



City of Lakewood
Board of Building Standards • Architectural Board of
Review • Sign Review Board

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planning@lakewoodoh.gov

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 14, 2026
5:30 P.M.
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

Chris Egervary
Nick Slaughterbeck
Hanna Cohen Plessner-absent
Matthew Stevenson
Ashley Matonis-absent

Staff

Amanda Cramer, Board Secretary, Senior Planner
Justin Maskaluk, for William Wagner, Asst. Building Commissioner

2. APPROVE THE MINUTES OF THE APRIL 9, 2026 MEETING

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE the April 9, 2026 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the opening remarks in to record

SUMMARY APPROVED

At the pre-review meeting, five items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 05-41-26, Docket No.05-42-26, Docket No. 05-44-26, Docket No. 05-45-26 and Docket No. 05-47-26.

Fika Cafe

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

Adil Altaei
EA Construction
15118 Lanning Ave
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-41-26 as presented. All the members voted yea; the motion passed.

5. Docket No. 05-42-26

(C)

13429 Detroit Ave
Bring on the Butter

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

Scott Lewis
Bring on the Butter
1547 Belle Ave.
Lakewood, OH 44107

Applicant proposes new window signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-42-26 with the following condition:

- Condition 1: The applicant decrease the size of the vinyl to 38"x38".

All the members voted yea; the motion passed.

6. Docket No. 05-44-26

(C)

17615 Detroit Ave.
Khan's Pizza & Kebobs

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

Jacqueline Ward
K Group, LLC
16 Tudor Ave.
Bedford, OH 44146

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-44-26 with the condition that any window signage be approved by the Board before installation. All the members voted yea; the motion passed.

7. Docket No. 05-45-26

(C)

16806 Madison Ave.
Cini

- ☐ Approve
- ☐ Deny
- ☐ Defer

Fabrizio Cario
Marble & Granite Concepts
1521 E.47th St.
Cleveland, OH 44103

Applicant proposes new window signage and blade/lightbox sign.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-45-26 as presented. All the members voted yea; the motion passed.

8. Docket No. 05-47-26

(C)

15604 Detroit Ave.
Mishi Lifestyle

- ☐ Approve
- ☐ Deny
- ☐ Defer

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

Applicant proposes new window signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-47-26 as presented. All the members voted yea; the motion passed.

OLD BUSINESS
SIGN REVIEW

9. Docket No. 04-31-26

(C)

13000 Athens Ave.
Game Show Duels

- ☐ Approve
- ☐ Deny
- ☐ Defer

Jill Brandt
Brandt Architecture
19440 Riverwood Ave.
Lakewood, OH 44107

Applicant proposes new signage.

Applicant requested the proposal be tabled.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to TABLE Docket No. 04-34-26 as presented. All the members voted yea; the motion passed.

10. Docket No. 04-34-26

(C)

14532 Detroit Ave.
Spiritual Journey

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

Chanel Ely
Spiritual Journey
12976 Clifton Blvd.
Lakewood, OH 44107

Applicant proposes new signage.

Anthony King, manager of Spiritual Journey, was present to discuss the plan. Mr. King made the discussion on how much over their allowed square footage they are. He asked if they could shrink all of the existing vinyl, would that get them under the allowed square footage, as that is what they would prefer, rather than removing some of the vinyl altogether. The Board agreed that they need to remove the vinyl from either the door or one of the windows, so they would be under the allowance

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-34-26 with the following condition:

- Applicant has 30 days to remove the vinyl from either one of the windows or the door.

All the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 02-17-26

(R)

1654 Waterbury Rd.

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

Bridget Gouker
1206 Cranford Ave.
Lakewood, OH 44107

Applicant proposes construction of a new single family home .

Bridget Gouker, property owner was present to discuss the plans. Ms. Gouker discussed the recommended changes the Board wanted to see. The garage was moved to the back rather than being front facing, a third column was added to the front porch. She also talked about the trim and stated that it will be all white, no black trim. There was also a discussion on the retaining wall and how the owner would like the wall to be a landscape wall rather than a "prefab" retaining wall. Mr. Maskaluk mentioned that if the wall is under 48" there is no permit needed for it. Ms. Gouker stated the porch will be concrete not decking and any of the foundation that is exposed will be stamped decoratively to look like brick. The Board stated that the house definitely looks more like a Lakewood house and looks great, belongs on the street.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 02-17-26 as presented. All the members voted yea; the motion passed.

12. Docket No. 09-77-25

(R)

11730 Detroit Ave.
Northcoast Apartments

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

Milan Milasinovic
Virginia Marti, Inc.
11724 Detroit Ave
Lakewood, OH 44107

Applicant proposes exterior façade renovations.

Eric Loomis, representing Northcoast Apartments, was present to discuss updates from pre-review. The changes made to the Juliet balcony are much more appropriate and the Board appreciates the renovation of this historic building rather than a demolition of the building. Mr. Loomis stated the windows on the back look similar to the windows in the brick with J channels. The Board stated that the center seams should match up with the windows, the center middle 10 ft. section, center band in and line up doors on second floor.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 11-102-25 with condition:

- The seams of the metal siding on the back façade match the sill of the lower windows, bottom of juliet doors, and headers of second floor windows and resubmit to Board Secretary for exact location of where it hits.

All the members voted yea; the motion passed

13. Docket No. 02-19-26

(C)

16620 Madison Ave.
The Illuminating Company
(Lauderdale Substation)

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

Jason Van Schoor
The Illuminating Company
16620 Madison Ave.
Lakewood, OH 44107

Applicant proposes alteration to fencing on both front facades.

Wes Davis, representing The Illuminating Company was present to discuss the plans. Mr. Davis stated that the current fence/gates do not allow for the trucks to enter into the facility. He talked about the style of fencing that is being proposed, decorative metal fencing. He also stated that they plan to demo the current columns on site. The Board mentioned that the tops of the current fence face opposite directions and stated concerns on how the new fence will appear. Mr. Egervary would like to see the fence consistent and face the same way.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 02-19-26 with the following condition:

- The updated, scaled elevation of both gates be sent to Board Secretary for administrative approval.

All the members voted yea; the motion passed

NEW BUSINESS

SIGN REVIEW

14. Docket No. 05-43-26

(C)

15314 Madison Ave.
Mars Bar

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

George Gountis
Mars Bar, LLC
15314 Madison Ave.
Lakewood, OH 44107

Applicant proposes new signage.

George Gountis, property owner, was present to discuss his plan. Discussion ensued on the sign and how the Board really likes it, fits in well on the building. The Board questioned if the whole sign would be lit up. Mr. Gountis stated that the sign would not be lit and that the only neon would be on the storefront. The neon signs need to be eye level. Mr. Gountis also stated that he would like to replace the current "globe" light fixture on the outside of the building as it is outdated and he feels it is an eyesore. Mr. Gountis stated there will be no additional signage on the side of the building.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-43-26 with the following condition:

- The new light fixture be submitted to the Board Secretary for final administrative approval.

All the members voted yea; the motion passed

15. Docket No. 05-46-26

(C)

16500 Detroit Ave.
Health Markets

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

Shawn Warren
Erie Design Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes new signage.

Carl Lishing, Health Markets, was present to discuss the updated proposal. Mr. Lishing stated that the blade sign has been removed. Mr. Egervary stated it is consistent with the other businesses on the block.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-46-26 as presented. All the members voted yea; the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

16. Docket No. 05-48-26

(R)

14909 Arden Ave.

☐ Approve

☐ Deny

☐ Defer

David J Maniet AIA
Maniet Architects
1315 Bunts Rd.
Lakewood, OH 44107

Applicant proposes the construction of a new single family home.

David Maniet, Maniet Architects, was present to discuss the plans. Mr. Maniet discussed the single family home and the goal being a wheelchair/ADA compliant home for the family. Mr. Maniet said that there was a duplex on this property prior to this home being built and the footprint of this new home will be very similar to the old duplex that was there. He stated that he lined up the massing with the front porch and adjusted the railing as requested by the Board. Mr. Maniet noted the first floor level was lowered and there are pieces of the old foundation still on site. The front will have a natural slope so there will not be much of a ramp.

Received a public comment email in support of this project. Another citizen (did not sign in) was on hand to make public comment about how the new house will "dwarf" the rest of the homes on the street and they also stated that the original plans were for a much smaller home according to the owner, when they purchased the land.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-48-26 as presented. All the members voted yea; the motion passed.

17. Docket No. 05-49-26

(R)

1020 Parkside Dr.

☐ Approve

☐ Deny

☐ Defer

Heather Davies
Davies Architecture
16550 Chillicothe Rd.
Chagrin Falls, OH 44023

Applicant proposes the construction of a new second floor addition, front porch and detached garage.

Heather Davies, Davies Architecture, and Brian Cook, homeowner, were present to discuss the plans. Ms. Davies stated that the materials for the addition and the front porch will be matched with the existing materials. Ms. Davies stated that the current door and trim will stay as is, the new French door and windows will also match the existing windows. and they have already gotten BZA approval for the garage variance.

The Board stated that the addition and especially the covered front porch are a nice improvement.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 05-49-26 as presented. All the members voted yea; the motion passed.

18. Docket No. 05-50-26

(R)

1464 Riverside Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Roger Lombardi
PPRL Construction
17818 Clifton Blvd.
Lakewood, OH 44107

Applicant proposes the construction of a new home.

No one was in attendance for this case. Ms. Cramer recommended that this be TABLED.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to TABLE Docket No. 05-50-26. All the members voted yea; the motion passed.

19. Docket No. 05-51-26

(R)

17456 Lake Ave.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Paul Irwin
Trapdoor Treehouse LLC
17456 Lake Ave.
Lakewood, OH 44107

Applicant proposes the construction of a new attached garage

Robert Donnelly, contractor was present to discuss plans. Mr. Donnelly stated that the existing garage needs replaced due to lack of foundation, the structure is collapsing, and it is not big enough to park a car inside. Mr. Donnelly is proposing a 20X24 garage, same width, east-west roof pitch and it will be three feet taller than current garage. He will also be replacing the driveway and the stairs and will match the limestone pavers with existing. The second floor of the garage will be used as a small storage space. The new structure will match the character of the house. Mr. Egervary stated that an actual elevation drawing and plan needs to be submitted along with any additional lighting. And asked the question if the north elevation, the roof detailing, wrapped shingles will this be matched?

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to DEFER Docket No. 05-51-26. All members voted yea; the motion passed.

20. Docket No. 05-52-26

(R)

17212 Riverside Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Jill Brandt
Brandt Architecture
19440 Riverwood Ave.
Rocky River, OH 44116

Applicant proposes the construction of a new attached garage

Jill Brandt, Brandt Architecture, was present to discuss the plans. Ms. Brandt discussed the demolition of the existing garage and the plans for the new garage as well as an addition that will have a mudroom and art studio. She also stated that there will be a bathroom added on the rear. The Board discussed the roof and asked if it will be the same. Ms. Brandt stated the roof will stay the same. Mr. Egervary stated that the point on the garage stands out. There was a discussion on the garage door and how it is not centered but if two feet on either side is added, the door will be centered and the windows on the front need to be aligned. Ms. Brandt stated that the footprint will be the same. There was a discussion made on the saddle roof and how it needs to be raised to make it look more cohesive. There needs to be more detail around the garage door also. Would like to see the void between the different roof pitches shrunk to link the roofs better.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to DEFER Docket No. 05-52-26. All the members voted yea; the motion passed.

COMMUNICATION

21. Docket No. 05-53-26

Zoning Code Refresh Update and Discussion

Ms. Cramer discussed the Zoning Code Refresh and took comments from Mr. Egervary.

Mr. Egervary made a motion to receive and file the communication. Mr. Slaughterbeck seconded. All the members voted yea; the motion passed.

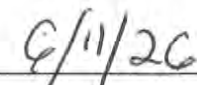
ADJOURN

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to ADJOURN the meeting at 7:30pm. All the members voted yea, the motion passed.

"Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nocht at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



Signature



Date



Oath

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

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

PRINT NAME:

SIGN NAME:

1. Bridget Gouker
2. WES DAVIS
3. GEORGE GOONTIS
4. BRYAN KING
5. Carl Lishin
6. DAVID MANIET
7. JOHN WANTZ
8. Heather Dawes
9. Brian Carr
10. Robert Donnelly
11. Jill Brandt

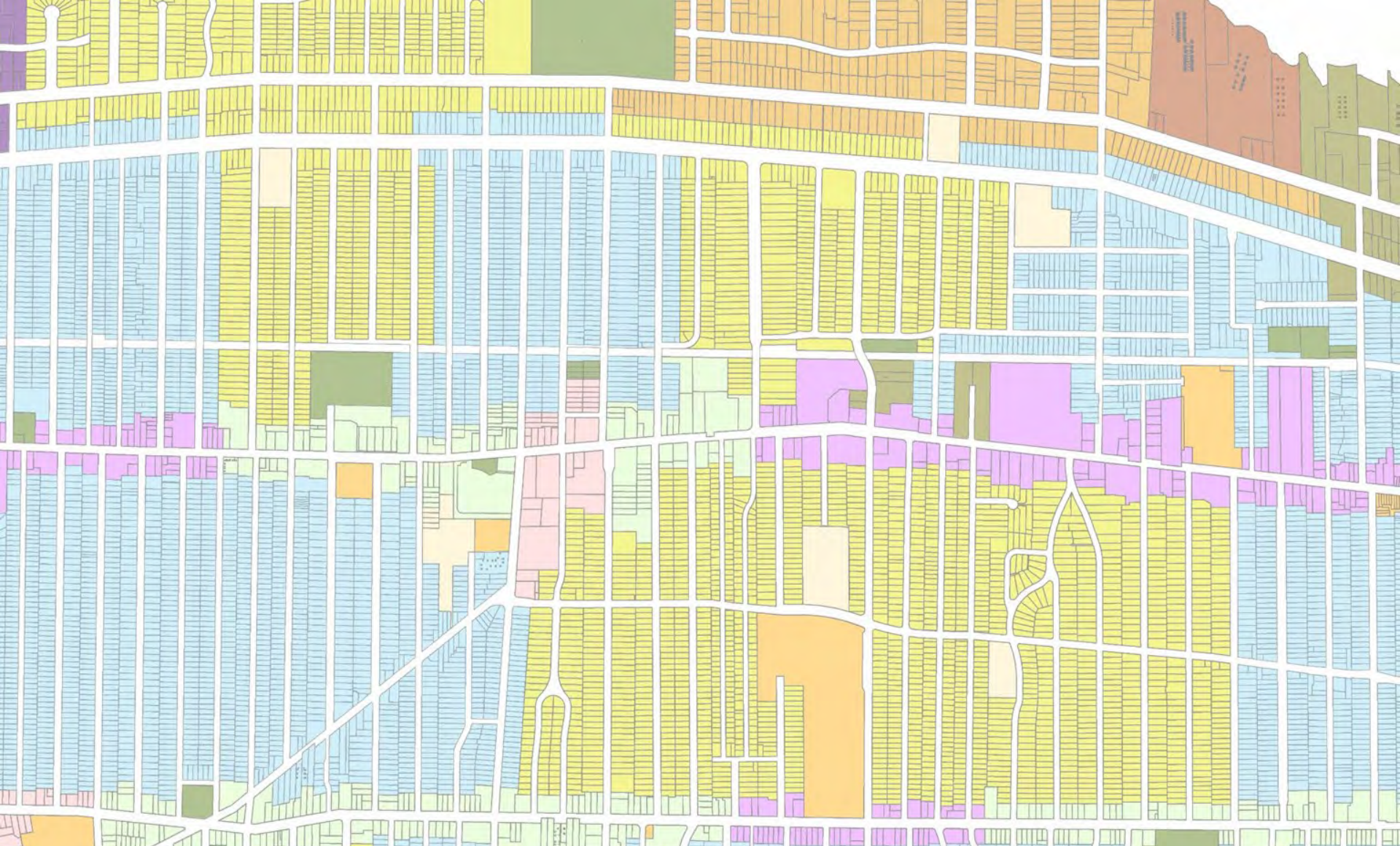
Bridget Gouker
Wes Davis
George Goontis
Bryan King
Carl Lishin
David Maniet
John Wantz
Heather Dawes
Brian Carr
Robert Donnelly
Jill Brandt

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

FOR CITY USE ONLY

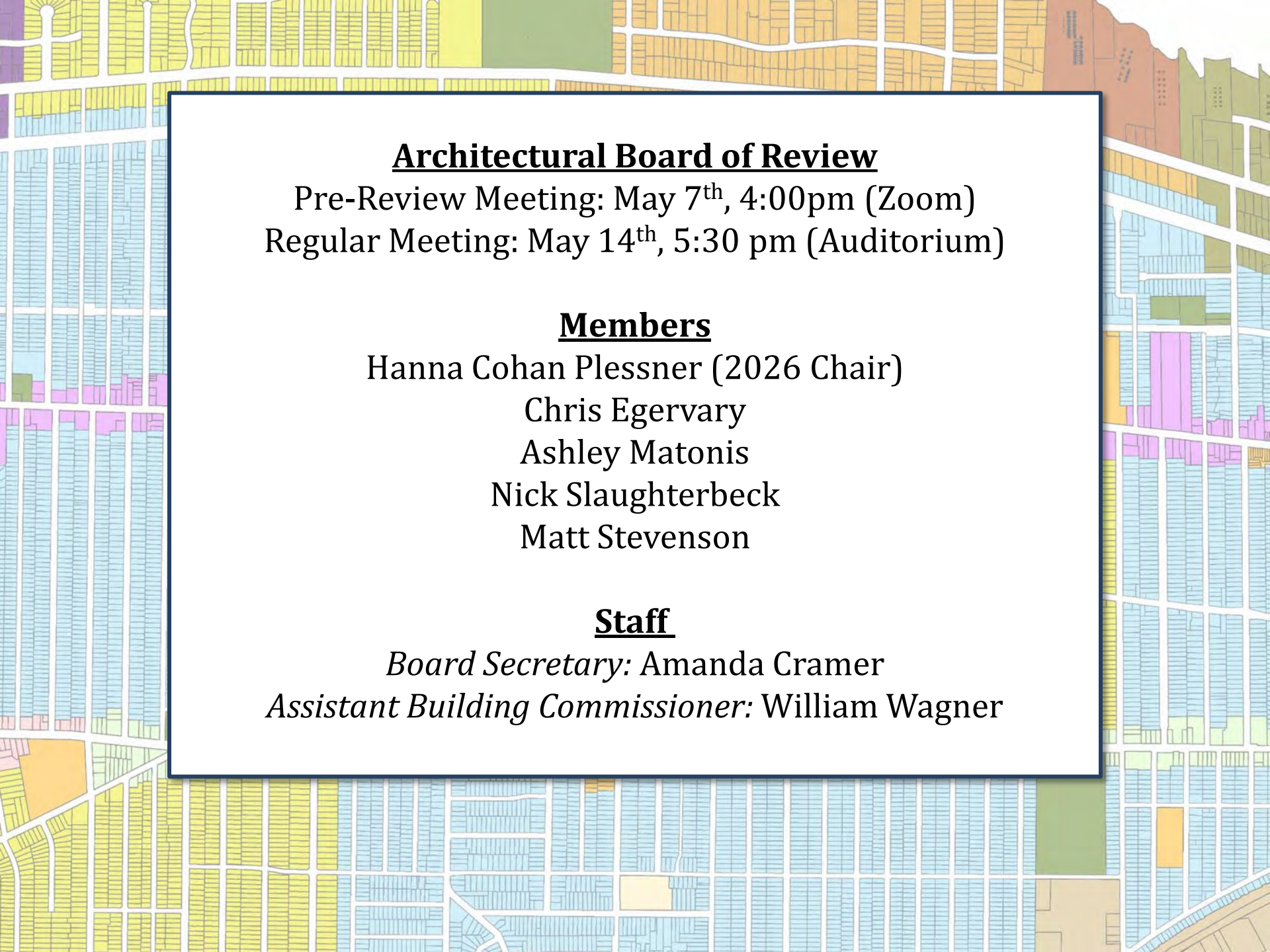
Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: THURSDAY, MAY 14, 2026



Architectural Board of Review

May 2026



Architectural Board of Review

Pre-Review Meeting: May 7th, 4:00pm (Zoom)

Regular Meeting: May 14th, 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2026 Chair)

Chris Egervary

Ashley Matonis

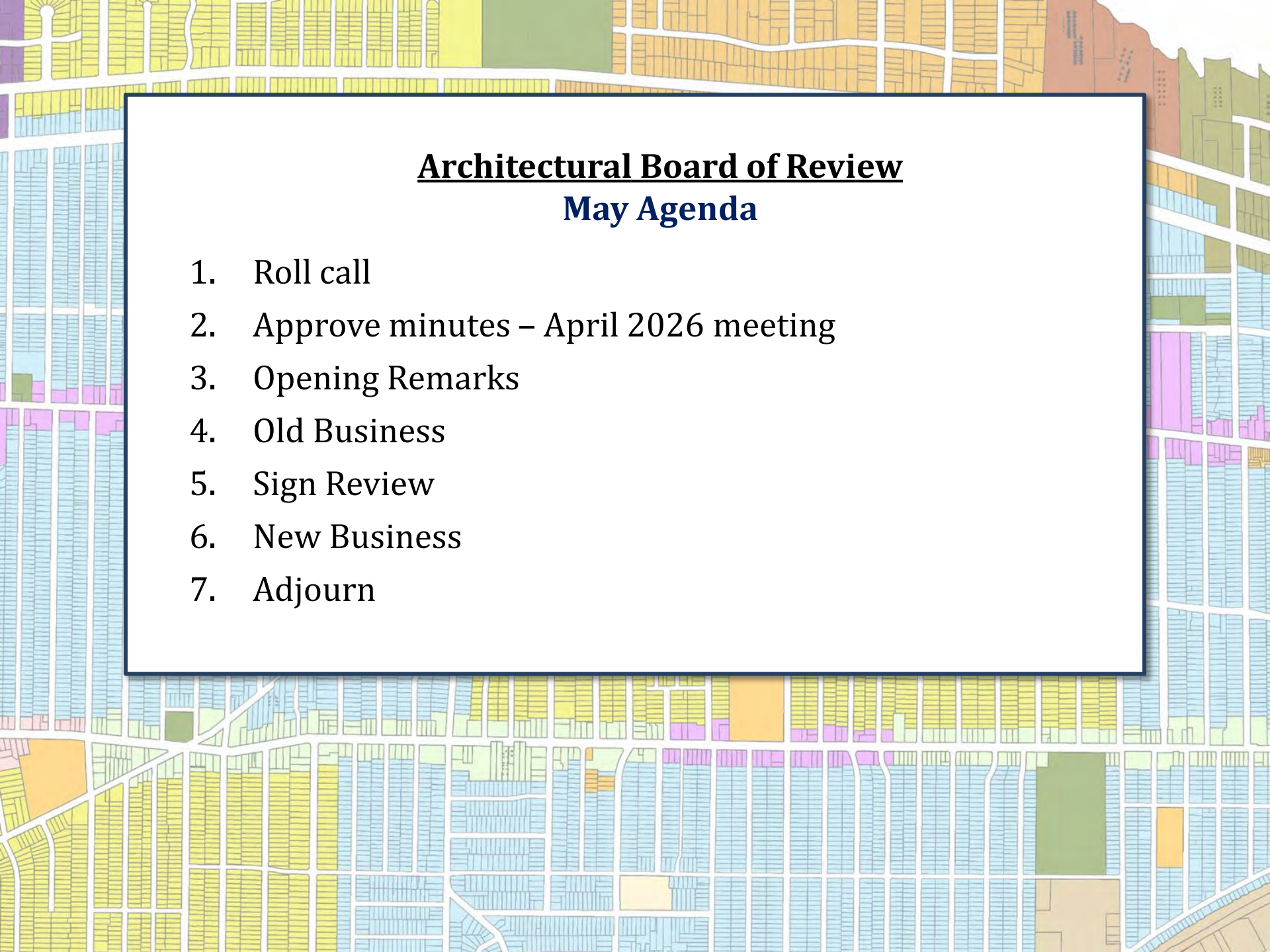
Nick Slaughterbeck

Matt Stevenson

Staff

Board Secretary: Amanda Cramer

Assistant Building Commissioner: William Wagner

The background of the slide is a stylized map of a city grid. The blocks are colored in various shades including yellow, green, blue, pink, and orange. The map is partially obscured by a white rectangular box with a dark blue border that contains the agenda text.

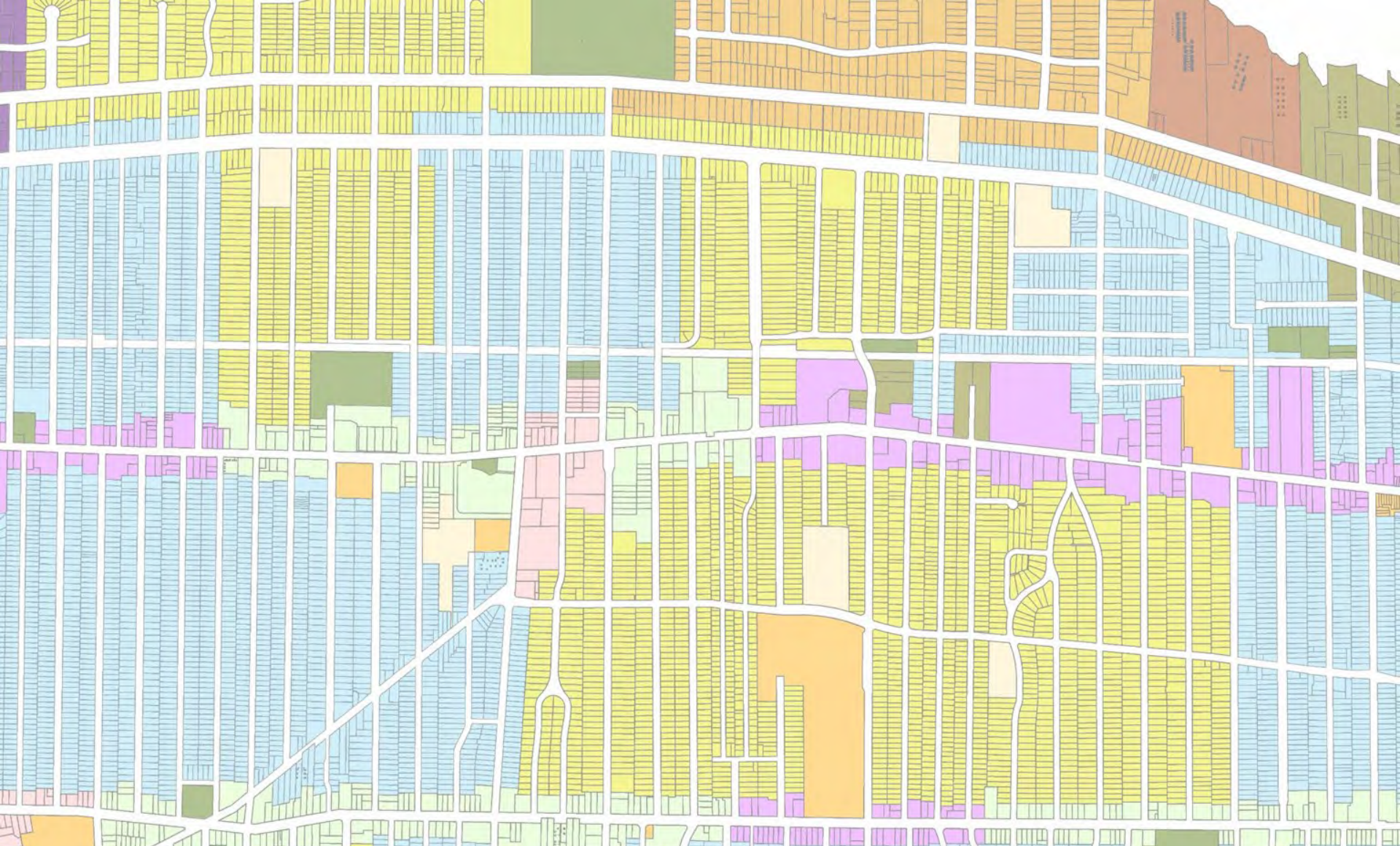
Architectural Board of Review

May Agenda

1. Roll call
2. Approve minutes – April 2026 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

1325.03 of the Lakewood Codified Ordinances: Purpose of ABR/BBS/Sign Review Board

- The purposes of the Architectural Board of Review are to protect the value, appearance and use of property on which buildings are constructed or altered, to maintain a high character of community development, to protect the public health, safety, convenience and welfare and to protect real estate within the City from impairment or destruction of value.
- Such purposes shall be accomplished by the Board by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all main and accessory buildings to be erected, moved, altered, remodeled or repaired, subject to the provisions of the Zoning and Building Codes and other applicable ordinances of the City, and shall take into consideration the Architectural Standards Workbook and any other design guidelines or standards, as recommended by the Administration or City Council and adopted by the Planning Commission pursuant to Part One, Title Five, Chapter [154](#) of the Codified Ordinances of the City of Lakewood, for use by the Board.
- In reviewing, regulating and approving building plans, the Board shall consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.



Architectural Board of Review

Old Business – Signage

Applicant proposes signage.

City Notes:

- ☒ Applicant proposes illuminated window sign (27.5 SF)
- ☐ Max allowed square footage: unknown storefront, 27.15 SF windows
- ☐ Total proposed square footage: 27.5 SF



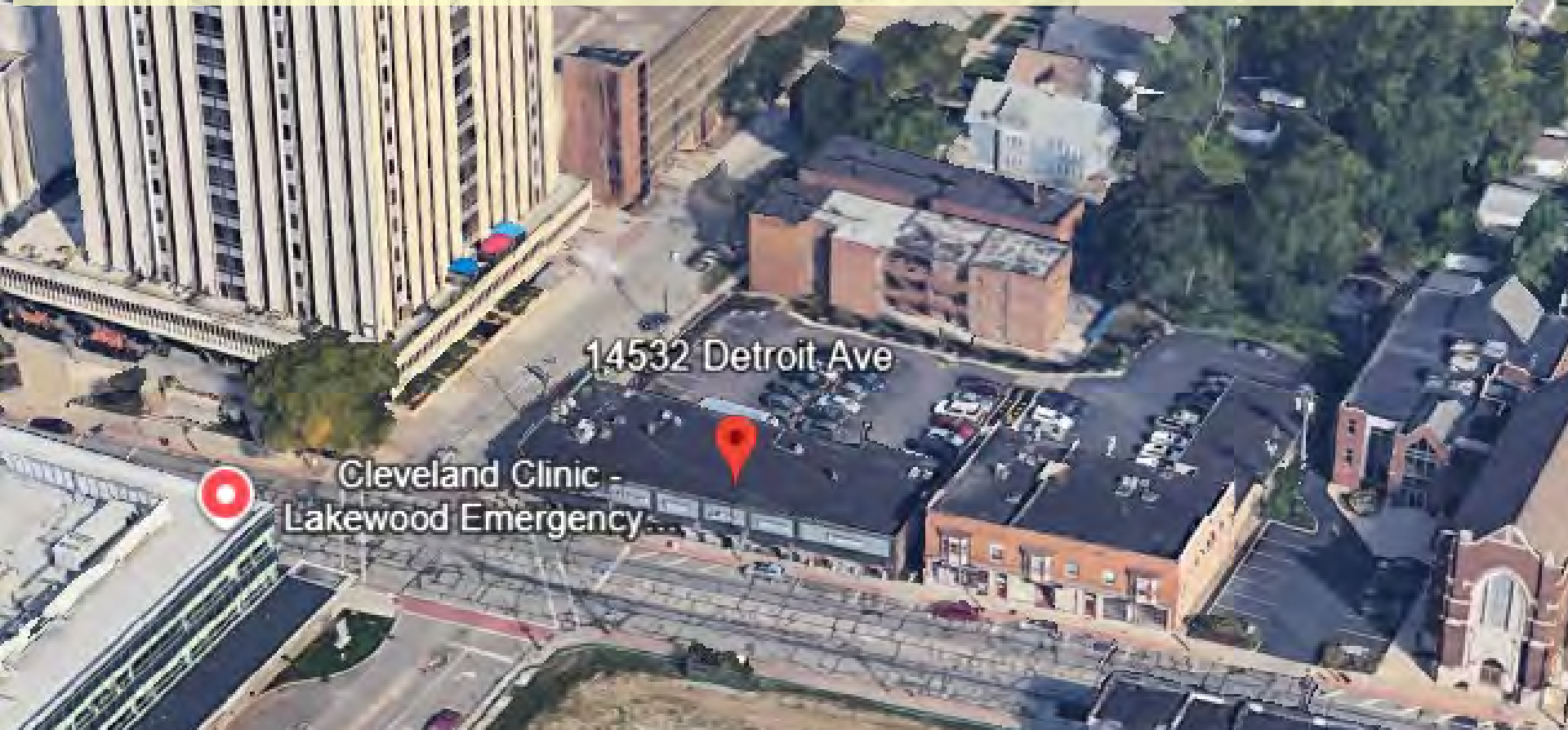
Docket No. 04-31-26 (13000 Athens)

**Window Sign - Game Show Duels
Jill Brandt**

Applicant proposes signage.

City Notes:

- ☒ Applicant proposes window signage (42.1 SF)
- ☐ Max allowed square footage: 28.5 SF (19' storefront width), 17.9 SF windows
- ☒ Total proposed square footage: 42.1 SF (window)



Docket No. 04-34-26 (14532 Detroit)

**Window Sign – Spiritual Journey
Chanel Ely**

window 56"w x 66"h 25.6 sq ft x 4
Total 102.4 sq ft

Door graphic 40"w 60" h 16.6 sq ft x 2 total 33.2 sq ft
window graphic CARDS 36"w x 17"h 4.2 sq ft



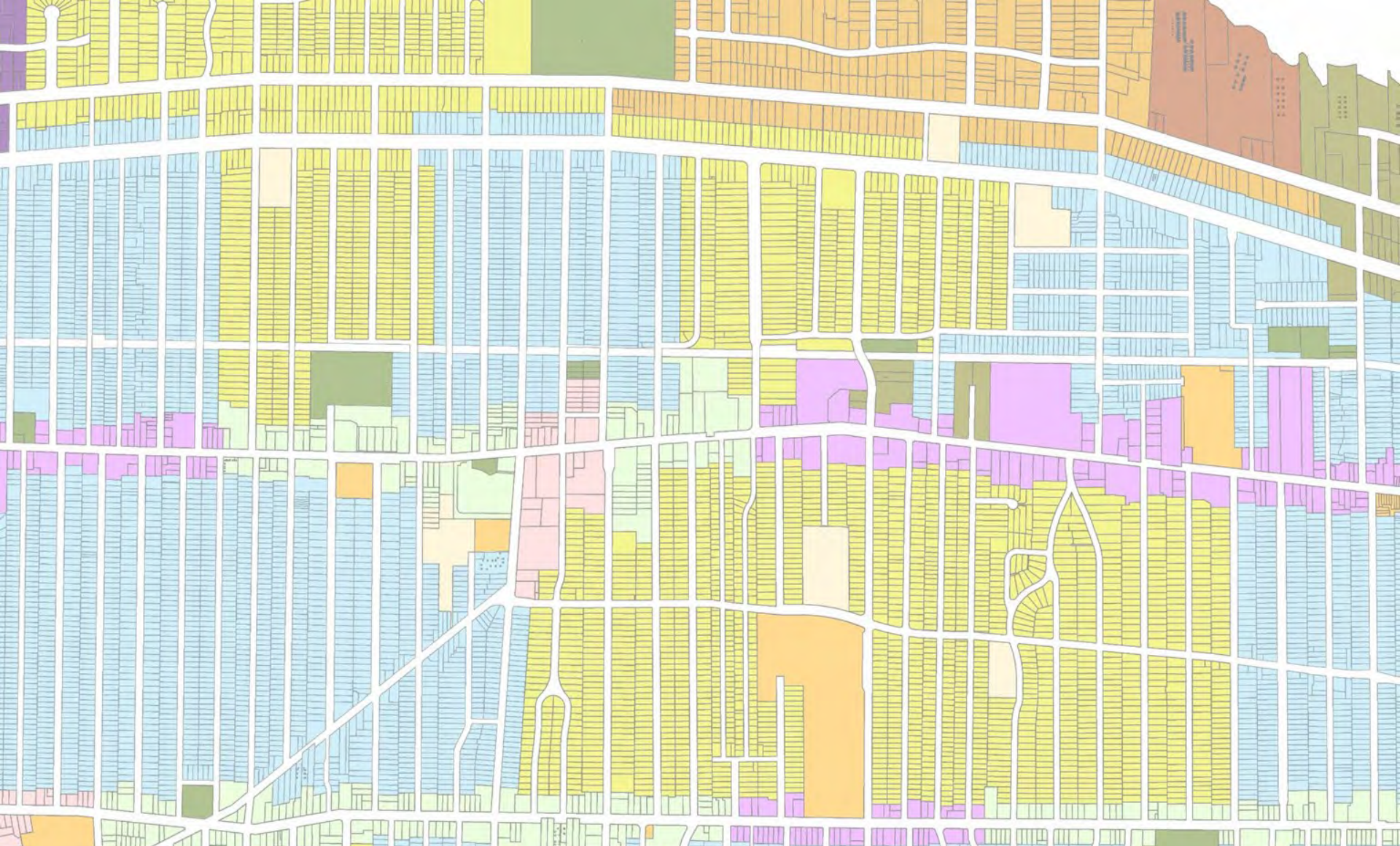
Docket No. 04-34-26 (14532 Detroit)

window 56" w x 66" h 25.6 sq ft x 4
Total 102.4 sq ft

Door graphic 40" w 60" h 16.6 sq ft x 2 total 33.2 sq ft
window graphic CARDS 36" w x 17" h 4.2 sq ft



Docket No. 04-34-26 (14532 Detroit)



Architectural Board of Review

Old Business – April 2026

Applicant proposes new development.

City Notes:



Docket No. 09-77-25 (11730 Detroit)
The North Coast Apartments – New Development
Milan Milasinovic

Google Maps 11728 US-6 ALT

Lakewood, Ohio

Google Street View

Aug 2017

See latest date



Image capture: Aug 2017 © 2024 Google



Docket No. 09-77-25 (11730 Detroit)

Google Maps 11728 US-6 ALT

Oct 2022 See latest date



Image capture: Oct 2022 © 2024 Google



Docket No. 09-77-25 (11730 Detroit)



Photograph 1 – View of Subject Property looking north across Detroit Ave



Photograph 2 – View of western elevation of Subject Property, looking southeast.



Photograph 3 – View of eastern elevation of Property, looking south southwest.



Photograph 4 – View of rear of property, looking south.



Docket No. 09-77-25 (11730 Detroit)



Docket No. 09-77-25 (11730 Detroit)

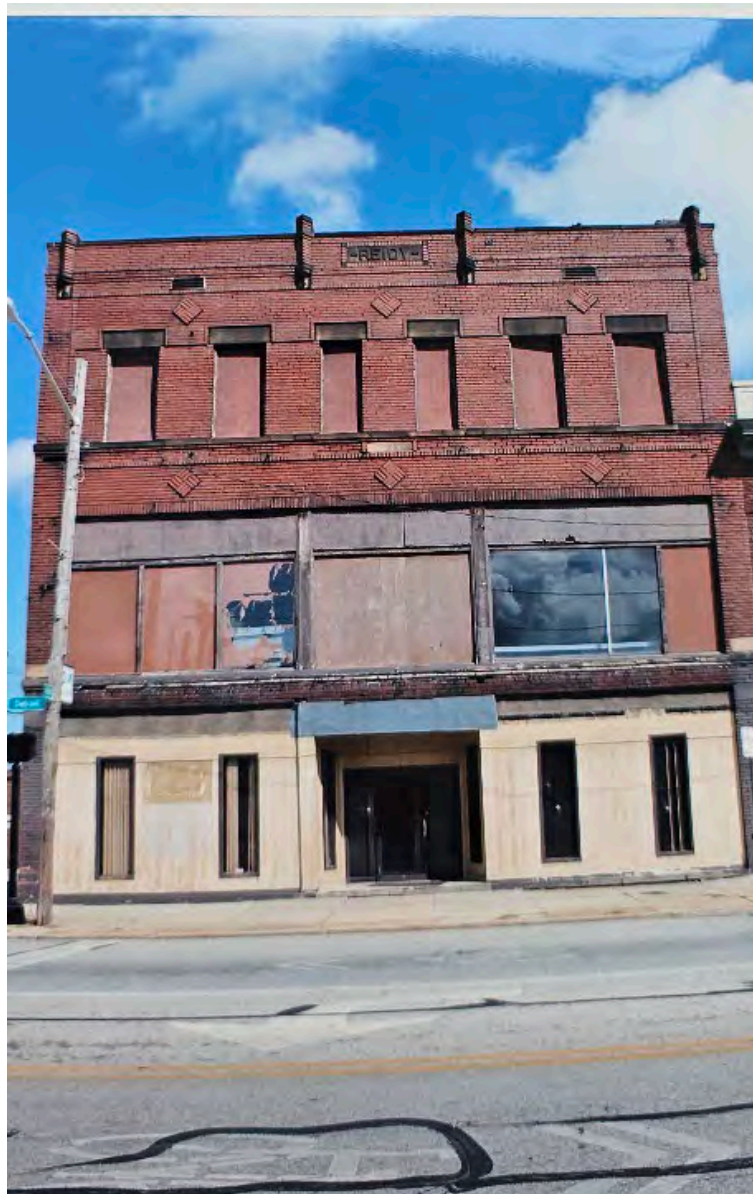


Docket No. 09-77-25 (11730 Detroit)





Docket No. 09-77-25 (11730 Detroit)



Docket No. 09-77-25 (11730 Detroit)





Docket No. 09-77-25 (11730 Detroit)



Docket No. 09-77-25 (11730 Detroit)

Updated



Docket No. 09-77-25 (11730 Detroit)

Updated



PROJECT
The North Coast

DRAWN BY
Locomis Companies

ISSUE
02/09/2026
Preliminary

RE-ISSUE

DESCRIPTION
Front
Exterior Elevation



Docket No. 09-77-25 (11730 Detroit)

Updated



PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
02/09/2026
Preliminary

RE-ISSUE

DESCRIPTION

North
Exterior Elevation



Docket No. 09-77-25 (11730 Detroit)

Updated



PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
02/09/2026
Preliminary

RE-ISSUE

DESCRIPTION

East
Exterior Elevation



Docket No. 09-77-25 (11730 Detroit)

Updated



PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
02/09/2026
Preliminary

RE-ISSUE

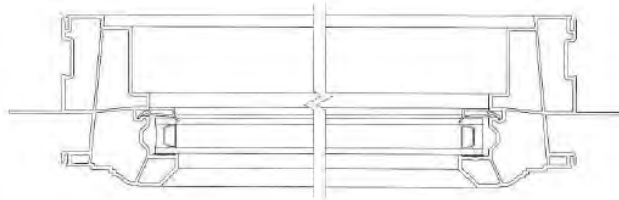
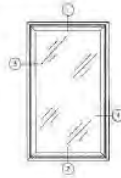
DESCRIPTION
WEST
Exterior Elevation



Docket No. 09-77-25 (11730 Detroit)

TEST LINE 04/27/2022

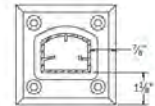
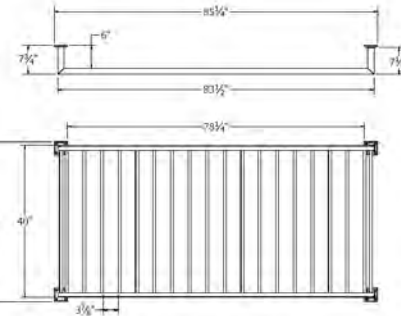
CAD MAINTAINED CHANGES SHALL BE
INCORPORATED BY THE DESIGN ACTIVITY.



CONFIDENTIAL UNPUBLISHED WORK IS NOT TO BE RELEASED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR PROTECTING THE INFORMATION CONTAINED HEREIN FROM DISCLOSURE TO ANY OTHER PARTY. THESE DOCUMENTS ARE THE PROPERTY OF DECEUNINCK AND SHALL BE RETURNED TO THE COMPANY UPON COMPLETION OF THE PROJECT.	PROJECT: TUSCANY JULETTE RAILING REV: 01 DATE: 10/10/22 DRAWN BY: J. L. JONES CHECKED BY: J. L. JONES APPROVED BY: J. L. JONES	DESIGN BY: J. L. JONES DATE: 10/10/22 DRAWN BY: J. L. JONES CHECKED BY: J. L. JONES APPROVED BY: J. L. JONES	DECEUNINCK ALUMINUM RAILING 45,000 PW - 003
	PROJECT: TUSCANY JULETTE RAILING REV: 01 DATE: 10/10/22 DRAWN BY: J. L. JONES CHECKED BY: J. L. JONES APPROVED BY: J. L. JONES	DESIGN BY: J. L. JONES DATE: 10/10/22 DRAWN BY: J. L. JONES CHECKED BY: J. L. JONES APPROVED BY: J. L. JONES	DECEUNINCK ALUMINUM RAILING 45,000 PW - 003



Westbury® Tuscany Juliette Railing
7 ft x 42 in
Offset - 6 in

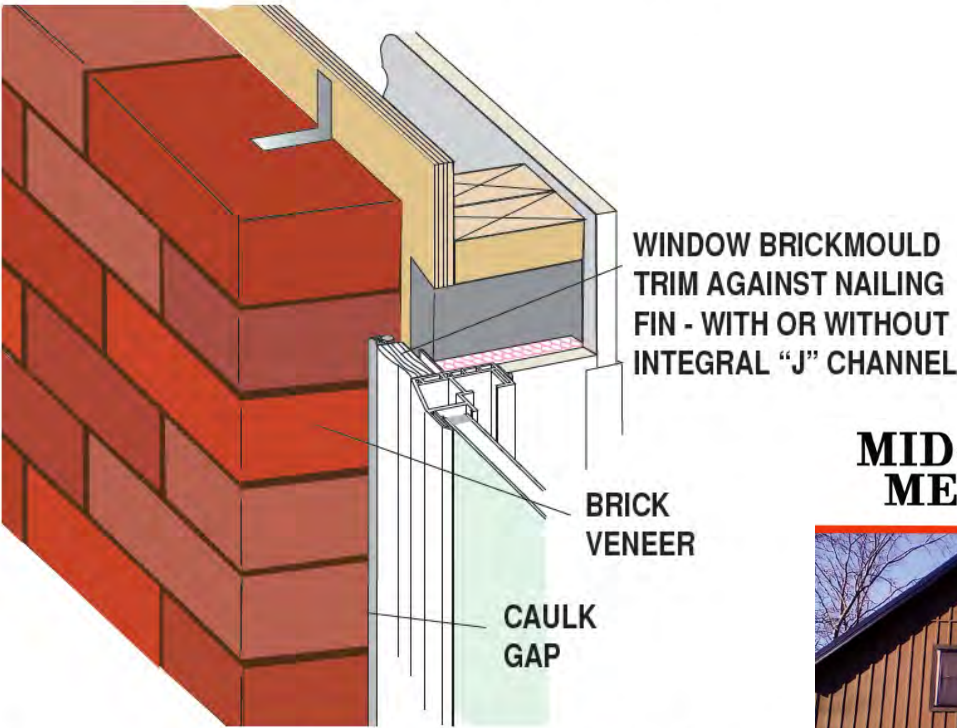


October 1, 2022



Docket No. 09-77-25 (11730 Detroit)

Installing Vinyl Windows in Masonry

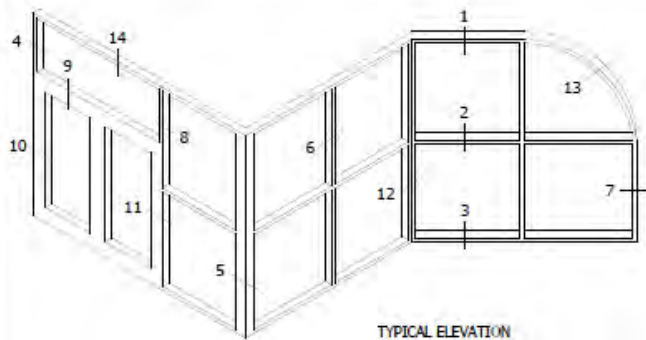


MID-PARK METALS

BOARD & BATTEN

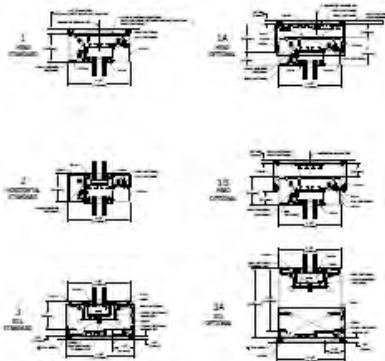


Docket No. 09-77-25 (11730 Detroit)

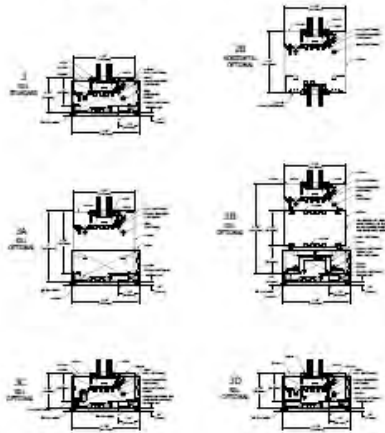


TYPICAL ELEVATION

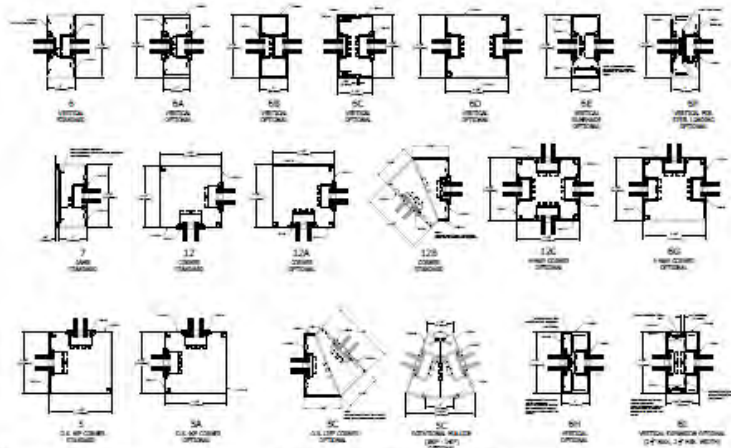
E14000 SERIES STOREFRONT



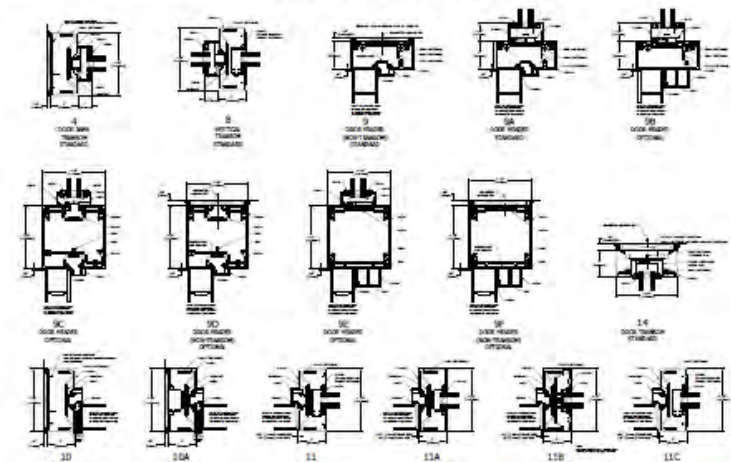
INSIDE GLAZED



OUTSIDE GLAZED



INSIDE & OUTSIDE GLAZED



DOOR DETAILS



GLAZING INFILL OPTIONS

GLASS SHOWN DOES NOT NECESSARILY REPRESENT FINAL CONFIGURATION.
CONSULT GLASS MANUFACTURER FOR SPECIFIC GLASS MAKE UP.



LAST REVISED: 4/11/2025



Docket No. 09-77-25 (11730 Detroit)

Applicant proposes fencing alteration.

City Notes:

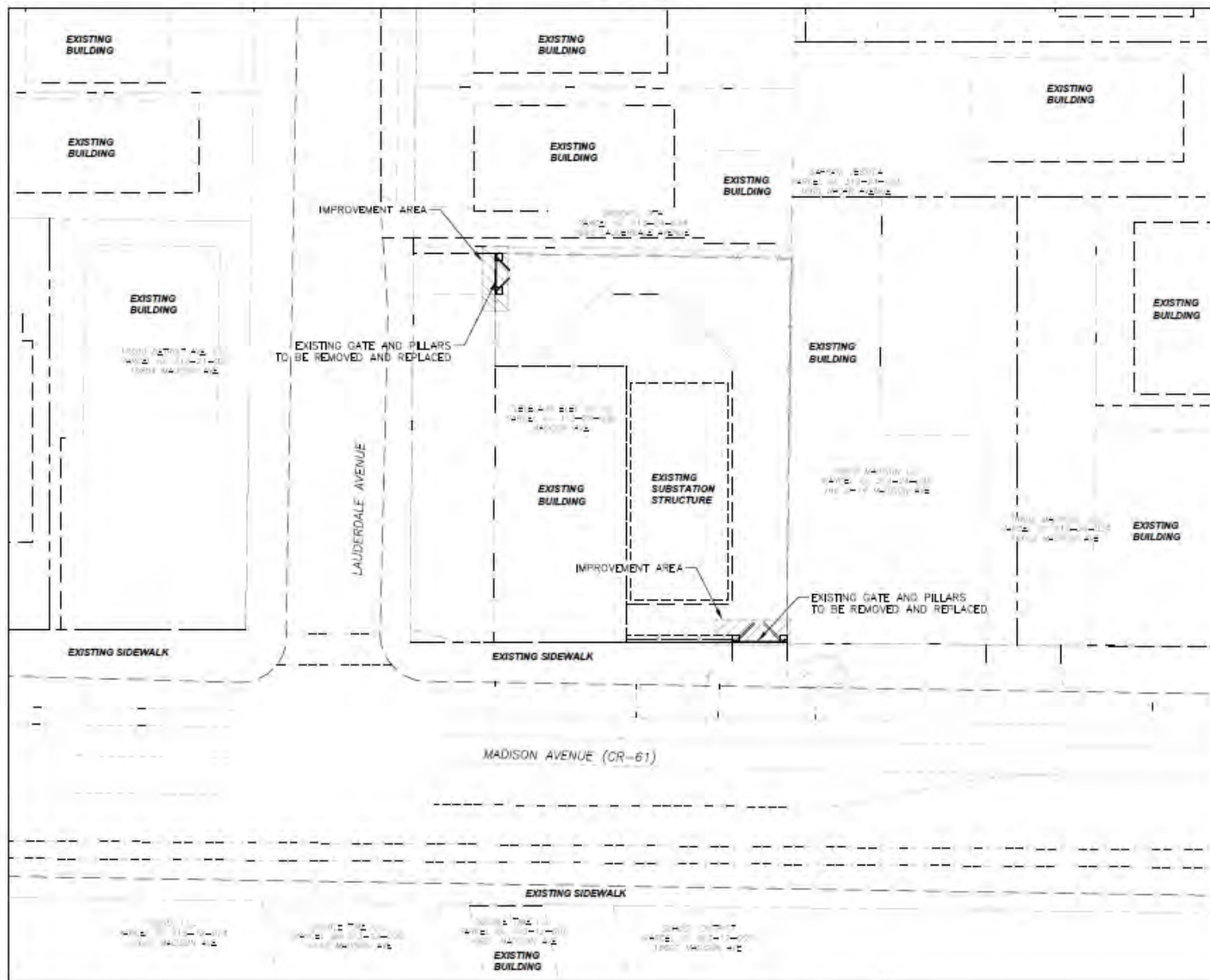
1659

16620 Madison Ave

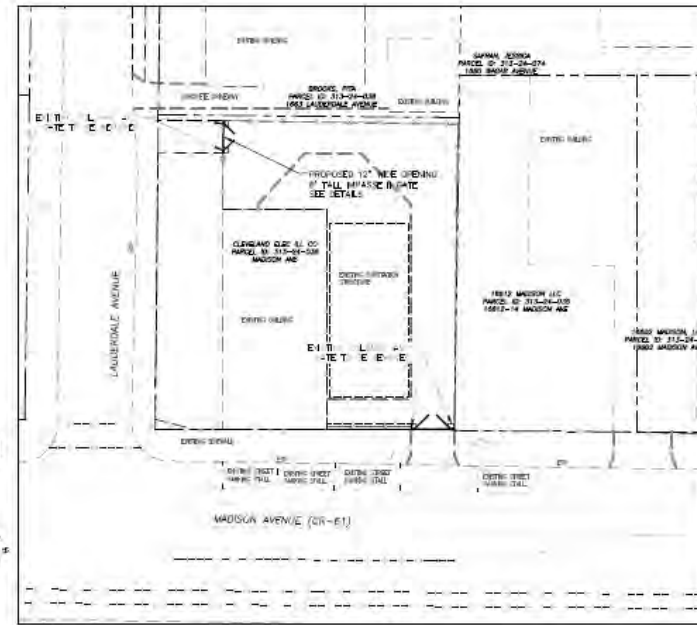
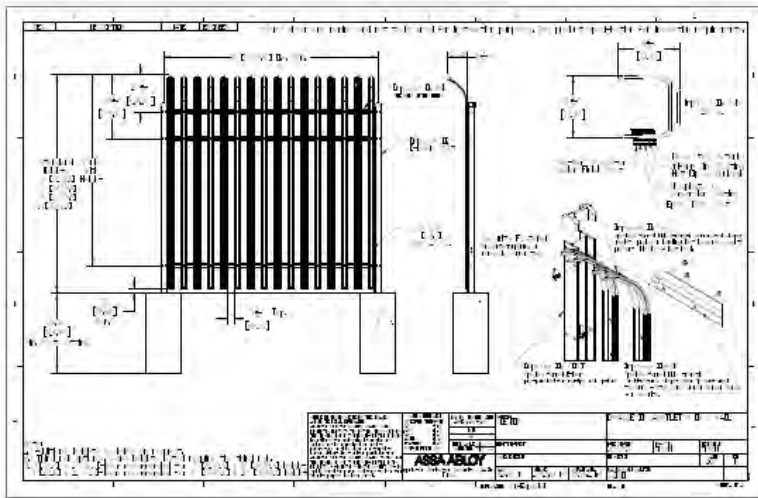


Docket No. 02-19-26 (16620 Madison)

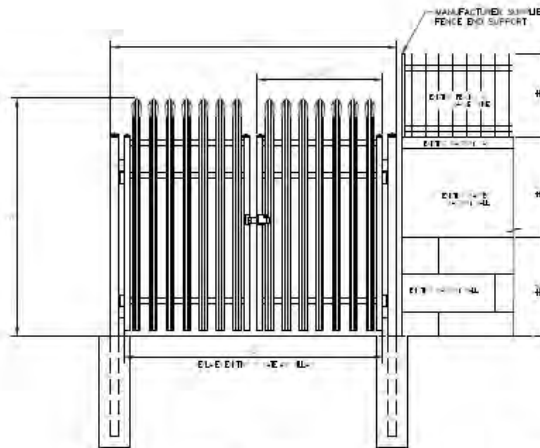
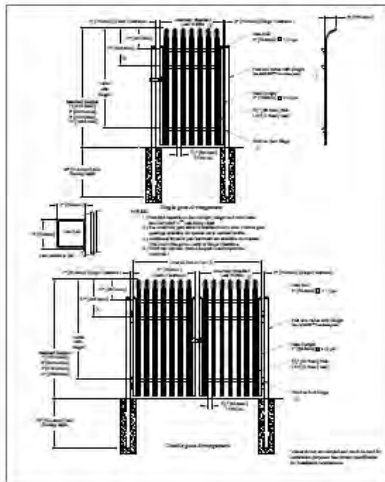
**Fencing Alteration
Jason Van Schoor**



Docket No. 02-19-26 (16620 Madison)

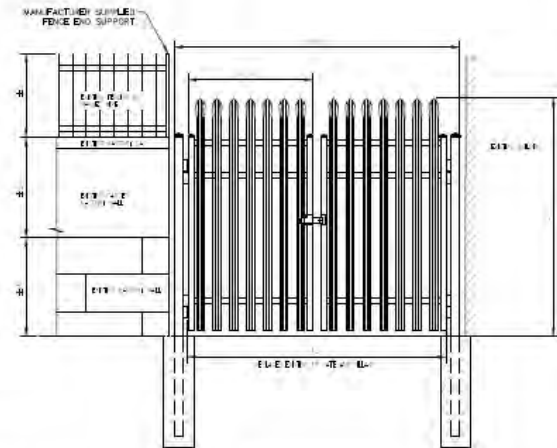


SITE PLAN



NORTHWEST GATE DETAIL
1/4\"/>

1/4\"/>



SOUTHEAST GATE DETAIL
1/4\"/>



FINAL ENGINEERING PLANS
LAUDERDALE AVE SUBSTATION
CONSTRUCTION DETAIL AND SITE PLAN

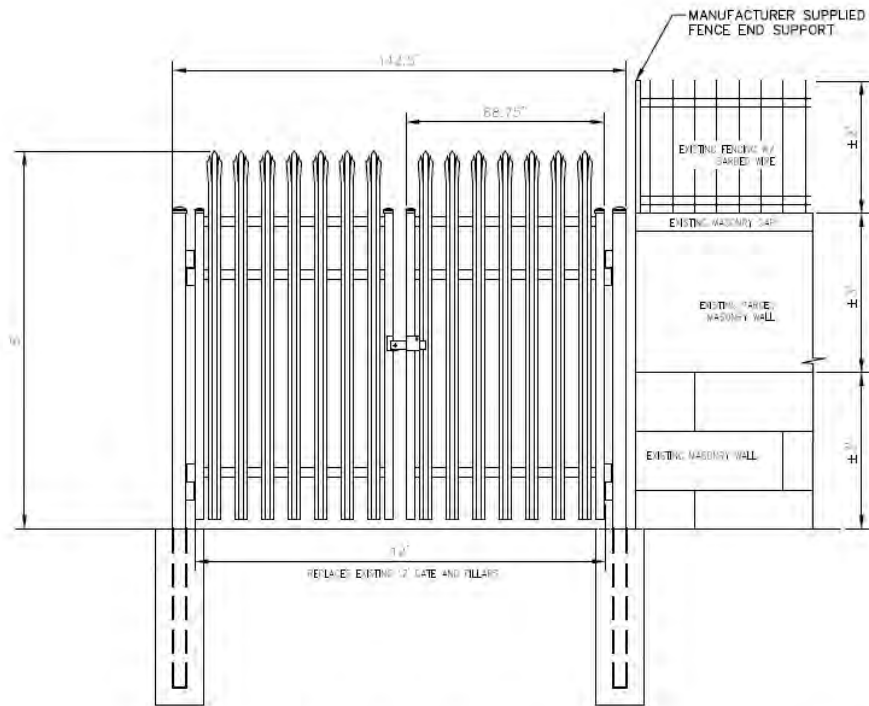
DATE	REVISION
04/21/2026	1

04/21/2026

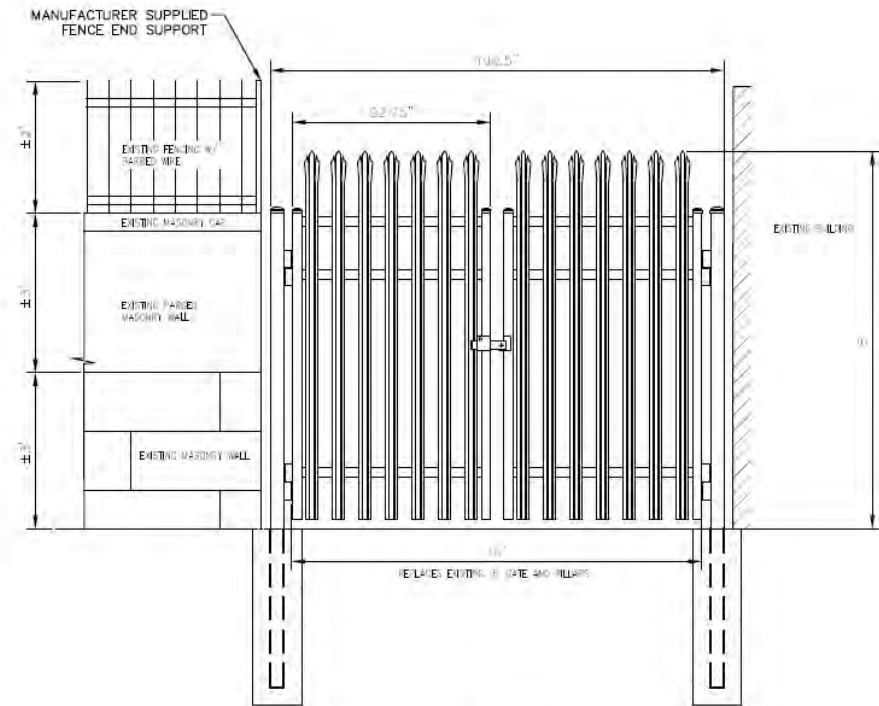
C-2



Docket No. 02-19-26 (16620 Madison)



NORTHWEST GATE DETAIL
NOT TO SCALE

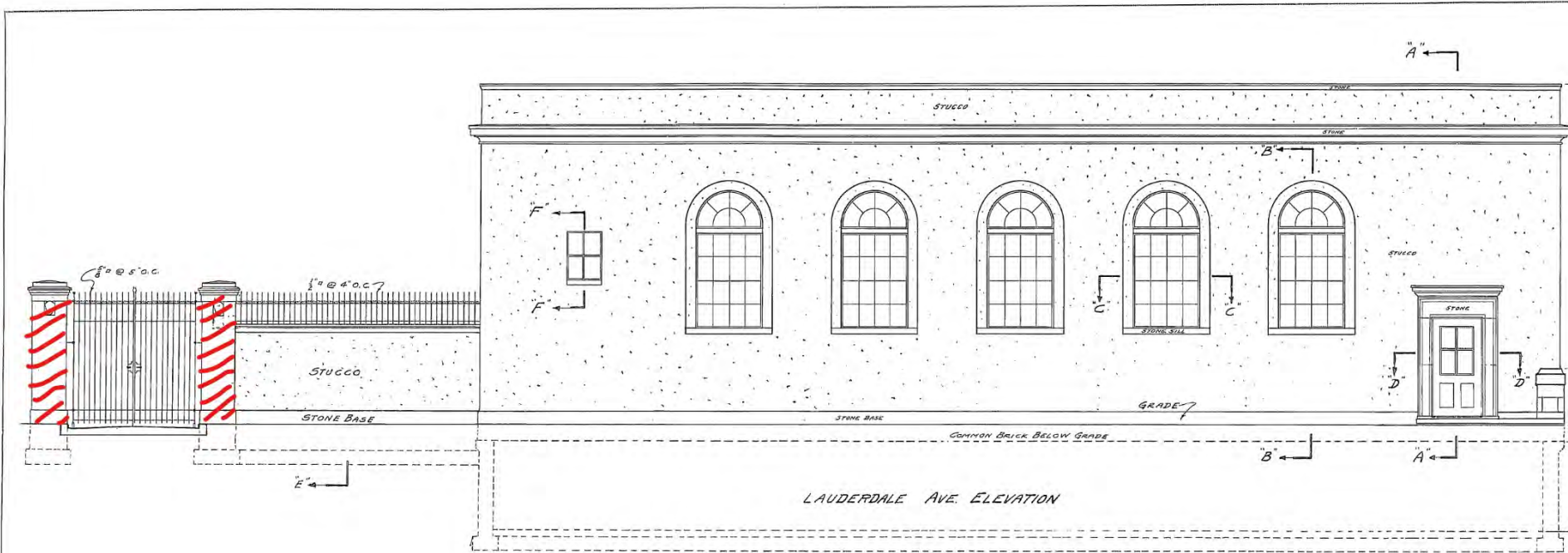


SOUTHEAST GATE DETAIL
NOT TO SCALE

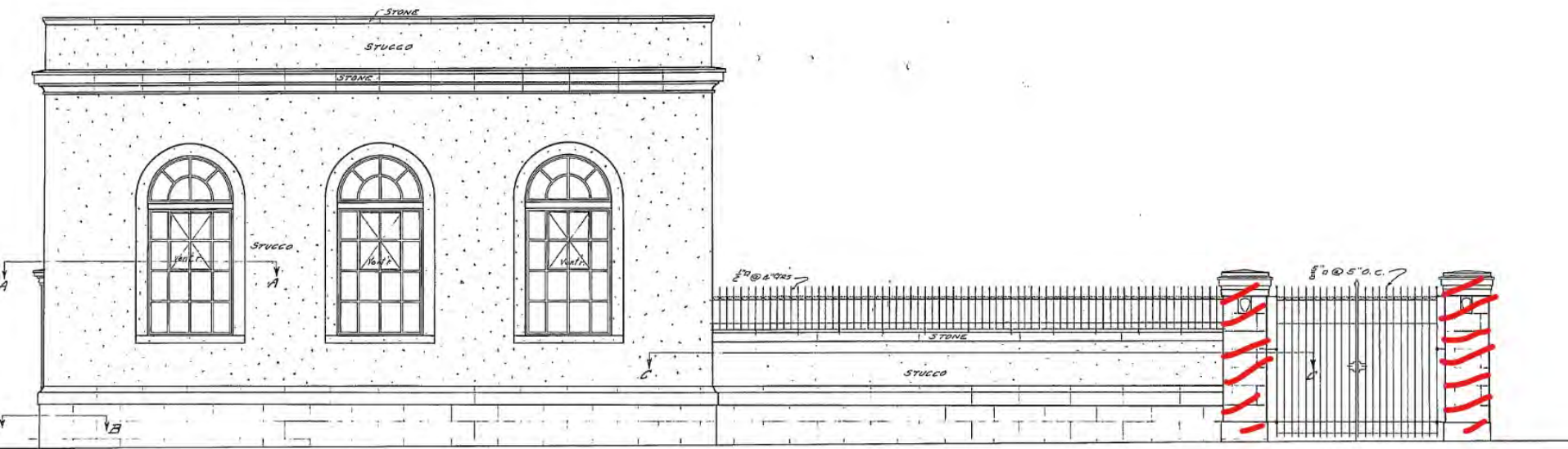
DETAIL NOTE
FENCE ENDINGS SHOWN AT GATE OPENING TO
MATCH EXISTING FENCING FINISH AT WALL END.
CAP, FINISH, HEIGHT, COLOR, TEXTURE, AND FINISH
TO MATCH ADJACENT CONDITIONS.



Docket No. 02-19-26 (16620 Madison)



Docket No. 02-19-26 (16620 Madison)



Docket No. 02-19-26 (16620 Madison)



Docket No. 02-19-26 (16620 Madison)

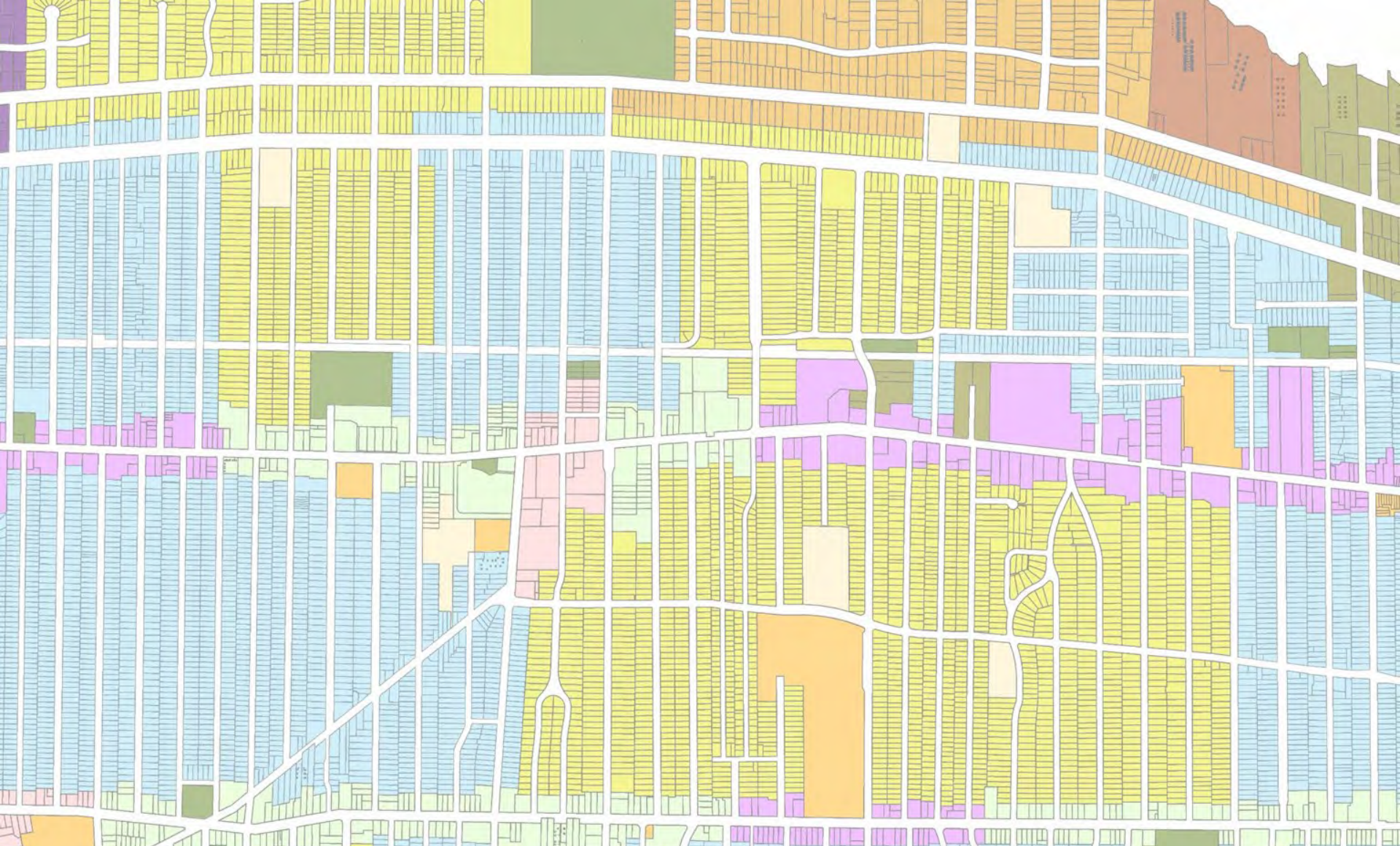


Docket No. 02-19-26 (16620 Madison)

Regarding this column, once removed and depending on if there is a gap left between the existing fence post and remaining concrete wall, we may need to install a small section of fence to fill in the gap for security purposes. Any new piece of fence will be black to match the rest of the fence.



Docket No. 02-19-26 (16620 Madison)



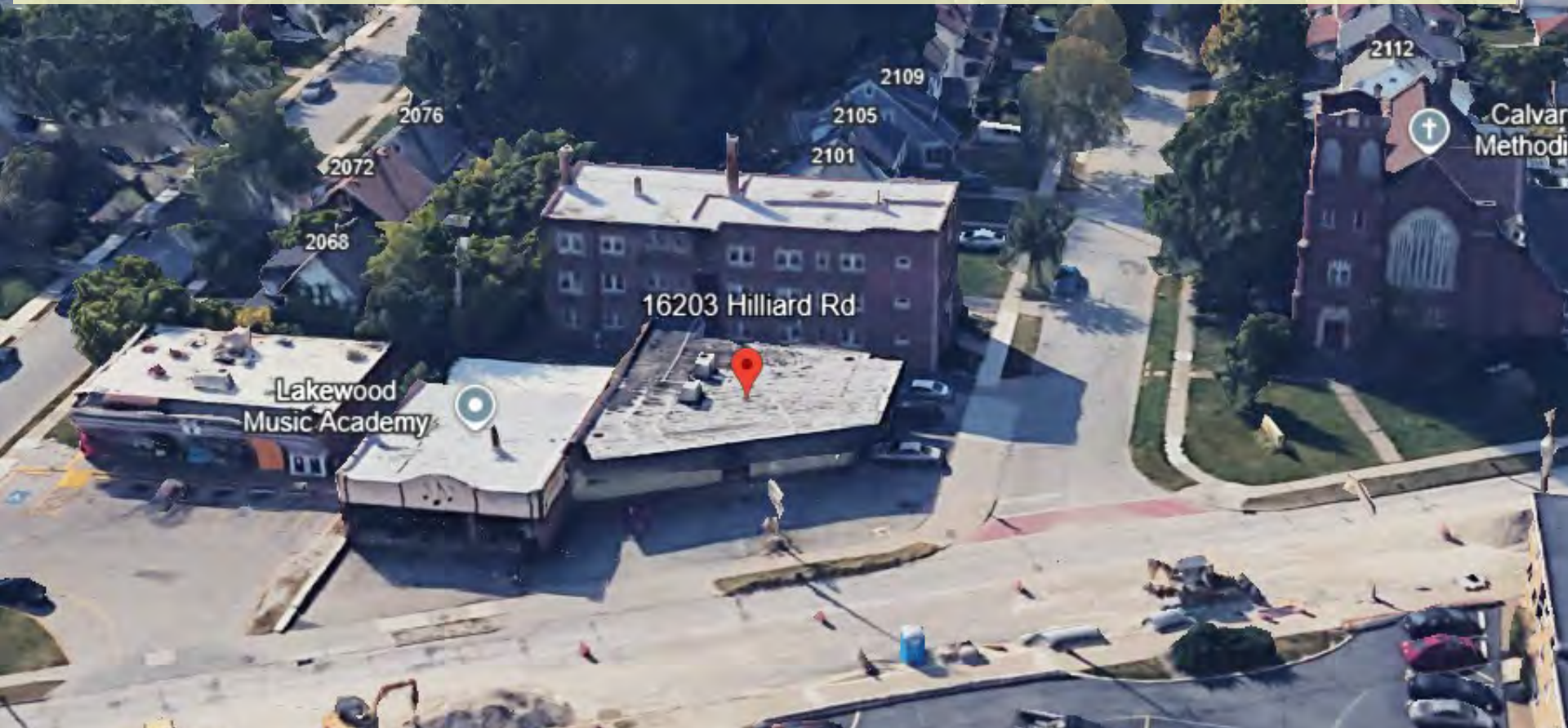
Architectural Board of Review

Sign Review – May

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes two wall signs (20 SF each)
- ☐ Max allowed square footage: 125 SF total (65' storefront)
- ☐ Total proposed square footage: 40 SF



Docket No. 05-41-26 (16203 Hilliard)

Wall Signs – Fika Café
Adil Altaei



Two Illuminated Wall Signs
(5" Deep Cabinet, White 12v LED)

This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

NOTE: Renderings are approximate representations of final production.

Steven Foster
216.390.0198
sgfoster09@gmail.com

SGF
SIGN & GRAPHICS
FIRM

BUSINESS NAME:

fika cafe

ADDRESS:

16205 Hilliard Rd,
Lakewood, OH 44107

1

4-21-26

SGF

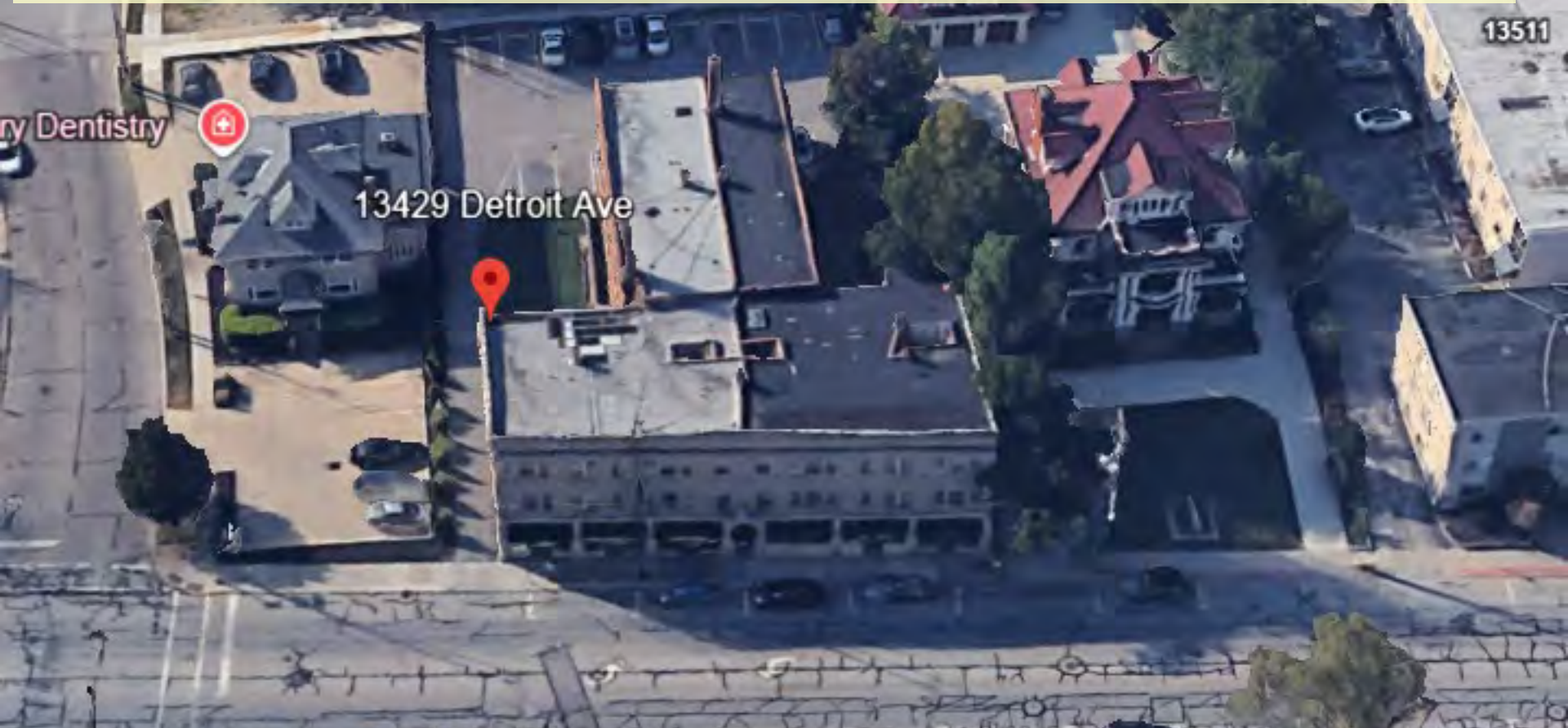
Docket No. 05-41-26 (16203 Hilliard)



Applicant proposes signage.

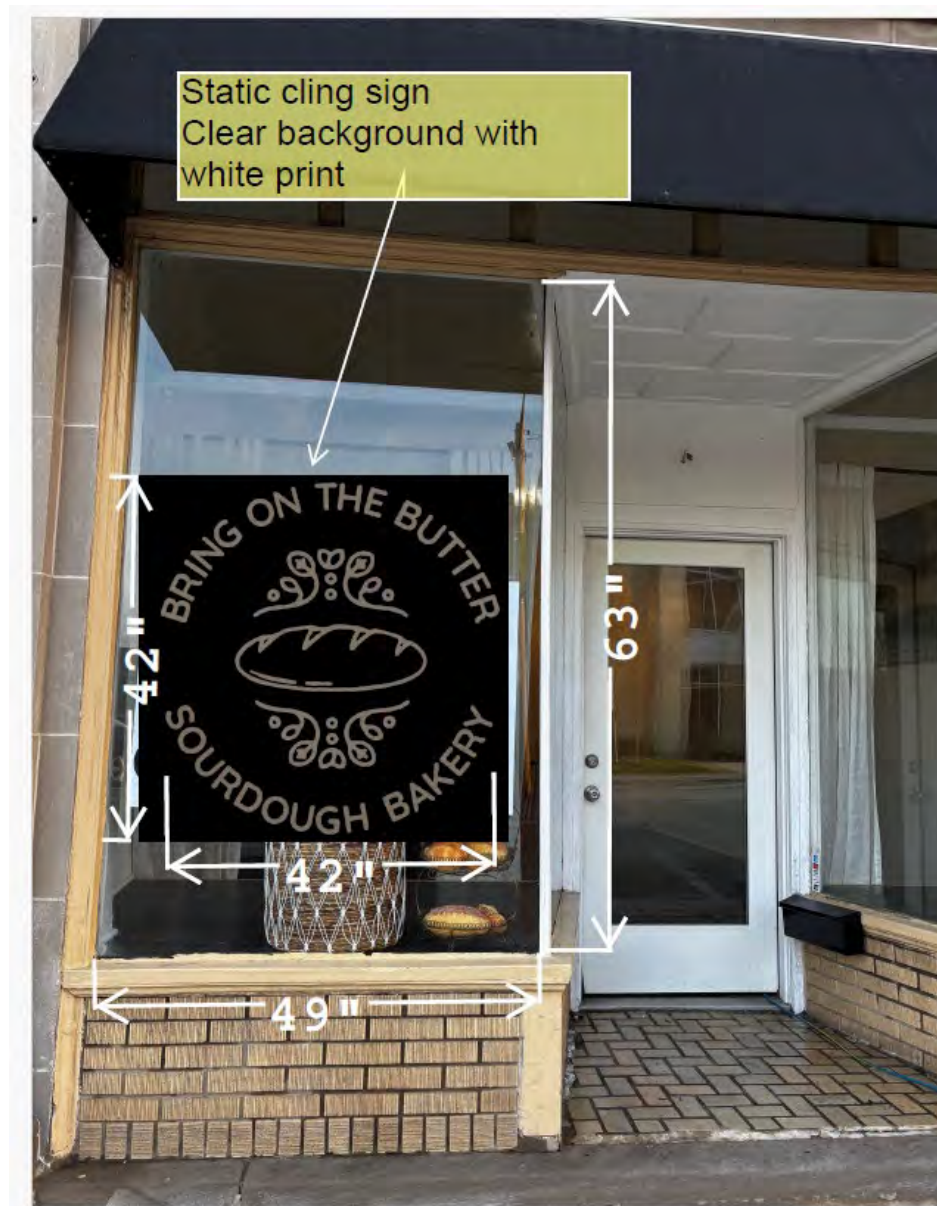
City Notes:

- ☐ Applicant proposes window signs (12.25 SF), existing 14 SF awning sign
- ☐ Max allowed square footage: **21 SF total (14' storefront)**, 12.86 SF window
- ☐ Total proposed square footage: **26.25 SF**



Docket No. 05-42-26 (13429 Detroit)

Signage – Bring on the Butter
Scott Lewis



Docket No. 05-42-26 (13429 Detroit)

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes wall sign
- ☐ Max allowed square footage: 125 SF total (74' storefront, corner)
- ☐ Total proposed square footage: **unknown SF**
- ☒ **Missing signage information for the existing "Mars Café" and neon signs in windows.**



Docket No. 05-43-26 (15314 Madison)

**Signage – Mars Bar
George Gountis**

1. Existing Conditions

Current condition of the corner facade. The existing round globe light fixture is shown below and is proposed to be replaced with a more discreet directional spotlight.



Figure 1. Existing corner condition and fixture to be replaced.



Docket No. 05-43-26 (15314 Mars)

2. Proposed Sign Placement

Concept image showing the approximate sign placement on the corner facade. This view is provided to illustrate scale, visibility, and relationship to the building architecture.



Figure 2. Proposed sign placement at the corner facade.



3. Elevation Reference

Architectural elevation provided by the applicant. The sign is intended for the corner area shown on the side elevation near the entry massing.

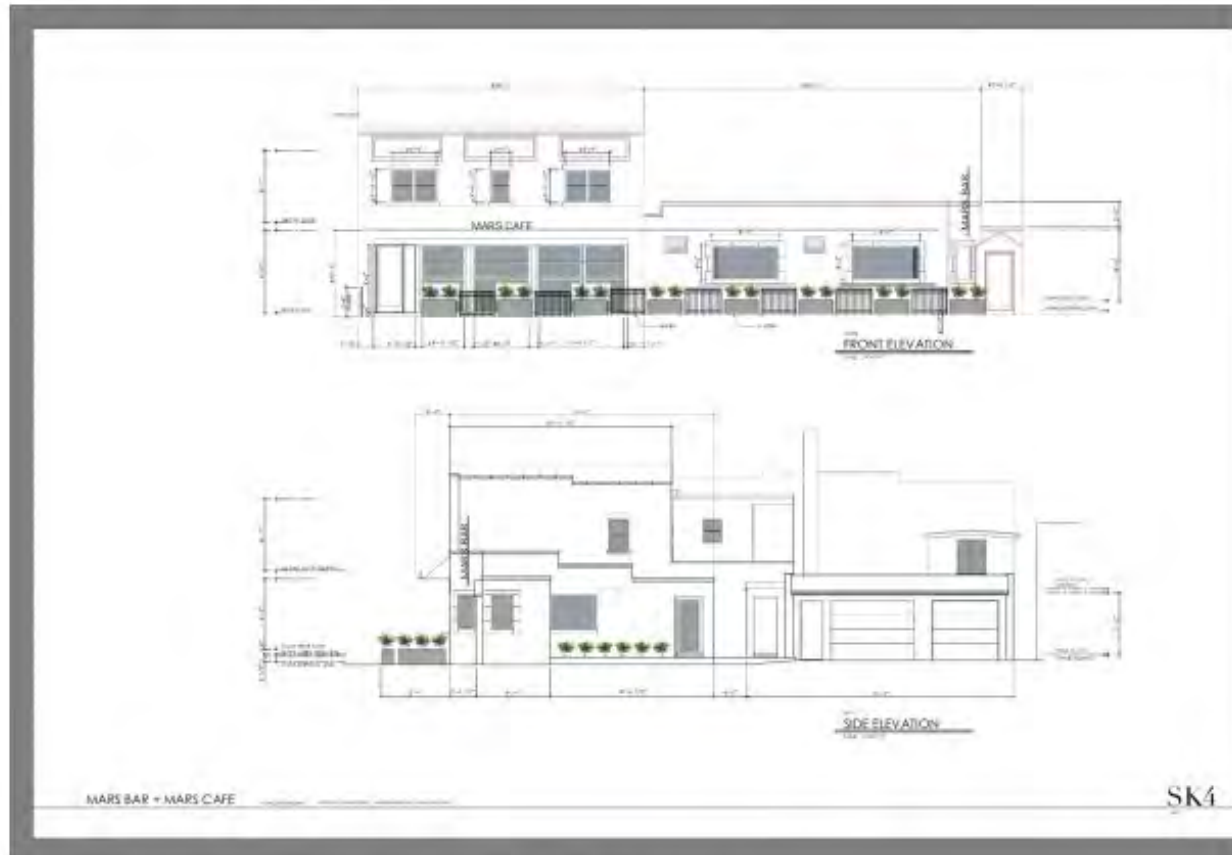


Figure 3. Front and side elevation reference drawing supplied for review.



5. Lighting Intent

No internal sign illumination is proposed. The current round globe light fixture at the corner is proposed to be removed and replaced with a discreet, downward-facing exterior spotlight mounted at the existing electrical location.

- Purpose: softly illuminate the sign face and improve nighttime visibility
- Fixture type: exterior-rated directional spotlight
- Finish: matte black or a finish matching the adjacent building elements
- Light character: warm white, focused beam, minimal glare
- Light spill: intended to avoid spillover onto adjacent properties and the public right-of-way

Concept only: spotlight replacing existing globe fixture

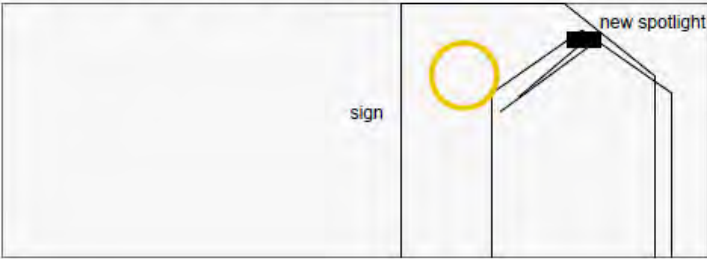


Figure 5. Simplified lighting concept diagram.

Mars Bar & Cafe

Signage Proposal - Corner Mounted Sign

Project:	Install Mars Bar decorative metal sign at building corner
Location:	Corner facade above entry window
Sign Construction:	Welded steel letters, clouds, circle and mount; aluminum rocket with steel flame
Sign Size:	32 in circle; 34 in rocket; 10 in x 10 in x 5/16 in steel mounting plate
Mounting:	(4) 3/8 in concrete anchors and (3) 5/16 in anchors into masonry facade
Weight:	41 lbs total
Illumination:	Existing round globe fixture proposed to be replaced with a discreet directional spotlight

This packet provides existing conditions, proposed sign placement, elevation reference, construction details, and lighting intent for architectural review.



Docket No. 05-43-26 (15314 Mars)

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes wall sign (25.33 SF)
- ☐ Max allowed square footage: 51 SF total (34' storefront)
- ☐ Total proposed square footage: 25.33 SF



Docket No. 05-44-26 (17615 Detroit)

Signage – Khan's Pizza & Kebobs
Jacqueline Ward



Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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CLIENT:



ADDRESS: 17615 Detroit Ave, Lakewood,
OH 44107, United States

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

ITEM: Recharge Cafe

DRAWING HISTORY

JOB #	DESIGNER	DATE
rev0	JM	04.17.26

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

SITE PLAN

17615 Detroit Ave, Lakewood, OH 44107, United States



Docket No. 05-44-26 (17615 Detroit)



Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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CLIENT:



ADDRESS: 17615 Detroit Ave., Lakewood,
OH 44107, United States

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

ITEM: Recharge Cafe

DRAWING HISTORY

JOB #	DESIGNER	DATE
REV 0	JM	04.17.25

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
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DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:





Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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CLIENT:



ADDRESS: 17615 Detroit Ave, Lakewood,
OH 44107, United States

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

ITEM: Recharge Cafe

DRAWING HISTORY

JOB #	DESIGNER	DATE
rev0	JM	04.17.26

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

PROPOSED SIGN

DAY VIEW



PAGE 3 OF 4



Docket No. 05-44-26 (17615 Detroit)



Kim Group LLC
216-508-1732
Bedford, Ohio 44241

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CLIENT:



ADDRESS: 17615 Detroit Ave, Lakewood,
OH 44107, United States

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

ITEM: Recharge Cafe

DRAWING HISTORY

JOB #	DESIGNER	DATE
rev0	JM	04.17.26

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

SPECIFICATION

AREA: 25 SQ FT



COLOR DETAILS



BLACK



WHITE



P171 C



P 1788 C



P Violet C

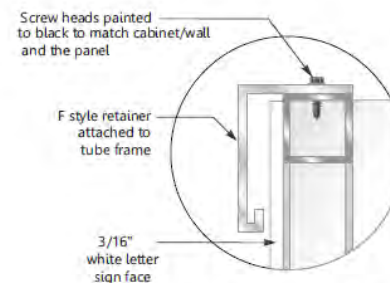
NON-ILLUMINATED CHANNEL LETTERS (See Diagram 1)

Faces: 3/16" WHITE PVC TYPE FACE

Backs: 3-6 MM ACM back panel

Backs color: BLACK

Mounting: Sign is securely mounted on the ACM Panel and panel securely attached on the wall using heavy duty screws.
18" spaces each screw



(See Diagram 1)



Applicant proposes signage.

City Notes:

- ☐ Applicant proposes wall (6 SF) and window signs (2 SF x2)
- ☐ Max allowed square footage: 17.5 SF total (11.67' storefront), 17.55 SF windows
- ☐ Total proposed square footage: 10 SF



Docket No. 05-45-26 (16806 Madison)

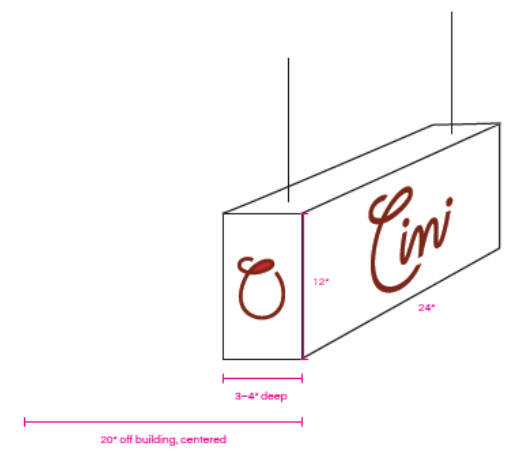
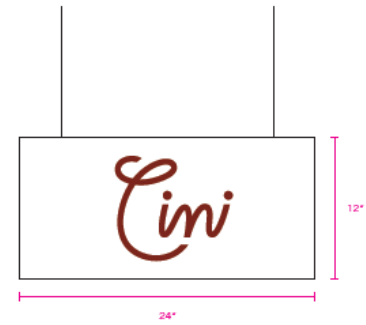
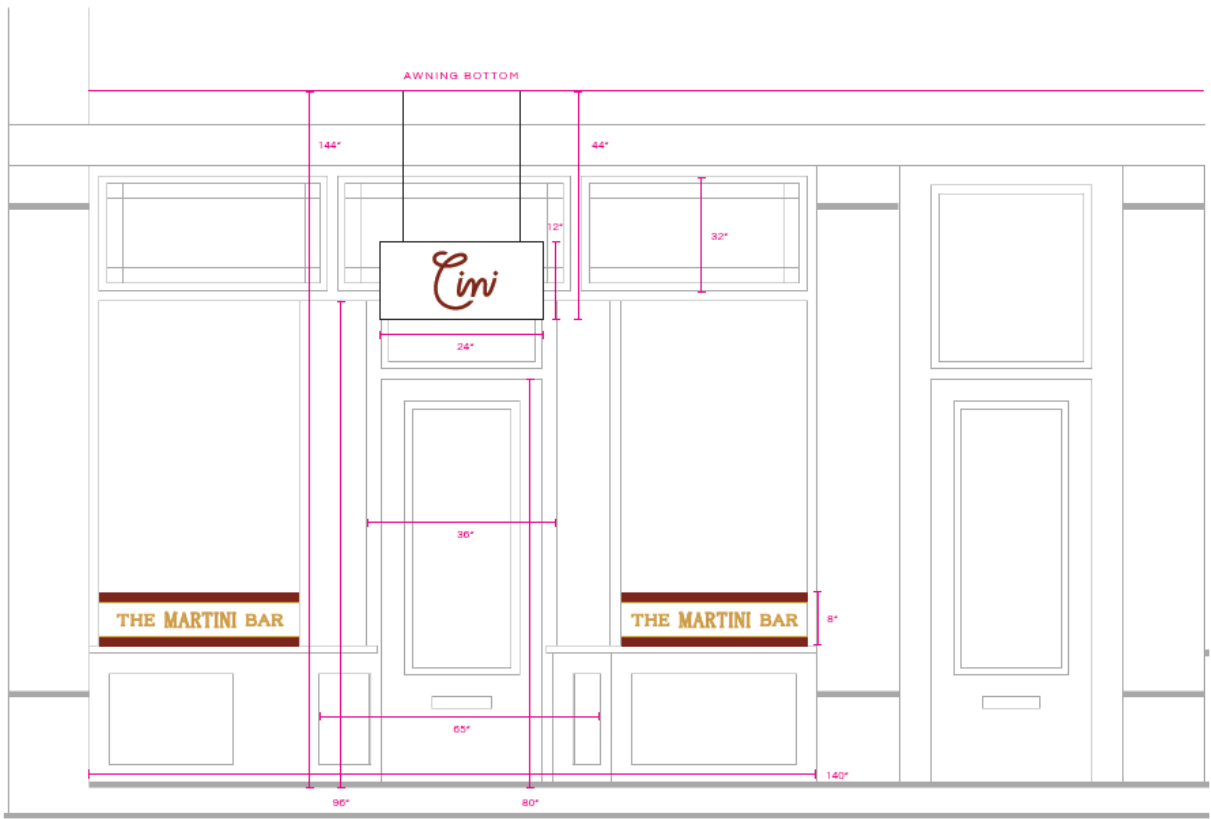
**Signage – Cini
Fabrizio Cario**

Front Facade - 16806 Madison Ave



Docket No. 05-45-26 (16806 Madison)

CINI
STOREFRONT MOCKUP
SIZE SPECS + MEASUREMENTS



Docket No. 05-45-26 (16806 Madison)

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes wall (11 SF x2), blade (4.6 SF) and window signage (26.5 SF)
- ☐ Max allowed square footage: 32.8 SF total (14' storefront, corner), 27.6 SF window
- ☒ **Total proposed square footage: 53.3 SF**



Docket No. 05-46-26 (16500 Detroit)

**Signage – Health Markets
Shawn Warren**

health markets.

As Is



Docket No. 05-46-26 (16500 Detroit)

SIGN AREA
37.5'h X 154.5'w
= 40.23 sq ft

TEXT
LINE 1) 14" h X 48" w
LINE 2) 13" h X 66" w
total 11 sq. ft per side

Detroit Ave.
windows 40" x 75"
20.8 sq x 3
= 62.5 sq ft

CUT VINYL
WINDOW
TEXT 2.5"
TOTAL
39" X 52"
12.5 SQ X 2-25 SQ

DOOR
30" X 84"
DOOR HOURS
AND LOGO
12" X 18"
1.5 SQ



BLADE SIGN AREA
29" DIA. 4.6 per side
x 2 sides 9.2 sq ft 5" THICK
118" FROM BOTTOM OF SIGN
TO THE GROUND
MOUNTED WITH LAG AND
SHIELD TO EXISTING HOLES



TEXT
LINE 1) 4.5" h X 15" w
LINE 2) 4.5" h X 21" w total
1.125 sq. ft per side 2.25

SIGN AREA
37.5'h X 170" w
= 44.86 SQ

HALL Ave.
windows 1' 80" X 75"
3) 40" x 75"
= 104 sq ft

TEXT
LINE 1) 14" h X 48" w
LINE 2) 13" h X 66" w
total 11 sq. ft per side

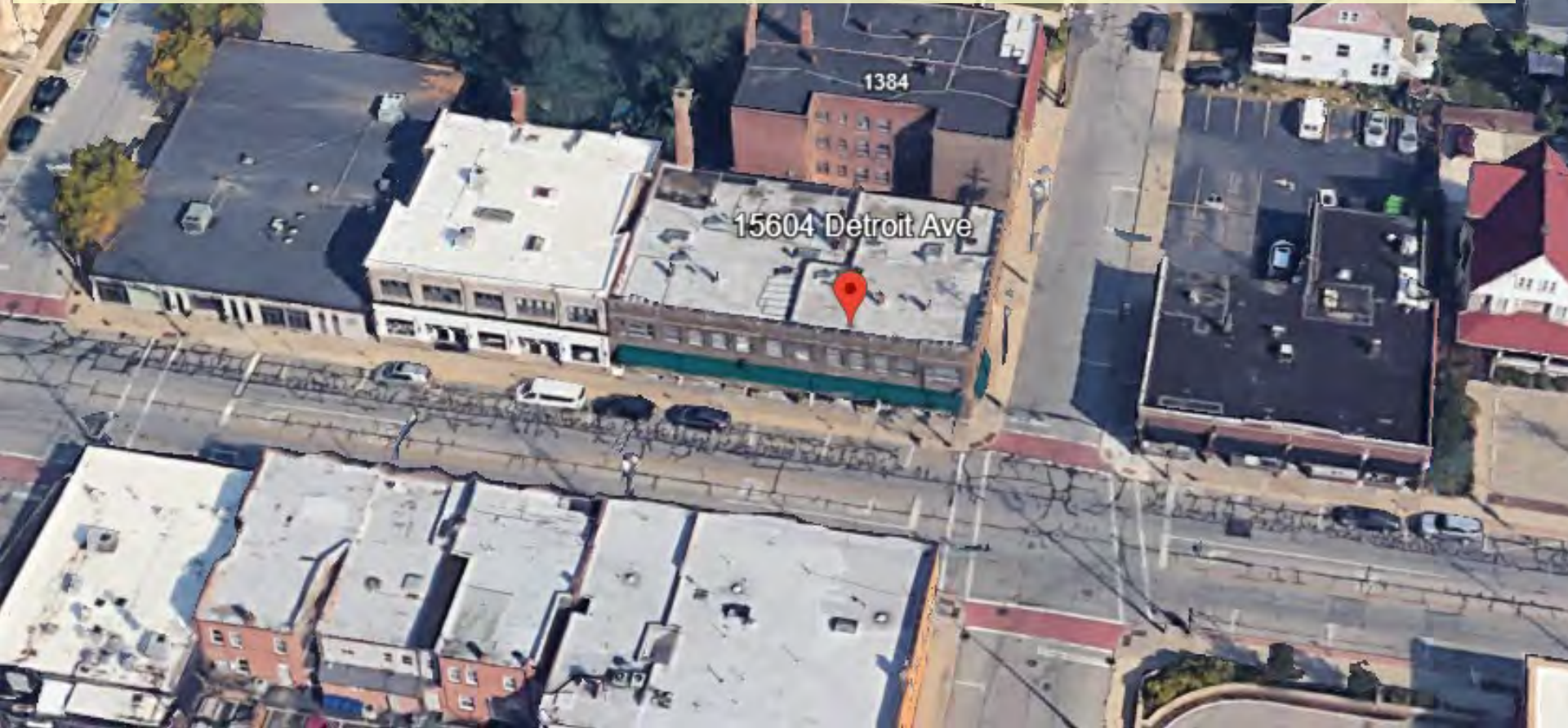


Docket No. 05-46-26 (16500 Detroit)

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes 2 window signs (8.13 SF total), blade sign relocation
- ☐ Max allowed square footage: 19.4 SF total (13' storefront), 22 SF window
- ☐ Total proposed square footage: 8.14 SF + blade SF



Docket No. 05-47-26 (15604 Detroit)

Window Signs – Mishi Lifestyle
Steven Foster



New Door Vinyl
"No SOLICITING"



Mishi Store Consolidation
WINDOW VINYL EXISTING (AS SHOWN)

NOTE: Renderings are approximate representations of final production.

This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

1

4-21-26

ADDRESS:
15604 Detroit Rd.
Lakewood, OH 44107

BUSINESS NAME:
Mishi Lifestyle

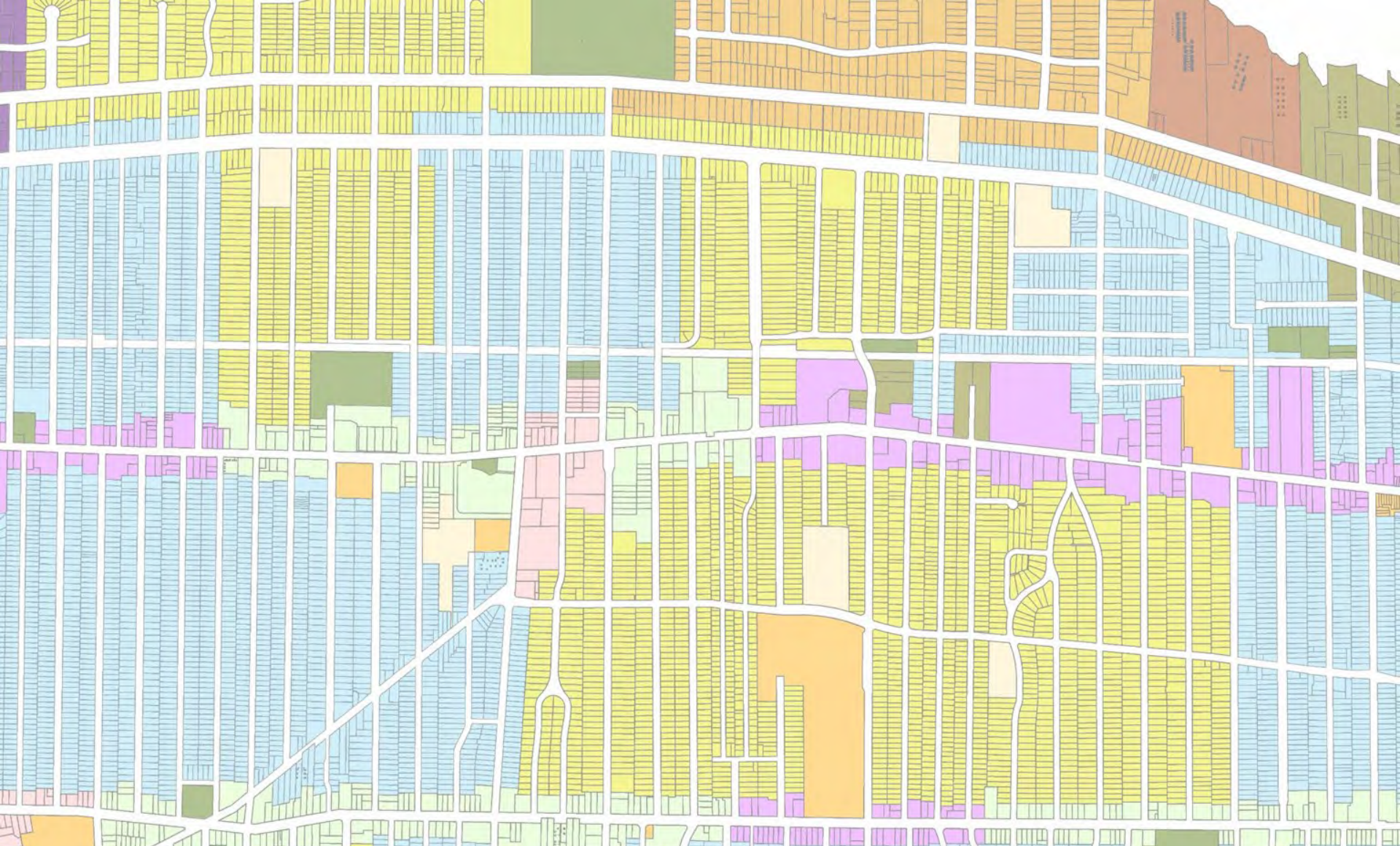
Steven Foster
216.390.0198
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM

SGF



Docket No. 05-47-26 (15604 Detroit)



Architectural Board of Review

May 2026

Applicant proposes new single family home.

City Notes:



Docket No. 05-48-26 (14909 Arden)

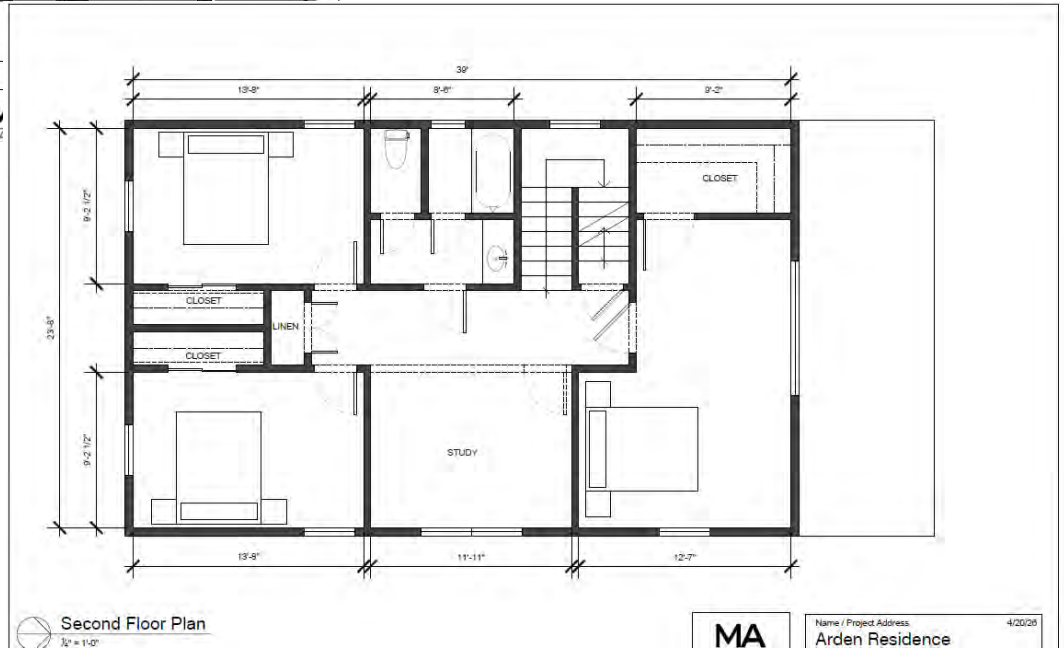
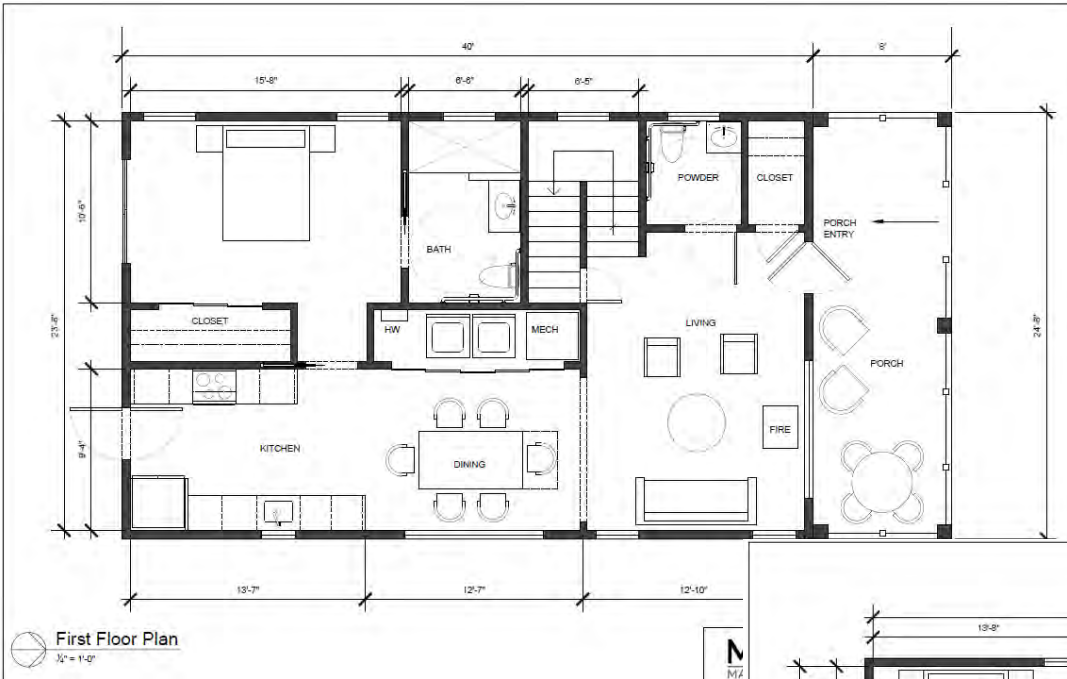
**New Single Family Home
David Maniet**



Docket No. 05-48-26 (14909 Arden)



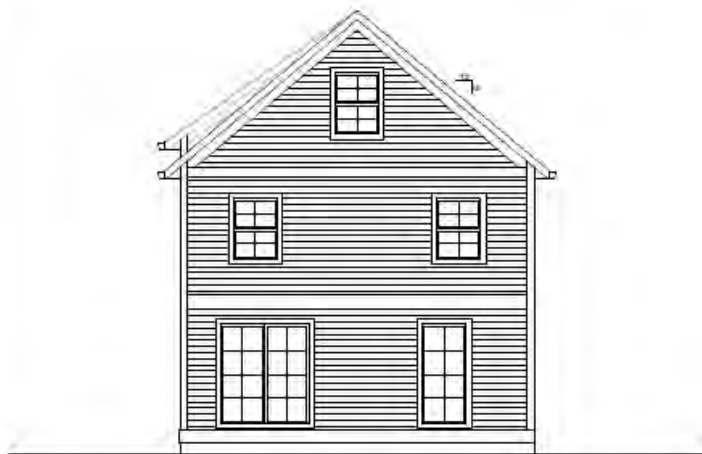
Docket No. 05-48-26 (14909 Arden)



MA Name / Project Address: Arden Residence 4/20/28

Docket No. 05-48-26 (14909 Arden)





Exterior Elevations

1/8" = 1'-0"



Name / Project Address
 Arden Residence
 14909 Arden Avenue
 Lakewood, Ohio 44107

4/20/26



Docket No. 05-48-26 (14909 Arden)



Docket No. 05-48-26 (14909 Arden)



Front Elevation

$\frac{1}{4}" = 1'-0"$

MA
MANIET
ARCHITECTS

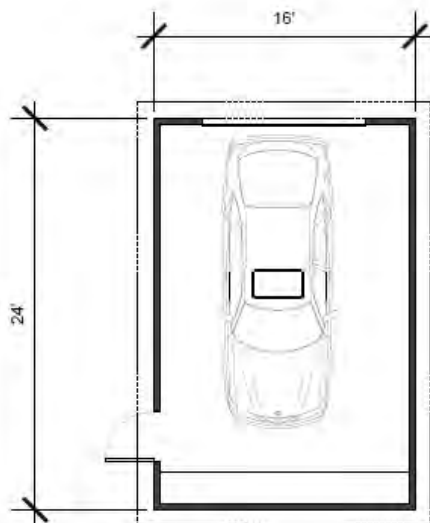
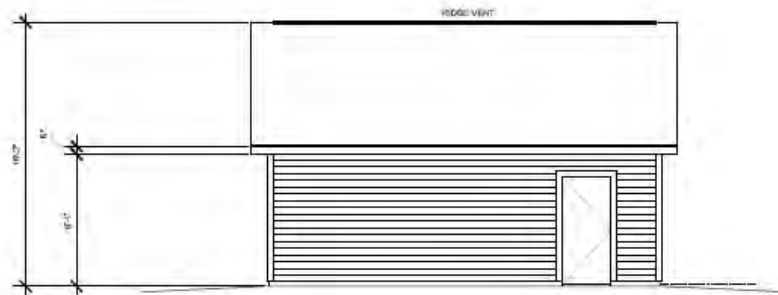
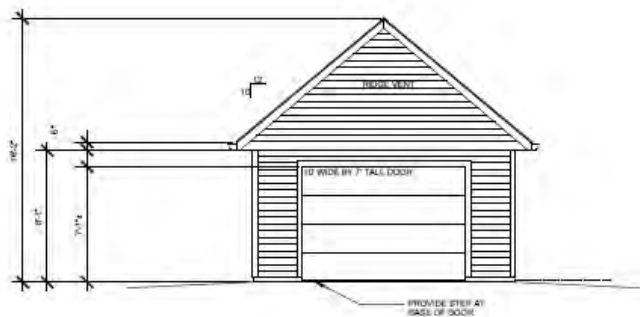
412.720.0424
DavidJManiet@gmail.com

Arden Residence
14909 Arden Avenue
Lakewood, Ohio 44107

Issue for ADR	Sheet
Date 4/2/2025	A-
Drawn by DMM	



Docket No. 05-48-26 (14909 Arden)



Garage Drawings

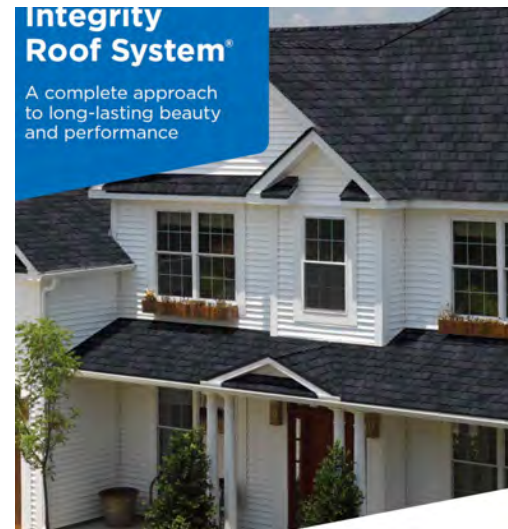
1/8" = 1'-0"



Name / Project Address	4/20/26
Arden Residence	
14909 Arden Avenue	
Lakewood, Ohio 44107	



Docket No. 05-48-26 (14909 Arden)



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the

Docket No. 05-48-26 (14909 Arden)



Applicant proposes new second floor addition, front porch, attached garage

City Notes:



Docket No. 05-49-26 (1020 Parkside)

**Addition, Attached Garage, Front Porch Alteration
Heather Davies**



REAR VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE & GARAGE



REAR VIEW OF HOUSE & GARAGE FROM PARK



FRONT VIEW OF EXISTING GARAGE



SIDE VIEW OF EXISTING GARAGE



VIEW OF EXISTING GARAGE FROM DRIVEWAY

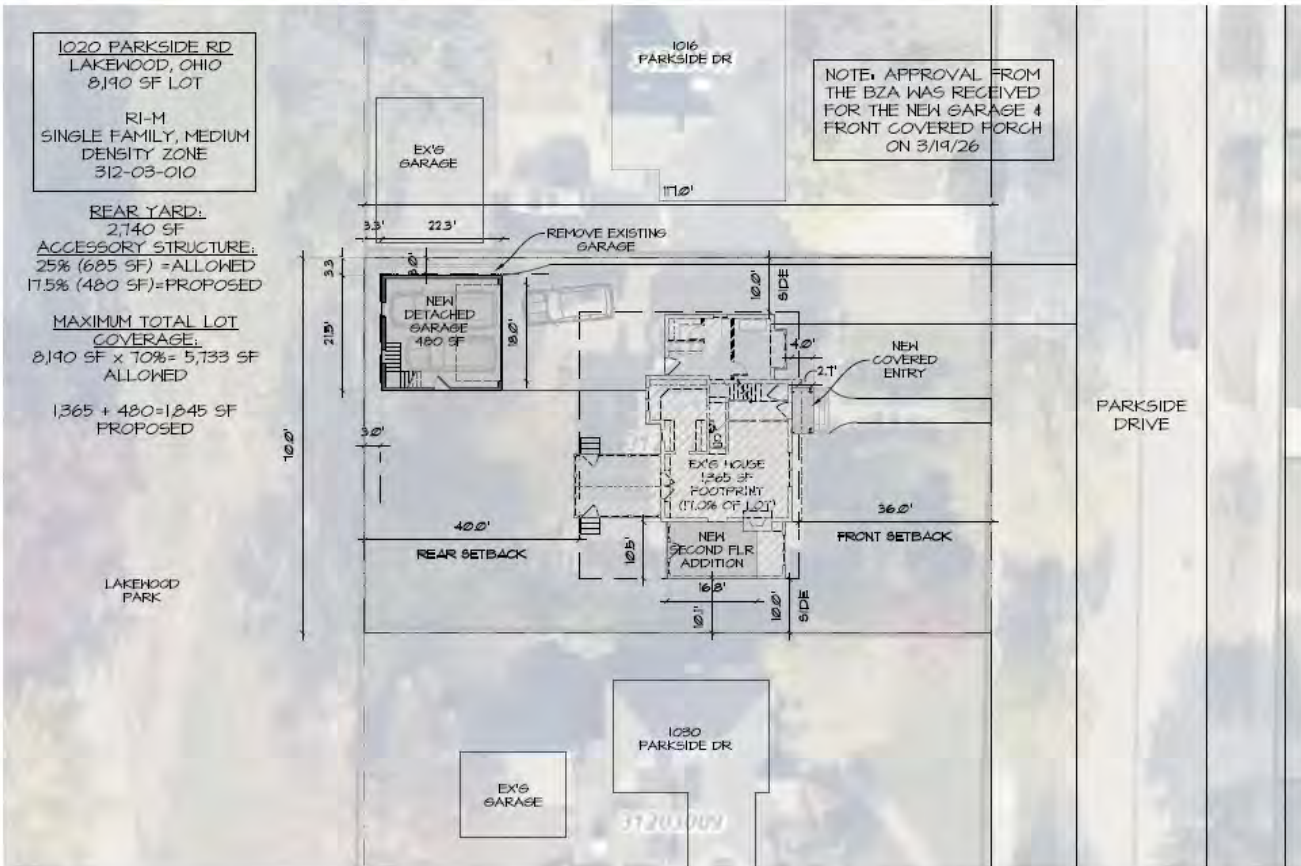
1020 PARKSIDE RD
LAKEWOOD, OHIO
8,190 SF LOT

R1-M
SINGLE FAMILY, MEDIUM
DENSITY ZONE
312-03-010

REAR YARD:
2,740 SF
ACCESSORY STRUCTURE:
25% (685 SF) = ALLOWED
17.5% (480 SF) = PROPOSED

MAXIMUM TOTAL LOT
COVERAGE:
8,190 SF x 70% = 5,733 SF
ALLOWED

1,365 + 480 = 1,845 SF
PROPOSED



1
A-0
EXISTING PHOTOS
NOT TO SCALE

2
A-0
ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

THE COOK RESIDENCE

DRAWING LIST:

- A-0 COVER PAGE, SITE PLAN, EXISTING & PHOTOS
- A-1 PROPOSED FLOOR PLANS
- A-2 PROPOSED FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- EX-1 EXISTING PLANS
- EX-2 EXISTING ELEVATIONS

DAVIES
ARCHITECTURE

3845 CHALCOTHE RD
CHAGRIN HILLS, OHIO 44022
P. 440.233.0034
HEATHER@DAVIESARCHITECTURE.COM



DATE:
2024 January 8 - Client Review
2024 January 27 - Revisions
2024 February 12 - Revisions
2024 March 1 - RDS Submitted
2024 March 28 - AOS Submitted

CONSENT:
I, the undersigned, hereby certify that the information contained on this plan is true and correct to the best of my knowledge and belief, and that I am a duly licensed and registered professional architect in the State of Ohio.

Renovations to this:
The Cook Residence
1020 Parkside Drive
Lakewood, Ohio

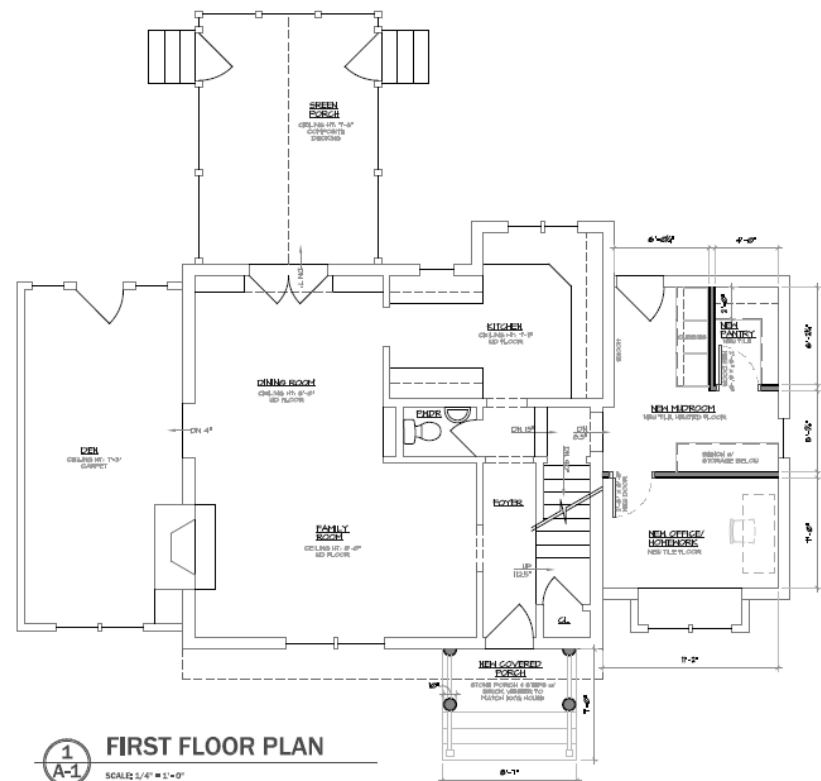
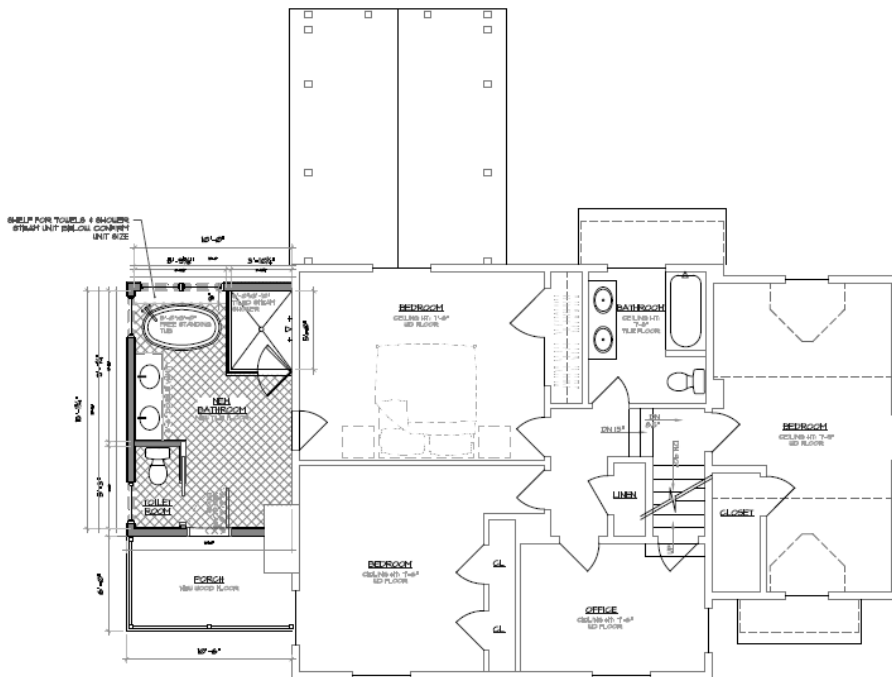
PROJECT # 202561

EXIST'G FLOOR PLAN

A-0

Docket No. 05-49-26 (1020 Parkside)





Docket No. 05-49-26 (1020 Parkside)



EXISTING FRONT ELEVATION

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



Docket No. 05-49-26 (1020 Parkside)



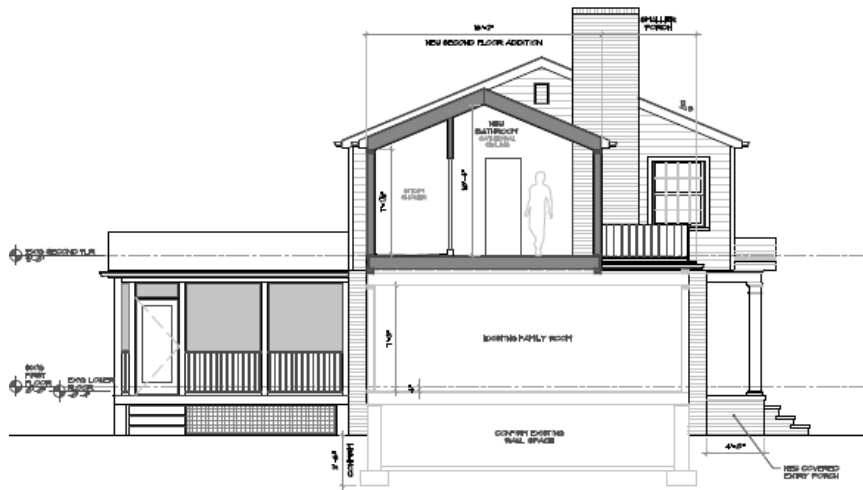
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A-3

PROPOSED FRONT ELEVATION

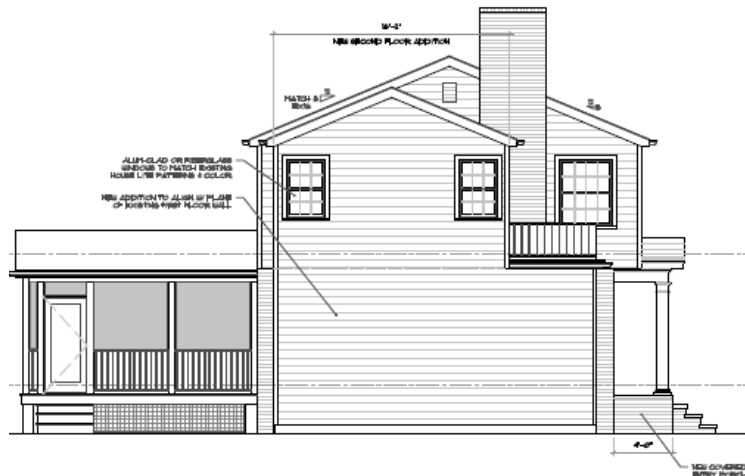
SCALE: 1/4" = 1'-0"



Docket No. 05-49-26 (1020 Parkside)



2 SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Docket No. 05-49-26 (1020 Parkside)

Authors

Double Hung

The Master Classics® Double Hung window offers a traditional look along with superior strength. The invisible window shade ventilation at the top, bottom, or both. Or the sashes in or window for easy cleaning.

- (A) 1. Painted wood windows
- (A) 2. Synthetic vinyl
- (A) 3. Composite wood
- (A) 4. Painted wood windows



100-1



100-2



100-3

TimberTech

Products

Inspiration

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Resources

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METAL RAILING

Fulton Rail™

Sleek style in high-endurance steel

Fulton Rail™ brings a graceful, understated aesthetic to your decking projects. Made of galvanized steel, we take advantage of its workability to design and create a beautiful, panelized rail system that's fast to install and durability-enhanced for a long life. Samples are not available. Visit your [local dealer](#) or [retailer](#) to see this railing.

Availability varies by region. Call [877-275-2935](tel:877-275-2935) for more information.

TOP RAIL SHAPE Drink Rail



COLOR

JamesHardie®

Our Products

Project Resources

Design Guidance

About James Hardie



Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture

All samples shipped in Hardie® Plank Select CedarMill® texture.



Select CedarMill®



Smooth



Beaded Select CedarMill®



Beaded Smooth



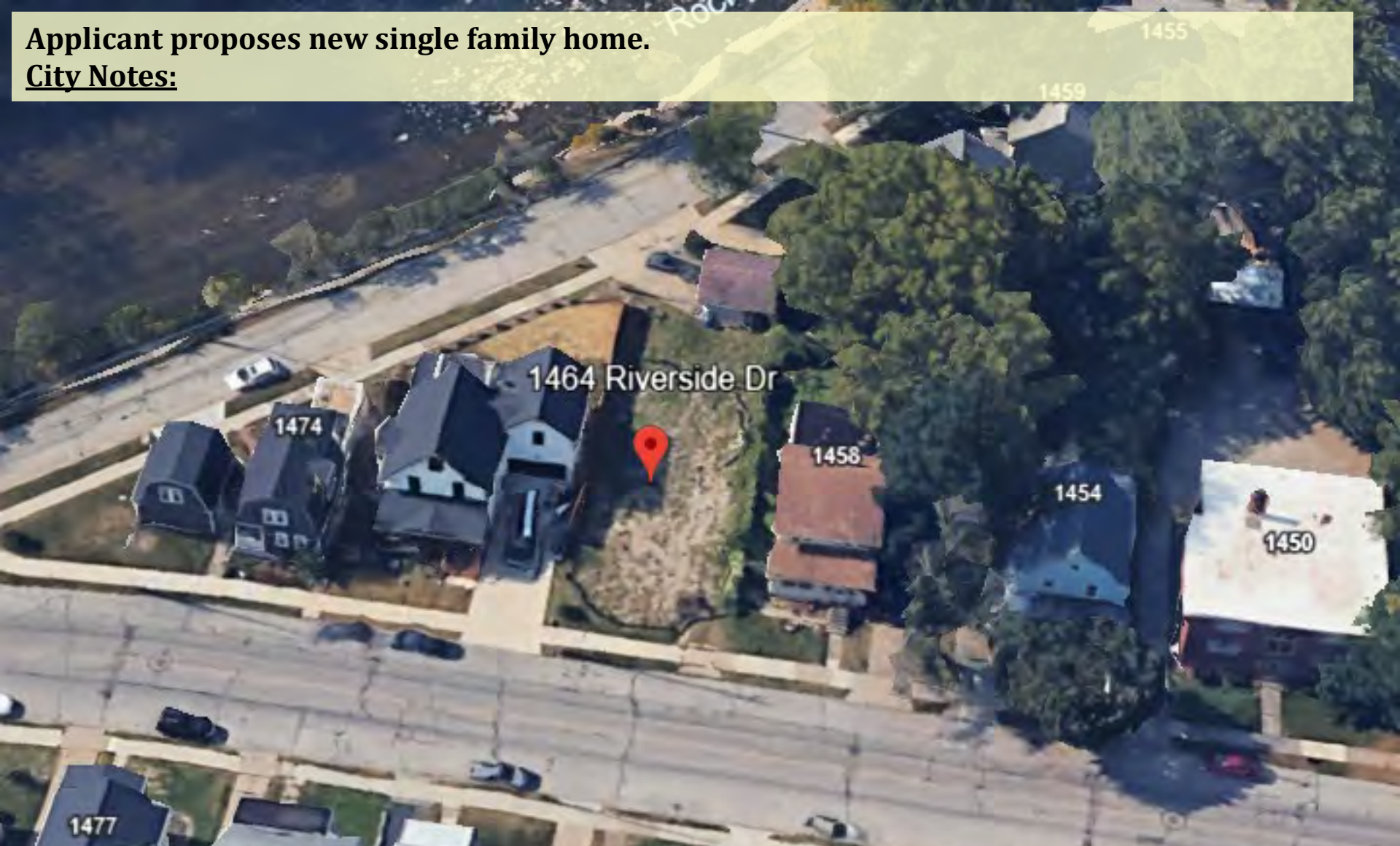
Hello! This is James Hardie's automated chat bot. How can we help you get started on your home siding project?



Docket No. 05-49-26 (1020 Parkside)

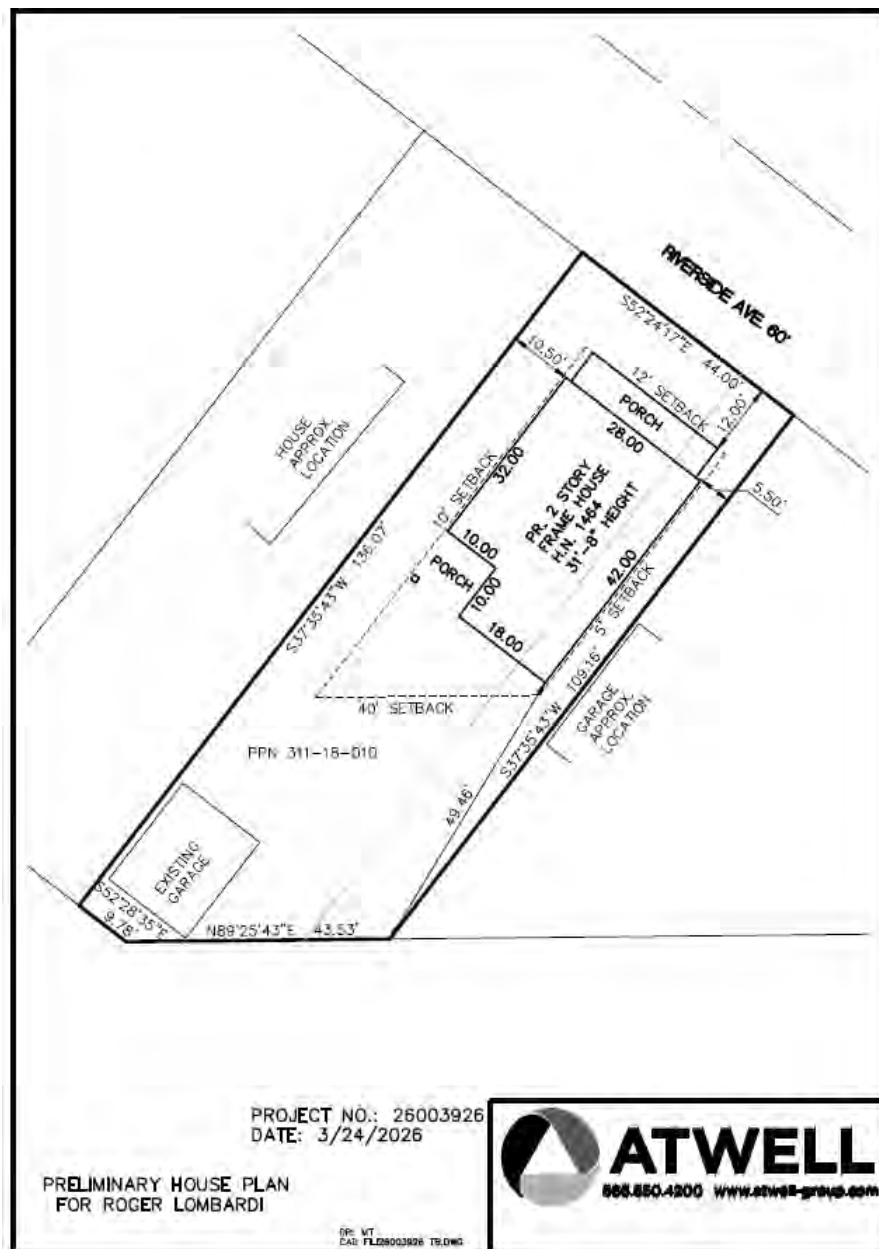
Applicant proposes new single family home.

City Notes:



Docket No. 05-50-26 (1464 Riverside)

**New Single Family Home
Roger Lombardi**



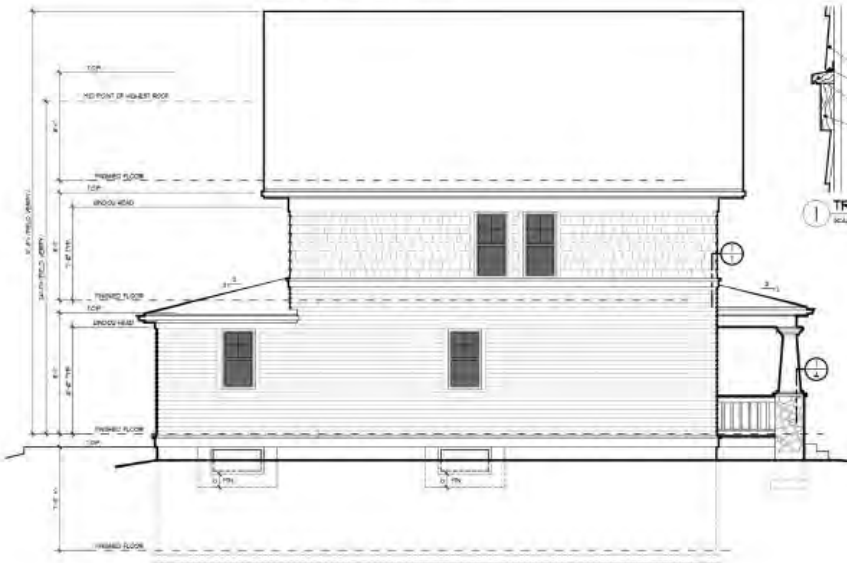
Docket No. 05-50-26 (1464 Riverside)



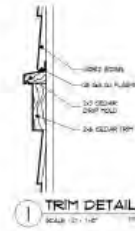
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

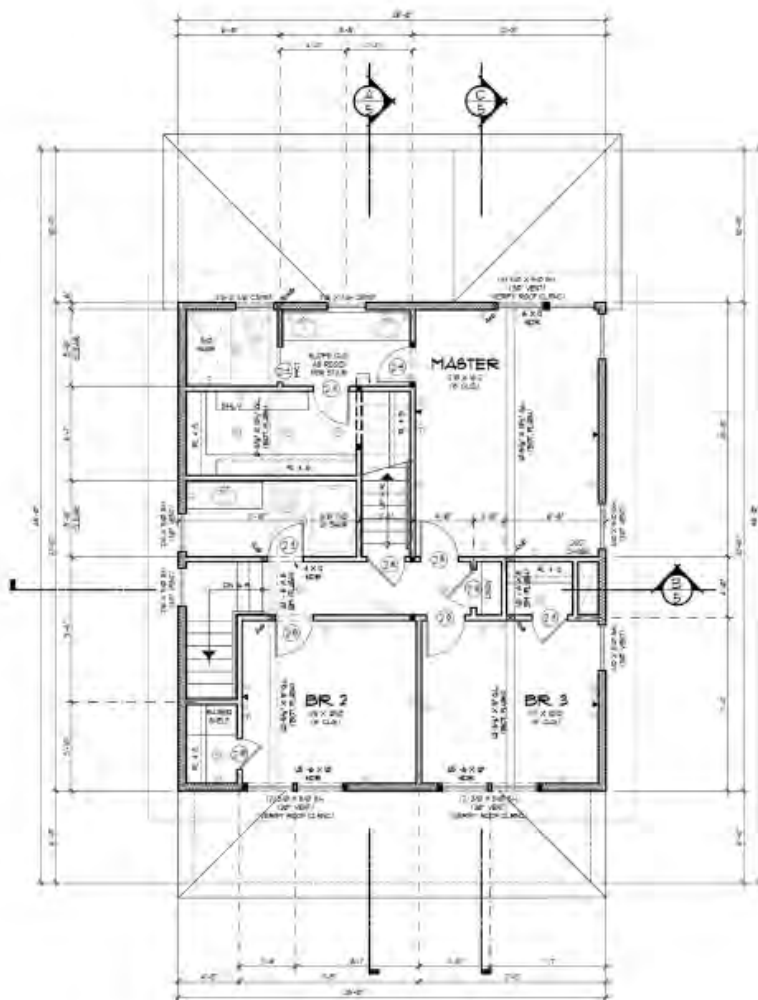
Alford
COLLECTION

15# SNOW LOAD

B21133
1

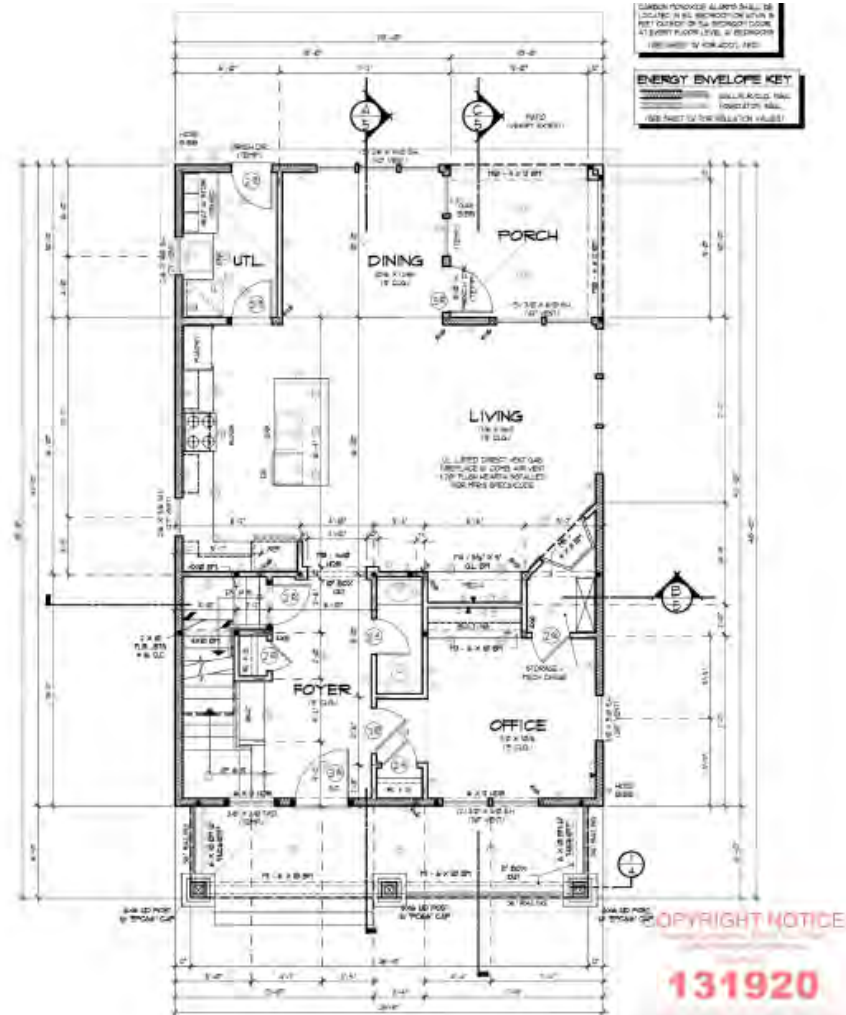


Docket No. 05-50-26 (1464 Riverside)



UPPER FLOOR PLAN

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



MAIN FLOOR PLAN

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

CURTAIN PROVIDE ALUMINUM SHADES
 1.5" LARGER IN ALL WINDOWS WITHIN 8'
 FEET OUTSIDE ON THE REAR PORCH DOOR
 AT ENTRY FLOOR LEVEL IN BEDROOMS
 (REQUIRE BY KIRKJOY, INC.)

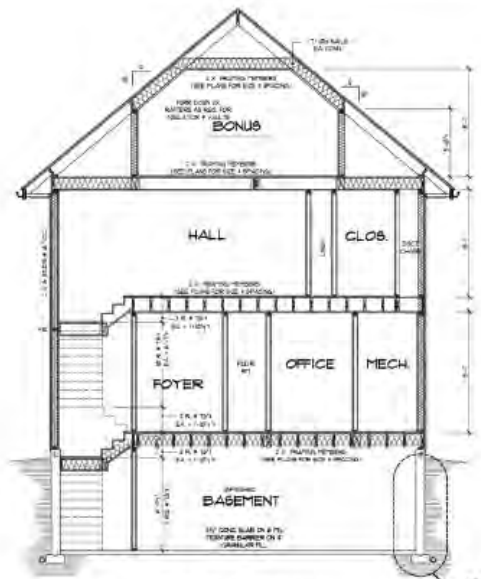
ENERGY ENVELOPE KEY
 SHADING: 10%
 THERMAL: 10%
 SEE NOTE TO THE VENTILATION VALUES

COPYRIGHT NOTICE

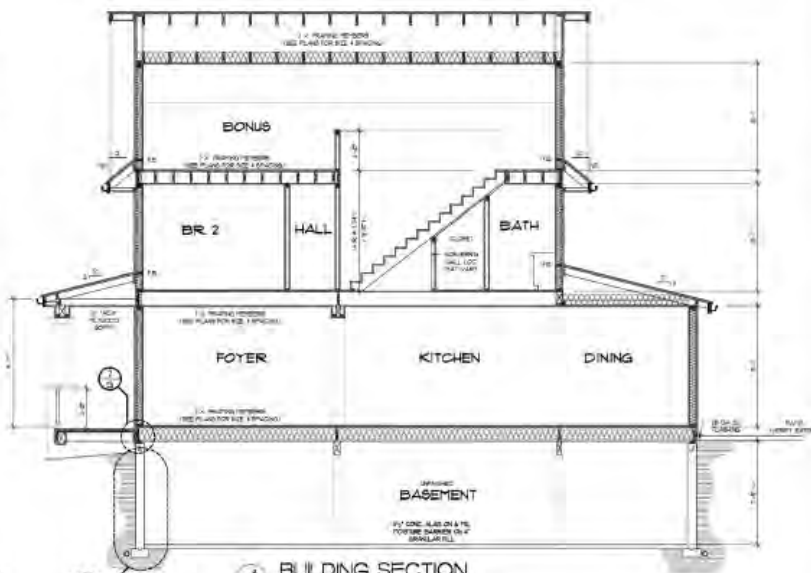
131920



Docket No. 05-50-26 (1464 Riverside)

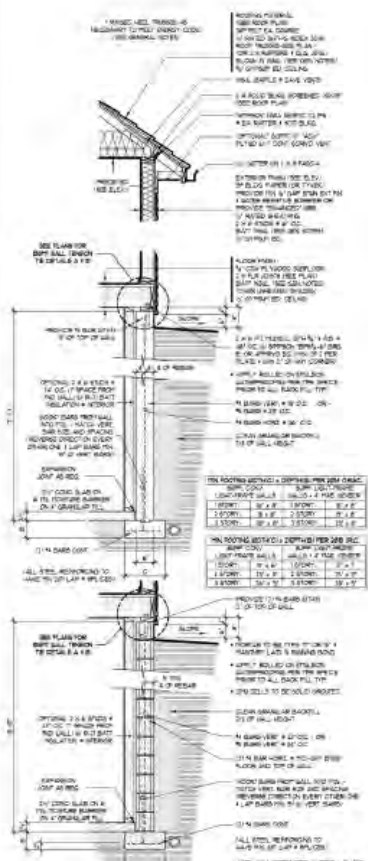


B BUILDING SECTION
SCALE: 1/4" = 1'-0"



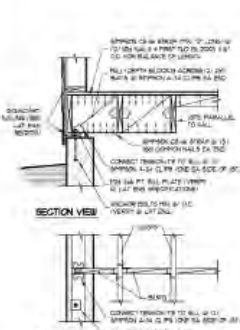
A BUILDING SECTION
SCALE: 1/4" = 1'-0"

ENERGY ENVELOPE KEY
 1/2" MINIMUM R-VALUE INSULATION
 1/2" MINIMUM R-VALUE INSULATION
 1/2" MINIMUM R-VALUE INSULATION

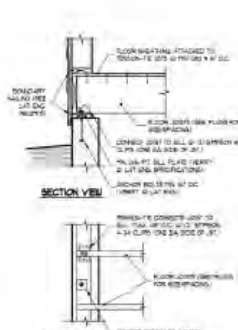


OPT. CMU DESIGN

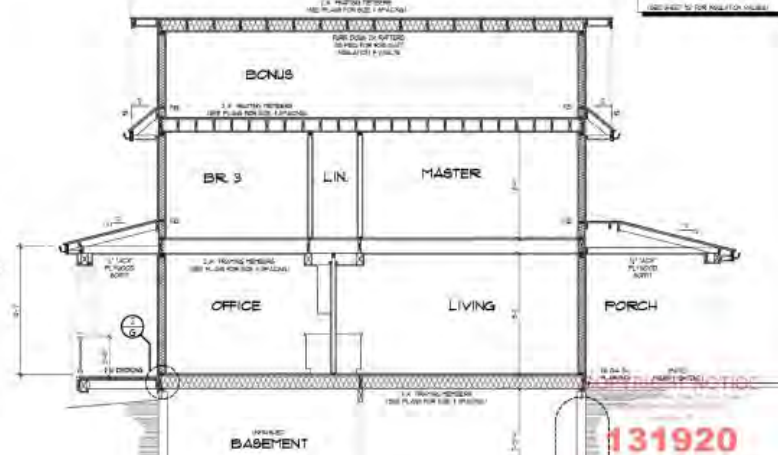
I BASEMENT SECTIONS
SCALE: 1/4" = 1'-0"



A BENT WALL TENSION TIE
SCALE: 1/4" = 1'-0"



B BENT WALL TENSION TIE
SCALE: 1/4" = 1'-0"

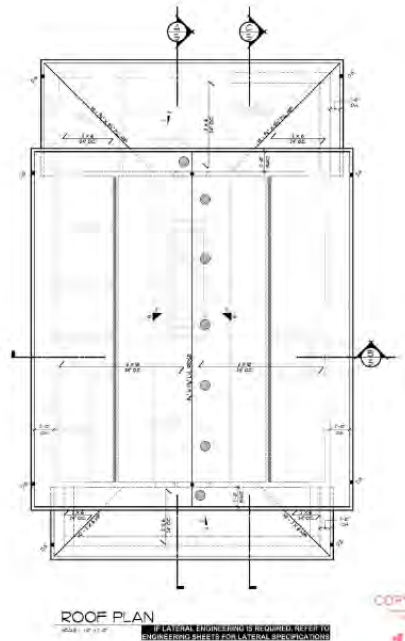


C BUILDING SECTION
SCALE: 1/4" = 1'-0"

131920



Docket No. 05-50-26 (1464 Riverside)

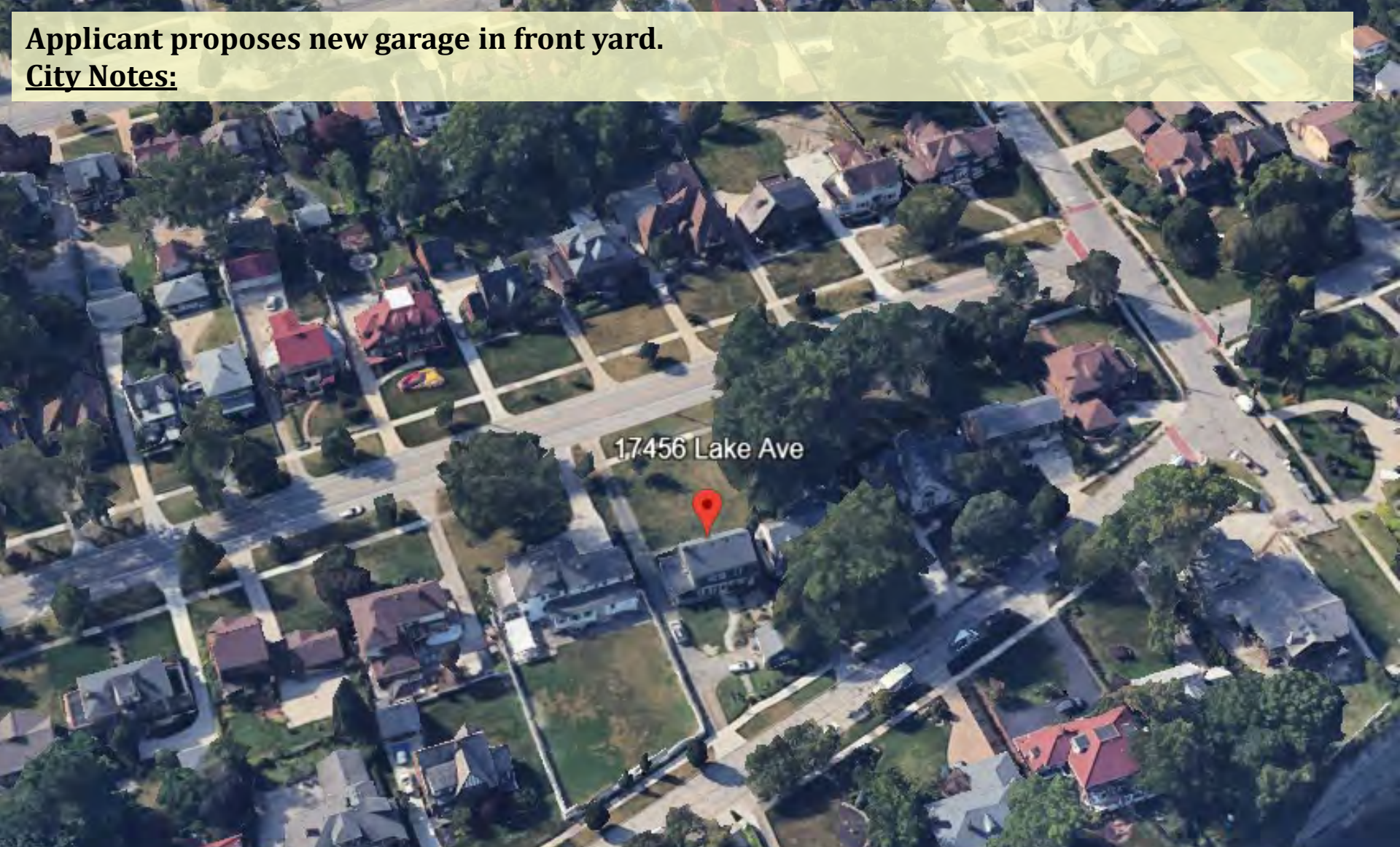




Docket No. 05-50-26 (1464 Riverside)

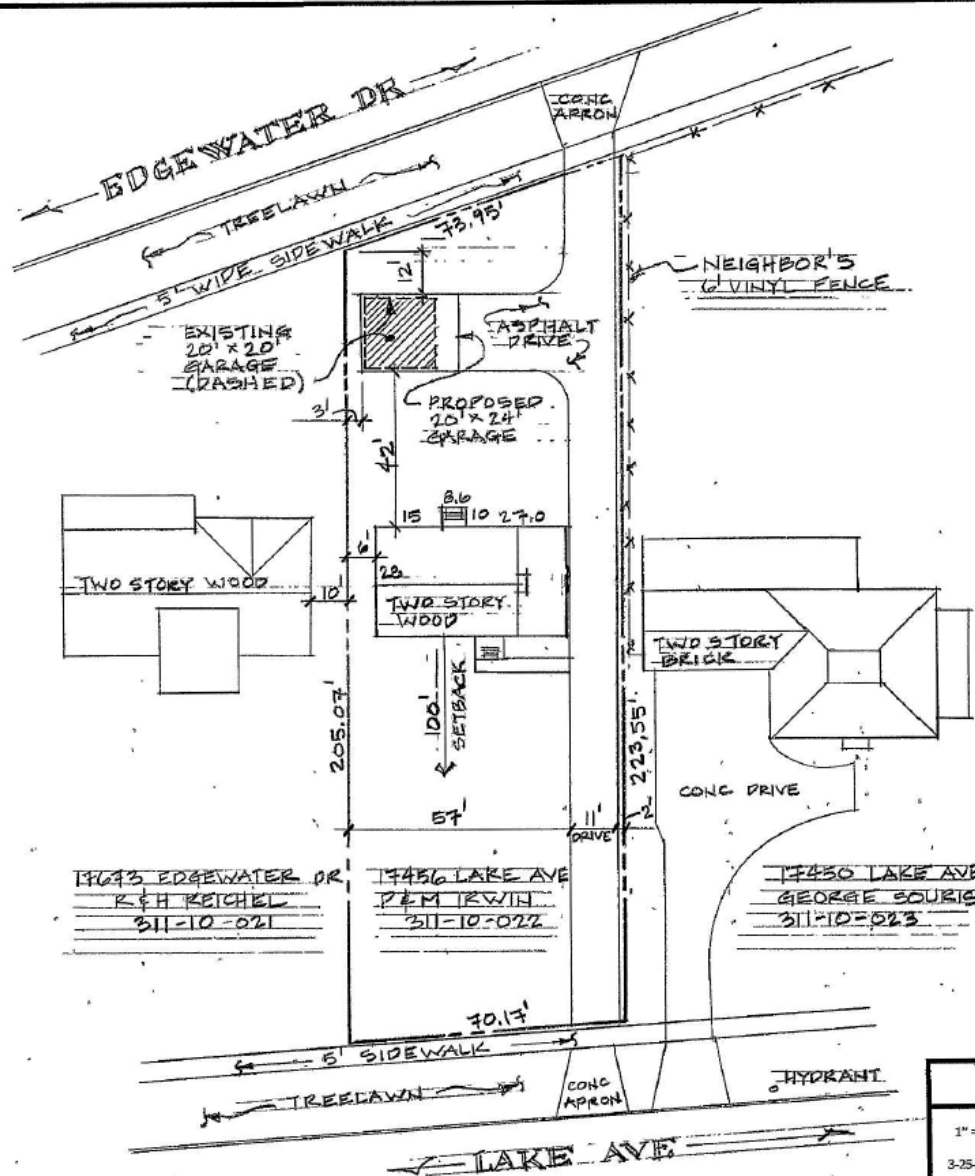
Applicant proposes new garage in front yard.

City Notes:



Docket No. 05-51-26 (17456 Lake)

**New Garage in Front Yard
Paul Irwin**



Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE		
1" = 30'	PLAT DRAWING	2
3-25-2026		SHEET NO

Docket No. 05-51-26 (17456 Lake)



PROPOSED NEW GARAGE for PAUL & MOLLY IRWIN – 17456 LAKE AVENUE

PARCEL 311-10-022



EXISTING GARAGE



PROPOSED NEW GARAGE AND WALKWAY STEPS



Docket No. 05-51-26 (17456 Lake)

PHOTO OF EXISTING 20' x 20' GARAGE and RENDERING OF PROPOSED 20' x 24' GARAGE

PARCEL 311-10-022



**EXISTING GARAGE AND WALKWAY STEPS
VIEWED FROM EDGEWATER DRIVE**



**PROPOSED NEW GARAGE AND REPAIRED STEPS
VIEWED FROM EDGEWATER DRIVE**

SCOPE OF WORK:

DEMO EXISTING 20' X 20' ONE STORY, 2 CAR, WOOD FRAMED GARAGE
AND CONSTRUCT NEW 20' X 24' TWO STORY, 2 CAR, WOOD FRAMED GARAGE
IN SAME LOCATION WITH NEW MATERIALS TO MATCH EXISTING FINISHES.

NOTE: HEIGHT OF PROPOSED NEW GARAGE IS 14'-10" MEASURED AT
MIDPOINT OF ROOF TO GRADE



Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN - 17456 LAKE AVE

3-25-2026

PHOTO OF EXISTING GARAGE and
RENDERING OF PROPOSED GARAGE

3

SHEET NO



Docket No. 05-51-26 (17456 Lake)

PROPOSED MATERIALS FOR GARAGE PROJECT

PARCEL 311-10-022

NOTE: ALL NEW MATERIALS ARE TO MATCH EXISTING MATERIALS IN COLOR, TEXTURE, AND SIZE



PROPOSED NEW GARAGE AND REPAIRED STEPS
VIEWED FROM EDGEWATER DRIVE

ROOFING: NEW 30 YEAR ASPHALT SHINGLES TO MATCH EXISTING

CEDAR "PERFECTION" SHINGLES AT UPPER PORTION OF EXTERIOR WALLS ABOVE BANDBOARD SHALL MATCH COLOR, SIZE, PATTERN, AND TEXTURE OF EXISTING CEDAR SHINGLES

NEW ANDERSEN WINDOWS AT GARAGE WILL MATCH MUNTIN CONFIGURATION WOOD CASING DETAILS OF EXISTING HOME

WOOD CLAPBOARD SIDING BELOW BANDBOARD SHALL MATCH COLOR, REVEAL, AND TEXTURE OF EXISTING WOOD CLAPBOARD SIDING

NEW INSULATED GARAGE DOORS SHALL HAVE GLASS LITES AND TEXTURED WOOD PATTERN

STEPS SHALL BE CONSTRUCTED OF BELDEN #760 MODULAR BRICKS WITH 2" THICK LIMESTONE STAIR TREADS AND CAST STONE CAPS ATOP THE FLANKING 2' X 2' BRICK PIERS

EXISTING NEW CONCRETE SIDEWALK AND DRIVEWAY APRON ON EDGEWATER DRIVE SHALL REMAIN

DRIVEWAY WILL BE REPLACED WITH NEW 4" ASPHALT ON NEW 6" COMPACTED GRAVEL BASE

SCOPE OF WORK:

DEMO EXISTING 20' X 20' ONE STORY, 2 CAR, WOOD FRAMED GARAGE AND CONSTRUCT NEW 20' X 24' TWO STORY, 2 CAR, WOOD FRAMED GARAGE IN SAME LOCATION WITH NEW MATERIALS TO MATCH EXISTING FINISHES.

NOTE: HEIGHT OF PROPOSED NEW GARAGE IS 14'-10" MEASURED AT MIDPOINT OF ROOF TO GRADE



Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN - 17456 LAKE AVE

3-25-2026

PROPOSED MATERIALS

4
SHEET NO



Docket No. 05-51-26 (17456 Lake)

MATERIAL CUT SHEETS FOR GARAGE PROJECT

PARCEL 311-10-022



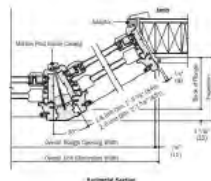
Belden Belcrest #760 series brick pavers for new brick steps and walkway



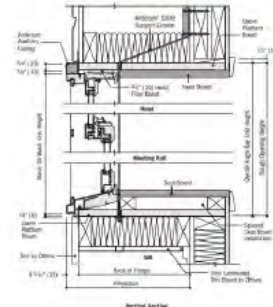
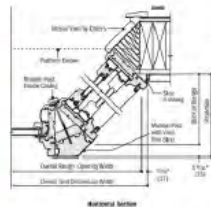
Natural cedar "Perfection" shingles; pattern and size to match existing house

400 SERIES BAY & BOW WINDOWS

Details for Double Hung 30" Bay Windows
Scale: 1 1/2" (38) = 1'-0" (305) = 1:8
Windows of double hung 30" bay window shown. To match double hung 30" bay window installation is shown.



Details for Double Hung 45" Bay Windows
Scale: 1 1/2" (38) = 1'-0" (305) = 1:8
To match double hung 45" bay window shown. Windows of double hung 45" bay window installation is shown.



*All dimensions shown are approximate and should be verified by the manufacturer. To verify dimensions, please contact the manufacturer. To verify dimensions, please contact the manufacturer. To verify dimensions, please contact the manufacturer.

©2018 Andersen Windows & Doors

Andersen Series 400 double hung, casement, and fixed window units w/ muntin configuration to match existing house



GRAND HARBOR®
GH11 INSULATED

The information contained in this summary is for informational purposes only. It is not intended to be a contract. The information contained in this summary is for informational purposes only. It is not intended to be a contract. The information contained in this summary is for informational purposes only. It is not intended to be a contract.



SIZE
9'0" x 7'0"

WINDCODE
W11

MODEL
GH11 Insulated

DESIGN
Design 11

CONSTRUCTION
3 Layer 1.5 lb Polyurethane Insulation R-value 6.2

DESIGN PRESSURE
+1.5/-1.5

STRUCTURE
S

BASE COLOR
Standard White

TOP SECTION
Model 4

GLASS TYPE
Dual 3/8" Clear Glass (non-insulated)

SPRING
Control Spring

TRACK SIZE
2" Assembled

TRACK TYPE
Standard

ACCURATE TYPE
Bracket

TRACK RADIUS
15

ROOF PITCH
S

LOCK
Heavy Duty Lock

LOCK OPTIONS
The Lock (see 1111) will not lock on 1111 (see 1111) (see 1111) (see 1111)



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Page 1 of 1

Clopay "Grand Harbor" custom insulated 9' wide x 7' high overhead garage doors with glass lites



Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN - 17456 LAKE AVE

MATERIAL CUT SHEETS

3-25-2026

5
SHEET NO



Docket No. 05-51-26 (17456 Lake)

Applicant proposes new attached garage and addition.

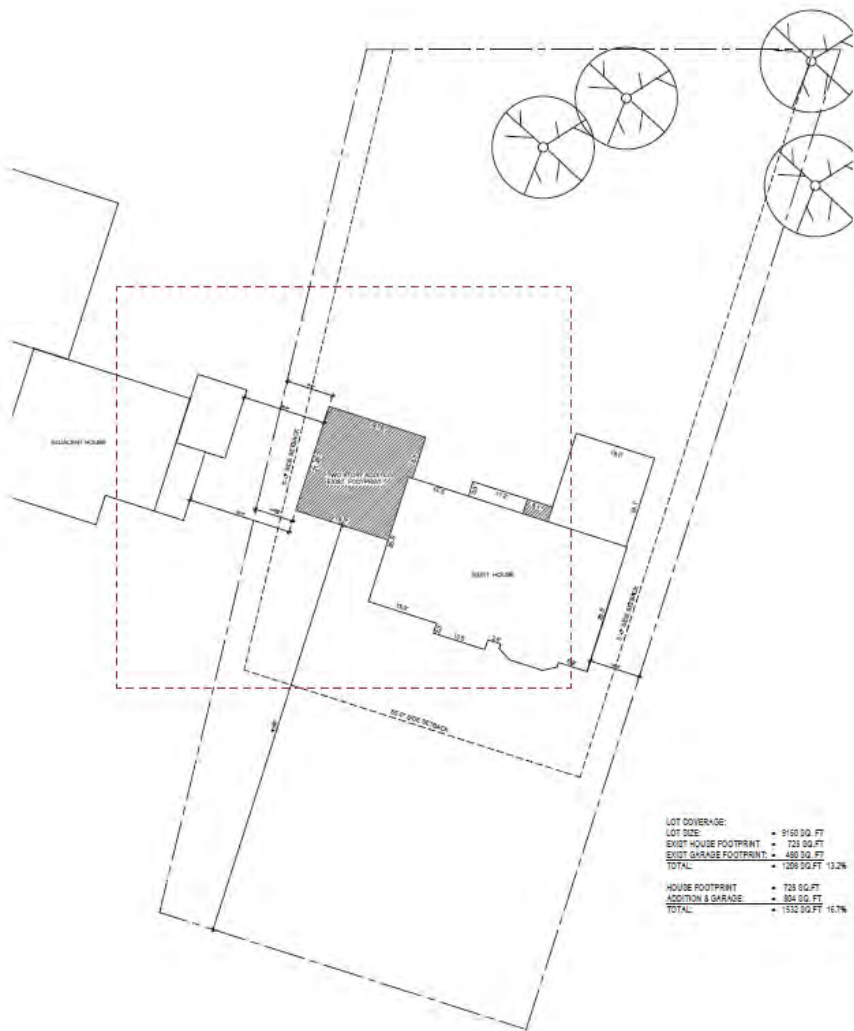
City Notes:

17212 Riverside Dr



Docket No. 05-52-26 (17212 Riverside)

New Attached Garage and Addition
Jill Brandt



Docket No. 05-52-26 (17212 Riverside)

EXISTING PHOTOS



Docket No. 05-52-26 (17212 Riverside)



ADJACENT PROPERTY TO THE EAST



ADJACENT PROPERTY TO THE WEST



Docket No. 05-52-26 (17212 Riverside)

ELEVATION



3 WEST ELEVATION
A-2 SCALE: 1/4" = 1'-0"



Docket No. 05-52-26 (17212 Riverside)



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



Docket No. 05-52-26 (17212 Riverside)

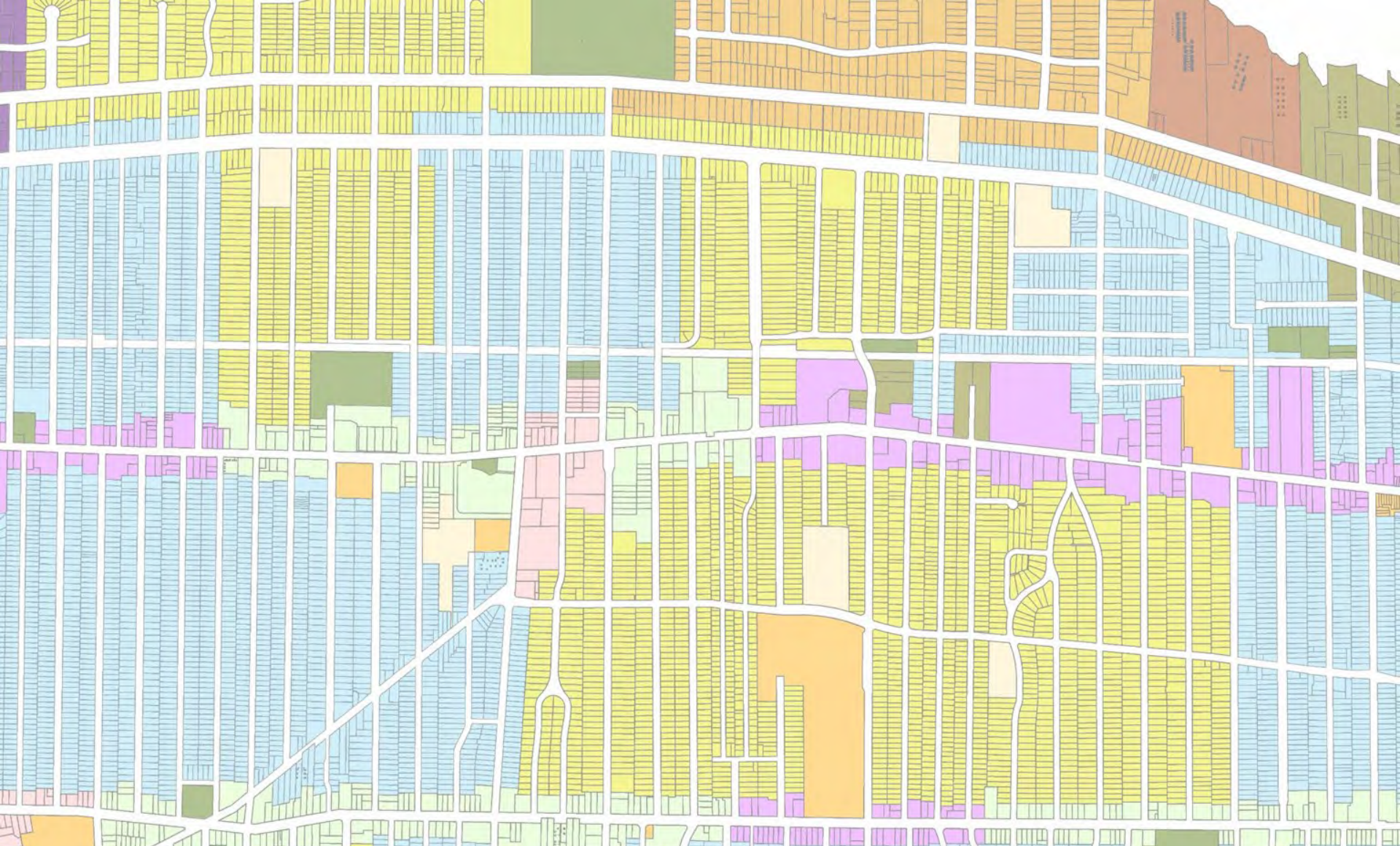
ELEVATION



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

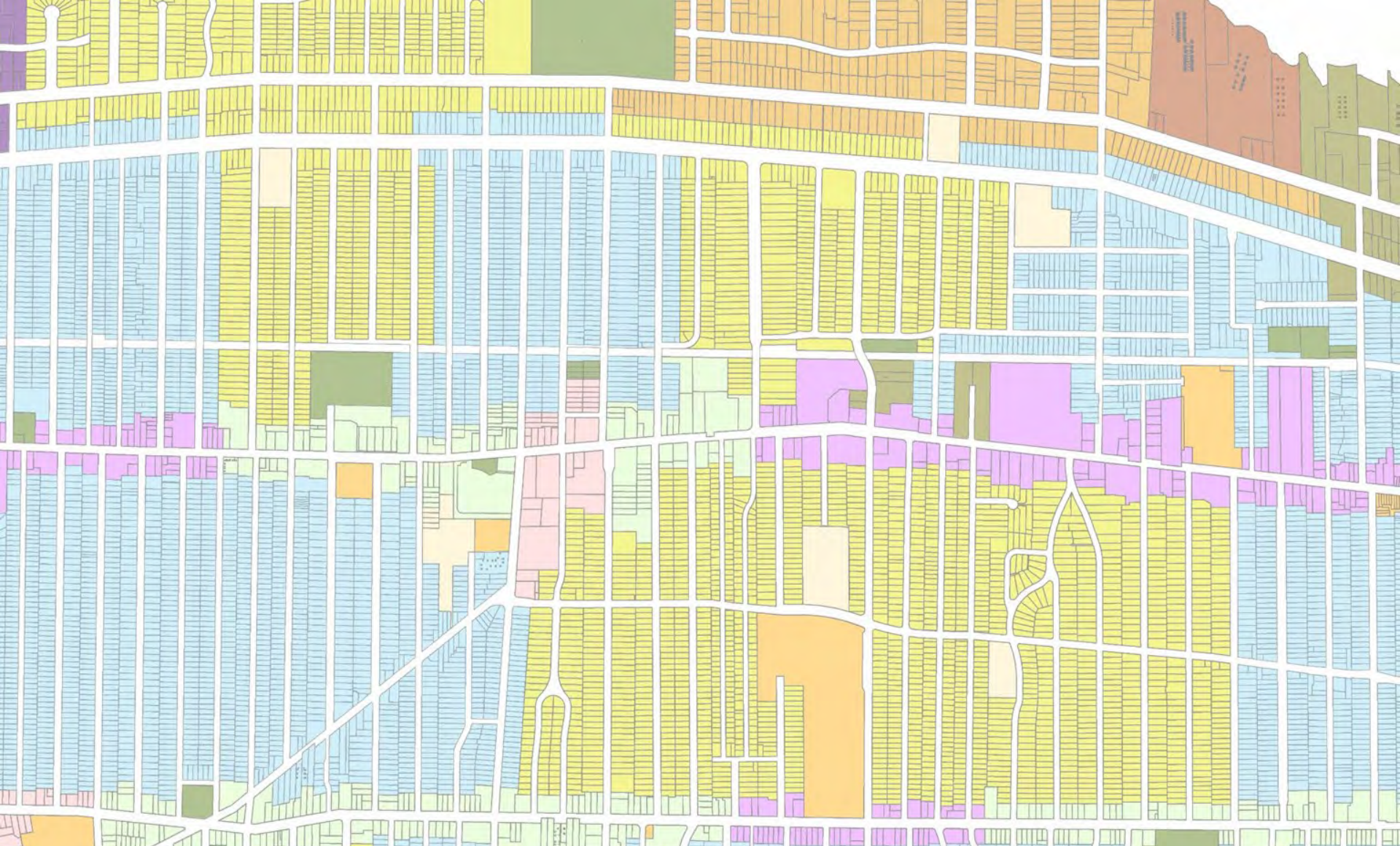


Docket No. 05-52-26 (17212 Riverside)



Communication

May 2026



Architectural Board of Review

May 2026