



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

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

Applicant proposes the conversion of a two-family home into a single-family residence, addition over an existing garage, new directional entry into garage, and expansion of front porch. Project approved originally at the January 13, 2020 meeting. (Page 5)

Aref Sharik, Design Firm, general contractor, and Daniel Margulies, Daniel Margulies Co., Inc., applicant, and Carlos and Matina Villalta, property owners were present to explain the request for modifications. The members stated the current project differed greatly from the formerly approved project. Mr. Sharif explained the changes. The members said the railing systems looked unfinished, a lot of the character was lost, details did not match from one area to another. There was much discussion among the members, applicant's group, and staff about the multitude of issues and lack of cohesiveness.

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

**NEW BUSINESS**  
**ARCHITECTURAL BOARD OF REVIEW**

**6. Docket No. 11-146-21 R 1039 Kenneth Dr.**

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

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

Applicant proposes a second floor addition and garage expansion. (Page 20)

Daniel Margulies, Daniel Margulies Co., Inc., applicant and James Morrison, homeowner were present to explain the request. The members asked about lighting and said they liked the proposal; it looked like it has always been there. Public comment was closed as no one addressed the item. Staff had not received any comments.

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

**7. Docket No. 11-147-21 R 17509 Riverway Ave.**

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

Kiernan Weese  
Makovich and Pusti Architects  
111 Front St.  
Berea, OH 44017

Applicant proposes a front porch addition, two-story addition to the south, and a garage addition. (Page 26)

Kiernan Weese, Makovich and Pusti Architects, applicant was present to explain the request. The members liked the porch details and the addition. Light fixtures were discussed and verified the standing seam roof would be installed. Staff had no comments other than to state there were letters of support (made part of record). Public comment was closed as no one addressed the item.

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

**8. Docket No. 11-148-21 R 14604 Clifton Bl.**

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

Halley Novak  
Horton Harper Architects  
812 Huron Rd. E  
Cleveland, OH 44115

Applicant proposes exterior renovation of an existing single-family house. (Page 70)

Halley Novak, Horton Harper Architects, applicant was present to explain the request. The members asked if there would be lighting, liked and appreciated the proposal. Staff echoed the members sentiment. comment was closed as no one addressed the item.

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

**9. Docket No. 11-149-21 C 15528 Madison Ave.  
Plum Hill Creative Design Studio**

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

Jeremy Smith  
Onward Design Collaborative  
1451 Rosewood Ave.  
Lakewood, OH 44107

Applicant proposes storefront renovation – Matthew’s Lending Library site. (Page 104)

Jeremy Smith, Onward Design Collaborative, applicant was present to explain the request. The project was to be submitted for Commercial Property Renovation program. The members liked the proposal. Sign review would occur later. The members and staff had no further comments. Public comment was closed as there was no one to address the item.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the request as presented. Mr. Grambort, Mr. Smith, Mr. Waddell voting yea, and Mr. Smith abstaining the motion passed.

**10. Docket No. 11-150-21 C 17801 Detroit Ave.  
Beck Center for the Arts**

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

David Craun  
Bialosky Cleveland  
6115 Carnegie Ave.  
Cleveland, OH 44103

Applicant proposes preliminary review of demolition of the front annex building and new plaza and drive. (Page 106)

Jayne Schwartzberg, DERU Landscape Architecture was present to explain the request. The members suggested buffers for the neighboring homes, add lighting and electricity, expressed enthusiasm for the project, said it would add vehicular visibility of the center. Staff said the demolition would not require historical review, although further research was needed. The mural on the west side of the building would return elsewhere. It was determined the project was going in the right direction. Public comment was closed as no one addressed the item. Two letters of support were received by staff (made part of record).

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

**COMMUNICATION**

**11. Docket No. 11-151-21**

**18101-18119 Detroit Ave.  
Mural Installation**

Susan Augustine, Eclectic Cleveland proposes installation of a mural on the west side of the building.  
(Page 119)

Staff explained the proposal was under Sign Review originally, and upon further research, it was decided the submission was a Communication. Susan Augustine, Eclectic Cleveland, applicant was present to explain the mural. The members said the design was exciting and appropriate.

A motion was made by Mr. Maniet, seconded by Mr. Waddell to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

**16. ADJOURN**

A motion was made by Mr. Maniet, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:54 p.m. All the members voting yea, the motion passed.



\_\_\_\_\_  
Signature



\_\_\_\_\_  
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. Andrew Ecker
- 2. Robert Hall
- 3. AREF SHARIK
- 4. David E. Anderson
- 5. Carlos Vill. Jr
- 6. Matina Villalta
- 7. James Morrison
- 8. KIERNAN WEESE
- 9. HARLEY NOVAK
- 10. Jayme Schwartzky
- 11. JEREMY SMITH

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. David E. Anderson
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. Kiernan Weese
- 9. Harley Novak
- 10. [Signature]
- 11. [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, November 11, 2021

## Johanna Schwarz

---

**From:** Tom Clause <tclause@calyxit.com>  
**Sent:** Wednesday, October 27, 2021 2:08 PM  
**To:** Planning Dept  
**Subject:** Barb and Bob Hall

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

David,

I'm neighbors with Barb and Bob Hall at 17788 Edgewater Drive. From what I understand the City of Lakewood has an issue with them painting their brick on the house. I would like to understand why this ordinance has come to be.

I've seen the plans and it looks like they are going to make significant improvements to the structure. I find it silly to not allow them to match the rest of the structure by painting the brick. We trust the Halls would not create an eye sore so I would have no issues with them painting the brick and saving a good amount of the original structure.

Please feel free to call my mobile anytime to discuss. Thank you for your time.

Kind Regards,

**TOM CLAUSE**  
DIRECTOR OF SALES

[TCLAUSE@CALYXIT.COM](mailto:TCLAUSE@CALYXIT.COM)

216.916.0639 x777 P  
216.773.0094 M  
909 Canterbury Road  
Unit O  
Westlake, OH 44145

**CALYXIT.COM**

*This message has been scanned by Proofpoint Essentials*

## Johanna Schwarz

---

**From:** Nancy McCann <nmccann@murphykulas.org>  
**Sent:** Thursday, October 28, 2021 9:26 AM  
**To:** Planning Dept  
**Subject:** Home on Lake Avenue

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

Mr. David Baas, City Planner  
Board Secretary  
Department of Planning and Development

Dear Mr. Baas,

I am Nancy McCann, living at 17802 Lake Ave, and I am writing to you as a neighbor whose home faces a home at 17788 Edgewater Drive, recently purchased by Barbara and Bob Hall. Their intention is to enhance, upgrade and expand their home, while also maintaining and integrating a major portion of the 100 plus year old historical residence along our lake front.

As a neighbor of the previous owners, I had the opportunity, many times over the years, to be in their home. They were great neighbors, but it was very apparent that nothing had been done to upgrade the internal infrastructure of the home, and to correct some exterior structural matters.

I have had an opportunity to review the architectural rendering which has been submitted to the zoning and architectural boards, and I find that the enhancements, addition and upgrades will certainly lead to a beautification of this property consistent with the other properties along the lake on Edgewater Drive, and I am excited to view what they plan to do. As I said, my home faces directly across the small park at the end of Webb.

I understand that the Zoning Board has given approval of the their plans, but there is an issue with the Architectural Board about the painting of the existing brick which represents about 30% of the home, with the remainder of the home to be in Hardie board and Cedar shakes, and there needs to be a "necessary" condition to be met to conform to the new standard for painting masonry surfaces. Matching old brick and mortar with new brick and mortar is always difficult and different weathering conditions apply not to mention curb appeal.

I hope my support for what the Hall family plans for upgrade and beautification of their new home will help in your consideration for approval.

Sincerely yours,  
Nancy McCann

## Johanna Schwarz

---

**From:** JEFFREY BARTLETT <jeff17436@aol.com>  
**Sent:** Saturday, October 23, 2021 5:24 PM  
**To:** Planning Dept  
**Cc:** Bob Hall  
**Subject:** 17788 Edgewater

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

We are writing to you in support of Barb and Bob Hall and about 17788 Edgewater Dr. which is the house directly to the west of us. We met the new owners shortly after the house was acquired by them. They told us that they planned on rehabilitating the current structure and adding on some new living space. At the time, we mentioned to them that the previous owners had plans to demolish the existing home and rebuild. We were happy to hear that the Halls respected the age of the current dwelling and wanted to incorporate its original footprint as a base off which to build.

They recently informed us that they planned to paint the existing brick on the house and that there is an active ordinance which prohibits the unnecessary painting of existing brick in Lakewood. We understand why in some cases the city may find it necessary to restrict the painting of certain buildings. However, having lived in the Edgewater Clifton Corridor neighborhood for over 10 years, we have never found the brick homes that have been painted to be offensive or unappealing as most of our neighbors are interested in improving and maintaining their property values.

It is not clear to us how The Halls, irrespective of their design, could successfully incorporate new brick which would match the existing brick. In fact, one of the previous owners put an addition on the east side of the house that attempted to match the original brick. The brick and mortar on that addition look bad because they have weathered over the years in a way that no longer matches the original. Our concern is that any added new brick will do the same and the result may be three different brick colors on the home. We understand why the Halls are insisting that painting the brick is necessary and we agree with their assessment.

We thought it would be appropriate to send a note to the ABR to let you know that we support them painting the brick on their home.

Jeff Bartlett and Anthony Rizzo  
17742 Edgewater Dr  
216-228-9020

## Johanna Schwarz

---

**From:** Jim Smith <jps4444@gmail.com>  
**Sent:** Thursday, November 11, 2021 10:12 AM  
**To:** Planning Dept  
**Subject:** 17509 Riverway Ave. Docket No.11-147-21

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

My name is Jim Smith and I reside at 2111 Concord Drive. I have no objections to the improvements to the property project at 17509 Riverway. Please give the approvals so these improvements can proceed. Also, advise the homeowner/architects that they should be qualified for a Tax abatement.

James P Smith  
2111 Concord Drive  
Lakewood OH



# Architectural Board of Review

November 2021



**Architectural Board of Review**

Pre-Review Meeting: 4 Nov, 4pm

Regular Meeting: 11 Nov, 5:30 pm

**Members**

*Chair:* Rob Donaldson

*Vice Chair:* David Maniet

Brian Grambort

Jeremy Smith

John Waddell

**Staff**

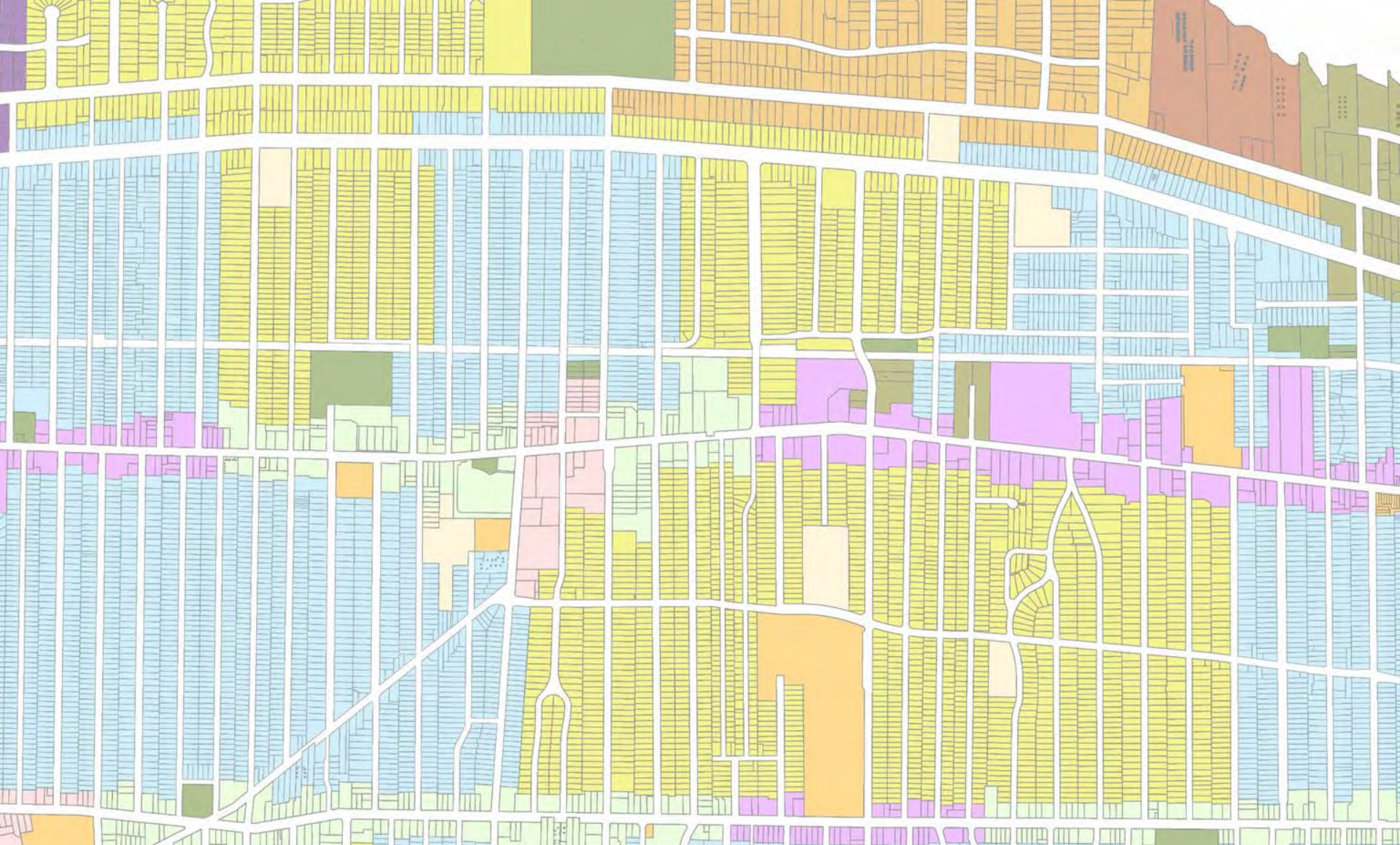
*Board Secretary:* David Baas

*Building Commissioner:* Chris Parmelee



## **Architectural Board of Review** **November Agenda**

1. Roll call
2. Approve minutes – October 2021
3. Opening Remarks
4. Old Business
5. New Business
6. Adjourn



# Architectural Board of Review

Old Business – November 2021

## Applicant proposes a home addition.

### City Notes:

- Deferred at Sept ABR (Applicant Request) and Oct ABR (more information requested)
- Property was approved at Sept Board of Zoning Appeals (BZA) for a variance to place a structure in front of the building line (Edgewater; 40 feet) pursuant to ordinance 1133.02(a).
- Proposal includes treatment of existing/new brick with a mineral system (Beeck).



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition  
Andy Erker

# City Standards for Painting or Covering of Masonry Surfaces

The following standards shall be met for the painting of any masonry surface:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:
  - a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
  - b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
  - c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
  - d. There are other alternatives to the painting of masonry.
2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:
  - a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
  - b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
  - c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
  - d. All manufacturer and industry standard specifications must be followed.
  - e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.
3. Clear / Transparent and porous waterproofing in a matte or flat finish allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.
4. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
  - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
  - b. Individually listed or located within a listed district of the National Register of Historic Places.
5. All contractors must be registered with the City prior to the commencement of any approved work subject to these standards.



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

**Current Conditions**



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

# Current Conditions



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

**Current Conditions**



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition

**Current Conditions**



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition

**Current Conditions**



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition

**Current Conditions**



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition



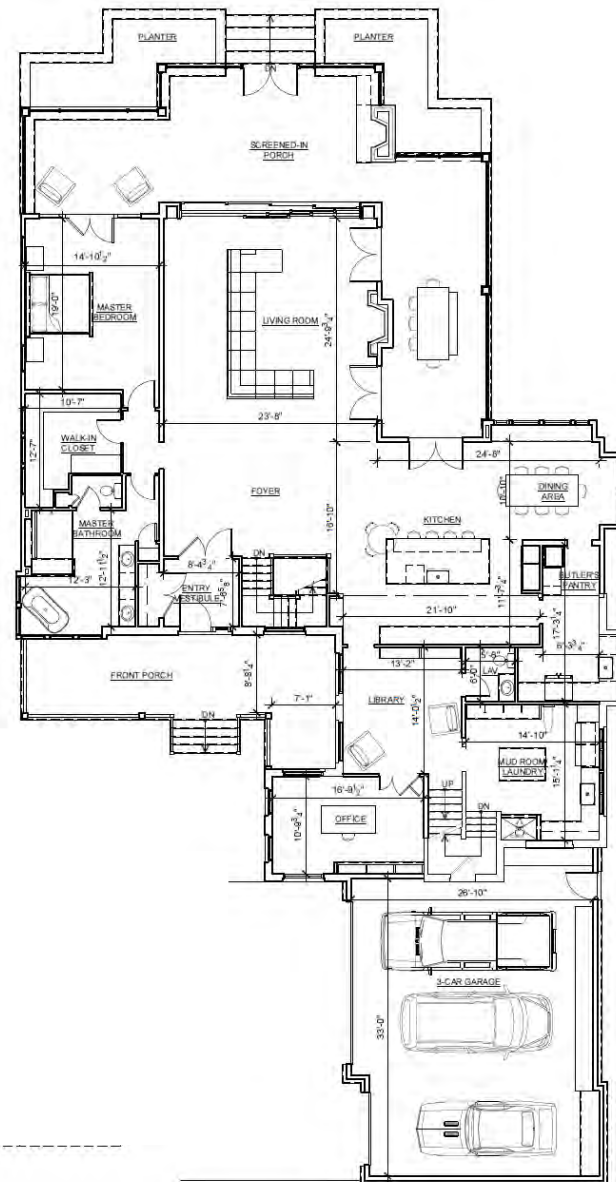
SITE PLAN

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

# Docket No. 9-128-21 (17788 Edgewater)

Residential - Home Addition



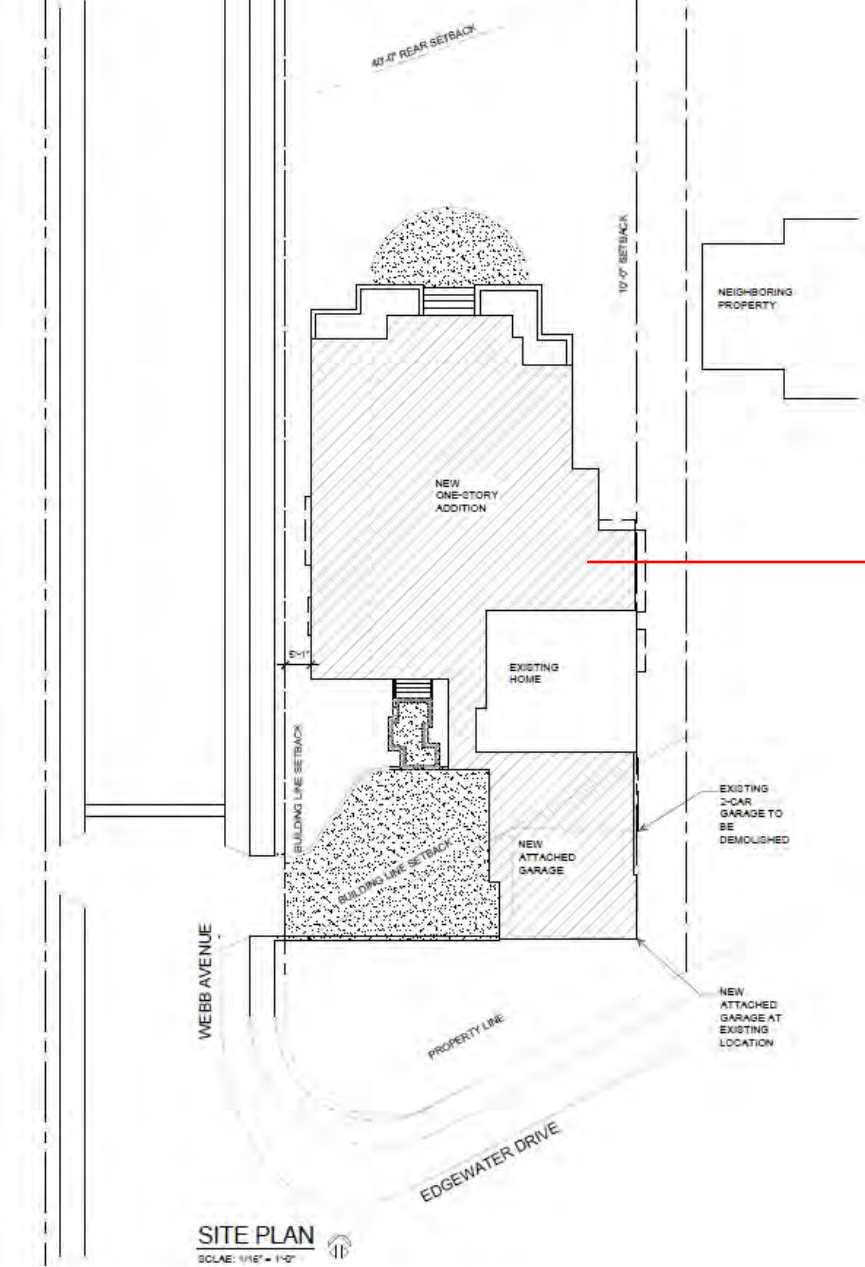


FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

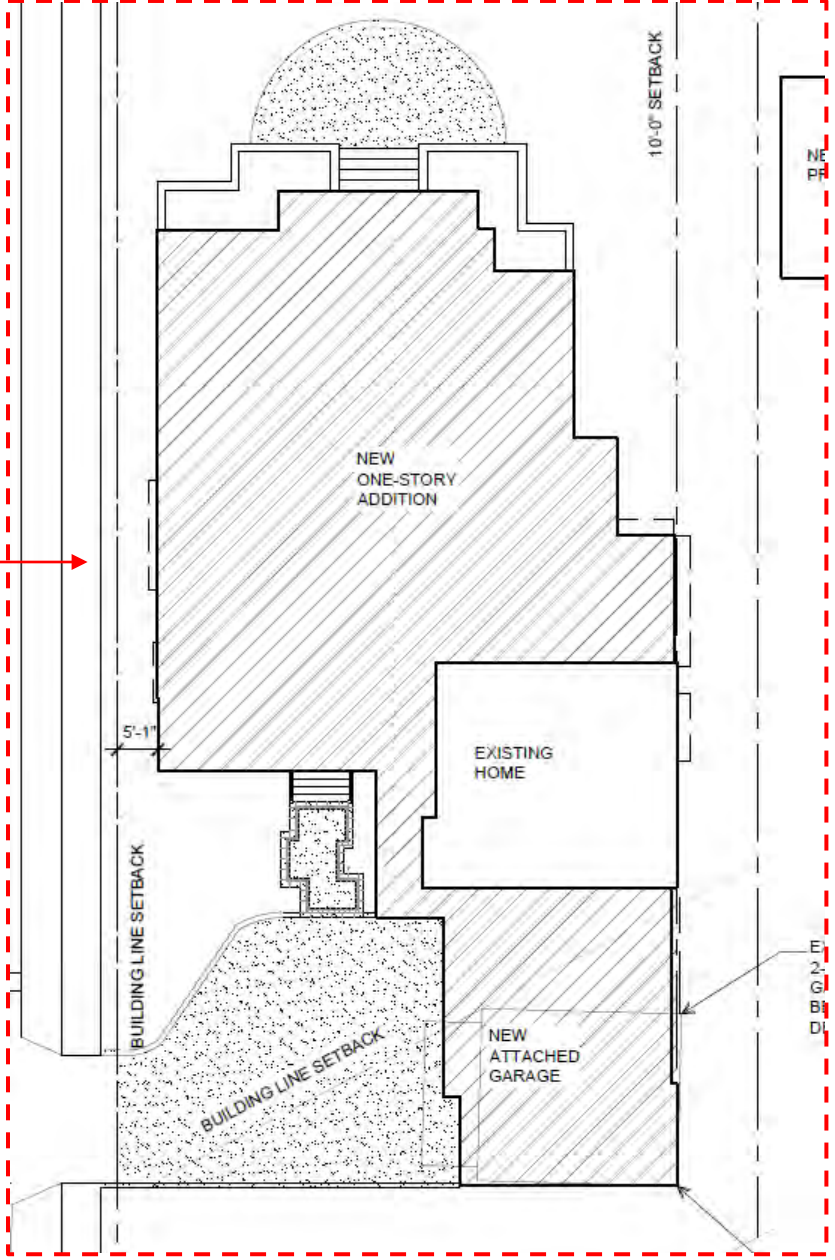


# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition

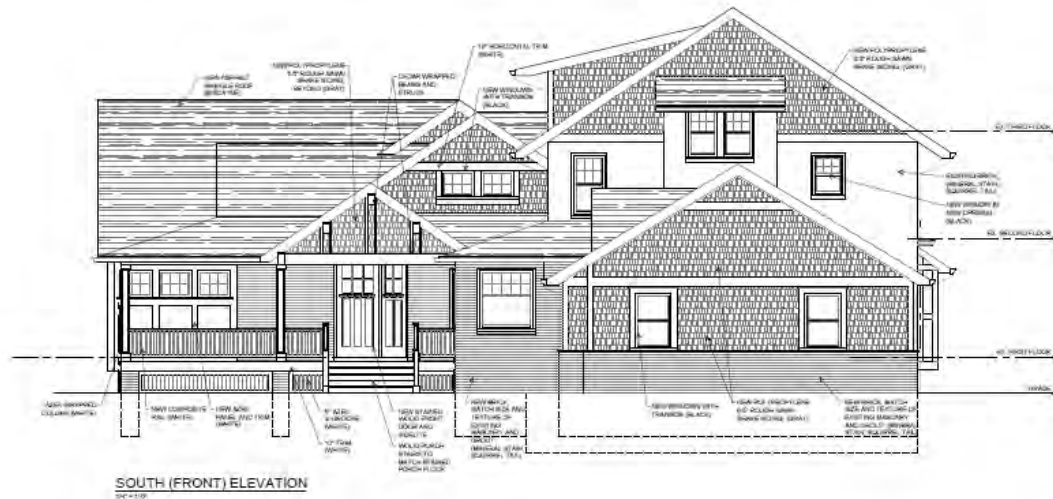


**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

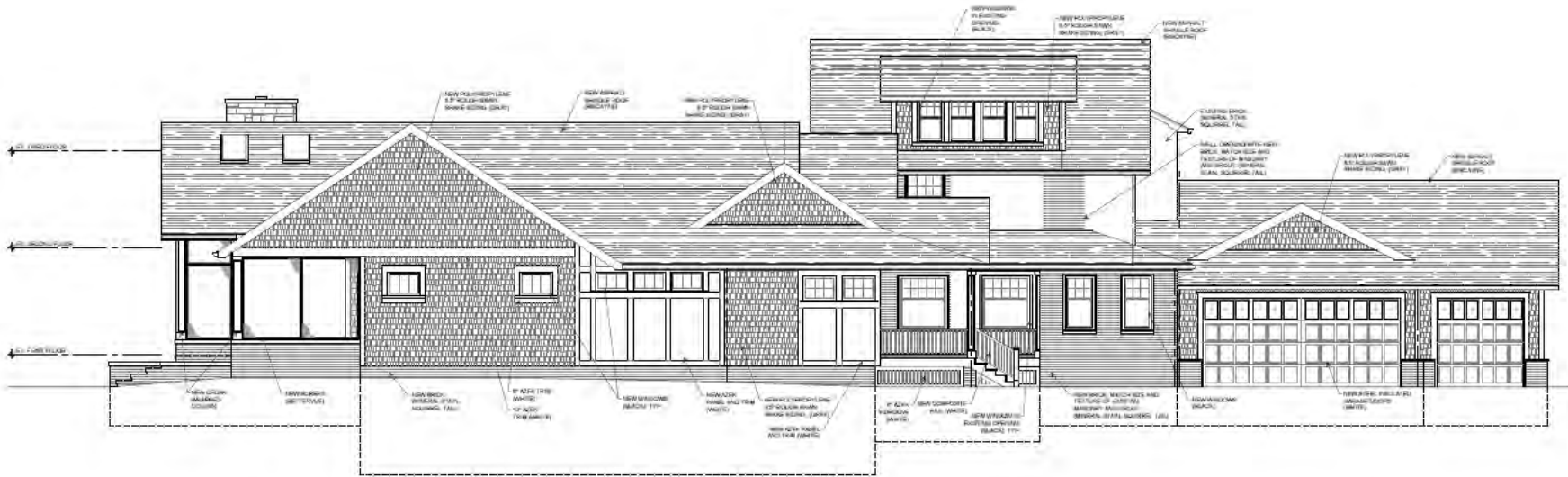


# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition



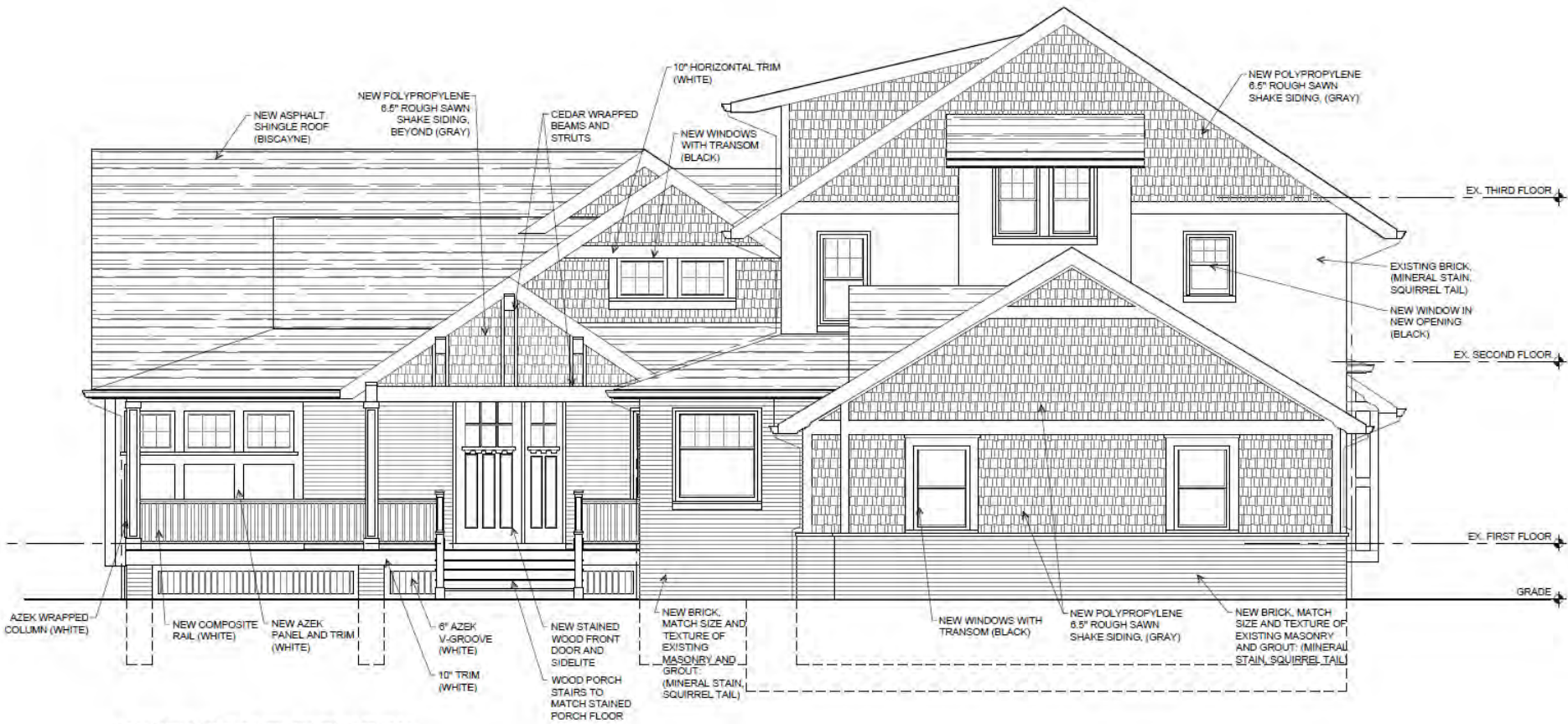
**SOUTH (FRONT) ELEVATION**  
02/1/19



**WEST (SIDE) ELEVATION**  
02/1/19



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition

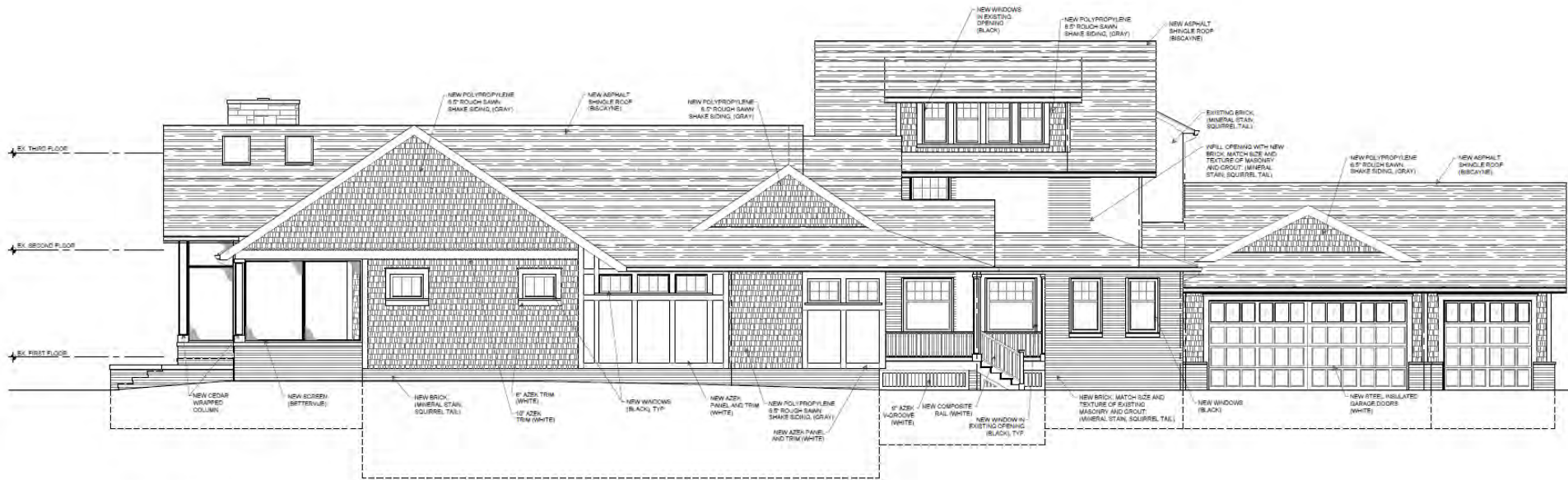


**SOUTH (FRONT) ELEVATION**

1/4" = 1'-0"



**Docket No. 9-128-21 (17788 Edgewater)**  
 Residential - Home Addition

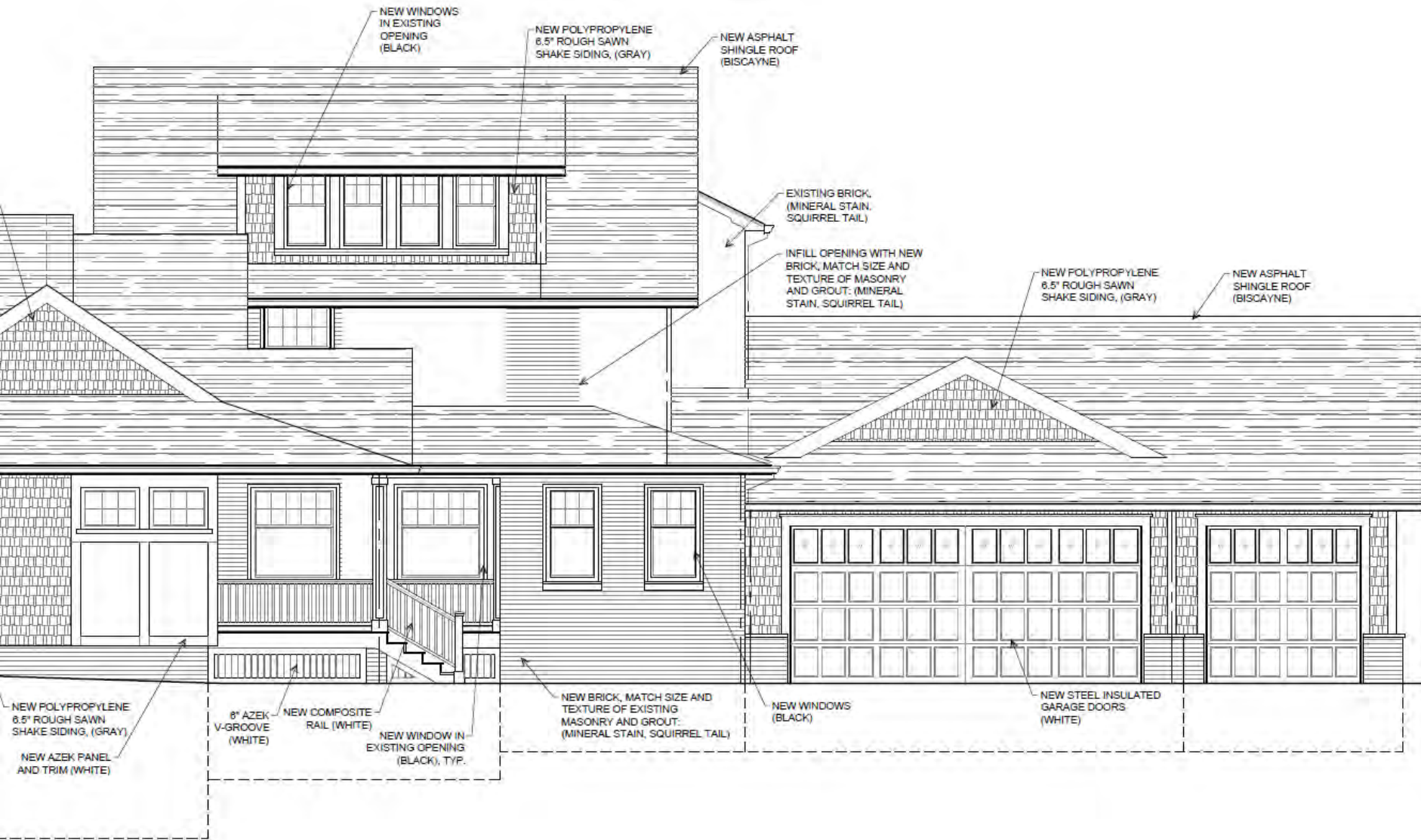


**WEST (SIDE) ELEVATION**  
1/4" = 1'-0"

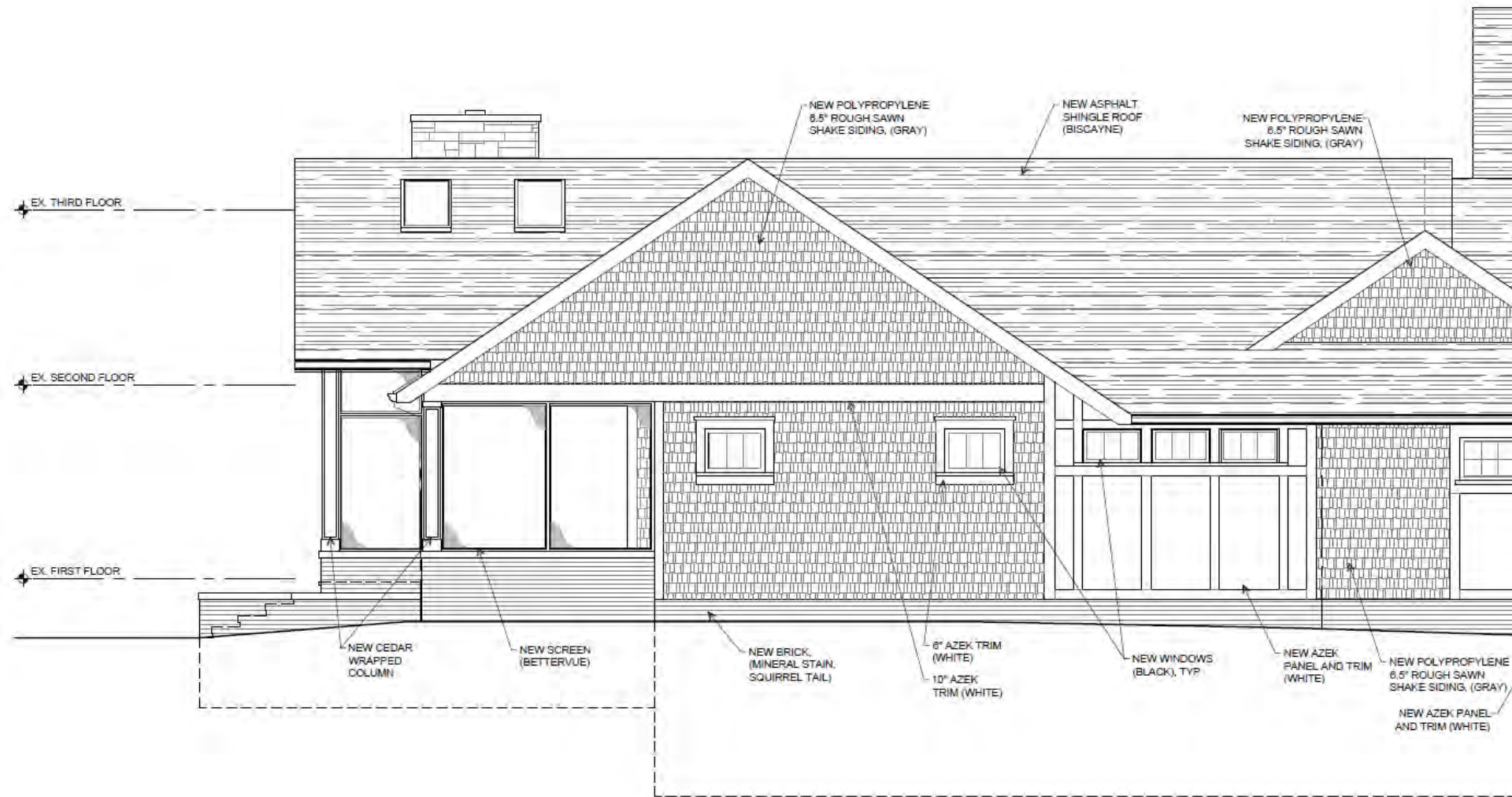


# Docket No. 9-128-21 (17788 Edgewater)

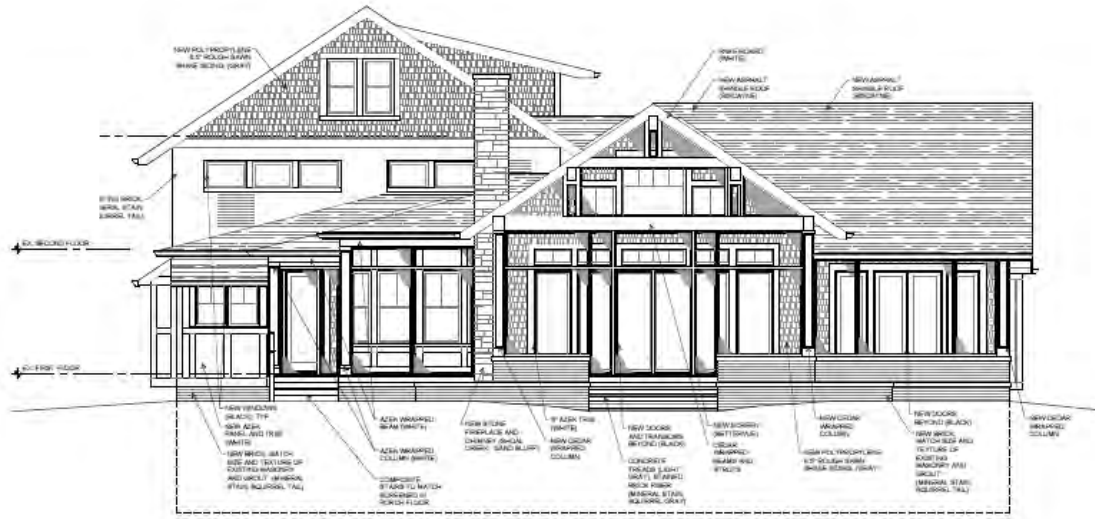
## Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
 Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
 Residential - Home Addition



**NORTH (REAR) ELEVATION**

1/2" = 1'-0"



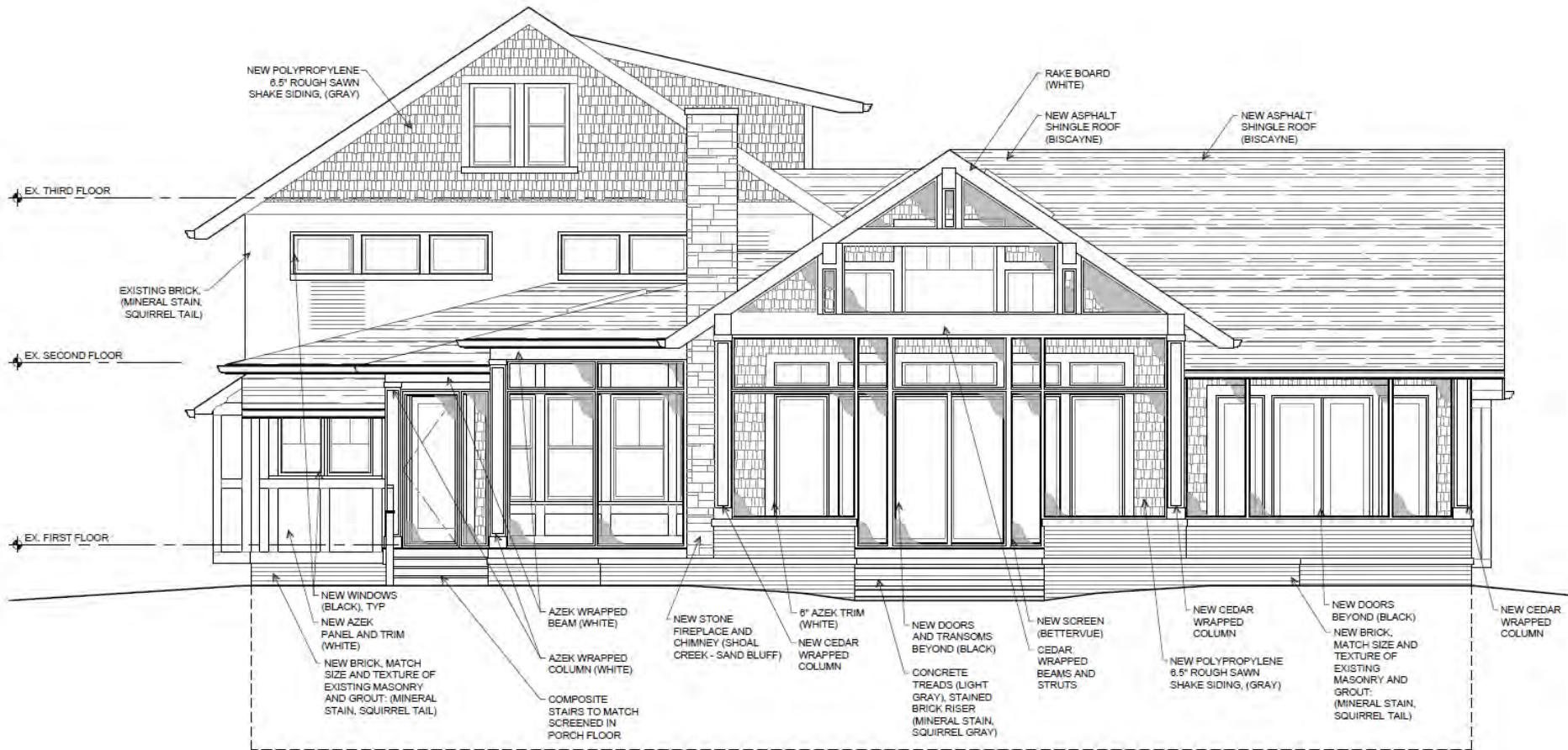
**EAST (SIDE) ELEVATION**

1/2" = 1'-0"



# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition

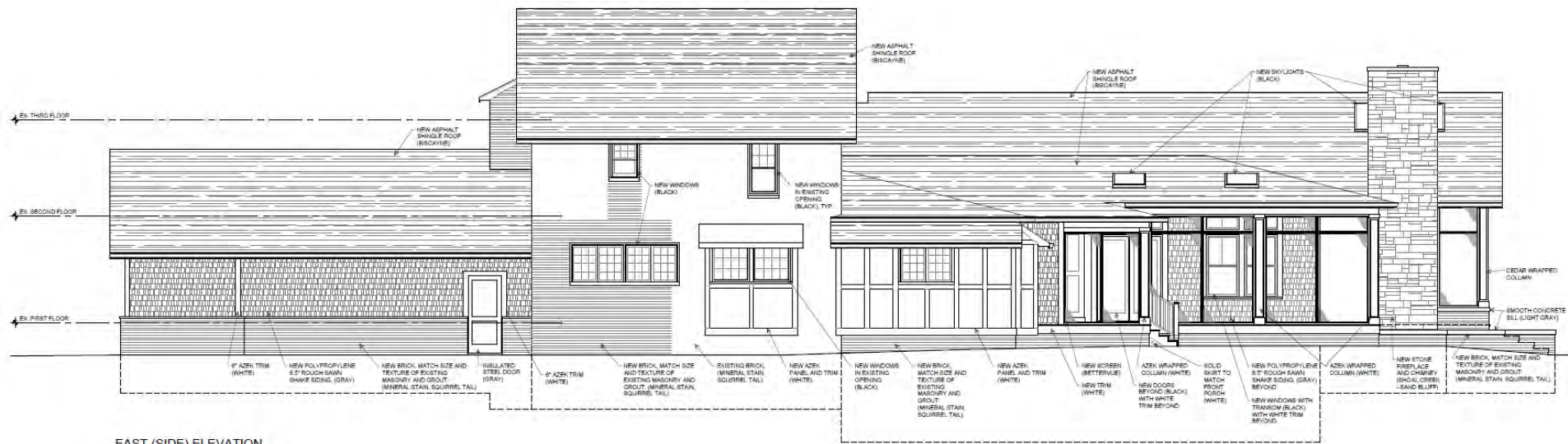


**NORTH (REAR) ELEVATION**

1/4" = 1'-0"



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition

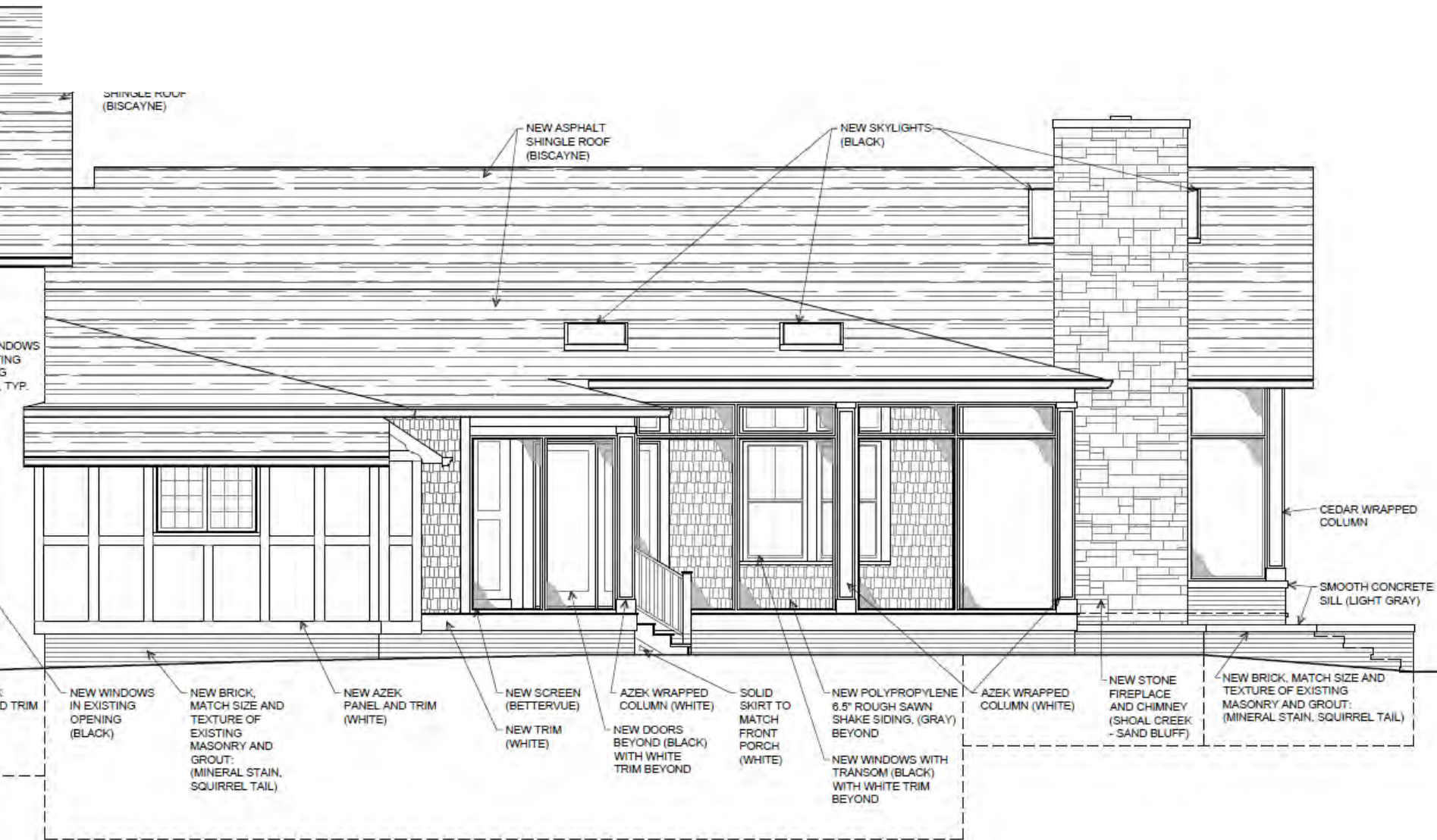


EAST (SIDE) ELEVATION  
1/4" = 1'-0"



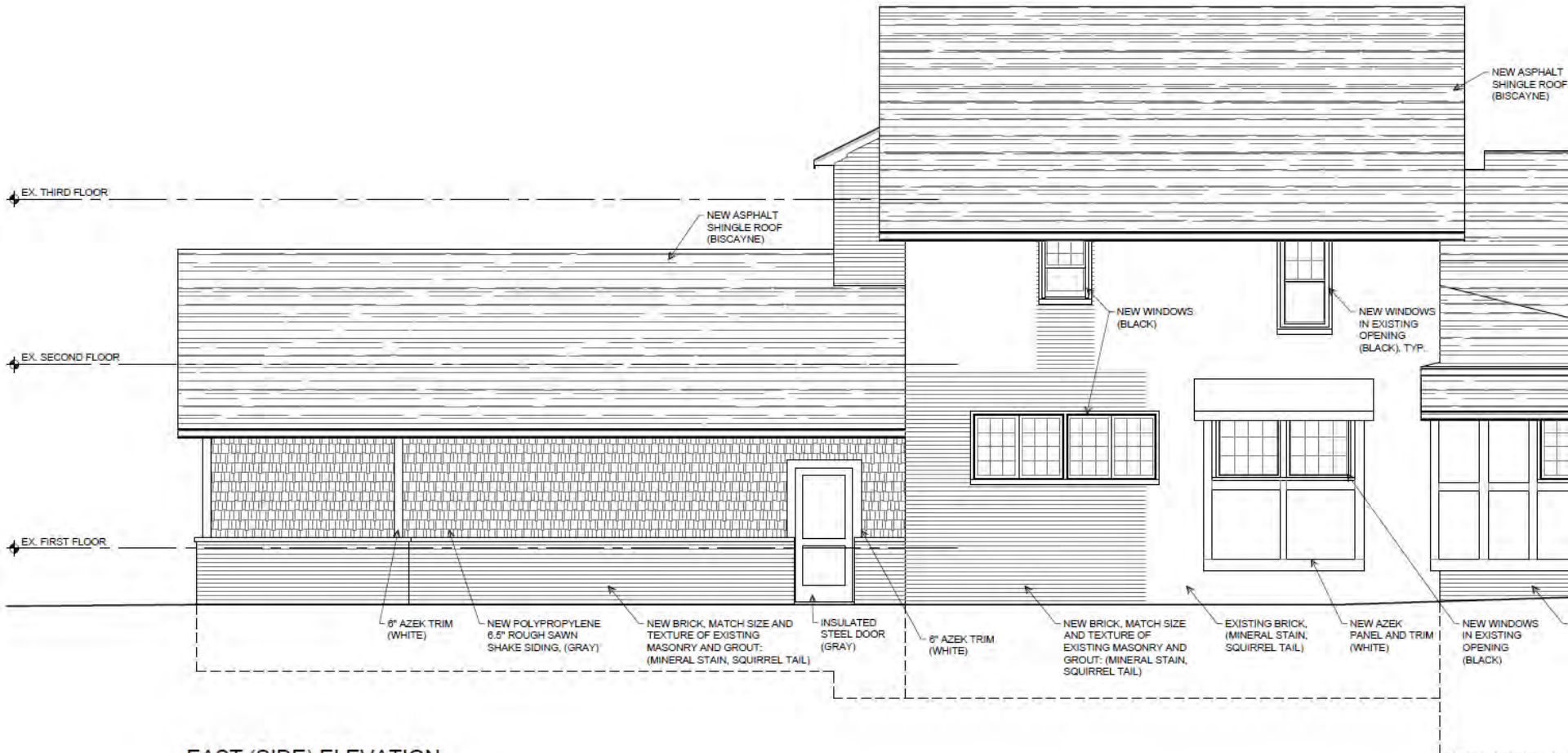
# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition



# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition



**EAST (SIDE) ELEVATION**

1/4" = 1'-0"



**Docket No. 9-128-21 (17788 Edgewater)**  
 Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition



**MOST POPULAR**

### Arrington 13" Mystic Black - Gold Outdoor Lights Set of 2

★★★★★ 2 Reviews

**\$199.99**

Comparable Value \$299.99

or 4 interest-free payments of \$50.00 with sezzle

**FREE SHIPPING & FREE RETURNS\***

**SHIPS TODAY** if ordered in the next 5 Hr. 24 Min.

1 **ADD TO CART** SAVE

Open Box Available

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### Arrington 6" Wide Mystic Black - Gold Outdoor Ceiling Light

**\$79.99**

Comparable Value \$119.99

**FREE SHIPPING & FREE RETURNS\***

**SHIPS TODAY** if ordered in the next 5 Hr. 25 Min.

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### Product Summary

Model 2518

<b>Size</b>
Width: 16' 0" X Height: 8' 0" ..
<b>Products</b>
Timeless Collection , Stamped Shaker ..
<b>Thermal Requirements / Construction</b>
R-16.65 / 2" , Heavy Duty , 2-Sided Steel Sandwich , Polyurethane Insulation - 1-7/8" Thick ..
<b>Color</b>
Solo Colors , White ..
<b>Windows</b>
Position , FIRST ROW ..
Window Inserts , Madison ..
<b>Glass</b>
Plain ..
<b>Exterior Hardware</b>
Omit Decorative Handles And Hinges ..
<b>Optional Upgrades</b>
No Upgrades ..

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.



# Docket No. 9-128-21 (17788 Edgewater)

## Residential - Home Addition



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition



## Biscayne

Dynasty®

**SHINGLE COLOR:**

Biscayne

Laid-back, welcoming, carefree.

**PERFECT PAIRING:**

Stone, wood, brick, siding  
(especially white or various pastels)



**COORDINATING ACCESSORIES** See Architectural Specifications for color availability



3/4" J-Channel



3/4" Inside  
Corner Post



3/4" Outs  
Post 3:

6

**SOLIDS**

White	Linen	Antique White	Birchwood	Cream
Alabaster	Sienna	Sand	Chateau	Sandalwood
Gray	Pewter	Clay	Everest	Prairie



Complete the look of your home with coordinating Dual 6.5" Rough Siding. ProVia's extensive portfolio.



GRAY SIDING



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

**Note: "Squirrel Tail" color below is for reference only. Beeck mineral treatment will be used (color-matched)**

Brick Painted in Squirrel Tail by Benjamin Moore

Certainteed Northwoods Collection  
in Sterling Gray

Shoal Creek - Field Rubble Collection  
in Sand Bluff



Iko Performance Asphalt Roof Shingle in  
Biscayne



Trimline Aluminum Clad Double Hung  
Windows in Black



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential - Home Addition



## Renosil Fine & Coarse Mineral Silicate Finish

Exterior

Easy to use, colorfast/non-fading, UV stable, silicate-based, breathable renovation paint/coating for refreshing or renewing and re-mineralizing raw surfaces or surfaces previously coated with water based synthetic resin coatings. Also great for renewing or finishing external thermal insulation façade systems. Commonly used for restoration and renovation of historic structures because of its unique handcrafted quality, period correct formulation, durability, and its physical properties which fit the building physics characteristics of historic structures.

### 1. Product Properties

BEECK Renosil Fine is a solvent-free one-component silicate paint system that uses a potassium silicate (water glass) binder. A chemical reaction takes place between the mineral substrate and the potassium water glass, producing uniform inseparable bonding. Renosil uses pure mineral pigmentation giving it optimum color and weathering performance. The single component system offers cost-effective easy renovations while creating a desirable mineral matt and water vapor permeable surface. The sole use of inorganic mineral pigments ensures extreme UV stability while maintaining the original color integrity. Renosil can be used universally on all raw masonry surfaces or for the renovation of synthetic resin bonded façade areas such as firmly adhering microporous old emulsion-based coatings, synthetic resin stuccos/renders and external thermal insulation systems.

#### 1.1. Composition

- Pure mineral potassium water glass, produces the best breathability properties
- Inorganic pure Mineral pigments: lightfast, non-fading even in the most extreme conditions
- Auxiliary agents and binder, universal bonding performance
- Water thinable, solvent free

#### 1.2. Technical properties

##### 1.2.1. Overview

- Easy to use on exterior façades and surfaces – excellent durability in extreme weather conditions
- Extremely high water vapor permeable and valuable building physics properties
- Maximum colorfastness A1 (BFS leaflet No. 28) - best possible - No fading, UV stable
- Natural alkalinity helps to prevent algae and mold
- Environmentally responsible, sustainable, extremely low VOC product containing no solvents
- Re-mineralizes surfaces - make it look new again
- Very flat mineral matt - desirable appearance
- High hiding capacity – easy to refresh, no stripping ever required
- Mineral finish stays clean longer and is easy to clean when necessary
- Nonflammable – will not burn
- Pollution and acid rain resistant
- Non-film-forming – surface remains breathable
- Exceeds the strictest air quality regulations, can be applied anywhere
- Contributes to LEED

##### 1.2.2. Data Important for building physics characteristics\*

Parameter	Value	Conformity
Density 20°C:	1.46 kg / l	
pH value 20°C:	11	
Dynamic viscosity 20°C:	5,000 mPas	
W <sub>24</sub> value:	< 0.12 kg/(m <sup>2</sup> h <sup>1/4</sup> ) Class III	EN1082-3
Vapor permeability (H <sub>2</sub> O):	(Best in class) 0.01 - 0.03 m, S <sub>g</sub> value	ISO 7783-2
	75 - 85 Perms	ASTM E96
V value Water vapor transmission rate	≥ 2100 (g/m <sup>2</sup> d)	EN 1082-1
Colorfastness**:	(Best in class) A1	BFS Information Sheet No. 28
Gloss level at 85°:	matt (0.5 – 1.0)	EN ISO 2813
Flammability class:	A2 nonflammable	EN 13501-1, DIN 4102
VOC content (max.): white or tinted	≤ 8-10 g / L	ChemVOCFarbV, Cat. A / C, ASTM D6606
Thermal Expansion	Matches the masonry surface	
Flash point	nonflammable	
Accelerated Weathering	pass	ASTM G154
Wind Driven rain	pass	ASTM E514

\* applicable to white | \*\* applicable to tinted



# Docket No. 9-128-21 (17788 Edgewater)

## Residential – Home Addition



# ProStone®

Carolina Collection



IKO PERFORMANCE SHINGLES WITH ARMOURZONE®



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

*Legends*  
CLAD SERIES  
Aluminum Clad Wood Windows

ECLIPSE SERIES  
MODEL EC300  
ALUMINUM CLAD WOOD  
DOUBLE HUNG

TRIMLINE  
WOOD WINDOWS  
INCORPORATED

EC300

TrimLine  
WINDOWS INCORPORATED

*Energy-Tight Windows for Comfortable Living and Fuel Efficiency.*



**TIMBERBAY™**

POLYPROPYLENE EXTERIOR CLADDING COLLECTION

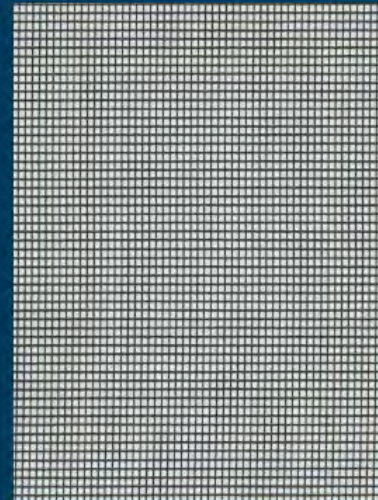


**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

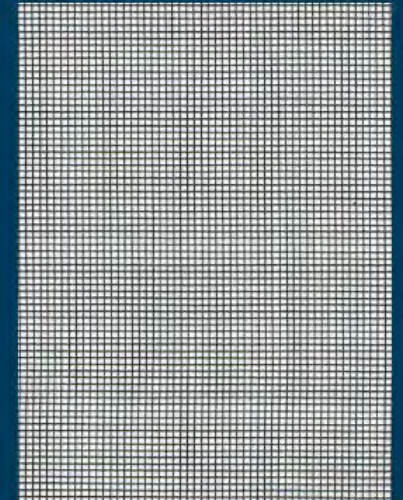
BetterVue®  
BY PHIFER



Water Shed Technology™ keeps the screen cleaner longer and clear of water for maximum viewing clarity.



Phiferglass®  
Standard Insect Screen



BetterVue®  
Improved Visibility Insect Screen



SCREEN WITHOUT  
Water Shed Technology



SCREEN WITH  
Water Shed Technology



Visit  
[PhiferWaterShed.com](http://PhiferWaterShed.com)  
to see how it works.



**Docket No. 9-128-21 (17788 Edgewater)**  
Residential – Home Addition

## Specification Sheet



### Northwoods®

- Single 7" Perfection Shingles
- Single 7" Straight Edge Rough Split Shakes
- Single 9" Staggered Rough-Split Shakes

**General Description:** Northwoods® 7" Perfection Shingles, 7" Straight Edge Rough-Split Shakes and 9" Staggered Rough-Split shingles provide the look of wood shakes and shingles, but do not require the upkeep common to wood. Northwoods siding is manufactured with TrueTexture™ finish molded directly from natural wood shakes and shingles. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Northwoods is also an ideal product for remodeling.

#### Styles:

Profile	Finish	Panel Dimensions	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
7" Perfection Shingle	Cedar	7" x 10' Single Course	¾"	.060"	Full Panel Lock	20	¾"
7" Straight Edge Rough-Split Shakes	Cedar	7" x 10' Single Course	1"	.050"	Full Panel lock	13	1"
9" Staggered Rough-Split Shakes	Cedar	9" x 10' Single Course	1"	.050"	Full Panel lock	10	1"

**Colors:** Northwood's siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Colonial White (01)	Charcoal Gray (46)*	Flagstone (97)	Natural Clay (60)	Savannah Wicker (59)
Autumn Red (23)	Cypress (42)	Granite Gray (34)*	Pacific Blue (27)	Seagrass (30)*
Buckskin (41)	Desert Tan (07)	Hearthstone (19)*	Sable Brown (29)	Slate (44)*
Castle Stone (37)*	Espresso (43)*	Midnight Blue (45)*	Sandstone Beige (15)	Sterling Gray (33)

\*Available in 57 Perfection Profile only

**Accessories:** CertainTeed manufactures a wide range of siding accessories that are compatible with Northwoods siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings. Northwoods Rough Split Shake products require 1" pocket accessories. Northwoods Perfection Shingles use ¾" pocket accessories.

**Composition:** Northwoods siding is produced using PVC resin.

**Technical Data:** Northwoods siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D 3679, and the requirements of section R703.11 of the International Residential Code, and section 1404.14 of the International Building Code. Northwoods siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.

CertainTeed LLC  
20 Moores Road  
Malvern, PA  
certainteed.com  
© 01/20



Coastline Multi-Slide Door

#### Unit Features

**Product Name:** Coastline Multi-Slide Door

**Product Series:**

- 800KM
- 600KM-11
- 800KM-12

**Abbreviation:** COMSD STK IZ4, COMSD PKT IZ4, COMSD STK CNR IZ4, COMSD PKT CNR IZ4.

**Frame Material and Construction:**

**Frame:**

- Frame depth is based on number of tracks
- Installation screws are pre-punched for easy installation
- Optional Color Finishes:
  - Coastline White
  - Coastline Bronze
  - Coastline Anodized
  - Coastline Walnut
  - Coastline Hazelnut
  - Coastline Red Cinnamon
  - Coastline Honey Cherry
  - Coastline English Oak
  - Coastline White Kynar
  - Coastline Bronze Kynar
  - Coastline Black Kynar
  - Custom Colors available

**Style Options:**

- Pocket Door (1, 2, 3, 4 panel options)
- Bypass Door (2, 3, 4, 5, 6, 8 panel options)
- Right and Left
- 90° Corner Door

**Hardware:**

- 2 Point or 4 Point (90° Corner Door)
- Keyed lock
- Hardware Finish Options:
  - White
  - Black
  - Satin Nickel
  - Brushed Nickel
  - Bronze
- Hardware Options:
  - Handle
  - Euro Crest Handle

**Sill:**

- Series KM: Residential/Hi-Rise Standard Low & Hi
- Series KM-11: Standard Low & Hi
- Series KM-12: Standard Low & Hi
- Series KM-12 HD: Standard Low & Hi

2021-08-09

COMSD-1

16918240  
Architectural Detail Manual



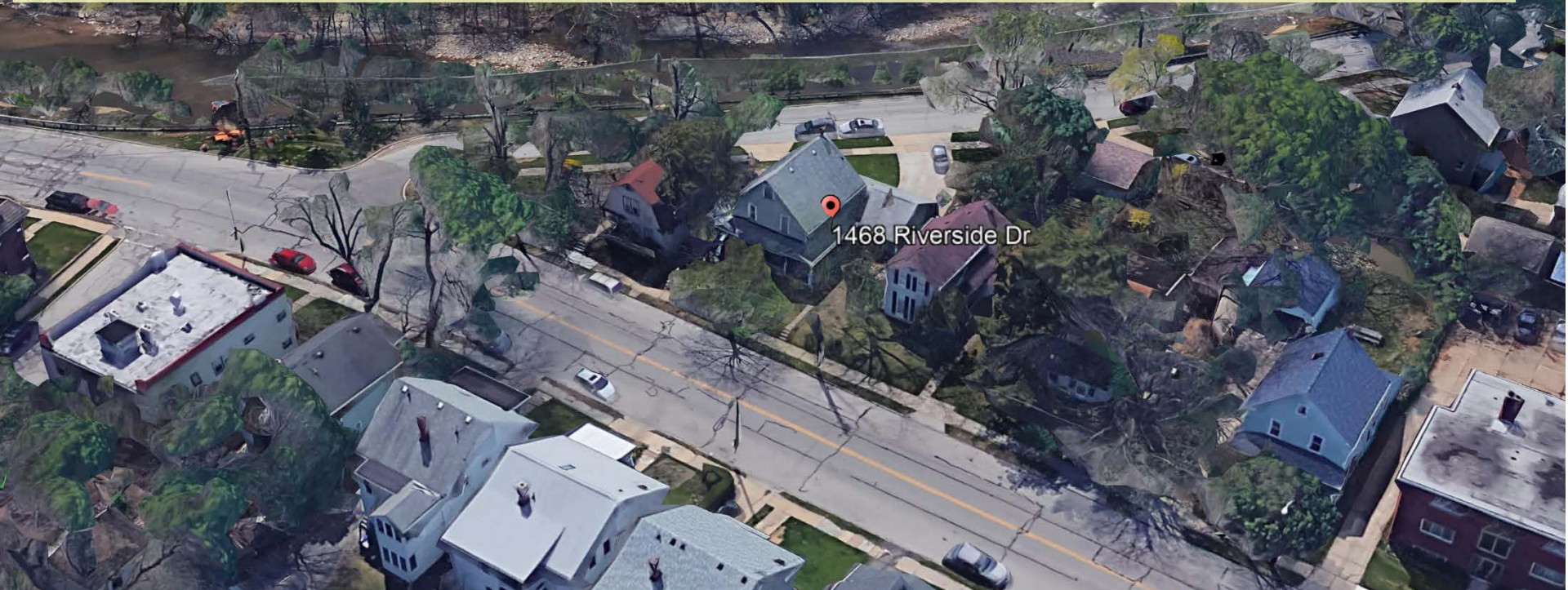
# Docket No. 9-128-21 (17788 Edgewater)

## Residential – Home Addition

# Applicant proposes modification to a previously approved home renovation.

## City Notes:

- Provided ABR conditional approval – January 2020
- Building Department –inspection process (Dec 20 – Jul 21) and correction notice (issued July 21)
- Discussion points from pre-review:
  - Propose alternative to existing rear garage door to fulfill same desired intent/purpose.
  - Propose alterations to front porch that reestablishes primacy (depth/scale) of the gabled roof element (over the front door).
  - Show proposed alternative to approved shed roof on rear of home (trellis) that provides coherence with front of home.
  - Propose desired color scheme for trim, porch, trellis, and other elements.



**Docket No. 11-145-21 (1468 Riverside)**

**Residential – Return for Modification**

**Dan Margulies**

13. Docket No. 01-03-20

R 1468 Riverside Drive

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

Daniel Margulies  
Daniel Margulies Company, Inc.  
14204 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes the conversion of a two-family home into a single-family residence, addition over an existing garage, new directional entry into garage, and expansion of front porch. (Page 26)

Daniel Margulies, applicant was present to explain the request. There was discussion among the Board and applicant about the metal roofing, porches, siding, windows' design and placement, garage door, front door, colors, materials, railings, fence, the rear shed roof, deck, gutters, piers, lattice, lighting, etc. The applicant stated the proposal would be heard at the Board of Zoning Appeals ("BZA") at its February 20, 2020 meeting. The Board liked the proposal but with minor changes: the first and second floor windows on the west elevation of the garage addition should be the same width, the third-floor rear porch's cable railing should not end into the roof, and the cable system should match the metal roof. Staff disclosed the required/pending BZA approvals – which included the proposed third-floor porch and fence for the western yard along Graber Drive. Public comment was taken.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- The rear transom window will match the width of the window above it.
- Third-floor porch cable railing is approved pending BZA approval; provided it ends appropriately before it hits the roof and the colors of the cable rail elements are to match the color of the metal roof proposed for the front and rear elevations.
- Fence location is approved pending BZA approval.

All the members voting yea, the motion passed.



## Docket No. 11-145-21 (1468 Riverside)

Residential – Return for Modification

6. Docket No. 02-02-20  
1468 Riverside Drive

Applicant Daniel Margulies, Daniel Margulies Co., Inc. propose to convert a two-family residential structure into a single-family home and install a new fence. The applicant proposes the addition of an unroofed patio deck on the second-floor roof. The proposal requires several area variances. The proposal has been approved with conditions by the Architectural Review Board. The property is in the R2, Single- and Two-Family Residential District

- First Variance: The maximum height of an unroofed patio deck is 42 inches. The proposed is 18 feet and 3 inches above the allowable 42 inches. Request a variance to exceed the maximum allowable height by 18 feet and 3 inches. Pursuant to section 1123.07(Ord. 91-95. Passed 10-7-1996.)
- Second Variance: The area of the proposed unroofed patio deck is 352 sq. ft.. The maximum allowable size is 300 sq. ft. Request a variance to exceed maximum allowable area by 52 sq. ft. 1123.03(d) (Ord. 24-98. Passed 5-18-1998.)
- Third Variance: Fences in front of the building line must be 36 inches high or less. Request a variance to place a 4 foot 6-inch-tall fence in front of the building line. Pursuant to section 1153.02(a) Ord. 124- 05. Passed 2-6-2006

Applicant Dan Marguiles architect were present to explain the request for three variances. The property is a unique parcel that has two front yards. The house is on the ridge of the Rocky River Valley and possesses an unobstructed view over the valley. Administrative staff ("staff") stated the unique character of the parcel and the wish for a semi-private enclosed space. The applicant described the fence and the proposed unroofed patio deck.

Staff provided an analysis of each variance and stated that the design had been approved I February 2020 by the ABR. The Board members ("Board") asked for details. Dialogue among the staff, Board and architect, and applicant continued, and the applicant asked to defer the third variance request for the fence in front of the building line so the placement could be modified.

Public comment was not taken as no one addressed the issue.

A motion was made by Mr. Alexander, seconded by Mr. Bindel to **APPROVE the FIRST request**. All the members voting yea, the motion passed.

A motion was made by Mr. Alexander, seconded by Mr. Mahoney to **APPROVE the SECOND request**. All the members voting yea, the motion passed.

The applicant requested a deferral on the THIRD request. A motion was made by Mr. Bindel, seconded by Ms. Bolino to **DEFER** the third variance request. All the members voting yea, the motion passed.



## Docket No. 11-145-21 (1468 Riverside)

### Residential – Return for Modification

5. **Docket No. 02-02-20**  
**1468 Riverside Drive**

Applicant Daniel Margulies, Daniel Margulies Co., Inc. proposes the conversion of an existing two-family residential structure into a single-family structure and the installation of a fence behind the new home. The proposal includes the addition of an unroofed patio deck on the second-floor roof. The variances required for the unroofed patio deck were approved at the February BZA meeting. A variance request to place a fence in front of the building line on Graber (the rear of the home) was deferred and a new site plan has been submitted. The proposal requires an area variance. The entire proposal was approved with conditions by the Architectural Review Board. The property is in the R2, Single- and Two-Family Residential District.

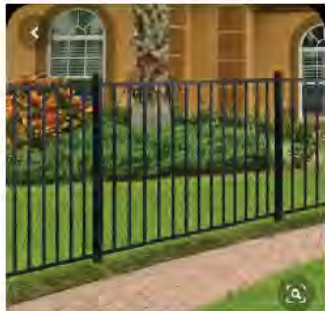
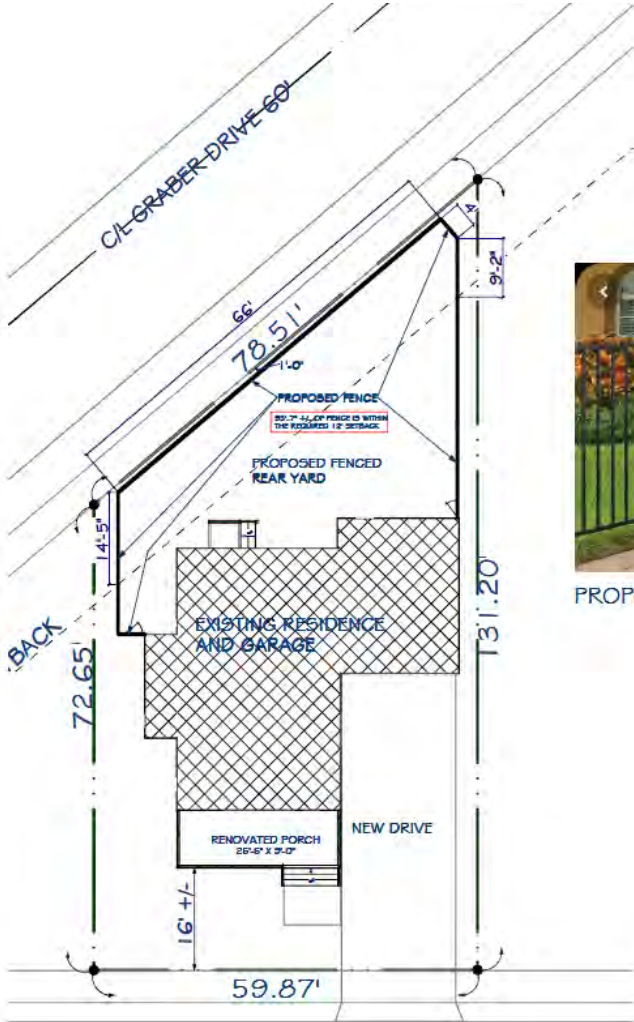
- Variance request: Fences in front of the building line must be 36 inches high or less. Request a variance to place approximately 94 feet of 4 foot 6-inch-tall fence that is more than 50% open to the through passage of light and air in front of the building line on Graber. Pursuant to section 1153.02(a) (Ord. 124- 05. Passed 2-6-2006.)

(Page 4)

Applicant Daniel Margulies, Daniel Margulies Co., was present to explain the request. Ms. Nocht outlined the administration's analysis and confirmed the calculations. The Board members had no concerns or questions. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Mahoney, seconded by Mr. Bindel to **APPROVE** the request. All the members voting yea, the motion passed.





PROPOSED REAR FENCE STYLE



PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.

ADDITION and RENOVATION for:  
***THE VILLALTA RESIDENCE***  
1468 RIVERSIDE DRIVE LAKEWOOD, OHIO

LOT COVERAGE DATA

EXISTING

CURRENT HOUSE AND GARAGE 1,562 SQ. FT.  
CURRENT FRONT PORCH 297 SQ. FT.  
CURRENT REAR PORCHES 56 SQ. FT.

TOTAL 1,915 SQ. FT.

1,915 SQ. FT. / 5,760 SQ. FT. (LOT AREA) = **33.25% EXISTING**

PROPOSED

PROPOSED HOUSE AND GARAGE 1,562 SQ. FT.  
PROPOSED FRONT PORCH 229 SQ. FT.  
PROPOSED REAR PORCH 21 SQ. FT.

TOTAL 1,812 SQ. FT.

1,812 SQ. FT. / 5,760 SQ. FT. (LOT AREA) = **31.5% PROPOSED**

DRAWING INDEX

#	DESCRIPTION
1	COVER SHEET • SITE PLAN • DRAWING INDEX • FENCE STYLE
2	FIRST and SECOND FLOOR PLAN (EXISTING CONDITIONS)
3	FIRST FLOOR PLAN (PROPOSED)
4	SECOND and THIRD FLOOR PLAN (PROPOSED)
5	EAST and NORTH ELEVATION (EXISTING and PROPOSED)
6	WEST and SOUTH ELEVATION (EXISTING and PROPOSED)
7	PERSPECTIVE VIEWING SOUTHWEST
8	PERSPECTIVE VIEWING NORTHEAST
9	PERSPECTIVE VIEWING NORTHWEST
10	PHOTOGRAPHS VIEWING SOUTHWEST and NORTHEAST
11	MATERIAL CUT SHEETS
12	FENCE PHOTOGRAPHS
13	AS BUILT PHOTOGRAPHS • EXPLANATION OF DISCREPANCIES
14	AS-BUILT PHOTOGRAPHS
15	REAR GARAGE DOOR REPLACEMENT OPTION #1 PERSPECTIVE
16	REAR GARAGE DOOR REPLACEMENT OPTION #2 PERSPECTIVE
17	PERSPECTIVE VIEWING SOUTHWEST WITH PORCH ROOF AND COLORATION
18	AS-BUILT THIRD FLOOR RAILING PHOTOGRAPHS

C/L RIVERSIDE DRIVE

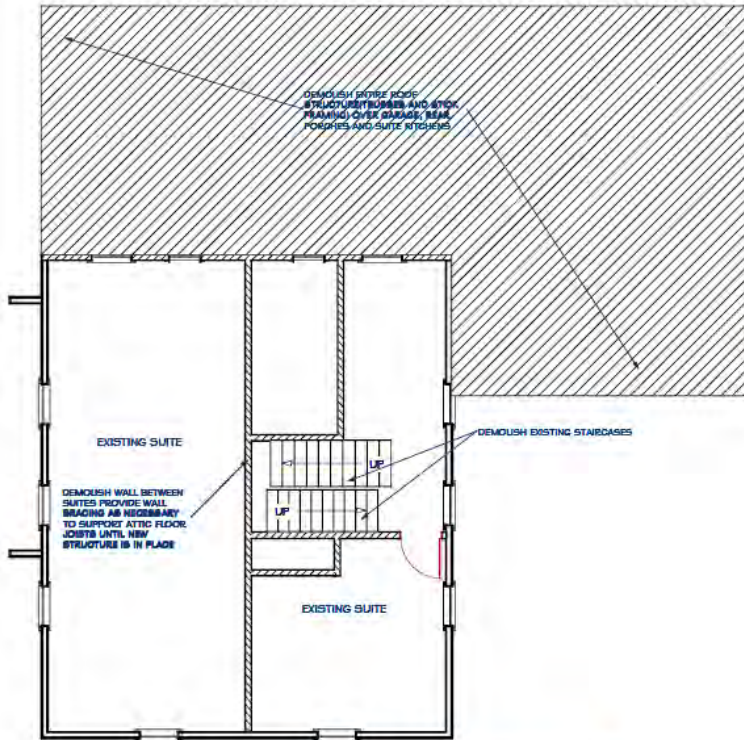
SITE PLAN

1"=20'

NO FURTHER ENCROACHMENT  
ON REAR OR SIDE YARDS



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification

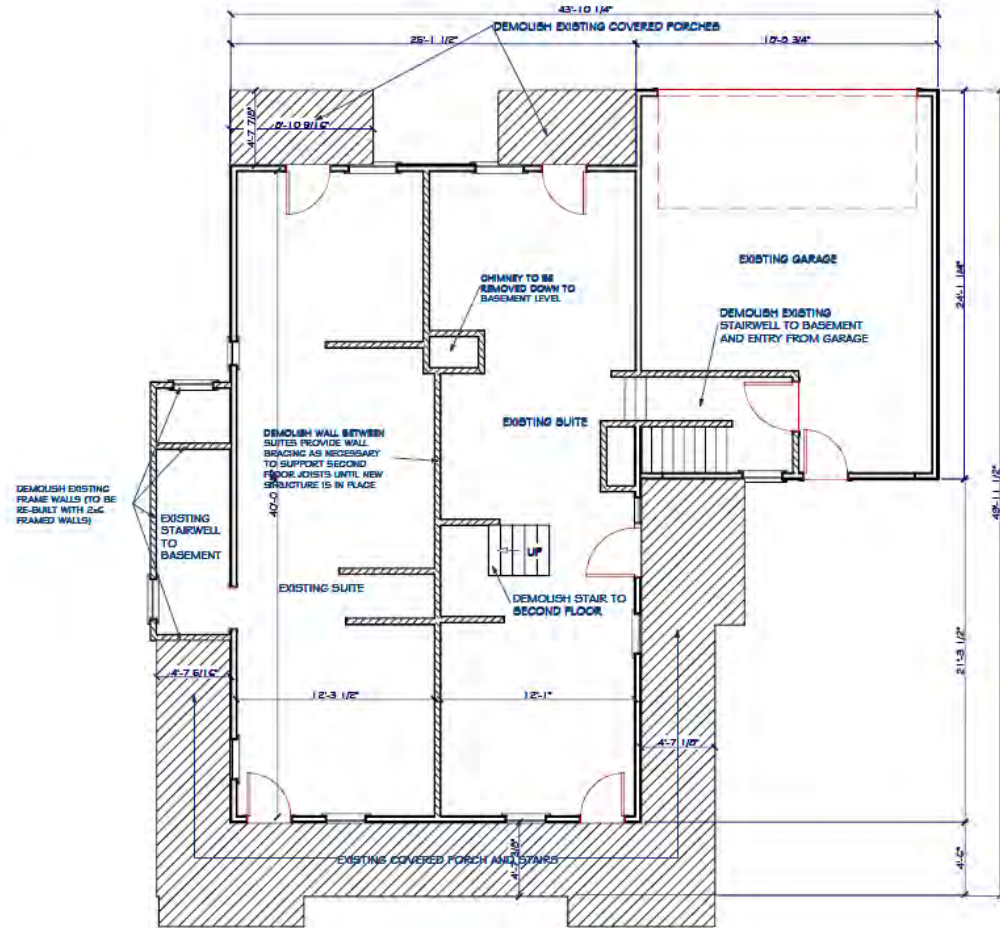


**SECOND FLOOR DEMOLITION PLAN**

1/4" = 1'-0"

**EXISTING CONDITIONS**

GENERAL NOTE:  
 BATHROOMS ON THIS FLOOR TO BE DEMOLISHED ENTIRELY.  
 CAP FOR FUTURE USE OR TERMINATE ALL UTILITIES AS NECESSARY.  
 DEMOLISH ALL INTERIOR FINISHES INCLUDING GYP. BD.



**FIRST FLOOR DEMOLITION PLAN**

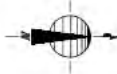
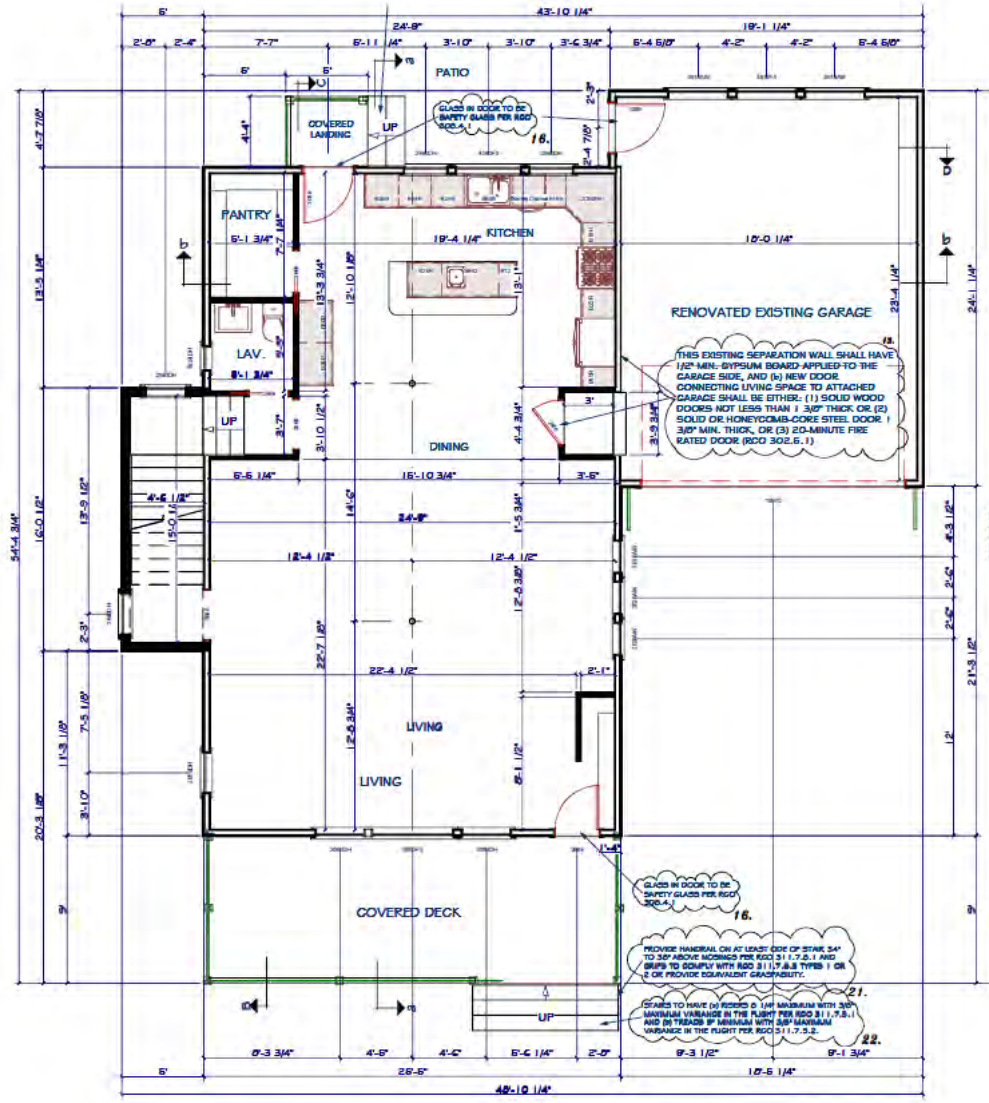
1/4" = 1'-0"

**EXISTING CONDITIONS**

GENERAL NOTE:  
 KITCHENS AND LAVATORY ON THIS FLOOR TO BE DEMOLISHED ENTIRELY.  
 CAP FOR FUTURE USE OR TERMINATE ALL UTILITIES AS NECESSARY.  
 DEMOLISH ALL INTERIOR FINISHES INCLUDING GYP. BD.

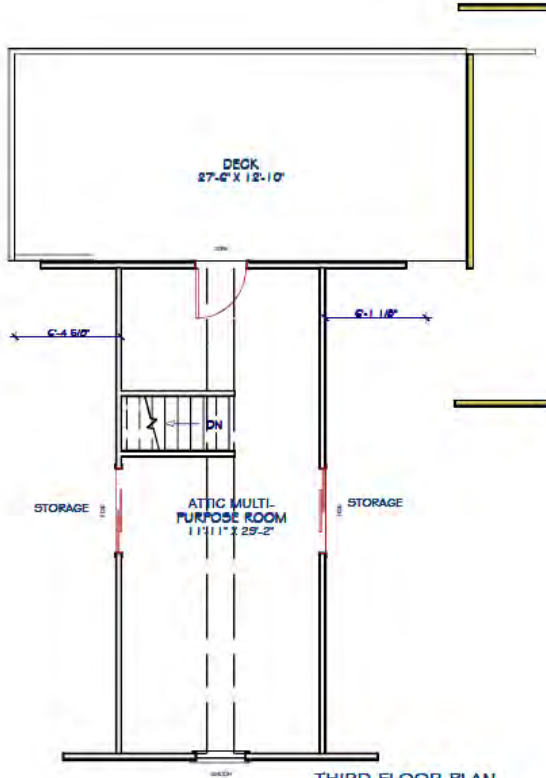


**Docket No. 11-145-21 (1468 Riverside)**  
 Residential – Return for Modification



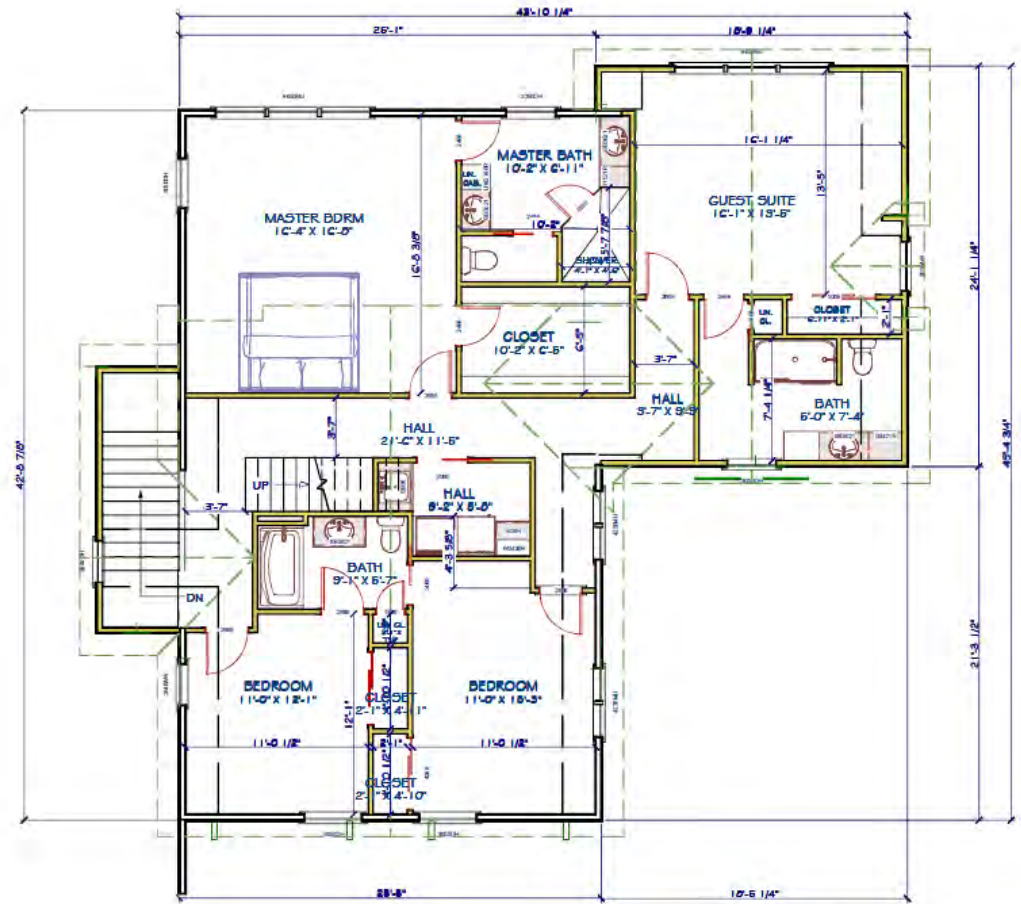
# Docket No. 11-145-21 (1468 Riverside)

## Residential – Return for Modification



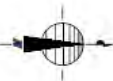
**THIRD FLOOR PLAN**  
1/8" = 1'-0"

LIVING AREA  
363 SQ FT



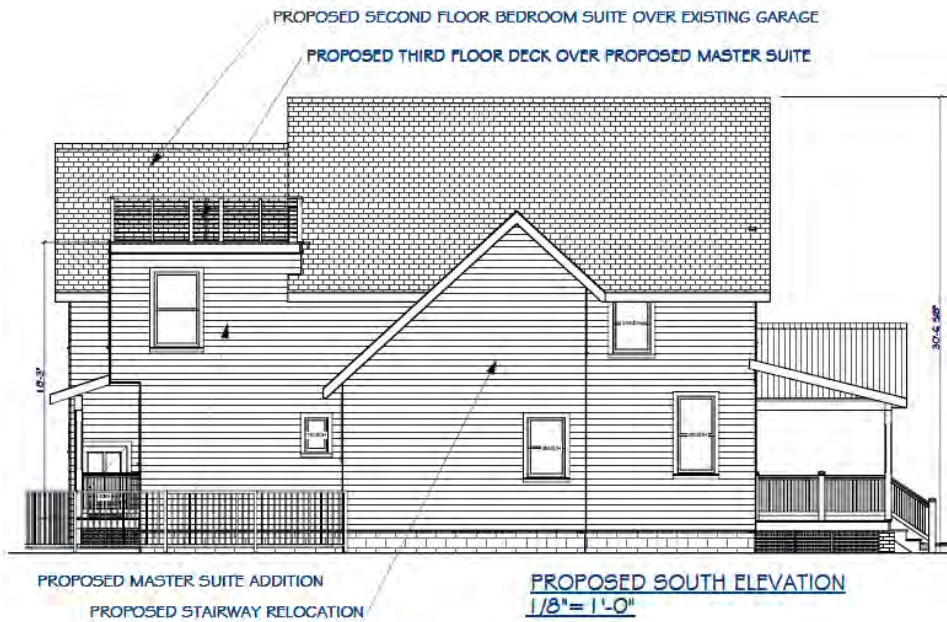
**SECOND FLOOR PLAN 2A**  
1/8" = 1'-0"

LIVING AREA  
1852 SQ FT

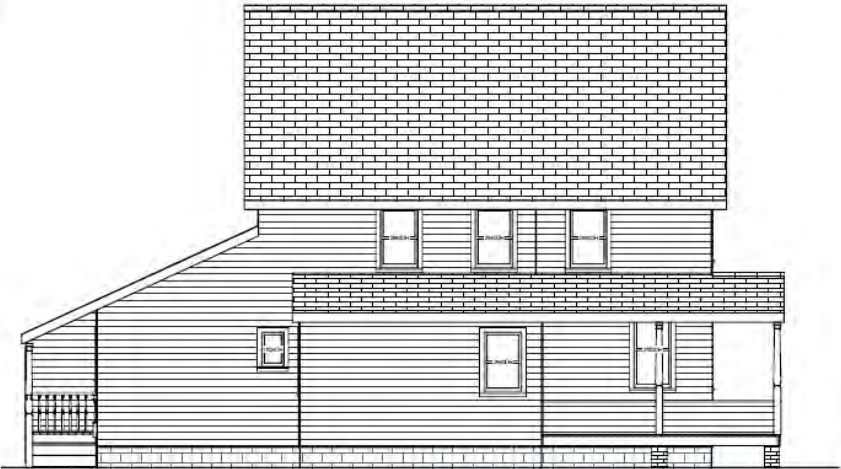


# Docket No. 11-145-21 (1468 Riverside)

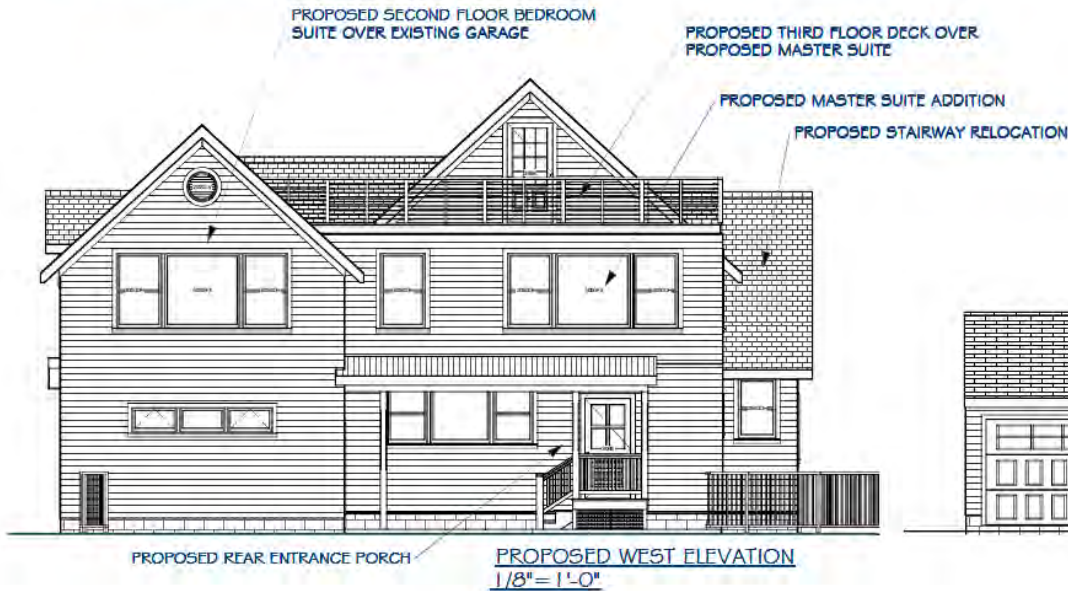
## Residential – Return for Modification



**PROPOSED SOUTH ELEVATION**  
1/8" = 1'-0"



**EXISTING SOUTH ELEVATION**  
1/8" = 1'-0"



**PROPOSED WEST ELEVATION**  
1/8" = 1'-0"

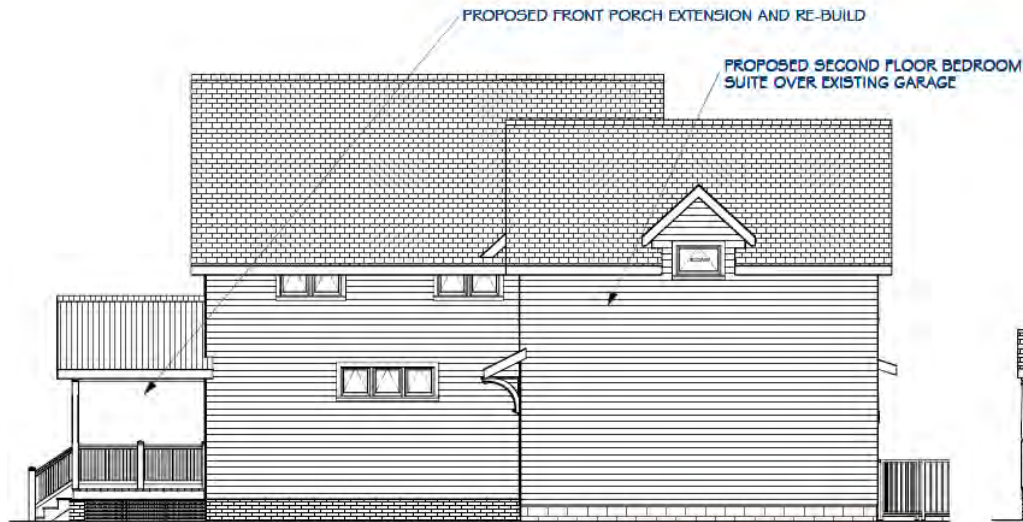


**EXISTING WEST ELEVATION**  
1/8" = 1'-0"



# Docket No. 11-145-21 (1468 Riverside)

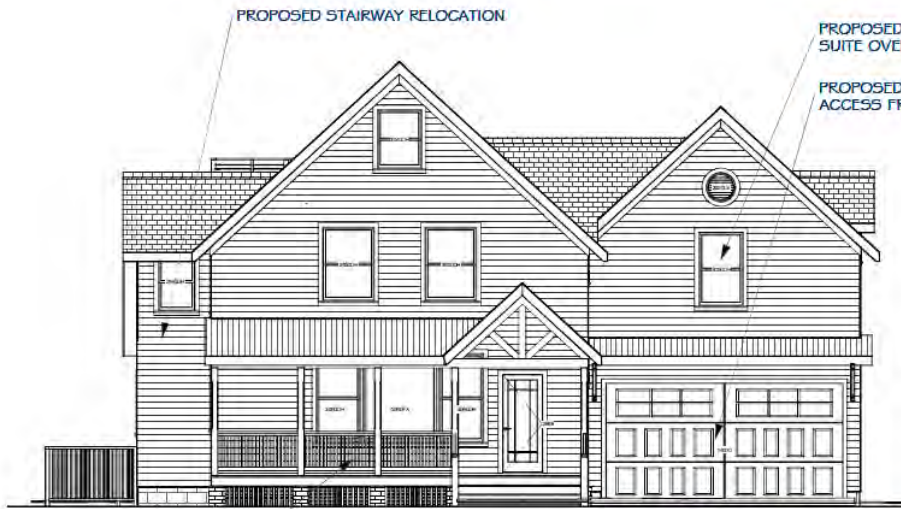
## Residential – Return for Modification



PROPOSED NORTH ELEVATION  
 $1/8" = 1'-0"$



EXISTING NORTH ELEVATION  
 $1/8" = 1'-0"$



PROPOSED EAST ELEVATION  
 $1/8" = 1'-0"$



EXISTING EAST ELEVATION  
 $1/8" = 1'-0"$

PROPOSED FRONT PORCH  
 EXTENSION AND RE-BUILD

PROPOSED STAIRWAY RELOCATION

PROPOSED SECOND FLOOR BEDROOM  
 SUITE OVER EXISTING GARAGE

PROPOSED REVERSAL OF GARAGE  
 ACCESS FROM GRABER TO RIVERSIDE



# Docket No. 11-145-21 (1468 Riverside)

## Residential – Return for Modification



PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



AERIAL PERSPECTIVE VIEWING NORTHEAST  
N.T.S.



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



PHOTOGRAPH VIEWING NORTHEAST



PHOTOGRAPH VIEWING SOUTHWEST



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



PROPOSED SLATE LOOK ASPHALT SHINGLES



PROPOSED THIRD FLOOR CABLE RAILING

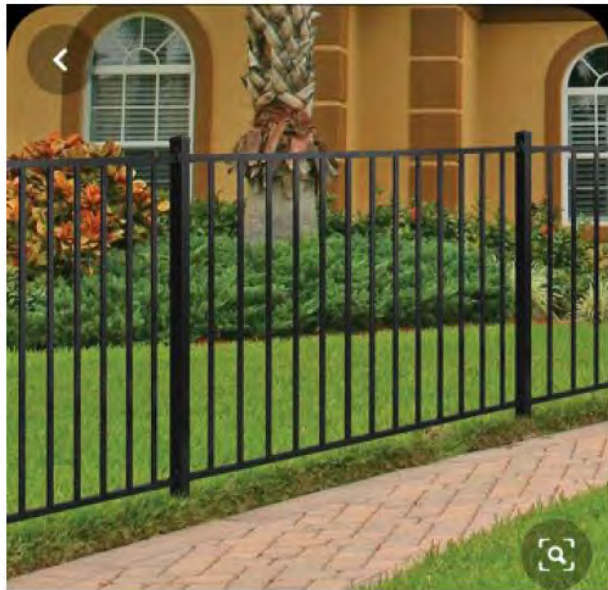

**PROPOSED METAL ROOF ACCENTS**

\*\*Subject to previous pricing.  
Colors shown are as close to actual colors as allowed by the printing process. Exact metal samples are available. Colors may appear different when viewed as displayed on a 9" x 12" color calibration target.  
© 2011 Interpol Systems



# Docket No. 11-145-21 (1468 Riverside)

## Residential – Return for Modification



PROPOSED REAR FENCE STYLE



SIMILAR FENCE 2 ON ARCHDALE AVENUE



SIMILAR FENCE 1 ON ARCHDALE AVENUE



# Docket No. 11-145-21 (1468 Riverside)

Residential – Return for Modification



AS-BUILT VIEWING NORTH



AS-BUILT VIEWING SOUTH

EXPLANATION OF DISCREPANCIES FROM BUILDING COMMISSIONER

- Item 1: After initial approval from the Architectural Review Board Mrs. Villalta became pregnant and gave birth to their first child. During construction a decision was made to keep the rear garage door to provide easier access to the rear yard play area with all the future child's toys.
- Item 2: Leaving the garage door in place eliminated the ability to install windows original approved.
- Item 3: The "eyebrow" roof was not installed as originally approved to allow more sunlight into the kitchen windows.
- Item 4: The full length rail was not installed per plan due to safety concerns and air conditioner compressor installation. The railing as installed does not allow the ability to climb onto the roof planes. Additionally, with the birth of their child the decision was made to use a solid glass rail versus a cable rail to eliminate the possibility of a young child using the cable rail as a ladder but still allow a clear view of the valley.
- Item 5: The front porch guards were not in compliant at first inspection but have since been modified to be compliant.



AS-BUILT VIEWING NORTHEAST



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



AS-BUILT FRONT PORCH RAILING



AS-BUILT FRONT PORCH LATTICE



AS-BUILT FRONT PORCH VIEWING SOUTH



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



PERSPECTIVE VIEWING NORTHEAST DOOR OPTION #1  
N.T.S.



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



PERSPECTIVE VIEWING NORTHEAST DOOR OPTION #2  
N.T.S.



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



A5-BUILT 3RD FLOOR RAILING PHOTOGRAPHS



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



**Docket No. 11-145-21 (1468 Riverside)**  
Residential – Return for Modification



**Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020**



**Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020**



**Neighborhood Context - Looking Northwest**



**Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020**



Neighborhood Context - Looking Southwest



Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020



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**Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020**



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**Docket No. 01-03-20 (1468 Riverside Drive)  
Renovation/Conversion - ABR - January 2020**



# Architectural Board of Review

New Business – November 2021

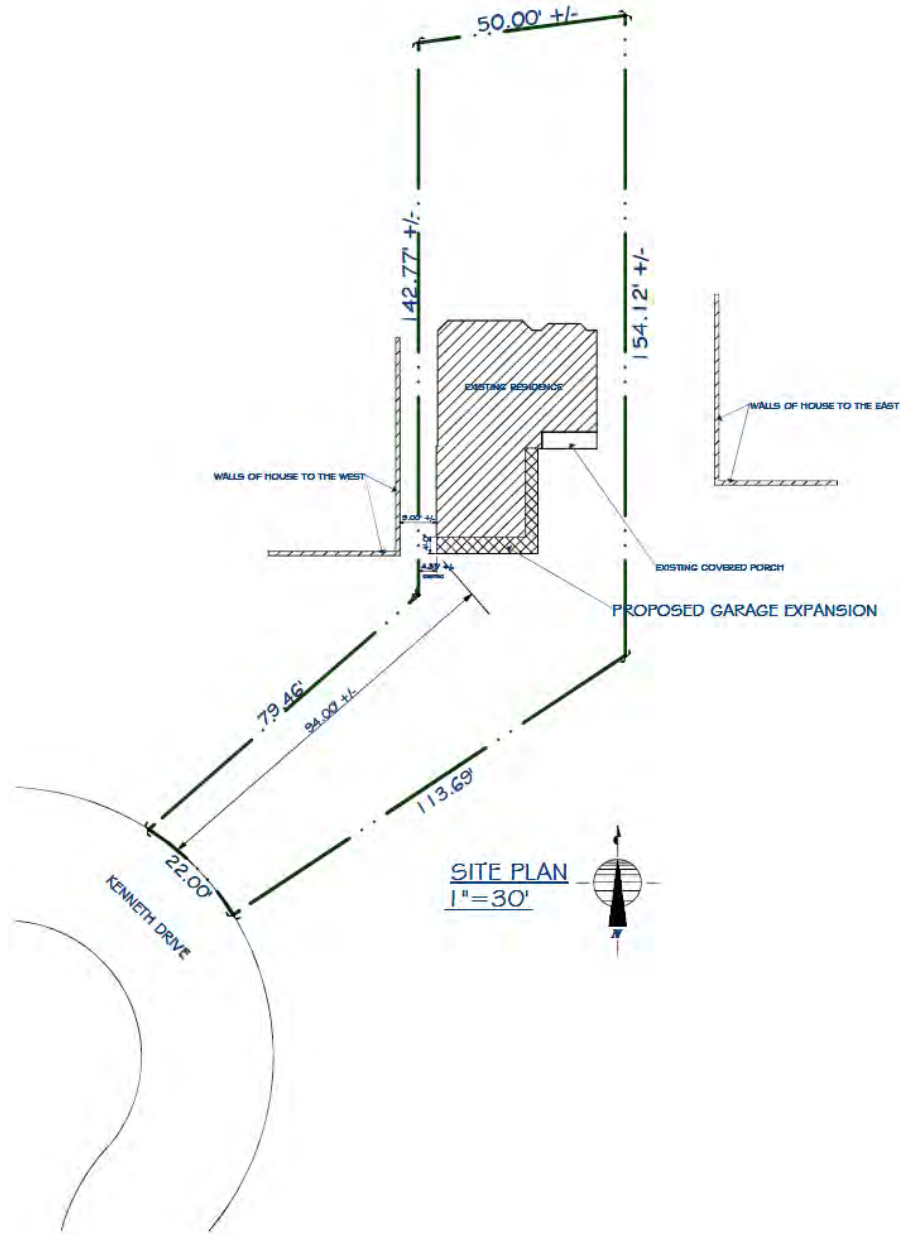
**Applicant proposes addition to existing home.**

**City Notes:**

N/A.



**Docket No. 11-146-21 (1039 Kenneth)**  
**Residential – Home Addition**  
**Dan Margulies**



GARAGE EXPANSION and SECOND FLOOR ADDITION for:

*THE MORRISON RESIDENCE*

1039 KENNETH DRIVE  
LAKEWOOD, OHIO

*DRAWING INDEX*

#	DESCRIPTION
1	COVER SHEET • SITE PLAN • DRAWING INDEX
2	FOUNDATION PLAN • FIRST FLOOR PLAN
3	SECOND FLOOR PLAN • SOUTH ELEVATION • EAST ELEVATION
4	PERSPECTIVE VIEWING NORTHWEST
5	EXISTING CONDITIONS PROJECT PHOTOGRAPHS



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential – Home Addition



PHOTO VIEWING NORTH



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential – Home Addition



PHOTO VIEWING WEST



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential – Home Addition



PHOTO VIEWING NORTHWEST



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential – Home Addition







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

NOTE: ALL EXTERIOR MATERIALS TO MATCH EXISTING



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential - Home Addition



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



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential - Home Addition



PERSPECTIVE VIEWING NORTHWEST  
N.T.S.



**Docket No. 11-146-21 (1039 Kenneth)**  
Residential – Home Addition



America's Favorite Choice



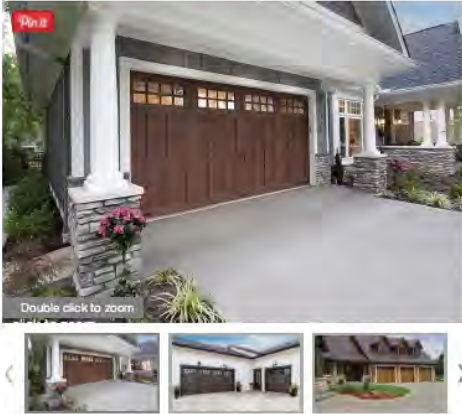
MENU



CANYON RIDGE ▾ COACHMAN GRAND HARBOR GALLERY STEEL BRIDGEPORT STEEL CLASSIC STEEL MODERN STEEL AVANTE RESERVE ▾ CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / CANYON RIDGE CARRIAGE HOUSE (4-LAYER)

### FAUX WOOD-LOOK CARRIAGE HOUSE GARAGE DOORS



## CANYON RIDGE® CARRIAGE HOUSE (4-LAYER)

★★★★★ 4.5 (32) Write a review

Insulated carriage house garage doors with faux wood-look overlays on a steel base



Clopay's Canyon Ridge® Carriage House 4-Layer garage doors add character and charm to your home. Enjoy the authentic look of swing-out coach house doors paired with the modern-day functionality of upward operation. Not only beautiful, these doors provide quiet operation and energy efficiency for years to come.

Andersen

400 SERIES

## TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



### SECTION REFERENCE

Tables of Sizes.....	78-81
Specifications.....	79-83
Custom Sizing.....	84
Grille Patterns.....	85
Window Details.....	85-86
Joining Details.....	86
Nameline® Conversion Kit.....	87
Combination Designs.....	181
Product Performance.....	194

### CUSTOM SIZING

In 1/4" (2) increments  
Dimensions in parentheses are in millimeters.

400 Series Tilt-Wash Double-Hung Full-Frame Windows



# Docket No. 11-146-21 (1039 Kenneth)

Residential – Home Addition

**Applicant proposes addition to existing home.**

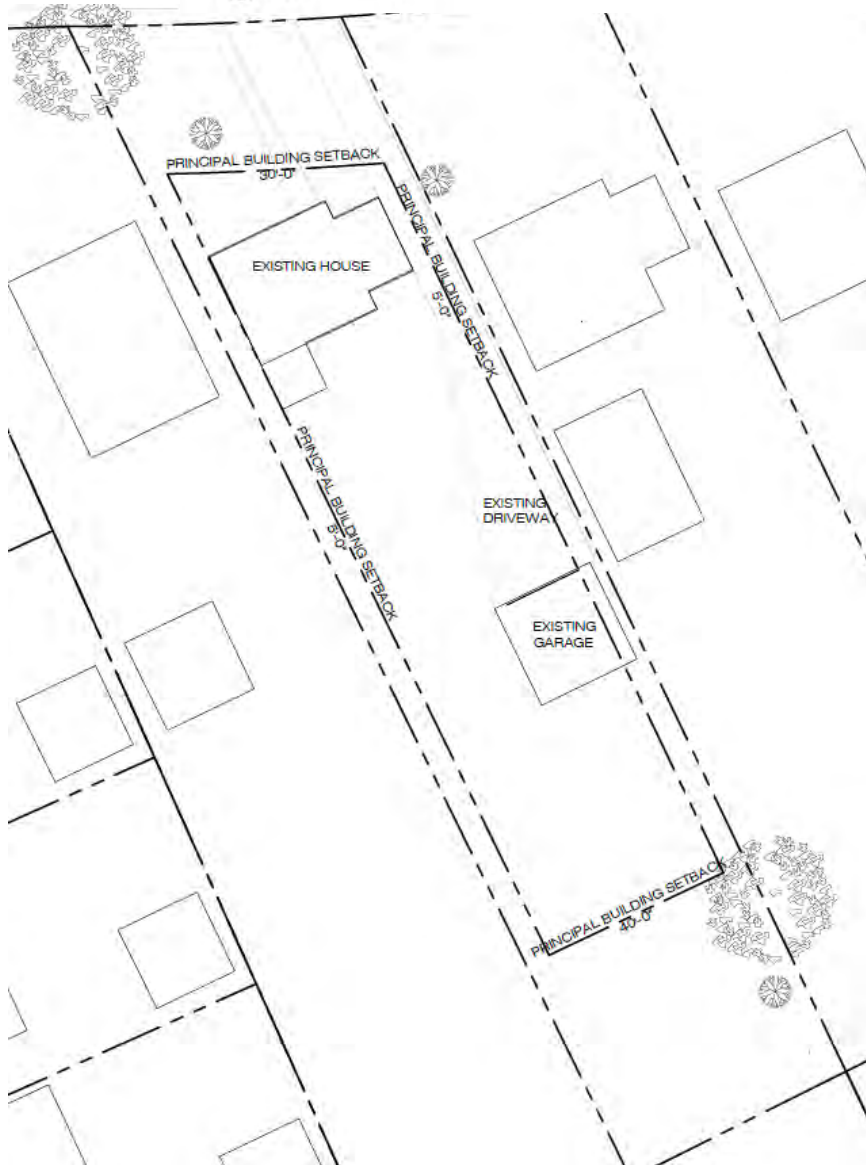
**City Notes:**

N/A.

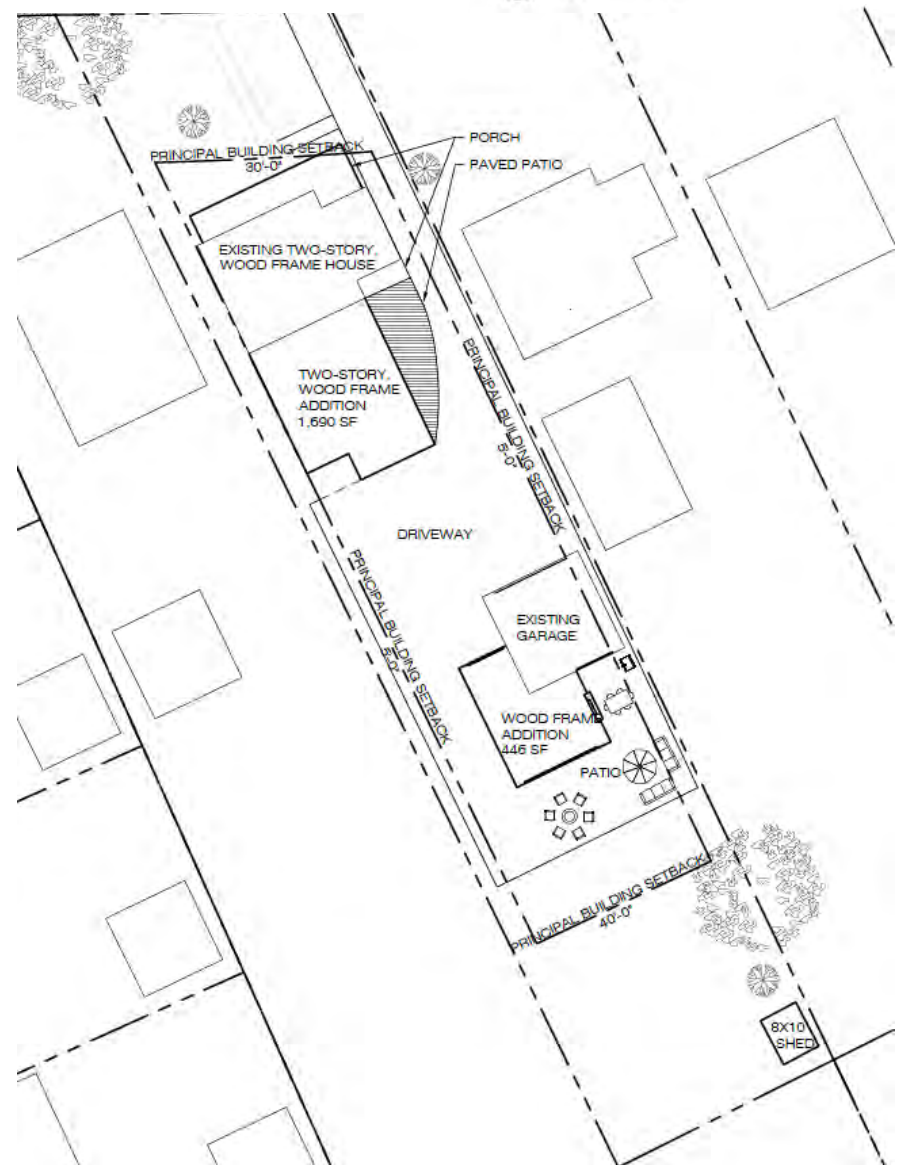


**Docket No. 11-147-21 (17509 Riverway)**  
**Residential – Home Addition**  
**Stephen Jouriles**

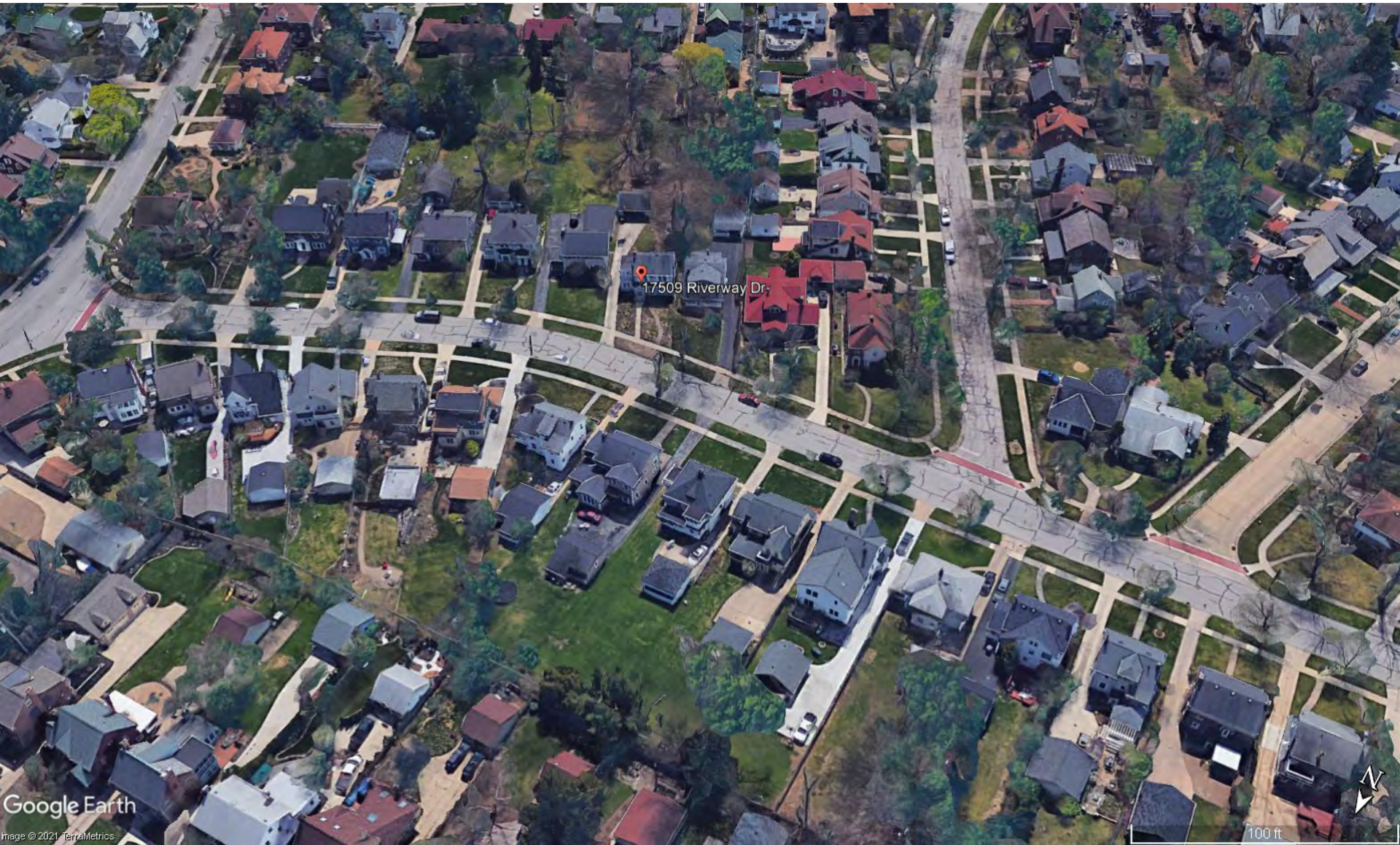
EXISTING  
**SITE PLAN**  
1  
A-1  
1"=20'-0"



PROPOSED  
**SITE PLAN**  
2  
A-1  
1"=20'-0"



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition

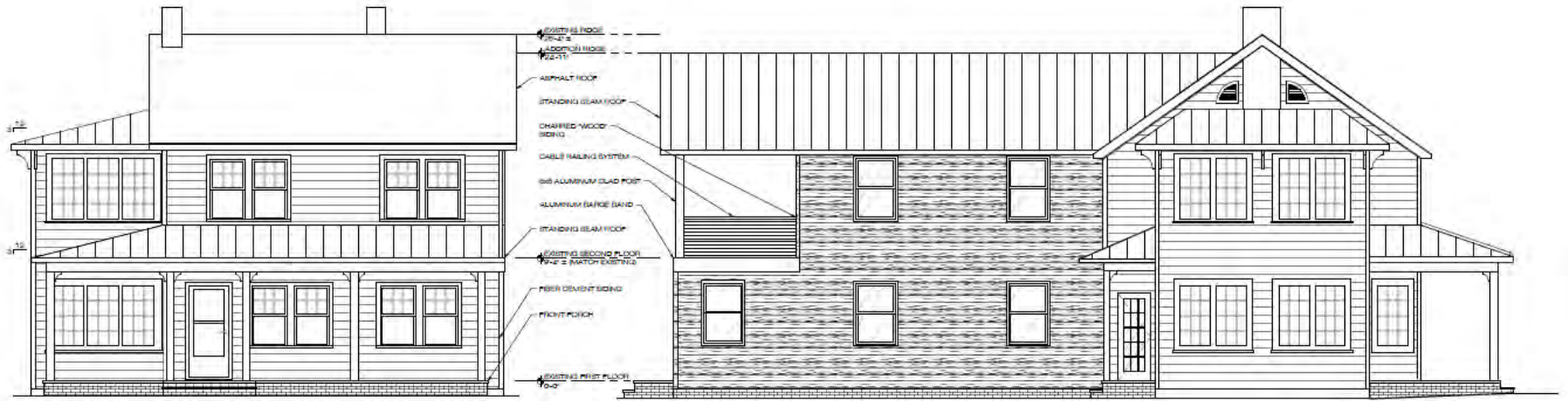


**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



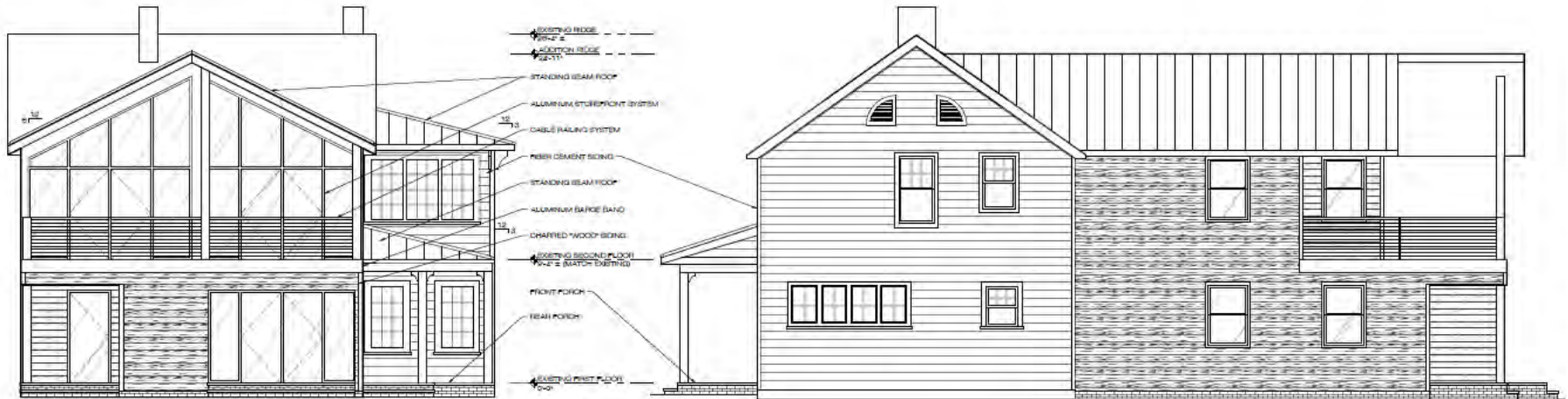
**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition





PROPOSED  
 2 NORTH ELEVATION  
 A-3 1/8"=1'-0"

PROPOSED  
 1 EAST ELEVATION  
 A-3 1/8"=1'-0"



PROPOSED  
 4 SOUTH ELEVATION  
 A-2 1/8"=1'-0"

PROPOSED  
 3 WEST ELEVATION  
 A-3 1/8"=1'-0"



# Docket No. 11-147-21 (17509 Riverway)

## Residential - Home Addition



PROPOSED  
**NORTH ELEVATION**  
 2  
 A-3 1/4"=1'-0"



**Docket No. 11-147-21 (17509 Riverway)**  
 Residential - Home Addition

- EXISTING RIDGE  
26'-4" ±
- ADDITION RIDGE  
24'-11"
- STANDING SEAM ROOF
- CHARRED "WOOD" SIDING
- CABLE RAILING SYSTEM
- 8x8 ALUMINUM CLAD POST
- ALUMINUM BARGE BAND
- EXISTING SECOND FLOOR  
9'-4" ± (MATCH EXISTING)
- EXISTING FIRST FLOOR  
0'-0"



PROPOSED  
**EAST ELEVATION**  
 1  
 A-3 1/4"=1'-0"



**Docket No. 11-147-21 (17509 Riverway)**  
 Residential – Home Addition



PROPOSED  
**SOUTH ELEVATION**  
 4  
 A-3 1/4"=1'-0"



**Docket No. 11-147-21 (17509 Riverway)**  
 Residential – Home Addition



PROPOSED  
 3  
 A-3 **WEST ELEVATION**  
 1/4" = 1'-0"



**Docket No. 11-147-21 (17509 Riverway)**  
 Residential - Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



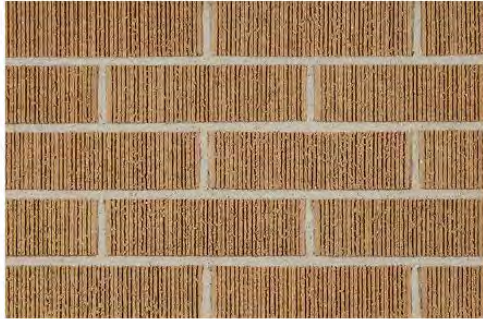
**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition



Porch(s) and rear addition brick foundation to match existing in profile and color.

f p  
**505 VERTICAL**

Type	Face
Color	Buff
Texture	Vertical
Plant	Plant 8
Manufacturing Method	Extruded

Sizes **Specs**

Sizes	Width	Height	Length	Thin Flat Back	Thin with Back Geometry	Unit/Sq Ft
Standard	3 5/8"   92mm	2 1/4"   57mm	8"   203mm	N/A	N/A	6.55
Modular	3 5/8"   92mm	2 1/4"   57mm	7 5/8"   194mm	N/A	N/A	6.86



**Hardie® Trim Boards**



**HARDIE® TRIM BOARDS  
5/4 SMOOTH**

With this crisp-looking trim, any home can become sleeker. It ties a home's color palette together too. Choose a ColorPlus® Technology color or prime for paint.

**THE STATEMENT COLLECTION™**

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



**TRIM COLORS**

Arctic White



[Request a Quote](#)

[Request a Sample](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

**FRONT PORCH POST MATERIAL**—Fiber cement wrapped post to match in color to fiber cement siding as proposed on existing house. Box trim over wrapped post for capital and base. See below.



**AVAILABLE SIZES:** \*Not all colors are available in all sizes. Please check with your local James Hardie dealer for availability.

**THICKNESS:** 1"

**LENGTH:** 144" boards

**WIDTHS:** 3.5" 5.5"

[Warranty Information](#)

Not finding the color you're looking for?

[+ See More Color Options](#)



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition

## Pella® 250 Series Vinyl Double-Hung Window



4.03 ★★★★★ (Based on 1769 Reviews)

\$-\$\$

Not available for online purchase

**BUILD & ADD TO PROJECT**

or

**GET A QUOTE**

Providing more of everything you love about vinyl, personalize your vinyl double-hung window to match your unique style. These windows feature two moveable tilting sashes for efficient ventilation and easy cleaning. Choose Pella 250 Series and rest easy knowing that you are getting a window that is safe and secure.

- Low-maintenance Pella 250 Series vinyl double-hung windows will never need repainting.
- Added security and peace of mind with frames 52% stronger than ordinary vinyl and a unique tamper prevention system that exceeds the most stringent requirements for forced entry.<sup>12</sup>
- Energy-efficient dual- and triple-pane glass options to meet your design needs.

### DESIGN OPTIONS

#### FINISHES

Pella 250 Series windows have easy-care vinyl frames in your choice of three solid-color frame options or dual-color frames featuring a White interiors and a variety of exterior colors.

Solid Color Frames

Dual-Color Frames

#### Dual-Color Frames



Fossil



Brown



Black

Windows for replacement of existing and install on addition.

#### TIPS FOR PROS

Frame

- Less visible sash corner seams - typical vinyl has build up.
- Full-frame profile with edge detailing.
- Our precision welding process helps prevent warping and twisting over time like ordinary vinyl can - helping eliminate "vinyl smile."
- Reinforced window frames are 52% stronger than ordinary vinyl.<sup>12</sup>
- Multi-chambered, fully-welded sash and frame improve strength and thermal performance and reduce sound transmission.
- Products are tested in state-of-the-art facilities.

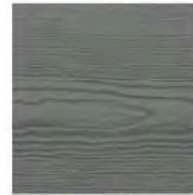
#### HARDWARE

#### COMBINATIONS



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition

PLANK, PANEL, BATTEN AND SHINGLE COLORS

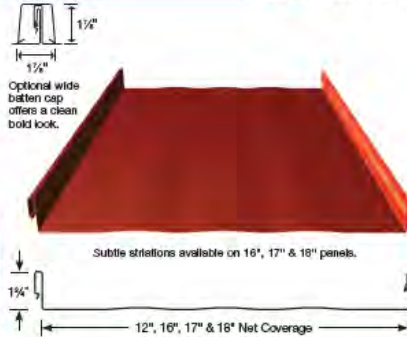


**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition

# Design Span® hp



**Design Span hp** is a performance-rated structural standing seam, concealed fastener metal roof system with net coverage of 12", 16", 17" & 18".



**Design Span hp** is excellent as a roof over metal or wood decking, and as a fascia or mansard over plywood or supports.

Section Properties									
Width	Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft <sup>2</sup> )	I <sub>x</sub> (in <sup>4</sup> /ft)	S <sub>x</sub> (in <sup>3</sup> /ft)	I <sub>y</sub> (in <sup>4</sup> /ft)	S <sub>y</sub> (in <sup>3</sup> /ft)
12"	24	0.0232	50	65	1.45	0.1185	0.0820	0.0762	0.0580
	22	0.0294	50	65	1.83	0.1522	0.1080	0.0997	0.0771
16"	24	0.0232	50	65	1.34	0.0943	0.0624	0.0593	0.0440
	22	0.0294	50	65	1.68	0.1219	0.0825	0.0773	0.0580
17"	24	0.0232	50	65	1.31	0.0901	0.0580	0.0562	0.0414
	22	0.0294	50	65	1.65	0.1158	0.0779	0.0734	0.0546
18"	24	0.0232	50	65	1.30	0.0858	0.0557	0.0533	0.0391
	22	0.0294	50	65	1.63	0.1104	0.0737	0.0690	0.0515

NOTE: The hybrid positive moment of inertia, I, presented for determining deflection is:  $(2I_{Ltruss} + I_{cross})/3$

## standard features

- Offered in 12", 16", 17" & 18" widths.
- Factory applied sealant is a standard offer.
- Custom manufactured sheet lengths from 5'-3" to 45'-0".
- Subtle striations between ribs available for 16" and wider panels.
- Available in 24ga and 22ga in standard finishes - Refer to AEP Span Color Charts for full range of color options, prints, textures, finishes and paint systems.
- Recommended minimum slope of 2:12. Inquire for slopes below 2:12.
- Tested in accordance with UL580-Class 90 & ASTM E1592.
- Has been tested for air infiltration per ASTM E1880, and water infiltration per ASTM E1848.
- Snap-together panel, no field seaming required.
- Panel evaluated by accredited third party. All structural performance data is contained within an IBC/IRC 2018 code compliance report #ER-0309.



## optional features

- Short cut sheets from 0'-0" to 1'-0". Additional fees and lead times may apply.
- Lengths over 45' available for additional charge.
- Additional wide batten cap option offers a clean bold look with the structural capacity and weather resistance of regular Design Span hp.
- Factory notching available for turn under at the eave.

Customer Service Center  
Tacoma, WA

Phone: 800-733-4955

Fax: 253-272-0791

For most current versions of literature please visit  
[www.aepspan.com](http://www.aepspan.com)

# Architectural Metal Roofing and Siding COLOR CHART



## STANDARD COLORS

DURA TECH™ 5000 - Premium 70% Fluoropolymer (PVDF) Coating

 <b>ZINGALUME® Plus*</b> SRI: 64 • LRV: 67 • GA: 24, 22, & 20	 <b>Cool REGAL WHITE</b> SRI: 86 • LRV: 75 • GA: 24 & 22	 <b>Cool PARCHMENT</b> SRI: 58 • LRV: 40 • GA: 24 & 22
 <b>Cool SIERRA TAN</b> SRI: 55 • LRV: 34 • GA: 24 & 22	 <b>Cool PEBBLE</b> SRI: 48 • LRV: 27 • GA: 24 & 22	 <b>Cool WALNUT</b> SRI: 36 • LRV: 18 • GA: 24 & 22
 <b>Cool WEATHERED COPPER</b> SRI: 34 • LRV: 11 • GA: 24 & 22	 <b>Cool DARK BRONZE</b> SRI: 32 • LRV: 8 • GA: 24 & 22	 <b>Cool TERRA-COTTA</b> SRI: 41 • LRV: 15 • GA: 24 & 22
 <b>Cool COLONIAL RED</b> SRI: 35 • LRV: 9 • GA: 24 & 22	 <b>Cool OLD TOWN GRAY</b> SRI: 43 • LRV: 27 • GA: 24 & 22	 <b>Cool ZINC GRAY</b> SRI: 39 • LRV: 20 • GA: 24 & 22
 <b>Cool SLATE GRAY</b> SRI: 33 • LRV: 12 • GA: 24 & 22	 <b>Cool MIDNIGHT BRONZE</b> SRI: 27 • LRV: 7 • GA: 24 & 22	 <b>Cool MATTE BLACK</b> SRI: 29 • LRV: 5 • GA: 24 & 22
 <b>Cool TAHOE BLUE</b> SRI: 33 • LRV: 14 • GA: 24 & 22	 <b>Cool REGAL BLUE</b> SRI: 29 • LRV: 10 • GA: 24 & 22	 <b>Cool SAGE GREEN</b> SRI: 41 • LRV: 21 • GA: 24 & 22
 <b>Cool LEAF GREEN</b> SRI: 30 • LRV: 11 • GA: 24 & 22	 <b>Cool FOREST GREEN</b> SRI: 29 • LRV: 9 • GA: 24 & 22	 <b>Cool METALLIC SILVER¹</b> SRI: 65 • LRV: 50 • GA: 24 & 22

## PREMIUM COLOR¹

(Subject to upcharge)

  
**VINTAGE®**  
SRI: 22 • LRV: 20 • GA: 24

Vintage coated metal is an innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

## METALLIC COLORS¹

DURA TECH™ mx - Premium Fluoropolymer (PVDF) Pearlescent Coating (Subject to upcharge)

  
**Cool METALLIC SILVER¹**  
SRI: 65 • LRV: 50 • GA: 24 & 22

  
**Cool SILVERSMITH¹**  
SRI: 58 • LRV: 54 • GA: 24 & 22

  
**Cool ZACTIQUE® III¹**  
SRI: 39 • LRV: 22 • GA: 24 & 22

  
**Cool METALLIC CHAMPAGNE¹**  
SRI: 54 • LRV: 33 • GA: 24 & 22

  
**Cool METALLIC COPPER¹**  
SRI: 53 • LRV: 29 • GA: 24 & 22

¹ Please note that these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend that you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. We are not responsible for color variations.

\* Clear acrylic coating

## REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your AEP Span representative for more information.

800-733-4955

Custom colors available by request

[www.aepspan.com](http://www.aepspan.com)



# Docket No. 11-147-21 (17509 Riverway) Residential - Home Addition



DISTRESSED  
WOOD®

WALNUT  
WOOD®

BURNT  
WOOD®



*Finishes You've Never Seen Before®*

## T-8 PLANKWALL®

Get the look of wood with all the benefits of metal!

- Save Up To 75% In Material Cost When Compared To Real Lumber
- Easy To Install With Concealed Fasteners - Vertical or Horizontal Installation
- No Maintenance - No Need To Stain, Paint, Or Seal
- Limited 40 Year Paint Warranty
- Free Samples. Visit [WesternStatesMetalRoofing.com](http://WesternStatesMetalRoofing.com)

**DELIVERY THROUGHOUT USA AND CANADA**

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[sales@westernstatesmetalroofing.com](mailto:sales@westernstatesmetalroofing.com)

Tucson: 4975 E. Drexel Rd., Tucson, AZ 85706  
[tucsonsales@westernstatesmetalroofing.com](mailto:tucsonsales@westernstatesmetalroofing.com)

[westernstatesmetalroofing.com](http://westernstatesmetalroofing.com)  
Call Us Toll Free: (877) 787-5467



**Docket No. 11-147-21 (17509 Riverway)**  
Residential – Home Addition

**Interior Detail - Gambrel Roof Ornamentation**



**Docket No. 11-147-21 (17509 Riverway)**  
Residential - Home Addition

**Applicant proposes renovation of existing home.**

**City Notes:**

N/A



**Docket No. 11-148-21 (14604 Clifton)**

**Residential – Home Renovation**  
**Halley Novak**



**PROJECT DESCRIPTION:**

The project consists of the renovation of an existing single-family house located at the corner of Clifton Boulevard and Belle Avenue. This design package focuses on work relating to the demolition and rebuilding of the attached garage as well as the sunroom and porch located above the garage. Our structural engineer has determined that foundation settlement and water infiltration has caused significant structural damage to this portion of the home. Proposed work includes the demolition of the garage exterior walls and 2nd floor framing (along with associated windows and doors) while preserving the existing roof structure and clay tile roof covering. New wood framed walls and new 2nd floor framing will be built to match what is removed. During exploratory demolition, it was discovered that a pergola structure originally covered the 2nd floor space over the eastern half of the garage. The goal is to convert this space back to an open air terrace with a pergola structure above. The new walls will be clad in stucco textured EIFS cladding to match the existing cladding as closely as possible. The entire house will be repainted and have new replacement windows installed.

**14604 CLIFTON BLVD. | RENOVATION**  
Context Aerial & Project Description  
N.T.S. North ^



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



top left: south facade  
bottom left: east facade  
top middle: northeast corner  
bottom middle: adjacent homes on Clifton Blvd  
right: northwest corner

**14604 CLIFTON BLVD. | RENOVATION**  
Existing Conditions Photos  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



top left: sunroom  
top middle: enclosed porch  
top right: garage column  
bottom left: cracking @ garage  
west wall due to settlement  
bottom right: cracking @ garage  
north wall due to settlement

**14604 CLIFTON BLVD. | RENOVATION**  
Existing Conditions Photos  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



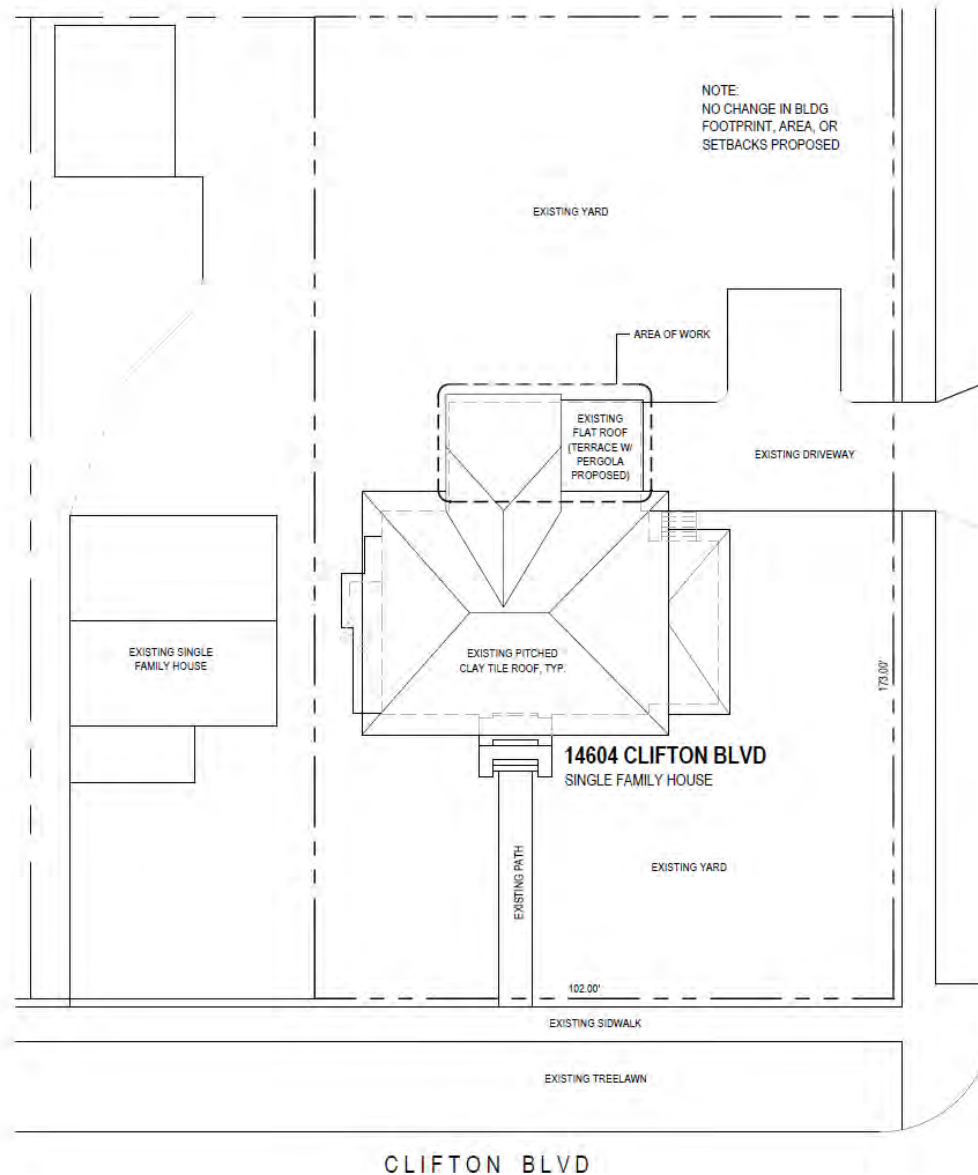
*Lakewood's building inspector visited the site and agreed that the area above the garage seems to have once been open with a pergola (see green painted framing)*

**14604 CLIFTON BLVD. | RENOVATION**  
Existing Conditions Photos  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation

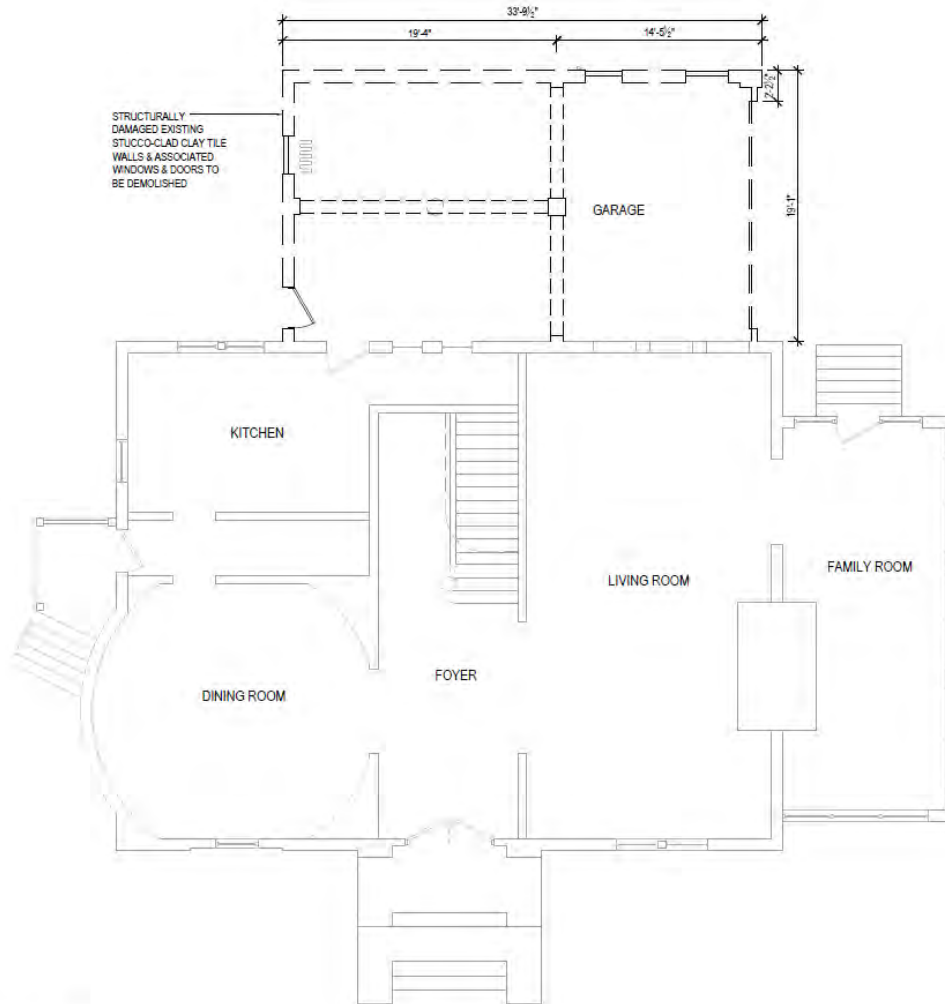


**14604 CLIFTON BLVD. | RENOVATION**  
 Site Plan  
 Scale: 1/16" = 1'-0" N^

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation



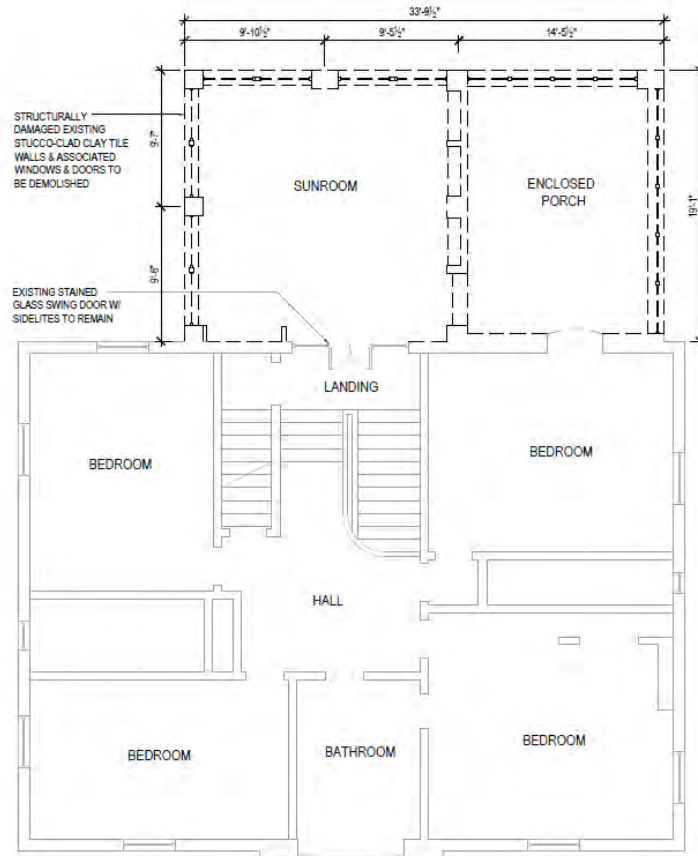
**14604 CLIFTON BLVD. | RENOVATION**

First Floor Demolition Plan  
 Scale: 1/8" = 1'-0" N^

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation

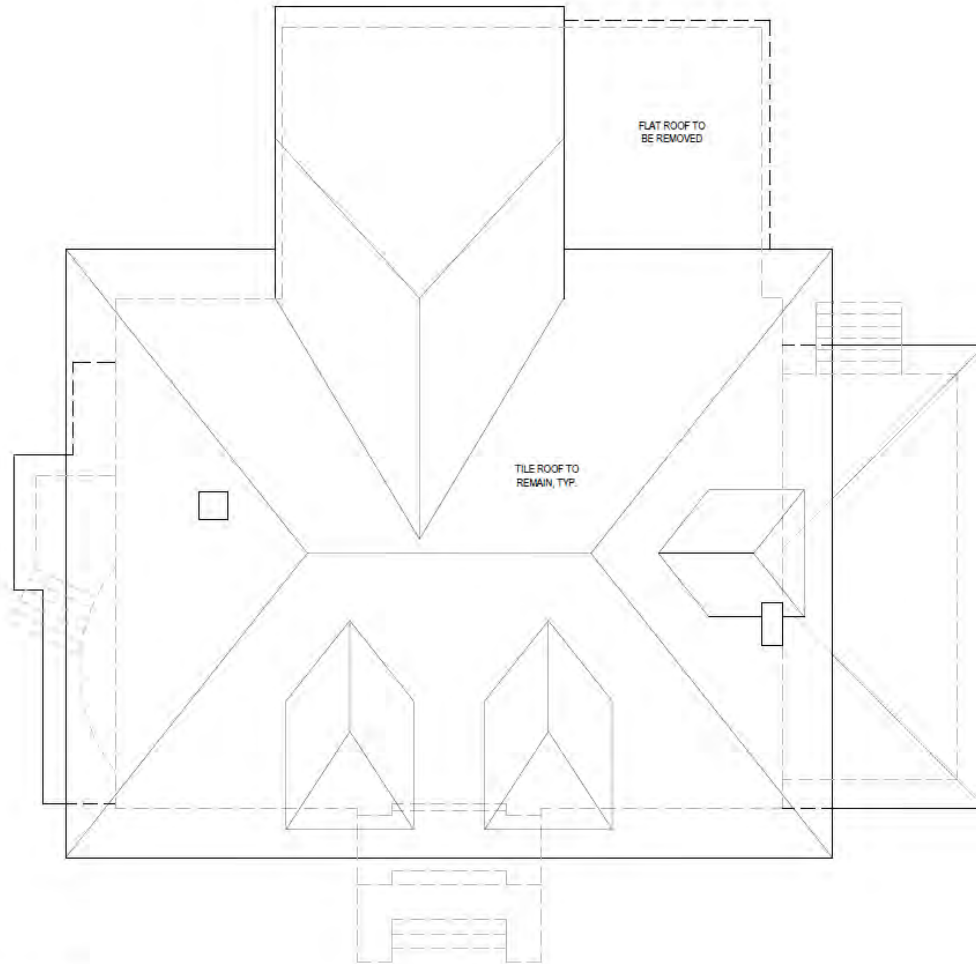


**14604 CLIFTON BLVD. | RENOVATION**  
 Second Floor Demolition Plan  
 Scale: 1/8" = 1'-0" N^

**HH** HORTON HARPER  
 ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation

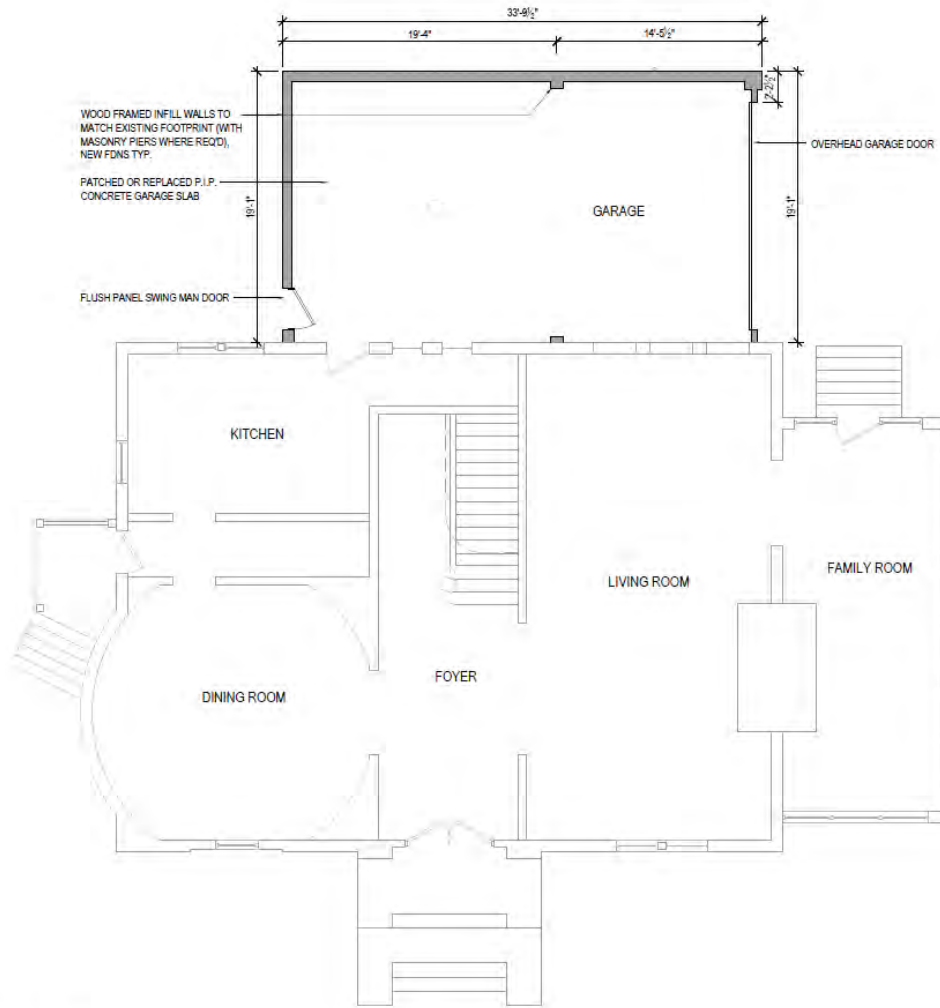


**14604 CLIFTON BLVD. | RENOVATION**  
Roof Demolition Plan  
Scale: 1/8" = 1'-0" N^

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation

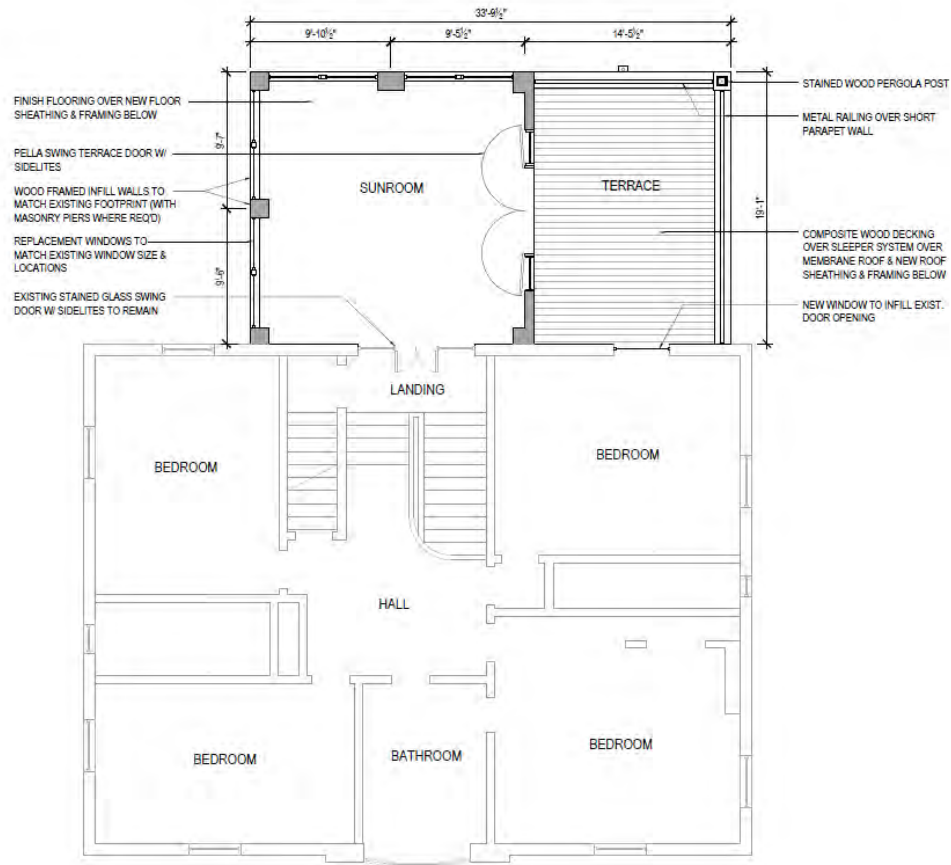


**14604 CLIFTON BLVD. | RENOVATION**  
 Proposed First Floor Plan  
 Scale: 1/8" = 1'-0" N^

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**

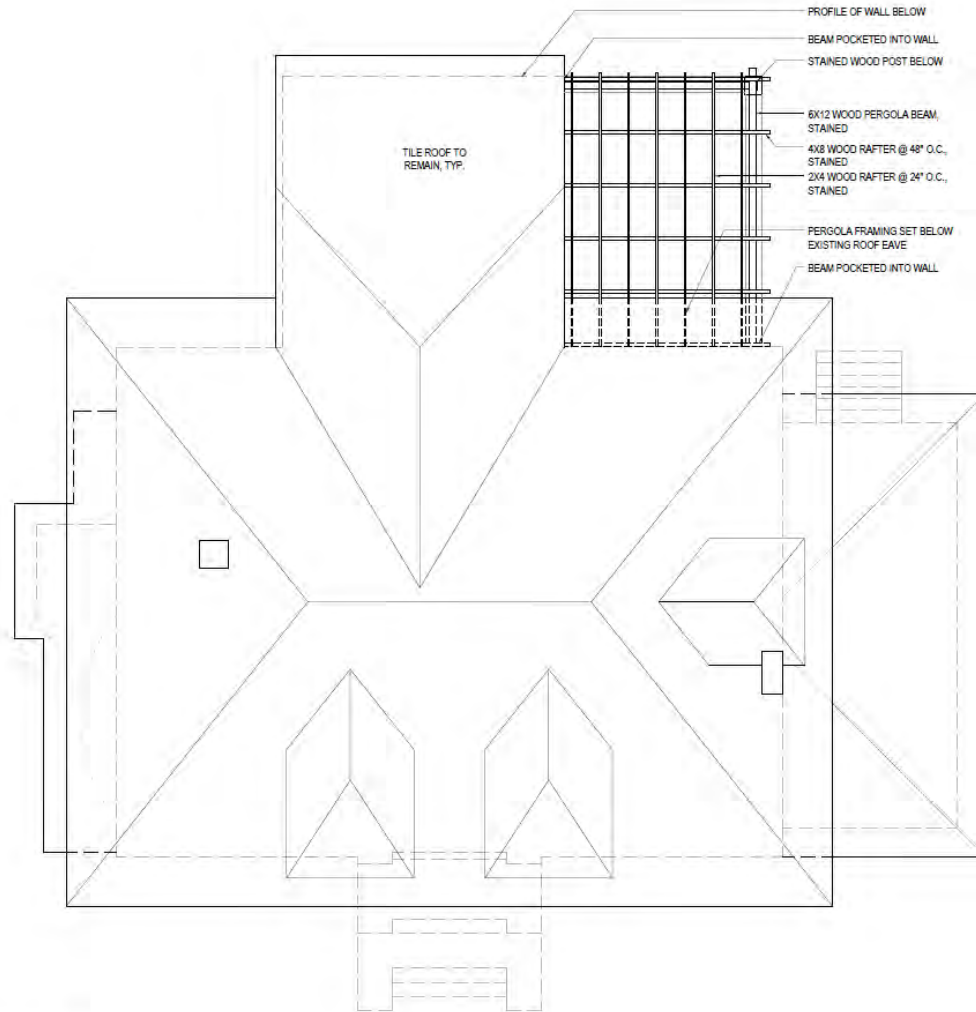
Second Floor Demolition Plan

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

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation



14604 CLIFTON BLVD. | RENOVATION

Proposed Roof Plan  
Scale: 1/8" = 1'-0" N<sup>^</sup>

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**

South Demolition Elevation

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

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**

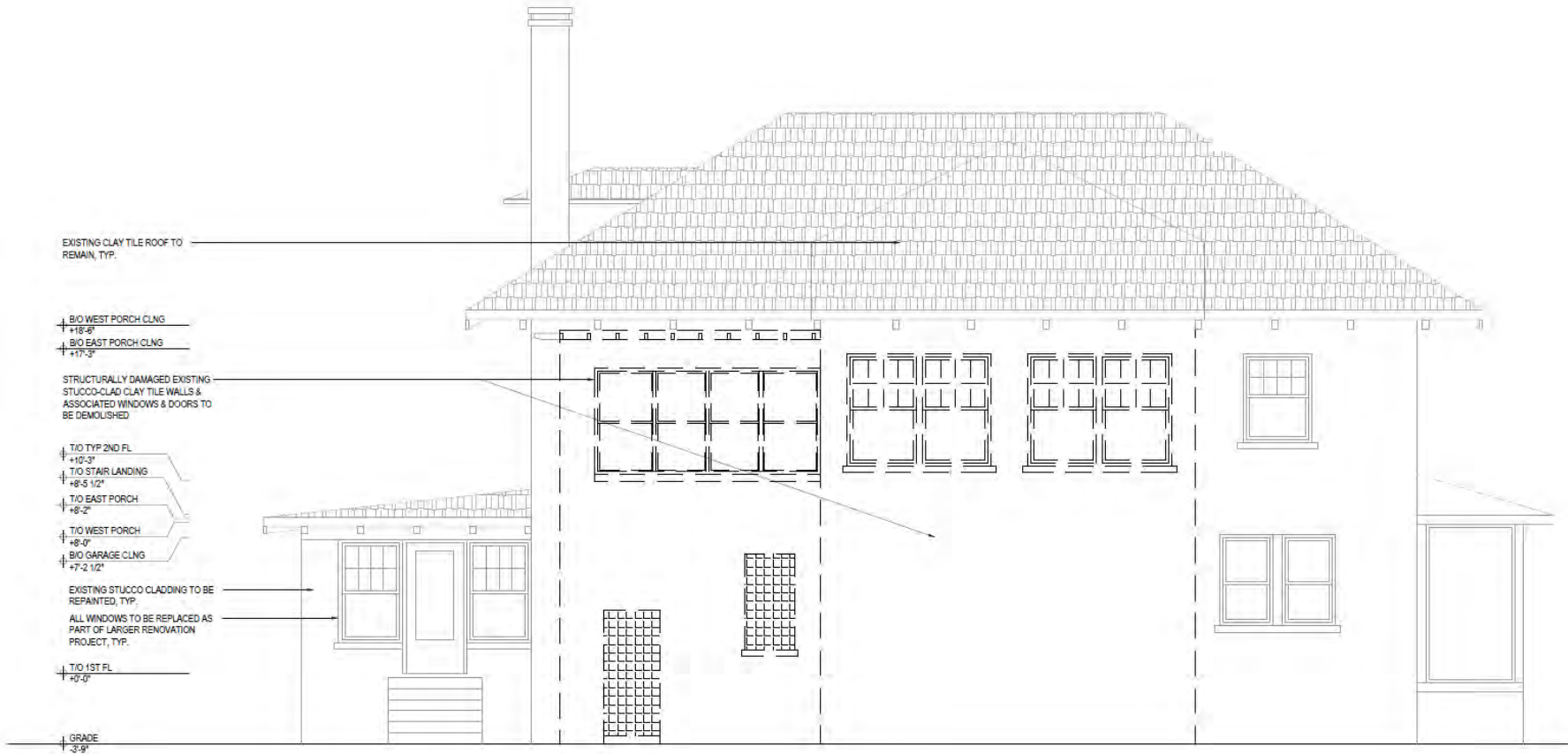
East Demolition Elevation

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

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**

North Demolition Elevation

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

**HH** HORTON HARPER ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



## 14604 CLIFTON BLVD. | RENOVATION

West Demolition Elevation

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

**HH** HORTON HARPER  
ARCHITECTS



# Docket No. 11-148-21 (14604 Clifton)

## Residential - Home Renovation

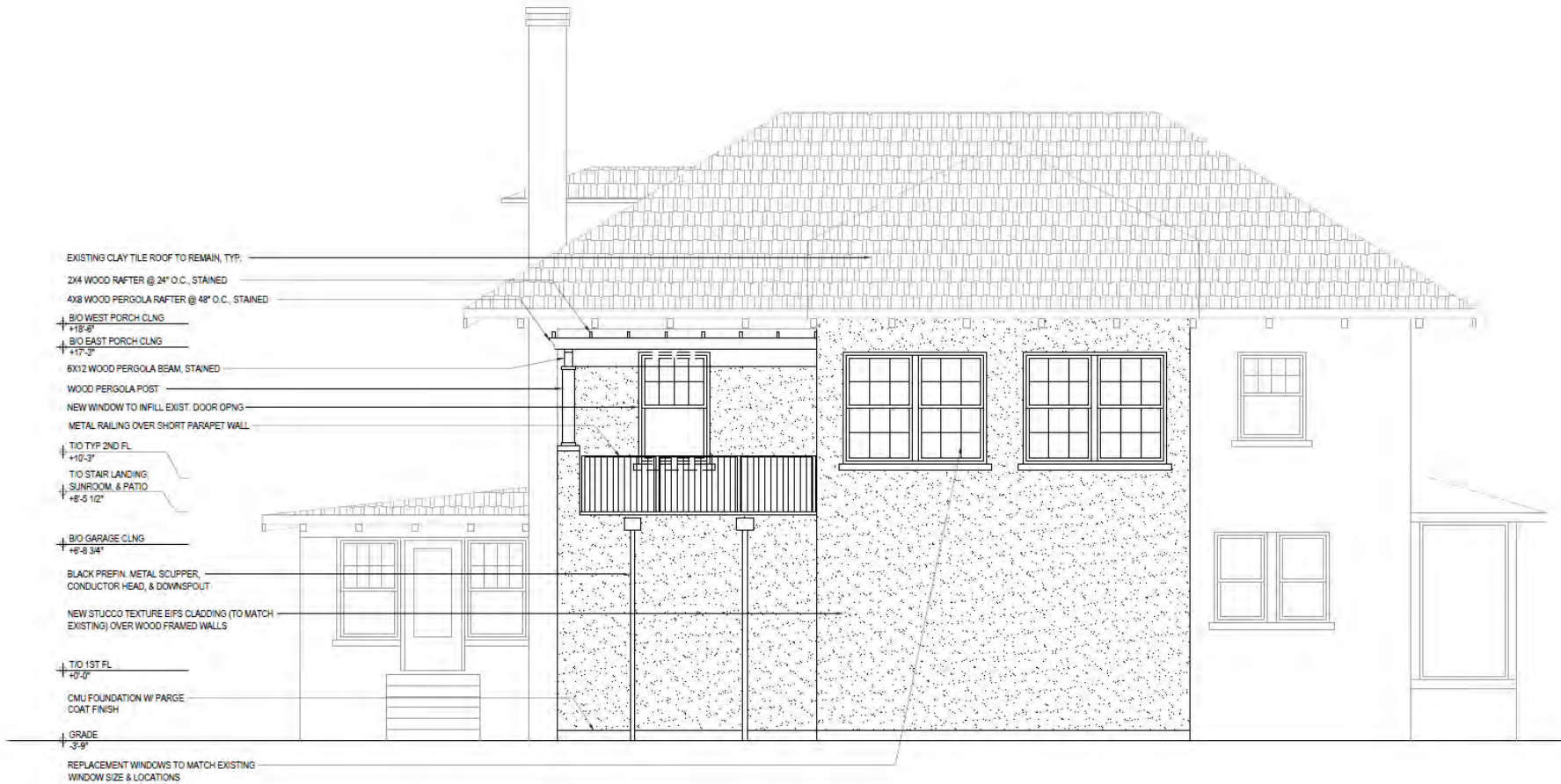


**14604 CLIFTON BLVD. | RENOVATION**  
 Proposed East Elevation  
 Scale: 3/16" = 1'-0"

**HH** HORTON HARPER  
 ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**  
 Proposed North Elevation  
 Scale: 3/16" = 1'-0"

**HH** HORTON HARPER  
 ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
 Residential – Home Renovation



## 14604 CLIFTON BLVD. | RENOVATION

Proposed West Elevation

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

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**  
Exterior Rendering  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**  
Exterior Rendering  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



**14604 CLIFTON BLVD. | RENOVATION**  
Exterior Rendering  
N.T.S.

**HH** HORTON HARPER  
ARCHITECTS



**Docket No. 11-148-21 (14604 Clifton)**  
Residential – Home Renovation



SW 7551  
**Greek Villa**  
Interior / Exterior  
Location Number: 254-C1

typical house stucco color



STO stucco textured EIFS



SW 9175  
**Deep Forest Brown**  
Interior / Exterior  
Location Number: 252-C4

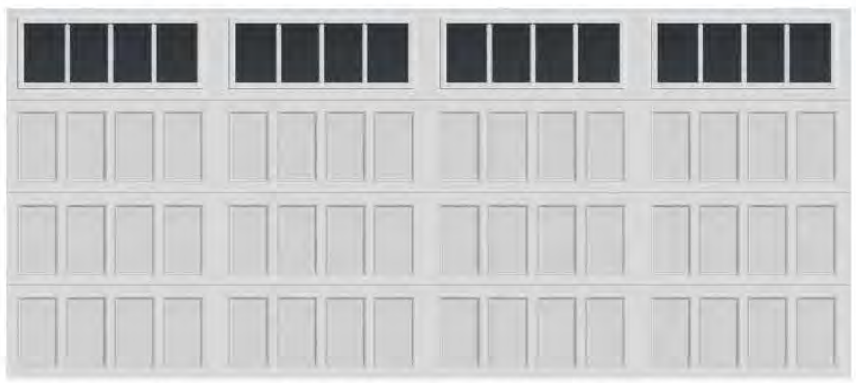
typical trim & pergola color



cedar / pressure treated pergola, stained



new plantings



Clopay Bridgeport Steel recessed panel steel garage door (or equivalent) - painted to match trim



Pella Impervia black fiberglass windows w/  
divided lites (see elevations)



prefinished black metal railings w/ vertical pickets

**14604 CLIFTON BLVD. | RENOVATION**  
Material Palette  
N.T.S.



# Docket No. 11-148-21 (14604 Clifton)

## Residential – Home Renovation

## Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.<sup>1</sup>

## Revolutionary hardware

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.

### • 100x more impact resistant<sup>2</sup>

Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

### • Proven performance

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.<sup>3</sup>

### • Installation solutions and expertise

With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

### • Exceptional mulling capabilities

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

# Pella Impervia

Fiberglass windows and patio doors

## Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

### • Up-to-date color palette

Achieve your design style with up-to-date frame color options, including Black.

### • Tested beyond requirements

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.<sup>4</sup> Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

### • Durable three-way corner joints

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

### • The confidence of a strong warranty<sup>5</sup>

We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



Special shape windows also available.

1-800-345-6633 See back cover for disclosures.



# Pella Lifestyle Series

Clad/Wood

(FRENCH PATIO DOOR & SIDELITES)



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

Triple-pane casement



Dual-pane casement



### • Performance redefined

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup>

### • Energy Star<sup>®</sup> certified<sup>1</sup>

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2021.

### • Enhanced sound control

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>2</sup>

### • Popular features and options

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

### • Intentional design for improved durability

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

### • Durable 3-way corner joint

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

### • Low-maintenance exteriors

Aluminum-clad exteriors with EnduraClad<sup>®</sup> finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

### • Exclusive wood protection

Pella's exclusive EnduraGuard<sup>®</sup> wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

### • Best limited lifetime warranty<sup>4</sup>

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>4</sup>

### • Testing beyond requirements

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:<sup>2</sup>



Special shape windows also available.

1-800-345-6633 See back cover for disclosures.



Docket No. 11-148-21 (14604 Clifton)  
Residential – Home Renovation

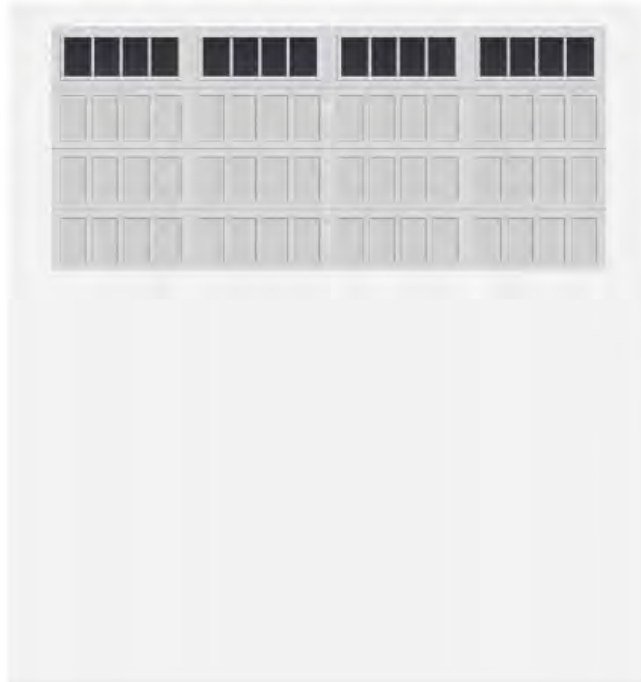


Americas's Favorite Doors®

Clopaydoor.com

### Your Completed Doors

#### 1 Garage Door



#### Bridgeport™ Steel-Premium Series

**Size:**

16' 0" X 7' 0"

**Style:**

Narrow Panel

**Construction:**

3-layer 1 3/8" Intellicore® Insulation  
R-Value 12.9

**Base Color:**

Standard White

**Top Section:**

Long with Rectangular Grilles

**Glass:**

DSB Strength Clear Glass (Non-Insulated)

**Handle:**

Standard Handles Included x 1

**StepPlate:**

Standard Step Plate Included x 1

**Hinges:**

No Hinge



**Applicant proposes modification to a previously approved home renovation.**

**City Notes:**

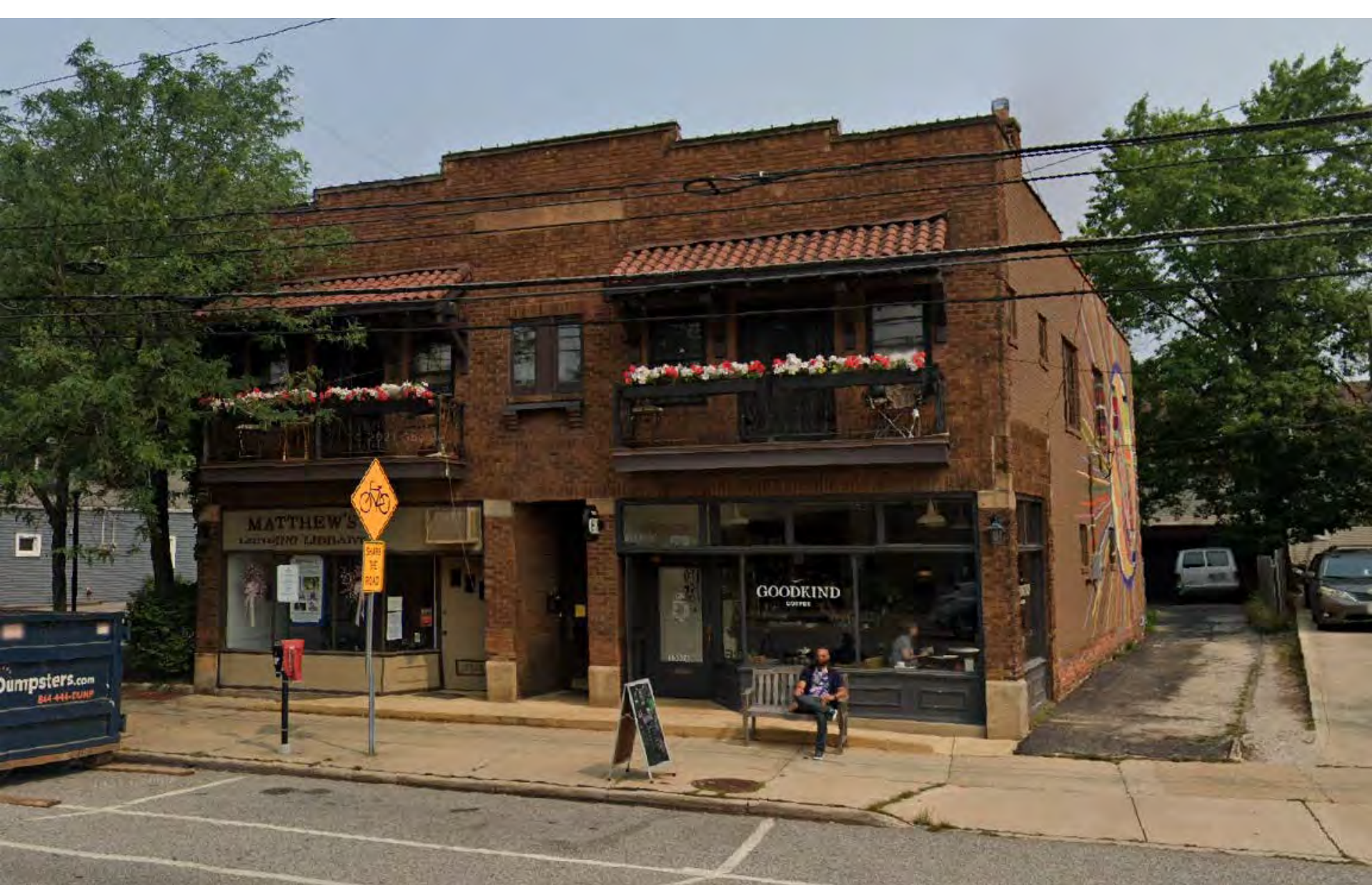
N/A



**Docket No. 11-149-21 (15528 Madison)**

**Commercial – Storefront Renovation**

**Jeremy Smith**



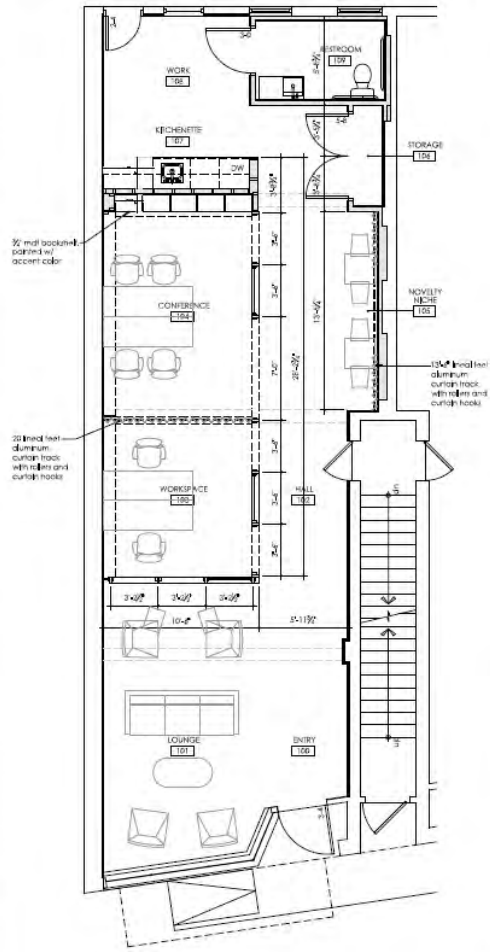
**Docket No. 11-149-21 (15528 Madison)**  
Commercial – Storefront Renovation

**ABR Submission**

Onward Design Collaborative Project No. 21-11

# Plum Hill Creative Studio

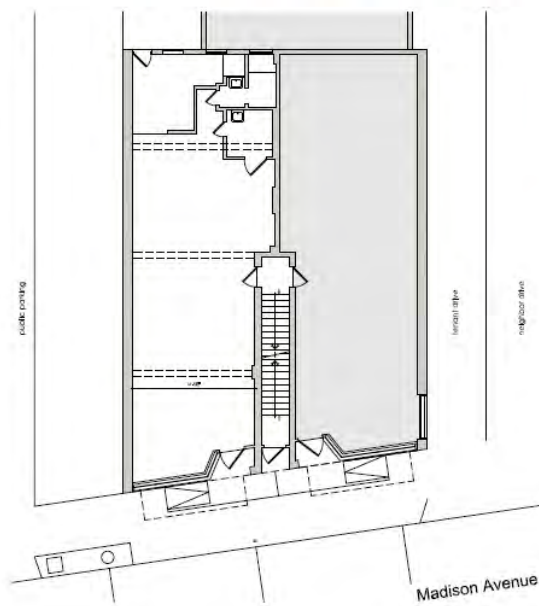
15528 Madison Avenue, Lakewood, Ohio 44107



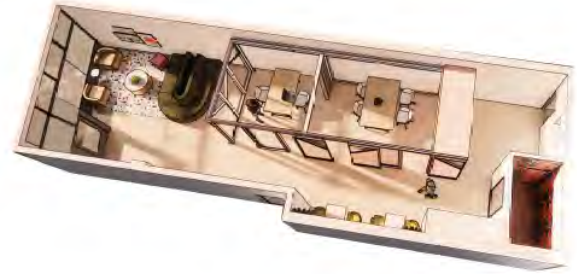
3/2" mill backrest painted w/ accent color

13/4" mill metal aluminum curtain track with ties and curtain hooks

20" round metal aluminum curtain track with ties and curtain hooks



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



1 LOCATION DIAGRAM  
N/S

3 NEW FLOOR PLAN  
1/8" = 1'-0"

Project: **PLUM HILL CREATIVE STUDIO**  
 Laura Alexandria  
 Marketing  
 15528 Madison Avenue  
 Lakewood, OH 44107



Interior Design:  
 Kate Interiors Design  
 14141 W. Park, Ohio  
 1-216-289-6445  
 www.kateinteriors.com

PROGRESS SET

**onward**  
 design collaborative

1451 Railroad Avenue  
 Lakewood, OH 44107  
 1-844-903-6468  
 www.onwarddesigncollaborative.com

Project No: ABR01  
 Drawn / Checked: JLS  
 Issue: ABR Submission 11.03.2021

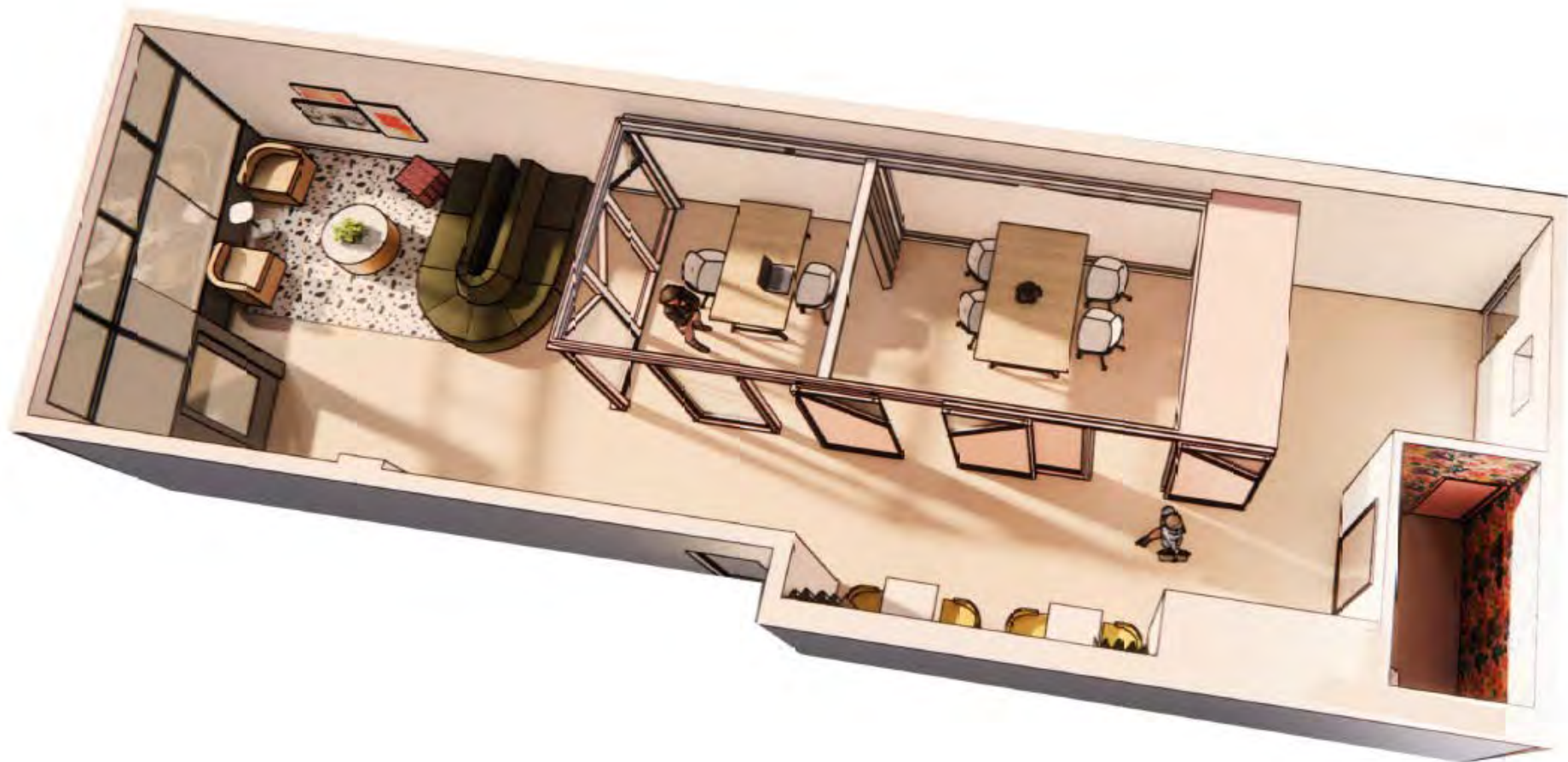
PROJECT PLANS AND IMAGES

**ABR01**

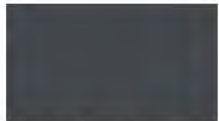
Copyright © 2021 Onward Design Collaborative



## Docket No. 11-149-21 (15528 Madison) Commercial – Storefront Renovation



**Docket No. 11-149-21 (15528 Madison)**  
Commercial – Storefront Renovation



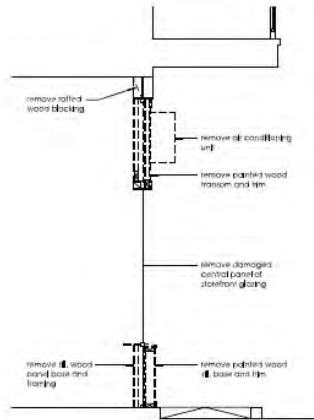
Storefront Paint Color

Sherwin Williams  
SW 7076  
Cyberspace



Wall Sconce

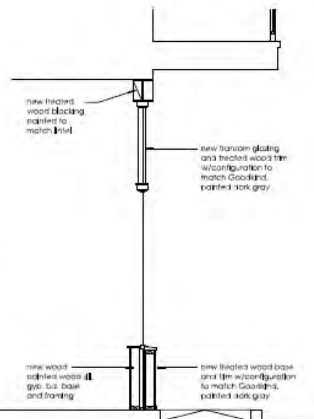
West Elm  
Torch Sconce  
Antique Brass  
LED



4 DEMOLITION WALL SECTION  
1/2" = 1'-0"



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



2 NEW WALL SECTION  
1/2" = 1'-0"



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



Project: **PLUM HILL CREATIVE STUDIO**  
Laura Alexandria  
Marketing  
15528 Madison Avenue  
Lakewood, OH 44107



Interior Design  
State Interior Design  
Highland Park, OH  
P: 216.466.446  
www.lauralexandriamarketing.com

PROGRESS SET

**onward**  
design collaborative

1451 Rosewood Avenue  
Lakewood, OH 44107  
P: 844.480.3466  
www.onwarddesigncollaborative.com

Project No: 21-01  
Drawn / Checked: JS

Issue: ABR Submission 11/03/2021

STOREFRONT RENOVATION

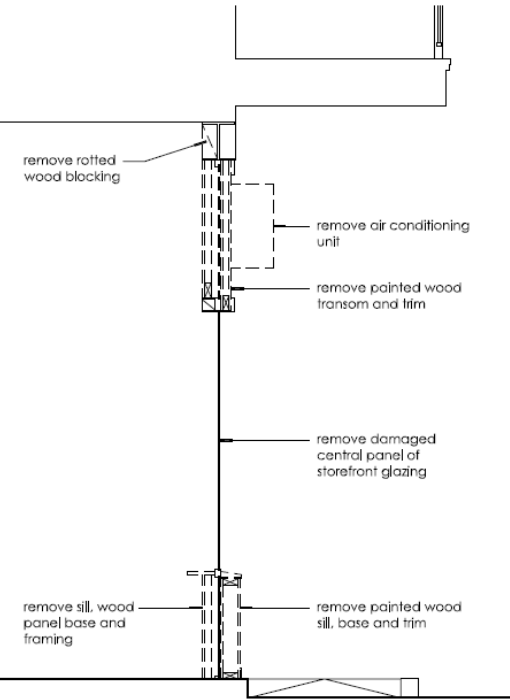
**ABR02**

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# Docket No. 11-149-21 (15528 Madison)

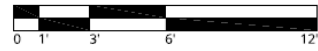
## Commercial - Storefront Renovation



4  
 ABR02  
 DEMOLITION  
**WALL SECTION**  
 1/2" = 1'-0"

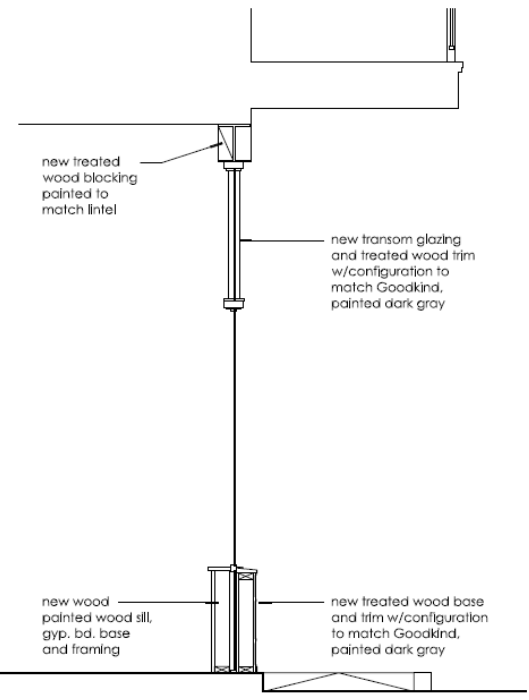


3  
 ABR02  
 DEMOLITION  
**ELEVATION**  
 1/4" = 1'-0"



# Docket No. 11-149-21 (15528 Madison)

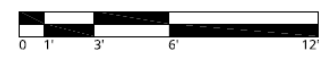
## Commercial – Storefront Renovation



2 NEW WALL SECTION  
 ABR02 1/2" = 1'-0"



1 NEW ELEVATION  
 ABR02 1/4" = 1'-0"



# Docket No. 11-149-21 (15528 Madison)

## Commercial – Storefront Renovation



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**Docket No. 11-149-21 (15528 Madison)**  
Commercial – Storefront Renovation



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**Docket No. 11-149-21 (15528 Madison)**  
Commercial – Storefront Renovation

**Applicant proposes the demolition of existing structure/replacement with new plaza/drive.**

**City Notes:**

- Per 1133.08 (Demo of Commercial Structure); review of new development plans guided by:
  - Code (1129 - Commercial Districts, 1325 - ABR)
  - City Vision
  - SOI Standards of Rehabilitation
  - Commercial District Design Guidelines



**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial – Demo/Replacement of Structure (Beck Center)**  
**David Craun**

## **1133.08 Demolition or Removal of Principal Structures on Commercial or Industrial Properties.**

(a) Requirements Before Demolition or Removal of Principal Structures on Commercial or Industrial Properties. No demolition or removal of a principal structure in a C1 Office, C2 Retail, C3 General Business, C4 Public School District and the Industrial District 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, the City Engineer and the Director of the Division of Health; or

(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 new development plans at the location of such property; or

(3) The proposed new building(s) and/or structure(s) 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 new development plans.** In addition, notwithstanding any other requirements, all approvals for such new development plans shall be based on the following factors:

A. The new development **plans are consistent with the Code, the Lakewood Community 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 new development **plans are consistent with any historic or aesthetic features of the commercial or industrial 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 sub-section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial – Demo/Replacement of Structure (Beck Center)**

## **“Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior**

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS; 2017)



**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial – Demo/Replacement of Structure (Beck Center)**

## **Commercial District Design Guidelines (Revised March 2011)**

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

### **The Prime Directive – Fundamental Goals for Design and Development:**

- **Create Places for People.** Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.
- **Enhance Existing Assets.** Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.
- **Create Connections.** Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

**The Commercial Design Principles.** The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design



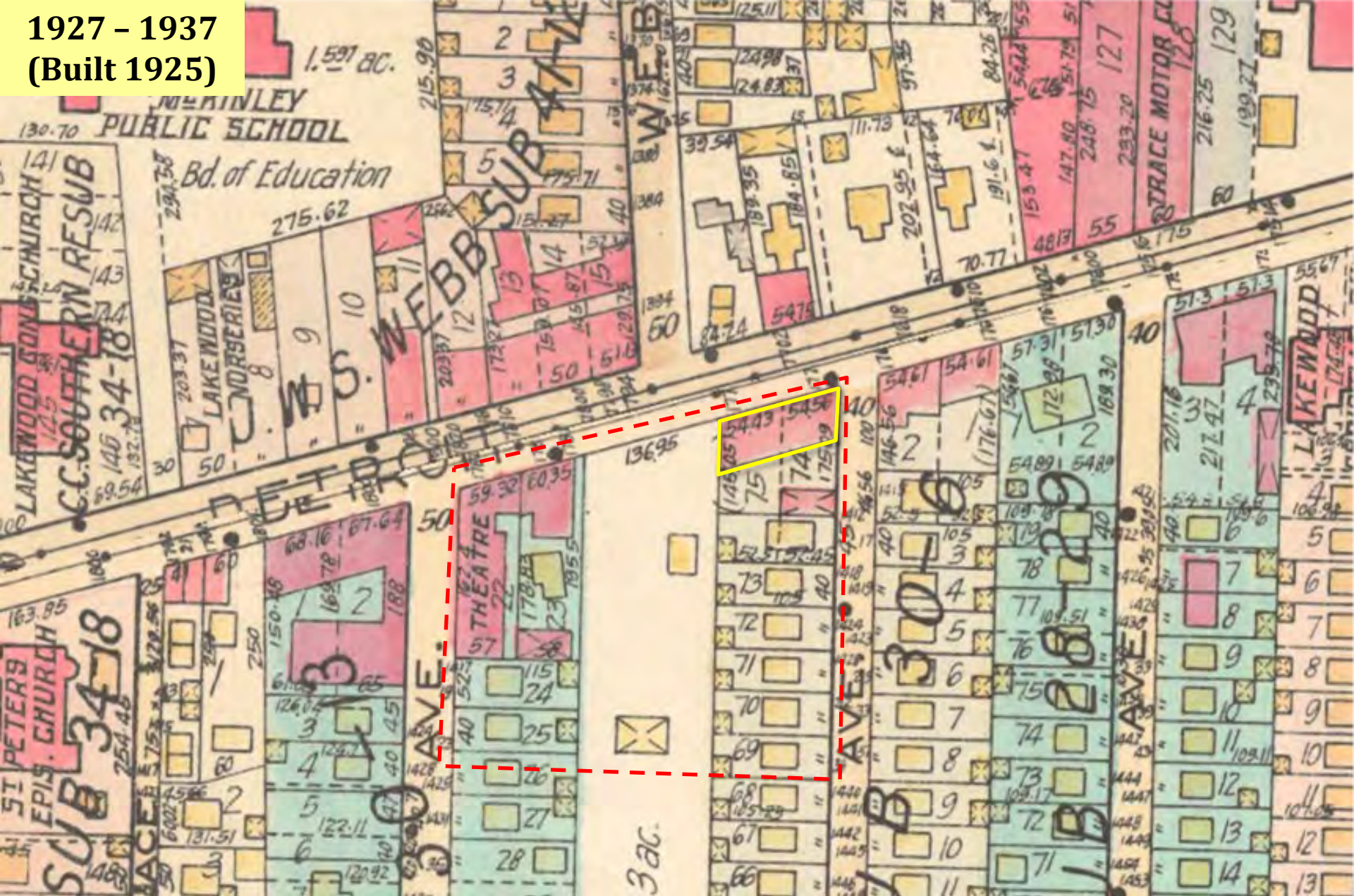
**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial – Demo/Replacement of Structure (Beck Center)**

**Consolidated Parcels - C2**



**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial - Demo/Replacement of Structure (Beck Center)**

1927 - 1937  
(Built 1925)



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial - Demo/Replacement of Structure (Beck Center)

March 2021



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)

March 2021



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)

Aug 2019



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)



**BECK CENTER FOR THE ARTS  
NORTH EAST PLAZA**

**ARCHITECTURAL REVIEW  
CONCEPTUAL PRESENTATION**

**DERU** landscape  
architecture  
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)



EXISTING BUILDING TO BE DEMOLISHED - VIEW FROM DETROIT AVENUE



SIDEWALK ALONG DETROIT AVENUE



REAR OF EXISTING BUILDING



SLOPE BEHIND EXISTING BUILDING

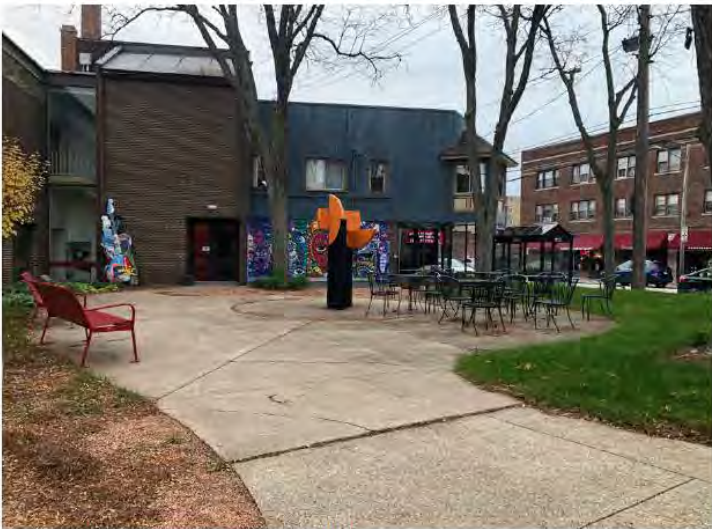
DERU landscape architecture  
812 Huron Road E, #4111 Cleveland, OH 44115 | 216.466.4355

EXISTING CONDITIONS ON SITE  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



# Docket No. 11-150-21 (17801 Detroit)

## Commercial – Demo/Replacement of Structure (Beck Center)



EXISTING PLAZA SPACE WITH MOVABLE FURNITURE



CURRENT PLANTING BEDS



CURRENT PLANTING BEDS



MOVABLE TABLES AND CHAIRS



ART INSTALLATION ON BUS SHELTER



BIKE RACKS

DERUlandscape architecture  
812 Huron Road E, #411 Cleveland, OH 44115 | 216.966.4355

RECENT IMPROVEMENTS ON SITE  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



# Docket No. 11-150-21 (17801 Detroit)

## Commercial – Demo/Replacement of Structure (Beck Center)



EXISTING GARDEN

NEW PLAZA AREA

REALIGN DRIVE

BUS DROP-OFF

ADA DROP-OFF

SCALE: 1" = 40'-0"  
 0' 20' 40' 80'

DETROIT AVE

ROCKWAY AVE

WAYNE AVE

ROCKWAY AVENUE 40

OVERALL SITE PLAN  
 BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

DERU landscape architecture  
 812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355



# Docket No. 11-150-21 (17801 Detroit)

## Commercial – Demo/Replacement of Structure (Beck Center)



PLANTED EDGES

IDENTITY ELEMENT

EVENT LAWN

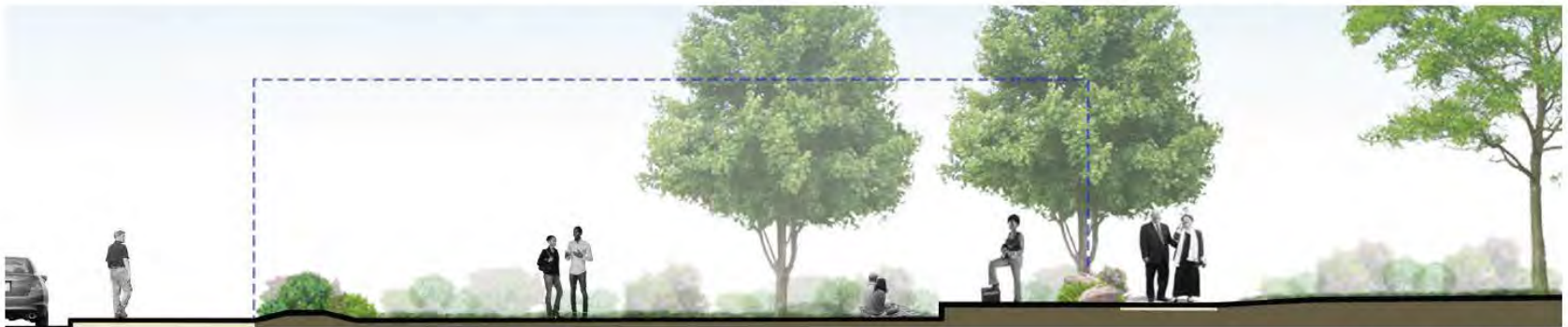
STAGE IN HILLSIDE

CONCRETE BENCHES

PAVERS DEFINE  
EVENT / PEDESTRIAN  
SPACE

PRIMARY DROP-  
OFF AREA WITH  
BOLLARDS

SLATE CHALK WALL



NEW PLAZA DETAIL AND SECTION

BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

DERU landscape architecture  
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355



# Docket No. 11-150-21 (17801 Detroit)

## Commercial – Demo/Replacement of Structure (Beck Center)



CONCRETE GALET BENCHES FROM WAUSAU TILE  
(ZB.GL.01-06)



STAINLESS STEEL BOLLARD FROM  
RELiance FOUNDRY



EXPANDED SPACE FOR MOVABLE TABLES AND CHAIRS



CURBLESS DROP OFF



LAWN GATHERING AREA



ELECTRICAL AMENITIES FOR PERFORMANCE

DERUlandscape architecture  
812 Huron Road E, #4111 Cleveland, OH 44115 | 216.466.4355

INSPIRATION & MATERIALS  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



# Docket No. 11-150-21 (17801 Detroit)

## Commercial – Demo/Replacement of Structure (Beck Center)



SLATE CHALK WALL



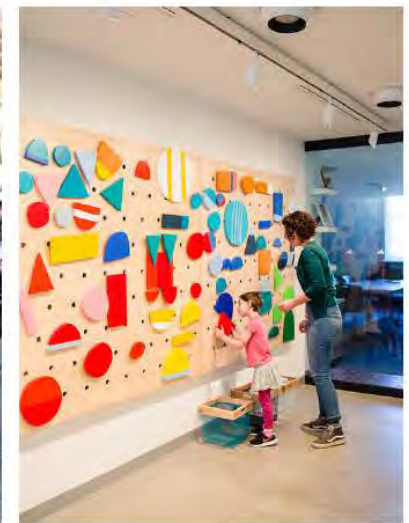
ACCOMMODATE LARGE AND SMALL PERFORMANCES



SHOWCASE STUDENT ART AT SMALL STAGE



INTERACTIVE COMMUNITY ART



INSPIRATION & MATERIALS  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

DERUlandscape architecture  
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355



# Docket No. 11-150-21 (17801 Detroit) Commercial – Demo/Replacement of Structure (Beck Center)



DERU landscape architecture  
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BIRDSEYE VIEW  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



**Docket No. 11-150-21 (17801 Detroit)**  
Commercial – Demo/Replacement of Structure (Beck Center)

## Lakewood Community Vision

### Economic Development:

- Creates a more welcoming streetscape on Detroit
- Would impact surrounding properties and make them more desirable to businesses

### Community Wellness:

- Added green space for active and passive enjoyment
- Enhanced biodiversity
- Decreased stormwater runoff

### Education and Culture:

- Showcases the Beck Center within the community
- Creates space for cultural events
- Demonstrates the Beck Center's longstanding community first approach

## Commercial District Design Guidelines

### Pedestrian First:

- Provides a more pleasant streetscape experience than the existing building
- Provides enhanced pedestrian connections to and from the Beck Center

### Activity at the street:

- Creates visible park space rather than the existing opaque building
- Provides public seating
- Encourages public art

### Minimize the Impact of Parking:

Parking is screened with landscape  
Parking is located away from street frontage

### Compatible with Historic Context:

Opens up corner condition for better views  
Seasonal landscape interest

### Quality of design:

- Planting and site furnishings appropriate for public spaces



EXISTING SIDEWALK



EXISTING CONDITIONS

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COMMUNITY GOALS

BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



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BENCHMARK 3: TOP  
NUT OF HYDRANT  
ELEVATION=680.98

21" COMB.

WIRES

GAS

GAS

CONC. WALK

679

678

5/8" I. PIN FD.  
0-17E: 0.04' N

ASPH. CURBS

15" LOCUST

ASPH. AREA

O.H. WIRES

NO CURBS

LANDSCAPED AREA

9"

CONC. AREA

GRAVEL AREA

ROOFED AREA

225.05'

F.F.=679.73

F.F.=679.80

HN 17801

2 STORY  
BRICK  
BUILDING

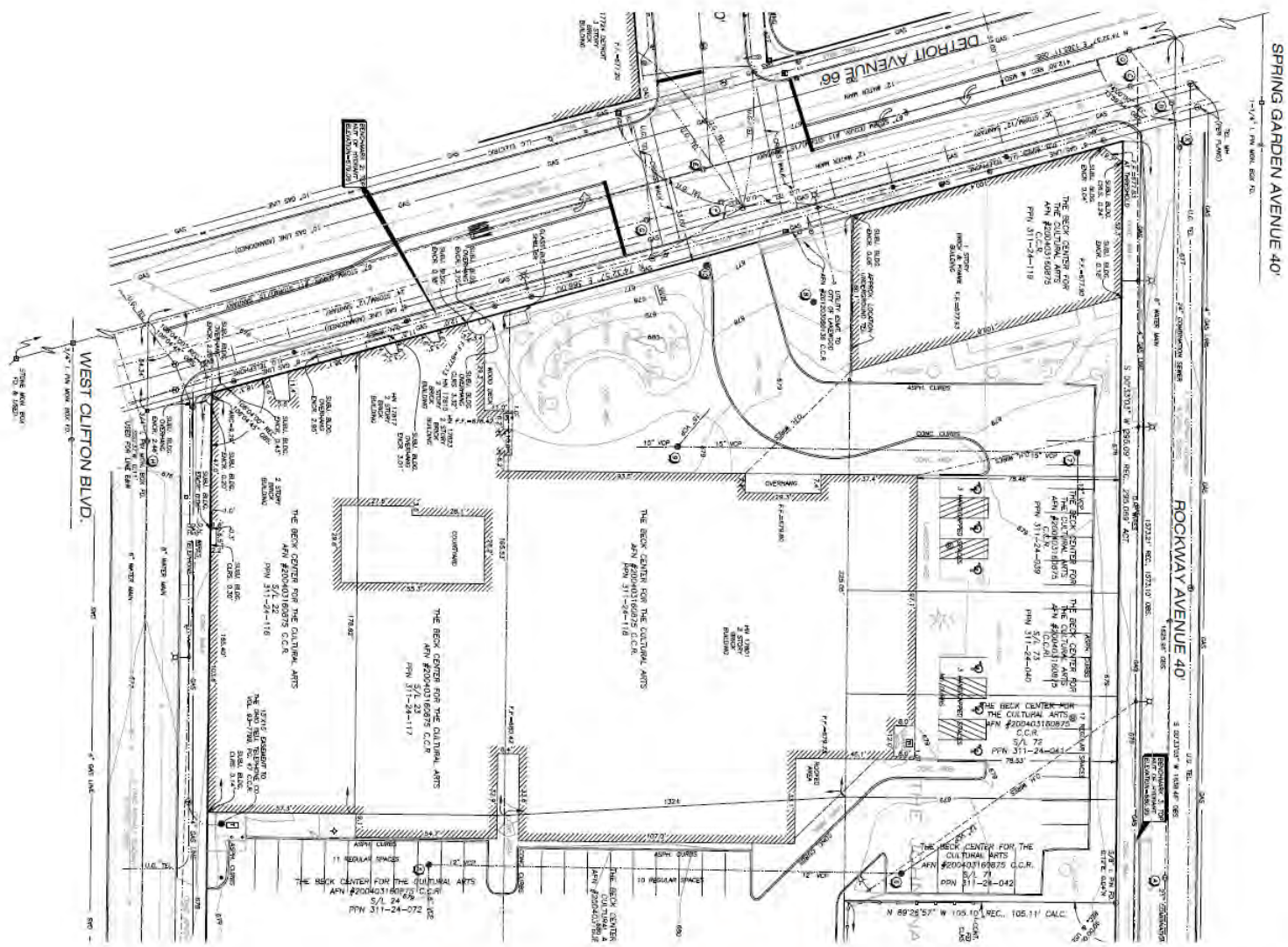
132±

ASPH. CURBS



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## Commercial - Demo/Replacement of Structure (Beck Center)



Scale: 1"=40'-0"



# Docket No. 11-150-21 (17801 Detroit)

## Commercial - Demo/Replacement of Structure (Beck Center)





**BIALOSKY**  
CLEVELAND

**Beck Center for the Arts**  
North East Plaza - Existing Conditions

Existing Conditions Aerial  
October 20, 2021



**Docket No. 11-150-21 (17801 Detroit)**  
**Commercial – Demo/Replacement of Structure (Beck Center)**





# Architectural Board of Review

Communication – November 2021

## Applicant proposes installation of one mural in C2 District.

### City Notes:

- Application shifted from Sign Review to Communication.



**Docket No. 11-151-21 (18101 – 18119 Detroit)**

**Mural Installation**  
**Susan Augustine**





**Docket No. 11-151-21 (18101 - 18119 Detroit)**  
Mural Installation



**Docket No. 11-151-21 (18101 - 18119 Detroit)**  
Mural Installation

96" w x 108" h cut vinyl with laminate heat pressed to brick



Pink outline is cutline only

**Docket No. 11-151-21 (18101 - 18119 Detroit)**  
Mural Installation





# Architectural Board of Review

November 2021