AGENDA
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
PRE-REVIEW MEETING
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
APRIL 7, 2022
4:00 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/81530743085?pwd=ZnlYRHBHT251UGJwc2ZJbldiZkI1QT09

Meeting ID: 815 3074 3085
Passcode: 999661
One tap mobile
+13126266799,,81530743085# US (Chicago)
+19292056099,,81530743085# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 815 3074 3085
Find your local number: https://us06web.zoom.us/u/kcZHQRI4

CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
12650 DETROIT AVENUE
AUDITORIUM
APRIL 14, 2022
5:30 P.M.

1. ROLL CALL

2. APPROVE THE MINUTES OF THE MARCH 10, 2022 MEETING

3. OPENING REMARKS

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 03-08-22 **1474 Riverside Dr.**

( ) Approve
( ) Deny
( ) Defer

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

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

5. Docket No. 03-09-22 **1464 Riverside Dr.**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes Design review of addition and renovation of an existing historic home. (Page 18)

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 04-12-22 **17852 Lake Rd.**

( ) Approve
( ) Deny
( ) Defer

David Maddux
The Arcus Group Inc.
1244 Smith Ct.
Rocky River, OH 44116

Applicant proposes renovation of and addition to an existing home. (Page 29)

7. Docket No. 04-13-22 **18425 Detroit Ave.**
Sgt. Clean Car Wash

( ) Approve
( ) Deny
( ) Defer

Greg Seifert
Sgt. Clean Car Wash
3673 Massillon Rd.
Uniontown, OH 44685

Applicant proposes renovation of an existing commercial building. (Page 47)

8. Docket No. 04-14-22 **13222 Madison Ave.**
Mahall's 20 Lanes

( ) Approve
( ) Deny
( ) Defer

Joseph Pavlick
Mahall's 20 Lanes
13200 Madison Ave.
Lakewood, OH 44107

Applicant proposes renovation of an existing commercial building. (Page 59)

9. Docket No. 04-15-22 **14615 Detroit Ave.**
CHASE Bank

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes demolition of an existing commercial building and the construction of a new one. (Page 64)

10. Docket No. 04-16-22-A **1520 W. 117th St.**
Dunkin' GO

( ) Approve
( ) Deny
( ) Defer

Heidi DeMark
Phillips|Sekanick Architects
142 East Market
Warren, OH 44481

Applicant proposes renovation of an existing commercial building. (Page 85)

SIGN REVIEW

11. Docket No. 04-16-22-S — **1520 W. 117th St. Dunkin' GO**

( ) Approve
( ) Deny
( ) Defer

Heidi DeMark
Phillips|Sekanick Architects
142 East Market
Warren, OH 44481

Applicant proposes signage for an existing business. (Page 92)

12. Docket No. 04-17-22 — **13396 Madison Ave. Hippie House**

( ) Approve
( ) Deny
( ) Defer

Aldo Dure
BNext Awnings & Graphics, LLC
5109 Clark Ave.
Cleveland, OH 44102

Applicant proposes signage for a new business. (Page 99)

13. Docket No. 04-18-22 — **17010 Madison Ave. David Schwartz Photography**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a dimensional letter sign flush-mounted to the sign board. (Page 106)

14. Docket No. 04-19-22 — **15319 Detroit Ave. Muddy Waters Ethnobotanical Teas**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a flush-mounted LED-lit letter/cloud side view sign. (Page 108)

15. Docket No. 04-20-22 — **15528 Madison Ave. Plum Hill Creative**

( ) Approve
( ) Deny

Steven Foster
The Sign & Graphic Firm, LLC

( ) Defer

14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes a blade sign. (Page 110)

ADJOURN

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 03-08-22

Permit No.: BBS22-000005

Applicant Name: Gary Fischer, Fischer Associates Architects Inc.

Project Address: 1474 Riverside Dr.

Project Name: n/a

Project: Applicant proposes design review of addition and renovation of an existing home.

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes
of OCT 27 2021 meeting

Chairman

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS, ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (A) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK WOOD, NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARDS.

STRUCTURAL NOTES: GENERAL:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDINGS AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: LATEST (B.C.O. 2018 RESIDENTIAL BUILDING CODE INCLUDING ALL AMENDMENTS GROUP #87 AND ALL APPLICABLE STATE & LOCAL APPLICABLE STATE OF OHIO AND LOCAL CODES AND ORDINANCES.

DESIGN CRITERIA:

1. ROOF – DEAD LOAD – 20 PSF LIVE LOAD ROOF– 25 PSF
2. FLOOR – DEAD LOAD – 10 PSF LIVE LOAD FLOOR – 40 PSF
3. WIND LOAD 115 MPH EXPOSURE B
4. GROUND SNOW LOAD – 30 PSF
5. SEISMIC – SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONCRETE FOOTINGS TO BE SET ON MIN. 1,500 P.S.F. SOIL BEARING.
3. EXTERIOR CONCRETE FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

MASONRY

1. CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID)
2. MORTAR SHALL BE TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
3. CORE FILL: ASTM C476, COARSE TYPE.
4. ALL CONCRETE MASONRY UNITS AND MORTAR MIX MUST BE MADE UTILIZING DRY BLOCK WATERPROOFING MATERIAL.
5. HORIZONTAL JOINT REINFORCING: DURAWALL, MILL GALVANIZED FINISH.
6. PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   B. U.S. PRODUCT STANDARDS PS–1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   C. APA CONSTRUCTION GUIDE – RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
   A. PLYWOOD TO JOISTS FLOORS–USE 8D SCREW SHANK NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE SUPPORTS.
   B. PLYWOOD TO TRUSSES/RAFTERS ROOFS–USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
   C. PROVIDE DOUBLE JOISTS AT INTERIOR FLOOR OPENINGS AND UNDER LOAD BEARING PARTITIONS. SPACE JOISTS AT 12" O.C. UNDER KITCHEN AND BATHROOMS U.O.N.
   D. ALL CONNECTIONS OF BEAMS, RIDGE MEMBERS & TRUSSES SHALL BE MADE USING HEAVY GUAGE (14 GA.) HURRICANE STRENTH METAL FRAMING HANGERS WITH NAILING AT ALL HOLES.
   E. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE TREATED. FASTENERS SHALL BE COMPATABLE WITH TREATMENT USED.
   F. CORNER BRACING TO BE WTL. T STRIP DIAGONAL BRAC'G, SIMPSON TWB, OR EQUAL LOCATE AT ALL CORNERS AND UNINTERUPTED SPANS OF 8'–0" OR GREATER.
   G. EXTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 3@ 2" x 6" HEADER WITH 2@ 2" x 6" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED. INTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 2@ 2" x 6" HEADER WITH 2@ 2" x 4" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED.

ROUGH CARPENTRY (CONTINUED)

   H. ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND/OR SHOWN ON DRAWINGS SHALL BE 3@2" x 4" SET ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO ADJACENT STUDS @2'–0"O.C. HORIZONTAL
   I. ALL EXTERIOR WALL INSULATION SHALL BE MIN. R–19. ALL EXTERIOR ROOF INSULATION SHALL BE MIN. R–38. TYP. IN A MANNER COMPLETE BUILDING ENVELOPE U.O.N..
   J. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS & HARDWARE, CABINETS AND COUNTERS AND BATHROOM & KITCHEN ACCESSORIES.
   K. DOUBLE JOISTS UNDER PARTITIONS AND AT FLOOR OPENINGS.
   L. ALL INTERIOR STAIR AND EXTERIOR STEPS SHALL HAVE MAX. 8.25" RISE AND MIN. 9" TREAD DEPTH. TYP. U.O.N.. V.I.F. ALL ELEVATION CHANGES PRIOR TO START OF ANY WORK.
3. TRUSSES: (WHERE APPLICABLE)
   A. LIVE LOAD– 25 PSF, DEAD LOAD– 20 PSF, WIND LOAD 90 MPH.
   B. PROVIDE VERTICLE X TRUSS BRACING WITH 2 x 4s @ 1/3 PTS. EVERY THIRD TRUSS MIN.
   C. CONTRACTOR SHALL SUBMIT TRUSS MANUF. SHOP DRAWINGS AND CALCS. TO BUILD'G. DEPT. FOR REVIEW PRIOR TO FABRICATION AND BEAR THE SEAL OF A STATE ENGINEER.

FINISHES

1. ALL FINISHES AND COLORS INTERIOR AND EXTERIOR NOT SPECIFIED SHALL BE TO SELECTION BY OWNER.
2. ALL WINDOWS ARE SHOWN WITH ANDERSEN DESIGNATIONS. CODED. WITH OWNER FOR MAKEUP, AND ACCESSORIES. V.I.F. ALL ROUGH OPENINGS.
3. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW.

1. CABINETS AND COUNTERS PER OWNERS SELECTION.
2. DOORS, WINDOWS AND HARDWARE.
3. BATHROOM FIXTURES, AND ACCESSORIES.

CUSTOM FINISH SPECIAL NOTES:

1. ALL INTERIOR FIRST AND SECOND FLOOR FINISH SHALL BE HARDWOOD MAPLE.
2. ALL INTERIOR TRIM SHALL BE FINISH WOOD INCLUDING BUT NOT LIMITED TO BASE, DOOR TRIM AND WINDOW TRIM.
3. ALL KITCHEN AND BATH ROOM COUNTER TOPS SHALL BE GRANITE.
4. ALL KITCHEN AND BATH ROOM CABINETS/VANITYS SHALL BE FULL CUSTOM.
5. ALL EXTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD WOOD.
6. ALL HORIZONTAL EXTERIOR SIDING SHALL BE HARDY BOARD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.
7. ALL VERTICAL EXTERIOR SIDING SHALL BE I.P.E. HARD WOOD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.

COORDINATE ALL WITH OWNER.

ENGINEERING:

PLUMBING:

COORD. WITH PLANS FOR SCHEMATIC PLUMBING INFORMATION. SEE RISER DIAGRAMS AT SHT. #A–103.

ALL PLUMBING FIXTURE SELECTIONS SHALL BE BY OWNER.

SANITARY WASTE & VENT PIPING SHALL BE PVC SCHEDULE 40.
DOMESTIC WATER PIPING SHALL BE COPPER TYPE L HARD, BELOW SLAB–TYPE K SOFT.

ALL PLUMBING WORK TO BE DONE BY LICENCED PLUMBING CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

PLUMBING CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

H. V. A. C.

PROVIDE NEW H.V.A.C. SYSTEM AS REQUIRED & INDICATED TO ACCOMODATE BUILDING LAYOUT. INSTALL PER MANUF. SPECS. & INSTALLATION INSTRUCTIONS. COORD. WITH OWNER FOR MANUFACTURER AND LOCATION OF ZONES.

ALL HEATING & AIR CONDITIONING WORK TO BE DONE BY LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

ELECTRICAL:

COORDINATE WITH PLANS FOR SCHEMATIC ELECTRICAL FIXTURE LOCATIONS AND INFORMATION. ELECTRICAL FIXTURE SELECTION BY OWNER.

ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

SPECIAL:

CONNECT ALL NEW UTILITY SYSTEMS, FIXTURES AND EQUIPMENT TO EXISTING OR NEW UTILITY SYSTEM STREET MAINS UNLESS OTHERWISE INDICATED.

UTILIZE EXISTING UTILITIES WHERE POSSIBLE, CODE COMPLIANT AND COST EFFECTIVE.

INDEX TO DRAWINGS	
G–100	SITE PLAN – GENERAL NOTES
A–100	FOUNDATION PLAN – SECTION
A–101	ELEVATIONS

GENERAL WALL NOTES:

1. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS @16" O.C. WITH INTERIOR AND EXTERIOR FINISHES AS INDICATED.
2. INTERIOR WALLS SHALL BE 2x4 OR 6 WOOD STUDS @16" O.C. WITH ½" G.W.B. WITH INTERIOR FINISHES AS INDICATED AND OR SELECTED BY OWNER.
3. SPACE ALL INTERIOR PARTITIONS TO ADJACENT WALLS AND STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
4. ALL G.W.B. AT NEW PLUMBING WET WALLS SHALL BE MOISTURE RESISTANT.
5. PROVIDE BEADED CORNERS FOR INCREASED DURABILITY AT ALL EXPOSED OUTSIDE CORNERS AND G.W.B. DOOR CASINGS.
6. ALL NEW DOORS SHALL BE LOCATED 3" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

SPECIAL CONTRACTORS NOTE:
ARCHITECT IS RESPONSIBLE FOR ARCHITECTURAL DESIGN AND DRAFTING ONLY. ALL INFORMATION SUPPLIED BY OWNER.

VERIFY ALL DETAILS INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, CITY UTILITY REQUIREMENTS & STANDARDS, AND STRUCTURAL LOADS AND BEARING.

SITE PLAN NOTES:

SITE PLAN IS DIAGRAMMATICAL, FOR LOCATION PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.

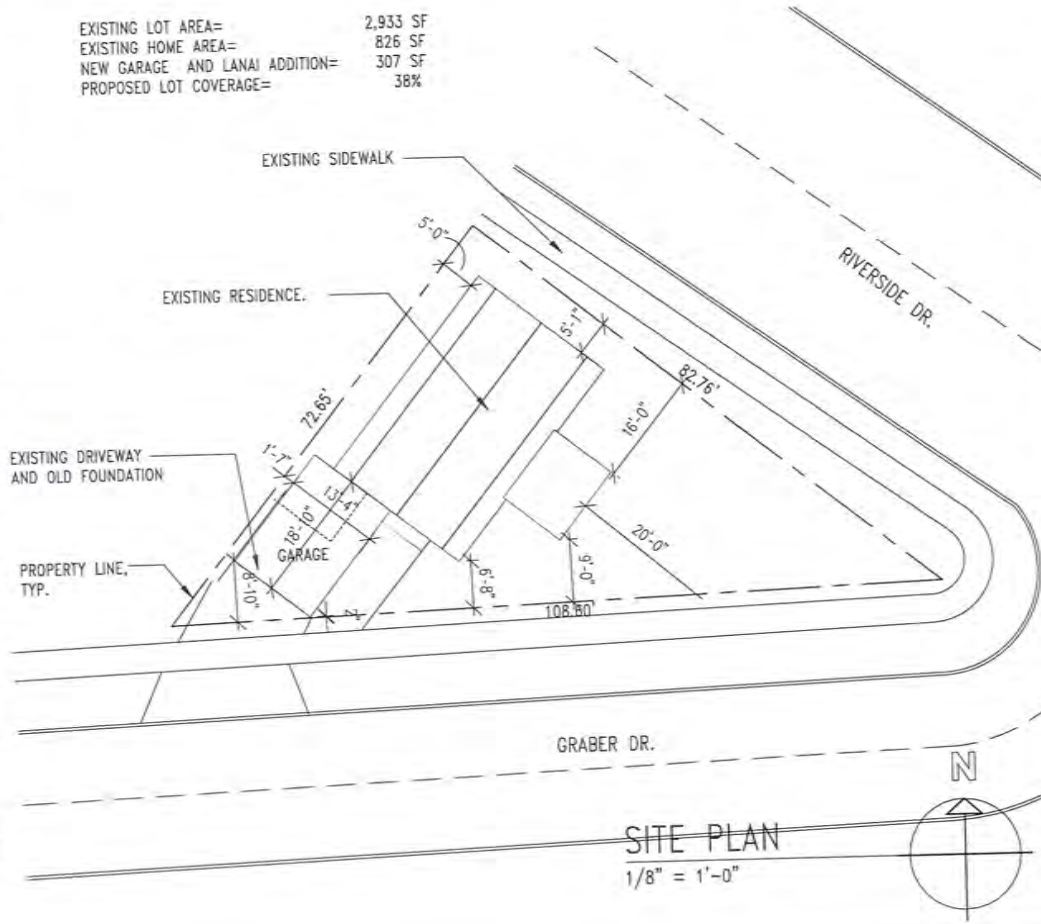
TIE ALL NEW BUILDING UTILITY LINES TO EXISTING SITE UTILITIES AND/OR STREET MAINS. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND LOCAL APPLICABLE CITY FOR REQUIREMENTS AND STANDARDS.

CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.

ALL LANDSCAPING AND LAWNS SHOWN ARE SCHEMATIC IN NATURE. LAWN AND LANDSCAPING INSTALLATION SHALL BE BY OTHERS FILED UNDER SEPARATE PERMIT.

CONTRACTOR SHALL PREP. FOR AND PROVIDE ROUGH AND FINISH GRADES W/ MIN. 6" DEPTH OF TOPSOIL. TYP. AT ALL UNPAVED AREAS THROUGHOUT PROJECT LIMIT U.O.N..

EXISTING LOT AREA= 2,933 SF
EXISTING HOME AREA= 826 SF
NEW GARAGE AND LANAI ADDITION= 307 SF
PROPOSED LOT COVERAGE= 38%



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

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

Fischer & Associates 2020 ©

ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	11/23/21

Client Name/Project Name/Address

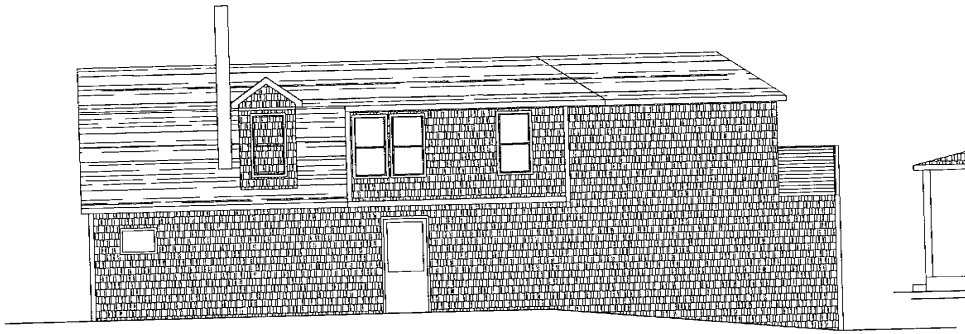
1474 Riverside Drive
(Alterations)
1474 Riverside Drive
Lakewood, Ohio

Drawing Name
DRAWING TITLE

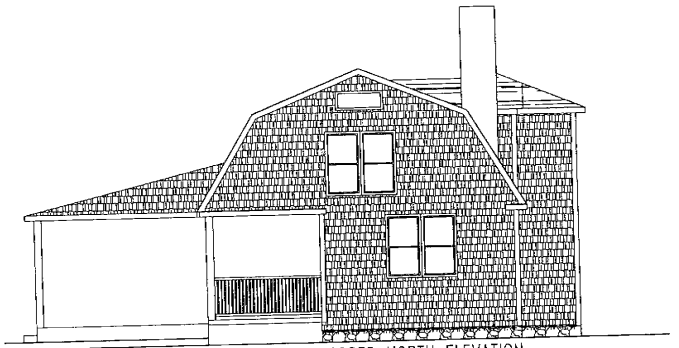
Fischer Project Number
20.XXX
SHEET #
G–100

Seal

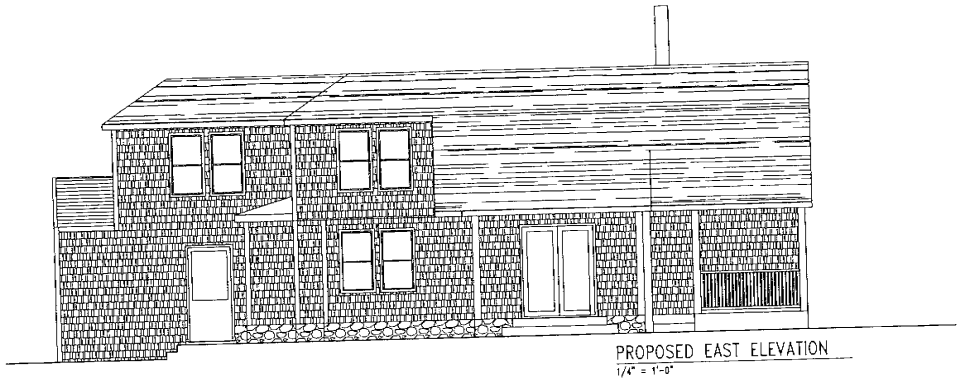
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NOT FOR CONSTRUCTION



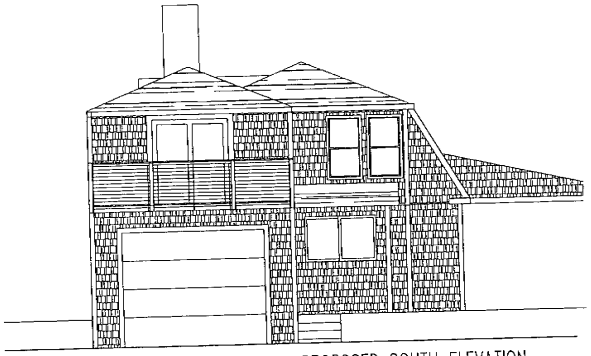
PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



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



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

FISCHER & ASSOCIATES

ARCHITECTS INC.

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

Fischer & Associates 2020 ©

ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	XX/XX/XX

Client Name/Project Name/Address

1474 Riverside Drive

(Alterations)

1474 Riverside Drive
Lakewood, Ohio

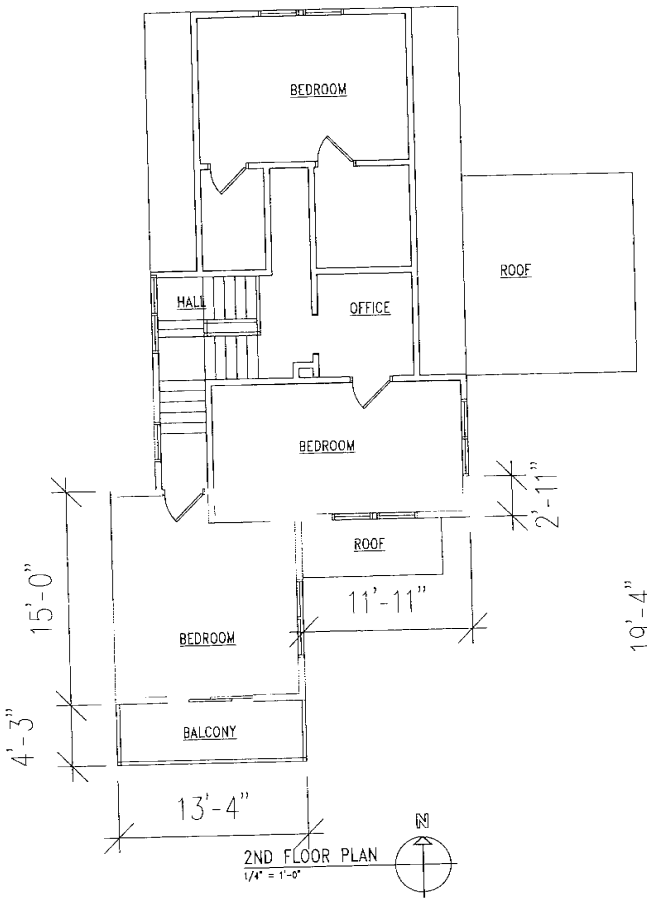
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DRAWING TITLE

Fischer Project Number
20.XXX

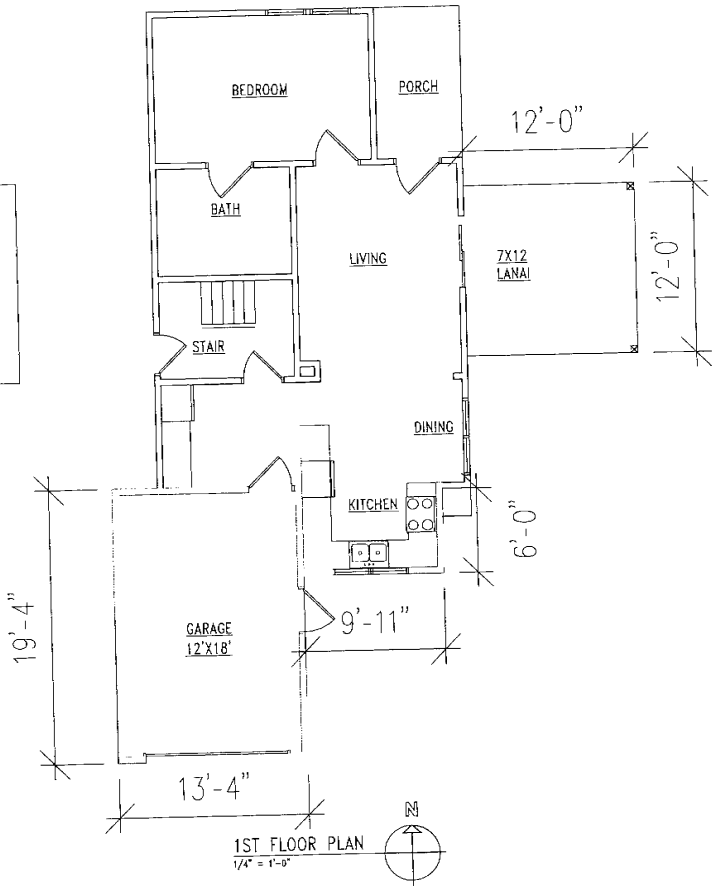
SHEET #
A-100

Seal

PRELIMINARY
NOT FOR CONSTRUCTION



2ND FLOOR PLAN
1/4" = 1'-0"



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

FISCHER & ASSOCIATES

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2360
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ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	XX/XX/XX

Client Name/Project Name/Address

1474 Riverside Drive

(Alterations)

1474 Riverside Drive
Lakewood, Ohio

Drawing Name

DRAWING TITLE

Fischer Project Number

20.XXX

SHEET #

A-101

Seal

PRELIMINARY

NOT FOR CONSTRUCTION

citizen

quick search:
Address
Permit #
Name

Permit Project



File #: 21-004668 ▪▪▪
1474 RIVERSIDE DR LAKEWOOD OH 44107
Setback and lot coverage variances for new garage

Permits

Edit Permit: BZA21-000044

Permit #: BZA21-000044
Permit Type: Board of Zoning Appeals
Sub Type: Residential
Work Description: Setback and lot coverage variances for new garage

Applicant: Fischer & Associates Architects ▪▪▪
Status: Online Application Received

Total Amount:	$	25.00
Amount Paid:	$	25.00
Balance Due:	$	0.00
Valuation:		0.00
Non-Billable:	☐	

Application Date: 08/25/2021
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

REQUEST INFORMATION

|Docket Number:
Referred by Building Department: No
Submitted for Plan Review: No
Are you or have you applied for Architectural Board of Review approval? No
Date of Architectural Board of Review Meeting:

Architect: Fischer & Associates Ar ▪▪▪
Engineer: ▪▪▪

REQUIRED SUBMITTALS

There is a 25MB limit for each document upload

Scaled Site Plan: Select File
1474 Riverside Drive-G-100.pdf

Photos of Existing Conditions: Select File
1474 Riverside Rear View .JPG
1474.JPG

Design Documents: Select File
1474 Riverside Drive-A-100.pdf
1474 Riverside Drive-A-101.pdf

AUTHORIZATION FOR PROPERTY ACCESS

Relationship to Applicant:	Agent
Agent Name:	Gary R Fischer
Agent Phone:	4403152300
Owner Name:	Linda Fredrickson
Owner Phone:	440 669- 9806
Owner Email Address:	linfreddy@aol.com
|Owner Consent:	Select File Authorization .docx
Is the property occupied?	Yes
Tenant Name:	Linda Fredrickson
Tenant Phone:	440 669-9806
Tenant Email Address:	linfreddy@aol.com
Tenant Consent:	Select File
Any dog(s) on property?	No
Owner Consent:	Select File

In order to for a variance request to be approved, applicants must demonstrate how their request meets the Practical Difficulty Test based on the below factors. The Board of Zoning Appeals must consider and weigh each response on its merits.

Please review each of the below 9 points and respond "Not Applicable", "Yes" or "No". If your answer is "Yes" or "No", please provide a brief explanation.

(1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;

:

The property is a triangular shape and fronting on two streets. Currently the home has no garage as a former attached garage was removed prior to the current ownership. The owner wishes to construct a new attached garage on the footprint of the former garage. and renovate the interior to accommodate a new kitchen while adding a bedroom over the

(2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

:

No

(3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

:

Without the variances we are denied a garage that all other homes in the area have. Currently we have to park on the street.

(4) Whether the variance(s) is substantial;

:

Reasonable given the lot constraints.

(5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

:

The character will be maintained.

(6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

: No

(7) Whether the property owner purchased the property with knowledge of the zoning restriction;

: No

(8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

: No. Due to the lot shape and size.

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

: Yes as the owner will receive the same use as the adjacent properties.

ACKNOWLEDGEMENTS

I certify that I have been exempted by the City's Secretary to this Board/Commission from submitting the required review fee: I have been exempte

By signing below, I authorize members of the City's Building Department and Planning and Development Department access to my property for limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee with notify the building manager.

Agent Signature: signature.png

Permit Fees

Quantity	Fee	Description	Amount	Total
	Application Fee			25.00
			Plan Check Fees:	**0.00**
			Other Fees:	**25.00**
			Total Fees:	**25.00**

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
08/25/2021	Credit	M-428889057	BZA21-000044	3938	Fischer & Associates Archite	25.00
					Amount Paid:	**25.00**
					Balance Due:	**0.00**

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (±) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AMD/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

STRUCTURAL NOTES: GENERAL:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDINGS AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: LATEST (R.C.O. 2018 RESIDENTIAL BUILDING CODE INCLUDING AMENDMENTS GROUP #97 AND ALL APPLICABLE STATE & LOCAL APPLICABLE STATE OF OHIO AND LOCAL CODES AND ORDINANCES.

DESIGN CRITERIA:

1. ROOF – DEAD LOAD – 20 PSF LIVE LOAD ROOF– 25 PSF
2. FLOOR – DEAD LOAD – 10 PSF LIVE LOAD FLOOR – 40 PSF
3. WIND LOAD 115 MPH EXPOSURE B
4. GROUND SNOW LOAD – 30 PSF
5. SEISMIC – SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONCRETE FOOTINGS TO BE SET ON MIN. 1,500 P.S.F. SOIL BEARING.
3. EXTERIOR CONCRETE FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

MASONRY

1. CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID).
2. MORTAR SHALL BE TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
3. CORE FILL: ASTM C476, COARSE TYPE.
4. ALL CONCRETE MASONRY UNITS AND MORTAR MIX MUST BE MADE UTILIZING DRY BLOCK WATERPROOFING MATERIAL.
5. HORIZONTAL JOINT REINFORCING: DURAWALL, MILL GALVANIZED FINISH.
6. PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   - A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   - B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   - C. APA CONSTRUCTION GUIDE – RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
   - A. PLYWOOD TO JOISTS FLOORSS-USE 8D SCREW SHANK NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE SUPPORTS.
   - B. PLYWOOD TO TRUSSES/RAFTERS ROOFS-USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
   - C. PROVIDE DOUBLE JOISTS AT INTERIOR FLOOR OPENINGS AND UNDER LOAD BEAR'G. PARTITIONS. SPACE JOISTS AT 12" O.C. UNDER KITCHEN AND BATHROOMS U.O.N..
   - D. ALL CONNECTIONS OF BEAMS, RIDGE MEMBERS & TRUSSES SHALL BE MADE USING HEAVY GUAGE (14 GA.) HURRICANE STRENTH METAL FRAMING HANGERS WITH NAILING AT ALL HOLES.
   - E. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE TREATED. FASTENERS SHALL BE COMPATABLE WITH TREATMENT USED.
   - F. CORNER BRACING TO BE MTL. T STRIP DIAGONAL BRAC'G, SIMPSON TWB, OR EQUAL LOCATE AT ALL CORNERS AND UNINTERUPTED SPANS OF 8'-0" OR GREATER.
   - G. EXTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 3@ 2" x 8" HEADER WITH 2@ 2" x 6" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED. INTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 2@ 2" x 6" HEADER WITH 2@ 2" x 4" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED.

ROUGH CARPENTRY (CONTINUED

- H. ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND/OR SHOWN ON DRAWINGS SHALL BE 3@2" x 4" SET ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO ADJACENT STUDS @2'-0"O.C. HORIZONTAL
- I. ALL EXTERIOR WALL INSULATION SHALL BE MIN. R-19. ALL EXTERIOR ROOF INSULATION SHALL BE MIN. R-38. TYP. IN A MANOR COMPLETE BUILDING ENVELOPE U.O.N..
- J. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS & HARDWARE, CABINETS AND COUNTERS AND BATHROOM & KITCHEN ACCESSORIES.
- K. DOUBLE JOISTS UNDER PARTITIONS AND AT FLOOR OPENINGS.
- L. ALL INTERIOR STAIR AND EXTERIOR STEPS SHALL HAVE MAX. 8.25" RISE AND MIN. 9" TREAD DEPTH. TYP. U.O.N.. V.I.F. ALL ELEVATION CHANGES PRIOR TO START OF ANY WORK.

3. TRUSSES: (WHERE APPLICABLE)
   - A. LIVE LOAD– 25 PSF, DEAD LOAD– 20 PSF, WIND LOAD 90 MPH.
   - B. PROVIDE VERTICLE X TRUSS BRACING WITH 2 x 4s @ 1/3 PTS. EVERY THIRD TRUSS MIN..
   - C. CONTRACTOR SHALL SUBMIT TRUSS MANUF. SHOP DRAWINGS AND CALCS. TO BUILD'G. DEPT. FOR REVIEW PRIOR TO FABRICATION AND BEAR THE SEAL OF A STATE ENGINEER.

FINISHES

1. ALL FINISHES AND COLORS INTERIOR AND EXTERIOR NOT SPECIFIED SHALL BE TO SELECTION BY OWNER.
2. ALL WINDOWS ARE SHOWN WITH ANDERSEN DESIGNATIONS. COORD. WITH OWNER FOR MANUF. AND ACCESSORIES. V.I.F. ALL ROUGH OPENINGS.
3. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW.

1. CABINETS AND COUNTERS PER OWNERS SELECTION.
2. DOORS, WINDOWS AND HARDWARE
3. BATHROOM FIXTURES, AND ACCESSORIES.

CUSTOM FINISH SPECIAL NOTES:

1. ALL INTERIOR FIRST AND SECOND FLOOR FINISH SHALL BE HARDWOOD MAPLE.
2. ALL INTERIOR TRIM SHALL BE FINISH WOOD INCLUDING BUT NOT LIMITED TO BASE, DOOR TRIM AND WINDOW TRIM.
3. ALL KITCHEN AND BATH ROOM COUNTER TOPS SHALL BE GRANET.
4. ALL KITCHEN AND BATH ROOM CABINETS/VANITYS SHALL BE FULL CUSTOM.
5. ALL EXTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD WOOD.
6. ALL HORIZONTAL EXTERIOR SIDING SHALL BE HARDY BOARD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.
7. ALL VERTICAL EXTERIOR SIDING SHALL BE I.P.E. HARD WOOD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.

COORDINATE ALL WITH OWNER.

ENGINEERING:

PLUMBING:

COORD. WITH PLANS FOR SCHEMATIC PLUMBING INFORMATION. SEE RISER DIAGRAMS AT SHT. #A-103.

ALL PLUMBING FIXTURE SELECTIONS SHALL BE BY OWNER.

SANITARY WASTE & VENT PIPING SHALL BE PVC SCHEDULE 40.
DOMESTIC WATER PIPING SHALL BE COPPER TYPE L HARD, BELOW SLAB-TYPE K SOFT.

ALL PLUMBING WORK TO BE DONE BY LICENCED PLUMBING CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

PLUMBING CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

H. V. A. C.

PROVIDE NEW H.V.A.C. SYSTEM AS REQUIRED & INDICATED TO ACCOMMODATE BUILDING LAYOUT. INSTALL PER MANUF. SPECS. & INSTALLATION INSTRUCTIONS.
COORD. WITH OWNER FOR NUMBER AND LOCATION OF ZONES.

ALL HEATING & AIR CONDITIONING WORK TO BE DONE BY LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.
MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

ELECTRICAL:

COORDINATE WITH PLANS FOR SCHEMATIC ELECTRICAL FIXTURE LOCATIONS AND INFORMATION. ELECTRICAL FIXTURE SELECTION BY OWNER.

ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STAE OFFICIALS HAVING JURISDICTION.

SPECIAL:

CONNECT ALL NEW UTILITY SYSTEMS, FIXTURES AND EQUIPMENT TO EXISTING OR NEW UTILITY SYSTEM STREET MAINS UNLESS OTHERWISE INDICATED.

UTILIZE EXISTING UTILITIES WHERE POSSIBLE, CODE COMPLIANT AND COST EFFECTIVE.

INDEX TO DRAWINGS	
G-100	SITE PLAN – GENERAL NOTES
A-100	FOUNDATION PLAN – SECTION
A-101	ELEVATIONS

GENERAL WALL NOTES:

1. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS @16" O.C. WITH INTERIOR AND EXTERIOR FINISHES AS INDICATED.
2. INTERIOR WALLS SHALL BE 2x4 OR 6 WOOD STUDS @16" O.C. WITH ½" G.W.B. WITH INTERIOR FINISHES AS INDICATED AND OR SELECTED BY OWNER.
3. BRACE ALL INTERIOR PARTITIONS TO ADJACENT WALLS AND STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
4. ALL G.W.B. AT NEW PLUMBING WET WALLS SHALL BE MOISTURE RESISTANT.
5. PROVIDE BEADED CORNERS FOR INCREASED DURABILITY AT ALL G.W.B. EXTERIOR CORNERS AND G.W.B. DOOR CASINGS.
6. ALL NEW DOORS SHALL BE LOCATED 3" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

SPECIAL CONTRACTORS NOTE:

ARCHITECT IS RESPONSIBLE FOR ARCHITECTURAL DESIGN AND DRAFTING ONLY. ALL INFORMATION SUPPLIED BY OWNER.

VERIFY ALL DETAILS INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, CITY UTILITY REQUIREMENTS & STANDARDS, AND STRUCTURAL LOADS AND BEARING.

SITE PLAN NOTES:

SITE PLAN IS DIAGRAMMATICAL, FOR LOCATION PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.

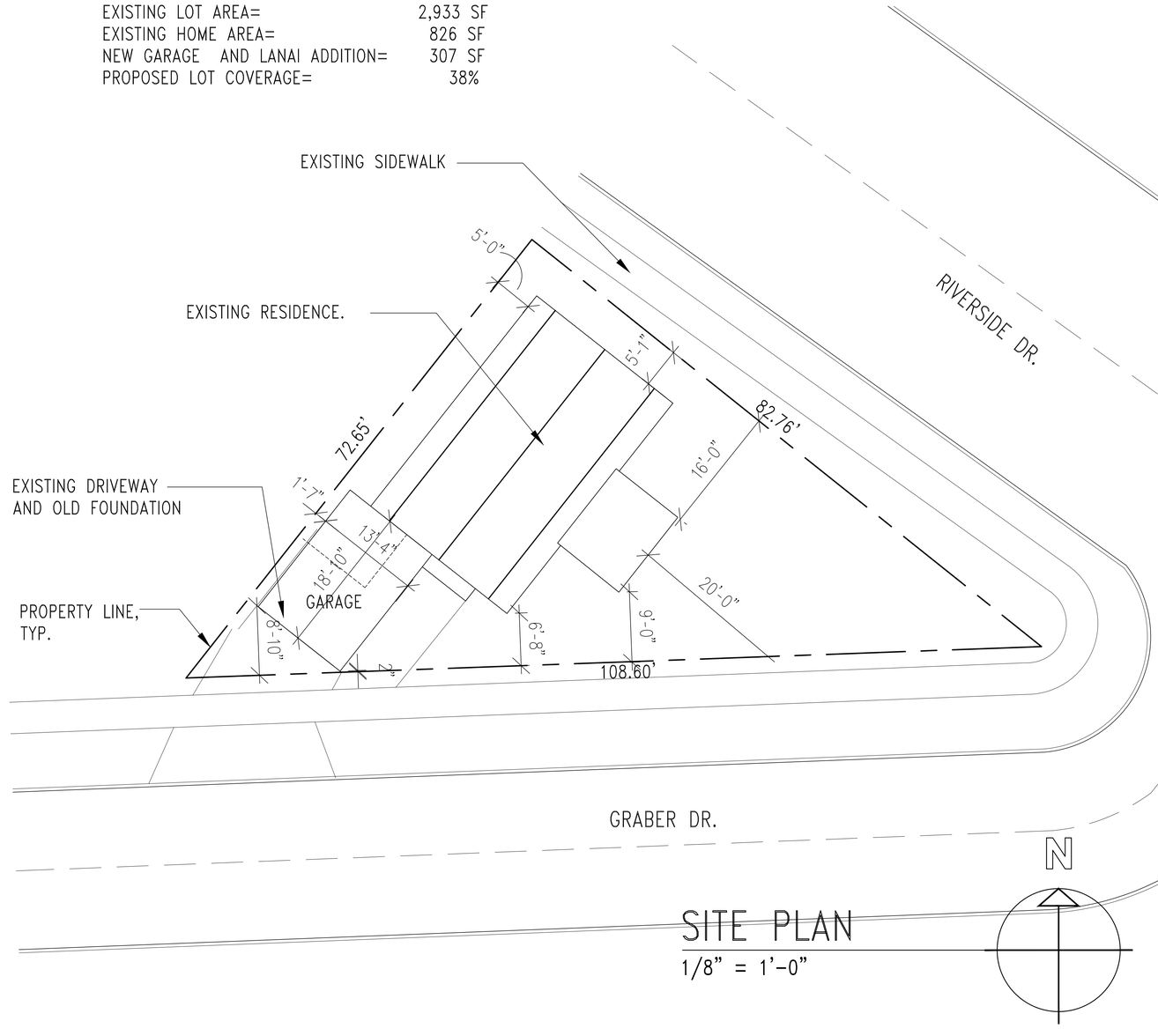
TIE ALL NEW BUILDING UTILITY LINES TO EXISTING SITE UTILITIES AND/OR STREET MAINS. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND LOCAL APPLICABLE CITY FOR REQUIREMENTS AND STANDARDS.

CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.

ALL LANDSCAPING AND LAWNS SHOWN ARE SCHEMATIC IN NATURE. LAWN AND LANDSCAPING INSTALLATION SHALL BE BY OTHERS FILED UNDER SEPARATE PERMIT.

CONTRACTOR SHALL PREP. FOR AND PROVIDE ROUGH AND FINISH GRADES W/ MIN. 6" DEPTH OF TOPSOIL. TYP. AT ALL UNPAVED AREAS THROUGHOUT PROJECT LIMIT U.O.N..

EXISTING LOT AREA=	2,933 SF
EXISTING HOME AREA=	826 SF
NEW GARAGE AND LANAI ADDITION=	307 SF
PROPOSED LOT COVERAGE=	38%



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

FISCHER & ASSOCIATES

ARCHITECTS INC.

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

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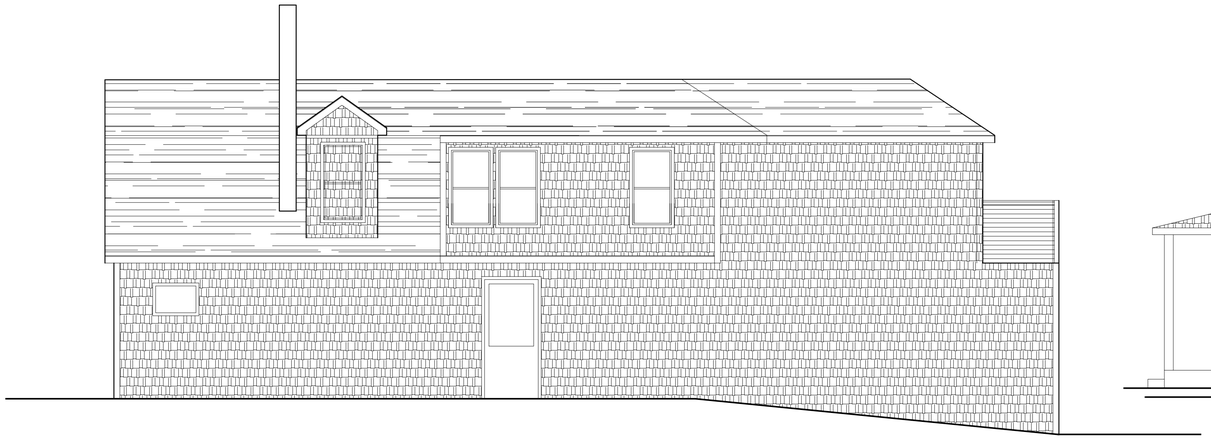
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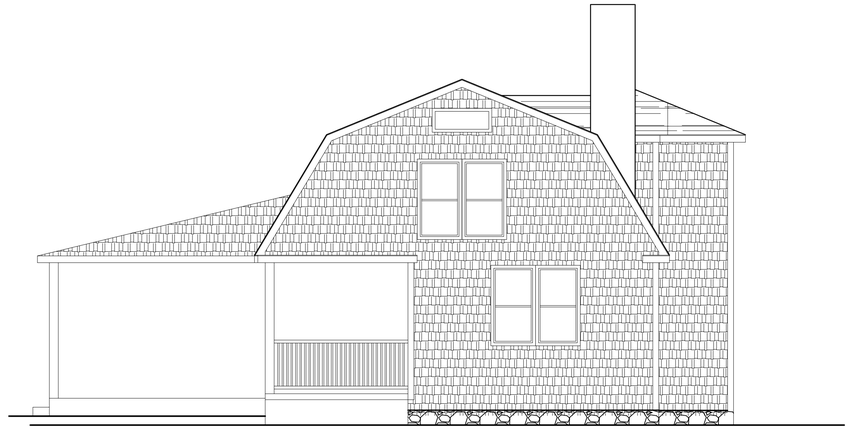
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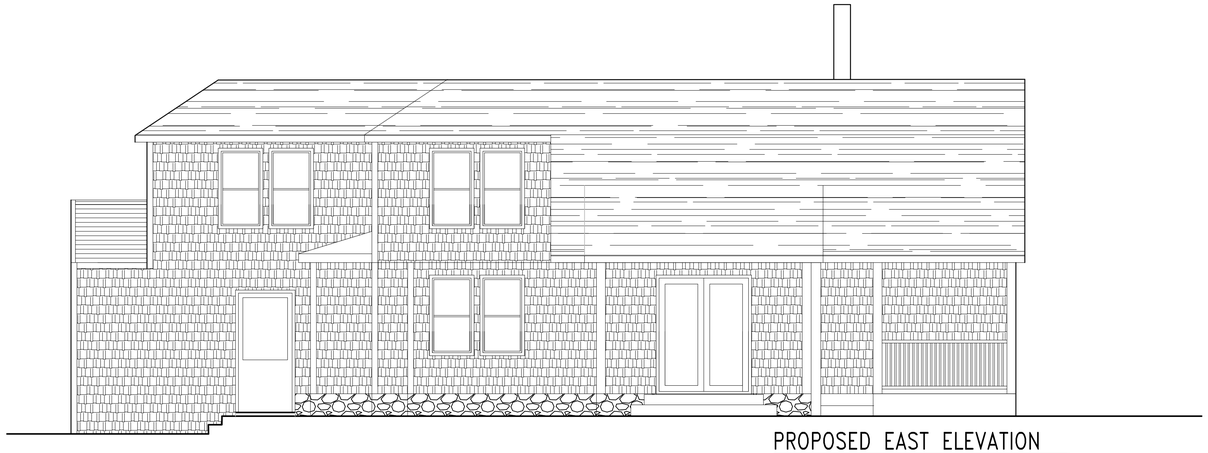
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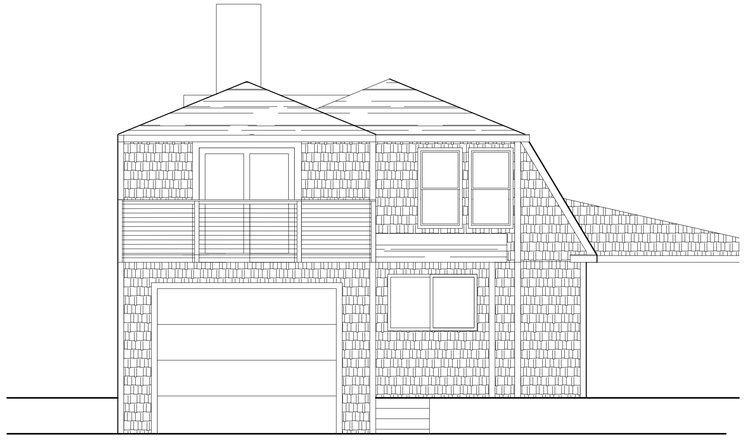
PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



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



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

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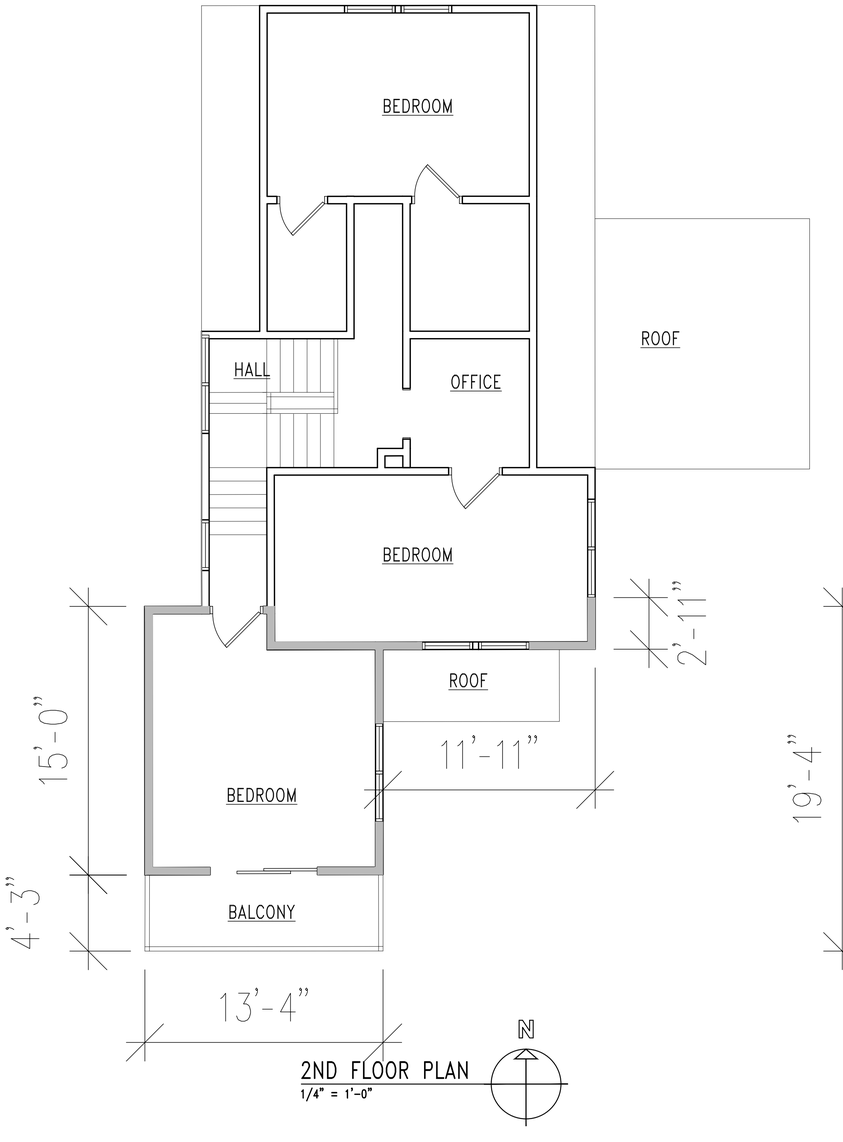
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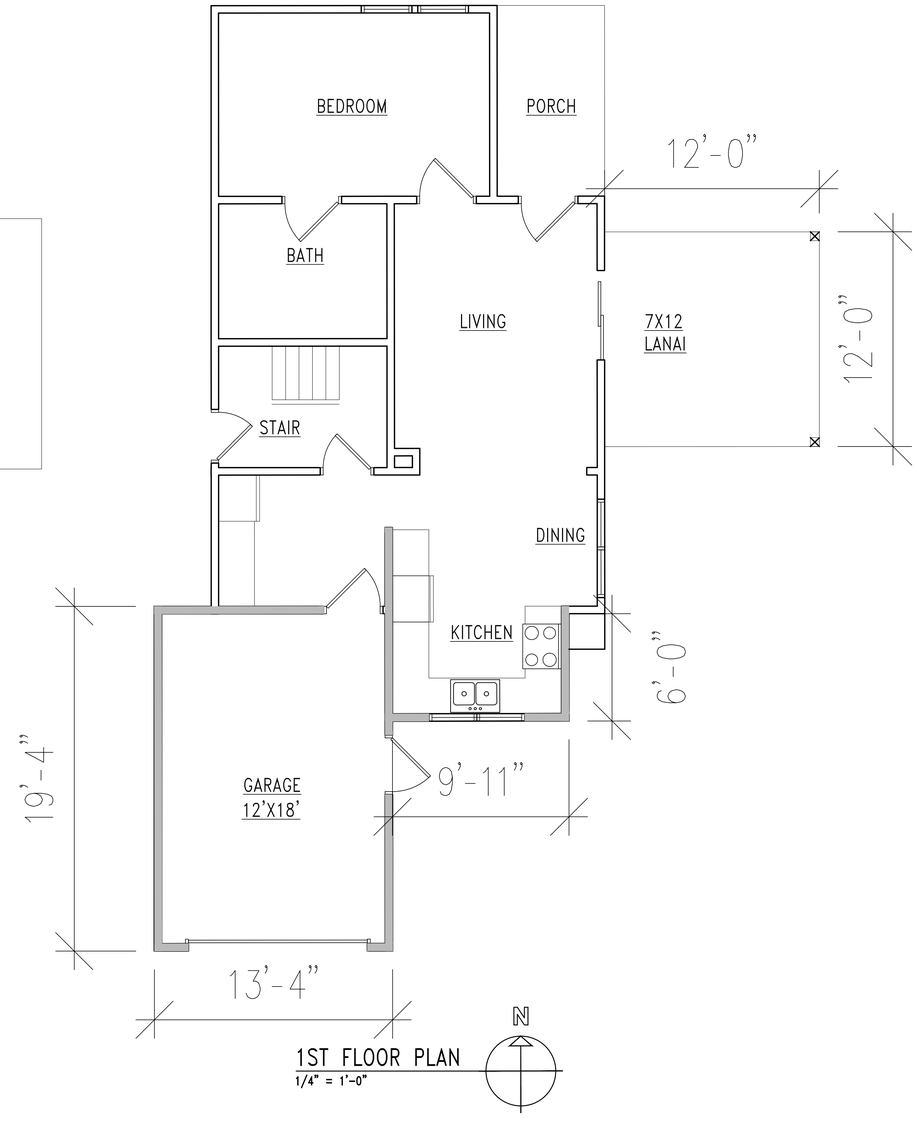
A-100

Seal

PRELIMINARY
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2ND FLOOR PLAN
1/4" = 1'-0"



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

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SHEET #

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PRELIMINARY
NOT FOR CONSTRUCTION

Permit Project



File #: 21-004668
1474 RIVERSIDE DR LAKEWOOD OH 44107
Setback and lot coverage variances for new garage

EDIT:
File

ADD:
Activity
Address
Alert
Contact
Document
Email
Inspection
Letter
Note
Payment
Permit
Route
Violation

REPORTS:
Custom
Detail
Summary

Edit Permit: BZA21-000044

Permit #: BZA21-000044
Permit Type: Board of Zoning Appeals
Sub Type: Residential
Work Description: Setback and lot coverage variances for new garage
Applicant: Fischer & Associates Architects
Status: Online Application Received
Total Amount: $ 25.00
Amount Paid: $ 25.00
Balance Due: $ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 08/25/2021
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

REQUEST INFORMATION

Docket Number:
Referred by Building Department: No
Submitted for Plan Review: No
Are you or have you applied for Architectural Board of Review approval?: No
Date of Architectural Board of Review Meeting:

Architect: Fischer & Associates Ar
Engineer:

REQUIRED SUBMITTALS

There is a 25MB limit for each document upload

Scaled Site Plan: Select File
1474 Riverside Drive-G-100.pdf

Photos of Existing Conditions: Select File
1474 Riverside Rear View .JPG
1474.JPG

Design Documents: Select File
1474 Riverside Drive-A-100.pdf
1474 Riverside Drive-A-101.pdf

AUTHORIZATION FOR PROPERTY ACCESS

Relationship to Applicant:	Agent
Agent Name:	Gary R Fischer
Agent Phone:	4403152300
Owner Name:	Linda Fredrickson
Owner Phone:	440 669- 9806
Owner Email Address:	linfreddy@aol.com
Owner Consent:	Select File Authorization .docx
Is the property occupied?:	Yes
Tenant Name:	Linda Fredrickson
Tenant Phone:	440 669-9806
Tenant Email Address:	linfreddy@aol.com
Tenant Consent:	Select File
Any dog(s) on property?:	No
Owner Consent:	Select File

In order to for a variance request to be approved, applicants must demonstrate how their request meets the Practical Difficulty Test based on the below factors. The Board of Zoning Appeals must consider and weigh each response on its merits.

Please review each of the below 9 points and respond "Not Applicable", "Yes" or "No". If your answer is "Yes" or "No", please provide a brief explanation.

(1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;

:

The property is a triangular shape and fronting on two streets. Currently the home has no garage as a former attached garage was removed prior to the current ownership. The owner wishes to construct a new attached garage on the footprint of the former garage. and renovate the interior to accommodate a new kitchen while adding a bedroom over the

(2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

:

No

(3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

:

Without the variances we are denied a garage that all other homes in the area have. Currently we have to park on the street.

(4) Whether the variance(s) is substantial;

:

Reasonable given the lot constraints.

(5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

:

The character will be maintained.

(6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

:

No

(7) Whether the property owner purchased the property with knowledge of the zoning restriction;

:

No

(8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

:

No. Due to the lot shape and size.

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

:

Yes as the owner will receive the same use as the adjacent properties.

ACKNOWLEDGEMENTS

I certify that I have been exempted by the City's Secretary to this Board/Commission from submitting the required review fee: I have been exempte

By signing below, I authorize members of the City's Building Department and Planning and Development Department access to my property for limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee with notify the building manager.

Agent Signature: signature.png

Permit Fees

Quantity	Fee	Description	Amount	Total
	Application Fee			25.00
			Plan Check Fees:	**0.00**
			Other Fees:	**25.00**
			Total Fees:	**25.00**

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
08/25/2021	Credit	M-428889057	BZA21-000044	3938	Fischer & Associates Archite	25.00
					Amount Paid:	**25.00**
					Balance Due:	**0.00**

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 03-09-22

Permit No.: BBS22-000006

Applicant Name: Gary Fischer, Fischer Associates Architects Inc.

Project Address: 1464 Riverside Dr.

Project Name: n/a

Project: Applicant proposes design review of addition and renovation of an existing historic home.

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONFLICT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (±) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

STRUCTURAL NOTES: GENERAL:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDINGS AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER BRACING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: LATEST (R.C.O. 2018 RESIDENTIAL BUILDING CODE INCLUDING AMENDMENTS GROUP #97 AND ALL APPLICABLE STATE & LOCAL APPLICABLE STATE OF OHIO AND LOCAL CODES AND ORDINANCES.

DESIGN CRITERIA:

1. ROOF – DEAD LOAD – 20 PSF LIVE LOAD ROOF– 25 PSF
2. FLOOR – DEAD LOAD – 10 PSF LIVE LOAD FLOOR – 40 PSF
3. WIND LOAD 115 MPH EXPOSURE B
4. GROUND SNOW LOAD – 30 PSF
5. SEISMIC – SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONCRETE FOOTINGS TO BE SET ON MIN. 1,500 P.S.F. SOIL BEARING.
3. EXTERIOR CONCRETE FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

MASONRY

1. CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID).
2. MORTAR SHALL BE TYPE S. MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
3. CORE FILL ASTM C476, COARSE TYPE.
4. ALL CONCRETE MASONRY UNITS AMD MORTAR MIX MUST BE MADE UTILIZING GRY BLOCK WATERPROOFING MATERIAL.
5. HORIZONTAL JOINT REINFORCING: DURAWALL, WITH GALVANIZED FINISH.
6. PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE EDGES, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   - A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   - B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   - C. APA CONSTRUCTION GUIDE – RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
   - A. PLYWOOD TO JOISTS FLOORSS–USE 8D SCREW SHANK NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE SUPPORTS.
   - B. PLYWOOD TO TRUSSES/RAFTERS ROOFS–USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
   - C. PROVIDE DOUBLE JOISTS AT INTERIOR FLOOR OPENINGS AND UNDER LOAD BEAR'G. PARTITIONS. SPACE JOISTS AT 12" O.C. UNDER KITCHEN AND BATHROOMS U.O.N..
   - D. ALL CONNECTIONS OF BEAMS, RIDGE MEMBERS & TRUSSES SHALL BE MADE USING HEAVY GUAGE (14 GA.) HURRICANE STRENGTH METAL FRAMING HANGERS WITH NAILING AT ALL HOLES.
   - E. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE TREATED. FASTENERS SHALL BE COMPATABLE WITH TREATMENT USED.
   - F. CORNER BRACING TO BE WTL. T STRP DIAGONAL BRAC'G, SIMPSON TYPE, OR EQUAL LOCATE AT ALL CORNERS AND UNINTERUPTED SPANS OF 8'-0" OR GREATER.
   - G. EXTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 2@ 2" x 8" HEADER WITH 2@ 2" x 6" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED. INTR. WINDOW AND DOOR OPENINGS SHALL HAVE MIN. 2@ 2" x 6" HEADER WITH 2@ 2" x 4" BLOCKING EACH SIDE UNLESS OTHERWISE INDICATED.

ROUGH CARPENTRY (CONTINUED

   - H. ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND/OR SHOWN ON DRAWINGS SHALL BE 3ø2" x 4" SET ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO ADJACENT STUDS @2'-0"O.C. HORIZONTAL
   - I. ALL EXTERIOR WALL INSULATION SHALL BE MIN. R–19. ALL EXTERIOR ROOF INSULATION SHALL BE MIN. R–38. TYP. IN A MANOR COMPLETE BUILDING ENVELOPE U.O.N..
   - J. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS & HARDWARE, CABINETS AND COUNTERS AND BATHROOM & KITCHEN ACCESSORIES.
   - K. DOUBLE JOISTS UNDER PARTITIONS AND AT FLOOR OPENINGS.
   - L. ALL INTERIOR STAIR AND EXTERIOR STEPS SHALL HAVE MAX. 8.25" RISE AND MIN. 9" TREAD DEPTH. TYP. U.O.N.. V.I.F. ALL ELEVATION CHANGES PRIOR TO START OF ANY WORK.
3. TRUSSES: (WHERE APPLICABLE)
   - A. LIVE LOAD– 25 PSF. DEAD LOAD– 20 PSF. WIND LOAD 90 MPH.
   - B. PROVIDE VERTICLE X TRUSS BRACING WITH 2 x 4s @ 1/3 PTS. EVERY THIRD TRUSS MIN..
   - C. CONTRACTOR SHALL SUBMIT TRUSS MANUF. SHOP DRAWINGS AND CALCS. TO BUILD'G. DEPT. FOR REVIEW PRIOR TO FABRICATION AND BEAR THE SEAL OF A STATE ENGINEER.

FINISHES

1. ALL FINISHES AND COLORS INTERIOR AND EXTERIOR NOT SPECIFIED SHALL BE TO SELECTION BY OWNER.
2. ALL WINDOWS ARE SHOWN WITH ANDERSEN DESIGNATIONS. COORD. WITH OWNER FOR MANUF. AND ACCESSORIES. V.I.F. ALL ROUGH OPENINGS.
3. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW.

1. CABINETS AND COUNTERS PER OWNERS SELECTION.
2. DOORS, WINDOWS AND HARDWARE
3. BATHROOM FIXTURES, AND ACCESSORIES.

CUSTOM FINISH SPECIAL NOTES:

1. ALL INTERIOR FIRST AND SECOND FLOOR FINISH SHALL BE HARDWOOD MAPLE.
2. ALL INTERIOR TRIM SHALL BE FINISH WOOD INCLUDING BUT NOT LIMITED TO BASE, DOOR TRIM AND WINDOW TRIM.
3. ALL KITCHEN AND BATH NOOK COUNTER TOPS SHALL BE GRANIT.
4. ALL KITCHEN AND BATH NOOK CABINETS/VANITYS SHALL BE FULL CUSTOM.
5. ALL EXTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD WOOD.
6. ALL HORIZONTAL EXTERIOR SIDING SHALL BE HARDY BOARD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.
7. ALL VERTICAL EXTERIOR SIDING SHALL BE I.P.E. HARD WOOD INCLUDING BUT NOT LIMITED TO SIDING & TRIM.

COORDINATE ALL WITH OWNER.

ENGINEERING:

PLUMBING:

COORD. WITH PLANS FOR SCHEMATIC PLUMBING INFORMATION. SEE RISER DIAGRAMS AT SHT. #A–103.

ALL PLUMBING FIXTURE SELECTIONS SHALL BE BY OWNER.

SANITARY WASTE & VENT PIPING SHALL BE PVC SCHEDULE 40.
DOMESTIC WATER PIPING SHALL BE COPPER TYPE L HARD, BELOW SLAB–TYPE K SOFT.

ALL PLUMBING WORK TO BE DONE BY LICENCED PLUMBING CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

PLUMBING CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

H. V. A. C.

PROVIDE NEW H.V.A.C. SYSTEM AS REQUIRED & INDICATED TO ACCOMMODATE BUILDING LAYOUT. INSTALL PER MANUF. SPECS. & INSTALLATION INSTRUCTIONS. COORD. WITH OWNER FOR NUMBER AND LOCATION OF ZONES.

ALL HEATING & AIR CONDITIONING WORK TO BE DONE BY LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.
MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

ELECTRICAL:

COORDINATE WITH PLANS FOR SCHEMATIC ELECTRICAL FIXTURE LOCATIONS AND INFORMATION. ELECTRICAL FIXTURE SELECTION BY OWNER.

ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STAE OFFICIALS HAVING JURISDICTION.

SPECIAL:

CONNECT ALL NEW UTILITY SYSTEMS, FIXTURES AMD EQUIPMENT TO EXISTING OR NEW UTILITY SYSTEM STREET MAINS UNLESS OTHERWISE INDICATED.

UTILIZE EXISTING UTILITIES WHERE POSSIBLE, CODE COMPLIANT AND COST EFFECTIVE.

INDEX TO DRAWINGS	
G–100	SITE PLAN – GENERAL NOTES
A–100	FOUNDATION PLAN – SECTION
A–101	ELEVATIONS

GENERAL WALL NOTES:

1. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS @16" O.C. WITH INTERIOR AND EXTERIOR FINISHES AS INDICATED.
2. INTERIOR WALLS SHALL BE 2x4 OR 6 8 WOOD STUDS @16" O.C. WITH ½" G.W.B. WITH INTERIOR FINISHES AS INDICATED AND OR SELECTED BY OWNER.
3. BRACE ALL INTERIOR PARTITIONS TO ADJACENT WALLS AND STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
4. ALL G.W.B. AT NEW PLUMBING WTT WALLS SHALL BE MOISTURE RESISTANT.
5. PROVIDE BEADED CORNERS FOR INCREASED DURABILITY AT ALL G.W.B. EXTERIOR CORNERS AND G.W.B. DOOR CASINGS.
6. ALL NEW DOORS SHALL BE LOCATED 3" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

SPECIAL CONTRACTORS NOTE:
ARCHITECT IS RESPONSIBLE FOR ARCHITECTURAL DESIGN AND DRAFTING ONLY. ALL INFORMATION SUPPLIED BY OWNER.

VERIFY ALL DETAILS INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, CITY UTILITY REQUIREMENTS & STANDARDS, AND STRUCTURAL LOADS AND BEARING.

PORTIONS OF EXISTING RESIDENCE TO BE REMOVED ARE SHOWN DASHED.

SITE PLAN NOTES:

SITE PLAN IS DIAGRAMMATICAL FOR LOCATION PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

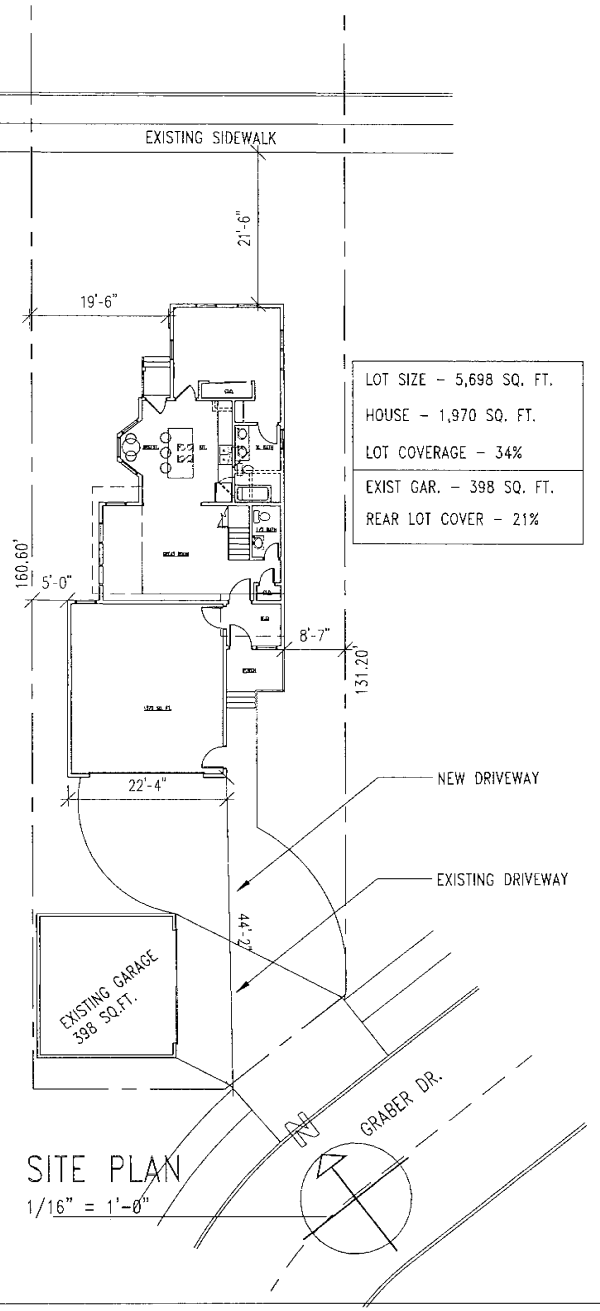
COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.

TIE ALL NEW BUILDING UTILITY LINES TO EXISTING SITE UTILITIES AMD/OR STREET MAINS. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND LOCAL APPLICABLE CITY FOR REQUIREMENTS AND STANDARDS.

CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.

ALL LANDSCAPING AND LAWNS SHOWN ARE SCHEMATIC IN NATURE. LAWN AND LANDSCAPING INSTALLATION SHALL BE BY DIRECTS FILED UNDER SEPARATE PERMIT.

CONTRACTOR SHALL PREP. FOR AND PROMISE ROUGH AND FINISH GRADES W/ MIN. 6" DEPTH OF TOPSOIL. TYP. AT ALL UNPAVED AREAS THROUGHOUT PROJECT U/NT U.O.N..



SITE PLAN
1/16" = 1'-0"

LOT SIZE – 5,698 SQ. FT.	
HOUSE – 1,970 SQ. FT.	
LOT COVERAGE – 34%	
EXIST GAR. – 398 SQ. FT.	
REAR LOT COVER – 21%	

FISCHER & ASSOCIATES

ARCHITECTS INC.

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

Fischer & Associates 2020 ©

ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	XX/XX/XX

Client Name/Project Name/Address

1464 Riverside Drive

(Alterations)

1464 Riverside Drive
Lakewood, Ohio

Drawing Name

DRAWING TITLE

Fischer Project Number

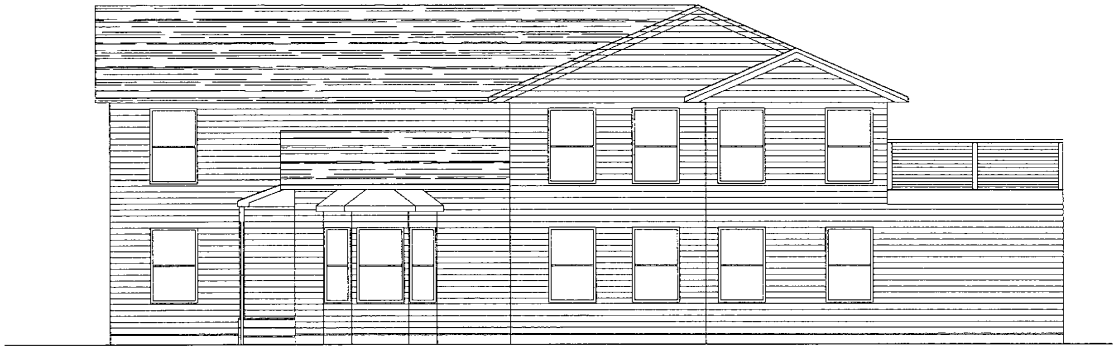
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SHEET #

G–100

Seal

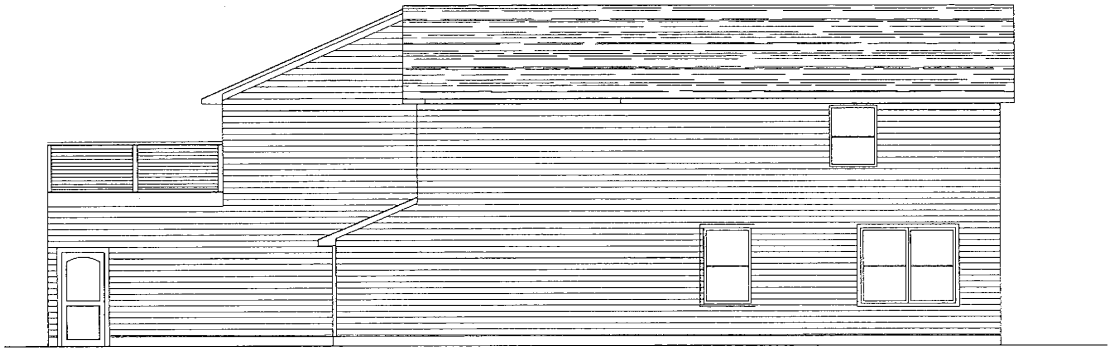
PRELIMINARY
NOT FOR CONSTRUCTION



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



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



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



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

FISCHER & ASSOCIATES
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554 West Ninth Street
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E mail: andrea@fischerarch.com

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ISSUE:	DATE:
PRELIM	05/12/21
PROGRESS	XX/XX/XX

Client Name/Project Name/Address

1464 Riverside Drive (Alterations)

1464 Riverside Drive
Lakewood, Ohio

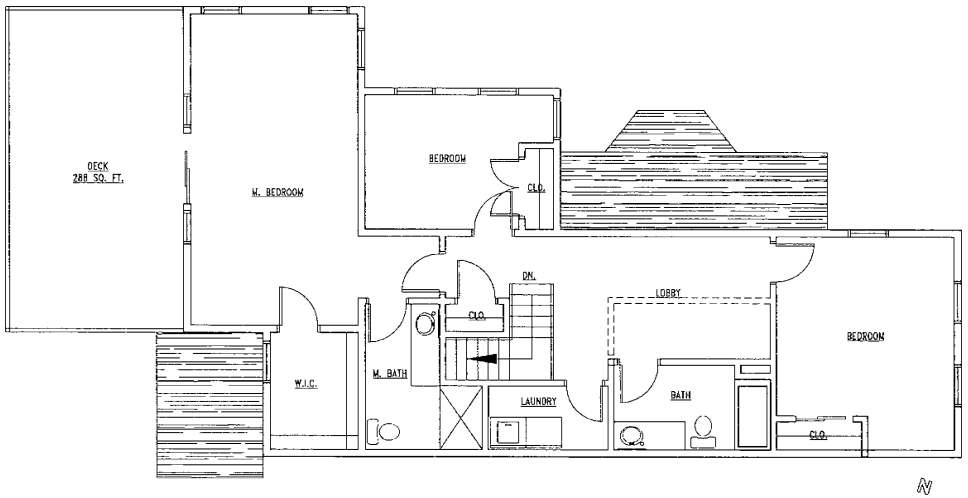
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DRAWING TITLE

Fischer Project Number
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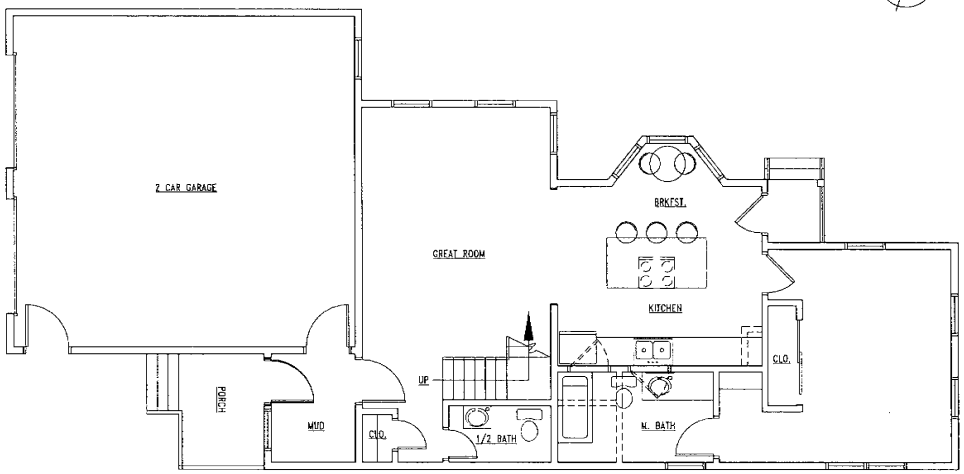
Sheet #
A-101

Seal

PRELIMINARY
NOT FOR CONSTRUCTION



1ST. FLOOR PLAN
1/4" = 1'-0"



2ND FLOOR PLAN
1/4" = 1'-0"

FISCHER & ASSOCIATES
ARCHITECTS INC.
554 West Ninth Street
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E mail: andrea@fischerarch.com

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ISSUE: DATE:
PRELIM 05/12/21
PROGRESS XX/XX/XX

Client Name/Project Name/Address

1464 Riverside Drive

(Alterations)

1464 Riverside Drive
Lakewood, Ohio

Drawing Name
DRAWING TITLE

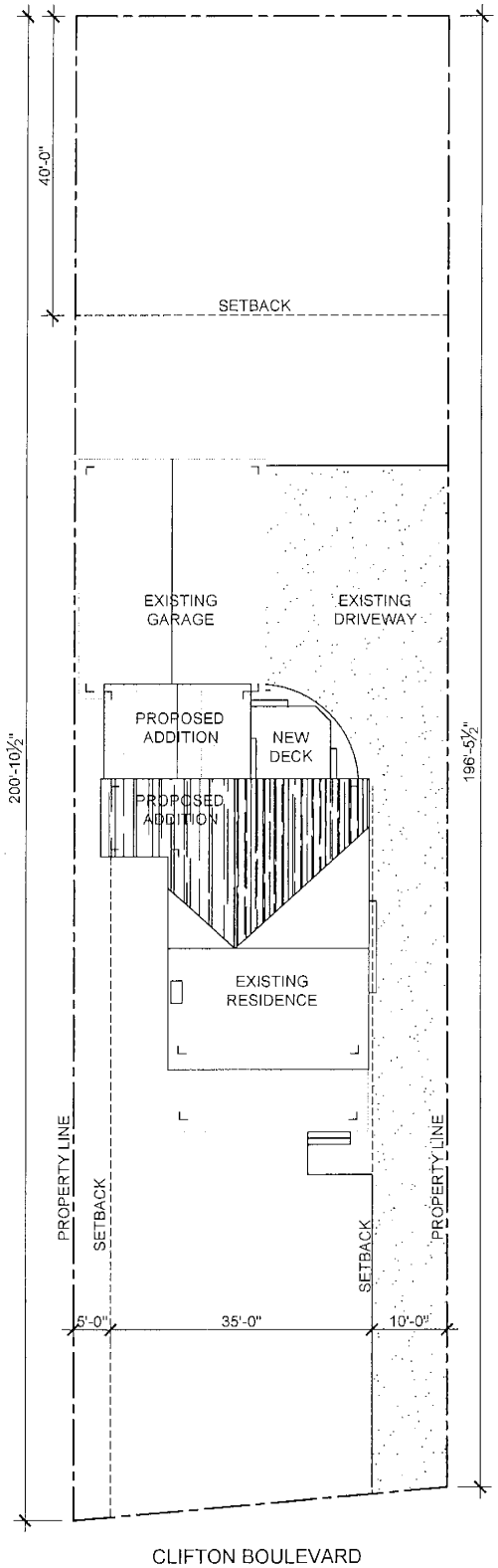
Fischer Project Number
20.XXX
SHEET #
A-102

Seal

PRELIMINARY
NOT FOR CONSTRUCTION


1465 Riverside Dr
Exit Street View
ERGENCY
NOW
REET
PARKING
© 2021 Google
Google Earth


1471 Graber Dr
© 2021 Google



SITE PLAN

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

RENOVATION OF AND ADDITION TO THE METRI RESIDENCE LOCATED AT

17473 CLIFTON BLVD

LAKEWOOD, OH 44107

ACE DESIGN

DATE	ISSUE
07.21.2021	BOARD OF ARCHITECTURAL REVIEW

C-1


MLS Now




MLS Now


MLS Now

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-12-22

Permit No.: BBS22-000022

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 17852 Lake Rd.

Project Name: n/a

Project: Applicant proposes renovation of and addition to an existing home.

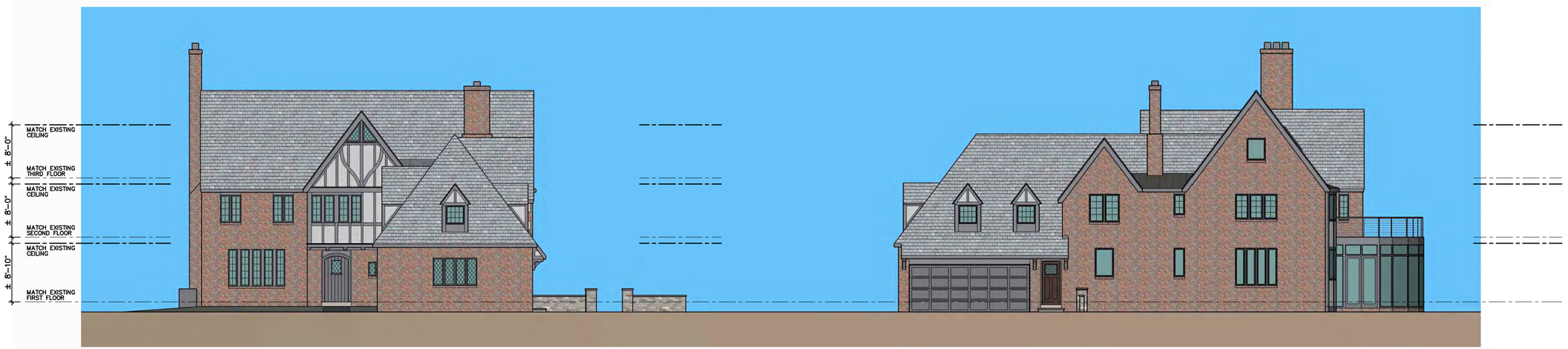
To Lakewood Planning Department

David Maddux, from the Arcus Group, Inc. Architects is authorized to submit this request for variance and act as my agent for the addition to 17852 Lake Road. The City of Lakewood has my permission for property access as it relates to the review for this variance request.

Jack Griffiths 3-2-2022

Jack Griffiths Date

Owner 17852 Lake Road.



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

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



Existing
Rear Elevation
SCALE 1/8" = 1'-0"

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

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:	
5-21-21 Review	
6-18-21 Review	
1-28-22 Review	
1-31-22 Review	
2-15-22 Review	
2-21-22 BZA	
3-18-22 ARB	

Addition & Renovation for The Griffiths Residence

17852 Lake Road
Lakewood
Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5830
Fax: 440.356.5584

Existing Elevations

A-4

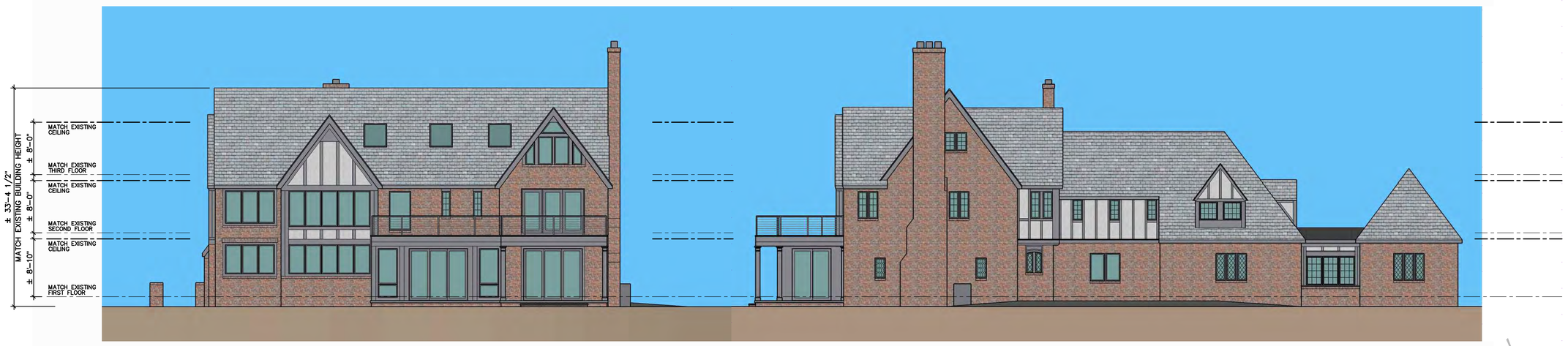
Sheet Number
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Project No: 21-29
Drawn By: BCK
Checked By: DTM



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

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



Proposed
Rear Elevation
SCALE 1/8" = 1'-0"

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

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:	
5-21-21 Review	2-21-22 BZA
6-18-21 Review	3-18-22 ARB
1-28-22 Review	
1-31-22 Review	
2-15-22 Review	

Addition & Renovation for The Griffiths Residence

17852 Lake Road
Lakewood
Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5580
Fax: 440.356.5584

Proposed Elevations

A-5

Sheet Number
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Project No: 21-29
Drawn By: BCK
Checked By: DTM



Street View
NOT TO SCALE



Garage Entry Approach
NOT TO SCALE



Rear View
NOT TO SCALE



Veranda View
NOT TO SCALE

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
5-21-21 Review
6-18-21 Review
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1-31-22 Review
2-15-22 Review
2-21-22 BZA
3-18-22 ARB

Addition & Renovation for The Griffiths Residence

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Lakewood
Ohio

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Rocky River, Ohio 44116
Tel: 440.356.5580
Fax: 440.356.5584

Renderings

A-6
Sheet Number

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Project No: 21-29
Drawn By: BCK
Checked By: DTM

















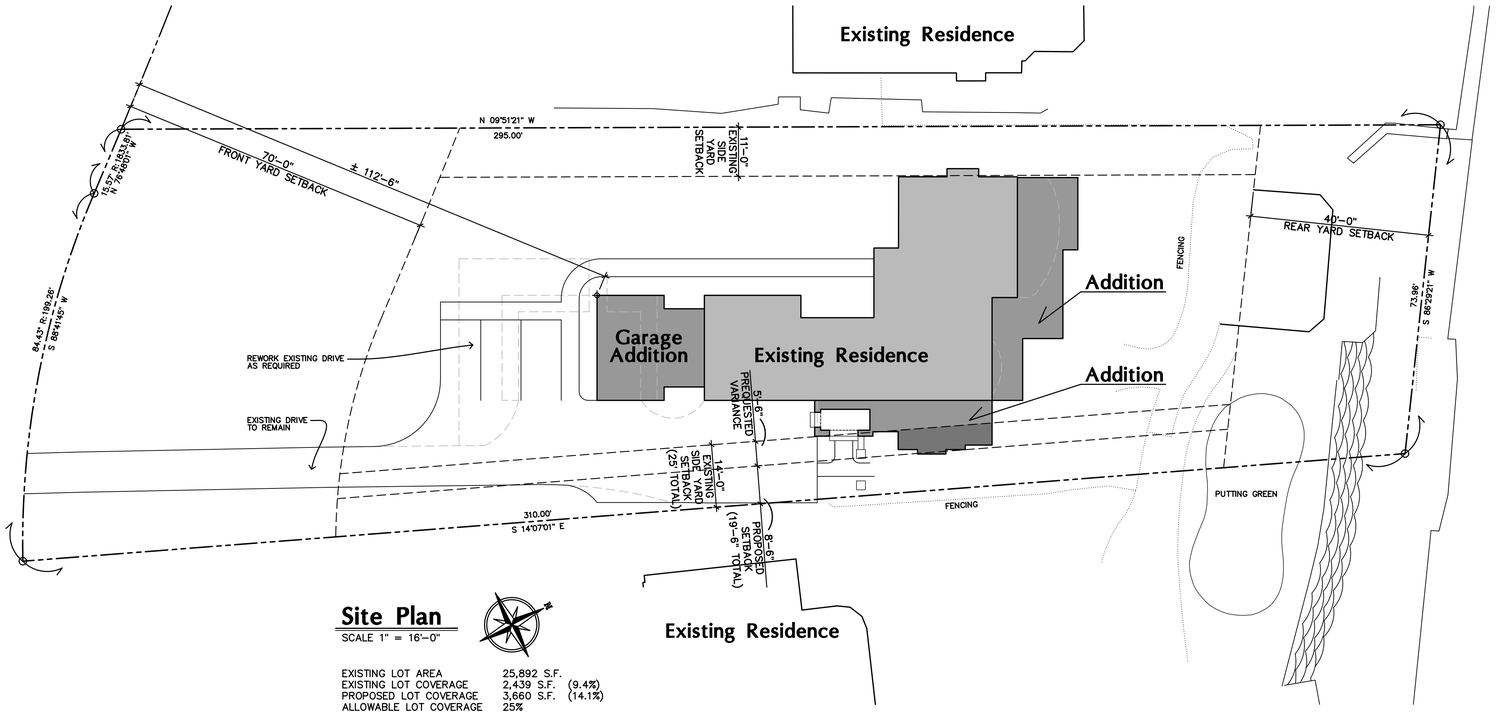
Addition and Renovation of:

The Griffiths Residence

17852 Lake Road — Lakewood, Ohio

Drawing Index:

A-1 Site Plan & Context
A-2 First Floor Plan
A-3 Second Floor Plan
A-4 Existing Elevations
A-5 Proposed Elevations
A-6 Renderings



Site Plan
SCALE 1" = 16'-0"

EXISTING LOT AREA	25,892 S.F.	
EXISTING LOT COVERAGE	2,439 S.F.	(9.4%)
PROPOSED LOT COVERAGE	3,660 S.F.	(14.1%)
ALLOWABLE LOT COVERAGE	25%	


17854 Lake Road


17852 Lake Road


17850 Lake Road

Existing Street Context

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
6-2-21 Review
6-18-21 Review
1-28-22 Review
1-31-22 Review
2-15-22 Review
2-21-22 BZA
3-18-22 ARB

Addition & Renovation for The Griffiths Residence
17852 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5580
Fax: 440.356.5584

Site Plan & Context

A-1

Sheet Number

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Project No: 21-29
Drawn By: BCK
Checked By: DTM

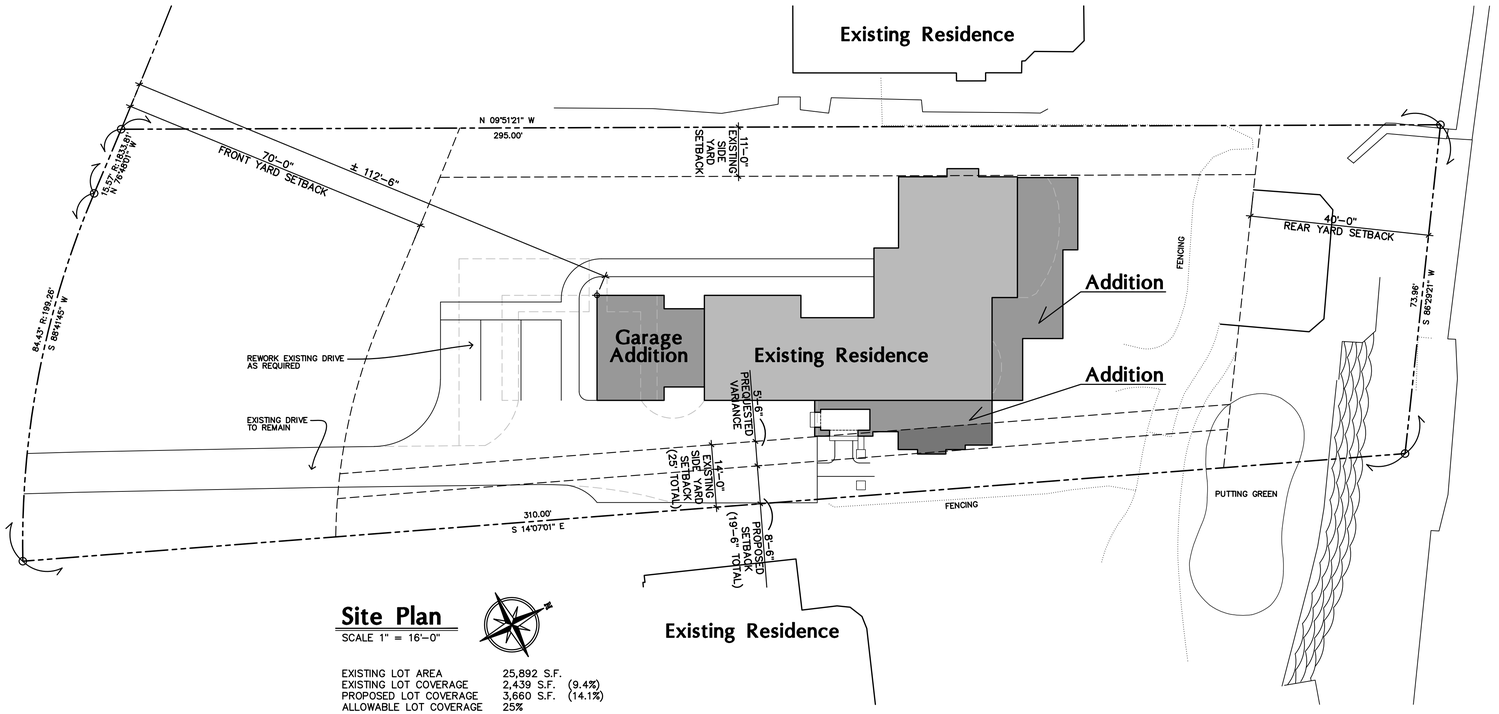
Addition and Renovation of:

The Griffiths Residence

17852 Lake Road — Lakewood, Ohio

Drawing Index:

A-1 Site Plan & Context
A-2 First Floor Plan
A-3 Second Floor Plan
A-4 Existing Elevations
A-5 Proposed Elevations
A-6 Renderings



Site Plan
SCALE 1" = 16'-0"

EXISTING LOT AREA	25,892 S.F.	
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ALLOWABLE LOT COVERAGE	25%	


17854 Lake Road


17852 Lake Road


17850 Lake Road

Existing Street Context

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
6-2-21 Review
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1-28-22 Review
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2-15-22 Review
2-21-22 BZA
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Addition & Renovation for The Griffiths Residence
17852 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
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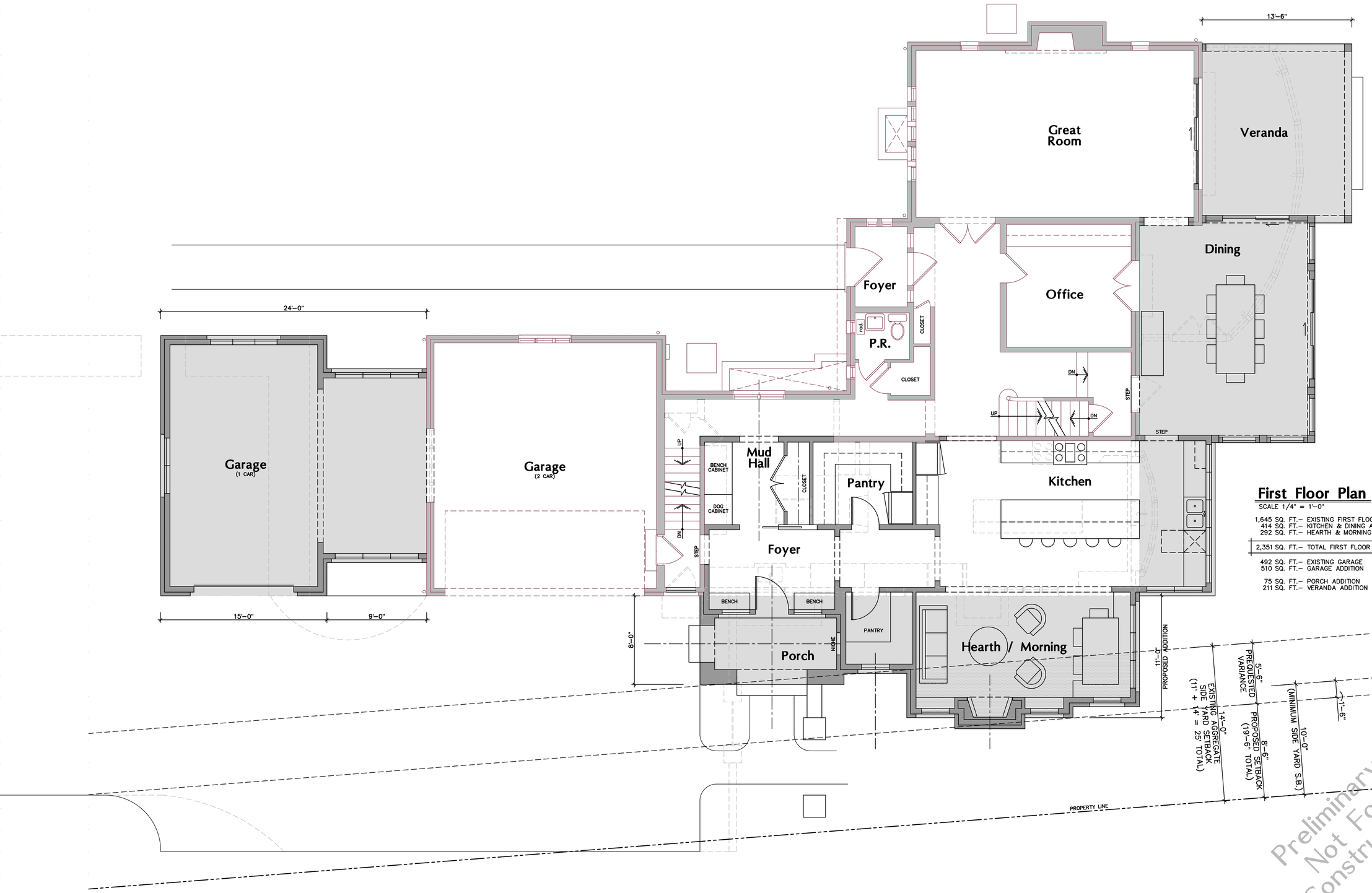
Site Plan & Context

A-1

Sheet Number

Copyright © 2021

Project No: 21-29
Drawn By: BCK
Checked By: DTM



First Floor Plan

SCALE 1/4" = 1'-0"

1,645 SQ. FT.– EXISTING FIRST FLOOR
414 SQ. FT.– KITCHEN & DINING ADDITION
292 SQ. FT.– HEARTH & MORNING ADDITION

2,351 SQ. FT.– TOTAL FIRST FLOOR

492 SQ. FT.– EXISTING GARAGE
510 SQ. FT.– GARAGE ADDITION

75 SQ. FT.– PORCH ADDITION
211 SQ. FT.– VERANDA ADDITION

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
6-2-21 Review
6-18-21 Review
1-28-22 Review
1-31-22 Review
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Addition & Renovation for The Griffiths Residence

17852 Lake Road
Lakewood
Ohio

The Arcus Group, Inc.
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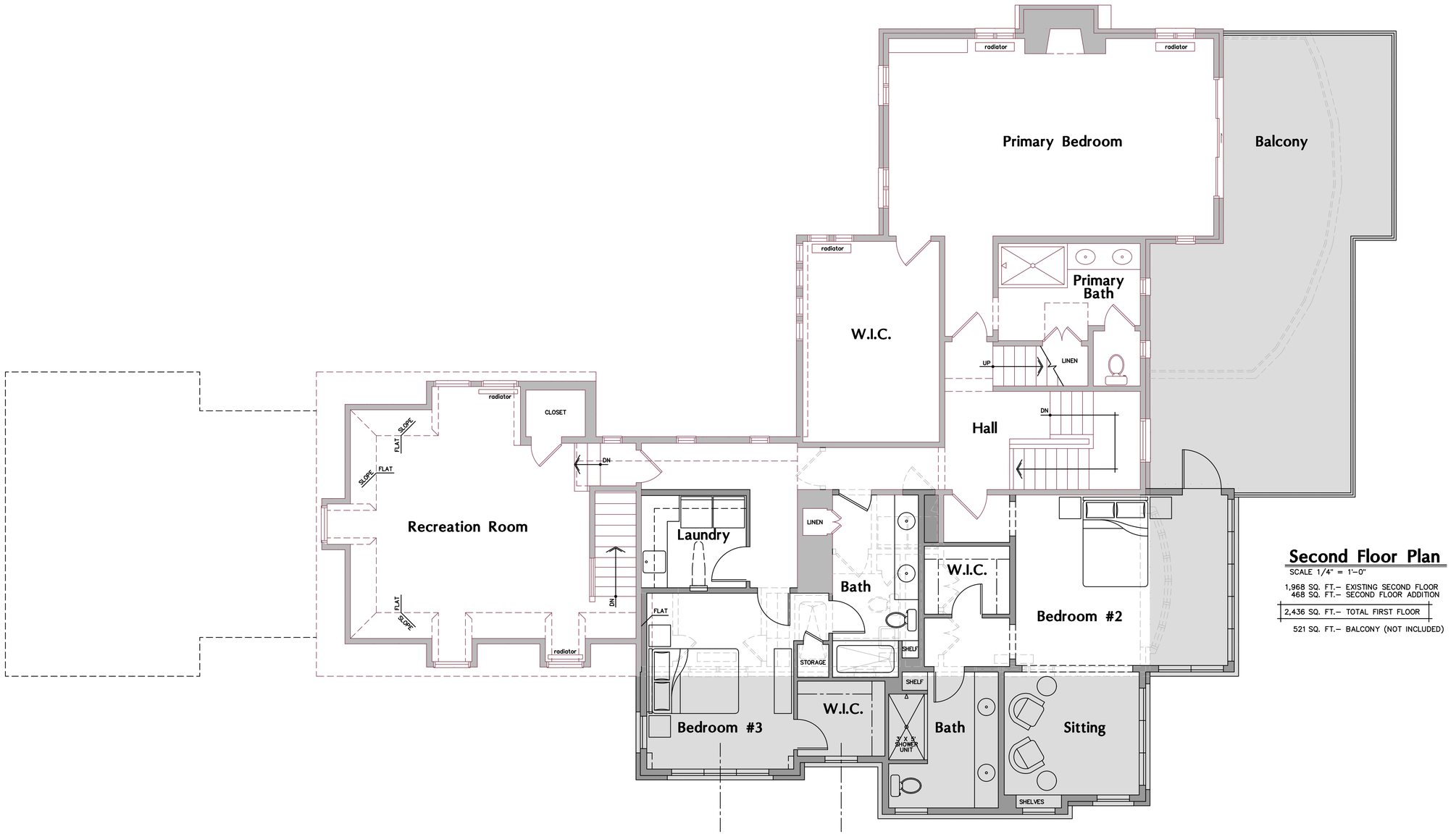
First Floor Plan

A-2

Sheet Number

Copyright © 2021

Project No: 21-28
Drawn By: BCK
Checked By: DTM



Second Floor Plan

SCALE 1/4" = 1'-0"

1,968 SQ. FT.– EXISTING SECOND FLOOR
468 SQ. FT.– SECOND FLOOR ADDITION

2,436 SQ. FT.– TOTAL FIRST FLOOR

521 SQ. FT.– BALCONY (NOT INCLUDED)

Preliminary Not For Construction

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:	
5-21-21	Review
6-18-21	Review
1-28-22	Review
1-31-22	Review
2-15-22	Review
2-21-22	BZA
3-18-22	ARB

Addition & Renovation for The Griffiths Residence

17852 Lake Road
Lakewood
Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530
Fax: 440.356.5584

Second Floor Plan

A-3

Sheet Number

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Project No: 21-29
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Checked By: DTM

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-13-22

Permit No.: BBS22-000015

Applicant Name: Greg Seifert, Sgt. Clean Car Wash

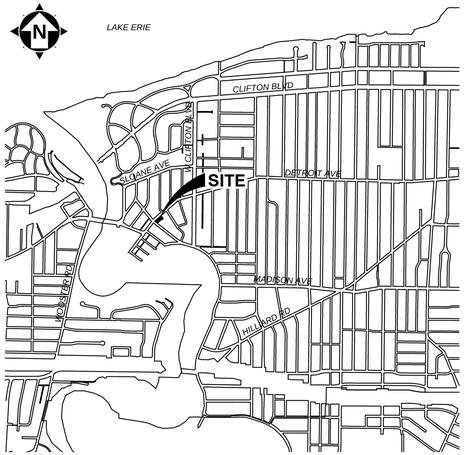
Project Address: 18425 Detroit Ave.

Project Name: Sgt. Clean Car Wash

Project: Applicant proposes renovation of an existing commercial building.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD



VICINITY MAP

1"=2000'

SURVEYOR'S NOTES:

1) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN THE RIGHT-OF-WAY LINES, SEE PLAT FOR MORE DETAILS.

2) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

3) BOUNDARY EVIDENCE SHOWN HEREON WAS FIELD LOCATED DURING THE MONTH OF JANUARY, 2022.

4) CERTAIN FEATURES LOCATED ON THE SUBJECT PROPERTY WERE DERIVED FROM FIELD OBSERVATIONS AND AN ORTHOGRAPHIC AERIAL IMAGE DATED 2017 TILE No. N2150660 FROM THE OHIO GEOGRAPHICALLY REFERENCE INFORMATION PROGRAM.

UTILITY NOTE

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FROM GPS OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM 1983 (2011 ADJ.) REFERENCE FRAME AND USED TO DENOTE ANGULAR VALUE BETWEEN COURSES DESCRIBED HEREIN ONLY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39035C0152F, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 15, 2019.

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INSCRIPTION "CT CONSULTANTS."

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N37°00'09"E	13.73'
L2	S49°09'03"W	14.71'
L3	S46°04'03"W	4.32'
L4	N88°34'36"W	25.22'

PARKING COUNT

REGULAR PARKING: 12

HANDICAPPED PARKING: 0

TOTAL PARKING:

12

SCHEDULE B - SECTION II:

SCHEDULE B, PART II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1 - 8 ARE NOT SURVEY MATTERS

9. ALL MATTERS AS CONTAINED IN THAT CERTAIN PLAT OF LOT SPLIT AND CONSOLIDATION OF 1415 RIVERSIDE DRIVE, RECORDED IN VOLUME 384, PAGE 20 OF THE CUYAHOGA COUNTY MAP RECORDS.

- THE BOUNDARY LINES SHOWN FOR "PARCEL B" ON AFOREMENTIONED PLAT OF LOT SPLIT ARE SHOWN HEREON AND WAS THE ONLY PROPERTY WE ADDRESSED DUTING THIS SURVEY. IN ADDITION THE PRECAST CURB SHOWN ON THE AFOREMENTIONED PLAT OF LOT SPLIT HAS SINCE BEEN RELOCATED OR REMOVED.

10. ALL MATTERS AS CONTAINED IN THAT CERTAIN PLAT OF HAHN'S SUBDIVISION, RECORDED IN VOLUME 27, PAGE 17 OF THE CUYAHOGA COUNTY PLAT RECORDS.

- AS SHOWN HEREON

11. ALL MATTERS AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT BY AND BETWEEN LAKEVIEW MANAGEMENT LLC AND COXCOM, INC., RECORDED JUNE 11, 2008 AS INSTRUMENT NO. 20086110326 OF THE CUYAHOGA COUNTY OFFICIAL RECORDS.

- AS SHOWN HEREON PARCEL 2 EASEMENT ENCUMBERS THE SUBJECT PROPERTY

12. ALL MATTERS AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT BY AND BETWEEN NORTHLAKE 1405 RIVERSIDE I, LLC TO COX COM, LLC DBA COX COMMUNICATIONS, RECORDED SEPTEMBER 18, 2013 AS INSTRUMENT NO. 201309180270 OF THE CUYAHOGA COUNTY OFFICIAL RECORDS.

- AS SHOWN HEREON PARCEL 2 EASEMENT ENCUMBERS THE SUBJECT PROPERTY

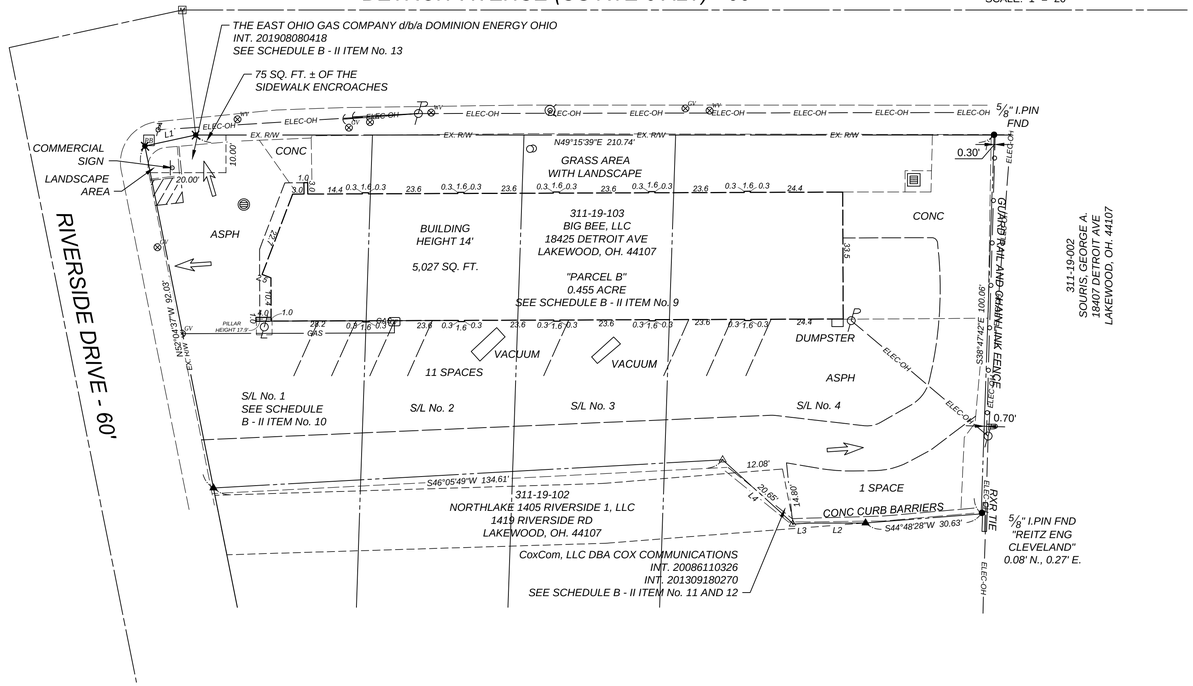
13. ALL MATTERS AS CONTAINED IN THAT CERTAIN GAS PIPELINE EASEMENT FROM BIG BEE LLC TO THE EAST OHIO GAS COMPANY, DBA DOMINION ENERGY OHIO, RECORDED AUGUST 8, 2019 AS INSTRUMENT NO. 201908080418 OF THE CUYAHOGA COUNTY OFFICIAL RECORDS.

- AS SHOWN HEREON ENCUMBERS THE SUBJECT PROPERTY

14. DRIVEWAY ENCROACHMENT AND ALL OTHER MATTERS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM MARY C. BYRNES TO DETROIT AUTOMOTIVE CAR WASH, INC., RECORDED AUGUST 10, 1955 IN VOLUME 8422, PAGE 133 OF THE CUYAHOGA COUNTY DEED RECORDS.

- AS SHOWN HEREON ENCUMBERS THE SUBJECT PROPERTY

15. - 25. ARE NOT SURVEY MATTERS



ZONING REPORT:

COMPLETED BY: GREG SEIFERT
DATE:DECEMBER, 2021

CURRENT ZONING CLASSIFICATION:

- C2 RETAIL DISTRICT

SETBACK REQUIREMENT:

- FRONT: EXISTING TO 5' MAXIMUM
- REAR: 1/2 OF THE BUILDING HEIGHT
- SIDE: 0' EAST AND 5' WEST

BUILDING HEIGHT LIMITS:

- 120' (MAX.)

FLOOR SPACE REQUIREMENT

- NOT PROVIDED

PARKING SPACE REQUIREMENTS:

- NOT PROVIDED

DESCRIPTION: THE SITE CONTAINS AN EXISTING CAR WASH BUILDING BUILT IN APPROXIMATELY 1955. THE SINGLE-STORY STRUCTURE IS 5,160 SF. CONTAINING A TUNNEL STYLE, FULL-SERVICE CAR WASH. THE WASH IS CURRENTLY IN OPERATION AS OF THE DATE OF THIS REPORT. SITE ACCESS IS FROM TWO CURB-CUTS ON DETROIT AVENUE AND AN EXTENDED CURB-CUT ON RIVERSIDE DRIVE. THERE ARE FOUR (4) SELF-SERVE CANISTER VACUUMS LOCATED ALONG THE SOUTH SIDE OF THE BUILDING. ENTRANCE TO THE TUNNEL IS FROM THE EAST SIDE OF THE BUILDING. THE SITE IS ZONED C2, RETAIL DISTRICT, IN WHICH CAR WASHES ARE A CONDITIONAL USE.

LEGEND

- SUBJECT BOUNDARY
- EASEMENT
- BLDG SETBACK LINE
- PARKING STRIPE
- EDGE OF ASPHALT OR CONCRETE
- BUILDING LINE
- BUILDING OVERHANG
- FENCE LINE
- CROWN OF PAVEMENT
- WAT — UNDERGROUND WATERLINE
- ELEC-OH — OVERHEAD ELECTRIC
- UTIL-OH — MISC OVERHEAD UTILITY
- TREELINE
- STM — UNDERGROUND STORM
- SAN — UNDERGROUND SANITARY
- IRON PIN SET
- IRON PIPE FOUND
- IRON PIN FOUND
- DECIDUOUS TREE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- CURB INLET
- STORM MH
- STORM CATCH BASIN
- TRAFFIC PULL BOX
- SIGN
- WM — WATER METER
- FIRE HYDRANT
- WV — WATER VALVE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- EM — ELECTRIC METER
- TR — ELECTRIC TRANSFORMER
- ACCENT ILLUMINATION
- PB — PULLBOX
- TP — TELEPHONE PULLBOX
- AC — AIR CONDITIONER
- FLAG POLE
- MB — MAILBOX
- GV — GAS VALVE
- DOWNSPOUT
- BOLLARD
- RxR SPIKE FOUND
- RXR SPIKE SET
- DRILL HOLE SET

LEGAL DESCRIPTION:

PARCEL :

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF SUBLOTS NOS. 1, 2, 3, AND 4 IN THE HAHN SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, AS SHOWN BY THE RECORDED PLAT IN VOLUME 27 OF MAPS, PAGE 17 OF CUYAHOGA COUNTY RECORDS, FURTHER KNOWN AS BEING PARCEL **"B"** IN THE "LOT SPLIT & CONSOLIDATION PLAT FOR 1415 RIVERSIDE DRIVE" AS SHOWN BY THE RECORDED PLAT IN VOLUME 384 OF MAPS, PAGE 20 OF CUYAHOGA COUNTY RECORDS, SAID PREMISES CONTAINING 0.455 ACRES OF LAND BEING THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

your trusted advisor consultants → engineers architects planners

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO
(i) _____ (ii) _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b) (1), 8, 9, 13, 15, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: JANUARY, 2022

DATE

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674

SERGEANT CLEAN CAR WASH

18425 DETROIT ROAD

CUYAHOGA COUNTY — LAKEWOOD, OHIO

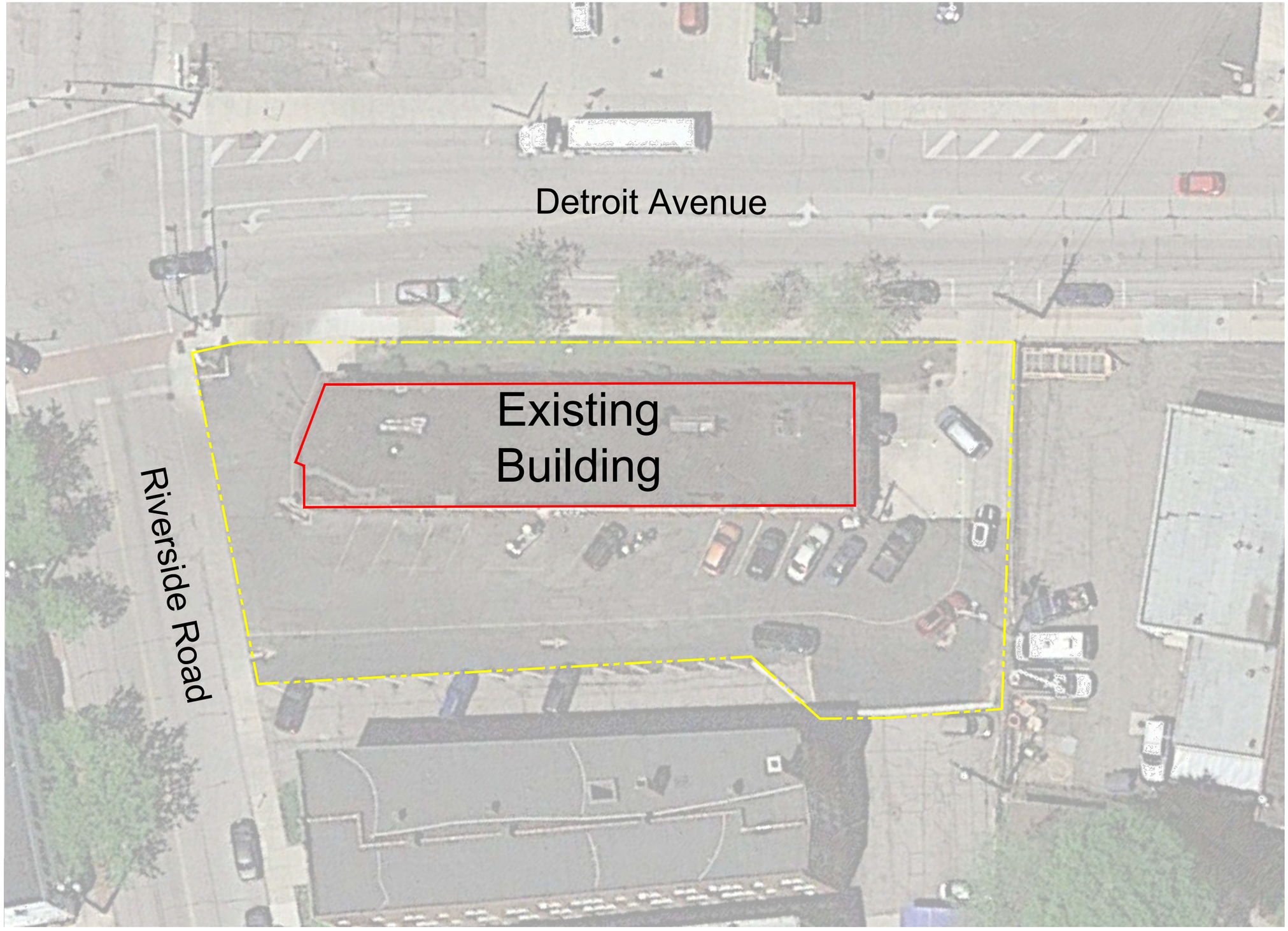
ISSUED FOR:	
ISSUE DATE:	01/25/2021
SCALE:	AS SHOWN
DESIGNED BY:	
DRAWN BY:	LL
CHECKED BY:	TMM

GENERAL - 00 SERIES

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	220083
DISCIPLINE	SURVEY
SHEET NAME	COVER
SHEET	OF
1	XX

H:\2022\220083\GWG_SURVEY\V_220083_SURVEY_ALTA.DWG - ALTA - 1/25/2022 1:24:42 PM - THOMAS MEEKS



SITE PLAN-Existing Site

Sgt. Clean Car Wash
3673 Massillon Road
Uniontown, Ohio 44685

DRAWING DATES
23 March 2022
existing

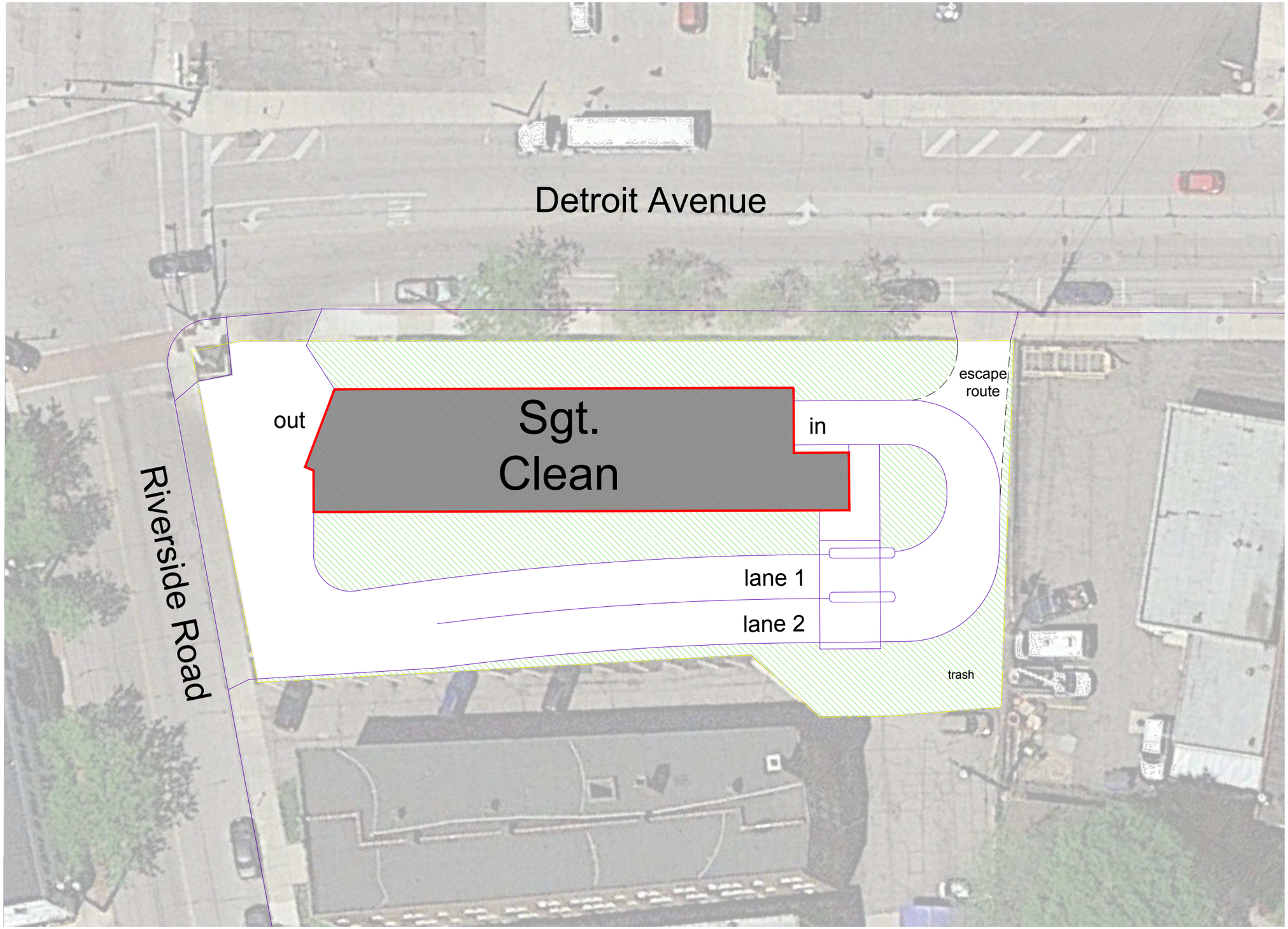
PROJECT NUMBER:
1020-013-21

Sgt. Clean Car Wash
Site Study-Lakewood Site
18425 Detroit Avenue, Lakewood, Ohio
Cuyahoga County Ohio

REFERENCE NORTH

TITLE SHEET

A.1.EX



SITE PLAN-Site Study

Sgt. Clean
Car Wash
3673 Massillon Road
Uniontown, Ohio 44685

DRAWING DATES
23 March 2022
renovation-ABR submission

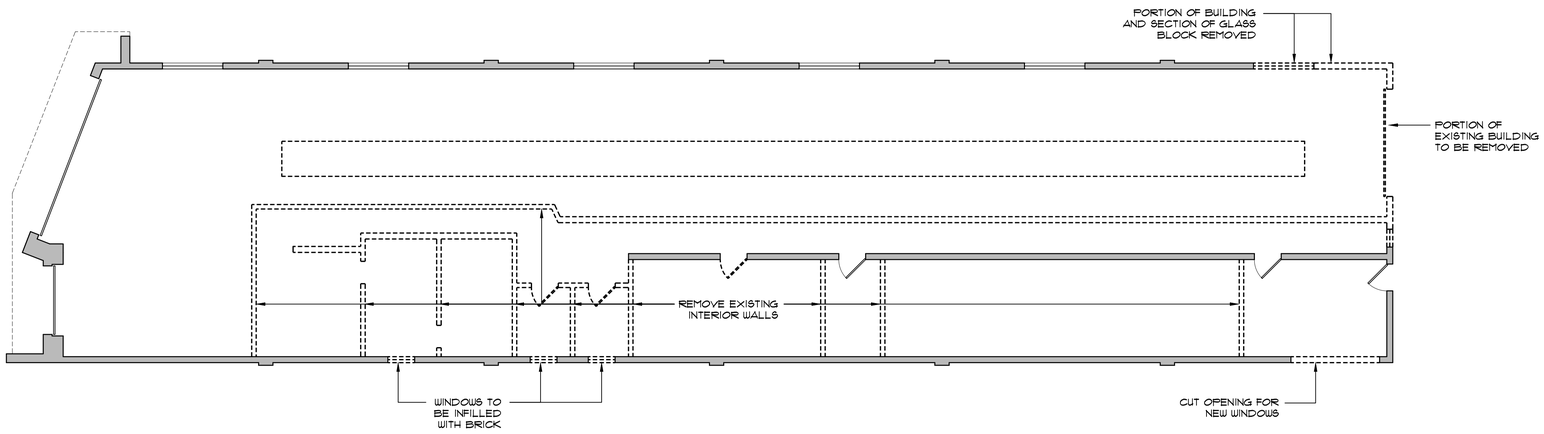
PROJECT NUMBER:
1020-013-21

Sgt. Clean Car Wash
Site Study-Lakewood Site
18425 Detroit Avenue, Lakewood, Ohio
Cuyahoga County Ohio

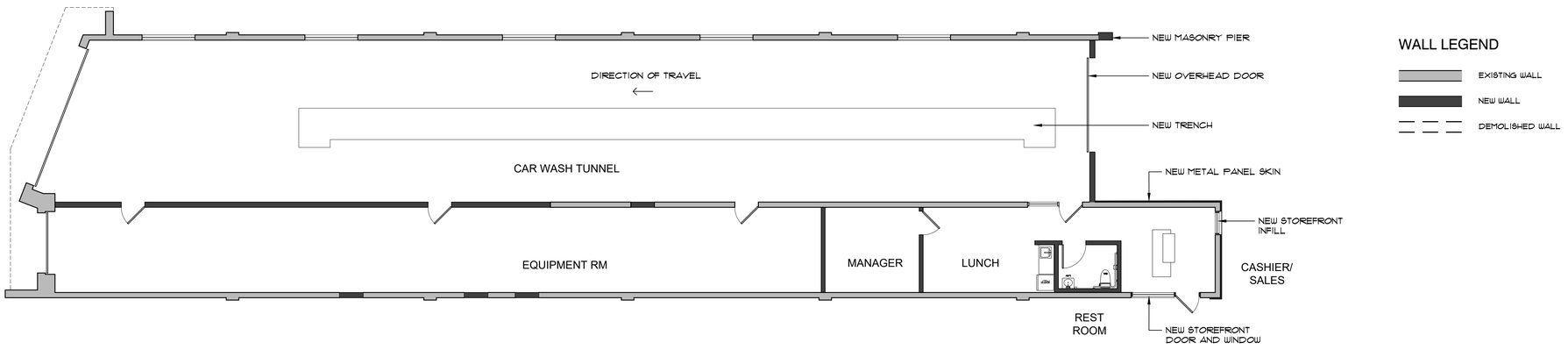
REFERENCE
NORTH

TITLE SHEET

A.1



Existing Plan with Demolition Notes
1/8" = 1'-0"



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

Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216/421-2050 fax 216/421-5915 email ba@studio-10.com

Sgt Clean Car Wash Lakewood 18425 Detroit Rd Lakewood, OH 44107

©Blatchford Architects

21 MAR 2022 14 MAR 2022 11 MAR 2022 08 MAR 2022



Existing Entry



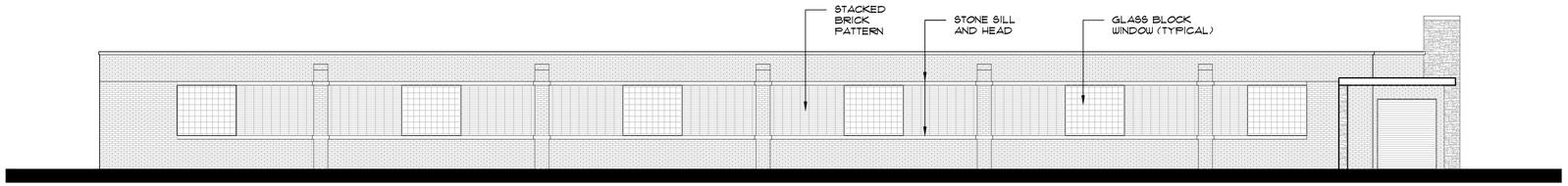
Street Side



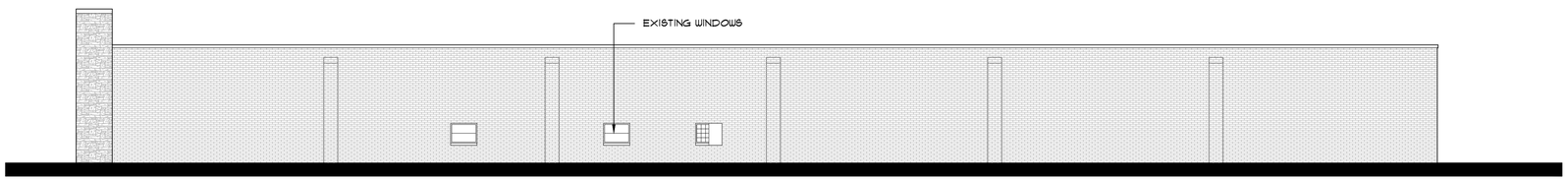
Back Side



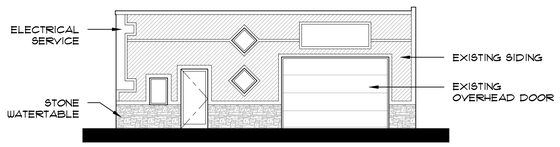
Existing Exit



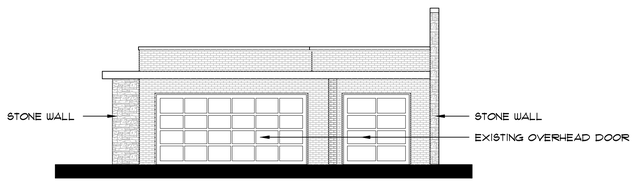
Existing Street Elevation
1/8" = 1'-0"



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



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



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

Preliminary

Richard Bozic
License# 8909097
Expires: 12/31/2021

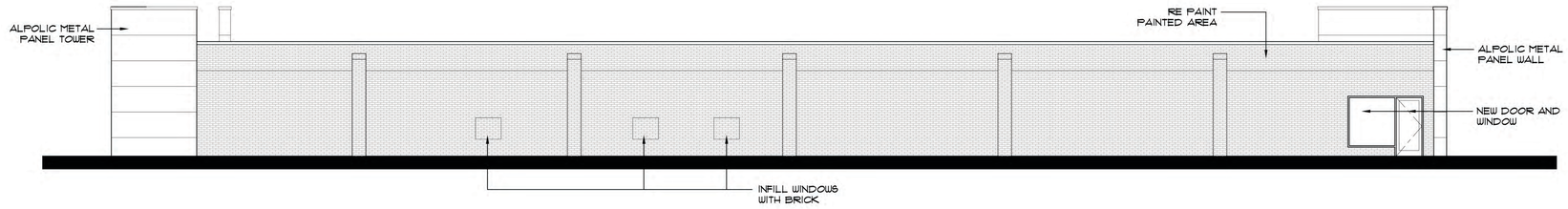
Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216/421-2050 fax 216/421-5915 email ba@studio-10.com

Sgt Clean Car Wash Lakewood 18425 Detroit Rd Lakewood, OH 44107

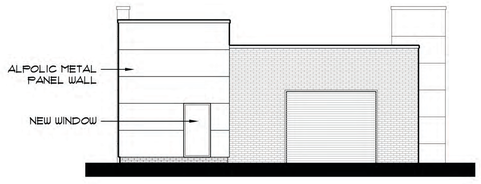
©Blatchford Architects
21 MAR 2022 14 MAR 2022 11 MAR 2022 08 MAR 2022



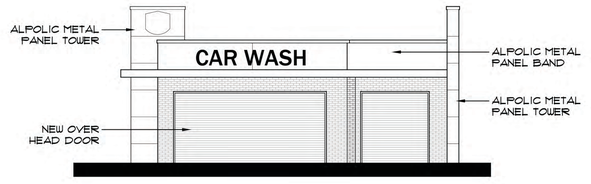
Proposed Street Elevation
1/8" = 1'-0"



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



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



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

Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216/421-2050 fax 216/421-5915 email ba@studio-10.com

Sgt Clean Car Wash Lakewood 18425 Detroit Rd Lakewood, OH 44107

©Blatchford Architects

15 MAR 2022 14 MAR 2022 11 MAR 2022 08 MAR 2022


Vosh


Bee Clean
Express Car Wash


Hot
BEES WAX
UNDER BODY
FLUSH




CAR WASH
CLOSED
OPEN
OPEN

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-14-22

Permit No.: BBS22-000018

Applicant Name: Joseph Pavlick, Mahall's 20 Lanes

Project Address: 13222 Madison Ave.

Project Name: Mahall's 20 Lanes

Project: Applicant proposes renovation of an existing commercial building.



7
A1

LOCATION

NTS





10 A1 STREET VIEW
NTS



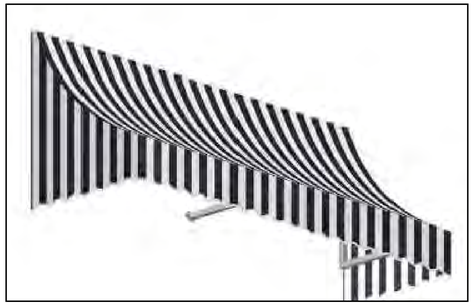
6 A1 PROPOSED TICKET WINDOW
NTS



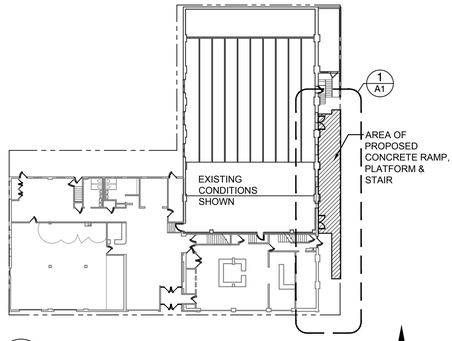
7 A1 LOCATION
NTS



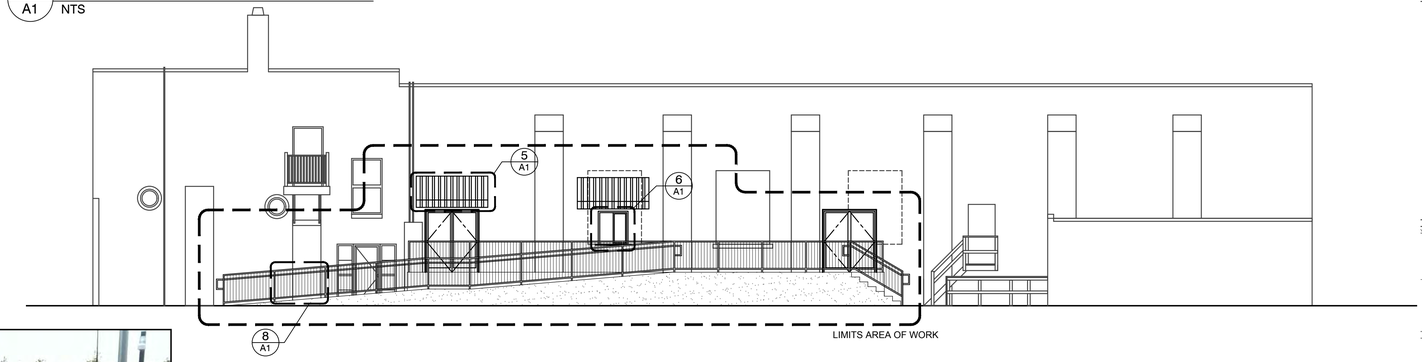
9 A1 3D SIDE ELEVATION
NTS



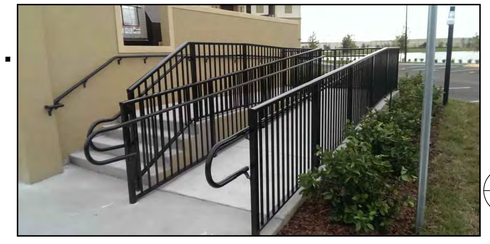
5 A1 PROPOSED CANOPY
NTS



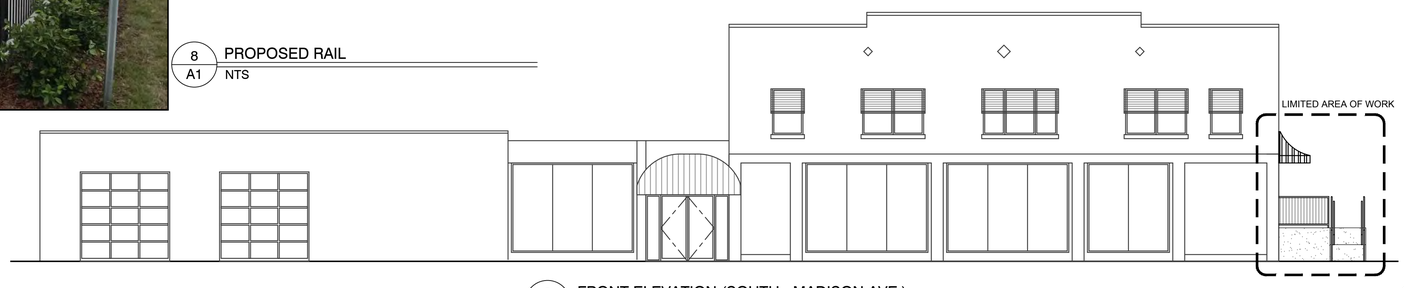
4 A1 KEY PLAN
NTS



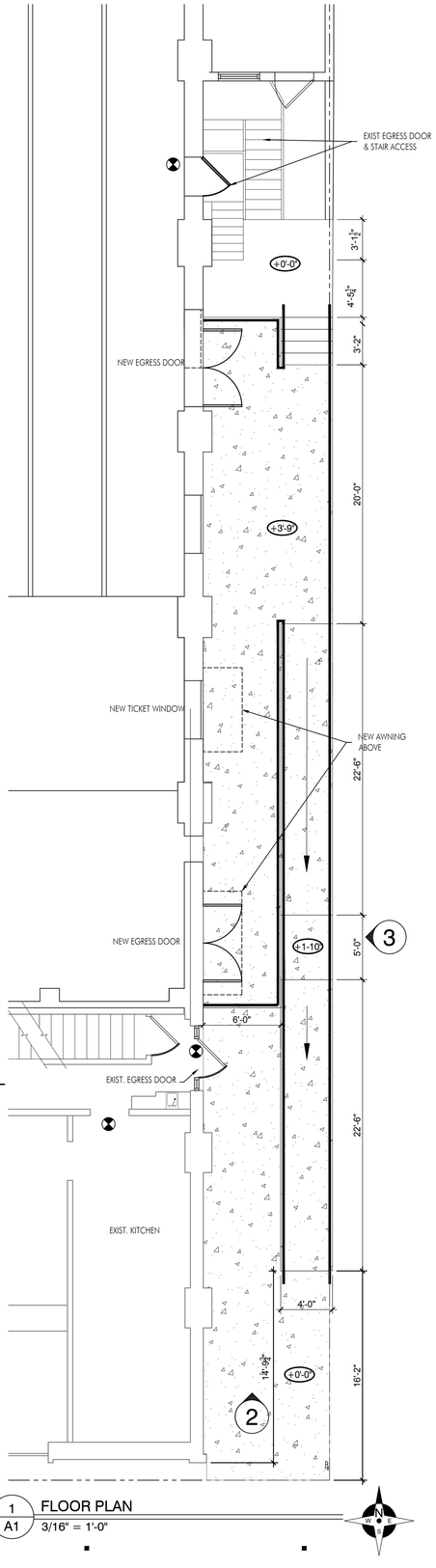
3 A1 SIDE ELEVATION (EAST)
1/8" = 1'-0"



8 A1 PROPOSED RAIL
NTS



2 A1 FRONT ELEVATION (SOUTH - MADISON AVE.)
1/8" = 1'-0"



1 A1 FLOOR PLAN
3/16" = 1'-0"

LARSEN
ARCHITECTS
12506 EDGEWATER DRIVE,
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 21056

Mahall's
13200 Madison Ave.
LAKEWOOD, OH 44107

DRAWN BY:
CHECKED BY:

ISSUE
ISSUED FOR ABR 3/22/22

THE CONTRACTOR AGREES THAT LARSEN ARCHITECTS SHALL BE THE FINAL DETERMINER OF THE SCOPE & INTENT OF THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES OR OMISSIONS BEFORE BEGINNING OR FABRICATING ANY WORK.

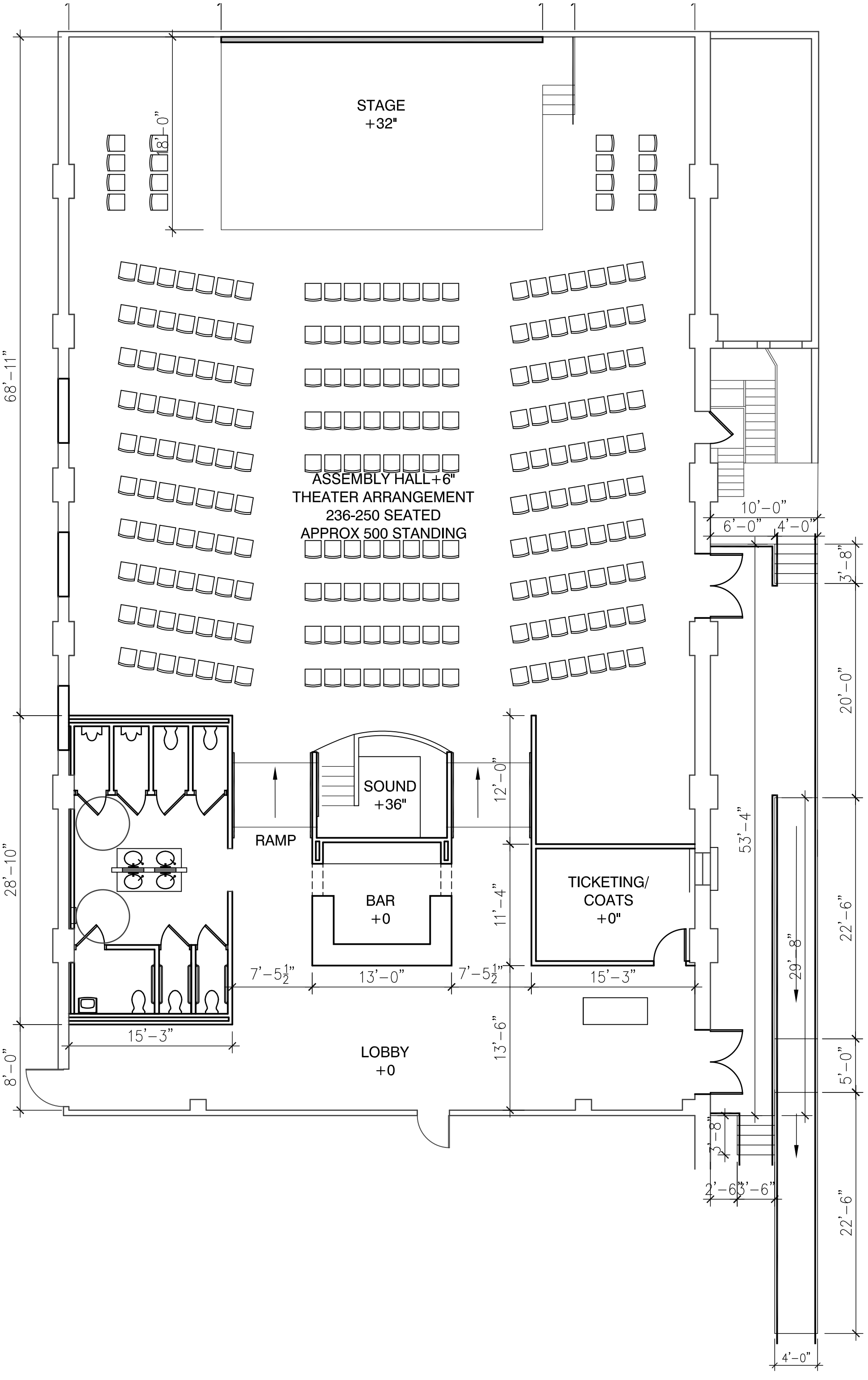
NO SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE ARCHITECT PRIOR TO BID ACCEPTANCE.

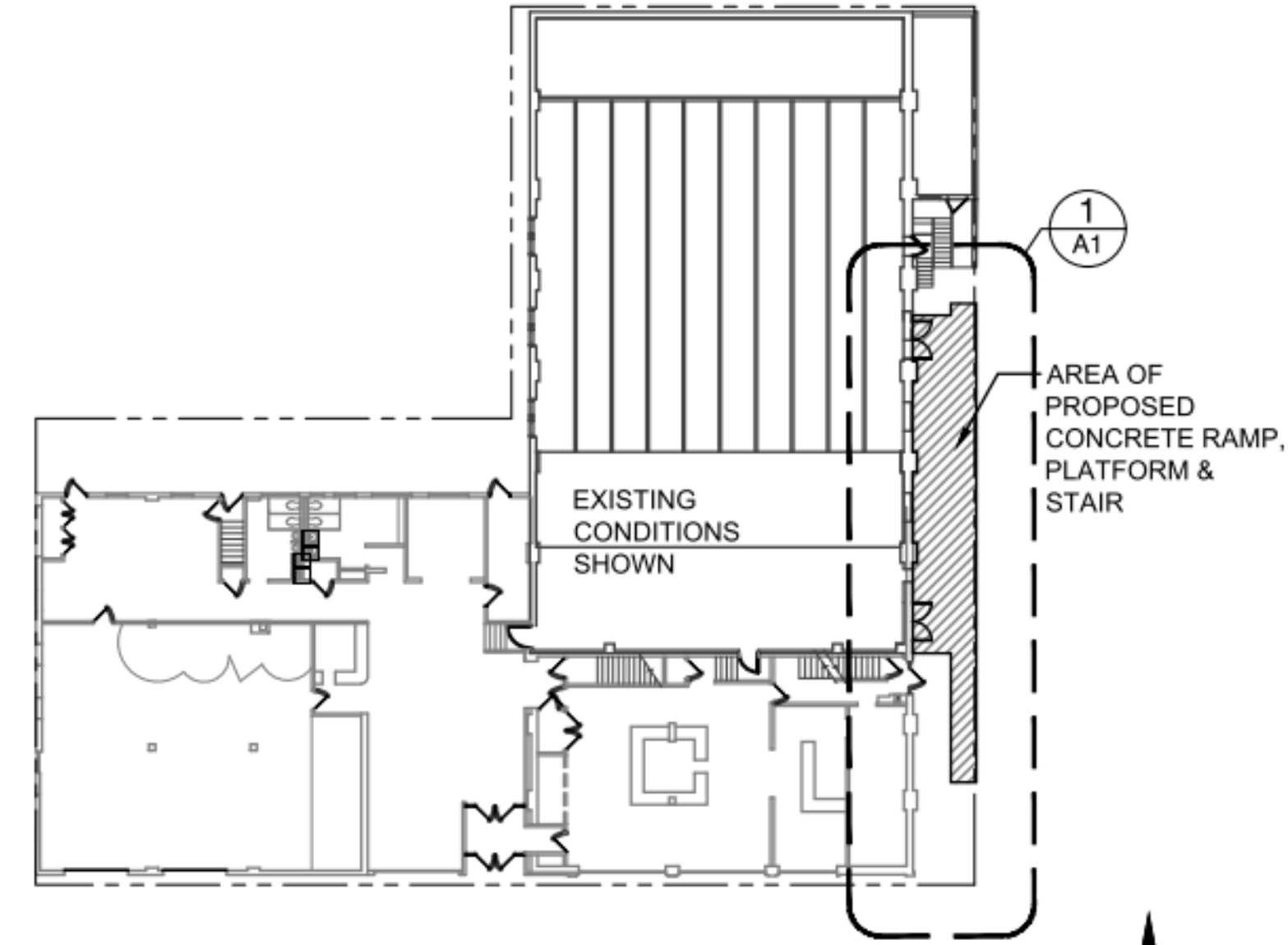
ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ANY DUPLICATION OR MODIFICATION IS FORBIDDEN WITHOUT PRIOR WRITTEN PERMISSION FROM LARSEN ARCHITECTS.

SHEET NUMBER
A1


STAGE
+32"
18'–0"
ASSEMBLY HALL+6"
THEATER ARRANGEMENT
236-250 SEATED
APPROX 500 STANDING
68'–11"
28'–10"
8'–0"
SOUND
+36"
RAMP
BAR
+0
TICKETING/
COATS
+0"
LOBBY
+0
12'–0"
11'–4"
13'–6"
7'–5½"
13'–0"
7'–5½"
15'–3"
15'–3"
10'–0"
6'–0"
4'–0"
3'–8"
20'–0"
53'–4"
22'–6"
29'–8"
5'–0"
3'–8"
2'–6"
3'–6"
22'–6"
4'–0"



4
A1

KEY PLAN

NTS

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 04-15-22

Permit No.: BBS22-000019

Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

Project Name: CHASE Bank

Project: Applicant proposes demolition of an existing commercial building and the construction of a new one.

From:	Terron Wright
To:	David Baas; Gabriela Prewitt; Shawn Leininger
Cc:	Michelle Nochta
Subject:	RE: Applications
Date:	Thursday, March 24, 2022 11:49:26 AM
Attachments:	image005.png image006.png Re EXTERNALRE Lakewood early access.msg

---

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

Good Morning David,

Please see the attached email correspondence from the property owner authorizing the application submittal.

Please let me know if you need anything else from the property owner.

Thank You,

TERRON WRIGHT
Senior Project Manager

The Architects Partnership, Ltd.
200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

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

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 2:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Gabriela,
In the past – I've seen other applicants place a memo explaining the delay into that portion of the application…or even just an email acknowledgement from the property owner in the place of a formal letter that can be provided later.

Sincerely,

Dave

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

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 3:45 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

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Shawn,

We are trying to submit the applications with the plan of providing owner consent by end of the week, but the portal does not let us submit the application without the consent file. In this case how can we submit?

Thank you,

Gabriela Prewitt
Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604
P. 312.583.9800 ext. 58

C. 469.601.0316

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 12:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Please submit the applications as soon as possible and no later than the end of the day. We will need the property owner consent prior to moving forward. We will need that by the end of the week. Please let us know when that is uploaded into CitizenServe.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development

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

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 1:27 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

CAUTION: This email originated from outside your organization. Exercise caution when

opening attachments or clicking links, especially from unknown senders.

Hi Shawn,

Appreciate you and your team reaching out. We had to push to today the submittal of the applications due to some changes we are presenting with the façade design and materials, addressing a little bit more of the concerns we talked about during our Friday meeting.

Also we are currently waiting for the authorization for property access from the owner, is it possible to move forward with the application without this and submit it later in the process?

Thank you,

Gabriela Prewitt
Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604
P. 312.583.9800 ext. 58
C. 469.601.0316

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 12:22 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>
Subject: Applications

Gabriela,

We did not see your applications submitted. Please advise if you are not planning on attending the April meetings.

Sincerely,

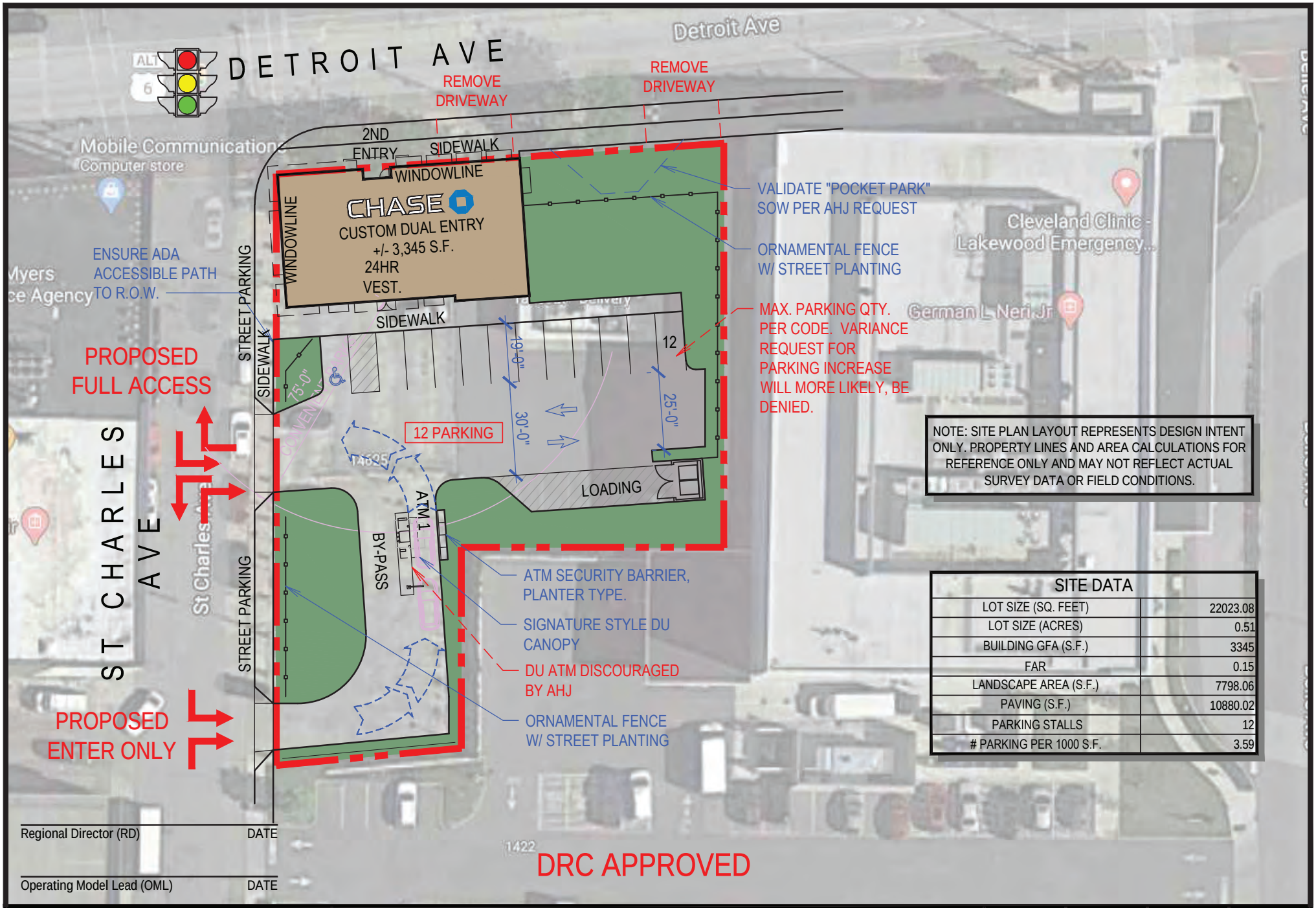
Shawn Leininger, AICP
Director of Planning & Development

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

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

CHASE

REGION - OHIO
OVP NO.- J20204600447

Proposed Site Plan

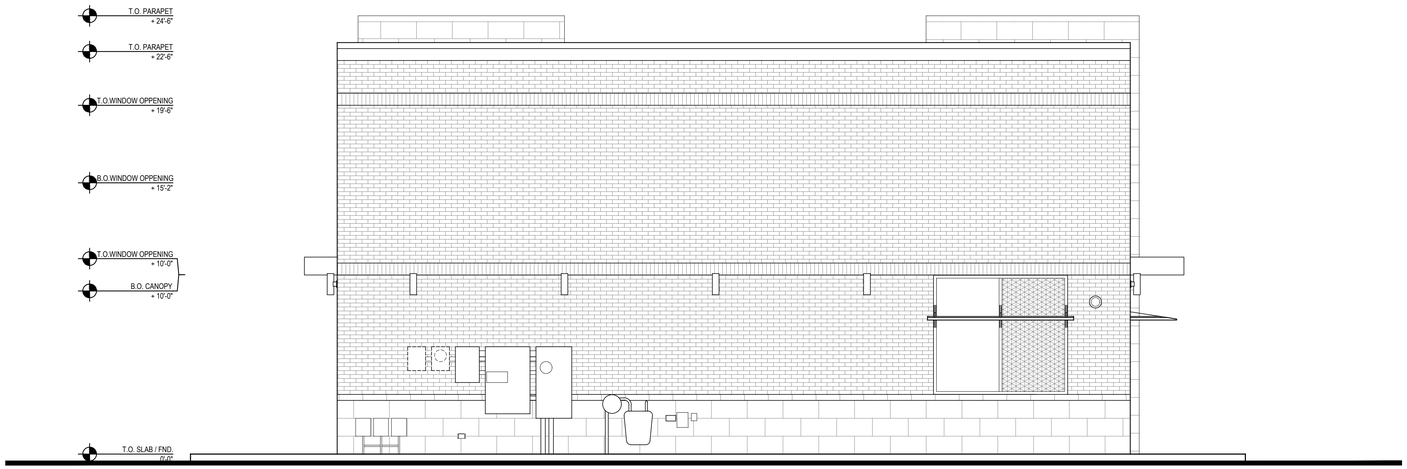
Lakewood

14615 Detroit Rd., Lakewood, OH 44107

DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'

0 8' 20' 40'

DRC Page 7



EAST ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

CAST STONE
COLOR: LIMESTONE
CORONADO

CLEAR GLASS

CAST STONE
COLOR: LIMESTONE
FINISH: SMOOTH
CORONADO

BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT

SPANDREL GLASS



NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

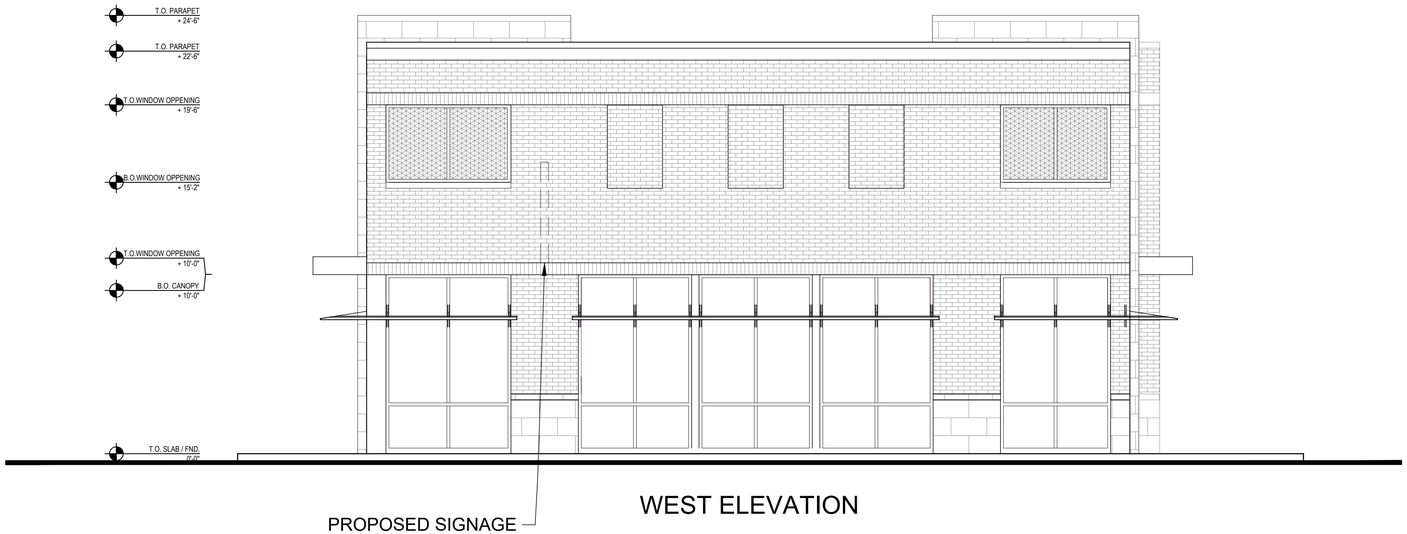
ARCHITECTURAL ELEVATIONS

03.23.2022

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap



WEST ELEVATION



SOUTH ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

CAST STONE
COLOR: LIMESTONE
CORONADO

CLEAR GLASS

CAST STONE
COLOR: LIMESTONE
FINISH: SMOOTH
CORONADO

BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT

SPANDREL GLASS

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS

03.23.2022

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap



TRASH ENCLOSURE

BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

LAKEWOOD
14615 Detroit Ave.
Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS

03.23.2022

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032

tap

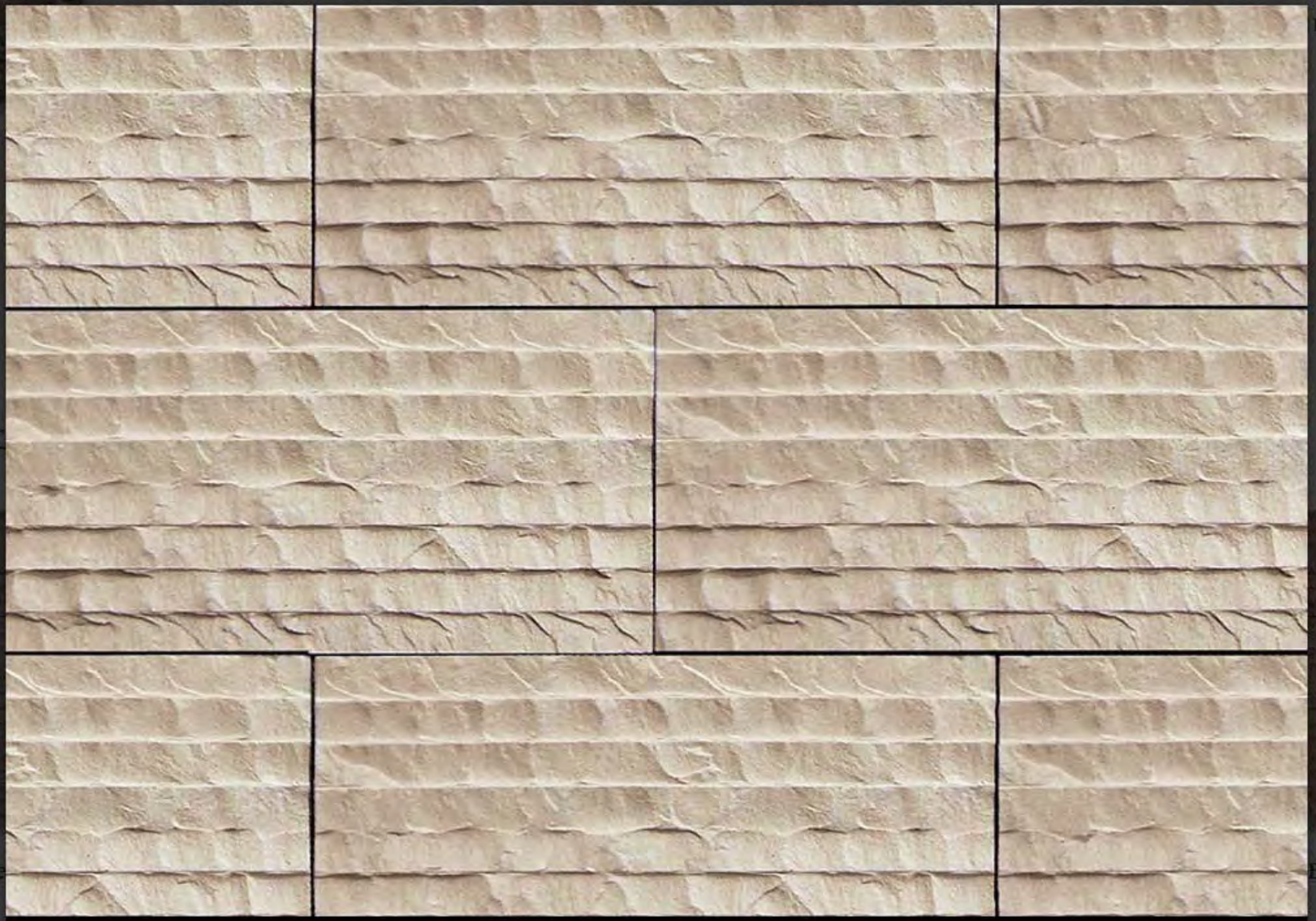

EINSTEIN BROS BAGELS




St Charles


FedEx
FedEx
St Charles Ave


Google



Chiseled Limestone - Cream

Chiseled Limestone

CORONADO STONE PRODUCTS

Installation Specifications

CSI – 3 Part Spec available at **www.CORONADO.com/ArchitecturalResources**

Choices Specific to Chiseled Limestone

Standard Colors: Cream, Silver Ash, Sunriver Blend. Custom colors may be available for an upcharge.

Grout Joint Width: ¼" Grout Joint (nominal)

Grouting Options: Full Smooth Tooled

Grout Joint Color: Natural Grey, Natural Off-White or Complementary Color

Accessories: Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

Pattern: Blend the stone on the wall from several different boxes to ensure proper color. ***Due to the large profile of the Chiseled Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations.*** **See catalog photos for recommended installation pattern.**

Chalk Lines: Should be used by installer to ensure a straight and level pattern.

Sealing: Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.

Freeze-Thaw: When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.

Installation Info: Download Coronado's latest Classic Series installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

Size: Stone size is 12" in height and 24" in length. Corner returns are 3" for the short return and 15" for the long return (nominal). Also available in 4" and 6" Flats and Corners for use as continuous bands.

Thickness: 1" (nominal).

Weight: 7 to 10 lbs. per square foot.

Packaging: Product sold by the piece.

¼" Full Smooth Tooled Grout Joint (nominal)



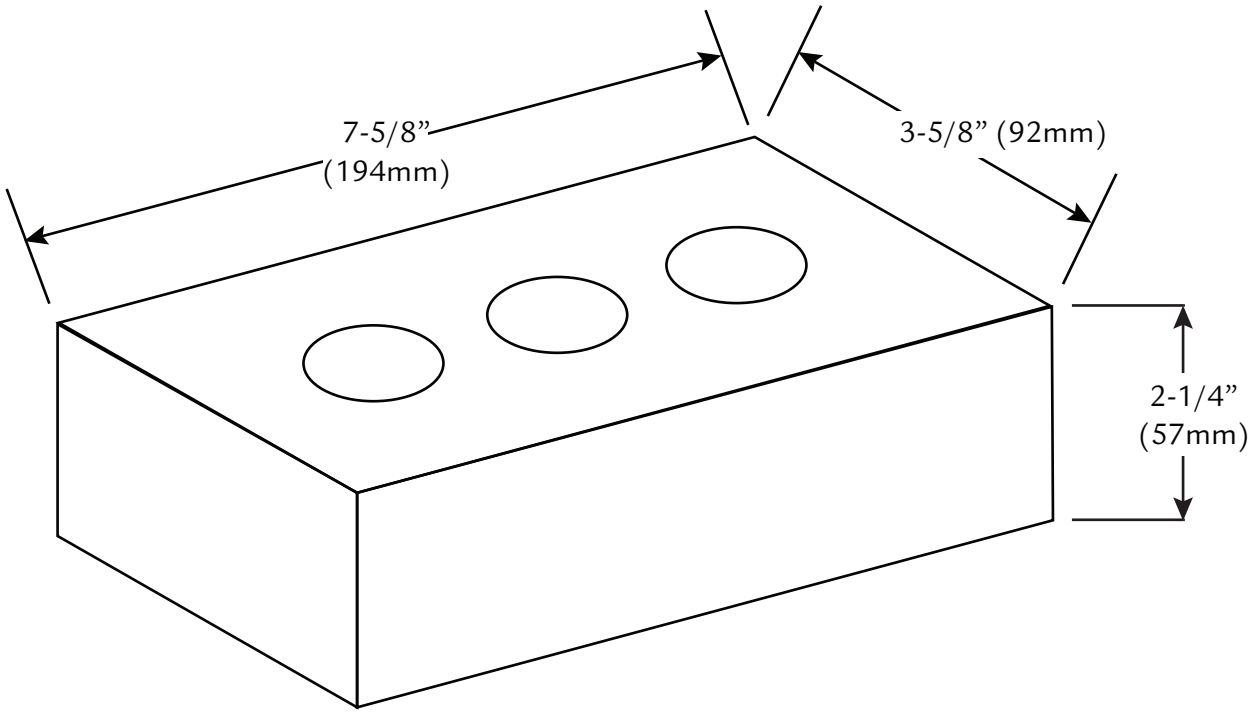
Chiseled Limestone ***color: Cream***

¼" Full Smooth Tooled Grout Joint (nominal)



Chiseled Limestone ***color: Silver Ash***

MODULAR BRICK



NOT ALL PRODUCTS ARE AVAILABLE IN ALL COLORS AND/OR SIZE. PLEASE CONTACT ENDICOTT FOR AVAILABILITY.

ENDICOTT MODULAR BRICKS CONFORM TO ASTM C216 SPECIFICATIONS.
ASTM TYPE AND GRADE ARE DEPENDENT ON TEXTURE AND OTHER FACTORS.

ENDICOTT™



Smooth Limestone - Cream

Smooth Limestone

CORONADO STONE PRODUCTS

Installation Specifications

CSI – 3 Part Spec available at **www.CORONADO.com/ArchitecturalResources**

Choices Specific to Smooth Limestone

Standard Colors: White Sands, Cream, Harvard Grey, Mushroom. Custom colors may be available for an upcharge.

Grout Joint Width: ¼" Grout Joint (nominal)

Grouting Options: Full Smooth Tooled

Grout Joint Color: Natural Grey, Natural Off-White or Complementary Color

Accessories: Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

Pattern: Blend the stone on the wall from several different boxes to ensure proper color. ***Due to the large profile of the Smooth Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations.*** **See catalog photos for recommended installation pattern.**

Chalk Lines: Should be used by installer to ensure a straight and level pattern.

Sealing: Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.

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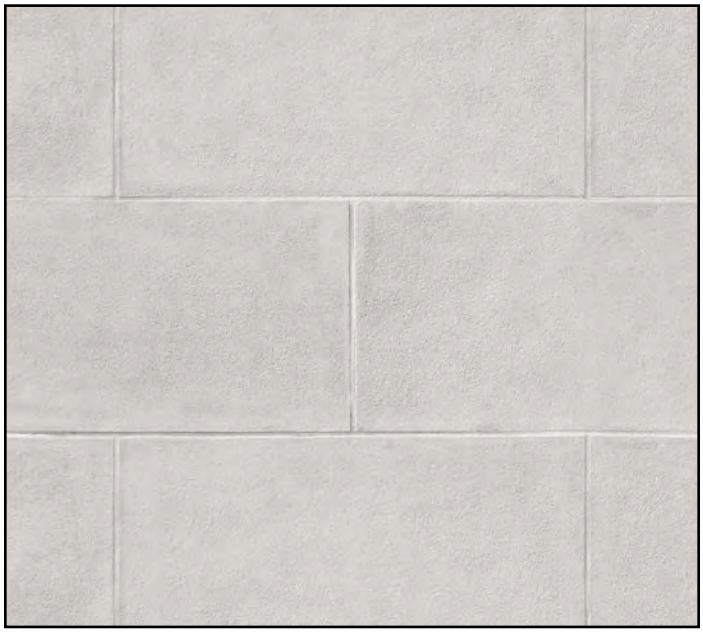
Packaging: Product sold by the piece.

¼" Full Smooth Tooled Grout Joint (nominal)



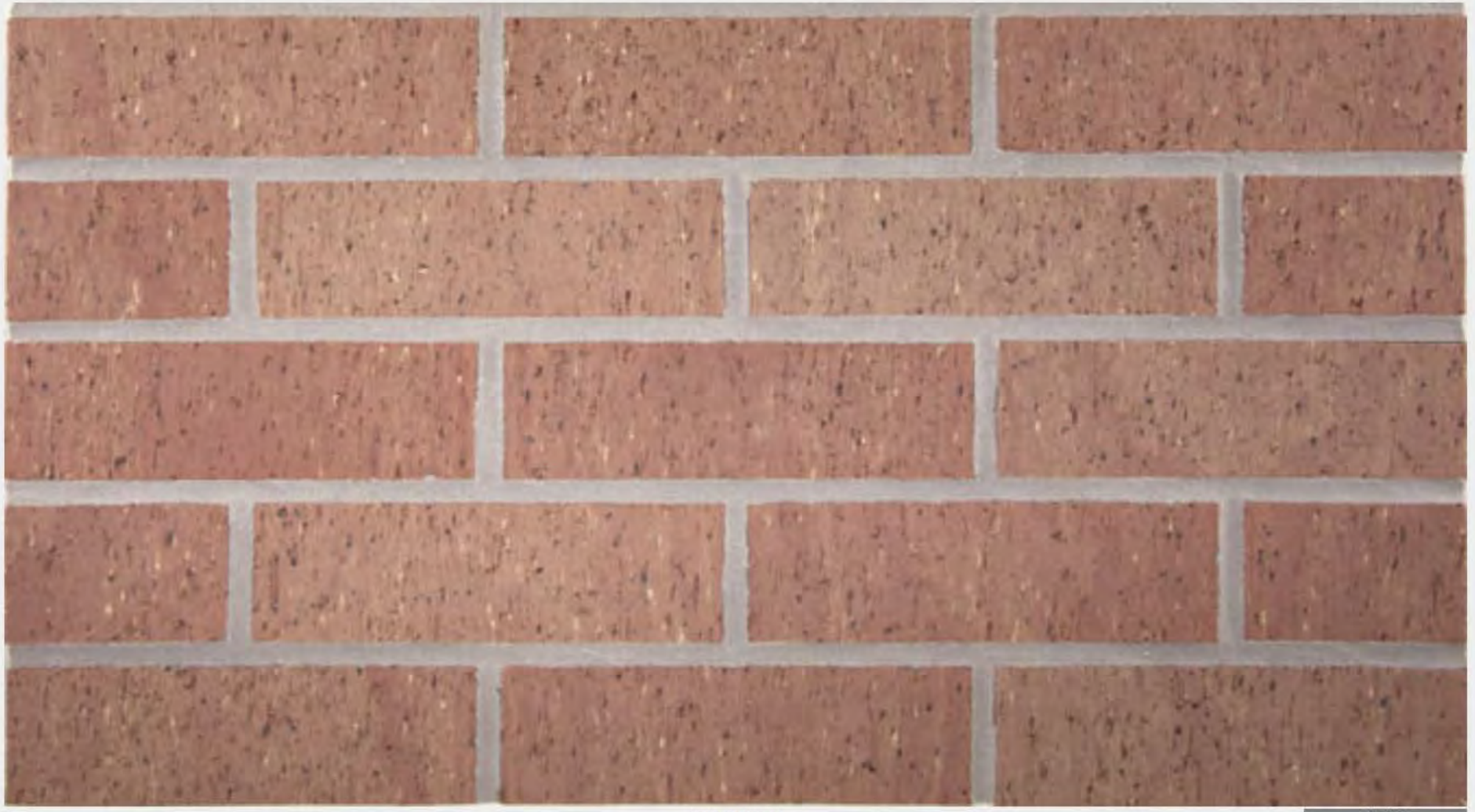
Smooth Limestone ***color: Cream***

¼" Full Smooth Tooled Grout Joint (nominal)



Smooth Limestone ***color: Harvard Grey***

FACE BRICK - ROSE BLEND



Velour Texture

SHARE

Textures

- Smooth
- Velour
- Matt
- Velvetex
- Vertical Score

Sizes

- Roman
- Modular
- Norman
- 2-5/8" Kingsize
- Kingsize
- Engineer Modular
- Engineer Kingsize
- Engineer Norman
- Closure
- 3" Utility
- Utility
- 2-1/4" Meridian
- Meridian
- 6"Thru-Wall
- 8"Thru-Wall
- Triple

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-16-22-A

Permit No.: BBS22-000020

Applicant Name: Heidi DeMark, Phillips|Sekanick Architects

Project Address: 1520 W. 117th St.

Project Name: Dunkin' GO

Project: Applicant proposes renovation of an existing commercial building.

March 22, 2022

Lakewood Architectural Board of Review
Department of Planning and Development

Re: Dunkin'

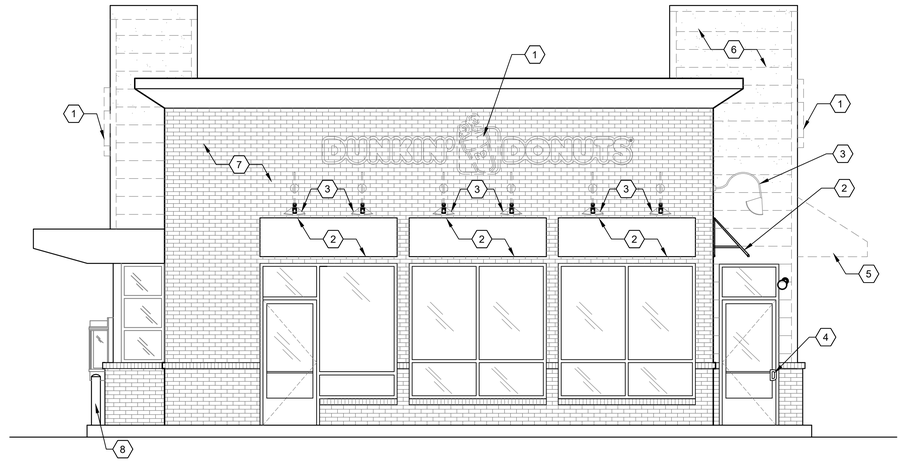
To Whom it may concern,

As owner of the Dunkin' located at 1520 W. 117th Street, Lakewood, OH, I grant my consent for Phillips|Sekanick Architects to act on my behalf for this submission.

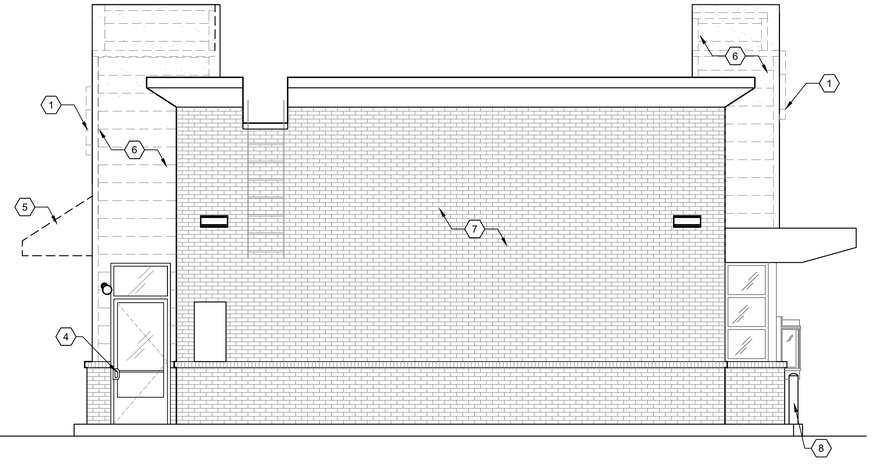
Sincerely,



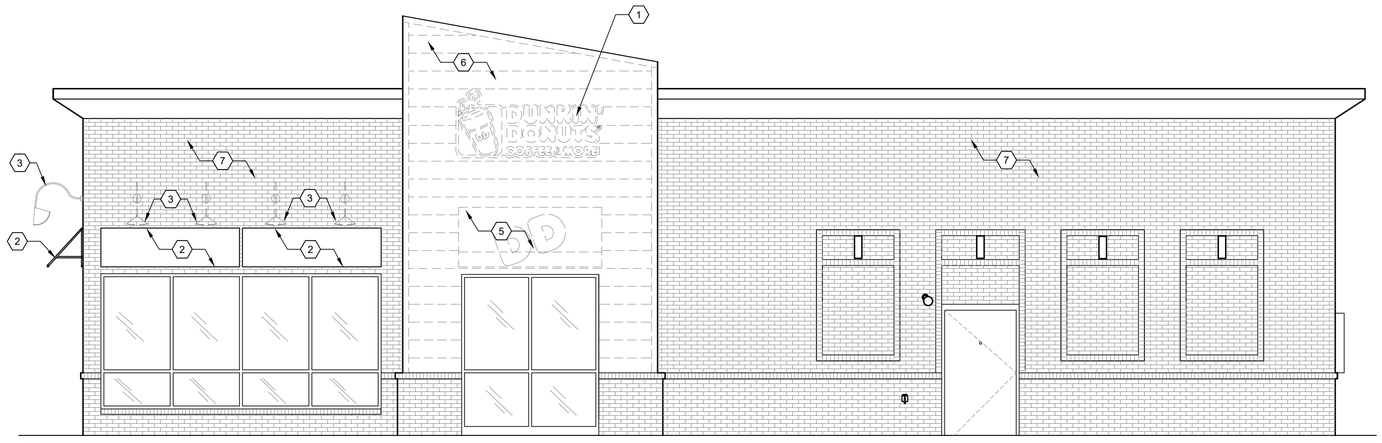
Bobby Patel
Dunkin' Owner/Operator



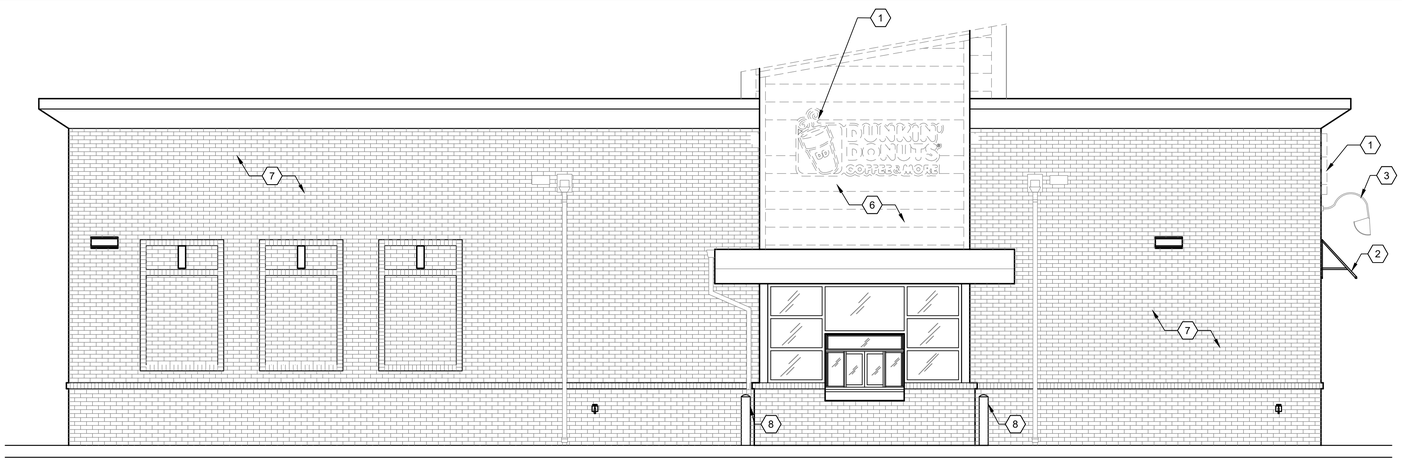
1 FRONT ELEVATION
1/4" = 1'-0" NOTE:



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



3 RIGHT ELEVATION
1/4" = 1'-0" NOTE:



4 LEFT ELEVATION
1/4" = 1'-0" NOTE:

DEMO GENERAL NOTES:

A. G.C. TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.

B. G.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.

C. ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE CODES OR REQUIREMENTS.

D. G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & SHALL INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANY(S) FOR SAID WORK.

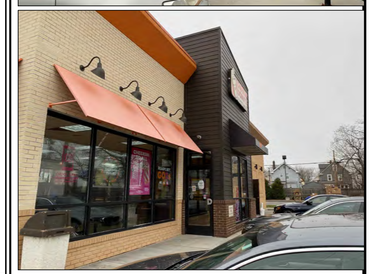
E. GC SHALL BE RESPONSIBLE FOR THE SURVEY OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, NOTIFY OWNER & COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

F. THROUGHOUT THE DURATION OF THE REMODEL POWER TO THE COOLER/FREEZER SHALL REMAIN CONSTANT AND FUNCTIONAL.

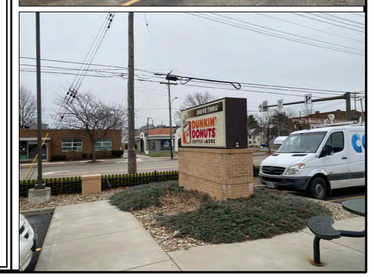
G. G.C. TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN ONSITE STORAGE UNIT. MATERIALS WITHIN STORAGE UNIT ARE TO BE PACKED AND STAGED ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING JOB.

DEMO KEY NOTES

1. SIGNAGE TO BE REMOVED. MAINTAIN POWER FOR NEW SIGNAGE.
2. REMOVE EXISTING AWNING. RETAIN FRAME FOR RE-COVER AS PART OF NEW WORK.
3. REMOVE EXISTING EXTERIOR LIGHT FOR REPLACEMENT.
4. REMOVE EXISTING DOOR HANDLES AND PUSH BARS FOR REPLACEMENT WITH NEW.
5. REMOVE EXISTING AWNING & INTERNAL LIGHT.
6. REMOVE EXISTING BROWN SIDING FOR REPLACEMENT WITH NEW.
7. EXISTING BRICK TO REMAIN. CLEAN AS PART OF NEW WORK.
8. EXISTING BOLLARD TO REMAIN. BOLLARD COVER TO BE REPLACED WITH NEW.







dunkin' brands.

ARCHITECT:
BRUCE SEKANICK, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p (330) 395-9518
f (330) 395-4296

STATE OF OHIO
BRUCE W. SEKANICK
8954
REGISTERED ARCHITECT
My commission expires on DECEMBER 31, 2023

DUNKIN DONUTS-
REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

DATE	xx/xx/xxxx
SCALE	AS NOTED
DRAWN	HD
CKD	
APPD	

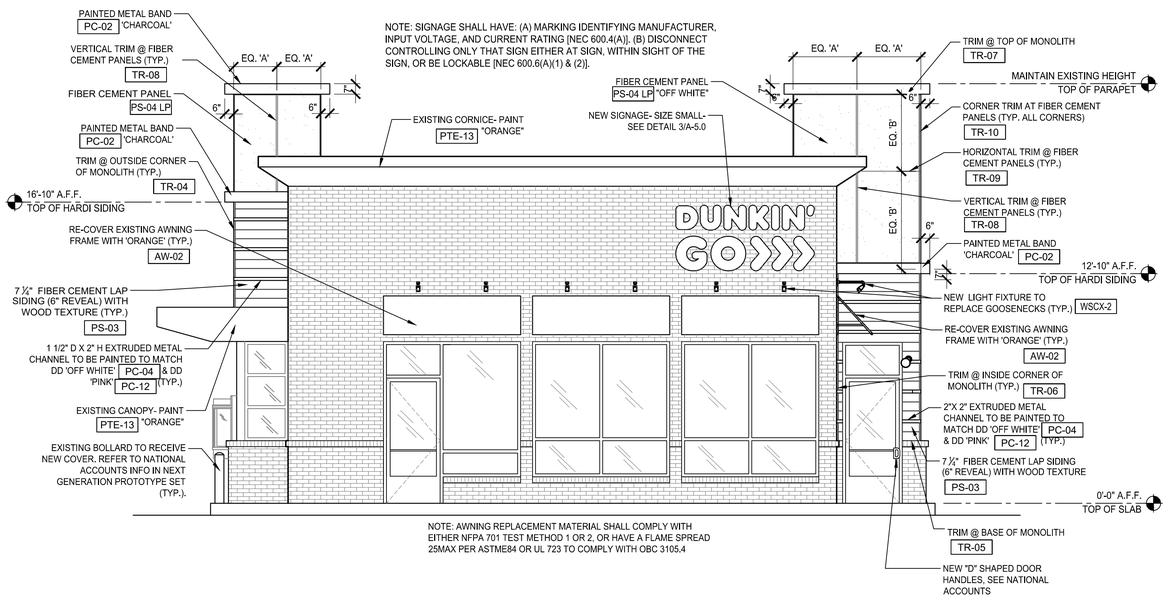
NO	DESCRIPTION	DATE
	REVISIONS	

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

EXTERIOR ELEVATIONS

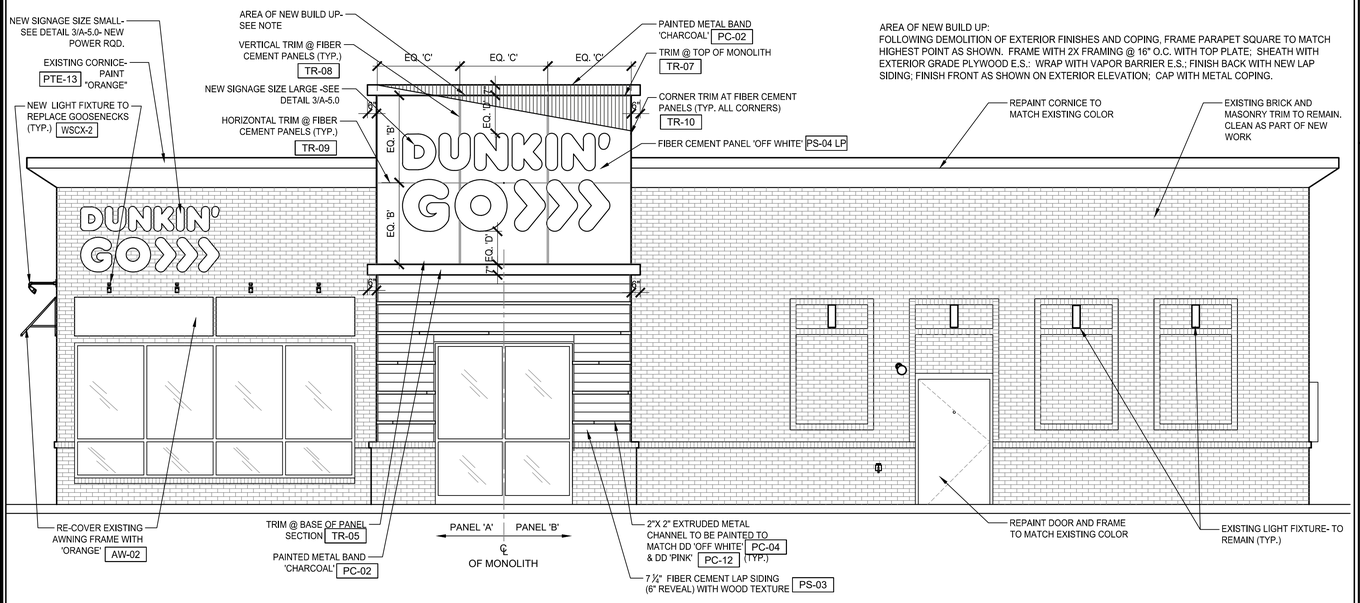
PROJECT #21-0000

D-5.0



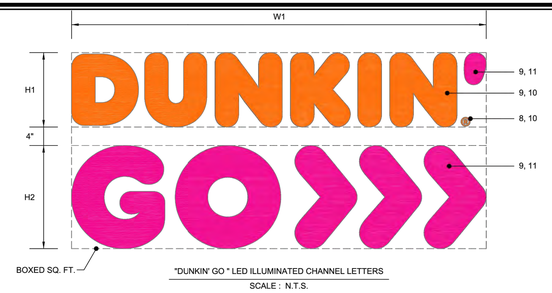
1 FRONT ELEVATION

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



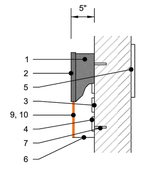
2 RIGHT ELEVATION

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



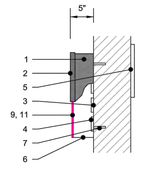
"DUNKIN' GO " LED ILLUMINATED CHANNEL LETTERS

SCALE : N.T.S.



ORANGE "DUNKIN" CROSS SECTION

SCALE : N.T.S.



PINK "GO", ">>>", & APOSTROPHE (') CROSS SECTION

SCALE : N.T.S.

1. .05" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
3. .063" ALUMINUM BACKING
4. GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
5. REMOTE POWER SUPPLY, AS REQUIRED
6. DRAIN HOLES, AS REQUIRED
7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
9. 3/16" THICK WHITE ACRYLIC FACE
10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

U.L. LISTED

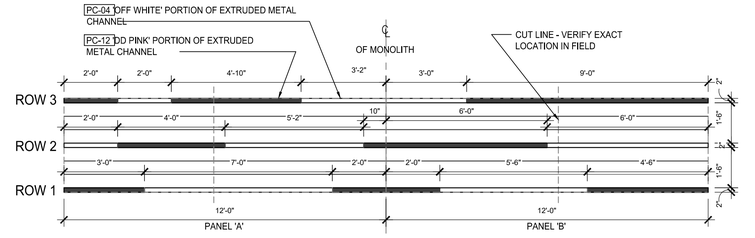
LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

SIZE	H1	H2	W1	S.F. (BOX)
SMALL	16"	22.25"	89.25"	26.13'
MEDIUM	20"	27.75"	111.5"	40.1'
LARGE	24"	33.25"	134"	57.14'
CUSTOM	-	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

3 PRIMARY BLDG. SIGN DETAILS

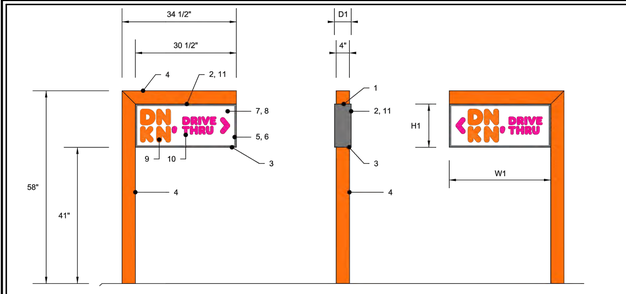
NTS NOTE: SEE EXTERIOR ELEVATIONS FOR SIZE SPECIFICATION



NOTES:
1. ACCENT ELEMENTS ARE 12' BREAK METAL SECTIONS. PRE-FINISHED TO MATCH PATTERN.
2. PANELS TO BE INSTALLED AT THE CENTERLINE OF MONOLITH, INSTALLED OUTWARD AND MITER CUT EACH END IN FIELD.
3. EACH PANEL (A and B) CONSISTS OF 3 UNIQUE ROWS (1, 2, and 3).
4. PANELS SHOULD REPEAT A, B, A, B, ETC. UNTIL DESIRED WIDTH IS MET.

4 EXTRUDED METAL CHANNELS

3/8" = 1'-0" NOTE:



LED ILLUMINATED DIRECTIONAL SIGN (SIDE A)

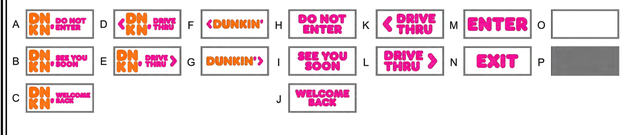
SCALE : N.T.S.

LED ILLUMINATED DIRECTIONAL SIGN (SIDE C)

SCALE : N.T.S.

LED ILLUMINATED DIRECTIONAL SIGN (SIDE B)

SCALE : N.T.S.



1. 5" x 1" x .063" ALUMINUM SPACE FRAME
2. 1" ALUMINUM RETAINER
3. 1" x 1" x 1/8" ALUMINUM ANGLE
4. 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165 C
5. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
6. LED POWER SUPPLIES, AS REQUIRED
7. .118 CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE
8. BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY
9. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
10. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
11. 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

EXTERIOR FINISH : PAINT PANTONE 7540C

INTERIOR FINISH : PAINTED REFLECTIVE WHITE

RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS

DIRECT BURY INSTALLATION PER CODE

(1) 20 AMP / 120 VOLT CIRCUIT

U.L. LISTED

SIZE	H1	W1	D1	S.F. (BOX)
ALL	13"	30.5"	5"	2.75'
CUSTOM	-	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

5 DIRECTIONAL SIGN

NTS NOTE:

dunkin' brands.

ARCHITECT:
BRUCE SEKANICK, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p (330) 395-9518
f (330) 395-4296

STATE OF OHIO BRUCE W. SEKANICK 8954 REGISTERED ARCHITECT

M.EXPIRATION DATE ON DECEMBER 31, 2023

DUNKIN DONUTS- REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

NO	DESCRIPTION	DATE	APPD
	REVISIONS		

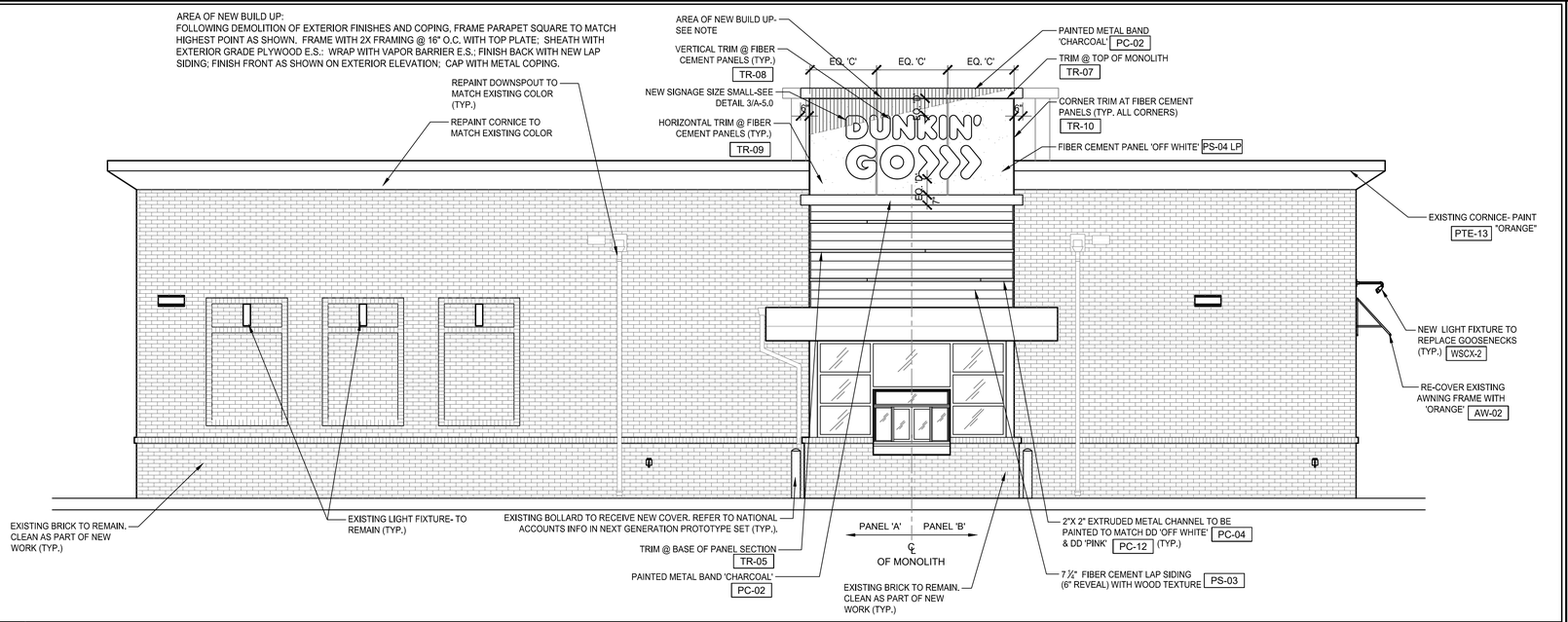
DATE | SCALE AS NOTED | DRAWN HD | CKD | xx/xx/xxxx

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

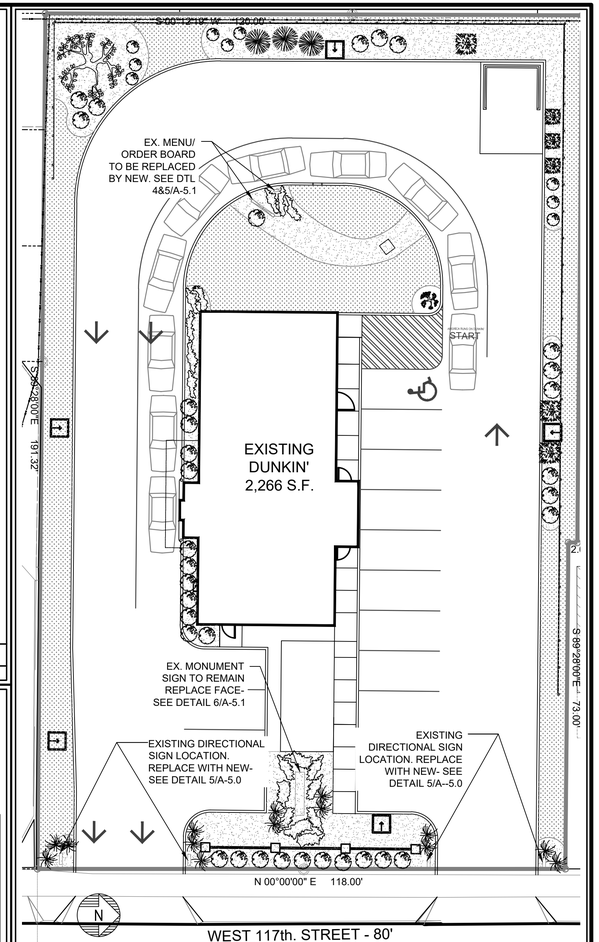
EXTERIOR ELEVATIONS

PROJECT #21-0000

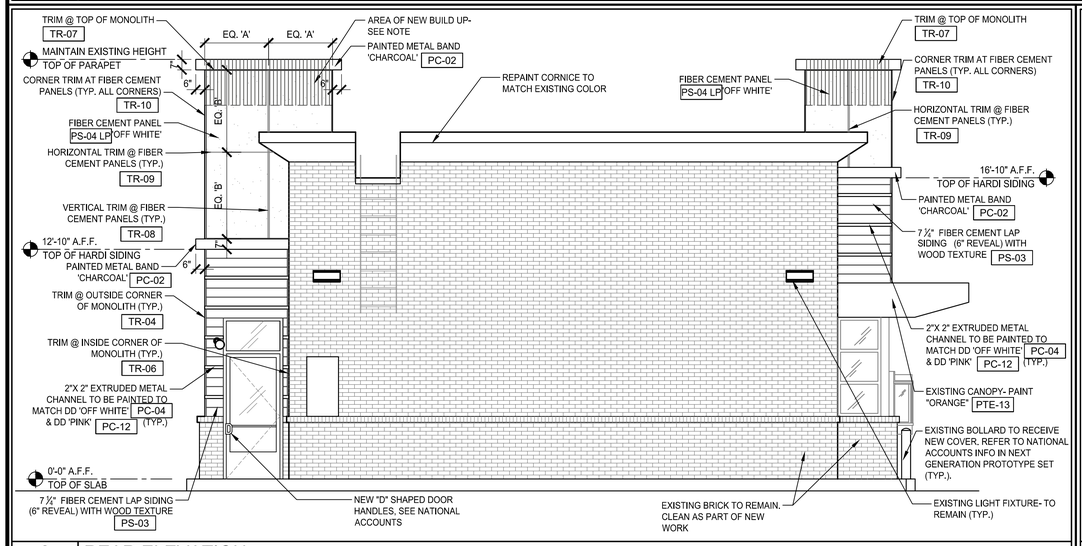
A-5.0



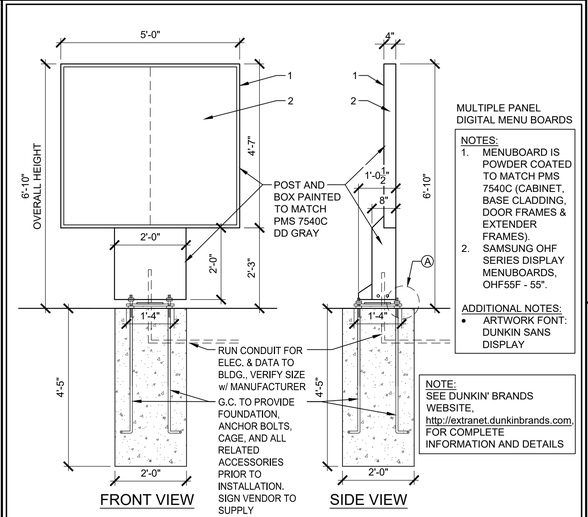
1 LEFT ELEVATION
1/4" = 1'-0" NOTE:



3 SITE PLAN
1/16" = 1'-0" NOTE:



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



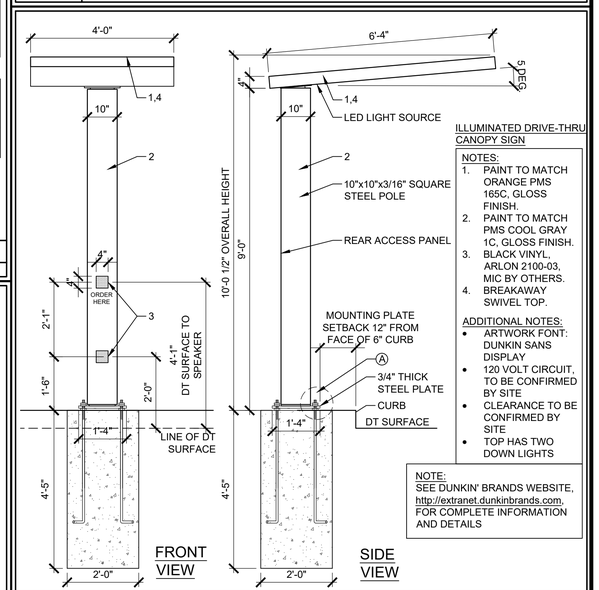
MULTIPLE PANEL DIGITAL MENU BOARDS

NOTES:
1. MENUBOARD IS POWDER COATED TO MATCH PMS 7540C (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES).
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OHF55F - 55".

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY

NOTE:
SEE DUNKIN' BRANDS WEBSITE, http://extranet.dunkinbrands.com, FOR COMPLETE INFORMATION AND DETAILS

5 DIGITAL MENU BOARDS DETAIL
1/2"=1'-0" NOTE:



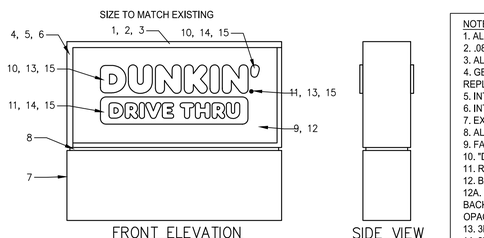
ILLUMINATED DRIVE-THRU CANOPY SIGN

NOTES:
1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
2. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
3. BLACK VINYL, ARLON 2100-03, MIC BY OTHERS.
4. BREAKAWAY SWIVEL TOP.

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
- 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
- CLEARANCE TO BE CONFIRMED BY SITE
- TOP HAS TWO DOWN LIGHTS

NOTE:
SEE DUNKIN' BRANDS WEBSITE, http://extranet.dunkinbrands.com, FOR COMPLETE INFORMATION AND DETAILS

4 ORDER CANOPY DETAIL
1/2"=1'-0" NOTE:



NOTES:
1. ALUMINUM ANGLE FRAME CONSTRUCTION
2. .08" ALUMINUM SKIN
3. ALUMINUM RETAINER ACCENT
4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
5. INTERNAL POWER SUPPLY, AS REQUIRED
6. INTERNAL DISCONNECT SWITCH
7. EXISTING BRICK BASE
8. ALUMINUM C-CHANNEL REVEAL
9. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE
10. "DUNKIN" LETTERS TO BE EMBOSSED
11. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
12. BACKGROUND COLOR 403 WHITE BACK-SPRAY
12A. OPTION: SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT
13. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
14. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
15. 3M #3635-70 WHITE DIFFUSER 2ND SURFACE

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
- EXTERIOR FINISH: PAINT PANTONE 7540C
- INTERIOR FINISH: PAINTED REFLECTIVE WHITE
- ACCENT FINISH / 1 1/2" CABINET W/ RETAINER: PAINT PANTONE 7540C
- REVEAL AND POLE COVER FINISH: PAINT PANTONE 7540C
- SKINS REMOVABLE FOR SERVICE ACCESS
- SADDLE MOUNT INSTALLATION
- ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
- PERIMETER ANGLE: 1 1/2" X 1 1/2" X 3/16 " I U.L. LISTED

6 MONUMENT SIGN DETAIL
1/4"=1'-0" NOTE:

dunkin' brands.

ARCHITECT:
BRUCE SEKANICK, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p (330) 395-9518
f (330) 395-4296

REGISTERED ARCHITECT
STATE OF OHIO
BRUCE W. SEKANICK
8954
REGISTERED
MY COMMISSION EXPIRES ON DECEMBER 31, 2023

DUNKIN DONUTS-REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

DATE	SCALE	DRAWN	CKD	APPD
xx/xx/xxxx	AS NOTED	HD		

REVISIONS

NO	DESCRIPTION	DATE

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

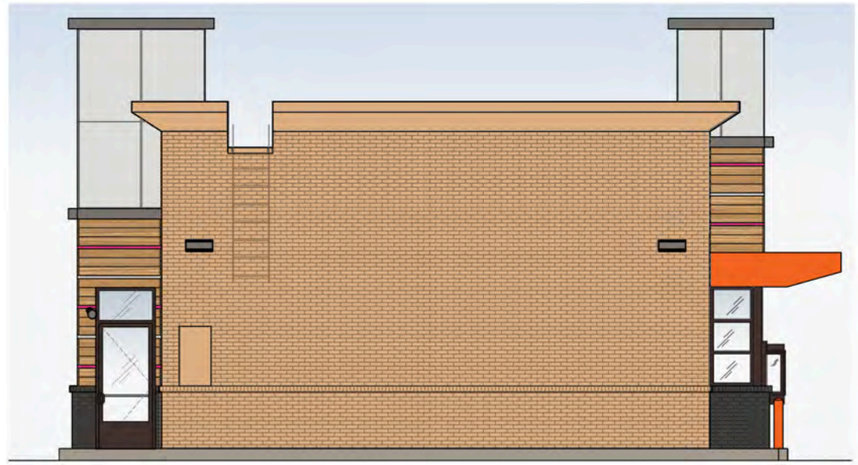
EXTERIOR ELEVATIONS

PROJECT #21-0000

A-5.0



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



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



3 RIGHT ELEVATION
1/4" = 1'-0" NOTE:



4 LEFT ELEVATION
1/4" = 1'-0" NOTE:

dunkin' brands.

ARCHITECT:
BRUCE SEKANICK, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p:(330) 395-9518
f: (330) 395-4296

BY CLOSURE EXPIRES ON:
DECEMBER 31, 2021

DUNKIN DONUTS-
REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

NO	DESCRIPTION	DATE
	REVISIONS	

DATE xx/xx/xxxx
SCALE AS NOTED
DRAWN HD
CK'D
APP'D

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

RENDERED
ELEVATIONS

PROJECT
#21-0000

A-6.0

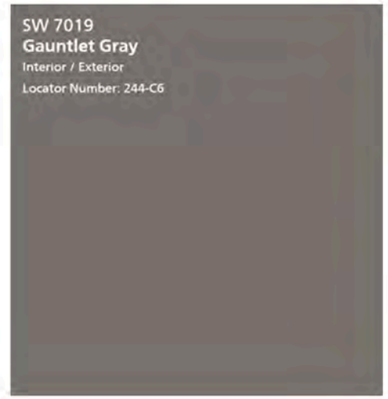


CANOPY FRONT VIEW

Item Number	Wattage	Voltage
GU10-119/18-1-119	50W	120V

Finish	Mounting	Lamp/Socket
119-Bronze	Wall Mount	GU10

NEW LIGHT FIXTURE



TRIM AND METAL BANDING



FIBER CEMENT PANEL



LAP SIDING

dunkin' brands.

ARCHITECT:
BRUCE SEKANICK, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
P.(330) 395-9518
f. (330) 395-4298

DATE OF LICENSE EXPIRATION
DECEMBER 31, 2021

DUNKIN DONUTS-
REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

DATE	xx/xx/xxxx
SCALE	AS NOTED
DRAWN	HD
CK'D	
APP'D	

NO	DESCRIPTION	DATE
	REVISIONS	

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

PROJECT
#21-0000

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-16-22-S

Permit No.: BBS22-000012

Applicant Name: Heidi DeMark, Phillips|Sekanick Architects

Project Address: 1520 W. 117th St.

Project Name: Dunkin' GO

Project: Applicant proposes signage for an existing business.

March 22, 2022

Lakewood Architectural Board of Review
Department of Planning and Development

Re: Dunkin'

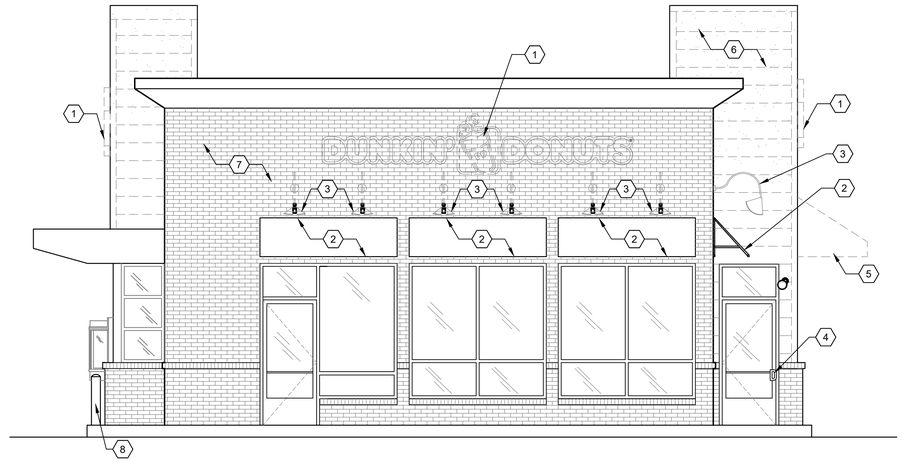
To Whom it may concern,

As owner of the Dunkin' located at 1520 W. 117th Street, Lakewood, OH, I grant my consent for Phillips|Sekanick Architects to act on my behalf for this submission.

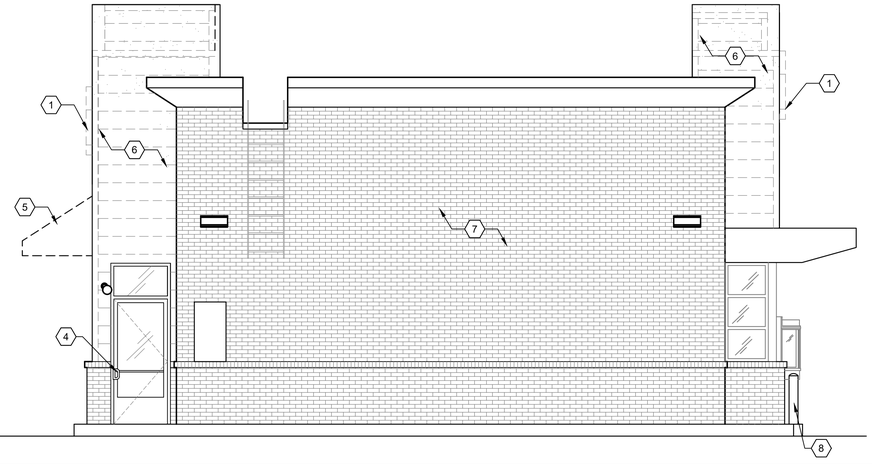
Sincerely,



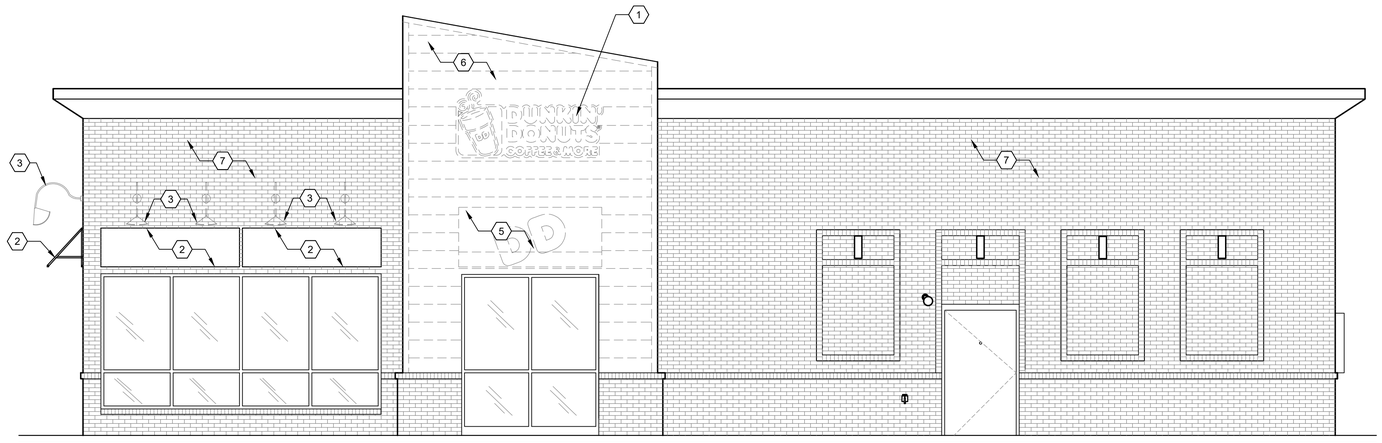
Bobby Patel
Dunkin' Owner/Operator



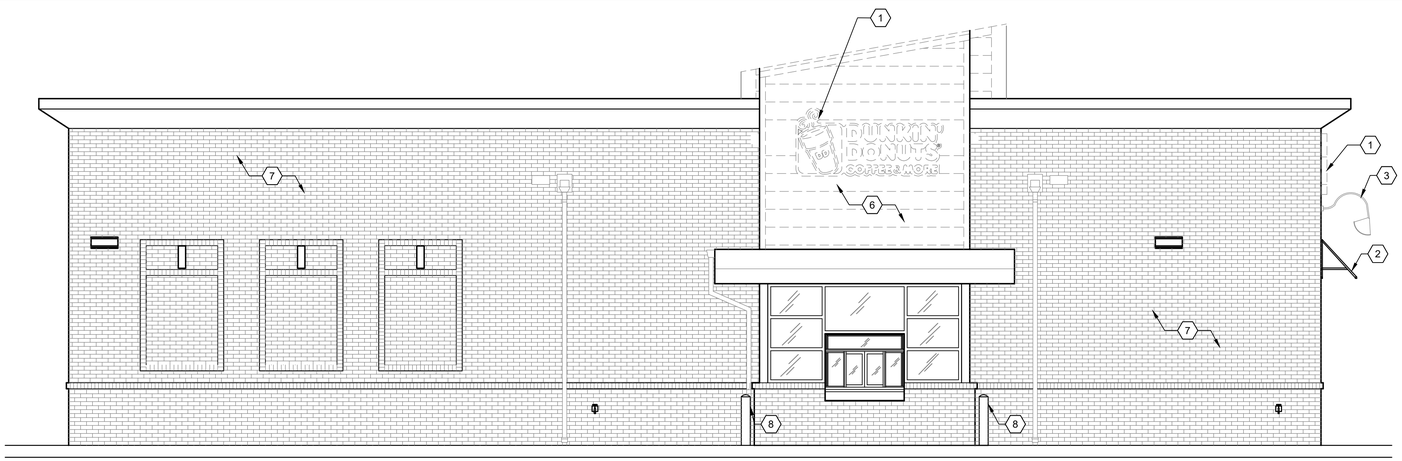
1 FRONT ELEVATION
1/4" = 1'-0" NOTE:



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



3 RIGHT ELEVATION
1/4" = 1'-0" NOTE:



4 LEFT ELEVATION
1/4" = 1'-0" NOTE:

DEMO GENERAL NOTES:

A. G.C. TO COORDINATE ALL DEMOLITION WORK WITH BUILDING DEPARTMENT & OWNER.

B. G.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.

C. ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE CODES OR REQUIREMENTS.

D. G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & SHALL INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANY(S) FOR SAID WORK.

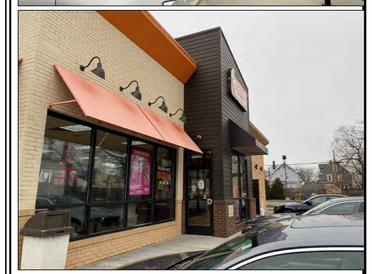
E. GC SHALL BE RESPONSIBLE FOR THE SURVEY OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, NOTIFY OWNER & COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

F. THROUGHOUT THE DURATION OF THE REMODEL POWER TO THE COOLER/FREEZER SHALL REMAIN CONSTANT AND FUNCTIONAL.

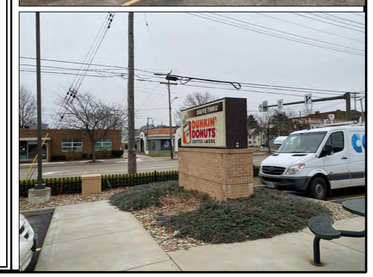
G. G.C. TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN ONSITE STORAGE UNIT. MATERIALS WITHIN STORAGE UNIT ARE TO BE PACKED AND STAGED ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING JOB.

DEMO KEY NOTES

1. SIGNAGE TO BE REMOVED. MAINTAIN POWER FOR NEW SIGNAGE.
2. REMOVE EXISTING AWNING. RETAIN FRAME FOR RE-COVER AS PART OF NEW WORK.
3. REMOVE EXISTING EXTERIOR LIGHT FOR REPLACEMENT.
4. REMOVE EXISTING DOOR HANDLES AND PUSH BARS FOR REPLACEMENT WITH NEW.
5. REMOVE EXISTING AWNING & INTERNAL LIGHT.
6. REMOVE EXISTING BROWN SIDING FOR REPLACEMENT WITH NEW.
7. EXISTING BRICK TO REMAIN. CLEAN AS PART OF NEW WORK.
8. EXISTING BOLLARD TO REMAIN. BOLLARD COVER TO BE REPLACED WITH NEW.







dunkin' brands.

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STATE OF OHIO
BRUCE W. SEKANICK
8954
REGISTERED ARCHITECT
My commission expires on DECEMBER 31, 2023

DUNKIN DONUTS-
REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

DATE	xx/xx/xxxx
SCALE	AS NOTED
DRAWN	HD
CKD	
APPD	

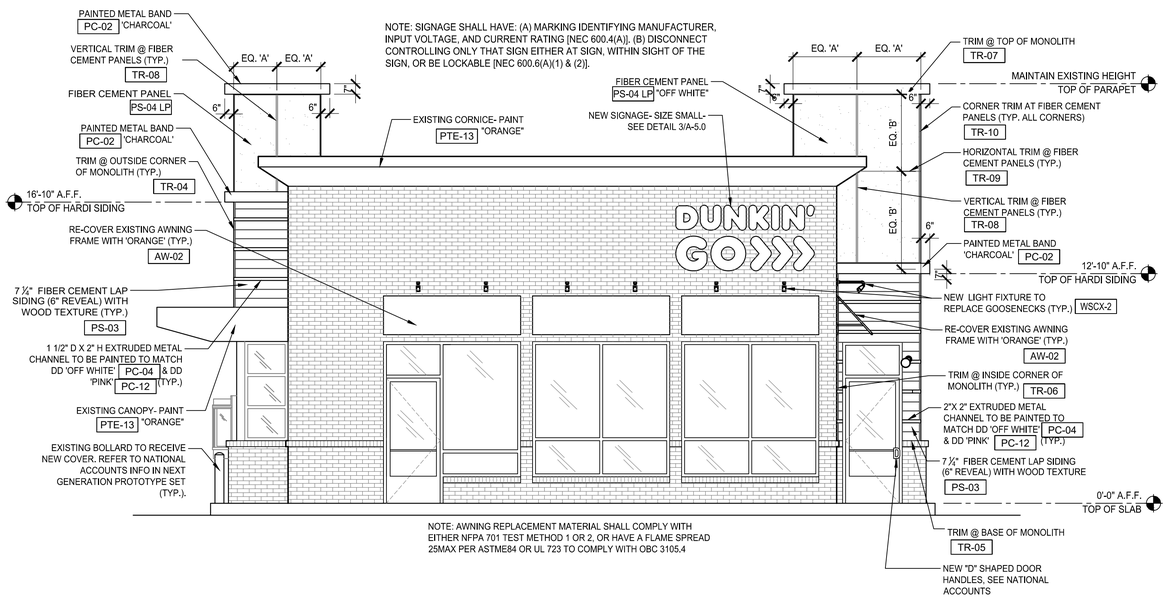
NO	DESCRIPTION	DATE
	REVISIONS	

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
MENTOR, OH 44060

EXTERIOR ELEVATIONS

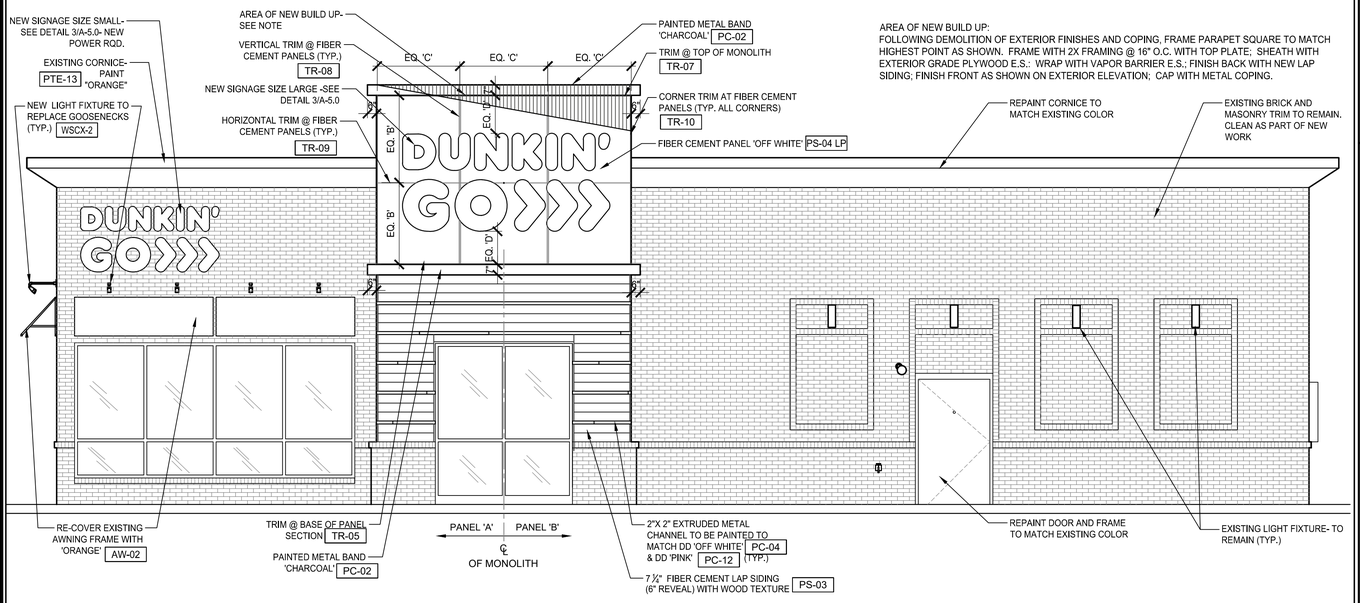
PROJECT #21-0000

D-5.0



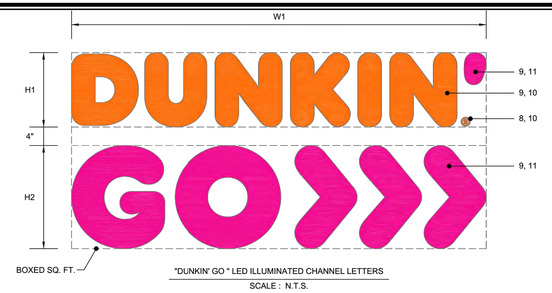
1 FRONT ELEVATION

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



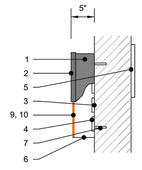
2 RIGHT ELEVATION

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



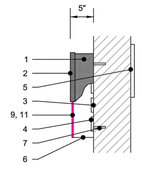
"DUNKIN' GO " LED ILLUMINATED CHANNEL LETTERS

SCALE : N.T.S.



ORANGE "DUNKIN" CROSS SECTION

SCALE : N.T.S.



PINK "GO", ">>>", & APOSTROPHE (') CROSS SECTION

SCALE : N.T.S.

1. .05" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
3. .063" ALUMINUM BACKING
4. GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
5. REMOTE POWER SUPPLY, AS REQUIRED
6. DRAIN HOLES, AS REQUIRED
7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
9. 3/16" THICK WHITE ACRYLIC FACE
10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

U.L. LISTED

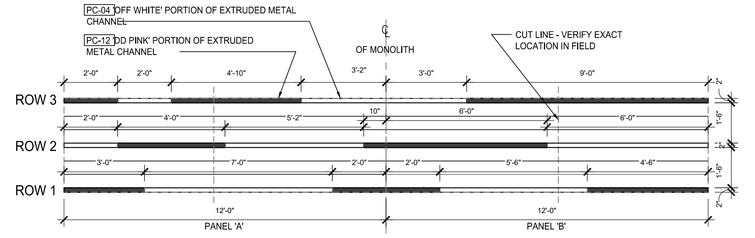
LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

SIZE	H1	H2	W1	S.F. (BOX)
SMALL	16"	22.25"	89.25"	26.13'
MEDIUM	20"	27.75"	111.5"	40.1'
LARGE	24"	33.25"	134"	57.14'
CUSTOM	-	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

3 PRIMARY BLDG. SIGN DETAILS

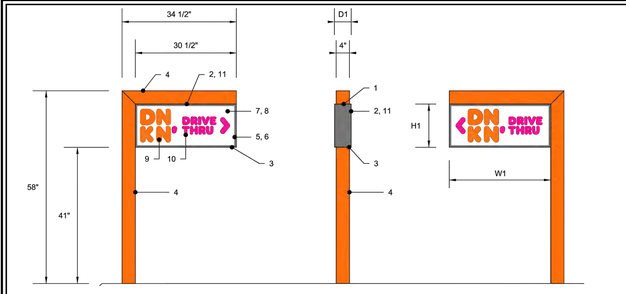
NTS NOTE: SEE EXTERIOR ELEVATIONS FOR SIZE SPECIFICATION



NOTES:
1. ACCENT ELEMENTS ARE 12' BREAK METAL SECTIONS. PRE-FINISHED TO MATCH PATTERN.
2. PANELS TO BE INSTALLED AT THE CENTERLINE OF MONOLITH, INSTALLED OUTWARD AND MITER CUT EACH END IN FIELD.
3. EACH PANEL (A and B) CONSISTS OF 3 UNIQUE ROWS (1, 2, and 3).
4. PANELS SHOULD REPEAT A, B, A, B, ETC. UNTIL DESIRED WIDTH IS MET.

4 EXTRUDED METAL CHANNELS

3/8" = 1'-0" NOTE:



LED ILLUMINATED DIRECTIONAL SIGN (SIDE A)

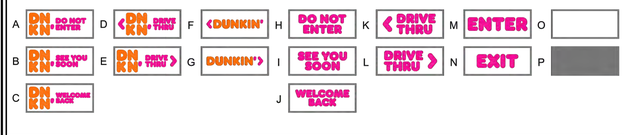
SCALE : N.T.S.

LED ILLUMINATED DIRECTIONAL SIGN (SIDE C)

SCALE : N.T.S.

LED ILLUMINATED DIRECTIONAL SIGN (SIDE B)

SCALE : N.T.S.



1. 5" x 1" x .063" ALUMINUM SPACE FRAME
2. 1" ALUMINUM RETAINER
3. 1" x 1" x 1/8" ALUMINUM ANGLE
4. 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165 C
5. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
6. LED POWER SUPPLIES, AS REQUIRED
7. .118 CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE
8. BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY
9. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
10. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
11. 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

EXTERIOR FINISH : PAINT PANTONE 7540C

INTERIOR FINISH : PAINTED REFLECTIVE WHITE

RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS

DIRECT BURY INSTALLATION PER CODE

(1) 20 AMP / 120 VOLT CIRCUIT

U.L. LISTED

SIZE	H1	W1	D1	S.F. (BOX)
ALL	13"	30.5"	5"	2.75'
CUSTOM	-	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

5 DIRECTIONAL SIGN

NTS NOTE:

dunkin' brands.

ARCHITECT:
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STATE OF OHIO BRUCE W. SEKANICK 8954 REGISTERED ARCHITECT

M.EXPIRATION DATE ON DECEMBER 31, 2023

DUNKIN DONUTS- REMODEL
1520 W. 117th STREET
LAKEWOOD, OH 44107
PC#: Dal/350243

NO	DESCRIPTION	DATE	APPD
	REVISIONS		

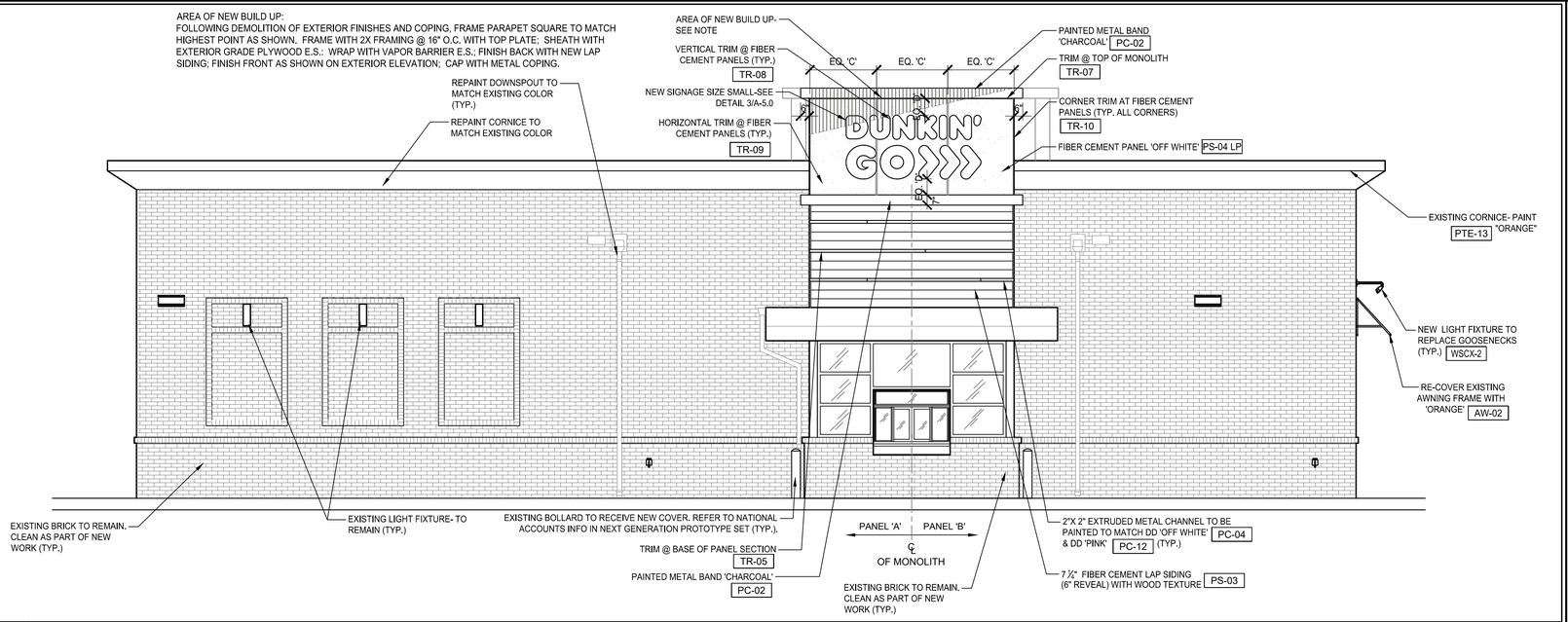
DATE | SCALE AS NOTED | DRAWN HD | CKD | xx/xx/xxxx

DHRUMIL CORPORATION
7825 METNOR AVE., UNIT 2
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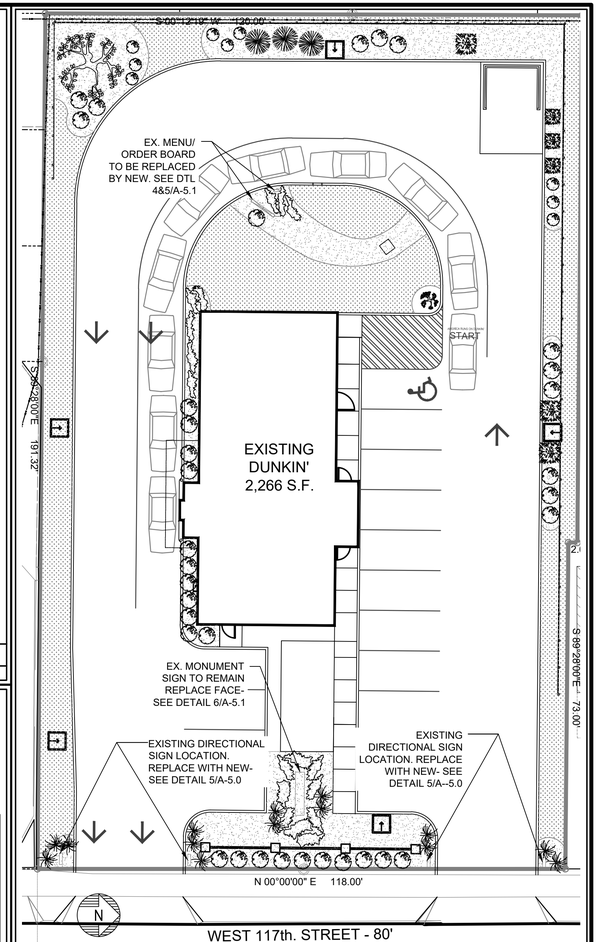
EXTERIOR ELEVATIONS

PROJECT #21-0000

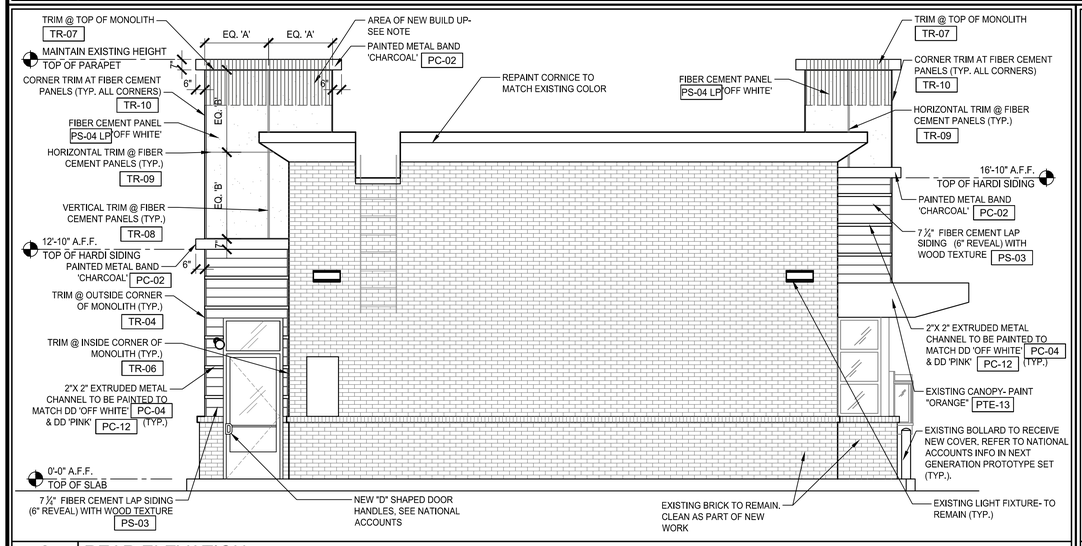
A-5.0



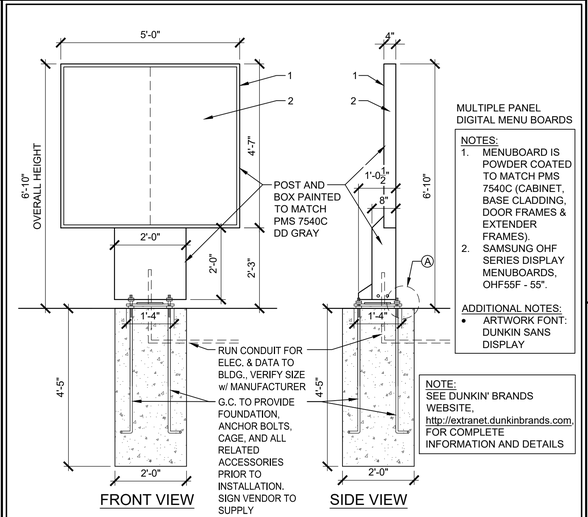
1 LEFT ELEVATION
1/4" = 1'-0" NOTE:



3 SITE PLAN
1/16" = 1'-0" NOTE:



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



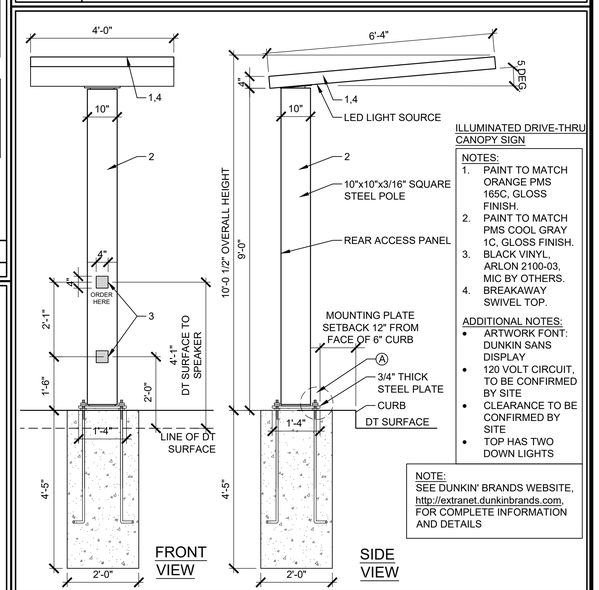
MULTIPLE PANEL DIGITAL MENU BOARDS

NOTES:
1. MENUBOARD IS POWDER COATED TO MATCH PMS 7540C (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES).
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OHF55F - 55".

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY

NOTE:
SEE DUNKIN' BRANDS WEBSITE, http://extranet.dunkinbrands.com, FOR COMPLETE INFORMATION AND DETAILS

5 DIGITAL MENU BOARDS DETAIL
1/2"=1'-0" NOTE:



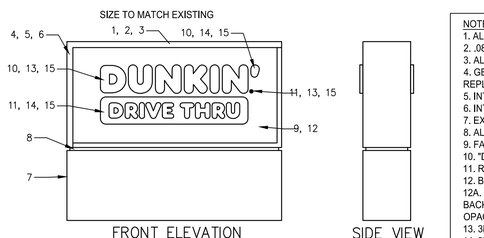
ILLUMINATED DRIVE-THRU CANOPY SIGN

NOTES:
1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
2. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
3. BLACK VINYL, ARLON 2100-03, MIC BY OTHERS.
4. BREAKAWAY SWIVEL TOP.

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
- 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
- CLEARANCE TO BE CONFIRMED BY SITE
- TOP HAS TWO DOWN LIGHTS

NOTE:
SEE DUNKIN' BRANDS WEBSITE, http://extranet.dunkinbrands.com, FOR COMPLETE INFORMATION AND DETAILS

4 ORDER CANOPY DETAIL
1/2"=1'-0" NOTE:



NOTES:
1. ALUMINUM ANGLE FRAME CONSTRUCTION
2. .08" ALUMINUM SKIN
3. ALUMINUM RETAINER ACCENT
4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
5. INTERNAL POWER SUPPLY, AS REQUIRED
6. INTERNAL DISCONNECT SWITCH
7. EXISTING BRICK BASE
8. ALUMINUM C-CHANNEL REVEAL
9. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE
10. "DUNKIN" LETTERS TO BE EMBOSSED
11. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
12. BACKGROUND COLOR 403 WHITE BACK-SPRAY
12A. OPTION: SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT
13. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
14. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
15. 3M #3635-70 WHITE DIFFUSER 2ND SURFACE

ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
- EXTERIOR FINISH: PAINT PANTONE 7540C
- INTERIOR FINISH: PAINTED REFLECTIVE WHITE
- ACCENT FINISH / 1 1/2" CABINET W/ RETAINER: PAINT PANTONE 7540C
- REVEAL AND POLE COVER FINISH: PAINT PANTONE 7540C
- SKINS REMOVABLE FOR SERVICE ACCESS
- SADDLE MOUNT INSTALLATION
- ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
- PERIMETER ANGLE: 1 1/2" X 1 1/2" X 3/16 " I U.L. LISTED

6 MONUMENT SIGN DETAIL
1/4"=1'-0" NOTE:

dunkin' brands.

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REGISTERED ARCHITECT
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REGISTERED
MY COMMISSION EXPIRES ON DECEMBER 31, 2023

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REVISIONS

NO	DESCRIPTION	DATE

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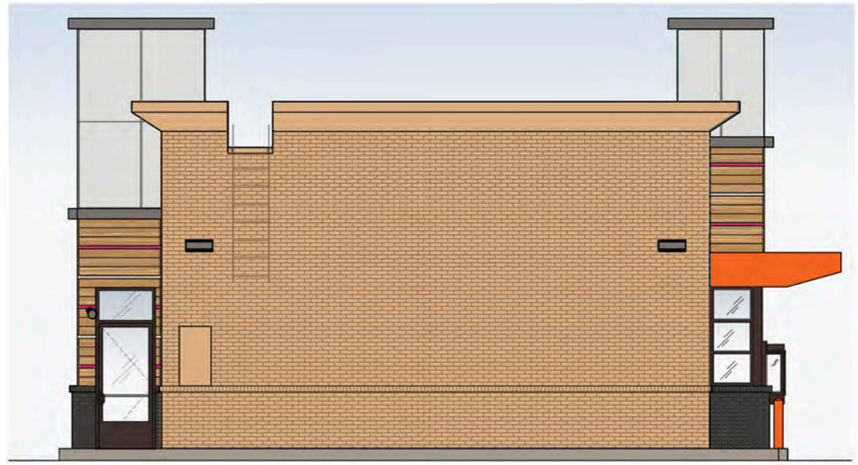
EXTERIOR ELEVATIONS

PROJECT #21-0000

A-5.0



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



2 REAR ELEVATION
1/4" = 1'-0" NOTE:



3 RIGHT ELEVATION
1/4" = 1'-0" NOTE:



4 LEFT ELEVATION
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BY CLOSURE EXPIRES ON:
DECEMBER 31, 2021

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RENDERED
ELEVATIONS

PROJECT
#21-0000

A-6.0

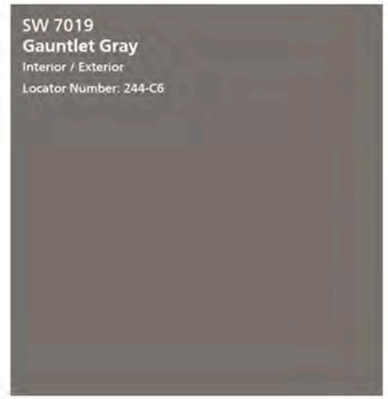


CANOPY FRONT VIEW

Item Number	Wattage	Voltage
GU10-119/18-1-119	50W	120V

Finish	Mounting	Lamp/Socket
119-Bronze	Wall Mount	GU10

NEW LIGHT FIXTURE



TRIM AND METAL BANDING



FIBER CEMENT PANEL



LAP SIDING

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 04-17-22

Permit No.: BBS22-000011

Applicant Name: Aldo Dure, BNext Awnings & Graphics, LLC

Project Address: 13396 Madison Ave.

Project Name: Hippie House

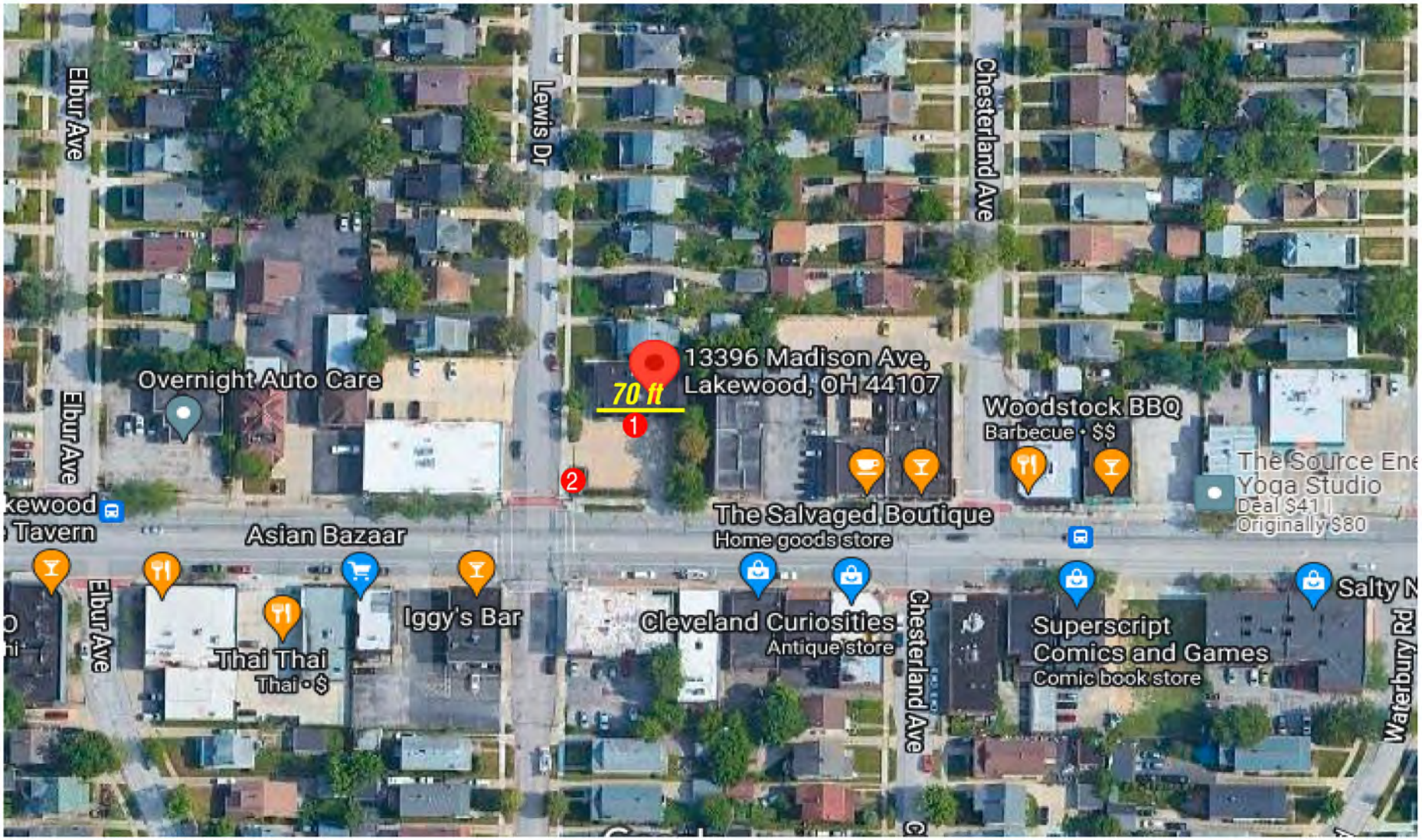
Project: Applicant proposes signage for a new business.

CONCEPT DRAWING

SITE PLAN

13396 Madison Avenue
Lakewood, Ohio

1 WALL SIGN
2 MONUMENT REFACING



BNEXT
ARCHITECTURAL IMAGING
SIGNS · AWNINGS · LIGHTING

address: 5109 Clark Ave.
Cleveland Ohio 44102
telephone: 216.688.1800
web: bnextdesign.com

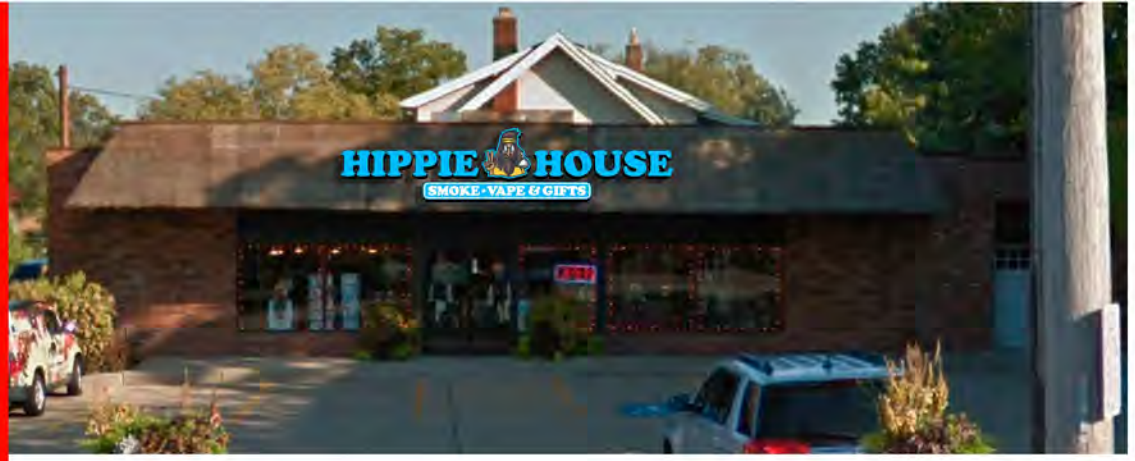
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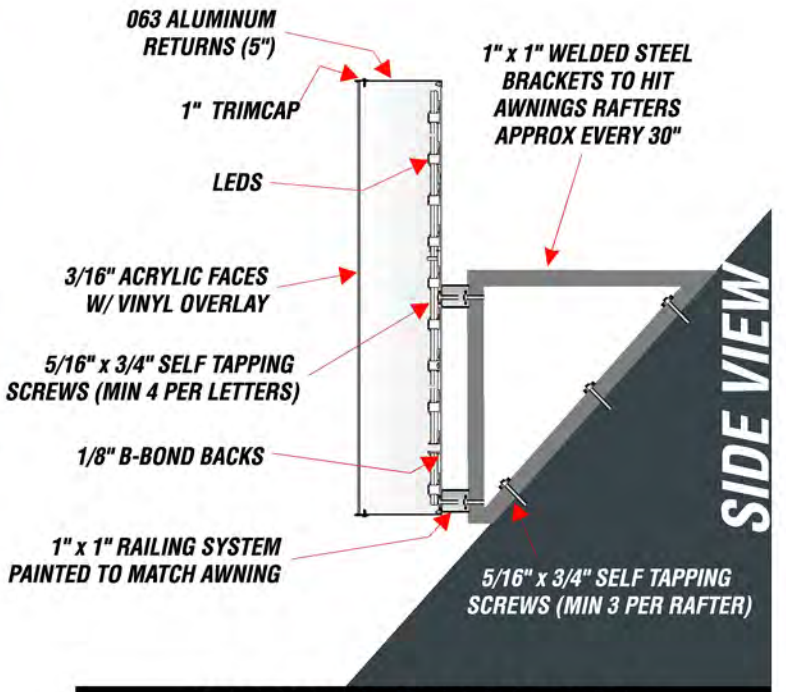
RENDERED BY:	PROJECT #/ NAME
AKS	SIGN
PAGE:	DATE
1 of 1	8/5/21

SALESPERSON: Aldo
PROJ. MANAGER: Adelle
JOB LOCATION: 13396 Madison Avenue Lakewood, Ohio

CONCEPT DRAWING







CHANNEL LETTER SIGN
3/16" WHITE ACRYLIC FACES
1/8" WHITE B-BOND BACKS
DIE CUT 8500-053 & PRINTED LOGO
1" BLACK TRIMCAP / 5" BLACK RETURNS
WHITE LEDS

SF: 97.5 **FRONTAGE: 70'** **ELEVATION: 13'**



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RENDERED BY: AKS	PROJECT #/ NAME SIGN
PAGE: 1 of 1	DATE 3-1-22

SALESPERSON: Aldo
PROJ. MANAGER: Adelle
JOB LOCATION: 13396 Madison Avenue Lakewood, Ohio

CONCEPT DRAWING



MONUMENT SIGN REFACING

3/16" WHITE POLYCARBONATE FACES

DIE CUT 8500-053 & PRINTED LOGO

PAINT BOX / RETAINER / & FOOTER BLACK

SF: 17.3 **FRONTAGE: 70'**



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ARCHITECTURAL IMAGING
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2	7
3	8
4	9
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RENDERED BY: AKS

PROJECT #/ NAME: SIGN

PAGE: 1 of 1

DATE: 3-1-22

SALESPERSON: Aldo

PROJ. MANAGER: Adelle

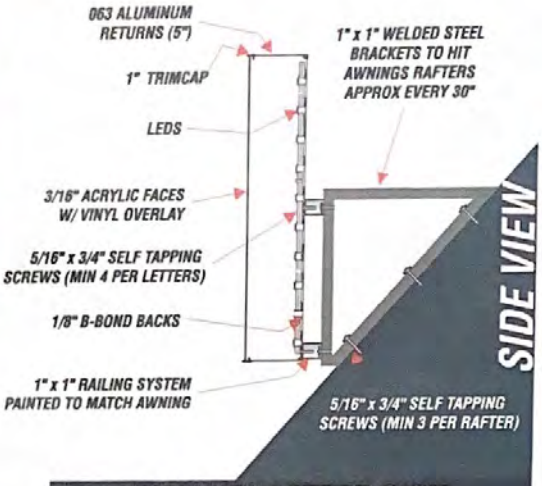
JOB LOCATION: 13396 Madison Avenue Lakewood, Ohio

CONCEPT DRAWING

DocuSign Envelope ID: EADE6B0B-2ED1-4CF3-A438-7C5076BBA544







DocuSigned by:
6DB18A50CB3F4D0...

3/15/2022

SF: 97.5 FRONTAGE: 70' ELEVATION: 13'

CHANNEL LETTER SIGN
3/16" WHITE ACRYLIC FACES
1/8" WHITE B-BOND BACKS
DIE CUT 8500-053 & PRINTED LOGO
1" BLACK TRIMCAP / 5" BLACK RETURNS
WHITE LEDS



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1	6
2	7
3	8
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RENDERED BY:	PROJECT #/ NAME:
AKS	SIGN
PAGE:	DATE:
1 of 1	3-1-22

SALESPERSON: Aldo
PROJ. MANAGER: Adelle
JOB LOCATION: 13396 Madison Avenue Lakewood, Ohio


FTD
FTD


FTD
FTD
Brennan's Floral Gift Shop
OPEN MON TO SAT 8.5
BRENNANSFLORIST.COM


FTD
FTD



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Application Cover Page

Docket No.: 04-18-22

Permit No.: BBS22-000013

Applicant Name: Steven Foster, The Sign & Graphic Firm, LLC

Project Address: 17010 Madison Ave.

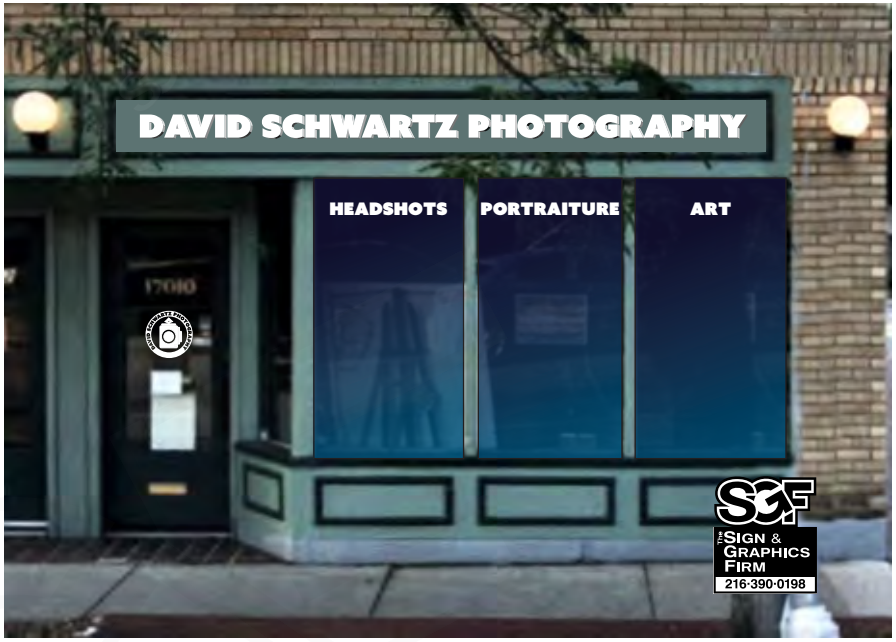
Project Name: David Schwartz Photography

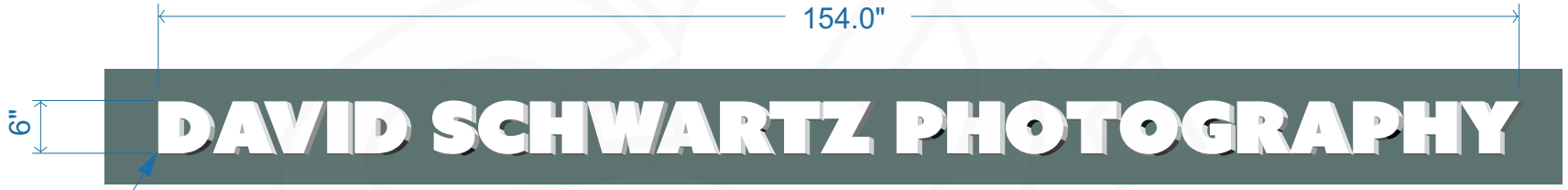
Project: Applicant proposes a dimensional letter sign flush mounted to the sign board.

BEFORE



PROPOSED



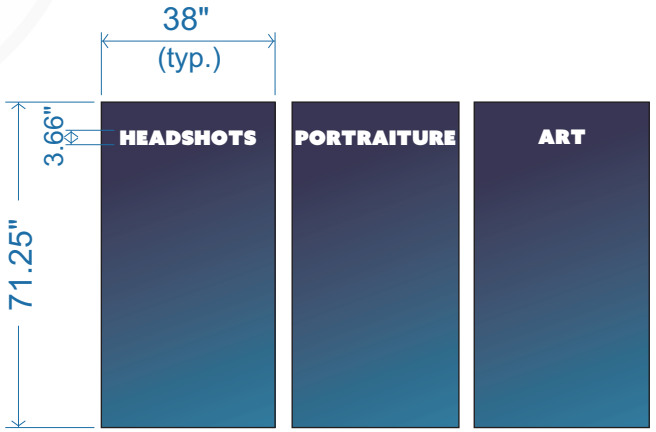


Flush-mounted
1/2” Routed PVC Letters
Painted White

Dimensional Letters



Door Vinyl



Window Vinyl

NOTE: Renderings are approximate representations of final production.

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1 3-22-22
ADDRESS: 17010 Madison Ave. Lakewood, OH 44107
BUSINESS NAME: **David Schwartz Photography**
Steven Foster 216.390.0198 sgfoster09@gmail.com
The Sign & Graphics Firm

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Application Cover Page

Docket No.: 04-19-22

Permit No.: BBS22-000014

Applicant Name: Steven Foster, The Sign & Graphic Firm, LLC

Project Address: 15319 Detroit Ave.

Project Name: Muddy Waters Ethnobiological Teas

Project: Applicant proposes a flush-mounted LED-lit letter/cloud side view sign.

BEFORE



PROPOSED

20'-0" Storefront

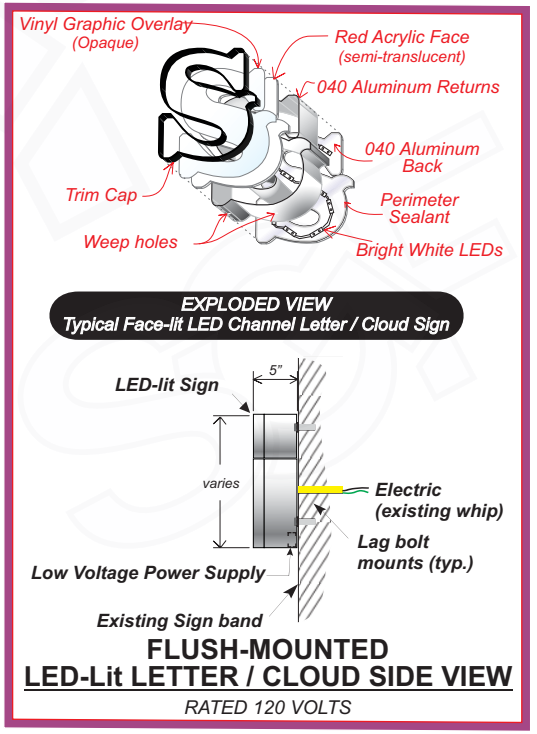


Face-lit internally illuminated
LED Channel Letter-style Sign

48"



PROPOSED STOREFRONT SIGN



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NOTE: Renderings are approximate representations of final production.

1 3-22-22

ADDRESS:
15319 Detroit Ave.
Lakewood, OH 44107

BUSINESS NAME:
Muddy Waters
Ethnobotanical Teas

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

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Application Cover Page

Docket No.: 04-20-22

Permit No.: BBS22-000017

Applicant Name: Steven Foster, The Sign & Graphic Firm, LLC

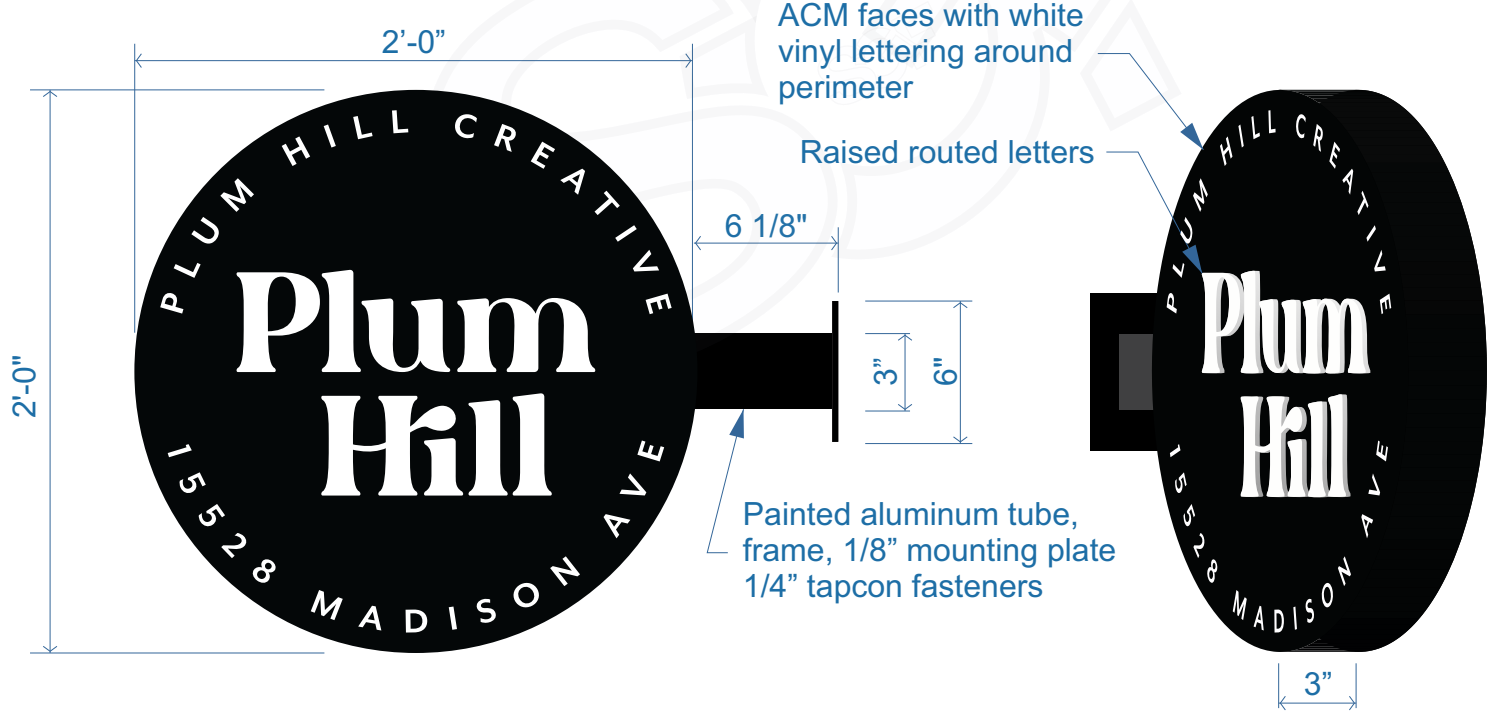
Project Address: 15528 Madison Ave.

Project Name: Plum Hill Creative

Project: Applicant proposes a blade sign.







NOTE: Renderings are approximate representations of final production.

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Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
Plum Hill Creative Studio

ADDRESS:
15528 Madison Ave.
Lakewood, OH 44107

1
3-22-22

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