



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

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MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE

ZOOM LINK: <https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1>

Meeting ID: 873 4251 4021

Passcode: 253909

JUNE 4, 2026

4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 11, 2026
5:30 P.M.

1. ROLL CALL

Board Members

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

Staff

Sophia Szeles, Planner
William Wagner, Asst. Building Commissioner
Jeffrey Crossman, First Asst. Law Director

2. APPROVE THE MINUTES OF THE MAY 14, 2026 MEETING

A motion was made by Mr. Egervary, seconded by Mr. Stevenson to APPROVE the May 14, 2026 meeting minutes. Ms. Cohen Plessner abstains. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Szeles read the opening remarks in to record

SUMMARY APPROVALS

At the pre-review meeting, 3 items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 06-54-26, Docket No. 06-56-26, and Docket No. 06-57-26.

- | | | |
|----------------------------------|-----|---|
| 4. Docket No. 06-54-26 | (C) | 13428 Madison Ave.,
Edwards Jones |
| ☐ Approve | | Melinda Arko |
| ☐ Deny | | Heritage Sign & Lighting, LLC |
| ☐ Defer | | 38348 Apollo Pkwy
Willoughby, OH 44094 |
| Applicant proposes new signage. | | |

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to APPROVE Docket No. 06-54-26 as presented. All the members voted yea; the motion passed.

- | | | |
|----------------------------------|-----|--|
| 5. Docket No. 06-56-26 | (C) | 15602 Detroit Ave.
Blair Ritchey |
| ☐ Approve | | Shawn Warren |
| ☐ Deny | | Erie Design Co. |
| ☐ Defer | | 16504 Detroit Ave.
Lakewood, OH 44107 |
| Applicant proposes new signage. | | |

- Condition 1: Any additional window signage would need Board approval before installation

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to APPROVE Docket No. 06-56-26 as presented. All the members voted yea; the motion passed.

- | | | |
|----------------------------------|-----|---|
| 6. Docket No. 06-57-26 | (C) | 1655 Rosewood Ave.
Sunshine Enrichment Academy |
| ☐ Approve | | Steven Foster |
| ☐ Deny | | The Sign & Graphics Firm LLC |
| ☐ Defer | | 14837 Detroit Ave., Ste 195
Lakewood, OH 44107 |
| Applicant proposes new signage. | | |

- Condition 1: Wall sign facing Wagar Park on brick wall is not included

Steven Foster, The Sign & Graphics Firm LLC, was present to represent Sunshine Enrichment Academy. Mr. Foster read a letter from the church discussing the need for the wall sign facing Wagar Park on the brick wall as it indicates where the entrance is. Ms. Cohen Plessner discussed the signs and how there are numerous other signs indicating the entrance and thought the wall sign needed to be removed and asked if the client was open to removing the wall sign. Mr. Egervary stated that all the signs are appropriate except for the wall sign. He also stated that the sign is too large and redundant as there are other signs directing people to the entrance and thinks it is a little confusing. Ms. Cohen

Plessner stated how it is just stuck to the brick how it needs something to make it look like it belongs there, perhaps a frame? Mr. Egervary also stated that maybe a smaller monument sign would be better. The Board Secretary can send some sign examples to Mr. Foster to assist with the wall sign. The Board explains that all the signs can be approved except the wall sign and that can be put in a new application for approval or the whole thing can be deferred until next meeting.

No public comment was made.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Stevenson to DEFER Docket No. 06-57-26. All the members voted yea; the motion passed.

OLD BUSINESS
SIGN REVIEW

ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 05-51-26	(R)	17456 Lake Ave.
() Approve		Paul Irwin
() Deny		Trapdoor Treehouse LLC
() Defer		17456 Lake Ave.
		Lakewood, OH 44107

Applicant proposes the construction of a new two story garage replacing a one story garage.

Paul Irwin, property owner, was present to discuss plans. Mr. Irwin stated that the garage is over 100 years old, is collapsing, and needs replaced. He made a discussion on the five guidelines set forth by the city and stated that he has met or exceeded all the guidelines with this plan. Mr. Irwin went on to discuss the old garage and how cars do not fit and it cannot be used as a garage. He stated that the new garage is 20% larger than the existing garage, height is not an issue, and it is only three feet taller than existing garage. Mr. Irwin stated that the neighbors are supportive of the project. Ms. Cohen Plessner stated she appreciates the quality of the materials that are being proposed and that the height is in fact within the code allowance. She also questioned what type of garage door will be used, one single door or two single doors, and wanted to make sure that the actual door being used is in the drawings. Mr. Egervary thanked Mr. Irwin and stated that this is a nice update and matches the character of the home. He questioned the shingles and asked if they would match the home. Mr. Irwin stated the shingles will match and they may end up replacing the roof on the house as well; everything will match the home. Ms. Cohen Plessner asked for the size of the new garage door. Mr. Stevenson asked about the balcony and how far it sticks out and asked about the gutters and downspouts and how they are not shown in the drawings but the computer rendering shows them. Mr. Irwin stated the balcony sticks out thirty inches and that it is between the garage and the street so you cannot see it in the drawings.

No public comment was made.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Stevenson to APPROVE Docket No. 05-51-26 with conditions:

- Submit actual overhead garage door size for administrative approval

- Include gutters and downspouts in the renderings

All the members voted yea; the motion passed.

8. 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 plan. Ms. Brandt stated that the plan was revised based on the Board's recommendations from last meeting. She explained that the front elevation, roof line, and garage door were adjusted. The roof pitch was changed to match the house, the garage door was changed to a twelve foot door and centered, omitted the window. Ms. Brandt also stated that they are adding a limestone header. The Board is very happy with the changes that have been made. Ms. Cohen Plessner stated that the roof is much more proportional to the house and the plan looks great.

No public comment.

A motion was made by Ms. Cohen Plessner seconded by Mr. Egervary to APPROVE Docket No. 05-52-26 with condition:

- Submit overhead garage door cut sheet to the Board Secretary for administrative approval

All the members voted yea; the motion passed.

RETURN FOR MODIFICATIONS

9. Docket No. 03-21-25

(R)

15431 Edgewater Dr.

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

Mark Reinhold
Mark Reinhold Architect
1120 Forest Rd.
Lakewood, OH 44107

Applicant proposes an elevation change.

David Williams, property owner was present to discuss the plans. He stated that he has sent updated pictures and the neighbors have sent letters in support of the project. Ms. Cohen Plessner questioned if he was here for an elevation change? She discussed the columns that are not matching what was previously approved along with a few other things that do not match the previous approval. Mr. Williams made a discussion on the bricks and how he had a choice to do this correctly. Mr. Egervary discussed the deviations from the previously approved plans, the windows, the finishes on the dormers and bays,

raw wood frame on the front door. Ms. Hare stated the bay on the left does not match the previous approval. Board and batten siding, gutters, downspouts were not approved previously either. Mr. Crossman questioned why they were there. Mr. Reinhold, architect, spoke about the project and asked if there was anything the Board can suggest to support this project. Mr. Egervary discussed the whole process of the Board and how they follow the steps in order to adhere to the Board standards. HE stated that the applicant needs to submit the details of the project as it is now, since it does not match what was submitted and approved previously. Mr. Williams stated that he will re-submit the plans to reflect the current state of the home to match.

Public Comments: Mr. Doug Nyland, neighbor of Mr. Williams, spoke in support of the project. He stated he respects the board and all the work they do and how there are so many other homes in the city that should be in front of the Board instead of Mr. Williams.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Stevenson to DEFER Docket No. 03-21-26 All the members voted yea; the motion passed.

10. Docket No. 04-38-26

(C)

1590 Coutant Ave.
FASTSIGNS

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

Dave Wenninger
FASTSIGNS
516 Glen Park Dr.
Bay Village, OH 44140

Applicant proposes new awning sign.

- Condition 1: Any window signage be approved by the Board before installation
- Condition 2: The awning sign is now null

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to APPROVE Docket No. 04-38-26 as presented. All the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

11. Docket No. 06-55-26

(C)

13611 Detroit Ave
Philly Flavor

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

Shadi Almikdad
Neon & Signs
10505 Berea Rd.
Cleveland, OH 44102

Applicant proposes new signage.

Adil Essafi, Philly Flavor, was present to discuss the plan. He stated that the window signage was not approved at pre-review and said that he spoke with the sign person to reduce the size of them. Ms.

Cohen Plessner questioned the square footage for the proposed signage and stated that the windows signage is still over the allowable area (15%) and the awning sign is slightly over on allowable area. She stated that in order to get closer to the allowable window signage area, the window graphics will need to be taken down. Mr. Stevenson made a discussion on the awning and how the awning itself is almost the entire allowable square footage. Ms. Szeles stated that window signage is allowed to take up 15 % of the window and is still included in the total allowable square footage. The Board stated that the applicant could go with just the awning sign alone and that would put them just about where they need to be. Ms. Cohen Plessner suggested applicant speak to sign company for options.

No public comment.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to DEFER Docket No. 06-55-26 All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 06-58-26

(R)

2104 Marlowe Ave.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Diane Bija
New Creation Builders LLC
818 E 73rd. St
Cleveland, OH 44103

Applicant proposes the construction of a new detached garage.

Ms. Cohen Plessner stated that the Board will review the plan without the applicant present. She stated that the project is straightforward new build garage in the same location and same size as existing. Ms. Cohen Plessner also stated that the materials proposed will match.

No public comment.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to APPROVE Docket No. 06-58-26 with condition:

- New exterior materials match the existing house

All the members voted yea; the motion passed.

13. Docket No. 06-59-26

(R)

1109 West Forest Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Mark Reinhold
Mark Reinhold Architect
1120 Forest Rd.
Lakewood, OH 44107

Applicant proposes the construction of a new front porch addition.

Mark Reinhold, architect, was present to discuss the plan. He stated that he presented at pre-review and said the Board commented on the viewing angle, so after sharing with the homeowner, the homeowner has suggested dropping the porch to 8 feet, which will get them to the correct pitch. Mr. Reinhold also stated that nothing else had changed. Ms. Cohen Plessner stated that it will be a great addition to the home and will bring some dimension to the front elevation.

No public comment.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to APPROVE Docket No. 06-59-26 as presented. All the members voted yea; the motion passed.

14. Docket No. 06-60-26

(R)

1518 Hopkins Ave.

☐ Approve

☐ Deny

☐ Defer

Farah Issa

The Hanna Homes

2034 Lewis Dr.

Lakewood, OH 44107

Applicant proposes the construction of a new home.

Farah Issa, The Hanna Homes, was present to discuss the plans. Mr. Issa described the project being a starter home, less than 1,500 sq. ft. 3 bed, 2 bath, with a basement on the vacant lot on Hopkins. He stated that they will have to have a basement and a two-car garage per the requirements and this is a pretty straightforward project. Mr. Egervary stated that the site plan and the drawings do not match. Is the site plan accurate? Ms. Cohen Plessner stated that if the homebuyer is going to have options that will deviate from the approved site plan, they will need to come back to ABR for approval on those changes. Mr. Issa made a discussion on how he gives two options and how current market conditions warrant not building until it is actually sold and he understands that he must come back if things are different than what is proposed. Ms. Cohen Plessner stated that the columns need to be more proportional, as they are too narrow, and need something a little wider. She stated that what is being shown in the elevations are not what Mr. Issa states is being shown. Ms. Cohen Plessner needs to see the dimensions to confirm that the columns are proportionate to the home and it needs to be to scale exactly what is being proposed. The Board made suggestions to add windows on the side elevation, line up the windows upper and lower on the front and will need specific colors being used for all materials. Mr. Egervary stated that Mr. Issa needs to submit color swatches for each item. Ms. Cohen Plessner also requested the window details from manufacturer, material and color and a few more material clarifications, such as the stair material and if it is painted, stained, etc. Mr. Wagner asked about the property lines and the distance on the north side, confirming for window purposes. The Board emphasizes that Mr. Issa needs to propose his plan to them, not the Board proposing the plan to him.

No public comment.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to DEFER Docket No. 06-60-26 All the members voted yea; the motion passed.

15. Docket No. 06-61-26

(R)

12223 Madison Ave.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Mark Huebner
Larsen Architects
12815 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a façade renovation.

Mark Huebner, Larsen Architects, present to discuss the plans. Based on the comments from pre-review, elevation was revised to give it a more commercial feel without making it look like a store. Mr. Huebner discussed the front elevation and how the homeowner feels it is important to strike a balance between a commercial treatment and a house. He also mentioned that owners have issues with people climbing the wall in front and they want to reduce the profile so their liability is reduced as well. Mr. Huebner stated that the original storefronts were removed in the 60's and nothing that is there presently is original. He discussed the materials proposed, depending on cost but no matter what material is used, the look will remain as presented. The color presented is the exact color that will be used. Ms. Cohen Plessner stated that the property is zoned commercial and is in the commercial district and fronts on Madison which is a main commercial corridor, and the property is subject to the commercial district design guidelines as with any other building would be on Madison, even though it has a residential use variance. Ms. Cohen Plessner also stated that she does not believe that this meets the commercial district design guidelines. She discussed the design elements/guidelines, such as an emphasis on windows at the street level, no blank walls or blank windows, blank walls or blocked windows on main street are strongly discouraged, and also prohibits residential dwelling units on the main streets and suggests that they be on the second floor or higher. She also mentioned that they maintain or reinstate any bulkheads, storefronts, transoms doors, windows, cornices, parapets; maintain or reinstate ratio and rhythm of doors and windows, and maintain unused secondary door locations and storefronts. Mr. Huebner stated that yes this is a commercial property but it is also their home. He also stated that this was approved 10 years ago and the homeowners have invested a lot of money into this property. The Board made a discussion on the character of the building. Mr. Wagner stated that the original approval is for a "live work" environment, so it is not just a residence. Mr. Stevenson would like to see another three bay window. The Board also discussed the lack of character of the building now that the old elements have been removed. Mr. Huebner stated that there is no detail on the side, punched window in the brick, the idea is to minimize and making it not as important and to draw attention to the actual front door of the house while respecting the original components of the building, the stone and brick. There are no historical records of the original storefront. The Board discussed the demo of the original façade and how the changes are missing a level of detail.

No public comment.

A motion was made by Ms. Cohen Plessner, seconded by Mr. Egervary to DEFER Docket No. 06-61-26. All the members voted yea; the motion passed.

COMMUNICATION

16. Docket No. 06-62-26
13359 Madison Ave.
Painting a non-painted wall

City Staff is asking to paint the side of 13359 Madison Avenue to prepare the wall for a mural

Ms. Cohen Plessner RECEIVED and FILED Docket No. 06-62-26 as presented.

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

ADJOURN

"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 Nochta 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. Steve FOSTER
2. PAUL IOWIN
3. Jill Brandt
4. DAVID Williams
5. MARK REINHOLD
6. DOUG HYGANS
7. Adil ESSAFI
8. FARAH / SQA
9. Mark Huebner
10. _____
11. _____

Steve Foster

Paul Iowin

Jill Brandt

David Williams

Mark Reinhold

Doug Hygans

Adil Essafi

Farah / SQA

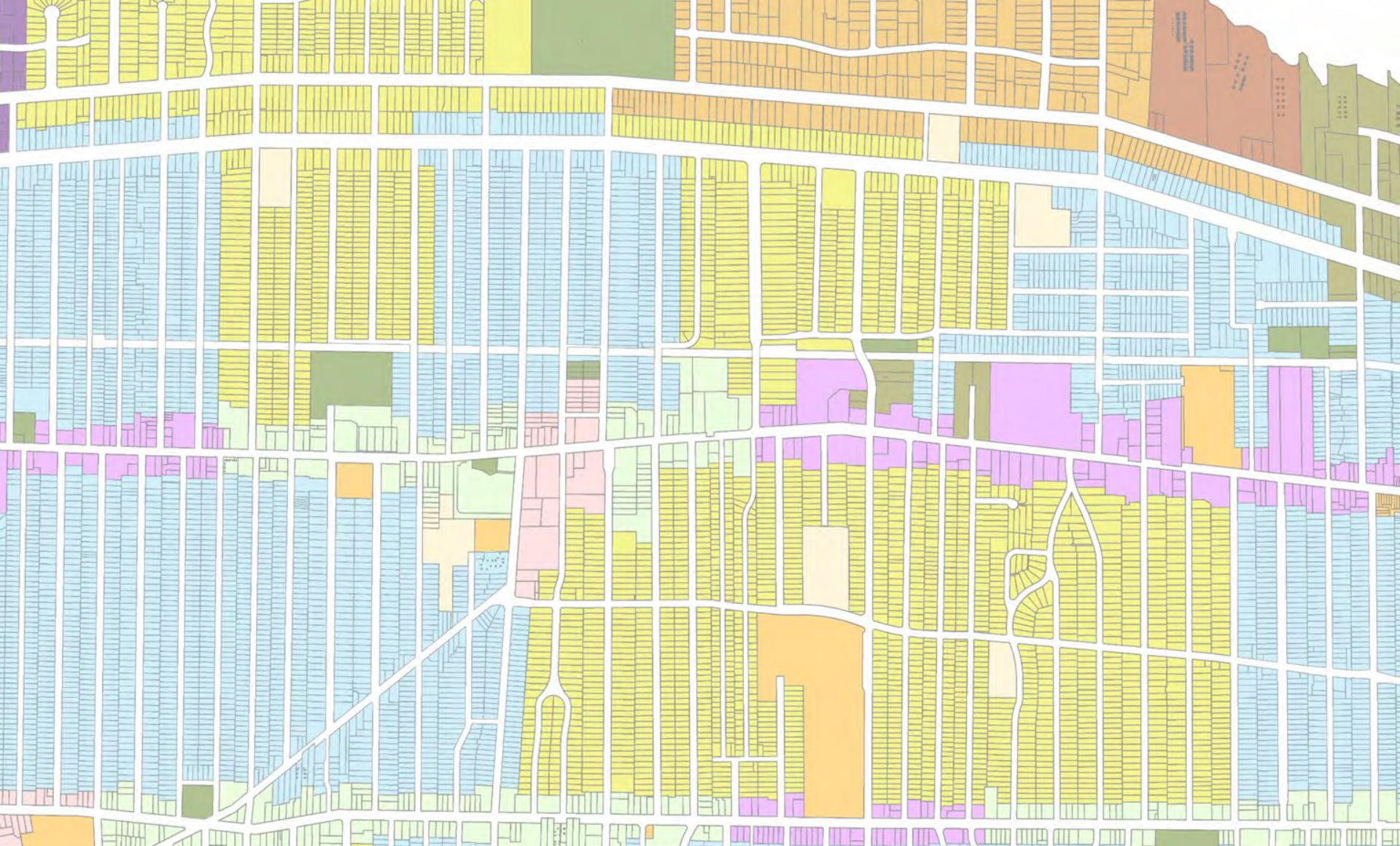
Mark Huebner

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

FOR CITY USE ONLY

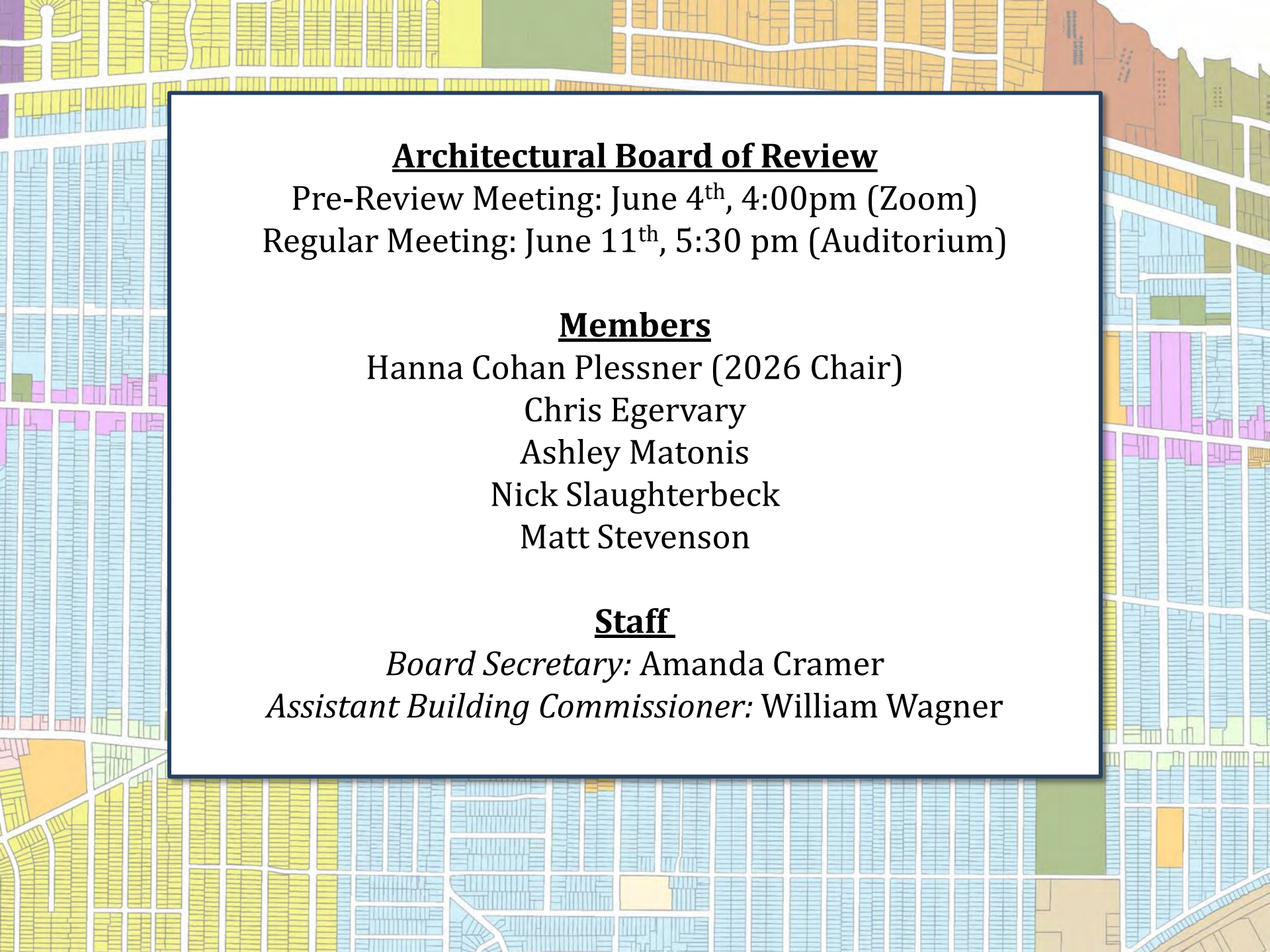
Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: THURSDAY, JUNE 11, 2026



Architectural Board of Review

June 2026



Architectural Board of Review

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

Regular Meeting: June 11th, 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2026 Chair)

Chris Egervary

Ashley Matonis

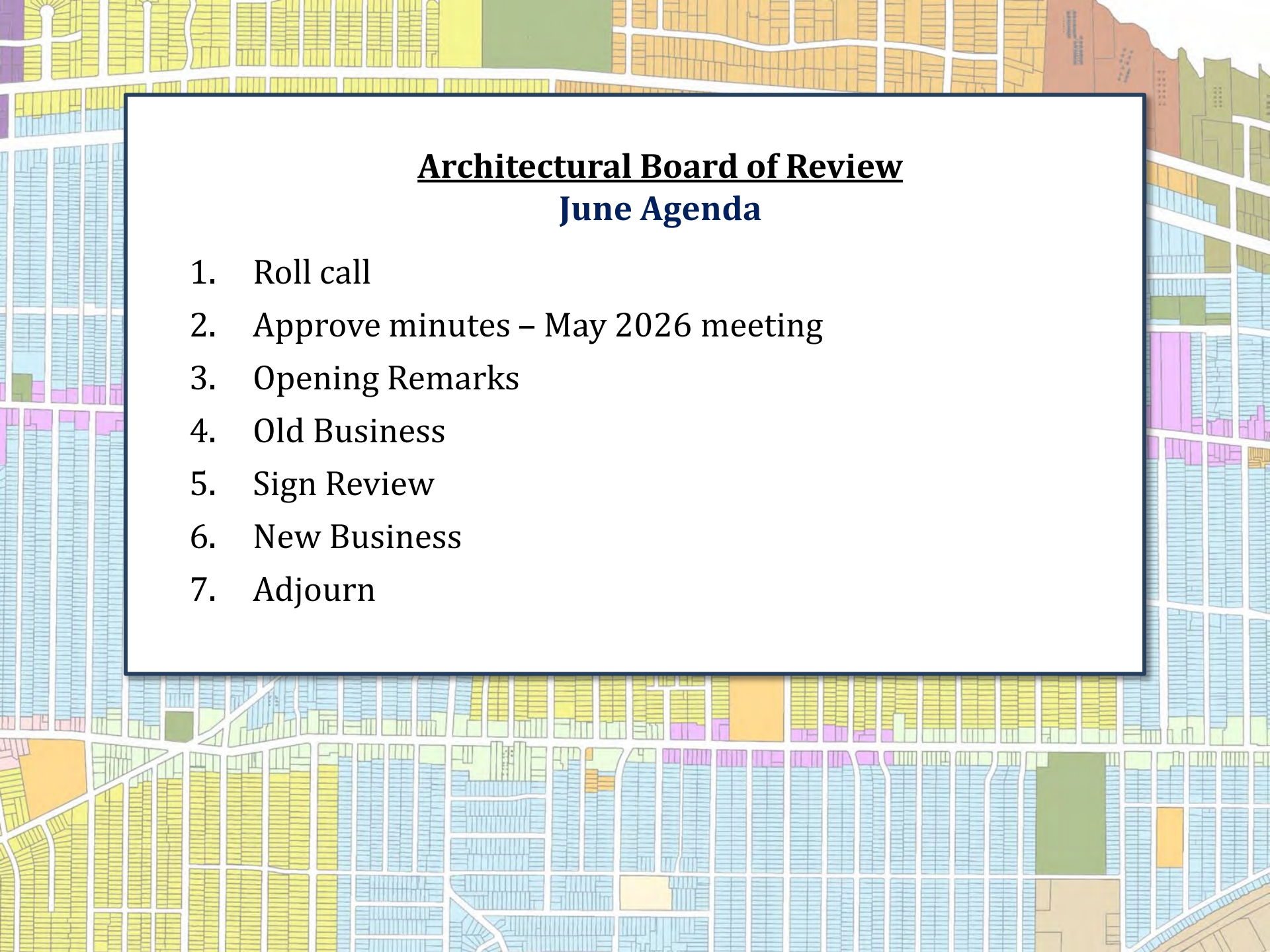
Nick Slaughterbeck

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

June Agenda

1. Roll call
2. Approve minutes – May 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.

Applicant proposes alteration to previously approved ABR application.

City Notes:

- ☐ Applicant proposes wall sign (18 SF)
- ☐ Max allowed square footage: 36 SF total (24' storefront)
- ☐ Total proposed square footage: 18 SF

1590 Coutant Ave

Summary approval with condition that any window signage be approved by the Board before installation and that the awning sign is now null



Docket No. 04-38-26 (1590 Coutant)

Wall Sign - FASTSIGNS
Dave Wenninger

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes blade sign (6 SF) and window sign (1.5 SF)
- ☐ Max allowed square footage: 21 SF total (14' storefront), **windows**
- ☐ Total proposed square footage: 7.5 SF

Summary approval with condition that any additional window signage be approved by the Board before installation



Docket No. 06-56-26 (15602 Detroit)

New Signs – Blair Ritchey
Shawn Warren

Applicant proposes signage.

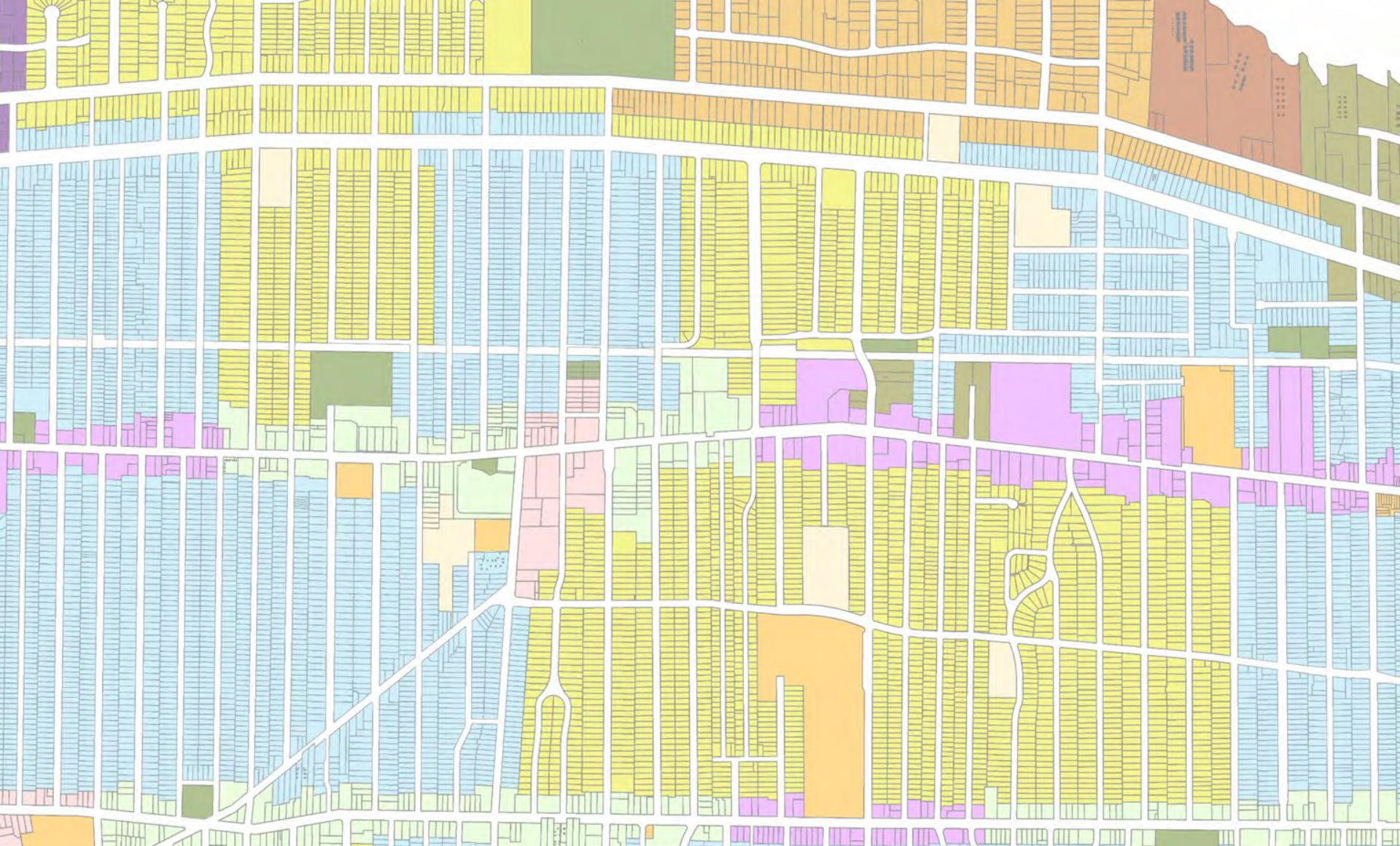
City Notes:

- ☐ Applicant proposes 4 signs (26.67 SF wall sign, 2.8 SF vinyl door, 5.38 SF rear entrance wall, 5.38 SF ground sign)
- ☐ Max allowed square footage: 93.75 SF total (50' storefront)
- ☐ Total proposed square footage: 40.23 SF

Summary approval with condition that wall sign on brick wall facing Wagar
1655 Rd Park is not included



Docket No. 06-57-26 (1655 Rosewood)
New Signage – Sunshine Enrichment Academy
Steven Foster

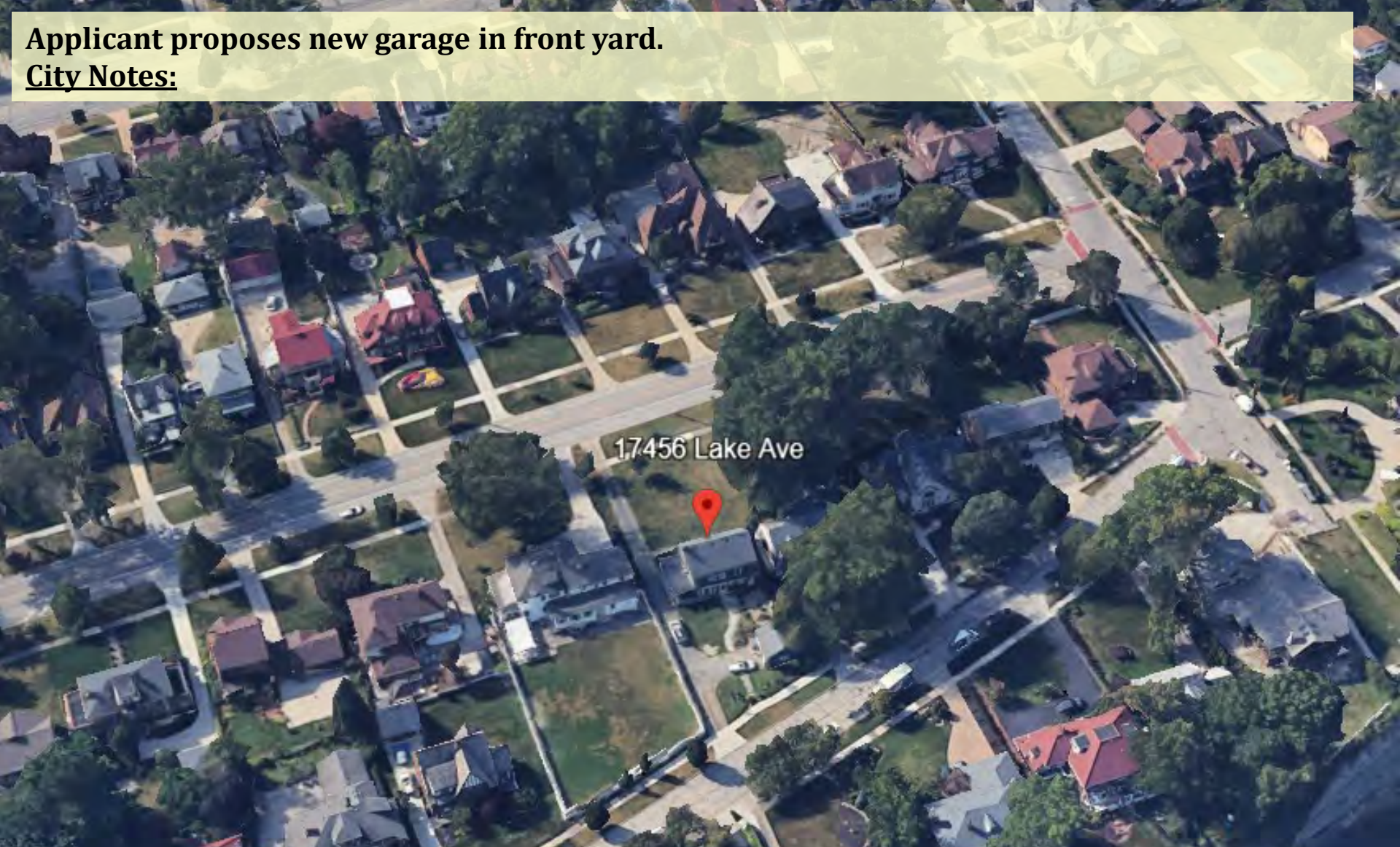


Architectural Board of Review

Old Business – June 2026

Applicant proposes new garage in front yard.

City Notes:

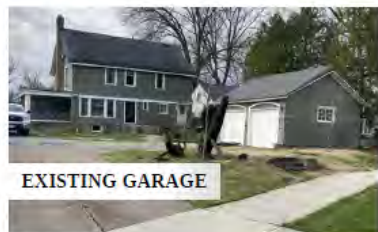


Docket No. 05-51-26 (17456 Lake)

**New Garage in Front Yard
Paul Irwin**

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

PARCEL 311-10-022



EXISTING GARAGE



PROPOSED NEW GARAGE AND WALKWAY STEPS

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.

FACE EXISTING REAR STEPS WITH BRICK VENEER AND 2" LIMESTONE TREADS



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

APPLICABLE CODES:

CHAPTER 1301 RESIDENTIAL CODE OF OHIO (RCO) WITH LOCAL AMENDMENTS, 2021 INTERNATIONAL BUILDING CODE

DESIGN PARAMETERS:

-ZONING: R1L RESIDENTIAL SINGLE FAMILY LOW DENSITY
-FRONT SETBACK: ESTABLISHED BUILDING LINE
-GARAGE REAR SETBACK: MIN 3', EXISTING 12', PROPOSED 12'
-SIDE YARD SETBACK: MIN 3', EXISTING 3', PROPOSED 3'
-MAX LOT COVERAGE: 60%
-EXISTING LOT COVERAGE: 34% (includes all paving and structures)
-PROPOSED LOT COVERAGE: 34% (includes all paving and structures)
-MAX REAR YARD COVERAGE FOR ACCESSORY STRUCTURES: 25%
-EXISTING REAR YARD COVERAGE: 7%
-PROPOSED REAR YARD COVERAGE: 8%
-AREA OF REAR YARD: 5950 SF
-EXISTING GARAGE FOOTPRINT: 400 SF
-PROPOSED GARAGE FOOTPRINT: 480 SF
-CLIMATE ZONE: 5
-SEISMIC ZONE "B"
-TERMITE ZONE: SLIGHT TO MODERATE (RCO 301.2(6))
-WEATHERING: SEVERE (RCO 301.2(3))
-FROST DEPTH: 42"

STRUCTURAL AND LOAD PARAMETERS:

-WIND LOAD: 90 MPH, EXPOSURE D (WITHIN 600' LAKE ERIE)
-ROOF LOAD: 15 PSF DL, 20 PSF SNOW LOAD (RCO 301.2(5))
-FLOOR LOAD: 15 PSF DL, 40 PSF LL (EXCEEDS MIN 30 PSF PER RCO TABLE 301.5)
-EXTERIOR BALCONY: 15 PSF DL, 40 PSF LL (RCO TABLE 301.5)
-CONCRETE SLAB: MIN 2500 PSI, PROPOSED 3500 PSI W/ FIBERS (RCO 611.5.1.4)
-MASONRY FOUNDATION WALL: MIN 8" CMU (RCO 404.1.1)
-CONCRETE FOOTINGS: 20" WIDE X 10" DEEP CONTINUOUS W/ 2 @ #4 BARS (RCO 403.4.2)

DEFLECTION:

-SEC FL DEFLECTION: MAX L/180
-RAFTER DEFLECTION: MAX L/180
-WALL HEIGHT DEFLECTION: MAX H/180

DRAWING INDEX:

1 – Cover Sheet	7 – 1 st & 2 nd Fl Plan	TF1 – Timber Frame
2 – Plat/Site Plan	8 – Wall Section & Steps	TF2 – Walls A & B
3 – General Notes	9 – Bdg Sections	TF3 – Wall C
4 – BZA Calc's	10 – E & S Elev's	TF4 – Bents 1 & 2
5 – Bldg Section	11 – N & W Elev's	TF5 – Bent 3 & Stick Lift
6 – Foundation	12 – Alternate Elev	E1 – Electrical Plan
		MISC – Product Info

PAUL & MOLLY IRWIN - 17456 LAKE AVE

5-20-2026

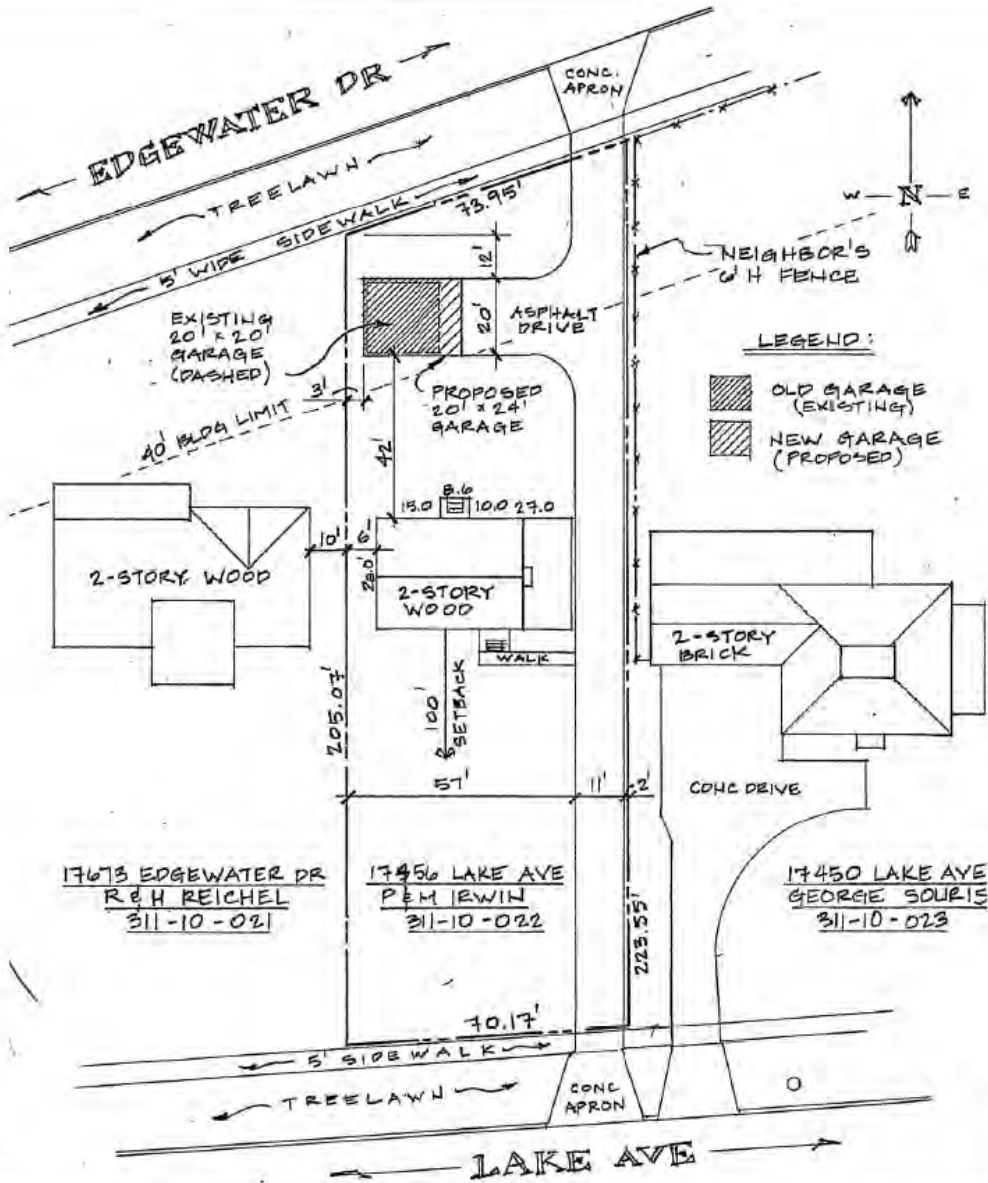
COVER SHEET

1

SHEET NO

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



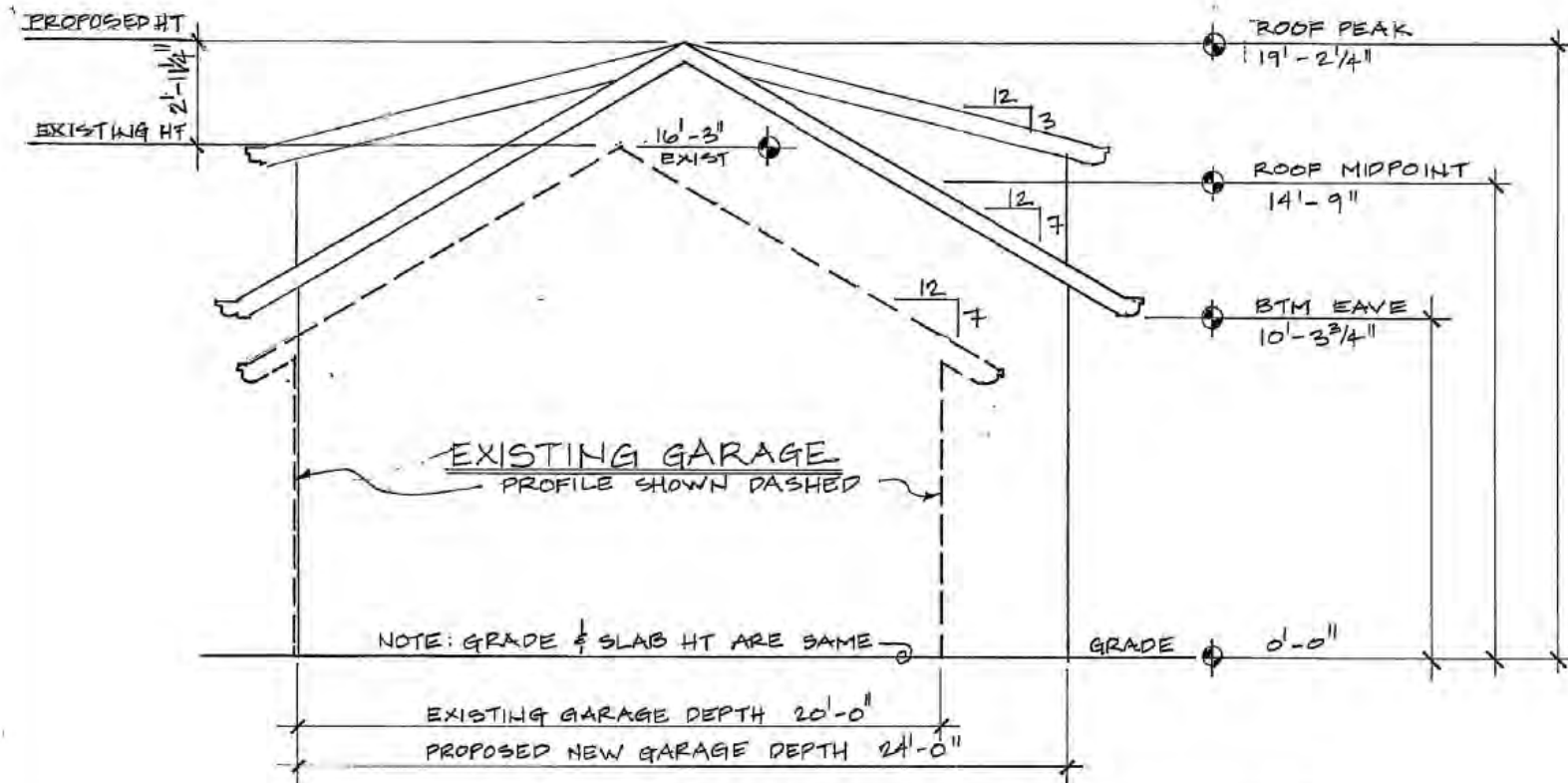


Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(716) 336-4392



PAUL & MOLLY IRWIN 17456 LAKE AVE		
1" = 30'	PLAT DRAWING	2
5-20-2025		SHEET NO.

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



BZA HEIGHT CALCULATIONS



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

PAUL & MOLLY IRWIN 17456 LAKE AVE

3/4" = 1' - 0"

5-20-2026

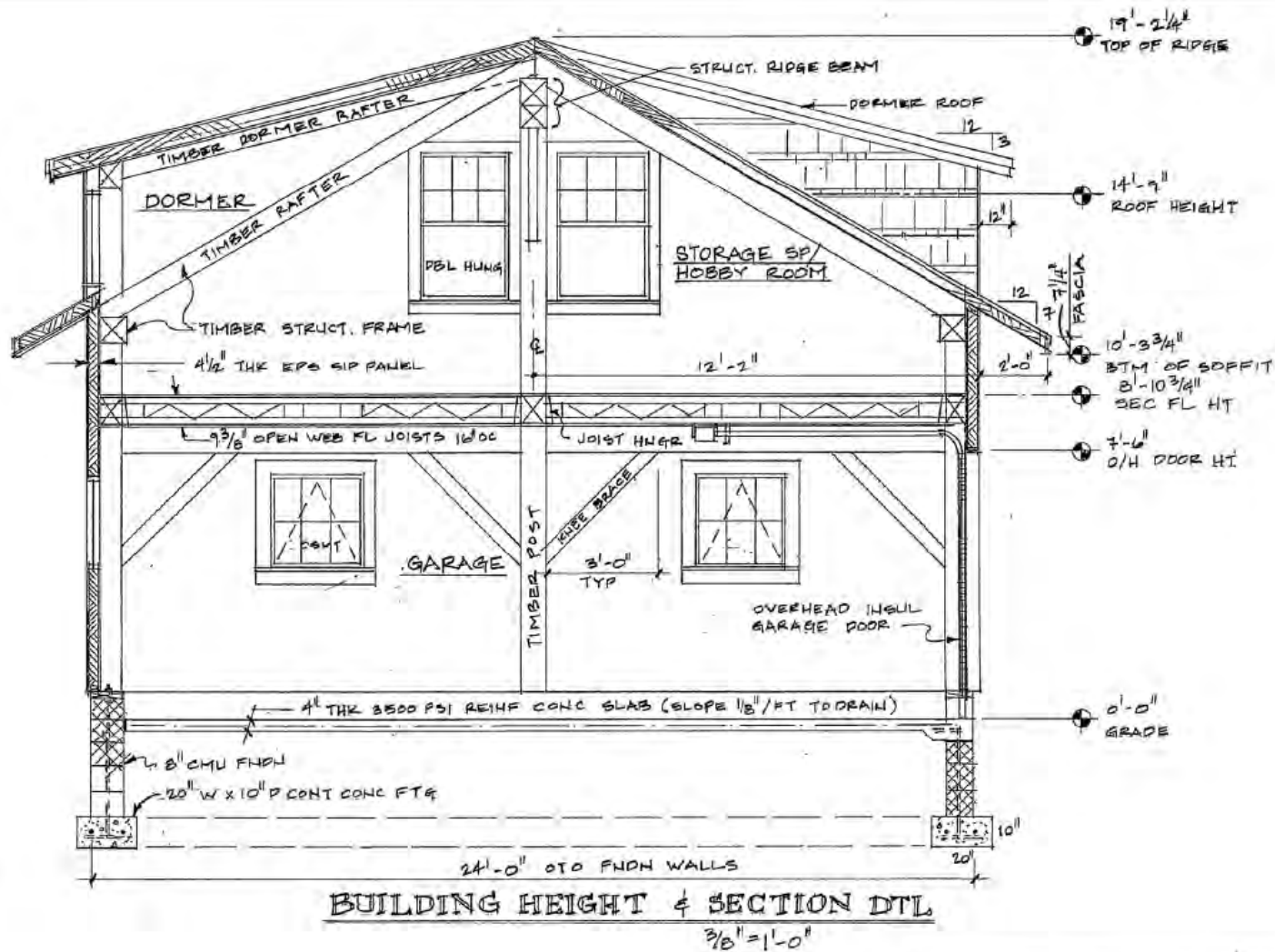
BZA HEIGHT CALCULATIONS

4

SHEET NO



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



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

PAUL & MOLLY IRWIN 17456 LAKE AVE

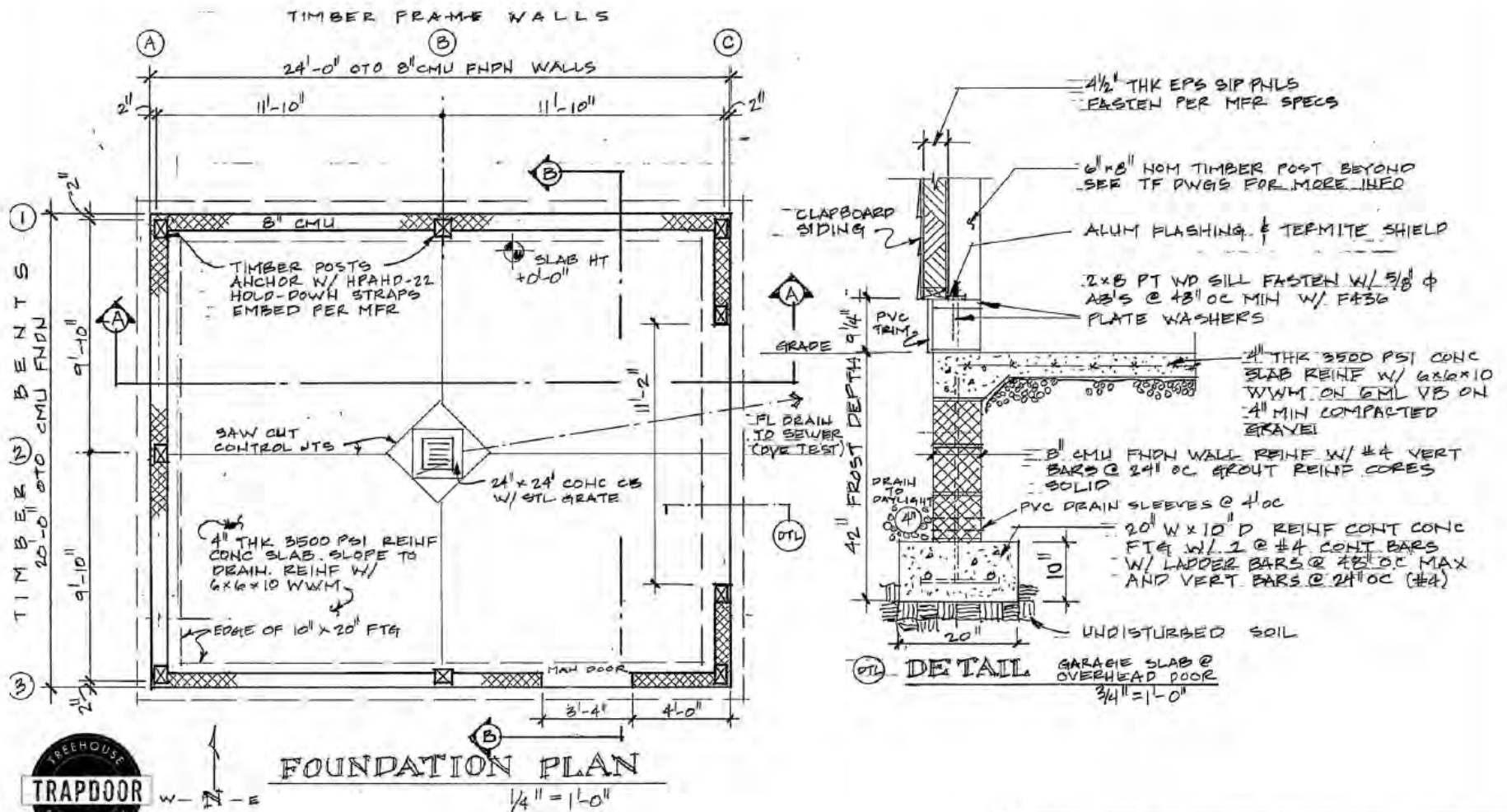
3/8" = 1'-0"
5-20-2025

3/8" SCALE BUILDING SECTION

5
SHEET NO.



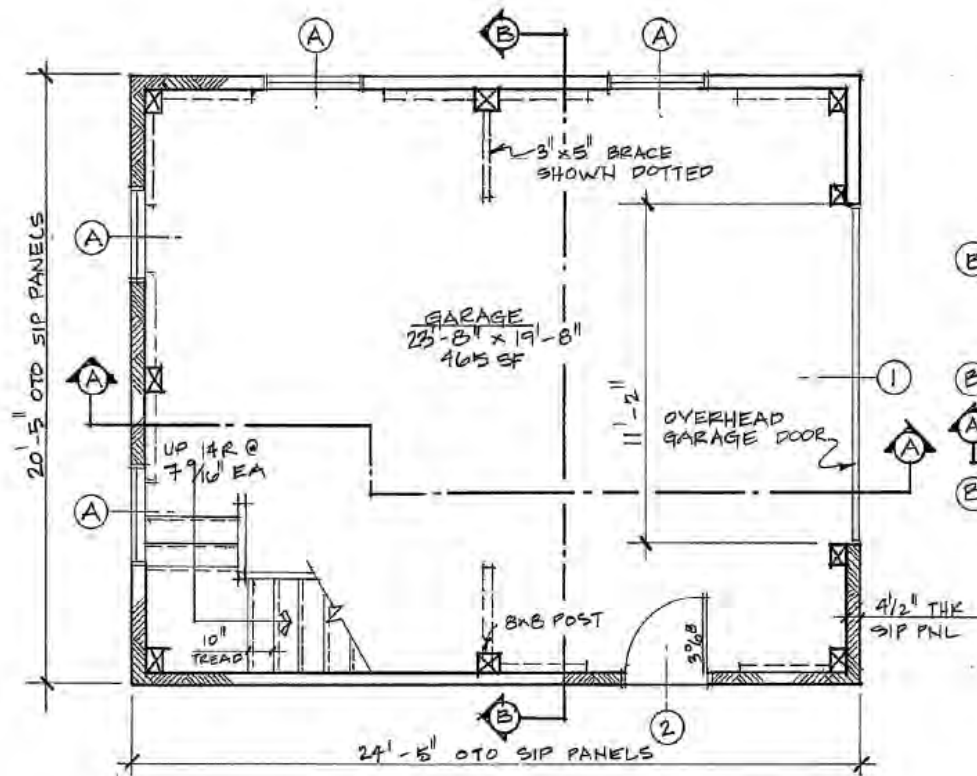
Docket No. 05-51-26 (17456 Lake)



PAUL & MOLLY IRWIN 17456 LAKE AVE		
AS NOTED 5-20-2006	FOUNDATION PLAN & DETAIL	6 SHEET NO

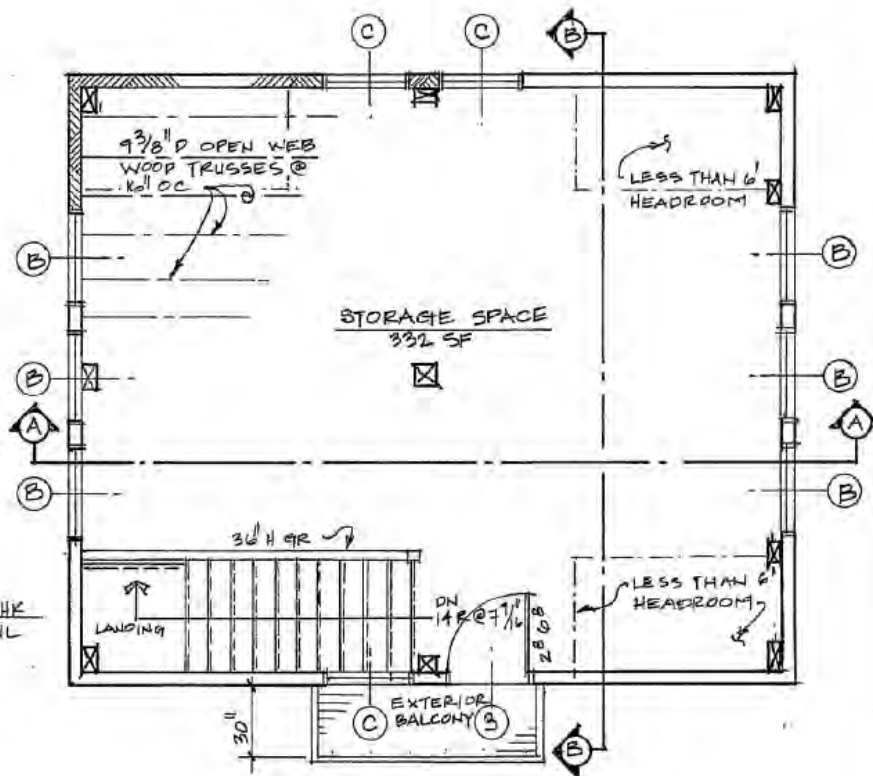
Docket No. 05-51-26 (17456 Lake)





FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

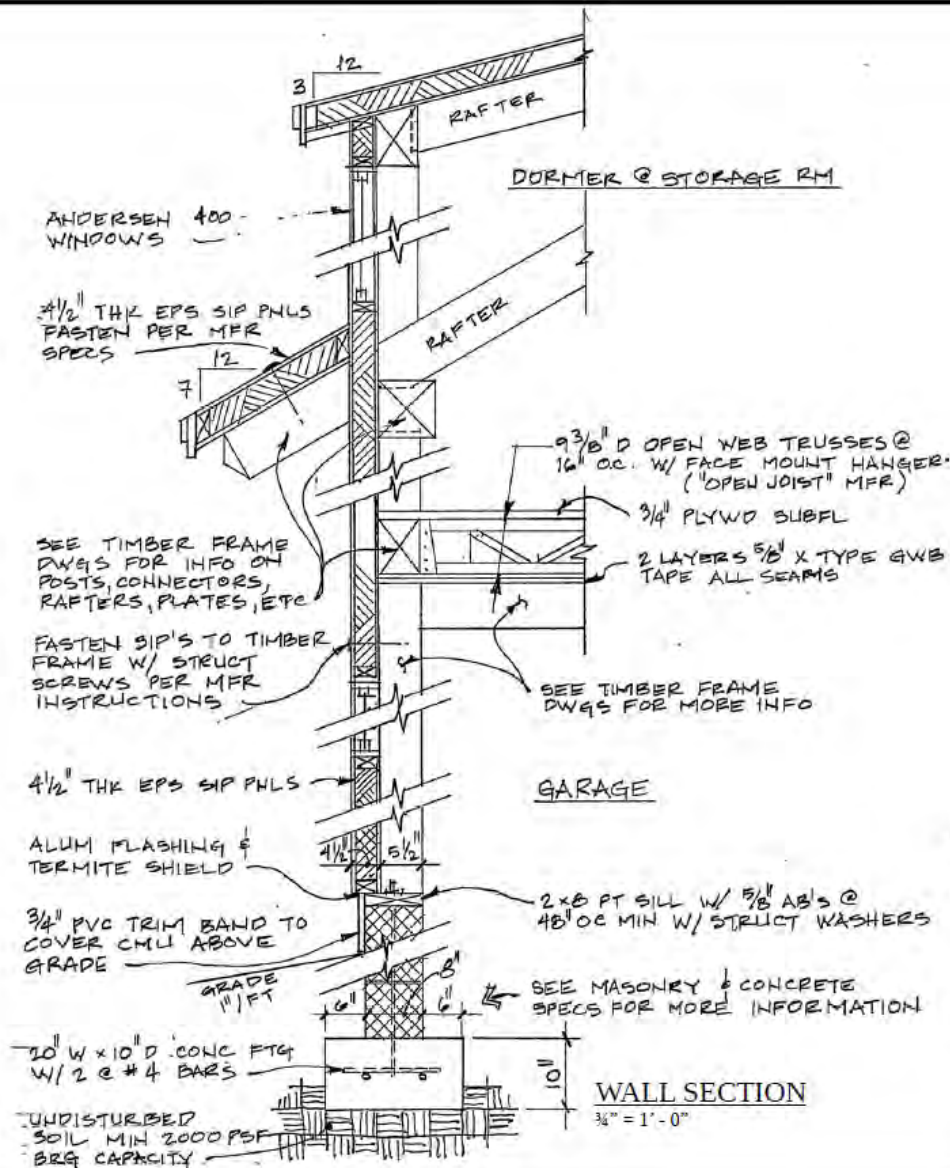


Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE		
3/4" = 1' - 0"	FIRST & SECOND FLOOR PLANS	7
5-20-2026		SHEET NO

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

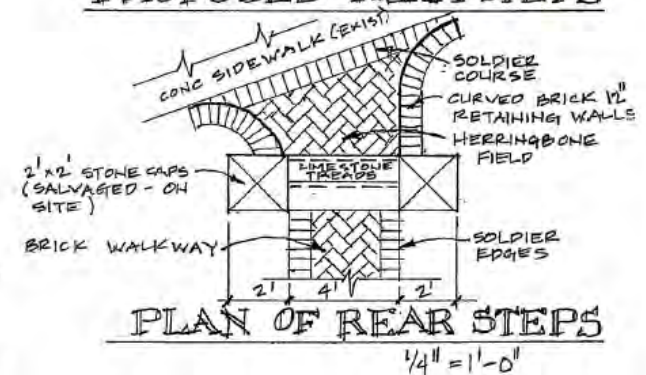




EXISTING REAR STEPS



PROPOSED REAR STEPS



PAUL & MOLLY IRWIN 17456 LAKE AVE

AS NOTED

WALL SECTION AND BRICK STEPS

5-20-2026

8

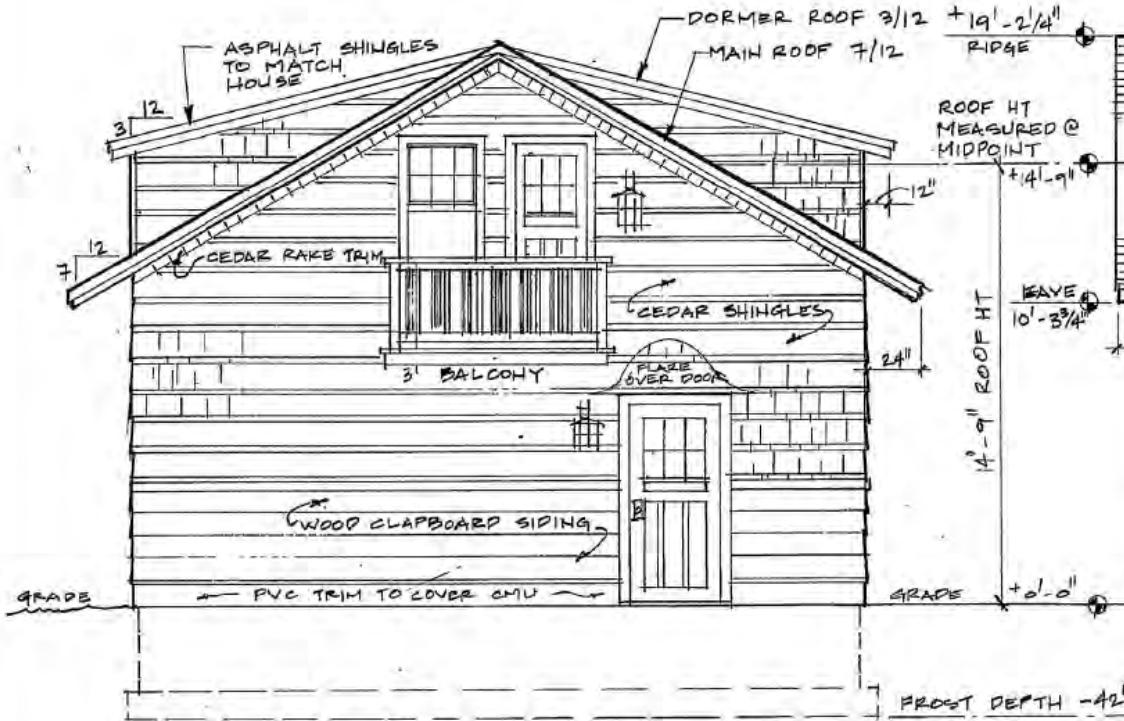
SHEET NO



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

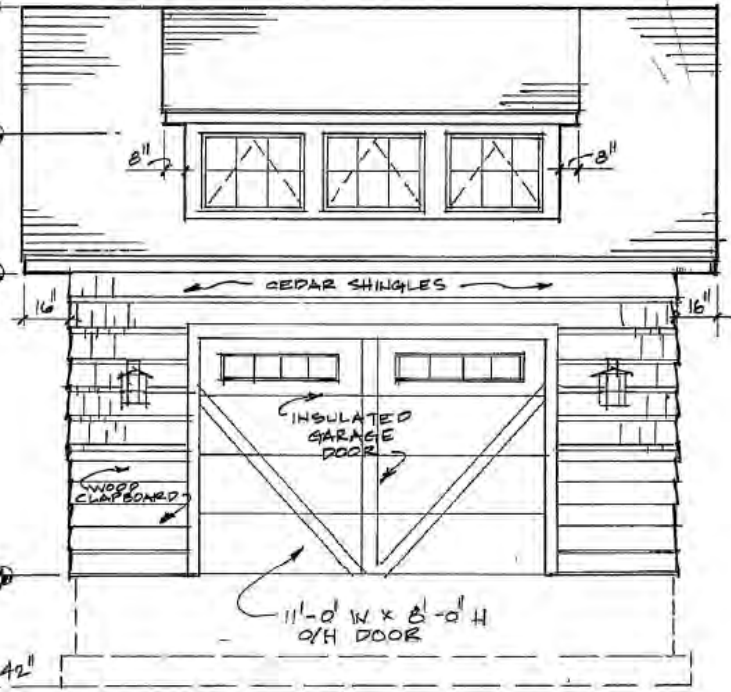


Docket No. 05-51-26 (17456 Lake)



-SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION *

ONE DOOR OPTION 1/4" = 1'-0"
* SEE ALSO ALTERNATE

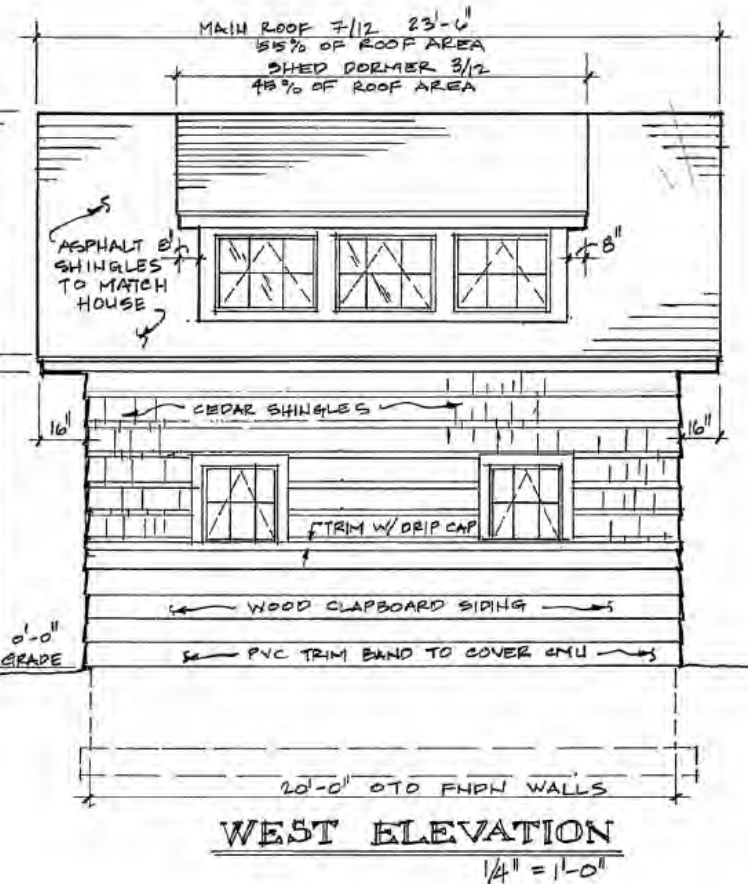
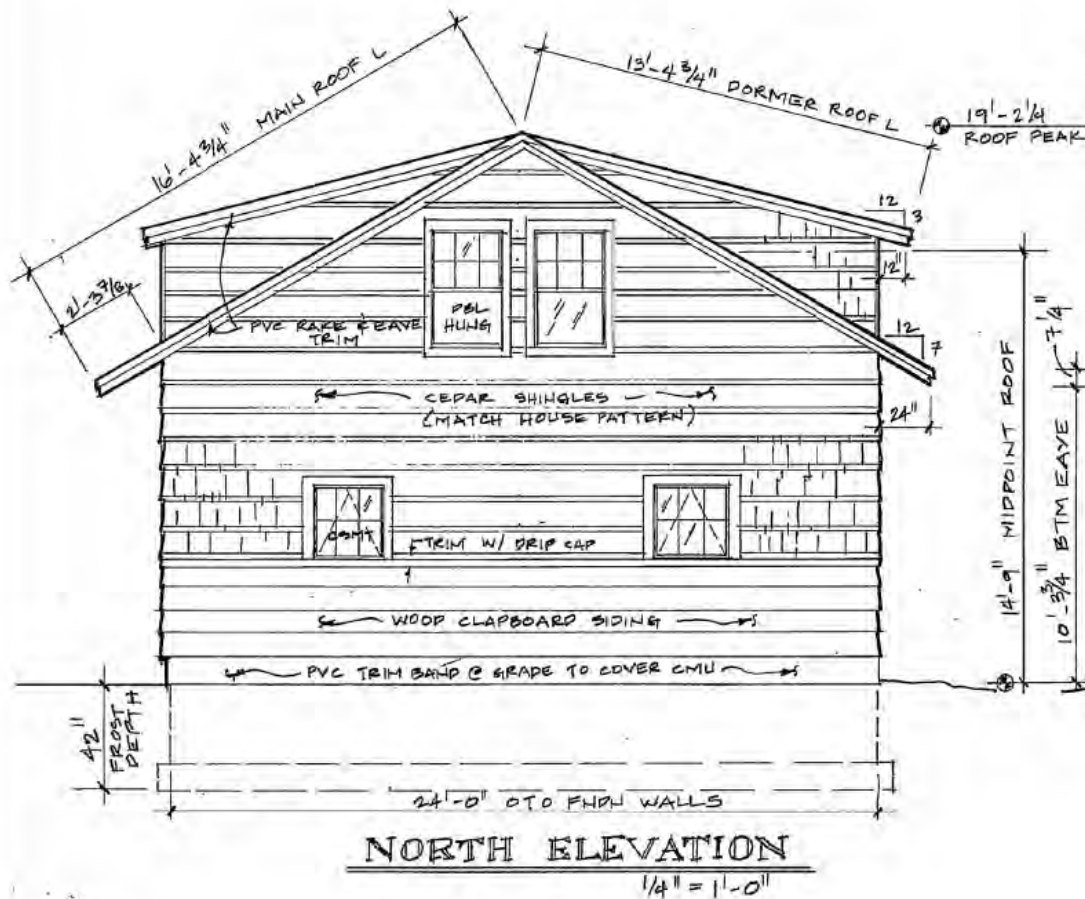


Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
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PAUL & MOLLY IRWIN 17456 LAKE AVE		
3/4" = 1'-0"	SOUTH & EAST ELEVATIONS	10
5-20-2006		SHEET NO



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



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

PAUL & MOLLY IRWIN 17456 LAKE AVE

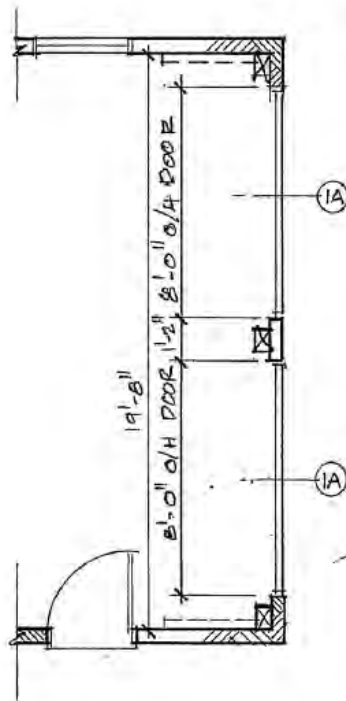
1/4" = 1'-0"
5-20-2026

NORTH & WEST ELEVATIONS

11
SHEET NO

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





**ALTERNATE
FIRST FLOOR
PLAN - 2 O/H
DOORS**

1/4" = 1'-0"



ALTERNATE EAST ELEVATION

TWO DOOR OPTION

1/4" = 1'-0"



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

PAUL & MOLLY IRWIN 17456 LAKE AVE

1/4" = 1'-0"
5-20-2026

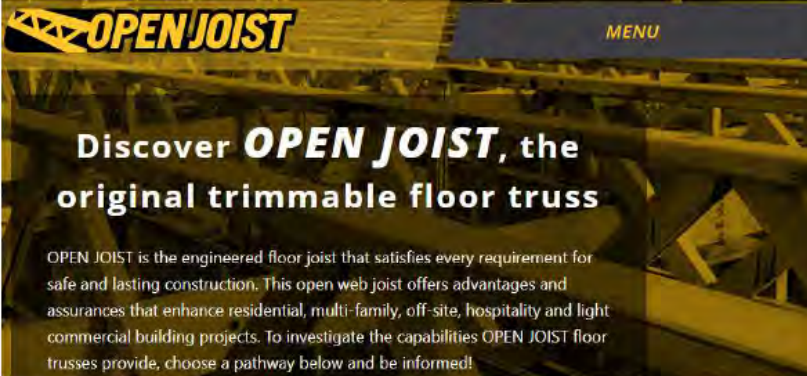
ALTERNATE GARAGE DOOR SCHEME

12
SHEET NO



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

WINDOW & DOOR SCHEDULE						
UNIT #	TYPE	MANUFACTURER	QTY	Unit Width x Height		Lite Pattern
1	O/H Garage Door	Clopay	1	11' - 0"	7' - 6"	
2	Inswing Exterior Door	B & B Lumber	1	3' - 0"	6' - 8"	3W x 2H
3	Inswing Exterior Door	B & B Lumber	1	2' - 8"	6' - 8"	3W x 2H
A	Awning Casement	Andersen 400 Series	4	30"	30"	3W x 2H
B	Awning Casement	Andersen 400 Series	6	36"	32"	3W x 2H
C	Double Hung	Andersen 400 Series	3	32"	48"	3W x 2H

Discover **OPEN JOIST**, the original trimmable floor truss

OPEN JOIST is the engineered floor joist that satisfies every requirement for safe and lasting construction. This open web joist offers advantages and assurances that enhance residential, multi-family, off-site, hospitality and light commercial building projects. To investigate the capabilities OPEN JOIST floor trusses provide, choose a pathway below and be informed!

9-1/4" Depth Maximum Live Load Deflection (L/360 & L/480, 1-1/2" Minimum Bearing Each End)

Chord* Size	Chord* Grade	Loading (PSF)		12" o.c.		16" o.c.		19.2" o.c.		24" o.c.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3x2	#2	40	15	15'-9"	15'-9"	15'-9"	14'-11"	15'-6"	14'-0"	14'-3"	12'-10"
4x2	MSR 2100	40	15	19'-9"	19'-5"	19'-11"	17'-3"	17'-11"	16'-6"	16'-11"	
3x2	#2	50	15	15'-9"	15'-3"	15'-3"	13'-9"	14'-3"	12'-10"	13'-2"	11'-11"
4x2	MSR 2100	50	15	19'-9"	17'-11"	17'-11"	16'-4"	16'-11"			
3x2	#2	100	15	13'-2"	11'-11"	11'-11"	10'-3"	11'-1"	9'-11"	9'-3"	8'-9"

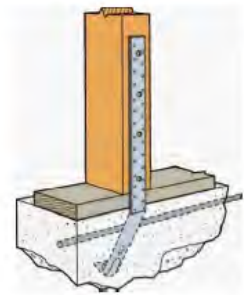
For more information on Open Joist visit www.openjoist.com



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



USP THF25925
face mount joist hanger
for all joists



Simpson HPAHD-22
Hold-Down straps
For all post locations



#1 Grade Perfection 18" Western Red Cedar Shingles
Available at Twin Creeks Log Home Supply and
Cleveland Lumber

PAUL & MOLLY IRWIN 17456 LAKE AVE

3/4" = 1' - 0"
5-20-2026

MISC INFORMATION

MISC
SHEET NO



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



1-800-Simpson



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DOOR](#)

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Simpson®
Door Company

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BUY](#)



7035 THERMAL SASH

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.



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

[Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity [Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?
[view more](#)

☒ Stain ☐ Paint

Wood Species

Original Slab Width
[view more](#)

Feet Inches Fraction

Original Slab Height
[view more](#)

Feet Inches Fraction

Thickness
[view more](#)

IG Glass, Option 1
[view more](#)

Add Low-E

☐ Yes ☒ No

Film
[view more](#)

Yes

Sticking Profile

Panel Type

Stile Width
[view more](#)

UltraBlock
[view more](#)

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch

Modified Mortise & Tenon
[view more](#)

☐ Yes ☒ No

Two-Piece Laminated Stiles
and Rails
[view more](#)

☐ Yes ☒ No

Engineered Stiles and Rails
with 1/4" Veneer
[view more](#)

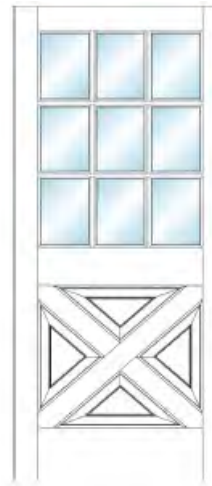
☐ Yes ☒ No

Mouldings
[view more](#)

FINISHING TOUCHES

Priming
[view more](#)

☐ Yes ☒ No



[EXPLORE DOORS](#)

[ABOUT SIMPSON](#)

[PROFESSIONALS](#)

[Find a Door](#)

[Our History](#)

[EZQ](#)



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



**CANYON RIDGE® CARRIAGE HOUSE 4-LAYER
CAN221-UG**

The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

Additional options available, please contact your local dealer.

*Based upon your Zip Code, you may require a WindCode® Configuration.

+ Configuration values recommended by EZDoor.



SIZE
14'0" x 7'9"

WINDCODE +
W0

MODEL
CAN221-UG

DESIGN
Can2-design21

CONSTRUCTION
4-layer 2" Intellifore® Insulation
R-value 18.4

MATERIAL
No Cladding With Clear Cypress
Overlay

BASE COLOR
Standard White

OVERLAY COLOR
Primed

TOP SECTION
Top12 Solid

GLASS TYPE
Not Applicable With Solid Top
Section.

SPRING +
Coated Torsion

TRACK SIZE +
2" Assembled

TRACK TYPE +
Low Headroom Front (3.5"
Radius)

MOUNT TYPE +
Bracket

TRACK RADIUS +

ROOF PITCH +

LOCK +
Inside Slide Lock

LOCK OPTIONS +
No Lock Hole (Std with no lock
and inside slide lock optional on
#1 & #3)



LEARN MORE

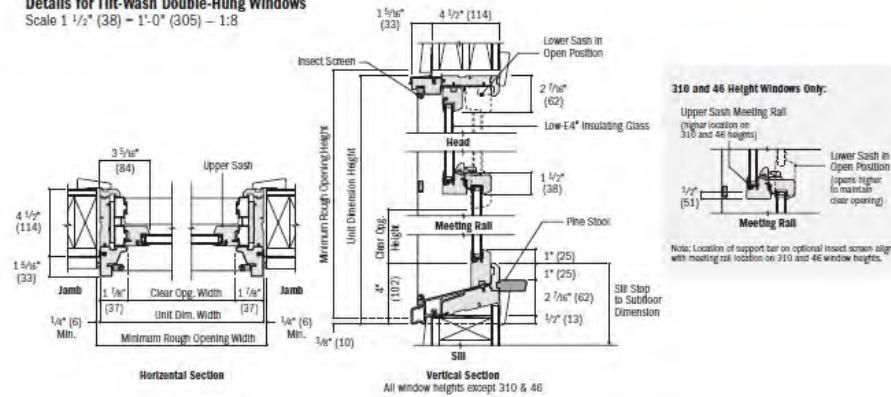
Visit clopaydoor.com/where-to-buy



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

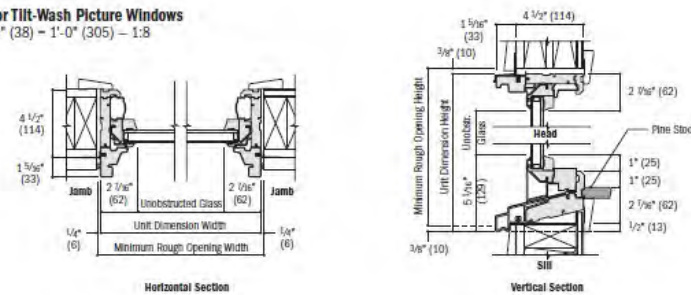
Details for Tilt-Wash Double-Hung Windows

Scale 1 1/2" (38) – 1'-0" (305) – 1:8



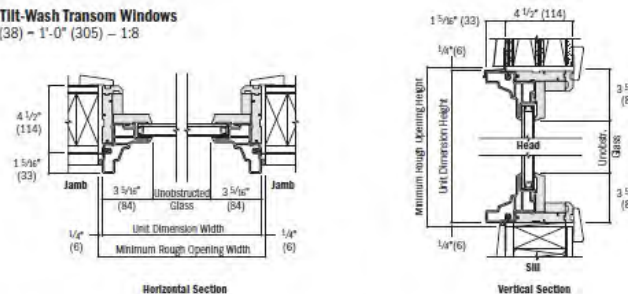
Details for Tilt-Wash Picture Windows

Scale 1 1/2" (38) – 1'-0" (305) – 1:8



Details for Tilt-Wash Transom Windows

Scale 1 1/2" (38) – 1'-0" (305) – 1:8

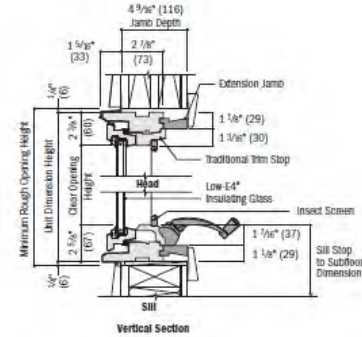
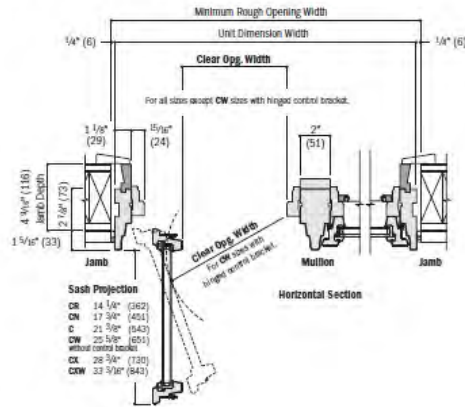


* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 * Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 * Dimensions in parentheses are in millimeters.



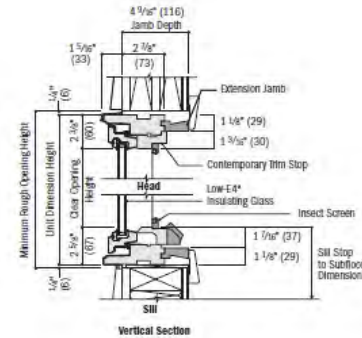
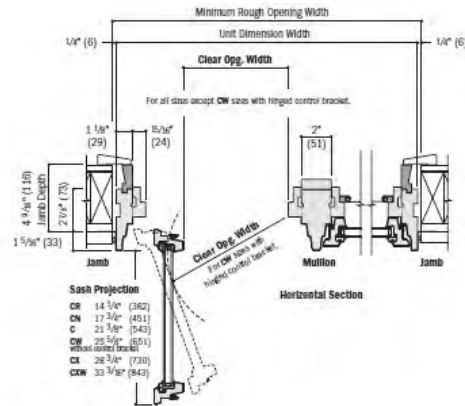
Details for Casement Windows – Traditional Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Details for Casement Windows – Contemporary Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



* 4 9/16" (116) overall jamb depth and 2 1/4" (73) base jamb depth measurement is from back side of installation flange.

* Light-colored areas are parts included with window. Dark colored areas are additional Andersen® parts required to complete window assembly as shown.

* Minimum rough openings may need to be increased to allow for use of building wrap, flashing, sill panelling, brackets, fasteners or other items.

* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

* Dimensions in parentheses are in millimeters.



At a Glance



2-pack



Rust Resistant



Power Source: Hardwired

[View More](#)



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



UNIQUE DESIGN

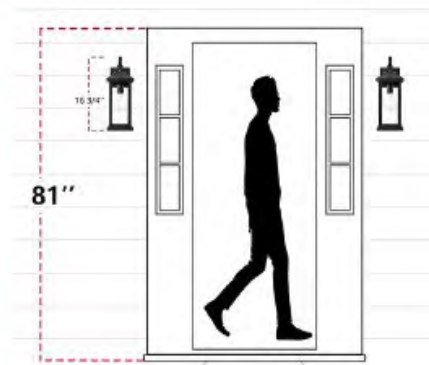
Marine glass front and clear glass outside, being a problem yet resolved, again.

1 Unique Design
 Display illuminated with marine glass front and clear glass outside, being a problem yet resolved, again.

2 Open Bottom
 Open bottom design allows for easy bulb replacement.

3 1 x E26 Base
 Compatible with 1 x E26 base (not included).

Marine Corrosion
 No Glass
 No Outdoor Use
 Easy Installation
 E26 Base



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

Applicant proposes new attached garage and addition.

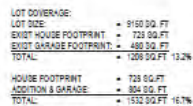
City Notes:

17212 Riverside Dr



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

New Attached Garage and Addition
Jill Brandt



EXISTING PHOTOS



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



ADJACENT PROPERTY TO THE EAST



ADJACENT PROPERTY TO THE WEST

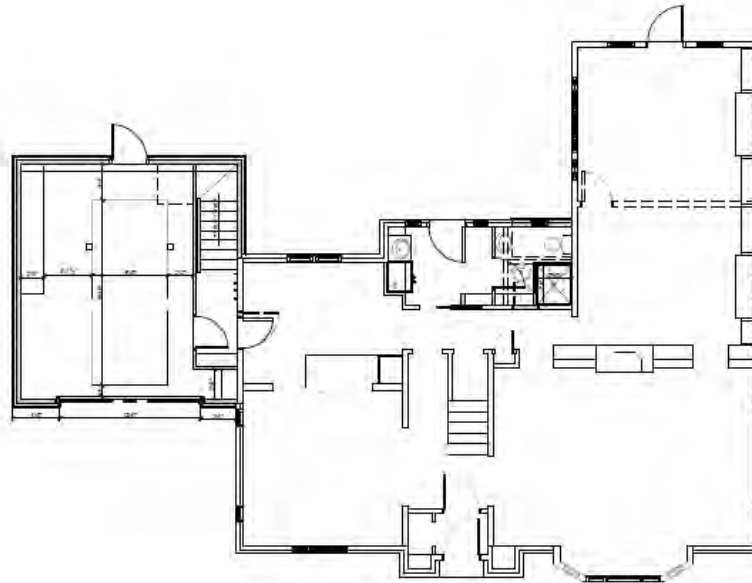


Docket No. 05-52-26 (17212 Riverside)

Revised



1 FRONT ELEVATION OPT B
A-1 SCALE: 1/8" = 1'-0"



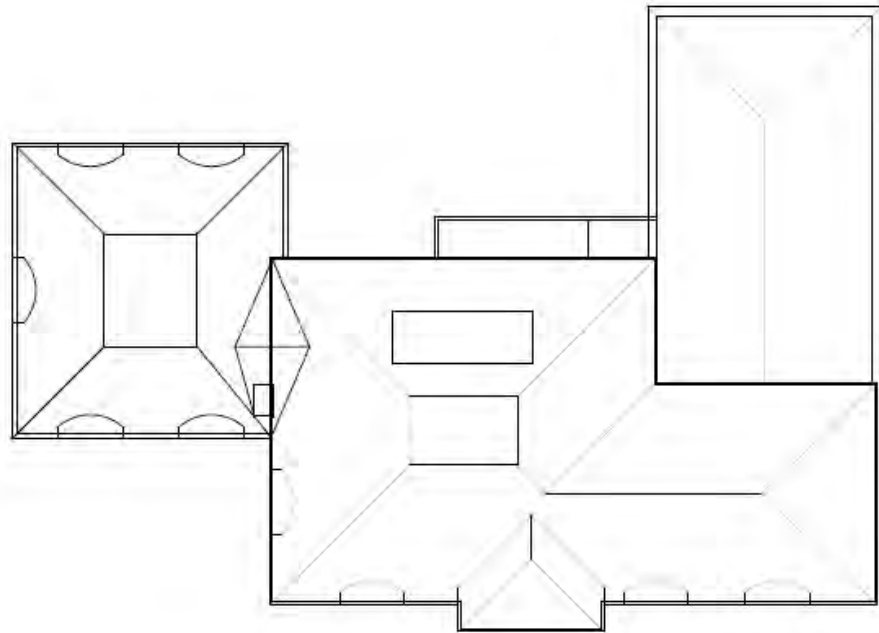
1 FLOOR PLAN OPT B
A-1 SCALE: 1/8" = 1'-0"



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



EXISTING ROOF



1 ROOF PLAN OPT B
A-1 SCALE: 1/8" = 1'-0"

SCALE: NTS

CITY OF LAKEWOOD
DESIGN REVIEW
APRIL, 2026

ROETZER RESIDENCE

17212 RIVERSIDE DRIVE

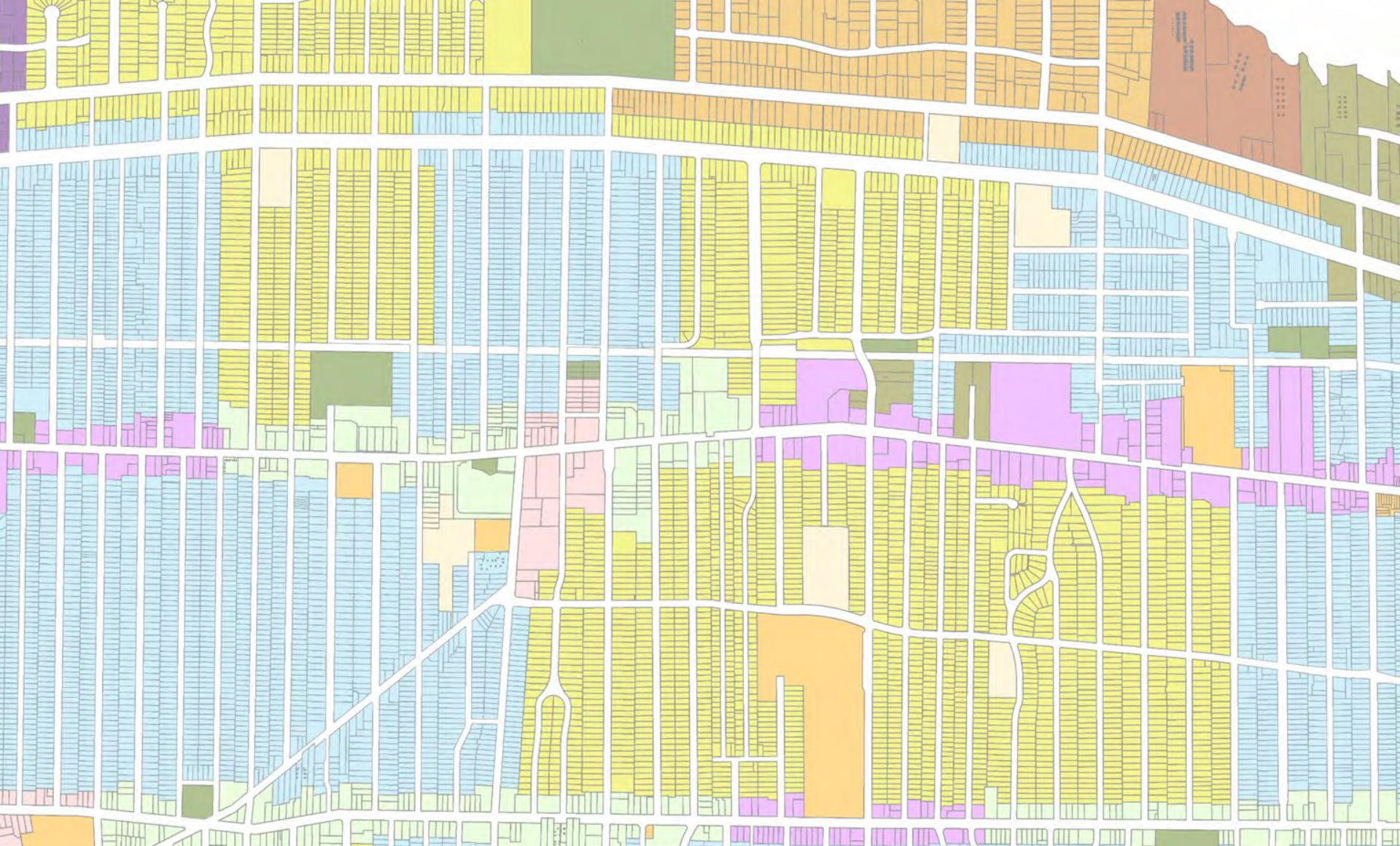
LAKWOOD, OHIO



PAGE 7



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



Architectural Board of Review

Return for Modifications – June

Applicant proposes alteration to previous ABR approval.

City Notes:

☐ N/A



Docket No. 03-21-25 (15431 Edgewater)

**Residence – Front Porch Revision
Mark Reinhold**



Docket No. 03-21-25 (15431 Edgewater)



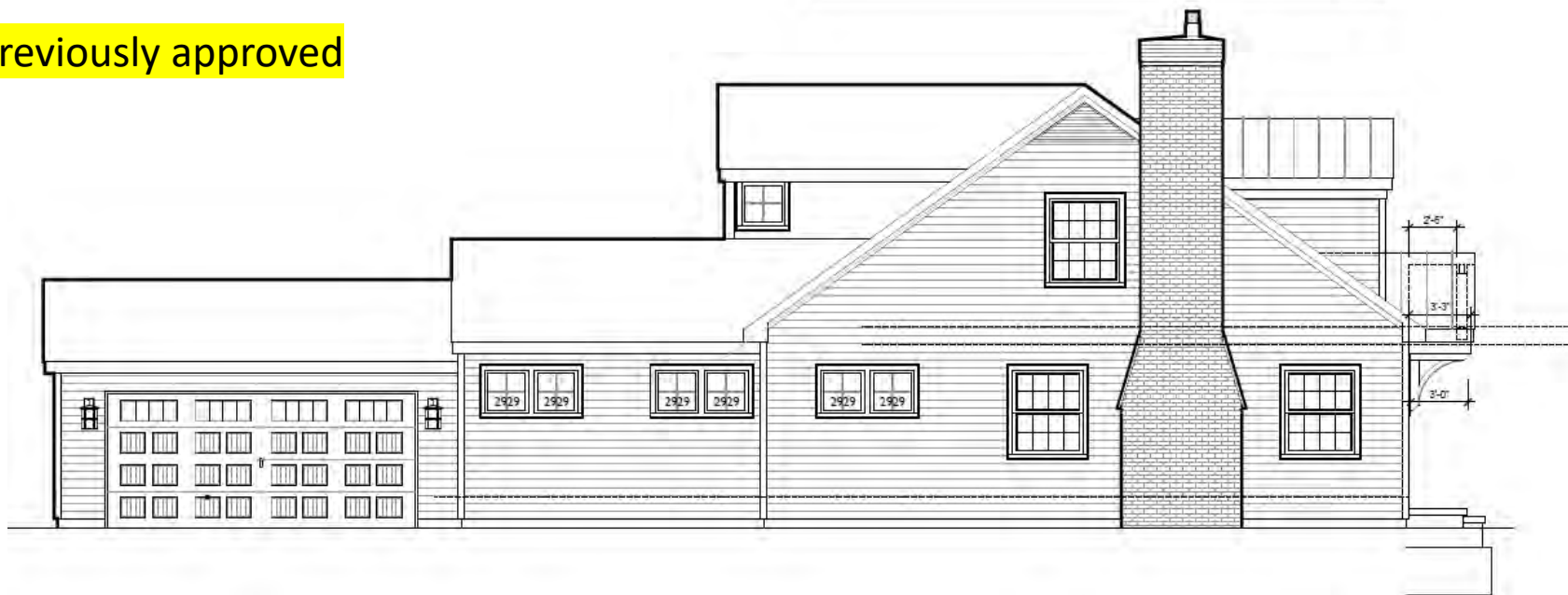
Docket No. 03-21-25 (15431 Edgewater)



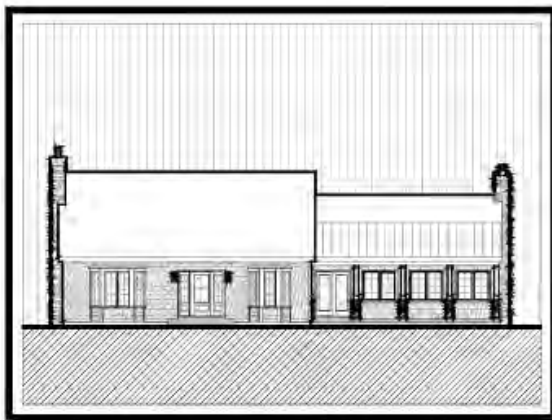
Docket No. 03-21-25 (15431 Edgewater)



Previously approved



Docket No. 03-21-25 (15431 Edgewater)

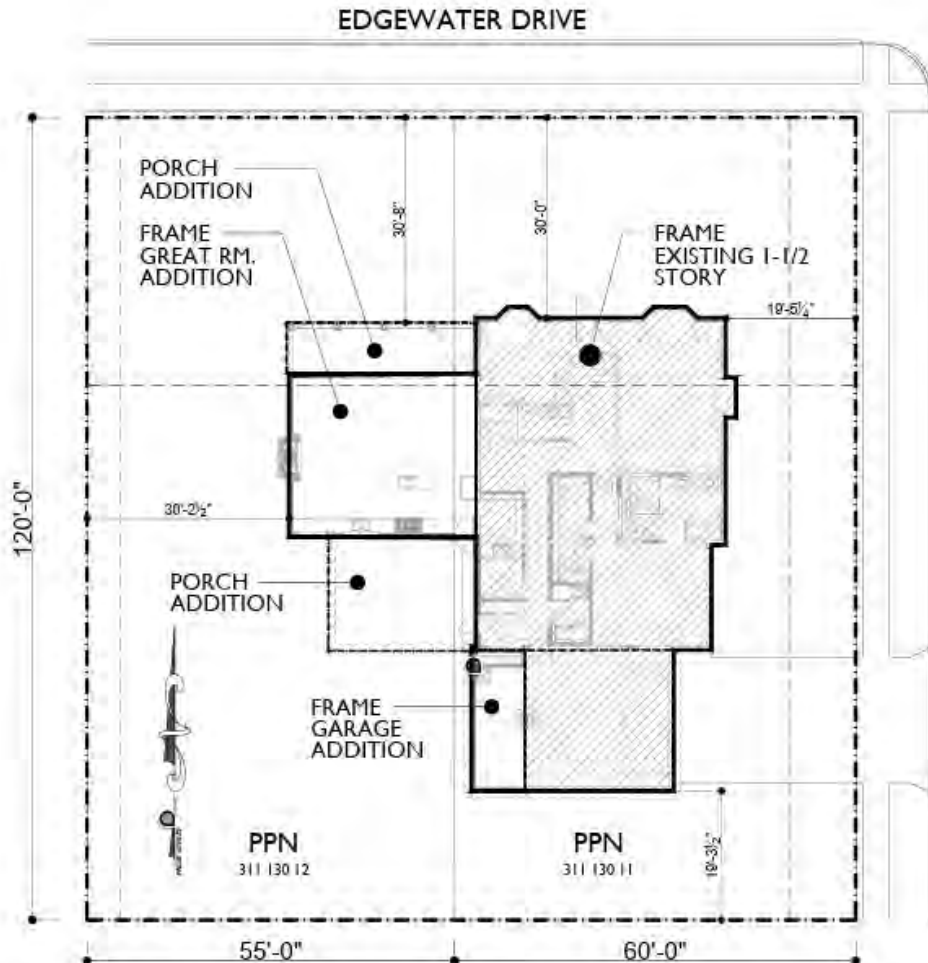
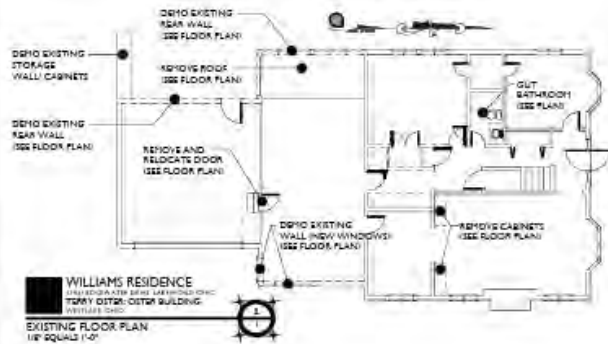


DAVID and MAE WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

WILLIAMS ABR REVIEW DRAWINGS

LIST OF DRAWINGS

TITLE SHEET, SITE PLAN	1
FLOOR PLAN, FRONT ELEVATION	2
EXTERIOR ELEVATIONS	3



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO
TONY OSTEN-OSTEN BUILDING
REMOVED 2002
NORTH ELEVATION (FRONT)
1/8\"/>

REMOVE ALL WINDOWS FOR
REPLACEMENT WINDOWS

CLIFFDALE AVENUE



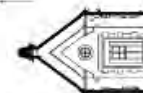
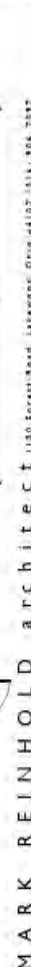
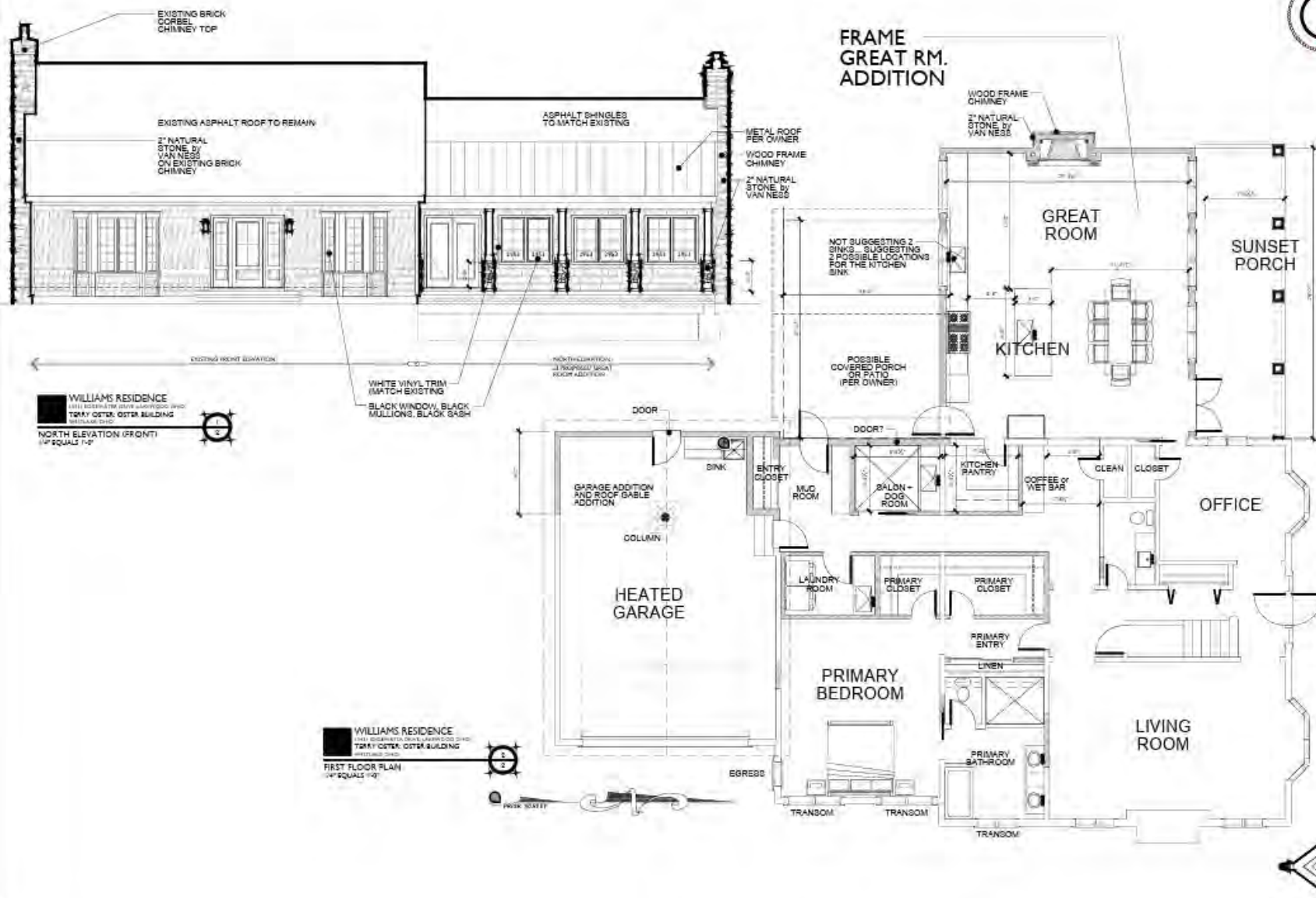
MARK REINHOLD architect 1120 FOREST ROAD, LAKEWOOD, OHIO 44107 216/784-7047

DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE LAKEWOOD, OHIO 44107

SCHEMATIC 1



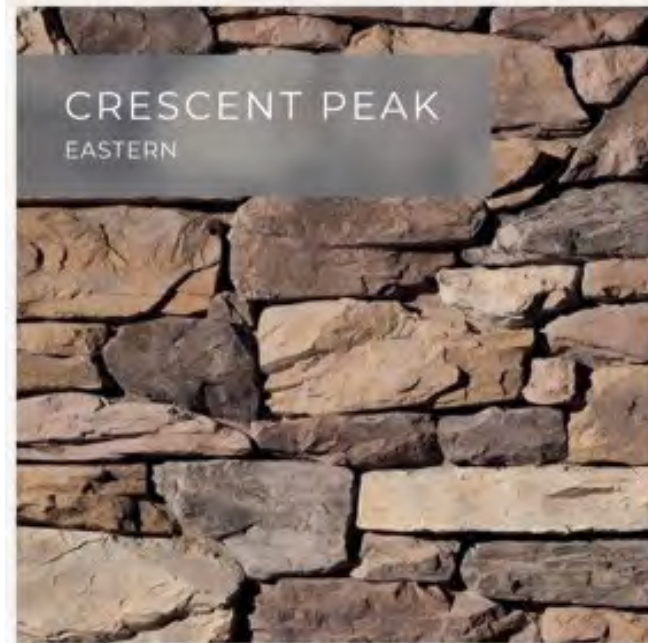
Docket No. 03-21-25 (15431 Edgewater)



Docket No. 03-21-25 (15431 Edgewater)



PRODUCTS / STONE / SHADOW ROCK



Docket No. 03-21-25 (15431 Edgewater)



Docket No. 03-21-25 (15431 Edgewater)



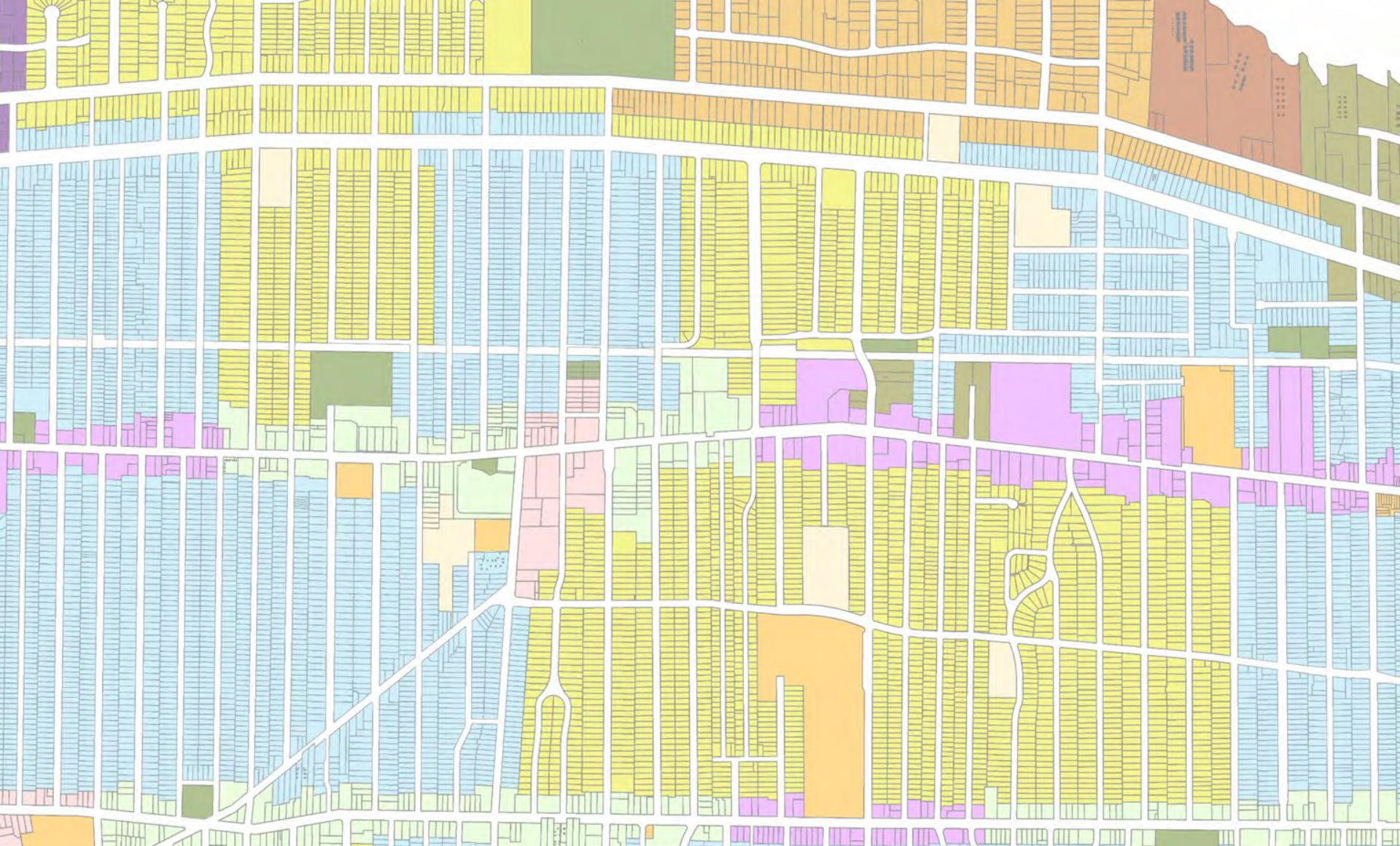
Docket No. 03-21-25 (15431 Edgewater)



Docket No. 03-21-25 (15431 Edgewater)



Docket No. 03-21-25 (15431 Edgewater)



Architectural Board of Review

Sign Review – June

Applicant proposes new development.

City Notes:

- ☐ Applicant proposes wall (20.29 SF) and window (2.44 SF) signage
- ☐ Max allowed square footage: 48 SF total (32' storefront), 6 SF window
- ☐ Total proposed square footage: 22.73 SF

13428 Madison Ave

Summary approval, no conditions



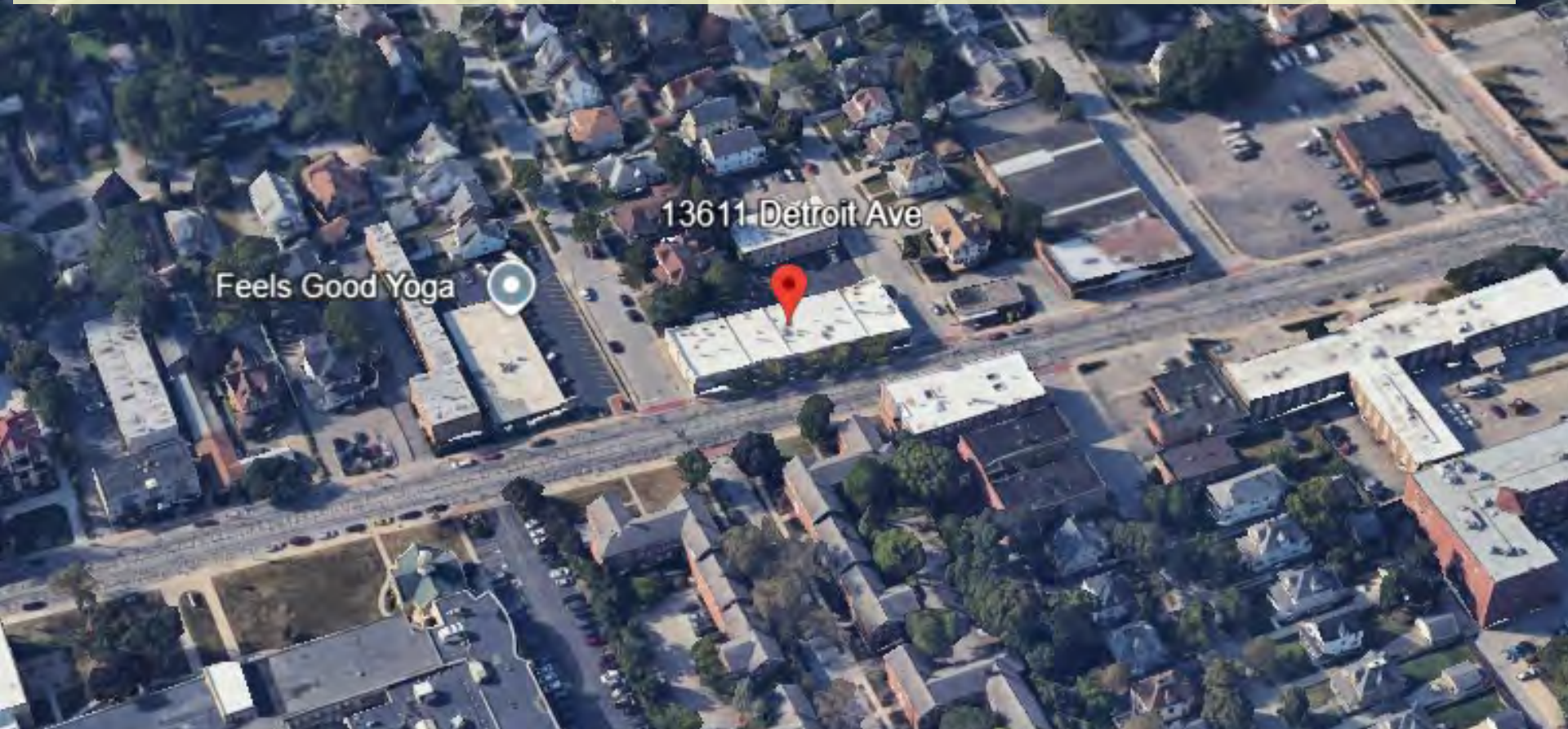
Docket No. 06-54-28 (13428 Madison)

**New Signage - Edward Jones
Melinda Arko**

Applicant proposes signage.

City Notes:

- ☐ Applicant proposes awning (20 SF) and windows (45.77 SF) signs
- ☐ Max allowed square footage: 23.25 SF total (' storefront), 21.43 SF windows
- ☐ Total proposed square footage: 65.77 SF

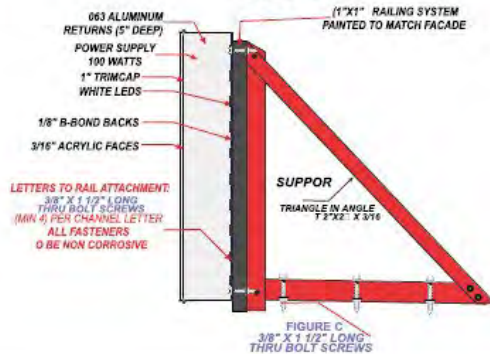


Docket No. 06-55-26 (13611 Madison)

**New Signage – Philly Flavor
Shadi Almikdad**



SIDE VIEW



1-Led Cloud Sign Mounted On 1"x1" raceway
sign to have 1/8" thick plastic faces
with digital graphics applied to face as showing
5" deep
1" trim cap

2-window graphics (2) 55" x 16" / (2) 48" x 16"
(2) 55" x 7" / (2) 48" x 16"

sign size 17" x 120" total sign sqft 14.5 sqft

THIS SIGN SHALL REMAIN THE PROPERTY OF
NEON & SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO
VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY
OF NEON AND SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITH OUT WRITTEN CONSENT FROM NEON AND SIGNS

SCALE: 1:16

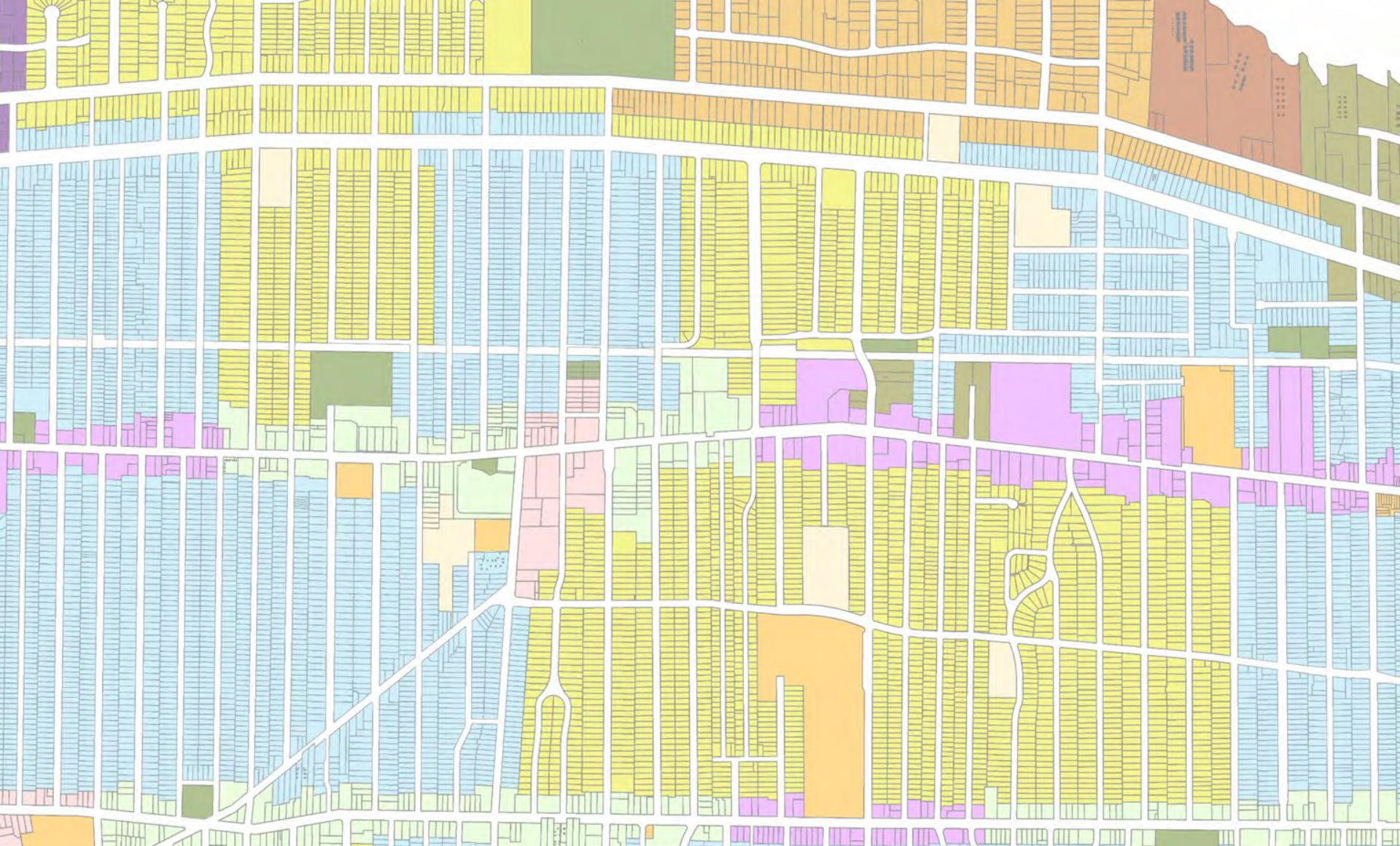
DATE: 5/19/26

SALES: Shadi Mikdad

NEON & SIGNS 10505 BEREA RD CLEVELAND OH 44102 216-390-0818 NEONSIGNS44111@GMAIL.COM OR SHADINEONSIGNS@AOL.COM



Docket No. 06-55-26 (13611 Detroit)



Architectural Board of Review

June 2026

Applicant proposes new garage on a corner lot.

City Notes:

☐ Garage will match house: "Juniper Ridge" paint shade

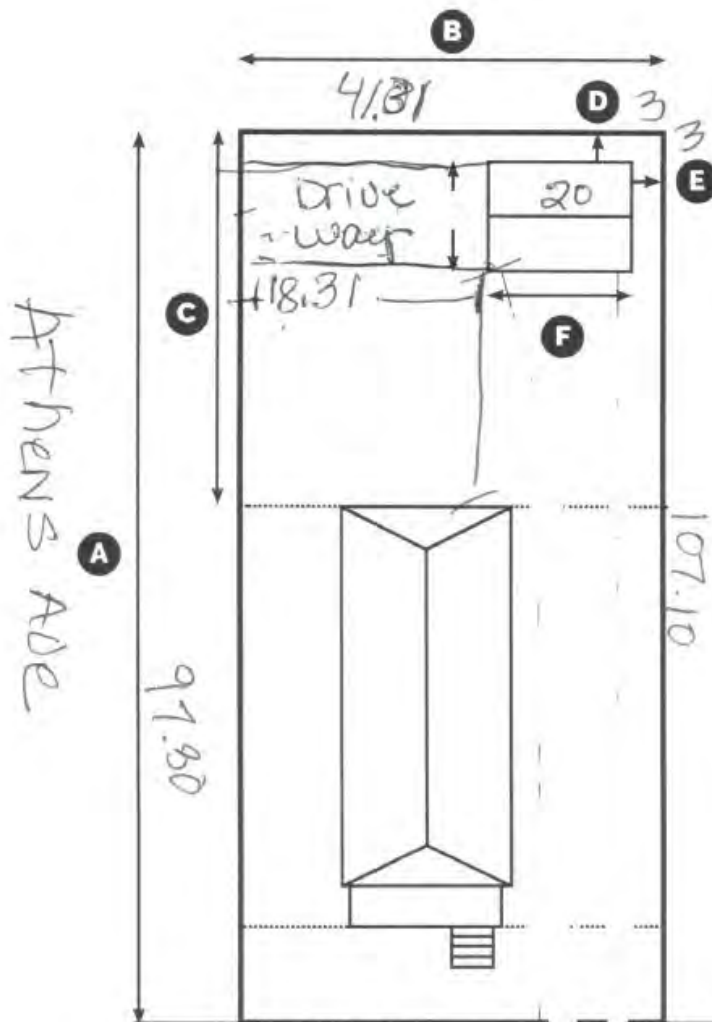


Docket No. 06-58-26 (2104 Marlowe)

Corner Lot Garage
Diane Bija



Docket No. 06-58-26 (2105 Marlowe)



DETACHED GARAGE (IN FEET)

A	LOT DEPTH	107.10
B	LOT WIDTH	41.31
C	REAR YARD DEPTH	32
D	REAR SETBACK	3
E	SIDE SETBACK	3
F	GARAGE WIDTH	22
G	GARAGE DEPTH	20
-	GARAGE AREA (WIDTH X DEPTH)	440 SF

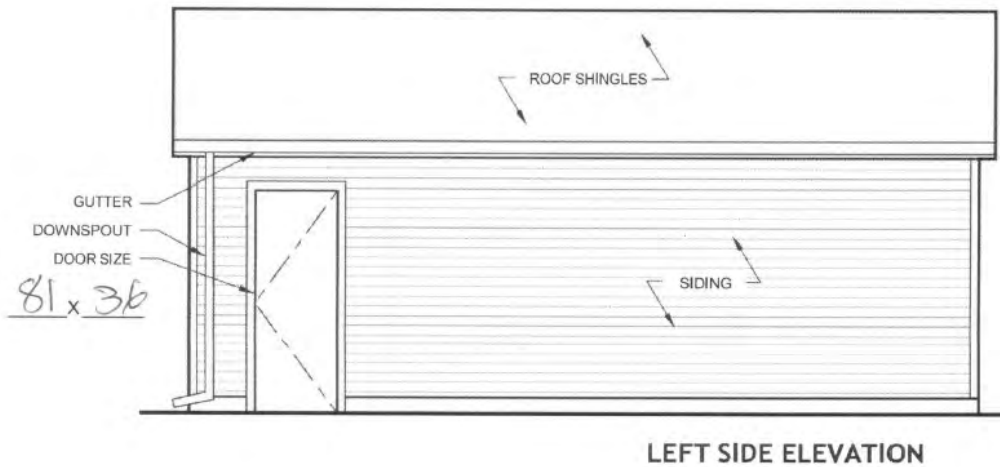
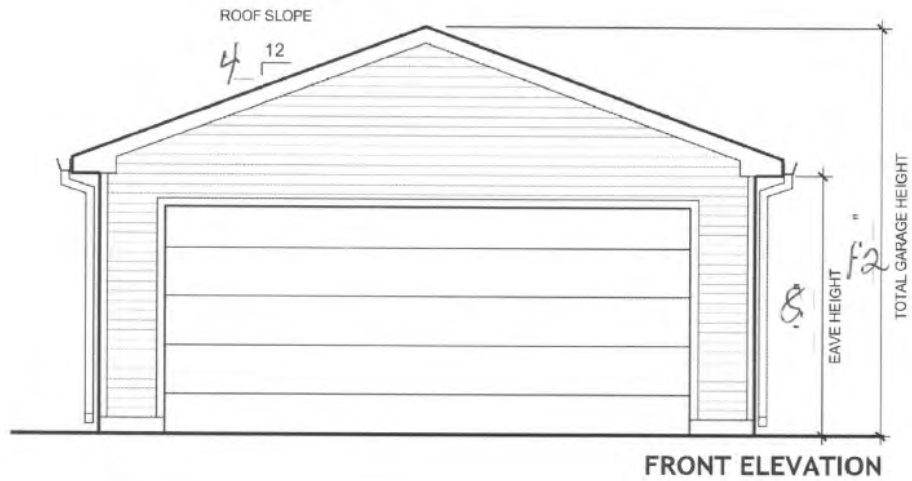
DRIVE WAY

REPLACEMENT	☐ Y / N ☒
DRAIN	☐ Y / N ☒

SITE PLAN



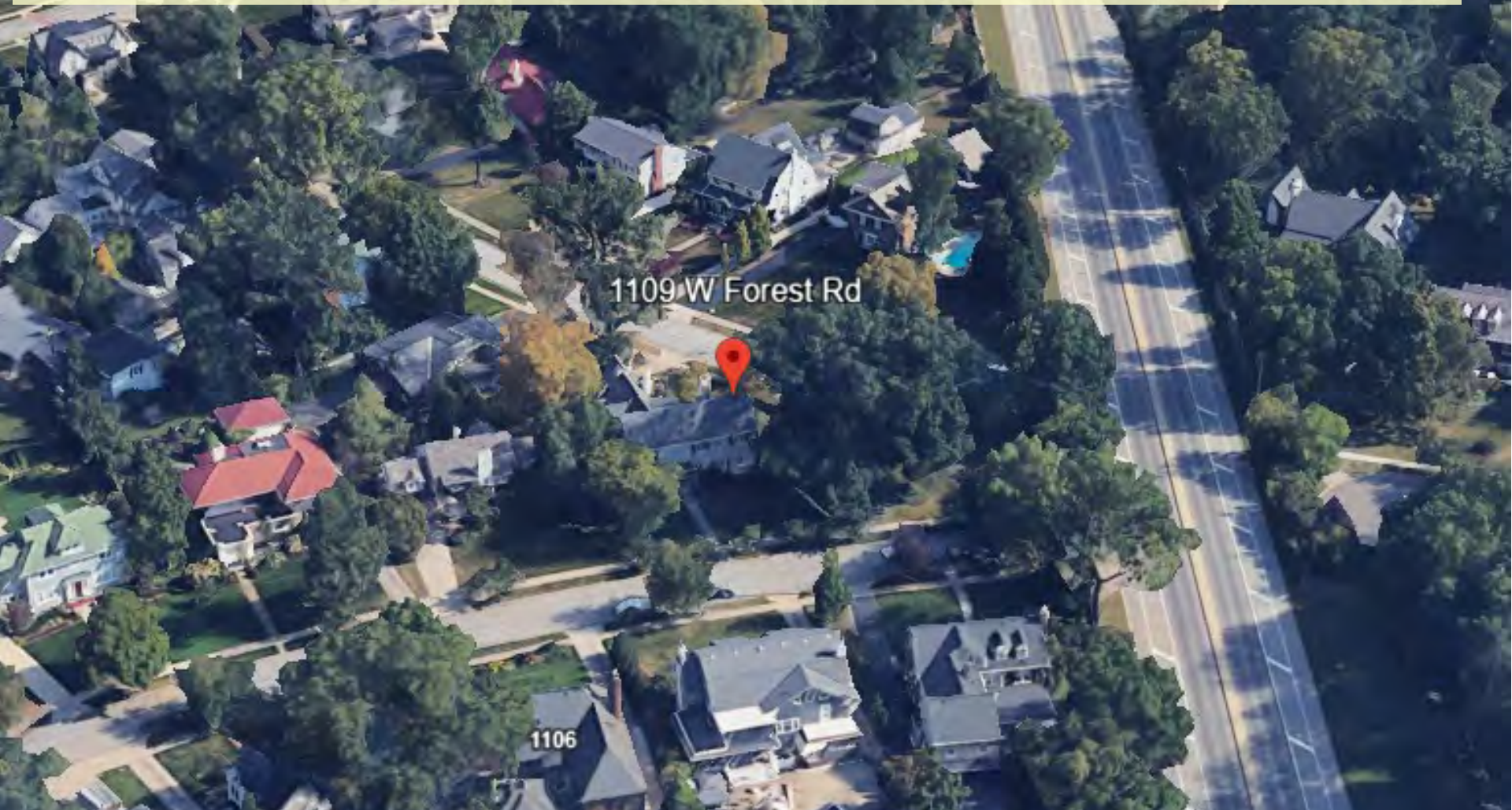
Docket No. 06-58-26 (2105 Marlowe)



Docket No. 06-58-26 (2105 Marlowe)

Applicant proposes front porch/façade addition.

City Notes:



Docket No. 06-59-26 (1109 West Forest)

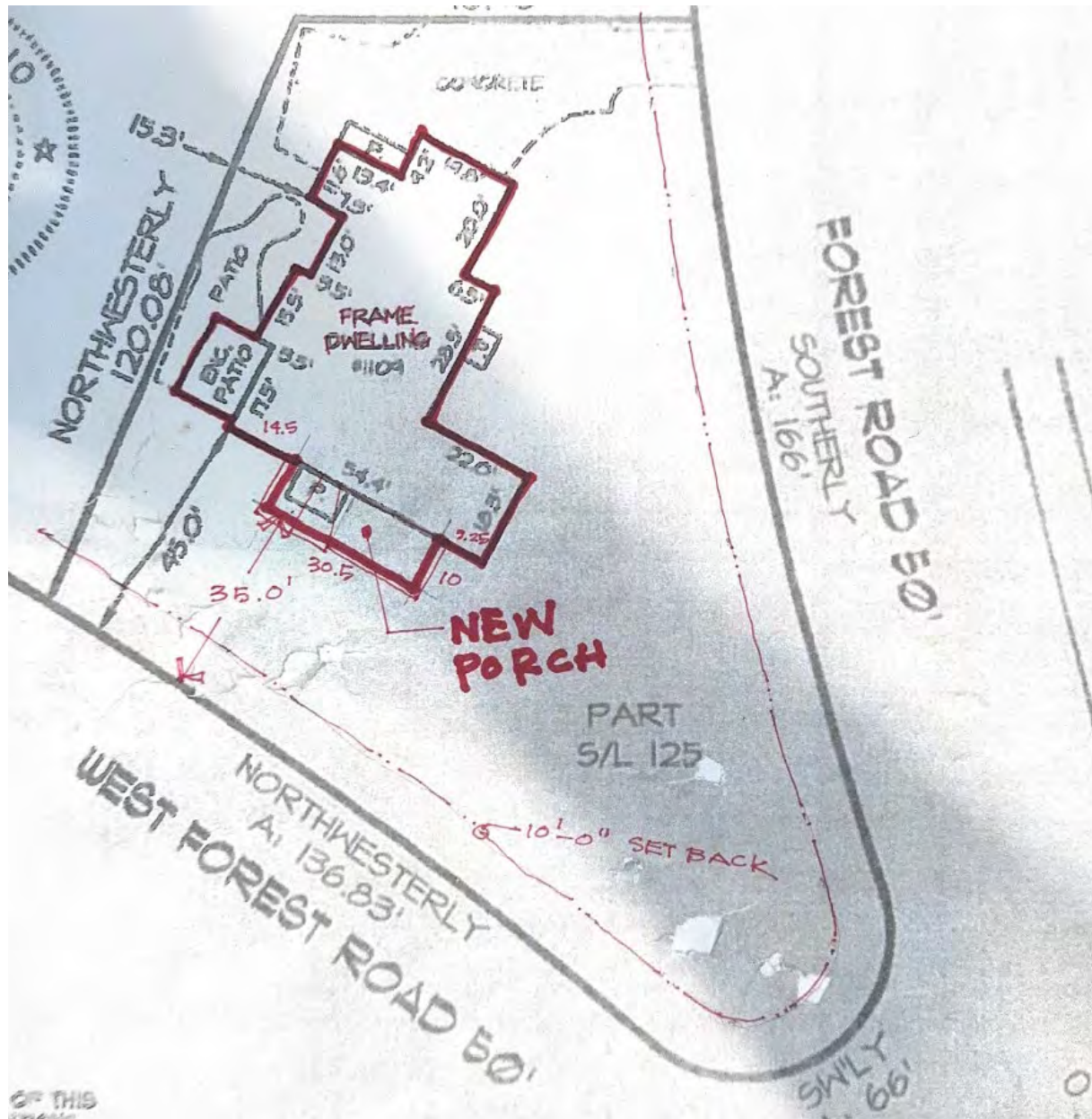
**Front Porch Addition
Mark Reinhold**



Docket No. 06-59-26 (1109 West Forest)

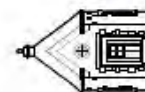
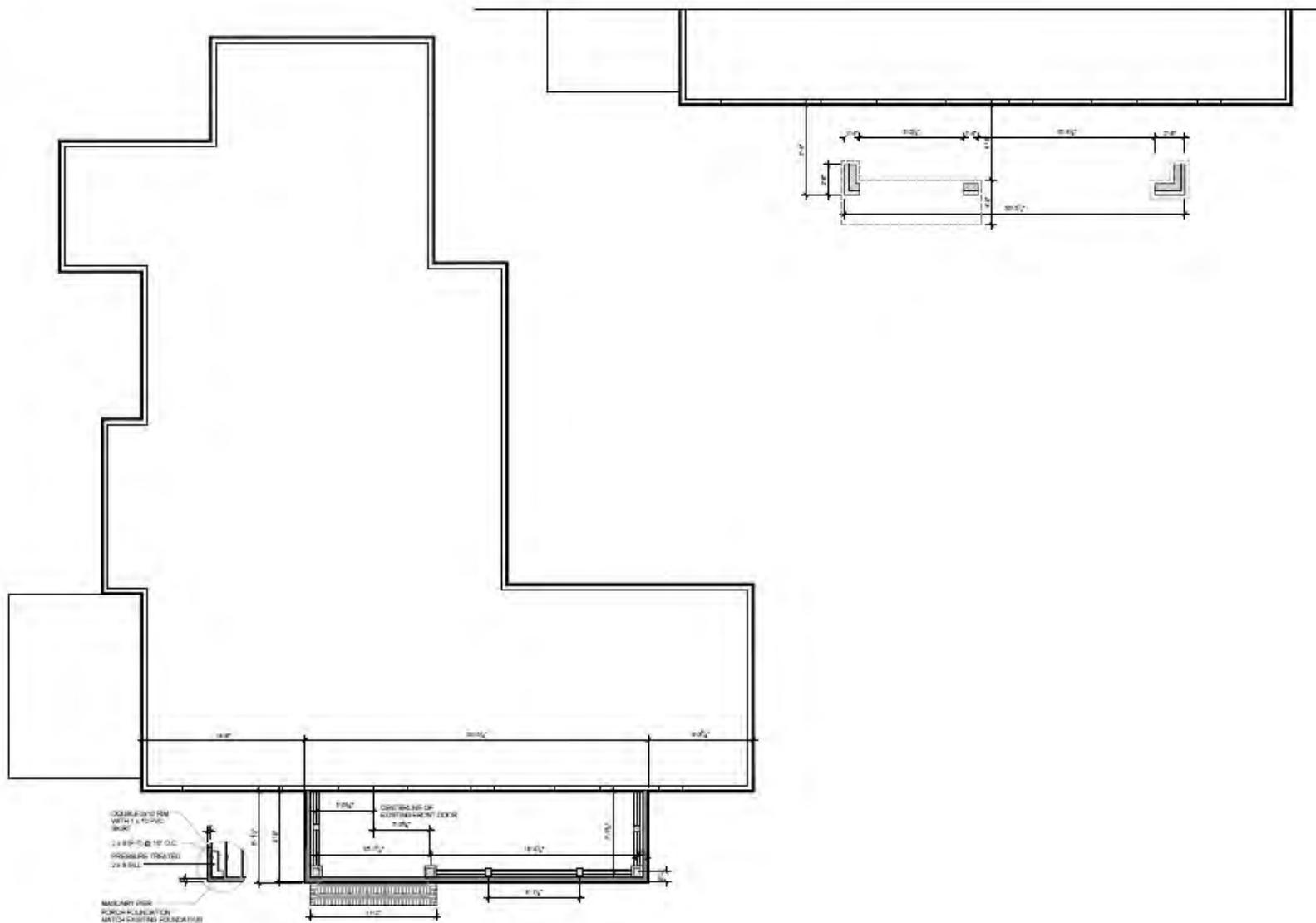


Docket No. 06-59-26 (1109 West Forest)



Docket No. 06-59-26 (1109 West Forest)





MARK REINHOLD architect
1109 West Forest Road, Lakewood, Ohio 44137 Tel: 765-1767
Fax: 765-1768
www.markreinhold.com

HILDEBRANDT RESIDENCE

1109 WEST FOREST, LAKEWOOD, OHIO 44107



SK-1 PLANS

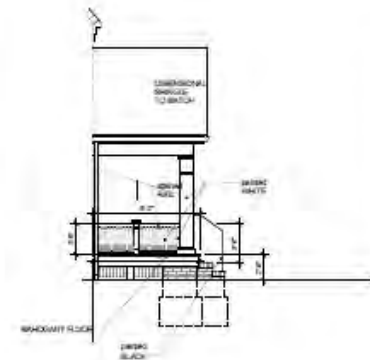
Docket No. 06-59-26 (1109 West Forest)



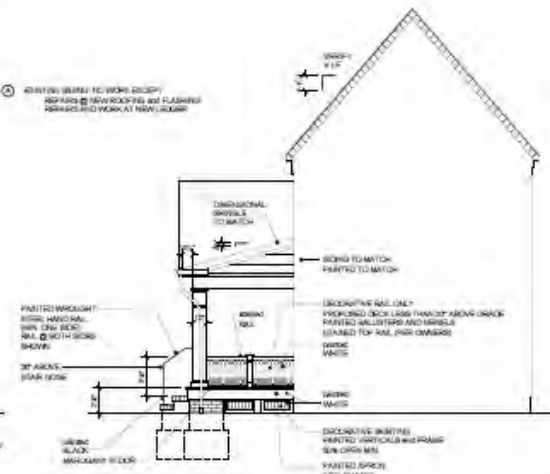
Docket No. 06-59-26 (1109 West Forest)



- EXISTING SIDING TO REMAIN EXCEPT WHERE SHOWN OTHERWISE AND FINISHED REPAIRS AND REPAIRS AT NEW LOCATIONS
- EXISTING SHUTTERS TO REMAIN EXCEPT WHERE SHOWN OTHERWISE
- EXISTING SHUTTERS TO REMAIN EXCEPT WHERE SHOWN OTHERWISE
- EXISTING WINDOW DOORS TO REMAIN EXCEPT WHERE SHOWN OTHERWISE

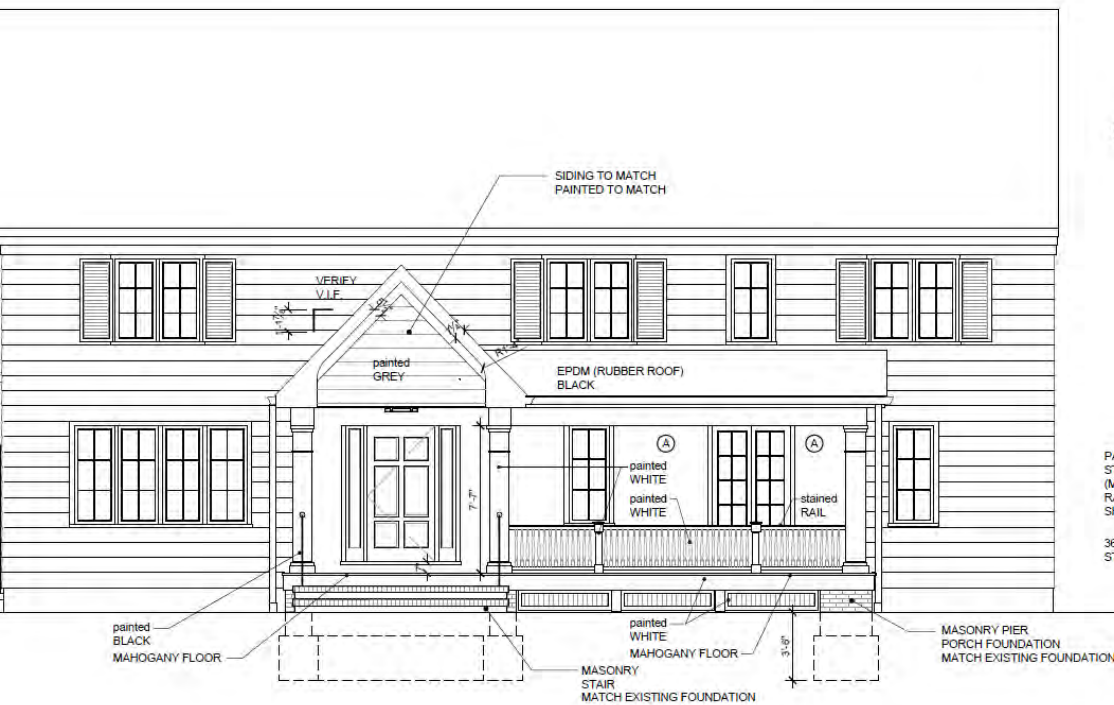


- EXISTING SIDING TO REMAIN EXCEPT WHERE SHOWN OTHERWISE AND FINISHED REPAIRS AND REPAIRS AT NEW LOCATIONS

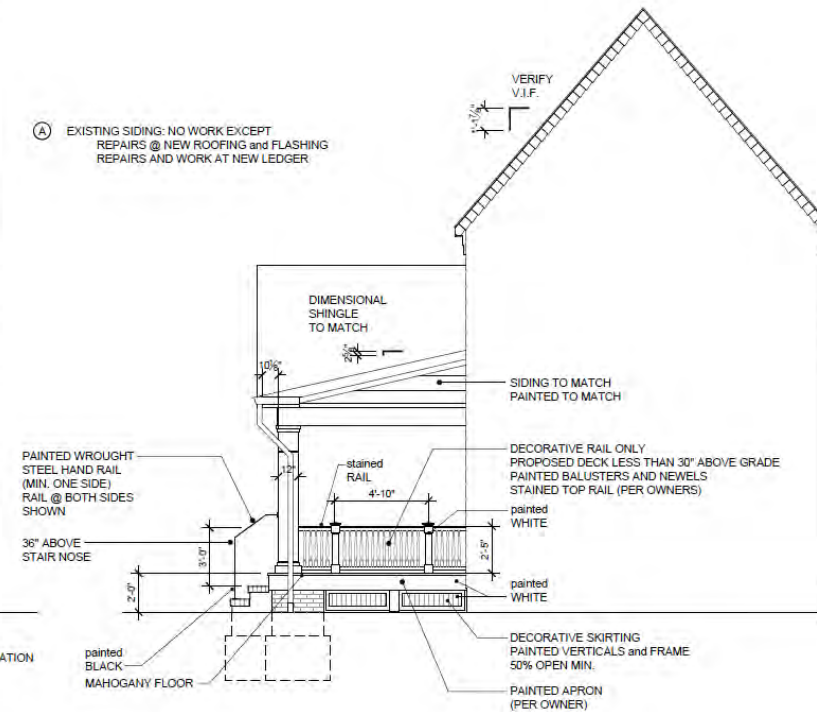


MARK REINHOLD ARCHITECT
1109 WEST FOREST, LAKEWOOD, OHIO 44107
2500 W. 110TH ST., SUITE 100, CLEVELAND, OHIO 44102
TEL: 216.441.1109
FAX: 216.441.1110
WWW.MARKREINHOLDARCHITECT.COM

HILDEBRANDT RESIDENCE



- (A) EXISTING SIDING: NO WORK EXCEPT REPAIRS @ NEW ROOFING and FLASHING REPAIRS AND WORK AT NEW LEDGER



Docket No. 06-59-26 (1109 West Forest)

Applicant proposes new single family home.

City Notes:

Home Sweet
Home Child Care

1518 Hopkins Ave



Docket No. 06-60-26 (1518 Hopkins)

**New Single Family Home
Farah Issa**

GENERAL NOTES

This site was designed and verified by Advanced House Plans to meet average conditions and codes in the State of Indiana at the time it was designed. Indiana codes and requirements may change over time. The purchaser is responsible for obtaining all applicable codes and requirements for their specific location. The purchaser is responsible for obtaining all applicable codes and requirements for their specific location. The purchaser is responsible for obtaining all applicable codes and requirements for their specific location.

Only the purchaser of this plan has permission to build this plan. The purchaser is responsible for obtaining all applicable codes and requirements for their specific location. The purchaser is responsible for obtaining all applicable codes and requirements for their specific location.

DESIGN LOADS

• Ultimate design wind speed: 15 mph, Exposure Category: B

• Seismic Design Category: A

• Floor: 10 psf, Live: 10 psf, Ceiling: 10 psf, Snow: 10 psf

• Soil bearing Capacity: 1000 psf

• Live loads, dead loads, and wind loads shall be applied in accordance with the International Building Code (IBC) and the American Institute of Steel Construction (AISC).

• The purchaser is responsible for obtaining all applicable codes and requirements for their specific location.

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PROPOSED NEW BUILD

1518 HOPKINS AVENUE
LAKEWOOD, OHIO 44107

CONTENTS:

- CV COVER
- A1 CURRENT SITE CONDITIONS
- A2 NEIGHBORING STRUCTURES
- A3 PROPOSED BUILD IN LOCATION
- A4 SITE PLAN
- A5 LANDSCAPING PLAN
- A6 FLOOR PLANS
- A7 ELEVATION VIEWS
- A8 GARAGE ELEVATIONS
- A9 MATERIALS AND BUILD NOTES

NOTE:
ORIGINAL DESIGN PRODUCED BY
ADVANCED HOUSE PLANS.

MODIFIED BY ISSA BROTHERS CONSTRUCTION TO
MEET CITY OF LAKEWOOD BUILD REQUIREMENTS.

NOT FOR CONSTRUCTION

DEXPREP
Solutions For Your Drafting And Design Needs
2411 E. 10th Ave., Suite 100
PO Box 1000
PO Box 1000

DECK REMOVAL
Decking is a vital part of your home's exterior. It provides a place for you to relax and enjoy the outdoors. However, over time, decking can become worn and damaged. If you notice any of the following signs, it may be time to consider a deck removal:
• Rotting or decayed wood
• Loose or missing boards
• Sagging or uneven surface
• Faded or stained appearance
• Insect damage
• Cracks or splits in the wood
• Peeling or flaking paint
• Rusty or corroded metal fasteners
• Uneven ground beneath the deck
• Protruding nails or screws
• Water damage or mold
• Age and wear
If you are considering a deck removal, it is important to hire a professional deck removal company. They will have the experience and equipment to safely and efficiently remove your deck, leaving your yard clean and ready for your next project.

Issa Brothers Construction Co.
1518 Hopkins Avenue
Lakewood, Ohio 44107

NEW BUILD PLANS FOR:
RESIDENCE
1518 HOPKINS AVENUE
LAKEWOOD, OHIO 44107

CV



Docket No. 06-60-26 (1518 Hopkins)



DEXPREF
Solutions For Your Drafting And Design Needs
5-STEP LID VILLAGE, OHIO 44034
PHONE: 440-304-7227

[illegible]

Hanna Homes
Hanna Brothers Construction

NEW BUILD PLANS FOR:
RESIDENCE
1518 HOPKINS AVENUE
LAKEWOOD, OHIO 44107

A2



Docket No. 06-60-26 (1518 Hopkins)



PROPOSED NEW BUILD ON CURRENT SITE

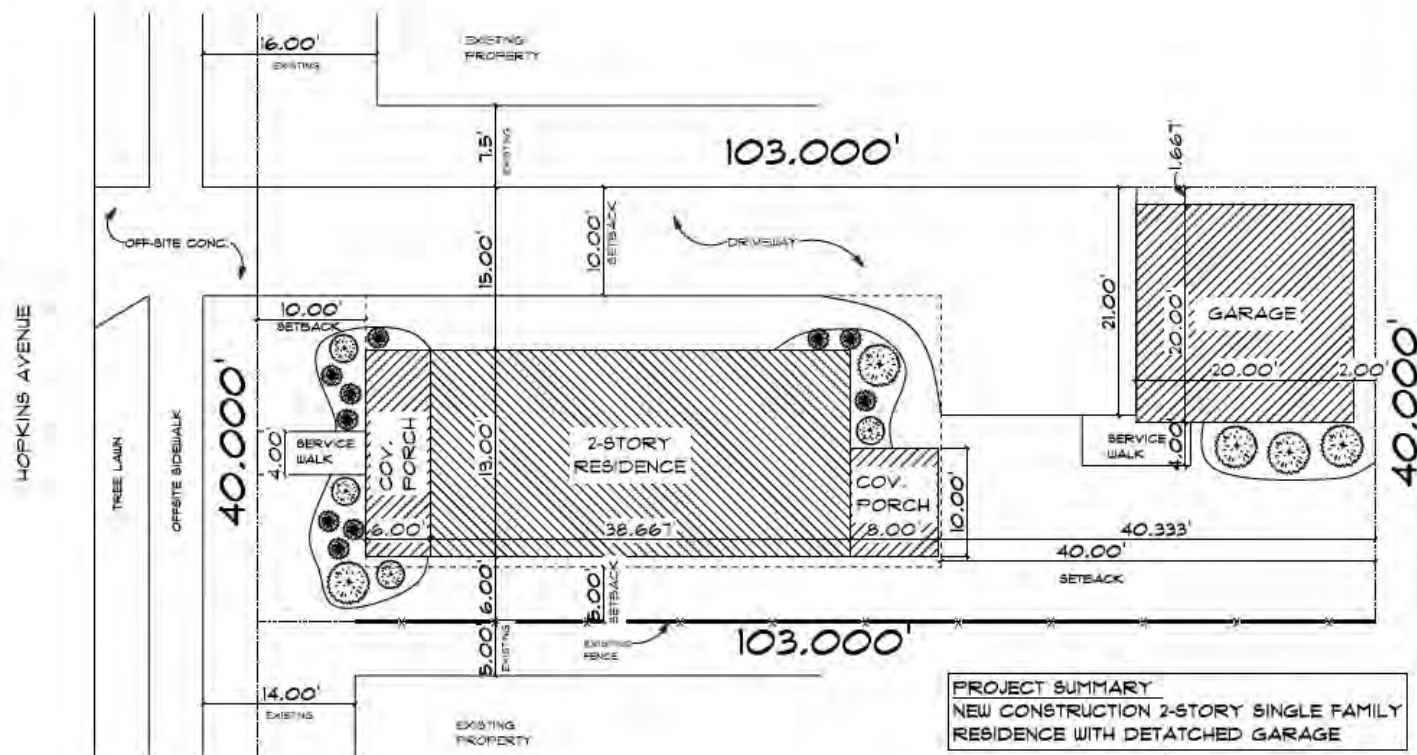
1518 HOPKINS AVENUE
LAKEWOOD, OHIO 44107



Docket No. 06-60-26 (1518 Hopkins)

SITE DESCRIPTION	
ADDRESS:	1518 HOPKINS AVENUE, LAKEWOOD, OH, 44107
ADDITION:	NEW CONSTRUCTION
LAND USE:	R1H RESIDENTIAL HIGH DENSITY
PARCEL #:	315-11-02
SCALE:	1"=5'
TYPE OF DRAINAGE:	SEWER
LOT COVERAGE:	ALLOWED: 35% PROPOSED: 25%
ACCESSORY STRUCTURE:	ALLOWED: 25% PROPOSED: 10%

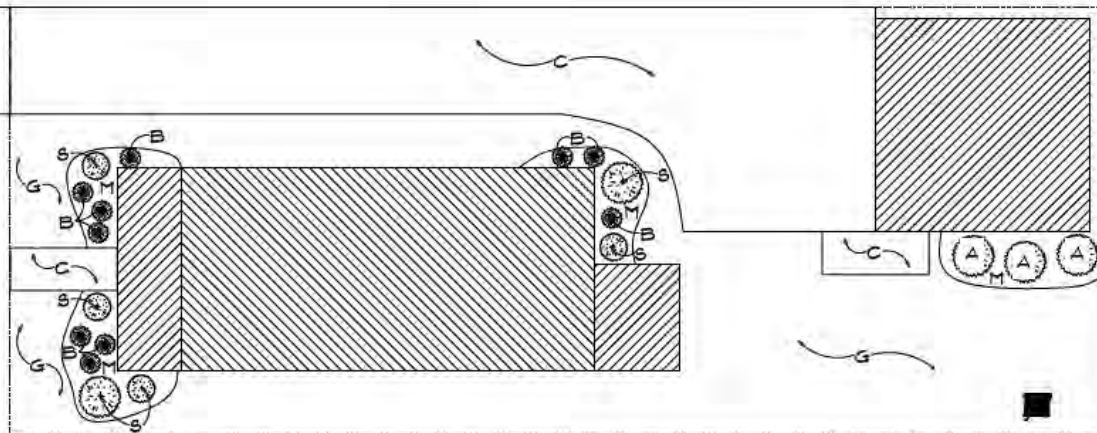
STATISTICS	
LOT:	420 sq ft
MAIN LEVEL:	735 sq ft
SECOND LEVEL:	680 sq ft
BASEMENT:	660 sq ft
GARAGE:	400 sq ft
DRIVEWAY:	1033 sq ft
SERVICE WALK:	60 sq ft
FRONT COV. PORCH:	114 sq ft
REAR COV. PORCH:	80 sq ft
TOTAL BUILDING:	930 sq ft
GRASS:	1018 sq ft



SITE PLAN
SCALE 1" = 5'-0"
1518 HOPKINS AVENUE LAKEWOOD OH, 44107



HOPKINS AVENUE



LANDSCAPE

SCALE: 1" = 8'-0"
318 HOPKINS AVENUE LAKEWOOD OH. 44101

LANDSCAPE LEGEND	
A	ABBORVITAE (THUJA OCCIDENTALIS)
B	BOXWOOD SHRUB (BUXUS SEMPERVIRENS)
C	CONCRETE
G	GRASS
M	MULCH BED
S	SWITCHGRASS (PANICUM VIRGATUM)

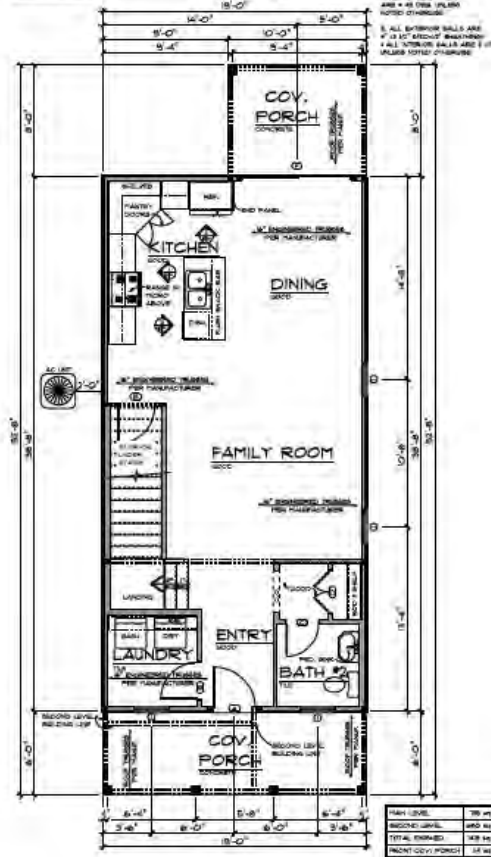
DISCLAIMER
This plan was prepared by the Designer for the Client. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Designer is not responsible for any errors or omissions in this plan. The Designer is not responsible for any damage to property or persons resulting from the use of this plan. The Designer is not responsible for any changes to this plan after it has been approved by the Client. The Designer is not responsible for any changes to this plan after it has been approved by the Client.



OPENING SCHEDULE

OPENING NO.	TYPE	FINISH CODE	SIZE	NOTE
1	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
2	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
3	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
4	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
5	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
6	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1

GENERAL NOTES:
1. ALL MAIN LEVEL
WALLS ARE 8" x 12"
HIGH GLASS BLOCK
STANDARD
2. ALL EXTERIOR WALLS
ARE 8" x 12" HIGH GLASS BLOCK
STANDARD
3. ALL INTERIOR WALLS ARE 5" x 8" HIGH GLASS BLOCK
STANDARD

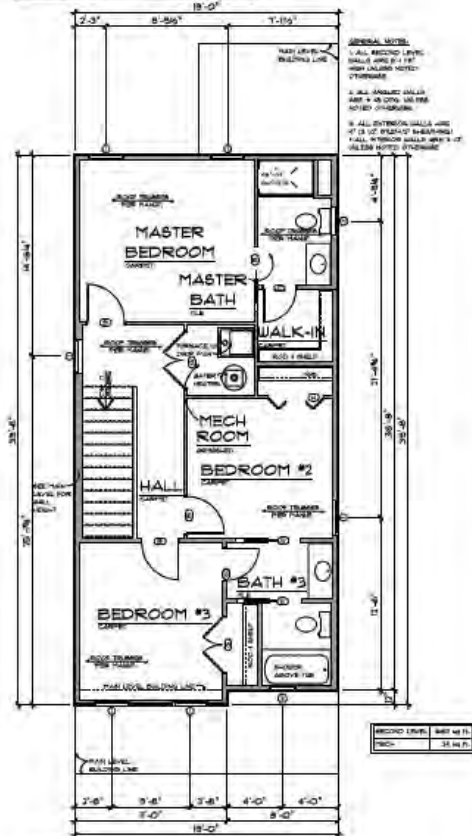


MAIN LEVEL	785 sq. ft.
SECOND LEVEL	480 sq. ft.
TOTAL FINISHED	1265 sq. ft.
FINISH COV. PORCH	126 sq. ft.
REAR COV. PORCH	80 sq. ft.

OPENING SCHEDULE

OPENING NO.	TYPE	FINISH CODE	SIZE	NOTE
1	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
2	DOOR	DOOR CASEMENT 1	2'-0" x 6'-6"	1
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GENERAL NOTES:
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ARE 8" x 12" HIGH GLASS BLOCK
STANDARD
2. ALL INTERIOR WALLS ARE 5" x 8" HIGH GLASS BLOCK
STANDARD
3. ALL EXTERIOR WALLS ARE 8" x 12" HIGH GLASS BLOCK
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STANDARD

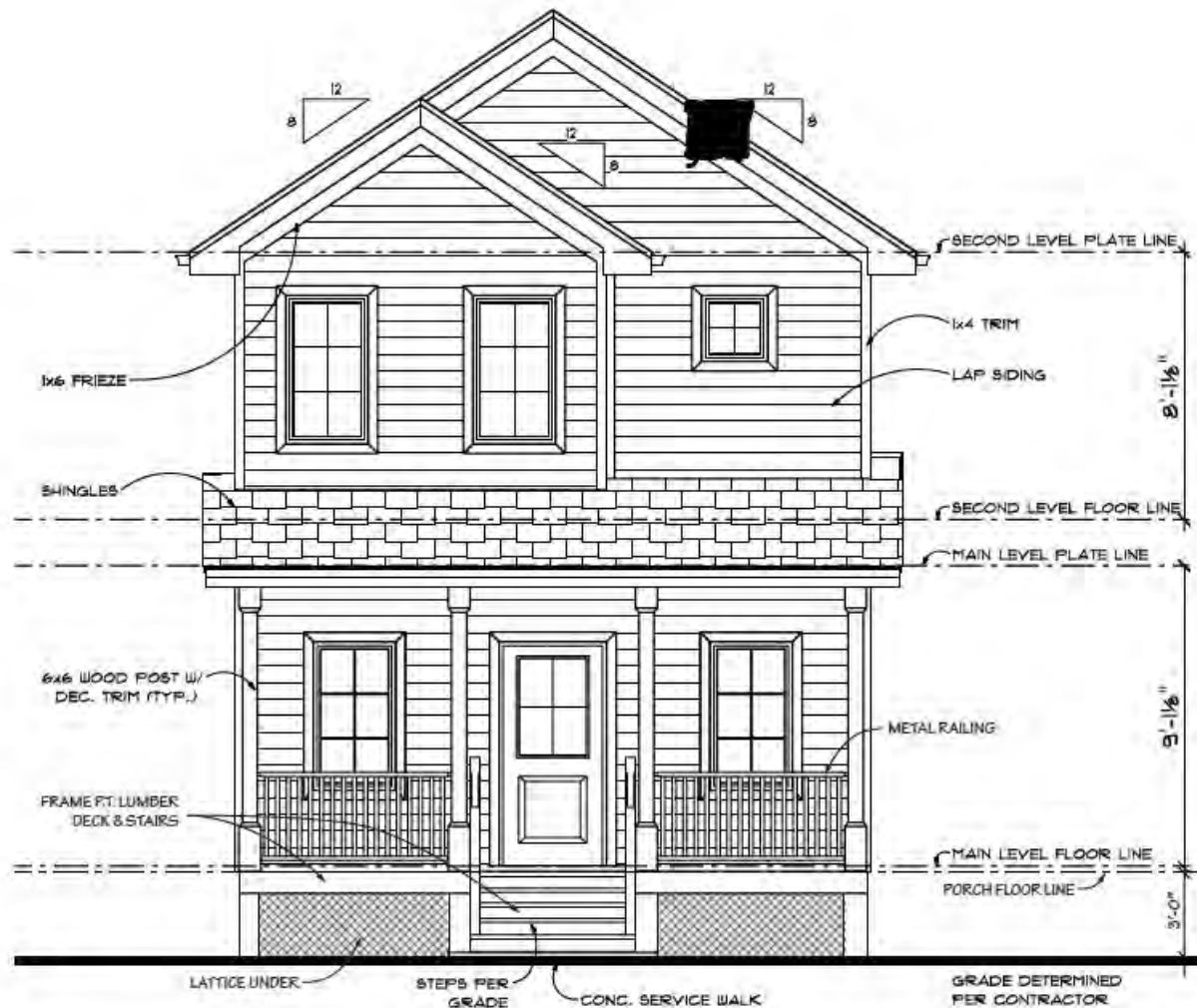


SECOND LEVEL	480 sq. ft.
TOTAL	1265 sq. ft.

NOT FOR CONSTRUCTION



Docket No. 06-60-26 (1518 Hopkins)

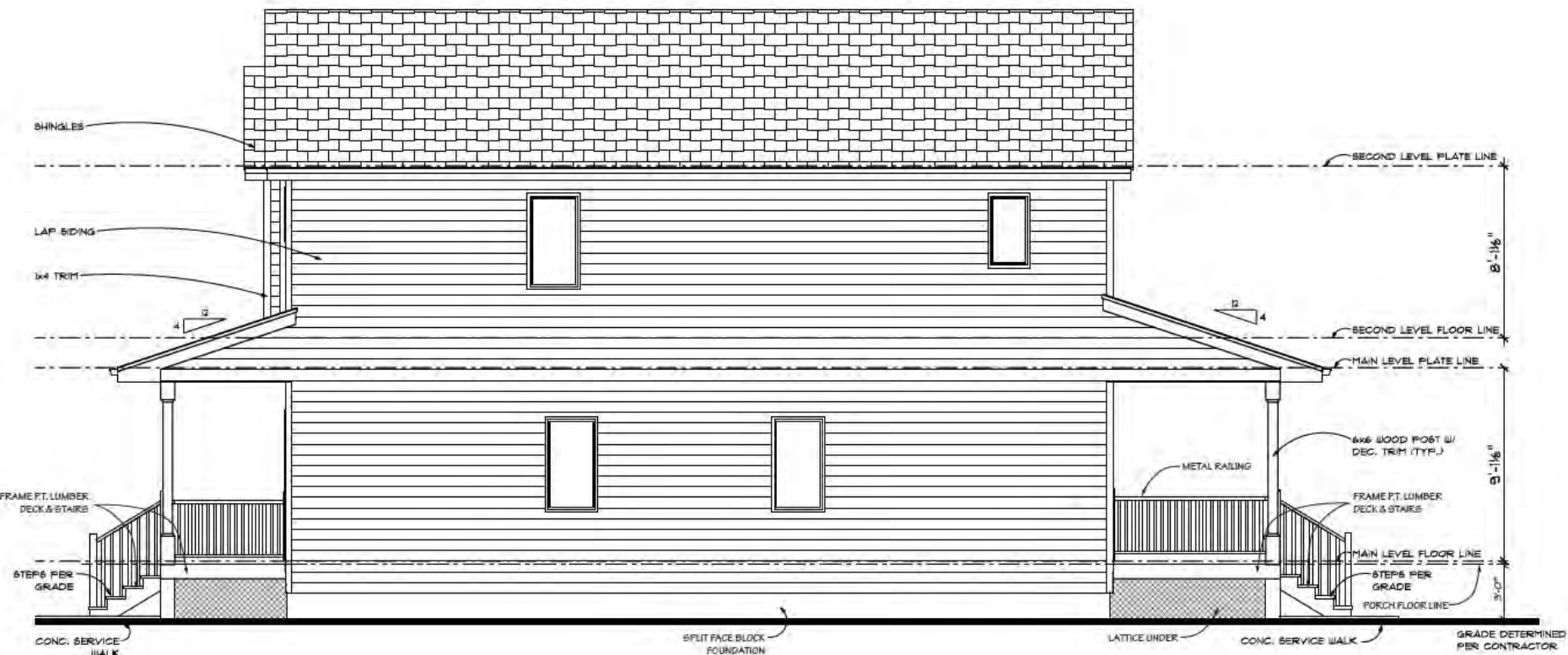


FRONT ELEVATION

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



Docket No. 06-60-26 (1518 Hopkins)

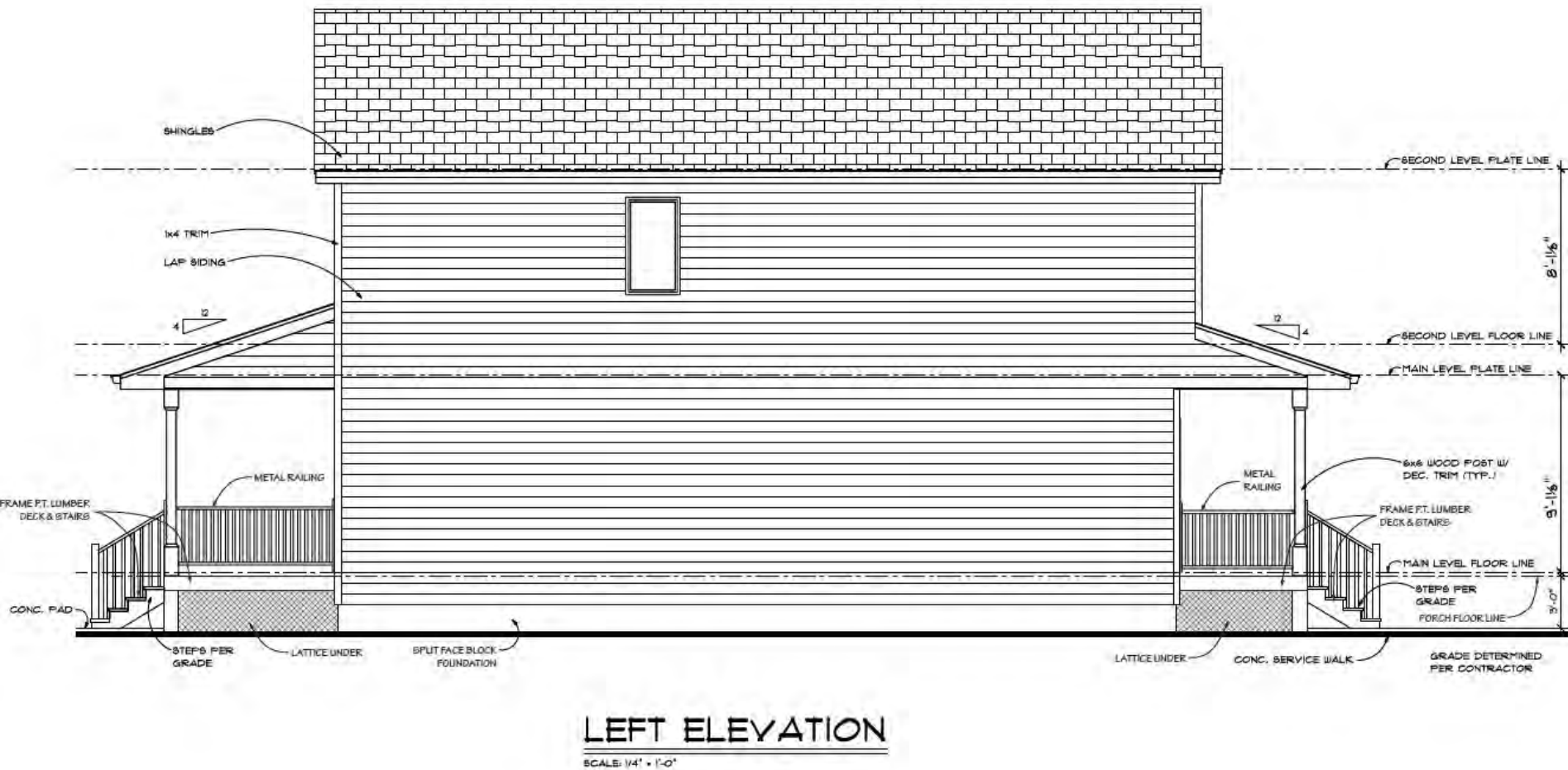


RIGHT ELEVATION

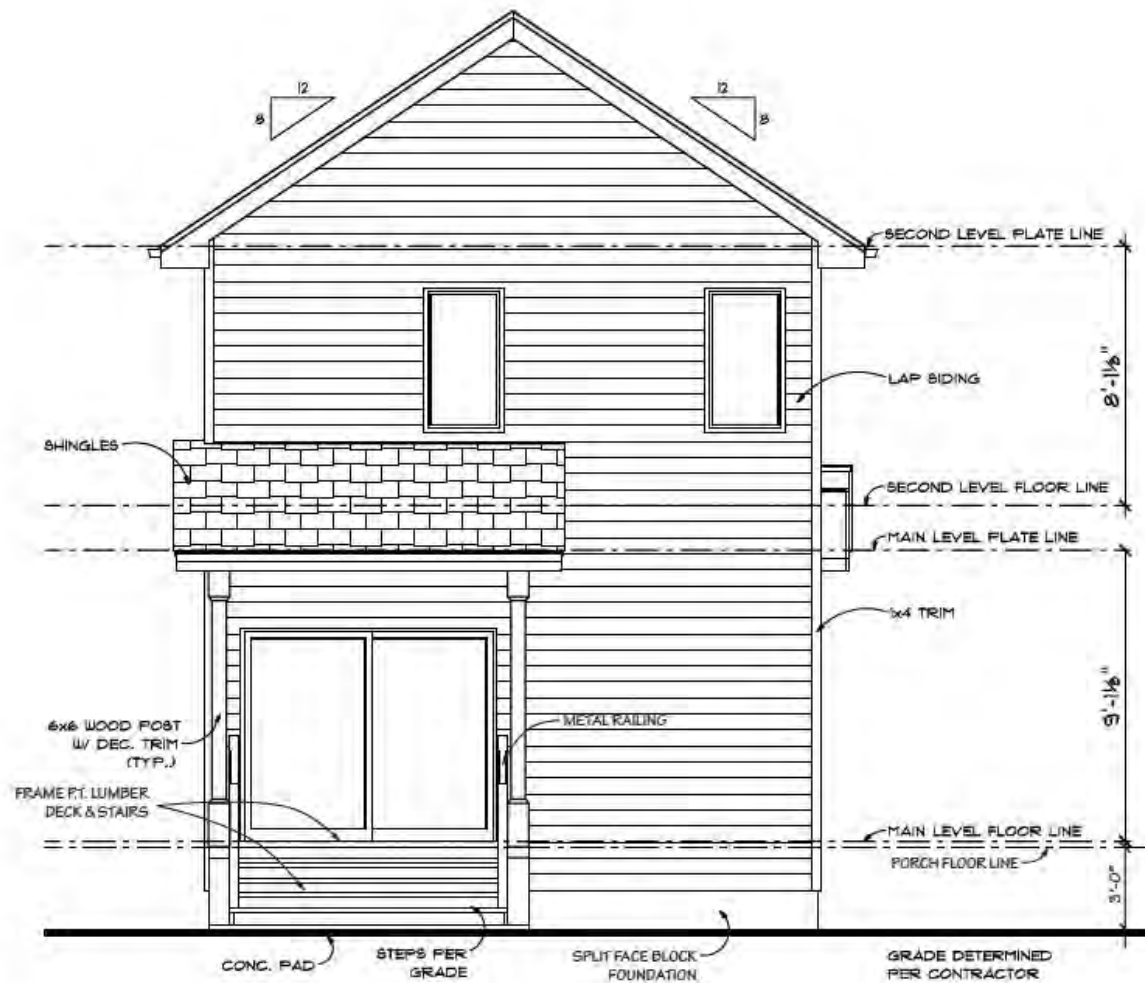
SCALE: 1/4" = 1'-0"



Docket No. 06-60-26 (1518 Hopkins)



Docket No. 06-60-26 (1518 Hopkins)



REAR ELEVATION

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



Docket No. 06-60-26 (1518 Hopkins)



Docket No. 06-60-26 (1518 Hopkins)

Relevant Residential Design Standards to consider – Site Design:

- Site plans must clearly show the relationship of the residential building to the street, surrounding parcels and buildings, and immediate context.
- New construction and additions must be located and oriented in a manner that complements the surrounding neighborhood.
- Foundation landscaping, particularly along any street frontage, and the use of appropriate shade and ornamental trees is highly encouraged. Landscaping should include a mix of perennial, evergreen, and seasonal color.

Architectural Design Compatibility

- All new construction and alterations must complement and be compatible with the architectural patterns and context of structures in the immediate area.
- The exterior materials, architectural style, and color scheme used in any addition or alteration of residential building must match or complement the exterior material, architectural style, and color scheme of the existing structure.



Front Porch and Entry

- Residential buildings must include a prominent front porch and entry, when appropriate for the architectural style. The front porch and entry form, style, and material must be compatible with the chosen architectural style of the home and shall be harmonious and consistent with the neighborhood context.
 - Columns and railings create much of the design character of a front porch. Traditional Lakewood railings are made up of a top rail, bottom rail, and balusters, which are the vertical pieces in between. Cable and horizontal railings are discouraged.
 - Pressure treated wood is acceptable for structural members only, not the finished material. Painting these finished materials is acceptable.
 - Compliance with Appendix B Front Porch Guidelines is required.
 - Additional considerations for front porches can be found in Appendix C: Lakewood Heritage Advisory Board Front Porches.



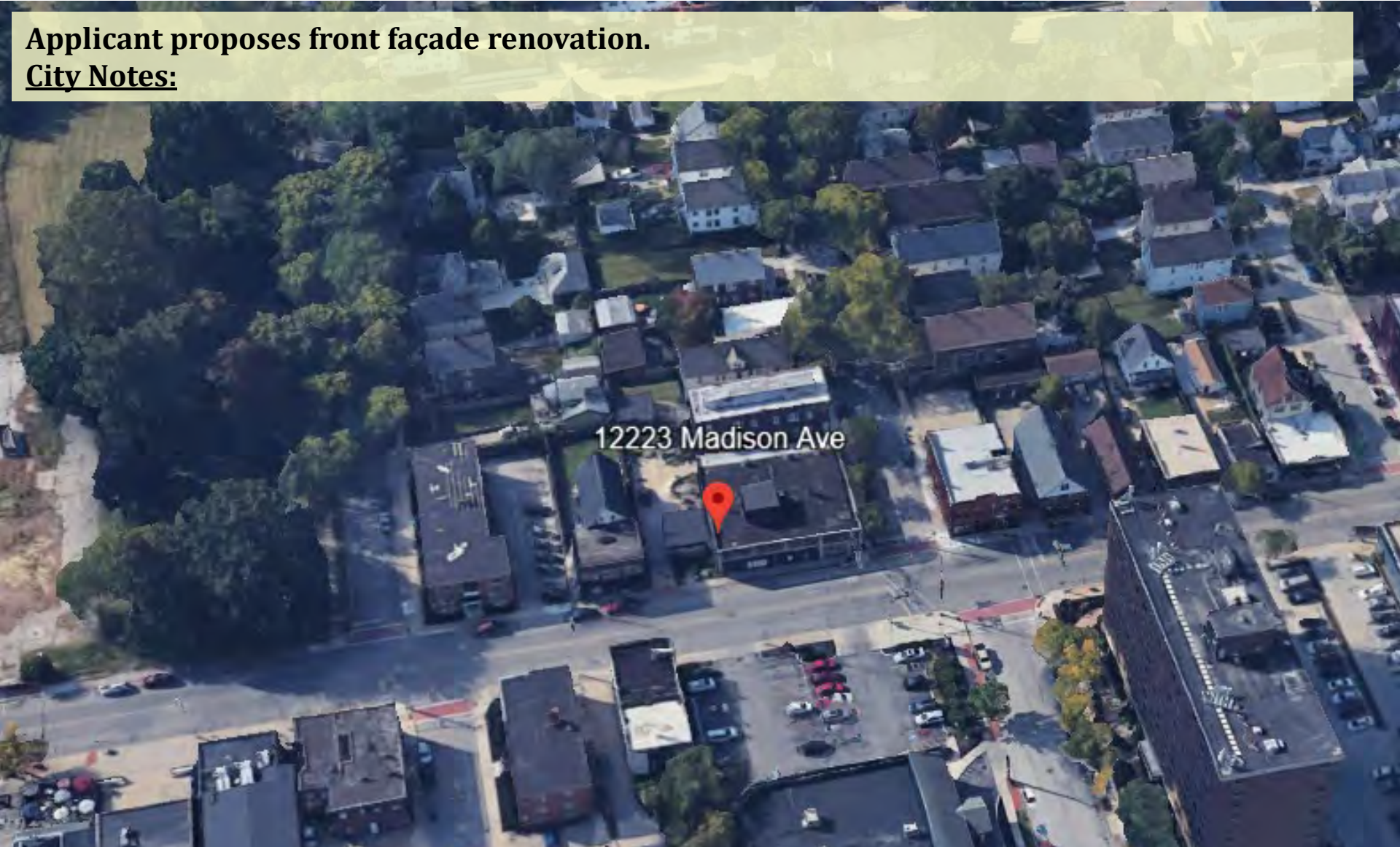
Exterior Materials and Decorative Details

- The combination of different materials must be appropriate to the surrounding area and existing building's architectural style and design.
- Simulated finishes (e.g. artificial stone or concrete simulating stone or brick, or vinyl siding simulating wood) shall be of high quality that successfully mimics the natural material and be durable to the Northeast Ohio climate.
- Foundations shall have the appearance of brick or stone through the use of split face blocks, brick veneer, burnished, parged, pressed concrete, etc. Exposed CMU and smooth faced concrete foundations are prohibited.
- Wood trim should be painted and strictly staining is discouraged.
- Columns must have appropriate trim at the base and capital.
- Masonry is required on all chimneys.



Applicant proposes front façade renovation.

City Notes:

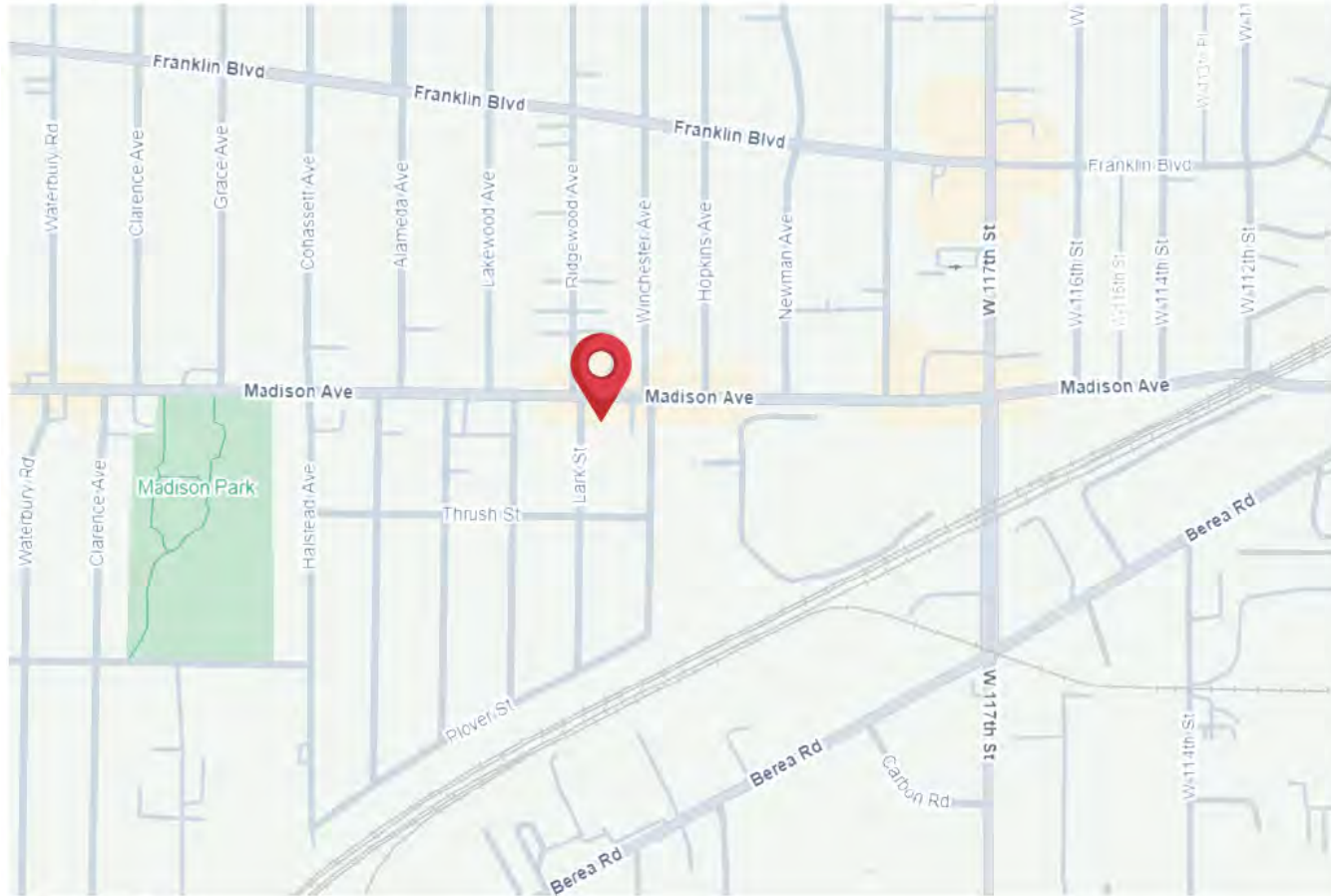


Docket No. 06-61-26 (12223 Madison)

**Façade Renovation
Mark Huebner**

The Madison Mosaic House
Proposed Facade Renovation - Site Location

Project Number: 26024
May 20, 2026



Aerial Location Plan
Scale: Not to scale

12223 Madison Avenue

Parcel Number: 315-23-036

Owner: Ralph Piuino & Mary Kinney Piuino

Description: 20 PLEASHL S/L 49 NP 0048 NP

Zoning Class: C Commercial- Retail

Land Use: 1-Family Plotted Lot

Lot Size: 0.165

School District: Lakewood CSD

Property Class: R

The proposed project at 12223 Madison Avenue involves a comprehensive facade renovation aimed at updating the building's exterior while addressing critical safety and structural concerns. Over time, the existing wood storefront has significantly degraded due to age. In addition to the material deterioration, the current layout features prominent horizontal framing that has created an attractive nuisance, with pedestrians frequently climbing the structure and posing a serious ongoing safety risk.

To resolve these issues, the project involves replacing the storefront with a simpler, cleaner version that is sympathetic to the building's historical character. The new design will feature a streamlined configuration of equally spaced vertical siding bays and windows. By eliminating the hazardous horizontal elements, this approach dramatically improves public safety while restoring a balanced, historically appropriate aesthetic to the street-scape.



Docket No. 06-61-26 (12223 Madison)



12400 Madison Avenue



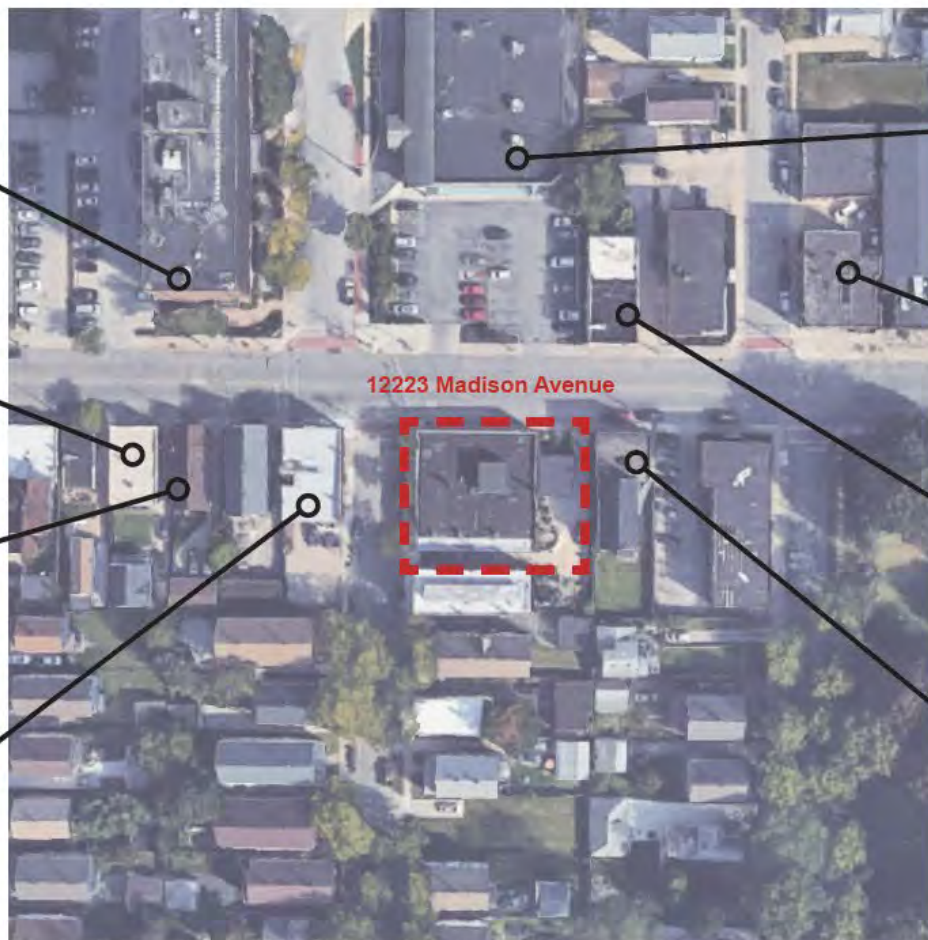
12409 Madison Avenue



12405 Madison Avenue



12301 Madison Avenue



12222 Madison Avenue



12120 Madison Avenue



12110 Madison Avenue



12209 Madison Avenue



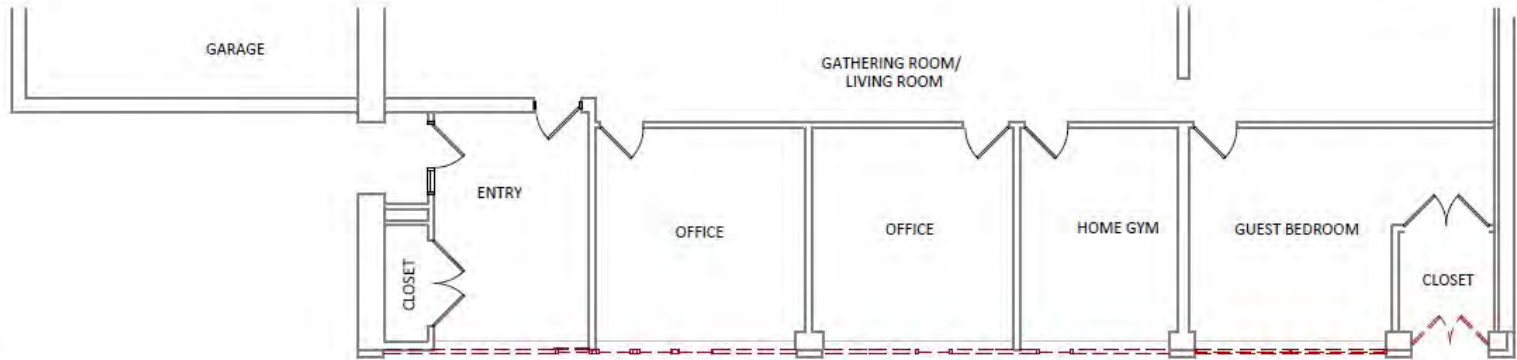


13368 Madison Avenue

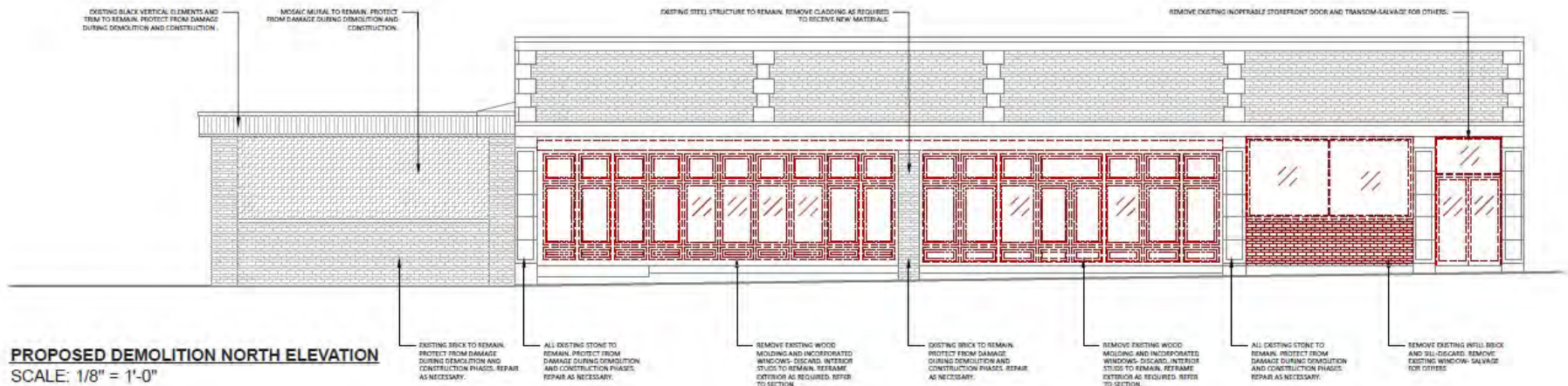


13368 Madison Avenue

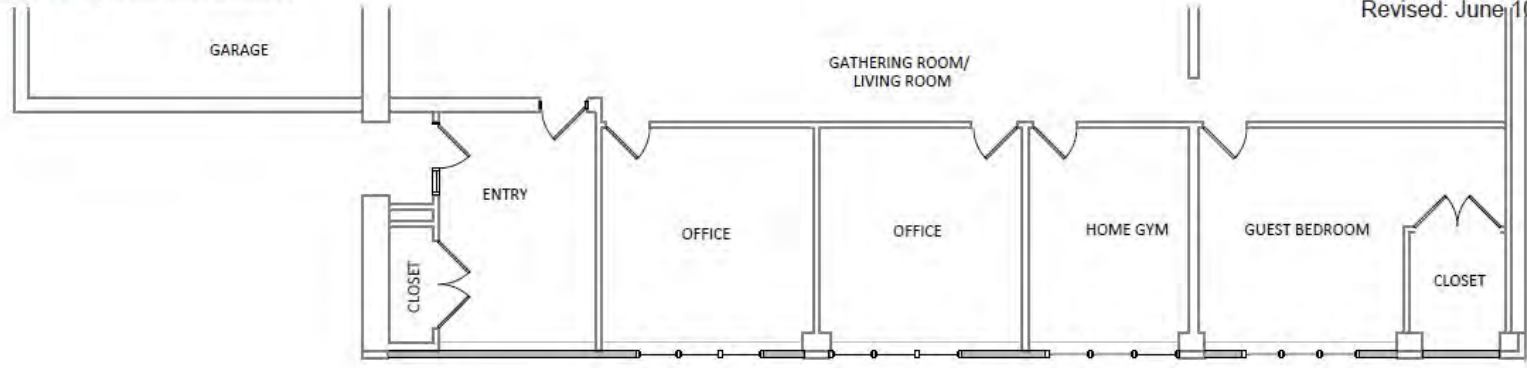




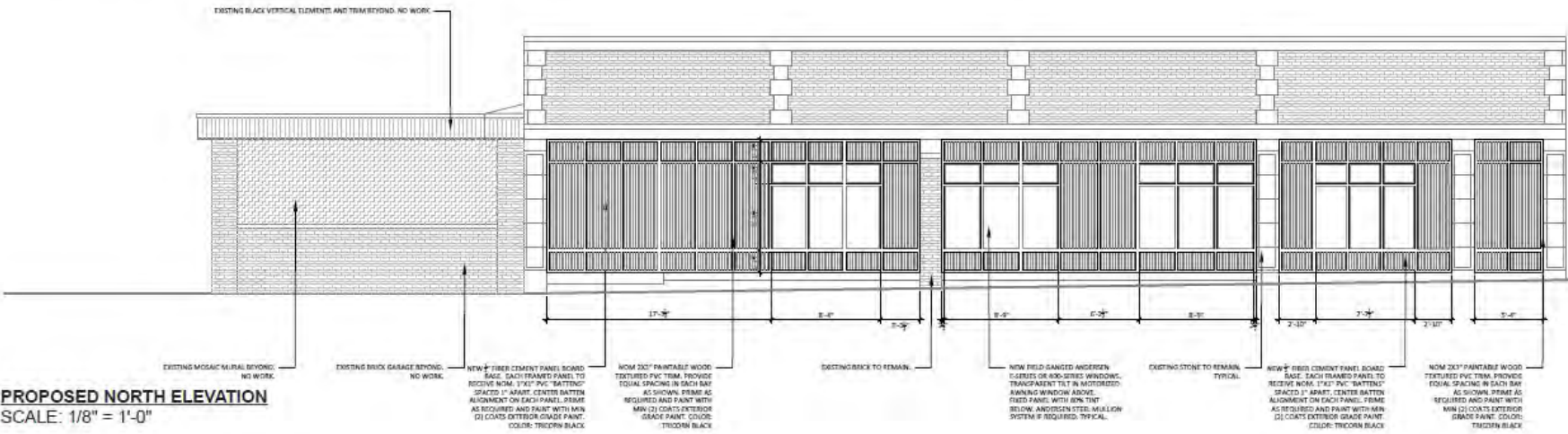
PROPOSED PARTIAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



PROPOSED DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

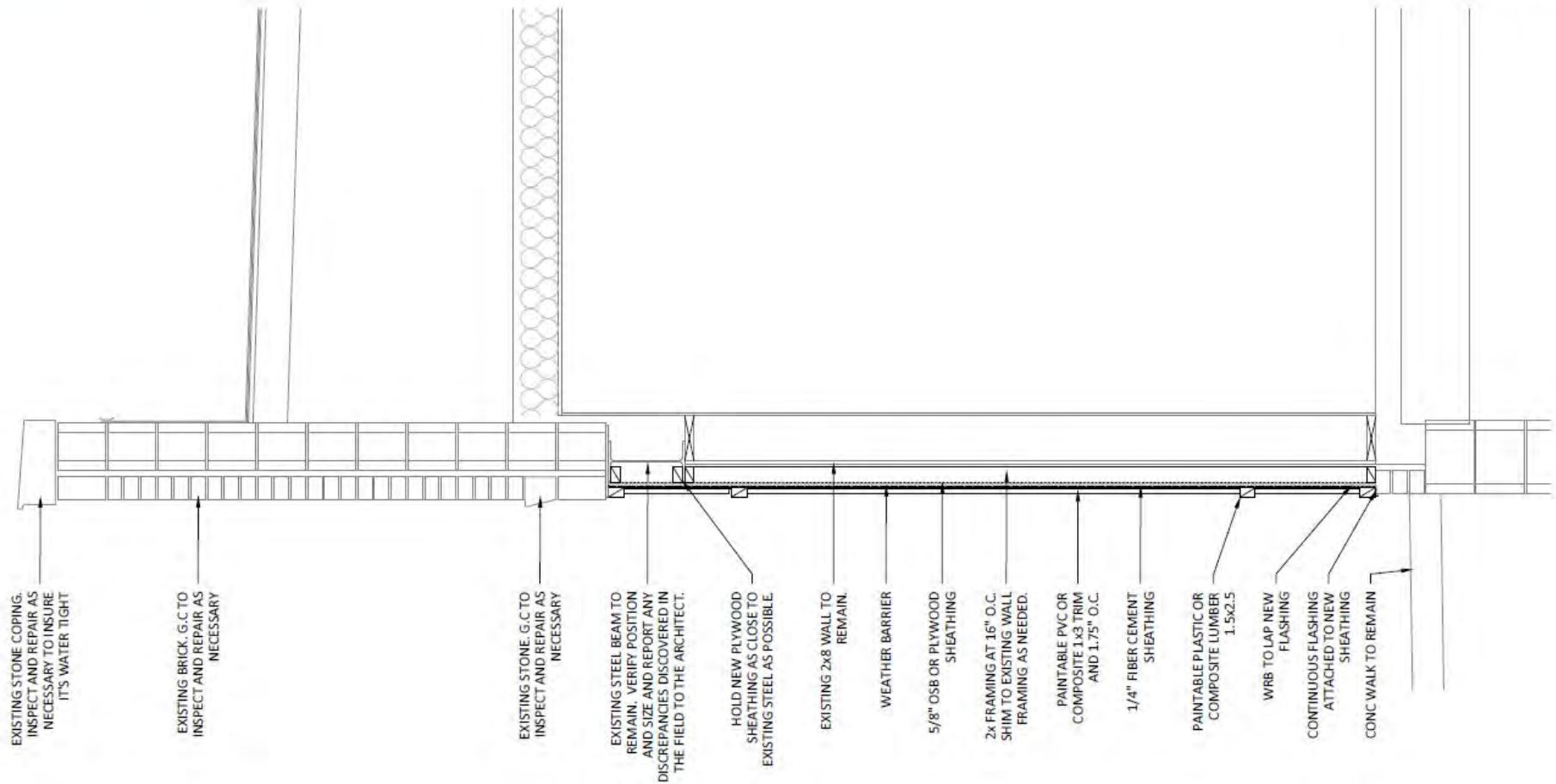


PROPOSED PARTIAL PLAN
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"





The Madison Mosaic House

Proposed Facade Renovation - Proposed Demolition

Project Number: 26024

May 20, 2026

Revised: June 10, 2026



PROPOSED RENDERED NORTH ELEVATION

SCALE: NTS



Exterior Coating
1 coat primer
Min (2) coats Sherwin Williams
Duration Exterior Acrylic Latex
Deep base
Color: SW 6258 Tricorn Black

[Click Here for
Additional Information](#)



Windows
Manuf: Andersen Windows & Doors
Series: E-Series or 400 Series
Color: Black Powder Coated Aluminium or
Composite Exterior- Steel Mullions
Note: Motorized Tilt-In Awning Above
Fixed Picture Window Below.

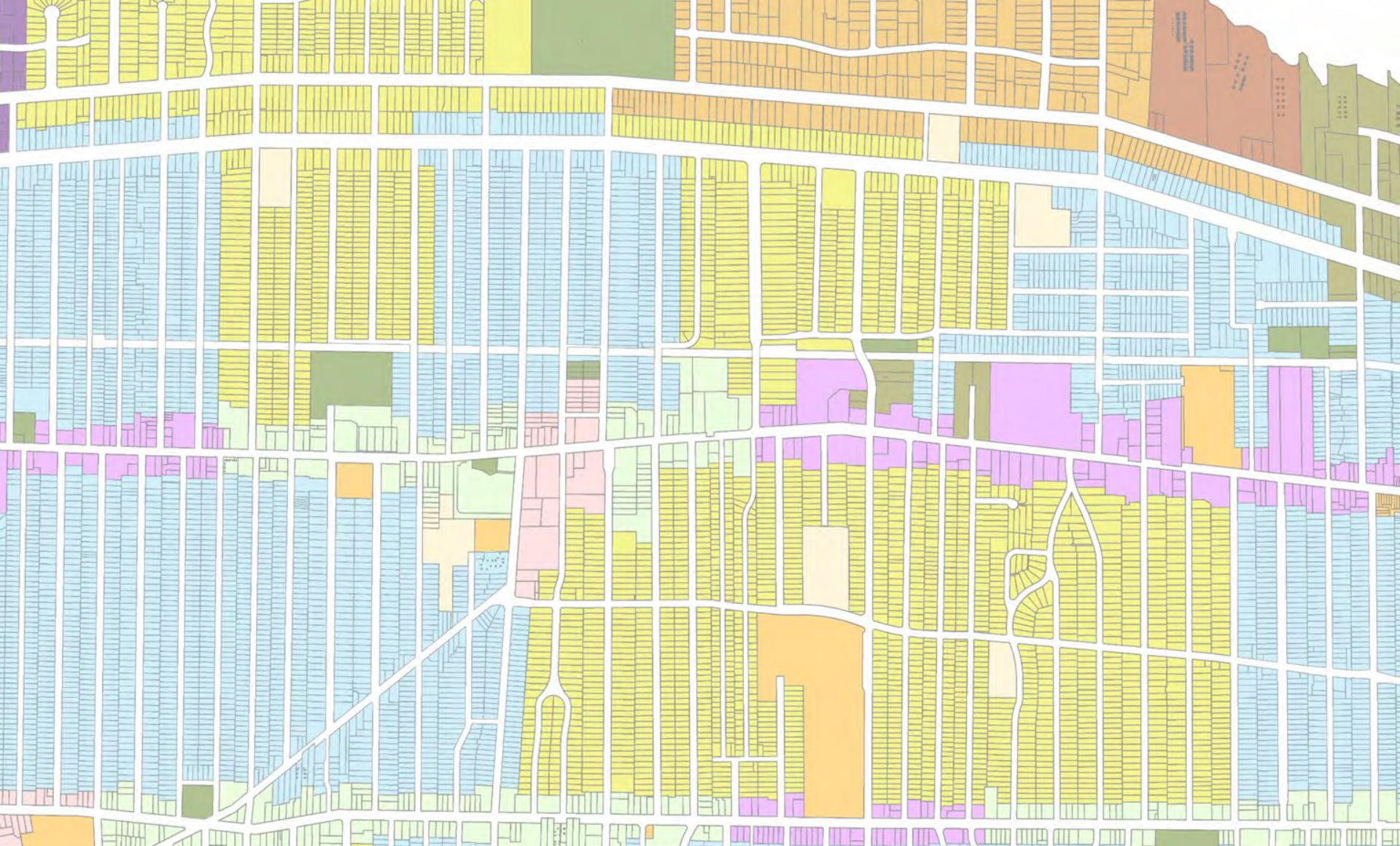
[Click Here for
Additional Information](#)



 **LARSEN ARCHITECTS**

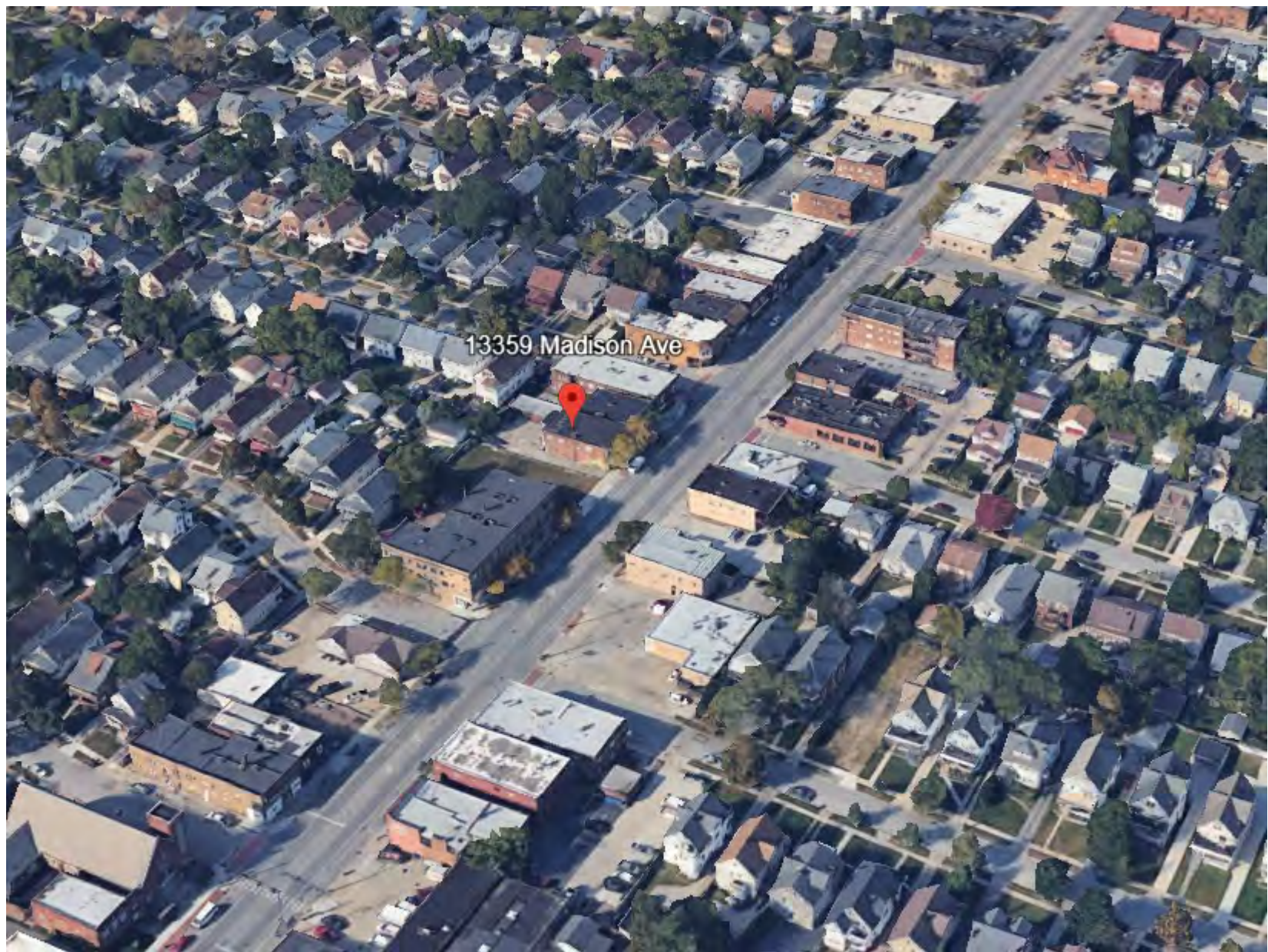


Docket No. 06-61-26 (12223 Madison)



Communication

June 2026





CONCEPT A: "BLOOM"



Material

- Novacolor Acrylic Paint
- Behr Masonry, Stucco & Brick Paint (base)
- Montana Gold Acrylic Transparent Spray Paints



BEST SELLER



#118 Titanium White
lightfastness: | opaque

4 fluid ounces - **\$5.00** \$1.25/oz. ▼

ADD TO CART - \$5.00

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#109 Carbon Black
lightfastness: | opaque

4 fluid ounces - **\$4.50** \$1.13/oz. ▼

ADD TO CART - \$4.50

BEST SELLER



#122 Ultramarine Blue Paint
lightfastness: | translucent

4 fluid ounces - **\$6.00** \$1.50/oz. ▼

ADD TO CART - \$6.00

BEST SELLER



#102 Cadmium Yellow Medium
lightfastness: | ** opaque

OUT OF STOCK

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#187 Pyrrole Red
lightfastness: | translucent

4 fluid ounces - **\$8.00** \$2.00/oz. ▼

BEST SELLER



#129 Quinacridone Red
lightfastness: | transparent

4 fluid ounces - **\$10.00** \$2.50/oz. ▼

BEST SELLER



#125 Cadmium Red Medium
lightfastness: | ** opaque

4 fluid ounces - **\$11.50** \$2.88/oz. ▼





Interior/Exterior Flat and Satin

Flat sheen helps minimize surface imperfections. Satin sheen creates a sleek appearance with a durable finish



BEHR Specialty Paints

Highly-rated specialty paints designed for a variety of specific surfaces and projects



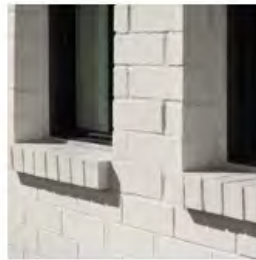
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Self-priming

When applied to properly prepared interior and exterior surfaces



Provides optimal adhesion and color-retention

For a long-lasting finish



Excellent hide and coverage

For a beautiful finish in fewer coats



Accentuate textured surfaces

While achieving a natural look



Easy Soap and Water Clean-Up

No solvents required for cleaning



Easy to apply

Suitable for roller, brush, or spray applications



Mildew resistant

Provides a mildew-resistant finish



Alkali resistant up to pH 12

Ideal for new or weathered stucco



Excellent water-repellency

Repels moisture to prevent water damage



Guaranteed 20 Years

Lasts 20 years in all climate conditions





Montana Gold Acrylic Transparent Spray Paint - Transparent Magic White, 400 ml, Front and back of can



Montana Gold Acrylic Transparent Spray Paints

Montana Cans



4.2

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- Professional NC-Acrylic formula
- Low-pressure valve system for maximum accuracy
- Semi-gloss transparent colors for layered color effects
- Compatible with other Montana Gold colors

Available in 9 semi-gloss transparent color shades, Montana Gold Acrylic Transparent Spray Paints help you create greater visual depth and tonal variation in your artwork. Add dimension or illusion with simple or complex gradient shifts. Transparent Colors may be used alone or in combination with Montana Gold colors. Apply in thin layers for perfect fading or shadows.

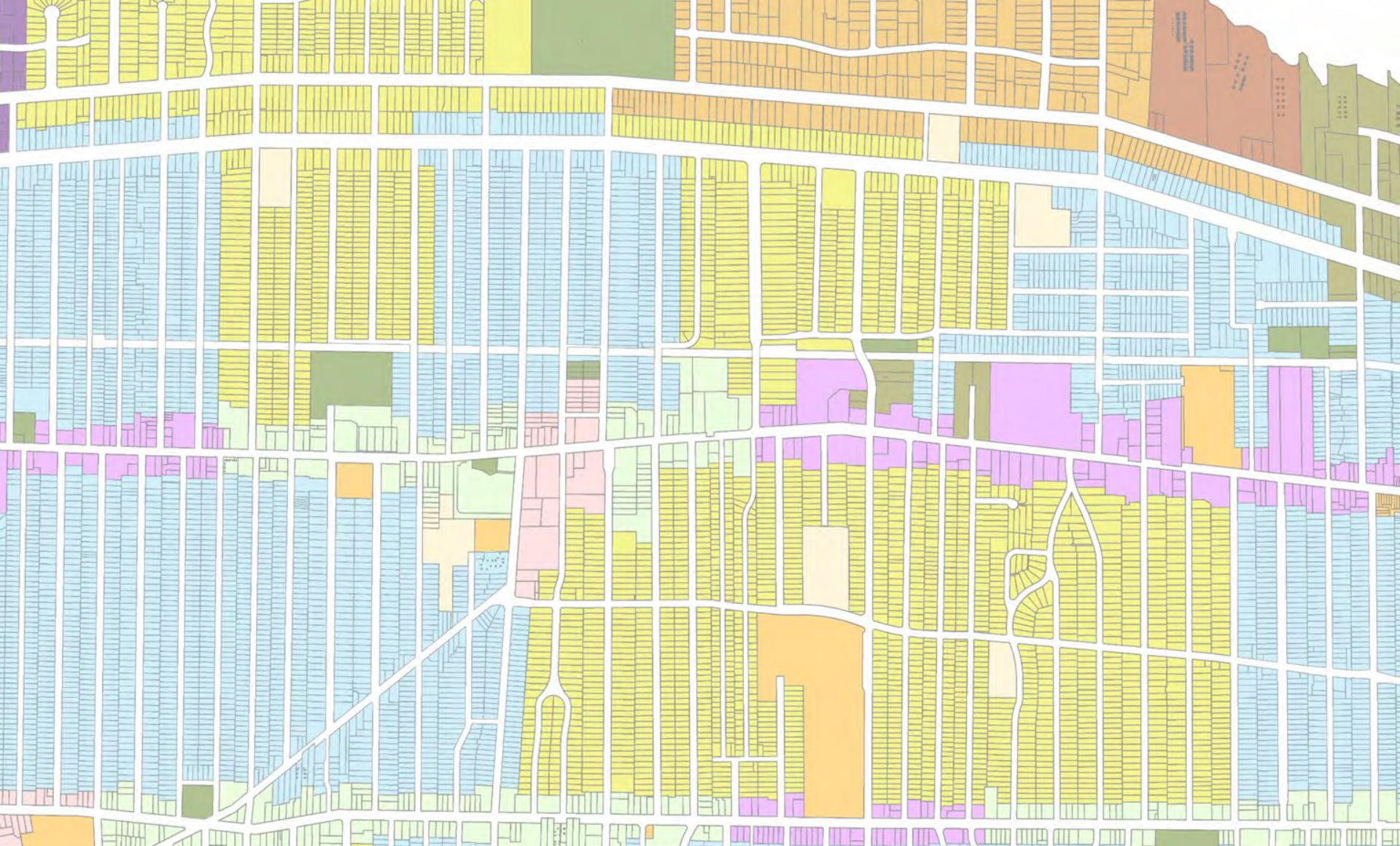
Colors on Monitors -

Due to differences in users' monitors, the colors presented are an approximation of the true color.

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Architectural Board of Review

June 2026