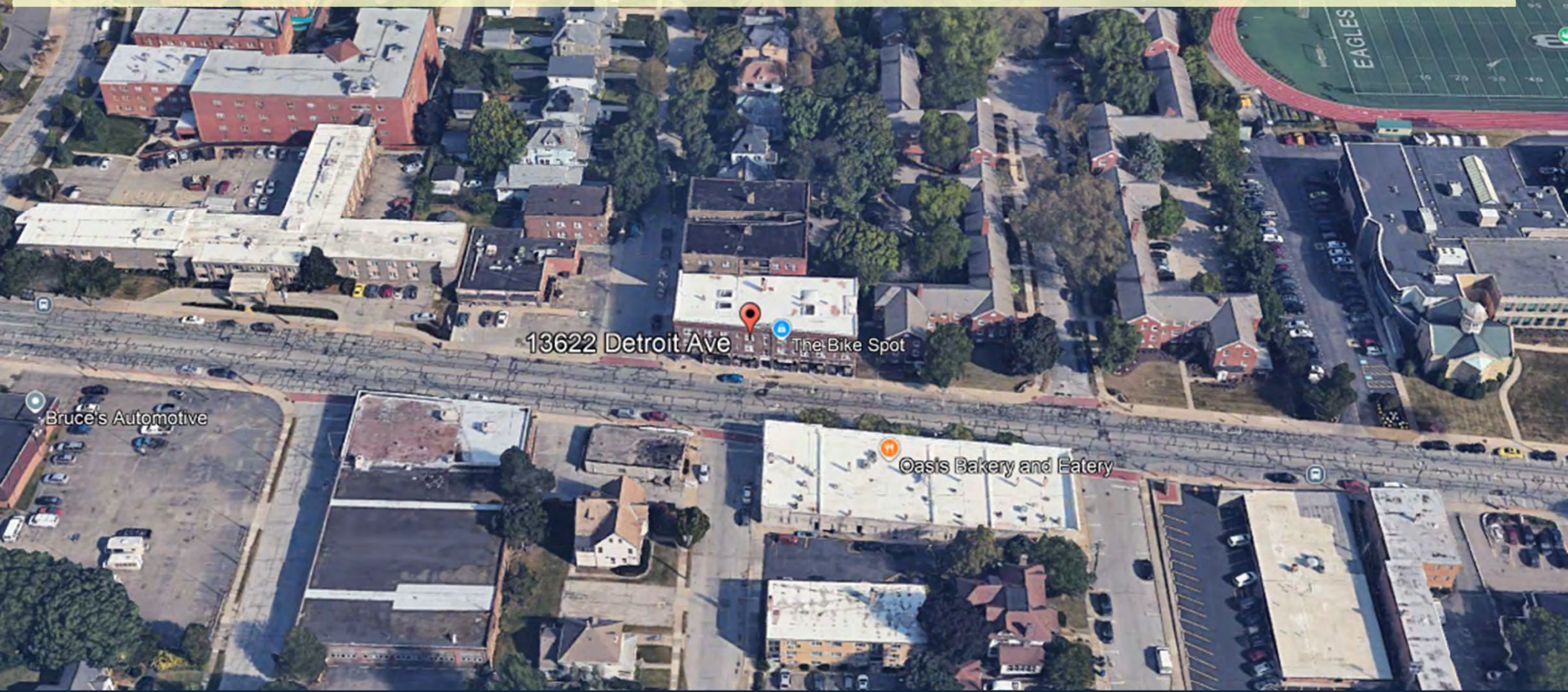
Architectural Board of Review

Sign Review – October 2024

Applicant proposes new wall sign.

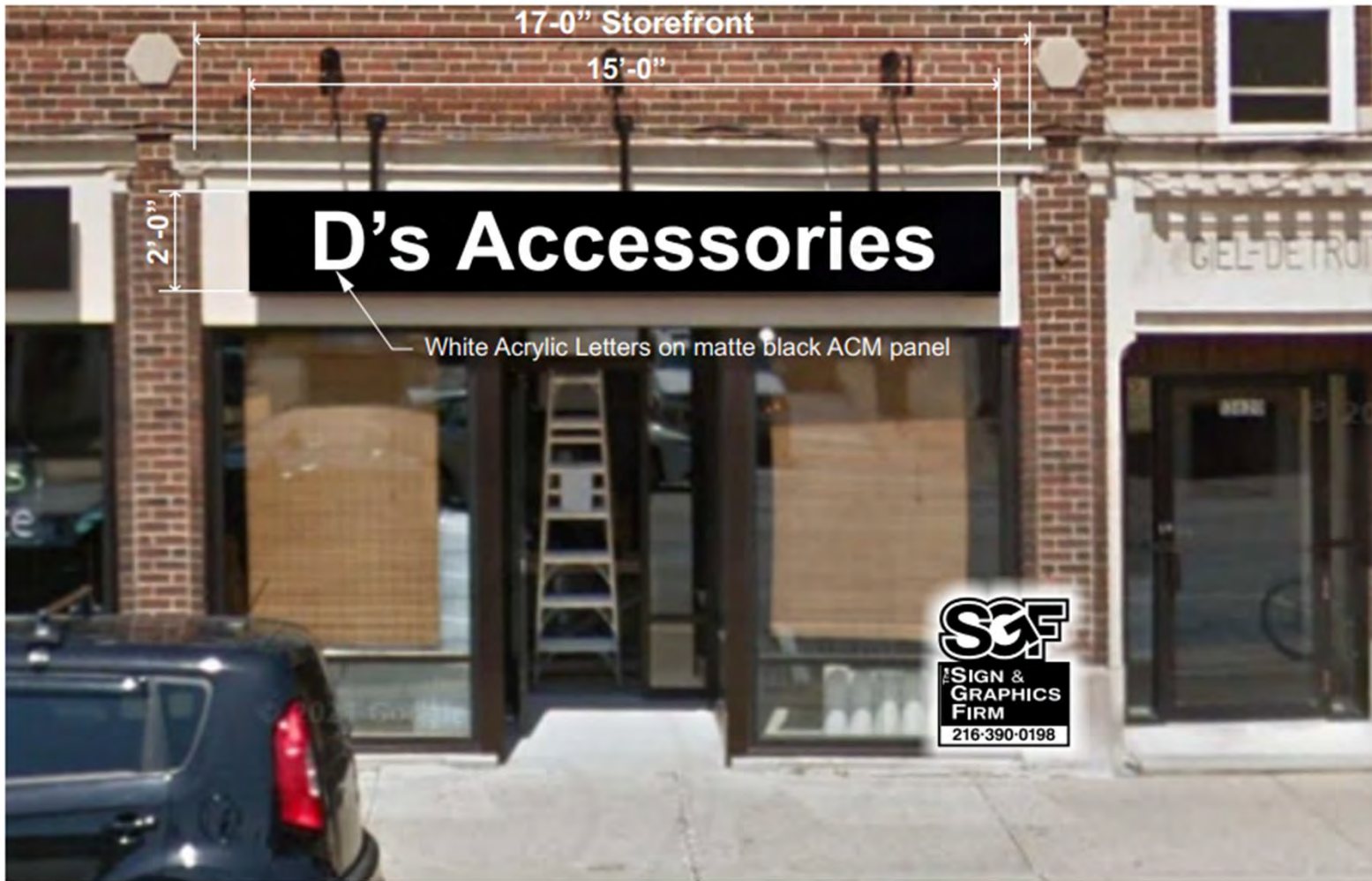
City Notes:

- ❑ Applicant proposes new wall sign (30 sq ft)
- ❑ Allowed square footage 25.5 sq ft
- ❑ Adjacent storefront is also 30 sq ft. (Bike Spot)
- ❑ **Total proposed square footage: 30 sq ft**



Docket No. 10-86-24 (13622 Detroit)

New Signage – D's Accessories
Steven Foster



PROPOSED DIMENSIONAL ACRYLIC LETTERS SIGN

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NOTE: Renderings are approximate representations of final production.

1
8-30-24

ADDRESS:
13622 Detroit Ave.
Lakewood, OH 44107

BUSINESS NAME:
D's Accessories

Steven Foster
216.390.0198
sgfooster09@gmail.com

THE SIGN & GRAPHICS FIRM



Docket No. 10-86-24 (13622 Detroit)



Docket No. 10-86-24 (13622 Detroit)



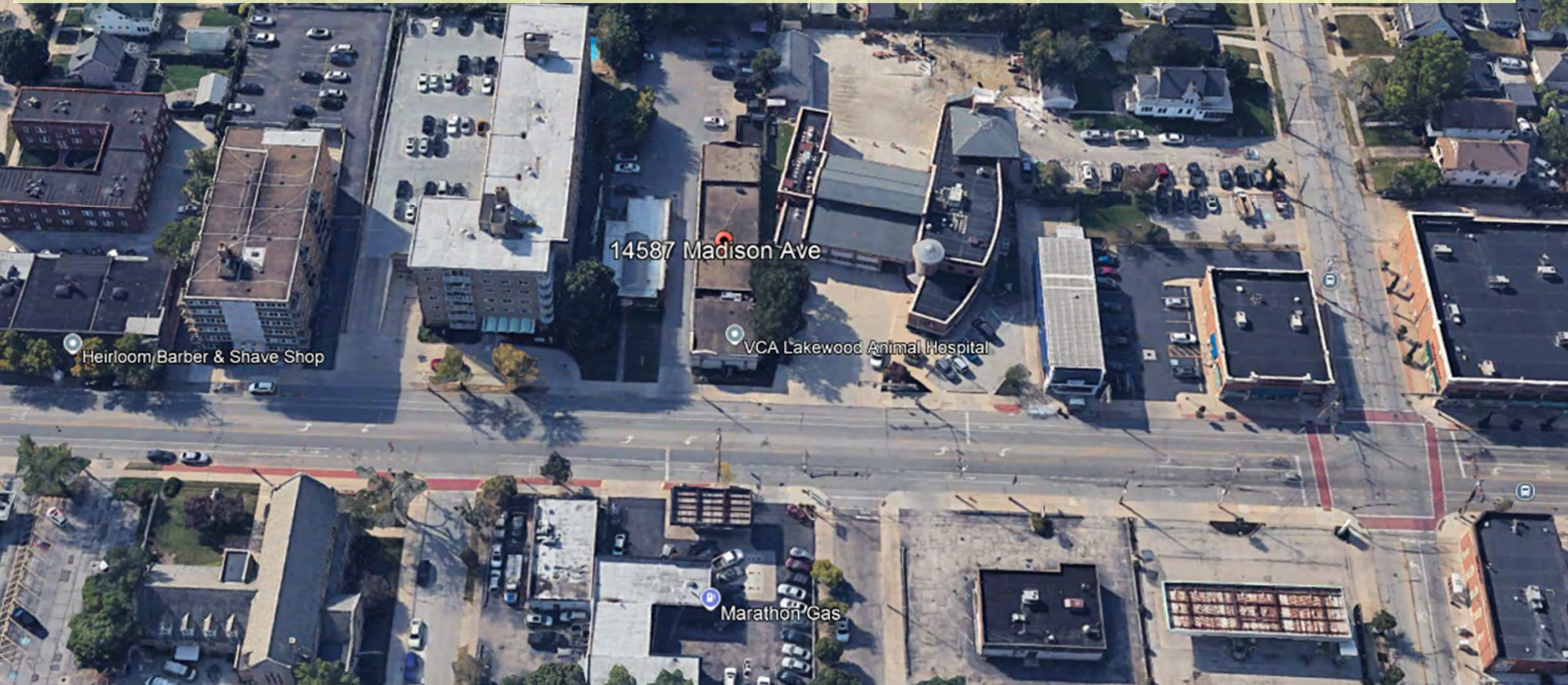


Docket No. 10-86-24 (13622 Detroit)

Applicant proposes sign replacements.

City Notes:

- ❑ Applicant proposes replacement of monument sign (29 sq ft), 2 wall signs (36 sq ft x2), awning sign (45 sq ft) and, parking signs (2.25 sq ft x3, not included in measurements)
- ❑ Allowed square footage 55.5 sq ft
- ❑ **Total proposed square footage: 120.89 sq ft**



Docket No. 10-87-24 (14587 Madison)
Sign Replacements – VCA Lakewood Animal Hospital
Ambyr Shannon



Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107



1 VICINITY MAP
SCALE: NTS



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Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
**VCA#4080 Lakewood
Animal Hospital**

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)



ELECTRIC SIGN

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.

CONSTRUCTION APPROVALS

Acc. Mgr: _____ Date: _____

Design: _____ Date: _____

Mtg/QC: _____ Date: _____

Page: **1** of **12**

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Docket No. 10-87-24 (14587 Madison)



SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	MONUMENT SIGN	28.33
B	WALL SIGNS (2)	36.00
C	AWNING SIGN	20.56
D	PARKING SIGNS	3.00

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Reg. No.:

Revision History:
**R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)**



1 PLOT PLAN
APPROX. SCALE: 1" = 30'-0"

UL ELECTRIC SIGN

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CONSTRUCTION APPROVALS
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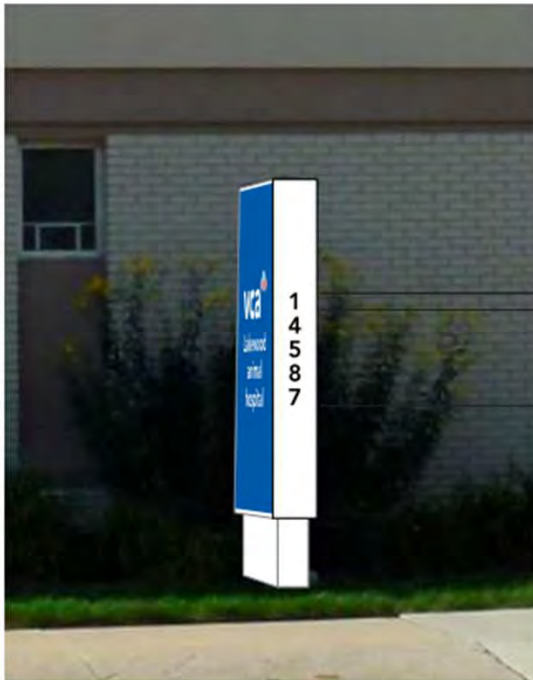
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Docket No. 10-87-24 (14587 Madison)



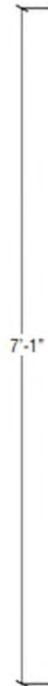
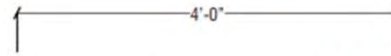
1 EXISTING MONUMENT SIGN
SCALE: NTS



2 PROPOSED MONUMENT SIGN
APPROX. SCALE: 3/8" = 1'-0"

INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING MONUMENT SIGN FACES AND REPLACE WITH NEW.
2. PAINT CABINET, RETAINER, & BASE WHITE. RETROFIT TO WHITE LED ILLUMINATION.
3. INSTALL 1/2" DEEP FCO ADDRESS NUMERALS TO STREET END OF MONUMENT.



3 PROPOSED REFACE & RETROFIT OF EXISTING DOUBLE-FACED MONUMENT SIGN
APPROX. SCALE: 3/4" = 1'-0"



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AS NOTED 3.50

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22-06-8521-01

Reg. No.:

Revision History:
**R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)**



ELECTRIC SIGN
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CONSTRUCTION APPROVALS

Acct. Mgr. Date:

Design: Date:

Mfg/QC: Date:

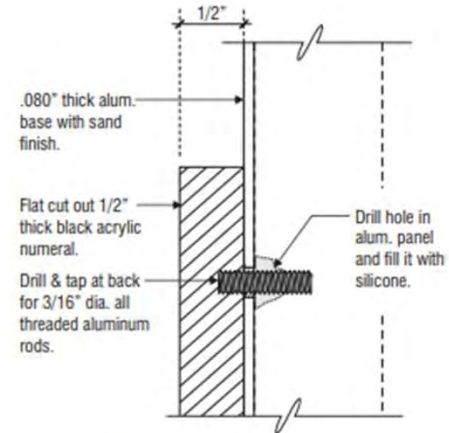
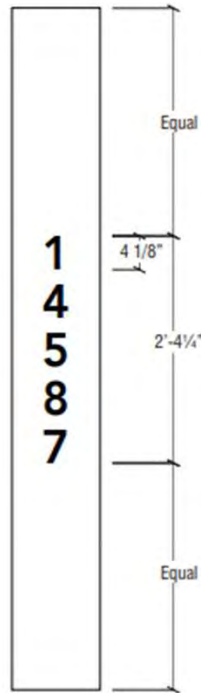
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Docket No. 10-87-24 (14587 Madison)



2 LETTER / ADDRESS SECTION DETAIL
SCALE: 1:2 (HALF SIZE)

COLOR SCHEDULE	
	WHITE LEXAN FACE & PAINT
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH



3 PRINT TO MATCH COLORS
SCALE: NTS

A SIGN ELEVATION / REFACE AND RETROFIT EXISTING MONUMENT 28.33 SQ FT
QUANTITY: TWO (2) FACES SCALE: 3/4" = 1'-0"

1 STREET END VIEW
SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** EXISTING ALUMINUM CABINET TO BE PAINTED WHITE
- FACES:** WHITE LEXAN WITH FIRST SURFACE 3M VINYL GRAPHICS
- COPY:** 3M 3630-167 BRIGHT BLUE VINYL OVERLAY, WEEDED OUT TO SHOW THRU WHITE WITH 3M CLEAR PROTECTIVE LAMINATE OVER ENTIRE FACE
- LOGO:** 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH CLEAR 3M PROTECTIVE LAMINATE
- RETAINERS:** EXISTING 1" ALUMINUM TO BE PAINTED WHITE
- ILLUMINATION:** RETROFIT WITH PRINCIPAL LED TAP OUT STIKS & USE EXISTING SOCKETS WITH NEW NEW POWER SUPPLIES
- ADDRESS #S:** 1/2" BLACK ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
- BASE:** EXISTING TO BE PAINTED WHITE
- NOTE:** DIMENSIONS OKAY PER JOB CHECK



Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update (1.50)
R1 7/21/22 pl rev. plan (1.50)

UL ELECTRIC SIGN

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.

*** CONSTRUCTION APPROVALS ***
Acct. Mgr: _____ Date: _____
Design: _____ Date: _____
Mfg/QC: _____ Date: _____

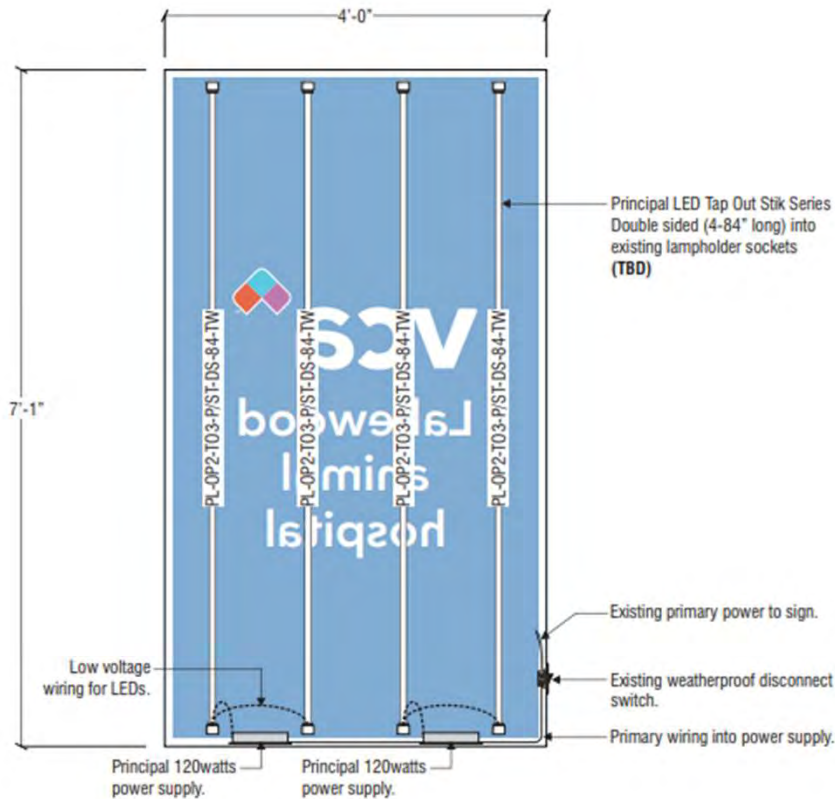
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Docket No. 10-87-24 (14587 Madison)



4 RETROFIT DETAIL
SCALE: 3/4" = 1'-0"

Note: The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Note to All Contractors

120 Sign Voltage

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. All wall penetrations to be sealed with UL Listed silicone sealant.

PARTS REMOVED

- (4) FLUORESCENT LAMPS
- (2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

- (4) PRINCIPAL LED 84" DOUBLE SIDED TAP OUT STIK @ 42.24 WATT EA (168.96 WATTS TOTAL)
 - (2) PRINCIPAL 120W POWER SUPPLY @ 2.2 AMPS EACH
- TOTAL LOAD: 4.4 AMPS AT 120 VOLTS**
ONE (1) 20 AMP-120V DEDICATED CIRCUIT REQUIRED

KIT PARTS

- (4) PRINCIPAL LED STIKS (UL #E341517) PL-OP2-T03-P/ST-DS-84-TW
- (2) PRINCIPAL 120W POWER SUPPLY P-OH120-12-PL (UL #E341517)
- (8) CLASS II WIRING

Markings for installation instructions

WARNINGS

Risk of fire or electrical shock. LED Retrofit Kit Installation requires knowledge of sign electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.

Risk of fire or electrical shock. Install this kit only in host signs that have been identified in the installation instructions and where the input rating of the retrofit kit does not exceed the input rating of the sign.

Risk of fire or electrical shock. Installation of this LED retrofit kit may involve drilling or punching of holes into the structure of the sign. Check for enclosed wiring and components to avoid damage to wiring and electrical parts.

Installer should examine all parts that are not intended to be replaced by the retrofit kit for damage and replace any damaged parts prior to installation of the retrofit kit.

To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

Installers should not disconnect existing wires from lampholder terminals to make new connections at lampholder terminals. Instead installers should cut existing lampholder leads away from the lampholder and make new electrical connections to lampholder lead wires by employing applicable connectors.

Note: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

Repair and seal any unused openings in the electrical enclosure. Openings greater than 12.7 mm (1/2 in) diameter require a metal patch secured by screws or rivets and caulked with non-hardening caulk. Smaller openings may be sealed with non-hardening caulk.

Warning: To avoid potential fire or shock hazard, do not use this retrofit kit with existing shunted bi-pin lampholders in the host sign. Note: Shunted lampholders are found only in fluorescent signs with Instant-Start ballasts. Instant-start ballasts can be identified by the words "Instant Start" or "I.S." marked on the ballast. This designation may be in the form of a statement pertaining to the ballast itself, or may be combined with the marking for the lamps with which the ballast is intended to be used, for example F40T12/IS. For more information, contact the LED retrofit kit manufacturer.

"This sign has been modified to operate LED lamps. Do not attempt to install or operate *lamps in this sign" shall be marked on the retrofitted sign where readily visible by the user during normal maintenance including relamping. * shall be replaced by the original illumination type such as "fluorescent," "HID," etc. This marking shall be provided on a separate permanent label that is intended to remain in the applied position for the lifetime of the sign under conditions of normal use.

EASY RETROFIT ASSEMBLY

Note: Do not insert Stik into existing sockets until ballast has been disconnected from mains and removed.



1. Turn off power from main lines.



2. Cut power and secondary lines to the existing ballast and remove.



3. Remove old fluorescent lamps from existing lamp sockets.



4. Insert Stik into lamp socket. See depth chart to determine LED direction. Depth Chart can be found at P-LED.com



5. Using UL listed 12-18 gauge hook-up wire, connect gray wire (+) and white wire (-) to the 12V power unit using wire nuts.



6. Connect hook-up wire to the secondary output of the 12VDC Power Supply.

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Address:
**14587 Madison Ave
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Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
**R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)**

RETROFIT SIGN CONVERSION LED KIT

FOR USE ONLY IN ACCORDANCE WITH KIT INSTRUCTIONS

SEE INSTALLATION INSTRUCTIONS FOR A LIST OF PARTS THAT FORM THE COMPLETE KIT

CONSTRUCTION APPROVALS

Acc. Mgr: _____ Date: _____

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Page: **5** of **12**

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Docket No. 10-87-24 (14587 Madison)



1 EXISTING WALL SIGN
SCALE: NTS

INSTALLATION (SCOPE OF WORK)
REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
SCALE: 3/16" = 1'-0"

B1

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Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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.

CONSTRUCTION APPROVAL
Acct. Mgr: _____ Date: _____

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Docket No. 10-87-24 (14587 Madison)



1 EXISTING WALL SIGN
SCALE: NTS

INSTALLATION (SCOPE OF WORK)
REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
SCALE: 1/4" = 1'-0"

B2

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Docket No. 10-87-24 (14587 Madison)



B1 SIGN ELEVATION / SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN 36 SQ FT
B2 QUANTITY: TWO (2) NEW SIGNS REQUIRED SCALE: 3/4" = 1'-0"

1 SIDE VIEW SCALE: 3/4" = 1'-0"

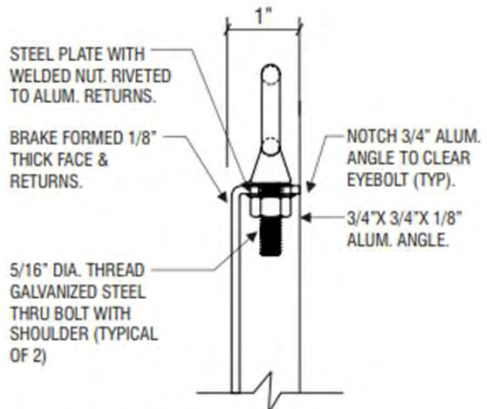
SPECIFICATIONS:

BACKGROUND: BRAKE FORM TOP & BOTTOM 1" DEEP ALUMINUM WITH WELDED END CAPS PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
COPY: 1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
LOGO: 1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL & TAPPED FOR STUD MOUNT
RETURNS: 1" DEEP ALUMINUM PAINTED TO MATCH PMS 2945 C WITH CLEAR COAT
ILLUMINATION: NON-ILLUMINATED
NOTE: DIMENSIONS OK PER JOB CHECK

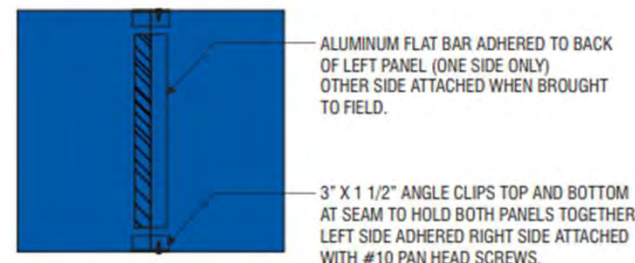
COLOR SCHEDULE	
	WHITE ACRYLIC
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
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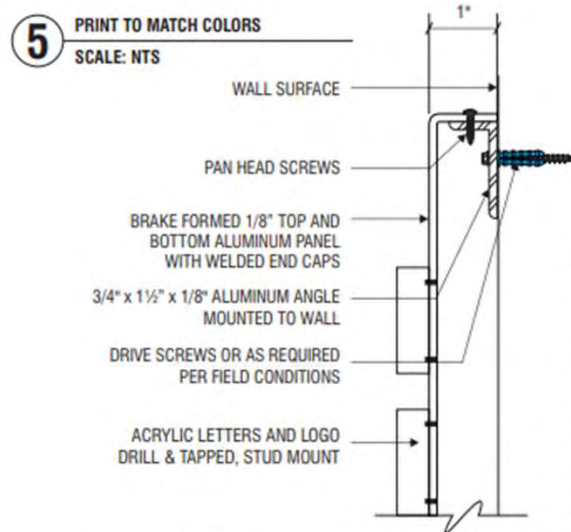
NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH



4 PICK SECTION DETAIL SCALE: HALF SIZE



3 DETAIL AT SEAM SCALE: NTS



2 SECTION DETAIL SCALE: HALF SIZE

5 PRINT TO MATCH COLORS SCALE: NTS

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R1 7/21/22 pl rev. plan (1.50)**

UL ELECTRIC SIGN
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* CONSTRUCTION APPROVALS -
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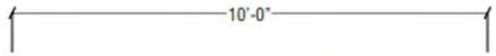


Docket No. 10-87-24 (14587 Madison)



1 EXISTING AWNING SIGN
SCALE: NTS

INSTALLATION (SCOPE OF WORK)
 1. REMOVE EXISTING AWNING.
 2. RE-SKIN TO SUNBRELLA PACIFIC BLUE AWNING MATERIAL



2 PROPOSED AWNING RECOVER
APPROX. SCALE: 3/8" = 1'-0"



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**R0 6/06/22 FM Branding Update
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R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

C SIGN ELEVATION / AWNING RECOVERING 20.56 SQ FT
 QUANTITY: ONE (1) NEW AWNING COVERING SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

FRAME: EXISTING TO REMAIN AS IS
 AWNING: RE-SKIN WITH SUNBRELLA PACIFIC BLUE AWNING MATERIAL
 COPY: WHITE VINYL
 LOGO: 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE
 FRAMEWORK: EXISTING FRAMEWORK TO REMAIN AS IS
 ILLUMINATION: NON-ILLUMINATED

NOTE: DIMENSIONS OKAY PER JOB CHECK

1 SIDE VIEW SCALE: 3/4" = 1'-0"

COLOR SCHEDULE	
	WHITE VINYL
	SUNBRELLA PACIFIC BLUE TO MATCH PMS 2945 C
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH



2 PRINT TO MATCH COLORS SCALE: NTS

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
 Acc. Mgr: _____ Date: _____

Design: _____ Date: _____
 Mfg/QC: _____ Date: _____

Page: 10 of 12

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Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING FENCE MOUNTED PARKING SIGN.
2. MANUFACTURE AND INSTALL (3) NEW S/F NON-ILLUMINATED PARKING SIGNS



2 PROPOSED PARKING SIGNS
APPROX. SCALE: 3" = 1'-0"

D1 D2 D3



1 EXISTING PARKING SIGNS
SCALE: NTS



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

UL ELECTRIC SIGN

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.

CONSTRUCTION APPROVALS

Acc. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/OC: _____ Date: _____

Page: **11** of **12**

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Docket No. 10-87-24 (14587 Madison)



EXISTING CHAIN LINK FENCE.

1/4" DIA. GALV. STEEL THRU BOLT (TYP).
2" X 16" X 1/8" ALUM. FLAT BAR

1 SIDE VIEW
SCALE: 3" = 1'-0"



2 PRINT TO MATCH COLORS
SCALE: NTS

COLOR SCHEDULE	
	ALUM PAINT WHITE
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	DIGITAL PRINT TO MATCH PMS 637C (DW36487382X)
	DIGITAL PRINT TO MATCH PMS 2351C (DW36489529X)
	DIGITAL PRINT TO MATCH PMS 7416C (DW36483107X)

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH

D1 D2 D3 SIGN ELEVATION / SINGLE FACE PANEL MOUNTED ON CHAIN LINK FENCE 3 SQ FT
QUANTITY: THREE (3) NEW SIGN PANELS SCALE: 3" = 1'-0"

SPECIFICATIONS:

FACES: PRE-FINISHED WHITE .080 ALUMINUM WITH 3M # 3630-167 BRIGHT BLUE VINYL & 3M CLEAR PROTECTIVE LAMINATE
COPY: WEEDED OUT TO SHOW THRU WHITE
LOGO COLORS: VINYL WITH DIGITAL PRINT TO MATCH WITH 3M CLEAR PROTECTIVE LAMINATE
ILLUMINATION: NON-ILLUMINATED
MOUNTING: GALVANIZED STEEL THRU BOLT WITH ALUMINUM FLAT BARS BEHIND CHAIN LINK FENCE

NOTE: DIMENSIONS OKAY PER JOB CHECK

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood
Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)



ELECTRIC SIGN
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.

CONSTRUCTION APPROVALS
Acc. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/OC: _____ Date: _____

Page: 12 of 12

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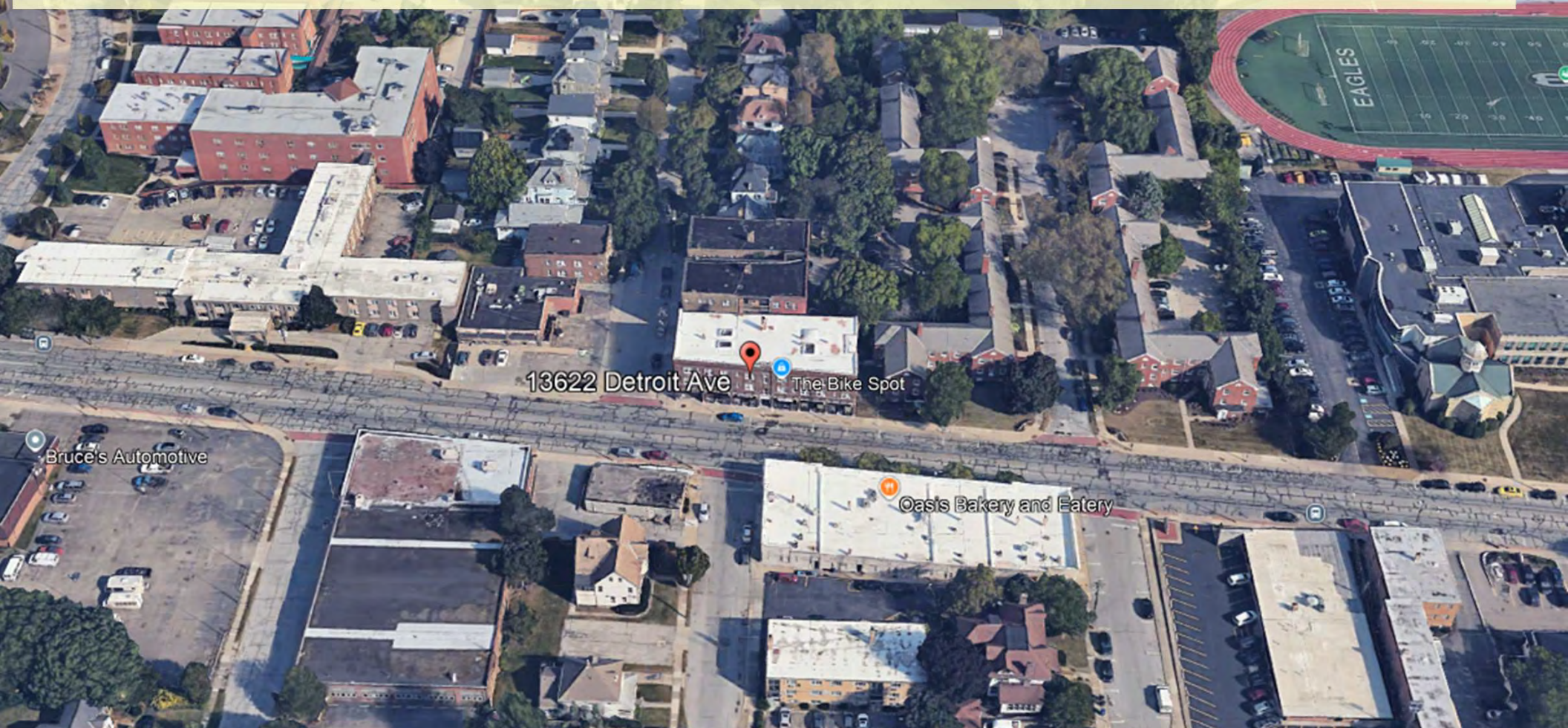


Docket No. 10-87-24 (14587 Madison)

Applicant proposes new awning sign.

City Notes:

- Applicant proposes new awning sign (19.67 sq ft) and window signage (4 sq ft)
- Allowed square footage 27 sq ft
- Total proposed square footage: 23.67 sq ft



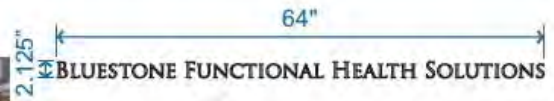
Docket No. 10-88-24 (17409 Detroit)

New Signage – Bluestone FHS Steven Foster

BEFORE



AFTER



EAST WINDOW DECAL

(NTS)



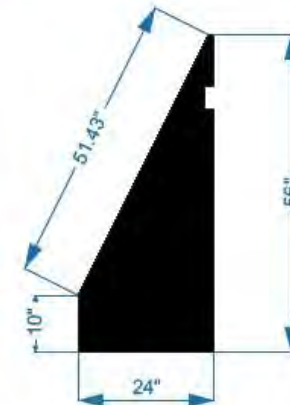
WEST WINDOW DECAL

(NTS)



FRONT DOOR DECAL

(NTS)



PROPOSED RECOVER EXISTING AWNING

(Dimensions are approximate only)

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

1
10-2-24

ADDRESS:
17409 Detroit Rd,
Lakewood, OH 44107

BUSINESS NAME:
Bluestone Functional
Health Solutions

Steven Foster
216.390.0198
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM

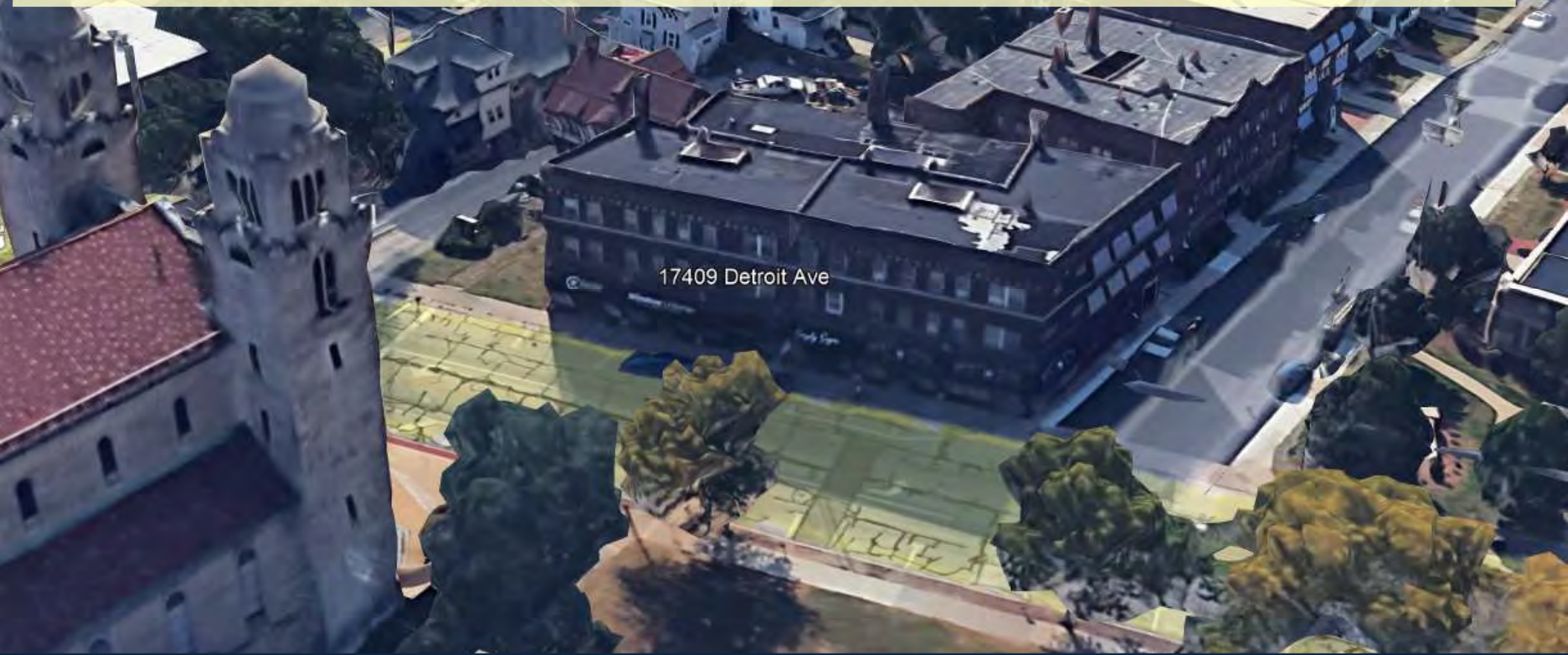


Docket No. 10-88-24 (17409 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes new monument sign (25 sq ft), free standing signs (4 sq ft x2), and wall signs (4 sq ft x3; 1 sq ft)
- Proposed 15 sq ft monument sign from Body Fit Training
- Allowed square footage 60 sq ft
- Total proposed square footage: 59 sq ft



Docket No. 10-89-24 (16400 Detroit)

**New Signage – Trinity Block
Monica Fletcher**



Job Location:

Trinity Block
16400 Detroit Road
Lakewood, OH 44107

Job Description:

Sign A - Monument Sign - Brady Signs To Design, Engineer, Manufacture And Install (1) New Double-Sided, Led Lit Multi-Tenant Ground Sign. Cabinet Build From Aluminum Extrusion With Flat Lexan Faces With Opaque Black Vinyl Graphics Applied. Main Id Cabinet Fabricated From Aluminum With Routed Push Thru Acrylic Letters And Logo. Address Numerals On Road Side Of Sign Fabricated From 1/4" Aluminum Sheet. Cabinet Setup For A Single Pole Saddle Mount Install.
54" x 75" = 28.13 sq ft

Property Wayfinding Signs

Sign B - Qty (1) Non-Illuminated 36" X 24" **Entrance Sign** Decorated With Flat Vinyl Graphics
36" x 24" = 6 sq ft

Sign C - Qty (1) Non-Illuminated 36" X 24" **Exit Sign** Decorated With Flat Vinyl Graphics
36" x 24" = 6 sq ft

Sign D - Qty (1) **Exit only** - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12" x 12" = 1 sq ft

Sign E - Qty (1) **Main Entry around back** - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12" x 12" = 1 sq ft

Sign F - Qty (1) **Main Entrance** - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12" x 12" = 1 sq ft

Sign G - Qty (1) Non-Illuminated 24" X 6" **Entrance Blade Sign** For Main Entrance
24" x 6" = 1 sq ft

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985

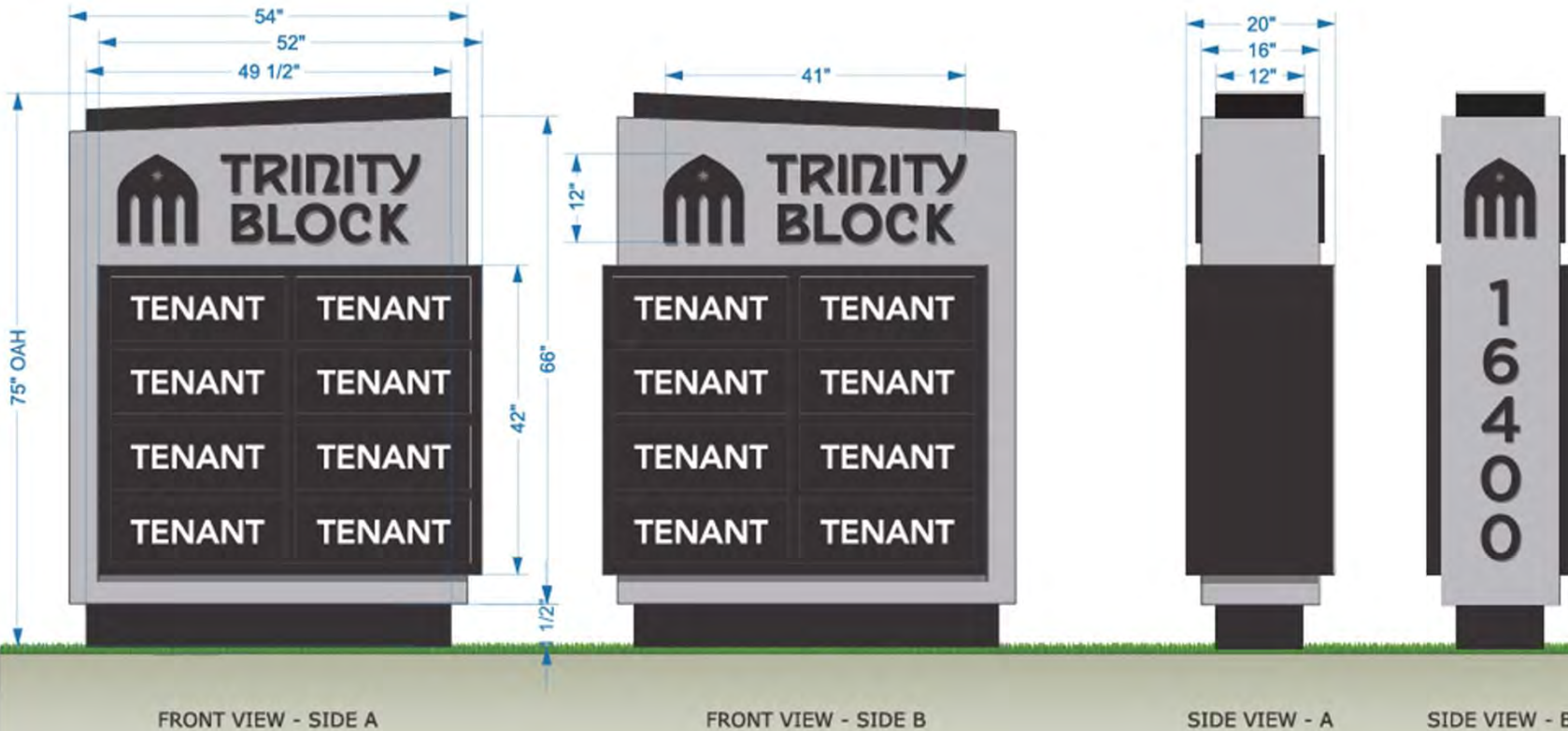
BRADYSIGNS.COM



Docket No. 10-89-24 (16400 Detroit)

MONUMENT SIGN

A



SIGN TYPE

Illuminated Monument

SCALE

3/4" = 1'-0"

COLOR PALLET

- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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BRADY SIGNS

1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.brady signs.com

Scope of Work

Double-sided low profile monument sign with internal LED illumination.
 Logo portion of cabinet build to be routed aluminum faces with 3/4" push thru acrylic. Opaque black vinyl applied to face to create halo effect.
 Multi-cabinet portion of build to be flat lexan faces with opaque black vinyl applied first surface.
 Address numerals and logo on road side of build to be non-illuminated and fabricated from 1/4" thick aluminum painted black.
 Cabinet build setup to saddle mount over a single pole structure.



Docket No. 10-89-24 (16400 Detroit)

MONUMENT SIGN

A



NIGHTTIME VIEW - SIDE A

SIGN TYPE

Illuminated Monument

SCALE

3/4" = 1'-0"

COLOR PALLET

- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

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www.brady signs.com



Docket No. 10-89-24 (16400 Detroit)

MONUMENT SIGN

A



EXISTING CONDITIONS

PROPOSED CONDITIONS:
 SCALE: 1/2" = 1'-0"
 APPROXIMATE PLACEMENT

SIGN TYPE
 Illuminated Monument

SCALE
 3/4" = 1'-0"

COLOR PALLET

- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE
 07/25/2024

FILENAME
 Dwg74103A

CUSTOMER / ADDRESS
 Trinity Block
 16400 Detroit Ave.
 Lakewood, OH

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

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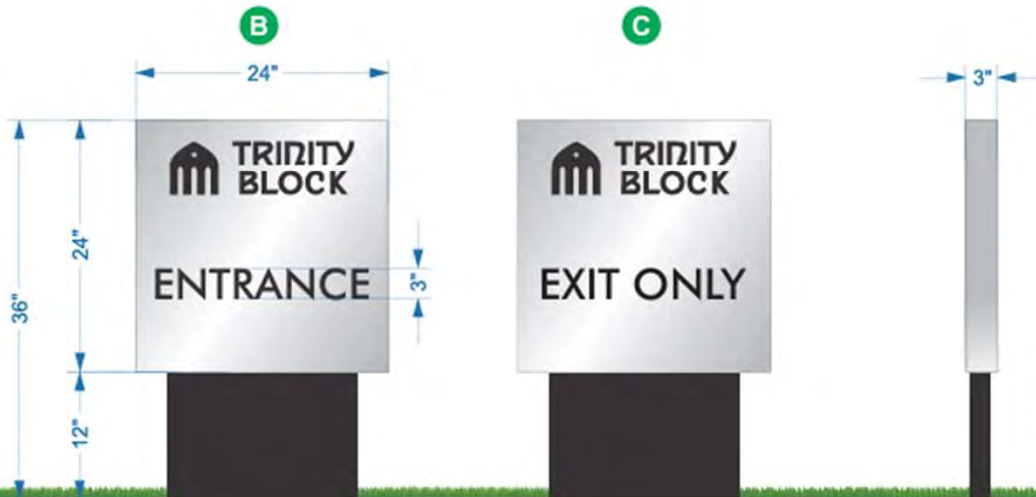


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 Sandusky, OH 44870
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 www.brady signs.com



Docket No. 10-89-24 (16400 Detroit)

ENTRY/EXIT SIGNS



Scope of Work

Double-sided non-illuminated post and panel signs.
 Panel to be painted Matthews Brushed aluminum with opaque black vinyl graphics applied.
 Pole skirt below to be painted satin black.
 Build to include a single aluminum square tube running through center of sign for direct bury into concrete footer.

SIGN TYPE

Post and Panel Signs

SCALE

1" = 1'

COLOR PALLET

- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
 16400 Detroit Ave.
 Lakewood, OH

CLIENT APPROVAL

Sign _____
 Print _____
 Title _____
 Date _____

Proud Member Of:



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Docket No. 10-89-24 (16400 Detroit)

ENTRY/EXIT SIGNS

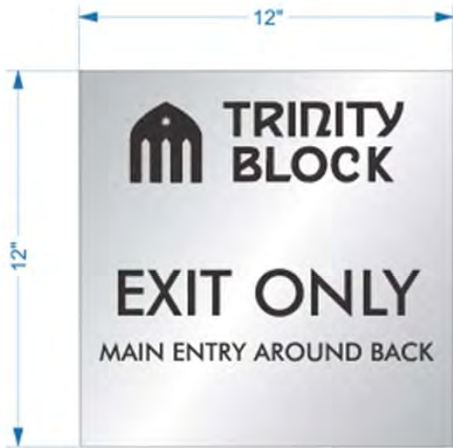


SIGN TYPE	Post and Panel Signs
SCALE	1" = 1'
COLOR PALLET	<ul style="list-style-type: none"> PAINT: BLACK PAINT: MP BRUSHED ALUM. VINYL: OPAQUE BLACK
DATE	07/25/2024
FILENAME	Dwg74103A
CUSTOMER / ADDRESS	Trinity Block 16400 Detroit Ave. Lakewood, OH
CLIENT APPROVAL	<p>Sign _____</p> <p>Print _____</p> <p>Title _____</p> <p>Date _____</p> <p>Proud Member Of:</p> <p>    </p> <p><small>ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.</small></p> <p>  BRADY SIGNS 1721 Hancock Street Sandusky, OH 44870 419-626-5112 www.brady signs.com </p>



Docket No. 10-89-24 (16400 Detroit)

BUILDING ENTRY SIGNS



D



E



F



G

SIGN TYPE

Panel Signs

SCALE

3" = 1'

COLOR PALLET

- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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**BRADY
SIGNS**

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Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Scope of Work

Fabricate and install (2) new 1/8" thick aluminum building panel signs at entrances on west and east sides of building. Panels to be painted Matthews Brushed aluminum with opaque black vinyl graphics attached. Projecting blade sign to be double sided 1" lip bent for mounting purposes to building (attachment detail pending).



Docket No. 10-89-24 (16400 Detroit)

BUILDING ENTRY SIGNS



SIGN TYPE
Panel Signs

SCALE
3" = 1'

COLOR PALLET
 PAINT: MP BRUSHED ALUM.
 VINYL: OPAQUE BLACK

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign _____
 Print _____
 Title _____
 Date _____

Proud Member Of:

WCA WORLD SIGN ASSOCIATES
 IAS International Association of Signage
 MSA SIGNAGE ASSOCIATES

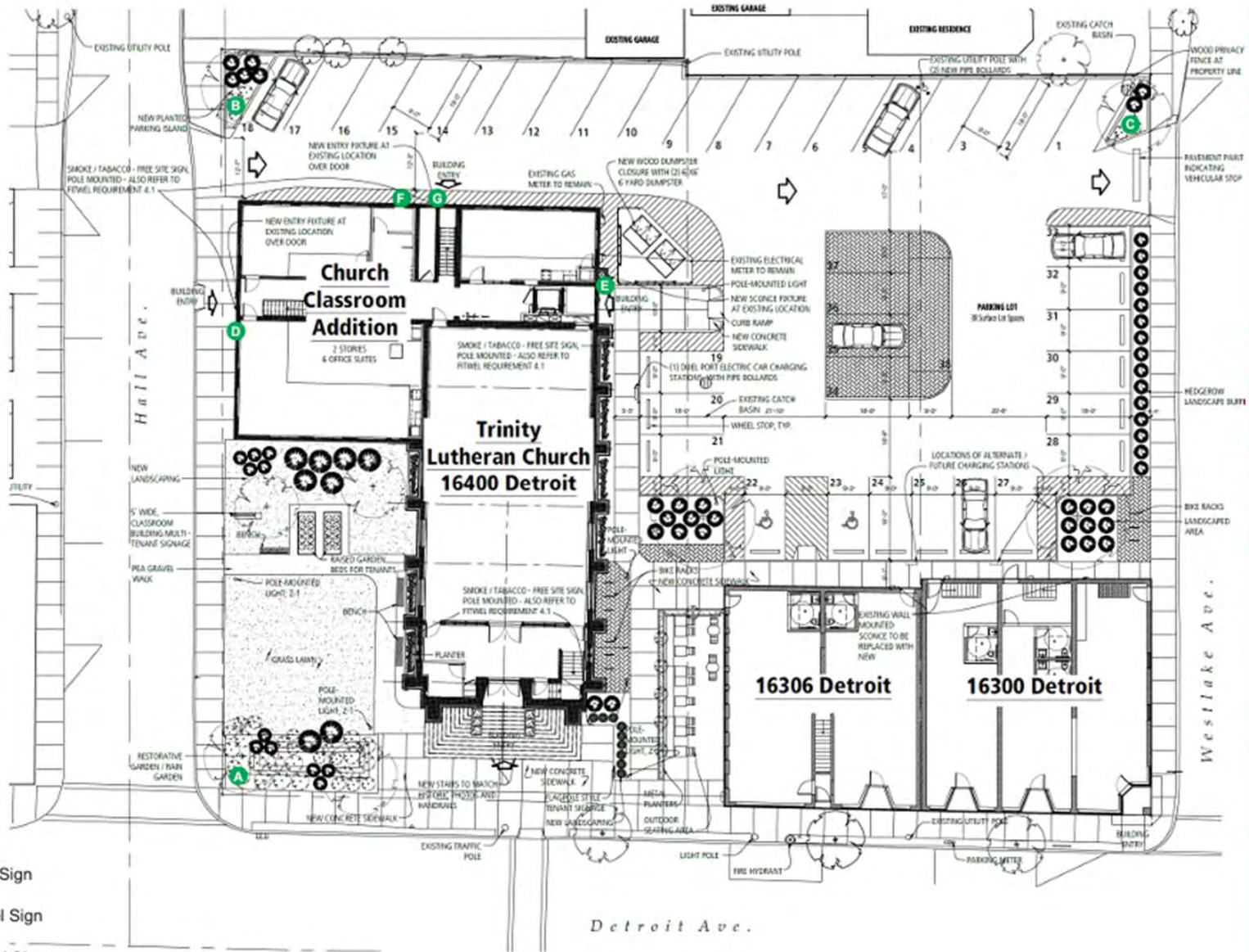
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Docket No. 10-89-24 (16400 Detroit)

SITE PLAN



- A** Main ID Monument
- B** Entrance Directional
- C** Exit Directional
- D** Exit Only Building Panel Sign
- E** ADA Entry Building Panel Sign
- F** Main Entry Building Panel Sign
- G** Entrance Blade Sign

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

SIGN TYPE

Site Plan

SCALE

NTS

COLOR PALLET

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign _____
 Print _____
 Title _____
 Date _____

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Docket No. 10-89-24 (16400 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes new monument sign (17.5 sq ft)
- Allowed square footage: 60 sq ft
- Total proposed square footage: 17.5 sq ft






Docket No. 10-90-24 (17514 Detroit)

New Signage – Sacred Hour
Monica Fletcher

MONUMENT SIGN



SIGN TYPE	Monument Sign
SCALE	3/4" = 1'-0"
COLOR PALLET	<ul style="list-style-type: none"> SW 7675 SEALSKIN MP BRUSHED ALUMINUM
DATE	9/17/2024
FILENAME	Dwg74081A
CUSTOMER / ADDRESS	Sacred Hour Wellness Spa 17514 Detroit Ave. Lakewood, OH 44107
CLIENT APPROVAL	<p>Sign _____</p> <p>Print _____</p> <p>Title _____</p> <p>Date _____</p> <p>Proud Member Of:</p> <p>    </p> <p><small>ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.</small></p>
 <p>BRADY SIGNS</p> <p>1721 Hancock Street Sandusky, OH 44870 419-626-5112 www.brady signs.com</p>	



Docket No. 10-90-24 (17514 Detroit)

MONUMENT SIGN



NIGHT VIEW

SIGN TYPE

Monument Sign

SCALE

3/4" = 1'-0"

COLOR PALLET

- SW 7675 SEALSKIN
- MP BRUSHED ALUMINUM

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____
Print _____
Title _____
Date _____

Proud Member Of:



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Docket No. 10-90-24 (17514 Detroit)

MONUMENT SIGN



EXISTING BUILDING (PRE-RENOVATION) ALONG WITH LOCATION OF SIGN CONDITIONS

SIGN TYPE

Monument Sign

SCALE

3/4" = 1'-0"

COLOR PALLET

- SW 7675 SEALSKIN
- MP BRUSHED ALUMINUM

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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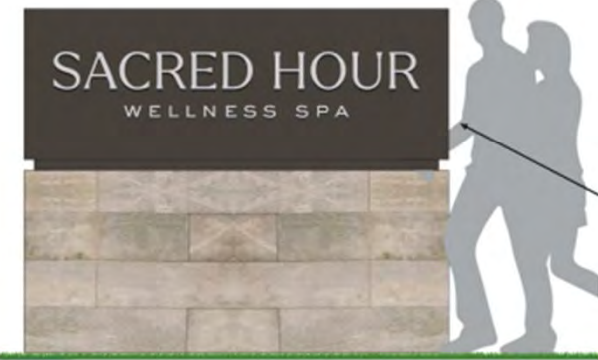
**BRADY
SIGNS**

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www.brady signs.com



Docket No. 10-90-24 (17514 Detroit)

SITE PLAN



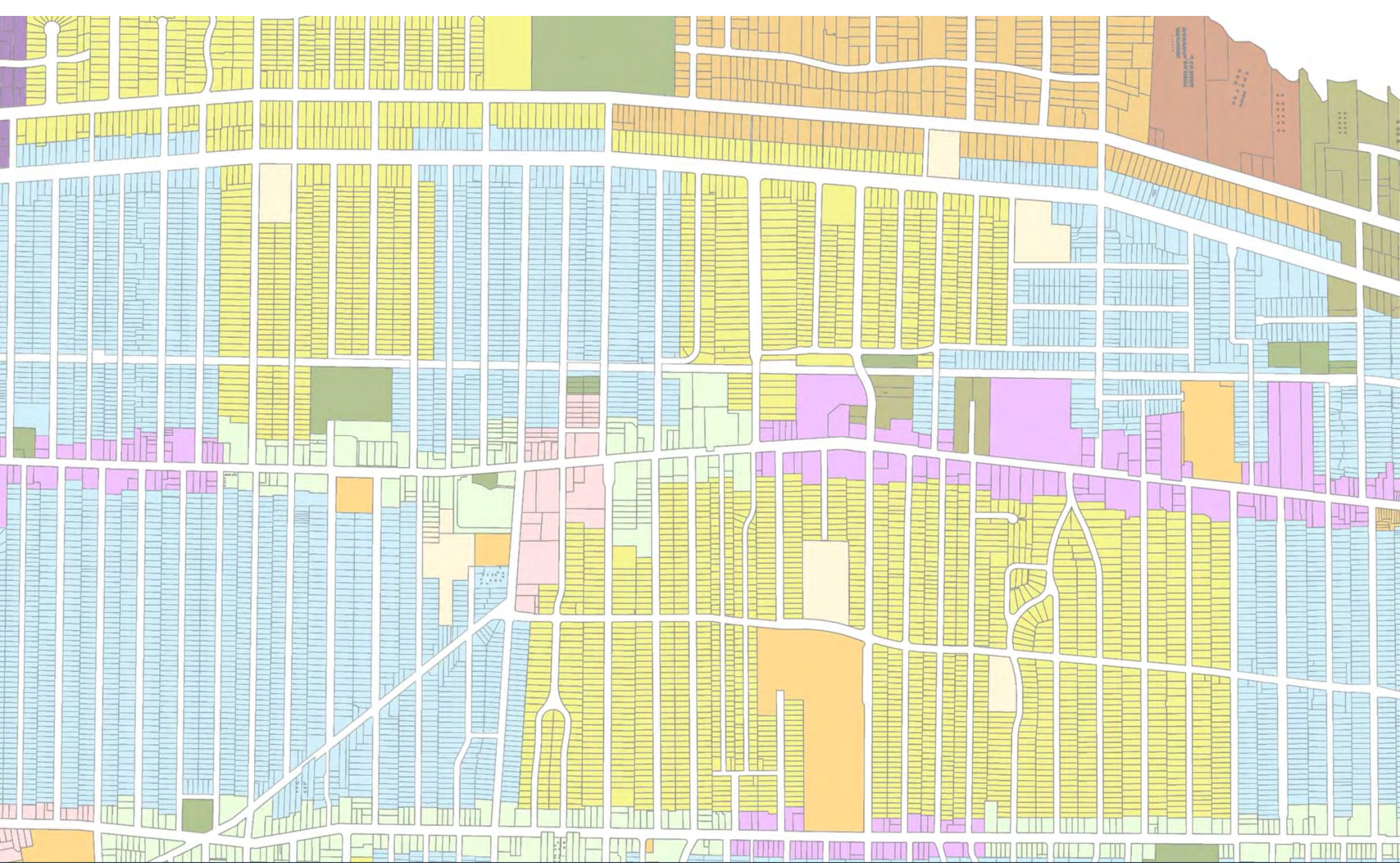
**Proposed Monument Sign
Setback at 5' From Detroit Rd. ROW**



SIGN TYPE	Site Plan
SCALE	NTS
COLOR PALLET	
DATE	9/17/2024
FILENAME	Dwg74081A
CUSTOMER / ADDRESS	Sacred Hour Wellness Spa 17514 Detroit Ave. Lakewood, OH 44107
CLIENT APPROVAL	Sign _____ Print _____ Title _____ Date _____
Proud Member Of: 	
<small>ORIGINAL artwork, DESIGN & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.</small>	
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Docket No. 10-90-24 (17514 Detroit)



Architectural Board of Review

Board of Building Standards – October 2024

Applicant proposes to keep electric panel in existing location. Panel is a Federal Pacific panel and needs replaced.

City Notes:

N/A



Docket No. 10-91-24 (1030 Roy)
Electric Panel
Residence – James Reed



7155 Ridgview Dr. SE
Waynesburg, OH 44688
P 330.205.5505
BECKSERVICES.COM

David Westfall 1030 Roy Drive Lakewood Ohio 44107

Scope of work

Replacing existing federal pacific panel with new siemens 125am main lug panel
Running new #2 ser from main panel to sub panel

Current panel is in a 30" X 30" closet we are just making sure when work is inspected that it is ok to leave the panel in its current location as homeowner does not want to relocate panel. We will remove the bar so no clothes can hang in closet and make it a utility closet.

KEEP YOUR HOME IN CHECK—CALL [BECK!](#)



Docket No. 10-91-24 (1030 Roy)

TO: City Of Lakewood, OH

From: David L. Westfall at 1030 Roy Drive in Lakewood, OH 44107

Date: 9/16/2024


To whom it my concern:

I am working with James Reid at Beck Electric Company in Waynesburg, OH on a job to replace an electrical sub panel in my house that was determined to be a Federal Pacific sub-panel that is unsafe and needs to be removed immediately. For reasons that James will explain, I am requesting a variance to allow for the new panel go in the same location as the existing panel which is in a utility closet.

As the owner of the property at 1030 Roy Drive in Lakewood, Ohio, I give the building inspectors representing the City of Lakewood permission to enter my residence on request (my wife or I will be present) and review the electrical sub-panel if needed to facilitate the approval of the variance request.

Please reach out to me if there are any questions on this job.

Best regards,

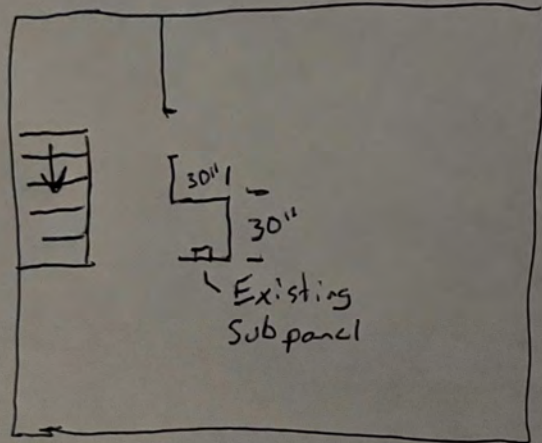


David L. Westfall

1030 Roy Drive
Lakewood, OH 44107
Phone#: 216-577-7375
Email: prowest@yahoo.com



Docket No. 10-91-24 (1030 Roy)



- 1 Existing 100 Amp Service Drop
- Existing 100 Amp meter Base
- Existing 100 Amp panel
- New SER #2 to Feed subpanel
- New SN Series 125 Amp main Lug panel
Siemens on a 90 Amp Siemens 2 pole Breaker

David Westfall
 1030 Roy Drive
 Lakewood, O.H. 44107 USA





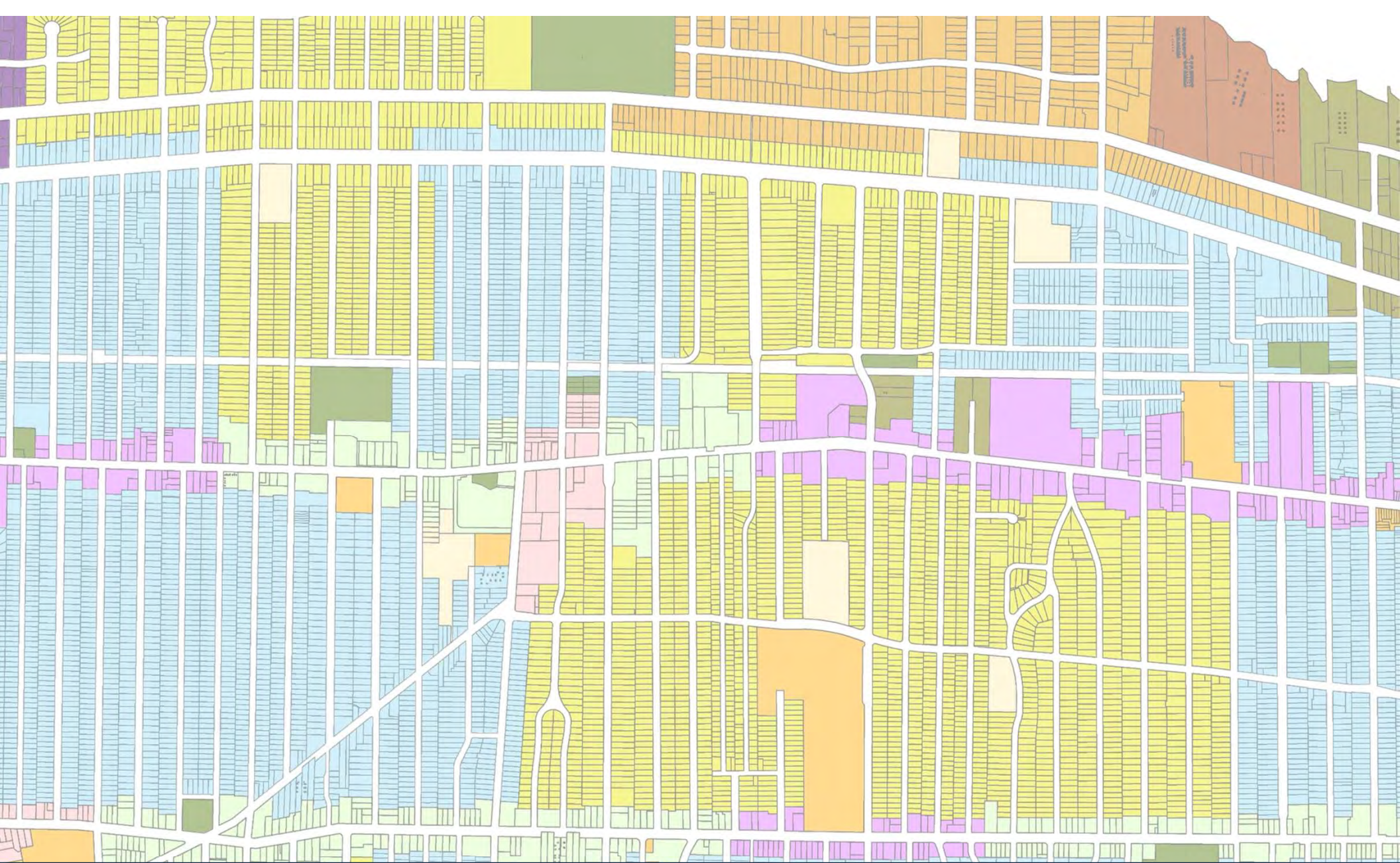
Docket No. 10-91-24 (1030 Roy)





Docket No. 10-91-24 (1030 Roy)





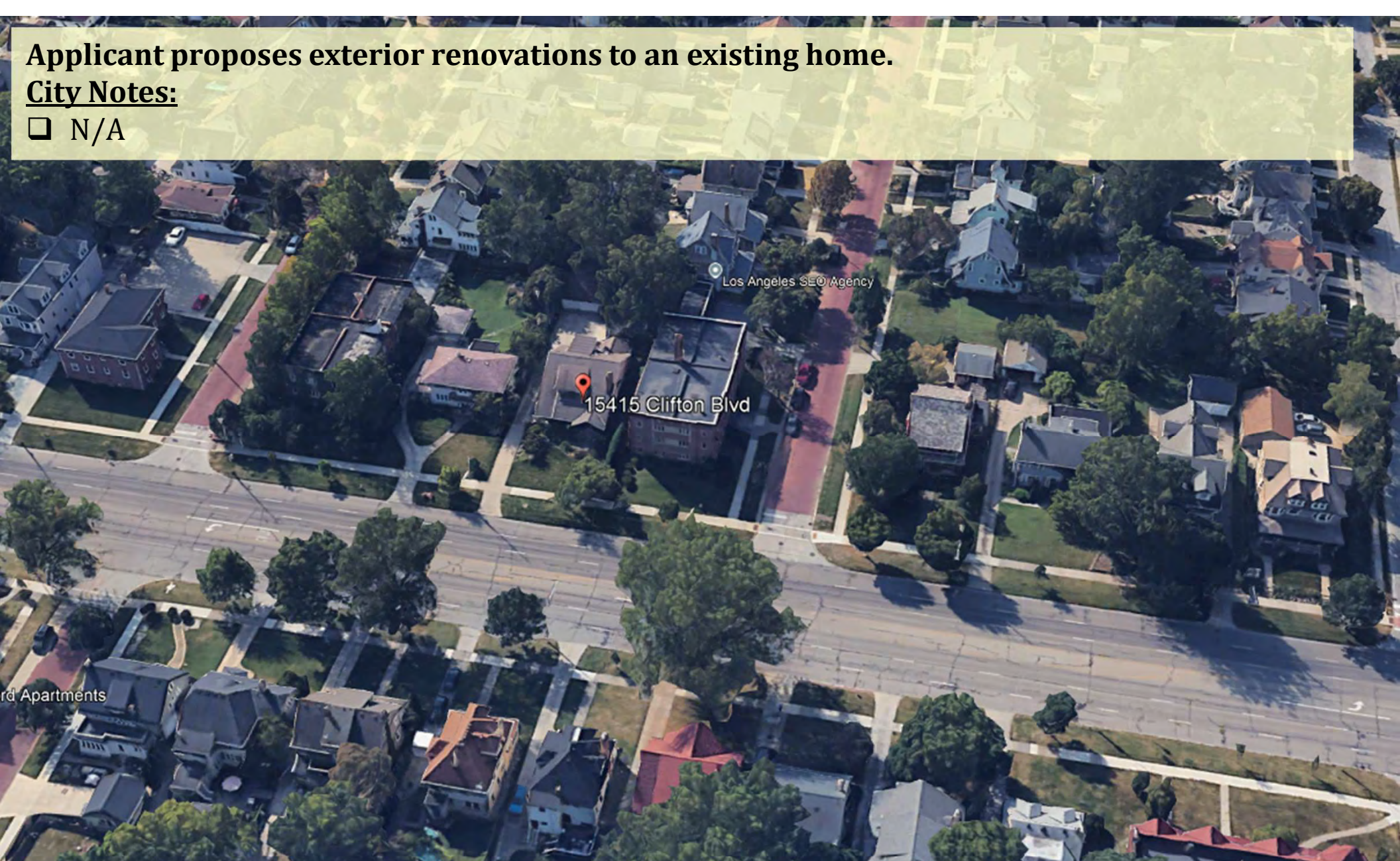
Architectural Board of Review

October 2024

Applicant proposes exterior renovations to an existing home.

City Notes:

N/A



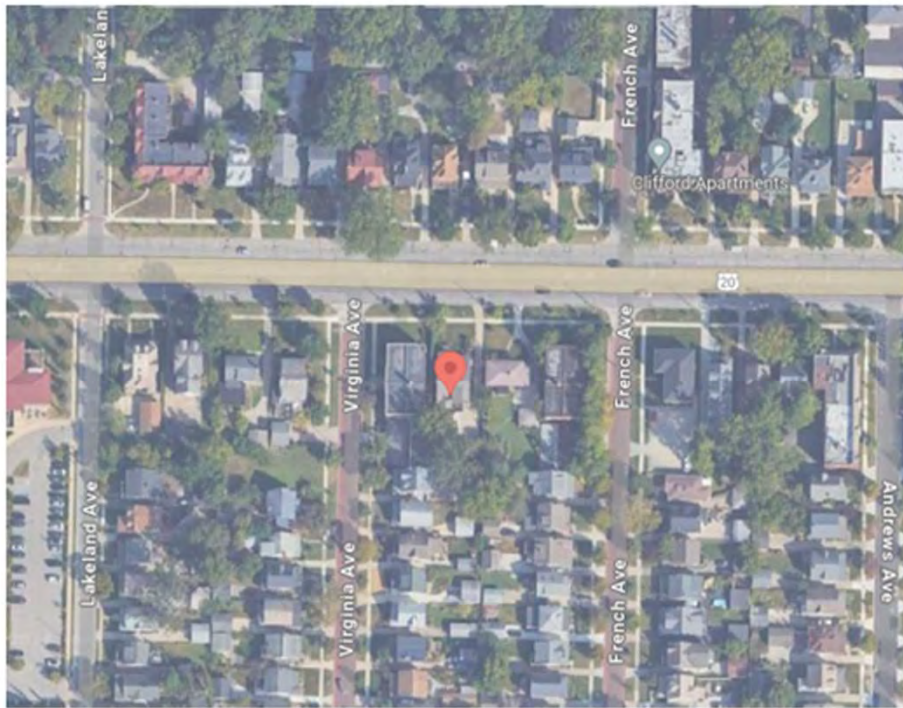
rd Apartments



Docket No. 10-92-24 (15415 Clifton)

**Exterior Renovations
Residence – David J. Maison**

LOCATION MAP



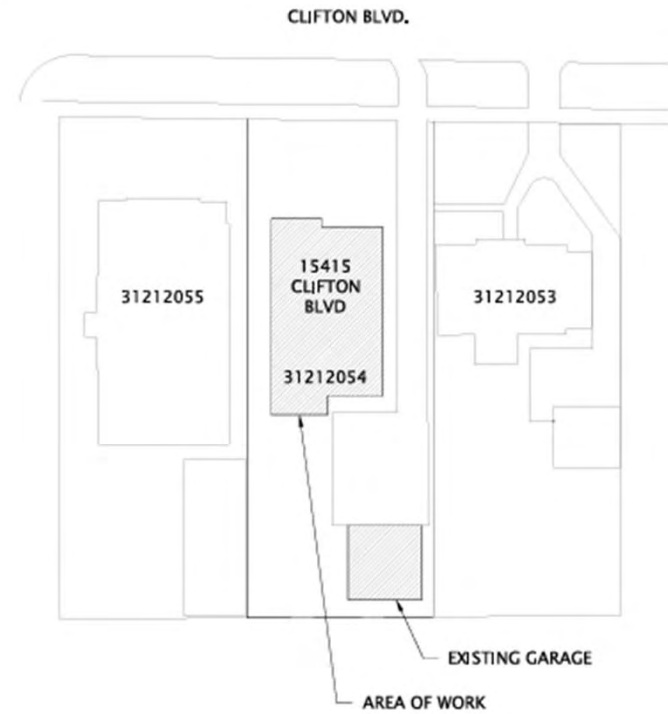
01

LOCATION MAP

SCALE: N.T.S.



SITE MAP



02

SITE MAP

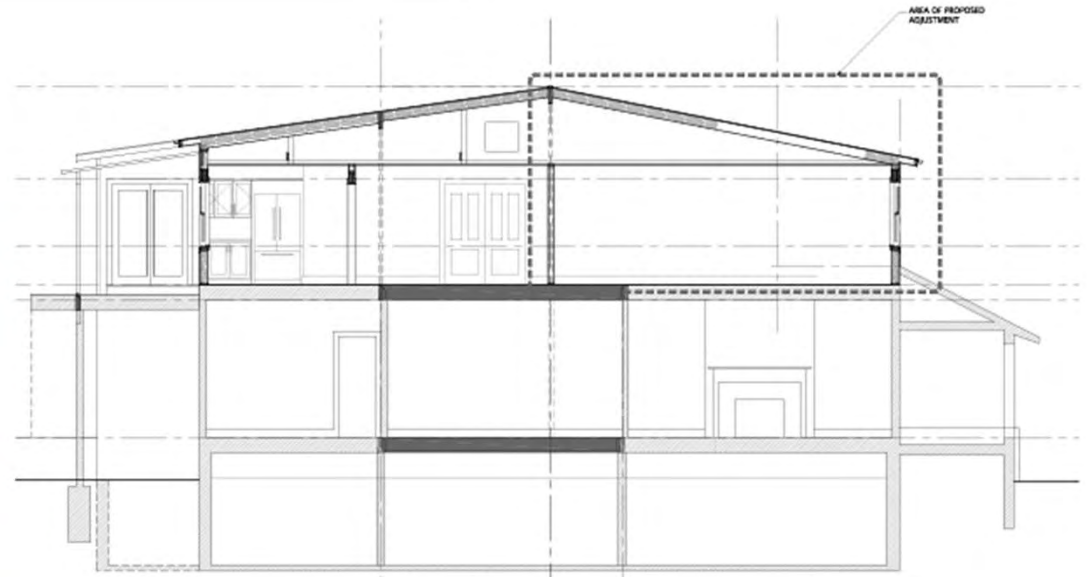
SCALE: N.T.S.



Docket No. 10-92-24 (15415 Clifton)

GOMULA RESIDENCE

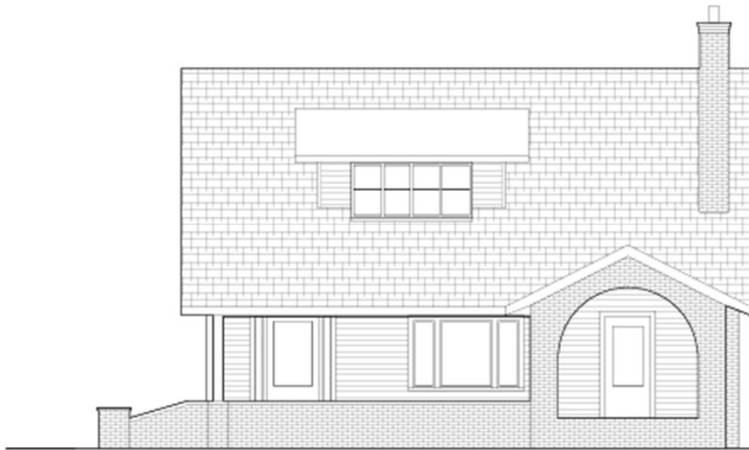
15415 CLIFTON BLVD. LAKEWOOD, OHIO



03

PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'

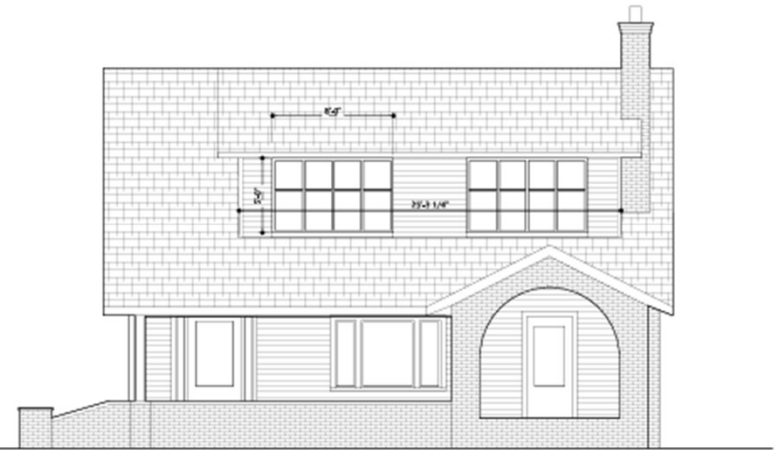


- existing front elevation -

02

EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'



- proposed front elevation -

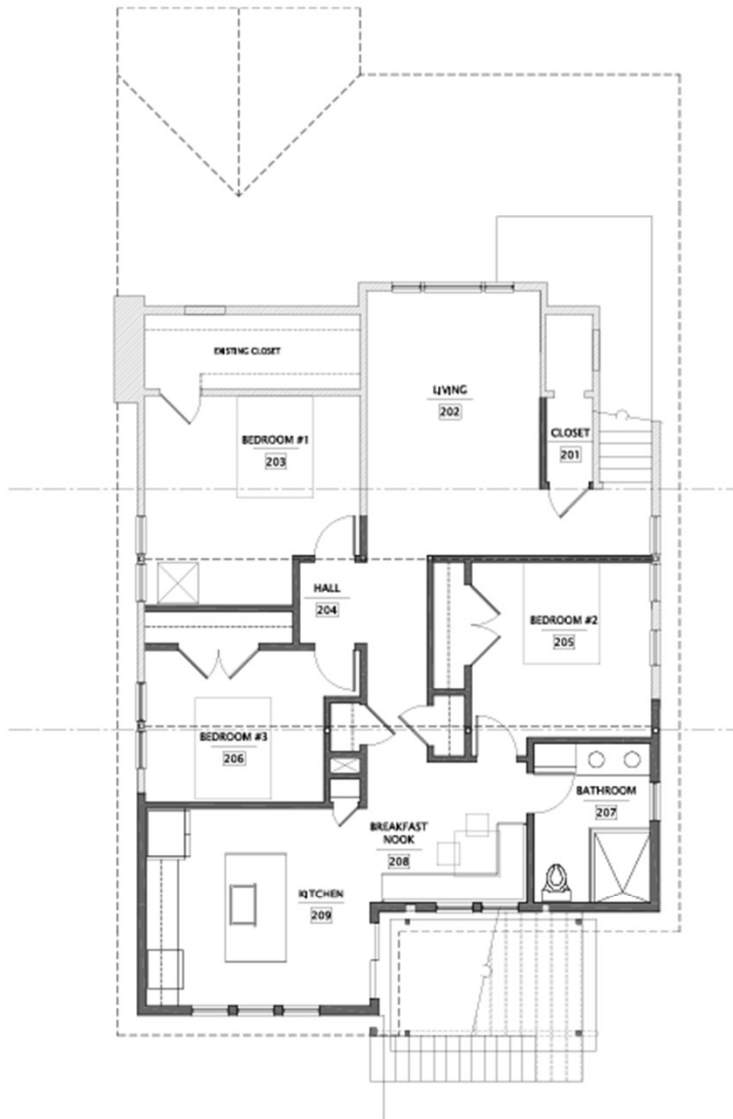
01

PROPOSED ELEVATION

SCALE: 1/4" = 1'

Docket No. 10-92-24 (15415 Clifton)

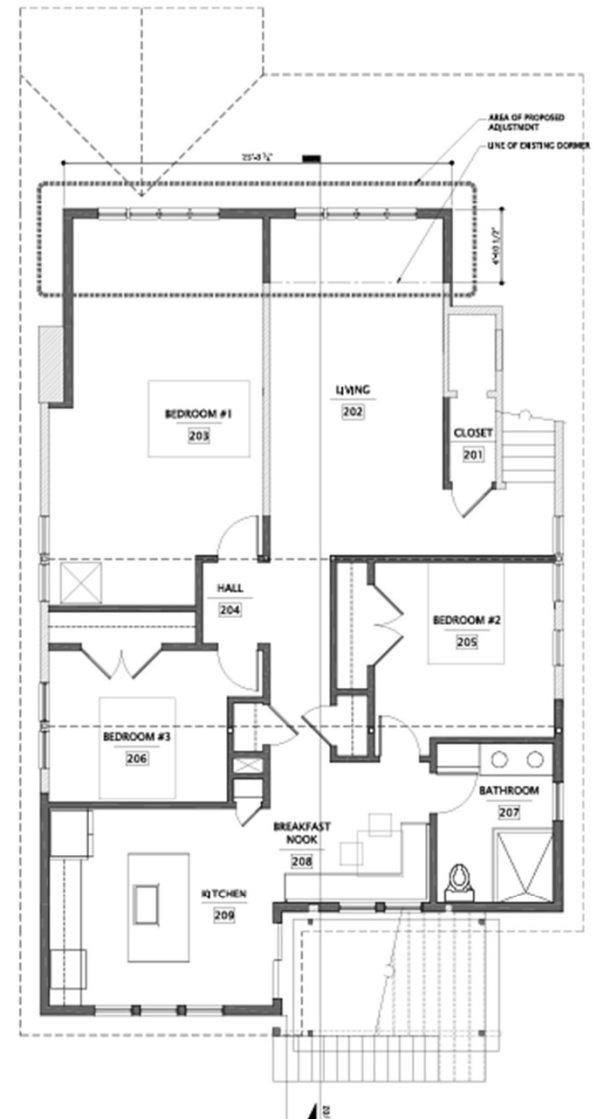




02

APPROVED SECOND FLOOR PLAN

SCALE: 1/4" = 1'



01

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'

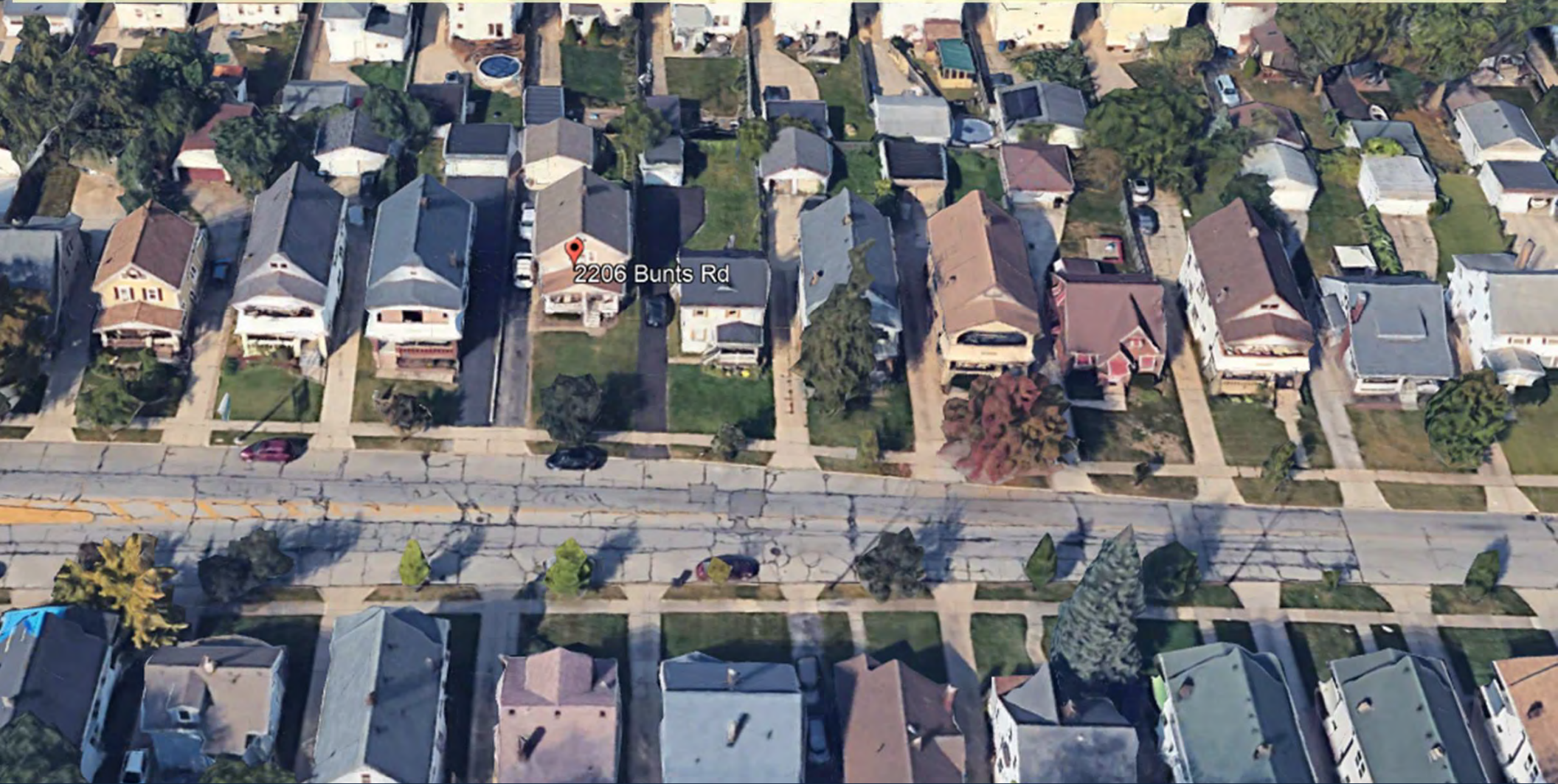


Docket No. 10-92-24 (15415 Clifton)

Applicant seeks approval for porch rail seating (already installed).

City Notes:

- Correction notice issued for porch rail seating



Docket No. 10-93-24 (2206 Bunts)

**Porch Rail Seating
Residence – Abigail Top**



DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107
 PHONE (216) 529-5270 • FAX (216) 529-5330
www.lakewoodoh.gov

CORRECTION NOTICE



WAH, EH & TOP, ABIGAIL
 2206 BUNTS RD
 LAKEWOOD, OH 44107

Date: June 11, 2024
 Zoning District: R2

RE: 2206 BUNTS RD

Date of Inspection: 06/11/2024

Conditions on Date of Inspection: Sunny

Re-Inspection Date: 07/12/2024

Temperature on Date of Inspection: 65

Type of Inspection: Complaint - 24-003794

Dear Sir/Madam:

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

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

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

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

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

Correction Needed	Additional Information	Date to Comply
149 - Secure required permit (1306.62/63/65)	SUBMIT PERMIT FOR FRONT PORCH RAIL SEATING.	07/12/2024
150 - Other Exterior Violation - See Notes	ARCHITECTURAL BOARD OF REVIEW APPROVAL NEEDED FOR FRONT PORCH RAIL SEATING.	07/12/2024

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

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

Thank you for your anticipated cooperation.

Jaclynn Varady
 Property Maintenance Inspector
 (216)952-4128
Jaclynn.Varady@lakewoodoh.gov
 CC: Electronic File



Docket No. 10-93-24 (2206 Bunts)



Docket No. 10-93-24 (2206 Bunts)



Docket No. 10-93-24 (2206 Bunts)





Docket No. 10-93-24 (2206 Bunts)



Docket No. 10-93-24 (2206 Bunts)





Docket No. 10-93-24 (2206 Bunts)

Applicant proposes new dumpster enclosure.

City Notes:

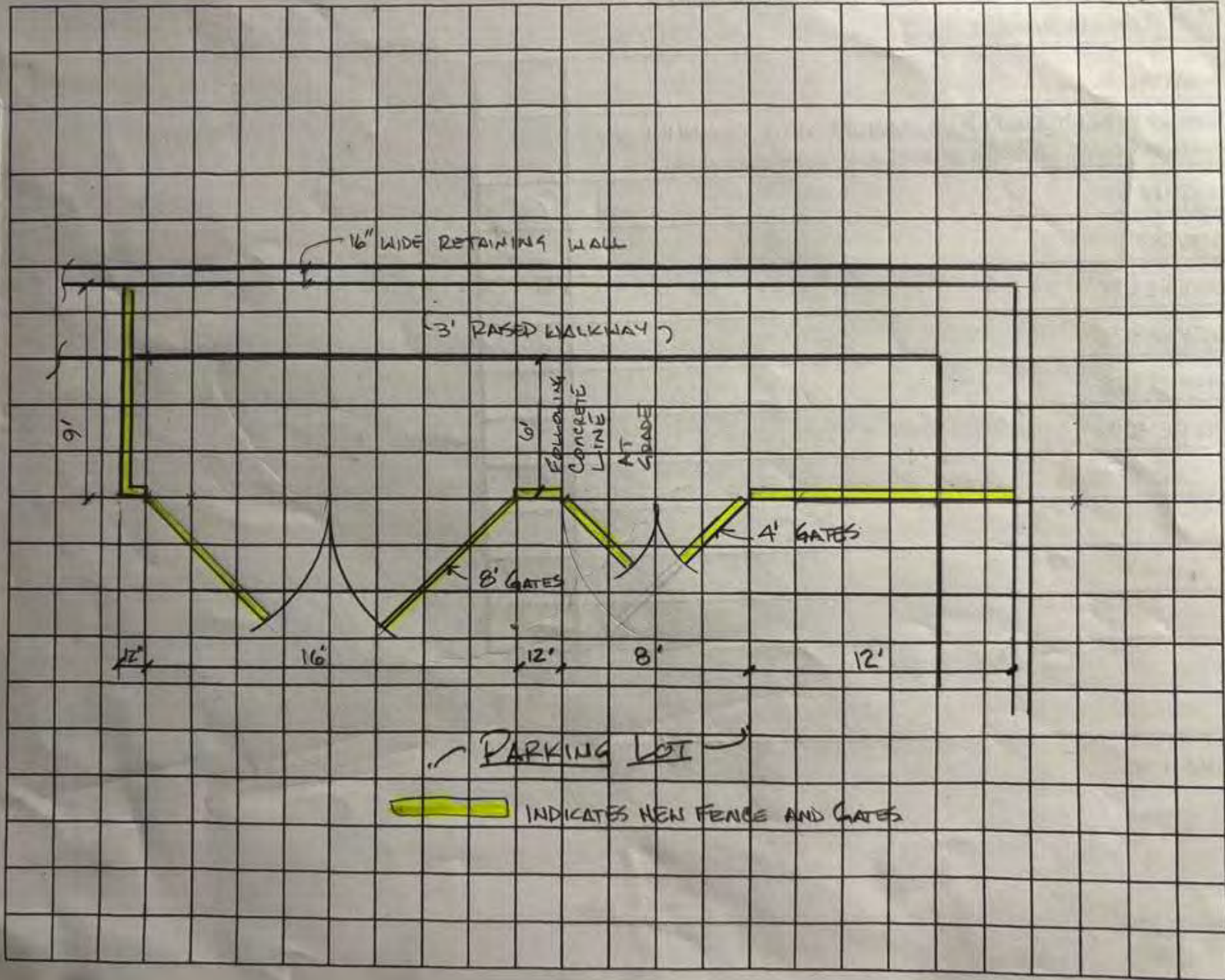
N/A



Docket No. 10-94-24 (11811 Lake Ave)

**Dumpster Enclosure
Envoy – Anthony Zaatar**

1181 LAKE AVE LAKEWOOD, OHIO 44107 (ENJOY)



Docket No. 10-94-24 (11811 Lake Ave)



Docket No. 10-94-24 (11811 Lake Ave)



Docket No. 10-94-24 (11811 Lake Ave)



Docket No. 10-94-24 (11811 Lake Ave)





Docket No. 10-94-24 (11811 Lake Ave)



Applicant single-family residential addition in the Lagoon district.

City Notes:

- Needs BZA approval for unroofed patio deck



Docket No. 10-95-24 (1332 Sloane)
Single-Family Residential Addition
Residence – Kayla Quinones



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Existing Exterior Photos - West Facade

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architecture • interiors • urban design

September 17th, 2024



Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Existing Exterior Photos - North Facade

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Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Existing Exterior Photos - East Facade

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Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

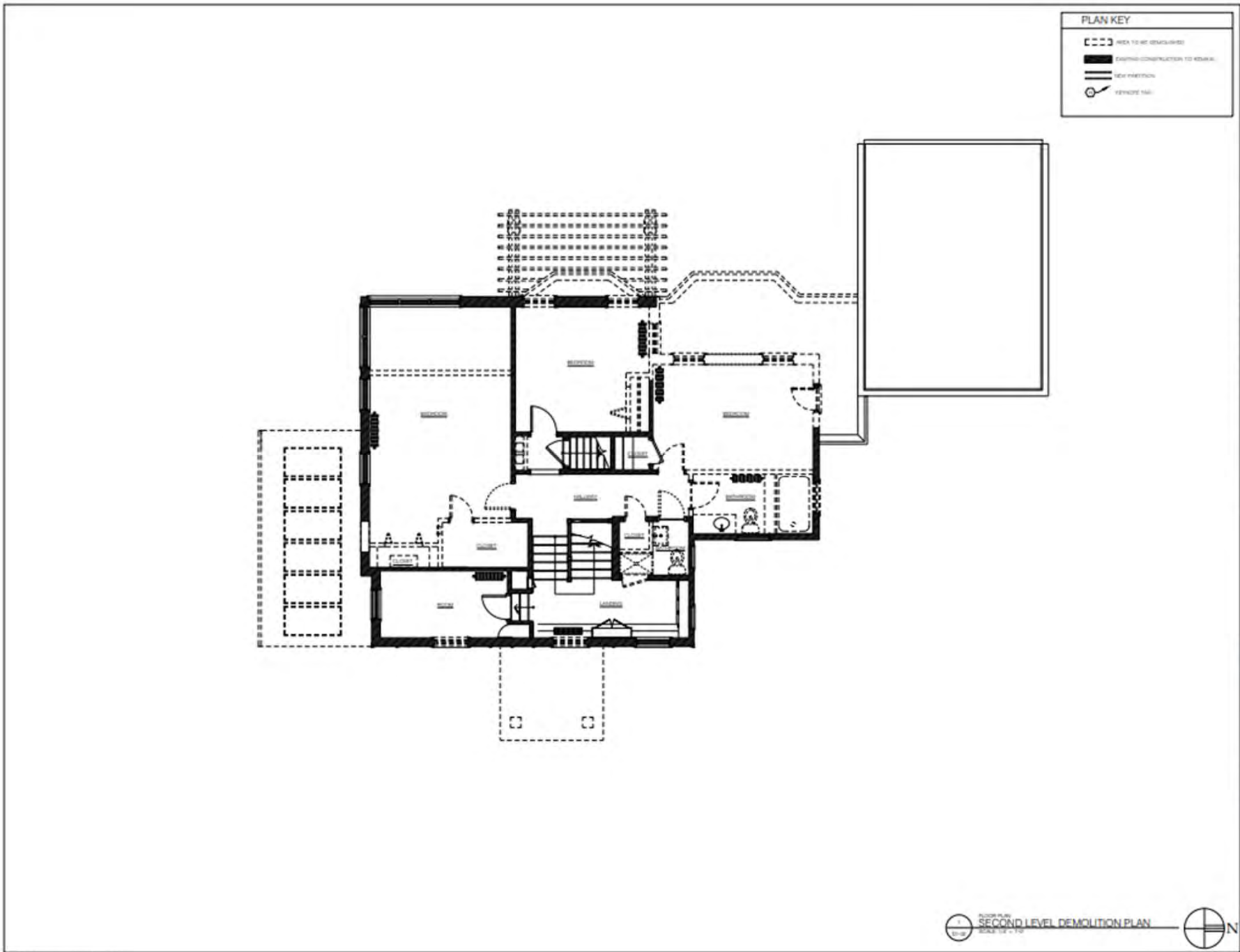
Existing Exterior Photos - South Facade

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September 17th, 2024



Docket No. 10-95-24 (1332 Sloane)



NOT FOR CONSTRUCTION

DATE	DATE	BY
PROJECT NO.	6143002	1001
CONTRACT NO.	AD10002	1001000

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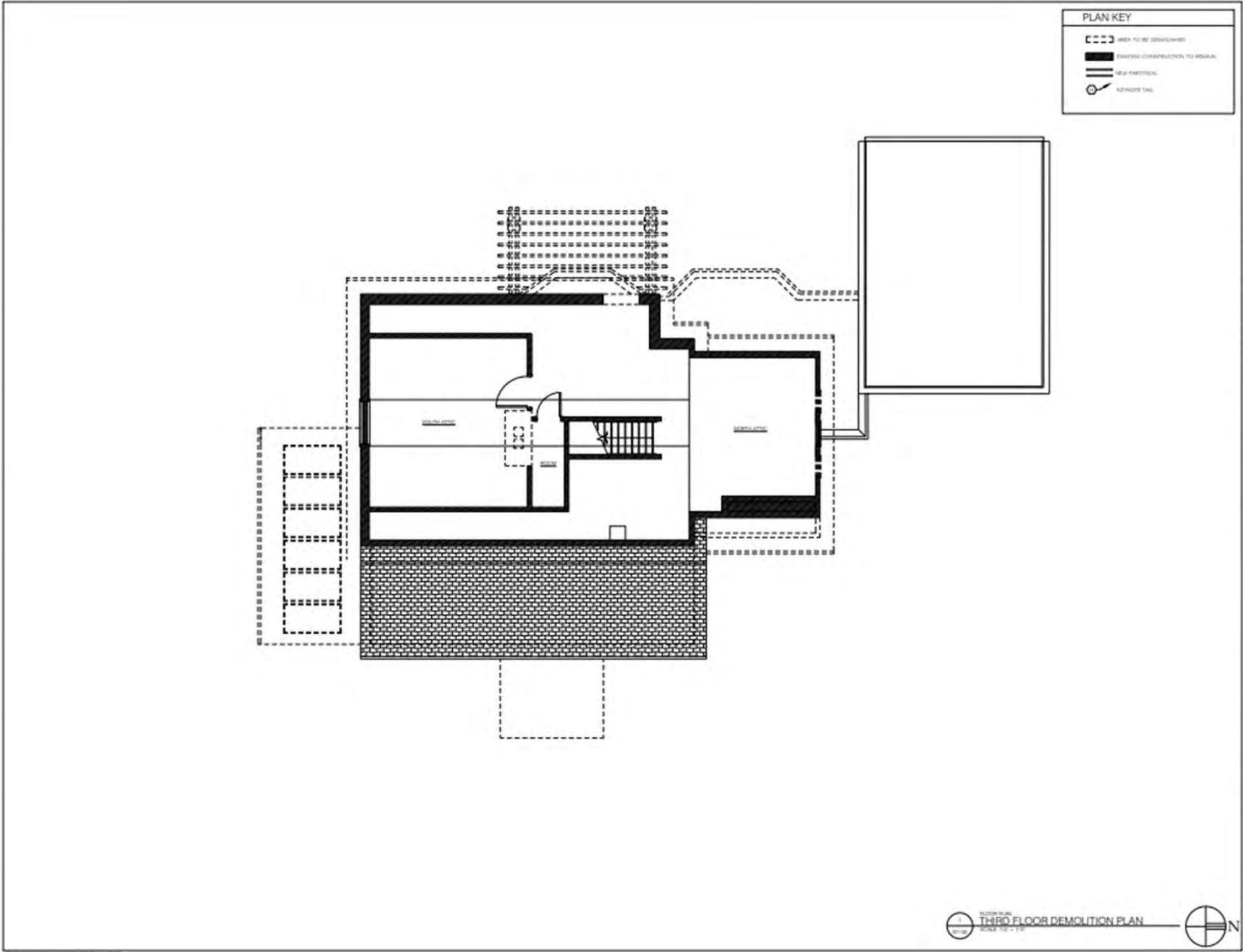
SECOND LEVEL DEMOLITION PLAN

09/17/2004	24-005
REVISION	D1-02

SECOND LEVEL DEMOLITION PLAN
 SCALE 1/8" = 1'-0"



Docket No. 10-95-24 (1332 Sloane)



PLAN KEY

- AREA TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- REMOVE TAG

NOT FOR CONSTRUCTION

Date	Drawn	No.
PROCESSED UPDATE	ATLASS	0801
CONTRACT REVIEW	8/17/2024	0801/0801

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Bloomberg Residence

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THIRD FLOOR DEMOLITION PLAN

09/17/2024	24-005
REVISED	D1-03
END	

1/8" = 1'-0" **THIRD FLOOR DEMOLITION PLAN** N
 SCALE 1/8" = 1'-0"



Docket No. 10-95-24 (1332 Sloane)

ELEVATION KEY	
	AREA TO BE DEMOLISHED
	KEYNOTE TAG

- GENERAL DEMOLITION NOTES:**
- DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION.
 - CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
 - CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND SHORING OF EXISTING STRUCTURE AND ASSUME LIABILITY FOR AIR MOVEMENT, DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
 - CONTRACTOR TO REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DAILY DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
 - REMOVE ALL ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE WIRE AND OUTLET WIRING AND CONDUIT, PLUMBING PIPING, FIXTURES AND FIRE SUPPRESSION, AND MECHANICAL DUCTWORK THAT IS NOT INDICATED TO BE RE-USED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS. COORDINATE UTILITY DISCONNECT WITH UTILITY COMPANY AND BUILDING OWNER.
 - CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION. ANY RADON TESTING REQUIRED TO BE OWNER PROVIDED.
 - CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
 - THE SCOPE OF REPAIRS IS NOT LIMITED TO THOSE INDICATED ON THIS DRAWING. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & QUANTITIES AS WELL AS PROVIDING BIDDING QUANTITIES / PRICING ALONG WITH ADDUCTANT UNIT PRICING.

- DEMOLITION KEYNOTES:**
- ◆ REMOVE SULTERS AND DOWNSPUTS. PREP TO RECEIVE NEW CONSTRUCTION.
 - ◆ REMOVE BRASSING ROOFING AND FINISHES. REPLACE KEY ROOFING OR DAMAGED FRAMES AND BRASSING AND SEAL JUMP JAINS. PREP TO RECEIVE NEW CONSTRUCTION.
 - ◆ REMOVE EXISTING SIDING AND SHEATHING TO REPLACE WITH NEW.
 - ◆ CLEAN EXISTING BRICK UNDER "ROCKFORD" PREP DETECTIVE REPAIRS AS NECESSARY.
 - ◆ REMOVE EXISTING CONCRETE FRONT PORCH. PREP TO RECEIVE NEW CONSTRUCTION.
 - ◆ REMOVE EXISTING WAREHO. PREP TO RECEIVE NEW CONSTRUCTION.
 - ◆ DEMOLISH WALL FOR NEW BRICK WINDOW OPENING. PREP TO RECEIVE NEW CONSTRUCTION.
 - ◆ DEMOLISH EXISTE ENCLOSED PAVED STRUCTURE AND REPAIR.
 - ◆ REMOVE SDOCK AND SHEATHING TO REPLACE WITH NEW SDOCK AND SHEATHING.
 - ◆ EXISTING WINDOW KEEP TO BE REFINISHED AND REPLACED WITH NEW WINDOW.
 - ◆ REMOVE EXISTING COVERED WALK PORCH.
 - ◆ REMOVE EXISTING SDOCK.

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



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

NOT FOR CONSTRUCTION

DATE	ISSUE NO.	BY
10/20/2010	01	DM

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LAKWOOD, OHIO 44107
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Bloomberg Residence

1332 Sloane Ave.
Lakewood, Ohio 44107

DEMOLITION EXTERIOR ELEVATIONS

08/17/2014	24-000
DATE	NO.
D2-01	



Docket No. 10-95-24 (1332 Sloane)

ELEVATION KEY

- WHEN TO BE DEMOLISHED
- ◆ REMOVE TO

GENERAL DEMOLITION NOTES:

- DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
- CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF EXISTING STRUCTURE AND ASSURE UTILITY FOR ANY MOVEMENT, DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
- CONTRACTOR TO REMOVE FROM THE SITE AND USUALLY DISPOSE OF DAILY REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REFUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
- REMOVE ALL ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE WIRE AND OUTLET WIRING AND CONDUIT, PLUMBING PIPING, PIPES AND FLEX SUPPRESSION, AND MECHANICAL DUCTWORK THAT IS NOT INDICATED TO BE REUSED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS. COORDINATE UTILITY DISCONNECT WITH UTILITY COMPANY AND BUILDING OWNER.
- CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION. ANY EXCESS TESTING REQUIRED TO BE CHARGED PREVIOUSLY.
- CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND SECURE PERMITS WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
- THE SCOPE OF REPAIRS IS NOT LIMITED TO THOSE INDICATED ON THIS DRAWING. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & QUANTITIES AS WELL AS PROVIDING BIDDING QUANTITIES/PRICING ALONG WITH ASSOCIATED UNIT PRICING.

DEMOLITION KEYNOTES:

- ◆ REMOVE SUTTERS AND CORNERWORK. PREP TO RECEIVE NEW CONSTRUCTION.
- ◆ REMOVE EXISTING DOORTS AND FRAMES. REPLACE NOT NOTED OR DAMAGED FRAMA AND WEATHERING AND SEAL. SEE SANS. PREP TO RECEIVE NEW CONSTRUCTION.
- ◆ REMOVE EXISTING TONES AND WEATHERING TO REPLACE WITH NEW.
- ◆ CLEAN TYPING BRICK, GLENS, TUCKPOINT AND IMPROVE WEATHER. SEE SANS AS NECESSARY.
- ◆ REMOVE EXISTING CEILING FROM PORCH. PREP TO RECEIVE NEW CONSTRUCTION.
- ◆ REMOVE EXISTING WINDOWS. PREP TO RECEIVE NEW CONSTRUCTION.
- ◆ DEMOLISH WALL FOR NEW ROUGH WINDOW OPENING. PREP TO RECEIVE NEW CONSTRUCTION.
- ◆ DEMOLISH EXISTING ENCLOSED PAVED STRUCTURE AND ASPH.
- ◆ REMOVE DOOR AND FRAMEWARE TO REPLACE WITH NEW DOOR AND FRAMEWARE.
- ◆ EXISTING WINDOW KEEP TO BE REUSED AND REPLACED WITH NEW WINDOWS.
- ◆ REMOVE EXISTING CEILING AND FLOOR.
- ◆ REMOVE EXISTING FLOOR.

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

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



NOT FOR CONSTRUCTION

DATE	DATE	BY
REVISIONS	DATE	BY
REVISIONS	DATE	BY

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Bloomberg Residence

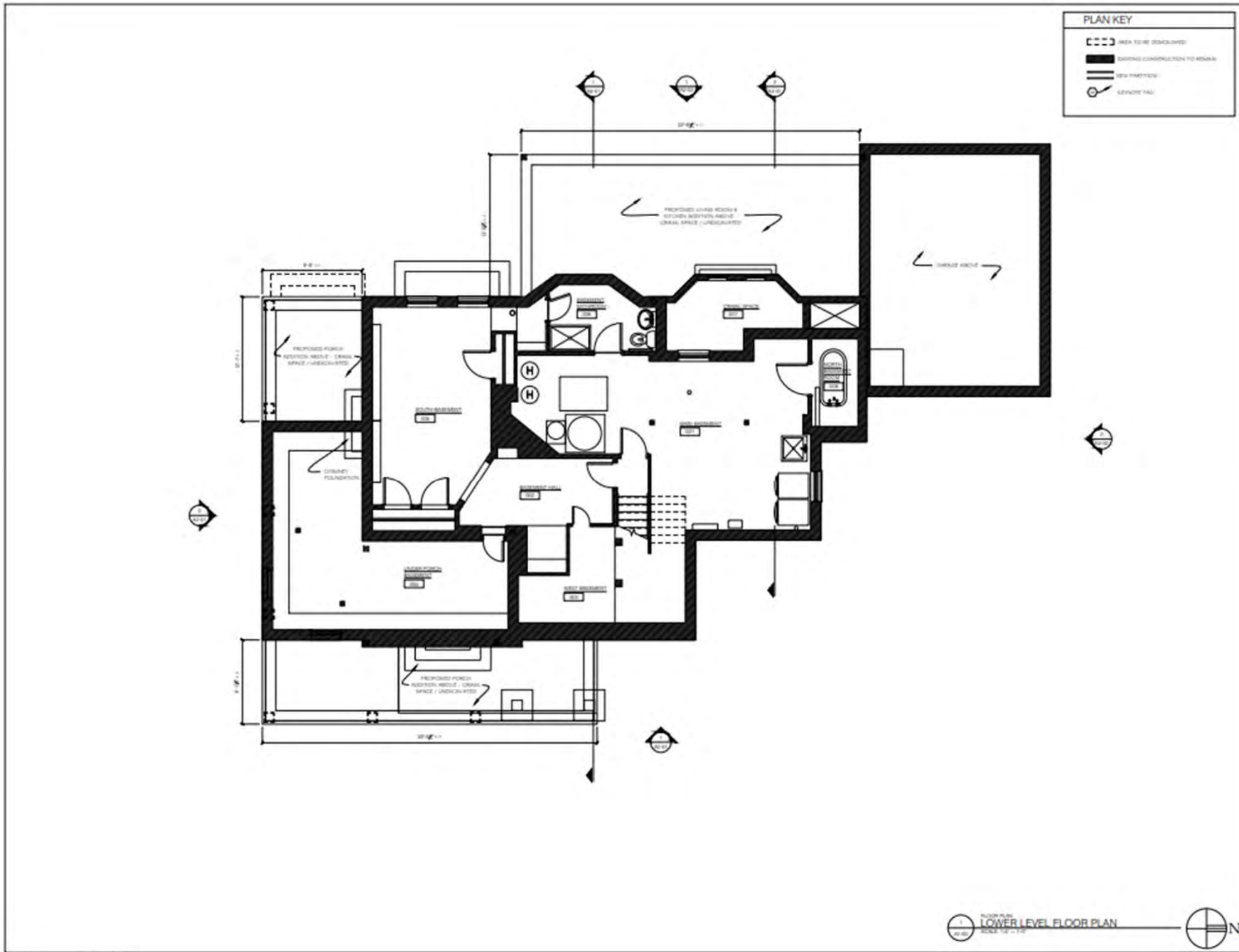
1332 Sloane Ave.
Lakewood, Ohio 44107

DEMOLITION EXTERIOR ELEVATIONS

DATE	NO.
09/17/2024	04-005
PROJECT	D2-02



Docket No. 10-95-24 (1332 Sloane)



NOT FOR CONSTRUCTION

Sheet	Date	No.
PROPOSED LOWER	4/18/2024	000
ISSUED REVISION	4/22/2024	001

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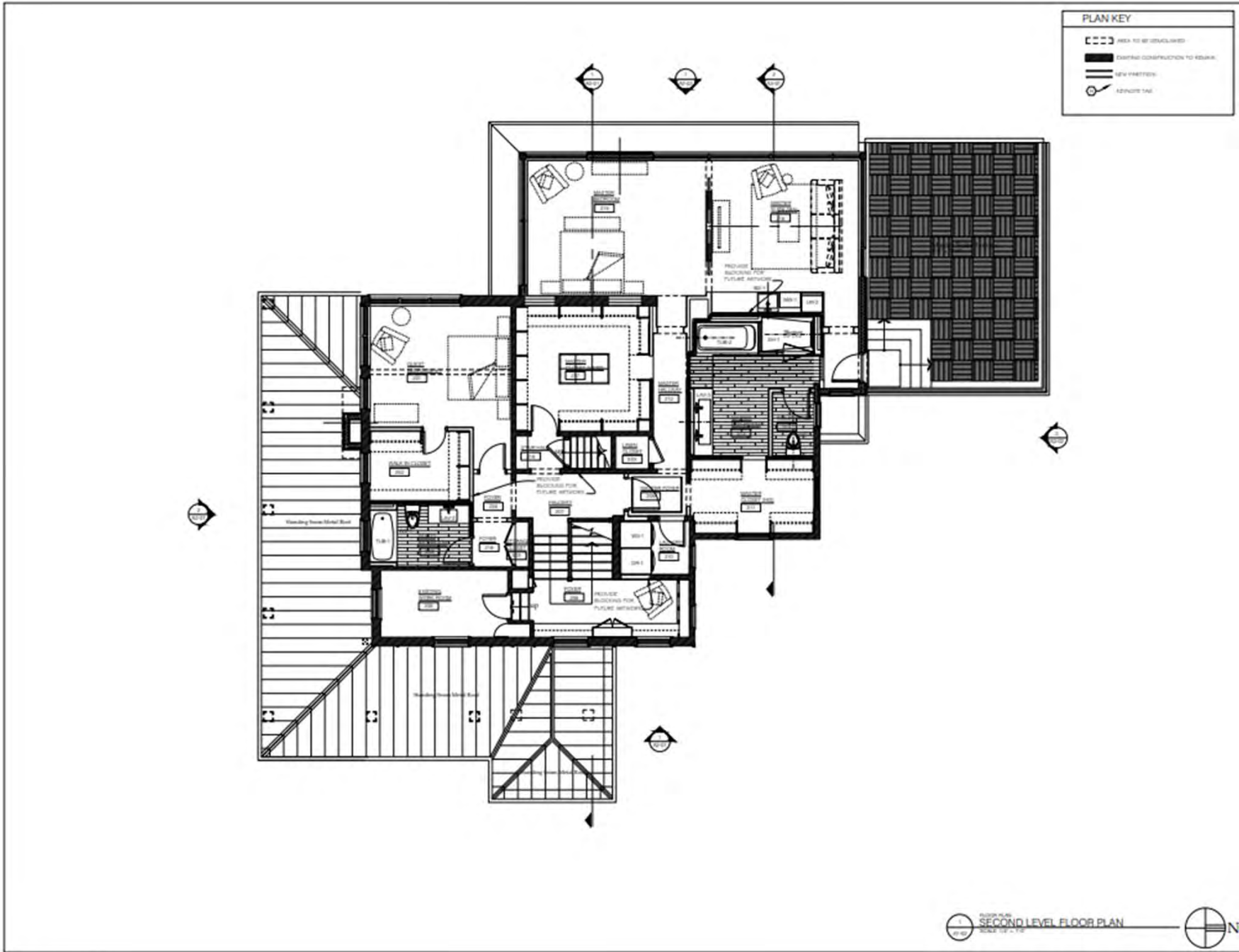
LOWER LEVEL FLOOR PLAN

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

DATE	09/17/2024	24-005
DESIGNED BY	A1-00	
DRAWN BY		



Docket No. 10-95-24 (1332 Sloane)



NOT FOR CONSTRUCTION

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Bloomberg Residence

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 Lakewood, Ohio 44107

SECOND LEVEL FLOOR PLAN

08/17/2024 24-000

A1-02



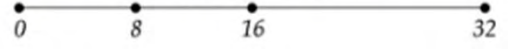
Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
 1332 Sloane Ave, Lakewood, Ohio 44107

Proposed Exterior Elevations

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



DIMIT ARCHITECTS
 architecture + interiors + urban design

September 17th, 2024



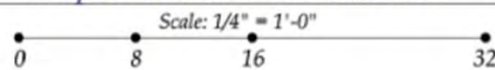
Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Proposed Exterior Elevations

DIMIT ARCHITECTS
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September 27th, 2024



Docket No. 10-95-24 (1332 Sloane)

NOT FOR
CONSTRUCTION

Issue	Date	By
PROCESSED UPDATE	6/18/2020	MMB
ISSUED FOR PERMITS	6/18/2020	MMB

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**Bloomberg
Residence**

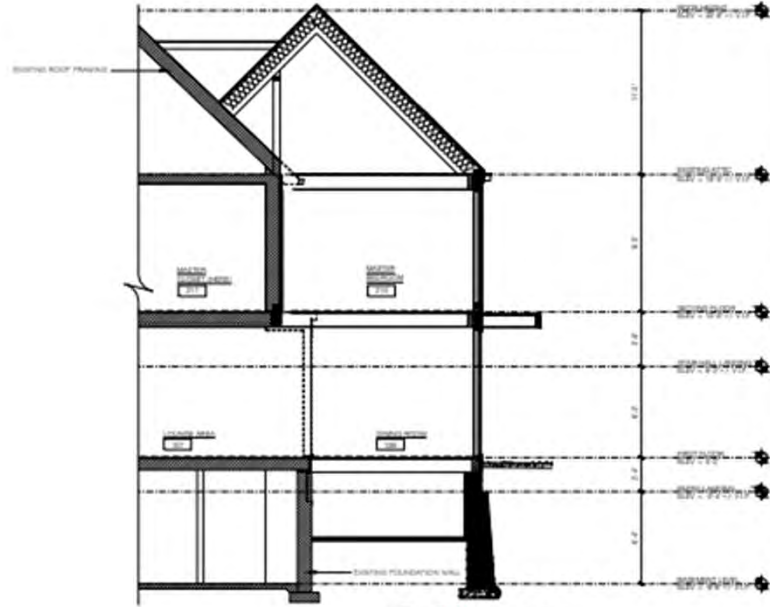
1332 Sloane Ave.
Lakewood, Ohio 44107

BUILDING SECTIONS

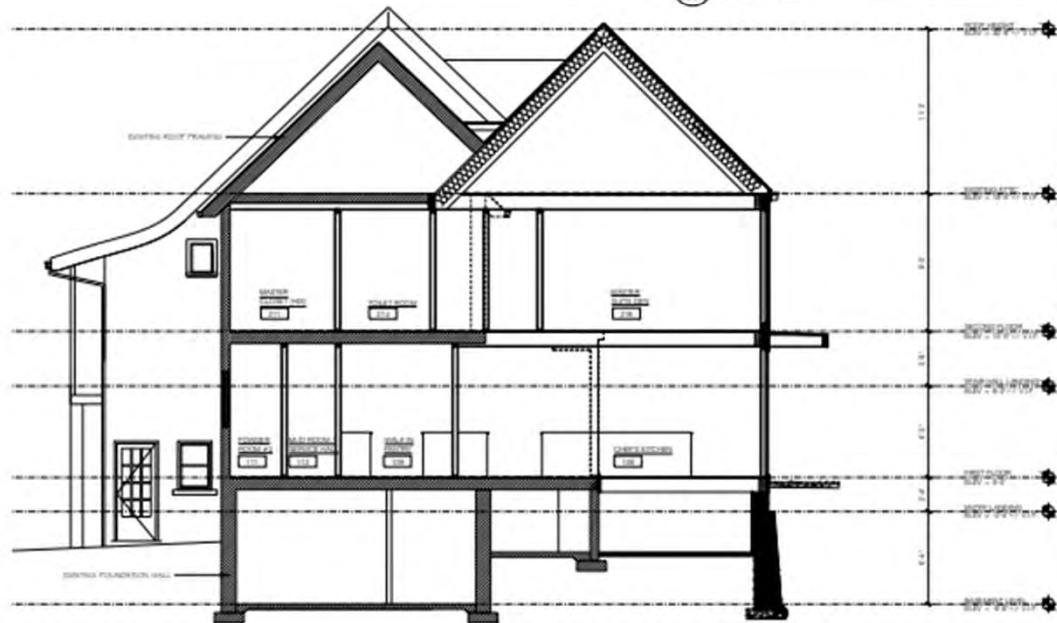
09/17/2020 24-005

REVISED A3-01

BY: MMB



EXISTING ROOF FRAMING
BUILDING SECTION
SCALE: 1/2" = 1'-0"



EXISTING ROOF FRAMING
BUILDING SECTION
SCALE: 1/2" = 1'-0"



Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Proposed Exterior Perspective

DIMIT ARCHITECTS
architecture + interiors + urban design

September 17th, 2024



Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
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Proposed Exterior Perspective

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September 17th, 2024



Docket No. 10-95-24 (1332 Sloane)



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Proposed Exterior Perspective

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September 17th, 2024

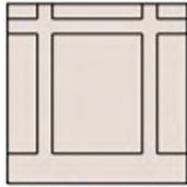


Docket No. 10-95-24 (1332 Sloane)



EXTERIOR MATERIAL SCHEDULE - BLOOMBERG RESIDENCE					
DESCRIPTION	MATERIAL	MANUFACTURER	SPECIFICATIONS	COLOR	NOTES
01	PT WOOD RAINGREEN CLADDING	ADVANTAGE LUMBER OR EQUAL	CLASSED JOIST RAINGREEN SULA PROFILE	GREEN	PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
02	CONCRETE BOWED SIDING	CONCRETE OR EQUAL	WOODEN FURF	1/2" DIA. FURF	PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
03	CEMENT BOWED SIDING	CONCRETE OR EQUAL	STAFFED FINE	1/2"	PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
04	GLASSING SOFFIT	TEAK OR EQUAL	VERTIGO TEAK	TEAK	PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
05	WOOD ALUMINUM CLAD SIDING	ANDERSEN OR EQUAL	2-SIDES	DARK ASH	PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
06	EPD MEMBRANE	FRONTIER OR EQUAL	FULLY ADHERED OVER ROOF REGULATION OR COVER BOARD		PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
07	STANDING SEAM METAL ROOF	CENTRA OR EQUAL	14 GAUGE STANDING SEAM SYSTEM		PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
08	COMPOSITE WOOD DECKING	TRIS OR EQUAL	180		PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY
09	ALUMINUM TRIM	180	MISCELLANEOUS ALUMINUM TRIM		PERMANENTLY FASTENED WITH 1/2" DIA. BRASS SCREWS. FINISH: 10 YEAR LIMITED WARRANTY

NOTE: ALL EXTERIOR MATERIALS, PRODUCTS & TO BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATION REQUIREMENTS TO OBTAIN PRODUCT WARRANTIES ARE SET. SUBSTITUTIONS TO BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATION REQUIREMENTS TO OBTAIN PRODUCT WARRANTIES ARE SET. PROVIDE COLOR SAMPLES FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL.



SIDING
SW6084 Modest White



IPE RAINSCREEN
Natural Finish



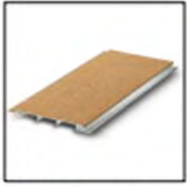
METAL ROOF
181 Slate Gray



SIDING
SW7017 Dorian Gray



PAINTED BRICK
SW7074 Porpoise



WOOD SOFFIT
Teak



SIDING
SW7019 Gauntlet Gray



COMPOSITE DECKING
Spiced Rum



WOOD WINDOWS
Dark Ash

Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Proposed Exterior Materials

DIMITARCHITECTS
architecture + interiors + urban design

September 17th, 2024

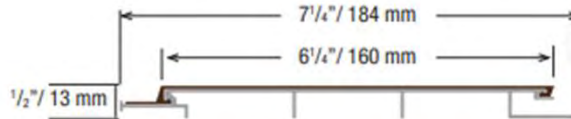


Docket No. 10-95-24 (1332 Sloane)

Vertigo 5010

Geolam
Architectural Eco-Technology

Hybrid Aluminum/WPC Cladding/Soffit
Datasheet



Technical information may change without warning.
Please ensure you that you reference our latest as shown on our website at www.usa.geolam.com

Thickness: 1/2 in 13 mm	Secondary moment I_x (cm⁴): 0.56
Total width: 7 1/4 in 184 mm	Secondary moment I_y (cm⁴): 122.03
Usable width: 6 1/4 in 160 mm	Section modulus Z_{x-x} (cm³): 0.68
Section tolerances in mm: + 0.5 / - 2.0	Section modulus Z_{-x} (cm³): 0.68
Fire rating: On request before order	Section modulus Z_{x-y} (cm³): 13.47
Surfaces finish: Sanded	Section modulus Z_{-y} (cm³): 13.47
Profiles fastening and installation: Check our website www.usa.geolam.com	Core in anodized aluminum alloy: A6063S-T5 Serie 6000
Standard length: 12 ft 3.66 m	Coefficient of Thermal Expansion (20-100°C): 23.4 μm/m/°C
Or order custom lengths from: 7 ft to 19 ft 8 in 2.15 m to 6 m	Modulus of Elasticity: 68.9 GPa
Weight: 0.80 lb/ft 1.19 kg/m	Max Tensile Strength: 186 Mpa
	Carbon Footprint: WPC : 1.54 kg CO ₂ /Kg Profile : 9.005 kg CO ₂ /Kg

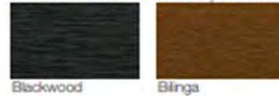
Sanding finish and/or shading may vary between runs

Non-combustible according to ASTM E136.

Standard Colors -  All standard colors stocked in the US, no minimum.



Non-Standard Colors - 90 day lead time - Minimum order 5,000 lineal ft.

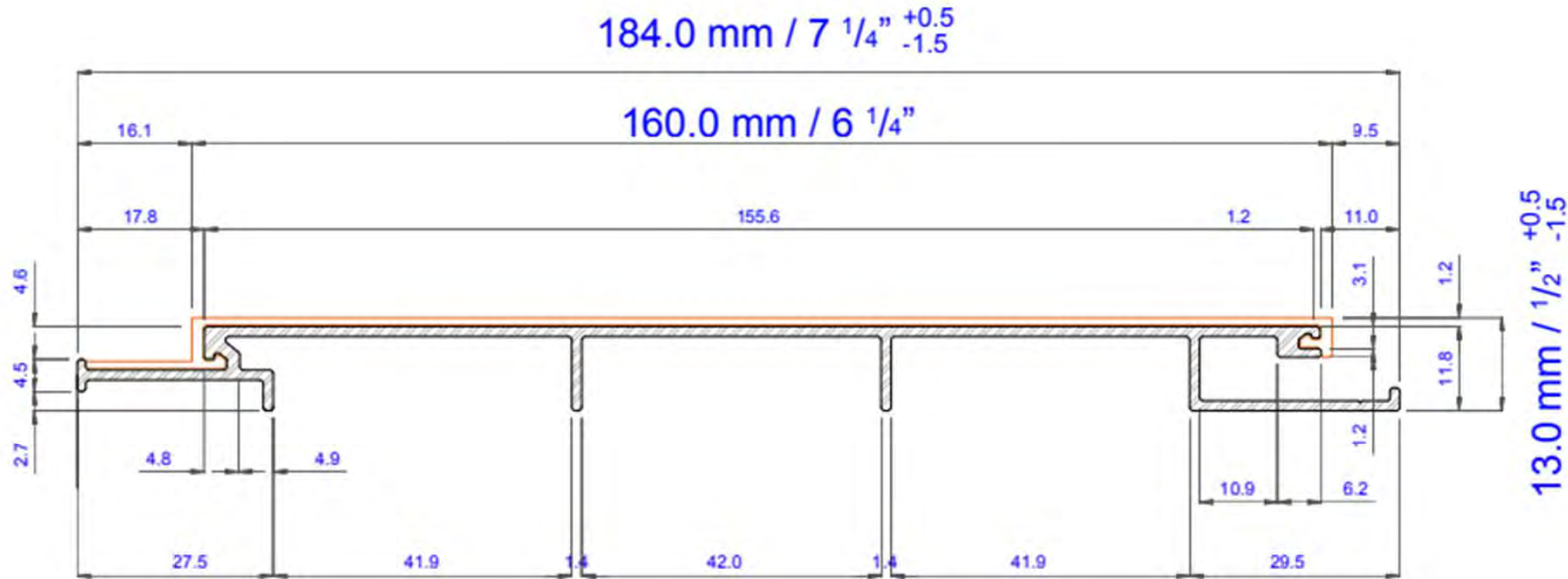


Custom Colors Available - Minimum order 6,000 lineal ft.

www.usa.geolam.com
Toll free: 1-877-627-3530
info@geolaminc.com



Docket No. 10-95-24 (1332 Sloane)



Technical specifications, dimensions in mm		Cross section coefficient Z+x (cm ³)	0.68	Wood hybrid system WHS	Type 1.0
Weight (kg/ml)	1.29	Cross section coefficient Z-x (cm ³)	1.60	Vertigo 5010 www.geolaminc.com	
Cross section, secondary moment Ix (cm ⁴)	0.56	Cross section coefficient Z+y (cm ³)	13.47		
Cross section, secondary moment Iy (cm ⁴)	122.03	Cross section coefficient Z-y (cm ³)	12.85		



Docket No. 10-95-24 (1332 Sloane)



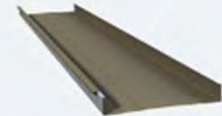
SRS 3 STANDING SEAM METAL ROOF PANELS TECHNICAL DATA SHEET

DESCRIPTION

SRS Structural Standing Seam Roof Systems are designed as true standing seam roof systems which offer high performance structural features while attaining aesthetic lines required in architectural systems. They are designed as a weather tight low-slope system for roofing in both new construction and retrofit, and provide a low maintenance, long-lasting roof for any type of building. The SRS 3 panels employ a separate field applied or factory-caulked continuous batten which provides for installation in both directions. SRS 3 panels are non-directional, which enables them to be installed left to right, right to left, or from the middle of a roof in both directions. When directional finishes are used (Micas, Metallics, etc.) one direction of installation must be held.



12" PLANKED



18" PLANKED

GENERAL DESIGN OPTIONS

	SRS 3	
	Galvanized ¹ (G90) (Standard)	Galvalume 50,000 psi (Optional)
PANEL HEIGHT	3" [76.2mm] NOMINAL	3" [76.2mm] NOMINAL
PANEL WIDTH	12" [305mm], 16" [406mm], 18" [457mm]	12" [305mm], 16" [406mm], 18" [457mm]
PANEL LENGTH	Factory-formed to 48 ft. [14.630m] 48 ft. [14.630m] to 60 ft. [18.288m] with special transportation permit. Field-formed up to 220 ft. [67.056m]	Factory-formed to 48 ft. [14.630m] 48 ft. [14.630m] to 60 ft. [18.288m] with special transportation permit. Field-formed up to 220 ft. [67.056m]
STIFFENING RIBS	Planked	Planked
FACTORY SIDE LAP	Mechanically seamed	Mechanically seamed
FACTORY END LAP	Factory notched and flared	Factory notched and flared
FACTORY SEALANT	Non-curing butyl (2 beads in batten) ²	Non-curing butyl (2 beads in batten) ²
GAGE	20 [.91mm], 22 [.76mm], 24 [.60mm] (standard) 18 [1.19mm] (optional)	20 [.91mm], 22 [.76mm], 24 [.60mm] (standard) 18 [1.19mm] (optional)
BATTEN ³	20 [.91mm], 22 [.76mm], 24 [.60mm]	20 [.91mm], 22 [.76mm], 24 [.60mm]
CLIPS	One-piece (Galvanized or Stainless steel) (standard) Two-piece clips ⁴ (optional)	One-piece (Galvanized or Stainless steel) (standard) Two-piece clips ⁴ (optional)
MINIMUM ROOF SLOPE	1/2": 12" w/o endlaps 1:12 w/ endlaps	1/2": 12" w/o endlaps 1:12 w/ endlaps
EXPOSED EXTERIOR	1.0 mil PVDF, 1.6 mil Duragard, 2.4 mil Duragard Plus	1.0 mil PVDF, 1.6 mil Duragard, 2.4 mil Duragard Plus
NON-EXPOSED INTERIOR	0.5 mil primer/backer	0.5 mil primer/backer
SURFACE FINISH	Smooth (standard) Embossed (optional) ⁵	Smooth (standard) Embossed (optional) ⁵

1. Alternate base material, panel lengths and gages may also be available. Contact CENTRIA.
2. Battens are the same gage as panel except when panel is 18 [1.19mm] gage, batten must be 20 [.91mm] for 18 [1.19mm] gage panels.
3. Available for aluminum or COC projects.
4. Embossing is non-directional.
5. Field applied webbed mastic tape is optional and is required for weather-tight warranties and field roll formed SRS3.

⁶"Oil Canning" is an inherent part of light gage cold-formed metal products, particularly those with broad flat areas. CENTRIA takes every precaution, as defined by MCA, to minimize the effects of oil canning. Lack of flatness or waviness due to oil canning is not sufficient cause for rejection of material.

CENTRIA.COM

Copyright © 2022 CENTRIA, a NUCOR[®] company. CENTRIA-TDS-SRS3-NJ 1/2022

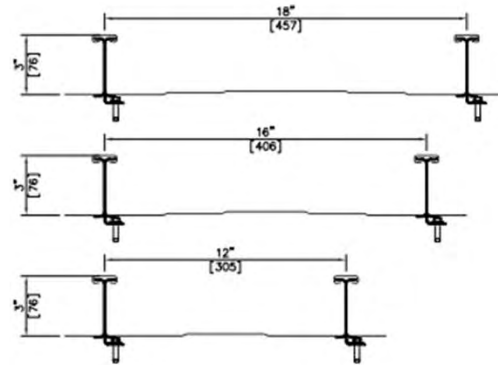
SRS 3 ROOF DESIGN FEATURES & BENEFITS

- May be installed over a variety of support substrates, including open framing, steel deck, or plywood deck
- Mechanically seamed side joint with a separate continuous batten
- Concealed clip system reduces roof penetrations and includes a built-in standoff to allow for thermal movement
- SRS 3 panels may be erected from left-to-right, right-to-left, or from the middle working both directions
- Field roll forming and curving capabilities allow for longer continuous panel lengths than can be shipped on trucks



STANDING SEAM SRS 3 TESTING

TEST	CHARACTERISTIC	TEST METHOD	TEST TITLE	RESULTS
ENVIRONMENTAL	AIR LEAKAGE	ASTM E 1680	Determines resistance to air leakage	0.036 cfm/ft at 4.0 psf
	WATER PENETRATION	ASTM E 1646	Determines resistance to water penetration by uniform static air pressure difference	No penetration at 12.0 psf
	STANDING WATER	ASTM E 2140	Determines resistance to water penetration when submerged under standing water	No leakage with 8" of standing water for 24 hours
STRUCTURAL	WIND LOADS	ASTM E 1592 & USACOE Uplift Test	Determines structural performance under uniform static air pressure difference	See load span tables
	IMPACT RESISTANCE	TAS 100, TAS 110, TAS 125	Determines whether a product used as external protection to maintain a building envelope provides sufficient resistance to windborne debris	Approved HVH2; see FL16205
	WIND UPLIFT RATINGS	UL 580 FM 4471	Determines uplift resistance rating of roof assemblies	Class 90 for steel purlins, steel deck, and plywood constructions 1-90 for steel purlin and steel deck construction, 1-180 for steel purlin construction



NOTES

- A. For information on special applications, contact your local CENTRIA Sales Representative.
- B. Panel length tolerance is ±1/4" [6mm].



Docket No. 10-95-24 (1332 Sloane)



PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES ESR-1137 certified to be a minimum of 95.4% recycled content by weight.



DECKING



FASCIA



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage®	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

*Transcend® Lineage™ square edge profiles are not available in 12' lengths

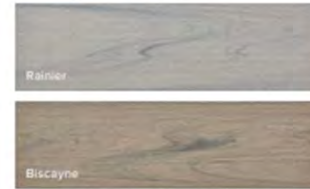
PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9 × 10 ⁻⁵ in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lb/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

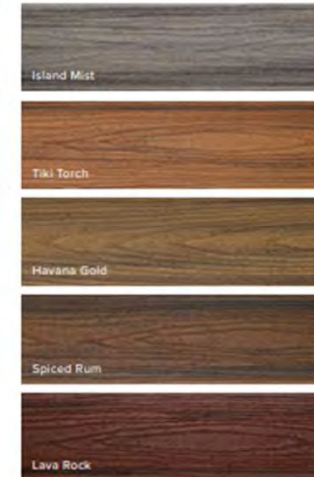
*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

Lineage (neutral multi-tonal)



Tropicals (vibrant multi-tonal)



Earth Tones (monochromatic)



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

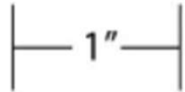
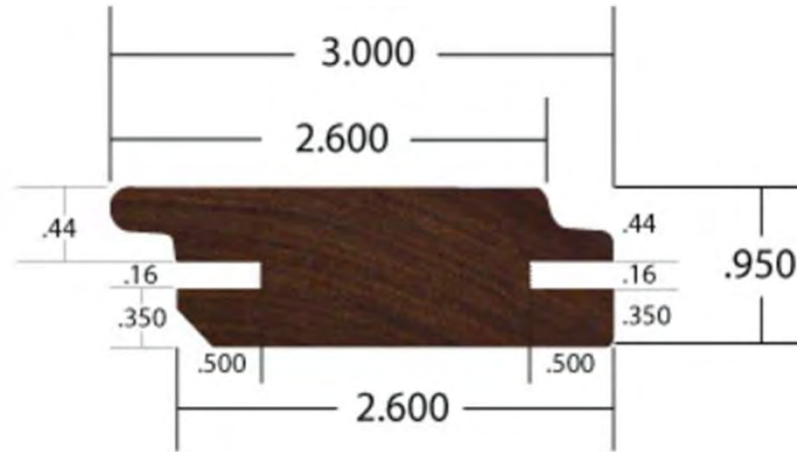
Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at trex.com/literature





5/4 x 4 (rainscreen)



measurements in inches



Docket No. 10-95-24 (1332 Sloane)

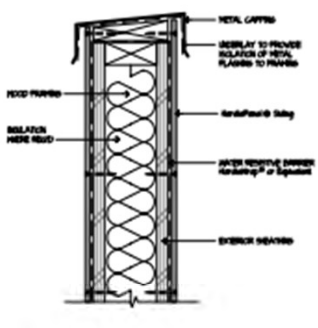
These details are published as an information guide only. These CAD drawings are intended as a guide to assist the designer. They do not constitute a contract. The user is responsible for construction and must be read in conjunction with the installation instructions on www.jameshardie.com. You should obtain architectural, engineering or other technical advice to assure the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings. For fastener specifications and complete installation instructions refer to appropriate documentation at www.jameshardie.com



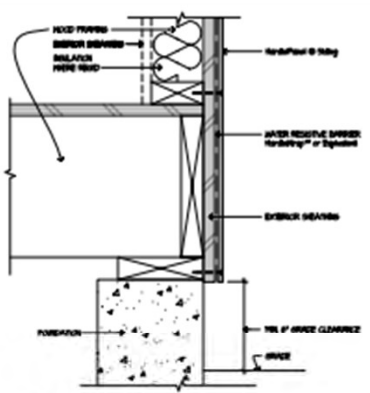
James Hardie® Siding Details
 • Wood Framing
 • OSB or Plywood Sheathing
 • Shown with Siding Nails into Framing

ISSUED
 James Hardie
 31
 DATE
 March 1, 2010
 SCALE
 AS NOTED
 JOB NO.
 0000
PANEL-1
 © 2010 James Hardie
 Sheathing Limited

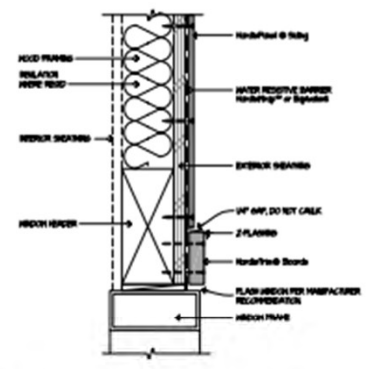
9 PARAPET SCALE: 1/4"=1'-0"



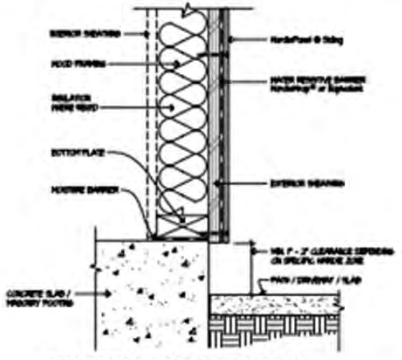
6 GRADE CLEARANCE SCALE: 1/4"=1'-0"



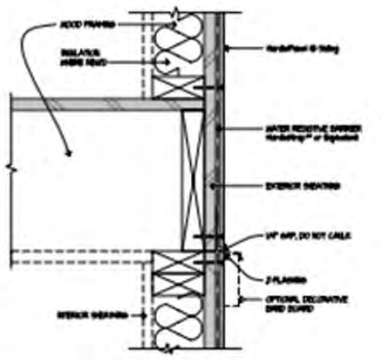
3 WINDOW/DOOR HEAD SCALE: 1/4"=1'-0"



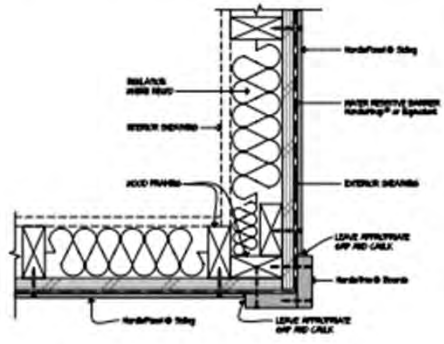
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC. SCALE: 1/4"=1'-0"



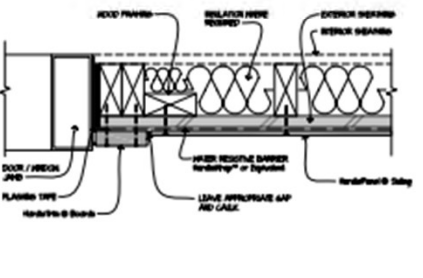
5 HORIZONTAL VIEW SCALE: 1/4"=1'-0"



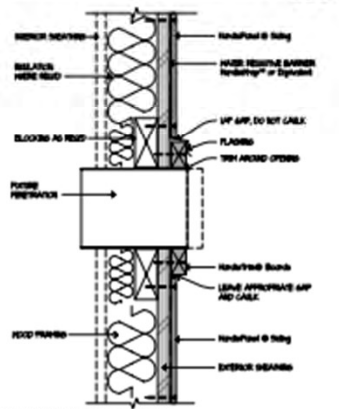
2 OUTSIDE CORNER SCALE: 1/4"=1'-0"



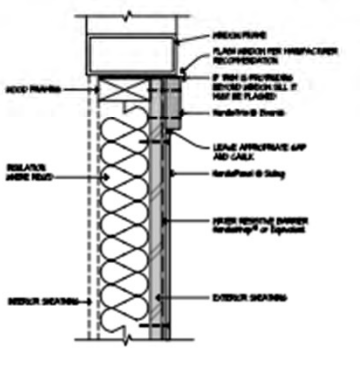
10 DOOR / WINDOW JAMB SCALE: 1/4"=1'-0"



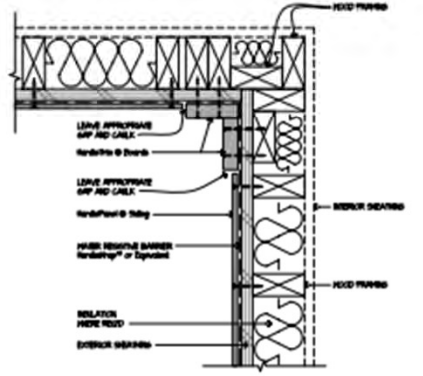
7 FIXTURE PENETRATION SCALE: 1/4"=1'-0"



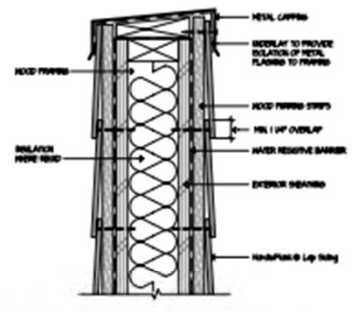
4 WINDOW SILL SCALE: 1/4"=1'-0"



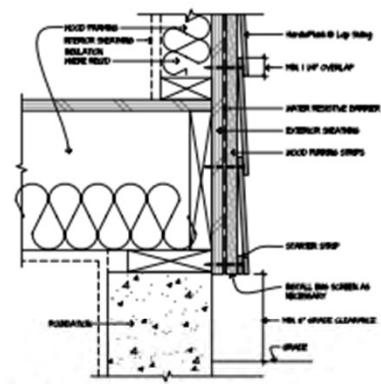
1 INSIDE CORNER SCALE: 1/4"=1'-0"



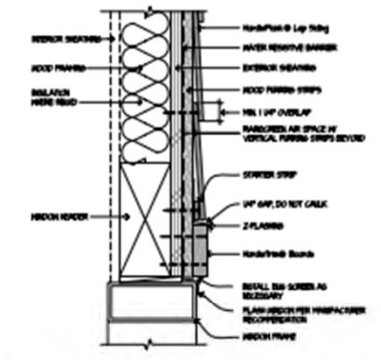
Docket No. 10-95-24 (1332 Sloane)



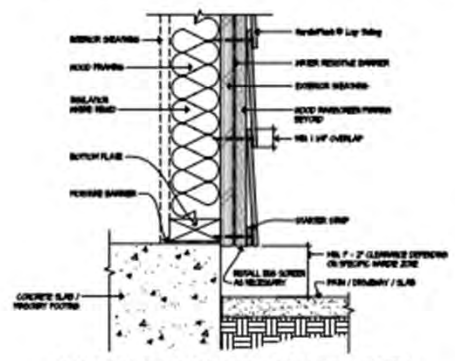
9 PARAPET - RAINSCREEN SCALE 1/4"=1'-0"



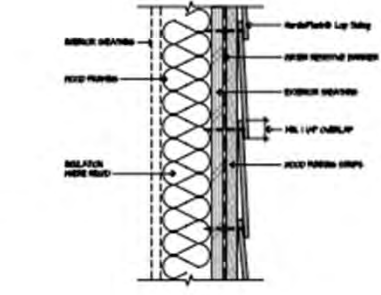
6 GRADE CLEARANCE - RAINSCREEN SCALE 1/4"=1'-0"



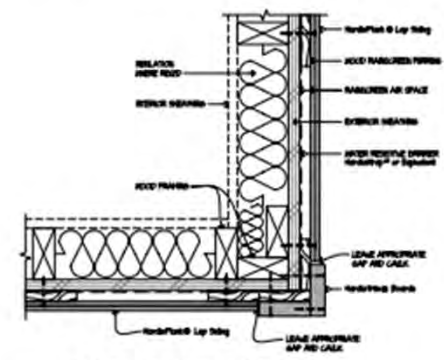
3 WINDOW/DOOR HEAD - RAINSCREEN SCALE 1/4"=1'-0"



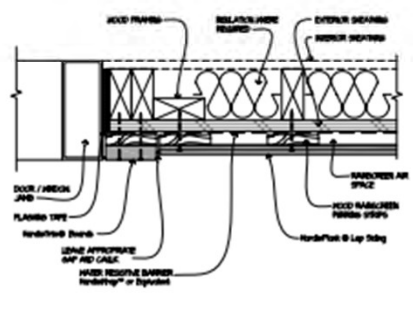
8 HARDSCAPE CLEARANCES, RAINSCREEN, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC. SCALE 1/4"=1'-0"



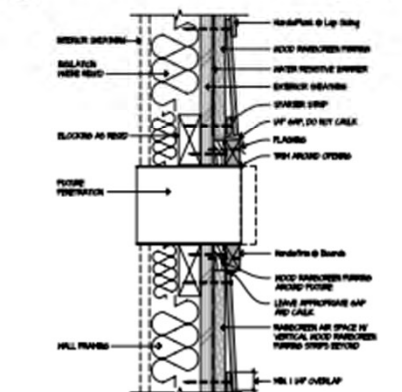
5 HORIZONTAL LAP VIEW - RAINSCREEN SCALE 1/4"=1'-0"



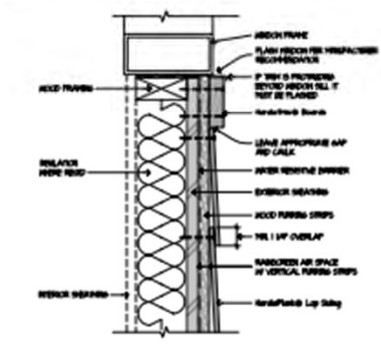
2 OUTSIDE CORNER - RAINSCREEN SCALE 1/4"=1'-0"



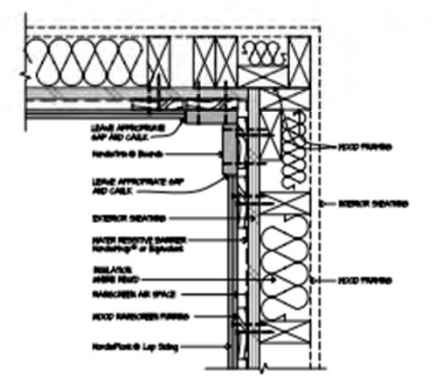
10 DOOR / WINDOW JAMB - RAINSCREEN SCALE 1/4"=1'-0"



7 FIXTURE PENETRATION - RAINSCREEN SCALE 1/4"=1'-0"



4 WINDOW SILL - RAINSCREEN SCALE 1/4"=1'-0"



1 INSIDE CORNER - RAINSCREEN SCALE 1/4"=1'-0"

These drawings are published as information only. These CAD drawings are intended for use by the contractor and not to be used in conjunction with the manufacturer's instructions. The manufacturer's instructions are the final authority for the correct installation of the product. James Hardie accepts no liability in respect to the use of these drawings. For fastener specifications and complete installation instructions refer to appropriate documentation at www.jameshardie.com



HardiPlank® Lap Siding Details
 • Wood Framing with Wood Furring Strips
 • OSB or Plywood Sheathing
 • Shown with Siding Nails Blind Fastened into Framing

BUSH
 JamesHardie
 31
 GIBB
 March 1, 2010
 1045
 AS NOTED
 JIM BO.
 1045
PLANK-3
 © 2010 James Hardie
 Siding Limited



Docket No. 10-95-24 (1332 Sloane)



E12 Candelabra base bulbs required
(Bulbs not included)



Docket No. 10-95-24 (1332 Sloane)



Project: _____
 Location: _____
 Cat. No.: _____
 Type: _____
 Qty: _____
 Notes: _____

LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard option.

Complete unit = Housing + Downlight or Adjustable Light Engine + Trim (order each separately)

Housing

example: L4R10AE1VB

Series	Lumens	Installation (all with AirSeal IC)	Dimming	Version
L4R				VB
L4R LyteCaster 4" downlight (for round and square configurations)	06 650 lm 10 1000lm	A New Construction w/ Screws AN New Construction w/ Nails R Remodeler	E1 Phase Control (ELV/TRIAC 120V)	VB Version B
	06 650 lm 10 1000lm	A New Construction w/ Screws AN New Construction w/ Nails R Remodeler	Z10U 0-10V (Universal 120-277V)	

Downlight Light Engine

example: L4R10927VB

Series	Lumens	CRI/CCT	Finishes	Version
L4R				VB
L4R LyteCaster 4" round downlight (compatible with square trims)	06 650 lm 10 1000lm	927 90 CRI / 2700K 930 90 CRI / 3000K 935 90 CRI / 3500K 940 90 CRI / 4000K 950 90 CRI / 5000K	- Specified with Trim below (for downlight models only)	VB Version B

Adjustable Light Engine

example: L4RA10927WVB

Series	Lumens	CRI/CCT	Finishes	Version
L4RA			W	VB
L4RA LyteCaster 4" round adjustable (trim is integrated)	06 650 lm 10 1000lm	927 90 CRI / 2700K 930 90 CRI / 3000K 935 90 CRI / 3500K 940 90 CRI / 4000K 950 90 CRI / 5000K	W White Reflector / White Flange (integral to light engine for adjustable, do not specify Trim separately)	VB Version B

Trim (for downlights only)

example: L4RDD

Series	Style/Finish/Flange
L4R	
L4R LyteCaster 4" round downlight	DD Open Downlight / Clear Diffuse / White Flange
L4S LyteCaster 4" square downlight	DW Open Downlight / White Finish / White Flange BW Baffle Downlight / White Finish / White Flange

L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Features

- Housing:** UL listed for direct contact with thermal insulation. Airseal® housing minimizes air leakage to less than 2 CFM at 1.57PSF (or 75PA), which complies with the International Energy Conservation Code, and Washington State Energy Code (Section 502.4). This reduces heat loss and condensation in ceiling.
- Housing (new construction):** .026" galvanized steel. Access door for inspection of junction box.
- Housing (remodeler):** .032" aluminum. Integral retaining spring secures housing to ceilings up to 2" thick. Removable for access to junction box and ceiling plenum. 5 1/4" maximum for use in 2" x 6" joist construction and shallow plenum applications.
- Junction Box (new construction):** 2 1/2" x 5 1/4" x 2" (27 cu. in.) .032" galvanized steel. UL listed 90°C supply conductors. Rated for branch circuit wiring supplying connected luminaires (daisy chaining).
- Junction Box (remodeler):** 2 1/2" x 2 1/2" x 4 1/2" (29 cu. in.) .031" galvanized steel. UL listed for 90°C supply conductors. Rated for branch circuit wiring supplying connected luminaires.
- Retaining clips:** Permits fast and easy installation of light engine/trim.
- Lower frame and top cover:** .026" galvanized steel. Accommodates ceilings up to 1" (25mm) thick. Deep integral lip is 1/2" (9.5mm) with four notches at 90° apart to simplify alignment. Locks into position along length of mounting bars with locking screws.
- Driver - ELV /Triac:** 120V, 50/60Hz. RoHS compliant. Class 2 power supply. Complies with FCC rules per Title 47 Part 15 (Class B) for EMI /RFI (conducted & radiated). Class A sound rating.
- Driver - 0-10V:** 120/277V, 50/60Hz. RoHS compliant. Class 2 power supply. Complies with FCC rules per Title 47 Part 15 (Class A) for EMI /RFI (conducted & radiated). Class A sound rating.
- Mounting bars:** .059" galvanized steel. Bars pivot for easy attachment and wire-in below ceiling line. Bars extend to accommodate 16" (406mm) to 24" (610mm) O.C. joist spacing. Bars can accommodate 12" (305mm) O.C. joist spacing after a slight field modification (see instruction sheet). Features integral self tapping Phillips/square drive screws for secure attachment to wood or metal construction. Also available with integral nails. Attaches to T-bar ceilings without the need of accessories. Bars installed on shortest dimension of frame but can be easily repositioned 90° from original position.
- Ceiling cutout:** 4 1/4" (111mm).

Dimming Compatibility

- SR12002TUNV** Philips Sunrise
 - IPE04, IP7** Leviton Illumatech
 - 6615-P** Leviton Decora
 - DVLEV-903P** Lutron Diva
 - S-603P** Lutron Skylark
- See LED-DIM Specification Sheet for more.

Electronic dimming driver

Class 2 electronic LED Driver with less than 1 second start up. RoHS compliant, suitable for damp locations. 120v 50/60Hz > 9 power factor. Sound rating Class "A" (<24dB). Complies with FCC CFR title 47 part 15 Class B for EMI/RFI Dimmable with standard electronic low voltage (ELV) & Triac dimmers. Dims to less than or equal to 10% of relative high output.

ENERGY STAR®

0-10v (Z10) dimming is Energy Star qualified. Electronic low voltage (E) dimming is not Energy Star qualified.

Labels

cULus Listed Type I.C., frames are suitable for damp location and wet listed for use in covered ceilings. Trims are cULus suitable for damp location. Complies with Air Leakage. ENERGY STAR® certified.

Warranty

5 year limited warranty
 Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.



Electrical specifications

Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty. (see Signify.com/warranties for details)

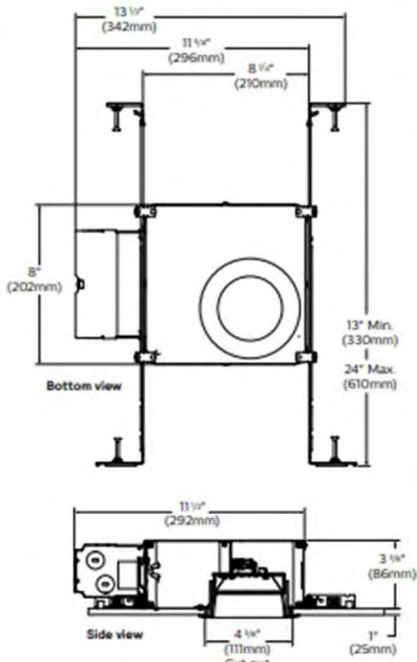
Frame-in kit	Lumens	Input volts	Input freq.	Input current	LED drive current	Input power	LED power	THD Factor @ Max Load	Power Factor @ Max Load
L4R06_E1VB	650	120V	50/60Hz	0.049A	0.15A	5.8W	4.9W	<15%	>0.9
L4R06_Z10UVB		120V	50/60Hz	0.050A	0.15A	6.0W	4.9W	<15%	>0.9
L4R10_E1VB	1000	277V	50/60Hz	0.022A	0.15A	6.1W	4.9W	<15%	>0.9
L4R10_Z10UVB		120V	50/60Hz	0.075A	0.22A	9.0W	7.4W	<15%	>0.9
	1000	120V	50/60Hz	0.073A	0.22A	8.8W	7.4W	<10%	>0.9
		277V	50/60Hz	0.032A	0.22A	9.0W	7.4W	<10%	>0.9



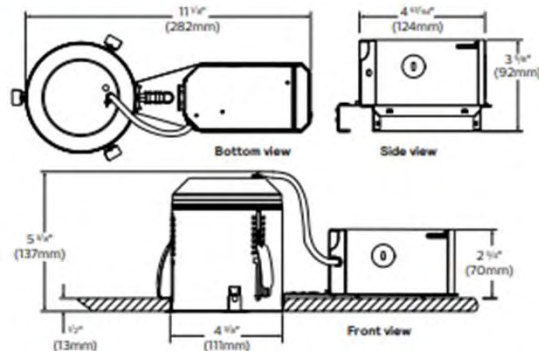
L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

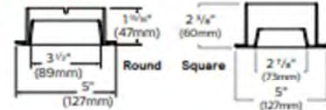
New construction housing



Remodeler housing



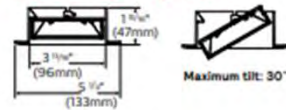
Downlight trim



Light engine



Adjustable light engine/trim



L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)



AccuRender Technology (CRI 90+)

The right light brings colors to life. Our new AccuRender technology helps ensure colors are rendered more accurately and consistently, while doing so as efficiently as CRI 80 products.



Standard CRI 80
Good color rendering and high efficacy



Standard CRI 90
Better color rendering and low efficacy



AccuRender
Best color rendering, color preference and high efficacy

Enjoy design flexibility

Full range of products and options:

- Available soon in across Lightolier portfolio for application flexibility
- Multiple color temperatures (CCTs) and lumen packages offered

Promote savings

High efficacy, with no penalty:

- Energy efficacy compares well to conventional 80 CRI
- Up to 25% more energy savings vs competitor 90 CRI¹
- Helps meet Title 24 requirements

Show your true colors

High color rendering:

- True to life colors to help energize your environment and render better flesh tones critical for healthcare hospitality and retail applications.
- R_a up to 94 CRI
- R_e up to 67 CRI
- G_a up to 99 CRI
- C_a up to 94 CRI
- R_a up to 92 TM-30
- R_{eq} up to 91 TM-30
- R_e up to 100 TM-30
- R_{min} up to -5% TM-30

Achieve color balance

Best in class color consistency:

- Promote aesthetic harmony in your space with ≤ 2 SDCM



L4 LyteCaster LED 4"

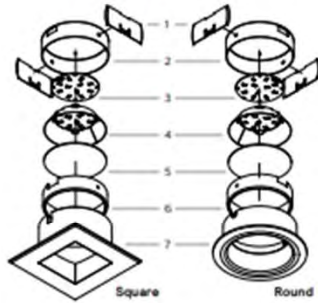
Round & Square downlights and Round adjustables (650lm & 1000lm)

Light Engine



Components

- Retaining clips:** 29 gauge Stainless Steel, allows tool-less installation of light engine to trim.
- Engine housing:** (0.05") thick powder coated aluminum provides integrated thermal management allowing for a low profile at less than 3-1/2" tall.
- LED board:** High efficiency mid-flux LEDs.
- Mixing chamber:** 98% reflective, highly diffuse film.
- Diffusion lens:** (0.06") thick acrylic opal lens provides an even source of illumination.
- Retaining ring:** (0.04") thick powder coated aluminum, secures module components.
- Reflector:** 30% glass reinforced injection molded polycarbonate is durable and provides a 70° cutoff to the source.



Trim & Finish options



L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Round, 650lm engine, 90CRI / 3500K, 103lm/W at 6W



Housing: L4R06AZ10VB
Light Engine: L4R06B35VB
Trim: L4RDW

Angle	Mean CP	Lumens
0	304	
5	302	29
10	296	
15	285	
20	270	81
25	251	119
30	230	
35	206	135
40	179	
45	151	125
50	121	
55	93	92
60	66	
65	46	50
70	33	
75	23	25
80	14	
85	6	
90	0	7

Output lumens: 629lm
Input Watts: 6.1W
Spacing Crit.: 1.14
Beam Angle: 90°
Efficacy: 103.1lm/W
CCT: 3500K
CRI: 90
Report no.: STMN-151

Single unit data		
Height to Lighted Plane	Initial Center Beam Foot-Candles	Beam Dia. [ft]
5'	12	5.7'
6'	8	6.8'
7'	6	8.0'
8'	5	9.1'
9'	4	10.3'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2		
Spacing on center	Initial Center Beam Foot-Candles	Watts per Sq. Ft.
5'	26.0	0.27
6'	17.0	0.18
7'	12.0	0.13
8'	10.0	0.11
9'	8.0	0.08

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

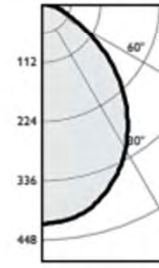
Coefficients of utilization

Ceiling	80%					70%					50%					30%					0%		
	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	50	10	0				
RCR	Zonal cavity method - Effective floor reflectance = 20%																						
0	119	119	119	119	116	116	111	111	111	106	106	100	94	96	92	87						100	
1	110	110	106	102	104	98	100	94	86	79	75											87	
2	102	94	88	83	93	82	89	80	69	77	68	65											85
3	94	84	77	71	83	71	80	69	77	68	65											85	
4	87	76	68	61	72	60	70	60	70	60	57											85	
5	80	68	60	53	64	55	63	53	63	53	50											85	
6	74	62	54	47	58	48	57	47	57	47	45											85	
7	69	57	49	42	53	43	52	42	52	42	40											85	
8	65	52	44	37	48	38	48	38	48	38	36											85	
9	61	48	40	33	44	35	45	35	45	35	33											85	
10	57	45	37	30	41	32	42	32	42	32	30											85	

Zonal lumens & percentages

Zone	Lumens	%Luminaire	RCR1 2700K = 0.92	RCR1 3000K = 0.96	RCR1 3500K = 1.00	RCR1 4000K = 1.02	RCR1 5000K = 1.02
0-30	224	35.8%					
0-40	353	56.1%					
0-60	551	87.6%					
0-90	629	100.0%					

Round, 1000lm engine, 90CRI / 3500K, 98lm/W at 9W



Housing: L4R10AZ10VB
Light Engine: L4R10B35VB
Trim: L4RDW

Angle	Mean CP	Lumens
0	417	
5	414	39
10	407	
15	393	111
20	372	160
25	347	
30	318	177
35	284	
40	247	160
45	208	
50	168	160
55	128	115
60	91	
65	63	64
70	45	
75	32	34
80	20	
85	8	
90	0	9

Output lumens: 869lm
Input Watts: 8.9W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 98.3lm/W
CCT: 3500K
CRI: 90
Report no.: STMN-154.8

Single unit data		
Height to Lighted Plane	Initial Center Beam Foot-Candles	Beam Dia. [ft]
5'	17	5.8'
6'	12	7.0'
7'	9	8.1'
8'	7	9.3'
9'	5	10.4'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2		
Spacing on center	Initial Center Beam Foot-Candles	Watts per Sq. Ft.
5'	36.0	0.39
6'	24.0	0.26
7'	17.0	0.18
8'	14.0	0.15
9'	11.0	0.12

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%					70%					50%					30%					0%		
	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	50	10	0				
RCR	Zonal cavity method - Effective floor reflectance = 20%																						
0	119	119	119	119	116	116	111	111	111	106	106	100	94	96	92	87						100	
1	110	106	103	100	104	98	100	95	86	79	75											87	
2	102	94	88	83	93	82	89	81	69	77	68	65											85
3	94	84	77	71	83	71	80	69	77	68	65											85	
4	86	75	67	61	72	60	70	60	70	60	57											85	
5	80	68	60	53	64	55	63	53	63	53	50											85	
6	74	61	53	47	58	48	57	47	57	47	45											85	
7	69	56	48	42	53	43	52	42	52	42	40											85	
8	64	51	43	38	49	39	49	39	49	39	37											85	
9	60	47	39	34	44	35	45	35	45	35	33											85	
10	56	44	36	31	41	32	42	32	42	32	30											85	

Zonal lumens & percentages

Zone	Lumens	%Luminaire	RCR1 2700K = 0.92	RCR1 3000K = 0.96	RCR1 3500K = 1.00	RCR1 4000K = 1.02	RCR1 5000K = 1.02
0-30	224	35.8%					
0-40	353	56.1%					
0-60	551	87.6%					
0-90	629	100.0%					

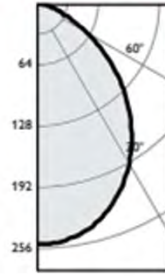
1. Correlated Color Temperature within specs as defined in ANSI, NEMA, ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Wattage controlled to within +/- 5%.
Note: Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.



L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Square, 650lm engine, 90 CRI / 3500K, 84lm/W at 6W



Housing:
L4R06AZ10UVB
Light Engine:
L4R06935VB
Trim:
L4SDW

Angle	Mean CP	Lumens
0	246	
5	244	23
10	240	
15	232	65
20	220	
25	205	94
30	188	
35	168	105
40	147	
45	125	96
50	101	
55	78	70
60	57	
65	38	38
70	24	
75	16	17
80	10	
85	4	5
90	0	

Output lumens: 514lm
Input Watts¹: 6.1W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 84.3lm/W
CCT²: 3500K
CRI: 90
Report no³: STMN-115.3

Single unit data

Height to Lighted Plane	Initial Center Beam Foot-Candles	Beam Dia. (ft) ²
5'	10	5.8'
6'	7	7.0'
7'	5	8.1'
8'	4	9.3'
9'	3	10.4'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial Center Beam Foot-Candles	Watts per Sq. Ft.
5'	22.0	0.27
6'	14.0	0.18
7'	10.0	0.13
8'	8.0	0.11
9'	7.0	0.08

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%					70%					50%					30%					0%
	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	50	10	0		
Wall	0																				
RCR	Zonal cavity method - Effective floor reflectance = 20%																				
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	100	96	92	87	81	75	70	65	
	1	110	110	106	102	104	98	100	94	96	92	87	81	75	70	65	60	55	50	45	
	2	102	102	94	88	93	82	89	80	86	79	75	70	65	60	55	50	45	40	35	
	3	94	94	84	77	83	71	80	69	77	68	65	60	55	50	45	40	35	30	25	
	4	87	87	76	68	74	61	72	60	70	60	57	52	47	42	37	32	27	22	17	
	5	80	80	68	60	67	54	65	53	63	53	50	45	40	35	30	25	20	15	10	
	6	74	74	62	54	61	48	60	47	58	47	45	40	35	30	25	20	15	10	5	
	7	69	69	57	49	56	43	55	43	53	42	40	35	30	25	20	15	10	5	0	
	8	65	65	52	44	51	39	50	38	49	38	36	31	26	21	16	11	6	1	0	
	9	61	61	48	40	48	35	46	35	45	35	33	28	23	18	13	8	3	0	0	
10	57	57	45	37	44	32	43	32	42	32	30	25	20	15	10	5	0	0	0		

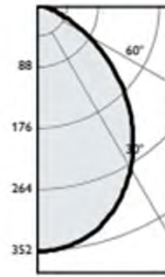
Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	183	35.6%
0-40	288	56.0%
0-60	454	88.3%
0-90	514	100.0%

CRI and CCT adjustment factors

Zone	90CRI 2700K	90CRI 3000K	90CRI 3500K	90CRI 4000K	90CRI 5000K
0-30	0.92	0.96	1.00	1.02	1.02
0-40	0.92	0.96	1.00	1.02	1.02
0-60	0.92	0.96	1.00	1.02	1.02
0-90	0.92	0.96	1.00	1.02	1.02

Square, 1000lm engine, 90 CRI / 3500K, 82lm/W at 9W



Housing:
L4R10AE1VB
L4R10AZ10UVB
Light Engine:
L4R10935VB
Trim:
L4SDW

Angle	Mean CP	Lumens
0	348	
5	346	33
10	340	
15	329	92
20	312	
25	290	134
30	266	
35	238	148
40	207	
45	175	135
50	142	
55	110	98
60	79	
65	53	53
70	34	
75	23	24
80	14	
85	6	7
90	0	

Output lumens: 724lm
Input Watts¹: 8.9W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 82.3lm/W
CCT²: 3500K
CRI: 90
Report no³: STMN-1548.5

Single unit data

Height to Lighted Plane	Initial Center Beam Foot-Candles	Beam Dia. (ft) ²
5'	14	5.8'
6'	10	7.0'
7'	7	8.1'
8'	5	9.3'
9'	4	10.4'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial Center Beam Foot-Candles	Watts per Sq. Ft.
5'	30.0	0.39
6'	20.0	0.26
7'	14.0	0.18
8'	12.0	0.15
9'	10.0	0.12

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%					70%					50%					30%					0%
	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	50	10	0		
Wall	0																				
RCR	Zonal cavity method - Effective floor reflectance = 20%																				
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	100	96	92	87	81	75	70	65	
	1	110	106	103	100	104	98	100	95	96	92	87	81	75	70	65	60	55	50	45	
	2	102	94	88	83	90	82	89	81	86	79	75	70	65	60	55	50	45	40	35	
	3	94	84	77	71	83	70	80	69	77	68	65	60	55	50	45	40	35	30	25	
	4	86	75	67	61	74	61	72	60	69	59	56	52	47	42	37	32	27	22	17	
	5	80	68	60	53	67	53	65	53	63	53	50	45	40	35	30	25	20	15	10	
	6	74	61	53	47	61	47	59	47	58	47	45	40	35	30	25	20	15	10	5	
	7	69	56	48	42	55	42	54	42	52	41	39	35	30	25	20	15	10	5	0	
	8	64	51	43	38	51	38	49	37	48	37	35	30	25	20	15	10	5	0	0	
	9	60	47	39	34	47	34	46	34	45	34	32	27	22	17	12	7	2	0	0	
10	56	44	36	31	43	31	42	31	41	31	29	24	19	14	9	4	0	0	0		

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	259	35.8%
0-40	407	56.2%
0-60	640	88.4%
0-90	724	100.0%

CRI and CCT adjustment factors

Zone	90CRI 2700K	90CRI 3000K	90CRI 3500K	90CRI 4000K	90CRI 5000K
0-30	0.92	0.96	1.00	1.02	1.02
0-40	0.92	0.96	1.00	1.02	1.02
0-60	0.92	0.96	1.00	1.02	1.02
0-90	0.92	0.96	1.00	1.02	1.02

1. Correlated Color Temperature within specs as defined in ANSI/NEMA ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Wattage controlled to within +/- 5%.
Note: Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.



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Docket No. 10-95-24 (1332 Sloane)

Applicant proposes demolition and new construction of a single-family residence in the Lagoon district.

City Notes:

- Needs BZA approval for unroofed patio deck



Docket No. 10-96-24 (892 Beach)
Demolition and New Construction
Residence – Stephen Schill

1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier...shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the *City* authorizes the Commissioner to grant a demolition or removal permit, based on causes such as fire or other source of property damage or loss, in order to remedy conditions immediately dangerous to life, health or property, or to remedy a nuisance, as jointly determined and recommended by the Commissioner, the Fire Chief, and the *City* Engineer; or (Ord. 24-2016. Passed 5-2-2016.)

(2) The passage of 180 days following application to the Commissioner for a demolition permit or permit to move a principal structure, during which time the applicant has further made good faith application to all required boards and commissions of the *City* for approval of a new principal structure at the location of such property; or

(3) The proposed principal structure at the location of such property **conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review**, and by any other required boards and commissions of the *City*, in order to proceed with the new principal structure. In addition, notwithstanding any other requirements, all approvals for such proposed principal structure shall be based on the following factors:

A. The **proposed principal structure is consistent with the Code, the Vision and the “Standards for Rehabilitation”** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The **proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**

C. The Secretary of all such required boards and commissions of the *City* shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.





SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXISTING SITE
IMAGES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:
EM-2

EXISTING SITE IMAGES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

EP-1



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

EP-2



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:
EP-3



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NT6

DATE:
09/18/24

DRAWING NUMBER:

EP-4



EXTERIOR PERSPECTIVES

SCALE: NT6

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

EP-5



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



EF16 OVERALL FIELD
 STO COLOR ARCHITECTURAL
 STO 16299



EF16 ACCENT PANELS
 STO COLOR ARCHITECTURAL
 STO 16279



RAKE/FASCIA/TRIM BOARD
 JAMES HARDIE TRIM
 SMOOTH MIDNIGHT BLACK



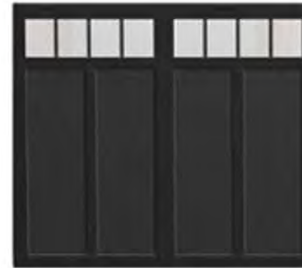
WINDOWS
 MARVIN ELEVATE
 GUNMETAL



STONE
 HALQUIST
 BILTMORE DIMENSIONAL



ROOFING
 CERTAINTED GRAND MANOR
 BLACK PEARL



GARAGE DOORS
 HAAS DOOR AMERICAN TRADITION
 9221 CARBON BLACK



ENTRY DOOR
 THERMA-TRU FIBERGLASS DOORS
 OBSIDIAN

EXTERIOR MATERIAL SELECTIONS

SCALE: NT6



SCHILL ARCHITECTURE, LLC
 1650 CROSSINGS PKWY.
 SUITE E
 WESTLAKE, OH 44145
 440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
 PRIVATE
 RESIDENCE

DRAWING TITLE:
 EXTERIOR
 MATERIAL
 SELECTIONS

DRAWING SCALE:
 NT6

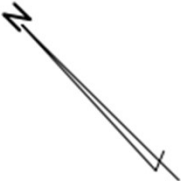
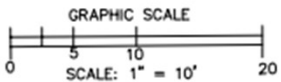
DATE:
 09/18/24

DRAWING NUMBER:
EM-1



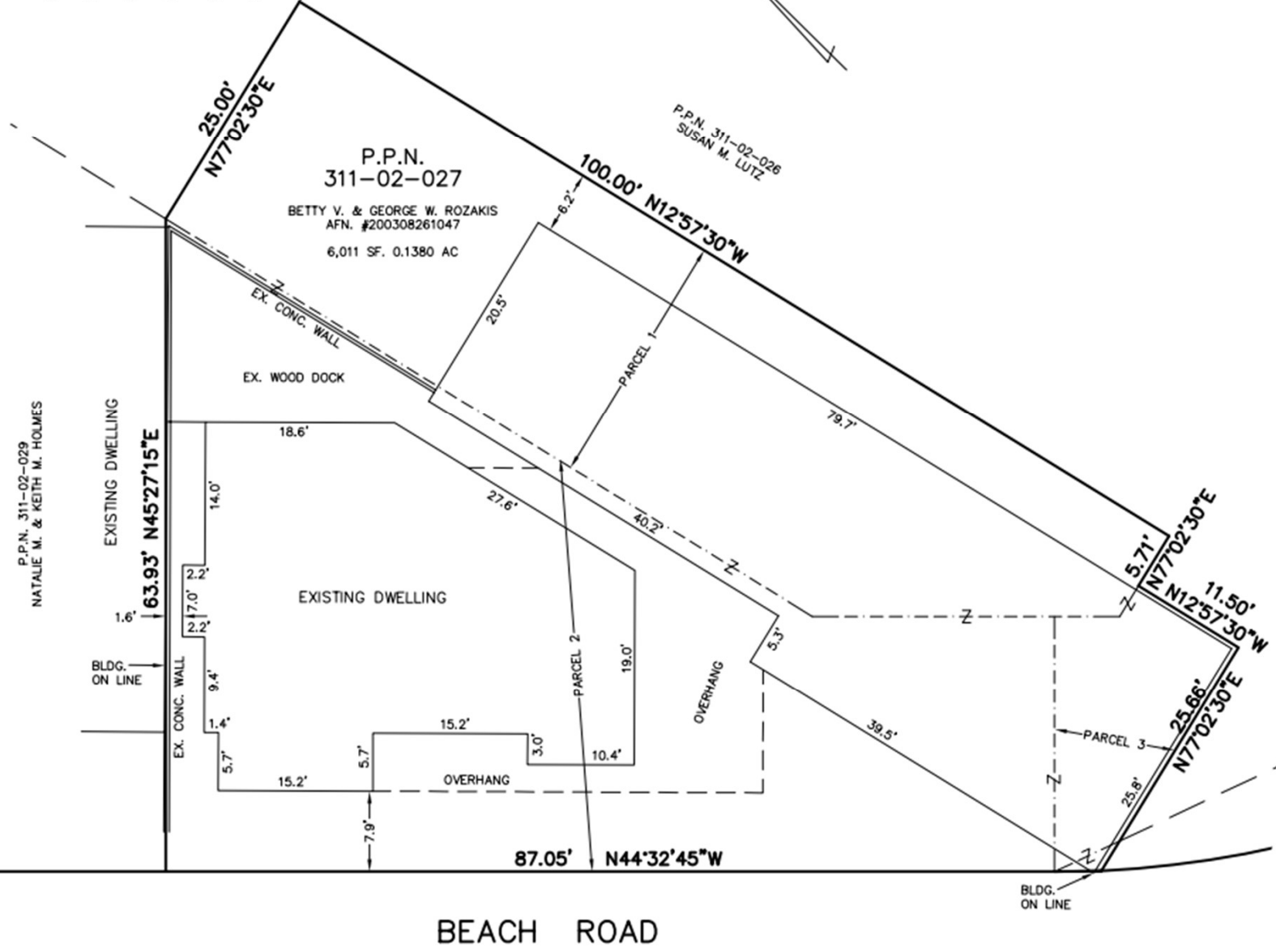
Docket No. 10-96-24 (892 Beach)

LAGOON



GRADING PLAN
 OF
P.P.N. 311-02-027
#892 BEACH ROAD
 PART OF
BLOCK "E" IN THE CLIFTON PARK LAND
AND IMPROVEMENT COMPANYS
ALLOTMENT NO. 2
 RECORDED IN VOL. 48, PG. 3
 PART OF
ORIGINAL ROCKPORT TOWNSHIP SEC. NO. 23
 NOW IN
THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO
 FOR
SCHILL ARCHITECTURE
 1650 CROSSINGS PARKWAY, SUITE E
 WESTLAKE, OH 44145
 PHONE: 440-808-3483
 BY
THE HENRY G. REITZ ENGINEERING CO.
 #4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
 PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

BY: _____ PRES.
 JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
 SCALE 1" = 10' JULY, 2024



- NOTES:**
- UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE, SIZE & ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND APPROVED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.
 - NO CLEAN OUTS WERE FOUND.
 - PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE CITY OF ROCKY RIVER AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.
 - ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM COMPACTED BACKFILL.

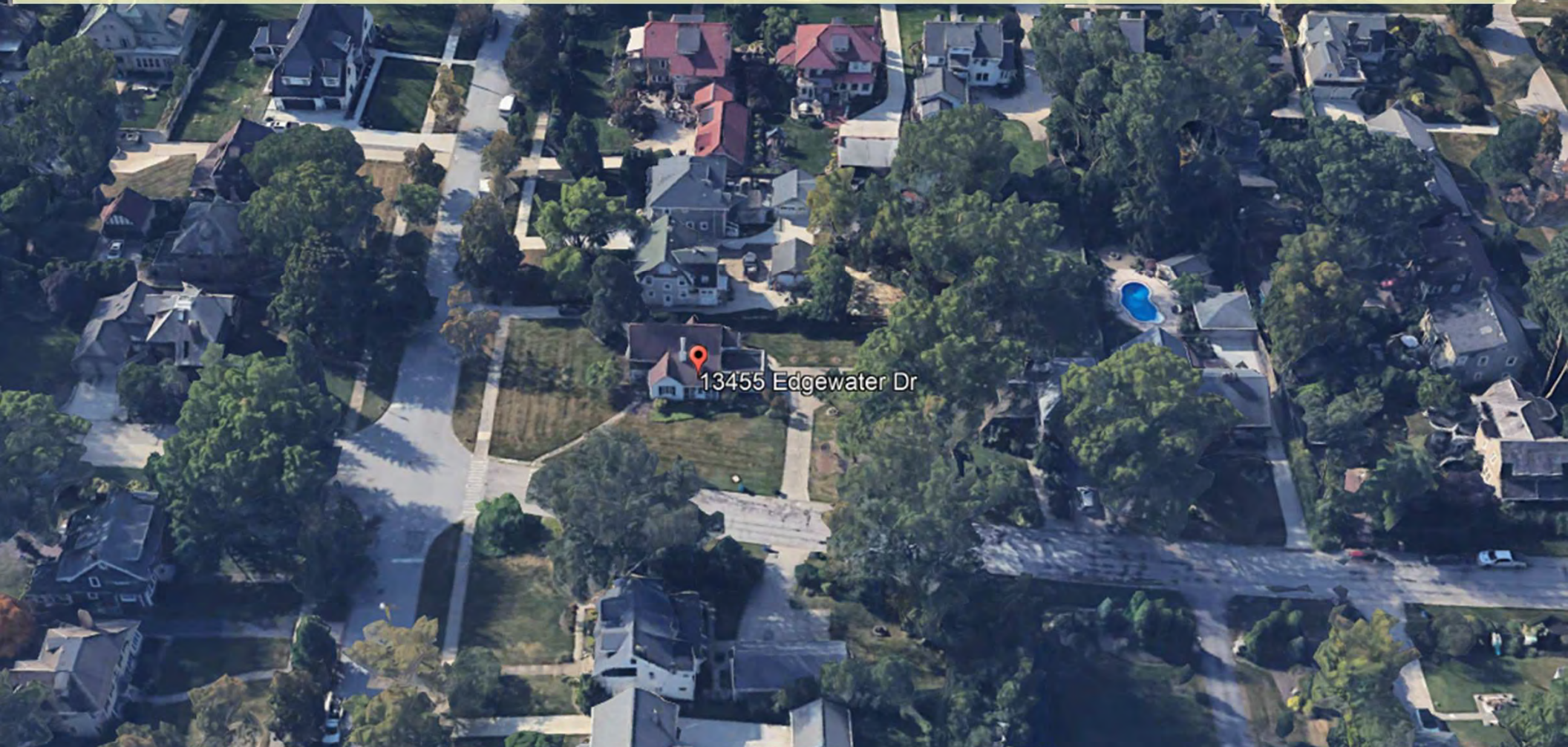


Docket No. 10-96-24 (892 Beach)

Applicant proposes front and rear porch additions and a new garage on a corner lot in the R1M district.

City Notes:

N/A



Docket No. 10-97-24 (13455 Edgewater)
Front and Rear Porch Addition; New Garage
Residence – David Maddux



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)

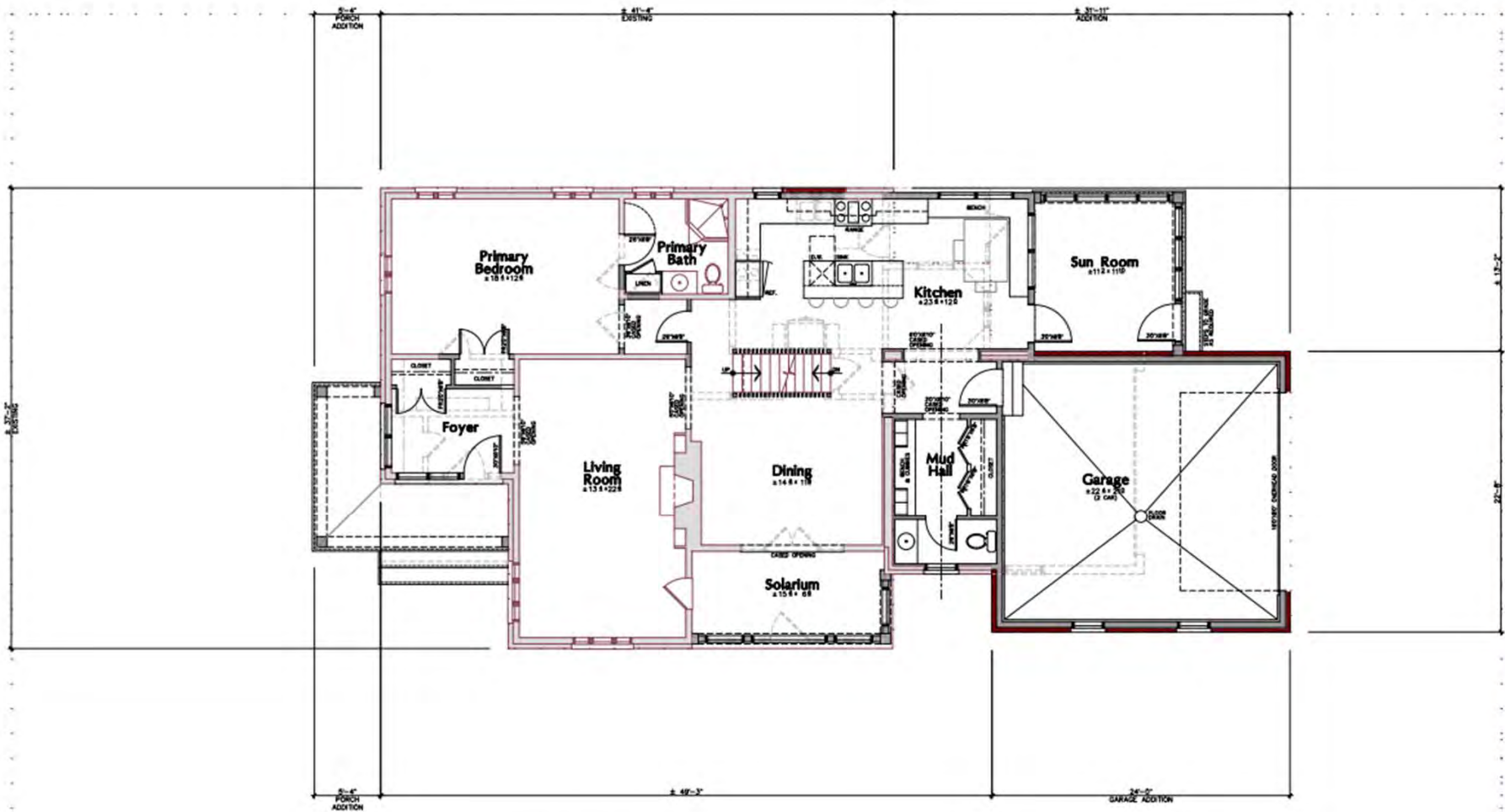


Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)





First Floor Plan
 SCALE 1/4" = 1'-0"

1,451 SQ. FT. - REMAINING EXISTING FIRST FLOOR
240 SQ. FT. - FIRST FLOOR ADDITION
1,690 SQ. FT. - FIRST FLOOR (TOTAL)
527 SQ. FT. - GARAGE (NOT INCLUDED)
153 SQ. FT. - SUN ROOM (NOT INCLUDED)

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
8-18-24 REVIEW

**Addition & Renovation for
The Cook Residence**
 13455 Edgewater Drive
 Lakewood Ohio

The Arcus Group, Inc.
 3400 West 12th Street, Suite 400
 Lakewood, Ohio 44122

First Floor Plan

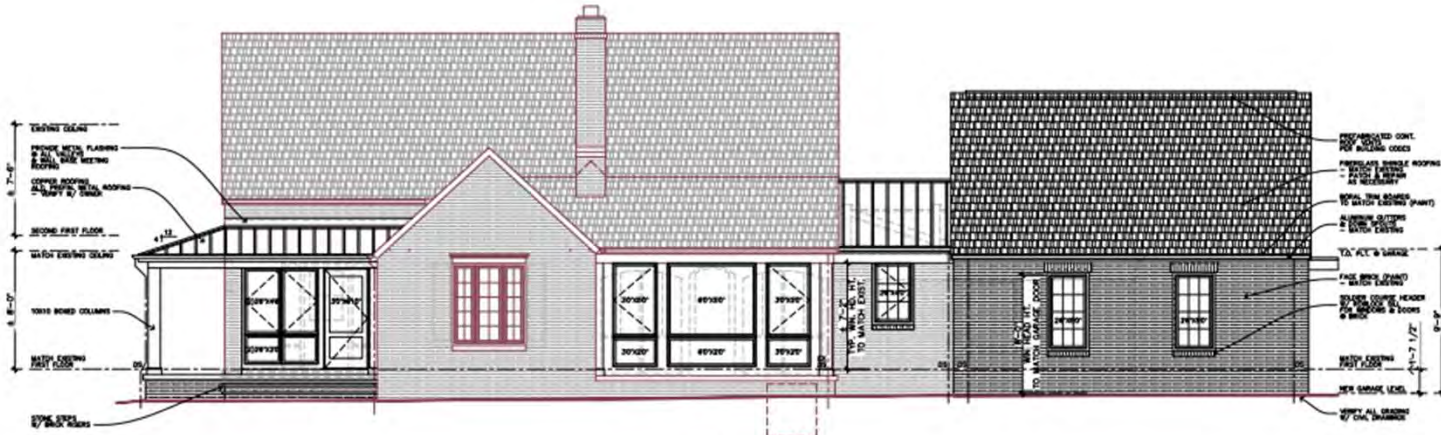
A-1
 COPYRIGHT © 2024

PROJECT NO: 24-18
 DRAWN BY: DSK
 CHECKED BY: DM

Preliminary
Not For
Construction



Docket No. 10-97-24 (13455 Edgewater)



Front Elevation
SCALE 1/4" = 1'-0"



Right Side Elevation
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 10-10-24 REVISED

**Addition & Renovation for
The Cook Residence**

13455 Edgewater Drive
Lakewood
Ohio



Elevations

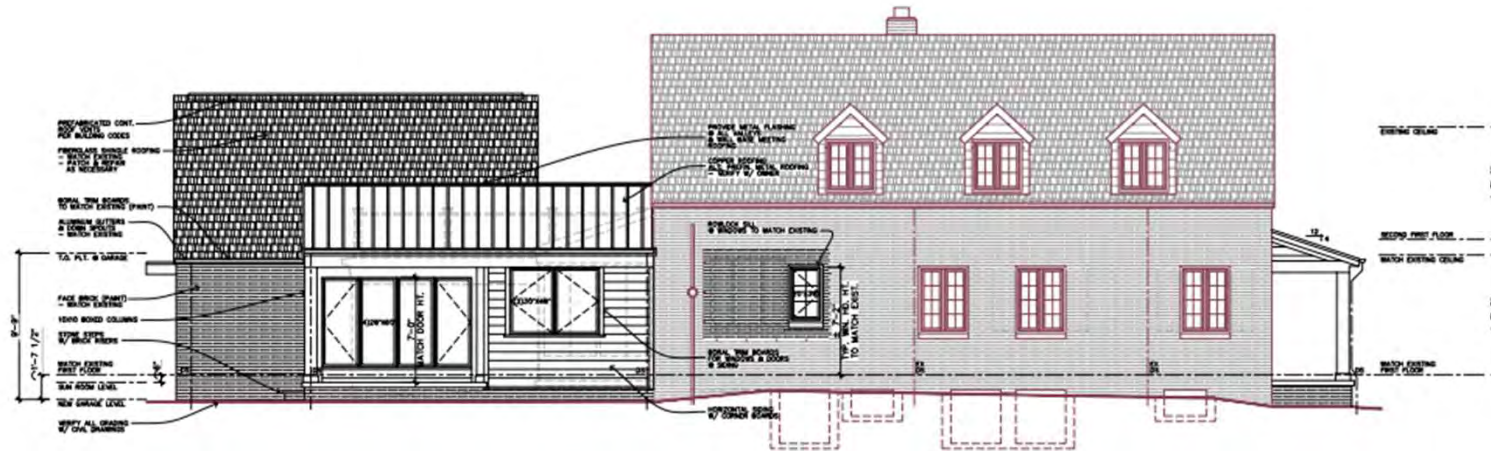
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COPYRIGHT © 2024

PROJECT NO: 24-16
DRAWN BY: BCK
CHECKED BY: DTM

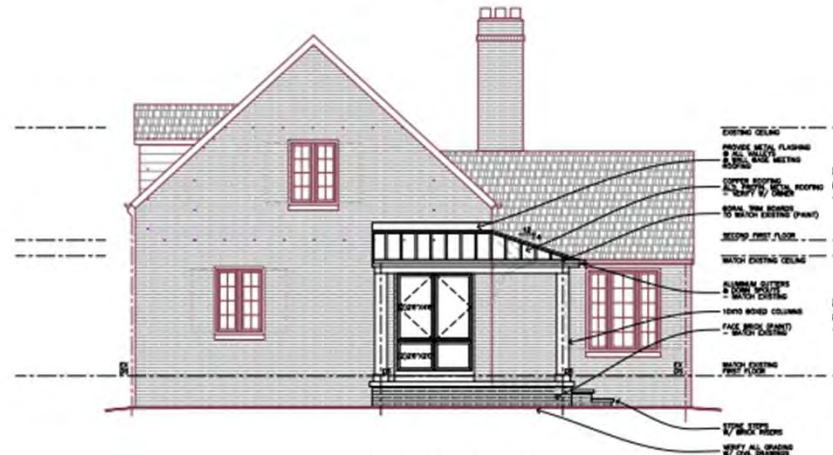
Preliminary
Not For
Construction



Docket No. 10-97-24 (13455 Edgewater)



Rear Elevation
SCALE 1/4" = 1'-0"



Left Side Elevation
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 8-18-24 REVIEW

**Addition & Renovation for
The Cook Residence**

13455 Edgewater Drive
Lakewood
Ohio

The Arcus Group, Inc.
Architects

Blair Hill Court
Cincinnati, Ohio 45221
Tel: 513.763.1000

Elevations

A-3
COPYRIGHT © 2024

PROJECT NO.: 24-16
DRAWN BY: BCK
CHECKED BY: DJM

Preliminary
Not For
Construction



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)



Docket No. 10-97-24 (13455 Edgewater)

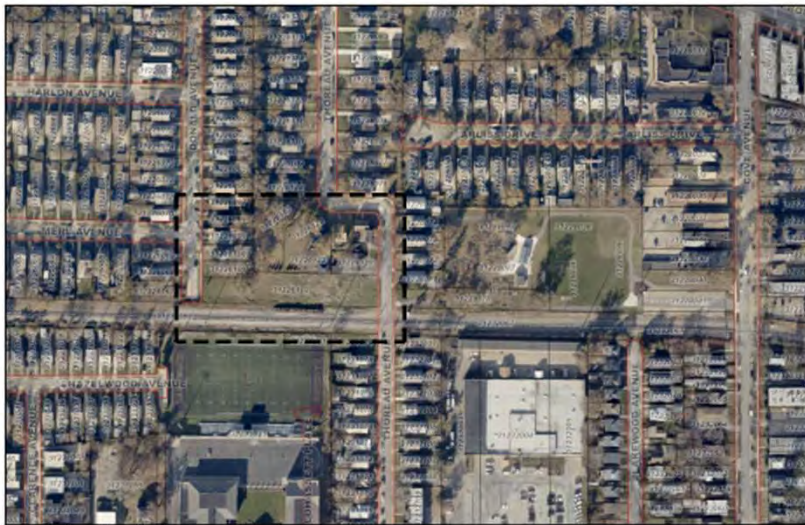
Applicant proposes a planned development.

City Notes:

- Preliminary plan approval at August ABR meeting.
- Going for final approval at PC October 3rd.



Docket No. 10-98-24 (Irene & Donald Ave)
Planned Development
Susan Broadwater



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	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**

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

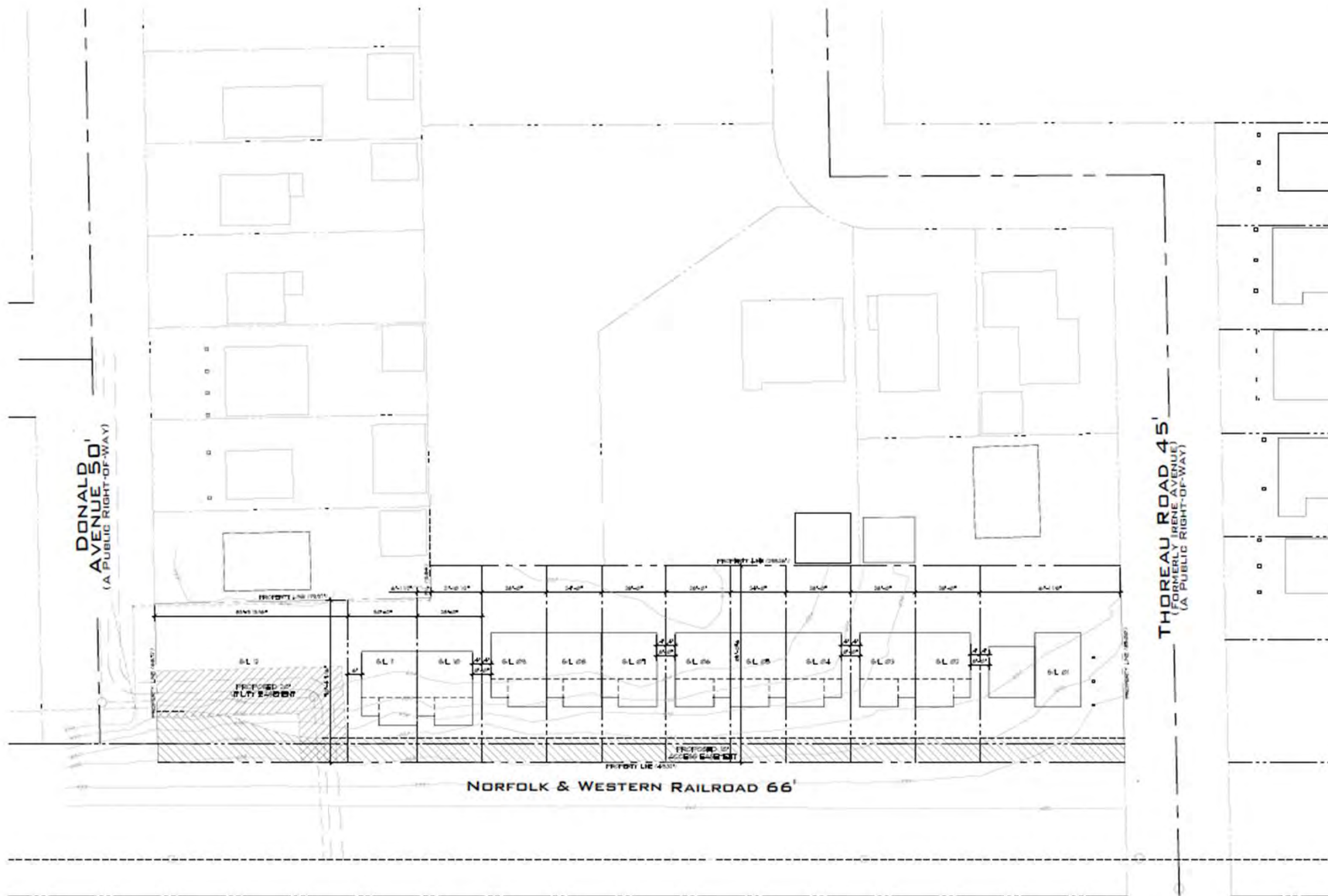
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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12/31/2025

BEEGAN
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WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Preliminary Lot Split Plan

A2

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Docket No. 10-98-24 (Irene & Donald Ave)



SPY FENCE/HELIX



BLUE ARROW JUNIPER



LIGHT HYDRANGEA

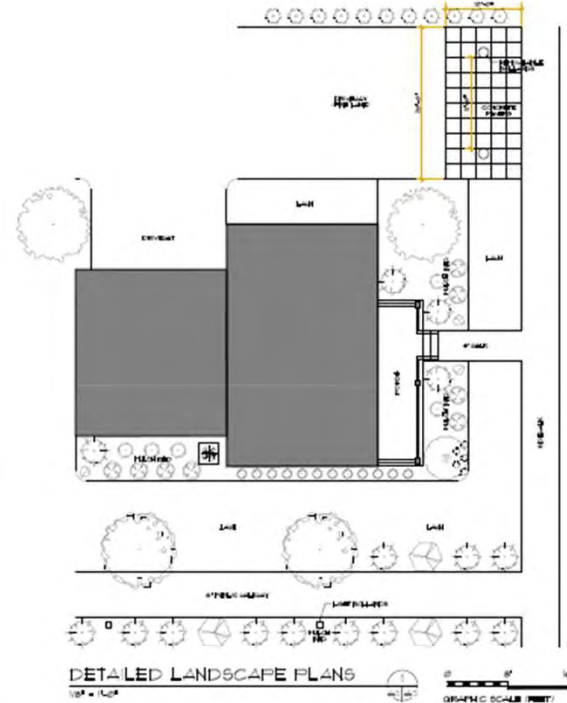


BOLLARDS

LANDSCAPE TREE LEGEND				
SYMBOL	TREE NAME	SIZE	PLANTING DATE	QUANTITY
	THREETHALE	12'-14'	FALL 2018	1
	HYDRANGEA	12'-14'	FALL 2018	1
	SPY FENCE/HELIX	12'-14'	FALL 2018	1

LANDSCAPE PLANT LEGEND				
SYMBOL	PLANT NAME	SIZE	PLANTING DATE	QUANTITY
	BLUE ARROW JUNIPER	12'-14'	FALL 2018	1
	HYDRANGEA	12'-14'	FALL 2018	1
	SPY FENCE/HELIX	12'-14'	FALL 2018	1
	THREETHALE	12'-14'	FALL 2018	1
	HYDRANGEA	12'-14'	FALL 2018	1
	SPY FENCE/HELIX	12'-14'	FALL 2018	1
	THREETHALE	12'-14'	FALL 2018	1
	HYDRANGEA	12'-14'	FALL 2018	1
	SPY FENCE/HELIX	12'-14'	FALL 2018	1

ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.



THREETHALE - FALL



THREETHALE - SUMMER



HYDRANGEA



ROYAL PURPLE NYRSE TREE



WINTER GEM BOXWOOD



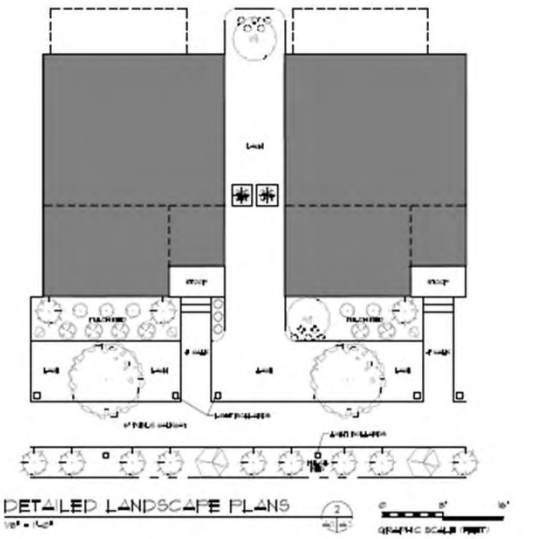
DOUBLE KNOCKOUT ROSE



ENGLISH LAVENDER



DWARF FOUNTAIN GRASS



ISSUE	DATE	DESCRIPTION
1	09.18.24	abr & planning review



PAUL B. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107
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216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A3

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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review



VIEW AT EAST END
NTS



VIEW TO WEST
NTS



VIEW AT WEST END
NTS



VIEW ACROSS CENTER
NTS



PAUL B. 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

Townhouses
Project Renderings

A4

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Docket No. 10-98-24 (Irene & Donald Ave)

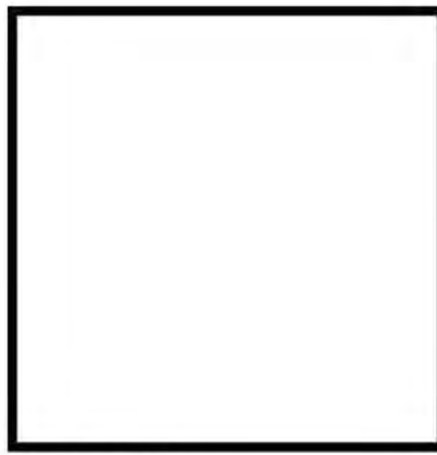
ISSUE	DATE	DESCRIPTION
1	08.07.24	abr revisions
2	09.18.24	abr & planning review



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

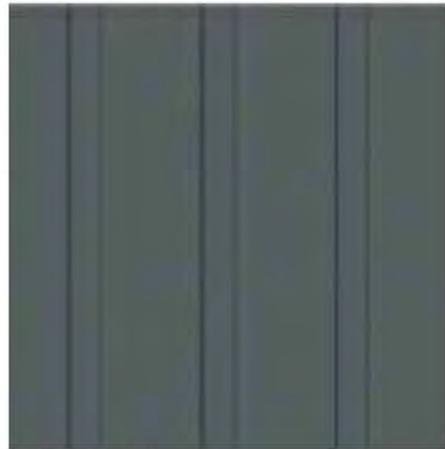


FRONT DOOR

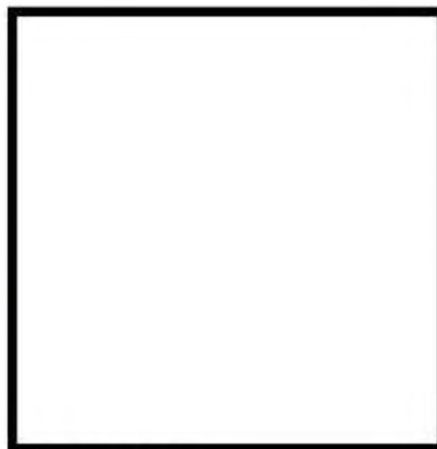
COMBINATION A
HTA



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION B
HTA



FRONT AND BACK DOOR SCONCE



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

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.321.9000 PHONE
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WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

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

Exterior Finishes

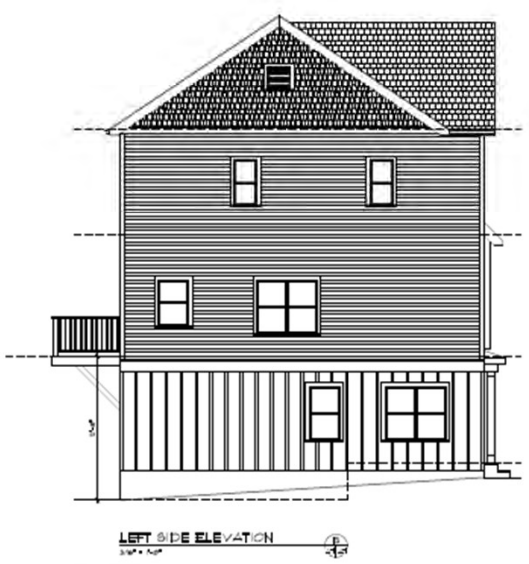
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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review



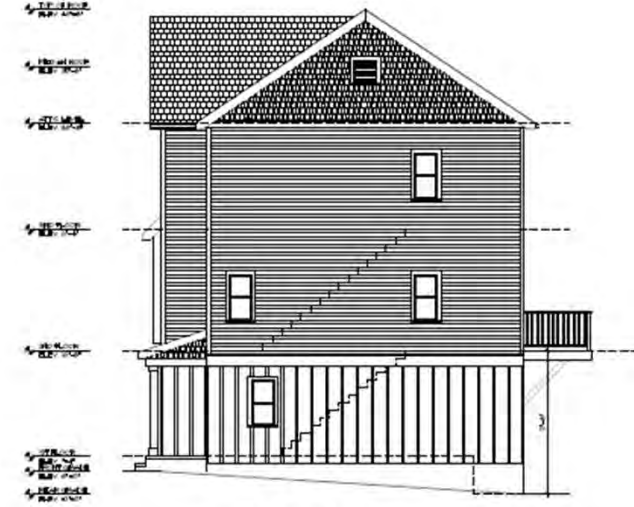
LEFT SIDE ELEVATION
1/8" = 1'-0"



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

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LAKEWOOD, OHIO 44107 214.914.4591 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

Townhouses
Exterior Elevations

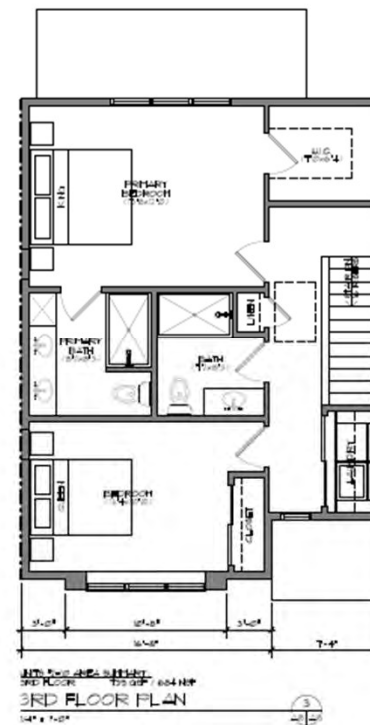
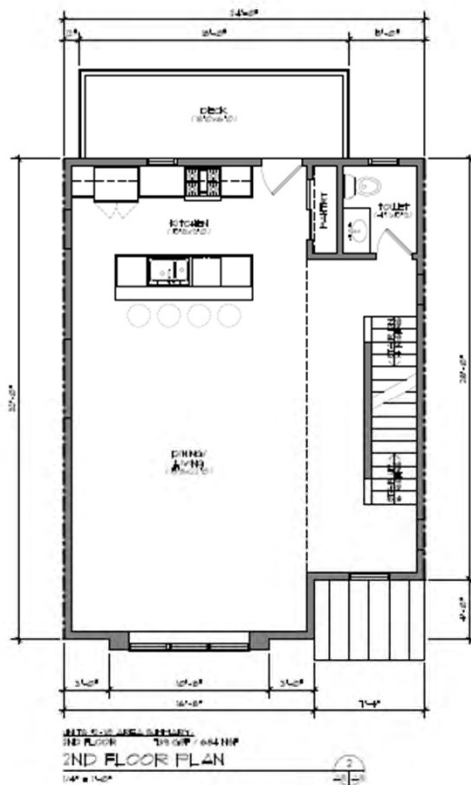
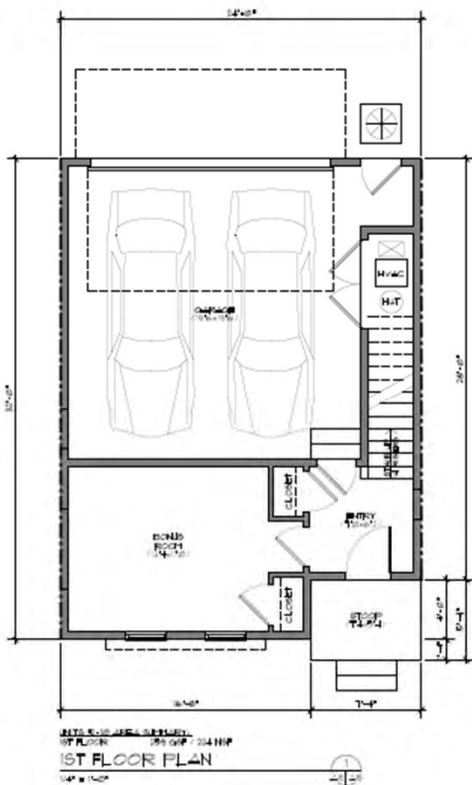
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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review



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

Townhouses
Floor Plans

A8

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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review



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

TOPE OF ROOF
ELEV. 27'-0"
 MECH. ROOF
ELEV. 26'-0"
 ROOF RAISE
ELEV. 25'-0"
 2ND FLOOR
ELEV. 12'-0"
 1ST FLOOR
ELEV. 7'-0"
 GRADE
ELEV. 0'-0"



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



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

TOPE OF ROOF
ELEV. 27'-0"
 MECH. ROOF
ELEV. 26'-0"
 ROOF RAISE
ELEV. 25'-0"
 2ND FLOOR
ELEV. 12'-0"
 1ST FLOOR
ELEV. 7'-0"
 GRADE
ELEV. 0'-0"



REAR ELEVATION
1/4" = 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 216.916.4591 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 East
Exterior Elevations

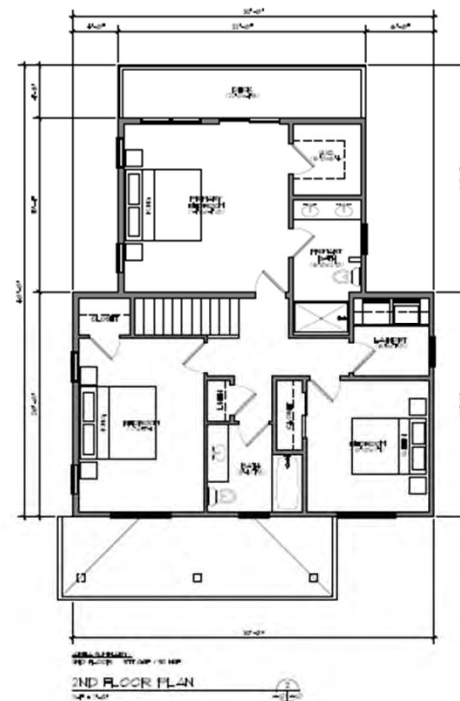
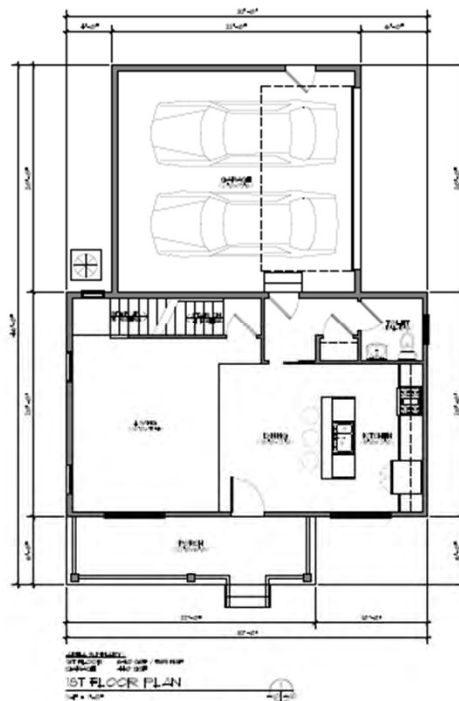
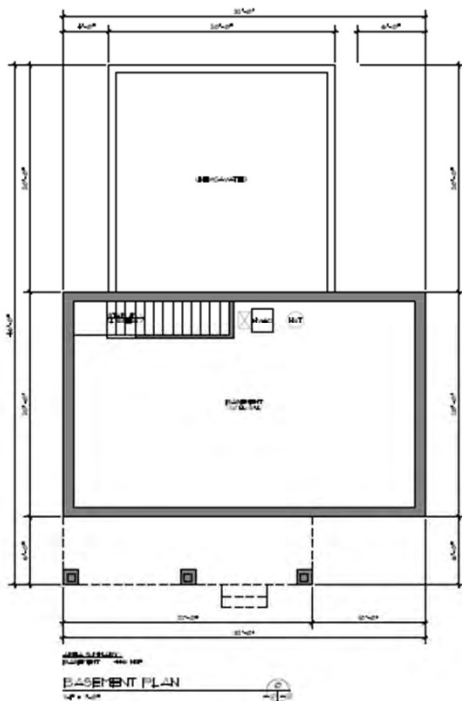
A9

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ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review



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

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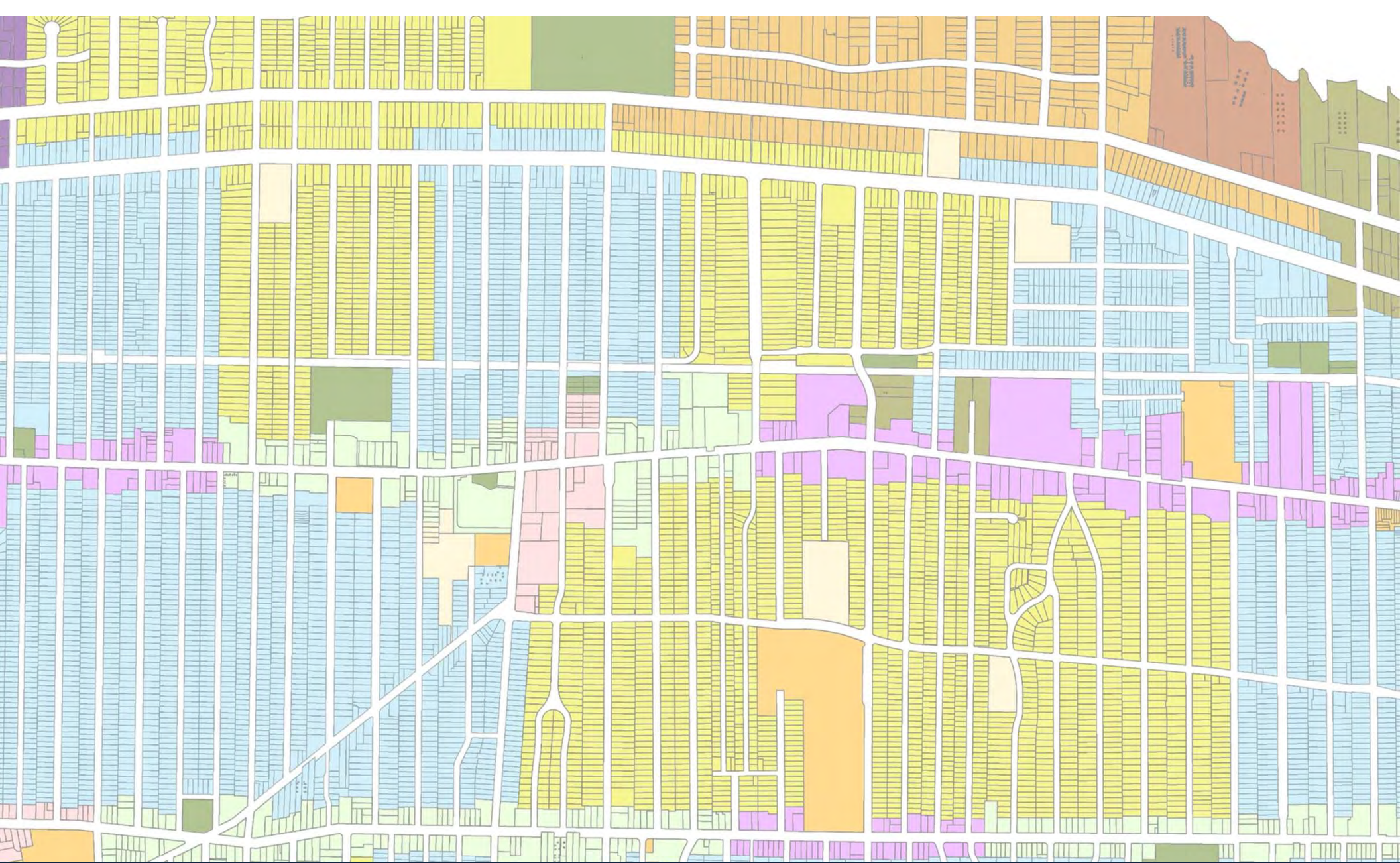
Single-Family House
 Floor Plans

A10

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Architectural Board of Review

October 2024