

**AMENDED AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
AUGUST 5, 2021
PRE-REVIEW MEETING
6:30 P.M.
AUDITORIUM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

- 1. Roll Call**
- 2. Approve the Minutes of the July 1, 2021 meeting.**
- 3. Election of Vice Chair**
- 4. Opening Remarks**

NEW BUSINESS

PARKING PLAN

- 5. Docket No. 08-23-21
16019 Hilliard Rd.
Foxy Salon**

Matthew Szaraz, McNally Tunneling Corp., applicant requests parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.11 Exceptions for Required Maximums. The property is located in a C2, Commercial Retail district. (Page 2)

- 6. Docket No. 08-24-21
1416 Lewis Dr.
Apartment Building**

Joe Youst, Berardi + Partners, applicant requests parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district. (Page 7)

ADJOURN



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 08-23-21

Permit No.: PC21-000028

Applicant Name: Matthew Szaraz, McNally Tunneling Corp.

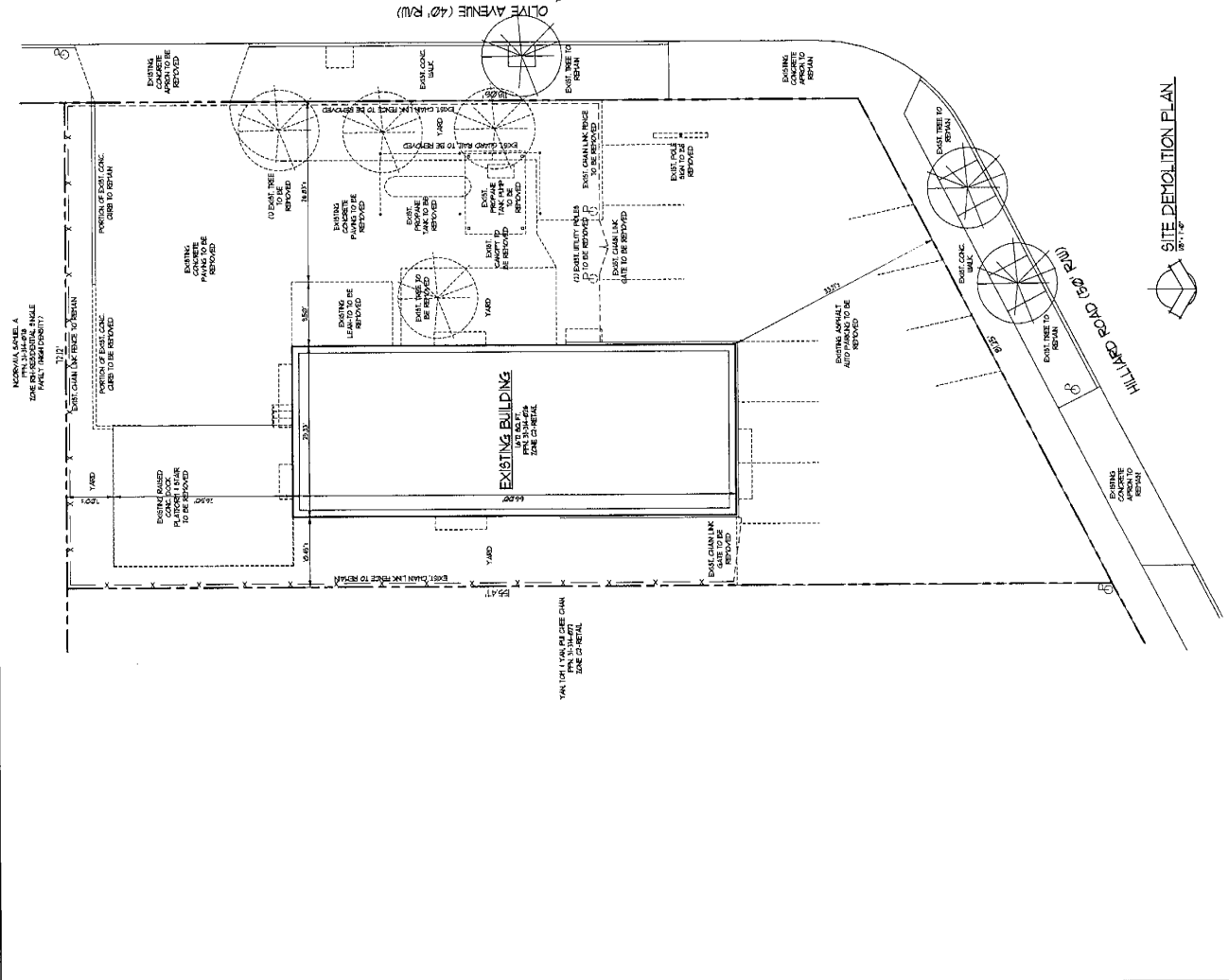
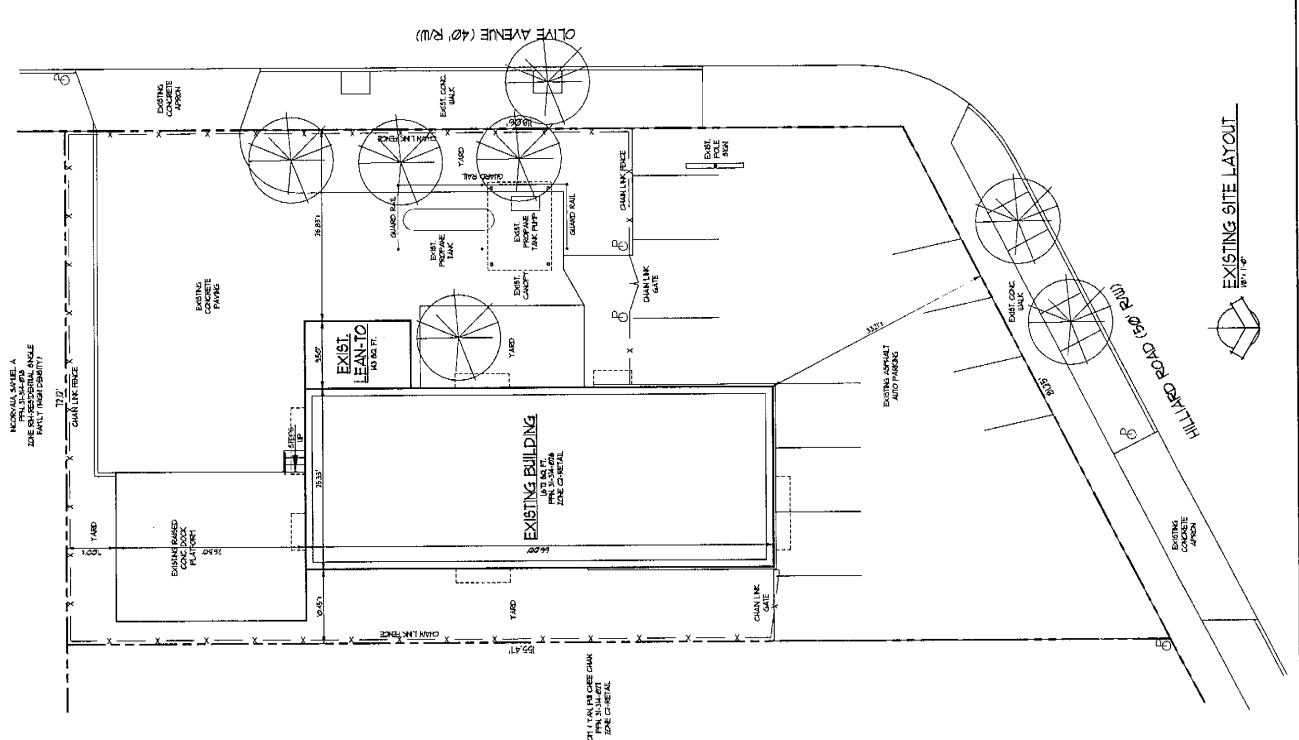
Project Address: 16019 Hilliard Rd.

Project Name: Foxy Salon

Proposal: Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.11 Exceptions for Required Maximums. The property is located in a C2, Commercial Retail district.

NO.	DATE	DESCRIPTION
1	10/15/21	ISSUED FOR PERMITS
2	11/15/21	REVISED PER COMMENTS
3	12/15/21	REVISED PER COMMENTS
4	01/15/22	REVISED PER COMMENTS
5	02/15/22	REVISED PER COMMENTS
6	03/15/22	REVISED PER COMMENTS
7	04/15/22	REVISED PER COMMENTS
8	05/15/22	REVISED PER COMMENTS
9	06/15/22	REVISED PER COMMENTS
10	07/15/22	REVISED PER COMMENTS
11	08/15/22	REVISED PER COMMENTS
12	09/15/22	REVISED PER COMMENTS
13	10/15/22	REVISED PER COMMENTS
14	11/15/22	REVISED PER COMMENTS
15	12/15/22	REVISED PER COMMENTS
16	01/15/23	REVISED PER COMMENTS
17	02/15/23	REVISED PER COMMENTS
18	03/15/23	REVISED PER COMMENTS
19	04/15/23	REVISED PER COMMENTS
20	05/15/23	REVISED PER COMMENTS
21	06/15/23	REVISED PER COMMENTS
22	07/15/23	REVISED PER COMMENTS
23	08/15/23	REVISED PER COMMENTS
24	09/15/23	REVISED PER COMMENTS
25	10/15/23	REVISED PER COMMENTS
26	11/15/23	REVISED PER COMMENTS
27	12/15/23	REVISED PER COMMENTS
28	01/15/24	REVISED PER COMMENTS
29	02/15/24	REVISED PER COMMENTS
30	03/15/24	REVISED PER COMMENTS
31	04/15/24	REVISED PER COMMENTS
32	05/15/24	REVISED PER COMMENTS
33	06/15/24	REVISED PER COMMENTS
34	07/15/24	REVISED PER COMMENTS
35	08/15/24	REVISED PER COMMENTS
36	09/15/24	REVISED PER COMMENTS
37	10/15/24	REVISED PER COMMENTS
38	11/15/24	REVISED PER COMMENTS
39	12/15/24	REVISED PER COMMENTS
40	01/15/25	REVISED PER COMMENTS
41	02/15/25	REVISED PER COMMENTS
42	03/15/25	REVISED PER COMMENTS
43	04/15/25	REVISED PER COMMENTS
44	05/15/25	REVISED PER COMMENTS
45	06/15/25	REVISED PER COMMENTS
46	07/15/25	REVISED PER COMMENTS
47	08/15/25	REVISED PER COMMENTS
48	09/15/25	REVISED PER COMMENTS
49	10/15/25	REVISED PER COMMENTS
50	11/15/25	REVISED PER COMMENTS
51	12/15/25	REVISED PER COMMENTS
52	01/15/26	REVISED PER COMMENTS
53	02/15/26	REVISED PER COMMENTS
54	03/15/26	REVISED PER COMMENTS
55	04/15/26	REVISED PER COMMENTS
56	05/15/26	REVISED PER COMMENTS
57	06/15/26	REVISED PER COMMENTS
58	07/15/26	REVISED PER COMMENTS
59	08/15/26	REVISED PER COMMENTS
60	09/15/26	REVISED PER COMMENTS
61	10/15/26	REVISED PER COMMENTS
62	11/15/26	REVISED PER COMMENTS
63	12/15/26	REVISED PER COMMENTS
64	01/15/27	REVISED PER COMMENTS
65	02/15/27	REVISED PER COMMENTS
66	03/15/27	REVISED PER COMMENTS
67	04/15/27	REVISED PER COMMENTS
68	05/15/27	REVISED PER COMMENTS
69	06/15/27	REVISED PER COMMENTS
70	07/15/27	REVISED PER COMMENTS
71	08/15/27	REVISED PER COMMENTS
72	09/15/27	REVISED PER COMMENTS
73	10/15/27	REVISED PER COMMENTS
74	11/15/27	REVISED PER COMMENTS
75	12/15/27	REVISED PER COMMENTS
76	01/15/28	REVISED PER COMMENTS
77	02/15/28	REVISED PER COMMENTS
78	03/15/28	REVISED PER COMMENTS
79	04/15/28	REVISED PER COMMENTS
80	05/15/28	REVISED PER COMMENTS
81	06/15/28	REVISED PER COMMENTS
82	07/15/28	REVISED PER COMMENTS
83	08/15/28	REVISED PER COMMENTS
84	09/15/28	REVISED PER COMMENTS
85	10/15/28	REVISED PER COMMENTS
86	11/15/28	REVISED PER COMMENTS
87	12/15/28	REVISED PER COMMENTS
88	01/15/29	REVISED PER COMMENTS
89	02/15/29	REVISED PER COMMENTS
90	03/15/29	REVISED PER COMMENTS
91	04/15/29	REVISED PER COMMENTS
92	05/15/29	REVISED PER COMMENTS
93	06/15/29	REVISED PER COMMENTS
94	07/15/29	REVISED PER COMMENTS
95	08/15/29	REVISED PER COMMENTS
96	09/15/29	REVISED PER COMMENTS
97	10/15/29	REVISED PER COMMENTS
98	11/15/29	REVISED PER COMMENTS
99	12/15/29	REVISED PER COMMENTS
100	01/15/30	REVISED PER COMMENTS

L ARRETT
Architects & Planners
 259 CRESTWOOD DRIVE
 AVON LAKE, OHIO 44012
 TEL: (419) 485-2881
 FAX: (419) 485-2881
 TYPED, CANNONPRINTING.COM



201510

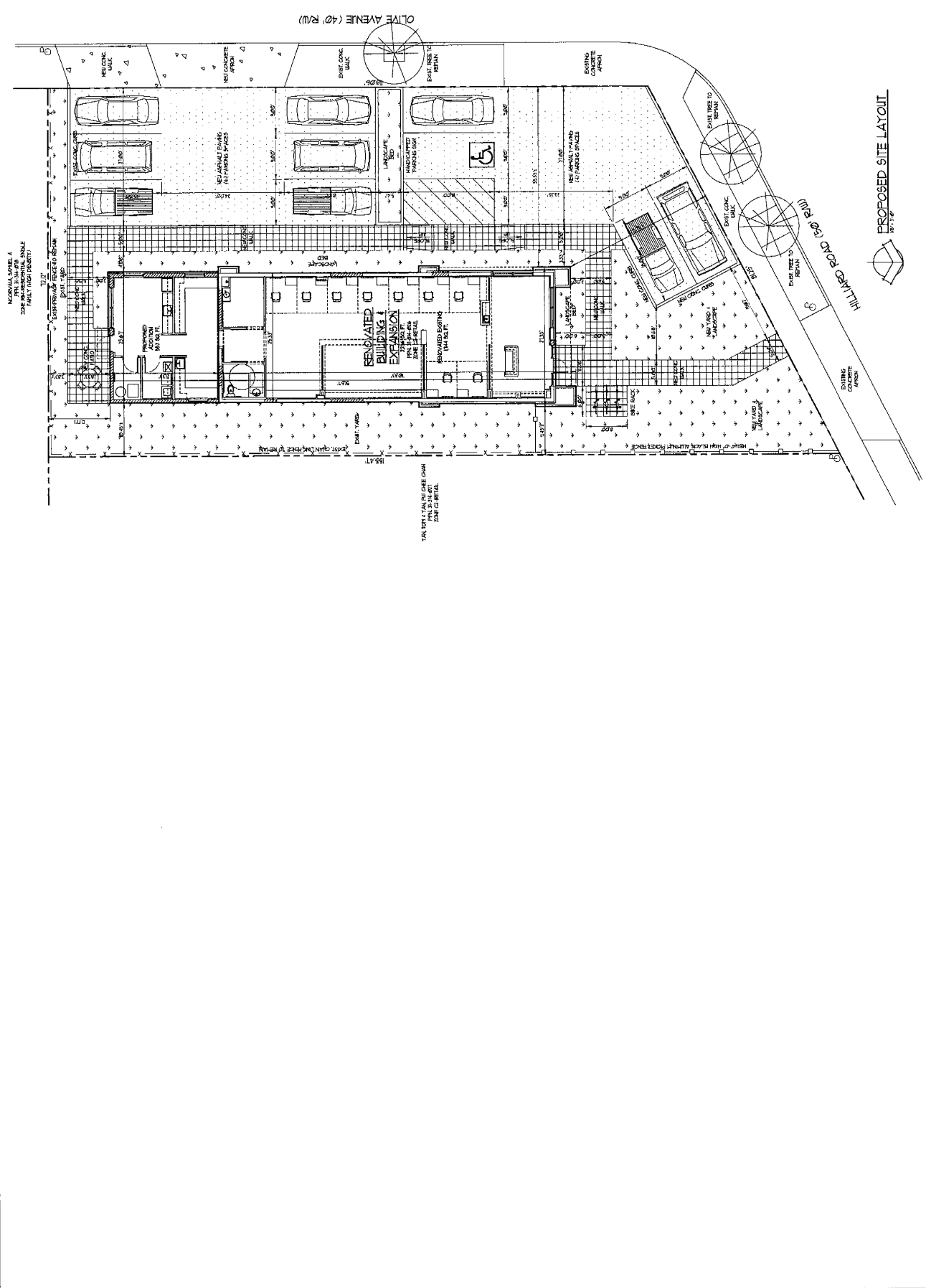
PROPOSED SITE LAYOUT

FALON
FXY
16019 HILLIARD ROAD
LAKEWOOD, OHIO 44107

PROPOSED SITE LAYOUT

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUE FOR PERMITS
2	11/10/14	REVISIONS
3	12/15/14	REVISIONS
4	01/20/15	REVISIONS
5	02/10/15	REVISIONS
6	03/05/15	REVISIONS
7	03/20/15	REVISIONS
8	04/15/15	REVISIONS
9	05/10/15	REVISIONS
10	06/05/15	REVISIONS
11	07/01/15	REVISIONS
12	07/20/15	REVISIONS
13	08/10/15	REVISIONS
14	08/25/15	REVISIONS
15	09/10/15	REVISIONS
16	09/25/15	REVISIONS
17	10/10/15	REVISIONS
18	10/25/15	REVISIONS
19	11/10/15	REVISIONS
20	11/25/15	REVISIONS
21	12/10/15	REVISIONS
22	12/25/15	REVISIONS
23	01/10/16	REVISIONS
24	01/25/16	REVISIONS
25	02/10/16	REVISIONS
26	02/25/16	REVISIONS
27	03/10/16	REVISIONS
28	03/25/16	REVISIONS
29	04/10/16	REVISIONS
30	04/25/16	REVISIONS
31	05/10/16	REVISIONS
32	05/25/16	REVISIONS
33	06/10/16	REVISIONS
34	06/25/16	REVISIONS
35	07/10/16	REVISIONS
36	07/25/16	REVISIONS
37	08/10/16	REVISIONS
38	08/25/16	REVISIONS
39	09/10/16	REVISIONS
40	09/25/16	REVISIONS
41	10/10/16	REVISIONS
42	10/25/16	REVISIONS
43	11/10/16	REVISIONS
44	11/25/16	REVISIONS
45	12/10/16	REVISIONS
46	12/25/16	REVISIONS
47	01/10/17	REVISIONS
48	01/25/17	REVISIONS
49	02/10/17	REVISIONS
50	02/25/17	REVISIONS
51	03/10/17	REVISIONS
52	03/25/17	REVISIONS
53	04/10/17	REVISIONS
54	04/25/17	REVISIONS
55	05/10/17	REVISIONS
56	05/25/17	REVISIONS
57	06/10/17	REVISIONS
58	06/25/17	REVISIONS
59	07/10/17	REVISIONS
60	07/25/17	REVISIONS
61	08/10/17	REVISIONS
62	08/25/17	REVISIONS
63	09/10/17	REVISIONS
64	09/25/17	REVISIONS
65	10/10/17	REVISIONS
66	10/25/17	REVISIONS
67	11/10/17	REVISIONS
68	11/25/17	REVISIONS
69	12/10/17	REVISIONS
70	12/25/17	REVISIONS
71	01/10/18	REVISIONS
72	01/25/18	REVISIONS
73	02/10/18	REVISIONS
74	02/25/18	REVISIONS
75	03/10/18	REVISIONS
76	03/25/18	REVISIONS
77	04/10/18	REVISIONS
78	04/25/18	REVISIONS
79	05/10/18	REVISIONS
80	05/25/18	REVISIONS
81	06/10/18	REVISIONS
82	06/25/18	REVISIONS
83	07/10/18	REVISIONS
84	07/25/18	REVISIONS
85	08/10/18	REVISIONS
86	08/25/18	REVISIONS
87	09/10/18	REVISIONS
88	09/25/18	REVISIONS
89	10/10/18	REVISIONS
90	10/25/18	REVISIONS
91	11/10/18	REVISIONS
92	11/25/18	REVISIONS
93	12/10/18	REVISIONS
94	12/25/18	REVISIONS
95	01/10/19	REVISIONS
96	01/25/19	REVISIONS
97	02/10/19	REVISIONS
98	02/25/19	REVISIONS
99	03/10/19	REVISIONS
100	03/25/19	REVISIONS

L ARRETT
Designers & Planners
 299 CRESTWOOD DRIVE
 AWOHLAKE OHIO 44122
 T: 419-948-7991
 F: 419-948-7992
 WWW.LARRETT.COM





EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 08-24-21

Permit No.: PC21-000030

Applicant Name: Joe Youst, Berardi + Partners

Project Address: 1416 Lewis Dr.

Project Name: Apartment Building

Proposal: Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district.

BERARDI+

July 21, 2021

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

Subject: Lewis Street Apartments
1416 Lewis Drive

To Whom it May Concern:

Lewis Street Apartments is an existing 4 story, 30 unit apartment building in Lakewood, Ohio. The building appears to have been built sometime around 1926 and appears to have a lot of the original building systems still in place today. The building currently contains 30 units, these 30 units are made up of 2 different unit types, the front of the building has a stack of 4 on each side of the building (8 total) that contain larger units that could be considered 2 bedroom units based on the layouts and room sizes. The remaining units are all 1 bedroom units. There is also a laundry room on the first floor that has an elevated floor due to the boiler room under it that is not used often due to the location the laundromat across the street, there is also a tenant storage room across the hall from the laundry room that was not used or used very little when the building was fully occupied.

The new owner Pebb Capital purchased the building in 2019 and started an assessment of the existing building systems. During this investigation it was found that the existing electric system consisted of a severely outdated screw in fuse system. Each unit had a 30 fuse panel that was located above the kitchen door frame. Each of these fuse panels consisted of 4 screw in fuses that were severely undersized for today's standards. The owner has looked into updating this service to a current breaker system as well as upgrading the total service to the building to a 3 phase service that will come off of Lewis Street. There was also investigation into the existing domestic water and sanitary services. It was found that these services were mostly original to the building and patched or repaired over the years and in real need of replacement. In addition it was found that the existing heat system was a 2 pipe boiler system with pipes that were leaking and cause issues with the subfloor and structure. It was found that the boiler was replaced 5 or so years ago and due to the condition of the existing piping was actually returning dirt in the piping that has damaged and ruined the boiler. It has been determined to replace the boiler system so that each apartment unit has their own HVAC system.

The existing structural systems have also been assessed during this time and found to be in a condition that requires repair. The existing floor/ceiling structure has shown much deflection and damage due to water infiltration over the years. In some destructive investigation it has been found that a majority of the joist ends are soft and in some cases portions are missing from water damage. In addition to this it was found on the first floor/ground level units that some repairs were previously completed using block and wood as well as bottle jacks that were all still in place. In the bathrooms the top inch or so of the floor joist has been trimmed off to make way for concrete and ceramic tile on top of the concrete, in most of the bathrooms the floor joists will have to be completely removed and replaced due to deflection and joists actually being cracked and broken. In addition to the floor joist damage, it has been found that the existing exterior walls are damaged and in need of serious repair. The plan has been put into place to replace the joist as

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

berardipartners.com

BERARDI+

needed and sister on to other joists to help resolve the issue. The exterior walls are currently face brick with a 4" terra cotta block behind it. Due to water damage over the years from the roof and window leaks the terra cotta block has started to get soft and deteriorate as well as the mortar between the blocks has deteriorated to the point of being completely missing. To resolve this issue the plan is to build a new bearing wall inside of the existing exterior wall to remove all of the weight and bearing from the wall to help stop the bowing that is occurring in the exterior wall. The terra cotta block that is damaged will be replaced with new 4" solid masonry units and a fair amount of tuckpointing and brick replacement will occur.

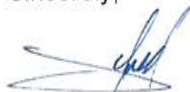
The other items that were in desperate need of repair were the roof and roof structure as well as the windows. The windows are being fully replaced with new vinyl windows and have been approved by the Architect Review Board. The roof, and parapet cap have also been replaced as approved by the ARB. The roof structure will be repaired in a similar manner to the floor structure that is referenced above.

In looking at the costs that are involved in the repairs mentioned above, the owner is having a hard time making the project work with the existing 30 units and still making the unit rent affordable. This is the reason the owner has started to look at additional units to the building. At this time the property is showing that a maximum of (48) 1 bedroom units could fit in the existing footprint. It is understood that this project is a nonconforming use and that parking is an issue. As it relates to parking the existing garage is going to remain however it currently can only park 7-8 cars at a time at max. The driveway to the south of the property is the only drive that is wide enough to provide access to the garage. The driveway at the north side of the property is not wide enough for regular car traffic and is the drive that trash has to be picked up at for the property. It has been discussed to convert the north drive into a trash enclosure area as well as a tenant amenity area with enhanced landscaping, but this has not been finalized. To assist with parking there is a limited amount of on street parking and the owner has looked at the possibility of renting additional spaces from neighboring properties however there simply are just no parking spaces available in adjacent properties. Another option that has been discussed is the possibility of a car share program. The owner has found a local company in which electric cars can be purchased and maintained from the company. The owner would provide the charging docks and a couple of cars in the garage for the tenants to utilize. This service also offers bicycles that were also a consideration for the property.

The owner is looking to target young professionals that do not have cars and utilize public transportation or other means of transportation for this property. The ideal tenant would be someone that works in Cleveland or other areas but can't necessarily afford rents or cost affiliated with living in the city.

We would like to thank you in advance for reviewing our application and giving us the opportunity to discuss the project further at the meeting. The owner sees this area as a long term investment for their company to develop additional properties and want to renovate this property the right way so that it is a longtime investment within the City of Lakewood for years to come.

Sincerely,



Joe Youst
Director of Operations, Project Executive

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

berardipartners.com

Demolition items listed
 ===== EXISTING WALL TO REMAIN
 --- EXISTING TO BE DEMOLISHED

GENERAL NOTES: Items special finishes & carpet
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING WORK AND TO REPAIR OR REPLACE THE SAME AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

GENERAL NOTES: Items special finishes & carpet
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING WORK AND TO REPAIR OR REPLACE THE SAME AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

GENERAL NOTES: Items special finishes & carpet
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING WORK AND TO REPAIR OR REPLACE THE SAME AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

GENERAL NOTES: Items special finishes & carpet
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING WORK AND TO REPAIR OR REPLACE THE SAME AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

GENERAL NOTES: Items special finishes & carpet
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING WORK AND TO REPAIR OR REPLACE THE SAME AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

LEWIS STREET
 APTS.

THIS RESIDENTIAL
 LANE HOUSING UNIT
 BERARDI + PARTNERS, INC.
 ALL RIGHTS RESERVED

NOTHING IN THIS PERMIT SHALL BE CONSIDERED AS AN ENDORSEMENT OR RECOMMENDATION BY THE CITY OF CHICAGO OF ANY PRODUCT, MATERIAL, OR METHOD DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.

PERMIT SET
 PROJECT DATE: 03/18/2011
 PROJECT #: 2011-00683-AM

THIRD FLOOR
 EXISTING PLAN

E103

BERARDI+

NOT FOR CONSTRUCTION

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

PROPOSED (D) 1-R UNITS. SEE SHEET A.103 FOR PROPOSED UNIT LAYOUTS.

PROPOSED (D) 1-R UNITS. SEE SHEET A.103 FOR PROPOSED UNIT LAYOUTS.

PROPOSED (D) 1-R UNITS. SEE SHEET A.103 FOR PROPOSED UNIT LAYOUTS.

- ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERFERED BY THE PROPOSED WORK SHALL BE REPAIRED TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERFERED BY THE PROPOSED WORK SHALL BE REPAIRED TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERFERED BY THE PROPOSED WORK SHALL BE REPAIRED TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERFERED BY THE PROPOSED WORK SHALL BE REPAIRED TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERFERED BY THE PROPOSED WORK SHALL BE REPAIRED TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF BUILDING.



Main Level
 NOTE: CONCRETE WALL ASSEMBLIES WITH
 1 HOUR RATED FIRE RATING
 1 HOUR RATED FIRE PARTITION

ceiling notes - floor plans
 1. ALL CEILING SHALL BE FINISHED WITH
 2. ALL CEILING SHALL BE FINISHED WITH
 3. ALL CEILING SHALL BE FINISHED WITH
 4. ALL CEILING SHALL BE FINISHED WITH
 5. ALL CEILING SHALL BE FINISHED WITH

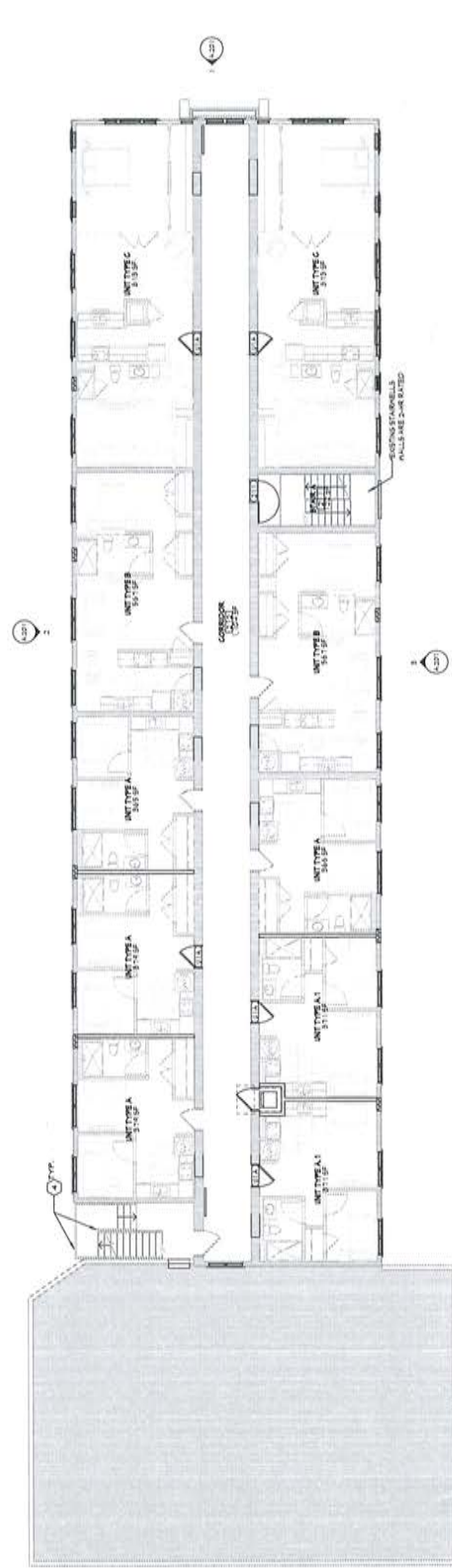
general notes - floor plans
 1. ALL WALLS SHALL BE FINISHED WITH
 2. ALL WALLS SHALL BE FINISHED WITH
 3. ALL WALLS SHALL BE FINISHED WITH
 4. ALL WALLS SHALL BE FINISHED WITH
 5. ALL WALLS SHALL BE FINISHED WITH
 6. ALL WALLS SHALL BE FINISHED WITH
 7. ALL WALLS SHALL BE FINISHED WITH
 8. ALL WALLS SHALL BE FINISHED WITH
 9. ALL WALLS SHALL BE FINISHED WITH
 10. ALL WALLS SHALL BE FINISHED WITH
 11. ALL WALLS SHALL BE FINISHED WITH
 12. ALL WALLS SHALL BE FINISHED WITH
 13. ALL WALLS SHALL BE FINISHED WITH

general notes - building envelope
 1. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 2. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 3. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 4. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 5. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 6. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 7. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 8. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 9. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 10. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 11. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH
 12. ALL BUILDING ENVELOPE SHALL BE FINISHED WITH

**LEWIS STREET
 APTS.**

**THE BERARDI GROUP
 1000 N. WASHINGTON STREET
 SUITE 200
 CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.BERARDI.COM**

PERMIT SET
 PROJECT DATE: 07/13/2011
 PROJECT NO: 2011A
 DRAWING NO: 2011A-01



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

**SECOND FLOOR
 PLAN**
A.102

BERARDI+
 ARCHITECTURE
 1000 N. WASHINGTON STREET
 SUITE 200
 CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.BERARDI.COM

T:21/202116 9:523 AM







