

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
NOVEMBER 2, 2023
PRE-REVIEW MEETING
6:00 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:30 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE OCTOBER 5, 2023 MEETING
3. OPENING REMARKS

OLD BUSINESS

CONDITIONAL USE

4. **Docket No. 10-22-23
13741 Madison Ave.
Back Alley Social Club**

David Maddux, The Arcus Group Inc., applicant requests the review and approval for seasonal outdoor dining on the rear property, pursuant to section 1129.13 – supplemental regulations for outdoor seasonal dining facility. Property is in a C3 – Commercial, General Business District. (Page 3)

PARKING PLAN

5. **Docket No. 10-23-23
13741 Madison Ave.
Back Alley Social Club**

David Maddux, The Arcus Group Inc., applicant requests the review and approval for a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District. (Page 22)

NEW BUSINESS

RENEWAL OF CONDITIONAL USE

6. **Docket No. 11-24-23
1384 Hird Ave.
Studio West 117**

Daniel Budish, W 117 Development Phantasy LLC, applicant, requests renewal of a conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district. (Page 42)

COMMUNICATION: PRELIMINARY REVIEW

**7. Docket No. 11-25-23
11818 Madison Ave.
RISE LAKEWOOD**

Jonathan Ziegen, Osborn Engineering, applicant, will offer an informational presentation for the expansion and renovation of Rise Lakewood, pursuant to Chapter 1165 – Medical Marijuana Dispensaries. Property is in a C3 Commercial - General district. (Page 50)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 10-22-23

Permit No.: PC23-000025

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 13741 Madison Ave.

Project Name: Back Alley Social Club

Proposal: Review and approval for seasonal outdoor dining on the rear property, pursuant to section 1129.13 – supplemental regulations for outdoor seasonal dining facility. Property is in a C3 – Commercial, General Business District.



The Arcus Group, Inc.
A R C H I T E C T S

Shawn Leininger
City of Lakewood
Department of Planning & Development
12650 Detroit Ave.
Lakewood, OH 44107

Re: Back Alley Social Club Planning Department Submission

Thank you for the opportunity to respond to and clarify our submission for the Back Alley Social Club Planning submission.

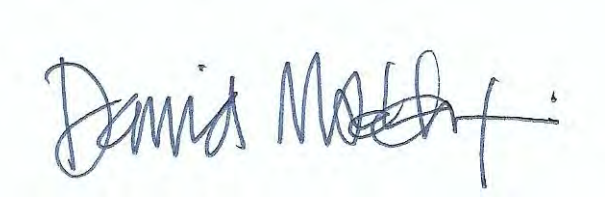
Revised drawings have been uploaded to Citizenserve that reflect the following items:

- 1.) The designated Outdoor Dining Area is 800sf.
- 2.) Additional off-site parking is provided to comply with parking requirements for the building and outdoor dining area. The existing alley curb cut is proposed to be removed to allow for (2) additional on street parking -one of which will be designated HC. (4) leased spaces will be provided on the adjacent property . the lease agreement has been submitted.
- 3.) Parking areas are indicated on plan.
- 4.) It was discussed with Planning that the HC on street space would be the most accessible and appropriate location-due to access and grade differences between neighboring properties.
- 5.) The refuse enclosure is indicated on the drawings and is provided in the easement on McGinty property. This is the most accessible location for trash removal.
- 6.) The full height screening for the refuse containers is delineated on the drawings and will be submitted to ARB for administrative review, as was stipulated by the ABR approval.
- 7.) The privacy fence on the west side of the property will not have gate access. The privacy fence on the east side will have a gate to allow access to the leased parking lot. The curb will be modified to allow access and steps will be provided to account for the small grade change. Since we are using the newly created street parking to accommodate our HC requirement, an accessible path will not be required for this access.
- 8.) There was a discussion regarding noise impact on the neighboring McGinty property and getting a letter of support from the property owner. Mr. McGinty will be leasing the renovated building and property for the establishment of Back Alley Social Club and by this is giving his consent and acknowledgment of the noise impact. The establishment will follow all Lakewood prescriptive noise ordinances.

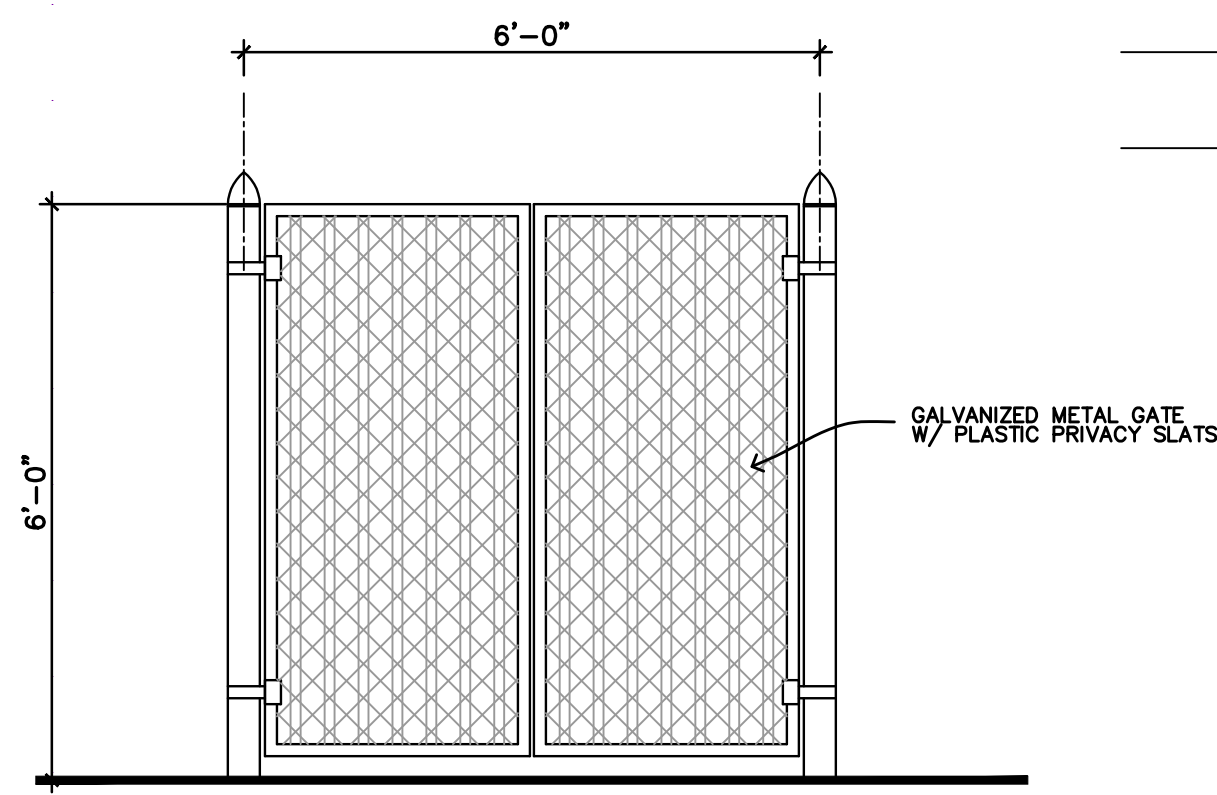
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530
Fax: 440.356.5584

10/24/23
Back Alley Social Club

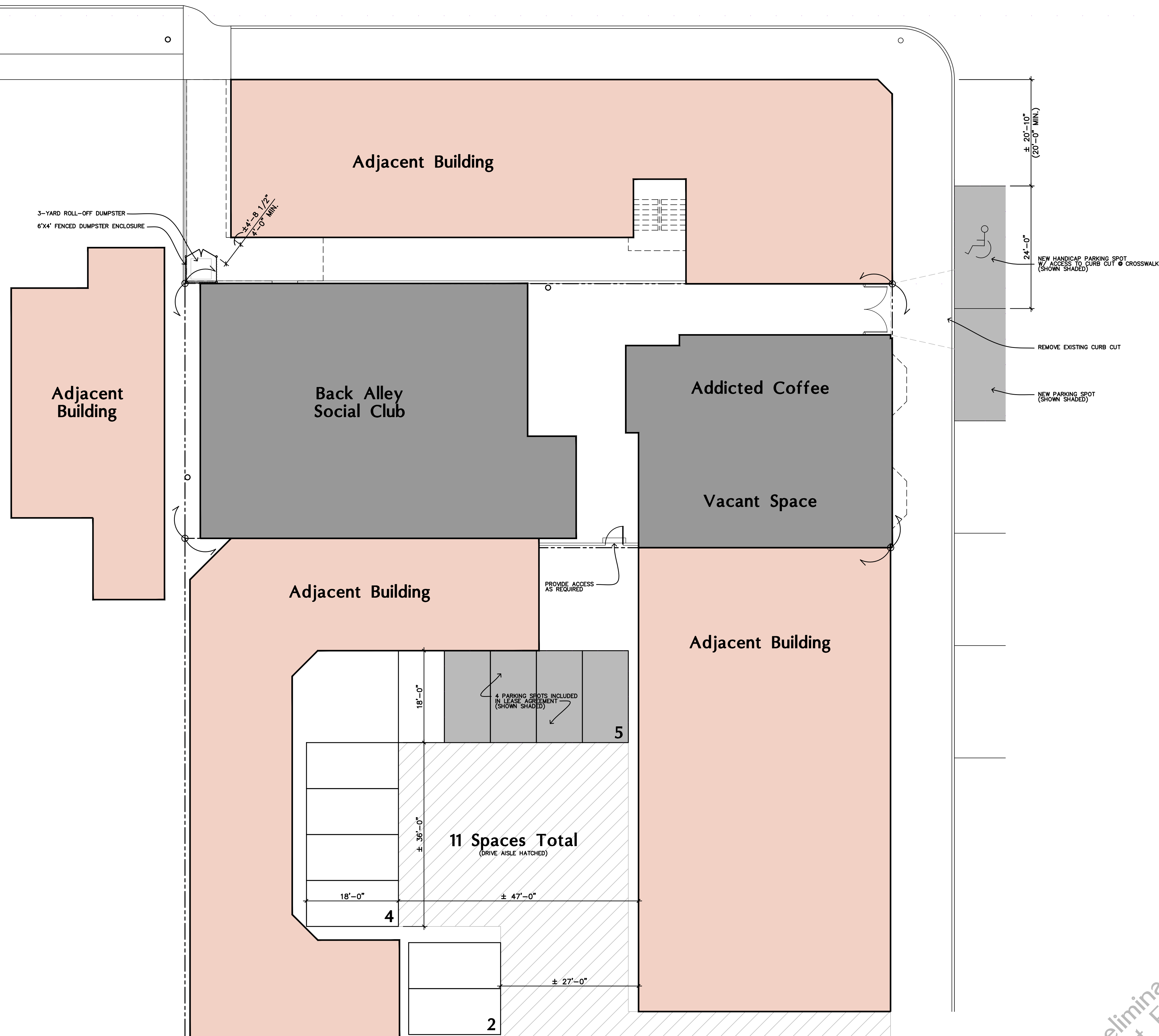
Respectfully submitted,

A handwritten signature in blue ink that reads "David Maddux". The signature is written in a cursive style with a long horizontal stroke extending to the right.

David Maddux
The Arcus Group Architects, Inc



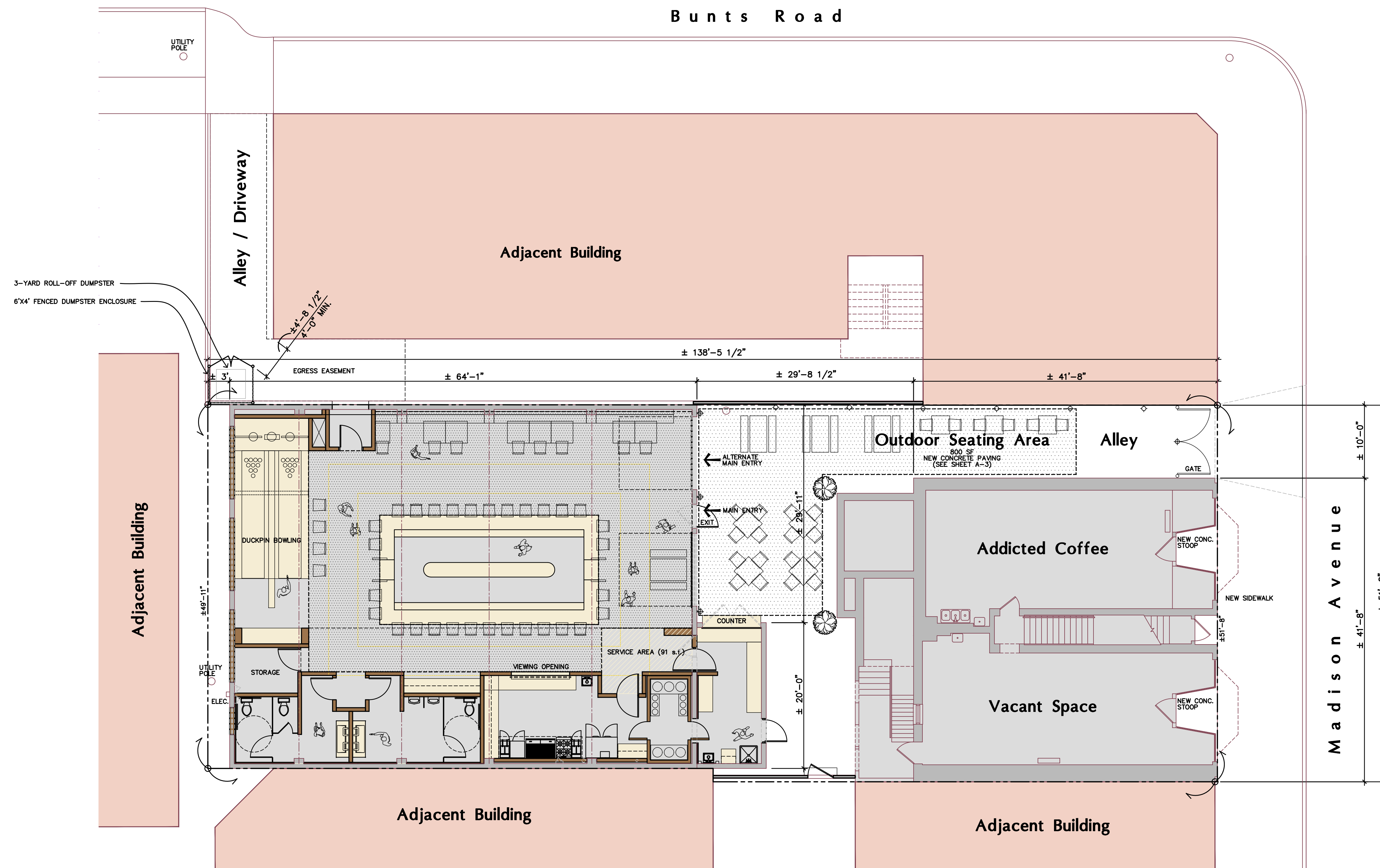
Dumpster Enclosure Elevation
SCALE 1/2" = 1'-0"



Site Context Plan & Parking Diagram NORTH
SCALE 1" = 10'-0"

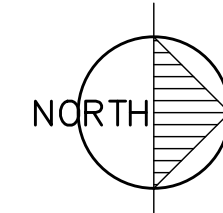
Preliminary
Not For
Construction

PRELIMINARY NOT FOR CONSTRUCTION	
ISSUE:	9-19-23 REVIEW
	9-21-23 REVISED
	10-10-23 ABR
	10-24-23 PLANNING
Proposed Changes for Back Alley Social Club	
13743 Madison Avenue Lakewood Ohio	
 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	
Site Context Plan & Parking Diagram	
A-1	
COPYRIGHT © 2023	
PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



Site / First Floor Plan

SCALE 1/8" = 1'-0"



3,390 G.S.F. MAIN LEVEL

1,290	S.F.	MAIN LEVEL SEATING	(15 S.F./OCCUPANT)	86	OCCUPANTS
300	S.F.	STOCK/MISC.	(300 S.F./ OCCUPANT)	1	OCCUPANTS
1,490	S.F.	KITCHEN/BAR	(200 S.F./OCCUPANT)	8	OCCUPANTS
350	S.F.	DUCKPIN BOWLING		4	OCCUPANTS
				99	OCCUPANTS

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
9-19-23	REVIEW	
9-21-23	REVISED	
10-10-23	ABR	
10-24-23	PLANNING	

**Proposed Changes for
Back Alley Social Club**

13743 Madison Avenue
Lakewood Ohio



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

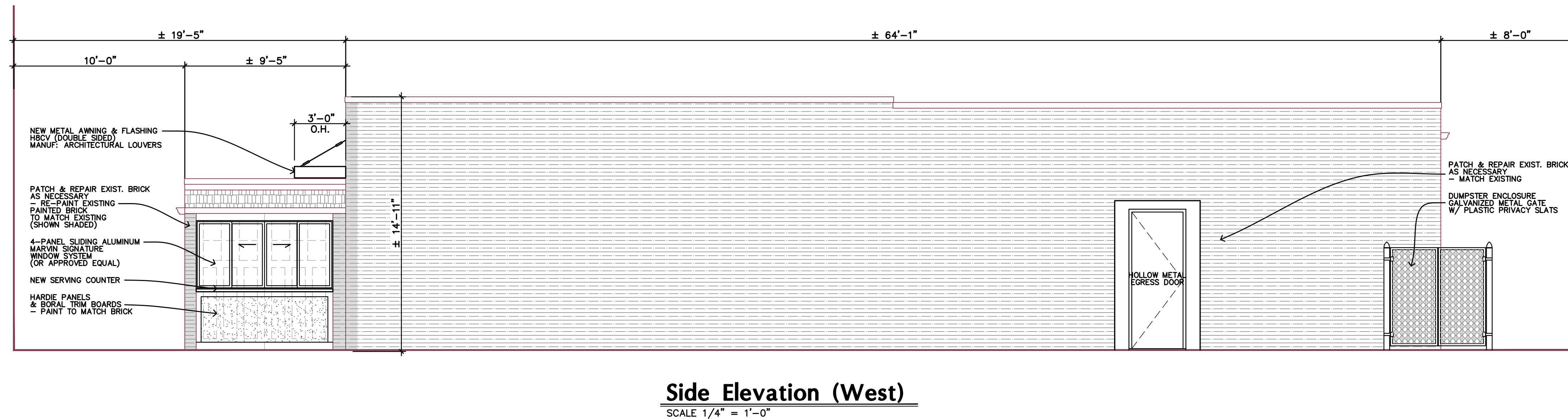
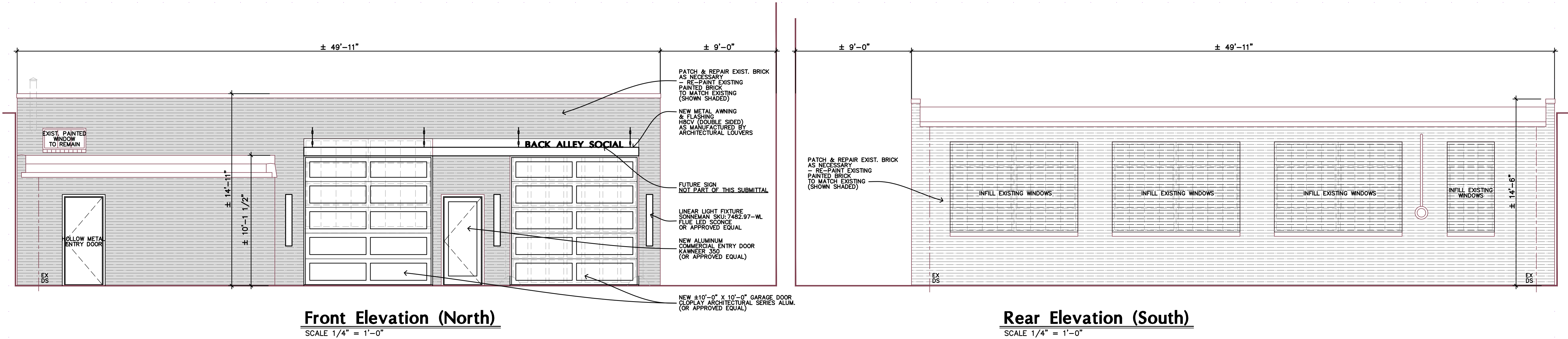
Site / First
Floor Plan

A-2

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PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM

Preliminary
Not For
Construction



View From Back Alley Social Club



Entry to Back Alley Social Club



View from Serving Counter

PRELIMINARY
NOT FOR
CONSTRUCTION

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-4

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PROJECT NO: 22-55
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CHECKED BY: DTM

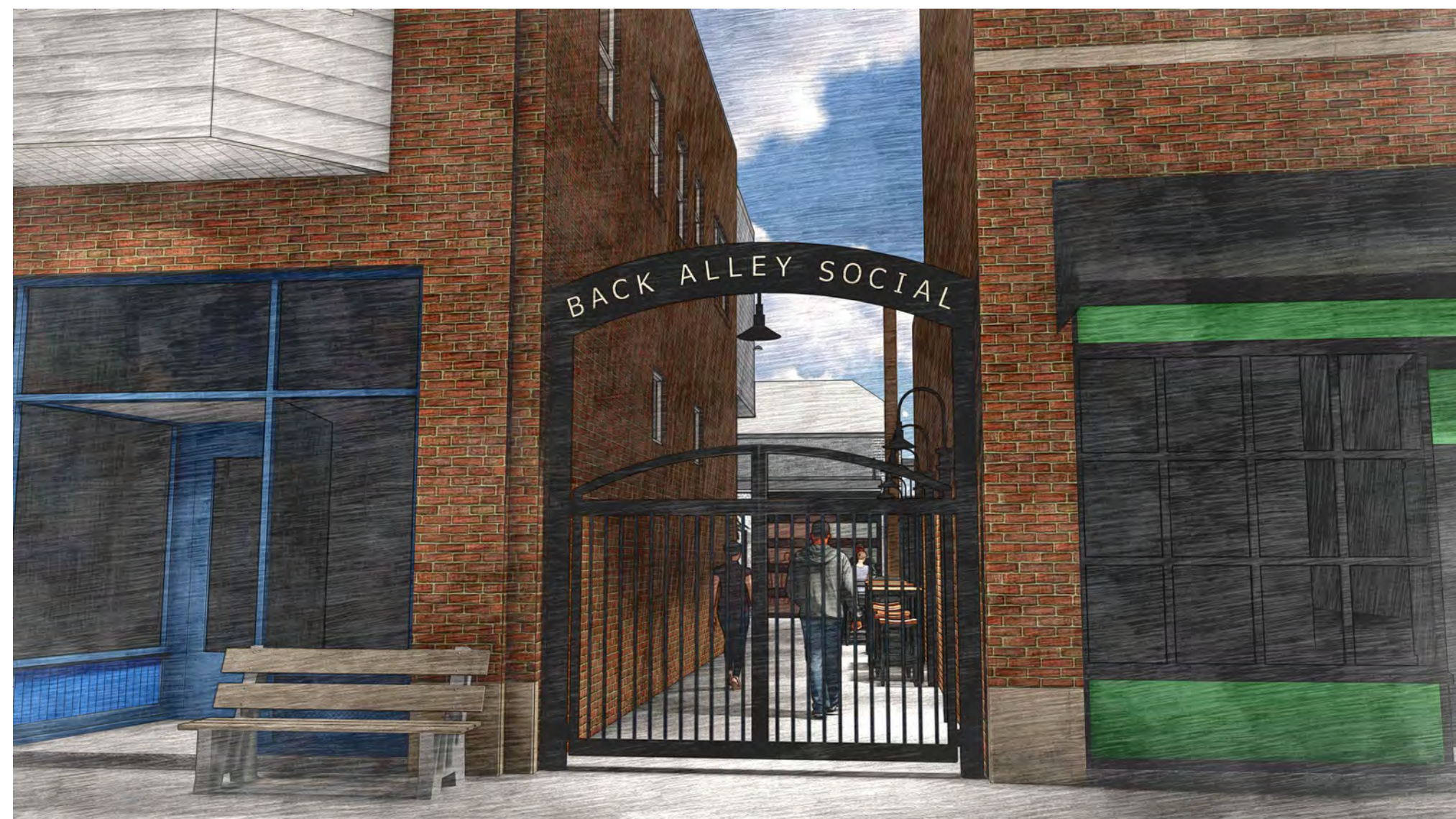
Preliminary
Not For
Construction



Alley Approach



Main Entry



Entry Gate



Front Elevation (Madison Avenue)

SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE	9-19-23 REVIEW
	9-21-23 REVIEW
	10-10-23 ABR
	10-24-23 PLANNING

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS

1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-5

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PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM

South Beach series



PRODUCT INFORMATION

DV350TS armchair dimensions | h33.5 | w23.5 | sh18 | sd16 | sw18 | armht27

DV450TS side chair dimensions | h33.5 | w21 | sh18 | sd16 | sw18

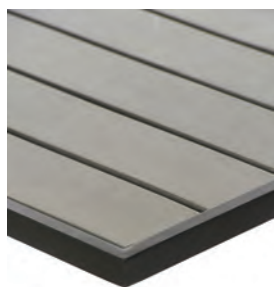
DV550TS barstool dimensions | h39.5 | w19.75 | sh30 | sd13 | sw16

frame finish TS ● titanium silver

materials aluminum | powder coat

feature stackable

Seaside tables



PRODUCT INFORMATION

PH+size+GR+finish	table top dimensions 24 x 30 30 x 30 34 x 34 30 x 51
base options	alpha bali margate
PH4L+size+GR+finish	4-leg table dimensions 31 x 31 35 x 35 31 x 48 35 x 72 dining height
PH4L+size+GR+finish+T	4-leg table dimensions 31 x 48 35 x 72 bar height
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
features	ADA compliant sizes available umbrella hole not available on 24 x 30 tops or 4-leg bar height tables margate base supports umbrella weighted umbrella base required 4-leg and 30 x 51 tables, see page 72

Seaside series



NP



PRODUCT INFORMATION

PH5927GR	dimensions top 27.5 d x 59 w x 29.5 h seat 12.5 d x 59 w x 18 h overall 60.25 d
PH7227GR	dimensions top 27.5 d x 72 w x 29.5 h seat 12.5 d x 72 w x 18 h overall 60.25 d
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
features	umbrella hole optional weighted umbrella base required, sold separately, see page 72

Attention: refracting sunlight from stemware or a concentrated heat source may cause damage to synthetic surface, voiding warranty" (see page 31 for reference)

190, 350 AND 500 STANDARD ENTRANCES



Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

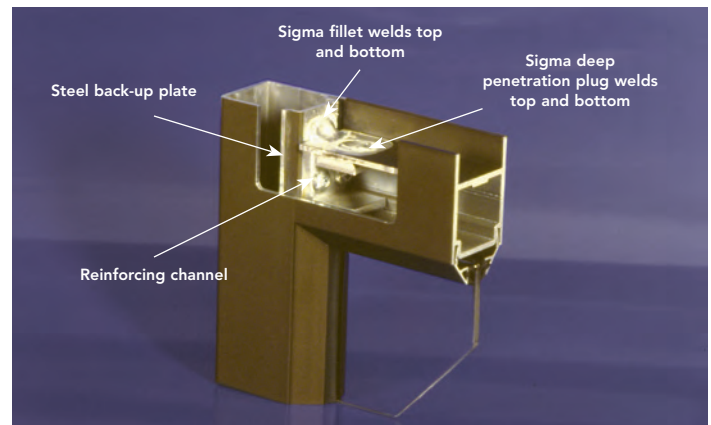
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions



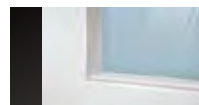
CLOPAY COMMERCIAL – MODELS 904, 904U architectural series



ALUMINUM FULL-VIEW DOORS

Clopay's Model 904 showcases a sleek design with fewer lines and angles to its appearance. With equal stile spacing, rail and stile profiles are more proportional to each other. This design provides an aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations. In addition to these features, Model 904U features Intellicore® polyurethane insulated rails and stiles.

clopaycommercial.com



Frame Detail



Section Joint Seal



Reinforcing Fin (where applicable)



Model 904U*

Model 904

*Model 904U R-value 3.8 with clear insulated glass.

OPTIONS

PANEL OPTIONS



Aluminum Full-View



Solid Aluminum

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum (Anodized)

Standard White (Painted)

Bronze (Painted)

Chocolate (Painted)



Bronze (Anodized)*

Black (Anodized)*

Dark Bronze (Anodized)*

* Additional cost and lead time may apply. The use of "Bronze (Painted)" is recommended due to slight color variation that may occur during the anodizing process.

CUSTOM PAINT OPTIONS

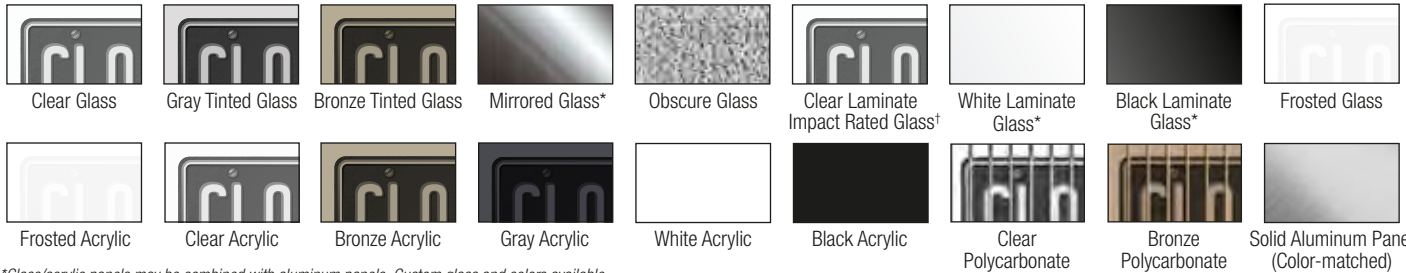
Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



Model 904U not available with RAL Powder Coat finish.



GLASS/PANEL OPTIONS



*Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.
 †5/16" clear laminate impact rated glass is available only on 904W8/904UW8.

PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE

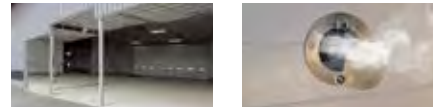


Double-end Hinge

3" Track

High Performance Hardware

SPECIALTY PRODUCTS



Center Mullions

Exhaust Port

OPTIONAL WARRANTY

Extended 8-year hardware warranty includes upgraded industrial hardware. Upgraded hardware includes 3" track and rollers, 11 gauge hinges, heavy duty brackets, solid shaft and more.



WINDCODE®



Design pressures (DP) up to 52 PSF depending on configuration. Models tested 50% greater than DP.

STANDARD SPECIFICATIONS

Max Width	24'2" (Maximum width for Model 904U is 20'2")
Max Height	20'0"
Exterior/Interior Panel Thickness	2-1/8"
Insulation	Intellicore® polyurethane (Model 904U)
R-Value*	3.8 (Model 904U with clear insulated glass)
U-Factor	0.86 (Model 904U with clear insulated glass)
Air Infiltration Rate	0.15cfm/ft²
End Stile Thickness	4.5" wide single up to 14'2" 6.5" wide double over 14'2"
Emboss	Recessed panel with smooth surface
Panel Style	Full-view or solid aluminum panel
Section Construction	6063-T5 extruded aluminum alloy

Window Style	Full-view
Glass	DSB glass, tempered glass, acrylic, thicknesses of 1/8", 1/4" and 1/2"
Solid Panels	Insulated and non-insulated aluminum panels
Wind Load	Impact rated (W8 only)
Joint Seal	Yes
Springs	10,000 cycle springs Galvanized aircraft cable with minimum 7:1 safety factor
Tracks	2" angle mount track with standard lift 3" track where applicable
Hardware	TPE astragal in corrosion-resistant retainer Steel step plate and lift handle Inside slide lock for increased security
Warranty	Standard Paint – 5 Years Material and Workmanship – 1 Year Color Blast® finish – 5 Years Hardware – 1 Year

*Calculated door section R-value is in accordance with DASMA TDS-163.



For more information on these and other Clopay products, visit clopaycommercial.com. Architects and specifiers, visit architectdoorhelp.com.



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CMDC-904-19_REV1122

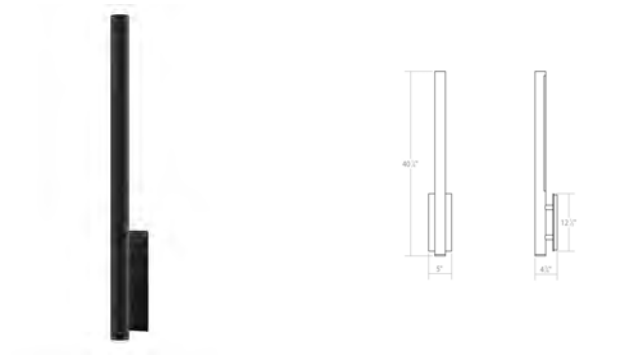
Project:

Flue LED Sconce Spec Sheet

SKU: 7482.97-WL Learn more at:
<https://sonnemanlight.com/flue-led-sconce>

Description: Dramatically powerful in scale and presence, these bold pipes make a strong statement about the materials and details of the industrial aesthetic. Reflecting illumination back to the wall and directing an independent beam downward, the simplicity brings strength to the surface and surroundings.

Type #:



Dimensions

Height:	40"
Width:	5"
Extends:	5"
Minimum Extension:	5"
Maximum Extension:	5"
Size:	40"

Electrical Specs

Bulb(s) Included?:	Yes
Bulb 1 Type:	Integral LED
Bulb Quantity:	1
Input Voltage:	120VAC
Wattage:	15
Initial Lumens:	1500
Delivered Lumens:	1000
Color Temperature:	3000K
CRI:	90
Power Supply Type:	Driver
Power Supply Quantity:	1
Power Supply Location:	Outlet Box
Dimming Type:	TRIAC/ELV

Installation

Installation:	Licensed electrician required
Installation Orientation:	Vertical

Shipping

Carton 1 L x W x H:	45" X 10" X 9"
Carton 1 Gross Weight:	16 LBS

Shade

Shade 1 Material:	Aluminum
-------------------	----------

Available Finishes

Available Finishes: Textured Black (.97), Textured Bronze (.72), Textured Gray (.74), Textured White (.98)

General Listings

Features:	Wet Rated
Certification:	cETL
Color/Finish:	Textured Black (.97)
Dark Sky Friendly:	N

COASTAL
ELEMENTS™
collection



FORGE

LARGE POST TOP OR PIER MOUNT LANTERN

12071BK

Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Part of the Coastal Elements Collection, Forge is available in a variety of anti-fading finishes that are resistant to rust and corrosion with a 5-year warranty.

FINISH: Black

WIDTH: 16"

HEIGHT: 22"

LIGHT SOURCE: Socketed

WATTAGE: 1-14w Med. LED, 100w Equiv.

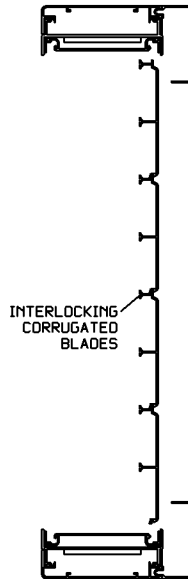
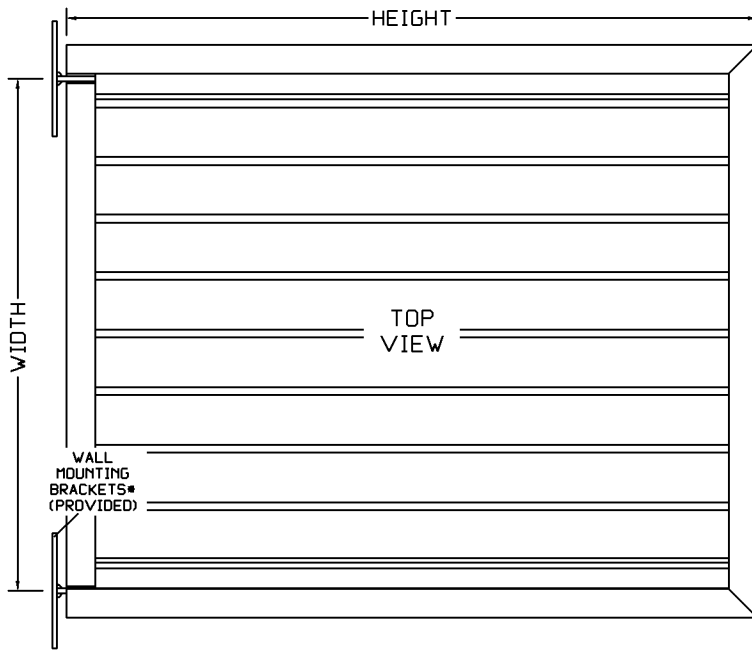
HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



BLADE - INTERLOCKING 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

OUTRIGGERS - 0.125" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

DESIGNED FOR 30 PSF WIND LOAD

MIN. SIZE: 24" WIDE X 12" HIGH
MAX. SIZE: UNLTD. WIDE X 60" HIGH

ALL FASTENERS CONCEALED FROM VIEW

OPTIONS:

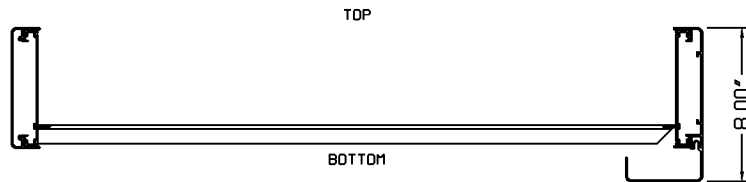
MULLION CONNECTIONS FOR CONTINUOUS RUNS

MOUNTING FOR VARIOUS WALL TYPES*

HIGHER WIND LOAD RATINGS

RIGGING SUPPORTS**

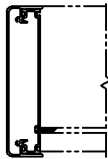
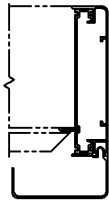
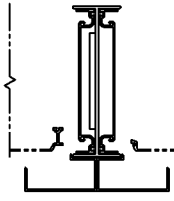
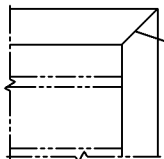

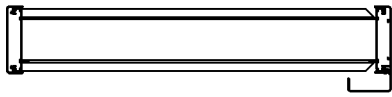
ARCHITECTURAL FINISHES



SECTION VIEWS

* SEE MOUNTING OPTIONS TECHNICAL SHEET FOR WALL BRACKETS

** SEE RIGGING SUPPORT SUPPLEMENT (MAY BE REQUIRED TO SUPPORT HIGH WIND LOADS AND/OR LARGE PROJECTIONS)

CONSTRUCTION	INNER TRIM	TRIM (3 SIDES)	MULLION JOINT	TRIM CORNERS
STANDARD	 6" TUBE "T" TRIM	 8" TUBE "T" TRIM	 1" MULLION WITH GUTTERS	 MITERED
SIDING OPTIONS	 SINGLE SIDED (BOTTOM ONLY)		 DOUBLE SIDED (TOP AND BOTTOM)	

ARCHITECTURAL L · O · U · V · E · R · S

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

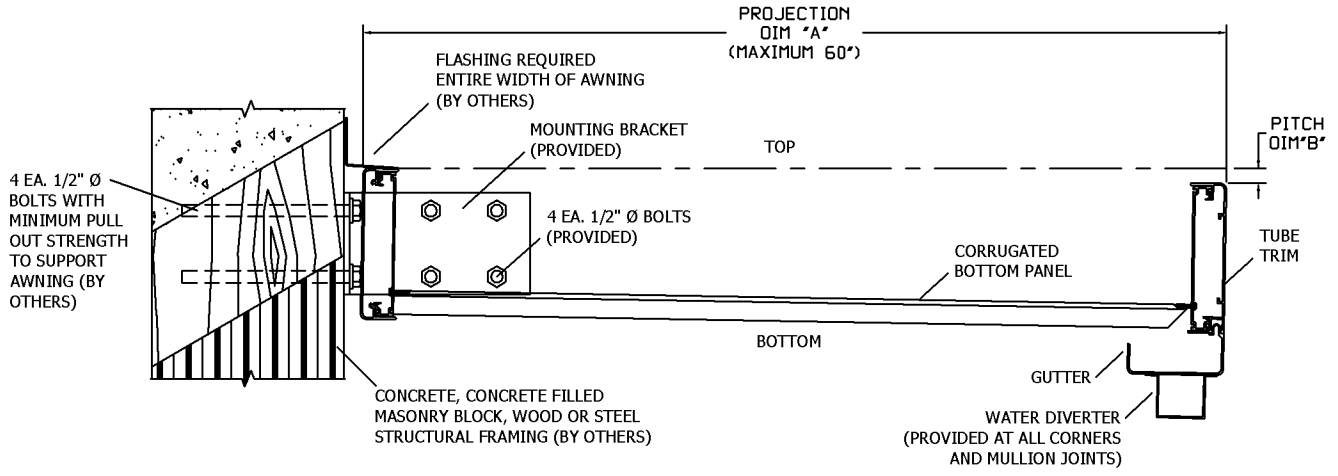
DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



**SECTION VIEW
(N.T.S.)**

NOTE: SOLID AWNING MUST BE PITCHED FOR DRAINAGE. USE THE TABLE TO DETERMINE THE PITCH REQUIRED

PITCH REQUIREMENTS	
1:96	
PROJECTION DIM "A"	PITCH DIM "B"
12"	1/8"
18"	3/16"
24"	1/4"
30"	5/16"
36"	3/8"
42"	7/16"
48"	1/2"
54"	9/16"
60"	5/8"

**ARCHITECTURAL
L·O·U·V·E·R·S**

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 10-23-23

Permit No.: PC23-000023

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 13741 Madison Ave.

Project Name: Back Alley Social Club

Proposal: Review and approval for a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District.



The Arcus Group, Inc.
A R C H I T E C T S

Shawn Leininger
City of Lakewood
Department of Planning & Development
12650 Detroit Ave.
Lakewood, OH 44107

Re: Back Alley Social Club Planning Department Submission

Thank you for the opportunity to respond to and clarify our submission for the Back Alley Social Club Planning submission.

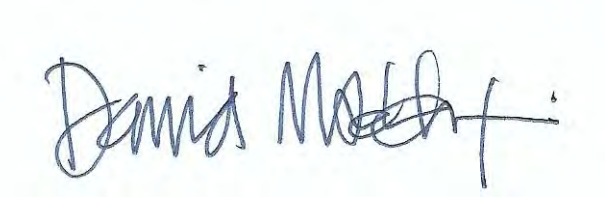
Revised drawings have been uploaded to Citizenserve that reflect the following items:

- 1.) The designated Outdoor Dining Area is 800sf.
- 2.) Additional off-site parking is provided to comply with parking requirements for the building and outdoor dining area. The existing alley curb cut is proposed to be removed to allow for (2) additional on street parking -one of which will be designated HC. (4) leased spaces will be provided on the adjacent property . the lease agreement has been submitted.
- 3.) Parking areas are indicated on plan.
- 4.) It was discussed with Planning that the HC on street space would be the most accessible and appropriate location-due to access and grade differences between neighboring properties.
- 5.) The refuse enclosure is indicated on the drawings and is provided in the easement on McGinty property. This is the most accessible location for trash removal.
- 6.) The full height screening for the refuse containers is delineated on the drawings and will be submitted to ARB for administrative review, as was stipulated by the ABR approval.
- 7.) The privacy fence on the west side of the property will not have gate access. The privacy fence on the east side will have a gate to allow access to the leased parking lot. The curb will be modified to allow access and steps will be provided to account for the small grade change. Since we are using the newly created street parking to accommodate our HC requirement, an accessible path will not be required for this access.
- 8.) There was a discussion regarding noise impact on the neighboring McGinty property and getting a letter of support from the property owner. Mr. McGinty will be leasing the renovated building and property for the establishment of Back Alley Social Club and by this is giving his consent and acknowledgment of the noise impact. The establishment will follow all Lakewood prescriptive noise ordinances.

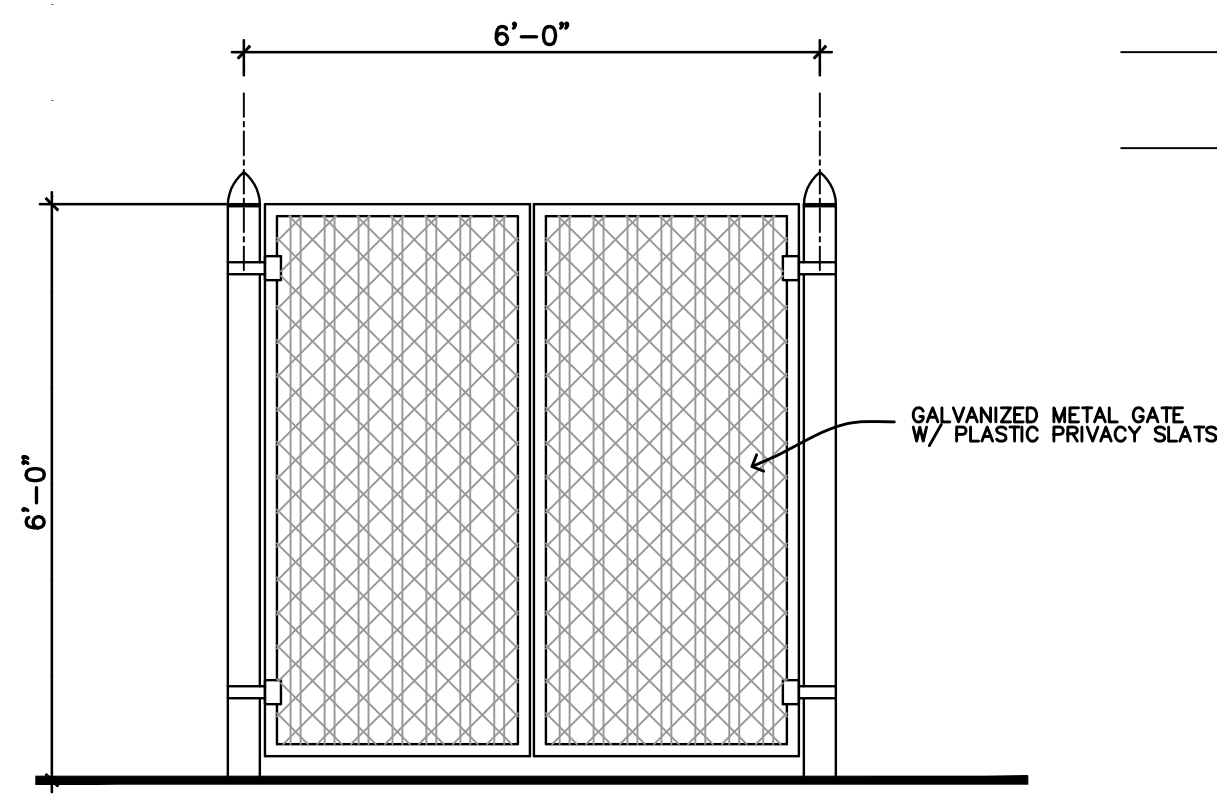
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530
Fax: 440.356.5584

10/24/23
Back Alley Social Club

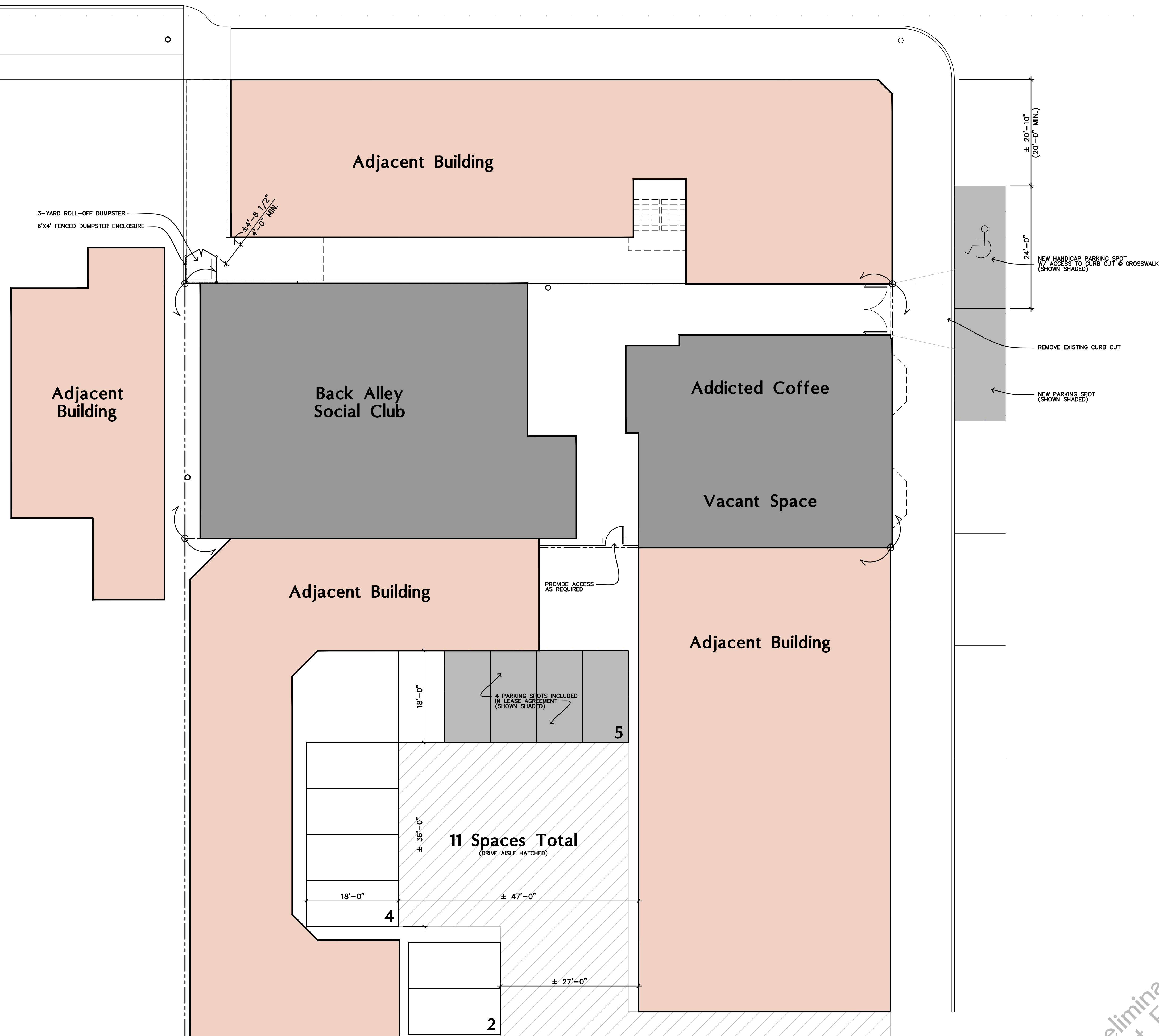
Respectfully submitted,

A handwritten signature in blue ink that reads "David Maddux". The signature is written in a cursive style with a long horizontal stroke extending to the right from the end of the name.

David Maddux
The Arcus Group Architects, Inc



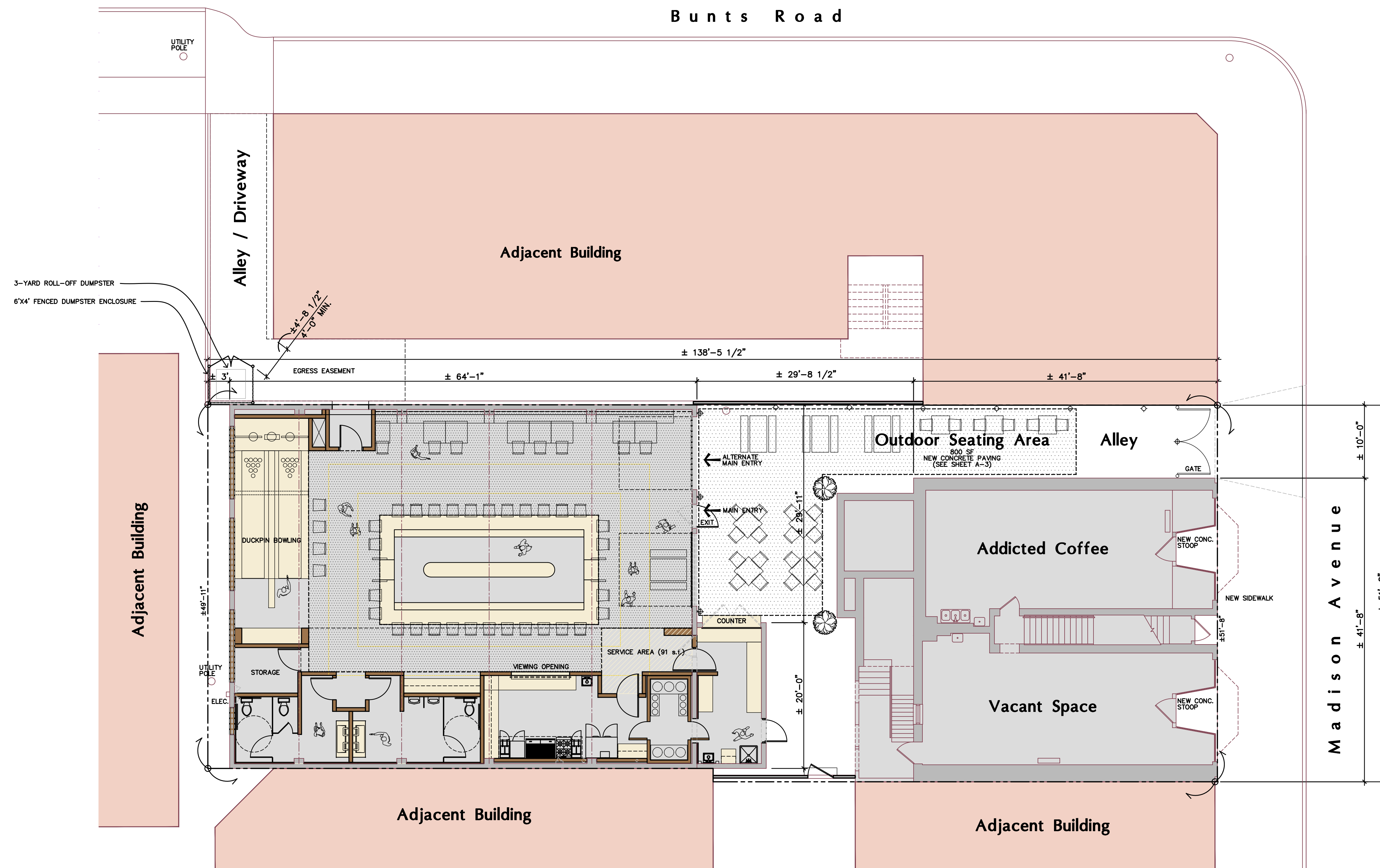
Dumpster Enclosure Elevation
SCALE 1/2" = 1'-0"



Site Context Plan & Parking Diagram
SCALE 1" = 10'-0"
NORTH

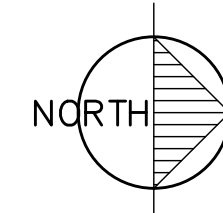
Preliminary
Not For
Construction

PRELIMINARY NOT FOR CONSTRUCTION	
ISSUE:	9-19-23 REVIEW
	9-21-23 REVISED
	10-10-23 ABR
	10-24-23 PLANNING
Proposed Changes for Back Alley Social Club	
13743 Madison Avenue Lakewood Ohio	
 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	
Site Context Plan & Parking Diagram	
A-1 COPYRIGHT © 2023	
PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



Site / First Floor Plan

SCALE 1/8" = 1'-0"



3,390 G.S.F. MAIN LEVEL

1,290	S.F.	MAIN LEVEL SEATING	(15 S.F./OCCUPANT)	86	OCCUPANTS
300	S.F.	STOCK/MISC.	(300 S.F./ OCCUPANT)	1	OCCUPANTS
1,490	S.F.	KITCHEN/BAR	(200 S.F./OCCUPANT)	8	OCCUPANTS
350	S.F.	DUCKPIN BOWLING		4	OCCUPANTS
				99	OCCUPANTS

PRELIMINARY
NOT FOR
CONSTRUCTION

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio



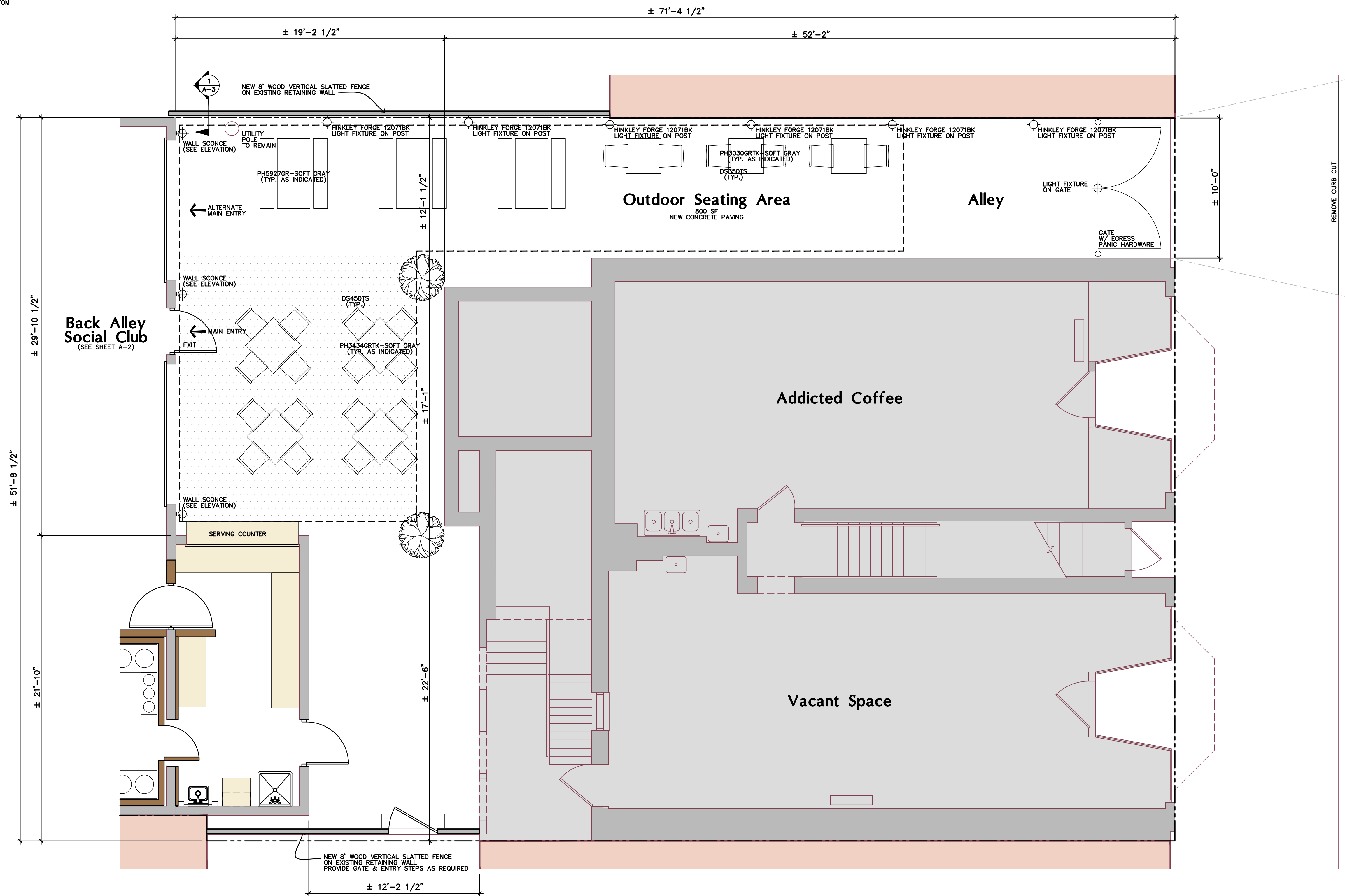
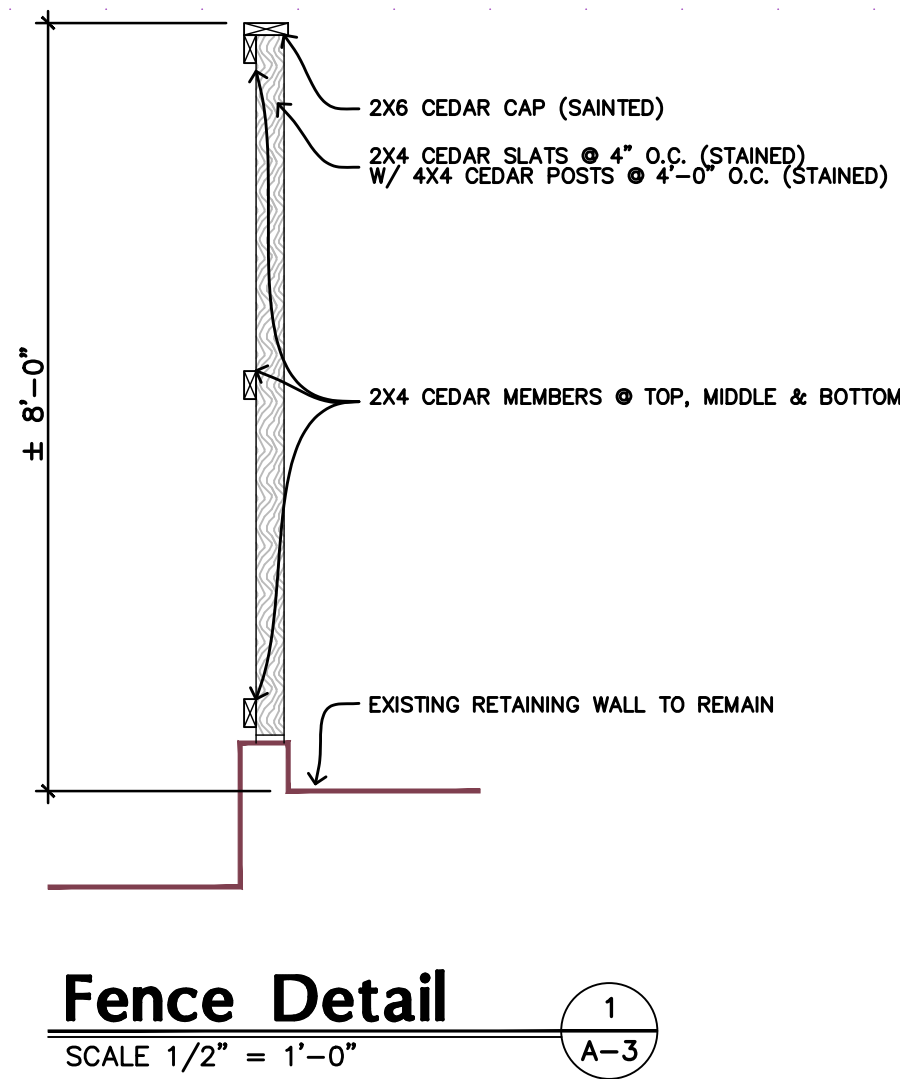
Site / First
Floor Plan

A-2

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PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM

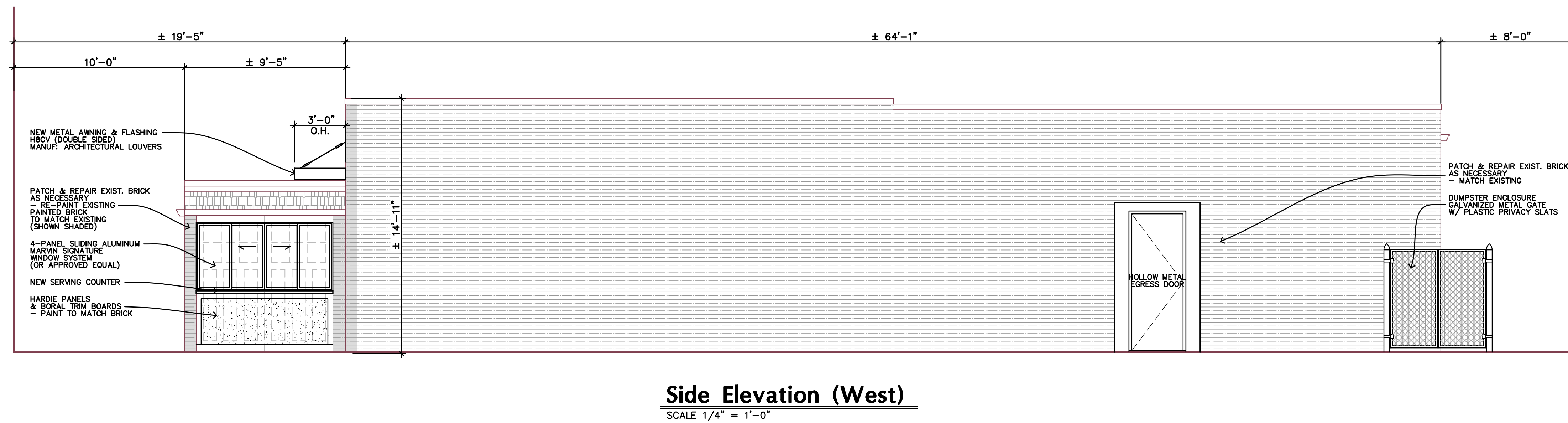
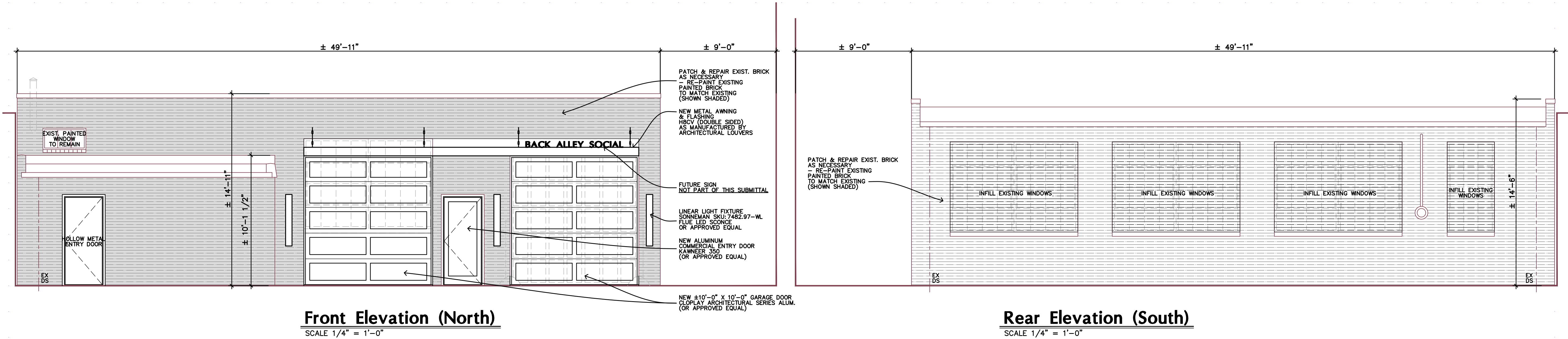
Preliminary
Not For
Construction



Enlarged Outdoor Dining Plan
SCALE 1/4" = 1'-0" NORTH

Preliminary
Not For
Construction

PRELIMINARY NOT FOR CONSTRUCTION	
ISSUE:	9-19-23 REVIEW
	9-21-23 REVISED
	10-10-23 ABR
	10-24-23 PLANNING
Proposed Changes for Back Alley Social Club	
13743 Madison Avenue Lakewood Ohio	
 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5330	
Enlarged Outdoor Dining Plan	
A-3 COPYRIGHT © 2023	
PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



View From Back Alley Social Club



Entry to Back Alley Social Club



View from Serving Counter

PRELIMINARY
NOT FOR
CONSTRUCTION

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-4

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PROJECT NO: 22-55
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Preliminary
Not For
Construction



Alley Approach



Main Entry



Entry Gate



Front Elevation (Madison Avenue)

SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE	9-19-23 REVIEW
	9-21-23 REVIEW
	10-10-23 ABR
	10-24-23 PLANNING

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-5

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PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM

South Beach series



PRODUCT INFORMATION

DV350TS armchair dimensions | h33.5 | w23.5 | sh18 | sd16 | sw18 | armht27

DV450TS side chair dimensions | h33.5 | w21 | sh18 | sd16 | sw18

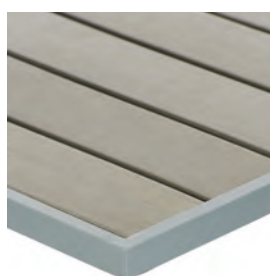
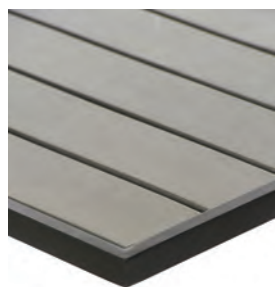
DV550TS barstool dimensions | h39.5 | w19.75 | sh30 | sd13 | sw16

frame finish TS ● titanium silver

materials aluminum | powder coat

feature stackable

Seaside tables



PRODUCT INFORMATION

PH+size+GR+finish	table top dimensions 24 x 30 30 x 30 34 x 34 30 x 51
base options	alpha bali margate
PH4L+size+GR+finish	4-leg table dimensions 31 x 31 35 x 35 31 x 48 35 x 72 dining height
PH4L+size+GR+finish+T	4-leg table dimensions 31 x 48 35 x 72 bar height
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
features	ADA compliant sizes available umbrella hole not available on 24 x 30 tops or 4-leg bar height tables margate base supports umbrella weighted umbrella base required 4-leg and 30 x 51 tables, see page 72

Attention: refracting sunlight from stemware or a concentrated heat source may cause damage to synthetic surface, voiding warranty.

Seaside series



NP



PRODUCT INFORMATION

PH5927GR	dimensions top 27.5 d x 59 w x 29.5 h seat 12.5 d x 59 w x 18 h overall 60.25 d
PH7227GR	dimensions top 27.5 d x 72 w x 29.5 h seat 12.5 d x 72 w x 18 h overall 60.25 d
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
features	umbrella hole optional weighted umbrella base required, sold separately, see page 72

Attention: refracting sunlight from stemware or a concentrated heat source may cause damage to synthetic surface, voiding warranty" (see page 31 for reference)

190, 350 AND 500 STANDARD ENTRANCES



Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

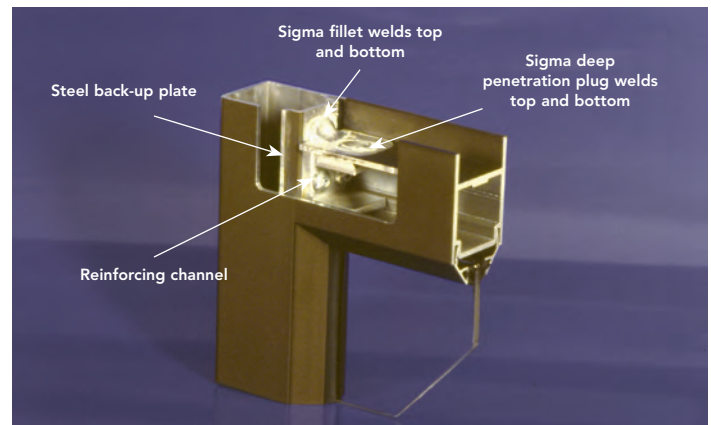
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions



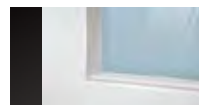
CLOPAY COMMERCIAL – MODELS 904, 904U architectural series



ALUMINUM FULL-VIEW DOORS

Clopay's Model 904 showcases a sleek design with fewer lines and angles to its appearance. With equal stile spacing, rail and stile profiles are more proportional to each other. This design provides an aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations. In addition to these features, Model 904U features Intellicore® polyurethane insulated rails and stiles.

clopaycommercial.com



Frame Detail



Section Joint Seal



Reinforcing Fin (where applicable)



Model 904U*

Model 904

*Model 904U R-value 3.8 with clear insulated glass.

OPTIONS

PANEL OPTIONS

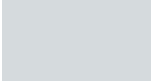


Aluminum Full-View

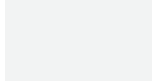


Solid Aluminum

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum (Anodized)



Standard White (Painted)



Bronze (Painted)



Chocolate (Painted)



Bronze (Anodized)*



Black (Anodized)*



Dark Bronze (Anodized)*

* Additional cost and lead time may apply. The use of "Bronze (Painted)" is recommended due to slight color variation that may occur during the anodizing process.

CUSTOM PAINT OPTIONS

Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



Model 904U not available with RAL Powder Coat finish.



GLASS/PANEL OPTIONS



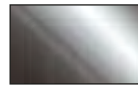
Clear Glass



Gray Tinted Glass



Bronze Tinted Glass



Mirrored Glass*



Obscure Glass



Clear Laminated Impact Rated Glass†



White Laminated Glass*



Black Laminated Glass*



Frosted Glass



Frosted Acrylic



Clear Acrylic



Bronze Acrylic



Gray Acrylic



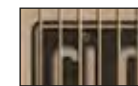
White Acrylic



Black Acrylic



Clear Polycarbonate



Bronze Polycarbonate



Solid Aluminum Panel (Color-matched)

*Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.
 †5/16" clear laminate impact rated glass is available only on 904W8/904UW8.

PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE



Double-end Hinge



3" Track



High Performance Hardware

SPECIALTY PRODUCTS



Center Mullions



Exhaust Port

OPTIONAL WARRANTY

Extended 8-year hardware warranty includes upgraded industrial hardware. Upgraded hardware includes 3" track and rollers, 11 gauge hinges, heavy duty brackets, solid shaft and more.



WINDCODE®



Design pressures (DP) up to 52 PSF depending on configuration. Models tested 50% greater than DP.

STANDARD SPECIFICATIONS

Max Width	24'2" (Maximum width for Model 904U is 20'2")
Max Height	20'0"
Exterior/Interior Panel Thickness	2-1/8"
Insulation	Intellicore® polyurethane (Model 904U)
R-Value*	3.8 (Model 904U with clear insulated glass)
U-Factor	0.86 (Model 904U with clear insulated glass)
Air Infiltration Rate	0.15cfm/ft²
End Stile Thickness	4.5" wide single up to 14'2" 6.5" wide double over 14'2"
Emboss	Recessed panel with smooth surface
Panel Style	Full-view or solid aluminum panel
Section Construction	6063-T5 extruded aluminum alloy

Window Style	Full-view
Glass	DSB glass, tempered glass, acrylic, thicknesses of 1/8", 1/4" and 1/2"
Solid Panels	Insulated and non-insulated aluminum panels
Wind Load	Impact rated (W8 only)
Joint Seal	Yes
Springs	10,000 cycle springs Galvanized aircraft cable with minimum 7:1 safety factor
Tracks	2" angle mount track with standard lift 3" track where applicable
Hardware	TPE astragal in corrosion-resistant retainer Steel step plate and lift handle Inside slide lock for increased security
Warranty	Standard Paint – 5 Years Material and Workmanship – 1 Year Color Blast® finish – 5 Years Hardware – 1 Year

*Calculated door section R-value is in accordance with DASMA TDS-163.



For more information on these and other Clopay products, visit clopaycommercial.com. Architects and specifiers, visit architectdoorhelp.com.



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CMDC-904-19_REV1122

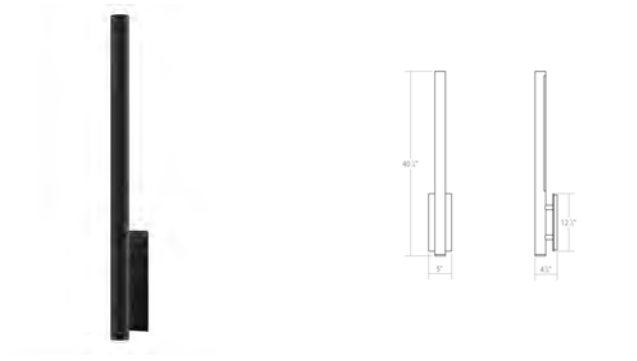
Project:

Flue LED Sconce Spec Sheet

SKU: 7482.97-WL Learn more at:
<https://sonnemanlight.com/flue-led-sconce>

Description: Dramatically powerful in scale and presence, these bold pipes make a strong statement about the materials and details of the industrial aesthetic. Reflecting illumination back to the wall and directing an independent beam downward, the simplicity brings strength to the surface and surroundings.

Type #:



Dimensions

Height:	40"
Width:	5"
Extends:	5"
Minimum Extension:	5"
Maximum Extension:	5"
Size:	40"

Electrical Specs

Bulb(s) Included?:	Yes
Bulb 1 Type:	Integral LED
Bulb Quantity:	1
Input Voltage:	120VAC
Wattage:	15
Initial Lumens:	1500
Delivered Lumens:	1000
Color Temperature:	3000K
CRI:	90
Power Supply Type:	Driver
Power Supply Quantity:	1
Power Supply Location:	Outlet Box
Dimming Type:	TRIAC/ELV

Installation

Installation:	Licensed electrician required
Installation Orientation:	Vertical

Shipping

Carton 1 L x W x H:	45" X 10" X 9"
Carton 1 Gross Weight:	16 LBS

Shade

Shade 1 Material:	Aluminum
-------------------	----------

Available Finishes

Available Finishes: Textured Black (.97), Textured Bronze (.72), Textured Gray (.74), Textured White (.98)

General Listings

Features:	Wet Rated
Certification:	cETL
Color/Finish:	Textured Black (.97)
Dark Sky Friendly:	N

COASTAL
ELEMENTS™
collection



FORGE

LARGE POST TOP OR PIER MOUNT LANTERN

12071BK

Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Part of the Coastal Elements Collection, Forge is available in a variety of anti-fading finishes that are resistant to rust and corrosion with a 5-year warranty.

FINISH: Black

WIDTH: 16"

HEIGHT: 22"

LIGHT SOURCE: Socketed

WATTAGE: 1-14w Med. LED, 100w Equiv.

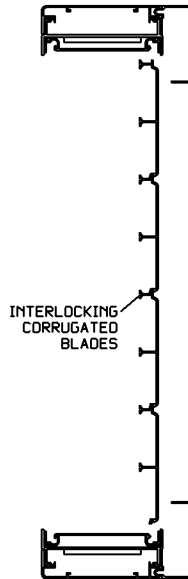
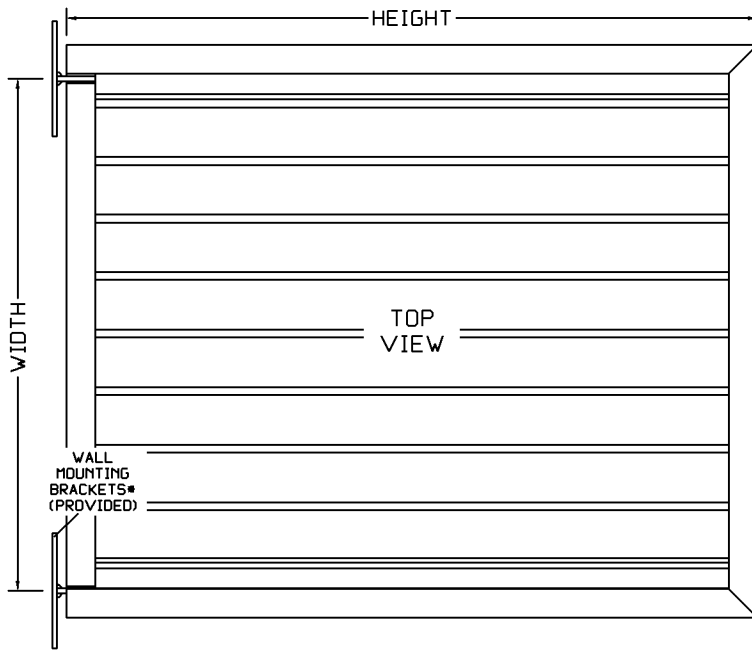
HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



BLADE - INTERLOCKING 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

OUTRIGGERS - 0.125" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

DESIGNED FOR 30 PSF WIND LOAD

MIN. SIZE: 24" WIDE X 12" HIGH
MAX. SIZE: UNLTD. WIDE X 60" HIGH

ALL FASTENERS CONCEALED FROM VIEW

OPTIONS:

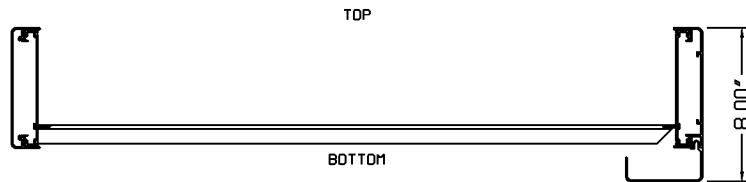
MULLION CONNECTIONS FOR CONTINUOUS RUNS

MOUNTING FOR VARIOUS WALL TYPES*

HIGHER WIND LOAD RATINGS

RIGGING SUPPORTS**

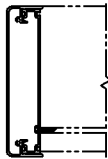
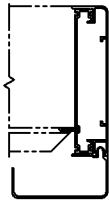
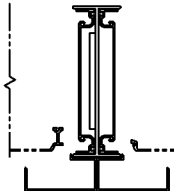
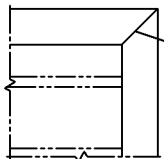

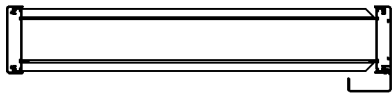
ARCHITECTURAL FINISHES



SECTION VIEWS

* SEE MOUNTING OPTIONS TECHNICAL SHEET FOR WALL BRACKETS

** SEE RIGGING SUPPORT SUPPLEMENT (MAY BE REQUIRED TO SUPPORT HIGH WIND LOADS AND/OR LARGE PROJECTIONS)

CONSTRUCTION	INNER TRIM	TRIM (3 SIDES)	MULLION JOINT	TRIM CORNERS
STANDARD	 6" TUBE "T" TRIM	 B" TUBE "T" TRIM	 "1" MULLION WITH GUTTERS	 CORNERS MITERED (JOINED BY INSTALLER) MITERED
SIDING OPTIONS	 SINGLE SIDED (BOTTOM ONLY)		 DOUBLE SIDED (TOP AND BOTTOM)	

ARCHITECTURAL L · O · U · V · E · R · S

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

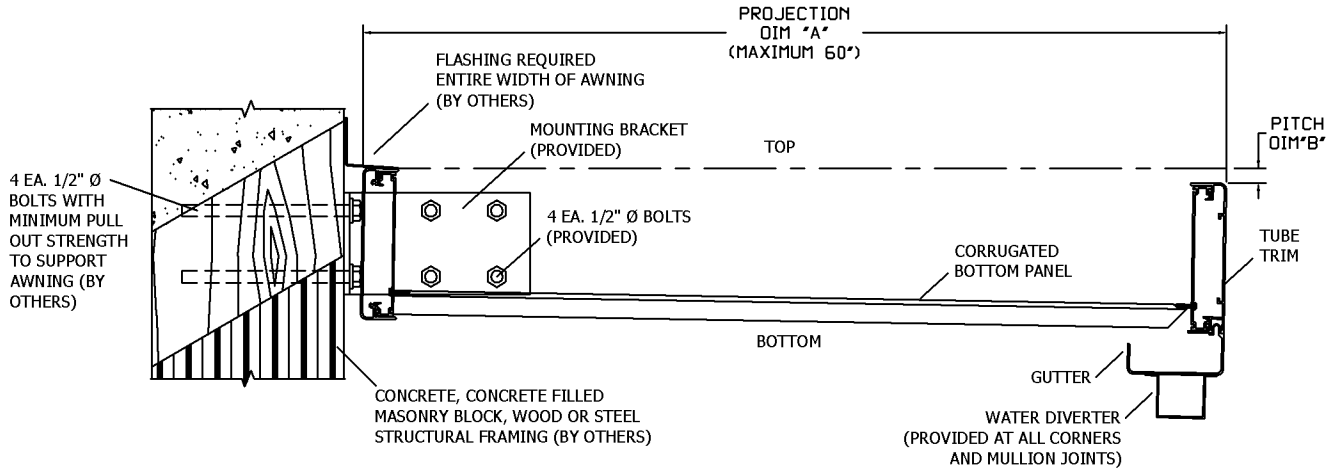
DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



**SECTION VIEW
(N.T.S.)**

**NOTE: SOLID AWNING MUST BE PITCHED
FOR DRAINAGE. USE THE TABLE TO
DETERMINE THE PITCH REQUIRED**

PITCH REQUIREMENTS 1:96	
PROJECTION DIM "A"	PITCH DIM "B"
12"	1/8"
18"	3/16"
24"	1/4"
30"	5/16"
36"	3/8"
42"	7/16"
48"	1/2"
54"	9/16"
60"	5/8"

**ARCHITECTURAL
L·O·U·V·E·R·S**

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV

PARKING SPACE AGREEMENT

August 23, 2023

Charlie Calanni
c/o 13728 Madison Ave
Lakewood, Ohio 44107
216-228-6979

Patrick McGinty
13741 Madison Ave.
Lakewood, OH 44107

I, Charlie Calanni, agree to rent four (4) parking spaces to Patrick McGinty monthly. The parking spaces will be located at the rear of 13731-37 Madison Ave. The cost for these four parking spaces will be \$400.00 per month. This agreement will begin on September 1st 2023. Mr. McGinty will be required to maintain these four parking spaces including to keep them free of dirt and debris and manage the snow removal etc.



CHARLIE CALANNI



PATRICK MCGINTY



Javel F. Brunoir
4-28-2024



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 11-24-23

Permit No.: PC23-000028

Applicant Name: Daniel Budish, W 117 Development Phantasy LLC

Project Address: 1384 Hird Ave.

Project Name: Studio West 117

Proposal: Renewal of a conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district.

To: City of Lakewood, Ohio
Department of Planning & Development
12620 Detroit Avenue,
Lakewood, OH 44107

Attn: Shawn Leininger, AICP
Director of Planning & Development

Project:
The Fieldhouse @ Studio West 117
1384 Hird Avenue,
Lakewood, OH 44107

From: Daniel Budish & Betsy Figgie
Project Founders

10.18.23

Director Leininger,

Please accept this request for a renewal of the original approval of the Extended Hours of Operation that were granted to the Fieldhouse at Studio West 117, located at 1384 Hird Ave.

The Fieldhouse at Studio West 117 is the first phase of a project to create an affirming and welcoming neighborhood on the east edge of Lakewood. The project has been featured in the New York Times and has already brought a ton of new investment, jobs, and positive spotlight to Lakewood. The Fieldhouse has hosted major events such as the official Pride in the CLE after party with over two thousand attendees from across the country and major community events such as the Metro Health Trans Job Fair.

The Rooftop patio is an integral part of the Fieldhouse's operations and revenues, comprising about half of the total revenues of the project. Without the ability to continue to operate the patios on weekends until bar closing time, and hosting events and shows on these patios, the Fieldhouse will not be sustainable into the future.

We believe that Studio West 117 has shown it is a valuable asset for the LGBTQ+ community and for the Lakewood Community and appreciate your consideration of this request.

Thank you.
Sincerely,
Daniel Budish & Betsy Figgie
Cofounders
Studio West 117

The Fieldhouse @Studio West 117



 The Fieldhouse @ Studio West 117 - Adjacent Properties
Scale: Not to scale
NORTH

- A Highland Manor Apartments**
11821 & 11825 Detroit Avenue, Lakewood, OH 44107
Approx. 270' from nearest point of patio.
These apartments exist above existing retail.
Site lines & sound obscured by the Phantasy Complex.
- B Steyer Building Apartments**
11822 Detroit Avenue, Lakewood, OH 44107
Approx. 198' from nearest point of roof deck.
These apartments exist above Ohio Inn.
Site lines & sound partially obscured by adjacent building.
- C Cichowicz Building Apartments**
11906 Detroit Avenue, Lakewood, OH 44107
Approx. 440' from nearest point of roof deck.
These apartments exist above 5 O'Clock Lounge.
Site lines & sound obscured by Value World.
- D Rockport Townhomes**
1379-1391 Fry Avenue, Lakewood, OH 44107
Approx. 438' from nearest point of roof deck.
Site lines & sound obscured by Value World & Fieldhouse Complex
- E Lakewood Club Apartments**
11838- 11850 South Lane Drive, Lakewood, OH 44107
Approx. 269' from nearest point of roof deck.
Site lines & sound obscured by Fieldhouse Complex.
- F Lakewood Club Apartments**
1336-1342 South Lane Drive, Lakewood, OH 44107
Approx. 260' from nearest point of roof deck.
Site lines & sound obscured by Fieldhouse Complex.

Johanna Schwarz

From: Shawn Leininger
Sent: Wednesday, September 27, 2023 1:44 PM
To: Johanna Schwarz
Cc: David Baas
Subject: FW: Outdoor Dining - 1384 Hird

Follow Up Flag: Follow up
Flag Status: Flagged

FYI. If not already, I am expecting a conditional use permit for extended hours of operation at 1384 Hird to be submitted. The email below from Capt. Albrecht needs to be part of the case file.

Thank you.

Shawn Leininger, AICP
Director of Planning & Development

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

(216) 529-6630 main
(216) 529-6635 office
shawn.leininger@lakewoodoh.net

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From: William Albrecht <William.Albrecht@lakewoodoh.net>
Sent: Wednesday, September 27, 2023 1:34 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Subject: RE: Outdoor Dining - 1384 Hird

Sir, since October of 2022, LPD has responded to four noise complaints at 1384 Hird. Officers found the music to be loud upon arrival each time, and staff turned the music down as requested. The dates and times are as follows:

8/19/2023 at 10:16pm
8/27/2023 at 10:30pm
9/15/2023 at 10:29pm
9/23/2023 at 11:44pm

LPD officers have been advised that the business is subject to compliance with LCO Chapter 515. Please let me know if we can help in any way.

Captain William O. Albrecht
Commander, Division of Traffic and Patrol
Lakewood Police Department
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6752 office
(216) 521-6773 main
William.albrecht@lakewoodoh.net

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Sent: Wednesday, September 27, 2023 1:25 PM
To: William Albrecht <William.Albrecht@lakewoodoh.net>
Subject: Outdoor Dining - 1384 Hird

Captain Albrecht,

As we discussed the current times for outdoor dining, including 1384 Hird Avenue (Fieldhouse), are from 8am until 10pm Sunday through Thursday and until 1am Friday and Saturday (Saturday and Sunday morning respectively). Outdoor entertainment is permitted however it must end at 10pm on all nights. Outdoor entertainment generally includes bands, instruments, musicians, singers, radios, televisions, loudspeakers, microphones, or other similar acts or mechanical devices. Additionally outdoor dining / entertainment, when allowed, must comply with Chapter 515.

Previously 1384 Hird Avenue had extended hours approval to operate outdoor dining until 2:30am on all nights with outdoor entertainment ending at 10pm Sunday through Thursday. This approval has expired and has not yet been renewed.

If you have any questions please let me know.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development

City of Lakewood
Department of Planning & Development
12650 Detroit Avenue
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SW
FIELDHOUSE

FIELDHOUSE
SW STUDIO WEST 117

TRELIS SW ROOFTOP	MUZE SW GASTROPUB
Eat Me! SW PIZZERIA	GYMNASIUM

EXIT





PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 11-25-23

Permit No.: PC23-000027

Applicant Name: Jonathan Ziegan, Osborn Engineering

Project Address: 11818 Madison Ave.

Project Name: RISE LAKEWOOD

Proposal: An informational presentation for the expansion and renovation of Rise Lakewood, pursuant to Chapter 1165 – Medical Marijuana Dispensaries. Property is in a C3 Commercial - General district.

Cleveland, OH 44114

p 216 861 2020 x13005 | c 440 785 4691 | jziegan@osborn-eng.com

Licensed In: OH, FL, MI, PA, CO, MS, NC



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RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107

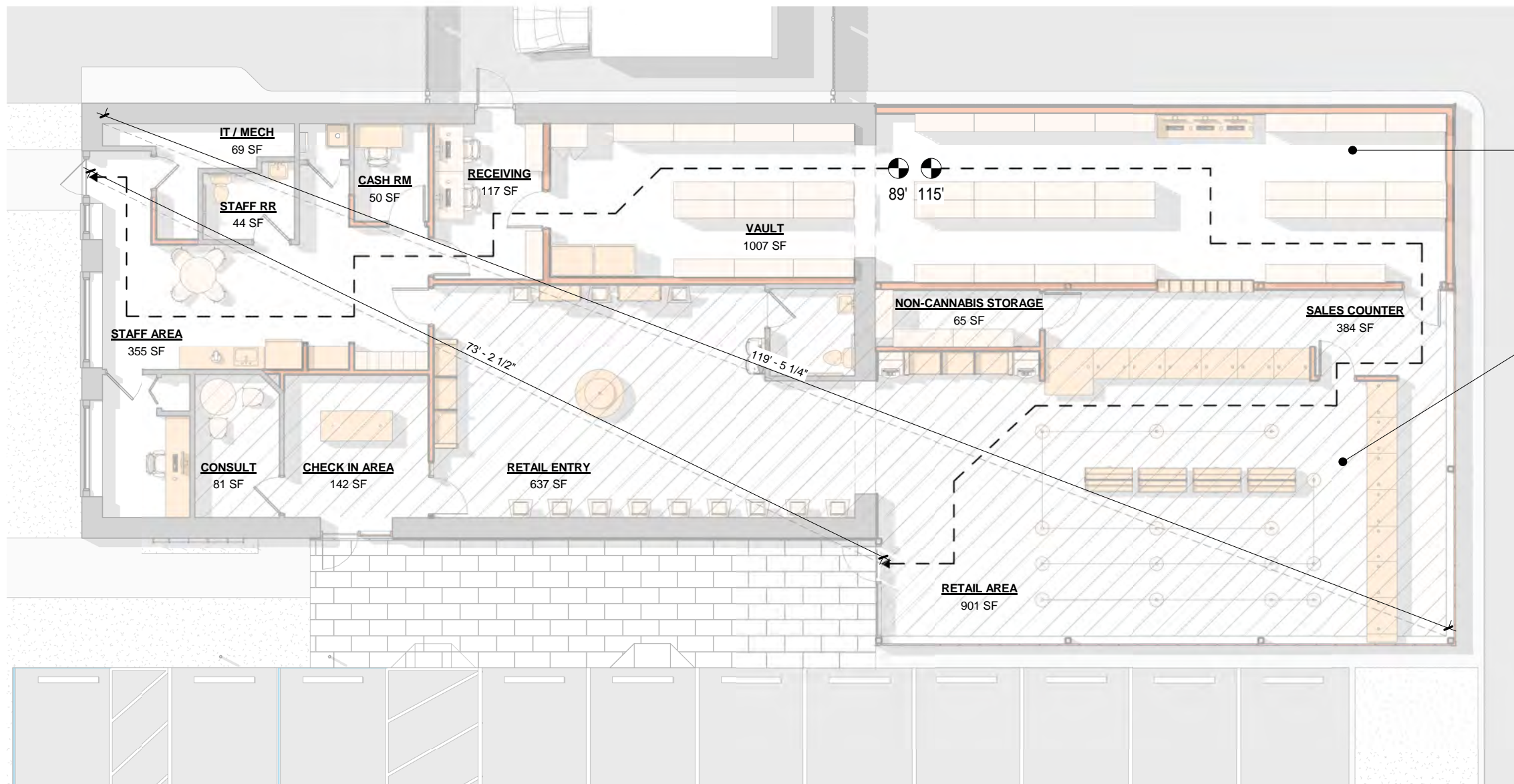


DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	EXTERIOR RENDERING
A-7	EXTERIOR RENDERING
A-8	EXTERIOR RENDERING
A-9	EXTERIOR RENDERING
A-10	EXTERIOR RENDERING
A-11	EXTERIOR RENDERING
A-12	PARTIAL AXON
A-13	OVERALL AXON

PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and the back of house space. The final building square footage will be approximately 4,551 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. A drive through will be added to the West facade of the building and parking will be expanded on site.



STORAGE, STOCK & SHIPPING
 1,780 S.F. @ 300 GROSS OCCUPANTS
 = 6 OCCUPANTS (TABLE 1004.5)

MERCANTILE
 2,300 S.F. @ 60 GROSS OCCUPANTS
 = 38 OCCUPANTS (TABLE 1004.5)
 DESIGN OCCUPANT LOAD = 49 OCCUPANTS

CODE SUMMARY NOTES - 2018 IBC

PROJECT TYPE:	RENOVATION / ADDITION TENANT FIT-OUT (LEVEL 3 ALTERATION)
LOCATION:	LAKWOOD, OH
OCCUPANCIES:	MERCANTILE (M)
MAX. OCCUPANT LOAD:	44
CONSTRUCTION:	TYPE VB CONSTRUCTION (UNPROTECTED WOOD FRAME)
EXISTING FIRE RESISTANCE:	NON-SPRINKLERED
MAX. TRAVEL DISTANCE:	200'-0" AS PER TABLE 1017.2
TOTAL SF=	GROUND FLOOR: 4,160 SF (INTERIOR GROSS S.F.) (MAX. 9,000 SF 0 TABLE 506.2)
NUMBER OF STORIES:	1 STORY (MAX. 1 STORY - TABLE 504.4)
HEIGHT=	+/- 26' 7" (MAX. 40' 0" - TABLE 504.3)

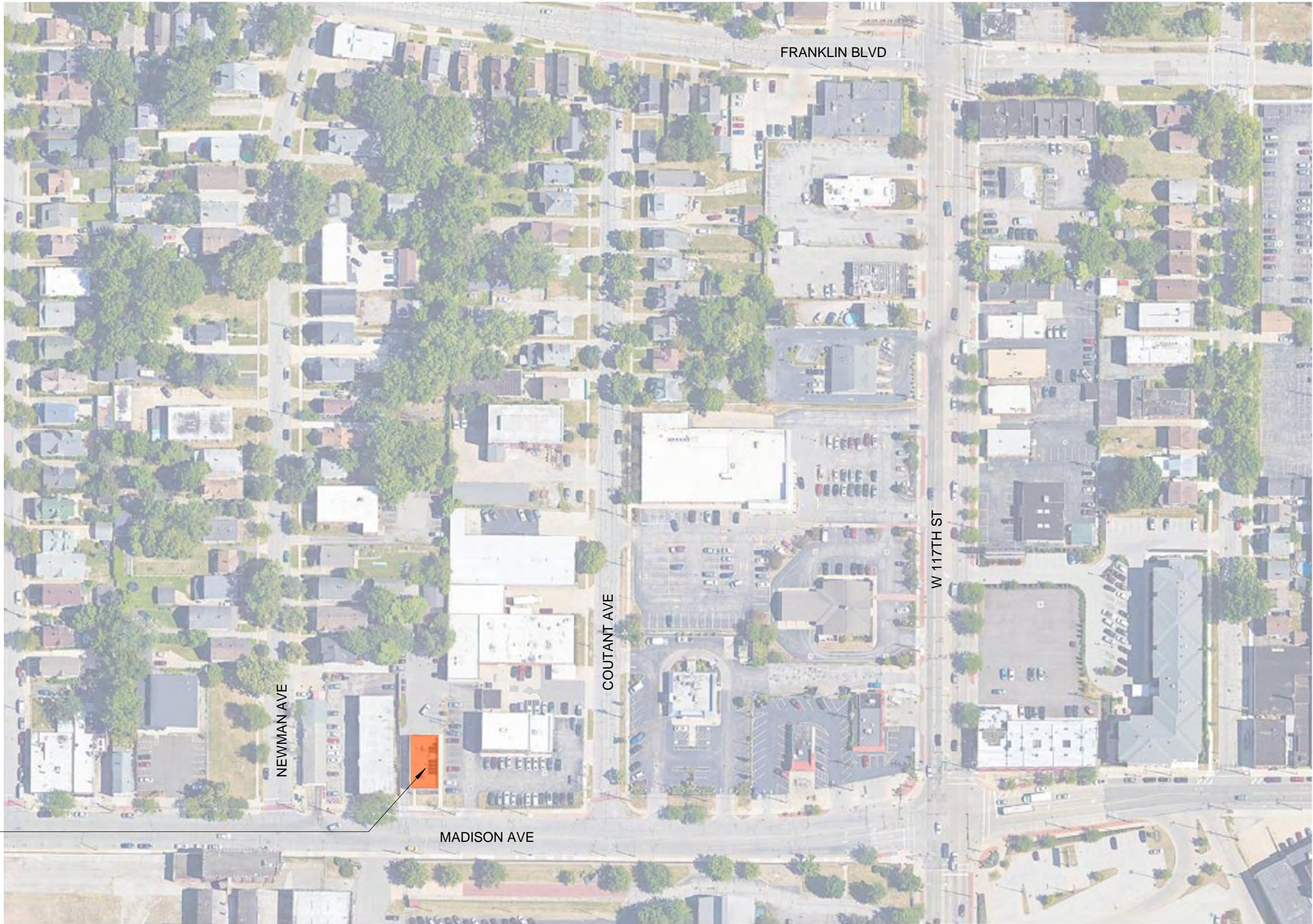
OHIO CODES IN FORCE

OHIO BUILDING CODE 2017
 OHIO FIRE CODE 2017
 OHIO PLUMBING CODE 2017
 OHIO MECHANICAL CODE 2017
 OHIO FUEL GAS CODE 2015
 OHIO ENERGY CODE 2017
 OHIO ACCESSIBILITY CODE 2009
 ADA STANDARDS 2010
 OHIO ELECTRICAL CODE 2017
 LIFE SAFETY CODE OF CMS
 OHIO FIRE ALARM CODE 2016

PLUMBING

PLUMBING PER IBC TABLE 2902.1

1 WATER CLOSET PER 500 OCC.	1 REQ'D / 2 PROVIDED
1 LAVATORY PER 750 OCC.	1 REQ'D / 2 PROVIDED
1 WATER FOUNTAIN PER 1000 OCC.	1 REQ'D / 1 PROVIDED
1 JANITOR CLOSET	1 REQ'D / 1 PROVIDED



11818 MADISON AVE
LAKEWOOD, OH



