

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
OCTOBER 13, 2022
5:30 P.M.
PARTIALLY RECORDED MEETING
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

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

Staff

David Baas, Board Secretary, Senior Planner
Shawn Leininger, Director, Planning & Development
William Wagner, Assistant Building Commissioner

Mr. Grambort would arrive later.

2. APPROVE THE MINUTES OF THE SEPTEMBER 8, 2022 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE** the September 8, 2022 meeting minutes. All the members voting yea, the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into record.

**SUMMARY APPROVED
SIGN REVIEW**

At the October 6, 2022 pre-review meeting, items 12 and 13 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

12. Docket No. 10-70-22

**18425 Detroit Ave.
Sgt. Clean Car Wash**

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

Dean Schramm
Schramm Signs
41413 Schadden Rd.
Elyria, OH 44035

Applicant proposes a blade sign. (Page 43)

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

13. Docket No. 10-71-22

**1384 Hird Ave.
West 117 Fieldhouse**

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

Kenneth Esry
Larsen Architects
12506 Edgewater, Suite 10
Lakewood, OH 44107

Applicant proposes mural art on the climbing wall and stair tower. (Page 45)

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

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

*** Items 4 and 5, Docket No. 07-41-22 and Docket No. 07-42-22 will be heard at the meeting tentatively scheduled in the Auditorium at 5:30 P.M. on Wednesday, October 26, 2022.

4. Docket No. 07-41-22 ***

**14519 Detroit Ave.
Downtown Development**

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

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant proposes a planned development. (Page 4)

5. Docket No. 07-42-22 ***

**14501-09 Detroit Ave.
Curtis Block Building**

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

Griffin Caldwell
CASTO
250 Civic Center Dr.
Columbus, OH 43215

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. (Page 5)

Staff announced that Docket No. 07-41-22 and Docket No. 07-42-22 would be heard at a special meeting at 5:30 p.m. on Wednesday, October 26, 2022. No action was required by the members.

**REQUEST FOR REHEARING
ARCHITECTURAL BOARD OF REVIEW**

6. Docket No. 08-49-22

1491 Spring Garden Ave.

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

Elias Karsheh
Suburban West LLC
24532 Lorain Rd.
North Olmsted, Ohio 44070

Applicant requests a rehearing for a project that was denied at the August 11, 2022 meeting. The applicant had proposed modifications to plans for a new home that was approved in 2020. (Page 6)

David Harala, DHA Architects Ltd., representative was present to explain the request. Discussion began about the door, window, the porch skirt, shingle trim, paint to tie everything together; a photograph taken by staff that afternoon was used as the current rendering. Staff said the conditions had been met. Public comment was closed as no one addressed the item. The members encouraged the applicant to communicate more thoroughly with the city in the future.

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

- **The shingle trim will be painted to match (black).**

All the members voting yea, the motion passed.

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

7. Docket No. 07-35-22 17853 Lake Rd.

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

David Hesse
Payne & Payne Builders
218 Ben Shaw Rd.
Aurora, Ohio 44202

Applicant proposes the demolition and rebuild of a single-family home. (Page 11)

David Hesse, Payne & Payne Builders, applicant was present to explain the request. Staff provided the guidelines for demolishing a structure within a historical district. The members said the proposal was progressing. It would be before the Board of Zoning Appeals on Thursday, October 20th for approval. Discussion continued about the materials, railing style (the pool was not part of the proposal as yet; it was there for scale only). Public comment e-mails were received (made part of record). Public comment was taken. Staff said the pool was not part of the current submission, there were many regulations that dealt with pools specifically. The applicant spoke of the multiple issues with rehabilitation of the existing home.

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

8. Docket No. 09-61-22 1474 Riverside Dr.

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

David Harala
DHA Architects, Ltd.
7835 Oakhurst Cir.
Brecksville, OH 44141

Applicant proposes an unroofed second floor deck on the rear of the home (west facing). (Page 15)

David Harala, DHA Architects Ltd., applicant and Donald Davis, property owner were present to explain the request. The members said the design was foreign to the existing structure. Much discussion ensued among the staff, applicant, owner, and members as how to remedy the situation. Public comment was closed as no one addressed the item.

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

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 10-67-22 13471 Lake Ave.

- | | |
|----------------------------------|---------------------|
| <input type="checkbox"/> Approve | Brandon Young |
| <input type="checkbox"/> Deny | Young Design Studio |
| <input type="checkbox"/> Defer | 1458 Clarence Ave. |
| | Lakewood, OH 44107 |

Applicant proposes a second floor addition to an existing residence. (Page 19)

Brandon Young, Young Design Studio, applicant and Ron Kolodziej were present to explain the request. The members liked the proposal but not the shutters next to the first floor bay window. It would be before the Board of Zoning Appeals on Thursday, October 20th for approval. Public comment was closed as no one addressed the item. Staff had no comments.

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

- **There will be no shutters on the first level**
- **Shutters will be allowed on the second level.**

All the members voting yea, the motion passed.

10. Docket No. 10-68-22 12420 Madison Ave.
K-Town Restaurant/Market

- | | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Leon Sampat |
| <input type="checkbox"/> Deny | LS Architects Inc. |
| <input type="checkbox"/> Defer | 22082 Lorain Rd. |
| | Fairview Park, OH 44126 |

Applicant proposes commercial renovation into restaurant/market. (Page 33)

Leon Sampat, LS Architects, applicant was present to explain the request. The members liked the proposal. Discussion continued about the outdoor seating and tables, fence, colors, trash enclosure. Public comment was closed as no one addressed the item. Staff stated signage would be submitted later, and the proposal would be heard by the Planning Commission for outdoor dining and parking lot to the north of the building.

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

- **The brick used for the Dumpster enclosure will match the brick used on the building.**
- **The storefront framing material will be black anodized except for the central portion (within the brick) that will be a teak as on the plans.**
- **The rear fence at property line will be approved administratively as per city fence code.**

All the members voting yea, the motion passed.

SIGN REVIEW

11. Docket No. 10-69-22

15320 Detroit Ave.
Tapster Cleveland

- Approve
- Deny
- Defer

Jordan Kay
Tapster Cleveland
15320 Detroit Ave.
Lakewood, OH 44107

Applicant proposes an updated awning with new business name and logo, plus logo on building front. (Page 40)

Jordan Kay, Tapster Cleveland, applicant was present to explain the request. There was discussion about the barrel logos on the side of the awnings, colors, font size. Public comment was closed as no one addressed the item.

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

- **The primary logo will be three foot in diameter and centered within the wood sign band.**
- **The medallion logo on either side of the awning will be the same height as the font primary lettering on the front edge of the awning.**

All the members voting yea, the motion passed.

COMMUNICATION

14. Docket No. 10-72-22

13302 Detroit Ave.
Corky's

- Approve
- Deny
- Defer

Aaron Casey Jr.
1327 Bonnieview Ave.
Lakewood, OH 44107

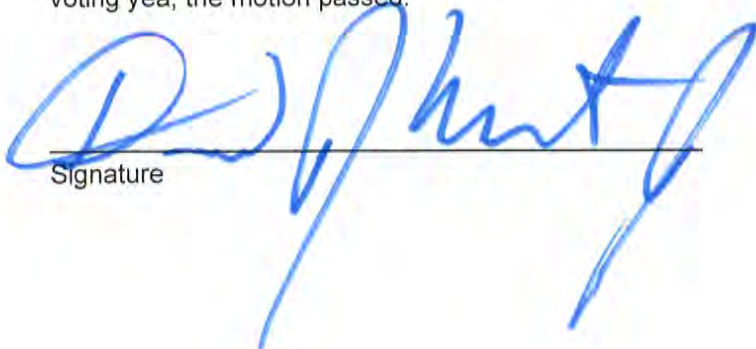
Applicant proposes public art (mural) on the east side of the building. (Page 50)

Staff provided an introduction of the project. Aaron Casey Jr., applicant was present to explain the request. The members liked the proposal. Public comment was closed as no one addressed the item.

The members decided to **RECEIVE AND FILE** the project. No vote was required.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN** the meeting at 7:30 p.m. All the members voting yea, the motion passed.



Signature

11-10-2022

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. DAVID HARVA
- 2. David Hesse
- 3. Tim Liston
- 4. Dawn Liston
- 5. Donald Davis
- 6. Branda Young
- 7. Ron Korozia
- 8. LEON Sampat
- 9. Jordan Kay
- 10. Aaron Casey
- 11. _____

- David Harva
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, October 13, 2022

Johanna Schwarz

From: David Baas
Sent: Monday, October 17, 2022 11:16 AM
To: Johanna Schwarz
Subject: FW: Project at 17853 Lake Road

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: Planning Dept <Planning@lakewoodoh.net>
Sent: Monday, July 11, 2022 8:22 AM
To: David Baas <David.Baas@lakewoodoh.net>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>; Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>; Michelle Nochta <Michelle.Nochta@lakewoodoh.net>
Subject: FW: Project at 17853 Lake Road

Johanna Schwarz

Administrative Assistant II

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

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

www.lakewoodoh.gov

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From: Brian Powers <bpowers.cle@gmail.com>
Sent: Monday, July 11, 2022 7:37 AM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Project at 17853 Lake Road

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

Dear Architectural Board of Review/Board of Building Standards:

I am writing in regards to Docket No. 07-35-22, the project at 17853 Lake Road to tear down and rebuild a single family home. We live immediately adjacent to the property at 17855 Lake Road.

We welcome our new neighbors and have no objection to the project in general. We assume of course that all set-backs will be enforced according to code and that the architecture/design will be appropriate to the historic nature of the neighborhood.

Thanks,

Brian and Maureen Powers
17855 Lake Road
(216) 496-3238
bpowers.cle@gmail.com

Johanna Schwarz

From: David Baas
Sent: Monday, October 17, 2022 11:16 AM
To: Johanna Schwarz
Subject: FW: 17853 Lake Road demo and rebuild...

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: Planning Dept <Planning@lakewoodoh.net>
Sent: Monday, July 11, 2022 8:22 AM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: FW: 17853 Lake Road demo and rebuild....

Johanna Schwarz

Administrative Assistant II

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

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

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From: tim elistons.com <tim@elistons.com>
Sent: Friday, July 8, 2022 3:34 PM
To: Planning Dept <Planning@lakewoodoh.net>
Cc: David Baas <David.Baas@lakewoodoh.net>; dawn elistons.com <dawn@elistons.com>
Subject: Re: 17853 Lake Road demo and rebuild...

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

OK thanks for the information. I will be around on Aug 11 and will attend. Thanks again....

Tim Liston
1101 Forest
Lakewood, OH

From: Planning Dept <Planning@lakewoodoh.net>
Sent: Friday, July 8, 2022 3:29 PM
To: tim elistons.com <tim@elistons.com>
Cc: David Baas <David.Baas@lakewoodoh.net>
Subject: RE: 17853 Lake Road demo and rebuild....

Good afternoon,

The applicant has requested a deferral. The proposal will be heard on Thursday, August 11, 2022, and the meeting will begin at 5:30 p.m.

If you have questions or comments, you may direct them to David Baas (copied). Thank you for your interest.

Sincerely,

Johanna Schwarz

Administrative Assistant II

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

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

www.lakewoodoh.gov

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From: tim [elistons.com](mailto:tim@elistons.com) <tim@elistons.com>
Sent: Friday, July 8, 2022 3:15 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: 17853 Lake Road demo and rebuild....

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

It sure would be nice if neighbors got more notice of such things. My wife and I are going to be on vacation on July 14th when the Architectural Review Board meeting is to take place regarding the demo and rebuild of 17853 Lake. My wife and I are practically across the street at 1101 Forest but we'll be out-of-town and unable to attend. But obviously we have an interest is what will be built there....

Tim and Dawn Liston
1101 Forest Road
Lakewood, OH
216-408-8974

Johanna Schwarz

From: David Baas
Sent: Monday, October 17, 2022 11:16 AM
To: Johanna Schwarz
Subject: FW: 17853 Lake Rd Demolition and new house construction

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: Planning Dept <Planning@lakewoodoh.net>
Sent: Monday, July 11, 2022 2:50 PM
To: David Baas <David.Baas@lakewoodoh.net>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Subject: FW: 17853 Lake Rd Demolition and new house construction

Johanna Schwarz

Administrative Assistant II

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

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

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From: Wally Senney <wsenney@senneyenterprises.com>
Sent: Monday, July 11, 2022 1:48 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: 17853 Lake Rd Demolition and new house construction

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Hello ,

I live at 17849 Lake Rd across the side street from this property . I looked at the drawings on your site and the house design looks good and the builder they are proposing to use is a top notch organization that builds homes to fit the time period of the neighborhood . My question/concern is : I thought Clifton Park was on the National Historic Register , and I didn't think these historic homes could be torn down .

Please advise ,

Wally

Walter F. Senney
Owner / President
wsenney@senneyenterprises.com
Phone: (216) 881-7900
Fax: (216) 361-0500



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Johanna Schwarz

From: David Baas
Sent: Monday, October 17, 2022 11:16 AM
To: Johanna Schwarz
Subject: FW: 17853 Lake Road

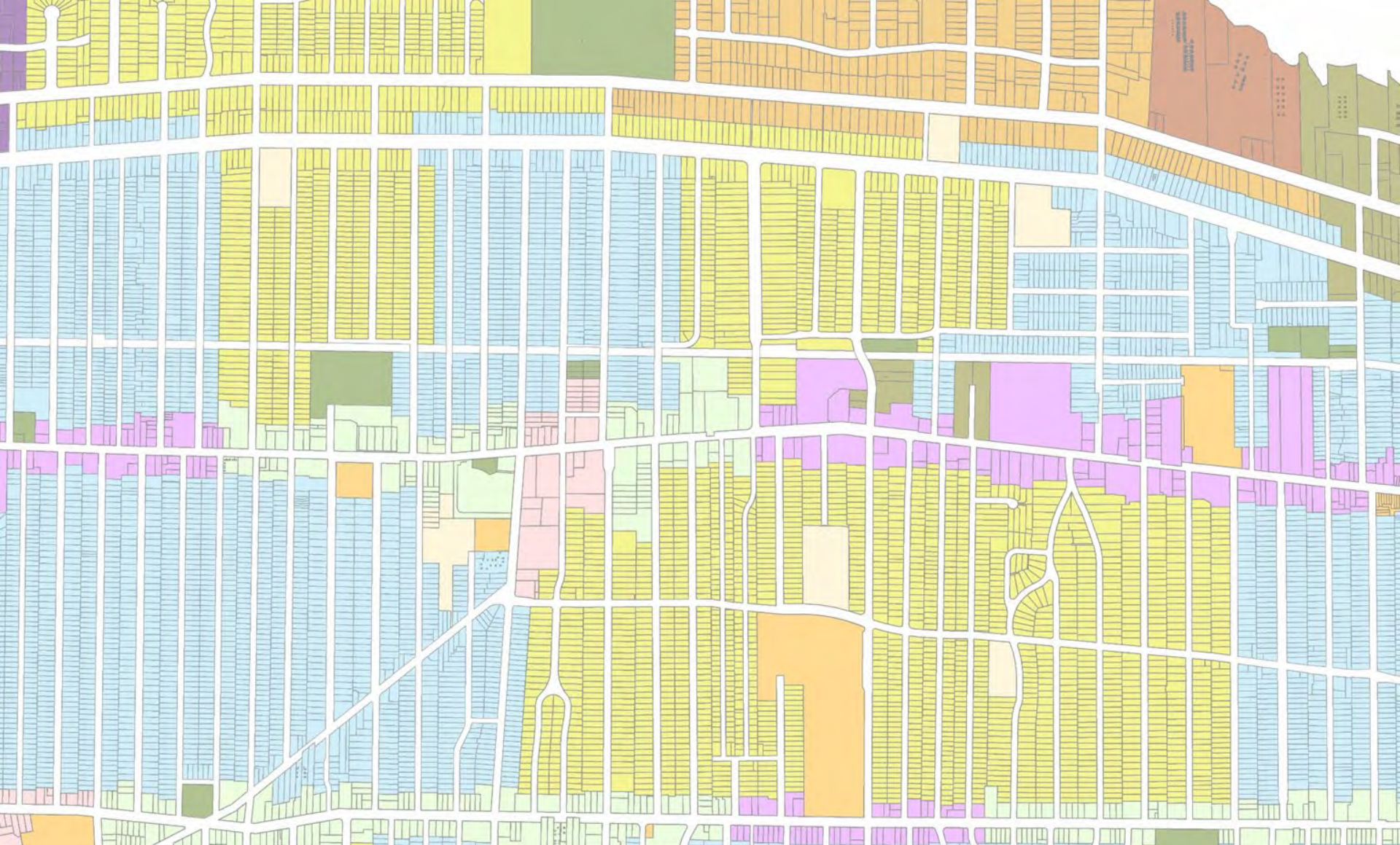
-----Original Message-----

From: Kim Lansdowne <kl1103wf@gmail.com>
Sent: Wednesday, October 12, 2022 1:32 AM
To: Kyle G. Baker <Kyle.Baker@lakewoodoh.net>
Subject: 17853 Lake Road

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

Kyle,
Please urge the members of the ABR to study the plans for new construction at 17853 Lake Road with a critical eye and a sensitivity to many neighbors who are appalled that this (c.1900) house is being torn down.
As city council member representing our lovely Clifton Park community, please help to ensure that the new design is appropriate to its historic setting.
Thank you,
Kim Lansdowne
1103 West Forest Road
Lakewood.

Sent from my iPhone



Architectural Board of Review

October 2022



Architectural Board of Review

Pre-Review Meeting: 6 October, 4pm (East Conf Rm)

Regular Meeting: 13 October, 5:30 pm (Auditorium)

Members

2022 Chair: David Maniet

2022 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

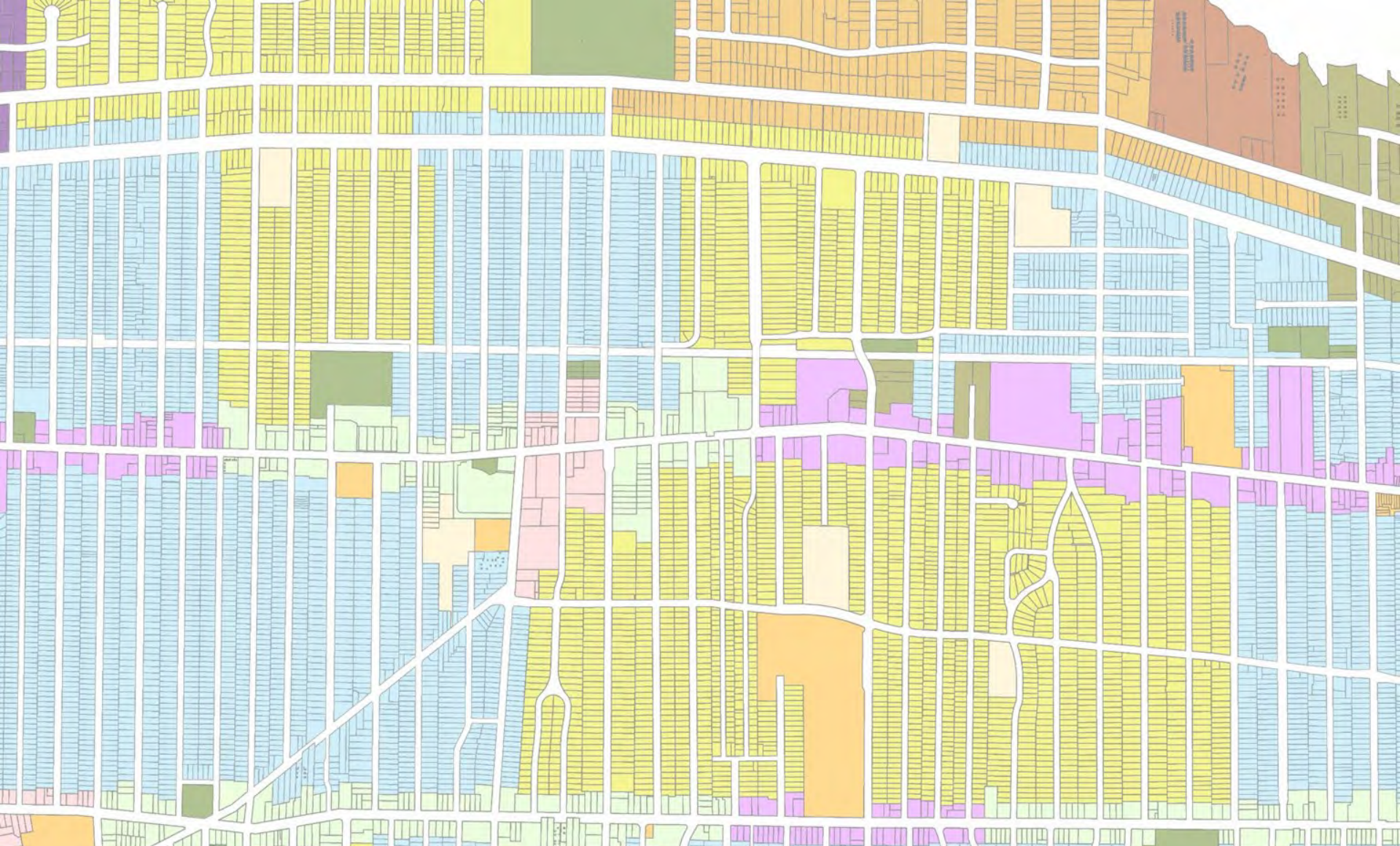
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **October Agenda**

1. Roll call
2. Approve minutes – September 2022
3. Opening Remarks
4. Request for Rehearing
5. Old Business
6. New Business
7. Sign Review
8. Adjourn



Architectural Board of Review

Sign Review (Summary Approval) – October 2022

Applicant proposes new (additional) signage in C2 district.

City Notes:

- ❑ Maximum allowable sign area of 100 ft²
- ❑ Previous approval of ~70 ft².
- ❑ Proposed projection/blade sign (18.6 ft²).

4. Sgt. Clean - Cantilever Sign - Lakewood

Car Wash - Aluminum Construction, Red Acrylic Faces, White LED Illumination, Black Trim Cap and Black Retains
Sgt. Clean Cantilever Complete sign would be 3 amps

Mounted with 5/16 R55 Rugged Structural Screw.
Signs cantilever mounting bracket 275 Pounds Max
Each Bracket will have 4 Lutesome H83 B1 with each Lutesome has 40000 lbs tensile strength and 2768 lbs of shear strength

U.I. Label & Manufacture Label
18.6 sq ft

	Sgt. Clean Car Wash Address: 18425 Detroit Rd., Lakewood, Ohio 44107	Sept. 19th, 2022 Date: 330-414-1907 Name: Nicholas Renda City: Lakewood
--	---	--

NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS, INC. AND NOT TO BE REPRODUCED, DISTRIBUTED OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION.



Summary Approval



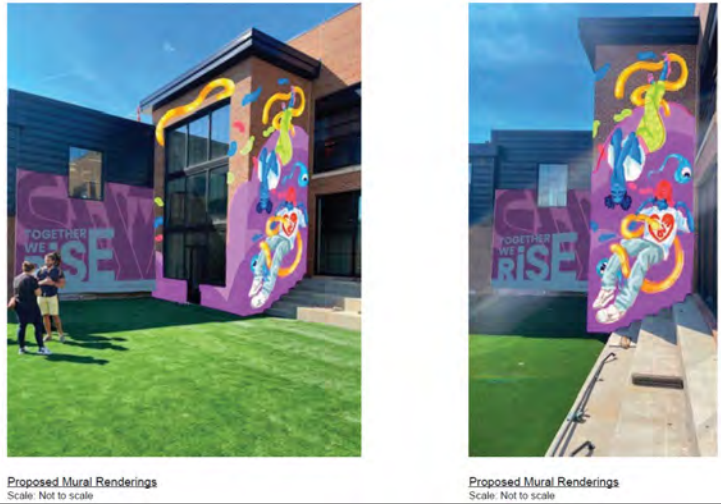
Docket No. 10-70-22 (18425 Detroit)

Sign – Sgt Clean Car Wash
Dean Schramm

Applicant proposes new (additional) mural signage in C3 district.

City Notes:

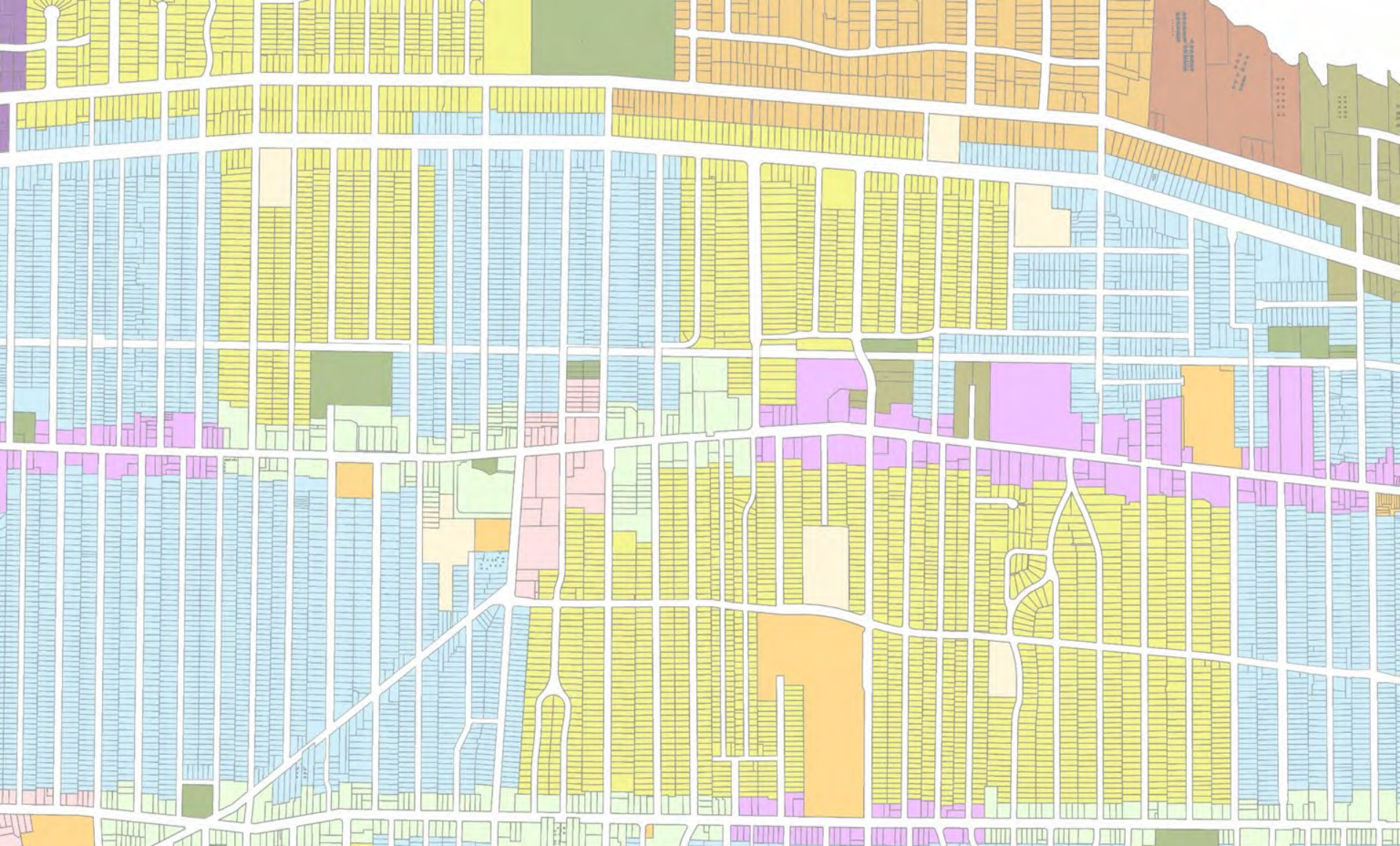
- Previous approvals considered under comprehensive sign package.
- Proposes two mural signs for courtyard area of development.



Summary Approval



Docket No. 10-71-22 (1384 Hird)
Sign – West 117 Fieldhouse
Kenneth Esry



Architectural Board of Review

Downtown Development – October 2022

Applicant proposes a planned development.

City Notes:

- PC granted preliminary approval at the 29 June meeting.
- Preliminary Review under Chapter 1156 (Planned Development)

- Recommended Agenda – both items called together:**
 - 1. Update from City on Downtown Development (07-41-22) & Curtis Block COA (07-42-22).**
 - 2. CASTO Presentation.**
 - 3. Public Comment.**
 - 4. Board discussion, questions, recommendations.**



14519 Detroit Ave

Special Meeting – 26 October (5:30pm)

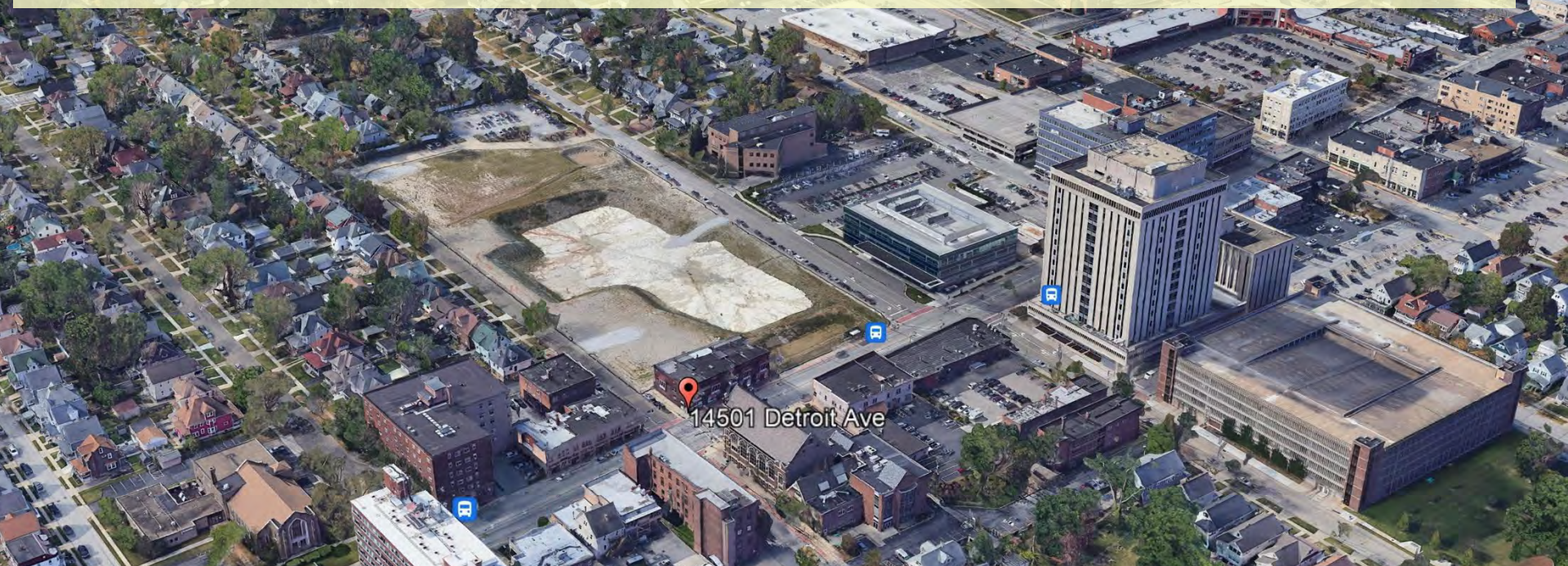


Docket No. 07-41-22 (14519 Detroit)
Downtown Development
CASTO

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building.

City Notes:

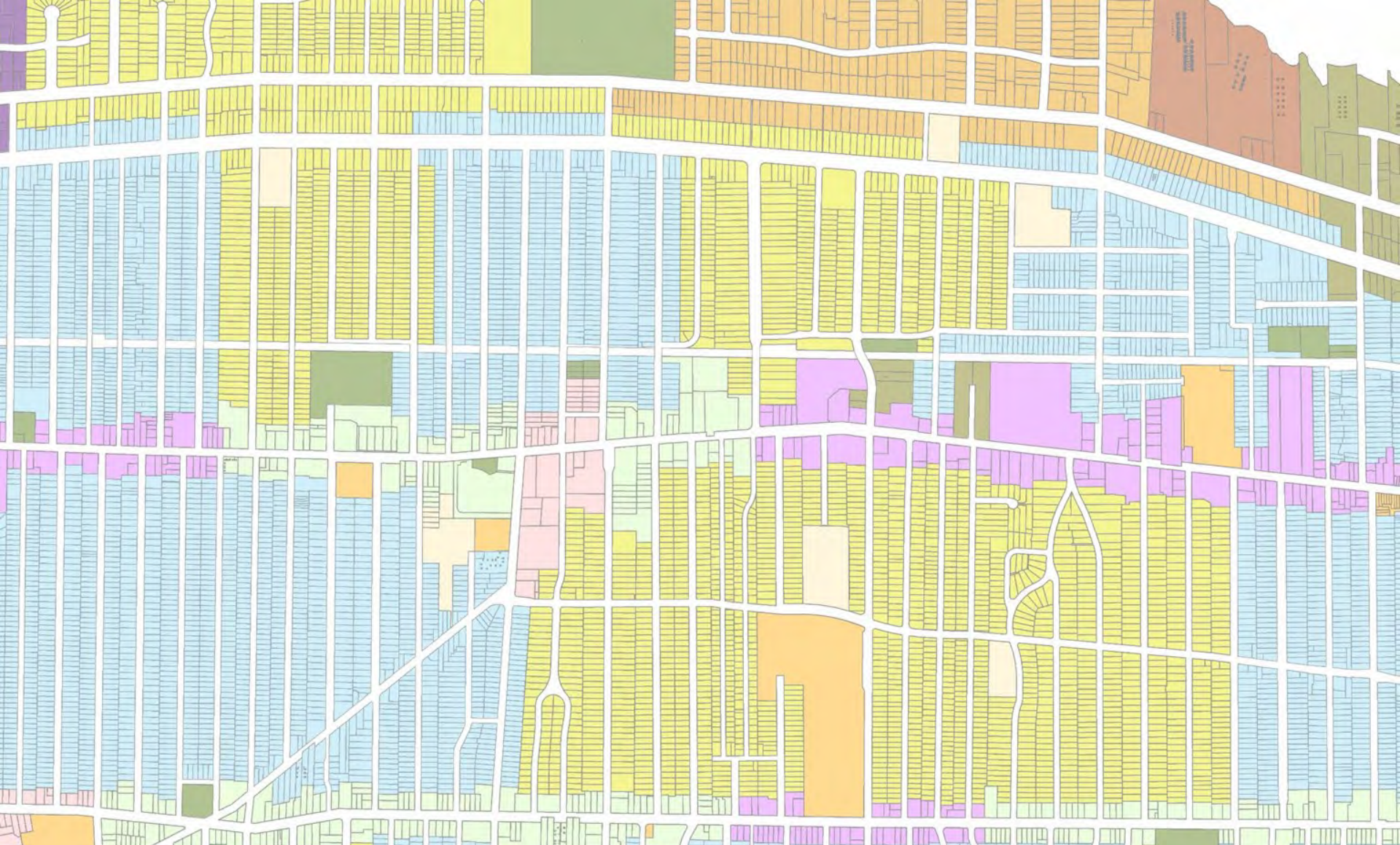
- Locally-designated Historic Property (2016) within a National Historic District (2020).
- Local HP designation requires COA for any alteration, demolition, new construction (Section 1134.06)
- Preliminary COA review concurrent with Planned Development.



Special Meeting – 26 October (5:30pm)



Docket No. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building
CASTO



Architectural Board of Review

Request for Rehearing – October 2022

Applicant requests rehearing of proposed modification to previous approval.

City Notes:

- Materials used on new home do not match what was proposed/approved (Aug 2020).
- Board denied request for modification to previous approval (Aug 2022).

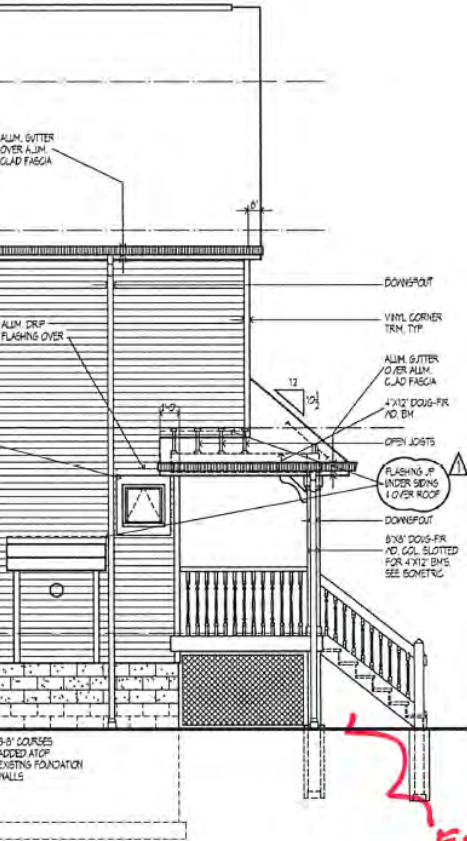


Docket No. 08-49-22 (1491 Spring Garden)

Rehearing - Return for Modification

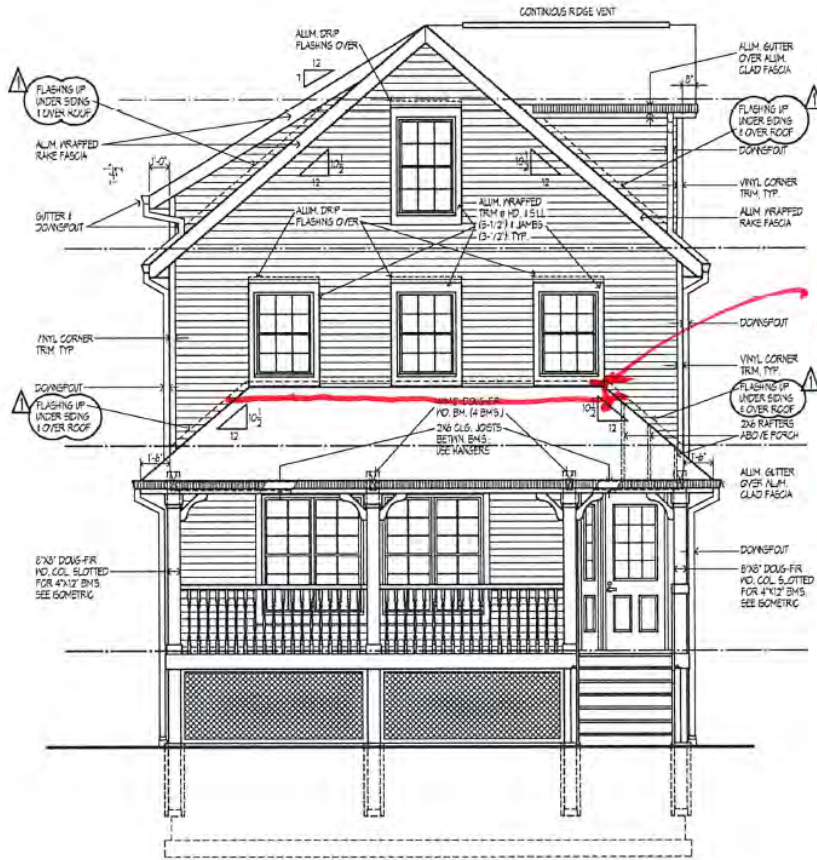
Elias Karsheh

ABR Approval – August 2020



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

*ENCLOSE W/
LATTICE*



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

CHAIR
of
City
Arcl
App

*DROP 4 1/2"
ROOF AT LEAST
8" BELOW
WINDOWS.*

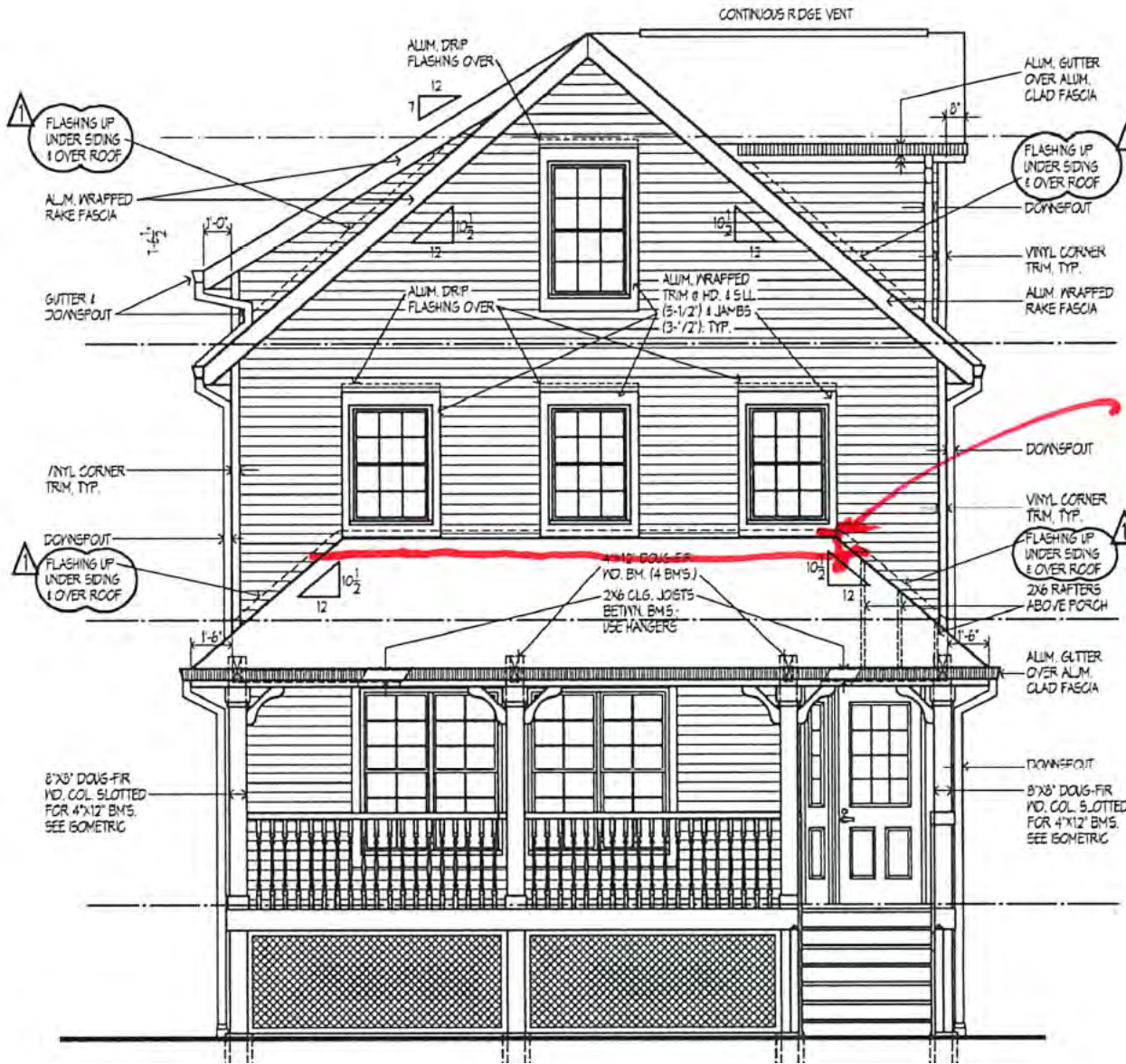
ALTERATIONS IN & ADDITIONS TO
1491 SPRING GARDEN
LAKEWOOD, OHIO 44107

EXTERIOR ELEVATIONS



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification

ABR Approval – August 2020



**DROP GUTTER
ROOF AT LEAST
8" BELOW
WINDOWS.**

ALTERATIONS IN & ADDITIONS TO
1491 SPRING GARDEN

LAKESWOOD, OHIO 44107



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification

ABR Approval – August 2020

From: David Harala <dharala@sbcglobal.net>
Sent: Wednesday, August 12, 2020 4:08 PM
To: David Baas
Subject: Fw: 1491 Spring Garden Colors
Attachments: IMG_2170.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

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

Colors for 1491 Spring Garden

Siding: Medium Gray, Dbl. 4" dutch lap to match existing Garage
Windows: White, Vinyl
Roof: Charcoal Gray
Trim: White Vinyl
Exposed Masonry Foundation.: Painted White

See attached Photo

----- Forwarded Message -----

From: David Harala <dharala@sbcglobal.net>
To: "dharala@sbcglobal.net" <dharala@sbcglobal.net>
Sent: Wednesday, August 12, 2020, 03:56:57 PM EDT
Subject: 1491 Spring Garden Colors

CHAIRMAN
of
AUG 13 2020
meeting
City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

Sent from my iPhone



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification

May 2022



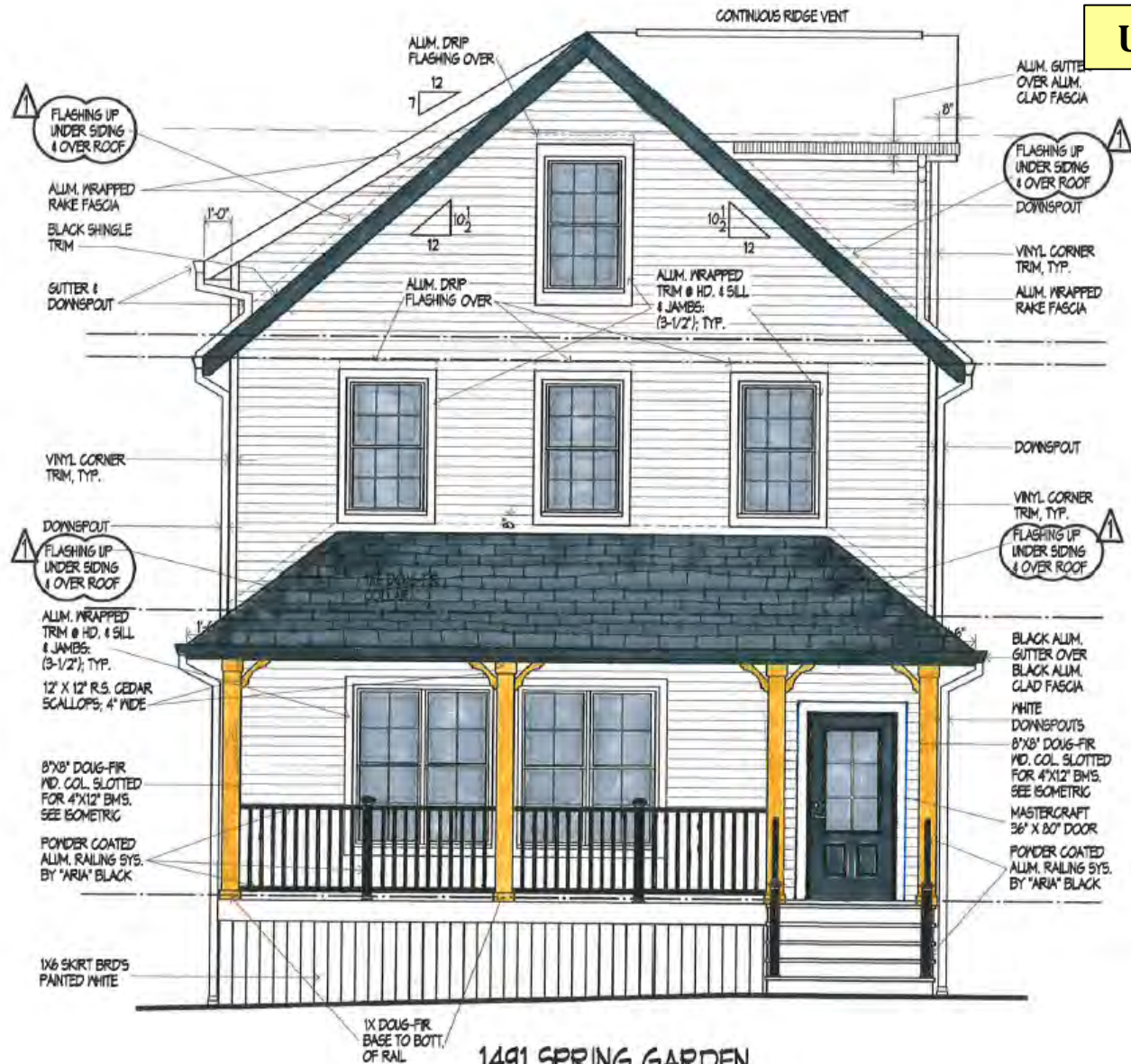
Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification

Update (12 Oct)



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification





1491 SPRING GARDEN
NORTH ELEVATION

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

Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification





Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification



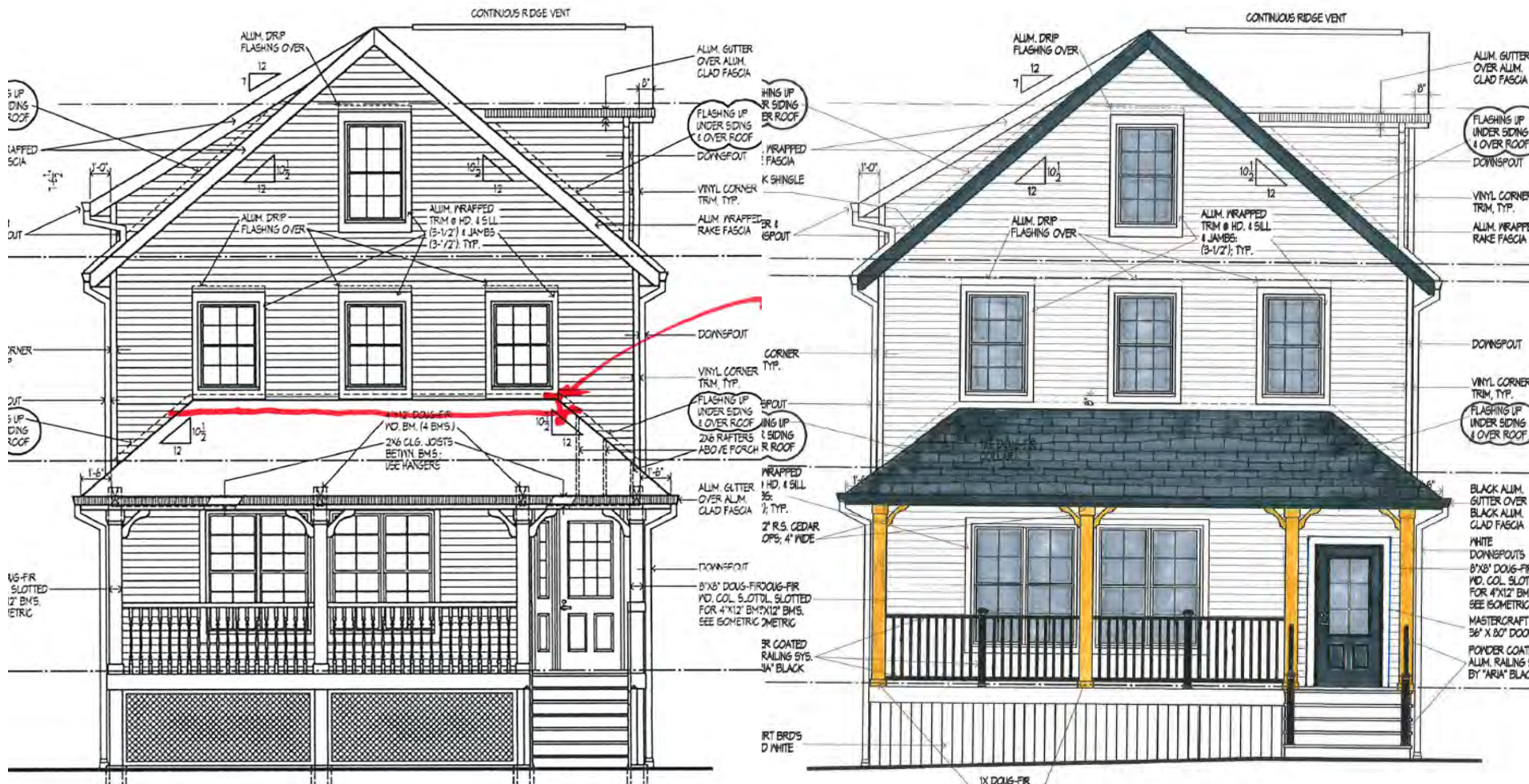
Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification

Approved

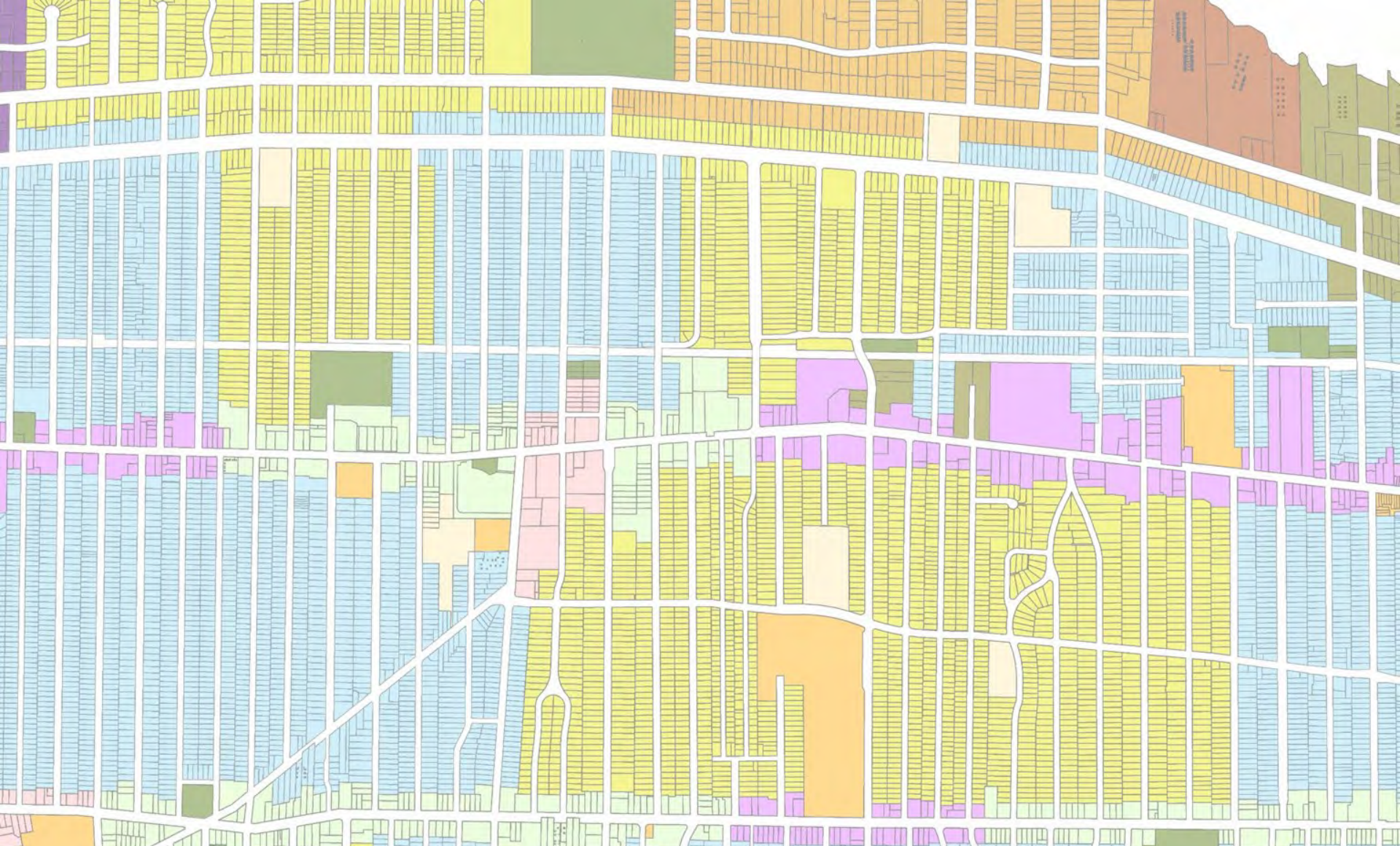
Update (12 Oct)



1491 SPRING GARDEN
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification



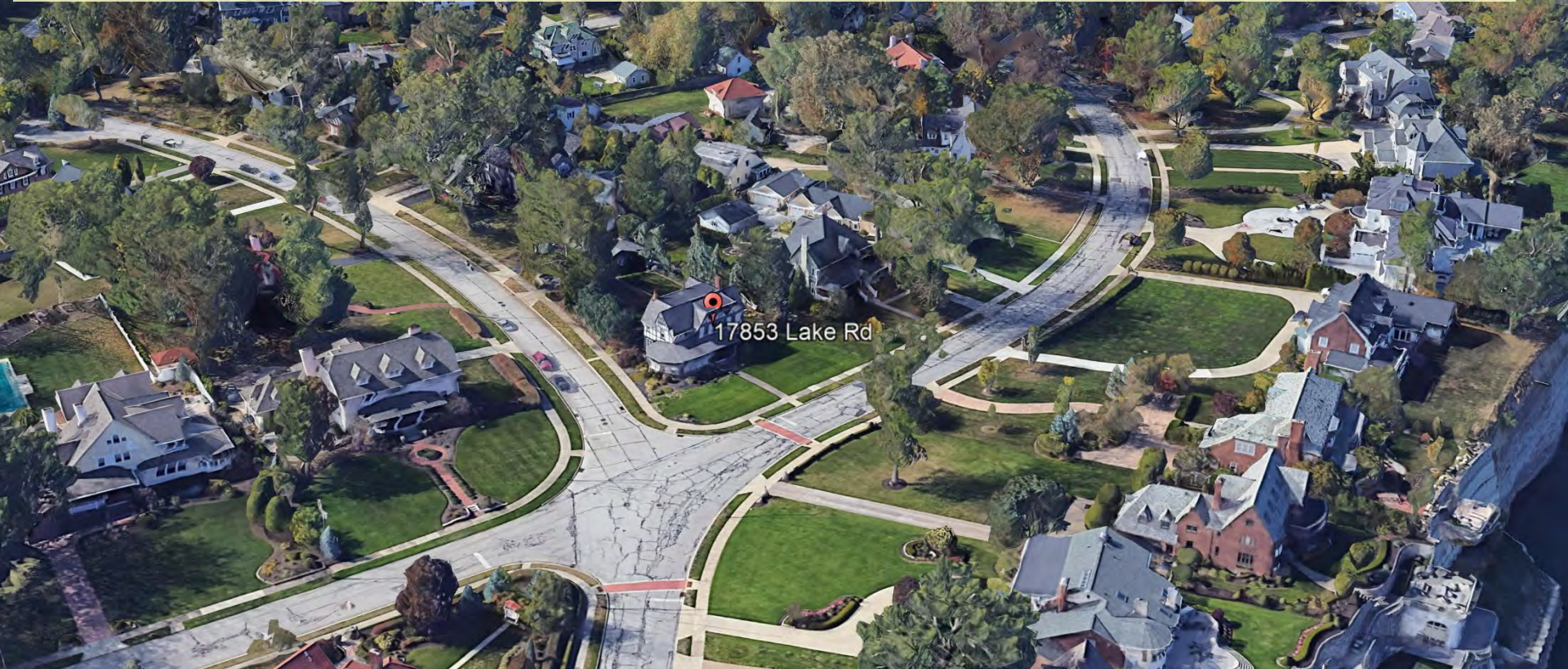
Architectural Board of Review

Old Business – October 2022

Applicant proposes the demolition and rebuild of a single-family home.

City Notes:

- Within Clifton Park Lakefront District (1974), Section 1133.09 applies (not locally-designated HP).
- Illustrate how proposed design represents the *“historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood”* referenced in 1133.09.
- Pending zoning variance – October BZA



Docket No. 07-35-22 (17853 Lake)

Demolition/New Construction

David Hesse



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Home Inspection Report

Project Information

12-20-21

17853 Lake Rd. Lakewood Ohio 44107

Conor Sweeney, Isabel Sweeney
csweeney12@jcu.edu, montoyaisabelc@gmail.com,
amberlynncallahan@gmail.com,

Prepared By

Marko Vovk 216-924-8378
Ambassador Construction Consultants LLC.
1501 Spring Garden Ave. Lakewood Ohio 44107
clevelandmold@aol.com, www.houseinvestigations.com



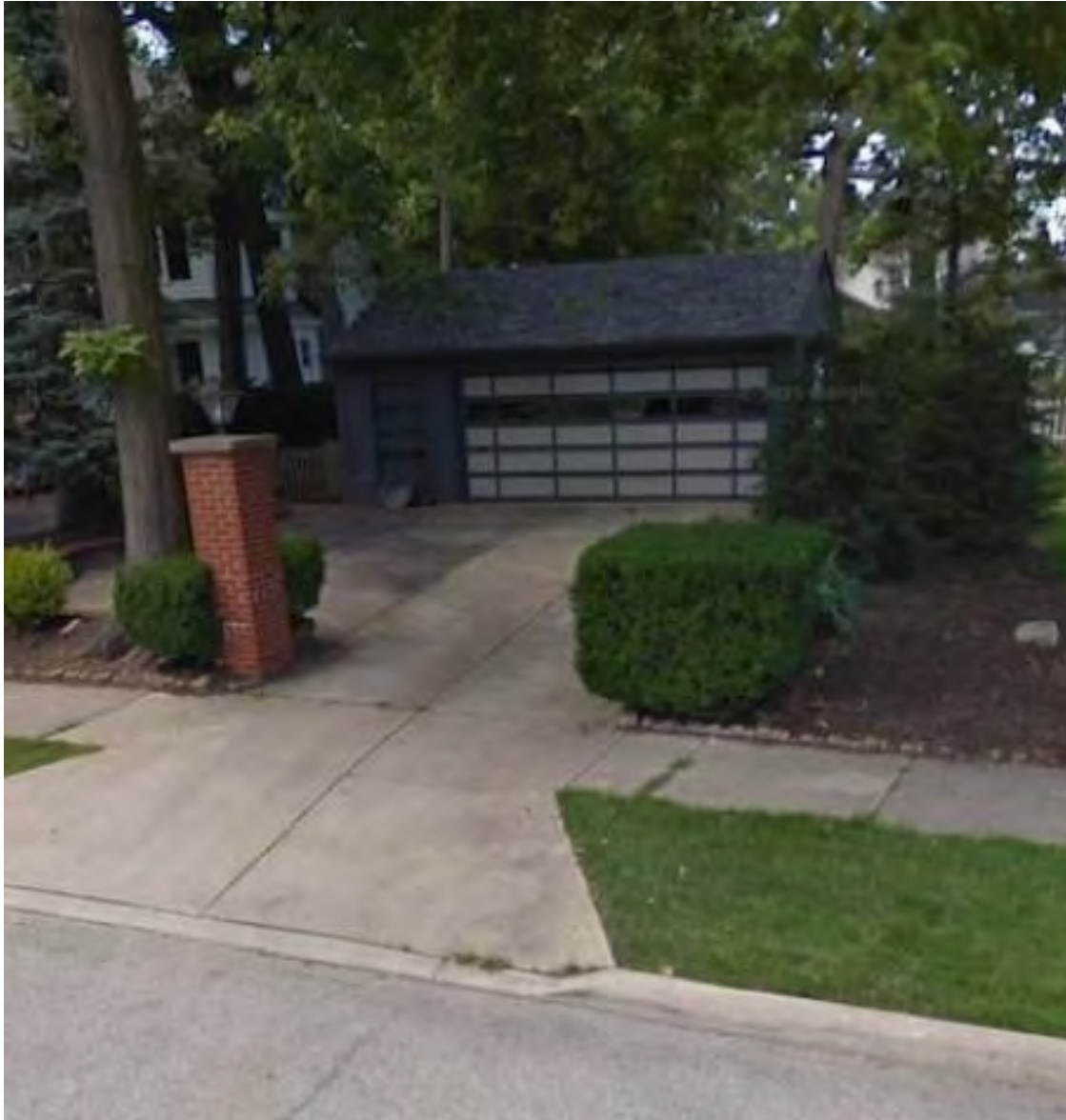
Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

SITE ADDRESS: 17853 LAKE ROAD

NOTES:

- XXXX* PROPOSED GRADE
- XXXXX EXISTING ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- ← INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: TOP OF HYDRANT
INTERSECTION OF LAKE RD./FOREST RD.
ELEVATION = 639.13

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

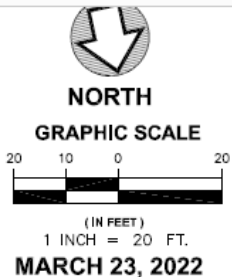
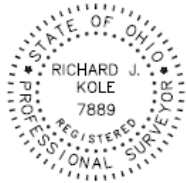
THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

THIS PLAN FOR SITE PURPOSES ONLY. REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

- 5/8" CAPPED IRON PIN TO BE SET
- IRON PIN FOUND

Dimensions shown herein are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 3/23/22
Richard J. Kole, Reg. Surveyor #7889 Date



CONNECTIONS:

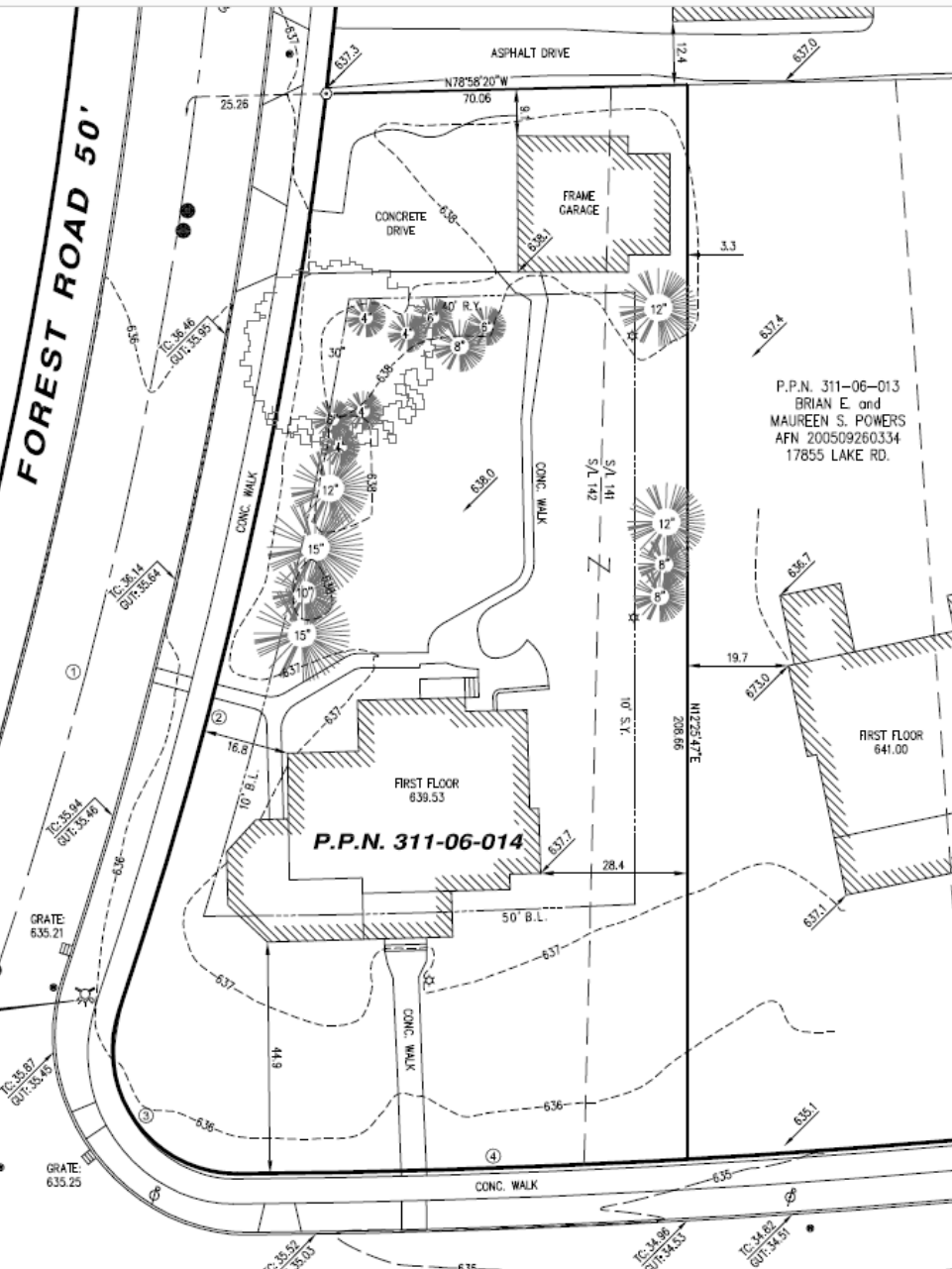
- (A) = USE 1" TYPE "K" COPPER
- (B) (C) = USE 6" PVC SDR 35 w/ GASKETS 1% MIN., 10% MAX.

PREMIUM FILL FOR ALL UTILITY TRENCHES UNDER PROPOSED DRIVEWAY AND WALKS.

BMP LEGEND

- (SF) SILT FENCE or SILT SOCK
- (CE) CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT

BENCH MARK
TOP OF HYD.
- 639.13



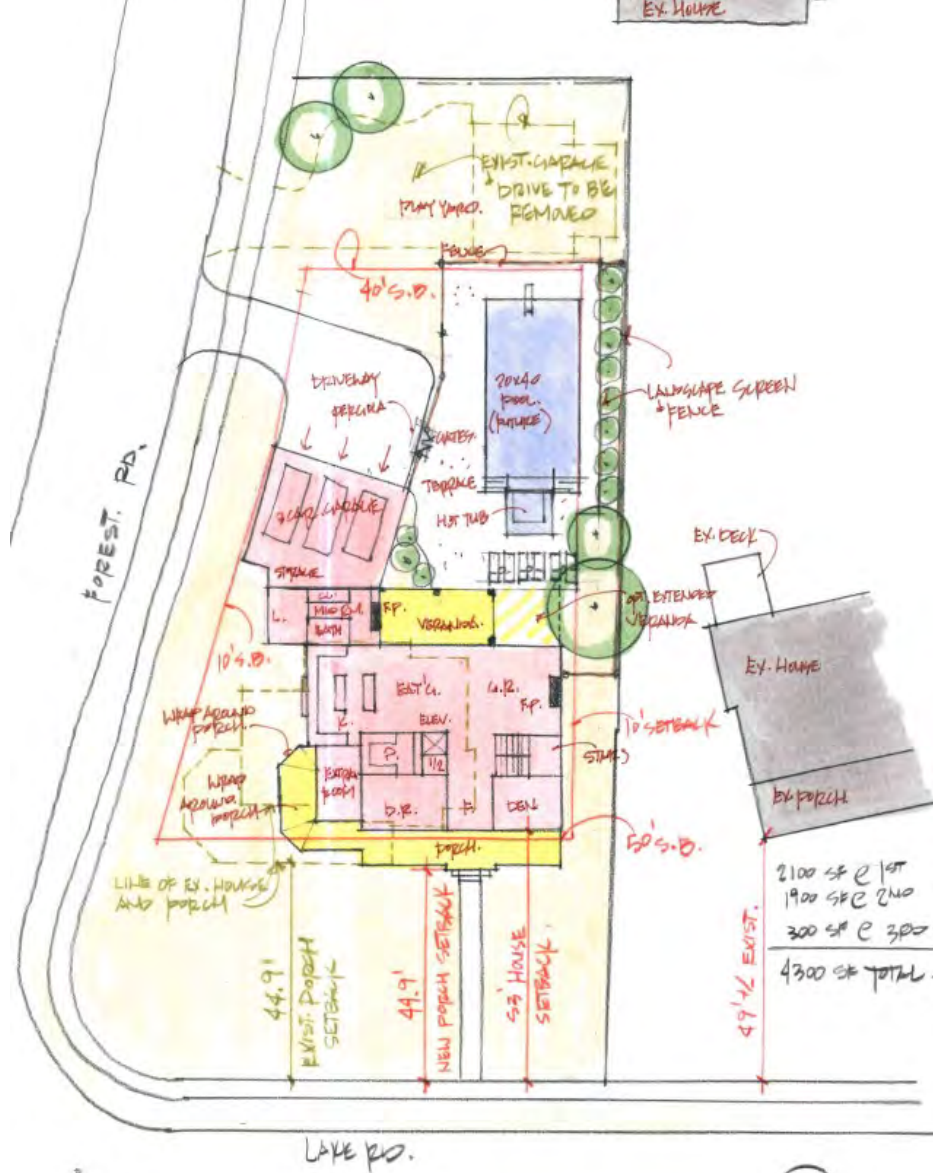
P.P.N. 311-06-013
BRIAN E. and
MAUREEN S. POWERS
AFN 200509260334
17855 LAKE RD.

P.P.N. 311-06-014

Docket No. 07-35-22 (17853 Lake)

Demolition/New Construction





SWEENEY

GITE CONCEPT (WRAP AROUND PORCH)

2-20-22 FAYE & FAYE



NORTH.

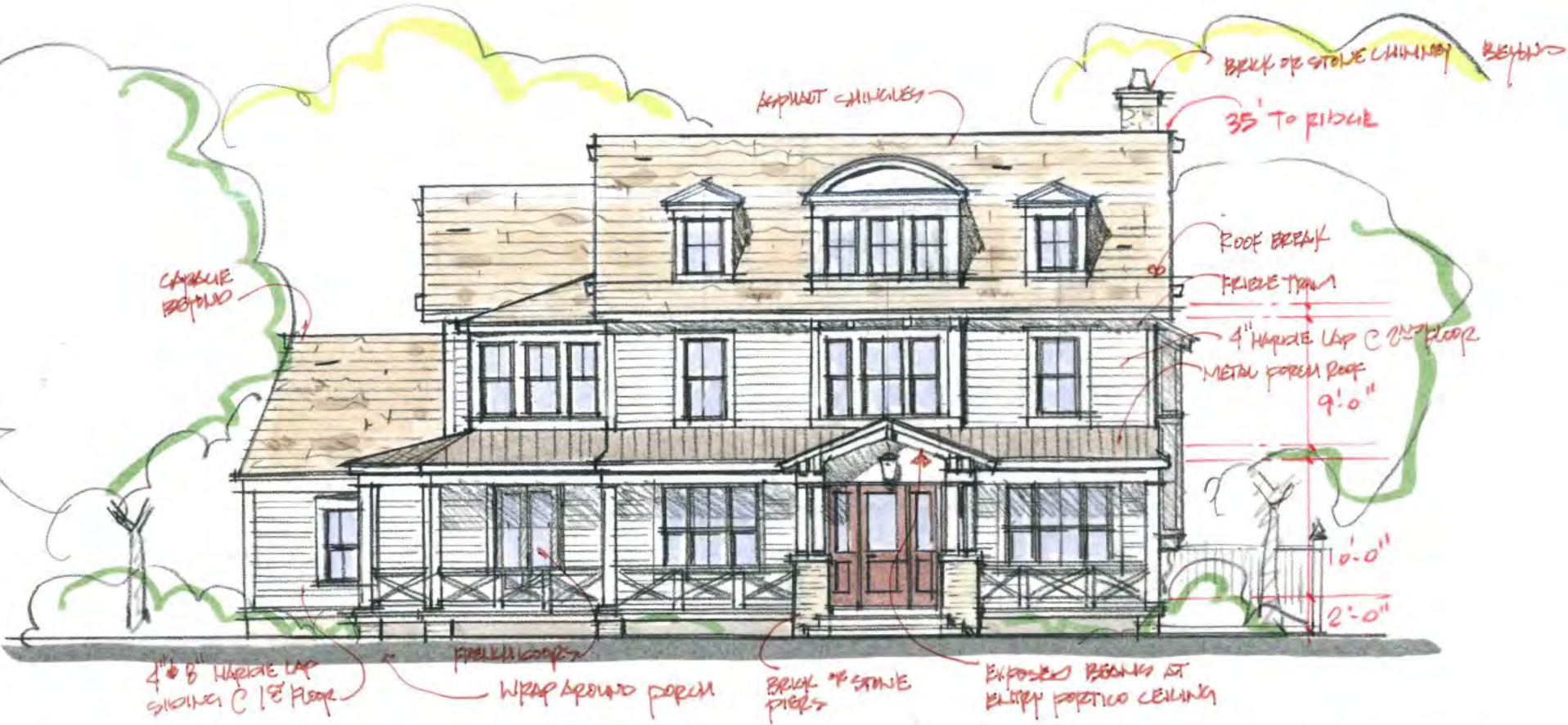


LINE OF EX. HOUSE NO PORCH

Docket No. 07-35-22 (17853 Lake)

Demolition/New Construction





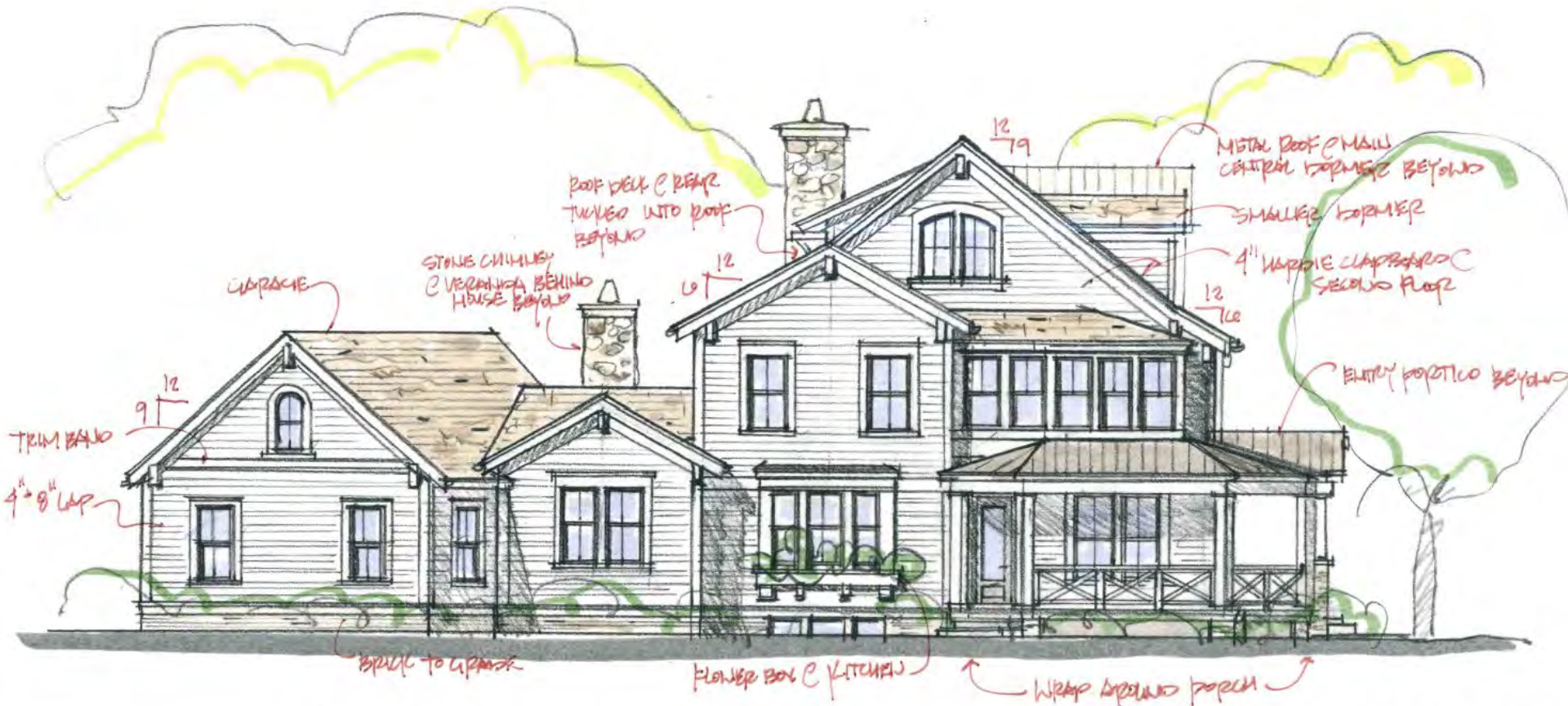
SWEENEY
 1/8" = 1'-0"

FRONT ELEVATION - PORCH (LAKE ROAD)
 8.26.22

Payne & Payne
 BUILDERS INC
 COPYRIGHT 2022



Docket No. 07-35-22 (17853 Lake)
 Demolition/New Construction



SWEENEY
11/8" = 1" = 0"

EAST ELEVATION (FOREST RD.)

8.26.22

Payne & Payne
BUILDERS INC
COPYRIGHT 2022



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



SWEENEY REAR ELEVATION (SOUTH)
 1/8" = 1'-0"
 10.11.22

Payne & Payne
 BUILDERS INC
 COPYRIGHT 2022



Docket No. 07-35-22 (17853 Lake)
 Demolition/New Construction



SWEENEY WEST ELEVATION

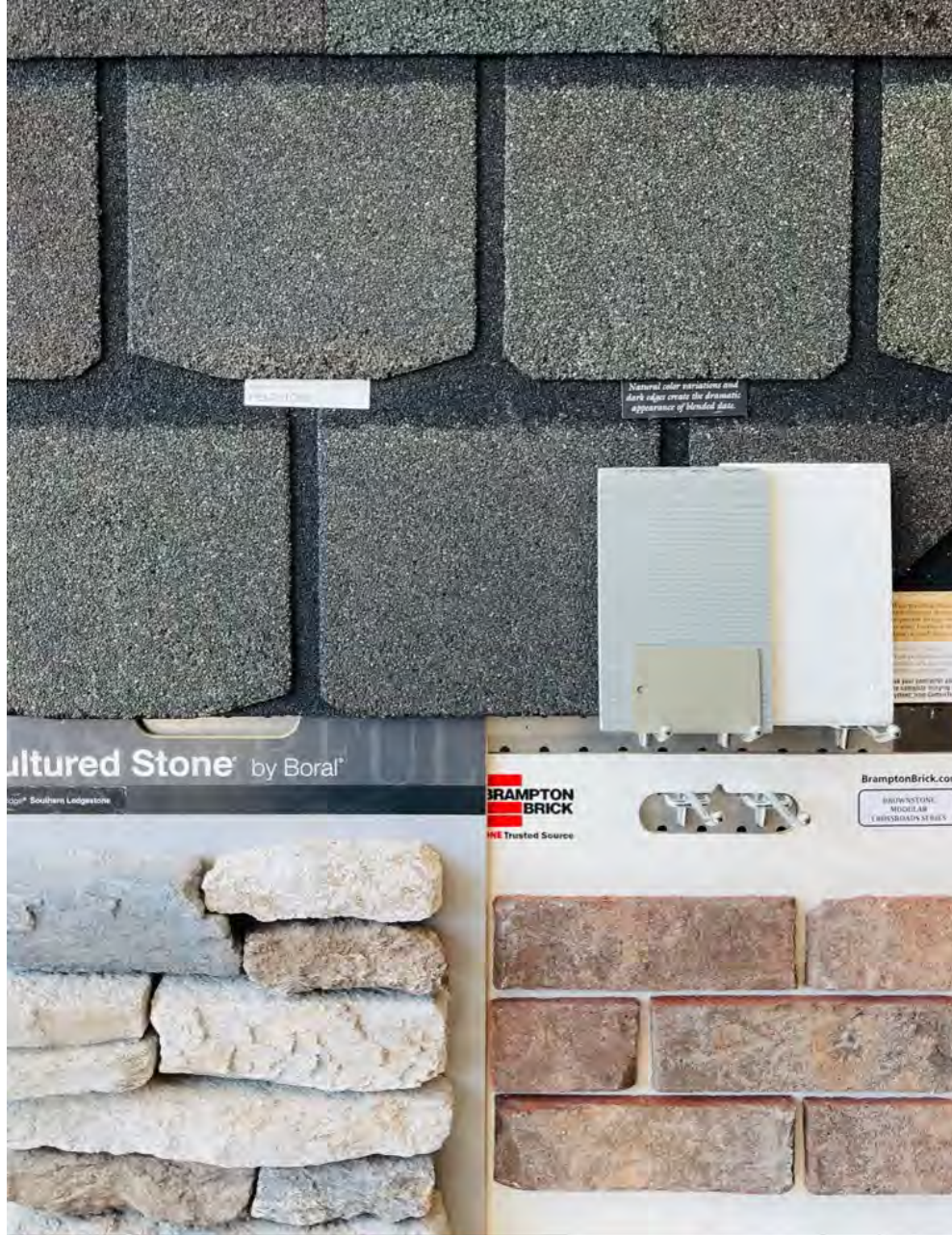
1/8" = 1'-0"

10-11-22

Payne & Payne
BUILDERS INC
COPYRIGHT 2022



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



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Southern Lodgestone

BRAMPTON
BRICK
THE Trusted Source

BramptonBrick.com

BRICKSTONE
MODEL AB
CMBR030A1N 24 BLEN



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

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

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

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

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

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

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

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



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

Clifton Park Lakefront District (1974)

Form 10-300 (Rev. 6-72) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

STATE: Ohio
COUNTY: Cuyahoga
FOR NPS USE ONLY
ENTRY DATE: NOV 20 1974

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

1. NAME
COMMON: Clifton Park Lakefront District
AND/OR HISTORIC:

2. LOCATION **W. D. BENES (TIFFANY) HOUSE MAY NOT BE PUBLISHED.**
STREET AND NUMBER: *roughly bounded by* See Continuation Sheet
Clifton Boulevard, Rocky River, Lake Erie and Webb Road
CITY OR TOWN: Lakewood CONGRESSIONAL DISTRICT: 23 - William Minshall
STATE: Ohio CODE: 039 COUNTY: Cuyahoga CODE: 035

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site	<input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		<input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

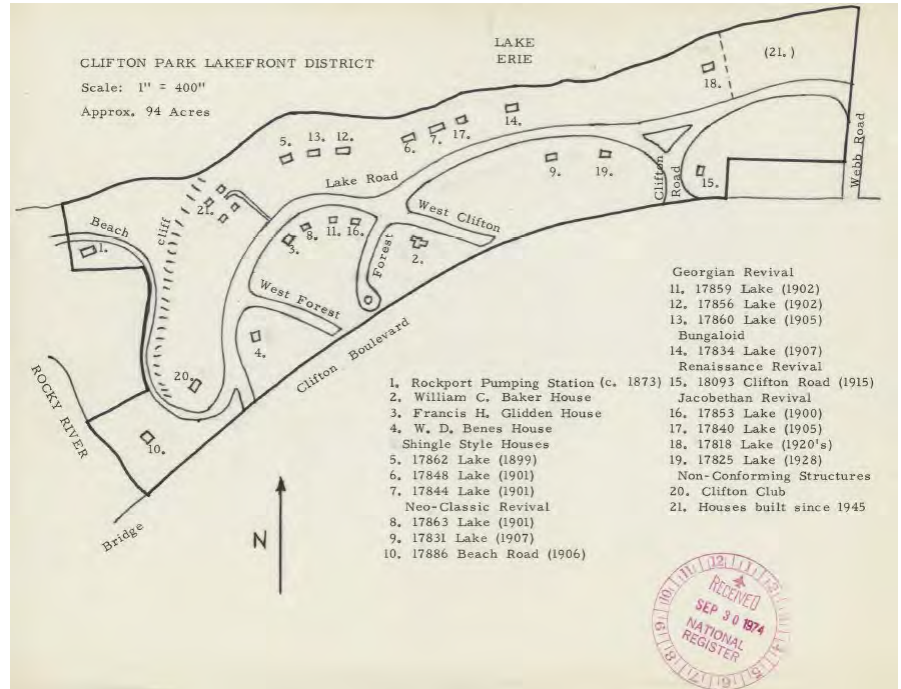
4. OWNER OF PROPERTY
OWNER'S NAME: Multiple private ownership
STREET AND NUMBER:
CITY OR TOWN: STATE: Ohio CODE: 039

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Cuyahoga County Building
STREET AND NUMBER: 1219 Ontario
CITY OR TOWN: Cleveland STATE: Ohio CODE: 039

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:
DATE OF SURVEY: Federal State County Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: STATE: CODE: DATE: NOV 20 1974

SEE INSTRUCTIONS

RECEIVED SEP 30 1974 NATIONAL REGISTER



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

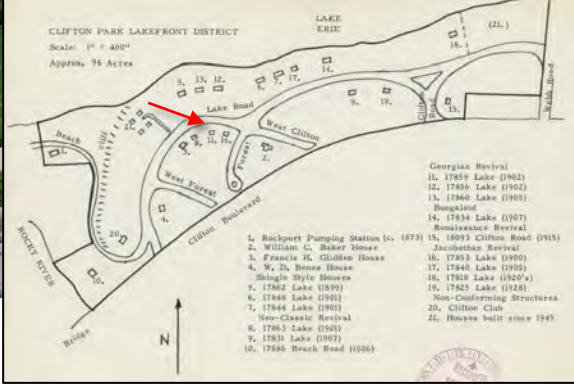


Docket No. 07-35-22 (17853 Lake)
 Demolition/New Construction

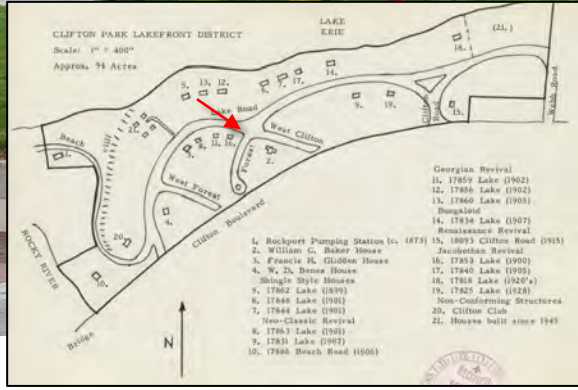


Jacobethan Revival
16. 17853 Lake (1900)

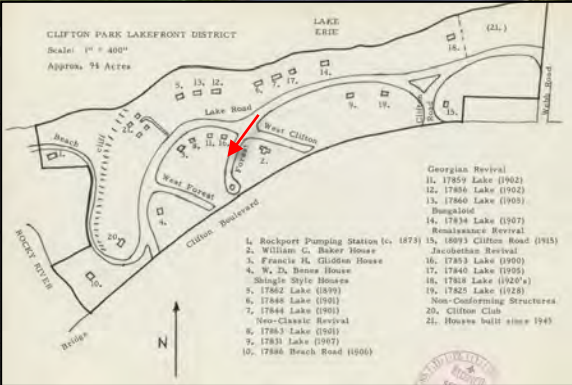
Georgian Revival
11. 17859 Lake (1902)



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



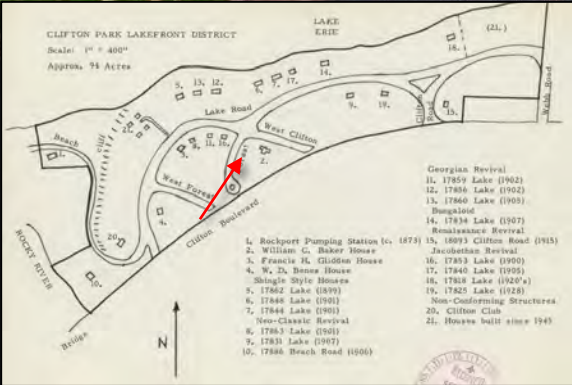
Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction



Docket No. 07-35-22 (17853 Lake)
 Demolition/New Construction



2. William C. Baker House



Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

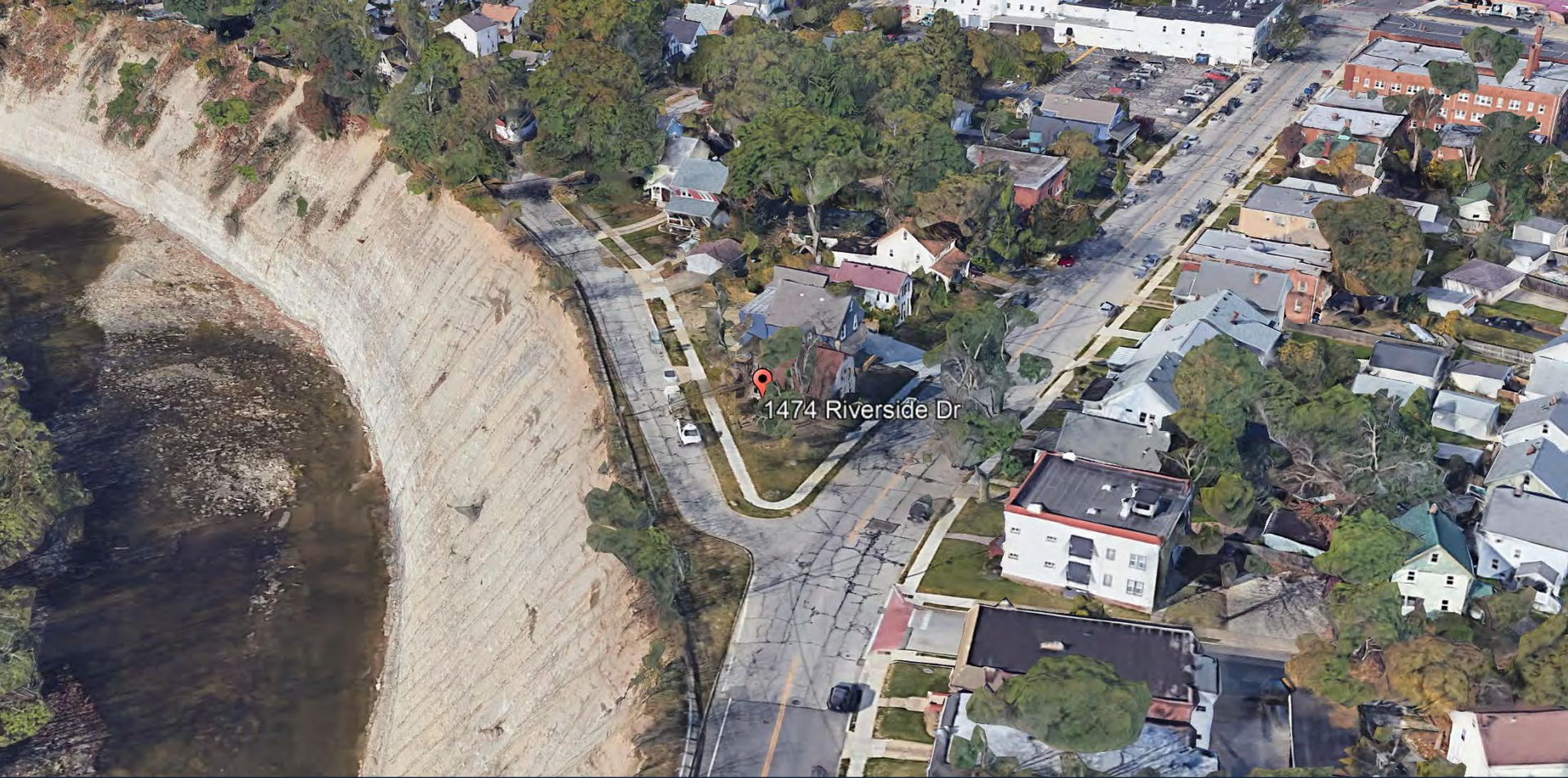


Docket No. 07-35-22 (17853 Lake)
Demolition/New Construction

Applicant proposes new garage and second-floor porch addition.

City Notes:

- Granted BZA approval (Sept).



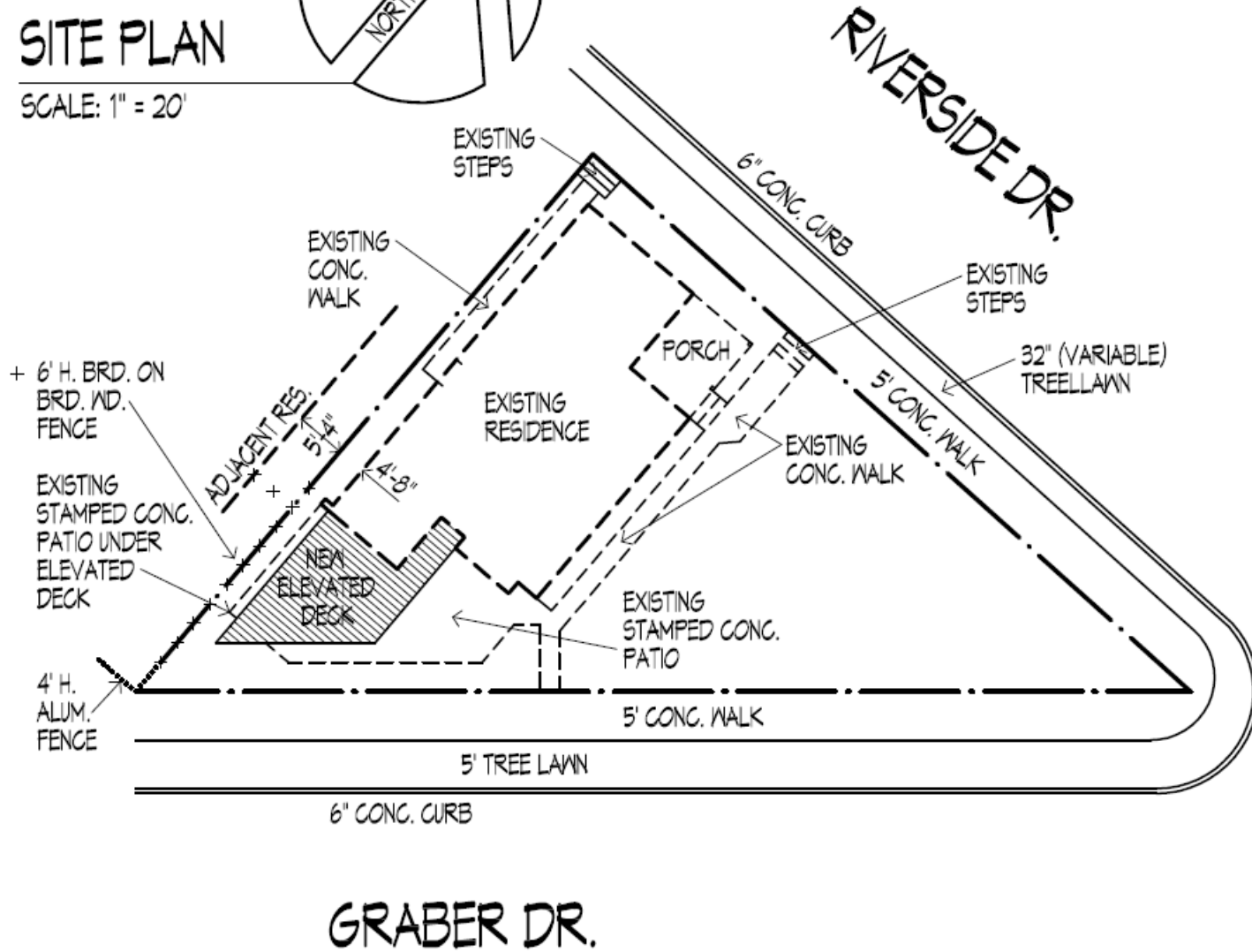
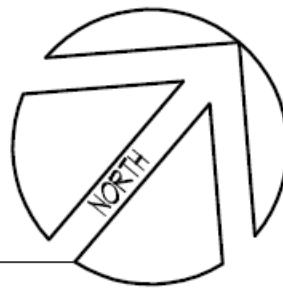
Docket No. 09-61-22 (1474 Riverside)

Residential – Second Floor Porch Addition

David Harala

SITE PLAN

SCALE: 1" = 20'



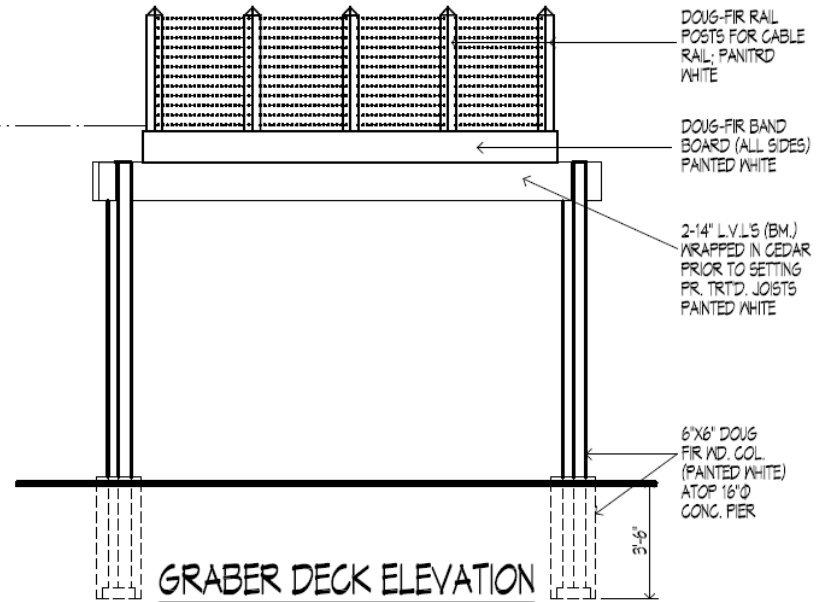
Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition





GRABER (SOUTH) ELEVATION

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

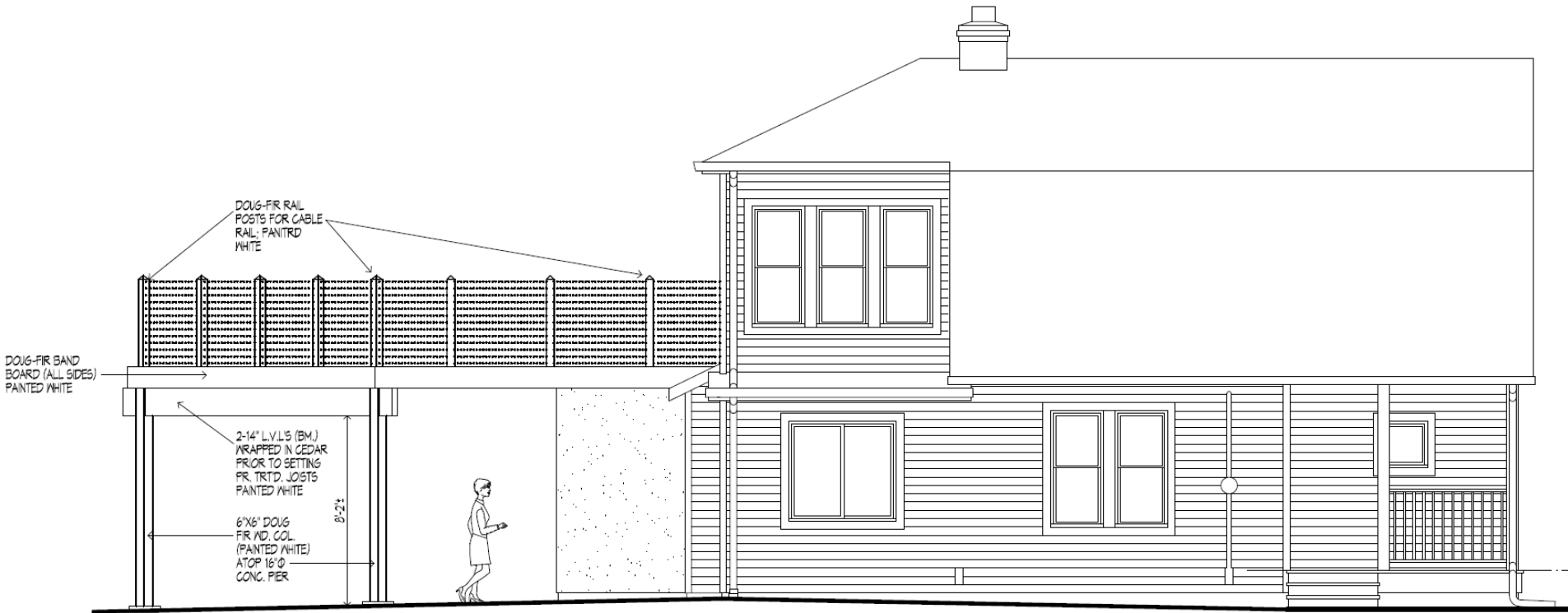


GRABER DECK ELEVATION

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



Docket No. 09-61-22 (1474 Riverside)
 Residential – Second Floor Porch Addition



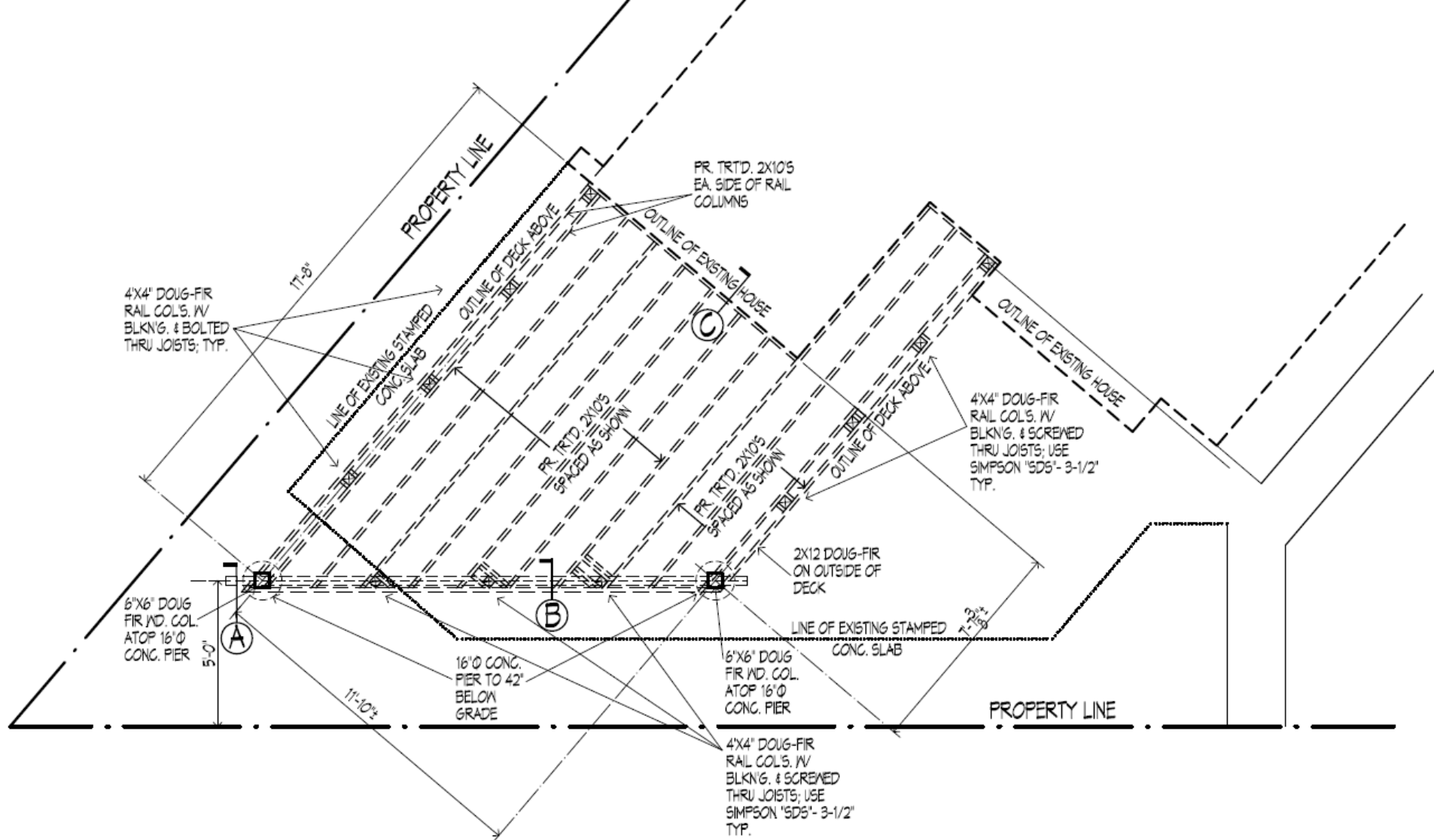
EAST ELEVATION

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



Docket No. 09-61-22 (1474 Riverside)

Residential – Second Floor Porch Addition

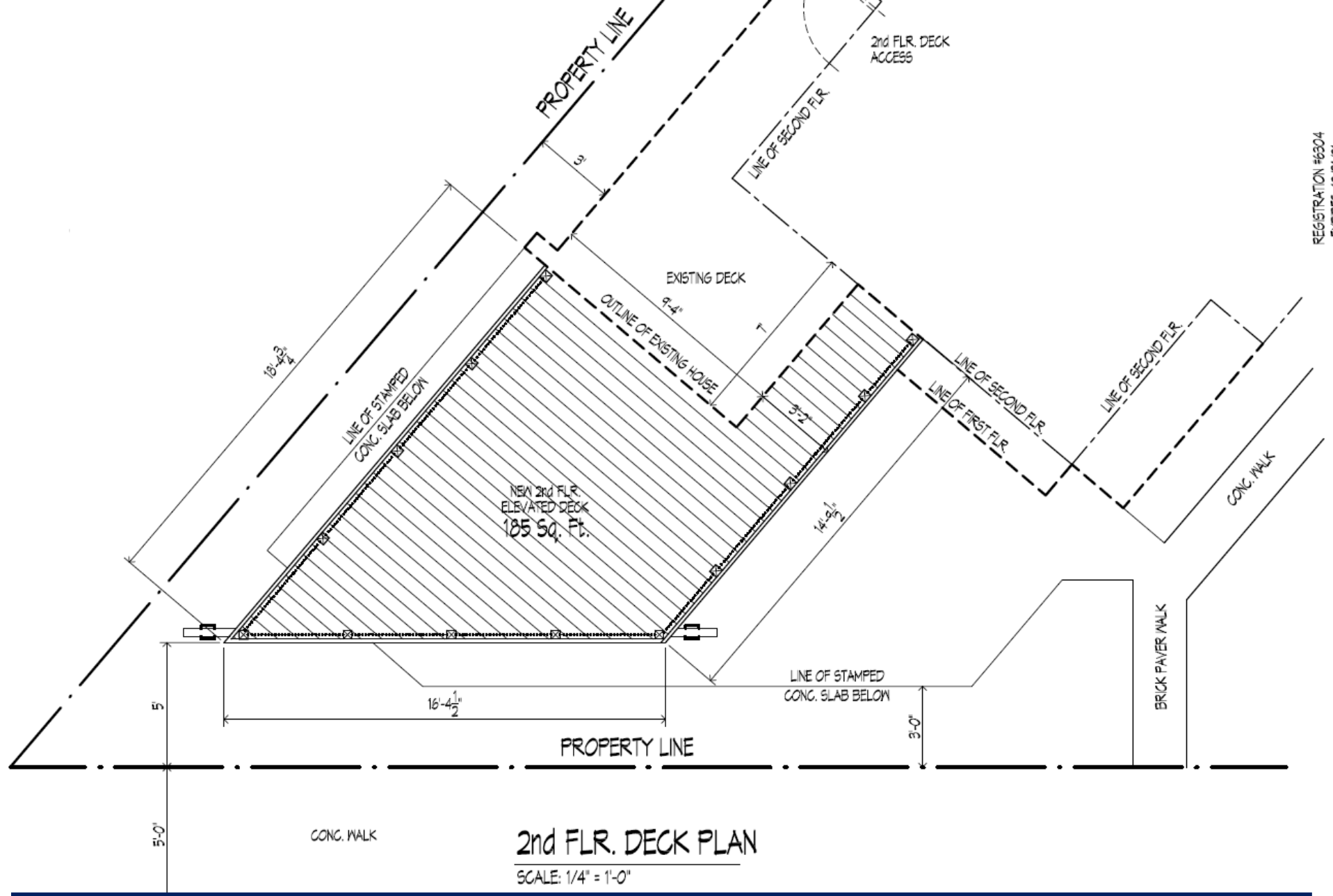


DECK FRAMING W/ FOUNDATION PLAN

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

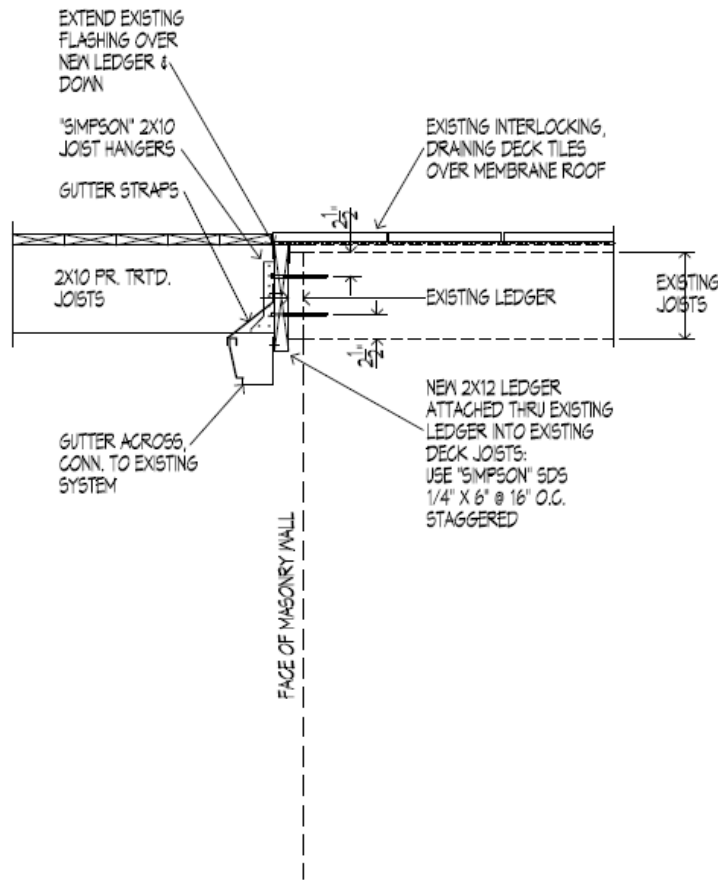


Docket No. 09-61-22 (1474 Riverside)
 Residential – Second Floor Porch Addition

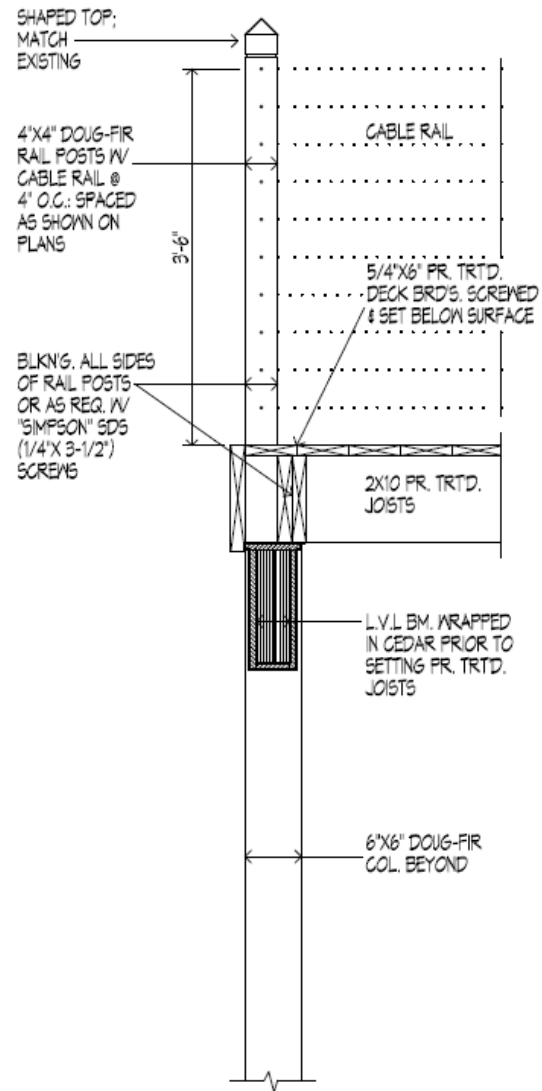


Docket No. 09-61-22 (1474 Riverside)

Residential – Second Floor Porch Addition



(C) SECTION
SCALE: 3/4" = 1'-0"

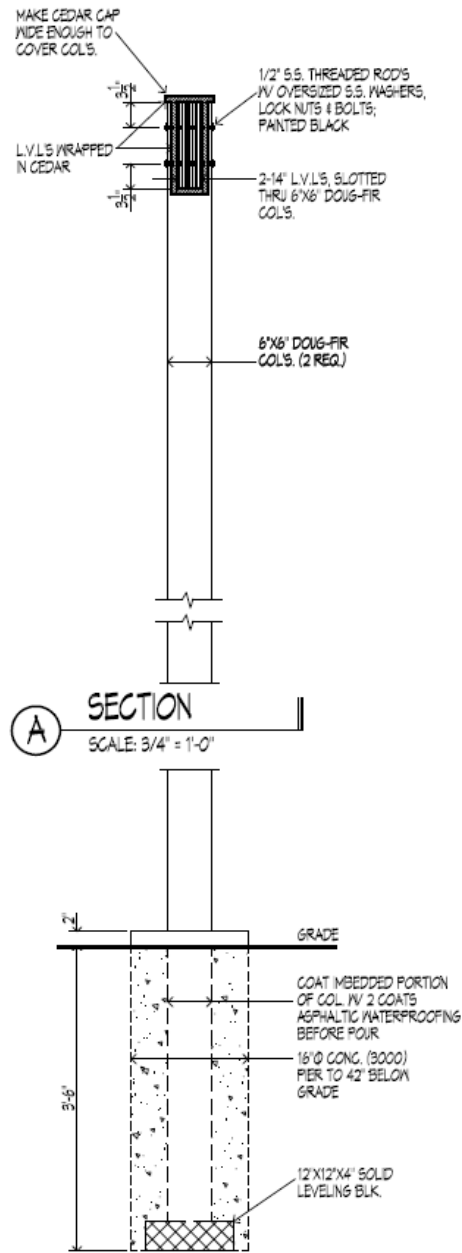


(B) SECTION
SCALE: 3/4" = 1'-0"



Docket No. 09-61-22 (1474 Riverside)

Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)

Residential – Second Floor Porch Addition



Docket No. 08-49-22 (1491 Spring Garden)
Return for Modification





Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



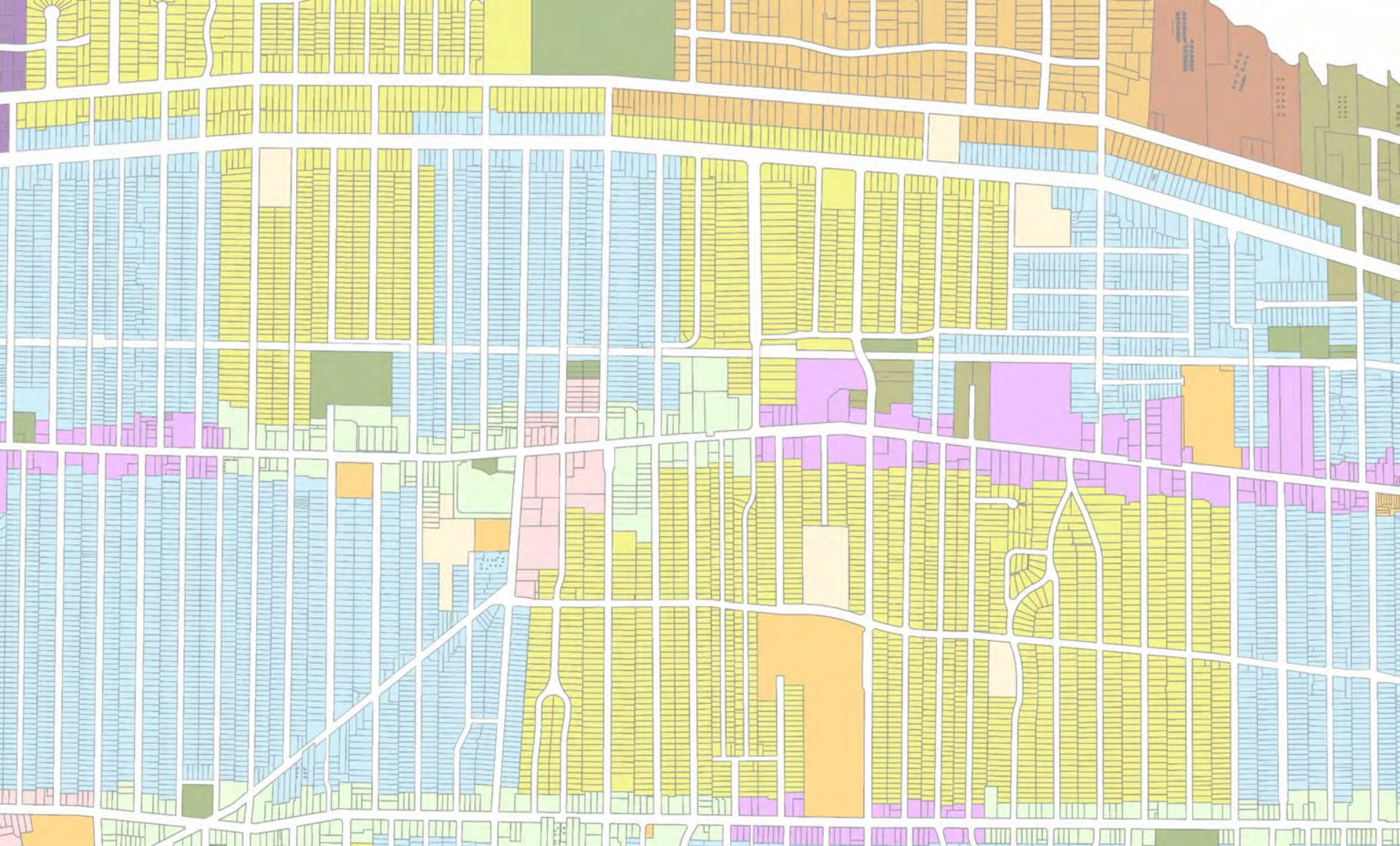
Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Architectural Board of Review

New Business – October 2022

Applicant proposes second floor addition to existing residence.

City Notes:

Pending zoning variance – October BZA



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition
Brandon Young



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



SITE DATA
 LAND USE: B100 - R-1 FAMILY
 PARCEL #: 312-24-007
 ZONING DISTRICT: R1M (RESIDENTIAL, SINGLE FAMILY - MEDIUM DENSITY)
 LAND AREA: 9,900 SF
 EXISTING AREA: 1,916 SF
 SECOND FLOOR ADDITION AREA: 1,436 SF
 TOTAL BUILDING AREA: 3,352 SF
 AREA OF GARAGE: 388 SF
 EXISTING LOT COVERAGE (TO REMAIN): 23.27%
 MAX HEIGHT (ALLOWABLE): 35'-0"
 MAX HEIGHT (PROPOSED): 22'-10"

PROJECT SUMMARY
 NEW 1-STORY ADDITION OVER EXISTING FIRST FLOOR. THE GARAGE IS TO REMAIN 1-STORY. A PORTION OF THE BACK OF THE HOME WILL BE CONVERTED FROM PITCHED ROOF TO PRIVATE DECK SPACE. EXISTING DRIVEWAY, DECK, AND PORCH TO REMAIN.

ISSUES:	DATE:
ARB	09-21-22

YOUNG DESIGN STUDIO
 1458 Clarence Ave.
 Lakewood, OH 44107
 www.youngdesignstudio.com
 419.486.8015
 Architects | Interiors | Urban Design

Kolodziej Residence
 13471 Lake Ave.
 Lakewood, Ohio 44107

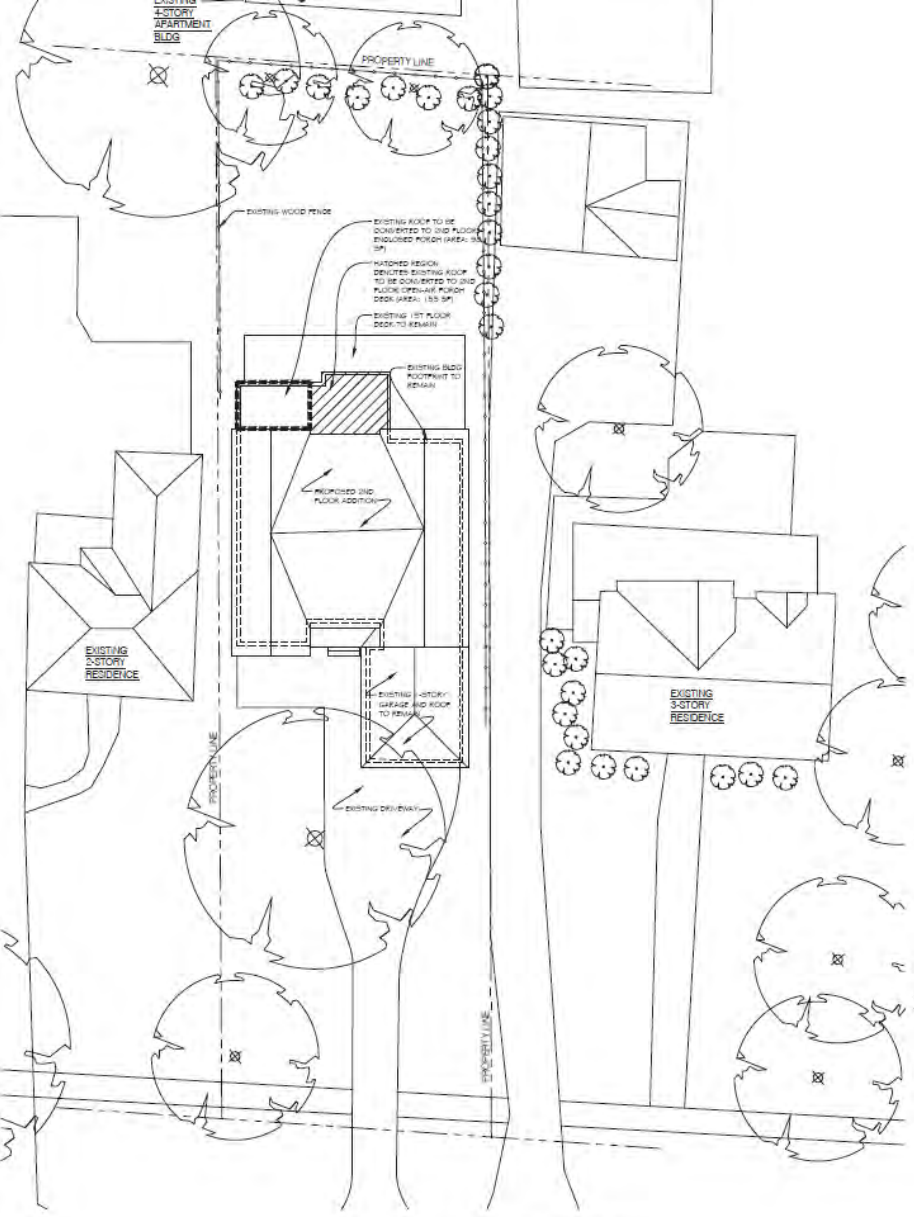
Drawing Title:
 SITE PLAN

Drawn by:
 BEY

Date:
 10-12-2022

Checked by:
 [Signature]

Drawing Number:
 AS-01



2 PROPOSED SITE PLAN
 SCALE: 1/32" = 1'-0"

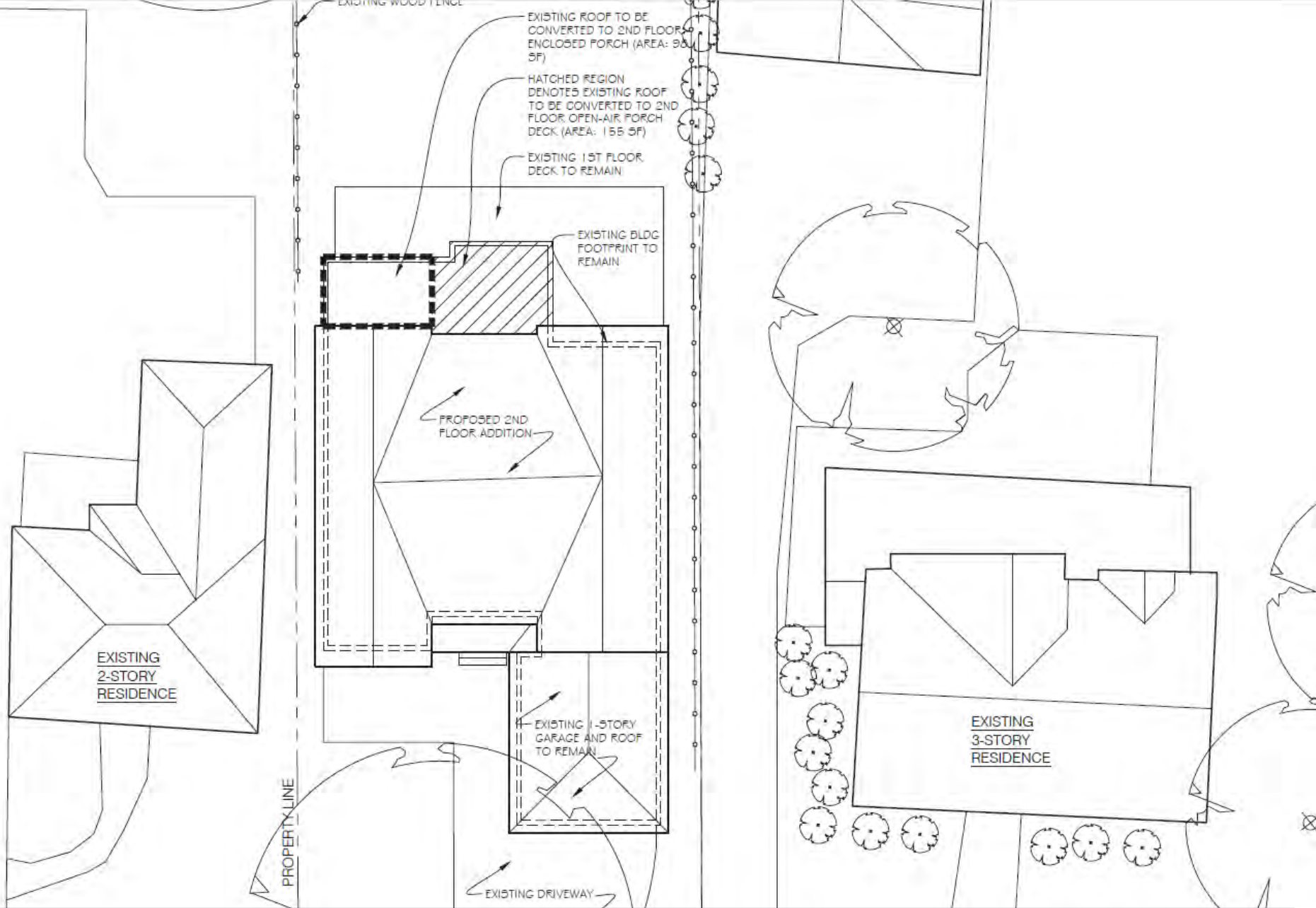


1 SITE CONTEXT PLAN
 SCALE: N.T.S.

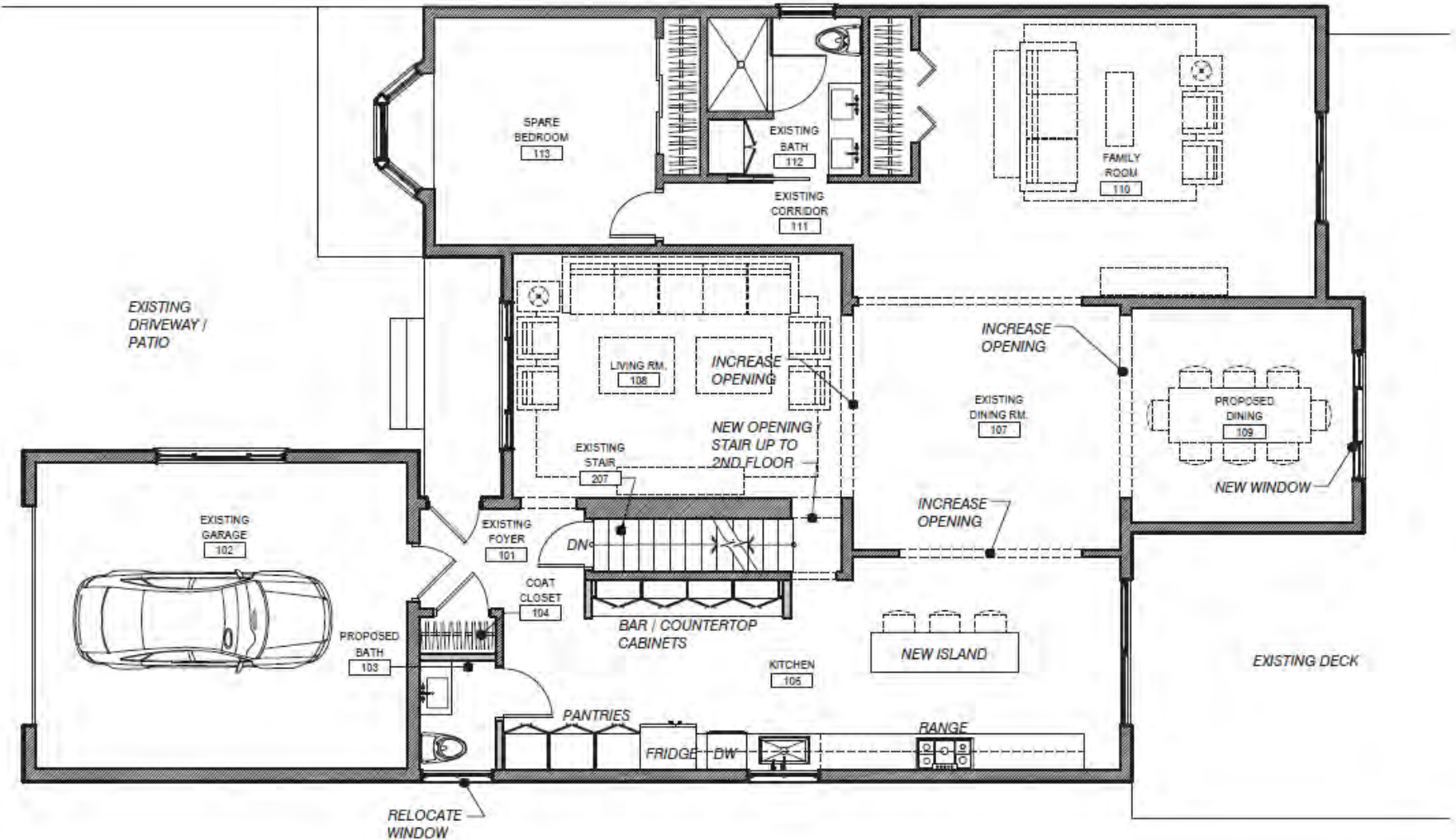


Docket No. 10-67-22 (13471 Lake)

Residential – Second Floor Addition



Docket No. 10-67-22 (13471 Lake)
 Residential – Second Floor Addition



KOŁODZIEJ RESIDENCE

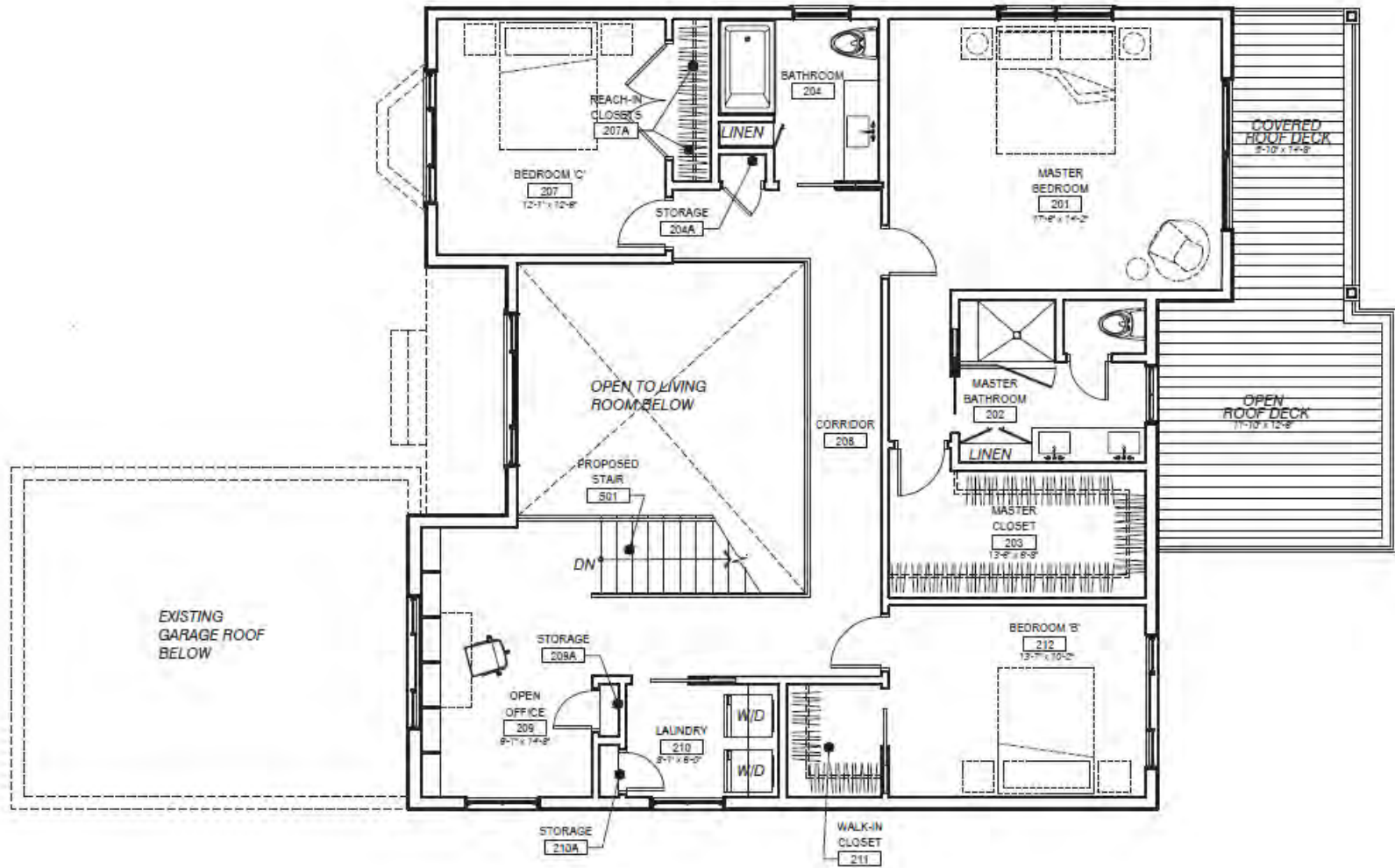
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

09.20.22



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition





KOŁODZIEJ RESIDENCE

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

10.12.22



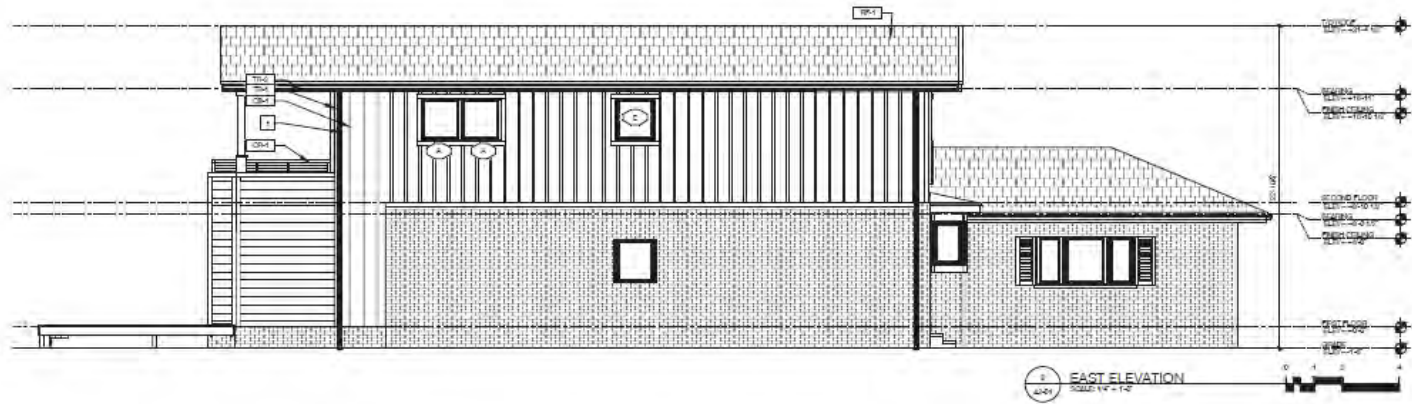
Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



EXTERIOR MATERIAL SCHEDULE					
DESIGNATION	MATERIAL	MANUFACTURER	TYPE/SIZE	COLOR	NOTES
TR-1	CEMENT BOARD TRIM	JAMES HARDIE	1/4" SMOOTH FACE	PULVIC ROAD	COORDINATE ALL COLORS W/ OWNER
TR-2	CEMENT BOARD TRIM	JAMES HARDIE	1/4" SMOOTH FACE	RICH ESPRESSO	COORDINATE ALL COLORS W/ OWNER
CEL	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	PULVIC ROAD	COORDINATE ALL COLORS W/ OWNER
CEB	CEMENT BOARD SIDING	JAMES HARDIE	2 1/4" SIDING - SMOOTH FACE	PULVIC ROAD	COORDINATE ALL COLORS W/ OWNER
TR-3	ASPHALT ARCHITECTURAL TRUSS ROOF	TBD	TBD	TBD	COORDINATE ALL COLORS W/ OWNER
TR-4	EXTERIOR PLANT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TRIM	COORDINATE ALL COLORS W/ OWNER
CR-1	ALUMINUM ROLLING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	SCREENS 3/4" HOLES	DAVEY BRONZE	COORDINATE ALL COLORS W/ OWNER
BR-1	EXISTING BRICK VENEER	N/A	N/A	N/A	

WINDOW SCHEDULE			
#	FRAME SIZE	MANUFACTURE / SERIES	REMARKS
A	3'-0" W x 5'-0" H	WEYBAMA PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
B	3'-0" W x 5'-0" H	WEYBAMA PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
C	3'-0" W x 3'-0" H	WEYBAMA PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES	
1	NEW ALUMINUM GUTTER MTD. TO MATCH TRIM
TR	NEW ARCHITECTURAL FIBER EXTERIOR SHUTTERS, LOCATED COLOR TO MATCH EXISTING PARAPET METAL TRIM UP TO MATCH ORL



Docket No. 10-67-22 (13471 Lake)
Residential - Second Floor Addition

EXTERIOR MATERIAL SCHEDULE

DESIGNATION:	MATERIAL:	MANUFACTURER:	TYPE/STYLE:	COLOR:	NOTES:
TR-1	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
TR-2	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RICH ESPRESSO	CONFIRM ALL COLORS W/ OWNER
CB-1	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
CB-2	CEMENT BOARD SIDING	JAMES HARDIE	LAP SIDING - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
RF-1	ASPHALT ARCHITECTURAL SHINGLE ROOF	TBD	TBD	TBD	CONFIRM ALL COLORS W/ OWNER
FT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TR-2	CONFIRM ALL COLORS W/ OWNER
CF-1	ALUMINUM RAILING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	SERIES 9P PICKET	DARK BRONZE	CONFIRM ALL COLORS W/ OWNER
BR-1	EXISTING BRICK VENEER	N/A	N/A	N/A	

WINDOW SCHEDULE

#	WINDOW			REMARKS:
	FRAME SIZE	MANUFACTURE / SERIES		
A	DBL HUNG	3'-0" W x 5'-2" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
B	DBL HUNG	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
C	AWNING	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES

- 1 NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
- 2 NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING
- 3 PARAPET METAL WALL CAP TO MATCH CB-1



1 NORTH ELEVATION
A2-01 SCALE: 1/4" = 1'-0"

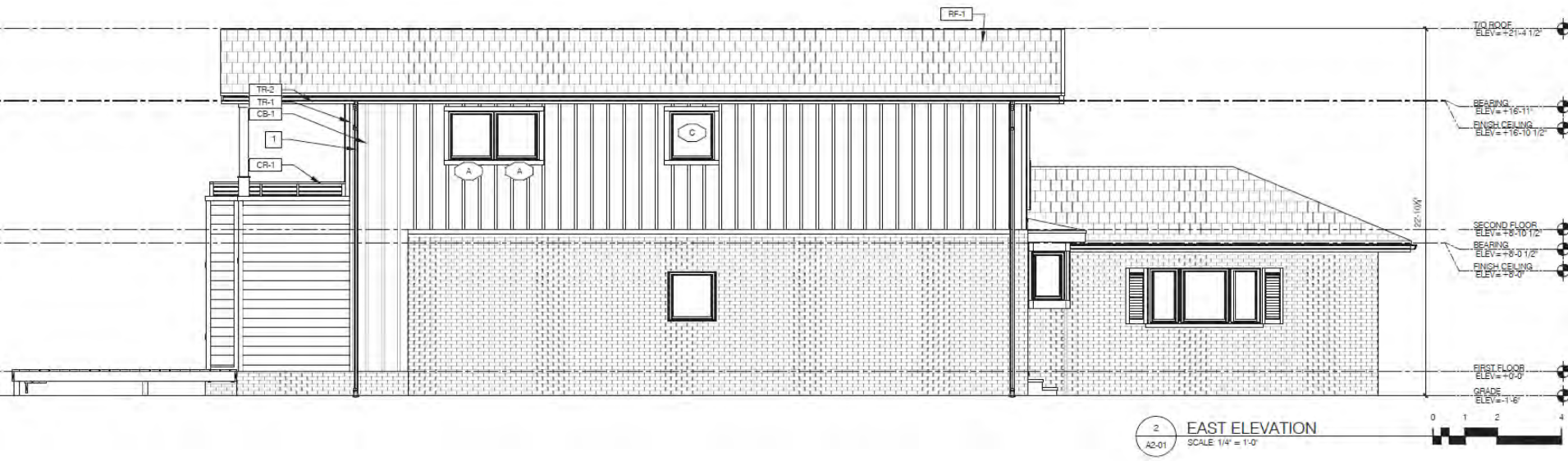


Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition

EXTERIOR MATERIAL SCHEDULE					
DESIGNATION:	MATERIAL:	MANUFACTURER:	TYPE/STYLE:	COLOR:	NOTES:
TR-1	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
TR-2	CEMENT BOARD TRIM	JAMES HARDIE	1x6 SMOOTH FACE	RICH ESPRESSO	CONFIRM ALL COLORS W/ OWNER
CB-1	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
CB-2	CEMENT BOARD SIDING	JAMES HARDIE	LAP SIDING - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
RF-1	ASPHALT ARCHITECTURAL SHINGLE ROOF	TBD	TBD	TBD	CONFIRM ALL COLORS W/ OWNER
PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TR-2	CONFIRM ALL COLORS W/ OWNER
CR-1	ALUMINUM RAILING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	SERIES 9P PICKET	DARK BRONZE	CONFIRM ALL COLORS W/ OWNER
BR-1	EXISTING BRICK VENEER	N/A	N/A	N/A	

WINDOW SCHEDULE				
#	WINDOW			REMARKS:
		FRAME SIZE	MANUFACTURE / SERIES	
A	DBL HUNG	3'-0" W x 5'-2" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
S	DBL HUNG	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
C	AWNING	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES	
1	NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
2	NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING
3	FARAPET METAL WALL CAP TO MATCH CB-1

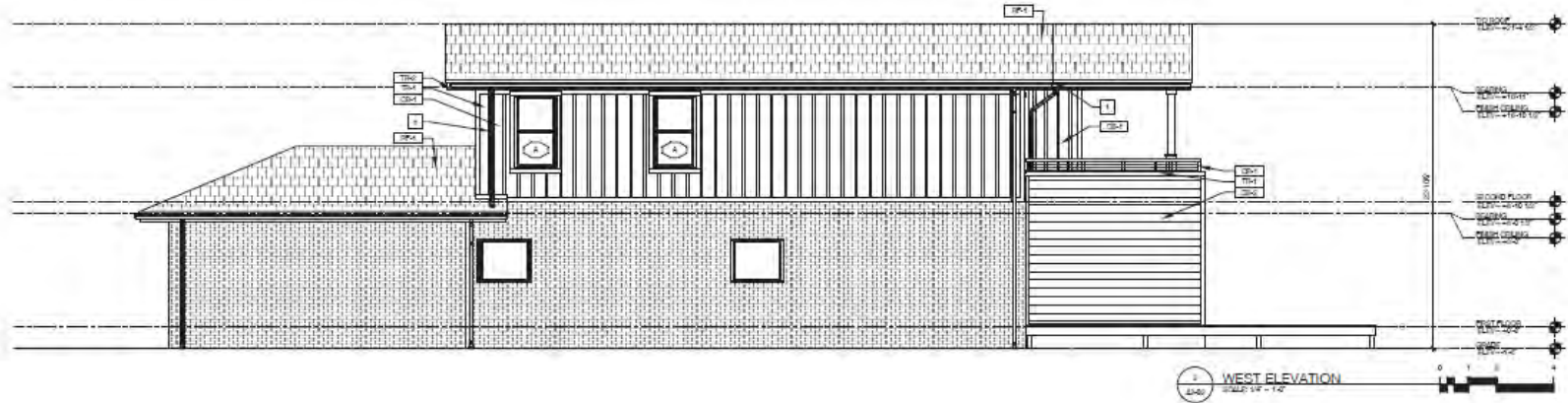


Docket No. 10-67-22 (13471 Lake)
 Residential – Second Floor Addition

EXTERIOR MATERIAL SCHEDULE					
DESCRIPTION	MATERIAL	MANUFACTURER	TEXTURE	COLOR	NOTES
TRF.1	CEMENT BOARD TRIM	JAMES HARDIE	1/4" SMOOTH FACE	PURDIE BOND	COMMON ALL COLORS (V) DIVIDE
TRF.2	CEMENT BOARD TRIM	JAMES HARDIE	1/4" SMOOTH FACE	RICH ESPRESSO	COMMON ALL COLORS (V) DIVIDE
CEB.1	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	PURDIE BOND	COMMON ALL COLORS (V) DIVIDE
CEB.2	CEMENT BOARD SIDING	JAMES HARDIE	LAP SIDING - SMOOTH FACE	PURDIE BOND	COMMON ALL COLORS (V) DIVIDE
TRF.1	ASPHALT ARCHITECTURAL SHINGLE ROOF	TBD	TBD	TBD	COMMON ALL COLORS (V) DIVIDE
PF.1	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TRF.2	COMMON ALL COLORS (V) DIVIDE
ALU.1	ALUMINUM SKING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	ROSES BY POINT	SHINE BRONZE	COMMON ALL COLORS (V) DIVIDE
EX.1	EXISTING BRICK VENEER	N/A	N/A	N/A	

WINDOW SCHEDULE			
#	FRAMING	MANUFACTURE / SERIES	REMARKS
1	DELUXE	3-4" W x 6-2" H	WYLLAMK PRESTIGE CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
2	DELUXE	3-4" W x 3-4" H	WYLLAMK PRESTIGE CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
3	4" WING	3-4" W x 3-4" H	WYLLAMK PRESTIGE CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES	
<input type="checkbox"/>	NEW ALUMINUM GUTTER PER TO MATCH TRF.2
<input type="checkbox"/>	NEW ARCHITECTURAL PING EXTERIOR SHUTTERS, COLORED COLOR TO MATCH EXISTING
<input type="checkbox"/>	PARAPET (METAL WALL CAP TO MATCH CEILING)



Docket No. 10-67-22 (13471 Lake)
 Residential - Second Floor Addition

EXTERIOR MATERIAL SCHEDULE

DESIGNATION:	MATERIAL:	MANUFACTURER:	TYPE/STYLE:	COLOR:	NOTES:
TR-1	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER.
TR-2	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RICH ESPRESSO	CONFIRM ALL COLORS W/ OWNER.
CB-1	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER.
CB-2	CEMENT BOARD SIDING	JAMES HARDIE	LAP SIDING - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER.
RF-1	ASPHALT ARCHITECTURAL SHINGLE ROOF	TBD	TBD	TBD	CONFIRM ALL COLORS W/ OWNER.
FT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TR-2	CONFIRM ALL COLORS W/ OWNER.
CF-1	ALUMINUM RAILING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	SERIES 9P PICKET	DARK BRONZE	CONFIRM ALL COLORS W/ OWNER.
BR-1	EXISTING BRICK VENEER	N/A	N/A	N/A	

WINDOW SCHEDULE

#	WINDOW			REMARKS:
	FRAME SIZE	MANUFACTURE / SERIES		
A	DBL HUNG	3'-0" W x 5'-2" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
B	DBL HUNG	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
C	AWNING	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES

- 1. NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
- 2. NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING
- 3. PARAPET METAL WALL CAP TO MATCH CB-1



1 SOUTH ELEVATION
A2-02 SCALE: 1/4" = 1'-0"

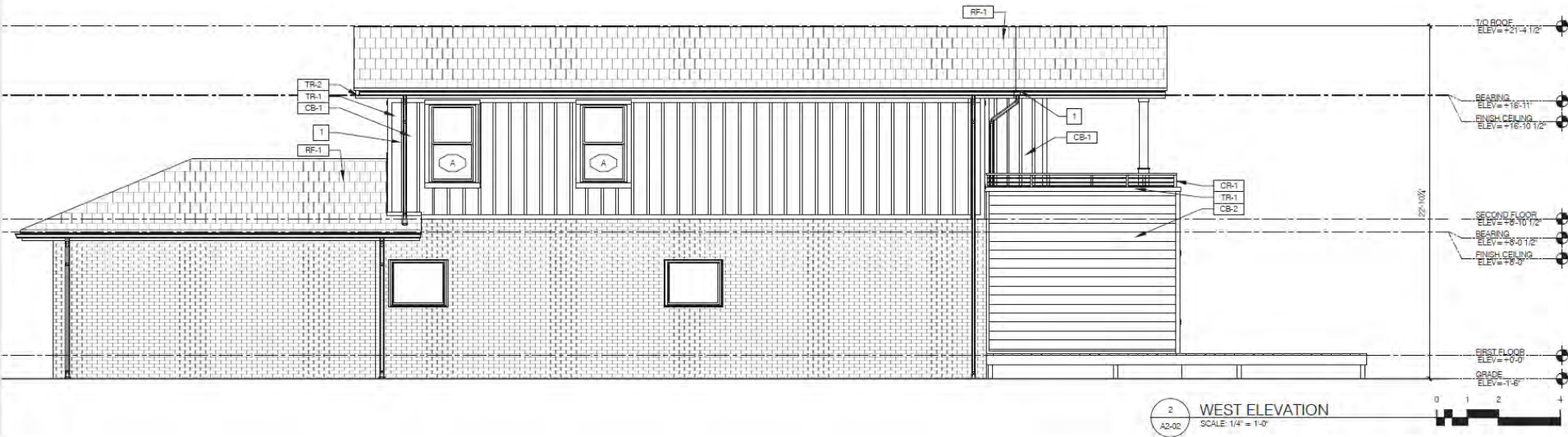


Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition

EXTERIOR MATERIAL SCHEDULE					
DESIGNATION:	MATERIAL:	MANUFACTURER:	TYPE/STYLE:	COLOR:	NOTES:
TR-1	CEMENT BOARD TRIM	JAMES HARDIE	1x4 SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
TR-2	CEMENT BOARD TRIM	JAMES HARDIE	1x6 SMOOTH FACE	RICH ESPRESSO	CONFIRM ALL COLORS W/ OWNER
CB-1	CEMENT BOARD SIDING	JAMES HARDIE	BOARD AND BATTEN - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
CB-2	CEMENT BOARD SIDING	JAMES HARDIE	LAP SIDING - SMOOTH FACE	RUSTIC ROAD	CONFIRM ALL COLORS W/ OWNER
RF-1	ASPHALT ARCHITECTURAL SHINGLE ROOF	TBD	TBD	TBD	CONFIRM ALL COLORS W/ OWNER
FT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE	TO MATCH TR-2	CONFIRM ALL COLORS W/ OWNER
CR-1	ALUMINUM RAILING SYSTEM	SUPERIOR ALUMINUM PRODUCTS	SERIES 9P PICKET	DARK BRONZE	CONFIRM ALL COLORS W/ OWNER
BR-1	EXISTING BRICK VENEER	N/A	N/A	N/A	


WINDOW SCHEDULE				
#	WINDOW			REMARKS:
		FRAME SIZE	MANUFACTURE / SERIES	
A	DBL HUNG	3'-0" W x 5'-2" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
S	DBL HUNG	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR
C	AWNING	3'-0" W x 3'-0" H	VINYLMAX PRESTIGE	CLAY EXTERIOR, WHITE HARDWARE, WHITE INTERIOR

ELEVATION KEYNOTES	
1	NEW ALUMINUM GUTTER PTD. TO MATCH TR-2
2	NEW ARCHITECTURAL PVC EXTERIOR SHUTTERS, LOUVERED. COLOR TO MATCH EXISTING
3	FARAPET METAL WALL CAP TO MATCH CB-1



Docket No. 10-67-22 (13471 Lake)
Residential - Second Floor Addition



 YOUNG
DESIGN
STUDIO



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition





YOUNG
DESIGN
STUDIO



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Residential – Second Floor Addition



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition





 YOUNG
DESIGN
STUDIO



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



TruDefinition®
DURATION®
 Shingles with Patented SureNail® Technology



TruDefinition®
DURATION®
 Shingles with Patented SureNail® Technology



Shasta White®



Sierra Gray®



Slatestone Gray®



Teak®



Terra Cotta®



Docket No. 10-67-22 (13471 Lake)
 Residential – Second Floor Addition

Board & Batten

Vertical Siding

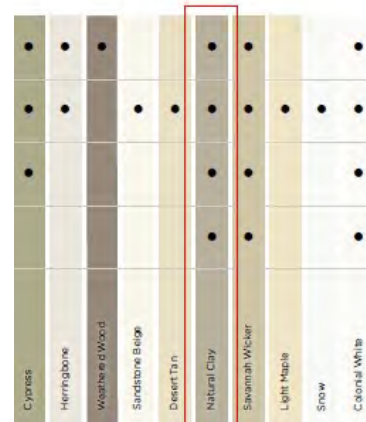


Life happens here.™



Siding: Restoration Classic Double 4" Clapboard In Midnight Blue with Northwoods Single 7" Straight Edge Perfection Shingles In Midnight Blue and Granite Grey and Board & Batten 5 1/2" In Granite Gray.
Trim: Vinyl Caspentry® & Restoration Millwork®

Exterior accents
Board & Batten Single 7"



...for peace of mind.

Warranty

CertainTeed Board & Batten Vertical Siding has a lifetime limited warranty.

#1 Trusted Brand

CertainTeed siding is the brand preferred by building professionals and homeowners, from surveys conducted by national trade magazines. CertainTeed is an industry leader for over 100 years.

Long lasting colors



PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition



30 Colors.

With CertainTeed's color leadership, Restoration Classic has a wide color spectrum. Choose from subtle tones or deep shades with the highest color fade protection available anywhere. Color it your way. If you need help, check out page 9 for color tools to guide your decision making.



Docket No. 10-67-22 (13471 Lake)
 Residential – Second Floor Addition

20 Sept



12 Oct



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition

12 Oct



20 Sept



Docket No. 10-67-22 (13471 Lake)
Residential – Second Floor Addition

Applicant proposes commercial renovation of existing structure.

City Notes:

- Requires PC approval.



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market
Leon Sampat



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



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Commercial Renovation – K-Town Restaurant/Market



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



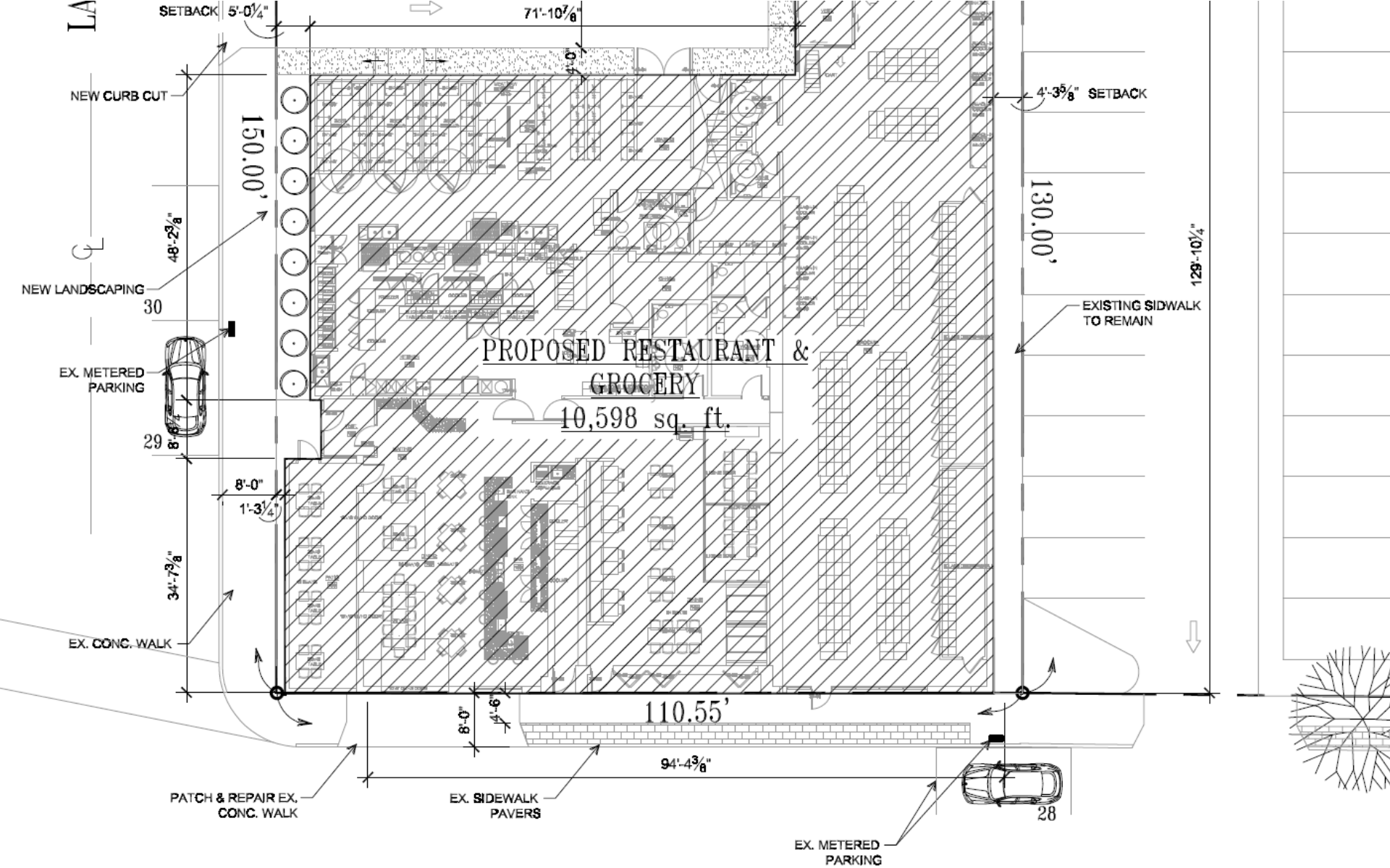
Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market

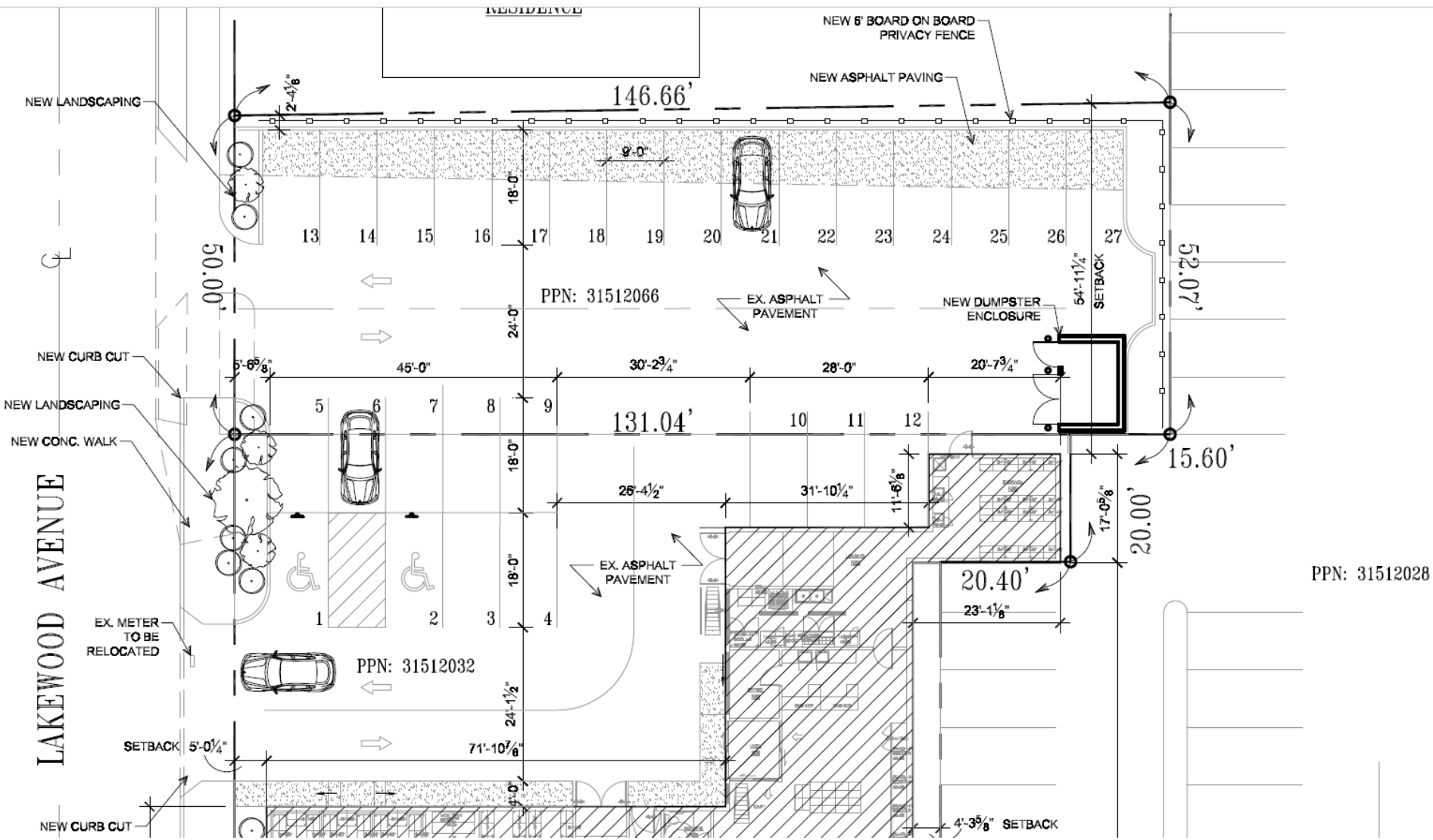


Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



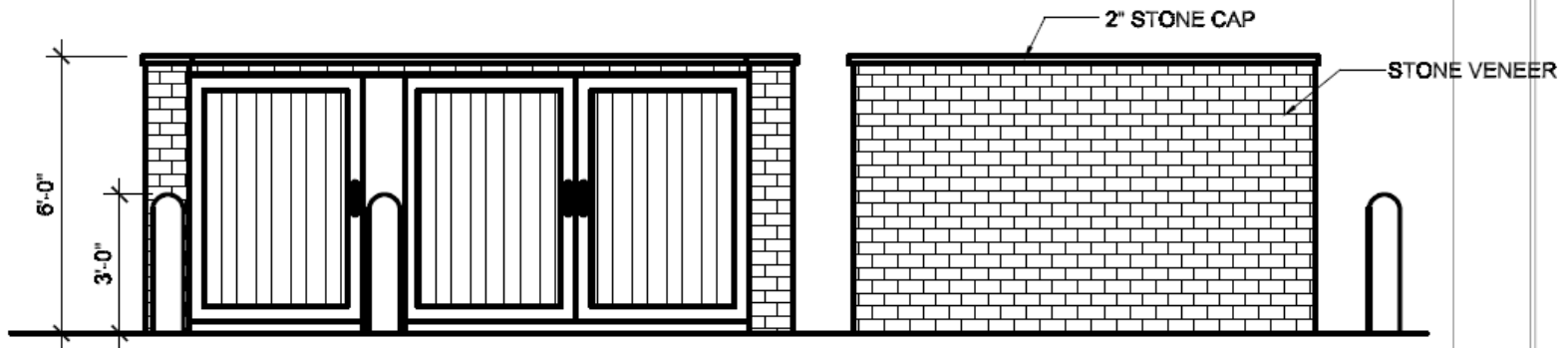
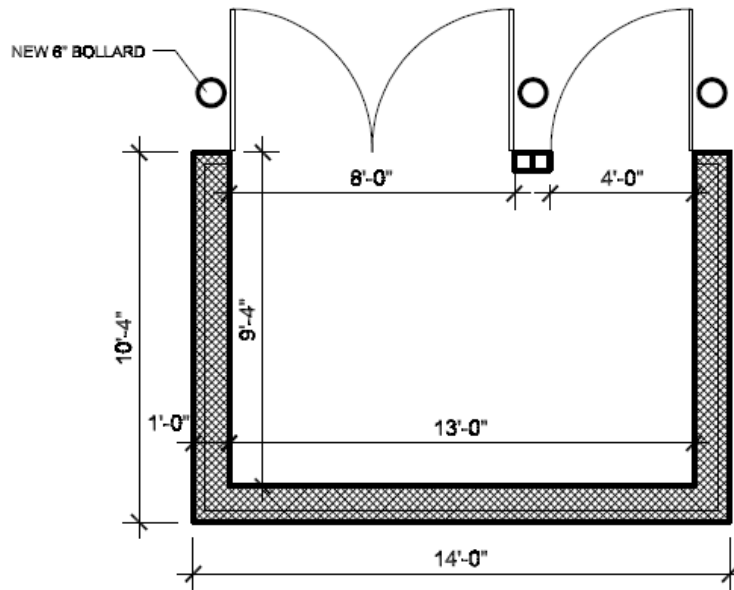
Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



Docket No. 10-68-22 (12420 Madison)

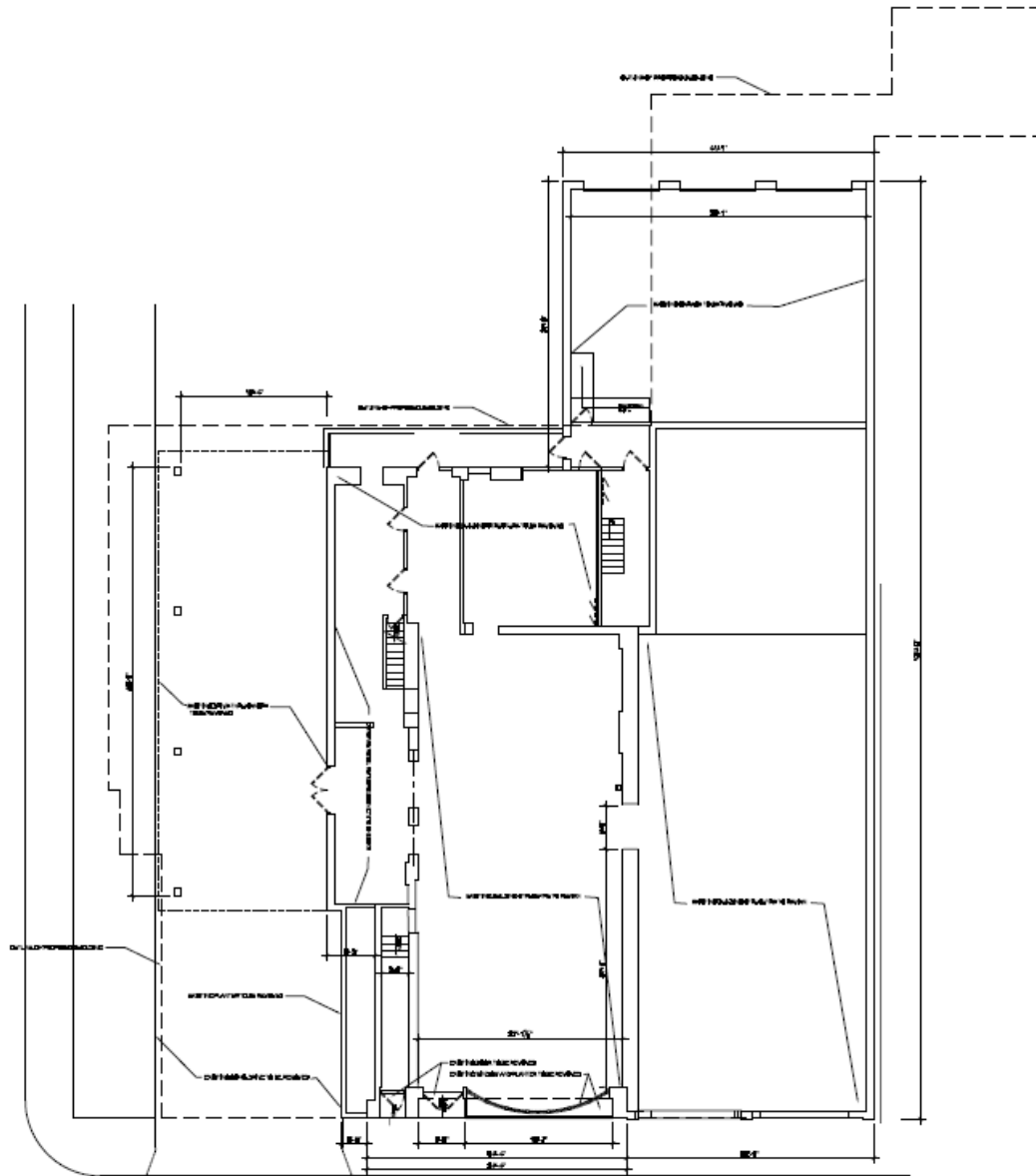
Commercial Renovation – K-Town Restaurant/Market



2 BRICK MASONRY TRASH ENCLOSURE DETAILS
NT8



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market

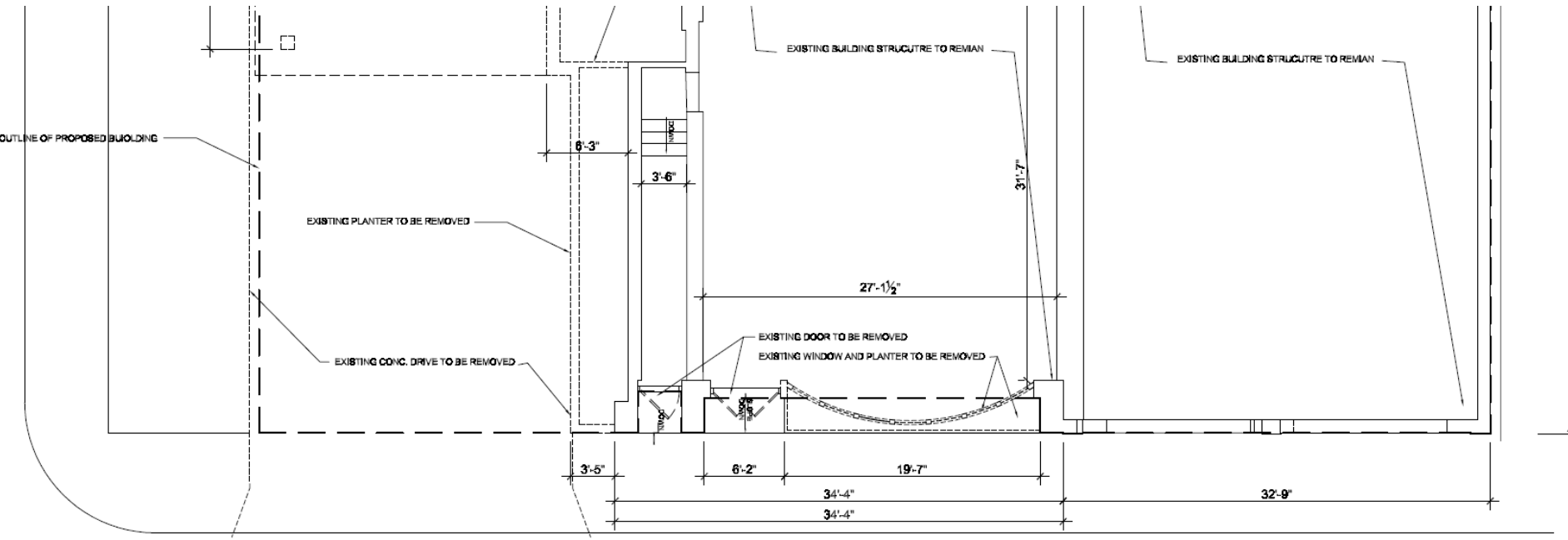


DEMOLITION PLAN
 10-18-14



Docket No. 10-68-22 (12420 Madison)

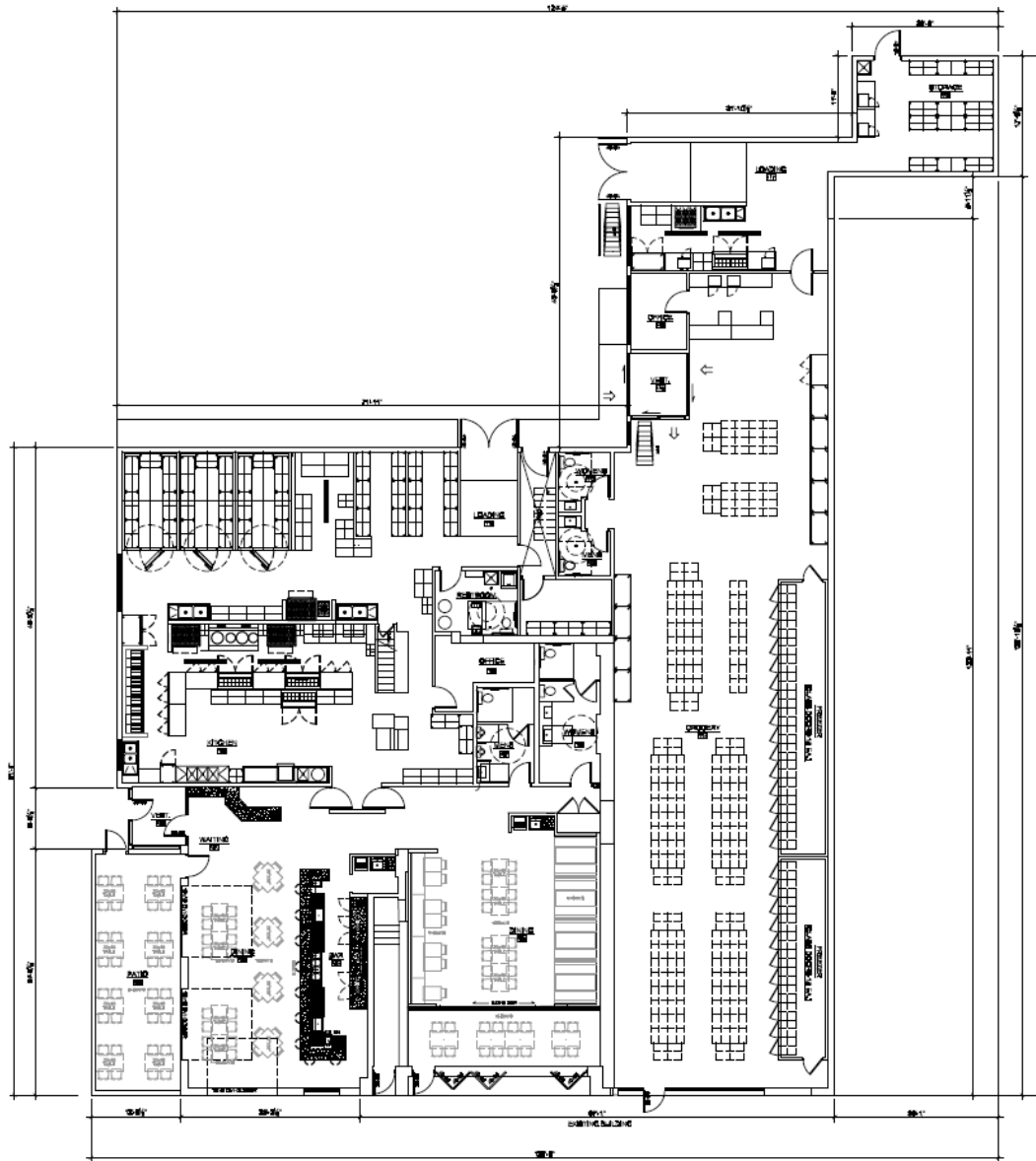
Commercial Renovation – K-Town Restaurant/Market



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



Docket No. 10-68-22 (12420 Madison)
 Commercial Renovation – K-Town Restaurant/Market

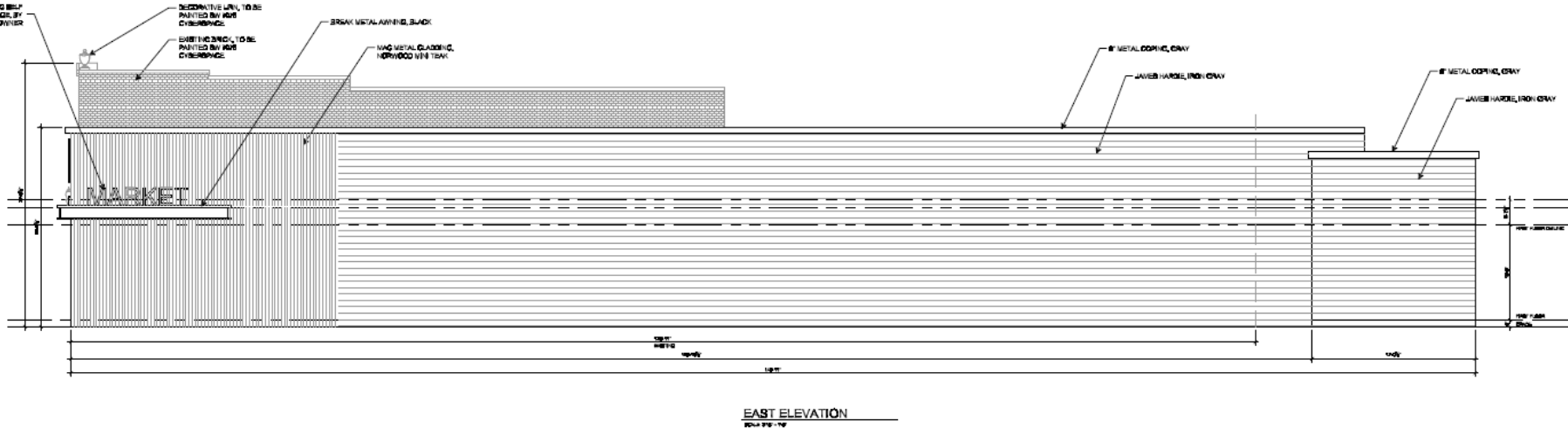
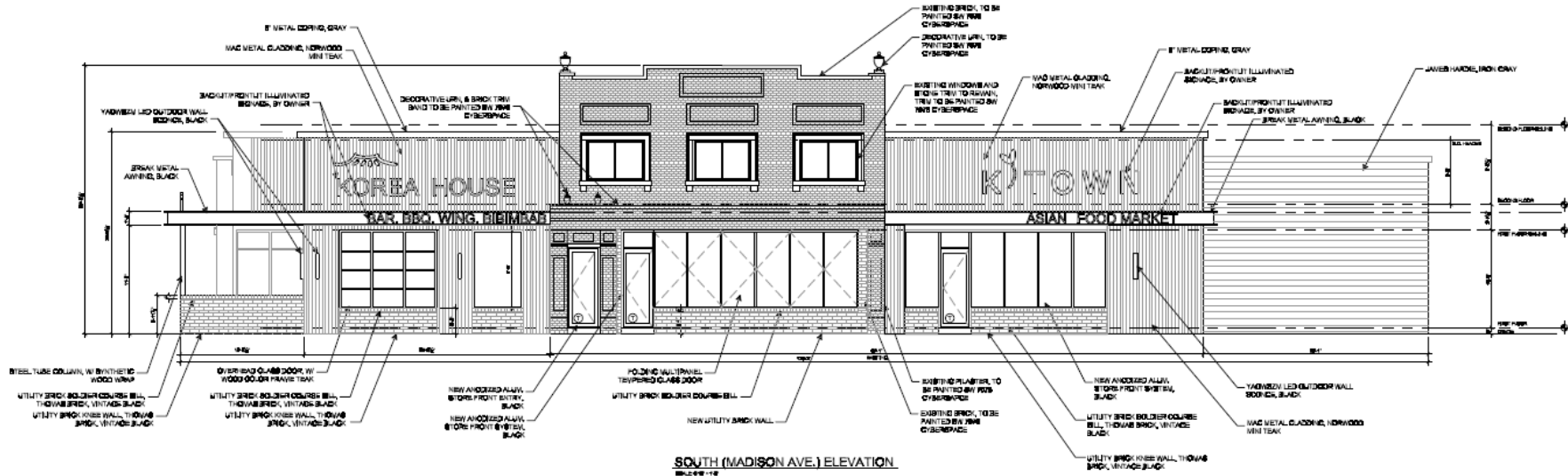


① FLOOR PLAN
Scale: 1/8" = 1'-0"
North Arrow

Docket No. 10-68-22 (12420 Madison)

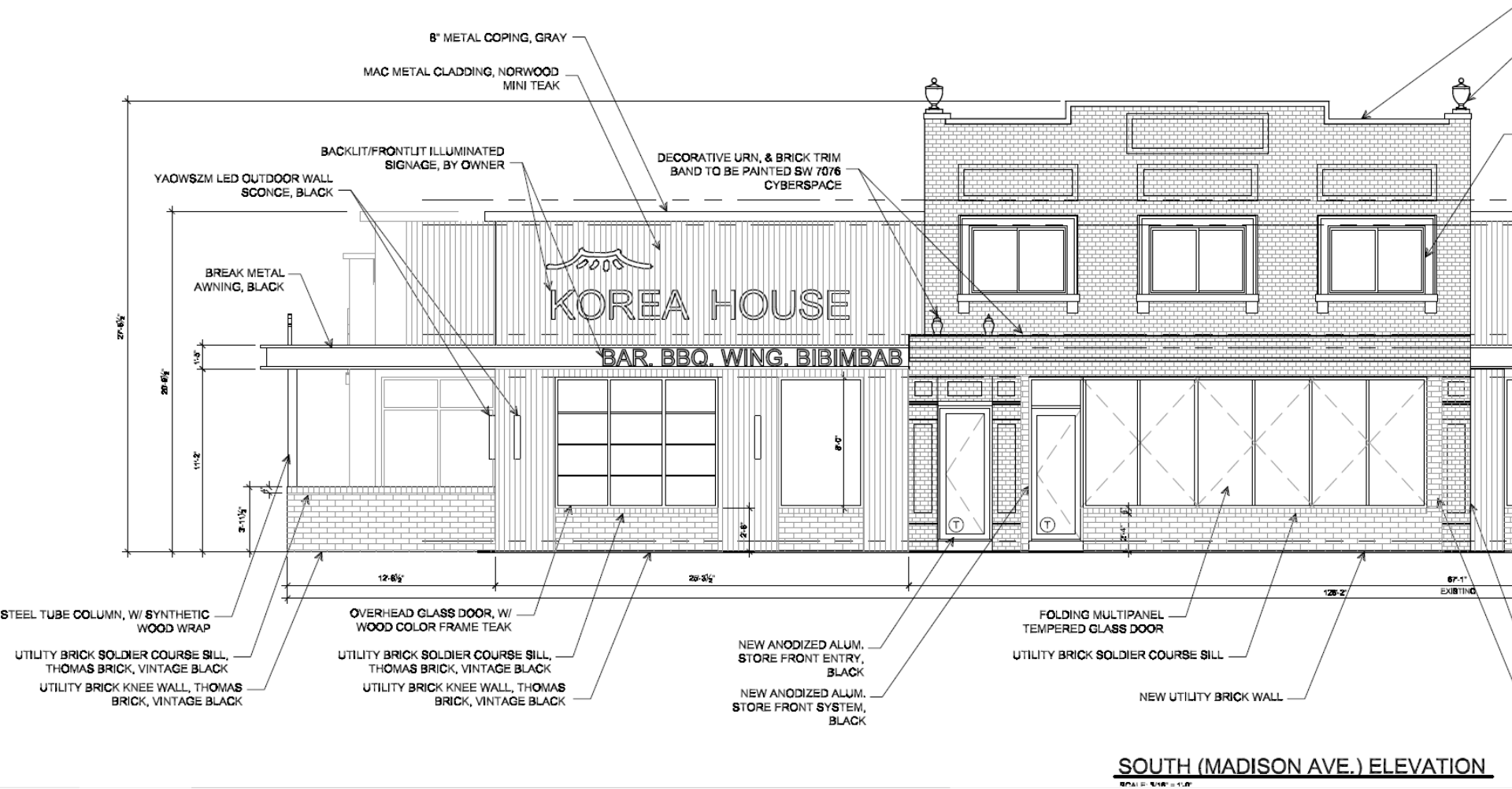
Commercial Renovation – K-Town Restaurant/Market





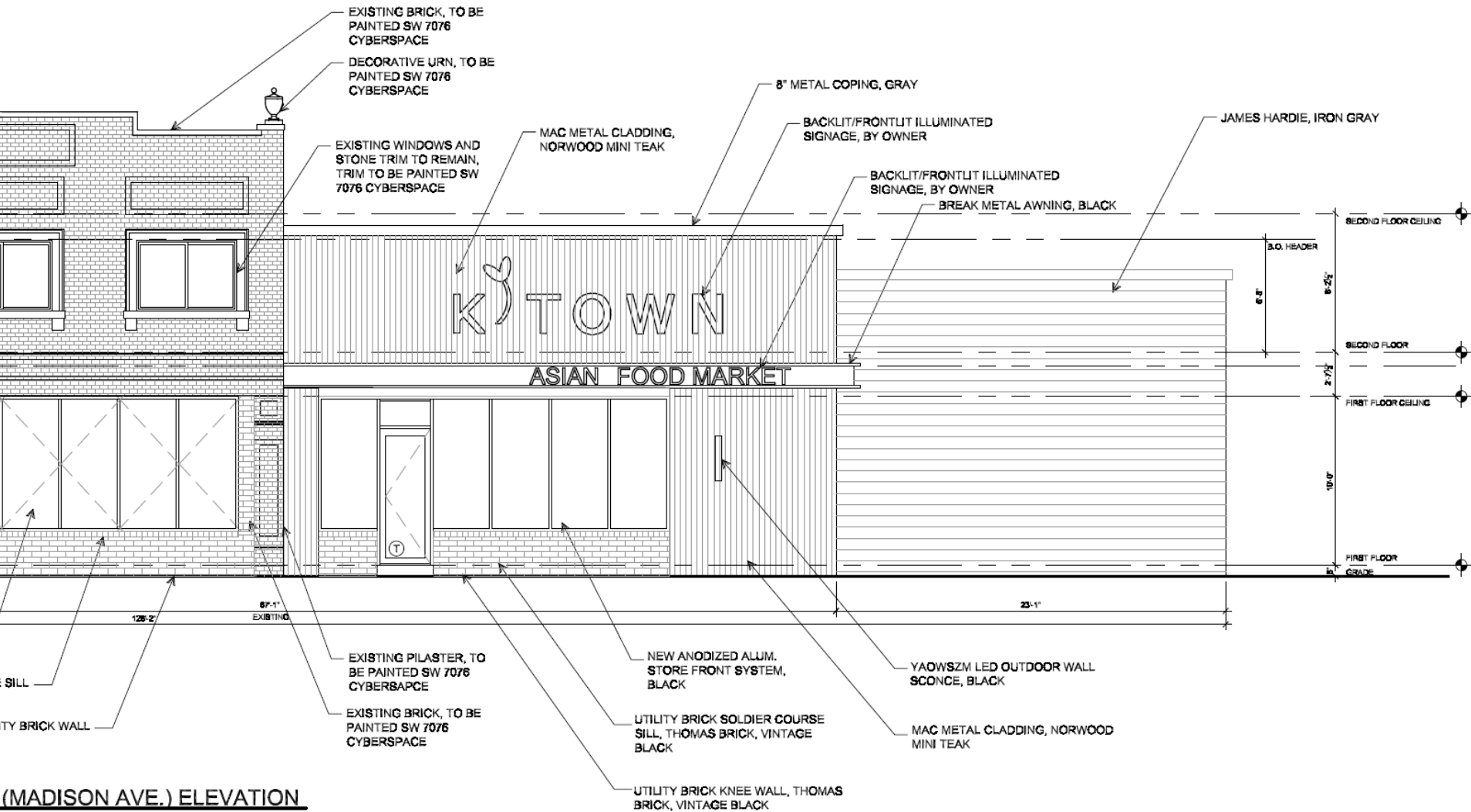
Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



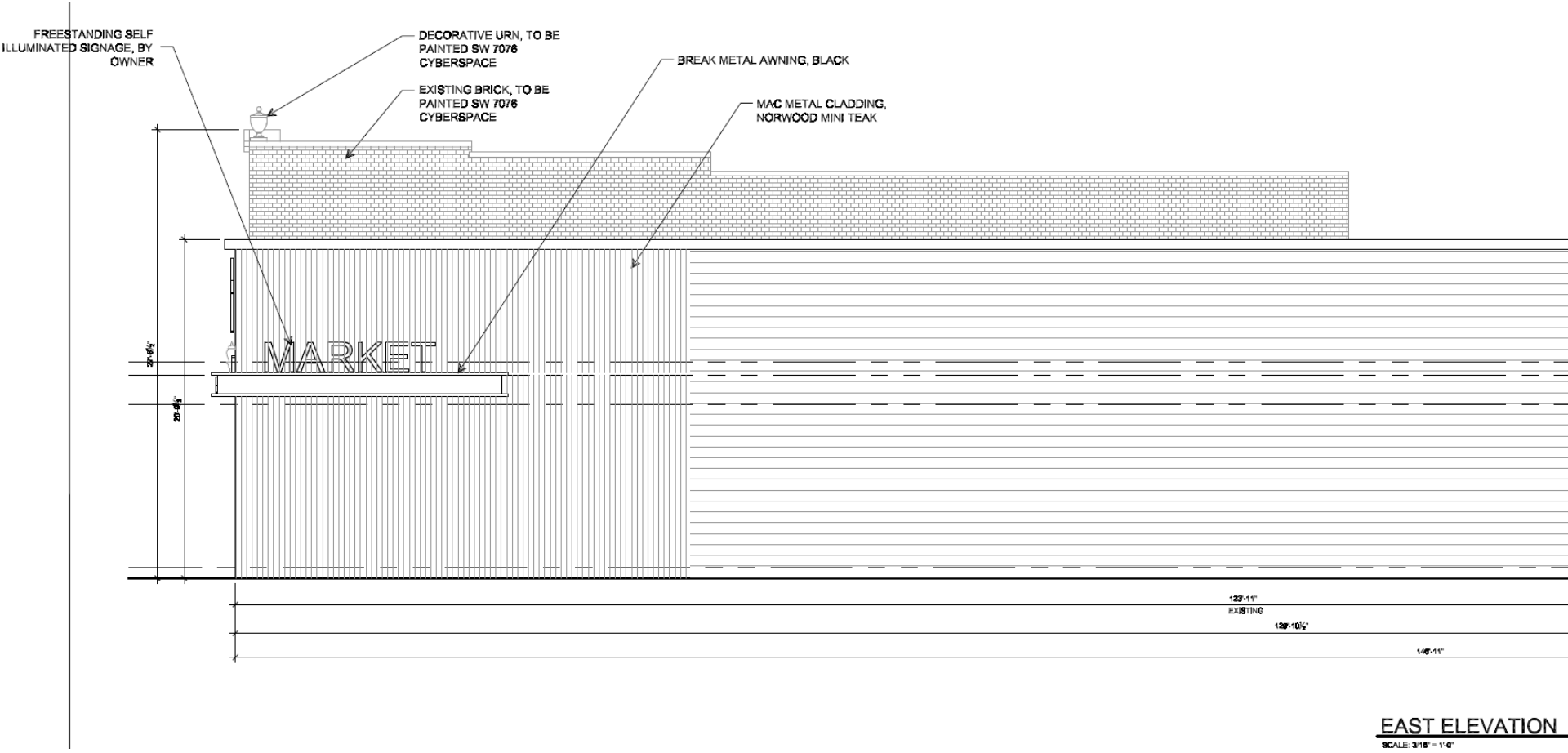
Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



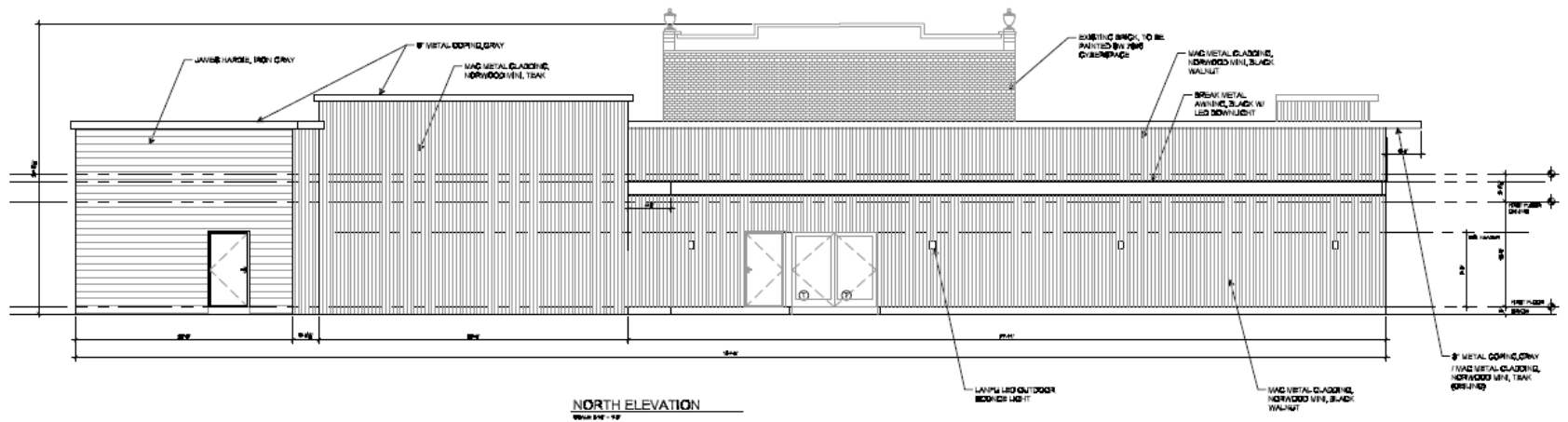
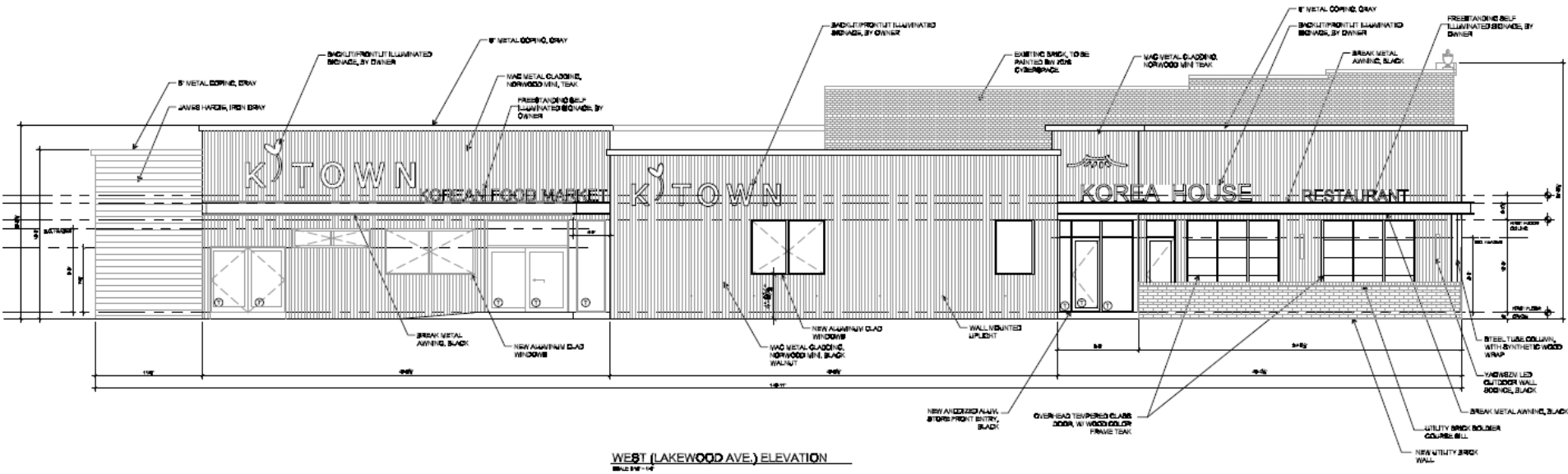
Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



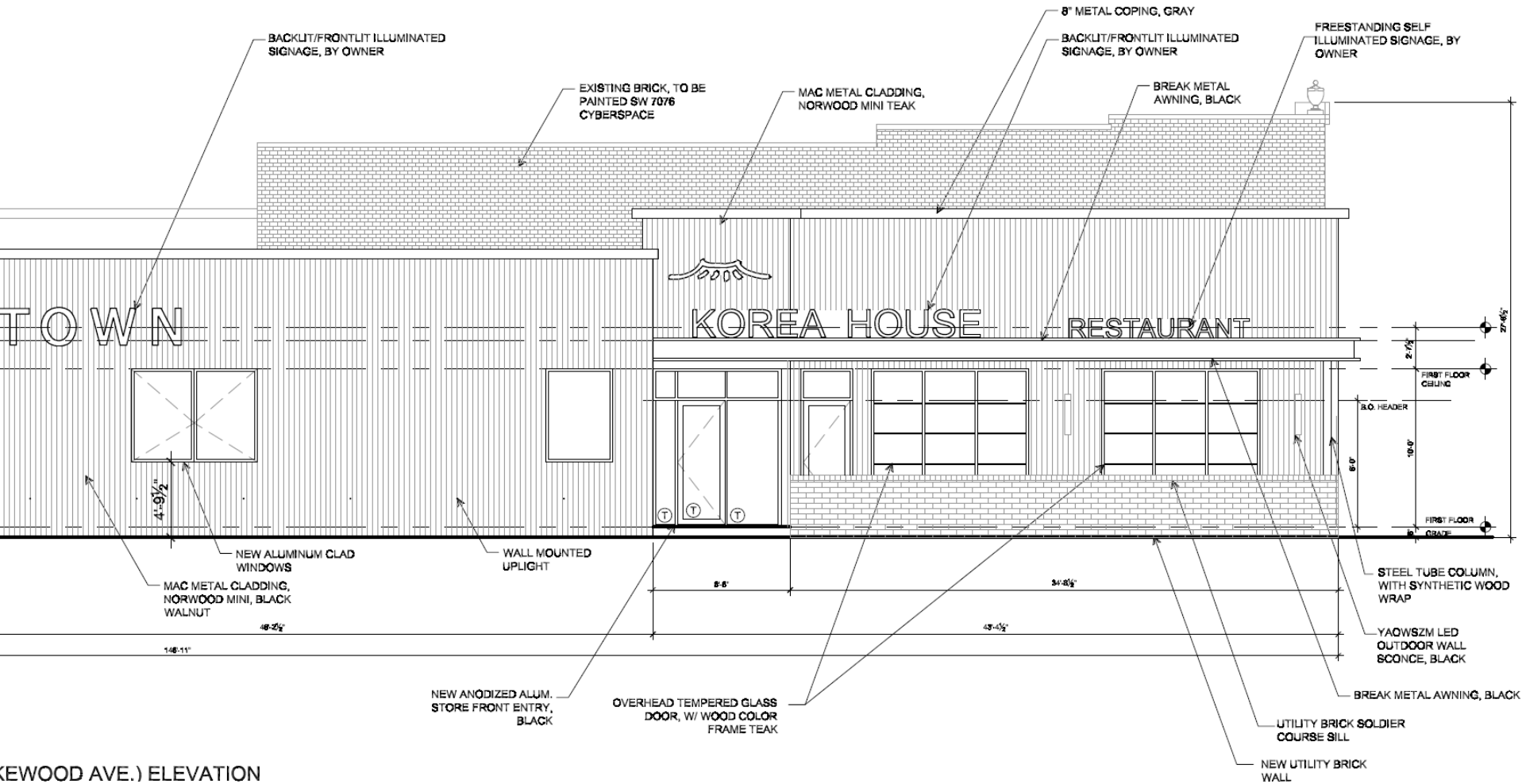
Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market

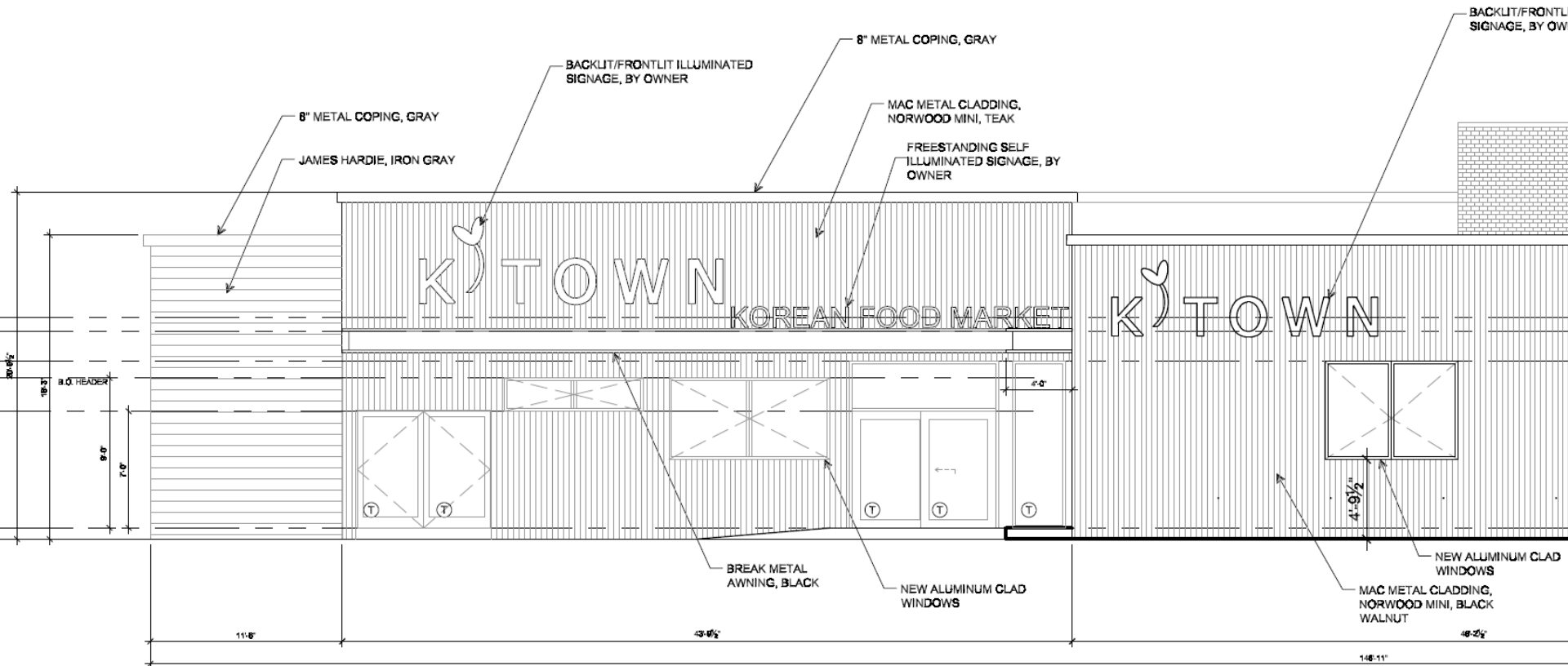


KEWOOD AVE.) ELEVATION



Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market

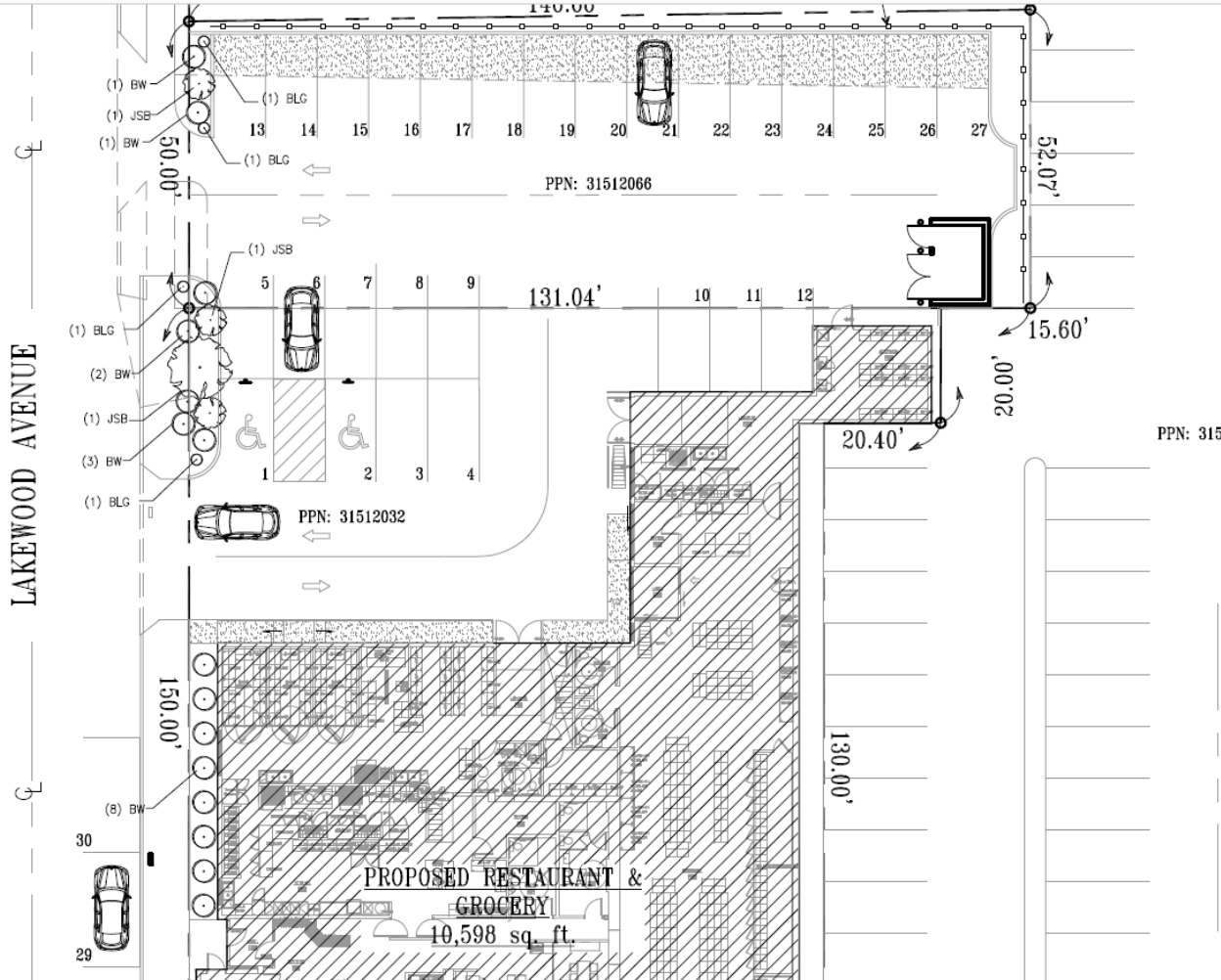


WEST (LAKEWOOD AVE.) ELEVATION



Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	COND.	NOTES
BLG	4	MORTON ARBORETUM	BLUE LYME GRASS	3'	2'-3'		
BW	15	BUXUS	GREEN VELVET BOXWOOD	24"-30"	24"-30"		
JSB	3	JUNIPERUS SABINA "BROADMOOR"	JUNIPER "BROADMOOR"	15"-20"	15"-20"		



BLUE LYME GRASS



GREEN VELVET BOXWOOD

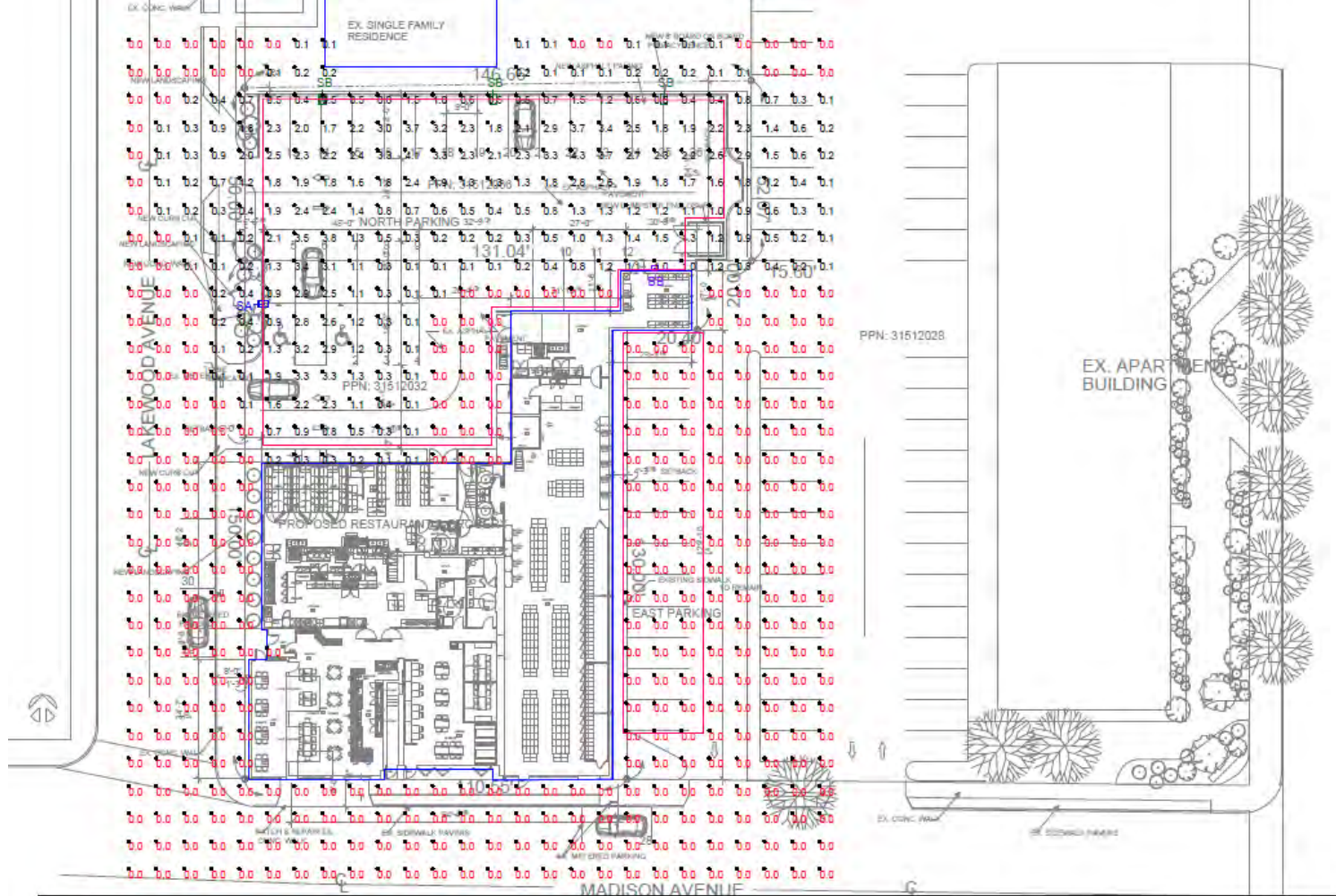


JUNIPER "BROADMOOR"



Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market



Luminaire Schedule							
Symbol	Qty	Label	LLF	Luminaire Lumens	Description	Filename	Luminaire Watts
	1	BB	0.900	2571	REACON LIGHTING: RWL1-48L-20-4K7-4W-UNV-DBT-WALL MOUNT 15' A.F.G.)	RWL1-48L-20-4K7-4W.lis	20
	1	SA	0.900	5841	CURRENT: ASL1-160L-70-4K7-4W-UNV-ASQU-BC-DBT-SSS-H-16-40-A-1-B3-DBT-UL	ASL1-160L-70-4K7-4W-BC.lis	70
	3	SB	0.900	3894	CURRENT: ASL1-80L-50-4K7-4W-UNV-ASQU-BC-DBT-SSS-H-16-40-A-1-B3-DBT-UL	ASL1-80L-50-4K7-4W-BC.lis	50

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
east parking	illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
north parking	illuminance	Fc	1.41	4.3	0.0	N.A.	N.A.

NOTES:
 1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
 2. DARK BRONZE FINISH
 3. TYPES-SA & SB MOUNTED TO 16' POLE.



Docket No. 10-68-22 (12420 Madison)

Commercial Renovation – K-Town Restaurant/Market

ALT. 1



ALT. 2



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



MAC METAL: TEAK

MAC METAL: BLACK WALNUT

JAMES HARDIE IRON GRAY

[SIGN WALL LIGHTING IMAGE]



SCONCE LIGHTING IMAGE]



YAOWSZM
_ Outdoor Wall Sconce IP65 LED
Black Wall Lights 18W Long Strip Suitable

[BRICK PAINT COLOR]



SW 7076
CYBERSPACE



UTILITY BRICK: THOMAS
BRICK VINTAGE BLACK



OUTDOOR PATIO IMAGE

[FOLDING DOOR IMAGE]
Wood color frame (teak)

[WALL LIGHTING]



LANFU _ LED Aluminum
Waterproof Outdoor Light 6W
100-277V 3000K Warm Light 2LEDS
(Black-6W, Outdoor)



Docket No. 10-68-22 (12420 Madison) Commercial Renovation – K-Town Restaurant/Market



[CANOPY WALL LIGHT]



[CANOPY DOWN LIGHT]

CEILING LIGHT FEATURES

- 50,000 Hour Lifespan
- 7000lm High brightness
- 110W Equivalent Power
- 120V Rated Voltage
- 6W Rated Wattage



LANFU _ LED Aluminum Waterproof Wall Lamp, Waterproof Outdoor Light 6W 100-277V 3000K Outdoor Wall Light Warm Light 2LEDs (Black-6W, Outdoor)



[SIDE ROAD FLOOR LIGHT]



zuukole
_B09CY43KQ



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



K TOWN
12500 MADISON AVE.
LAKEWOOD, OH 44107

LS ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 26-403-9654 FAX 440-716-8837



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



K TOWN
12500 MADISON AVE.
LAKEWOOD, OH 44107

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Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



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Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market



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FAIRVIEW PARK, OHIO 44126
PHONE 28-403-9654 FAX 440-76-8837



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market

Commercial District Design Guidelines (Revised March 2011)

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

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

The Prime Directive – Fundamental Goals for Design and Development:

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

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

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



Docket No. 10-68-22 (12420 Madison)
Commercial Renovation – K-Town Restaurant/Market

I. Think Pedestrian First

Lakewood's commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.

A comfortable, safe and attractive pedestrian experience is the key to the success of Lakewood's commercial districts. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation. The principle of Pedestrian First requires business entrances to engage the street and provide a clear entry sequence. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas, and refuse containers.

Fundamental Concepts

Building Entrance on the Street
Active Uses: Dining, Retail, Business
Consistent Setbacks to sidewalk
Human scale design

Design Elements

Windows at street level
Encourage planters
Appropriate scale signage (blade & pendant)
No blank walls or blank windows
Promote window displays
Provide 4-season activity
Inviting entrances
No head-in parking
Limit curb cuts & vehicle access
Parking in the rear
Scale of buildings in context with adjacent buildings
Lighted building facades
Consistent Setbacks to Sidewalks
Promote outdoor dining
Promote mixed-use
 No residential at street level (doors only for access to 2nd floor and up)
 Residential OK at transitions/connections to residential on side streets
Prioritize Uses: Dining, Retail, Business
Provide for day and evening activity
Promote business and retail uses
Provide public market place



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II. Place Activity at the Street

Lakewood's commercial districts shall have buildings that place active uses on the first floor and program elements at the street level.

The ground floor of buildings shall promote transparency by addressing the sidewalk and engaging both users of the building and casual pedestrians. Retail, dining, and active business uses with both day and evening programming are strongly encouraged at the ground floor. Building entrances, storefronts, and windows shall interact with the street with appropriate scale signage and window displays for pedestrians. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. Blank walls and obscured or blocked windows, as well as curb cuts, and parking lots on main streets are strongly discouraged.

Fundamental Concepts

Building entrance on the street

Street Wall - Infill gaps in street wall with compatible new construction.

Windows at street level (transparency/permeability)

Appropriate scale signage (blade & pendant)

No blank walls or obscured of blank windows

Provide benches or public seating

Design Elements

Promote mixed-use

Residential at 2nd floors and up

No street level dwelling units on main streets

Residential doors only at street level

Residential OK at transitions/connections to residential on side streets

Provide for day and evening activity

Promote business and retail uses

Parking garages behind primary structures

Public Wi-Fi

Promote window displays

Encourage public art

Provide for 4-season activity

Bike racks

Inviting Entrances

Re-design bus shelters

Provide public marketplace

Consistent setbacks to sidewalk

No angled parking

Limit curb-cuts & vehicle access

Parking in the rear

Maintain appropriate sidewalk width to building height ratio

Scale of buildings in context with adjacent buildings

Infill gaps in street wall

Unique architectural detailing

Lighted building facades



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III. Minimize the Impact of Parking and Vehicles

Lakewood's commercial districts shall locate parking to the rear of the building and eliminate curb cuts along main avenues.

Parking areas and entrances to parking areas should be at the rear of commercial buildings and accessed from secondary streets. Curb cuts within blocks should be eliminated to mitigate the impact to primary pedestrian routes and to promote an uninterrupted public realm on the sidewalk and other pedestrian routes.

Fundamental Concepts

Parking in Rear

Minimize/eliminate mid-block curb cuts

No visible parking areas from the street

Design Elements

Access to parking from side streets

Pedestrian access through rear parking area

Parking areas landscaped and defined with appropriate scale fencing

Pedestrian scale lighting

Minimize heat-island effect with landscaped islands

Promote public parking areas with signage

Enhance crosswalks

Trees/landscaping

Bike racks

Wayfinding in parking lots to commercial district

Design for rear entrances from parking

Utilize environmentally friendly design including permeable pavements and bio-swales



IV. Compatibility with the Historic Context

Lakewood's commercial districts shall have a physical character that relates well to the adjacent buildings both along the corridor and in transition to residential neighborhoods.

Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric. Lakewood has an active commercial district with immediate adjacency to dense residential areas. Connections from and transitions into the residential district from the commercial core must be respected.

Fundamental Concepts

- Appropriate mass and scale to commercial surroundings
- Design that enhances or highlights contributing architecture
- Retain and preserve the historic building stock
- Locate buildings to the street wall
- Respect connections & transitions adjacent to residential areas
- Buffer to residential with appropriate design elements

Design Elements

- Four sided architecture
- Engage corner conditions
- Appropriate buffers to residential districts
- Cohesive streetscape elements
- Hierarchy of buildings
- Background buildings are important – not all buildings should be designed to call attention
- Designs should not compete with significant civic and historic buildings
- Parking located behind buildings
- Four season landscape design
- Appropriate attention to architectural detail
- Use of compatible and quality materials



V. Quality of Design

Lakewood's commercial districts shall have well designed buildings of high quality materials, thoughtful detailing and have the potential to be effectively reused. The existing historic building stock should be retained, re-used, and rehabilitated.

Four-sided design is encouraged to utilize and make aesthetically pleasing all building elevations. Building rehabilitation and new construction shall include the appropriate high quality treatment of all visible elevations. The design, construction methods, and materials used in rehabilitation work should be appropriate to the period of construction of a building.

Fundamental Concepts

Building materials for new and rehabilitated structures should compliment and be compatible with existing historic buildings. Inappropriate building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding. Design that is contextual and brings visual interest to the streetscape should be encouraged. The Secretary of the Interior's *Standards for Rehabilitation* shall be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.

Design Elements

Maintain or reinstate bulkheads, storefronts, transoms, doors, windows, cornices and parapets. Maintain or reinstate ratio and rhythm of doors and windows along visible elevations. Maintain unused secondary door locations in storefronts.

Maintain or reinstate original interior ceiling heights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.

Where appropriate, new construction and additions shall provide a transition, such as a setback or graduated height increase, to buffer visual effect and feeling when adjacent to an historic building.

Appropriate, traditional, quality building materials shall be used for repair, rehabilitation and new construction.



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1325.08 PARKING AND VACANT LOT DESIGN.

The following design standards shall apply to off-street parking spaces except in the R-1H, R-1L and R-1M Districts and vacant and unimproved lots in all districts.

- (a) Each required parking space shall have an unobstructed access to a public street.
- (b) **Each required parking space shall have a minimum dimension of 9 feet wide by 18 foot long** - 162 square feet exclusive of driveways, aisles, ramps or columns, **except that the Board in its consideration of the design of a parking lot may allow a maximum percent of required spaces for compact and subcompact cars not less than 8 feet wide and 15 feet long.**
- (c) **Depth of rows or parking spaces** shall be 20 feet, except as provided in subsection (b).
 - Aisle width when row of spaces is at 90 degrees to aisle: minimum of 20 feet.
 - Aisle width when row of spaces is at 60 degrees to aisle: minimum of 15 feet.
 - Aisle width when row of spaces is at 45 degrees to aisle: minimum of 10 feet.
- (d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.
- (e) **Spaces shall be so arranged and marked to provide for orderly and safe parking and shall be improved with bumper or wheel stops to define parking spaces.** Concrete curbs at least six inches above the finished surface of the parking area shall be provided to contain the edge of the parking surface and control surface water drainage. Wheel stops shall be placed so that bumpers shall not protrude beyond the curbs.
- (f) **Lighting may be required for parking lots to be used after sunset.** The light fixtures shall be arranged to reflect light away from adjacent residential property to reduce any annoyance the lights may cause pursuant to Section 1306.311.
- (g) **Screening of parking lots.** Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods:
 - (1) Solid decorative masonry wall.
 - (2) Landscape earth mound not less than 2 to 1 slope.
 - (3) **Treated wood fence.**
 - (4) Evergreen hedge chain link fence.
- (i) "Handicapped parking" shall conform to the requirements as set forth in the Americans with Disabilities Act (ADA).



Docket No. 10-68-22 (12420 Madison)
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1306.311 OUTDOOR LIGHTING.

(b) Lighting Fixture Design and Control.

- (2) For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas...building entrances...**luminaires shall be aimed straight down, have no uplight and shall meet IESNA full-cutoff/fully shielded criteria.**
- (4) **Area light shall not be permitted where visible, during hours of darkness, from a residential use, unless fitted with a reflector or other shielding device to block direct viewing of the light source from the adjacent use.**
- (5) **All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard and so as not to create a light trespass by projecting or reflecting objectionable light onto a neighboring use or property.**

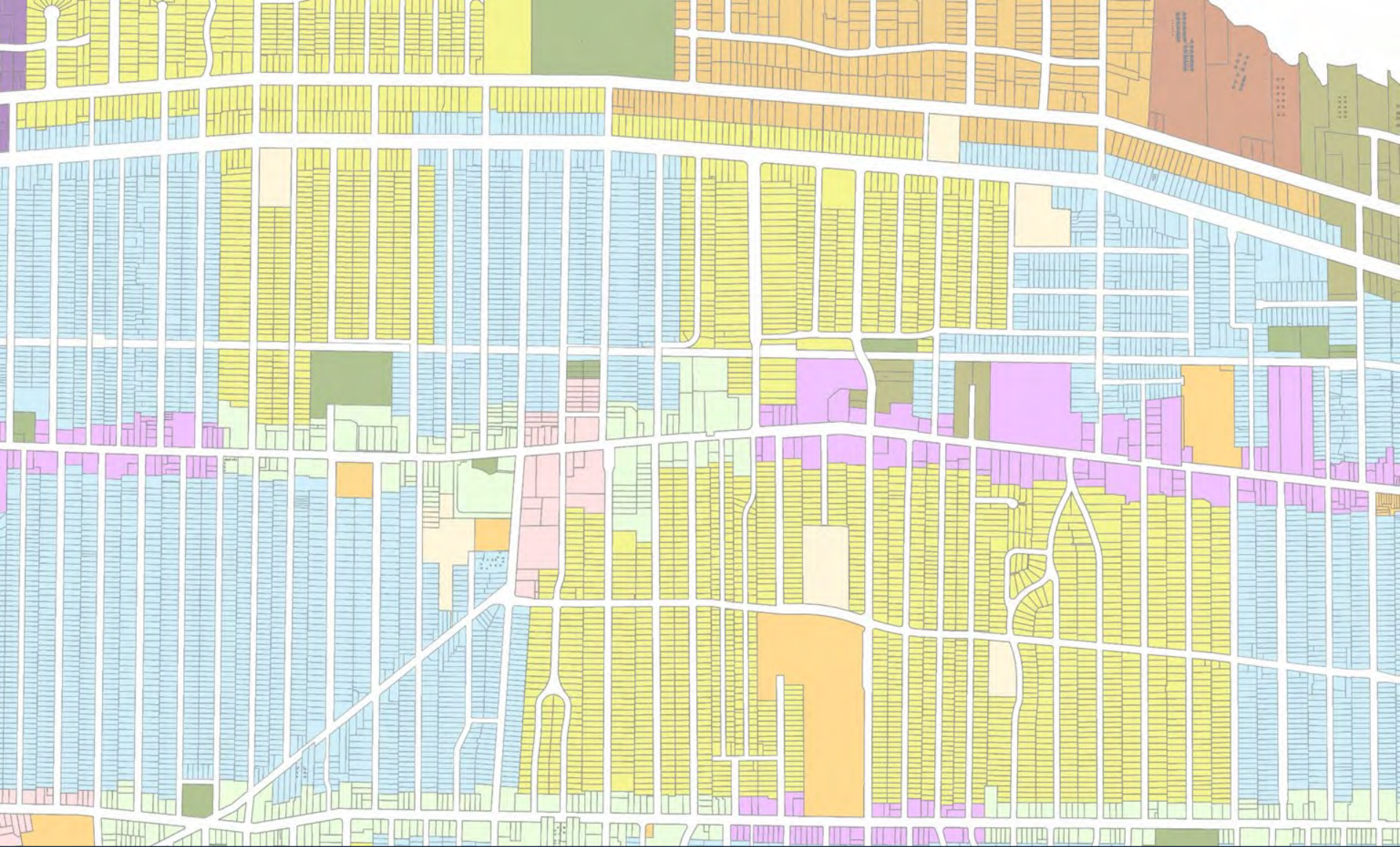
(c) Plan Submission. For all commercial properties where site lighting is proposed or otherwise required by the City, lighting plans shall be submitted to the Commissioner for review and approval with any preliminary development plan application or with any conditional use application. The Commissioner may also require that lighting plans be submitted for Building Permit applications or referred to Architectural Review Board for review.

Lighting plans shall include:

- (1) **A site plan**, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location, mounting height and type. The submission shall include, in addition to area lighting, exterior architectural, building entrance, landscape lighting, etc.
- (2) **A point-by-point illuminance-grid plot on 10-foot-by-10-foot centers** (or as necessary for suitable legibility) of footcandles overlaid on the site plan, plotted out to 0.0 maintained footcandles, which demonstrate compliance with the light trespass, illuminance and uniformity requirements as set forth in this Section or as otherwise required by the City.
- (3) **Description of the proposed equipment**, including fixture catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole wind-loading conformance, foundation pole details and mounting methods.
- (4) **Landscaping plans** shall contain lighting fixture locations and shall demonstrate that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.



Docket No. 10-68-22 (12420 Madison)
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Architectural Board of Review

Sign Review – October 2022

Applicant proposes new signage in C2 district.

City Notes:

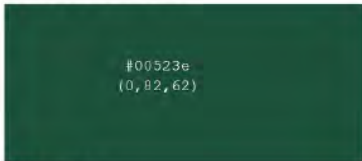
- ❑ Storefront ~15 ft...maximum allowable sign area of ~23 ft²
- ❑ Proposed wall sign and awning lettering/logos (~ 16 ft² total).



Docket No. 10-69-22 (15320 Detroit)

**Sign – Tapster
Jordan Kay**

#00523e Color Hex

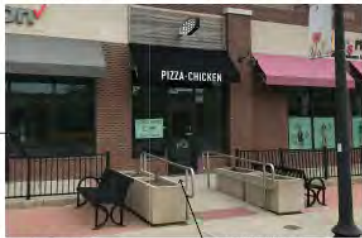


#00523e
(0, 82, 62)

TAPSTER BIRNO COLOR



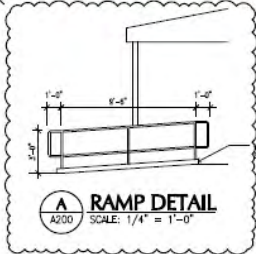
SUNBELLA ROBERT GREEN



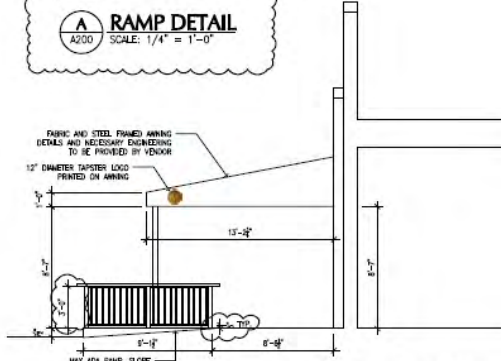
EXISTING RAILING SHOWN COMPLETE TO DEC 1014.2

EXISTING STOREFRONT CONDITION

EXISTING RAILINGS TO BE REMOVED AND RE-USED



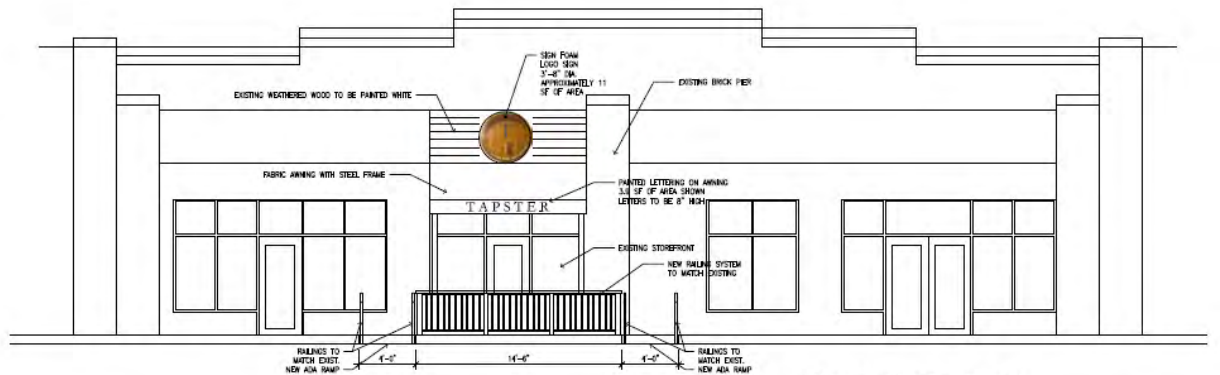
RAMP DETAIL
SCALE: 1/4" = 1'-0"



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



3 RENDERED ELEVATION
NO SCALE

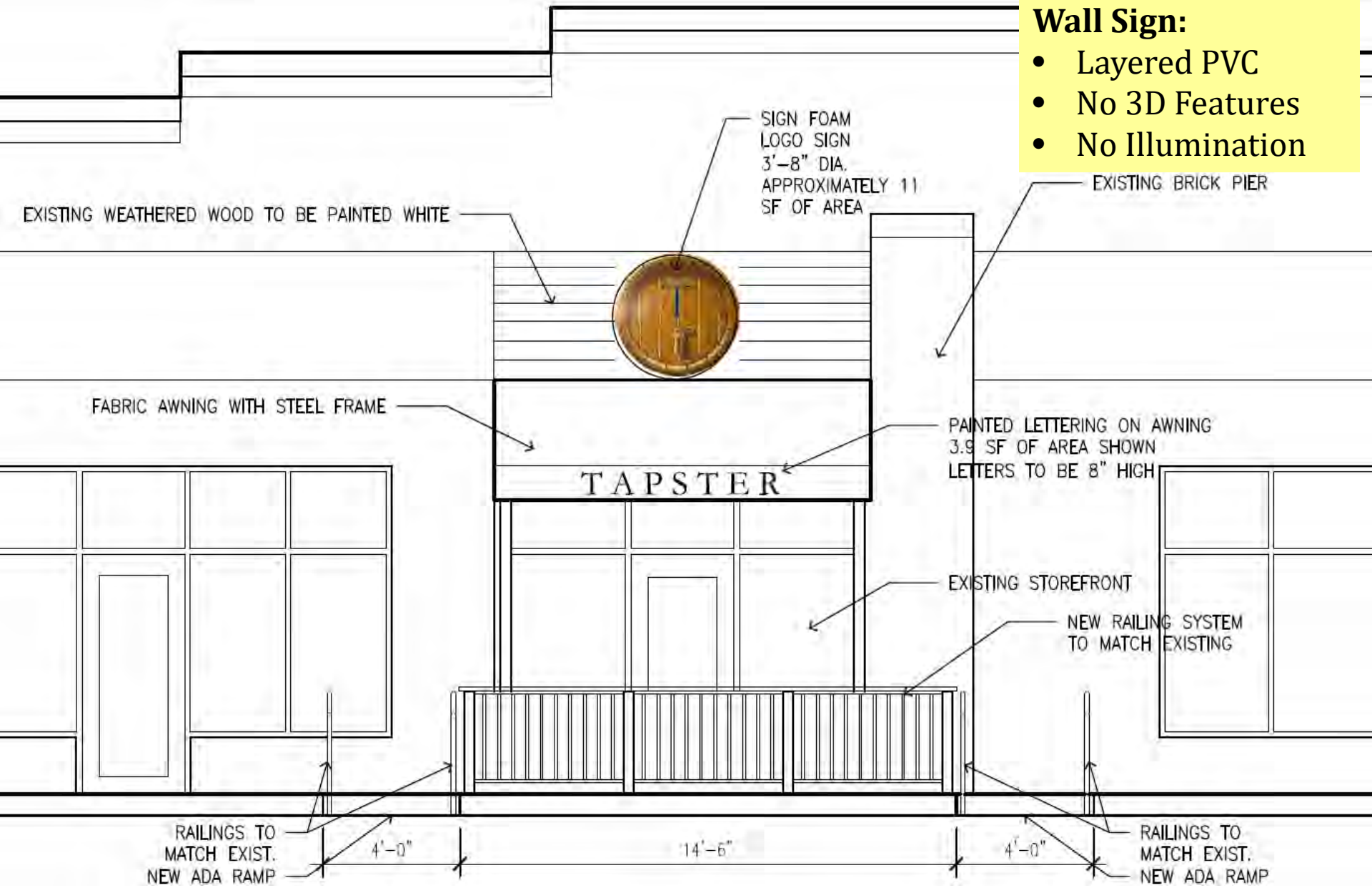


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Docket No. 10-69-22 (15320 Detroit) Sign - Tapster

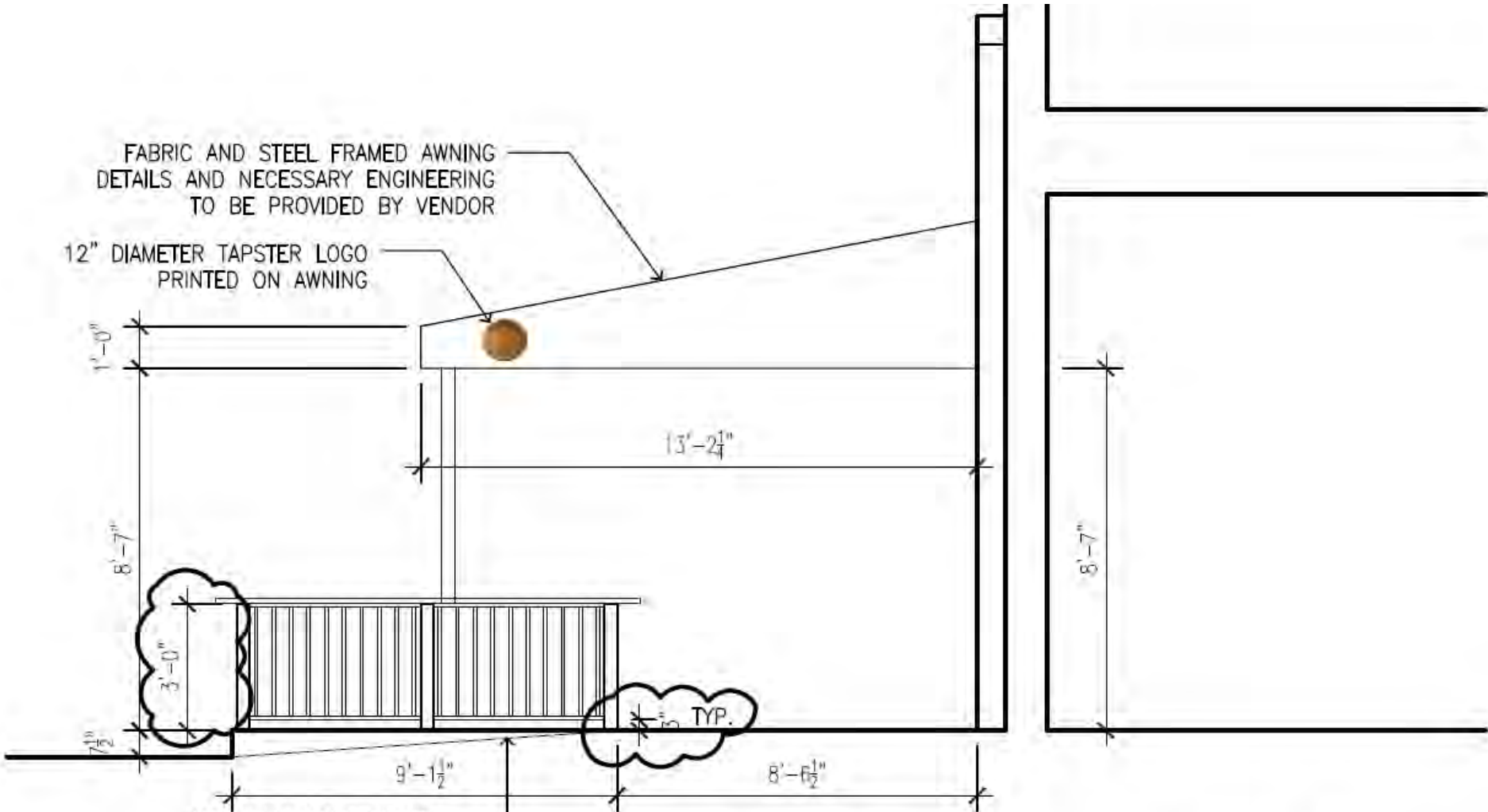
- Wall Sign:**
- Layered PVC
 - No 3D Features
 - No Illumination



Docket No. 10-69-22 (15320 Detroit)
Sign - Tapster

FABRIC AND STEEL FRAMED AWNING
DETAILS AND NECESSARY ENGINEERING
TO BE PROVIDED BY VENDOR

12" DIAMETER TAPSTER LOGO
PRINTED ON AWNING



1'-0"

13'-2 1/4"

8'-7"

8'-7"

3'-0"

TYP.

7 1/2"

9'-1 1/2"

8'-6 1/2"

MAX ADA RAMP. SLOPE
TO BE 1:12 TO MATCH
ORIGINAL RAMP. V.I.F.

2 EAST ELEVATION
A200 SCALE: 1/4" = 1'-0"



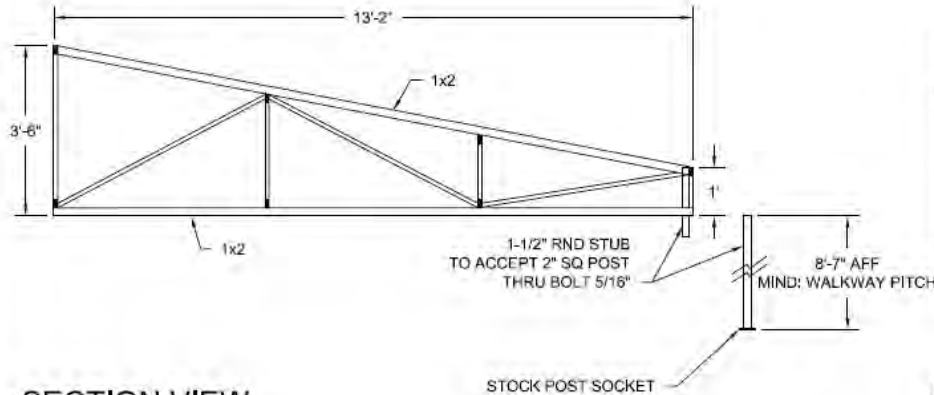
Docket No. 10-69-22 (15320 Detroit)
Sign - Tapster



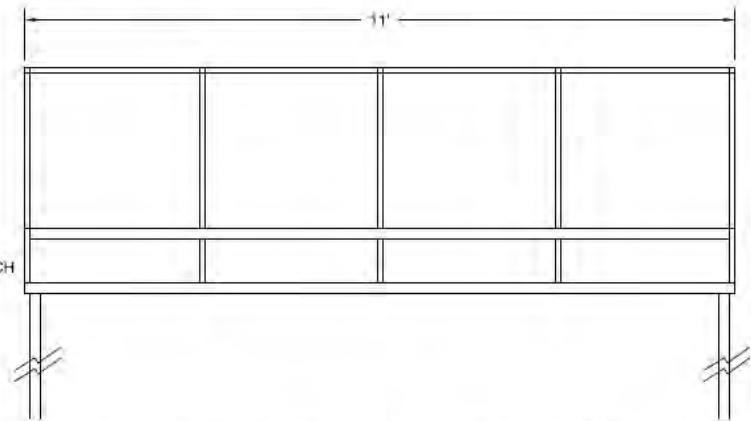
Docket No. 10-69-22 (15320 Detroit)
Sign – Tapster

PATIO AWNING

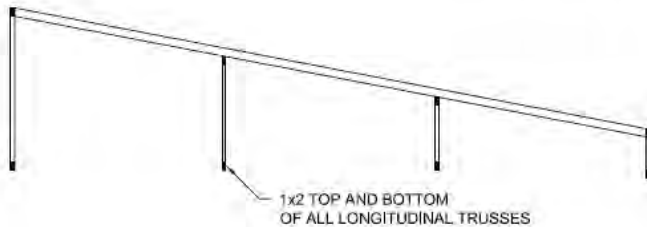
END VIEW



FRONT VIEW



SECTION VIEW

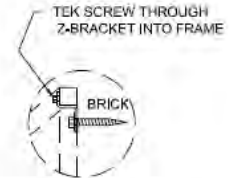


NOTES:

- 1) FRAME: 1" SQ. AND 1x2" REC .09 WALL 6063-T5 STAPLE CHANNEL ALUMINUM TUBE FULL WELDS AS PER AWS STANDARDS
DESIGNED FOR: LIVE LOAD 5.0 PSF -IBC TABLE 1607.1.29
WIND LOAD 20.7 PSF (90 mph WIND)-IBC FIG. 1609 & TABLE 1609.6.2 (1)
SNOW LOAD 25.0 PSF -IBC FIG. 1608.2
(BEFORE DISCOUNTS, ALLOWANCES, AND SURCHARGES))
- 2) FABRIC: FERRARI VINYL WITH **COLOR TBD**
- 3) FABRIC ATTACHED: STAPLE CHANNEL SYSTEM

ATTACHMENT DETAIL
11 GAGE STEEL Z-BRACKETS
ATTACHED TO BRICK USING 1" x 3"
EXPANSION ANCHORS. EACH WITH
1600 LB PULL-OUT STRENGTH -EVERY 4'

Z-BRACKETS ATTACHED TO FRAME
USING 3/8" (#10 THREAD) TEK SCREW



Tapster

Business
15320 Detroit Ave., Lakewood, Ohio 44035
Location

August 10th, 2022

216-523-5800

Date
Hill Street Construction - Jay Smart
Contact

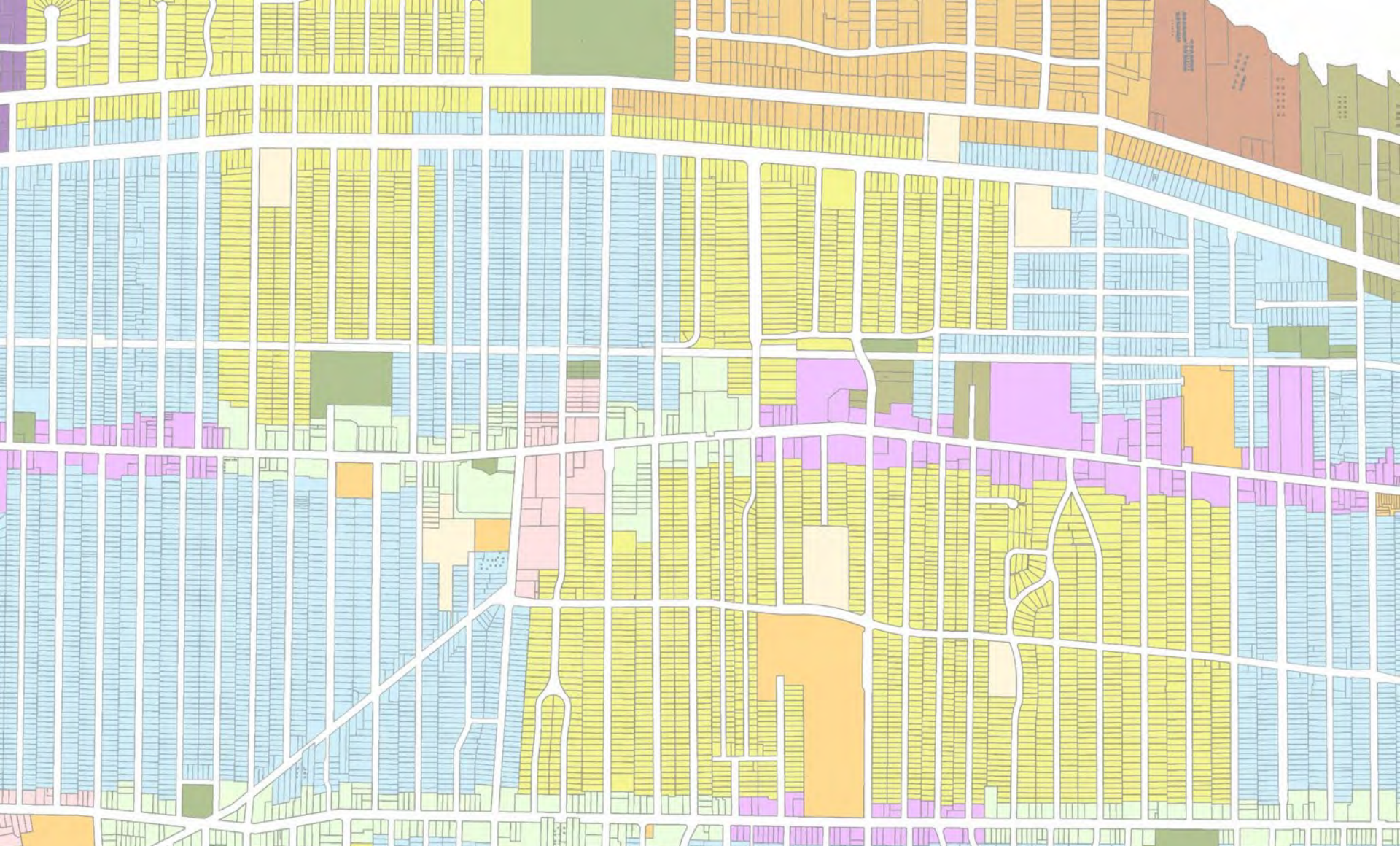
NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR, UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.



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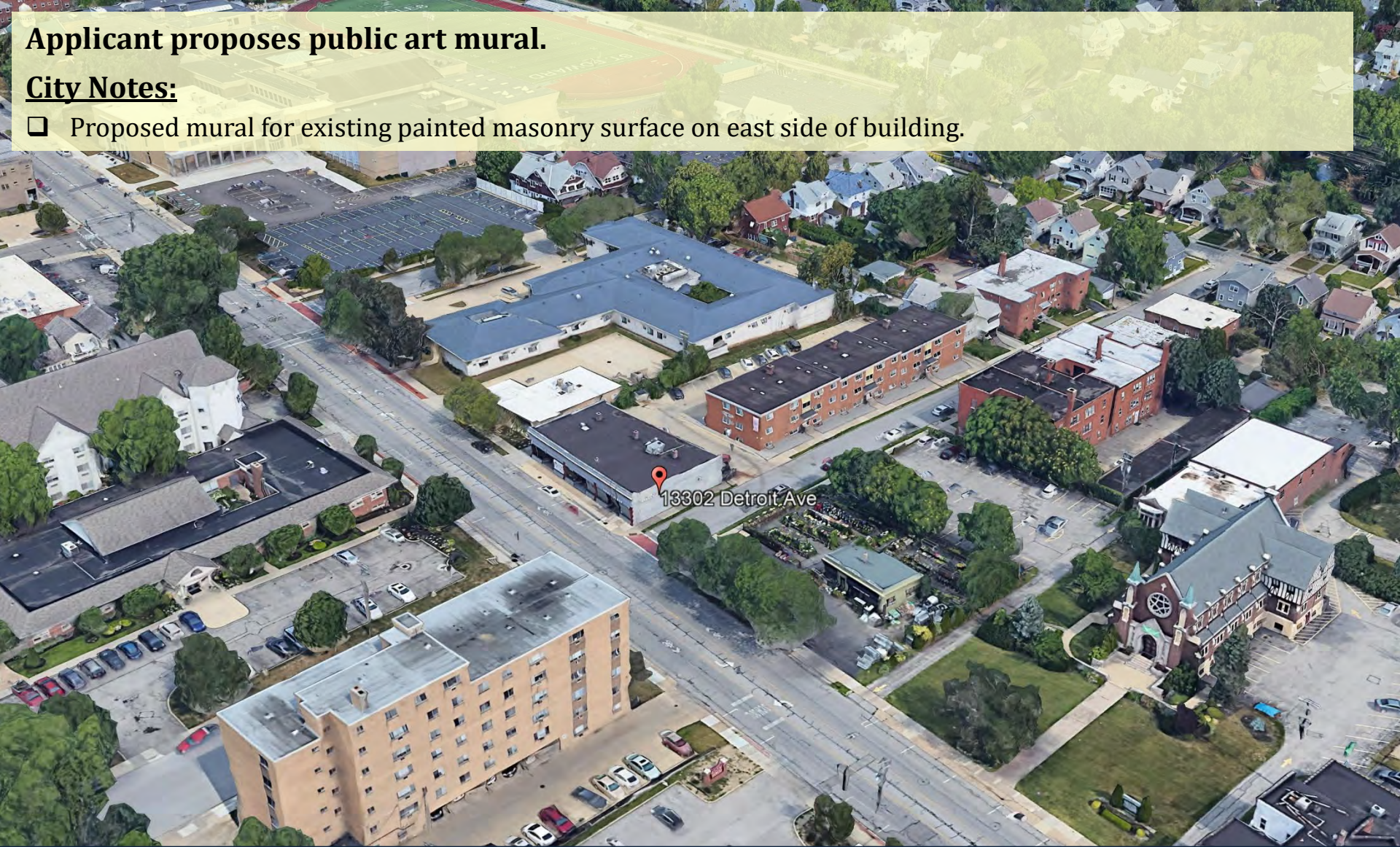
Architectural Board of Review

Communication – October 2022

Applicant proposes public art mural.

City Notes:

- Proposed mural for existing painted masonry surface on east side of building.



Docket No. 10-72-22 (13302 Detroit)
Public Art Mural – Corky's
Aaron Casey Jr.



Docket No. 10-72-22 (13302 Detroit)
Public Art Mural – Corky's



MTN 94 400ml - 217 colors - Matte

MTN 94 is the most versatile aerosol on the market.

Thanks to an extensive color range, quick-drying ability, and low pressure, it is a suitable tool for practically any type of creative work that requires a matte finish.

It has never before been so easy to paint with aerosol. Its low pressure and smooth valve system make MTN 94 an extremely easy aerosol paint to handle. Its ability to dry quickly prevents drips and also allows for almost immediate repainting. However, one of the most important aspects of the 94 range is its wide array of high-opacity colors. The ample selection will make it easy for you to find the optimal tone to suit your needs.

Note: All color swatches on this website are approximate, for exact colors/color details, please refer to our MTN 94/MTN Hardcore Pro Color Chart.

To obtain a more eye-catching finish, apply a coat of **MTN PRO Primer** first. A subsequent varnish coat with **MTN PRO Acrylic Varnish** or **MTN Industrial 2K Varnish** is recommended if greater performance and resistance to wear are required.

MTN 94 Graphic Markers are also available and contain many of the same hues and tones as the MTN 94 Spray Paint line.

Change the way you spray with **MTN's Specialty Caps**. Most caps offered by MTN are interchangeable with MTN 94 cans.

* Due to supply chain limitations because of Covid19, some colors are being substituted with the closest shade.

- [View Technical Data](#)

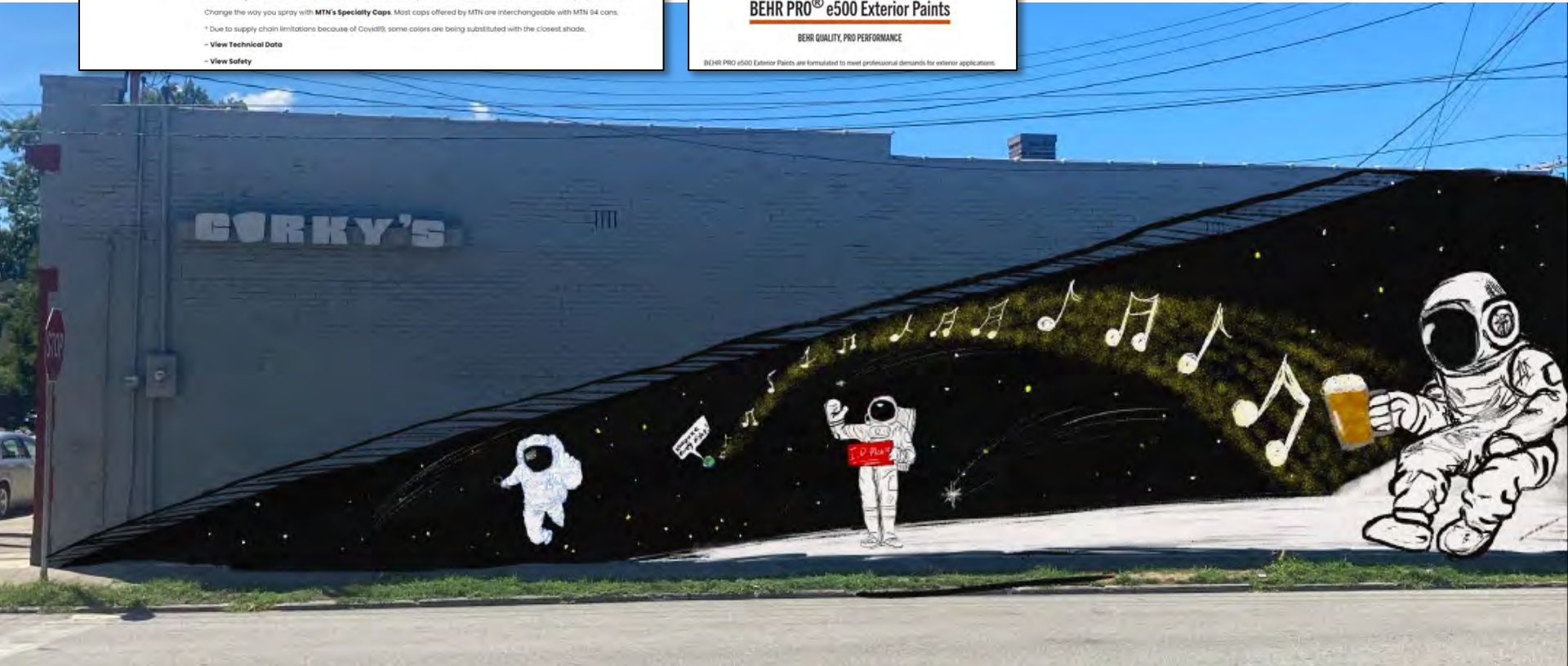
- [View Safety](#)



BEHR PRO® e500 Exterior Paints

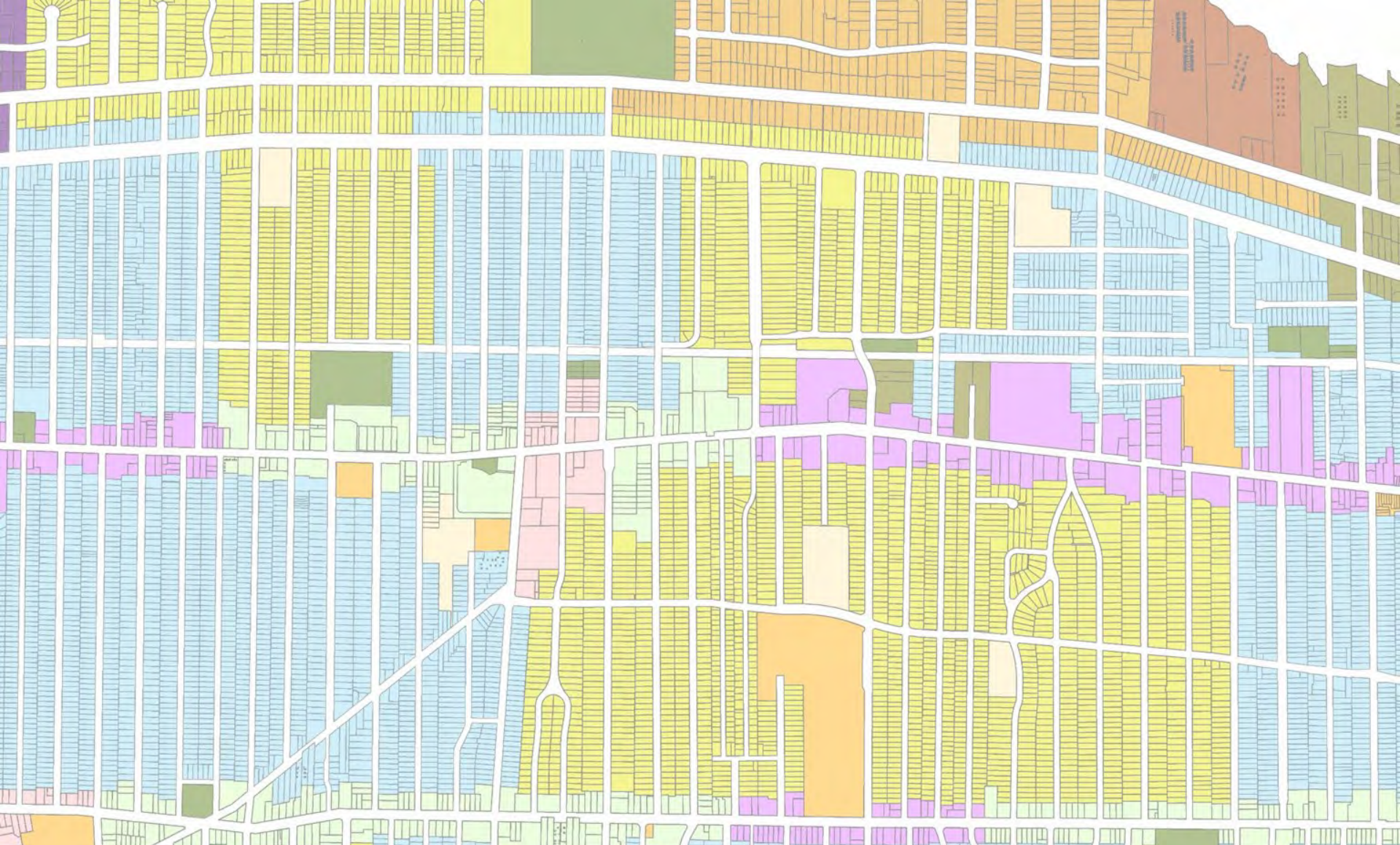
BEHR QUALITY. PRO PERFORMANCE

BEHR PRO e500 Exterior Paints are formulated to meet professional demands for exterior applications.



Docket No. 10-72-22 (13302 Detroit)

Public Art Mural – Corky's



Architectural Board of Review

October 2022