



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

AGENDA
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

August 06, 2026

4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
August 13, 2026
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE July 9, 2026 MEETING
3. OPENING REMARKS

NEW BUSINESS
COMMUNICATION

4. Docket No. 08-71-26
1318 Thoreau Rd.
Cove Park

Proposal of a new 10 space parking lot

OLD BUSINESS

SIGN REVIEW

5. Docket No. 07-64-26

(C)

11730 Detroit Ave.
Northcoast Apartments/LaBrioche

- ☐ Approve
- ☐ Deny
- ☐ Defer

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

Applicant proposes new signage.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 05-50-26

(R)

1464 Riverside Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

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

Applicant proposes the construction of a new home.

7. Docket No. 07-68-26

(C)

15314 Madison Ave.
Mars Bar

- ☐ Approve
- ☐ Deny
- ☐ Defer

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

Applicant proposes the construction of a new fence in back of establishment.

8. Docket No. 07-70-26

(R)

1029 Homewood Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Greg Allen
Greg Allen Builders
3888 Long Rd.
Avon, OH 44011

Applicant proposes the construction of a new home.

NEW BUSINESS

SIGN REVIEW

- | | | |
|--|-----|--|
| 9. Docket No. 08-72-26 | (C) | 13731 Madison Ave.
Campbell Roofing

Rich Campbell
Campbell Roofing
13731 Madison Ave.
Lakewood, OH 44107 |
| <div style="display: flex; justify-content: space-between;"><div style="width: 30%;"><p>() Approve</p><p>() Deny</p><p>() Defer</p></div><div style="width: 40%; text-align: center;"><p>Applicant proposes new signage.</p></div><div style="width: 30%;"></div></div> | | |
| 10. Docket No. 08-73-26 | (C) | 14224 Madison Ave.
The Pastimes Cafe

Evan Laisure
The Pastimes Cafe
1601 Elmwood Ave.
Lakewood, OH 44107 |
| <div style="display: flex; justify-content: space-between;"><div style="width: 30%;"><p>() Approve</p><p>() Deny</p><p>() Defer</p></div><div style="width: 40%; text-align: center;"><p>Applicant proposes new signage.</p></div><div style="width: 30%;"></div></div> | | |
| 11. Docket No. 08-74-26 | (C) | 17415 Northwood Ave.
Northwood Center

Redmond Doyle
FASTSIGNS of N.Olmsted
24181 Lorain Rd.
North Olmsted, OH 44070 |
| <div style="display: flex; justify-content: space-between;"><div style="width: 30%;"><p>() Approve</p><p>() Deny</p><p>() Defer</p></div><div style="width: 40%; text-align: center;"><p>Applicant proposes new signage.</p></div><div style="width: 30%;"></div></div> | | |
| 12. Docket No. 08-75-26 | (C) | 12906 Madison Ave.
Juan's Pizza

Juan Vergara
Barroco
10456 Oak Branch Trl
Strongsville, OH 44149 |
| <div style="display: flex; justify-content: space-between;"><div style="width: 30%;"><p>() Approve</p><p>() Deny</p><p>() Defer</p></div><div style="width: 40%; text-align: center;"><p>Applicant proposes new signage.</p></div><div style="width: 30%;"></div></div> | | |
| 13. Docket No. 08-76-26 | (C) | 16621 Madison Ave.
Illuminate Salon |

- ☐ Approve
- ☐ Deny
- ☐ Defer

Louis Leonette
 Illuminate Salon
 7 McKinley Place
 Lakewood, OH 44107

Applicant proposes new awning signage.

14. Docket No. 08-77-26

(C)

1392 Bonnieview Ave.
 Rockhouse Barbershop & Shave
 Parlor

- ☐ Approve
- ☐ Deny
- ☐ Defer

Tommy Oravec
 RockHouse Barbershop
 1392 Bonnieview Ave.
 Lakewood, OH 44107

Applicant proposes new signage.

BOARD OF BUILDING STANDARDS-APPEAL

15. Docket No. 08-78-26

(R)

17517 Hilliard Rd.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Cheyenne Knight
 Trident Restoration
 228 S Thomas Rd.
 Tallmadge, OH 44278

Applicant is APPEALING the decision of the Building Commissioner to provide a compliant water-resistive barrier in compliance with RCO 703.1 through 703.2.

ARCHITECTURAL BOARD OF REVIEW

16. Docket No. 08-79-26

(R)

2166 Niagara Dr.

- ☐ Approve
- ☐ Deny
- ☐ Defer

Susan Broadwater
 Beegan Architectural Design
 15703 Madison Ave.
 Lakewood, OH 44107

Applicant proposes the construction of second floor addition and covered porch at the entry.

17. Docket No. 08-80-26

(R)

17811 Lake Rd.

- ☐ Approve
- ☐ Deny

Charles McGettrick
 Architects Charles A McGettrick LLC

☐ () Defer

14551 Madison Ave.
Lakewood, OH 44107

Applicant proposes the demolition of existing porch, construction of new gabled portico.

18. Docket No. 08-81-26

(C)

**15607 Detroit Ave.
Merry Arts**

☐ () Approve

☐ () Deny

☐ () Defer

John C Waddell
Waddell Architects
1302 Summit Ave.
Lakewood, OH 44107

Applicant proposes a storefront expansion.

19. Docket No. 08-82-26

(R)

864 Beach Rd.

☐ () Approve

☐ () Deny

☐ () Defer

Jeff Evans
Jeff A Evans
1580 Rockland Ave.
Rocky River, OH 44416

Applicant proposes improvements to the front elevation and third level outside terrace.

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."



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

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planning@lakewoodoh.gov

Communication Cover Page

Docket No.: 08-71-26

Permit No.: n/a

Project: Communication regarding Cove Park overflow parking, addition of 10 space parking lot.

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GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE ENGINEERING SPECIFICATIONS AND ENGINEERING STANDARD DRAWINGS OF THE CITY OF LAKEWOOD AND THE 2023 STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION AND TO SECURE THE REQUIRED INSPECTION DURING CONSTRUCTION.
3. ALL UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM SURVEY AND RECORD DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AS TO LINE AND GRADE BEFORE CONSTRUCTION BEGINS. ANY UTILITIES ENCOUNTERED IN THE FIELD THAT ARE NOT AS SHOWN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICES (OUPS), AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AT 1-800-362-2764. AGENCIES AND UTILITY COMPANIES TO BE NOTIFIED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

CITY OF LAKEWOOD
DIVISION OF ENGINEERING
12650 DETROIT AVE.
LAKEWOOD, OHIO 44107
ATTN.: MARK PAPKE
PHONE: (216) 529-6692
mark.papke@lakewoodoh.gov

CITY OF LAKEWOOD
DIVISION OF WATER / WASTEWATER
1699 VALLEY PARKWAY
LAKEWOOD, OHIO 44107
ATTN.: BILL HUNTER
PHONE: 216-529-1867
william.hunter@lakewoodoh.gov

AT&T (FORMERLY SBC/AMERITECH)
13630 LORAIN AVENUE
2ND FLOOR
CLEVELAND, OHIO 44111
ATTN.: JAMES JANIS
PHONE: 216-534-7285
FAX: 216-476-6013
pj8191@att.com

CEI FIRST ENERGY - UNDERGROUND
THE ILLUMINATING COMPANY
6896 MILLER RD.
SUITE 101
BRECKSVILLE, OHIO 44141
ATTN.: DAN CARMAN (UNDERGROUND)
PHONE: 440-546-8738
drcarman@firstenergycorp.com

CEI FIRST ENERGY - AERIAL
THE ILLUMINATING COMPANY
3601 RIDGE RD.
CLEVELAND, OH 44102
ATTN.: JOHN. M. ZASSICK
PHONE: 440-546-8706
CELL: 216-538-1580
jmzassick@firstenergycorp.com

ENBRIDGE GAS OHIO (EGO)
320 SPRINGSIDE DRIVE
AKRON, OHIO 44333
SEND PLANS, DESIGN AND CONST.
CORRESPONDENCE TO:
ATTN.: ADAM O'LEARY
PHONE: 330-571-6656
adam.oleary@enbridge.com AND
relocation@enbridge.com

LUMEN FOR CENTURYLINK (LEVEL 3)
710 E MIFFLIN STREET
MADISON, WI 53703
ATTN: RYAN BIRDSALL
Cell: 608-444-2493
Fax: 414-908-1070
ryan.birdsall@lumen.com AND
relocations@centurylink.com

WINDSTREAM
2165 STATE ROUTE 133 SOUTH
BLANCHESTER, OH 45107
ATTN: LEON TAYLOR
PHONE: 937-725-5358
PHONE: 330-650-7663
leon.taylor@windstream.com

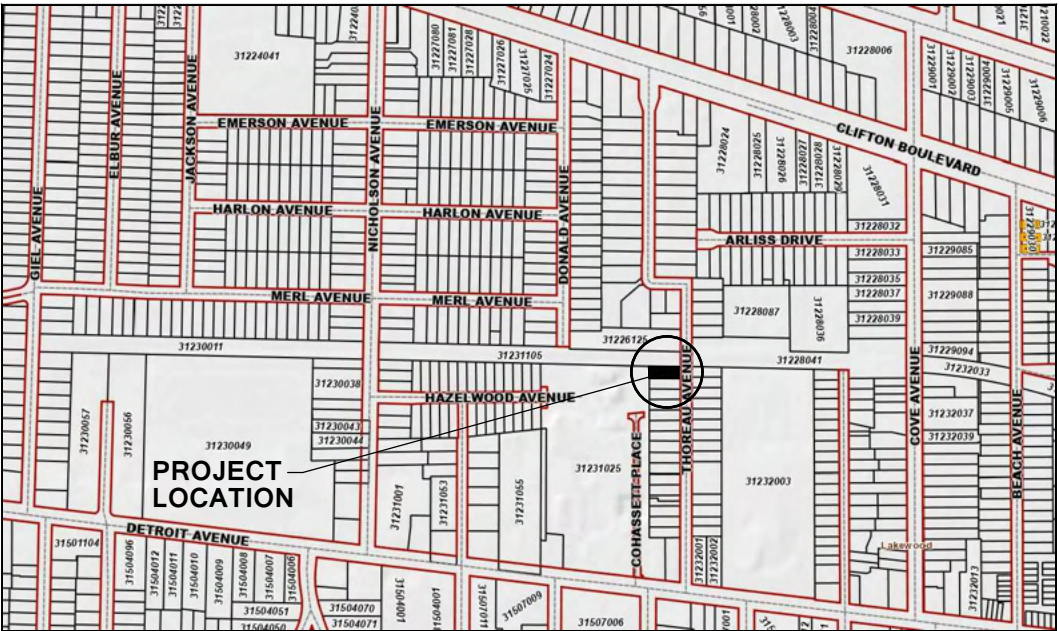
ZAYO FIBER SOLUTIONS
4199 KINROSS LAKES PARKWAY
SUITE 10
RICHFIELD, OH 44286
ATTN.: DAVE GALUSKA
PHONE: 234-281-0025
dave.galuska@zayo.com

5. BEST MANAGEMENT PRACTICES SHALL BE USED FOR THE CONTROL OF EROSION ON THE SITE. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED AT THE START OF THE PROJECT AND SHALL BE PERIODICALLY UPDATED AS REQUIRED.
6. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND MATERIAL SPECIFICATION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION AND/OR THE CITY OF LAKEWOOD.
7. CLEAR AND GRUB SITE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.
8. TRUCKING ROUTE SHALL BE WEST 117TH TO DETROIT TO THOREAU AND VICE VERSA. NO SOUTHBOUND TRUCK TRAFFIC PERMITTED ON THOREAU. NO WESTBOUND TRUCK TRAFFIC PERMITTED ON DETROIT WEST OF THE PROJECT SITE.

THE CITY OF LAKEWOOD
COVE PARK OVERFLOW PARKING LOT
P.P.N. 312-31-079
1318 THOREAU ROAD

CITY OF LAKEWOOD
COUNTY OF CUYAHOGA, STATE OF OHIO

JANUARY 2026



LOCATION MAP
(NTS)

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
GRADING AND UTILITY PLAN	3
LANDSCAPING PLAN	4
LANDSCAPING DETAILS	5
MISCELLANEOUS DETAILS	6-7
EROSION CONTROL PLAN	8
EROSION CONTROL NOTES AND DETAILS.	9-10

PREPARED FOR:

CITY OF LAKEWOOD
12650 DETROIT AVE.
LAKEWOOD, OHIO 44107

APPROVED BY:

MARK PAPKE, P.E.
CITY ENGINEER

DATE

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER

DATE

PREPARED BY:

EUTHENICS
8235 Mohawk Dr. | Cleveland, OH 44136

EDWARD R. PIATAK, P.E.
REGISTERED ENGINEER NO. 62761

DATE

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig


Before You Dig

OHIO811. 8-1-1. or 1-800-362-2764
(Non-members must be called directly)

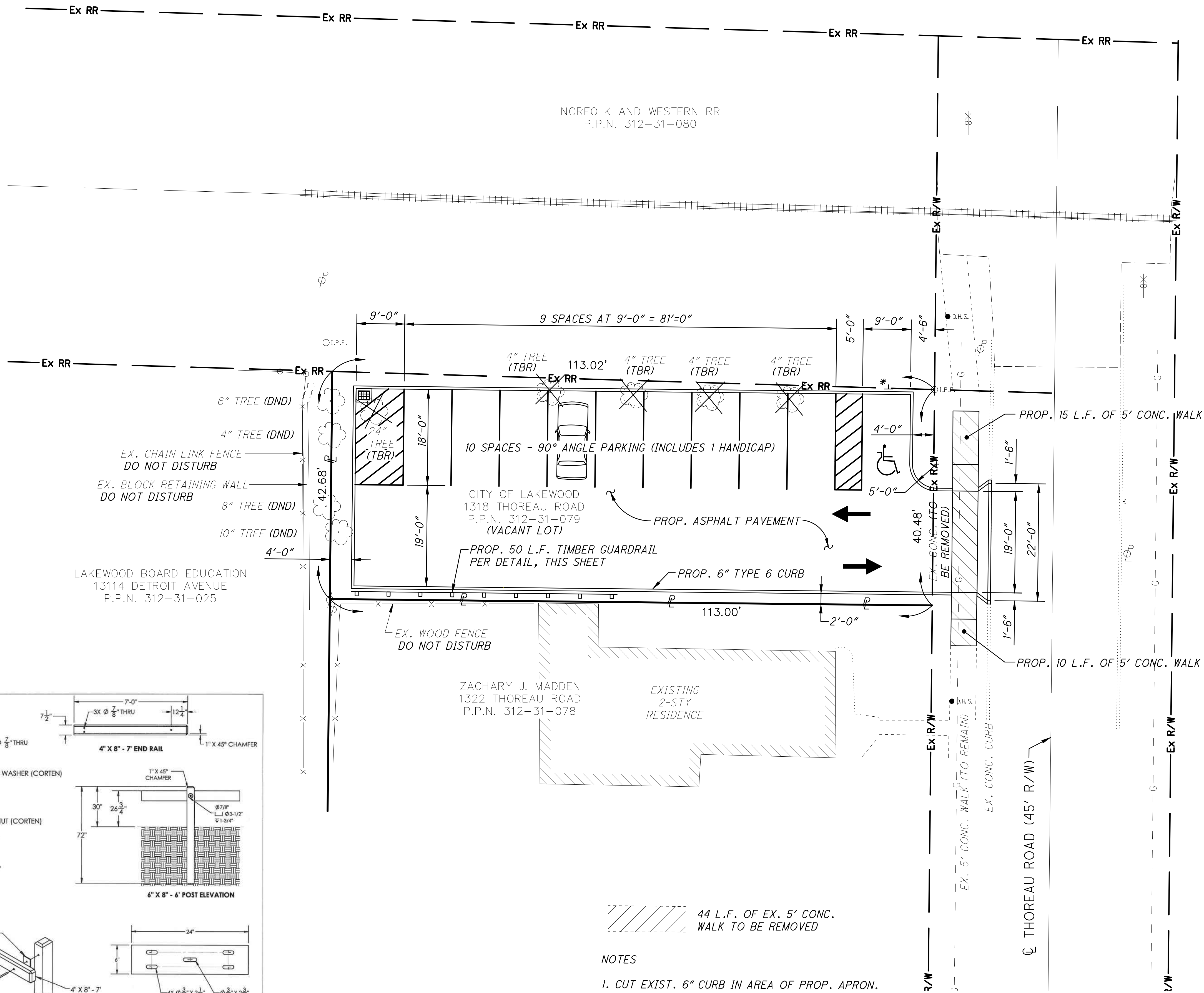
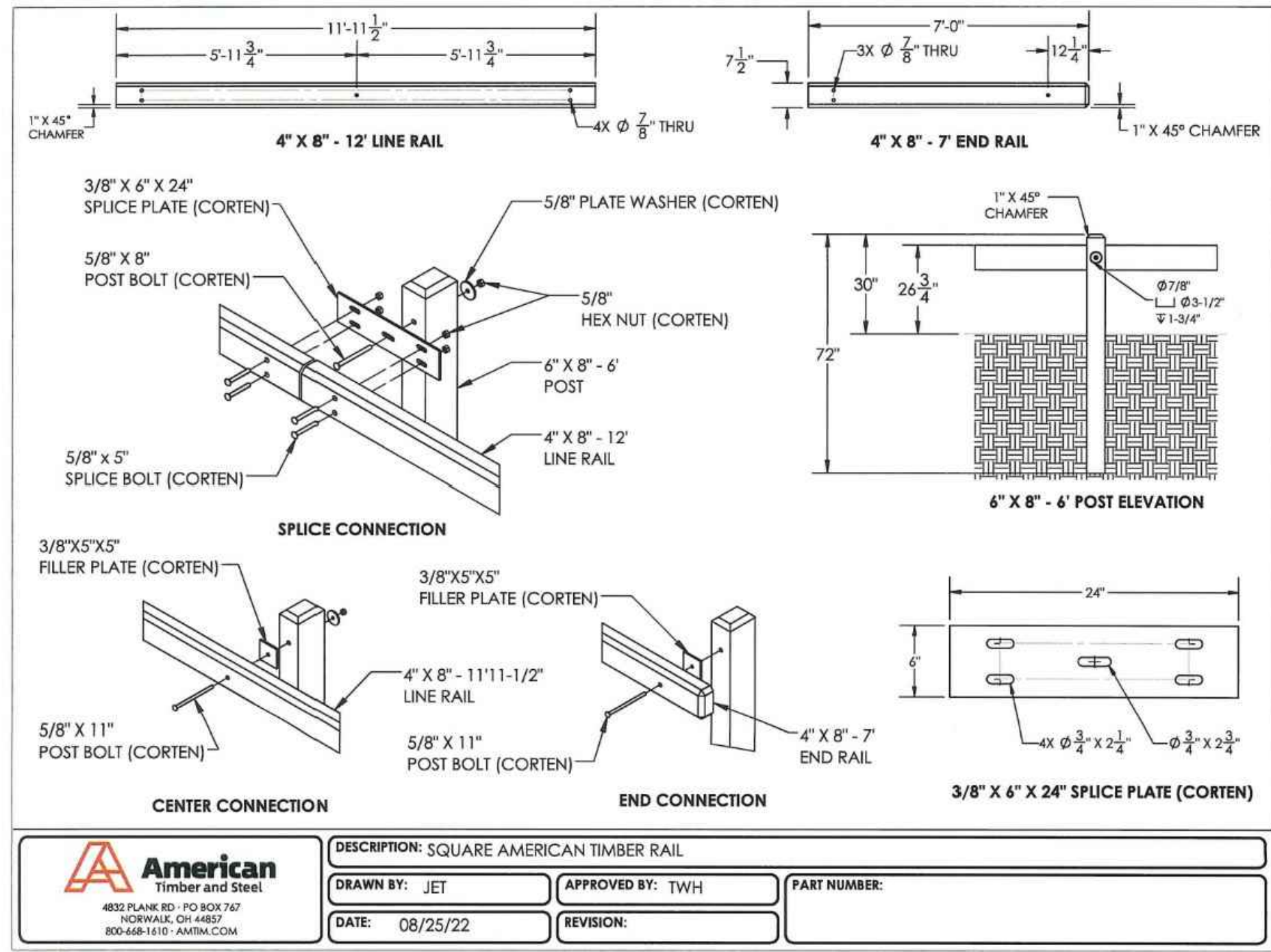
OUPS DESIGN TICKET #A505902448

COVE PARK OVERFLOW PARKING LOT
TITLE SHEET

CITY OF LAKEWOOD

CALCULATED
VMB
CHECKED
ERP

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44 L.F. OF EX. 5' CONC. WALK TO BE REMOVED

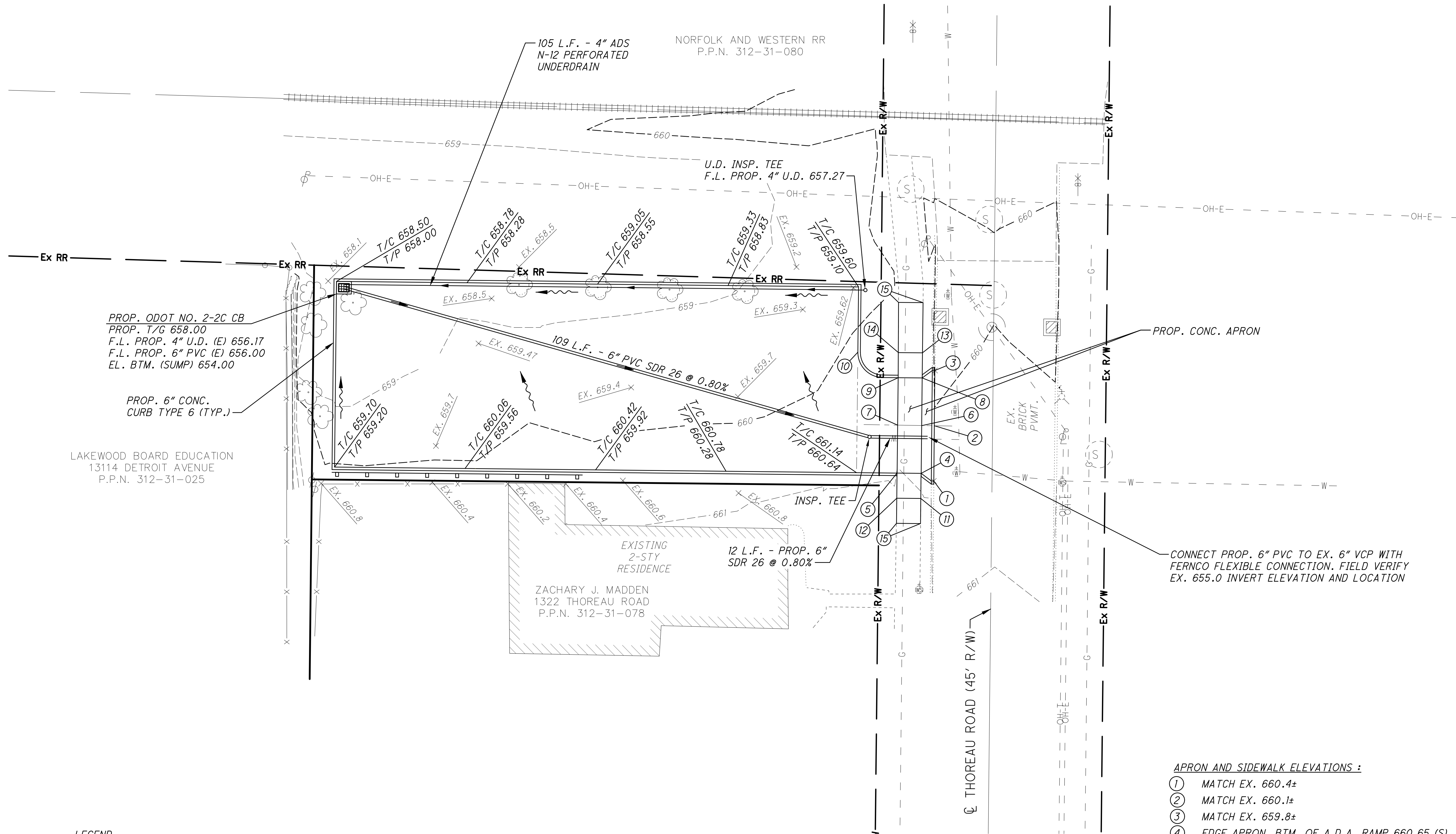
NOTES

- CUT EXIST. 6" CURB IN AREA OF PROP. APRON.
- REMOVE EXISTING SIDEWALK AS DETAILED AND REPLACE OUTSIDE OF PROPOSED APRON PER CITY OF LAKEWOOD SIDEWALK DETAIL P-4 ON SHEET 6.
- TREES TO BE REMOVED (TBR) WILL BE PERFORMED BY OTHERS.

COVE PARK OVERFLOW PARKING LOT
SITE PLAN

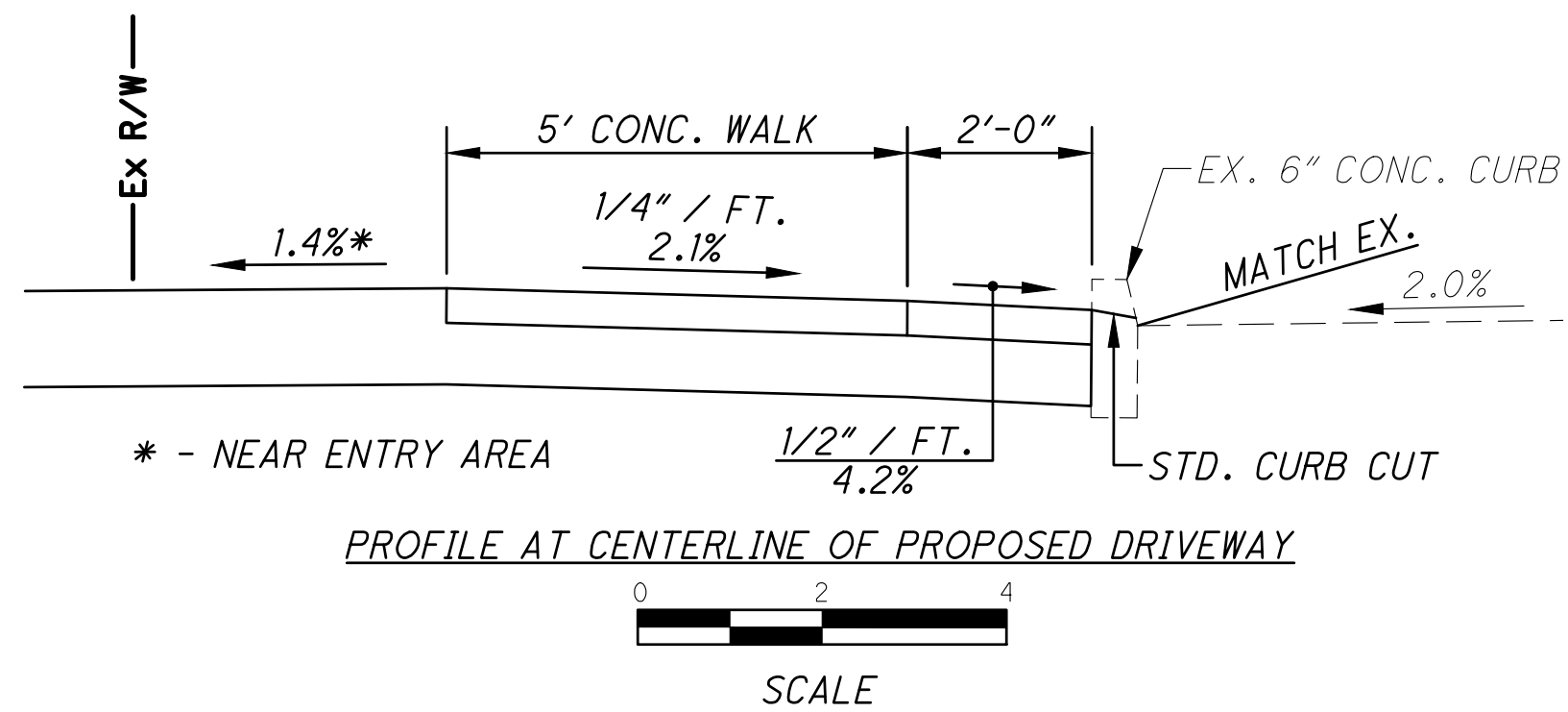
CITY OF LAKEWOOD

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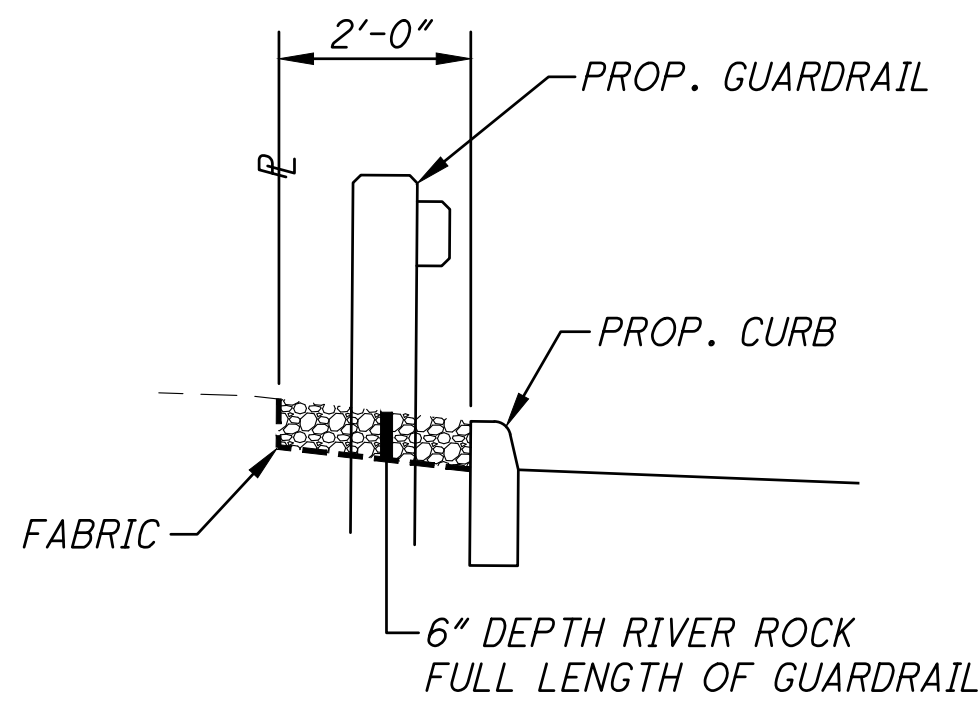
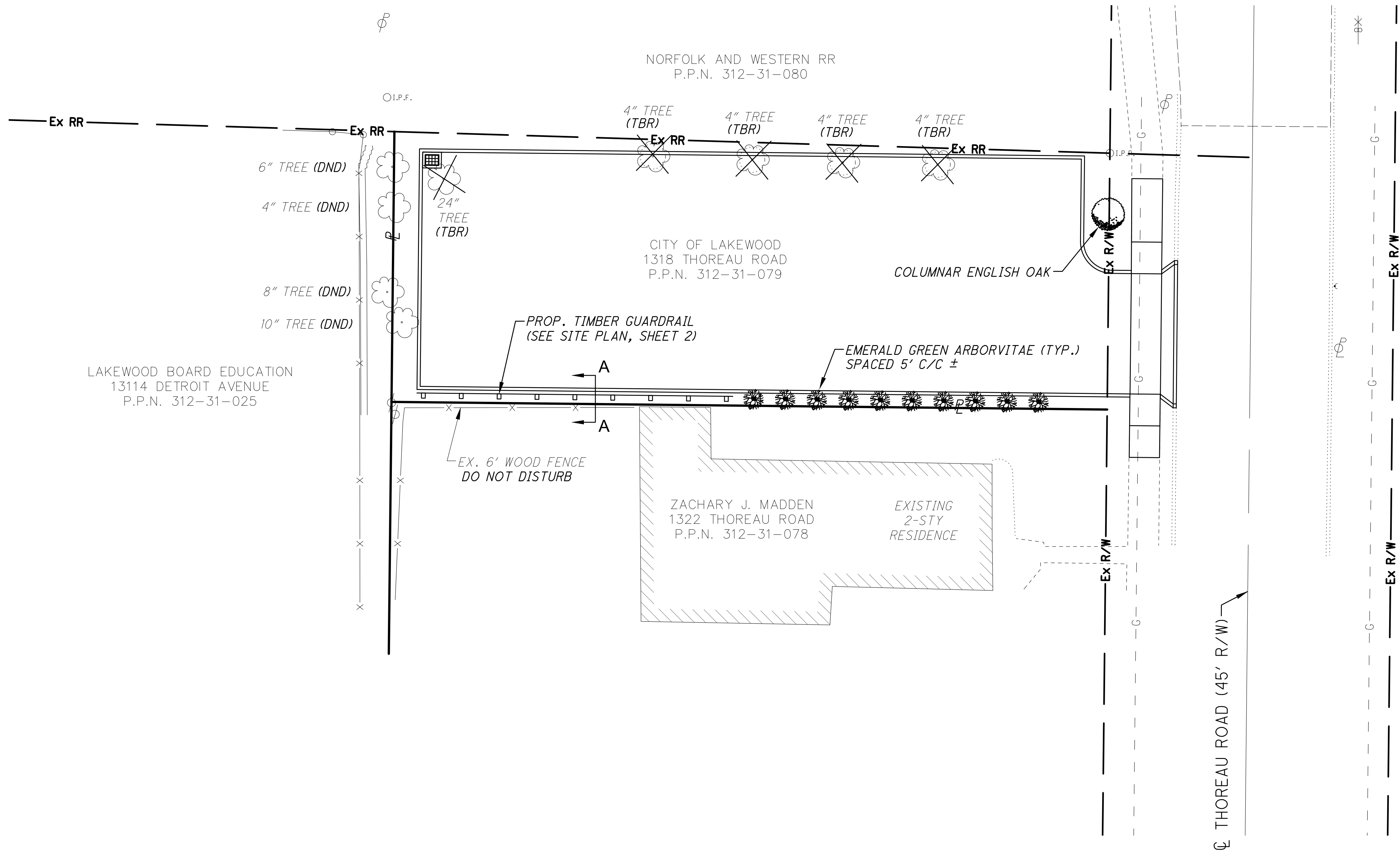
- LEGEND
- $\frac{T/C \ 717.50}{T/P \ 717.00}$ = PROP. TOP OF CURB
= PROP. TOP OF PAVEMENT
- $\frac{715.00}{*}$ = PROP. GRADE
- $\frac{EX. \ 715.0}{*}$ = EX. SPOT GRADE
- N.G. = NORMAL GUTTER
- T/P = TOP OF PAVEMENT

- NOTES:
- CONTRACTOR SHALL BLEND NEW EARTHWORK WITH EXISTING CONTOURS.
 - TEMPORARY SEED/STABILIZED/WINTERIZE ANY DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THESE PLANS OR AS DIRECTED BY THE CITY OF LAKEWOOD.



- APRON AND SIDEWALK ELEVATIONS :
- MATCH EX. 660.4±
 - MATCH EX. 660.1±
 - MATCH EX. 659.8±
 - EDGE APRON, BTM. OF A.D.A. RAMP 660.65 (S)
 - EDGE APRON, BTM. OF A.D.A. RAMP 660.75 (S)
 - CL APRON 660.43
 - CL APRON 660.53
 - EDGE APRON, BTM. OF A.D.A. RAMP 660.21 (N)
 - EDGE APRON, BTM. OF A.D.A. RAMP 660.31 (N)
 - T/C 660.14, T/P 660.64
 - TOP OF A.D.A RAMP 660.95 (S)
 - TOP OF A.D.A RAMP 661.05 (S)
 - TOP OF A.D.A RAMP 660.51 (N)
 - TOP OF A.D.A RAMP 660.61 (N)
 - MATCH EX. SIDEWALK (4 PLACES)

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SECTION A - A

0 2 4

SCALE



EMERALD GREEN ARBORVITAE

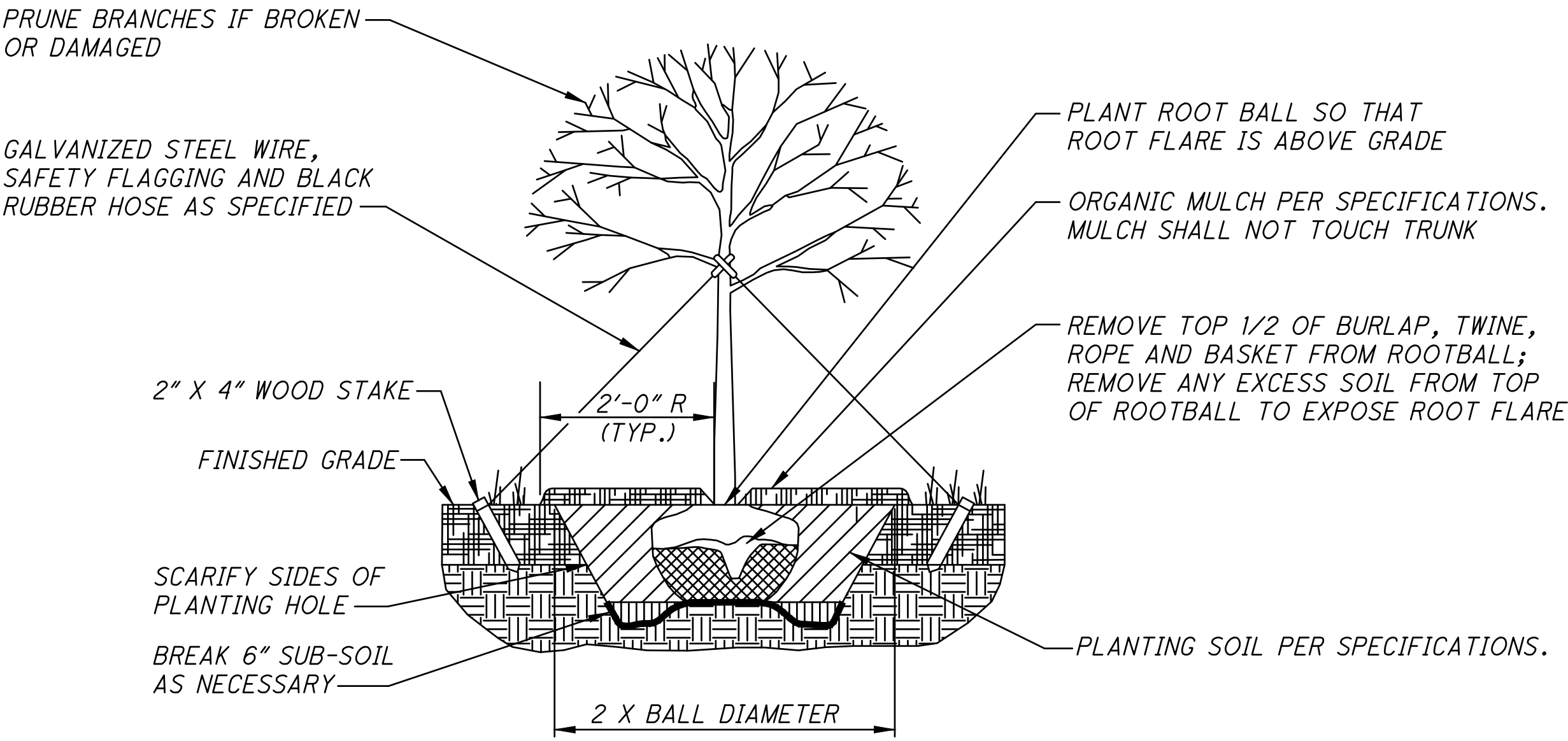


COLUMNAR ENGLISH OAK

PLANT LIST

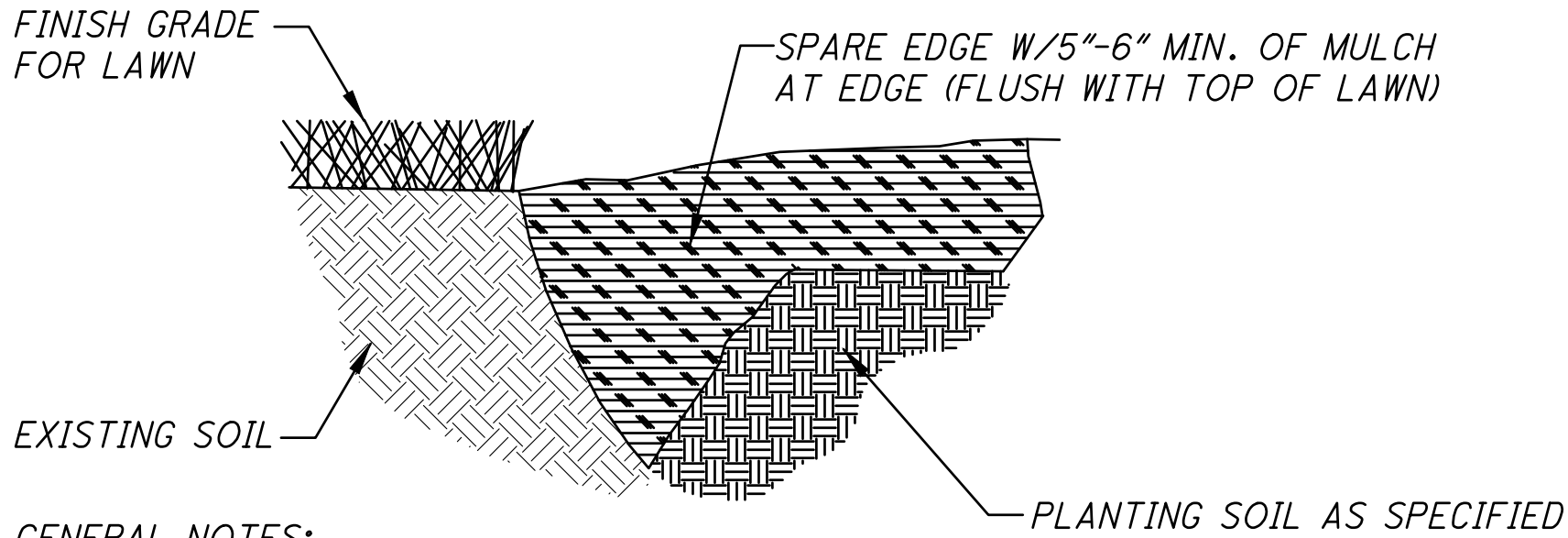
BOTANICAL NAME	COMMON NAME	QTY.	CAL. SIZE	CONDITION	REMARK
QUERCUS ROBUR	COLUMNAR ENGLISH OAK	1	3" CAL.	B&B	FASTIGIATA
THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	11	8'	B&B	EMERALD

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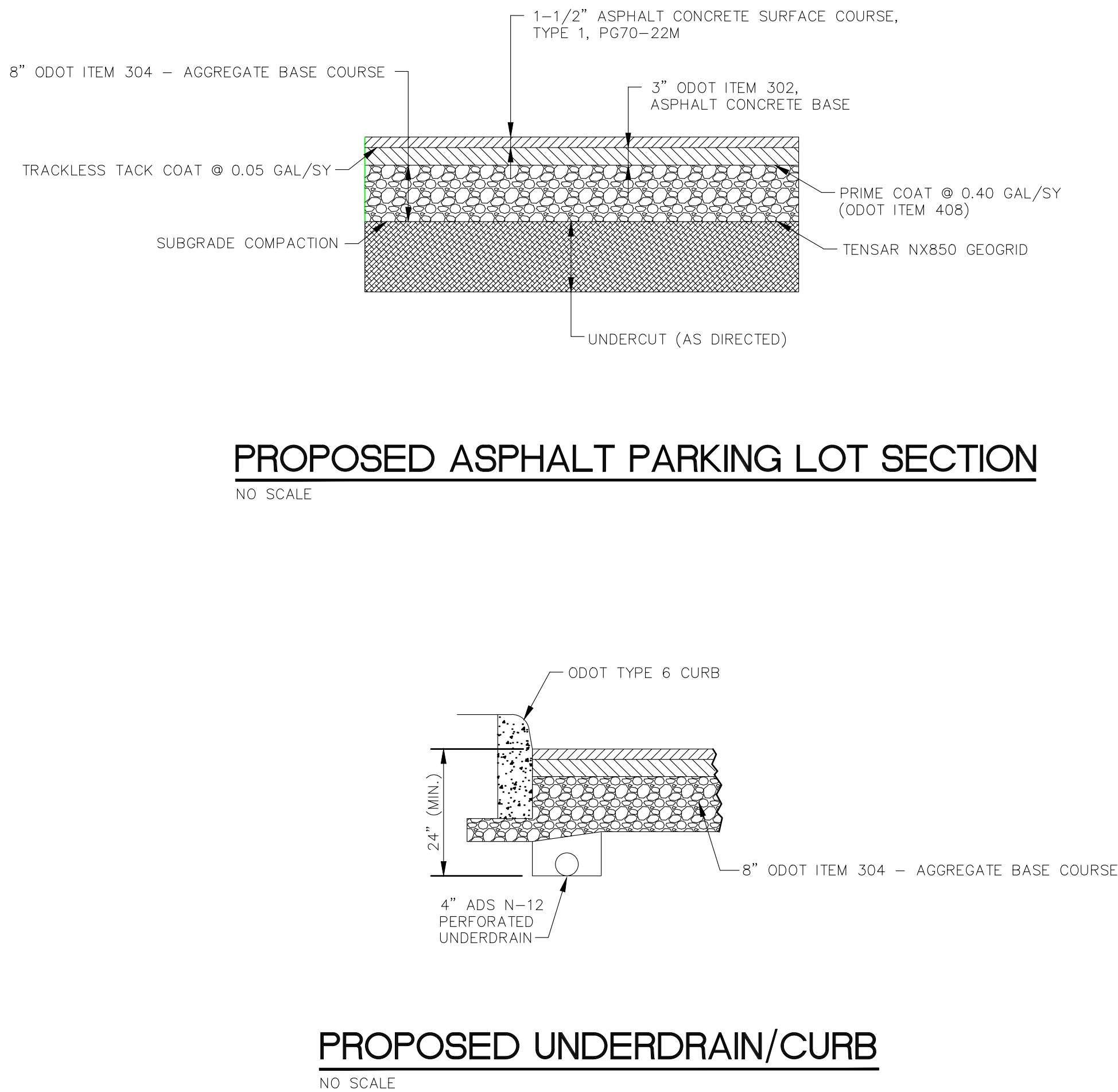
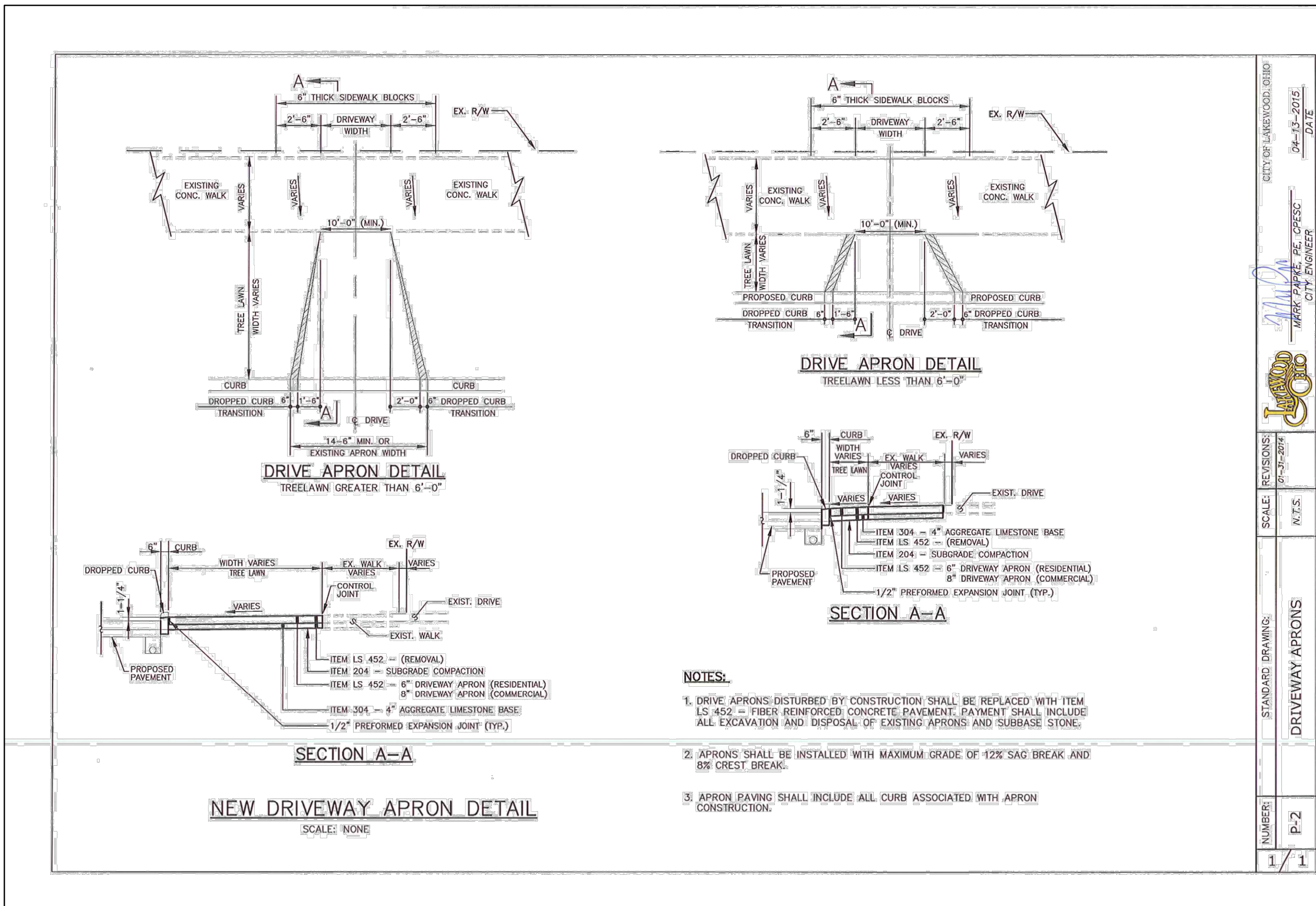
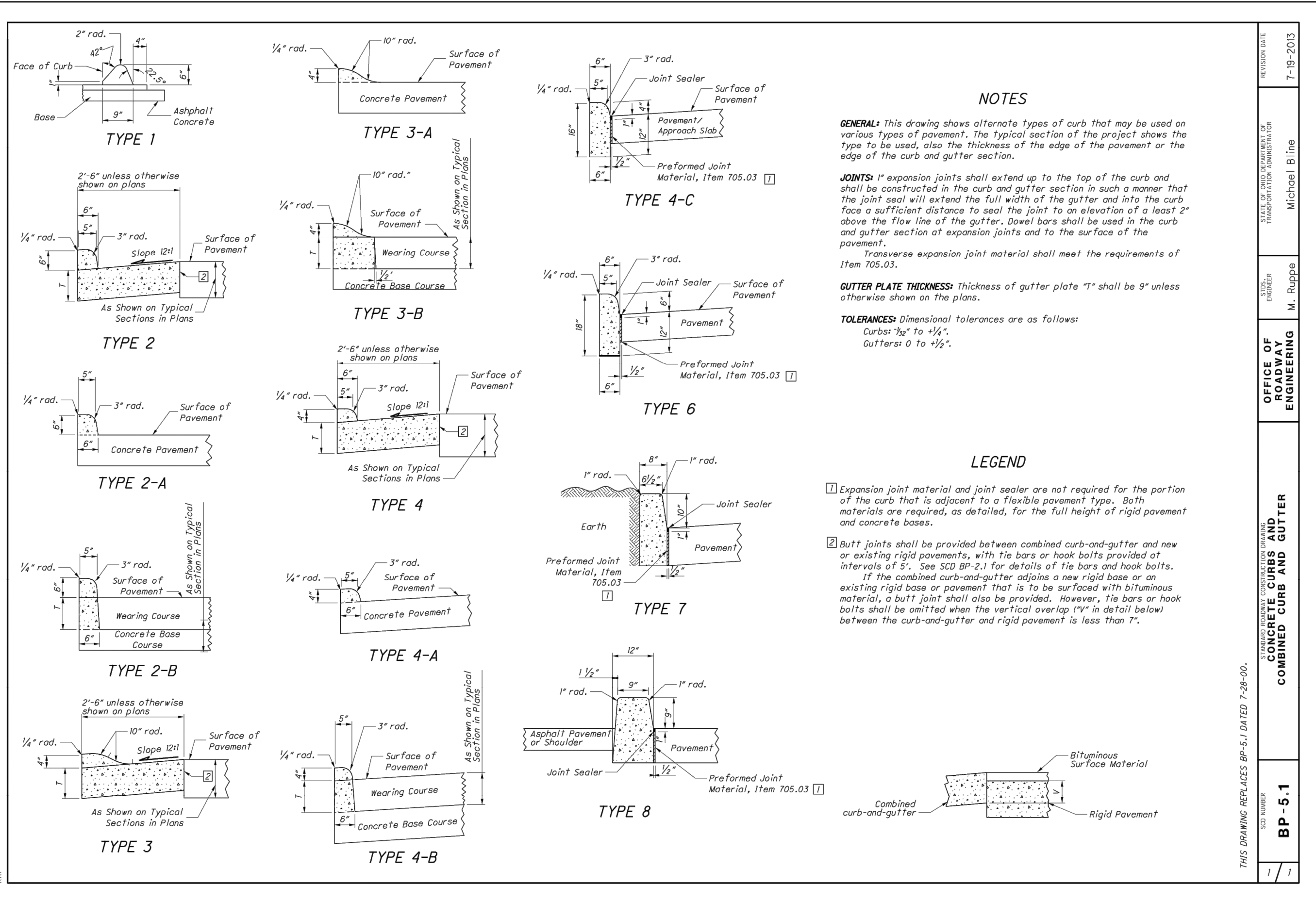
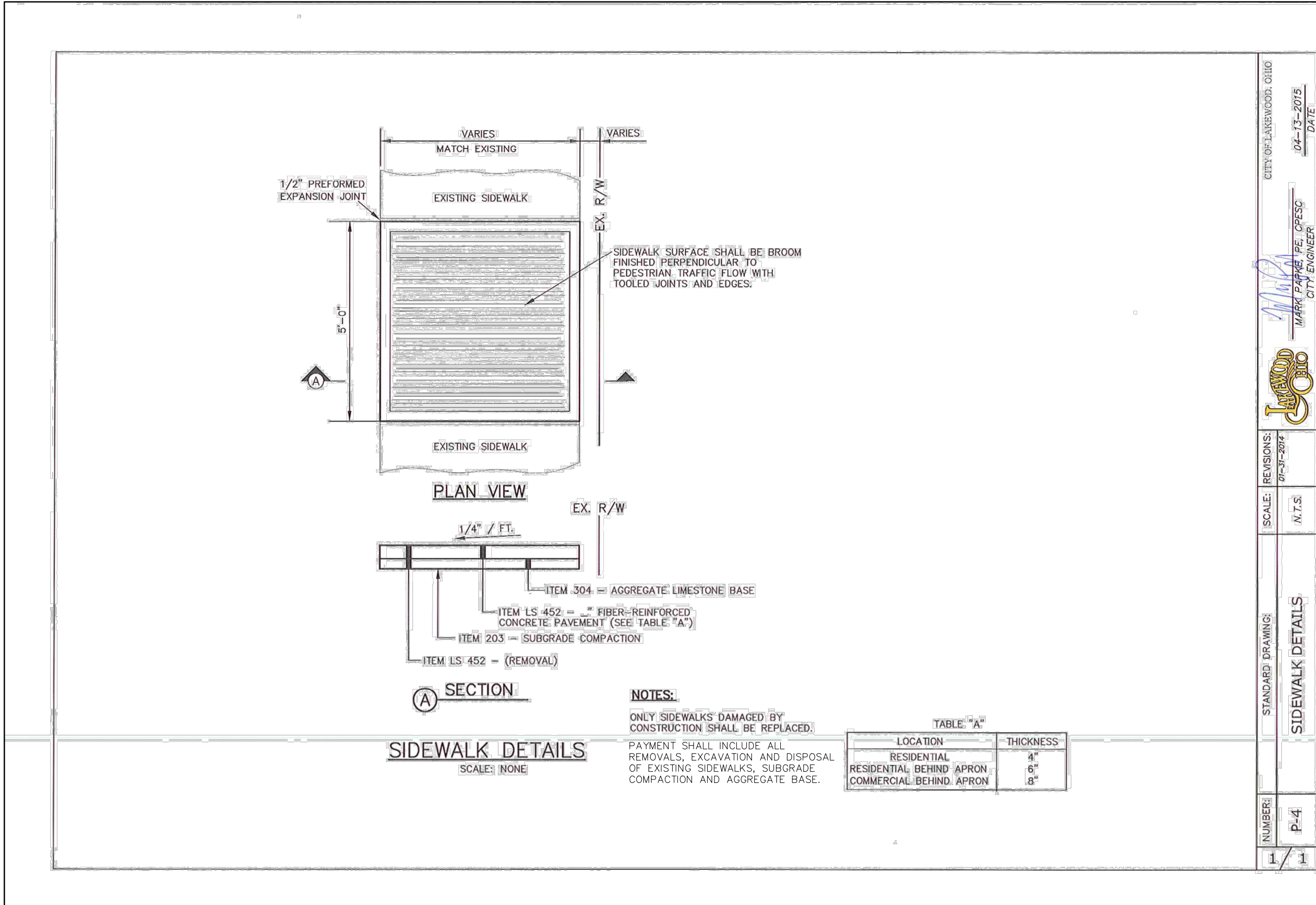
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS PLACE SECOND LIFT AND CONTINUE TO PUDDLE A AND FILL AS NECESSARY

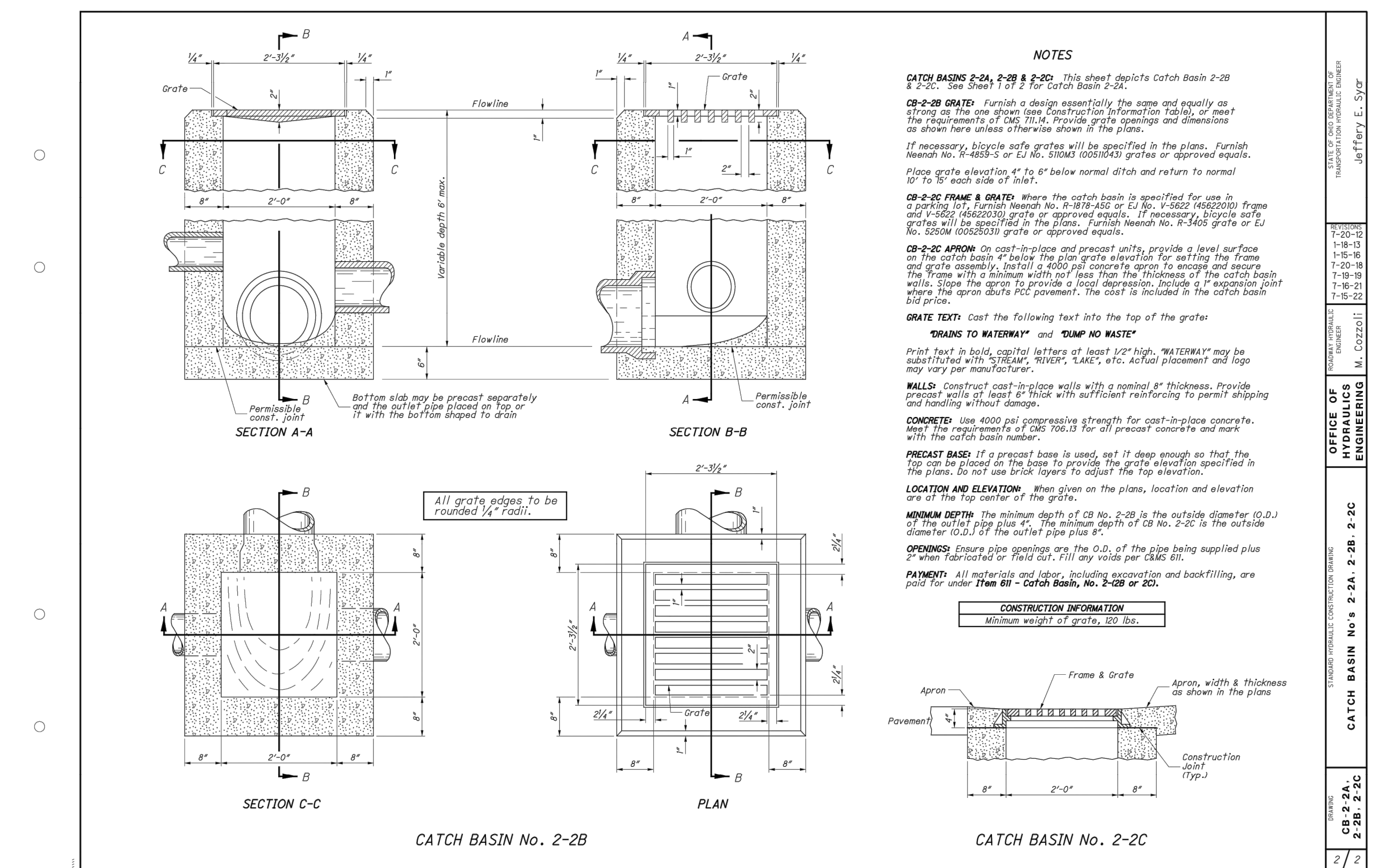
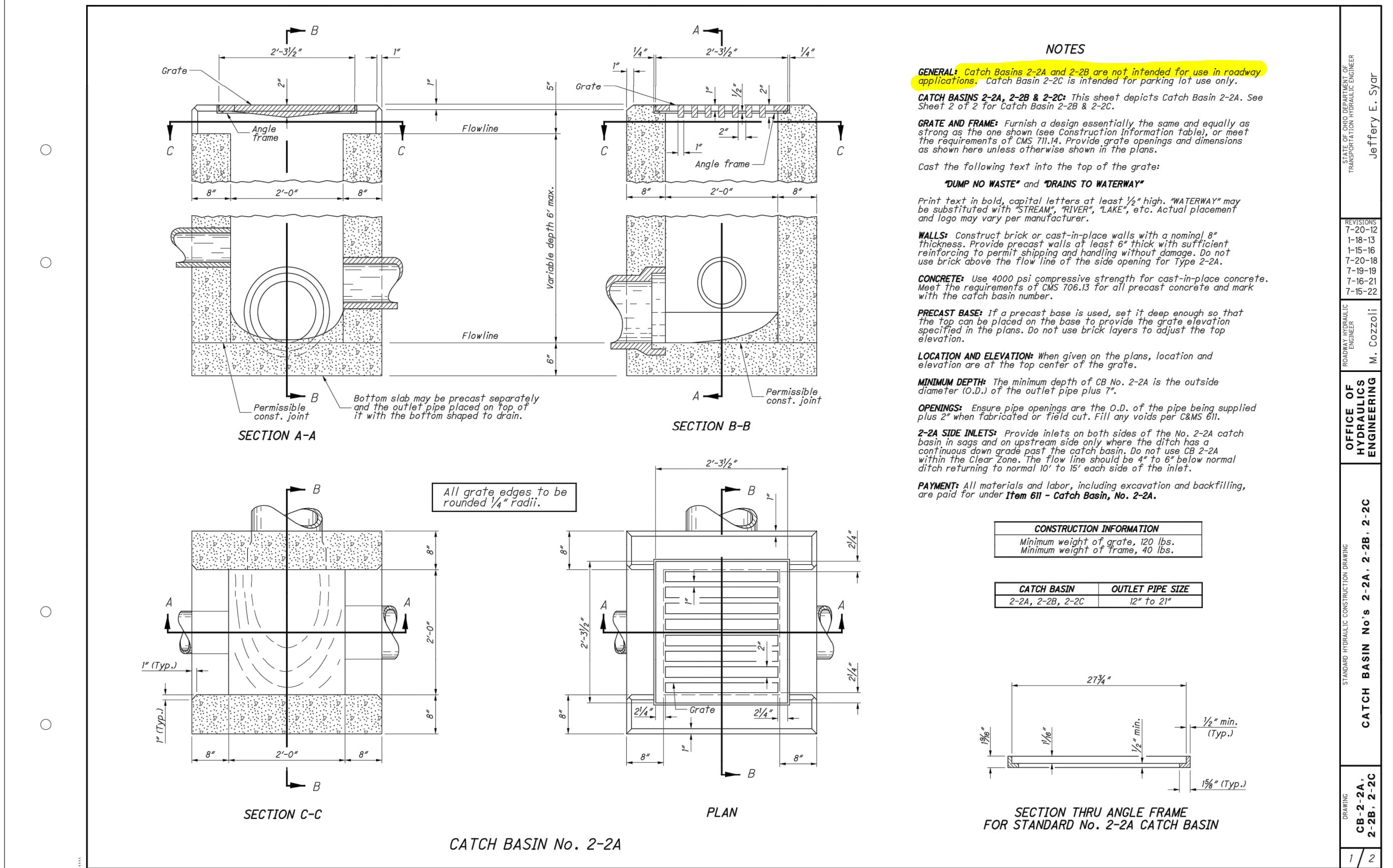
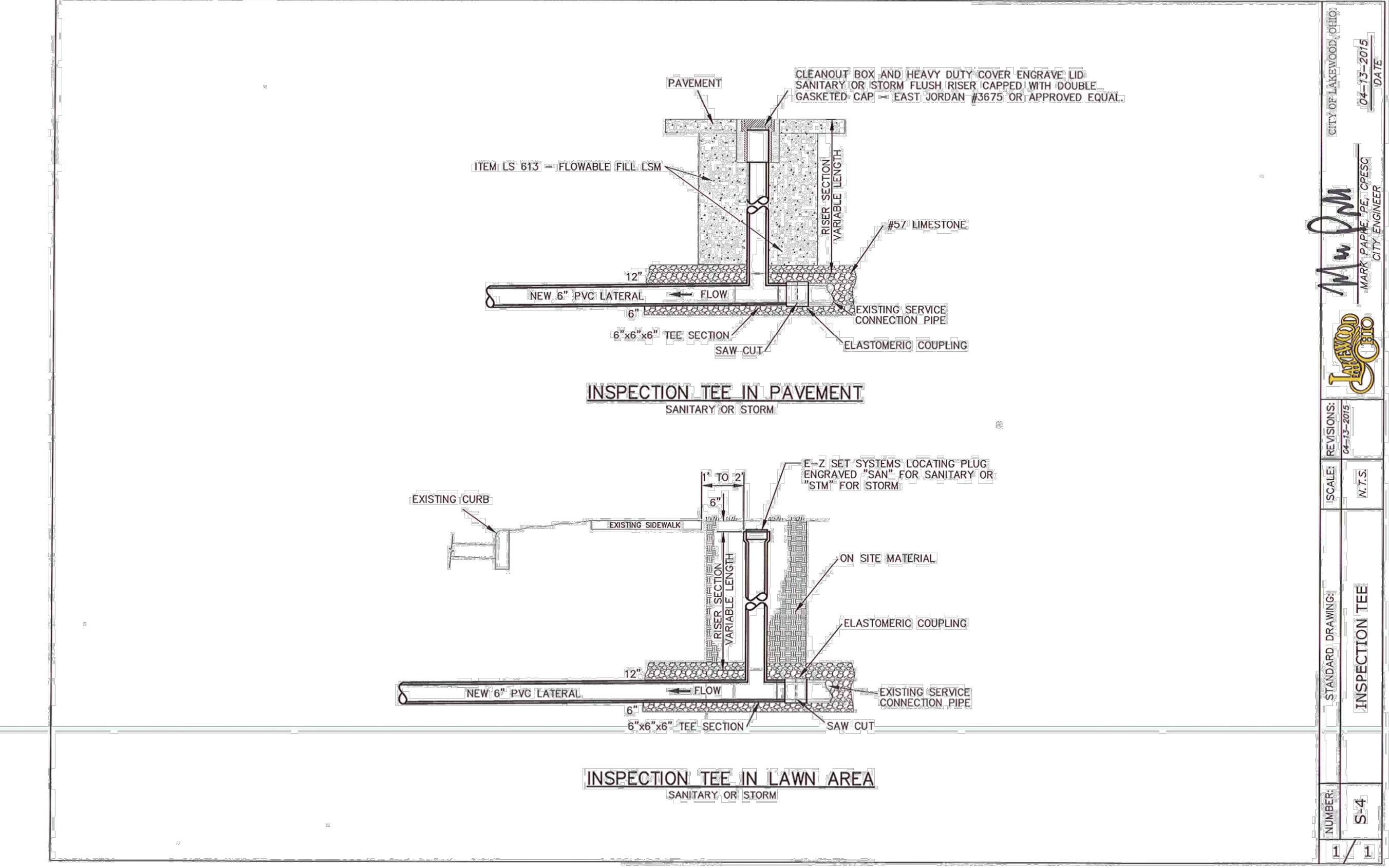
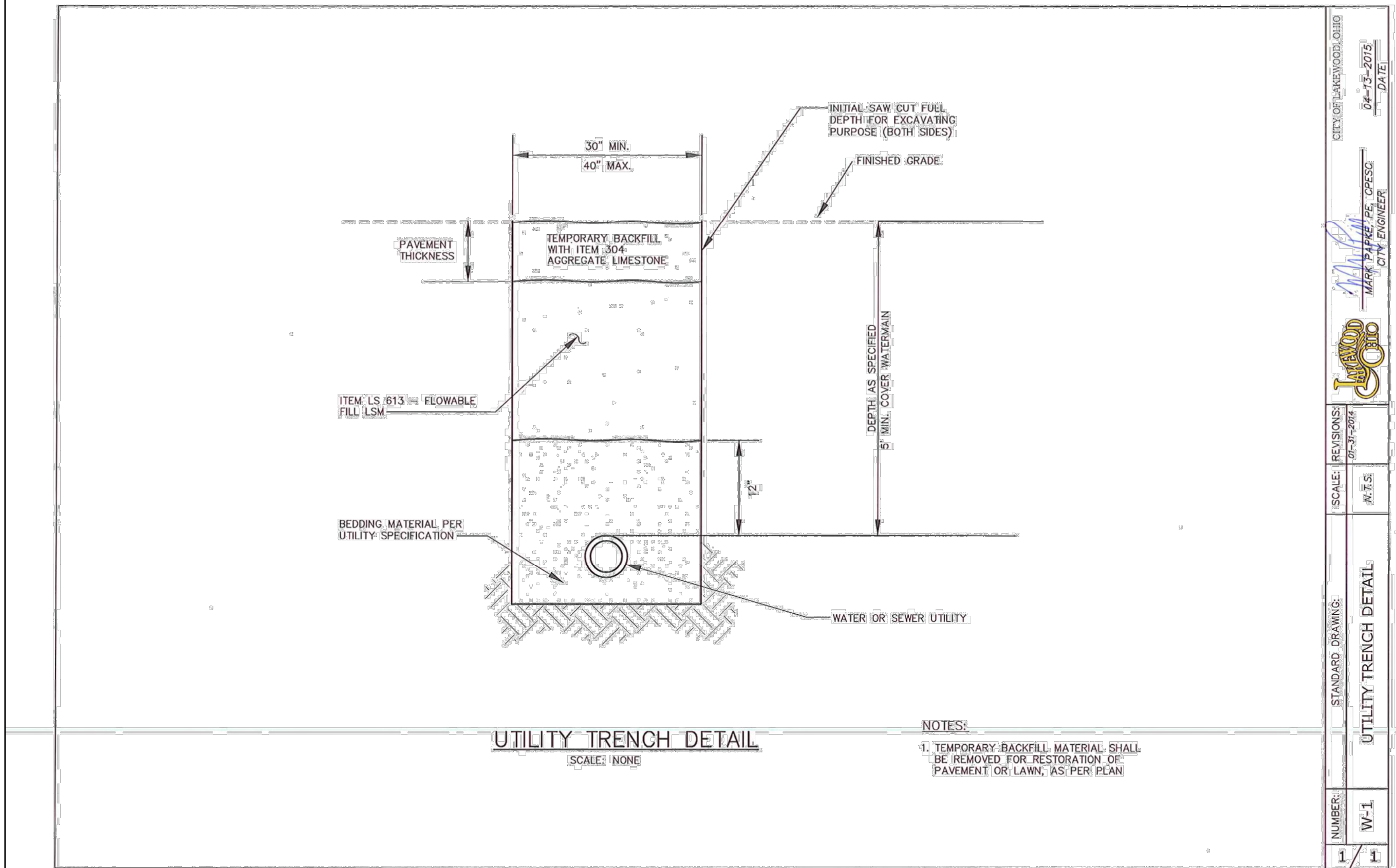
PLANTING DETAIL: TREE



GENERAL NOTES:
USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

EARTH/SPADE EDGE DETAIL



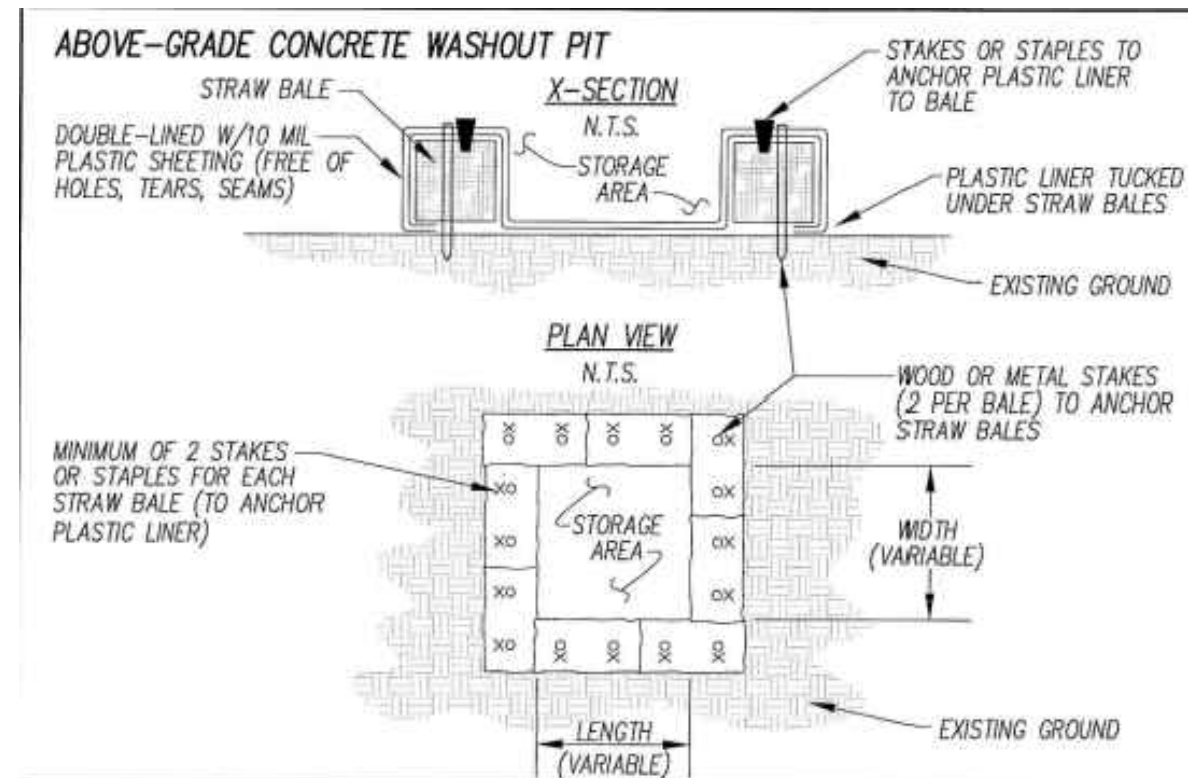
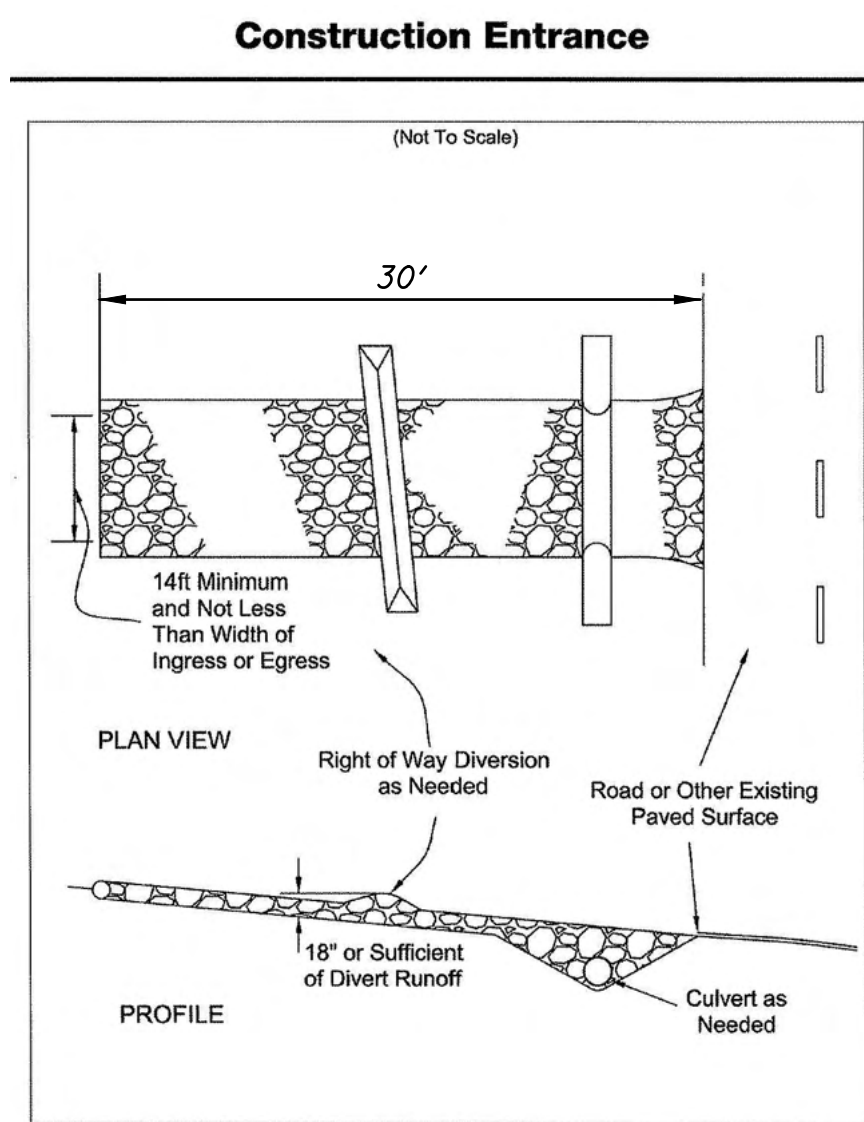


Specifications
for
Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness—The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width—The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile—A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert—A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar—A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance—Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

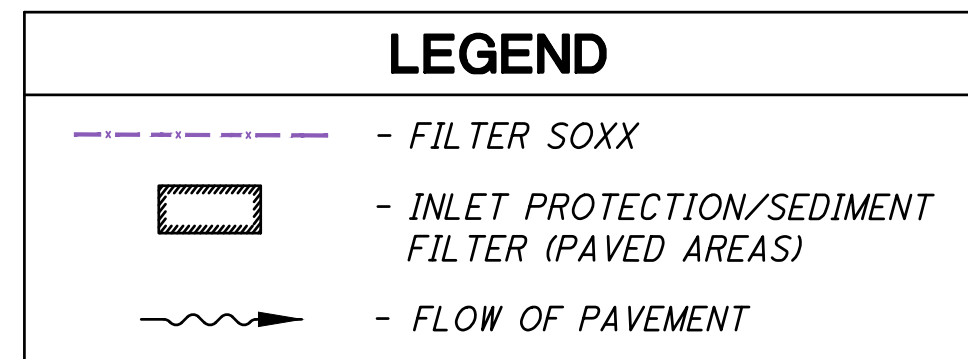
Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1×10 ⁻³ cm/sec.



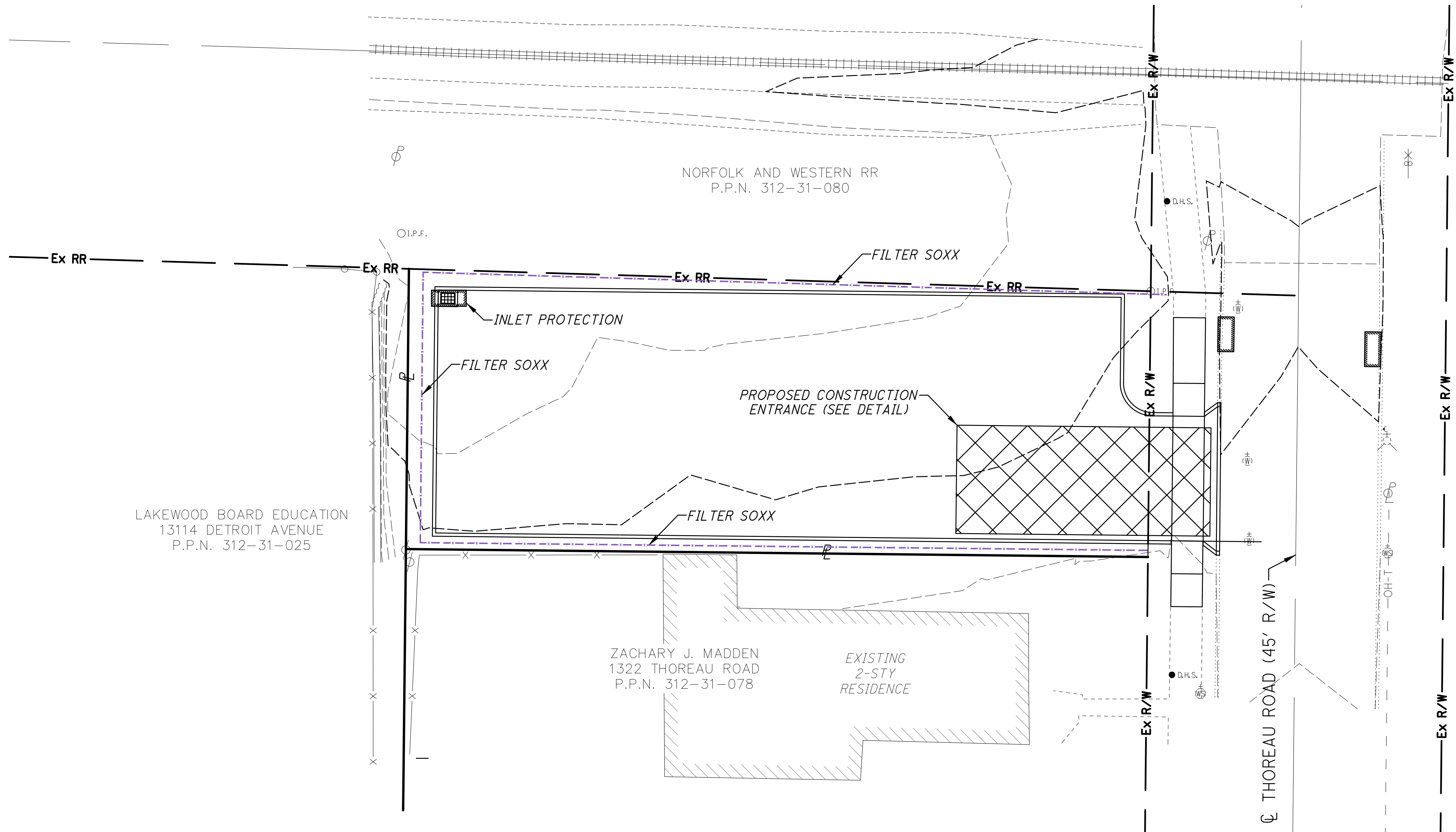
GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO WORK IN SECTIONS TO MINIMIZE EXPOSURE OF UNSTABILIZED SOIL TO RAINFALL. AT A MINIMUM, 80% OF THE PROPOSED EARTH DISTURBANCE SHOULD BE FULLY STABILIZED AT ANY GIVEN TIME FOR THE DURATION OF CONSTRUCTION.
2. CONSTRUCTION ENTRANCE SHOWN ON THE PLANS SHALL BE UTILIZED AND MAINTAINED THROUGHOUT CONSTRUCTION. SHOULD THE CONTRACTOR REQUEST AN ALTERNATIVE OR ADDITIONAL LOCATION TO THESE FACILITIES, THEY MUST OBTAIN APPROVAL FROM CITY OF LAKEWOOD. NEW FACILITIES SHALL COMPLY WITH THE DETAILS AND NOTES SHOWN IN THESE PLANS.
3. SEE EROSION CONTROL NOTES AND DETAILS ON SHEETS 10 AND 11.
4. NO TRACKING OF MUD ON ROADWAYS. DAILY SWEEPING OF ROADWAYS REQUIRED OR AS DIRECTED BY THE ENGINEER DURING HEAVY TRUCKING OPERATIONS.



CONSTRUCTION SEQUENCE

1. BUILD CONSTRUCTION ENTRANCE, INSTALL FILTER SOXX AND INLET PROTECTION.
2. CLEAR THE PROPOSED PAVEMENT AREA. PERFORM UNDERCUTS ONLY AS DIRECTED.
3. INSTALL TENSAR NX850 GEOGRID AND 8" NO. 304 STONE.
4. INSTALL UTILITIES, CONCRETE CURB/PARKING LOT AND REMOVE EX. APRON AND INSTALL NEW APRON.
5. INSTALL TREES, MULCH, RIVER STONE AND ALL LANDSCAPING.
6. SEED AND MULCH ANY REMAINING DISTURBED AREAS.
7. REMOVE FILTER SOXX AND INLET PROTECTION AFTER GRASS IS ESTABLISHED.



EROSION AND SEDIMENT CONTROL NOTES

GENERAL
THE CONTRACTOR SHALL MEET THE EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE CITY OF LAKEWOOD, OHIO ENVIRONMENTAL PROTECTION AGENCY, OHIO DEPARTMENT OF TRANSPORTATION AND THE SOIL CONSERVATION SERVICE (SCS).

INSPECTIONS
ALL EROSION AND SEDIMENT CONTROLS ON THE SITE ARE TO BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCH OF RAIN PER 24 HOUR PERIOD. IN ADDITION, QUALIFIED INSPECTION PERSONNEL SHALL CONDUCT A WEEKLY INSPECTION OF THE CONSTRUCTION SITE TO IDENTIFY AREAS CONTRIBUTING TO STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND EVALUATE WHETHER MEASURES TO PREVENT EROSION AND CONTROL POLLUTION LOADINGS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN ARE ADEQUATE AND PROPERLY IMPLEMENTED. AN INSPECTION LOG, INDICATING THE NAME OF THE INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, CORRECTIVE ACTIONS REQUIRED, AND THE DATE THAT CORRECTIVE ACTION WAS TAKEN, MUST BE KEPT AT THE SITE.

THE CONTRACTOR SHALL MAINTAIN ALL ITEMS INSTALLED TO THE SATISFACTION OF THE ENGINEER. WHERE ITEMS ARE ORDERED BY THE ENGINEER TO BE REPLACED, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF SUCH ITEMS AND REPLACE THEM AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

MINIMUM STANDARDS:

I. TIMING OF SEDIMENT TRAPPING PRACTICES
SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

II. STABILIZATION OF DENUDED AREAS
SEE SPECIFICATION FOR TEMPORARY AND PERMANENT SEEDING.

III. PERIMETER CONTROLS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY. PERIMETER CONTROLS SUCH AS SEDIMENT FILTERS OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATERS OF THE CITY OF STREETSBORO FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

IV. STORM SEWER INLET PROTECTION
ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

V. CONSTRUCTION ACCESS ROUTES
MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT BY VEHICLE TRACKING ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS.

VI. UNDERGROUND UTILITY CONSTRUCTION
A. TRENCHES FOR UNDERGROUND UTILITY LINES SHALL REMAIN OPEN FOR NO MORE THAN FIVE DAYS.
B. TRENCH DEWATERING DEVICES SHALL DISCHARGE IN A MANNER THAT SHALL NOT ADVERSELY AFFECT WATERS OF THE CITY OF STREETSBORO OR OFF-SITE PROPERTY.

VII. SLOUGHING AND DUMPING
NO SOIL, ROCK, DEBRIS OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO WATERS OF THE CITY OF STREETSBORO OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP OR ERODE WATERS OF THE CITY OF STREETSBORO UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE CITY AND WHEN APPLICABLE, THE ARMY CORPS OF ENGINEERS, FOR SUCH PURPOSES AS, BUT NOT LIMITED TO, CONSTRUCTING BRIDGES, CULVERTS AND EROSION CONTROL STRUCTURES.

VIII. CUT AND FILL SLOPES
CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. CONSIDERATION SHALL BE GIVEN TO THE LENGTH AND STEEPNESS OF THE SLOPE, SOIL TYPE, UPSLOPE DRAINAGE AREA, GROUNDWATER CONDITIONS AND SLOPE STABILIZATION.

IX. STABILIZATION OF OUTFALLS AND CHANNELS
OUTFALLS AND CONSTRUCTION OR MODIFIED CHANNELS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A POST-DEVELOPMENT, TEN YEAR FREQUENCY STORM WITHOUT ERODING.

X. ESTABLISHMENT OF PERMANENT VEGETATION
A PERMANENT VEGETATION COVER SHALL BE ESTABLISHED ON DENUDED

AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

XI. DISPOSITION OF TEMPORARY PRACTICES
ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

STORM DRAIN INLET PROTECTION

I. STRAW BALE DROP INLET STRUCTURE
A. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
B. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
C. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
D. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
E. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
F. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

SILT FENCE

I. MATERIALS
A SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION*	EXTRA-STRENGTH-50LBS./LIN.IN.(MIN.) STANDARD STRENGTH-30LBS./LIN.IN(MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

*REQUIREMENTS REDUCED BY 50 PERCENT AFTER 6 MONTHS OF INSTALLATION.

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120 DEGREES F.

B. BURLAP SHALL BE 10 OUNCE PER SQUARE YARD FABRIC.
C. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH DIAMETER WOOD OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
D. STAKES FOR FILTER BARRIERS SHALL BE 1" X 2" WOOD (PREFERRED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
E. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

II. FILTER BARRIER

A. THIS SEDIMENT BARRIER MAY BE CONSTRUCTED USING BURLAP OR STANDARD STRENGTH SYNTHETIC FILTER FABRIC. IT IS DESIGNED FOR LOW OR MODERATE FLOWS NOT EXCEEDING 1 CFS.
B. THE HEIGHT OF A FILTER BARRIER SHALL BE A MINIMUM OF 15 INCHES AND SHALL NOT EXCEED 18 INCHES.
C. BURLAP OR STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE STRENGTH AND EFFICIENCY OF THE BARRIER).
D. THE STAKES SHALL BE SPACED A MAXIMUM OF 3 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 8 INCHES).
E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
F. THE FILTER MATERIAL SHALL BE STAPLED TO THE WOODEN STAKES, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST 1/2-INCH LONG SHALL BE USED. FILTER MATERIAL SHALL NOT BE STAPLED TO EXISTING TREES.
G. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED

OVER THE FILTER MATERIAL.

H. IF A FILTER BARRIER IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.

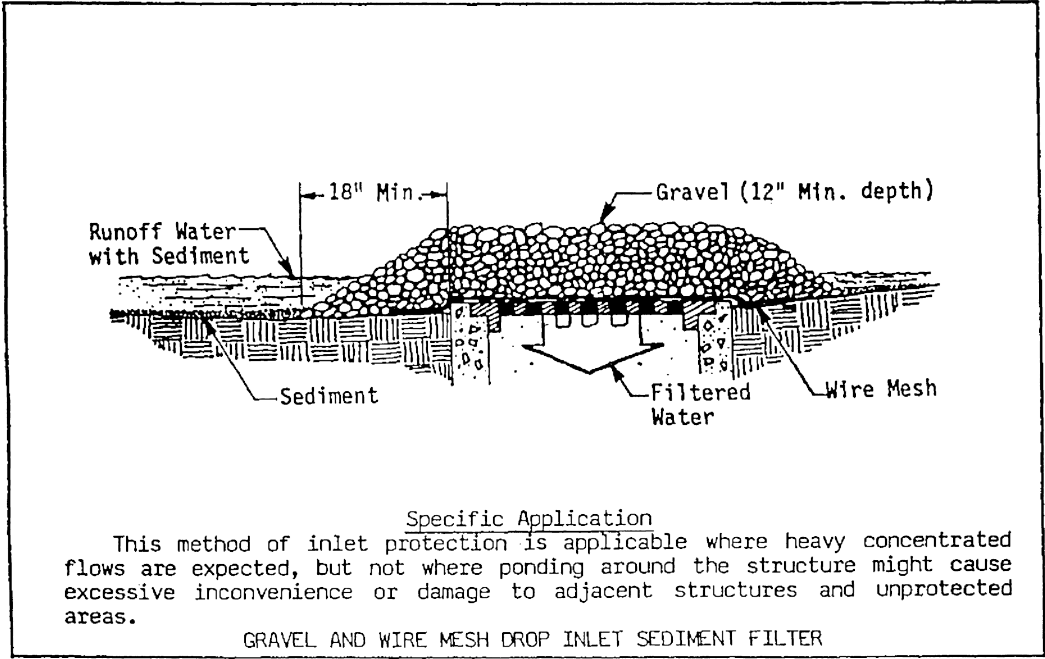
I. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

III. SILT FENCE

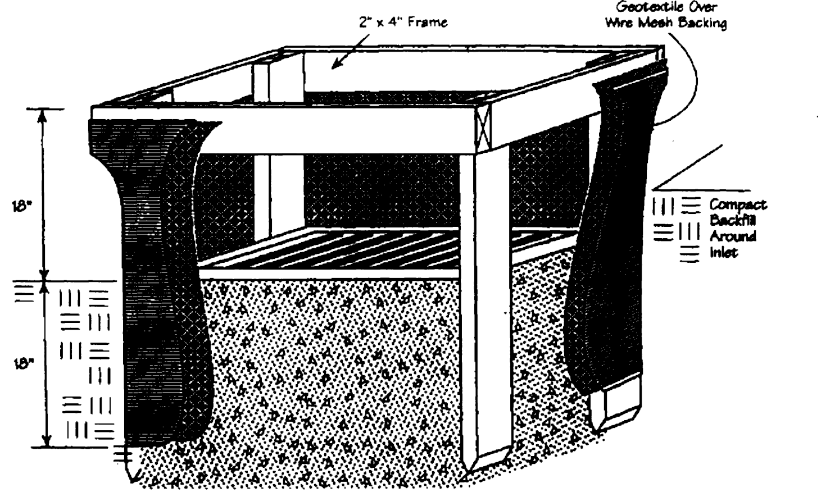
A. THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
B. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
C. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO VOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
D. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
F. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
G. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
H. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
I. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
J. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

IV. MAINTENANCE

A. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
E. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



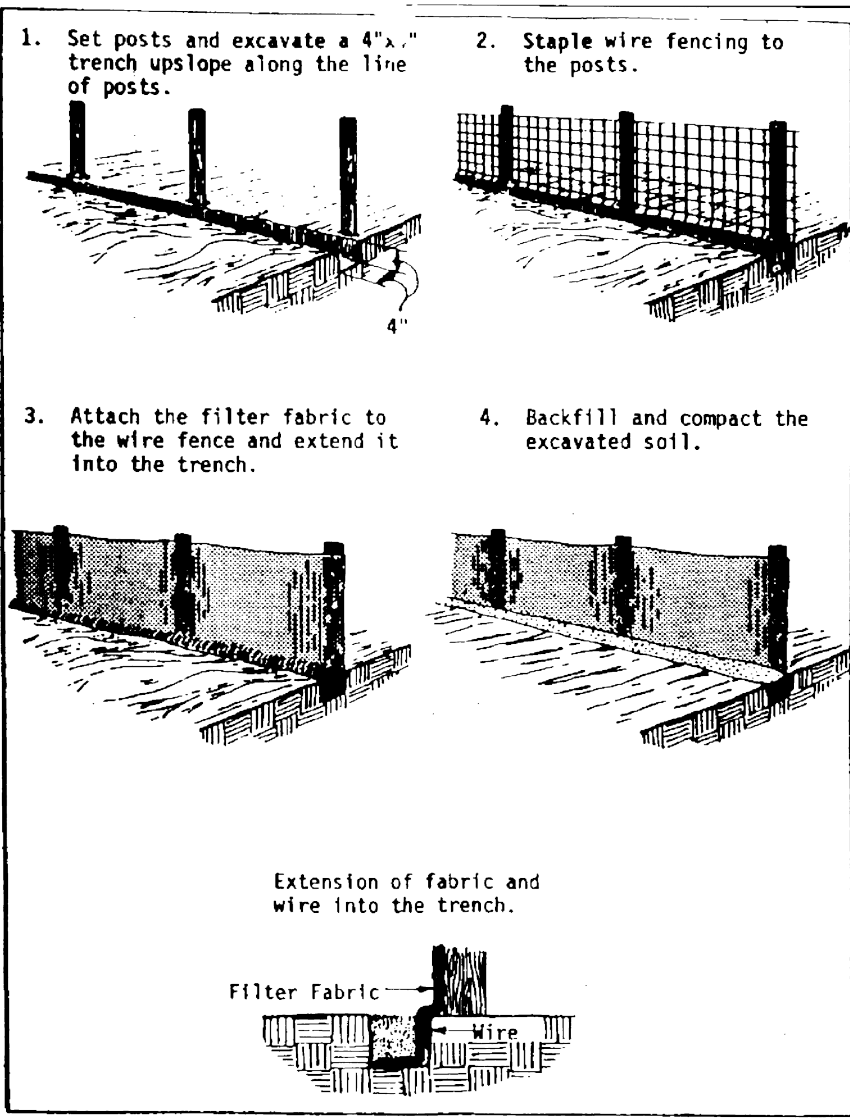
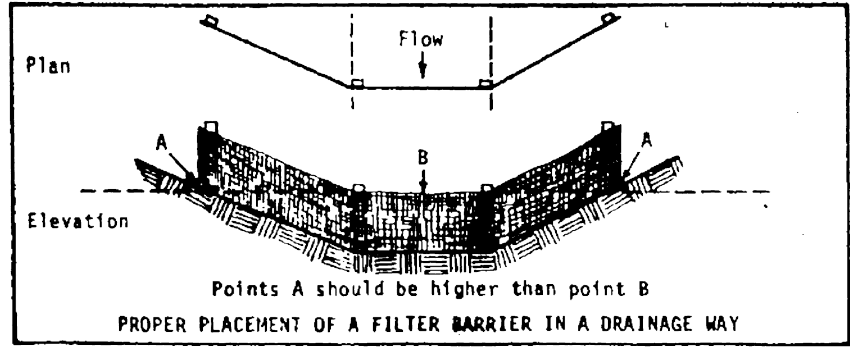
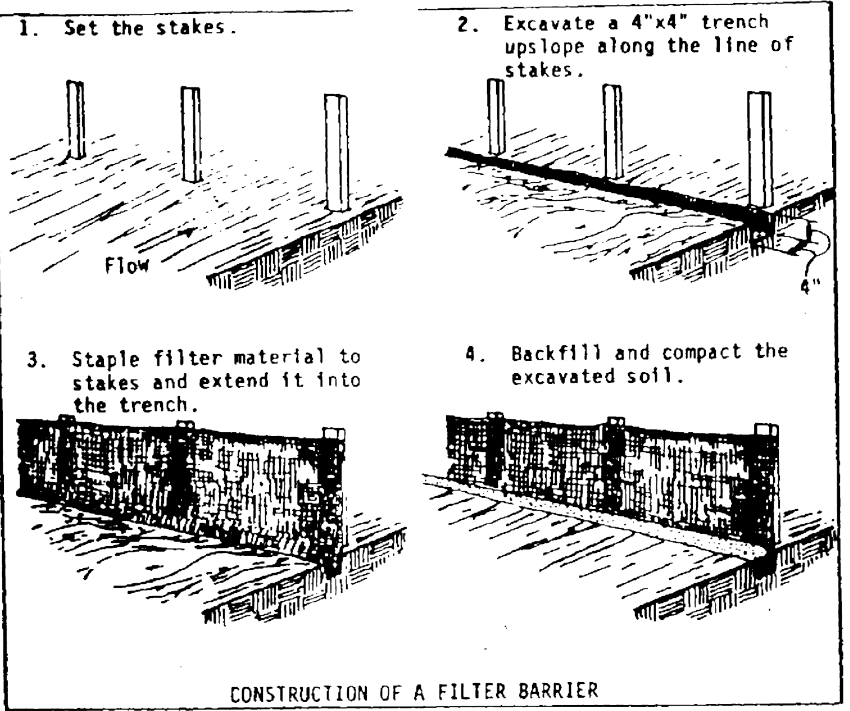
NOTE: DANDY BAGS® MAY BE USED FOR INLET PROTECTION IN LIEU OF THE ABOVE DETAIL.



- Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
- The earth around the inlet shall be excavated completely to a depth of at least 18 in.
- The wooden frame shall be constructed of 2-by-4-in. construction-grade lumber. The 2-by-4-in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
- Wire mesh shall be of sufficient strength to support fabric with waste fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
- Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
- Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
- A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a settling pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

Inlet Protection

The Contractor shall construct an inlet protection structure at each inlet as soon as they are constructed on the project. When required to remove the structure to allow paving, the Contractor shall wrap the inlet grates with filter fabric.



SPECIFICATIONS FOR TEMPORARY SEEDING
TABLE 7.8.1 TEMPORARY SEEDING SPECIES SELECTION

Seeding Dates	Species	Lb./1000 ft2	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
August 16th to November	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
November 1 to Feb. 29	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40
	Use mulch only or dormant seeding		

NOTE: OTHER APPROVED SPECIES MAYBE SUBSTITUTED.

- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- TEMPORARY SEED SHALL BE APPLIED AS FOLLOWS:

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN FIFTY (50) FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN TWO (2) DAYS OF THE MOST RECENT DISTURBANCE IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS BUT LESS THAN ONE (1) YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER

- THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHOULD NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS - TEMPORARY VEGETATION SEEDING RATES SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION, WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATES FOR LIME AND FERTILIZER SHALL BE USED.
- SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS:
 - STRAW - IF STRAW IS USED, IT SHALL BE UNROLLED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS./1,000 SQ. IF. (2-3 BALES)
 - HYDROSEEDERS - LF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000 SQ. FT.
 - OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/AC.

SPECIFICATIONS FOR TEMPORARY SEEDING (CONT.)

STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:

- MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
- MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
- SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
- WOOD-CELLULOSE FIBER - WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WT. OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.

SPECIFICATIONS FOR PERMANENT SEEDING

SITE PREPARATION

- SUBSOILER, PIOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
- THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
- TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.

SEEDBED PREPARATION

- LIME-AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,000-SQ. FT. OR 2 TONS PER ACRE.
- FERTILIZER-FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN PLACE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 POUNDS PER 1000-SQ. FT. OR 1000 POUNDS PER ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.
- THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE- SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDINGS

- SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
- THE FOLLOWING METHODS MAY BE USED FOR DORMANT SEEDING:
 - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEED- BED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
 - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

MULCHING

- MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
- MATERIALS
 - STRAW - IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND- SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ. FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE APPLIED AT 2,000 LB/AC. OR 40 LB/1,000 SQ. FT.
 - OTHER - OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.

SPECIFICATIONS FOR PERMANENT SEEDING (CONT.)

- STRAW AND MULCH ANCHORING METHODS
STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
 - MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.
 - MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
 - ASPHALT EMULSION - ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURE OR AT THE RATE OF 160 GALLONS PER ACRE.
 - SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.
 - WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION

PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.

IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

PERMANENT SEEDING

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	20-40	1/2-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch	10-20	1/4-1/2	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Flat Pea	20-25	1/2-3/4	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	For shaded areas
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE (1) YEAR OR MORE.	WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREA WITHIN FIFTY (50) FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE.	WITHIN TWO (2) DAYS OF REACHING FINAL GRADE.
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.



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Architectural Board of Review •
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Application Cover Page

Docket No.: 07-64-26

Permit No.: BBS26-000057

Applicant Name: Milan Milasinovic, Virginia Marti Inc

Project Address: 11730 Detroit Ave.

Project Name: Northcoast Apartments/LaBrioche

Project: Applicant proposes new signage.



BNEXT

Cleveland Office

5109 Clark Ave.
Cleveland, Ohio 44102

216-688-1800

TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: LA BRIOCHE

CONTACT:

ADDRESS: 11730 Detroit Ave Lakewood, OH 44107

DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

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:



11730 Detroit Ave Lakewood, OH 44107



BNEXT

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Cleveland, Ohio 44102

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DRAWING: 0000579

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REPRESENTATIVE: Aldo Dure aldotdure2000@gmail.com

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DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

NEW AWNING

NEW AWNING WITH BLACK COLOR
SUNBRELLA FABRIC Patio 500® Awning
CLOSE-ENDED ON SIDES

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:

NEW AWNING

A

COLOR SPECIFICATIONS

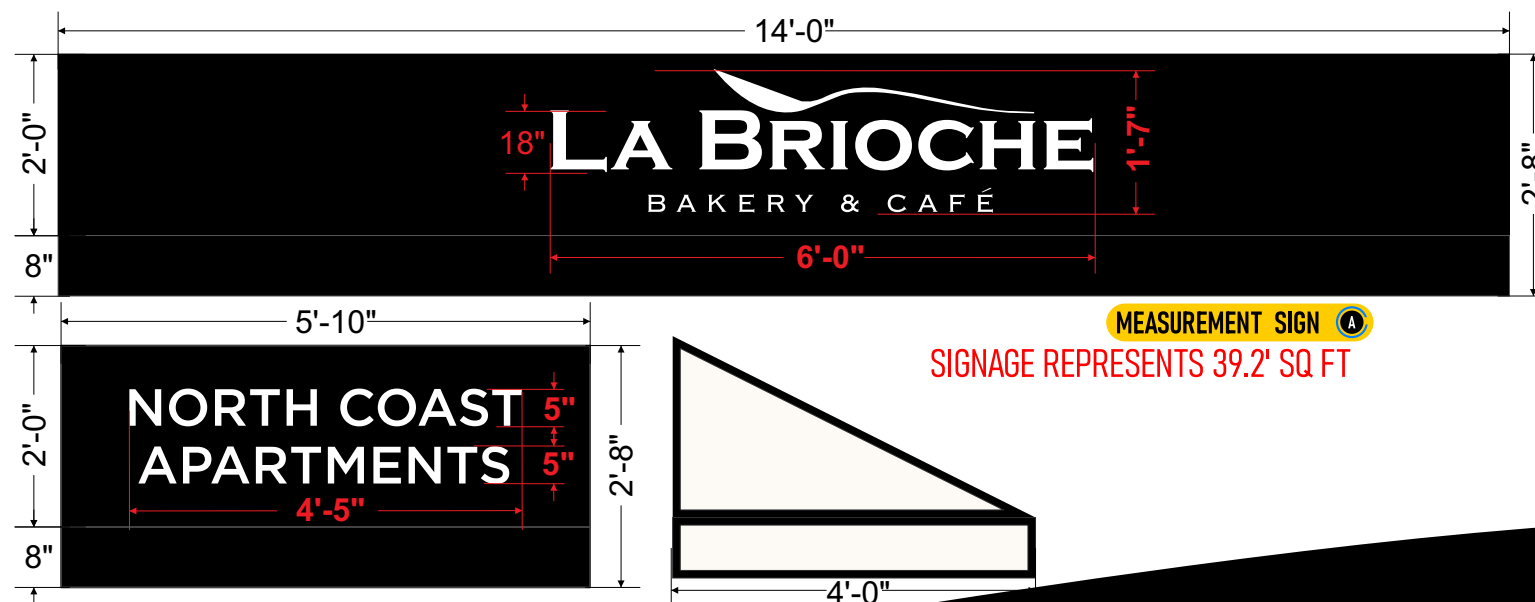


NEW AWNING

Customer Initials
to approve colors

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95'0 FRONTAGE



MEASUREMENT SIGN A

SIGNAGE REPRESENTS 16.52' SQ FT

MEASUREMENT SIGN A

SIGNAGE REPRESENTS 39.2' SQ FT



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CONTACT:

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DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

NEW AWNING WITH BLACK COLOR
SUNBRELLA FABRIC Patio 500® Awning
CLOSE-ENDED ON SIDES

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:

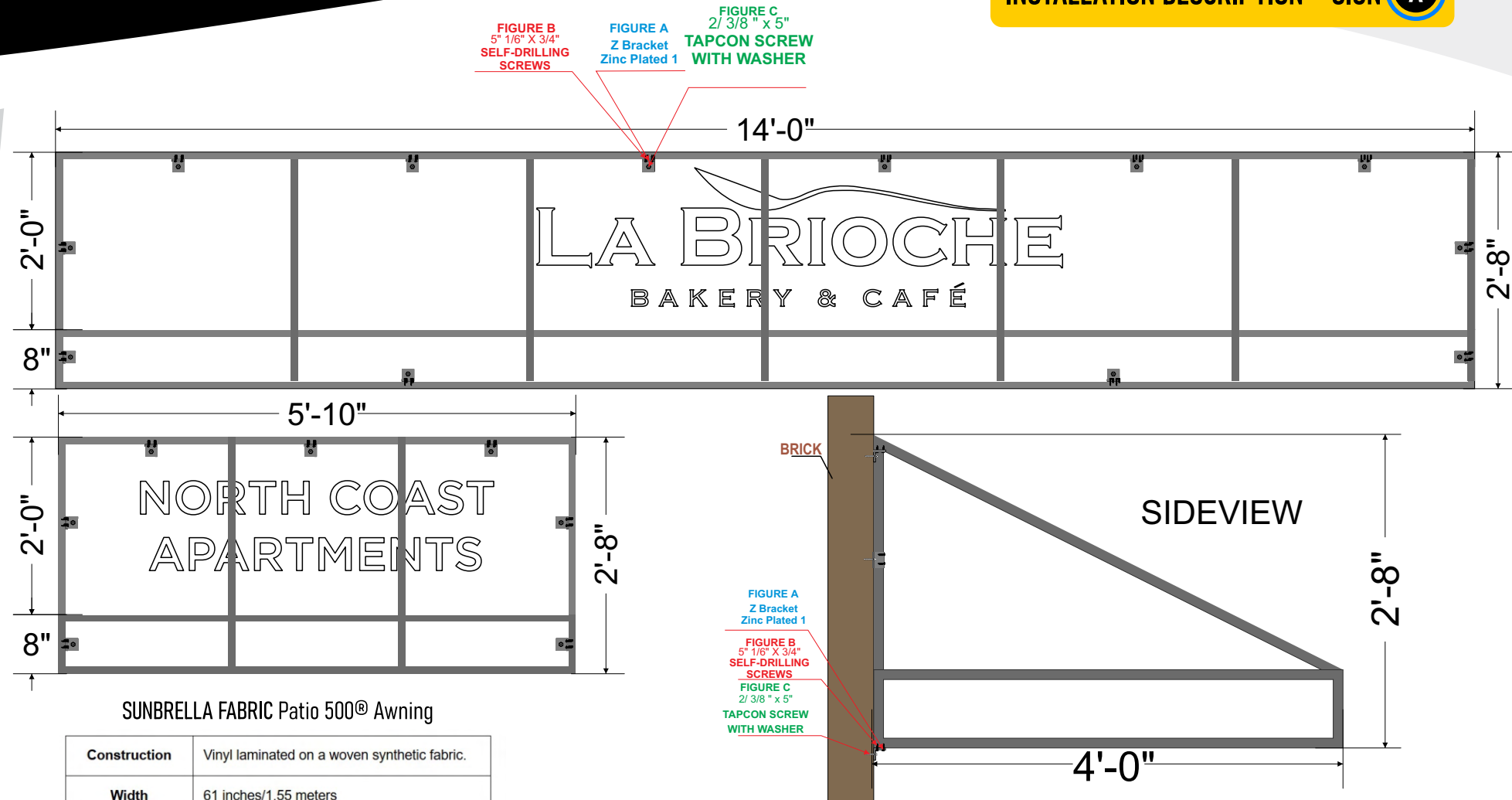
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.
CLIENT SIGNATURE:

DATE:

INSTALLATION DESCRIPTION

SIGN

A



SUNBRELLA FABRIC Patio 500® Awning

Construction	Vinyl laminated on a woven synthetic fabric.
Width	61 inches/1.55 meters
Roll Size	50 yds
Weight	17.5 oz./yd ² +/- 10%
Finish	Textured
Graphics	Heat-sealed and inset fabrics, silk screening, hand painting and appliqué.
Welding	Heat sealable & sewable
Warranty	5 Years
Flame Retardant	CSFM Title 19, NFPA 701

FIGURE A DESCRIPTION

Awning frames can easily be installed with these sturdy 1" Z brackets. Made from 1/8" hot rolled steel, the Z brackets are zinc plated for additional longevity and corrosion defense. A single gusset is added for additional strength. Multiple 1/4" hole supports a Tek® screw for attaching the frame. The single hole on the 1.5" base accommodates a 3/8-inch lag screw. This industry-standard Z Bracket pairs with 1-inch square tubing.

FIGURE B 5/16" X 3/4" SELF-DRILLING SCREWS

Description	Part Number	Qty	Weight
5/16" x 3/4" Self-Drilling Screw	4050000000	200	1.124
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562
5/16" x 3/4" Self-Drilling Screw	4050000000	100	0.562

Mechanical Properties

Section	Temp	Yield	Tensile	Elongation	Modulus	Yield	Tensile
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5
A10-10	20°	50	50	25%	2.10E5	2.10E5	2.10E5

FIGURE C 2/ 3/8 " x 5" TAPCON SCREW WITH WASHER

Description	Part Number	Qty	Weight
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	200	1.124
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562
2/ 3/8 " x 5" Tapcon Screw with Washer	4050000000	100	0.562

8 SCREWS FASTENING THE BRACKETS TO THE BRICK WALL
EACH SCREW 200 LBS. LOAD CAPACITY



BNEXT

Cleveland Office
5109 Clark Ave.
Cleveland, Ohio 44102
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TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: LA BRIOCHE

CONTACT:

ADDRESS: 11730 Detroit Ave Lakewood, OH 44107

DRAWING: 0000579 DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

NEW AWNING

NEW AWNING WITH BLACK COLOR
SUNBRELLA FABRIC Patio 500® Awning
CLOSE-ENDED ON SIDES

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:

50'0 FRONTAGE

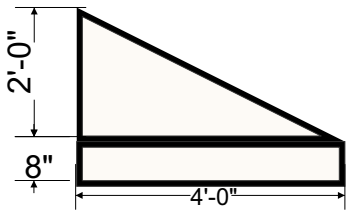


The awning is positioned 2'-0" away from the projecting sign, with a vertical clearance of 1'-6" between the awning and the sign.



MEASUREMENT SIGN 

SIGNAGE REPRESENTS 42.0' SQ FT



MEASUREMENT SIGN 

SIGNAGE REPRESENTS 26.88' SQ FT



MEASUREMENT SIGN 

SIGNAGE REPRESENTS 44.8' SQ FT



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CONTACT:

ADDRESS: 11730 Detroit Ave Lakewood, OH 44107

DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldotdure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

INSTALLATION DESCRIPTION

NEW AWNING WITH BLACK COLOR
SUNBRELLA FABRIC Patio 500® Awning
CLOSE-ENDED ON SIDES

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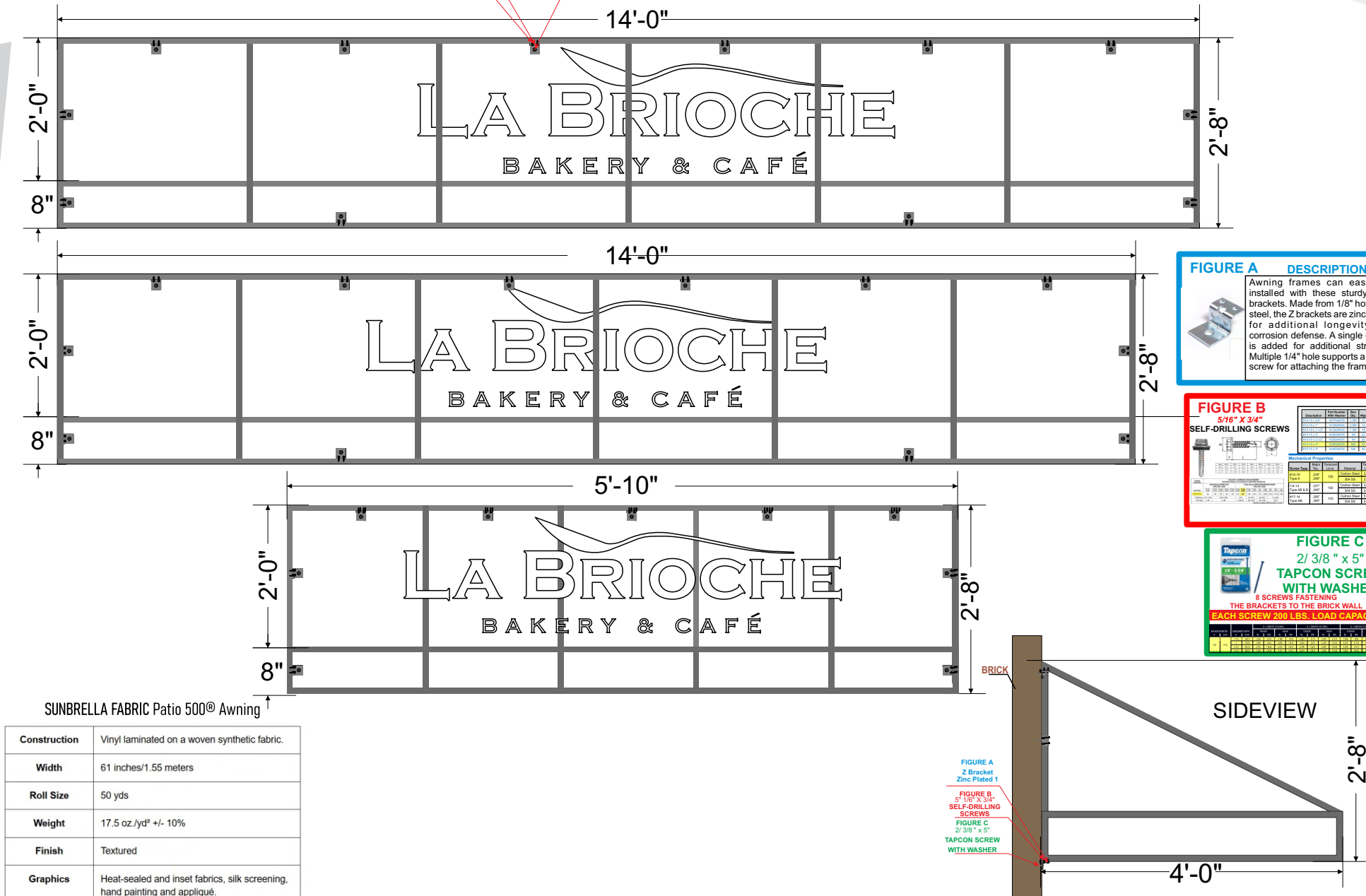
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DATE:

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DATE:





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CLIENT: LA BRIOCHE

CONTACT:

ADDRESS: 11730 Detroit Ave Lakewood, OH 44107

DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure alddure2000@gmail.com

FILE: LA BRIOCHE / drive bnextd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

ILLUMINATED PROJECTING SIGN WELDING FRAME

Illuminated Projecting Sign for "LA BRIOCHE"
mounted flush, projecting faces to be 3/16" WHITE
ACRYLIC with translucent vinyl ORACAL 651 #070 black
1" BLACK molding.
12" BLACK Returns for projecting

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:

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CLIENT SIGNATURE:

DATE:

ILLUMINATED PROJECTING SIGN WELDING FRAME SIGN **C**

95'0 FRONTAGE



SURVEY NEEDED TO
VERIFY DIMENSIONS

BASED ON
ARCHITECTURAL RENDERINGS

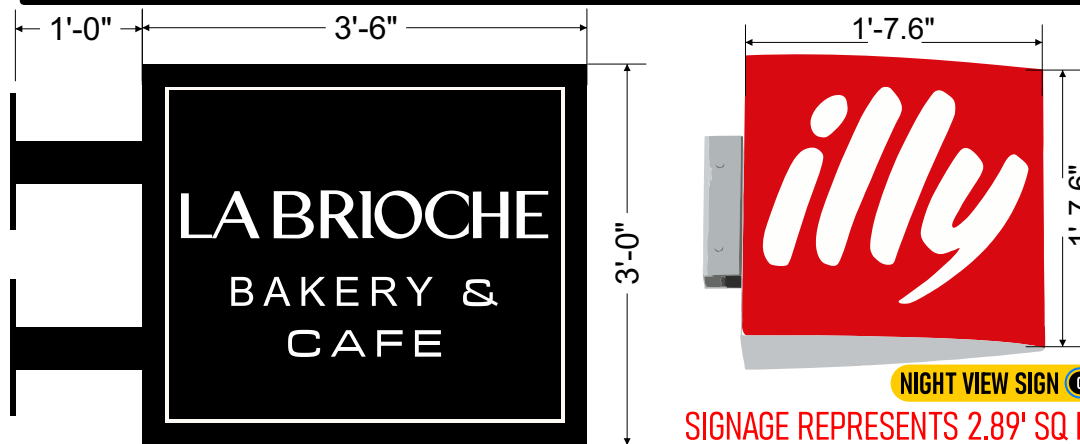
NEED SIGN PLACEMENT APPROVAL

COLOR SPECIFICATIONS

- 3/16" WHITE ACRYLIC
- 1/8" WHITE B-BOND BACKS
- 1" BLACK TRIMCAP
- 063 BLACK ALUMINUM RETURNS
- PAINT TO MATCH FACADE TBD
- ORACAL 8500 #031 Red
- ORACAL 8500 #070 Black

Customer Initials
to approve colors

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NIGHT VIEW SIGN **C**

SIGNAGE REPRESENTS 2.89' SQ FT

NIGHT VIEW SIGN **C**

SIGNAGE REPRESENTS 10.5' SQ FT



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CONTACT:

ADDRESS: 11730 Detroit Ave Lakewood, OH 44107

DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
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Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

ILLUMINATED PROJECTING SIGN WELDING FRAME

Illuminated Projecting Sign for "LA BRIOCHE"
mounted flush, projecting faces to be 3/16" WHITE
ACRYLIC with translucent vinyl ORACAL 651 #070 black
1" BLACK molding.
12" BLACK Returns for projecting

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

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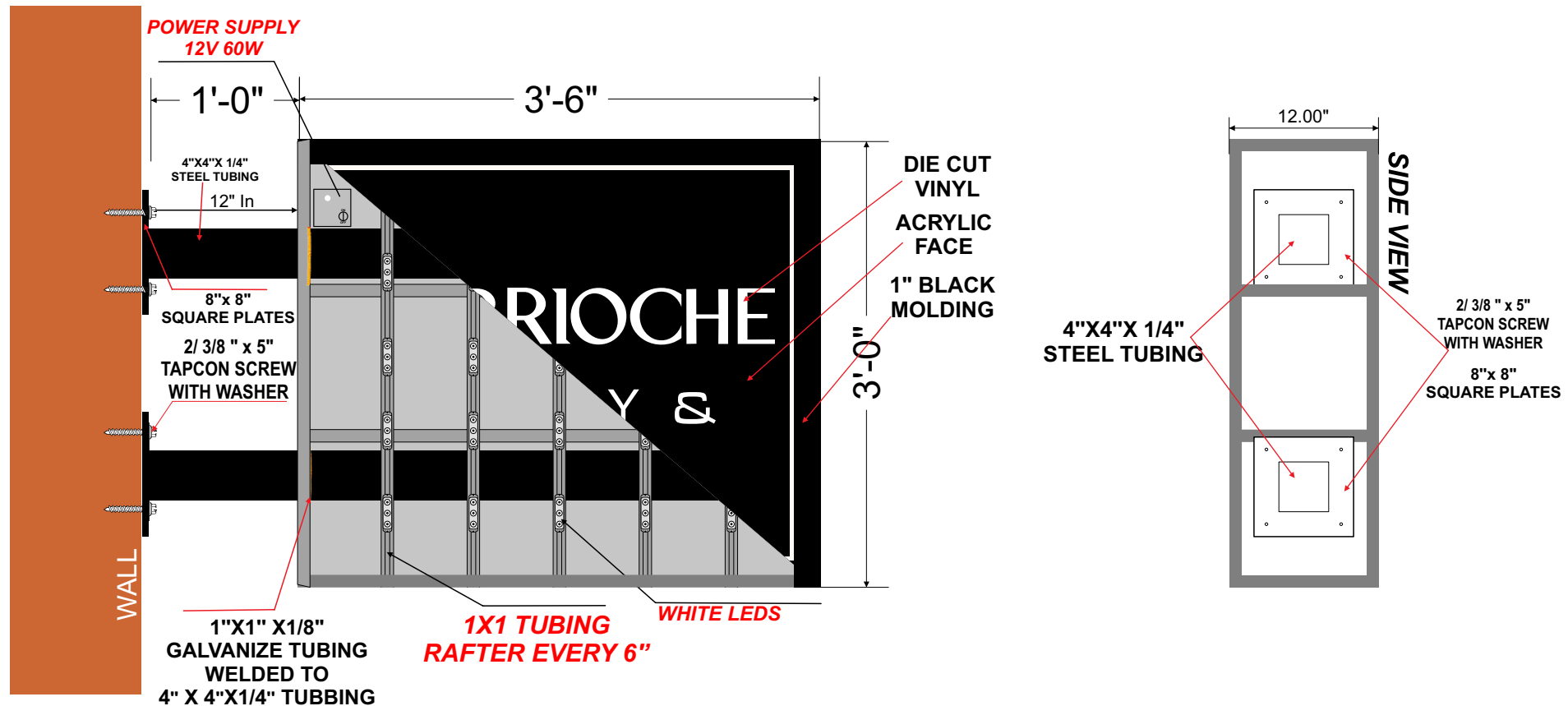
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.
CLIENT SIGNATURE:

DATE:

INSTALLATION DESCRIPTION

SIGN

A



2/ 3/8 " x 5"
TAPCON SCREW
WITH WASHER





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DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

SITE PLAN

SIGN LOCATION - A

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

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(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

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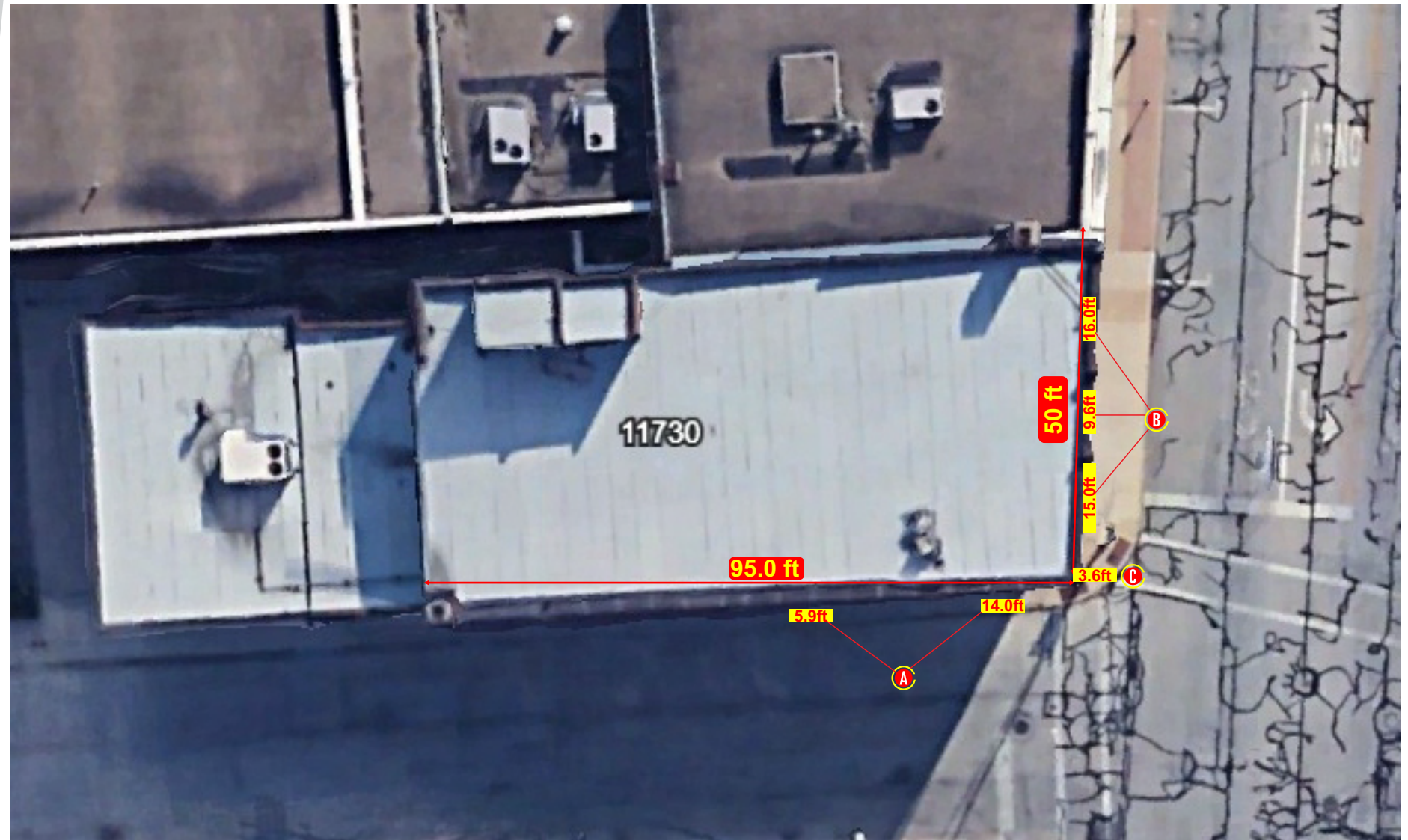
DATE:

SITE PLAN

A SIGN LOCATION

A SIGN LOCATION

A SIGN LOCATION





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DRAWING: 0000579

DATE: 05-13-2026

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: LA BRIOCHE / drive bnextrd@gmail.com

DRAWING HISTORY

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Reception	Aldo Dure	05-13-26
Design	Juan J. Monsanto	05-13-26

JOB DESCRIPTION

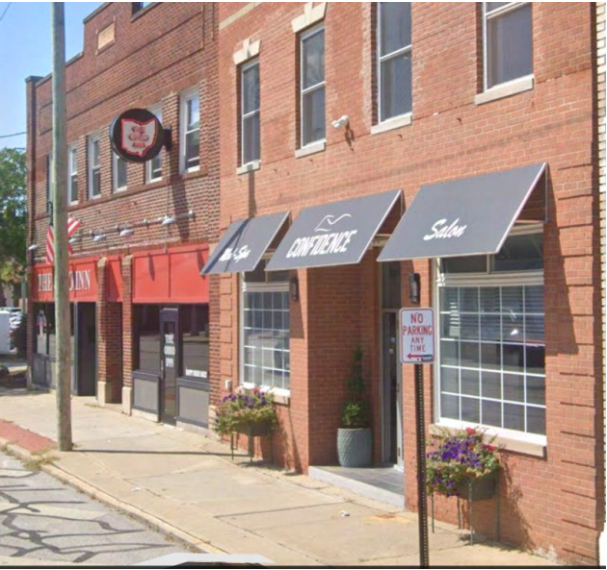
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CLIENT SIGNATURE:

DATE:



1st ELEVATION



LA BRIOCHE
BAKERY & CAFÉ

LA BRIOCHE
BAKERY & CAFÉ

LA BRIOCHE
BAKERY & CAFÉ

1st ELEVATION



BNEXT

2127 Clark Ave.
Cleveland, Ohio 44102

LA BRIOCHE

11730 Detroit Ave Lakewood, OH 44107

0000579

05-13-2026

Aldo Dune: aldodune2000@gmail.com

LA BRIOCHE / drive:bnextro@gmail.com

Reception	Aldo Dune	05-13-26
Design	Juan J. Montano	05-13-26

NEW AWNING WITH BLACK COLOR
SUNBRELLA FABRIC 300% Awning
CLOSE-ENDED ON SIDES

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

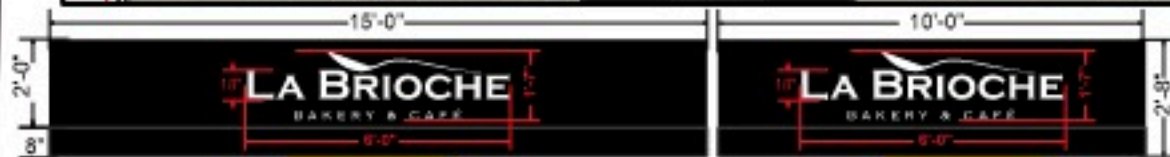
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.
CLIENT SIGNATURE:

NEW AWNING

8

PROJECTING

50'0" FRONTAGE



SIGNAGE REPRESENTS 42.0' SQ FT

SIGNAGE REPRESENTS 26.88' SQ FT



SIGNAGE REPRESENTS 44.8' SQ FT

4



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

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 05-50-26

Permit No.: BBS26-000036

Applicant Name: Roger Lombardi, PRL Construction

Project Address: 1464 Riverside Dr.

Project Name: n/a

Project: Applicant proposes construction of a new home.

Context Elevation – front of house from Riverside Dr

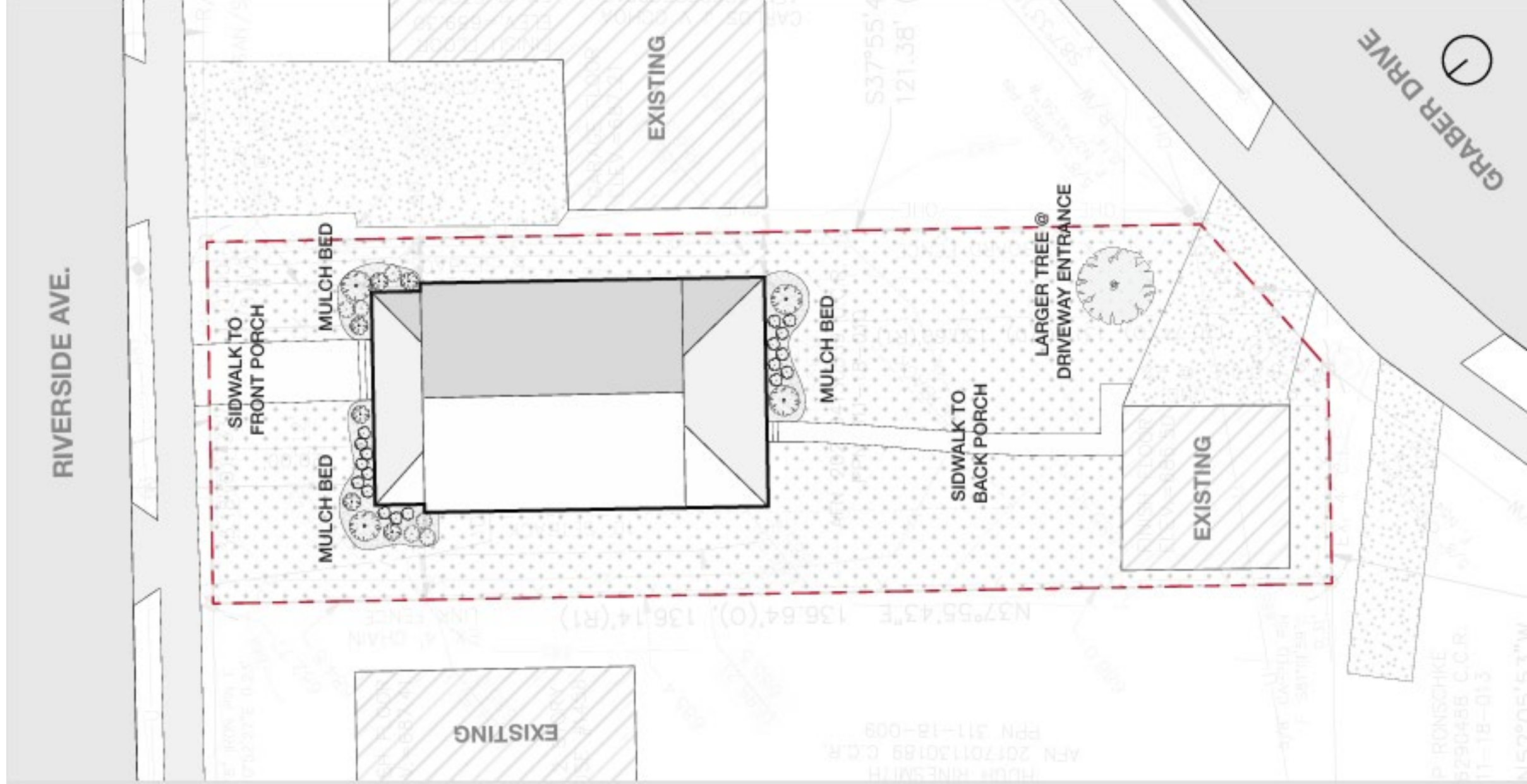


Side Elevation





Landscape plan



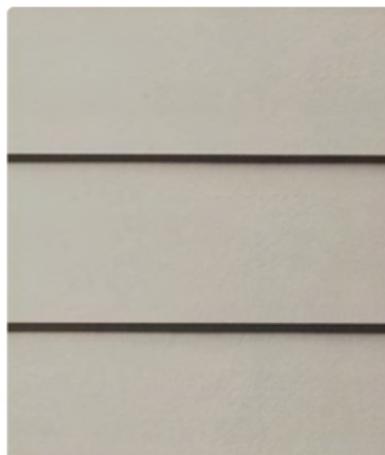
Energy Star, Low-E

White outside, White inside, no grilles, full screens



Main siding...James Hardie Cobble Stone smooth

Will be on first floor front and back, and on both sides entire way up.



Roof....

Architectural asphalt shingles

Owens Corning TruDefinition Duration – Estate Gray



Accent siding and gables.....

James Hardie Cobble Stone shingle...this would be on the second floor and third floor gables.

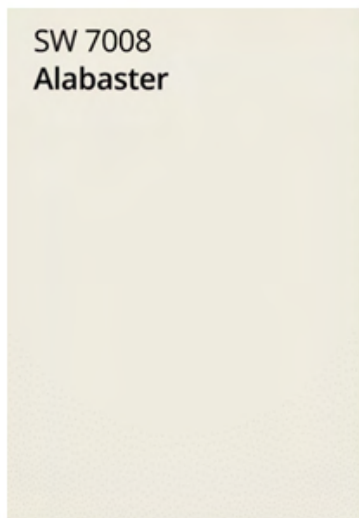


Trim....

PVC Trim

Color is Sherwin Williams Alabaster SW7008

SW 7008
Alabaster



Gutters and downspouts....

Aluminum K-style gutters, white, no gloss.



Front Door....

Insulated fiberglass
Traditional 1/2 -lite
Hazelnut finished



Porch columns...

Tapered
Sherwin Williams Alabaster



Porch piers...

Manufactured stone veneer
Gray Ledgestone





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Application Cover Page

Docket No.: 07-68-26

Permit No.: BBS26-000056

Applicant Name: George Gountis, Mars Bar LLC

Project Address: 15314 Madison Ave.

Project Name: Mars Bar

Project: Applicant proposes the construction of a new fence in back of establishment.

Mars Bar & Café Patio Furniture

SunVilla Faux Wood Aluminum Collection



Description

Modern faux-wood aluminum outdoor dining furniture selected for the Mars Bar & Café patio. The collection features a matte black powder-coated aluminum frame with realistic wood-look aluminum slats, providing the appearance of natural wood with minimal maintenance.

Feature	Specification
Frame	Powder-coated aluminum
Finish	Black frame with faux wood aluminum slats
Chair	Armchair, weather-resistant, stackable style
Table	Square dining table with umbrella hole
Maintenance	Soap and water; no staining or sealing required
Weather Resistance	Rust, UV, moisture, and fade resistant
Application	Outdoor restaurant/commercial patio seating

Design Intent

The furniture complements the patio's modern black fencing, architectural privacy screens, planters, and string lighting while maintaining an attractive, durable appearance appropriate for outdoor dining.

Veradek Planter & Philips Hue Landscape Lighting



Veradek Planter

Feature	Description
Manufacturer	Veradek
Finish	Matte Black
Material	Weather-resistant composite
Purpose	Architectural landscape planter
Planting	Ornamental grasses, caladiums, sweet potato vine and seasonal plantings

Philips Hue Lily Outdoor Uplights



Feature	Description
Type	Low-voltage LED landscape uplight
Voltage	24 V
Brightness	640 lumens
Control	Hue App, Alexa, Apple HomeKit, Google Assistant, SmartThings
Connectivity	Zigbee
Features	Dimmable, color changing, adjustable white light
Weather Rating	Outdoor waterproof
Installation	Concealed inside the Veradek planter to illuminate the landscaping

Design Intent: Philips Hue Lily uplights are concealed inside each Veradek planter to provide subtle architectural illumination of the landscaping while keeping the fixtures hidden from view during the day.



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 07-70-26

Permit No.: BBS26-000059

Applicant Name: Greg Allen, Greg Allen Builders

Project Address: 1029 Homewood Dr.

Project Name: N/A

Project: Applicant proposes the construction of a new single family home.

PATRICIA R. CAMPBELL

1029 HOMEWOOD DRIVE
LAKEWOOD, OHIO 44107
(216) 570-2369

June 25, 2026

City of Lakewood
Architectural Review Board
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Application for Permit for Demolition of 1029 Homewood Dr., Lakewood, OH

Good afternoon,

I am the sole owner of the property located at 1029 Homewood Dr. which suffered significant damage as a result of a fire that occurred on December 1, 2025.

Please accept this letter as my authorization of and consent to a qualified representative of Greg Allen Builders, Incorporated to represent me with regard to a permit for the demolition of the remains of my home in accordance with requirements of the City of Lakewood codes, regulations, and any other applicable laws.

Please feel free to contact me or my attorney, Joseph P. Gibbons (216.696.4200) with any questions.

Thank you.

Sincerely,


Patrice R. Campbell

TEAR SHEET



Bedford Large 3/4 Lantern

Item # CHO 2154NC

Designer: Chapman & Myers

Height: 24"

Width: 8"

Extension: 6"

Backplate: 6.75" x 16.75" Rectangle

Finishes: NC

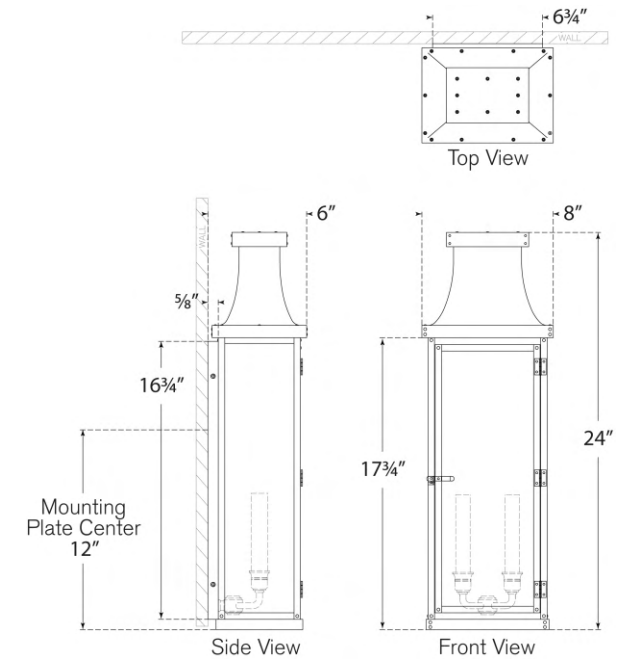
Glass Options: CG

Socket: 2 - E12 Candelabra

Wattage: 2 - 60 C11

Weight: 10 Pounds

©EFC DESIGNS



1029 Homewood Garden

South Side – Front of House



Small Viburnum Tree



FlowerFull White Hydrangea



Lavender



Whitespire Birch



Irish Moss



Boxwood

East Side – Garage Side



Irish Moss



Hosta

North Side – Back of House



Bigleaf Hydrangea



Meyeri Lilac Tree



Boxwood

West Side – Side of House with Public Access



Lavender



Boxwood



Boxwood with Gate

Lighting – Front of House and Garage



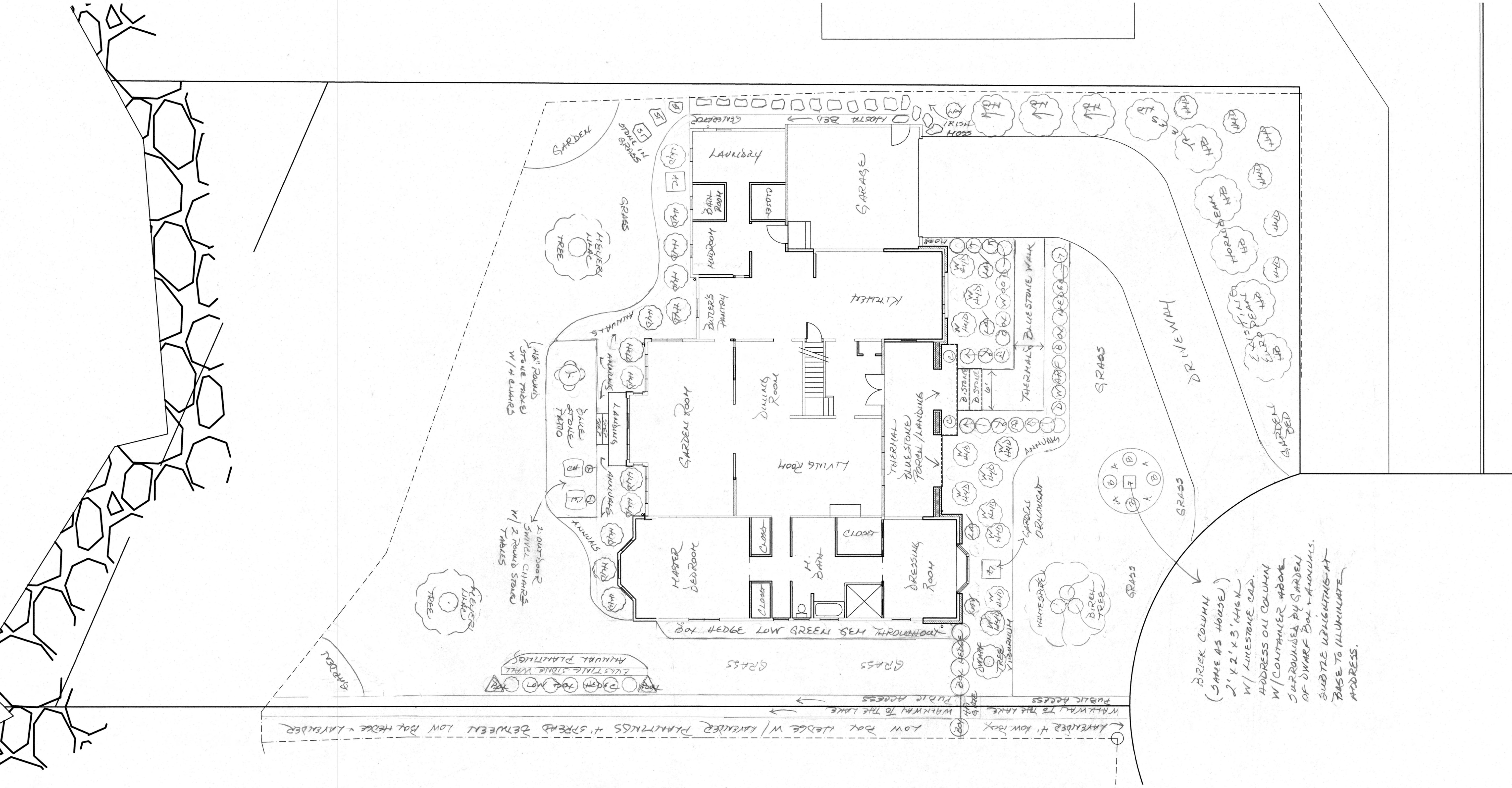
Bedford Large 3/4 Lantern

- (2) at the Entrance
- (2) inside the Porch
- (2) at the front of the Garage



Cascade Small Sconce

- (1) On the side of the Garage,
next to the man door









CASCADE

1830BZ

SMALL WALL SCNCE

The clean, modern lines of Cascade complement the rain glass while creating a glowing, indirect lighting effect. The sleek aluminum construction adds to the design's versatility, making this contemporary style perfect for either interior or exterior use. Cascade is standard Dark Sky compliant.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Amber Etched Organic Rain
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	8"
HEIGHT:	14.5"
WEIGHT:	3lb
BACK PLATE:	8"W X 14.5"H
EXTENSION:	4"
TOP TO OUTLET:	4.75"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	17
CARTON WIDTH:	10
CARTON HEIGHT:	7
CARTON WEIGHT:	4

PRODUCT DETAILS:

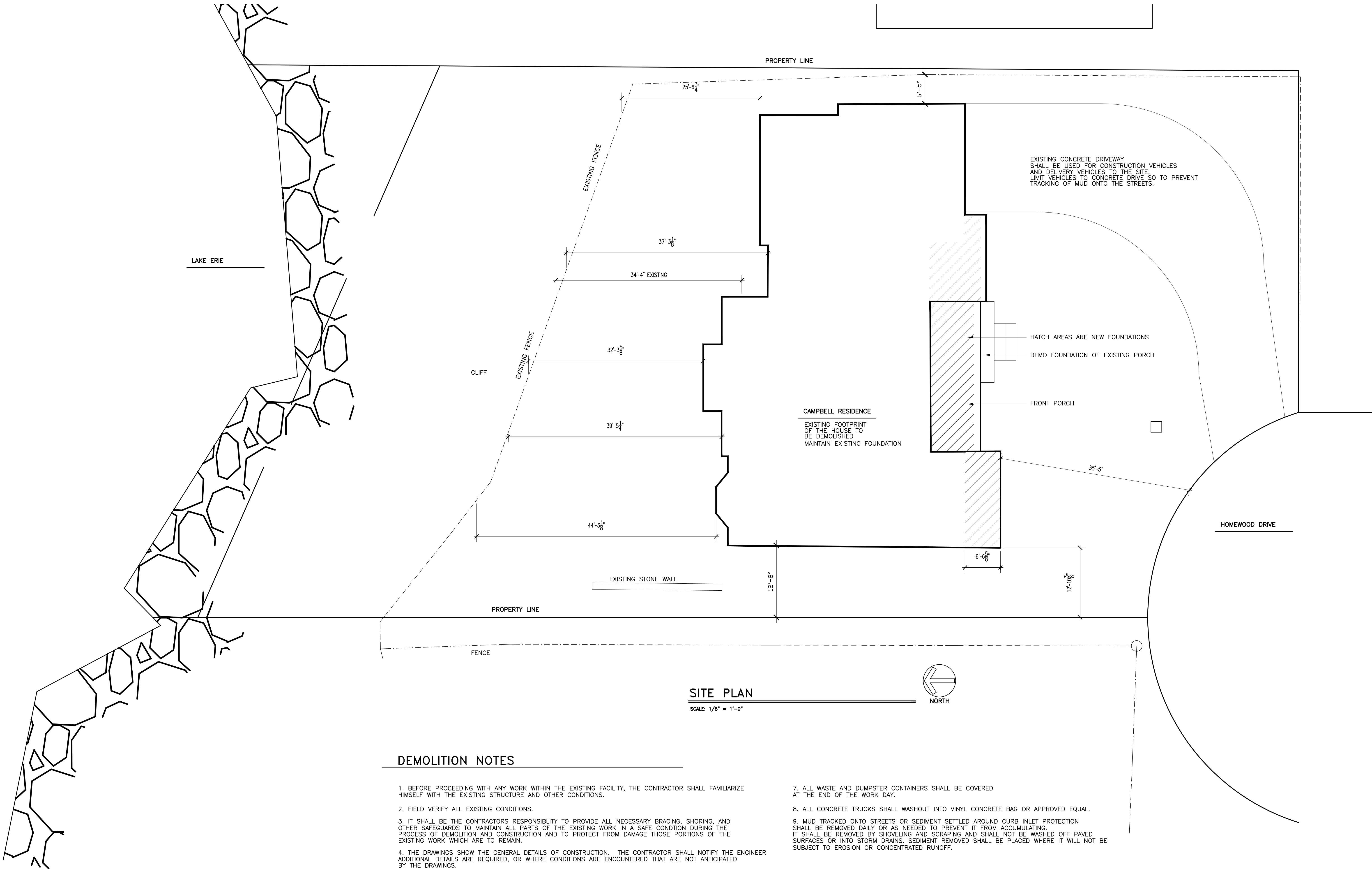
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Bold lines and a clean, minimalist style complement contemporary architecture
- Dark sky-friendly design thoughtfully directs light where it's needed and helps preserve views of the night sky.
- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- ADA compliant design provides added accessibility and maximum clearance
- Outdoor finishes carry a 2-year warranty
- Wet Rated

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

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

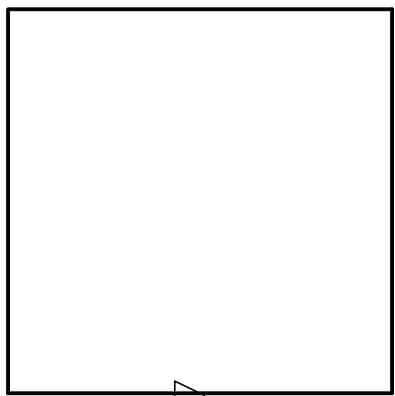
hinkley.com



DEMOLITION NOTES

- BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING STRUCTURE AND OTHER CONDITIONS.
- FIELD VERIFY ALL EXISTING CONDITIONS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING, AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.
- THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.

- ALL WASTE AND DUMPSTER CONTAINERS SHALL BE COVERED AT THE END OF THE WORK DAY.
- ALL CONCRETE TRUCKS SHALL WASHOUT INTO VINYL CONCRETE BAG OR APPROVED EQUAL.
- MUD TRACKED ONTO STREETS OR SEDIMENT SETTLED AROUND CURB INLET PROTECTION SHALL BE REMOVED DAILY OR AS NEEDED TO PREVENT IT FROM ACCUMULATING. IT SHALL BE REMOVED BY SHOVELING AND SCRAPING AND SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS. SEDIMENT REMOVED SHALL BE PLACED WHERE IT WILL NOT BE SUBJECT TO EROSION OR CONCENTRATED RUNOFF.



STOCKMAN DESIGN
PRESERVE INSPIRE LIVE
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL
RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date:
29APR26

Revisions

No.	Date/Description

Authorized Use:

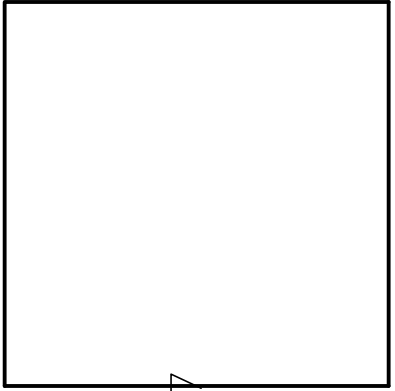
- ☒ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Building Permit
- ☐ Construction
- ☐ Other

Current Date:
30JUL26

DEMOLITION
SITE PLAN

Job #:
2605

Drawing #
S-1



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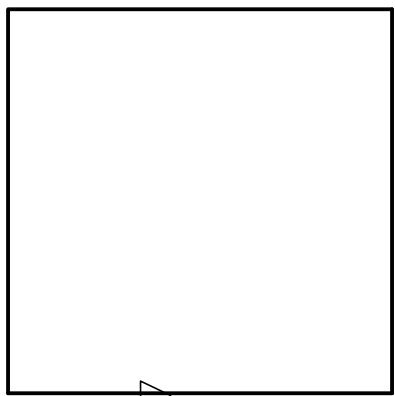
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28JUL26

Sheet Description:
SITE PLAN
SITE ELEVATION

Job #:
2605

Drawing #
S-2



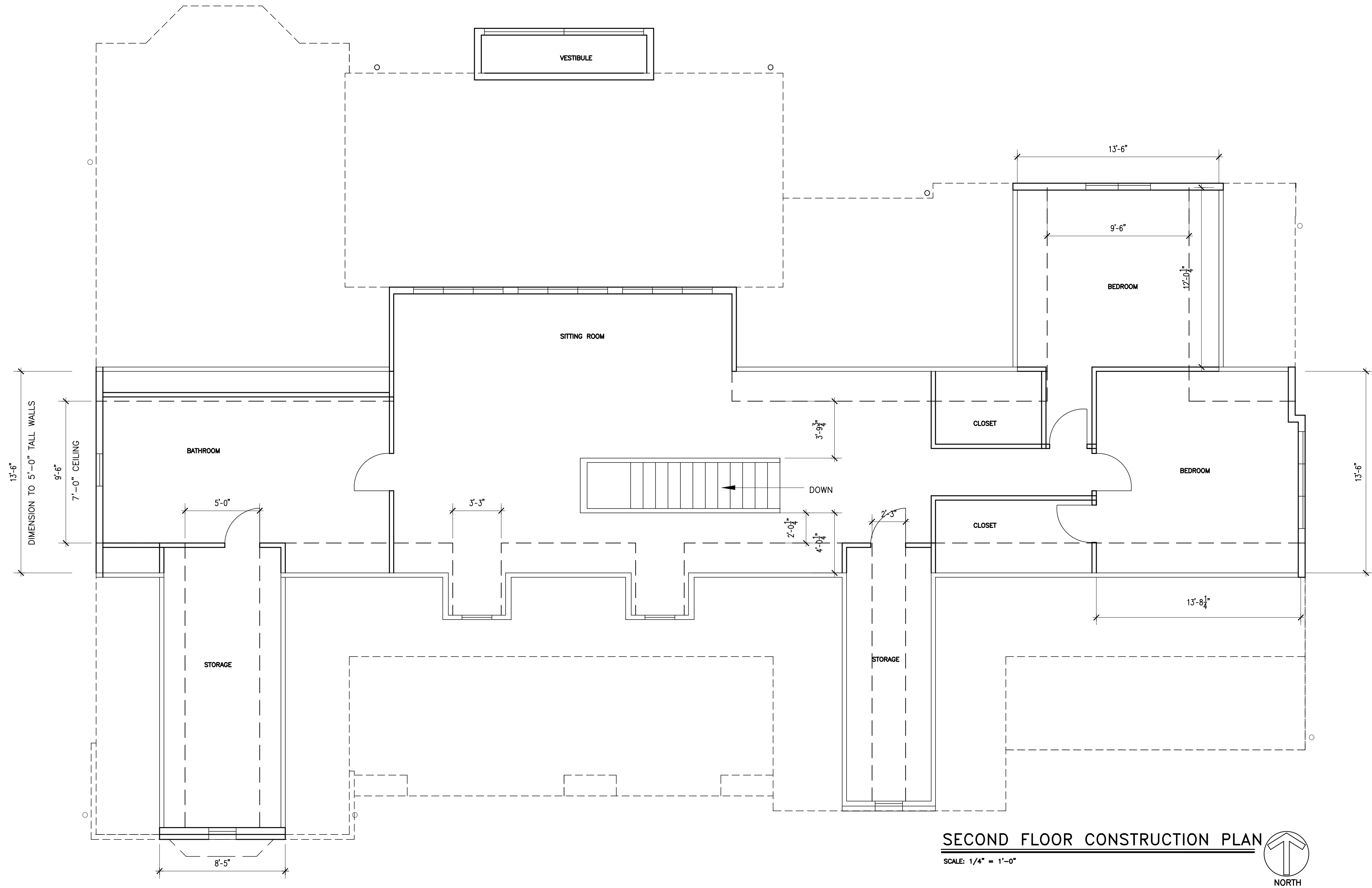
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LAKEWOOD, OHIO

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☐	Bidding
☐	Building Permit
☐	Construction
☐	

Sheet Description:

FIRST FLOOR
PLAN

Drawing #
AD-1



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☐ Building Permit	
☐ Construction	
☐ Other	
Current Date:	
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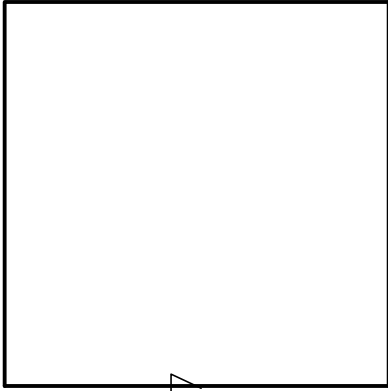
Sheet Description:
SECOND FLOOR
PLAN

Job #: 2605

Drawing #

AD-2

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CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

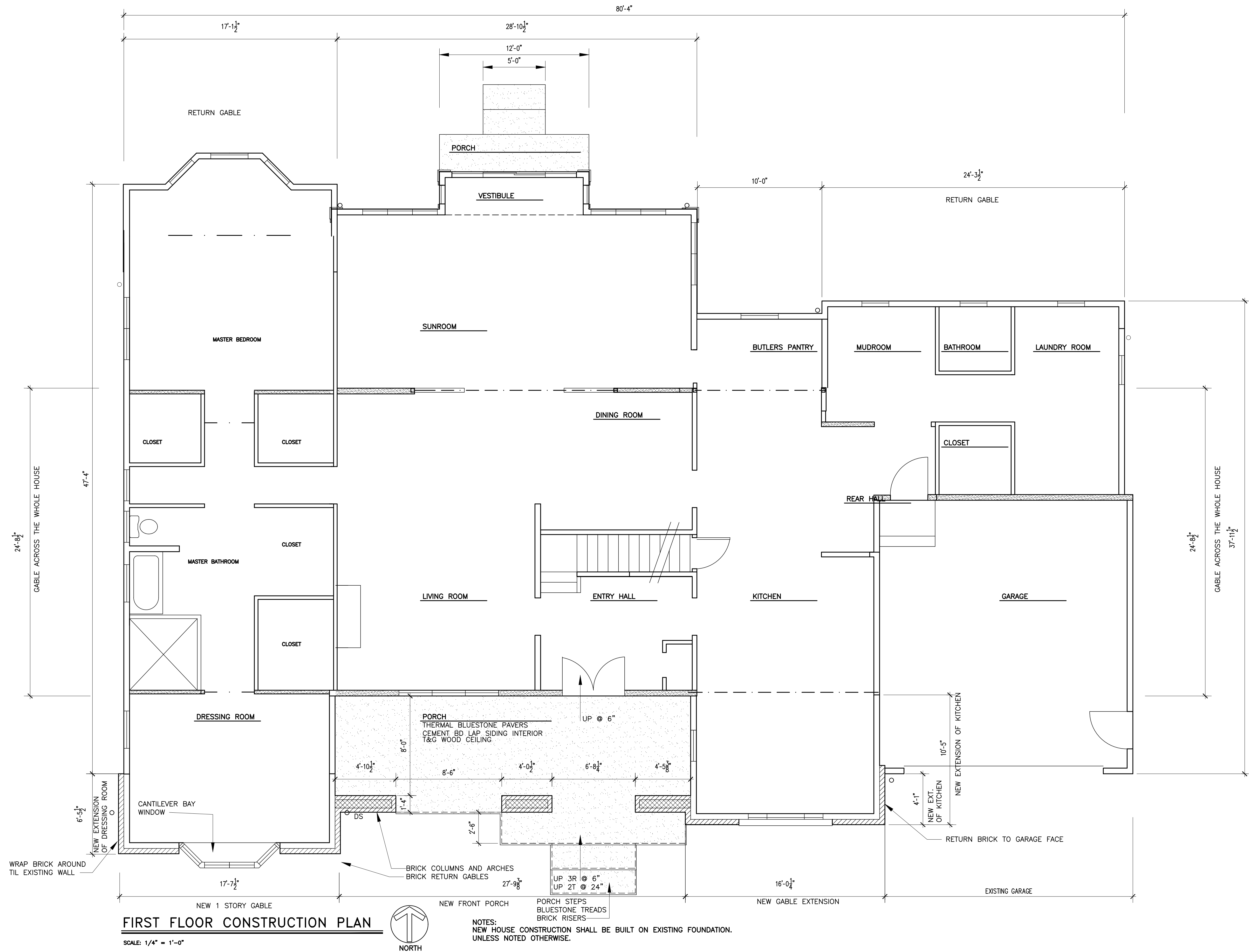
Original Issue Date: 29APR26	
Revisions	
No.	Date/Description

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☐ Progress	
☐ Bidding	
☐ Building Permit	
☐ Construction	
Current Date: 28JUL26	

Sheet Description:
SITE PLAN
SITE ELEVATION

Job #:
2605

Drawing #
S-2



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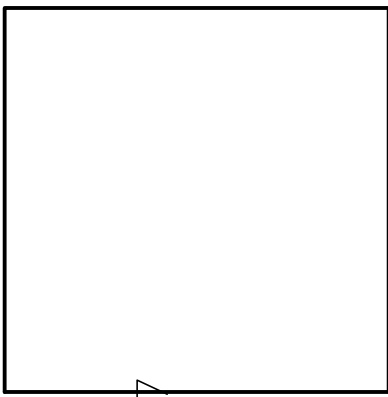
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LAKEWOOD, OHIO

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☐ Progress	
☐ Bidding	
☐ Building Permit	
☐ Construction	
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30JUL26	

Sheet Description:
**FIRST FLOOR
PLAN**

Job #:
2605

Drawing #
AD-1



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No.	Date/Description

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☐ Building Permit
☐ Construction
☐

Sheet Description: SECOND FLOOR PLAN

Drawing #
AD-2



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☐ Construction

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Sheet Description:

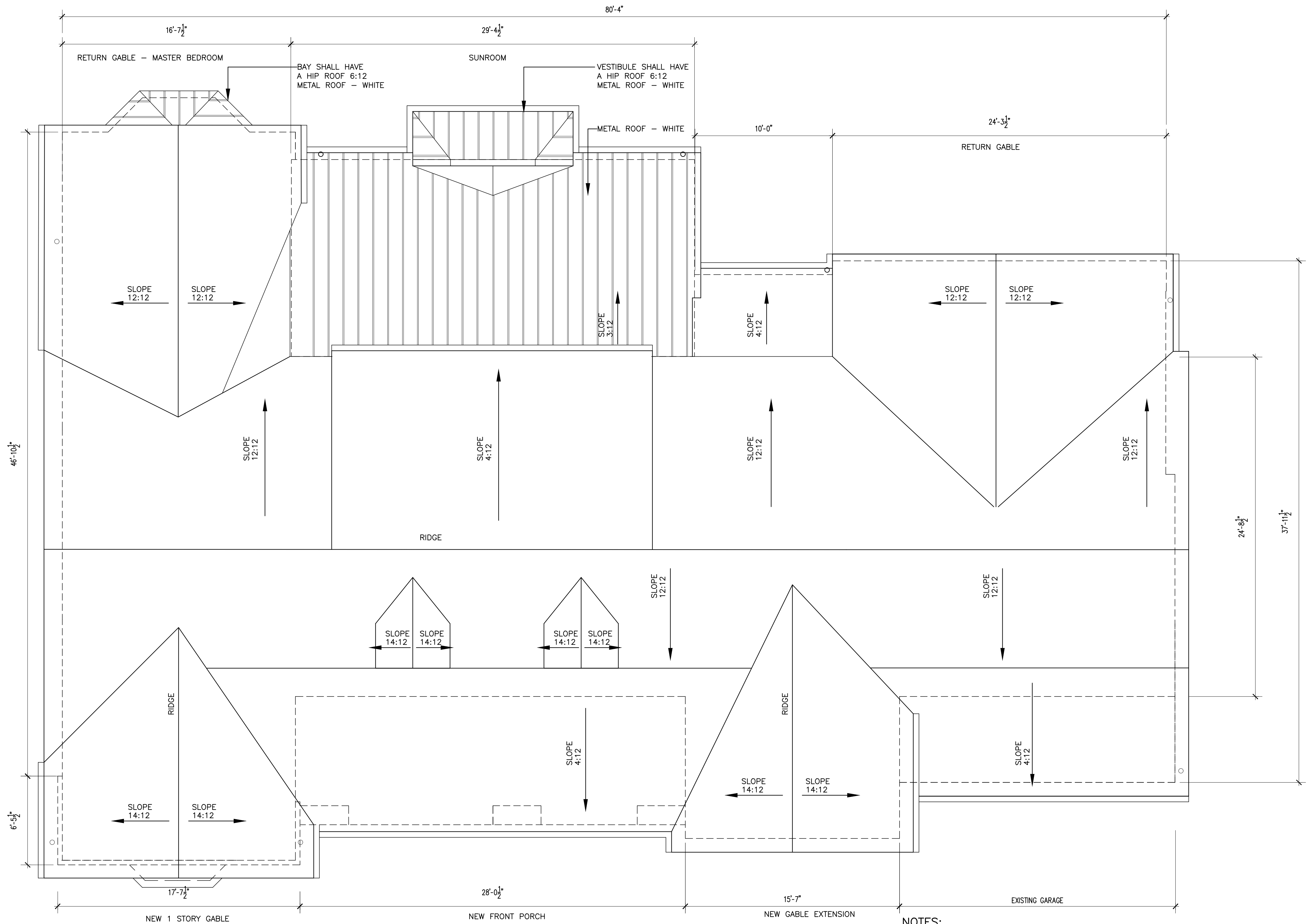
EXTERIOR ELEVATIONS

Job #:

2605

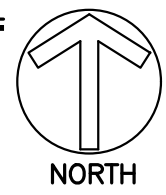
Drawing #

AD-3



ROOF PLAN

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



NOTES:

1. ENTIRE ROOF IS NATURAL SLATE UNLESS NOTED OTHERWISE.
2. FRONT ELEVATIONS SHALL HAVE NATURAL COPPER GUTTERS AND DOWNSPOUTS.
3. ALL METAL FLASHING THAT PERTAINS TO SLATE ROOFING SHALL BE NATURAL COPPER.
4. ROOF PITCHES WITH STEEP PITCHES SHALL HAVE COPPER SNOWGUARDS.

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LAKEWOOD, OHIO

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- ☐ Bidding
- ☐ Building Permit
- ☐ Construction

Current Date:
30JUL26

Sheet Description:
ROOF PLAN

Job #:
2605

Drawing #
AD-4



EXISTING HOUSE OVERALL FRONT
LOOKING NORTHEAST



EXISTING HOUSE STREET APPROACH
LOOKING NORTHEAST



EXISTING HOUSE APPROACH TO FRONT DOOR
LOOKING NORTHWEST



NEIGHBORS HOUSE TO THE SOUTHWEST



NEIGHBORS HOUSE TO THE WEST



NEIGHBORS HOUSE TO THE EAST



NEIGHBORS HOUSE TO THE SOUTH

PATRICE CAMPBELL

1029 Homewood Drive Lakewood, Ohio

DRAWING INDEX	
T-1	TITLE PHOTOS
S-1	SITE PLAN
S-2	SITE ELEVATION
AD-1	FIRST FLOOR PLAN
AD-2	SECOND FLOOR PLAN
AD-3	EXTERIOR ELEVATIONS
AD-4	ROOF PLAN
	FRONT ELEVATION RENDERING
	LANDSCAPE PLAN

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LAKEWOOD, OHIO

Original Issue Date:
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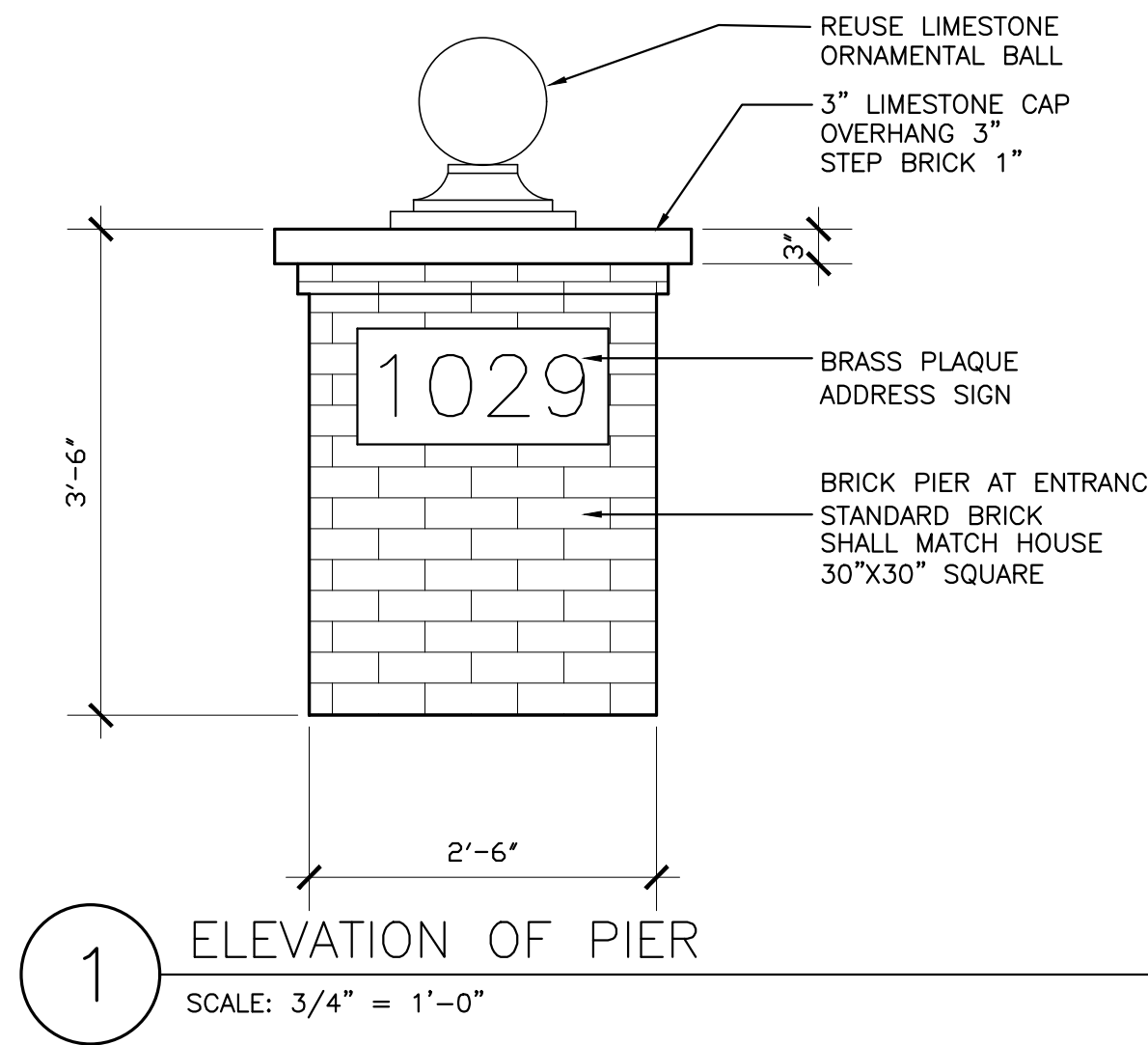
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☐ Building Permit
☐ Construction
☐

Current Date:
28JUL26

Sheet Description:
TITLE
PHOTOS

Job #:
2605

Drawing #
T-1



EXTERIOR FINISHES AND MATERIALS

1. SIDING – MAIN BODY OF HOUSE
MFG. – DIAMOND KOTE – CONCRETE SIDING
STYLE – 8” LAP SIDING SMOOTH FINISH
COLOR – LIGHT GRAY

2. BRICK – FOUNDATION, FRONT OF HOUSE
MFG. – BELDEN BRICK
STYLE – MODULAR
COLOR – GLACIER WHITE VELEE 78-244805

3. TRIM – ALL TRIM ON BRICK & SIDING
MFG. – AZEK
STYLE – PAINTED
COLOR – BM DECORATORS WHITE

4. WINDOWS –
MFG. – MARVIN
STYLE – ULTIMATE
COLOR – STONE WHITE EXTERIOR/PTD. WHITE INTERIOR
REMARK– DIVIDED LITES W/SPACER BAR

5. EXTERIOR DOORS
MFG. – MARVIN
STYLE – ULTIMATE
COLOR – STONE WHITE EXTERIOR/PTD. WHITE INTERIOR
REMARK– DIVIDED LITES W/SPACER BAR

6. ROOF – 14:12, 12:12, 4:12 PITCH
MFG. – X
STYLE – NATURAL SLATE
COLOR – UNIFORM GRAY

7. ROOF – COPPER METAL ROOF
MFG. – X
STYLE – STANDING SEAM
COLOR – NATURAL COPPER
LOCATION – FRONT BAY WINDOW

8. ROOF – METAL ROOF
MFG. – X
STYLE – STANDING SEAM
COLOR – WHITE
LOCATION – NORTH ELEVATION
9. METAL – ALL FLASHING ON SLATE ROOFS
MFG. –
STYLE –
COLOR – NATURAL COPPER

10. METAL – ALL GUTTERS, DOWNSPOUTS
MFG. –
STYLE –
COLOR – WHITE

11. FRONT DOOR – CUSTOM DOOR
MFG. –
STYLE –
COLOR – SW 9633 SILVER LAKE

12. GARAGE DOOR – PAINTED
MFG. – CLOPAY
STYLE – GRAND HARBOR SQ24 GLASS-DESIGN 12
COLOR – SW SILVERPONTE 7653

13. FRONT, REAR PORCH, STEPS, AND WALKWAYS
MFG. – X
STYLE – T&G WOOD CEILING
COLOR – PAINTED BM DECORATORS WHITE

14. PORCH CEILING
MFG. – X
STYLE – T&G WOOD CEILING
COLOR – PAINTED BM DECORATORS WHITE

15. EXTERIOR LIGHTING
MFG. – VISUAL COMFORT
STYLE – BEDFORD LARGE 3/4 LANTERN
COLOR – NATURAL COPPER

- NOTE:
1. WINDOWS AND DOORS FENESTRATION SHALL BE U-FACTOR 0.30 MAXIMUM

2. FENESTRATION IN SKYLIGHTS SHALL BE U-FACTOR 0.55 MAXIMUM

3. ALL DOORS SHALL HAVE SAFETY GLAZING

4. WINDOWS SHALL BE MARVIN – ULTIMATE.

WINDOW AND DOOR SCHEDULE							
UNIT	LOCATION	WINDOW/DR	SIZE WxH	MATERIAL	HEADER HT.	QUANTITY	REMARKS
A	DRESSING ROOM	CASEMENT BAY 45 DEG.	32-48-32 H=64	CLAD/WD	6'-8"	1	GRILLES 8, TEMP
B	STORAGE, 2ND FL.	CASEMENT, PICT.	UCA2040	CLAD/WD	5'-6"	2	GRILLES 8, MASONRY WALL
C	2ND FL. HALL	CASEMENT	UCA2428	CLAD/WD	6'-8"	2	GRILLES 6, LEFT HINGE
D	LIVING ROOM	CASEMENT PICT.	UCART3232	CLAD/WD	8'-0"	1	GRILLES 4, RIGHT ARC
E	LIVING ROOM	CASEMENT PICT.	UCART3232	CLAD/WD	8'-0"	1	GRILLES 4, LEFT ARC
F	LIVING ROOM	CASEMENT PICT.	UCART3232	CLAD/WD	8'-0"	1	GRILLES 4
G	LIVING ROOM	CASEMENT PICT.	UCA3254	CLAD/WD	5'-6"	1	GRILLES 6, TEMP
H	LIVING ROOM	CASEMENT	UCA3254	CLAD/WD	5'-6"	1	GRILLES 6, LEFT HINGE, TEMP
I	LIVING ROOM	CASEMENT	UCA3254	CLAD/WD	5'-6"	1	GRILLES 6, RIGHT HINGE, TEMP
J	ENTRY HALL	FRENCH DOORS	6096	WOOD	8'-0"	1	WOOD ARCH, CUSTOM
K	KITCHEN	CASEMENT PICT. ROUND TOP RT29	UCART7217	CLAD/WD	7'-8"	1	GRILLES 6
L	KITCHEN	CASEMENT	UCA1860	CLAD/WD	6'-0"	1	GRILLES 8, LEFT HINGE, TEMP MASONRY WALL
M	KITCHEN	CASEMENT	UCA1860	CLAD/WD	6'-0"	1	GRILLES 8, RIGHT HINGE, TEMP MASONRY WALL
N	KITCHEN	CASEMENT, PICT	UCA3660	CLAD/WD	6'-0"	1	GRILLES 16 TEMP MASONRY WALL
O	KITCHEN	CASEMENT	UCA3048	CLAD/WD	7'-8"	1	GRILLES 6, LEFT HINGE
P	MASTER BEDROOM	TRANSOM	UDHTRG2 3020	CLAD/WD	7'-8"	3	GRILLES 4
Q	MASTER BATHROOM	TRANSOM	UDHTRG2 3620	CLAD/WD	7'-8"	2	GRILLES 4
R	MASTER BEDROOM	COTTAGE DBL-H	UDHG2 3024/36	CLAD/WD	6'-8"	2	GRILLES 4/1
S	MASTER BEDROOM	COTTAGE DBL-H	UDHG2 3624/36	CLAD/WD	6'-8"	1	GRILLES 6/1
T	MASTER BEDROOM	DBL-H E	UDHG2 3050E	CLAD/WD	6'-8"	1	GRILLES 9/1
U	SUNROOM	SLIDING FRENCH DOOR 4 PANEL	10'-0"W. X 7'-4" HT.	CLAD/WD	7'-4"	1	TEMP.
V	SUNROOM	CASEMENT	UCA3078	CLAD/WD	7'-4"	4	GRILLES 4/1, TEMP, LEFT HIN.
W	SUNROOM	CASEMENT	UCA3078	CLAD/WD	7'-4"	2	GRILLES 4/1, TEMP, RIGHT HIN
X	SUNROOM	CASEMENT, PICT	UCA3078	CLAD/WD	7'-4"	2	GRILLES 4/1, TEMP,
Y	SUNROOM	FIX	UCA1878T	CLAD/WD	7'-4"	2	TEMP
Z	B.P., LAUND.	DBL-H	UDHG2 3618	CLAD/WD	6'-8"	2	
AA	MUDROOM	DBL-H COTTAGE	UDHG2 2624/36	CLAD/WD	6'-8"	2	GRILLES 4/1,
AB	HALF BATH	AWN'G	UAWN2624	CLAD/WD	6'-8"	1	GRILLES 4
AC	SITTING, 2ND FL.	CASEMENT	UCA2436	CLAD/WD	6'-8"	3	GRILLES 4, LEFT HINGE
AD	SITTING, 2ND FL.	CASEMENT	UCA2436	CLAD/WD	6'-8"	3	GRILLES 4, RIGHT HINGE
AE	SITTING, 2ND FL.	CASEMENT, PICT	UCA2436	CLAD/WD	6'-8"	3	GRILLES 4,
AF	BEDROOM	CASEMENT	UCA2854E	CLAD/WD	6'-8"	4	GRILLES 6, LEFT HIN., EGRESS
AG	BEDROOM	CASEMENT	UCA2854E	CLAD/WD	6'-8"	2	GRILLES 6, RT. HIN., EGRESS

STOCKMAN DESIGN
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL
RESIDENCE
1029 HOMEWOOD
LAKEWOOD, OHIO

Original Issue Date:
01JUL26

Revisions

No.	Date/Description

Authorized Use:

☒ Design Development

☐ Progress

☐ Bidding

☐ Building Permit

☐ Construction

☐

Current Date:
30JUL26

Sheet Description:
WINDOW SCHEDULE
MATERIAL LIST
DETAIL

Job #:
2605

Drawing #
AD-5



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-72-26

Permit No.: BBS26-000062

Applicant Name: Rich Campbell, Campbell Roofing

Project Address: 13731 Madison Ave.

Project Name: Campbell Roofing

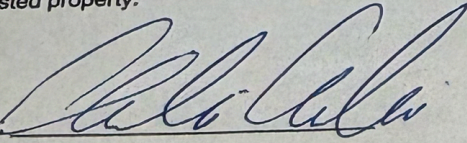
Project: Applicant proposes new signage.

STORE FRONT SIGN CONSENT

Property Address:
13731 Madison Avenue
Lakewood, Ohio 44107

I, Charlie A. Calanni, hereby give my full consent to the proposed installation of a storefront sign at the above-listed property.

Signature: _____



Date: _____

6-1-26





Product Technical Data Sheet

A 3mm single-sided custom JBond sheet is a highly durable, **rigid aluminum composite material (ACM)** consisting of **two 0.15mm aluminum sheets bonded to a 2.7mm solid polyethylene core**. This engineering creates the flattest panel on the market, providing the extreme structural strength of heavy-duty metal signs without the excess weight. It is built for permanent indoor displays or long-term outdoor signage because it is completely rust-proof, waterproof, and UV-resistant.

Technical Specifications

- **Total Thickness:** 3mm (approximately 1/8 inch)
- **Skin Composition:** Dual pre-painted 0.15mm (0.012") aluminum panels
- **Core Material:** 2.7mm solid, high-density polyethylene
- **Print Layout:** Single-sided (full-color UV-direct print on the front; raw bare mill finish or neutral white substrate on the back)

13731 Madison Ave.

176" x 20 1/2"



RESIDENTIAL AND
COMMERCIAL

440-756-ROOF

ROOFING

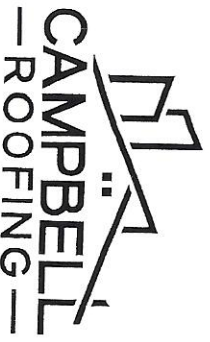
SIDING

GUTTERS

www.CampbellRoofs.com

13731 Madison

SAB-00035



RESIDENTIAL AND
COMMERCIAL
440-756-ROOF

ROOFING

SIDING

GUTTERS

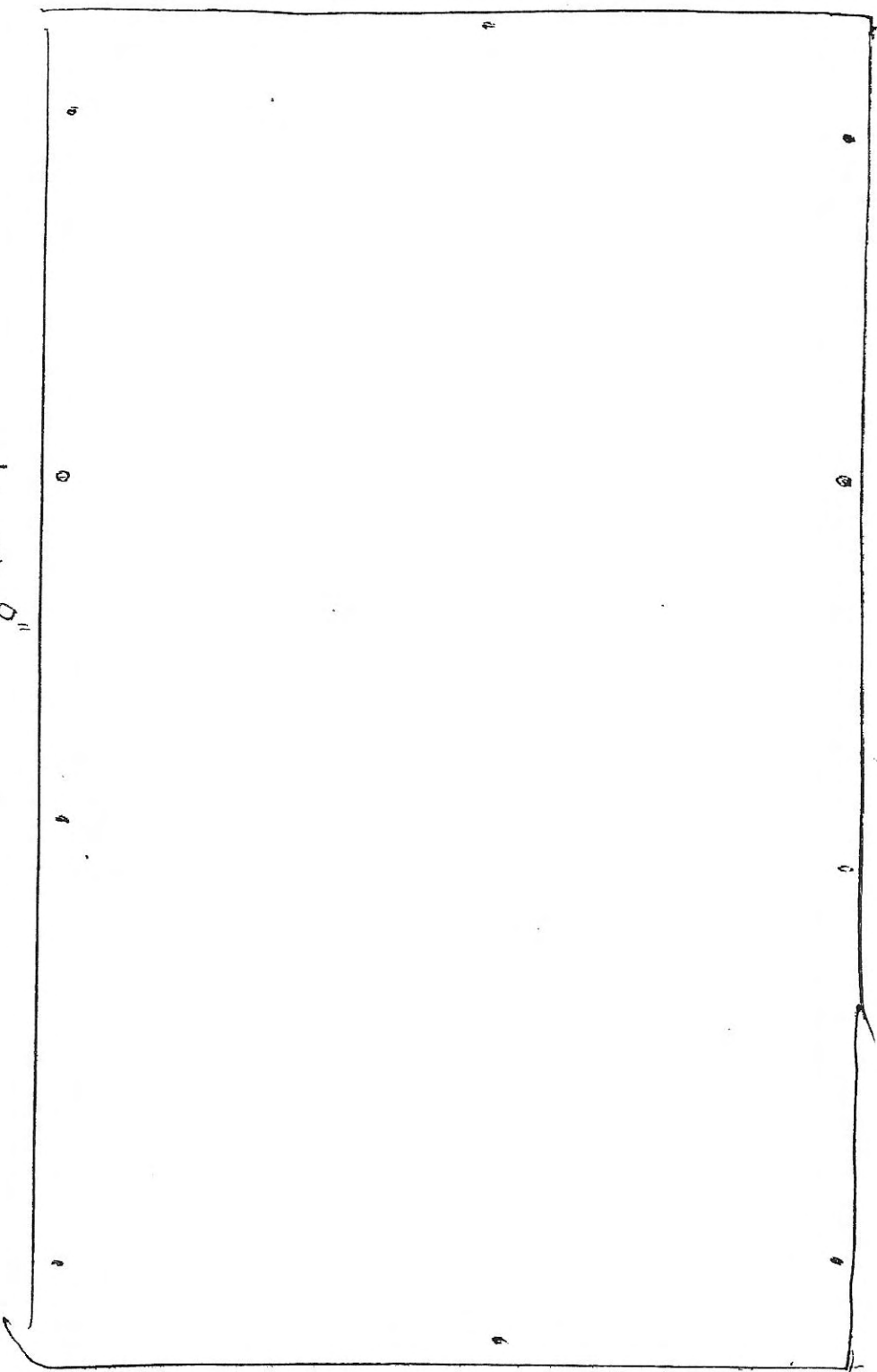
Thursday 11

5:30

up stairs

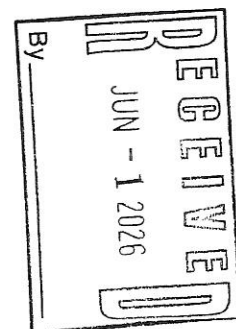
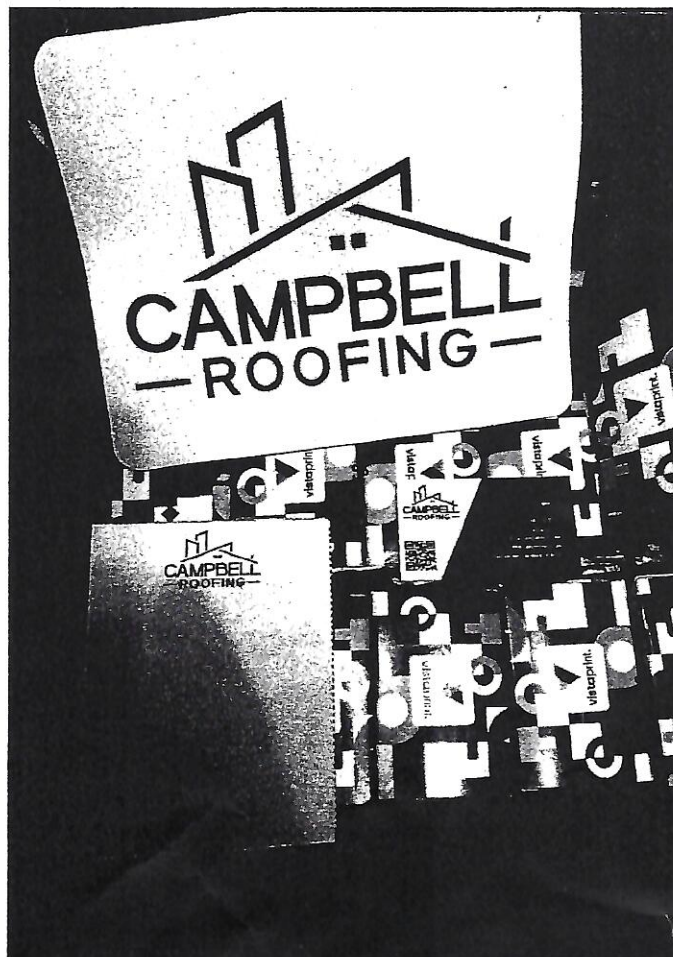
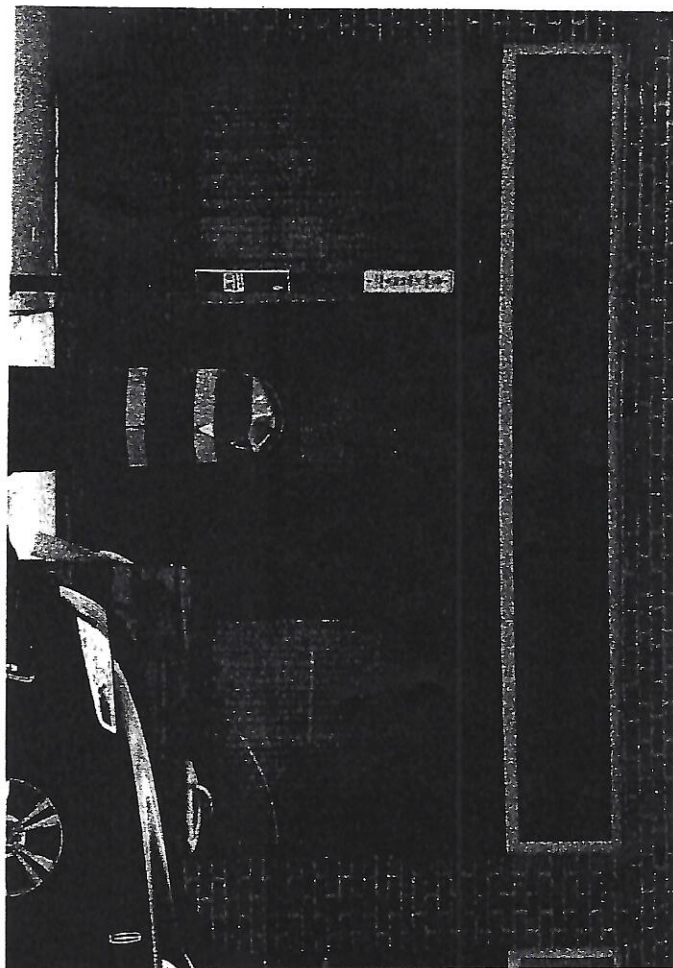
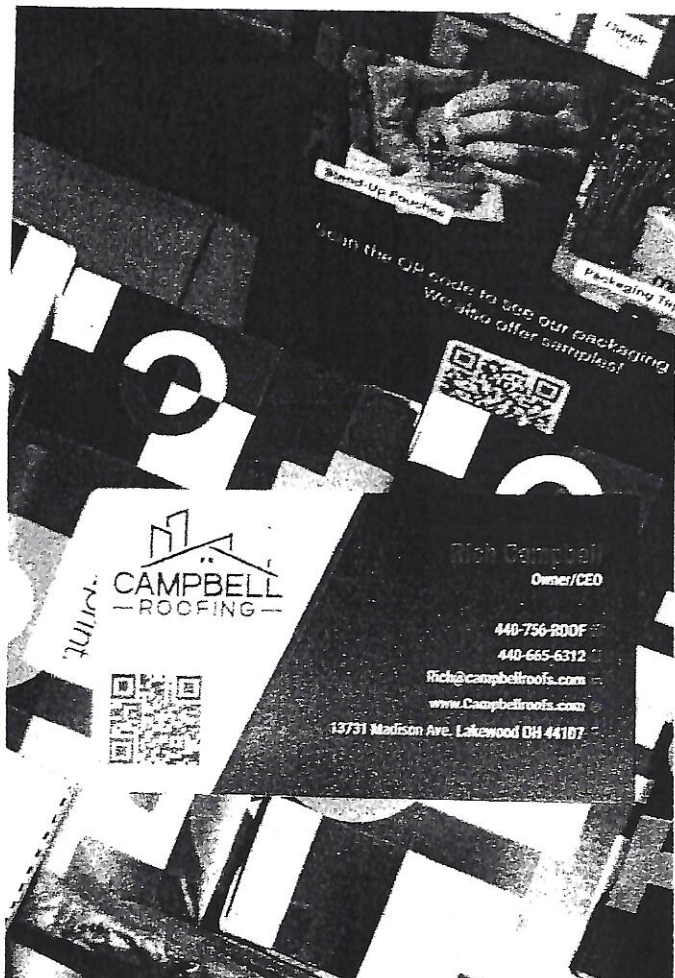
13731 Madison Ave

Sign



14' x 8"

20' x 11"





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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-72-26

Permit No.: BBS26-000063

Applicant Name: Evan Laisure, Pastimes Cafe

Project Address: 14224 Madison Ave.

Project Name: Pastimes Cafe

Project: Applicant proposes new signage.

c. Owner has given verbal consent, i'm just waiting on receiving back the signed document.

A Modern Home for an Ancient Art

ZIA TILE

Account Cart Search

Shop Resources Trade

Ceramics

WOOL 1X1

Satin Finish

Color

View All 31 Colors

Size/Shape

12" x 12" Sheet

2" x 8" Rectangle

4" x 4" Square

Sample Price

\$3 / Sample

ADD SAMPLE TO CART

FULL ORDER

Price & Shipping Time

Ft² Needed	Overage	# Boxes
1	15%	1
Price per ft²	Price per Tile	Total ft² Tiles/Box
\$17.85	\$17.27	17.42 18

Total Price

\$310.95

In Stock Ready to Ship

ADD ORDER TO CART

See more details

A Modern Home for an Ancient Art

ZIA TILE

Account Cart Search

Shop Resources Trade

Ceramics

CITRON 1X1

Matte Finish

Color

View All 31 Colors

Size/Shape

12" x 12" Sheet

2" x 4" Rectangle

2" x 8" Rectangle

4" x 4" Square

Sample Price

\$3 / Sample

ADD SAMPLE TO CART

FULL ORDER

Price & Shipping Time

Ft² Needed	Overage	# Boxes
1	15%	1
Price per ft²	Price per Tile	Total ft² Tiles/Box
\$17.85	\$17.27	17.42 18

Total Price

\$310.95

In Stock Ready to Ship

ADD ORDER TO CART

See more details

A Modern Home for an Ancient Art

ZIA TILE

Account Cart Search

Shop Resources Trade

Ceramics

COSMIC BLACK 1X1

Satin Finish

Color

View All 31 Colors

Size/Shape

12" x 12" Sheet

2" x 4" Rectangle

2" x 8" Rectangle

4" x 4" Square

Sample Price

\$3 / Sample

ADD SAMPLE TO CART

FULL ORDER

Price & Shipping Time

Ft² Needed	Overage	# Boxes
1	15%	1
Price per ft²	Price per Tile	Total ft² Tiles/Box
\$17.85	\$17.27	17.42 18

Total Price

\$310.95

In Stock Ready to Ship

ADD ORDER TO CART

See more details

A Modern Home for an Ancient Art

ZIA TILE

Account Cart Search

See more details

Our architectural-grade ceramic tiles are now offered in 1x1-inch ceramic squares, with the same artisanal touch and Japanese tradition captured in every small square. Ideal for smaller or curved installations, and equally impressive at scale, these tiles are the perfect combination of practice and precision.

Offered in matte, satin, glossy finishes, these ceramics are suited for both interior and exterior use and perform across climates. The 1x1 tiles are set on sheets for seamless installation. Images shown are representative of a sample of this tile, but may not display all potential variation.

Finish

Satin Finish

Size

Thickness

Backing

Order Details + Installation

About

Tile Usage

11.7"

11.7"

7/8"

3/8"

12x12-inch mesh-mounted sheets



32'

B. EXISTING CONDITIONS:



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-74-26

Permit No.: BBS26-000066

Applicant Name: Redmond Doyle, FASTSIGNS of North Olmsted

Project Address: 17415 Northwood Ave.

Project Name: N/A

Project: Applicant proposes new signage.



Sophia Tjotjos

to me, Alexis ▾

Fri, Jun 26, 12:24 PM



Everything is approved. Please proceed with permitting. Thank you.

Get [Outlook for Android](#)

From: FASTSIGNS 141 <fastsigns.141@fastsigns.com>

Sent: Friday, 26 June 2026 12:23:19

...

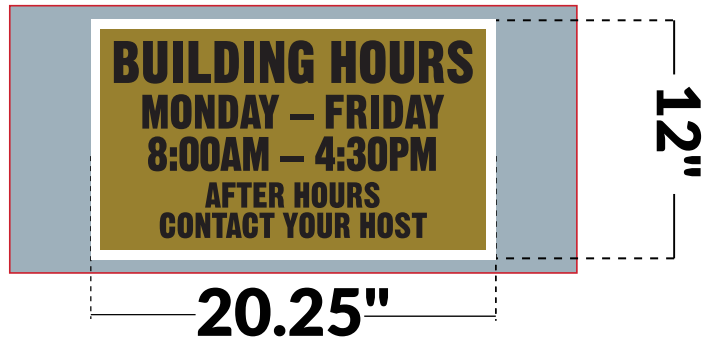
...

FRONT ELEVATION

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

BUILDING FRONTAGE: 95.79 FT
SQFT OF SIGN C: 1.6875 SQFT OF SIGN D: 1.6875

(SIGN C @ W:20.25" X H:12" - CAST VINYL)



(SIGN D @ W:20.25" x H:12" - CAST VINYL)



SIGN C
SIGN D



Description: Sign C is to be made out of cast vinyl, and have custom printed graphics on its surface. This sign is to be adhered directly to the exterior of the glass window. Sign D is to also be made out of cast vinyl, and have custom printed graphics on its surface. This sign will also be adhered directly to the exterior surface of the glass window.

FRONT ELEVATION

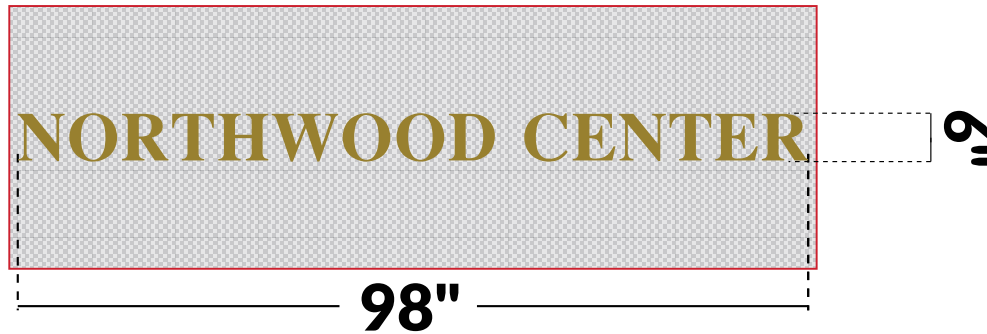
ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

BUILDING FRONTAGE: 95.79 FT

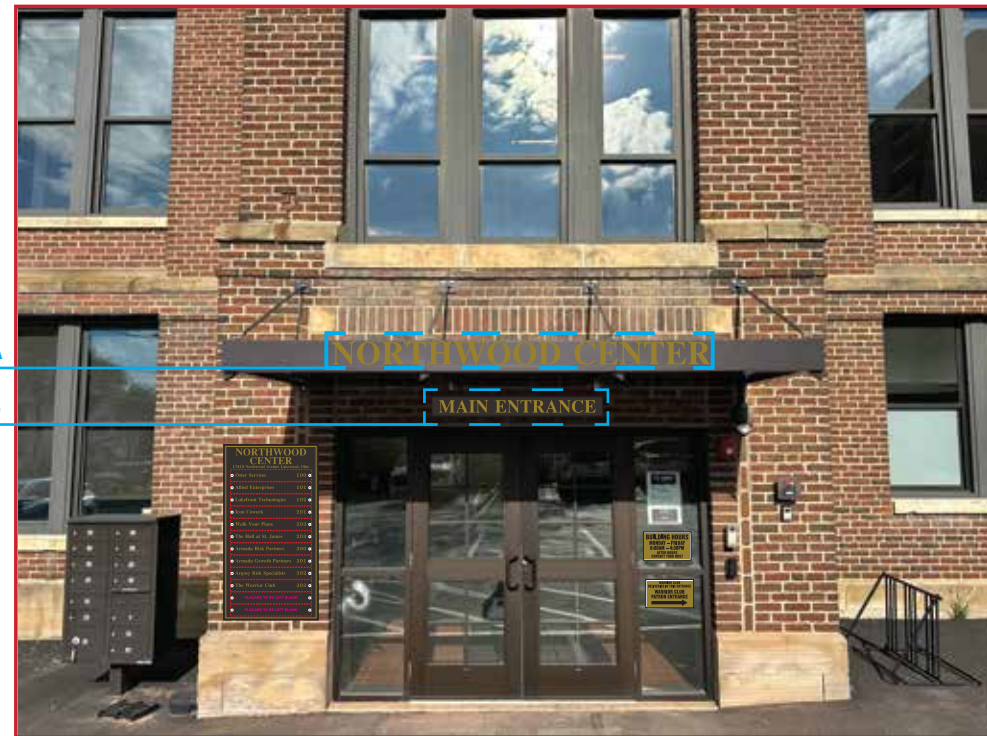
SQFT OF SIGN A: 4.08

SQFT OF SIGN B: 1.25

(SIGN A @ W:98" X H:6" - SOLID CUT VINYL)



(SIGN B @ W:40" X H:4.5" - 3MM ACM W/ VINYL)



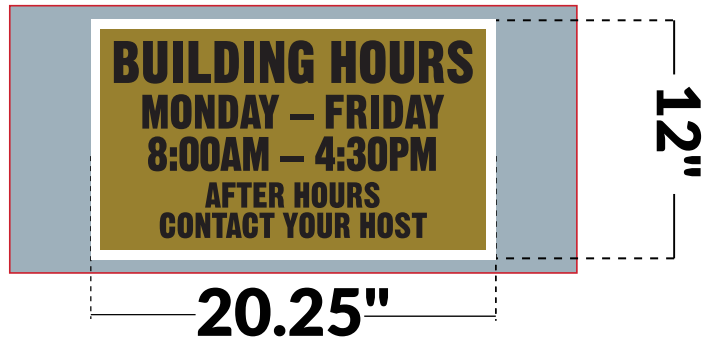
Description: Sign A: This sign is to be made of solid cut vinyl (bright gold). It is to be apiled directly to the surface of the awning.
Sign B: This sign is to be made out of 3MM ACM with custom printed vinyl graphics, of which will be overlayed on top of the sign panel. Sign B is to be mounted to the exterior brick, below the awning and above the double door.

FRONT ELEVATION

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

BUILDING FRONTAGE: 95.79 FT
SQFT OF SIGN C: 1.6875 SQFT OF SIGN D: 1.6875

(SIGN C @ W:20.25" X H:12" - CAST VINYL)



(SIGN D @ W:20.25" x H:12" - CAST VINYL)



SIGN C
SIGN D



Description: Sign C is to be made out of cast vinyl, and have custom printed graphics on its surface. This sign is to be adhered directly to the exterior of the glass window. Sign D is to also be made out of cast vinyl, and have custom printed graphics on its surface. This sign will also be adhered directly to the exterior surface of the glass window.

FRONT ELEVATION

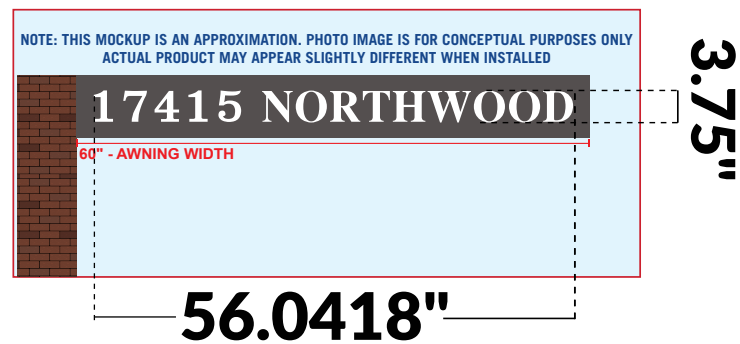
ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

BUILDING FRONTAGE: 95.79 FT

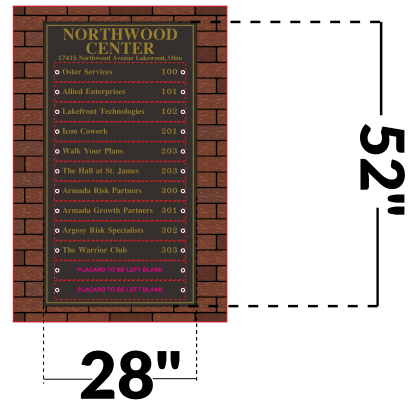
SQFT OF SIGN E: 1.459

SQFT OF SIGN F: 10.11

(SIGN E @ W:56.0418" X H:3.75" - SOLID CUT CAST VINYL)
QTY 2 (1 FOR EACH SIDE OF THE AWNING)



(SIGN F @ W:28" x H:52" - 3MM DARK BRONZE ACM)



SIGN E

SIGN F



Description: Sign E is to be made out of solid cut white cal. vinyl. This sign is to be adhered directly to the awning. The placement will be both sides of the awning. Letting people see the address coming from the left and right of the doors. Sign F will be made out of 3MM dark bronze ACM with removable placards for tennants. The gold portions will be solid cut gold colored cast vinyl.

SPECIFICATIONS | MOUNTING

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

SIGN A

- OVERALL SIZE:
 - W:98" X H:6"
 - QTY: 1 SET OF CUT LETTERS
- ADHERED DIRECTLY ONTO AWNING
- MATERIAL: SOLID CUT BRIGHT GOLD CAST VINYL

SIGN B

- OVERALL SIZE:
 - W:40" X H:4.5"
 - QTY: 1
- MATERIAL: 3MM ACM W/ CUSTOM RINTED GRAPHICS & CAST VINYL
- MOUNTING:
 - SCREWED INTO THE EXTERIOR BRICK W/ SCREWS

SIGN C & D

- OVERALL SIZE:
 - W:20.25" X H:12"
 - QTY: 1 EACH (2 IN TOTAL)
- MATERIAL: CAST VINYL W/ CUSTOM PRINTED GRAPHICS
- MOUNTING: ADHERED DIRECTLY TO GLASS WINDOW

SIGN E

- OVERALL SIZE:
 - W:56.0418" X H:3.75"
 - QTY: 2 SETS OF CUT LETTERS
- MATERIAL: SOLID CUT WHITE CAST VINYL
- MOUNTING:
 - ADHERED DIRECTLY TO SIDES OF AWNING

FRONT VIEW OF SIGN B

SIGN SHOWN AT 75% OPACITY FOR MOUNTING PURPOSES



FRONT VIEW OF SIGN F

SIGN SHOWN AT 75% OPACITY FOR MOUNTING PURPOSES



SIGN F

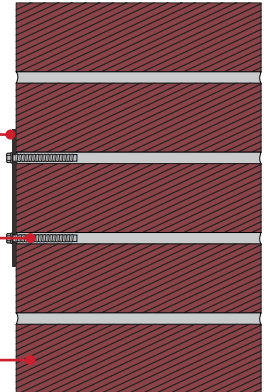
- OVERALL SIZE:
 - W:28" X H:52"
 - QTY: 1 PLAQUE & REMOVABLE PLACARDS FOR TENNATS
- MATERIAL: 3MM DARK BRONZE ACM PANEL / SOLID CUT BRIGHT GOLD CAST VINYL/REMOVABLE PLACARDS FOR TENNATS
- BLIND MOUNTED TO EXTERIOR BRICK WALL OF THE BUILDING

SIDE VIEW OF SIGN B

3MM ACM SIGN

MOUNTING SCREWS

EXTERIOR BRICK WALL



SIDE VIEW OF SIGN F

3MM ACM SIGN

BLIND MOUNTING FRENCH CLEAT



EXTERIOR BRICK WALL

SITE PLAN (ZOOMED IN)

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

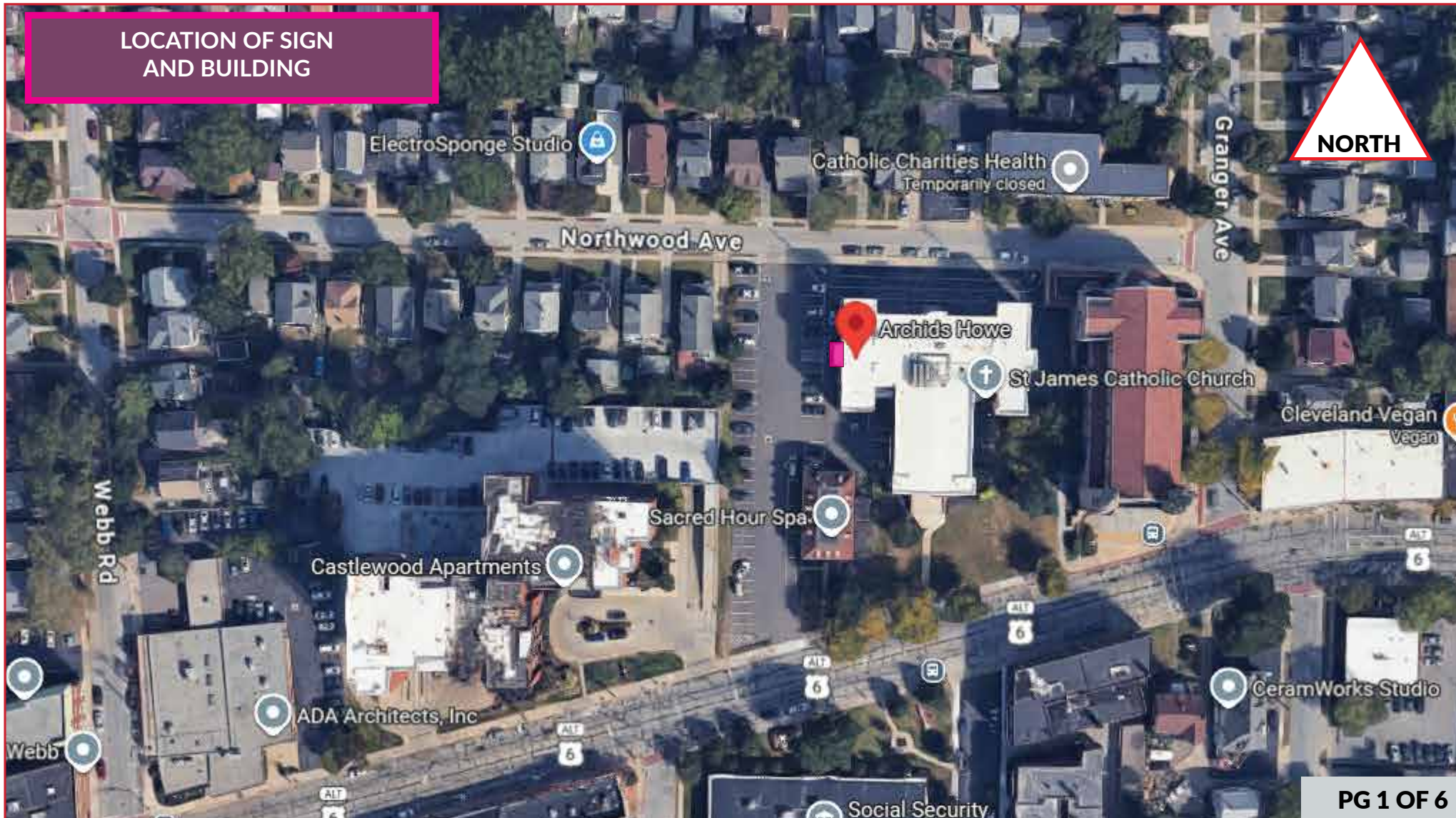
LOCATION OF SIGN
AND BUILDING



SITE PLAN

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

LOCATION OF SIGN
AND BUILDING





City of Lakewood
Board of Building Standards •
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Sign Review Board

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-75-26

Permit No.: BBS26-000068

Applicant Name: Juan Vergara, Barroco

Project Address: 12906 Madison Ave.

Project Name: Juan's Pizza

Project: Applicant proposes new signage.

Handwritten signature in blue ink, featuring a large, stylized 'P' and a long, sweeping horizontal stroke extending to the right.



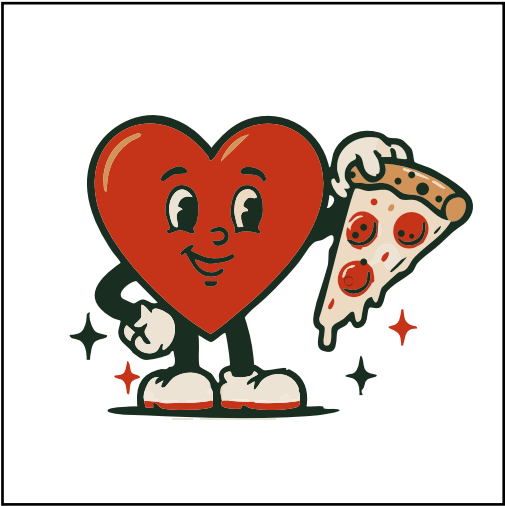
Window is 6ft x 6ft

24in



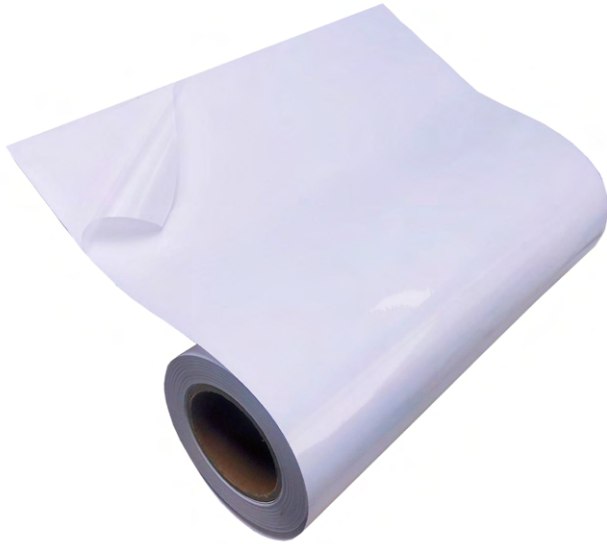
WINDOW DECAL

2ft

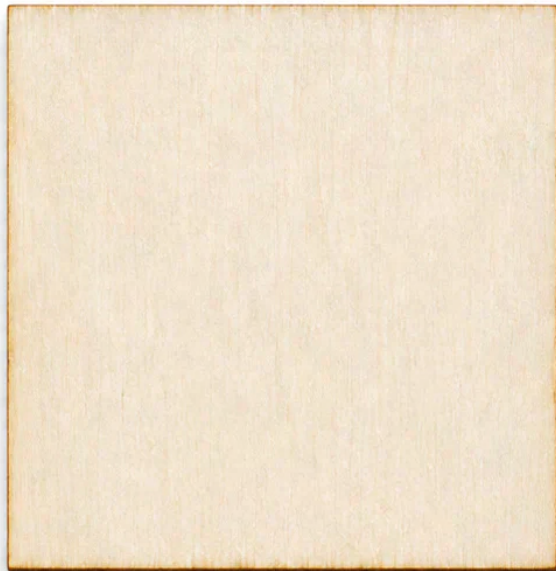


2ft

BLADE SIGN



Window decal is Vynil



**Blade sign is Vynil decal
over existing painted
wood plank.**

**Held by existing
black steel bracket**





BARROCO
arepa bar

arepa bar

BARROCO
arepa bar

RESTAURANT
1971



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

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F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-76-26

Permit No.: BBS26-000069

Applicant Name: Louis Leonette, Illuminate Salon

Project Address: 16621 Madison Ave.

Project Name: Illuminate Salon

Project: Applicant proposes awning signage.

He

RENDER NOTES:

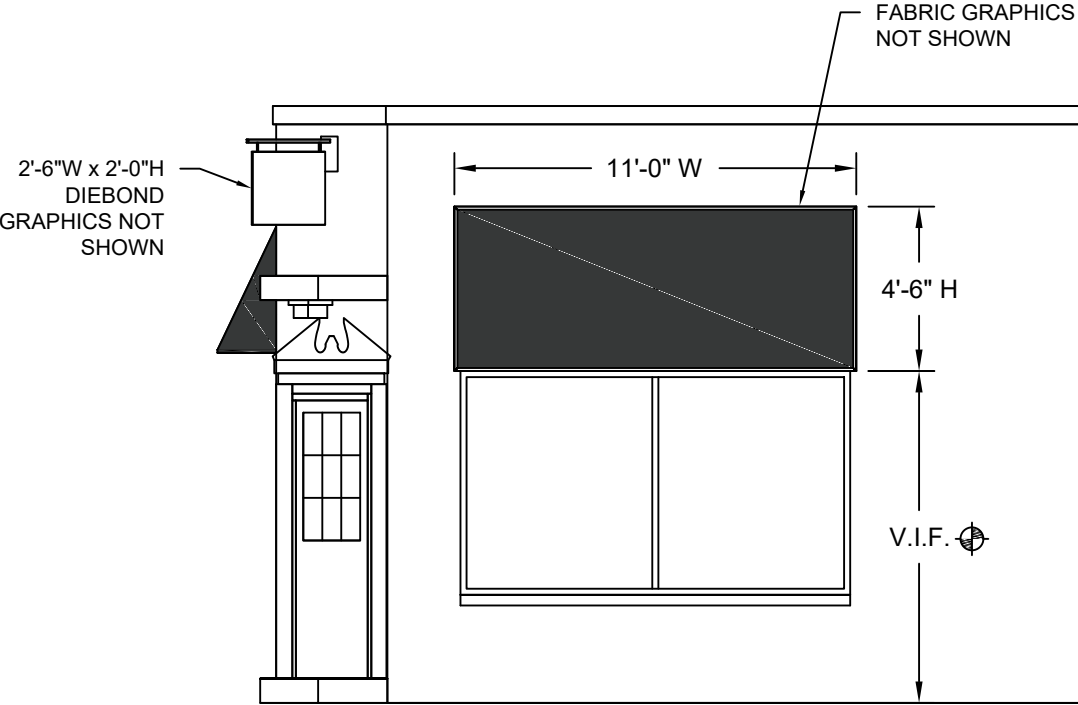
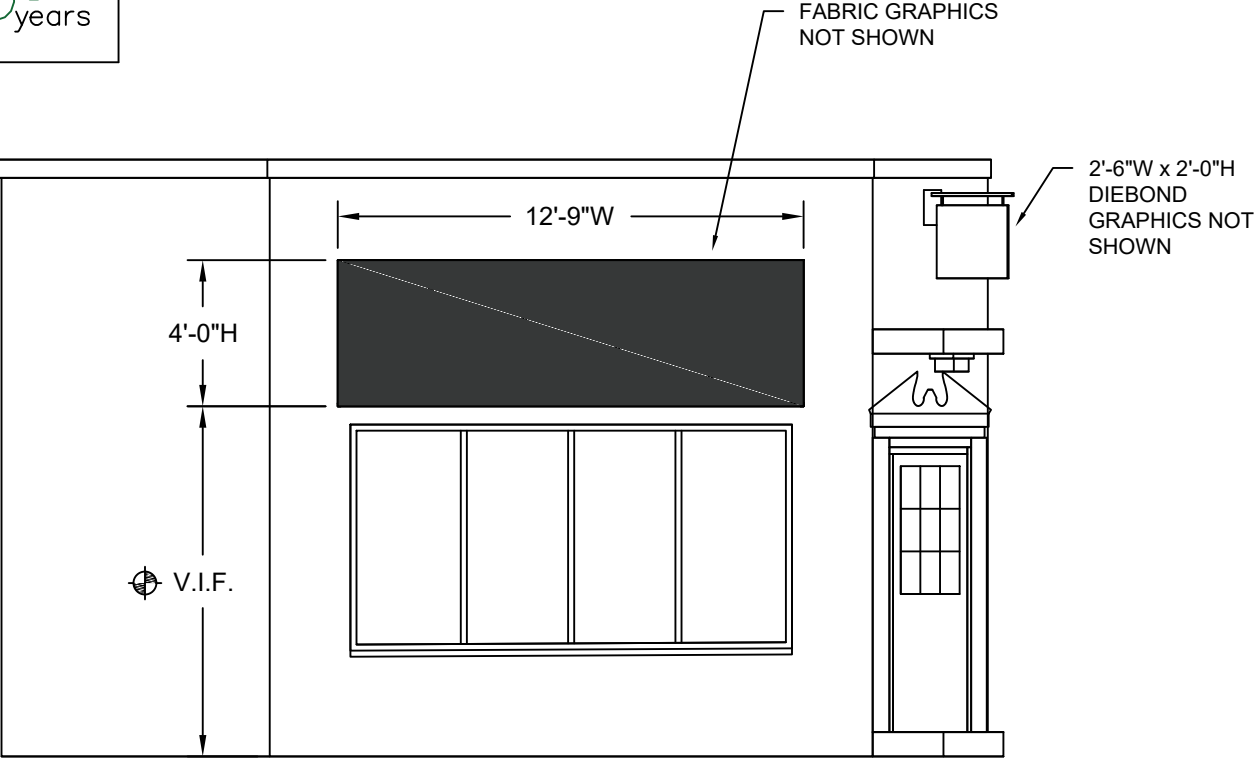
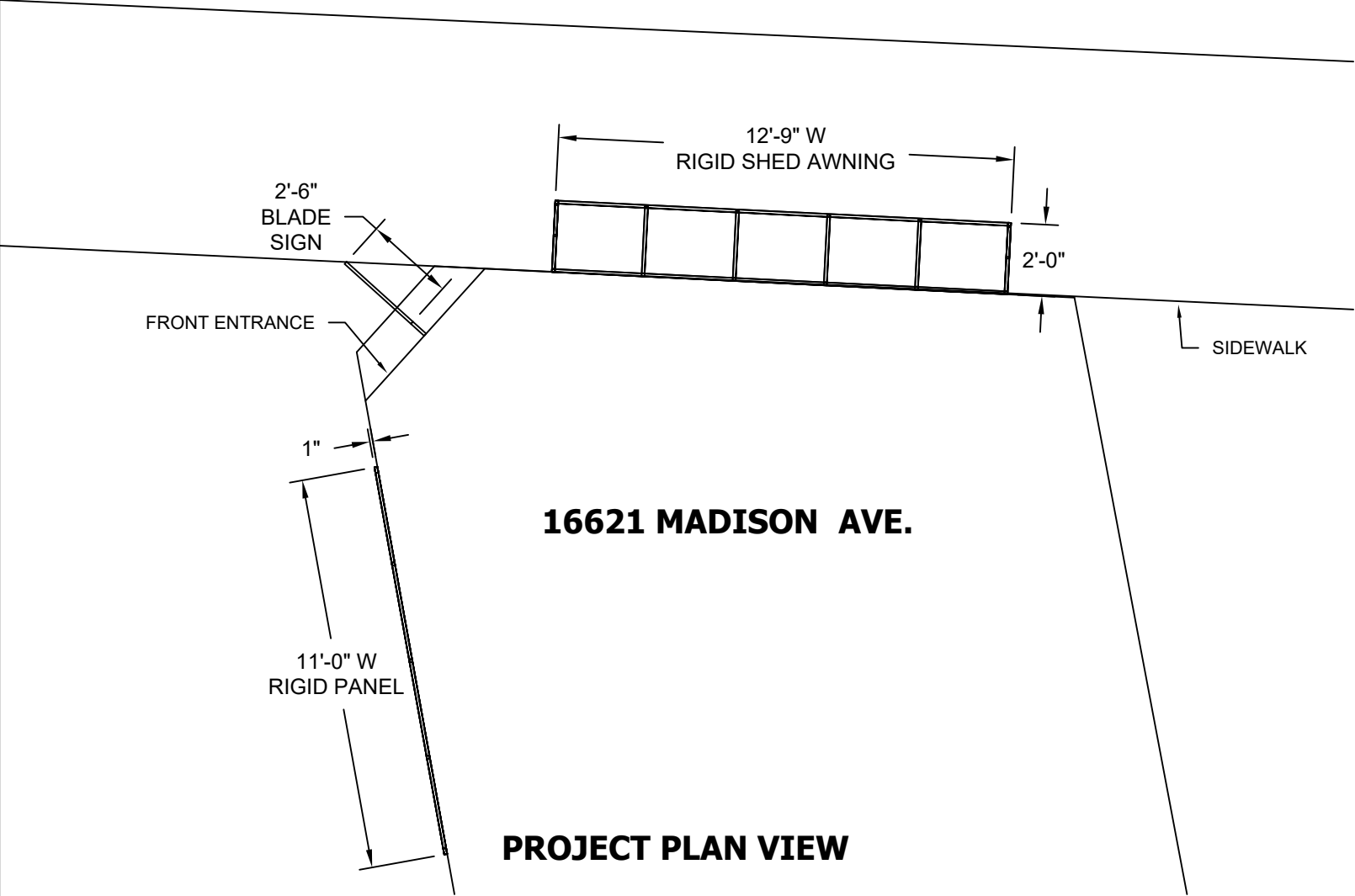
- DRAWING IS PRELIMINARY AND IS SUBJECT TO CHANGE
- THIS SHEET IS INTENDED FOR CUSTOMER VISUAL



EXISTING PHOTO

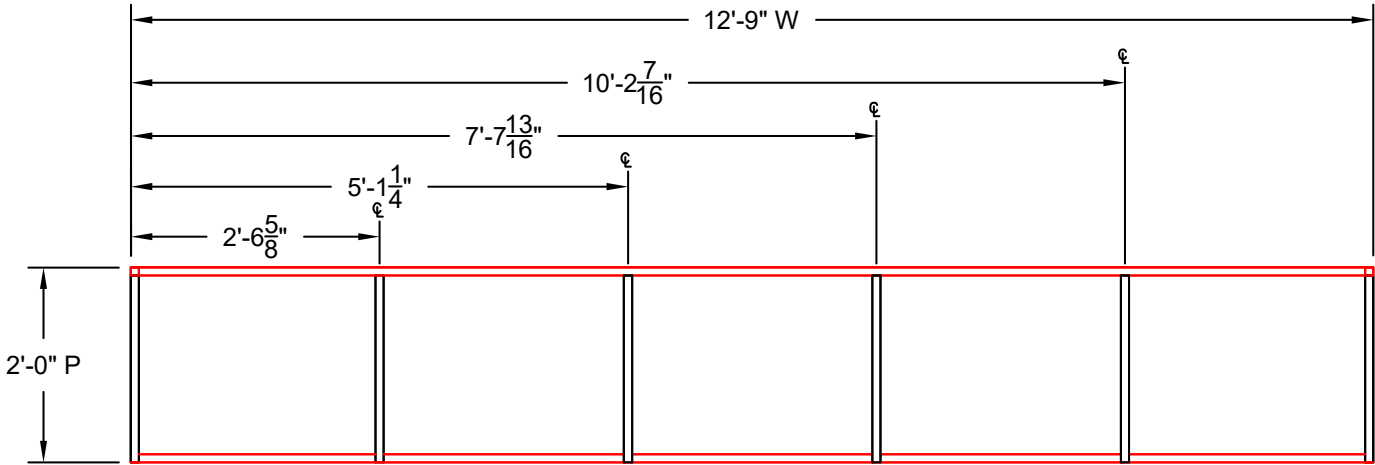


UPDATED RENDERING

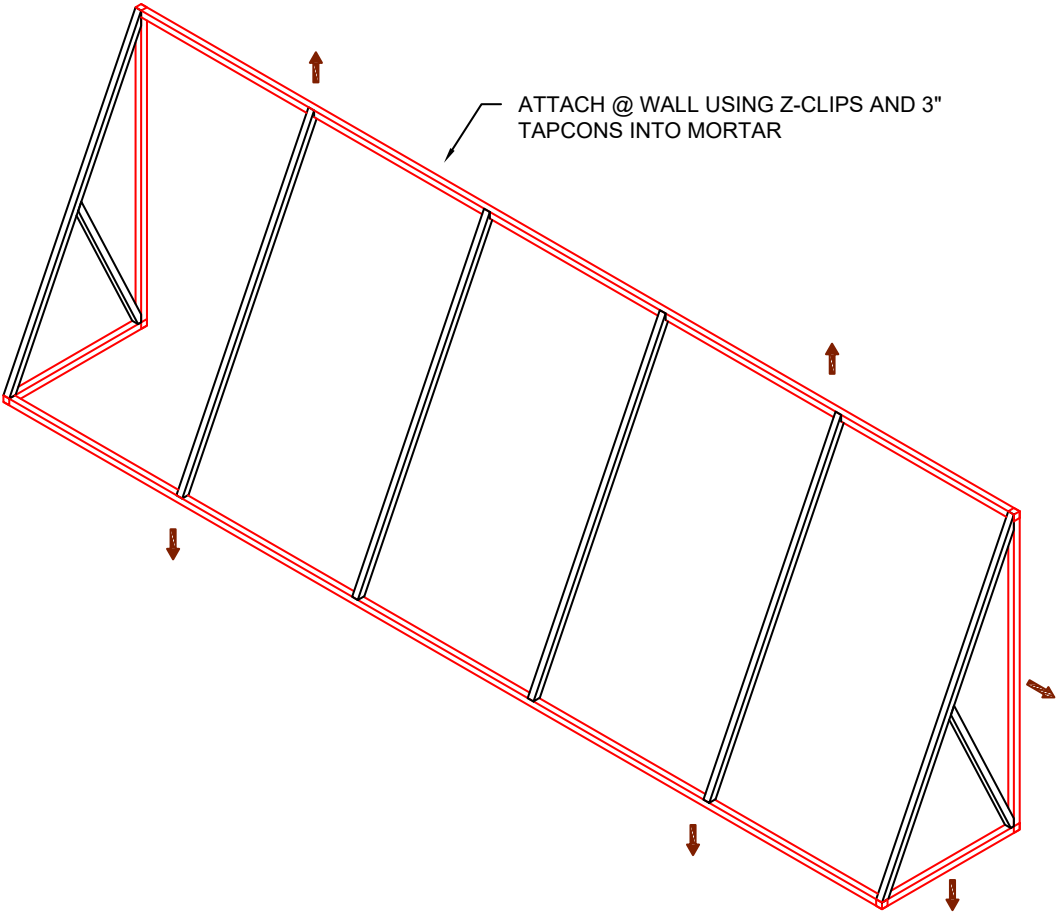


AWNING FRAME QTY: ONE (1)
12'-9"W x 4'-0"H x 2'-0"P

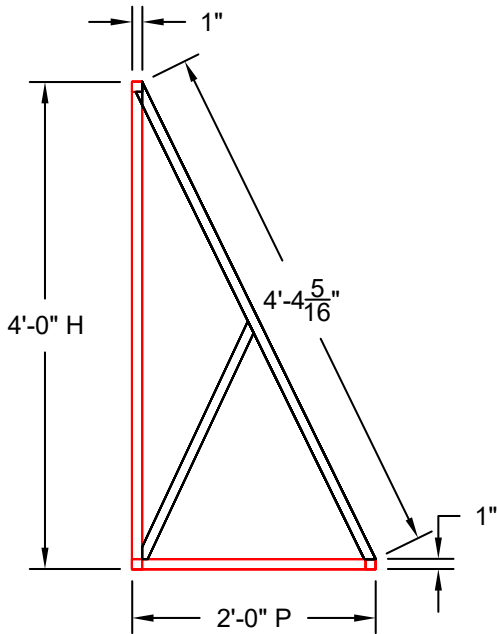
1" SQ. PLAIN MEMBERS 1"
SQ. STAPLE MEMBERS



AWNING FRAME TOP VIEW



AWNING FRAME ISOMETRIC VIEW



AWNING FRAME SIDE VIEW

AWNING FRAME / FABRIC NOTES:

1. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. (0.090 WALL 6063-T6), MILL FINISHED, ALUMINUM STAPLE CHANNEL TUBING.
2. FRAME HAS CLOSED LEFT / RIGHT ENDS.
3. FABRIC ATTACHMENT: STAPLE
4. FABRIC MFG / COLOR: SUNBRELLA 4608 BLACK

ZS
ORD NO.: 26-209-K
DATE: 07.20.26
REV: 0.0

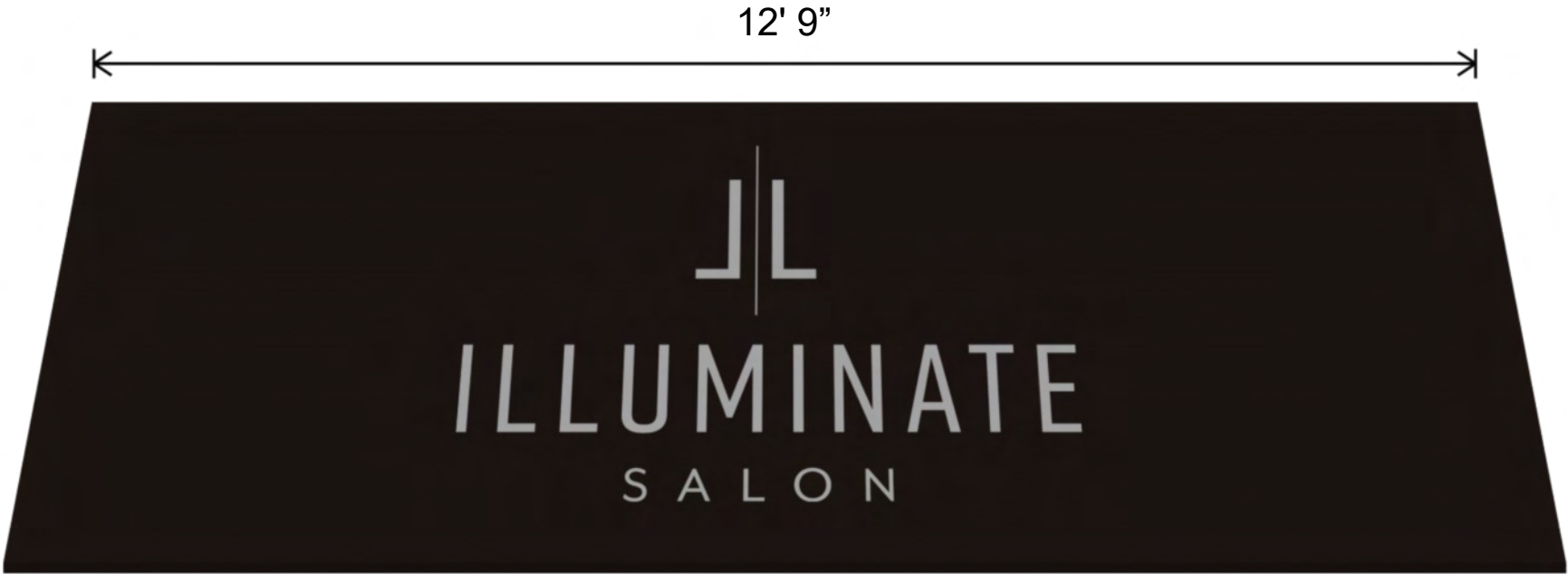
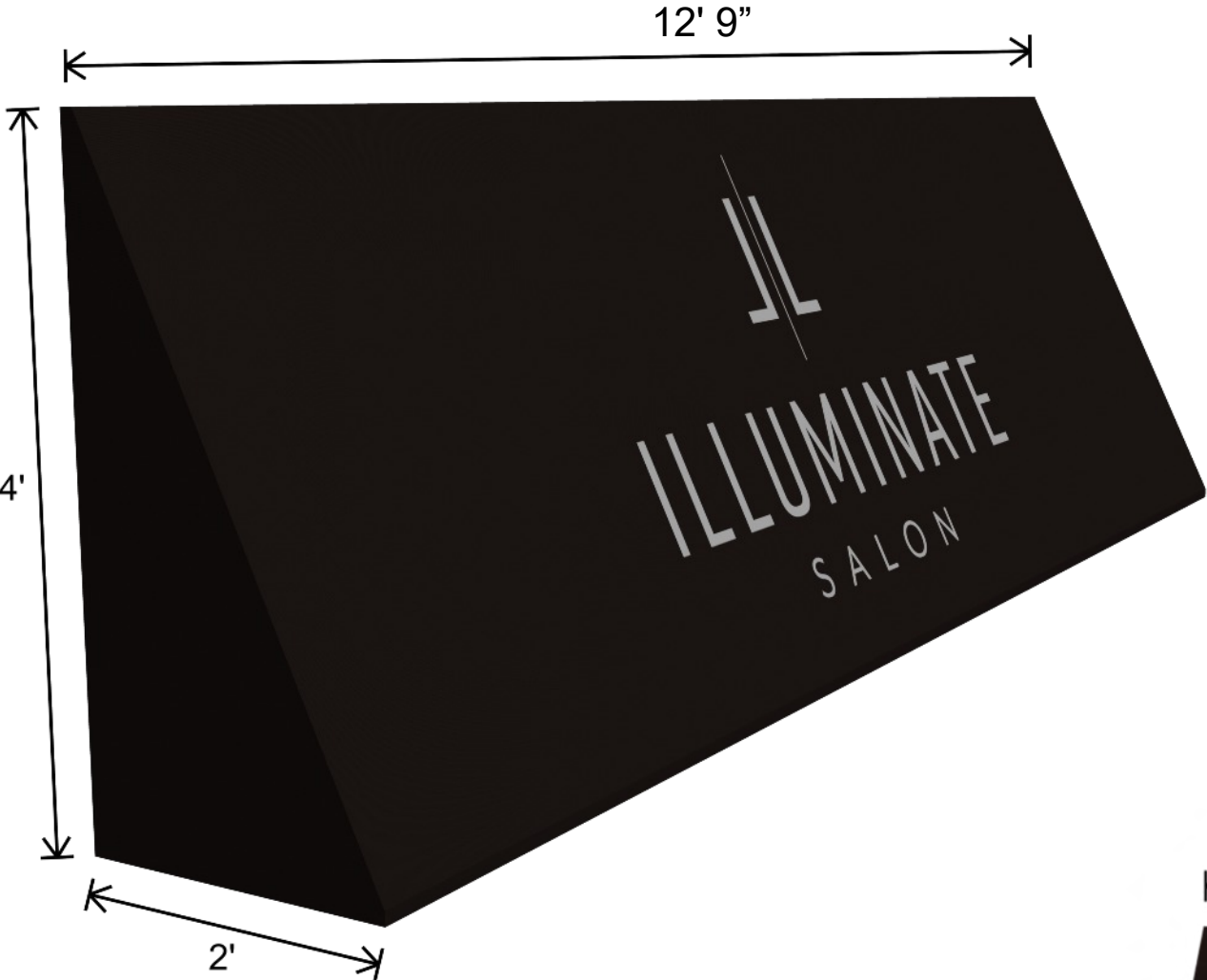
CLIENT:
JL ILLUMINATE SALON
16621 MADISON AVE.
LAKEWOOD, OH 44107



OHIO AWNING

5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM

CELEBRATING
150 years



PAINTED GRAPHICS ON THE SLANTED PART OF THE AWNING

GRAPHIC SIZE TO BE:
5'-2" WIDE X 3'-4" HIGH

17.2 square feet

COLOR: WHITE



PAINTED GRAPHICS ON THE SIDE PANEL

GRAPHIC SIZE TO BE:
5'-2"WIDE X 3'-4"HIGH

17.2 square feet

COLOR: WHITE



DOUBLE SIDED BLADE SIGN
2'-6"W X 2'-0"H

GRAPHIC SIZE TO BE:
2'-1"W X 1'-4"H

2.77 square feet

COLOR: WHITE





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

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-77-26

Permit No.: BBS26-000070

Applicant Name: Tommy Oravec, RockHouse Barbershop & Shave Parlor

Project Address: 1386 Bonnieview Ave.

Project Name: RockHouse Barbershop & Shave Parlor

Project: Applicant proposes new signage.



The Velvet Tail

Vase To Vase
Florist

Bonnieview Ave

Bonnieview Ave

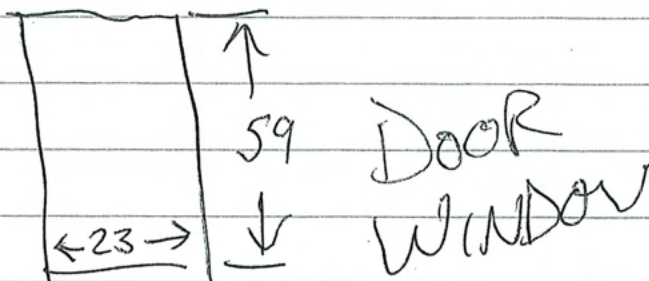
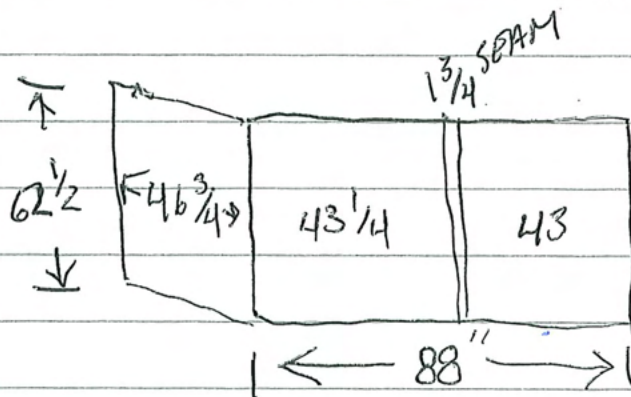
Bonnieview Ave

Bonnieview Ave

Ave

THE ILLUMINATING CO.

~~ACCT #~~ ~~NO 111671577~~



over



© 2023 Google



1335

Antiques

RETIREMENT
SALE
UP TO
50-70% OFF



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Rockhouse

BARBERSHOP

1392

THANK YOU FOR
87 YEARS
**STORE
CLOSED**
WINDUP US AM
BARBER BRIDGES BULL

FOR RENT
419-677-3470

BONNIEVIEW
ANTIQUES

1392





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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-78-26

Permit No.: BBS26-000064

Applicant Name: Cheyenne Knight, Trident Restoration LLC

Project Address: 17517 Hilliard Rd.

Project Name: N/A

Project: Applicant is appealing the decision of the Building Commissioner to provide a compliant water resistive barrier.



The parties have signed this Professional Services Agreement on the 11/18/2025.

CONTRACTOR
TRIDENT RESTORATION, LLC


Signature

Benjamin Jackson

Name

Estimator

Title

OWNER


Signature

Signature

Lisa Budinscak

Name

Owner

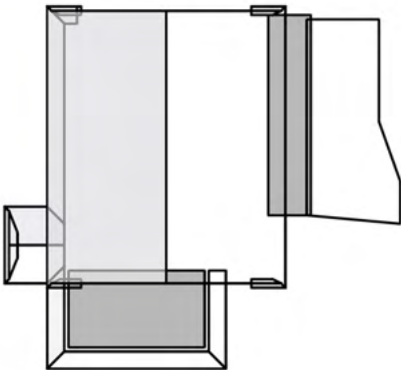
Title

You, the Owner/Homeowner, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right.

7th Nov 2014



17517 Hilliard Rd, Lakewood, OH 44107



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details	Roof/Wall Details	Report Contents
Report:67490421	Total Roof Area =1,750 sq ft Total Roof Facets =17 Predominant Pitch =7/12 Number of Stories >1 Total Ridges/Hips =53 ft Total Valleys =6 ft Total Rakes =96 ft Total Eaves =229 ft Estimated Attic = 1,326 sq ft Total Wall Area = 2502.3 sq ft Total Wall Facets = 30 Total Penetrations =8 Total Penetrations Perimeter = 32 ft Total Penetrations Area = 10 sq ft Total Siding Area = 2121.1 sq ft Total Masonry Area = 381.2 sq ft	Images1 Structure Number Labels4 Length Diagram5 Pitch Diagram6 Area Diagram7 Notes Diagram8 Penetrations Diagram9 3D Wall Area Diagram10 Alternate 3D Wall View12 Window and Door Diagram14 Elevation Diagrams16 Report Summary21 Wall Measurement Summary23



SATISFACTION

EXTENDED COVERAGE

GUARANTEED

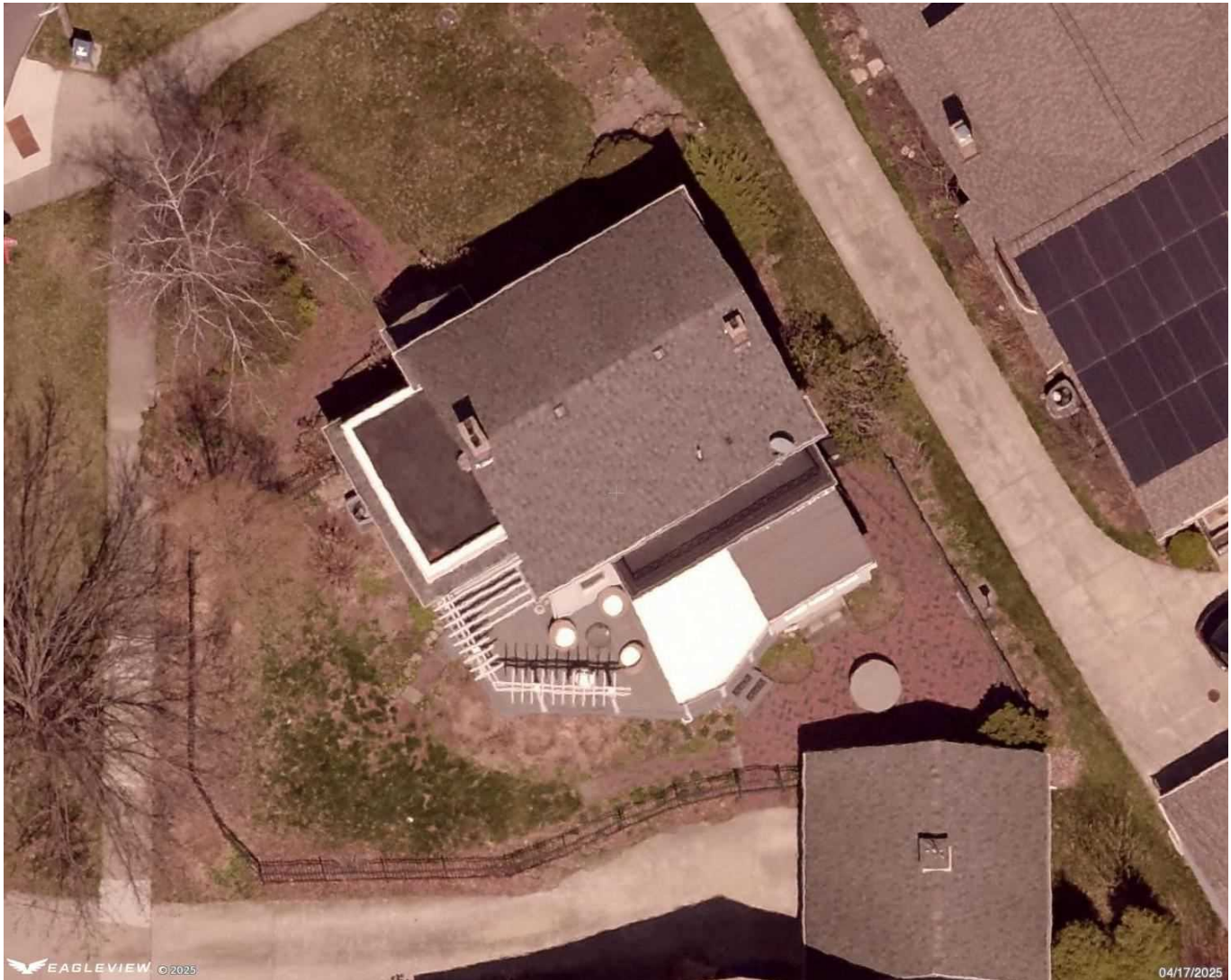
Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including but not limited to tree coverage, poor images, low photo resolution or other blockages, this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

Measurements provided by EagleView

Images

The following aerial images show different angles of this structure for your reference.

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Report: 67490421

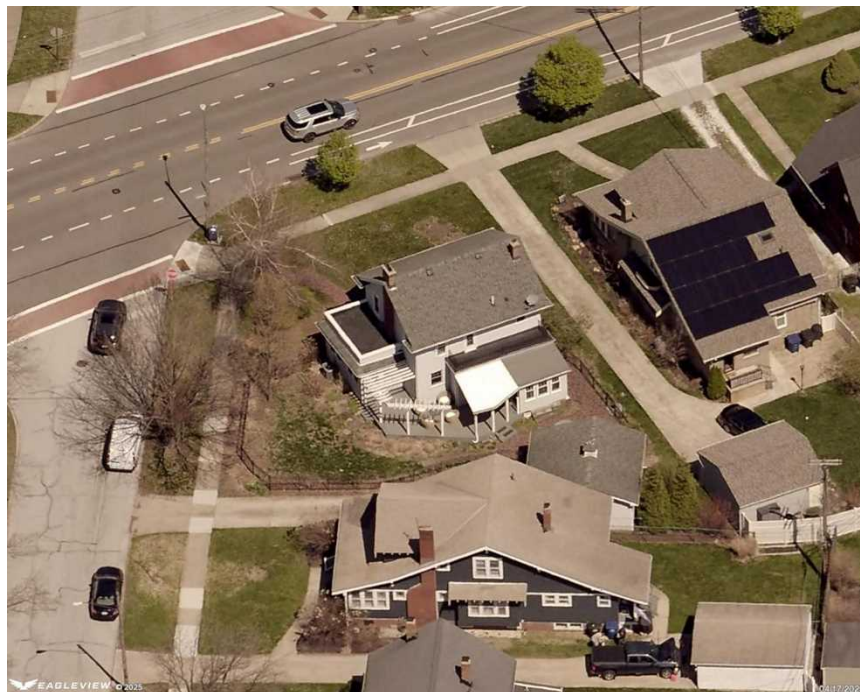
© 2008-2025 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749. Other Patents Pending.

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North Side



South Side



Report: 67490421

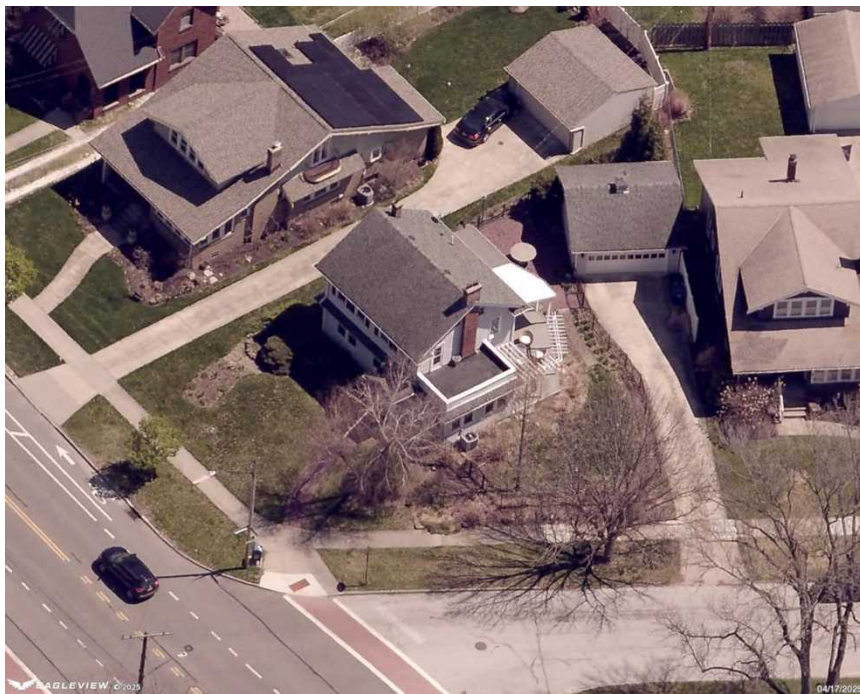
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East Side



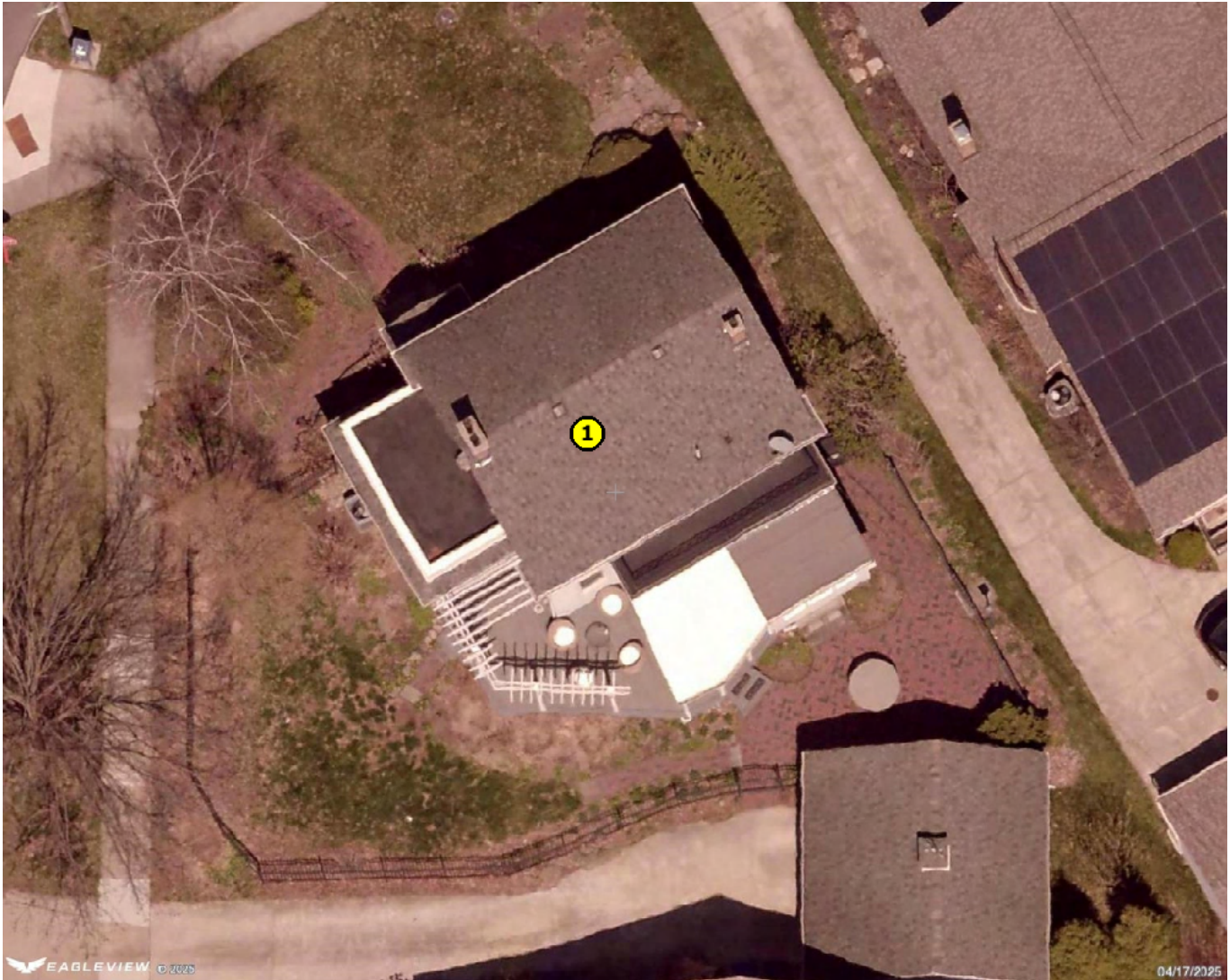
West Side



Report: 67490421

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Structure Number Labels



Report: 67490421

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Length Diagram

Shaded areas should be verified

Total Line Lengths:

Ridges = 39 ft

Hips = 14 ft

Valleys = 6 ft

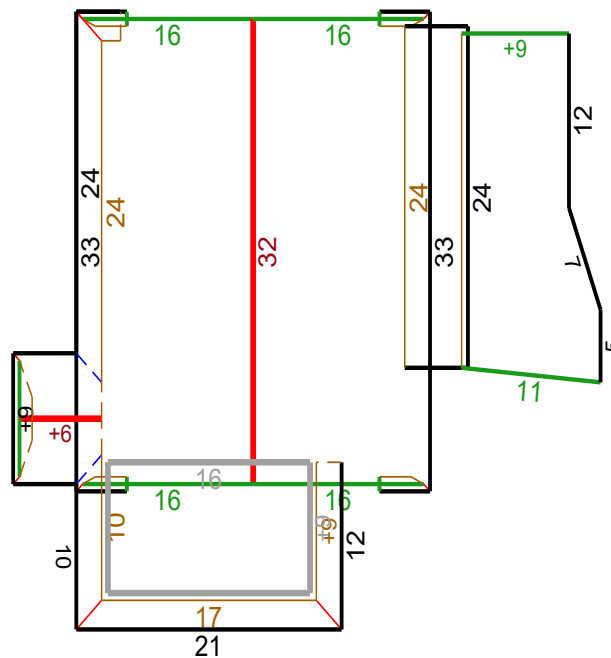
Rakes = 96 ft

Eaves = 229 ft

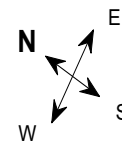
Flashing = 121 ft

Step flashing = 20 ft

Parapets = 50 ft



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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the yellow-shaded sections.



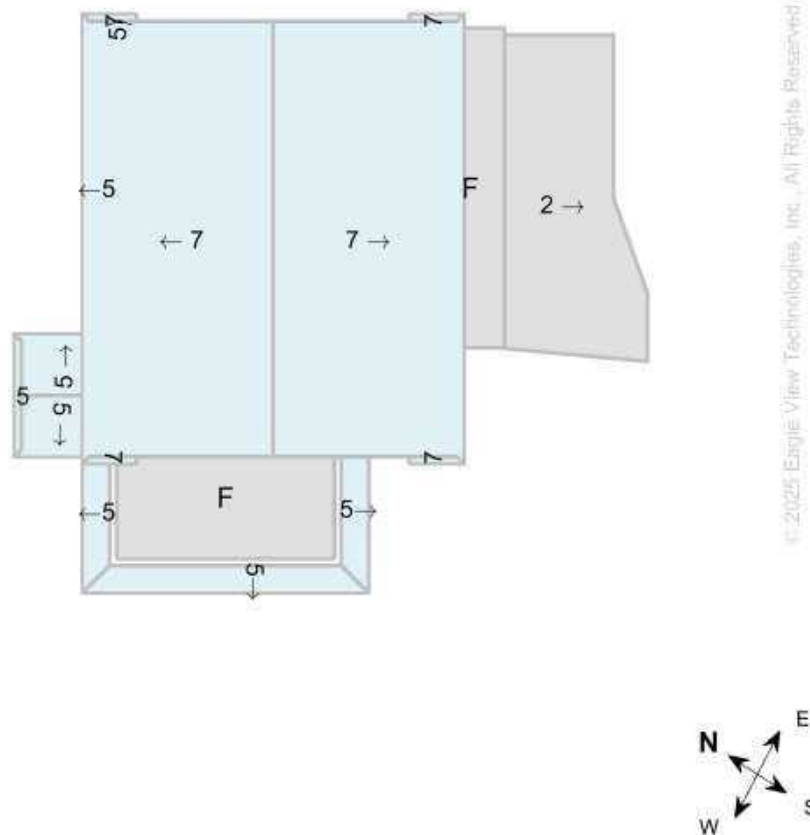
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Pitch Diagram

Pitch values are shown in inches per foot and arrows indicate slope direction. The predominant pitch on this roof is 7/12.

Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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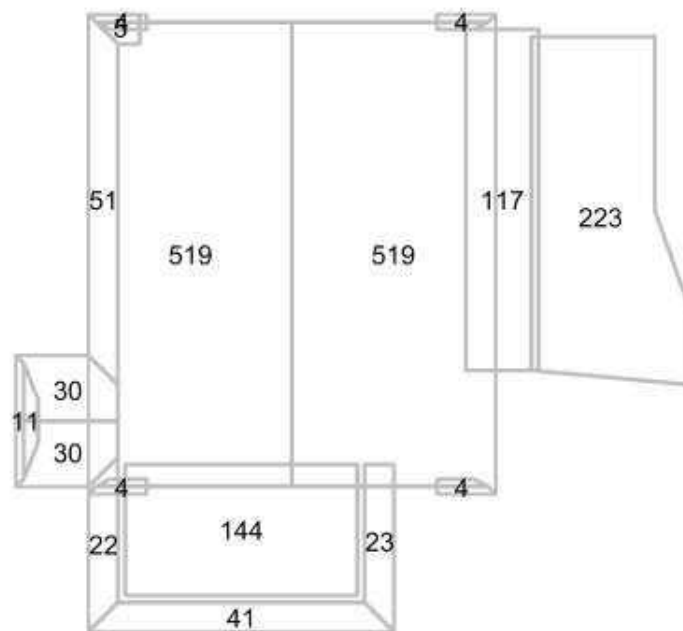


Report: 67490421

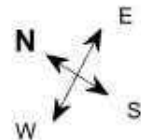
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Area Diagram

Total Area = 1,750 sq ft, with 17 facets.



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Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

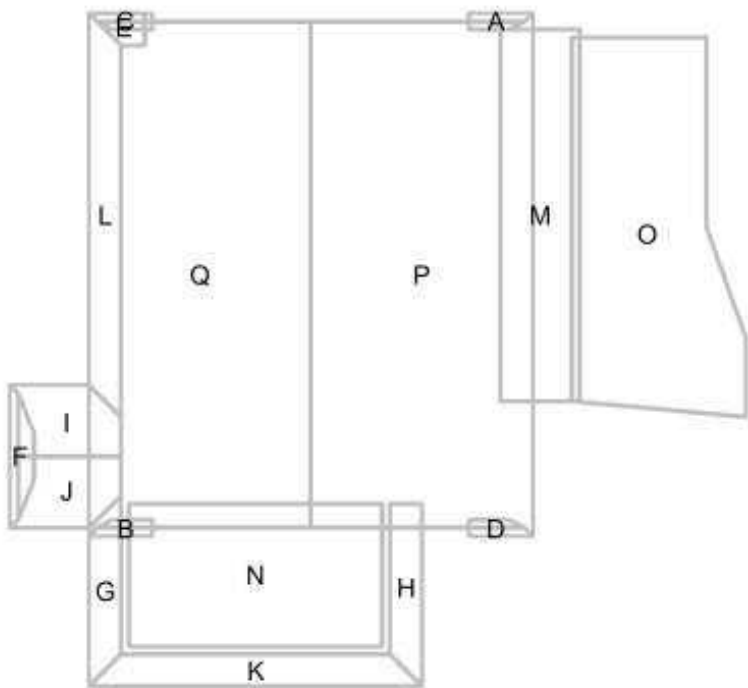
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Notes Diagram
Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Note: On-site verification of yellow shaded areas is needed. Details are on the Summary Page.

Penetrations Notes Diagram

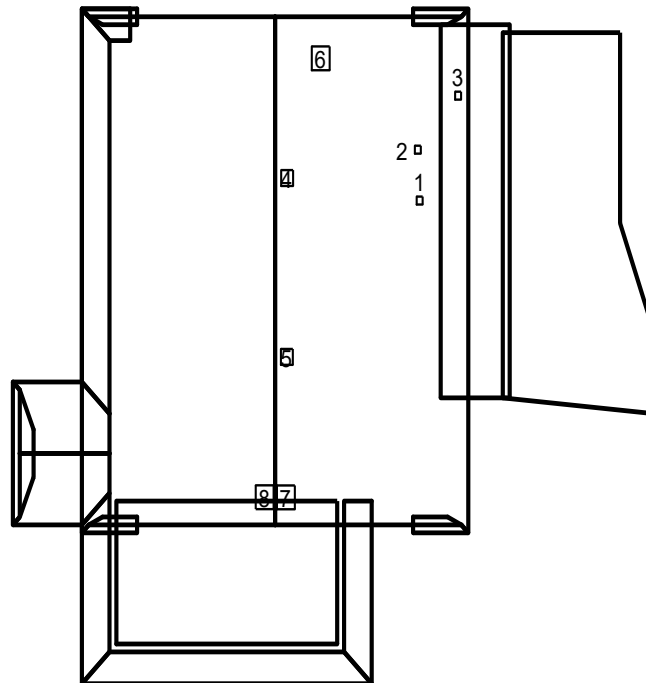
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 8

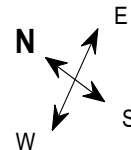
Total Penetrations Area = 10 sq ft

Total Penetrations Perimeter = 32 ft

Total Roof Area Less Penetrations = 1,740 sq ft



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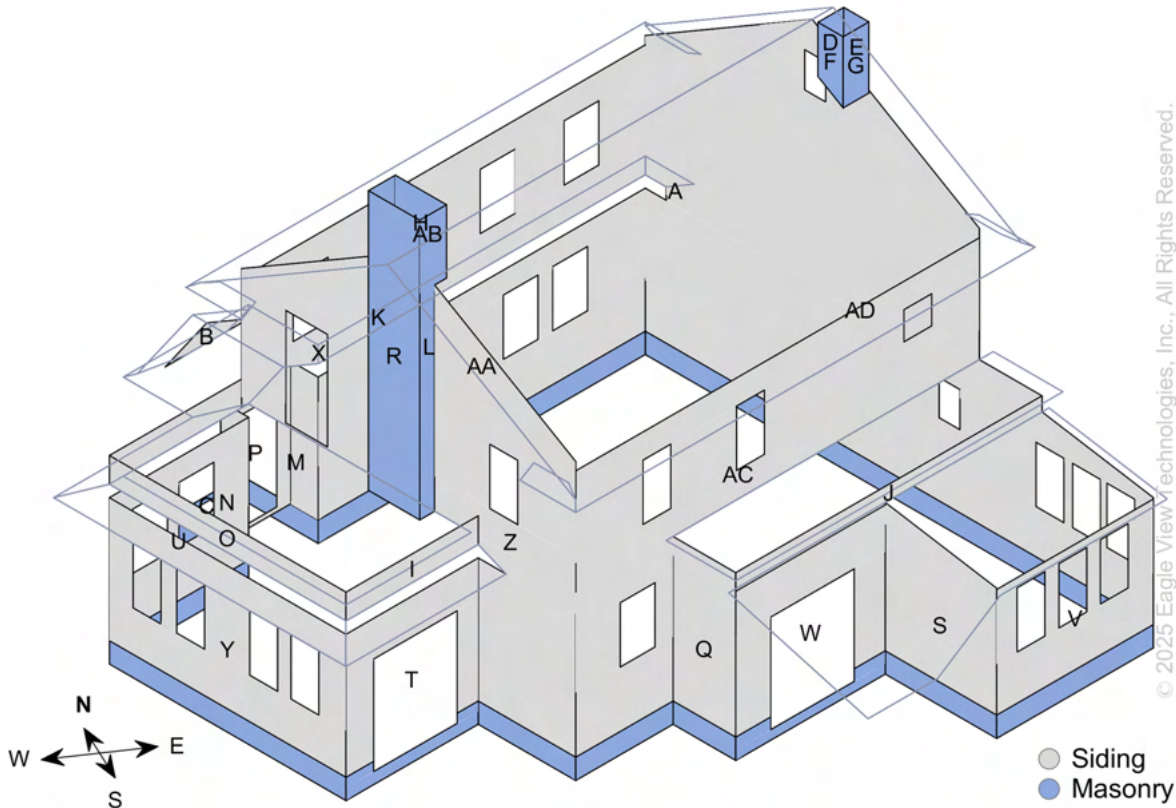
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Wall Area Diagram

Total Wall Area = 2502.3 sq ft, with 30 facets.

Total Wall Area with Windows and Doors = 2854.0 sq ft



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North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
D	0.0	6.2
U	69.0	14.5
C	0.0	4.0
AA	169.1	34.1
K	0.0	23.9
P	23.5	0.0
AB	208.8	0.0
J	22.0	0.0
B	3.7	0.0
Total	496.1	82.7

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
G	0.0	8.2
T	46.3	10.0
V	64.0	16.3

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
E	0.0	7.1
M	17.8	8.0
AD	607.3	52.9
H	0.0	14.8
Total	625.1	82.8

West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	0.0	7.1
Y	119.2	24.6
N	17.8	8.0



Report: 67490421

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AC	261.5	10.1
L	0.0	23.9
I	17.0	0.0
A	0.8	0.0
W	60.2	10.8
Total	449.8	79.3

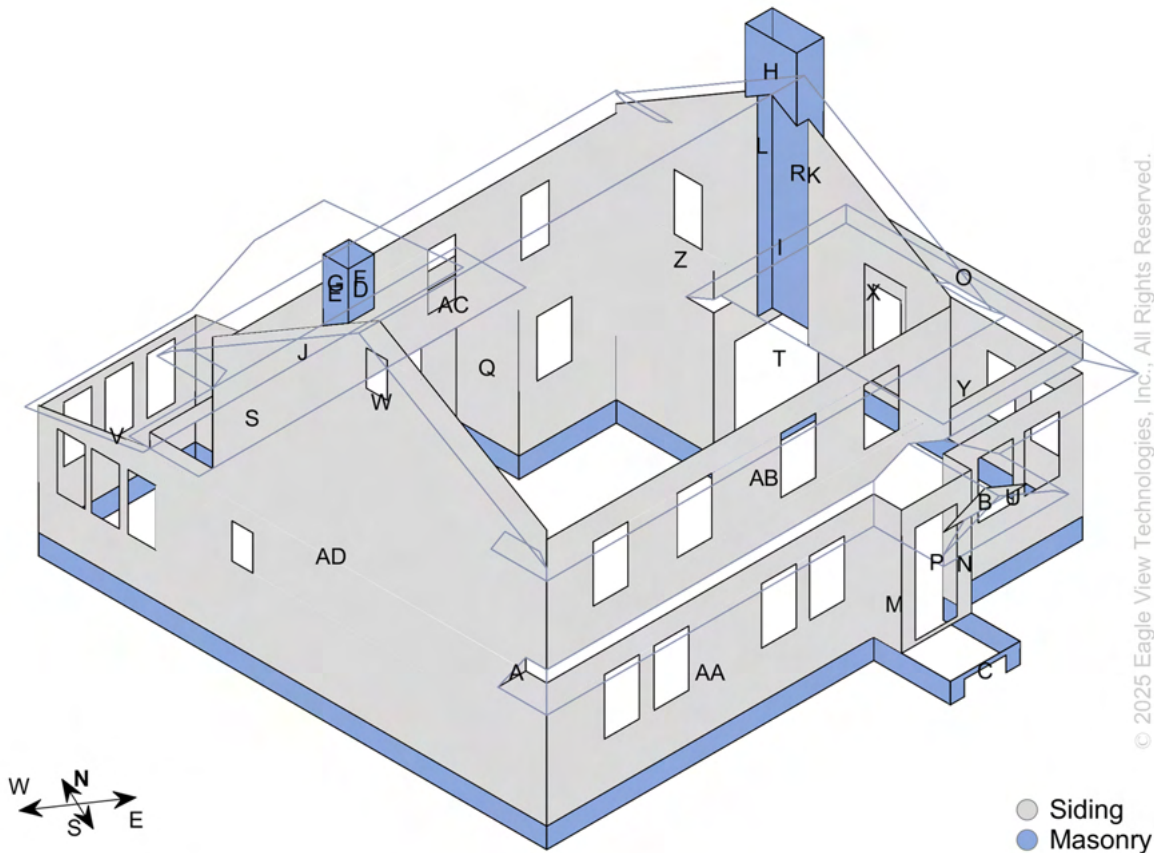
S	68.5	11.6
R	0.0	68.5
Z	175.6	10.1
X	92.6	0.0
O	30.4	0.0
Q	46.0	6.5
Total	550.1	136.4



Alternate Wall View

Total Wall Area = 2502.3 sq ft, with 30 facets.

Total Wall Area with Windows and Doors = 2854.0 sq ft



Note: Window & door measurements include trim.

North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
D	0.0	6.2
U	69.0	14.5
C	0.0	4.0
AA	169.1	34.1
K	0.0	23.9
P	23.5	0.0
AB	208.8	0.0
J	22.0	0.0
B	3.7	0.0
Total	496.1	82.7

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
G	0.0	8.2

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
E	0.0	7.1
M	17.8	8.0
AD	607.3	52.9
H	0.0	14.8
Total	625.1	82.8

West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	0.0	7.1



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T	46.3	10.0
V	64.0	16.3
AC	261.5	10.1
L	0.0	23.9
I	17.0	0.0
A	0.8	0.0
W	60.2	10.8
Total	449.8	79.3

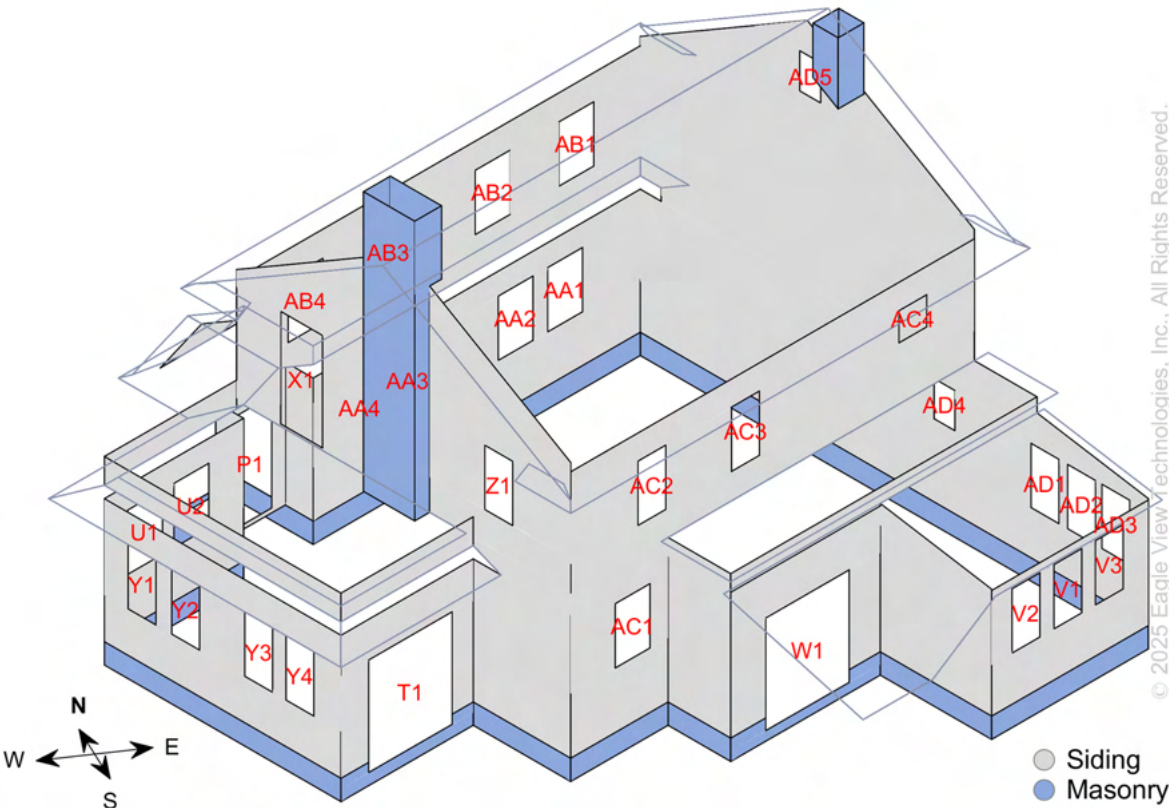
Y	119.2	24.6
N	17.8	8.0
S	68.5	11.6
R	0.0	68.5
Z	175.6	10.1
X	92.6	0.0
O	30.4	0.0
Q	46.0	6.5
Total	550.1	136.4



Window and Door Diagram

Total Window and Door Area = 351.6 sq ft, with 31 windows and doors

Total Window and Door Perimeter = 415.0 ft



North

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
P1	21.0	20.0	3.0 x 7.0
U1	10.0	13.0	2.5 x 4.0
U2	10.0	13.0	2.5 x 4.0
AA1	10.0	13.0	2.5 x 4.0
AA2	10.0	13.0	2.5 x 4.0
AA3	10.0	13.0	2.5 x 4.0
AA4	10.0	13.0	2.5 x 4.0
AB1	10.0	13.0	2.5 x 4.0
AB2	10.0	13.0	2.5 x 4.0
AB3	10.0	13.0	2.5 x 4.0
AB4	10.0	13.0	2.5 x 4.0
Total	121.0	150.0	n/a

South

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
T1	42.0	26.0	6.0 x 7.0

East

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
AD1	8.0	12.0	2.0 x 4.0
AD2	8.0	12.0	2.0 x 4.0
AD3	8.0	12.0	2.0 x 4.0
AD4	3.8	8.0	1.5 x 2.5
AD5	3.8	8.0	1.5 x 2.5
Total	31.6	52.0	n/a

West

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
X1	21.0	20.0	3.0 x 7.0



Report: 67490421

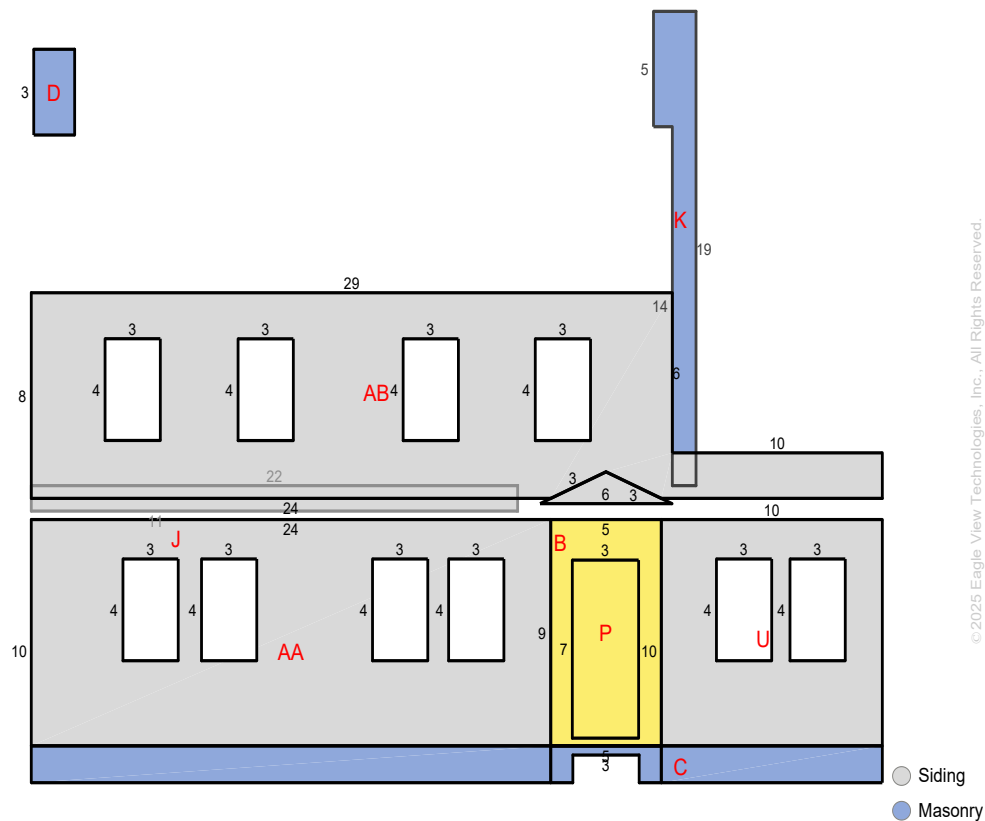
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V1	8.0	12.0	2.0 x 4.0
V2	8.0	12.0	2.0 x 4.0
V3	8.0	12.0	2.0 x 4.0
W1	42.0	26.0	6.0 x 7.0
AC1	10.0	13.0	2.5 x 4.0
AC2	8.0	12.0	2.0 x 4.0
AC3	8.0	12.0	2.0 x 4.0
AC4	4.0	8.0	2.0 x 2.0
Total	138.0	133.0	n/a

Y1	8.0	12.0	2.0 x 4.0
Y2	8.0	12.0	2.0 x 4.0
Y3	8.0	12.0	2.0 x 4.0
Y4	8.0	12.0	2.0 x 4.0
Z1	8.0	12.0	2.0 x 4.0
Total	61.0	80.0	n/a



North Elevation Diagram



Top of Siding Walls = 110.4 ft
Bottom of Siding Wall = 110.4 ft

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)	Window & Door Area (ft²)	Window & Door Perimeter (ft)	Window & Door Count
D	0.0	6.2	0	0	0
U	69.0	14.5	20.0	26.0	2
C	0.0	4.0	0	0	0
AA	169.1	34.1	40.0	52.0	4
K	0.0	23.9	0	0	0
P	23.5	0.0	21.0	20.0	1
AB	208.8	0.0	40.0	52.0	4
J	22.0	0.0	0	0	0
B	3.7	0.0	0	0	0
Total	496.1	82.7	121.0	150.0	11

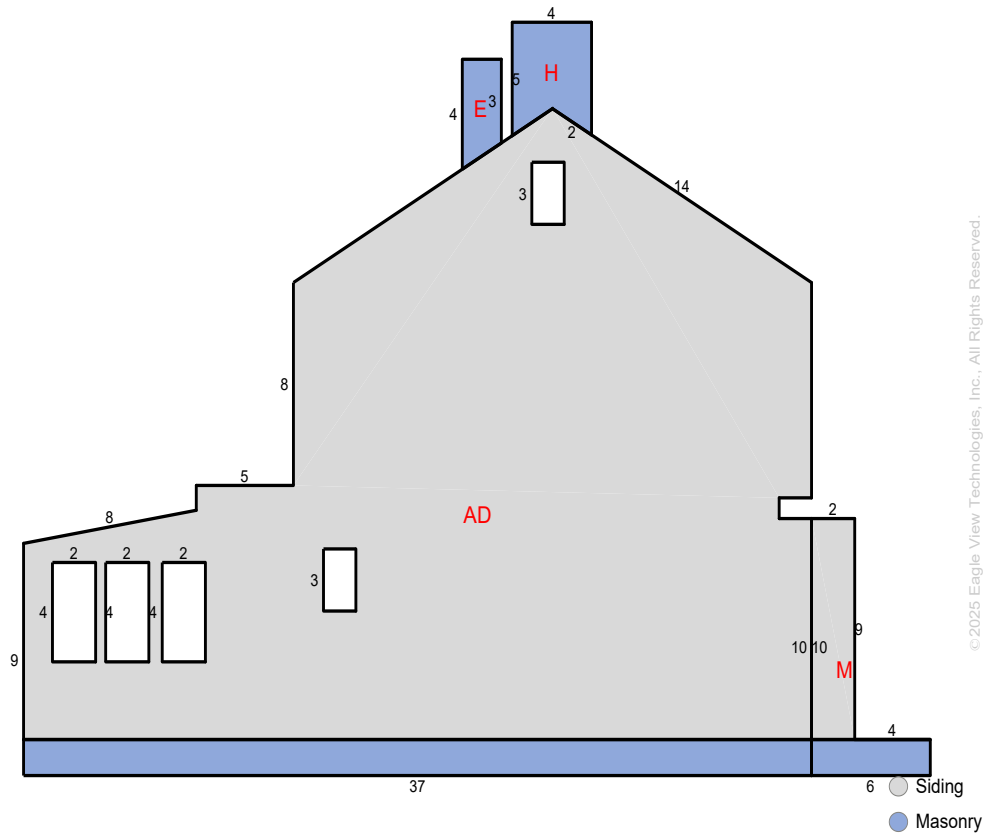
Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



Report: 67490421

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East Elevation Diagram



Top of Siding Walls = 45.9 ft

Bottom of Siding Walls = 45.0 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
E	0.0	7.1	0	0	0
M	17.8	8.0	0	0	0
AD	607.3	52.9	31.6	52.0	5
H	0.0	14.8	0	0	0
Total	625.1	82.8	31.6	52.0	5

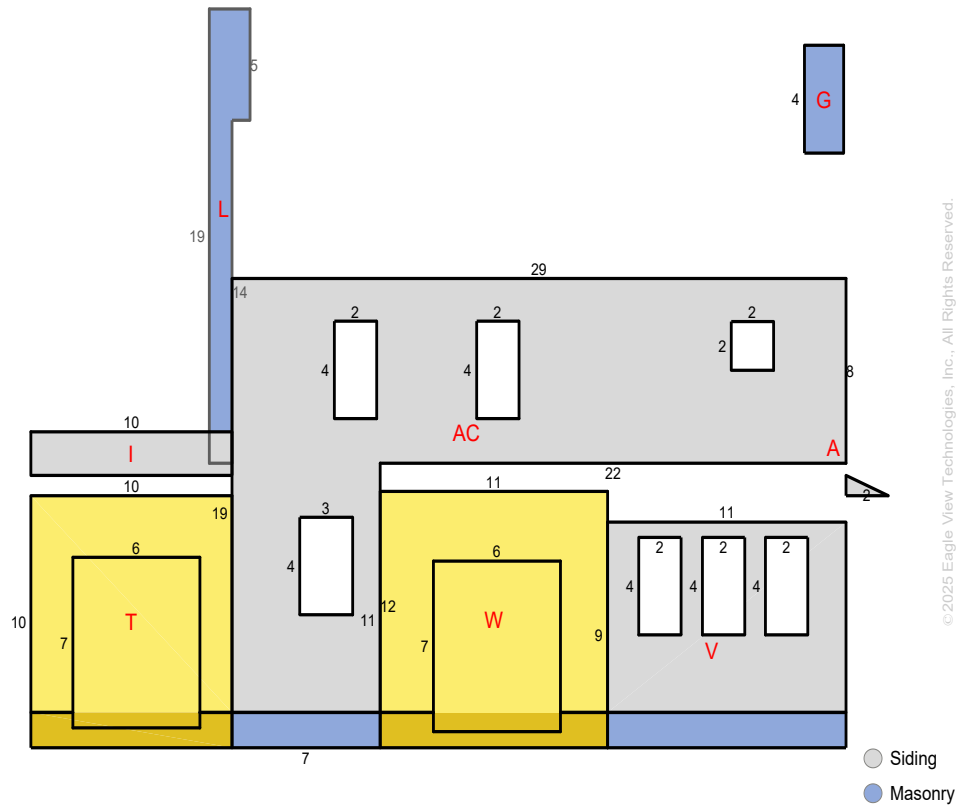
Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



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South Elevation Diagram



Top of Siding Walls = 72.2 ft
 Bottom of Siding Walls = 72.0 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
G	0.0	8.2	0	0	0
T	46.3	10.0	42.0	26.0	1
V	64.0	16.3	24.0	36.0	3
AC	261.5	10.1	30.0	45.0	4
L	0.0	23.9	0	0	0
I	17.0	0.0	0	0	0
A	0.8	0.0	0	0	0
W	60.2	10.8	42.0	26.0	1
Total	449.8	79.3	138.0	133.0	9

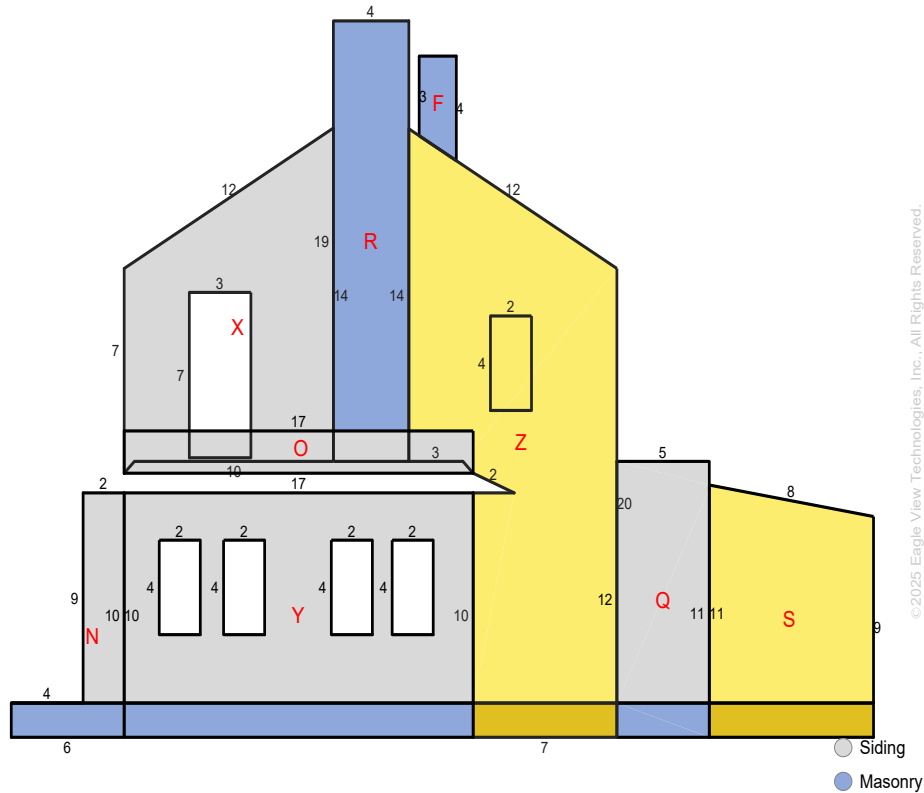
Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



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West Elevation Diagram



Top of Siding Walls = 77.6 ft

Bottom of Siding Walls = 74.9 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
F	0.0	7.1	0	0	0
Y	119.2	24.6	32.0	48.0	4
N	17.8	8.0	0	0	0
S	68.5	11.6	0	0	0
R	0.0	68.5	0	0	0
Z	175.6	10.1	8.0	12.0	1
X	92.6	0.0	21.0	20.0	1
O	30.4	0.0	0	0	0
Q	46.0	6.5	0	0	0
Total	550.1	136.4	61.0	80.0	6

Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



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Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



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Report Summary

Below is a measurement summary using the values presented in this report.

All Structures

Areas per Pitch

Roof Pitches	0/12	2/12	5/12	7/12
Area (sq ft)	261.5	222.8	212.0	1053.4
% of Roof	14.9%	12.7%	12.1%	60.2%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Full House™, only the predominant pitch may be noted due to resolution of photo. With Full House™, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity

Simple

Normal

Complex

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	4%	9%	12%	14%	16%	19%	24%	29%
Area (Sq ft)	1266	1317	1380	1418	1444	1469	1507	1570	1634
Squares *	12.66	13.33	14.00	14.33	14.66	15.00	15.33	16.00	16.66
	Measured				Suggested				

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.

Penetrations	1-3	4-5	6-8						
Area (sq ft)	0.3	1	2.3						
Perimeter (ft)	2	4	6						

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

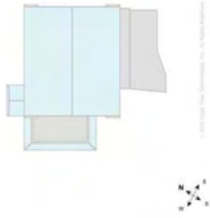
† Rakes are defined as roof edges that are sloped (not level).

‡ Eaves are defined as roof edges that are not sloped and level.



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All Structures Totals

Total Roof Facets = 17
Total Penetrations = 8

Lengths, Areas and Pitches

Ridges = 39 ft (2 Ridges)
Hips = 14 ft (9 Hips).
Valleys = 6 ft (2 Valleys)
Rakes⁺ = 96 ft (12 Rakes)
Eaves/Starter⁺ = 229 ft (20 Eaves)
Drip Edge (Eaves + Rakes) = 325 ft (32 Lengths)
Parapet Walls = 50 (4 Lengths).
Flashing = 121 ft (12 Lengths)
Step flashing = 20 ft (10 Lengths)
Total Penetrations Area = 10 sq ft
Total Roof Area Less Penetrations = 1,740 sq ft
Total Penetrations Perimeter = 32 ft
Predominant Pitch = 7/12
Total Area (All Pitches) = 1,750 sq ft

Property Location

Longitude = -81.8182079
Latitude = 41.4733024

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Parapet Wall Area Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	50	100	150	200	250	300	350

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=17517+Hilliard+Rd,Lakewood,OH,44107

Directions from Trident Restoration to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=2340+Shepler+Church+Ave.+SW,Canton,OH,44706&daddr=17517+Hilliard+Rd,Lakewood,OH,44107

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the yellow-shaded sections.



Report: 67490421

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Wall Measurement Summary

Below is a measurement summary using the values presented in this report.

All Structures

Wall Area Waste Calculations

Siding Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft²)	2,121	2,333	2,354	2,376	2,397	2,418	2,439	2,545
Squares	21.2	23.3	23.5	23.8	24	24.2	24.4	25.5

Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft²)	381	419	423	427	431	435	438	457
Squares	3.8	4.2	4.2	4.3	4.3	4.3	4.4	4.6

The tables above show the total wall area excluding windows and doors, based upon different waste percentages. The waste factor is subject to the complexity of the structure, image quality, siding techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only the wall area is included in these waste calculations. Accessories may require additional material.

Total Lengths & Areas

Wall Area excluding Windows & Doors

Total = 2502.3 ft²
Siding = 2121.1 ft²
Masonry = 381.2 ft²

General Totals

Wall Facets = 30
Windows & Doors = 31
Window and Door Area = 351.6 ft²
Window & Door Perimeter = 415.0 ft
Fascia (Eaves + Rakes) = 325 ft
Top of Siding Walls = 306.1 ft
Bottom of Siding Walls = 302.3 ft

Property Location

Longitude = -81.8182079
Latitude = 41.4733024

Corner Totals

	Siding to Siding	Masonry to Masonry	Siding to Masonry	Total
Inside Corners	46.8 ft	9.2 ft	28.2 ft	84.2 ft
Outside Corners	117.2 ft	74.5 ft	0.0 ft	191.7 ft
Inside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft
Outside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft

Notes

There were no changes to the structure in the past four years.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.

Wall measurements should be field verified to confirm accuracy. Wall areas assume that flat soffits exist at the eaves. If sloped soffits are present, wall height and wall area measurements will likely be off.

Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	3.4	3.4	3.6	3.8	4.1	4.4	4.8	5.2	5.7	6.1	6.6
B	3.4	3.4	3.6	3.8	4.1	4.4	4.8	5.2	5.7	6.1	6.6
C	3.4	3.4	3.6	3.8	4.1	4.4	4.8	5.2	5.7	6.1	6.6
D	3.4	3.4	3.6	3.8	4.1	4.4	4.8	5.2	5.7	6.1	6.6
E	5.0	5.1	5.3	5.6	6.0	6.5	7.1	7.7	8.3	9.0	9.7
F	9.8	9.9	10.3	11.0	11.8	12.8	13.9	15.1	16.3	17.7	19.0
G	20.0	20.3	21.1	22.4	24.0	26.0	28.3	30.7	33.3	36.1	38.9
H	21.0	21.3	22.1	23.5	25.2	27.3	29.7	32.3	35.0	37.9	40.8
I	27.4	27.8	28.9	30.6	32.9	35.7	38.7	42.1	45.7	49.4	53.3
J	27.4	27.8	28.9	30.6	32.9	35.7	38.7	42.1	45.7	49.4	53.3
K	38.0	38.5	40.1	42.5	45.7	49.5	53.7	58.4	63.3	68.5	73.9
L	47.0	47.6	49.5	52.5	56.5	61.2	66.5	72.2	78.3	84.7	91.4
M	117.5	119.1	123.9	131.4	141.2	153.0	166.2	180.5	195.8	211.8	228.4
N	144.0	146.0	151.8	161.0	173.1	187.4	203.6	221.3	240.0	259.6	279.9
O	219.7	222.7	231.6	245.6	264.0	286.0	310.7	337.6	366.2	396.1	427.0
P	448.2	454.4	472.4	501.1	538.7	583.4	633.9	688.7	747.0	808.0	871.1
Q	448.3	454.5	472.5	501.2	538.8	583.6	634.0	688.9	747.2	808.2	871.3
Total	1587	1609	1673	1774	1907	2066	2244	2438	2645	2861	3084

Each value is rounded to the nearest square foot. The totals are based on the unrounded values.

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Report: 67490421

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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-79-26

Permit No.: BBS26-000065

Applicant Name: Susan Broadwater, Beegan Architectural Design

Project Address: 2166 Niagara Dr.

Project Name: N/A

Project: Applicant proposes a second floor addition and covered porch at the entry

PAW

From: [Eric Theiss](#)
To: susan.beegan-ad.com
Subject: Letter of Consent
Date: Wednesday, July 8, 2026 11:54:18 AM

I authorize Lakewood ABR to take exterior photos of my house for review of my renovation plan.

Eric Theiss



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-80-26

Permit No.: BBS26-000071

Applicant Name: Charles McGettrick, Architects Charles A McGettrick LLC

Project Address: 17811 Lake Rd.

Project Name: N/A

Project: Applicant proposes the demolition of existing porch, construction of new gabled portico.

Charles A. Ketchum

July 21, 2026

Joel and Laura Jensen

17811 Lake Road

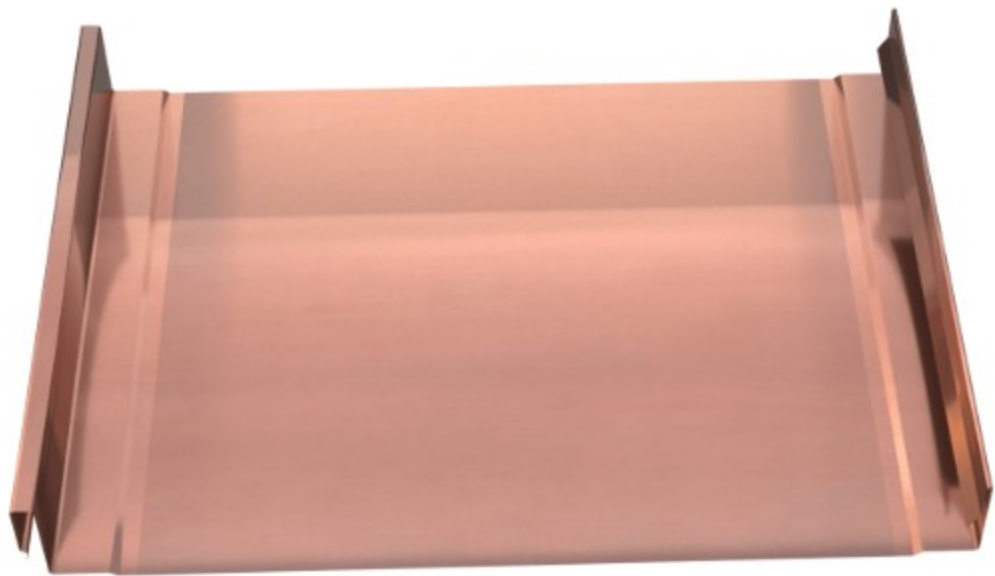
Lakewood, OH 44107

To: City of Lakewood Design Review Board

Please allow Mike McGettrick from Architects C.A. McGettrick to represent us.

Regards,


Laura Jensen



SW 7651

Front Porch

Interior / Exterior

Location Number: 239-C3



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Hardie® Panel

Find your style

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



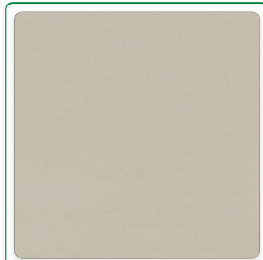
Primed for Paint product samples are not available.
Please check with your contractor or local dealer for
availability in your area.

Select your texture

All samples are shipped in Hardie® Plank Select Cedarmill® texture. Dream Collection® colors are only available in the United States.



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select your color collection

Statement
Collection®

Primed for
Paint

❓ Did not find the color you're looking for? [Click here.](#)

Why Choose Hardie® Panel?

Versatile Hardie® Panel is as strong as it is beautiful, providing lasting protection and value for your home.

English >



Superior durability

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.



Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options, such as our 2026 Color of the Year, in an ultra-durable finish. Our factory-applied, baked-on color is cured between

See the difference. Order color samples of our best-selling Hardie® products and find the perfect look for your home.



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[Home](#) > [Product Catalog](#) > [Trim Products](#) > **Hardie® Trim Boards | James Hardie**

Hardie® Trim Boards

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 Showing products for: 44107

Hardie® Trim

Find your style

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

English >



Primed for Paint product samples are not available.
Please check with your contractor or local dealer for
availability in your area.

Select your texture

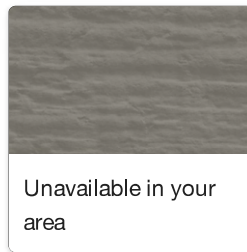
All samples are shipped in Hardie® Plank Select Cedarmill® texture. Dream Collection® colors are only available in the United States.



Smooth



Roughsawn



Rustic Grain

Select your color collection

Statement
Collection®

Primed for
Paint

❓ Did not find the color you're looking for? [Click here.](#)

Why Choose Hardie® Trim Boards?

Add beautiful finishing touches that are built to last.

English >



Superior durability

Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



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Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options, such as our 2026 Color of the Year, in an ultra-durable finish. Our factory-applied, baked-on color is cured between

coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Trim Boards.

Specs: Smooth

Color Collection	Width	Length	Thickness	ExposureWidth
Statement Collection®				
Dream Collection®				
Primed for Paint				
	11.250 IN	144.000 IN	0.750 IN	
	11.250 IN	144.000 IN	1.000 IN	
	3.500 IN	144.000 IN	0.750 IN	
	3.500 IN	144.000 IN	1.000 IN	
	4.500 IN	144.000 IN	1.000 IN	
	5.500 IN	144.000 IN	0.750 IN	
	5.500 IN	144.000 IN	1.000 IN	
	7.250 IN	144.000 IN	0.750 IN	
	7.250 IN	144.000 IN	1.000 IN	
	9.250 IN	144.000 IN	0.750 IN	
	9.250 IN	144.000 IN	1.000 IN	

Specs: Roughsawn



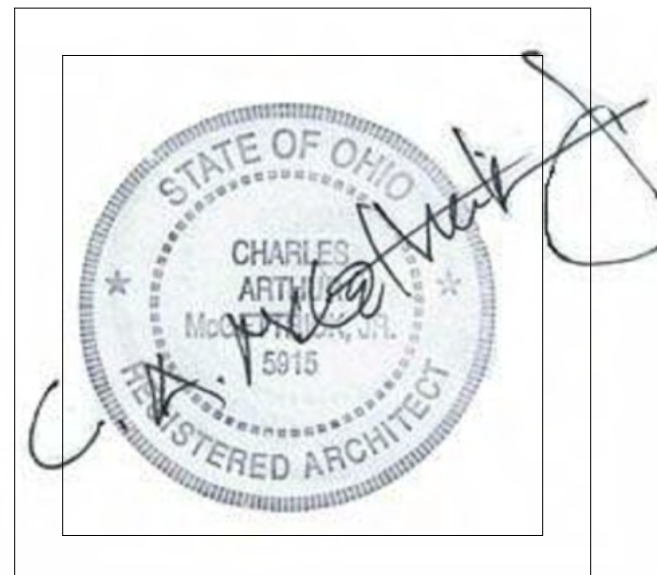
LECTS, C. A. MCGETTRICK
1000 AVE.
MO 64107

PROJECT NO. LAKESIDE
SHEET NO. _____
CALCULATED BY _____
CHECKED BY _____
SCALE _____
DATE _____
DRAWN BY _____







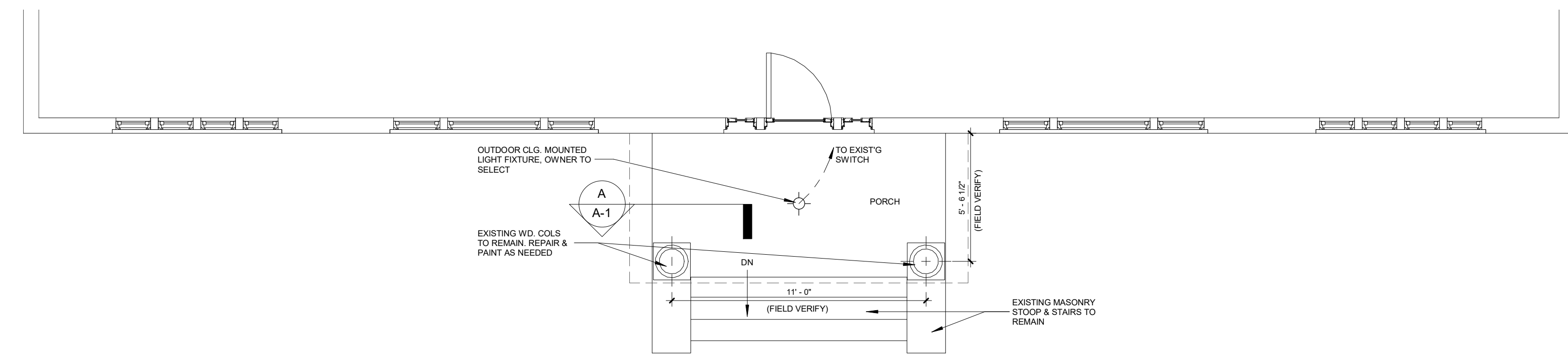


DATE: 7/21/26
REVISION:

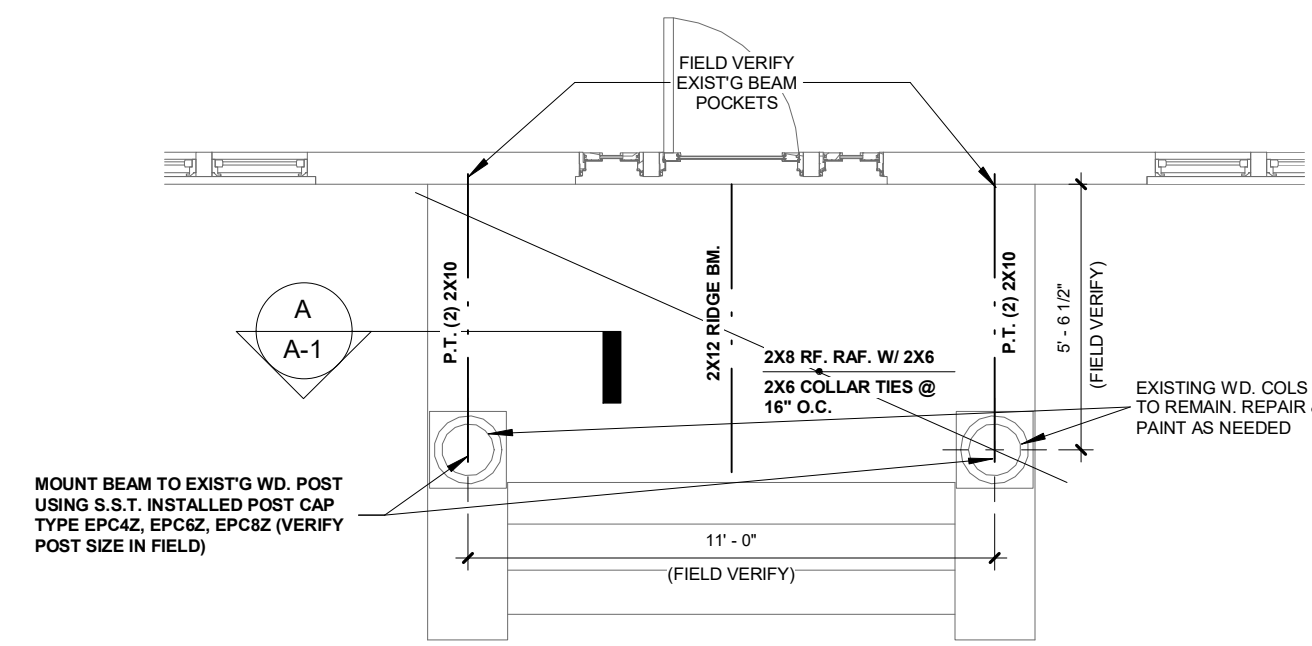
JENSEN RESIDENCE
17811 Lake Rd., Lakewood, Ohio
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO. 22617
CHARLES McGETTRICK, JR. #775915
EXPIRATION DATE: 12/31/2026

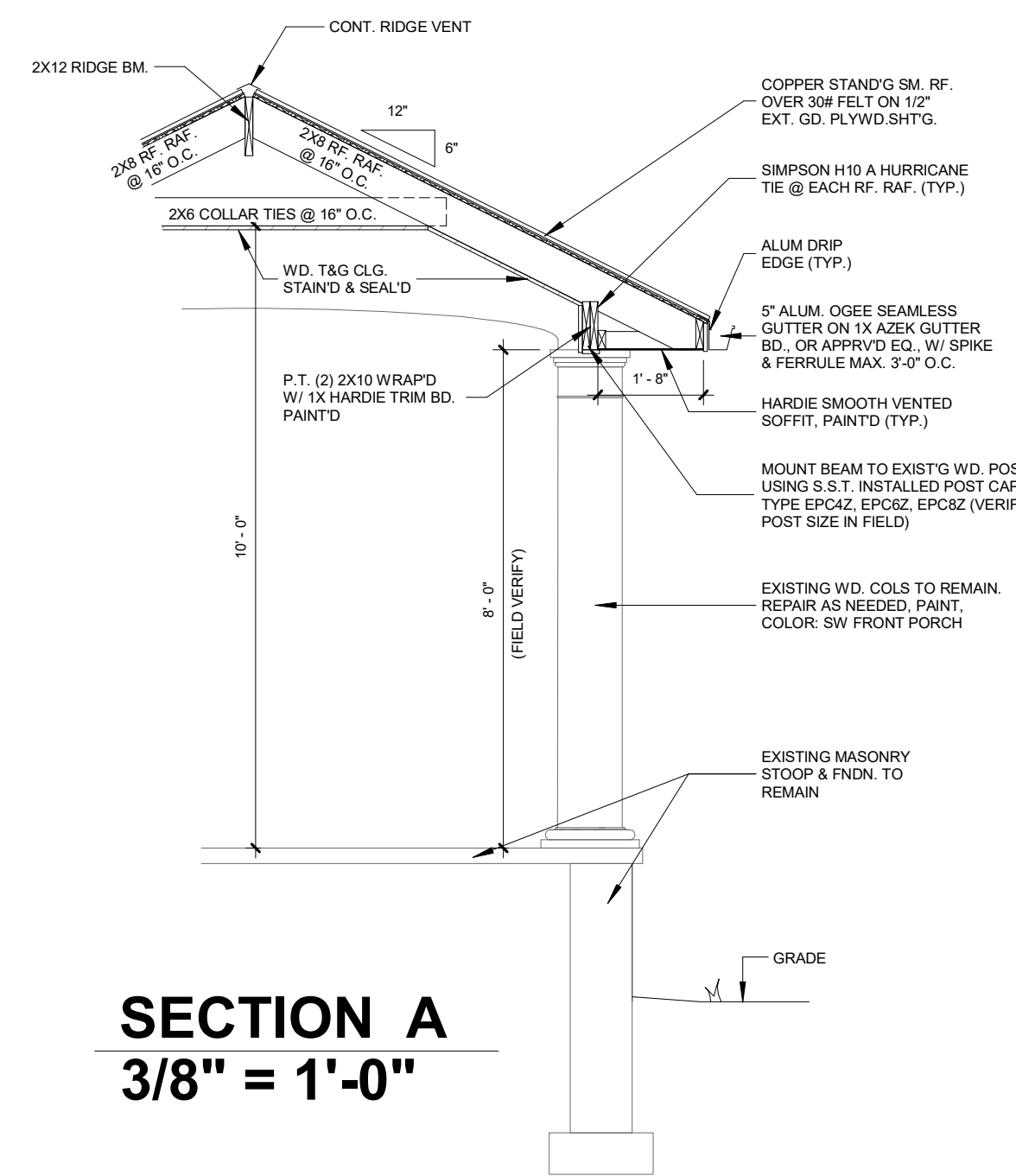
A-1



PORCH PLAN
1/4" = 1'-0"



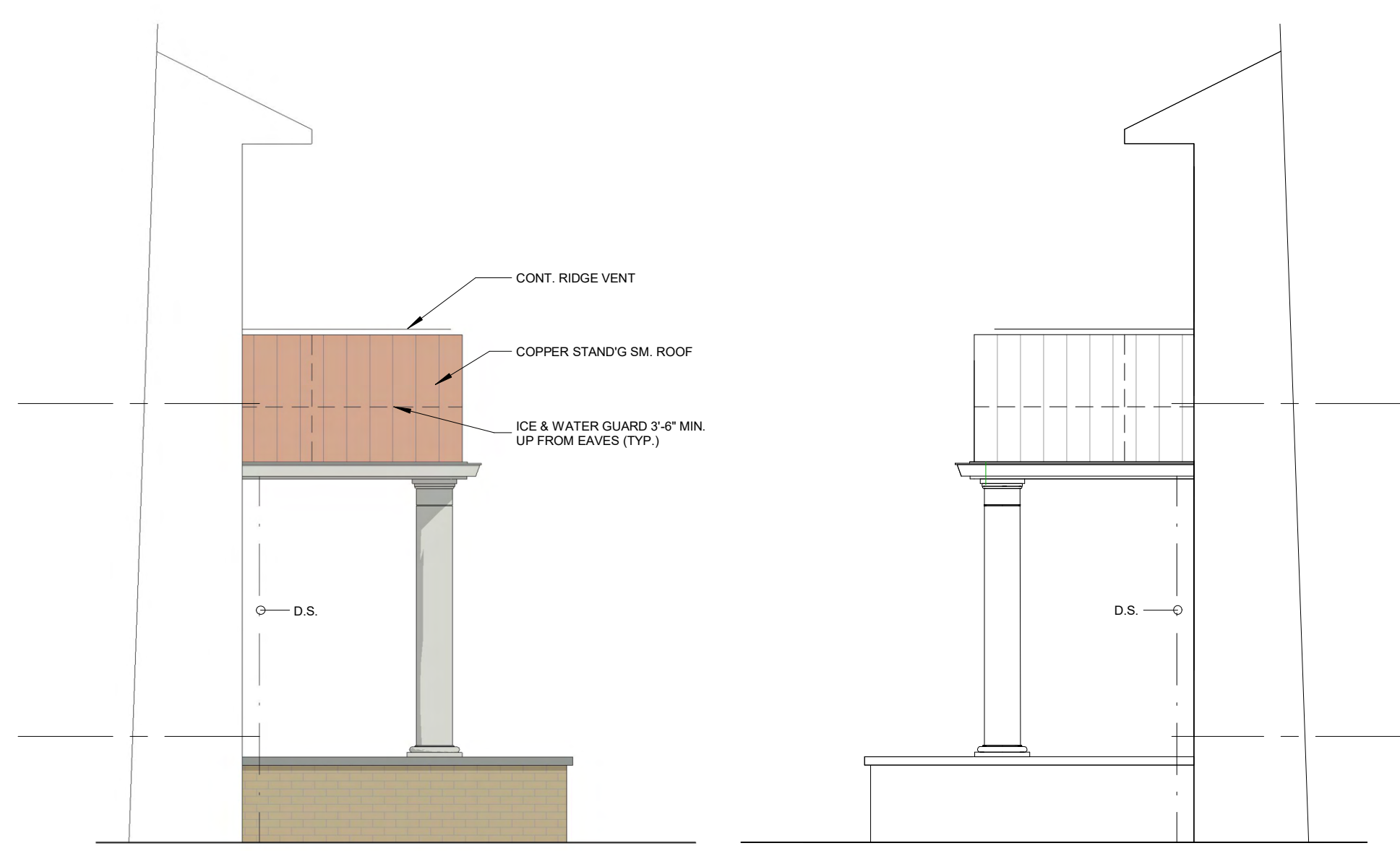
ROOF FRAMING PLAN
1/4" = 1'-0"



SECTION A
3/8" = 1'-0"



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



EAST ELEVATION
1/4" = 1'-0"

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

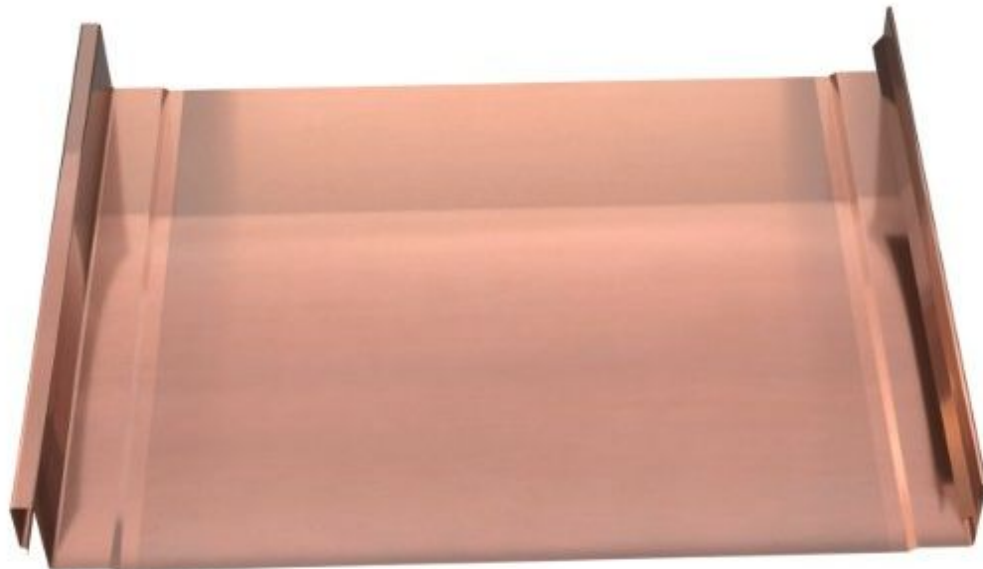
EXISTING CONDITONS



SW 7651
Front Porch
Interior / Exterior
Location Number: 239-C3

✓

PAINT COLOR



COPPER STANDING SEAM ROOF



SW 9541 White Snow	SW 9582 White Sand
SW 9542 Natural White	SW 9543 Gypsum
SW 9583 Sanctuary	SW 9585 Sunbleached
SW 9584 Mortar	SW 9586 White Sesame
SW 7005 Pure White Locator Number: 255-C1	SW 7651 Front Porch Locator Number: 239-C3

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



DATE: 7/21/26
REVISION:

JENSEN RESIDENCE
17811 Lake Rd., Lakewood, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO.: 22617
CHARLES McGETTRICK, JR. #775915
EXPIRATION DATE: 12/31/2026

2166 Niagara

PROJECT DESCRIPTION:

- A. ARCHITECTURAL: NEW INTERIOR WOOD FRAMED WALLS AND NEW FINISHES
WALL SYSTEM: WOOD FRAMING, SHEATHING, AND SIDING
FOUNDATION SYSTEM: CMU WALL ON CONCRETE FOOTER
FLOOR SYSTEM: PLYWOOD ON WOOD JOISTS
ROOF SYSTEM: ASPHALT SHINGLES ON FLYWOOD SHEATHING
- B. STRUCTURAL: EXISTING AND NEW WOOD BEAMS
- C. MECHANICAL: NEW DUCTWORK TIED INTO EXISTING FORCED AIR HVAC SYSTEM
- D. PLUMBING: NEW PLUMBING AND FIXTURES FOR KITCHEN + BATHROOMS.
- E. ELECTRICAL: NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON EXISTING ELECTRICAL PANEL - SERVICE FOR RESIDENTIAL ELECTRICAL USE

SITE INFORMATION:

PROPERTY LOCATION: 2166 NIAGARA DR
ZONING DISTRICT: RESIDENTIAL
SURROUNDING LAND USES: RESIDENTIAL
PARCEL SIZE: APPROXIMATELY 6500 SF (0.15 ACRES)
FRONT LOT LINE: NIAGARA DRIVE
BUILDING COVERAGE: 20%

BUILDING INFORMATION:

- A. LAND USE: RESIDENTIAL - 1-FAMILY PLATTED LOT
B. CONSTRUCTION CLASS: VB, UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE
C. PROJECT AREA: EXISTING HOUSE FOOTPRINT: 1326 GSF
EXISTING GARAGE FOOTPRINT: 400 GSF

PROJECT SCOPE NOTES

- ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE SELECTED BY OWNER. PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL BY OWNER.
- WINDOW SIZES AND CONFIGURATION ARE INDICATED ON THE EXTERIOR ELEVATIONS. SELECTIONS OF FINAL WINDOW TYPES TO BE COORDINATED WITH THE OWNER.
- ALL CABINETS, COUNTERS, AND MILLWORK TO BE SELECTED BY THE OWNER.
- ELECTRICAL SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE ELECTRICAL SYSTEM INCLUDING SERVICE, DEVICES, AND LIGHTING BASED ON THE ELECTRICAL LAYOUT.
- HVAC SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE GAS FORCED AIR SPLIT-SYSTEM INCLUDING EQUIPMENT, DUCTWORK, DIFFUSERS, CONTROLS, AND ELECTRICAL CONNECTIONS AS REQUIRED FOR NEW CONSTRUCTION.
- PLUMBING SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL SUPPLY AND WASTE PIPING TO TIE INTO EXISTING UTILITY SERVICE INCLUDING HOT WATER TANK AND ALL FIXTURES AS INDICATED ON THE PLANS. PERIMETER DRAINS AND STORM LEADERS (DOWNSPOUTS) TO TIE INTO CITY STORM SYSTEM.

DEMOLITION NOTES

- THE GENERAL CONTRACTOR IS TO VISIT THE SITE AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AND DEMOLITION DRAWINGS PRIOR TO START OF WORK AND RESOLVE ANY QUESTIONS OR CONFLICTS REGARDING THE EXISTING CONDITIONS.
- DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DRAWINGS, THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. NOTIFY ARCHITECT OF ALL EXISTING CONSTRUCTION NOT SPECIFICALLY NOTED ON THE DRUGS, AND REMOVE OR RETAIN ITEMS AS DIRECTED BY ARCHITECT.
- DEMOLISH AND REMOVE WALLS, CEILING, AND ALL OTHER ITEMS AS SHOWN. EQUIPMENT DESIGNATED TO REMAIN OR BE REUSED, SUCH AS DOORS, FRAMES, STOPS, MOULDINGS, HARDWARE AND WALL MOUNTED FIXTURES, ARE TO BE TAGGED AND STORED IN A SAFE PLACE UNTIL READY FOR INSTALLATION, AS DIRECTED BY ARCHITECT.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK UNTIL IT IS SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
- REMOVE DAMAGED CORNER BEADS AND BEADS AT EXISTING CORNERS WHERE NEW WALLS ALIGN WITH EXISTING FINISH.
- ALL CONTRACTORS AND VENDORS ARE TO COORDINATE WITH OTHER TRADES TO VERIFY SCHEDULES, AND REMOVALS OF CONDUIT, PANEL BOARDS, LIGHTING, ELECTRICAL OUTLETS, PLUMBING, DUCTWORK, ETC. PRIOR TO THEIR REMOVAL.
- REMOVE FROM THE PREMISES ALL PRODUCTS OF DEMOLITION NOT DESIGNATED FOR REUSE. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE. PREVENT DUST AND DIRT FROM RISING BY WETTING DEBRIS.
- WHILE DEMOLISHING PARTITIONS AND CEILING, ALL ENCOUNTERED PIPES, CONDUIT AND DUCTWORK WHICH ARE TO REMAIN, WILL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN THE FLOOR, WALL OR CEILING.
- GENERAL CONTRACTOR IS TO INSTALL FLOOR TO CEILING PLASTIC SHEETING BETWEEN OCCUPIED AREAS AND RENOVATED AREAS. EXISTING WALLS ARE TO REMAIN AS TEMPORARY PROTECTION UNTIL PHASING ALLOWS FOR DEMOLITION OF PARTITIONS. TO PROTECT EXISTING DOORS, MOULDINGS, ETC., THE GENERAL CONTRACTOR SHALL USE 40LB. NON-STAINING PAPER ON EA. SIDE.
- THE GENERAL CONTRACTOR IS TO PROMPTLY REPAIR ALL DAMAGE CAUSED TO ADJACENT AREAS BY DEMOLITION AT NO ADDITIONAL EXPENSE TO THE TENANT/OWNER. GENERAL CONTRACTOR IS TO PATCH AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH, OR COLOR UNLESS NOTED OTHERWISE BY ARCHITECT.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR THE GEN. CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.
- REMOVE EXISTING CARPET, PADDING AND TACK STRIPS FROM ENTIRE AREA OF ALTERATION OR AS NOTED IN THESE DRAWINGS. GENERAL CONTRACTOR WILL REMOVE, IN CONTAINERS, ALL DEBRIS.

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THESE DOCUMENTS AND THE REQUIREMENTS OF THE OWNER AND THE CURRENT RESIDENTIAL CODE OF OHIO (RCO).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL FIRE AND SAFETY CODES, OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED IN THESE CONTRACT DOCUMENTS. CONFLICTS BETWEEN WORK SET FORTH IN THESE DOCUMENTS AND BUILDING CODES, LAWS OR REGULATIONS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY FEDERAL, STATE, COUNTY, MUNICIPAL LAW AND SHALL INCLUDE IN THE CONTRACT THE COST OF SUCH FEES.
- THE GENERAL CONTRACTOR IS TO ARRANGE FOR ALL HOISTING FACILITIES FOR MATERIALS AND EQUIPMENT. THE CONTRACT SHALL INCLUDE ALL COSTS FOR DELIVERY AND/OR HANDLING OF MATERIALS.
- ALL ARRANGEMENTS FOR CONSTRUCTION PERSONNEL ENTERING THE BUILDING DURING WORKING HOURS, MATERIAL, DELIVERY, DEBRIS REMOVAL, MATERIAL RETURNED TO BUILDING, IS TO BE MADE WITH THE OWNER.
- EACH CONTRACTOR AND VENDOR SHALL CHECK BUILDING OPENINGS, AND CLEARANCES FOR DELIVERY OF EQUIPMENT AND /OR MATERIALS (SIZES OF ELEVATORS, DOORS, CORRIDORS, ETC.)
- THE GENERAL CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH ANY WORK.
- DO NOT SCALE DRAWINGS - USE DIMENSIONS SHOWN.
- THE GENERAL CONTRACTOR IS TO ERECT ALL NECESSARY TEMPORARY, SOLID, AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT OCCUPIED AREAS INCLUDING THE PROTECTION OF FLOORING MATERIALS WHILE CONSTRUCTION AND DEMOLITION ARE IN PROGRESS.
- THE GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS AND LEAVE ALL AREAS BROOM CLEAN AT THE END OF EACH WORK DAY, AND TO BE CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.
- GENERAL CONTRACTOR IS TO PERFORM ALL WORK FOR THE CONTRACT SUM WITHOUT ADJUSTMENT IN THE EVENT OF LABOR DISPUTES AND/OR WORK STOPPAGES.
- INSPECTIONS: OWNER TO CONTRACT WITH A QUALIFIED TESTING LABORATORY FOR TESTING OF CONCRETE, REBAR, SOIL BEARING, SOIL COMPACTION, MASONRY, GROUT, ETC. AS REQUIRED BY LOCAL CODES.

DESIGN LOADS, AS PER R.C.O.:

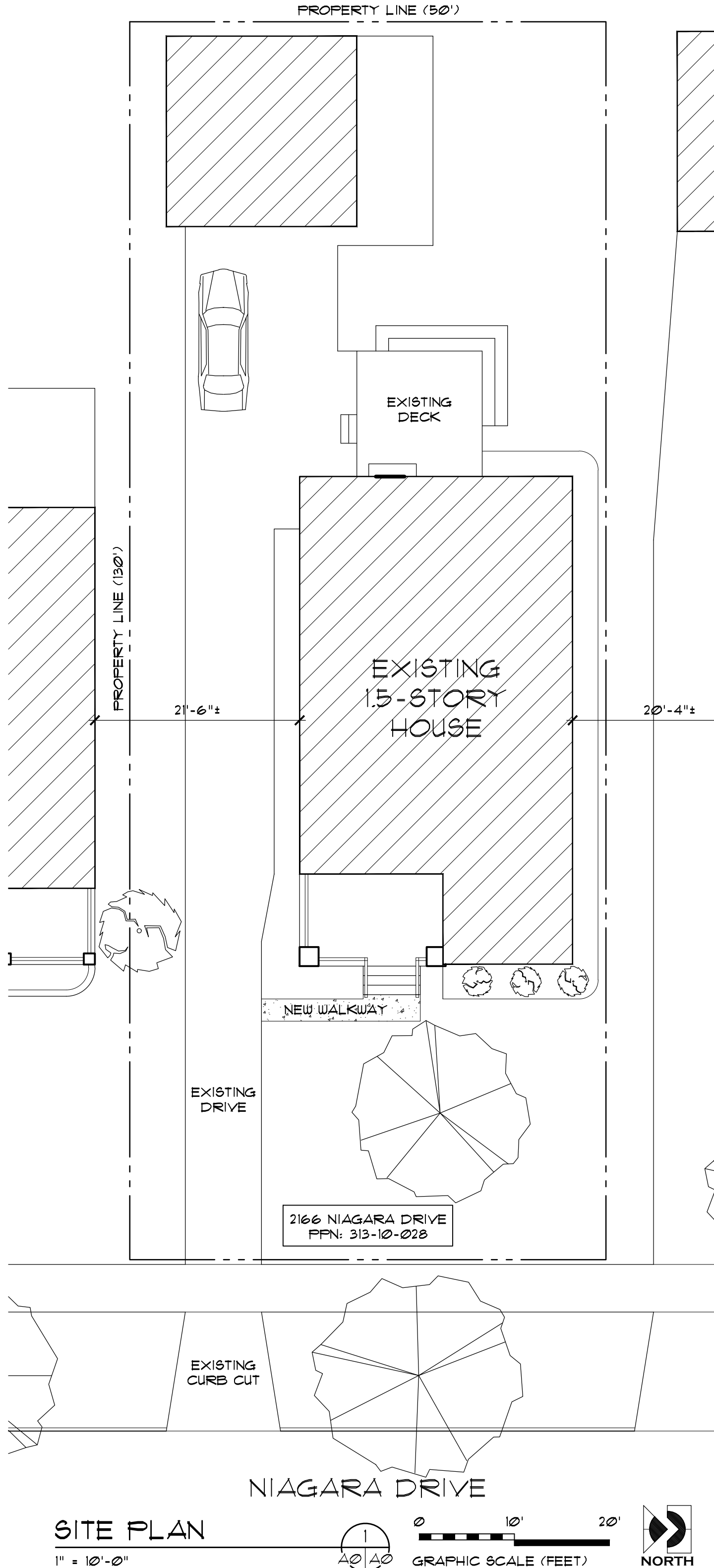
ROOF LIVE LOAD: 30 PSF
ROOF SNOW LOAD: G.S.L. + 325 PSF, FF + 17.5 PSF, CC + 0.7, I + 1.0 WITH PROVISIONS FOR DRIFTED SNOW.
MINIMUM SNOW DESIGN PRESSURE IS 30 PSF.
DESIGN WIND CRITERIA: V = 115 MPH, I = 1.0, EXP. B, P = 112 PSF, MIN. WIND DESIGN PRESSURE IS 20 PSF.
SEISMIC CRITERIA: AV = 0.071, AA = 0.10, HAZ GROUP I, PERFORMANCE CAT B, SOIL PROFILE TYPE S2,
REINF. MASONRY SHEAR WALL, R = 4/12, CD = 4
FLOOR LIVE LOAD: 40 PSF THROUGHOUT (RESIDENTIAL)

WOOD FRAMING

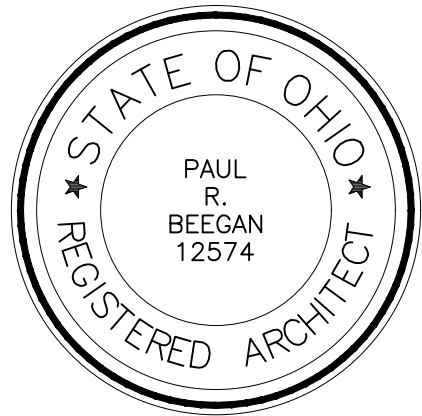
- WOOD STRESS GRADES:

FB = 1000 PSI
E = 1100000 PSI
FV = 95 PSI

- CONSTRUCTION TO CONFORM TO THE NATIONAL DESIGN GUIDELINES FOR WOOD CONSTRUCTION. WOOD TO BE DOUGLAS FIR, HEM FIR, OR SOUTHERN PINE GRADE NO. 2 OR BETTER.



ISSUE	DATE	DESCRIPTION
1	06.23.26	design review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 25-051

Theiss Residence
New Addition

2166 niagara drive
lakewood, ohio 44107

Architectural Site Plan,
Location Map & Notes

A0



STREET VIEW



FRONT ENTRY

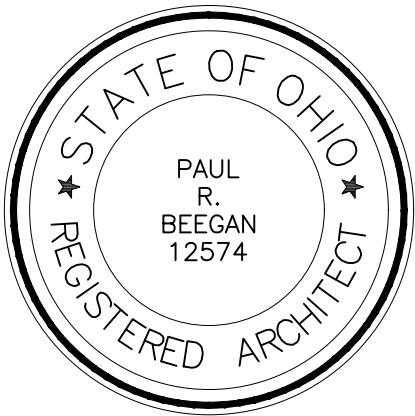


EXISTING SOUTH DORMER



EXISTING NORTH DORMER

ISSUE	DATE	DESCRIPTION
1	06.23.26	design review



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

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project no. 25-051

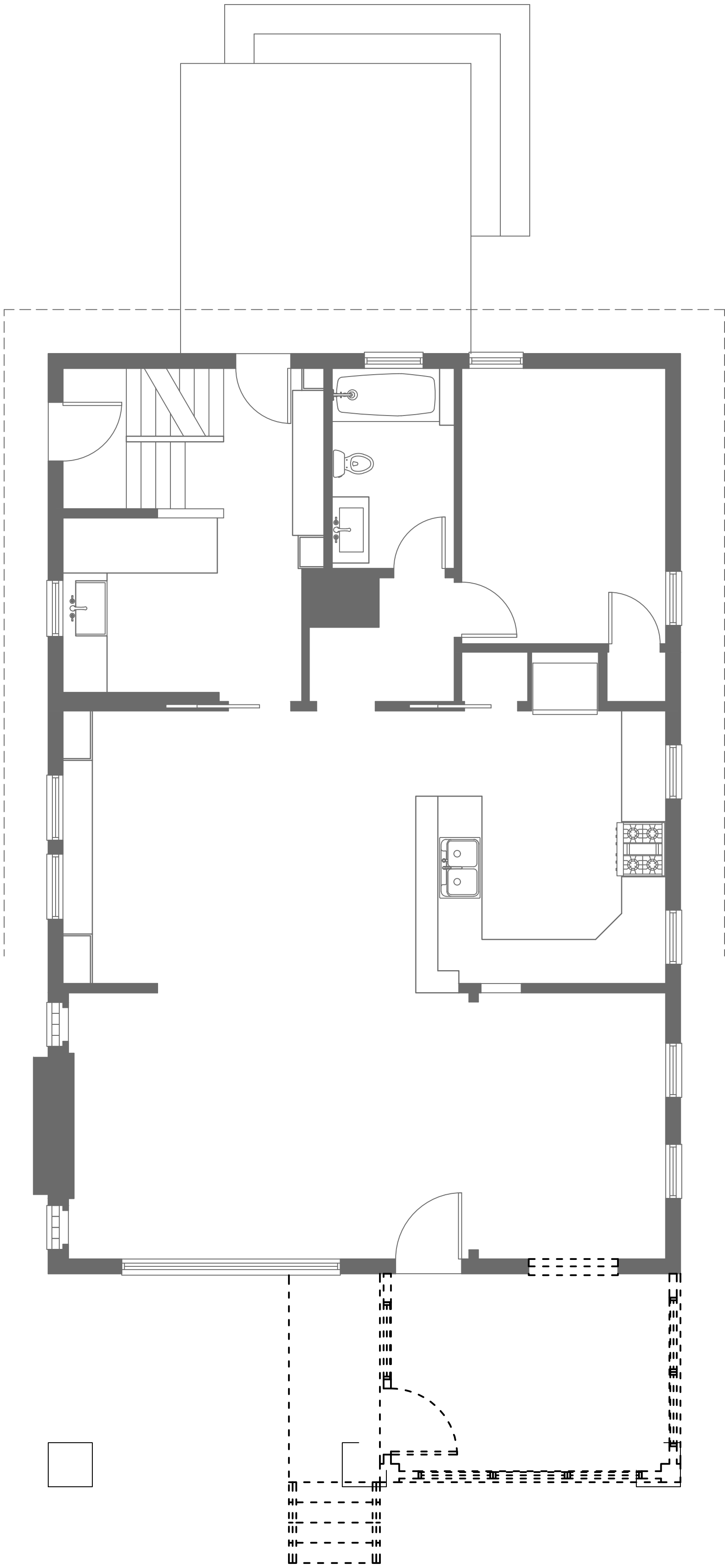
Theiss Residence New Addition

2166 niagara drive
lakewood, ohio 44107

Proposed Renderings
and Existing Photos

A0.1

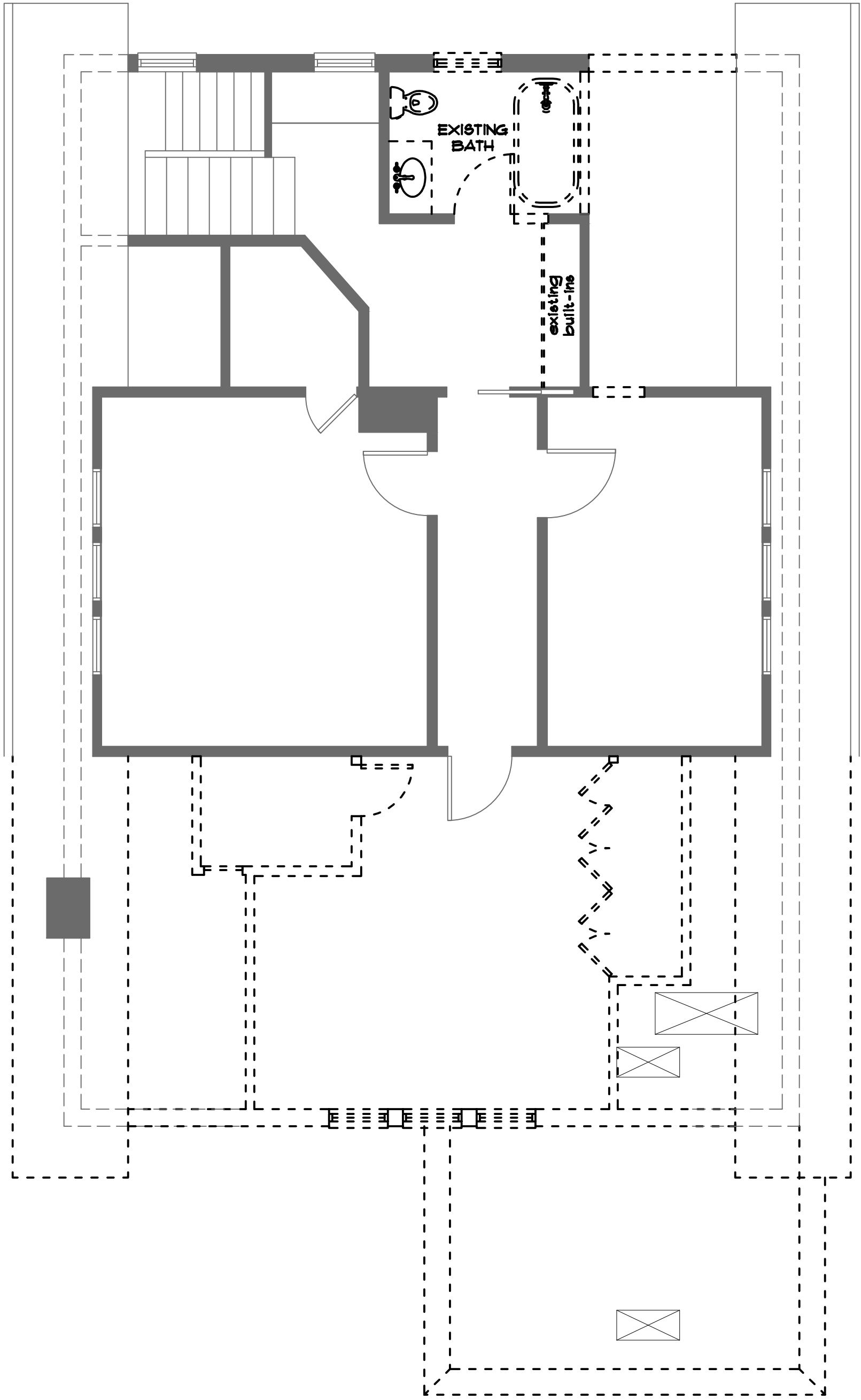
ISSUE	DATE	DESCRIPTION
1	06.23.26	design review



1ST FLOOR DEMO PLAN



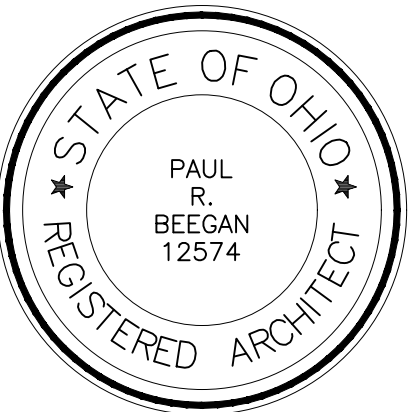
0 4' 8'
GRAPHIC SCALE (FEET)



2ND FLOOR DEMO PLAN



0 4' 8'
GRAPHIC SCALE (FEET)



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 25-051

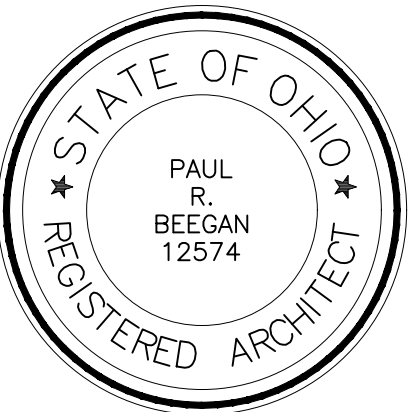
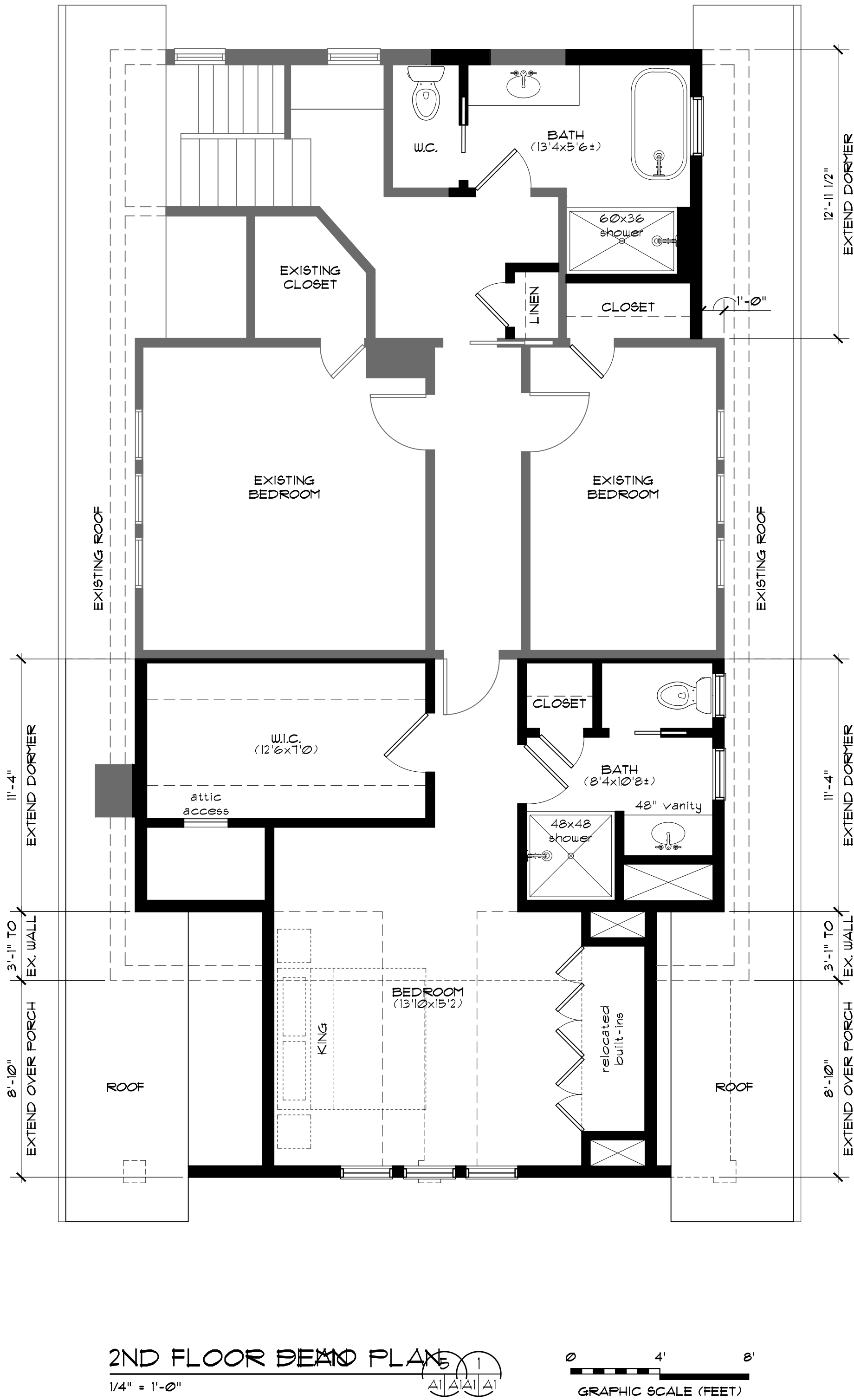
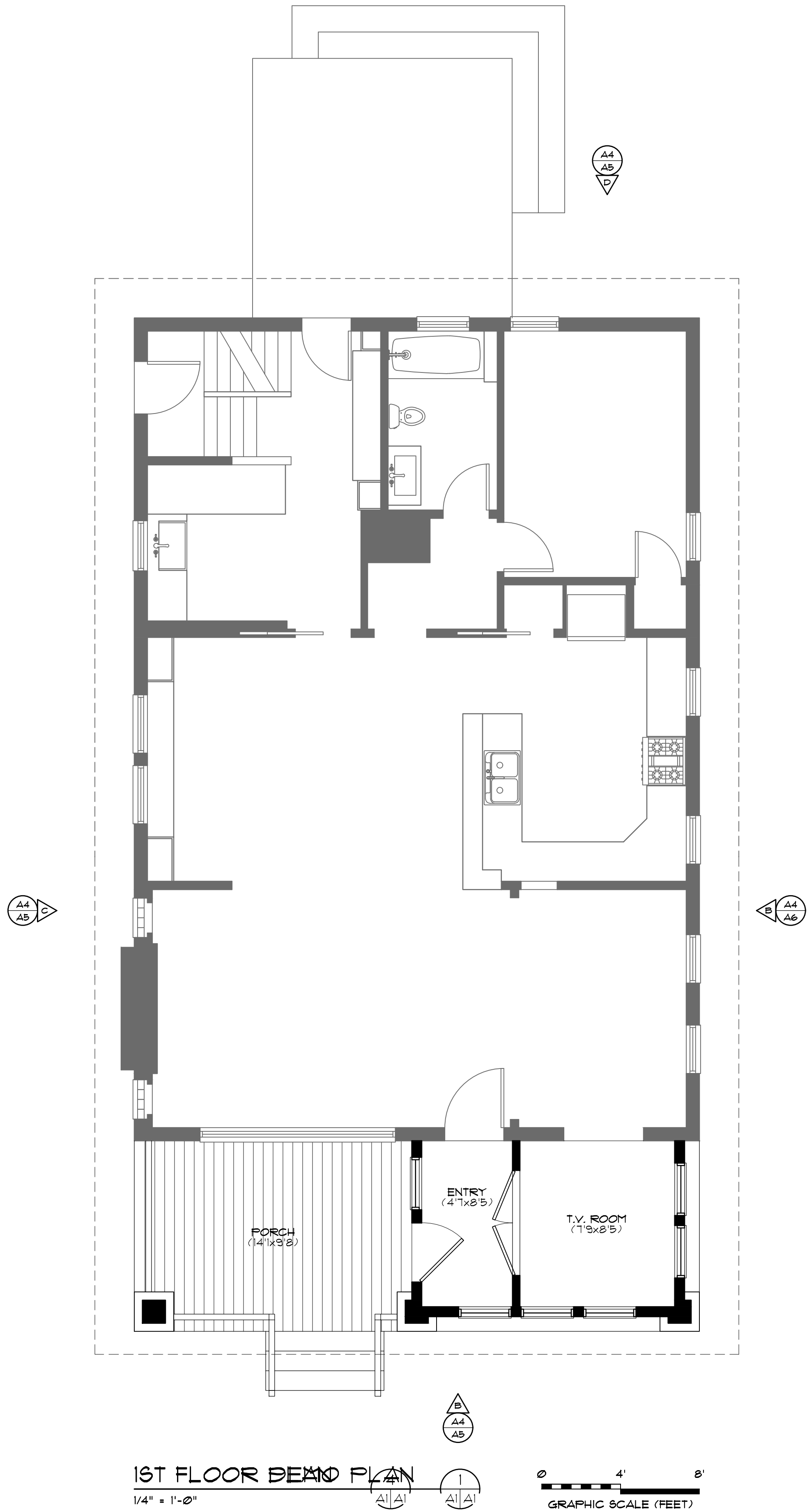
Theiss Residence New Addition

2166 niagara drive
lakewood, ohio 44107

Demo Plans

A1

ISSUE	DATE	DESCRIPTION
1	06.23.26	design review



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 25-051

Theiss Residence New Addition

2166 niagara drive
lakewood, ohio 44107

Floor Plans

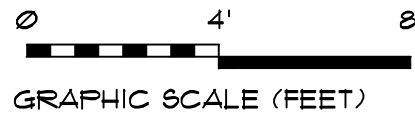
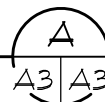
A2

ISSUE	DATE	DESCRIPTION
1	06.23.26	design review



FRONT ELEVATION

1/4" = 1'-0"

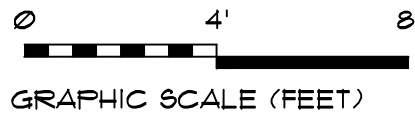
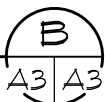


GRAPHIC SCALE (FEET)



RIGHT ELEVATION

1/4" = 1'-0"

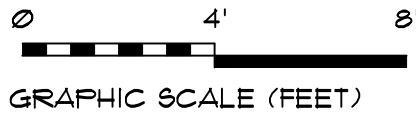
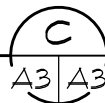


GRAPHIC SCALE (FEET)



LEFT ELEVATION

1/4" = 1'-0"

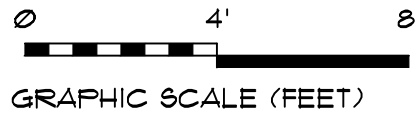
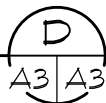


GRAPHIC SCALE (FEET)

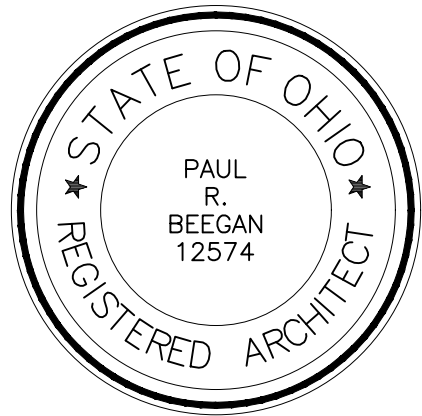


BACK ELEVATION

1/4" = 1'-0"



GRAPHIC SCALE (FEET)



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 25-051

Theiss Residence New Addition

2166 niagara drive
lakewood, ohio 44107

Elevations

A3

80.0'

JENSEN RESIDENCE
17811 LAKE RD.

DATE: 7/21/26



14551 Madison Ave.
Lakewood, OH 44107
(216) 227-0700 • Fax: (216) 227-0712
Email: archicam@ameritech.net

240.72'

219.64'

17811 LAKE RD.
LAKEWOOD, OHIO

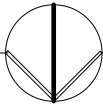
AREA OF WORK

100.0'

LAKE ROAD

CL

SITE PLAN
1/16" = 1'-0"





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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-81-26

Permit No.: BBS26-000072

Applicant Name: John C Waddell, Waddell Architects

Project Address: 15607Detroit Ave.

Project Name: Merry Arts

Project: Applicant proposes a storefront expansion

Wardell

July 22, 2026

John Granzier

15607 Detroit

Project: Storefront Renovation

Authorization for property access is granted for the referenced project.

MERRY ARTS PUB & GRILLE

15607 DETROIT AVENUE
LAKEWOOD, OHIO 44107

J Waddell - Architect

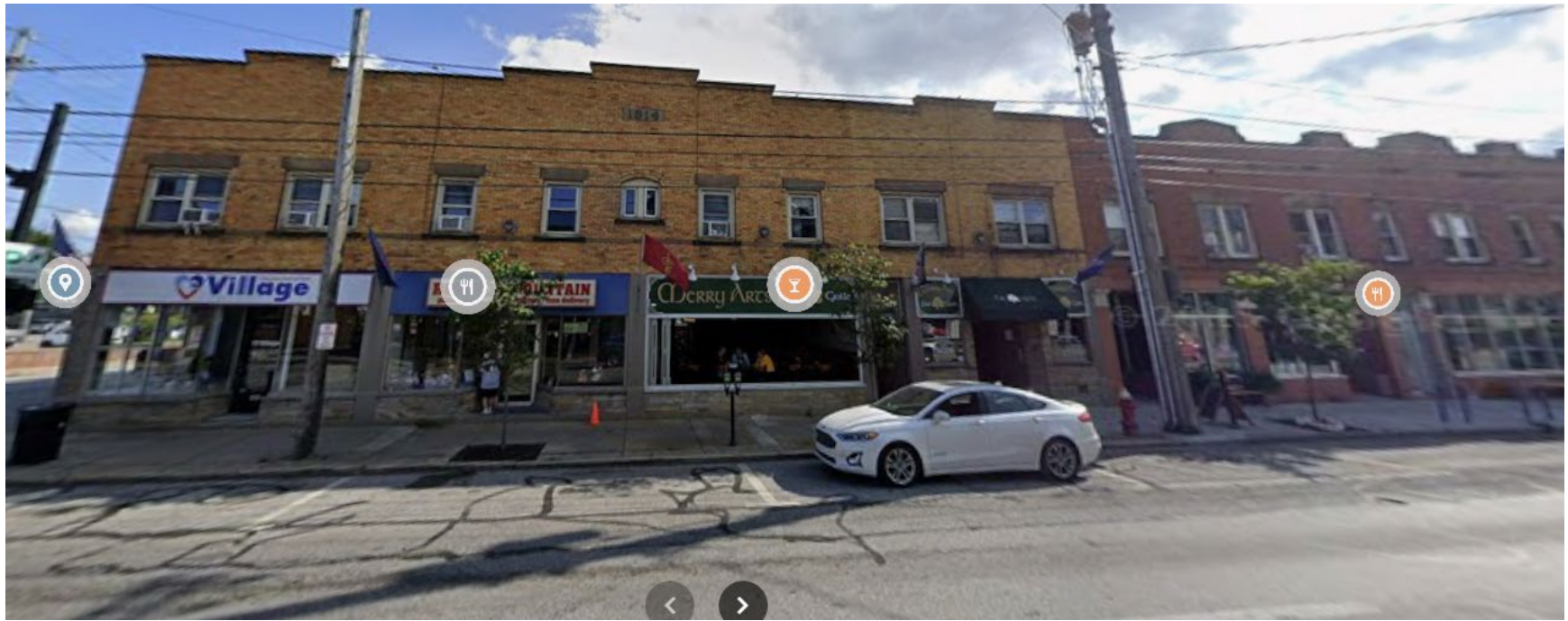
General Notes:

Solar Innovations Folding Glass Doors
1" Clear Tempered Glass - PLEASE CONFIRM
Bottom Bearing System
6 Panel Folding to one end
Clear Anodized Finish - PLEASE CONFIRM

Other items:

Determine Support Framing behind existing Signage
for after Storefront is removed. We could provide an Aluminum
Tube Frame Support achored at Head.

G.L.A.S.S., INC.
13921 Triskett Road
Cleveland, Ohio 44111
1-216-252-5925 Fax 251-4340



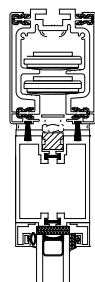
Choosing the Right Frame

G2 SYSTEM

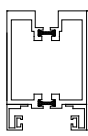


G2 systems are a great way to open your environment. The frame uses a thermal strut system that separates the interior metal from the exterior metal. By including a thermal break, the temperature transfer between the outdoors and indoors is minimized. The frames are available in two vertical stile widths: narrow and standard. The widths can be combined over multiple units for a unique style or kept consistent throughout. Standard, narrow, and wide mullions are also available.

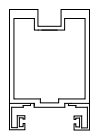
G2



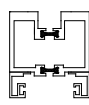
Head Detail



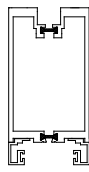
Standard Thermal



Standard Nonthermal



Narrow Thermal



Stretch Rail



Heavy Thermal



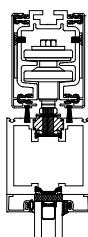
10" Bottom Rail



G3 SYSTEM

G3 systems are designed for residential and commercial applications that require higher design pressures. This system has been designed to support larger sizes with ease of operation and offers exceptional air, water, structural, and thermal performance. The G3 Nonthermal System is ideal for applications that do not require thermal performance, including mild climates and indoor uses—this system is popular for interior entryways and room dividers. Standard, narrow, and wide mullions are also available. The G3 Thermal System achieves both exceptional structural and thermal performance.

G3



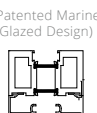
Head Detail



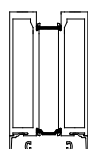
Standard Thermal



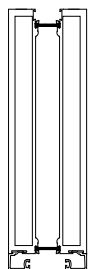
Standard Nonthermal



Narrow Thermal
(Patented Marine Glazed Design)



Stretch Rail



10" Bottom Rail



PAYCHEX SAWGRASS PAVILION
ROCHESTER, NY

G2 Nonthermal Folding Glass Walls



1914

 **Village**
CAREGIVING

keep your heart at home

15601

441-941-9637



Merry Arts Pub & Grille

Merry Arts Pub & Grille
TACOS
5-11PM



NO
PARKING
ANY
TIME

System Comparison

G2 ALUMINUM



G3 & G3 LITE ALUMINUM



System	Material	Maximum panel size*	NFRC approved	Energy efficiency	Acoustical	Impact rated	System wall depth	Top or bottom load
Folding Glass Wall	G2 aluminum	3' x 10'	Yes	Better	Varies with options selected	Yes	2¼"	Both
	G3 & G3 lite aluminum	3' x 15'	Pending	Better	Varies with options selected	Yes	3"	Both
	Aluminum with wood cladding	3' x 15'	Pending	Best	Varies with options selected	Yes	Varies with options selected	Both
	Wood	3' x 10'	Pending	Best	Varies with options selected	No	3"	Both
	Vinyl-composite	3' x 8'	Pending	Best	Varies with options selected	No	2¼"	Both
Slide & Stack Wall	G2 aluminum	3' x 10'	No	Better	-	No	2¼"	Top
	G3 & G3 lite aluminum	4' x 16'	No	Best	Varies with options selected	No	3"	Top
	Aluminum with wood cladding	5' x 12'	No	Better	-	No	Varies with options selected	Top
	Wood	5' x 10'	No	Best	-	No	3"	Top
Sliding Door	G2 aluminum	5' x 10'	Yes	Better	Varies with options selected	Yes	Varies with options selected	Bottom
	G3 & G3 lite aluminum	5' x 15'	Yes	Best	Varies with options selected	Yes	Varies with options selected	Bottom
	Vinyl-composite	4' x 10'	Yes	Better	Varies with options selected	Yes	Varies with options selected	Bottom
Lift Slide	G3 aluminum	5' x 15'	Yes	Best	Varies with options selected	Yes	Varies with options selected	Bottom
Pivot	G2 aluminum	5' x 10'	No	Better	-	No	2¼"	Bottom
	G3 & G3 lite aluminum	6' x 12'	No	Best	-	No	3"	Bottom
Swing Door	G2 aluminum	3½' x 10'	Yes	Better	Varies with options selected	Yes	2¼"	NA
	G3 & G3 lite aluminum	5' x 15'	Yes	Best	Varies with options selected	Yes	3"	NA
	Aluminum with wood cladding	5' x 12'	-	Best	Varies with options selected	-	3"	NA
	Wood	5' x 10'	-	Best	Varies with options selected	-	Varies with options selected	NA
	Vinyl-composite	3' x 8'	Yes	Best	Varies with options selected	-	2¼"	NA

* Custom configurations, oversized panels, and variations are available with engineering approval. Please contact a Solar Innovations® sales designer to discuss options.

** Water performance depends on sill type, outfold vs. infold, configurations and up-leg height.

*** AAMA 2603-04-05 custom options are also available.

**** Can also be laminated, veneered, or custom painted.

**ALUMINUM
WITH WOOD
CLADDING**



WOOD



**VINYL
COMPOSITE**



Stock finishes	Grids	Glazing infill	Maximum number of panels	Water performance**	Closer options
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/4"	20	Up to 15psf	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1/4" - 1 1/2"	20	Up to 12psf	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/2"	20	Up to 12psf	NA
White Oak, Red Oak, Hard Maple, White Ash	Yes	3/16" - 1 1/2"	15	Up to 12psf	NA
White****	Yes	1"	15	-	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/4"	Unlimited (Based on engineering requirements)	-	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1/4" - 1 1/2"	Unlimited (Based on engineering requirements)	-	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1" - 1 1/2"	Unlimited (Based on engineering requirements)	-	NA
White Oak, Red Oak, Hard Maple, White Ash	Yes	1" - 1 1/2"	Unlimited (Based on engineering requirements)	-	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/16"	10 - manual (motorized available)	6.0psf - 12.0psf	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1 1/4" - 1 3/8"	10 - manual (motorized available)	6.0psf - 12.0psf	NA
Cream White (136) & Tan (304)****	Yes	1"	5 - manual	6.0psf	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1 1/4" - 1 3/8"	10 - manual (motorized available)	12.0psf and higher	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/4"	Unlimited (Based on engineering requirements)	-	Floor & head
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1/4" - 1 1/2"	Unlimited (Based on engineering requirements)	-	Floor & head
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/4"	NA	6.0psf (Up to 12.0psf with high performance sill)	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	1/4" - 1 1/2"	NA	6.0psf (Up to 12.0psf with high performance sill)	NA
White, Bronze, Clear Anodized, Dark Bronze Anodized***	Yes	3/16" - 1 1/2"	NA	6.0psf	NA
White Oak, Red Oak, Hard Maple, White Ash	Yes	1"	NA	6.0psf	NA
White****	Yes	1"	NA	6.0psf	NA



1914

Merry Arts Pub & Grille

Merry Arts Pub & Grille

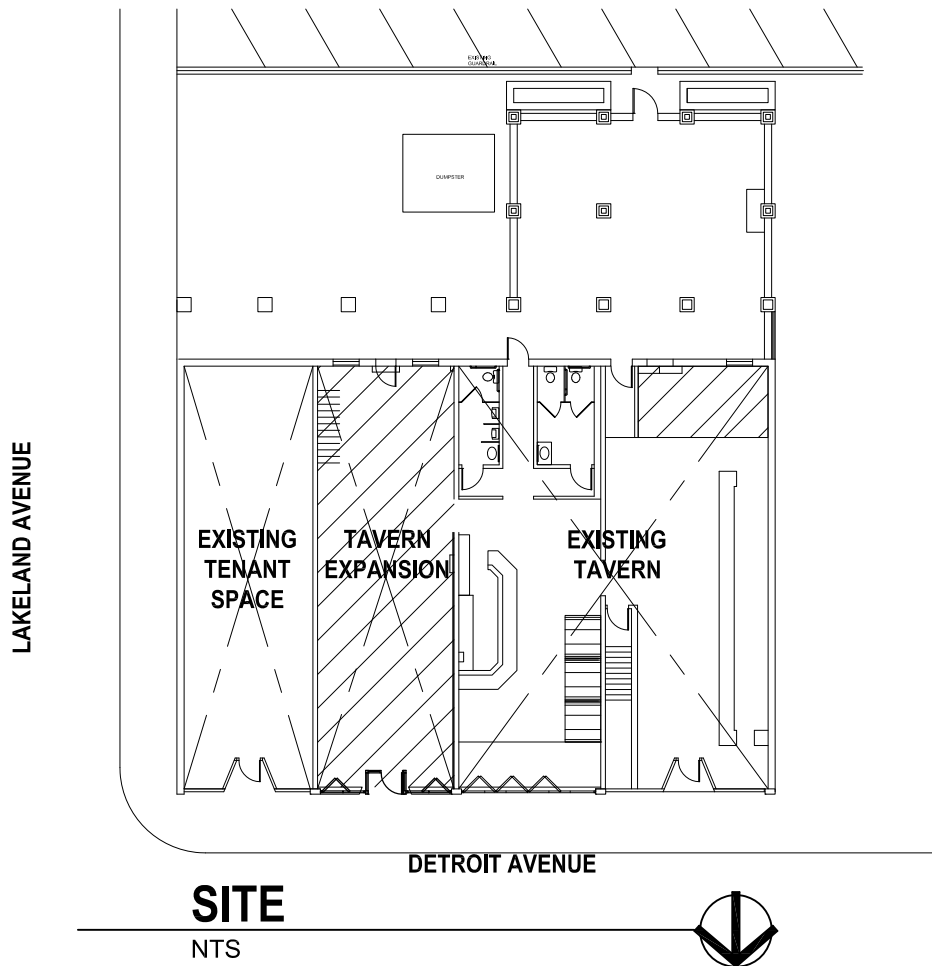
Est. 1933 Merry Arts Pub & Grille

KENO
PATTY'S
WORLD FAMOUS
TACOS
Monday & Thursday
6-11 P.M.

ATM
SPECIALS
Monday - Friday 10:00 AM - 10:00 PM
Saturday 10:00 AM - 10:00 PM
Sunday 10:00 AM - 10:00 PM
Wine - 10:00 AM - 10:00 PM
Beer - 10:00 AM - 10:00 PM
Soft Drinks - 10:00 AM - 10:00 PM
Dinner - 10:00 AM - 10:00 PM

BLACK MARKET
meats

open



MERRY ARTS STOREFRONT

15607 DETROIT AVENUE
LAKEWOOD, OHIO 44107

WADDELL
ARCHITECTS

1302 Summit Avenue
Lakewood, Ohio 44107
216.905.9104

ISSUE

CODE	DESCRIPTION	DATE
A	ABR REVIEW	07.22.2026

REVISION

CODE	DESCRIPTION	DATE

PROJECT NUMBER

JCW

DRAWN BY

JCW

CHECKED BY

AS NOTED

SCALE

JULY 22, 2026

DATE

MERRY ARTS EXPANSION

15607 1/2 DETROIT AVENUE
LAKEWOOD, OHIO

STOREFRONT
DETAILS

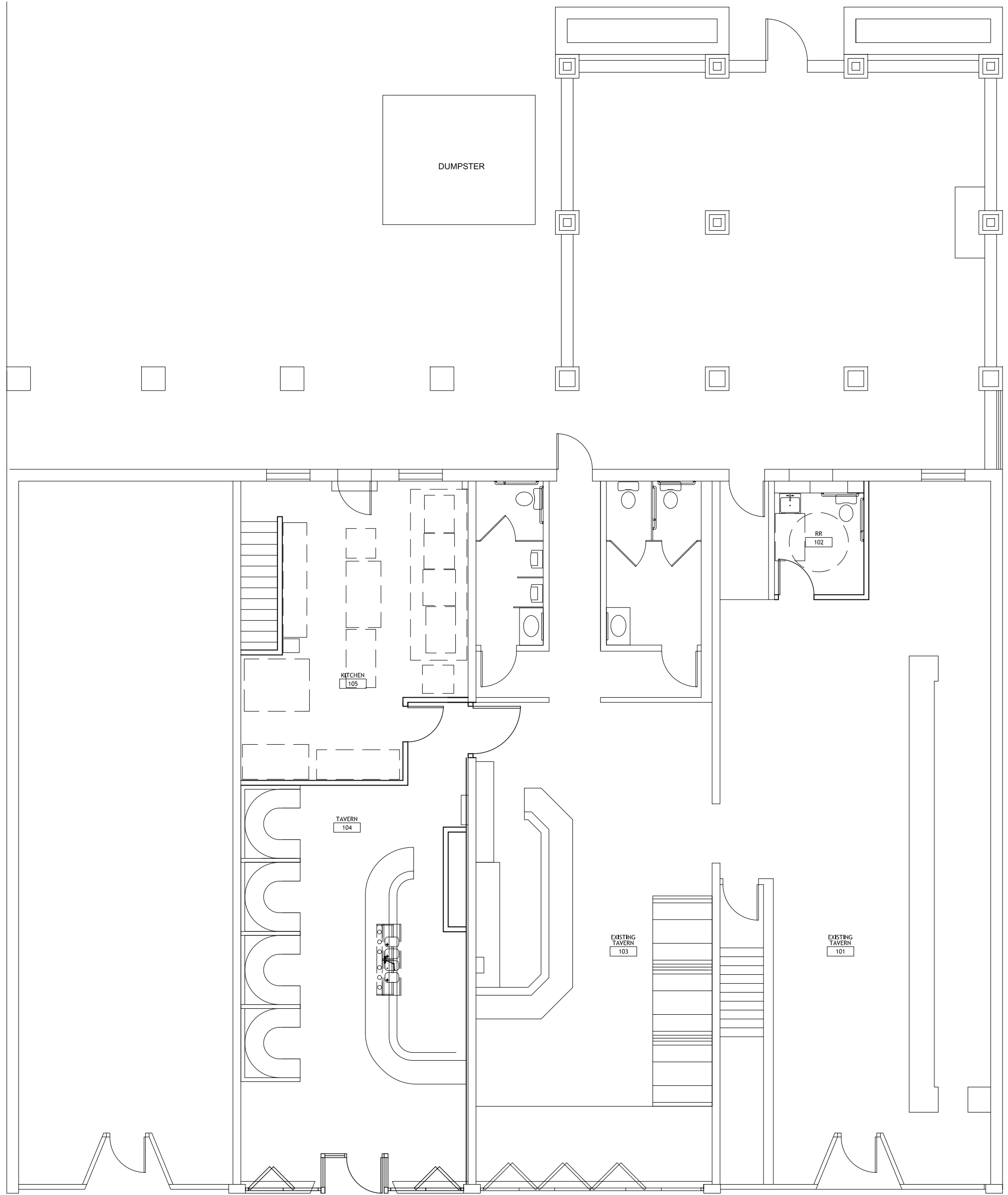
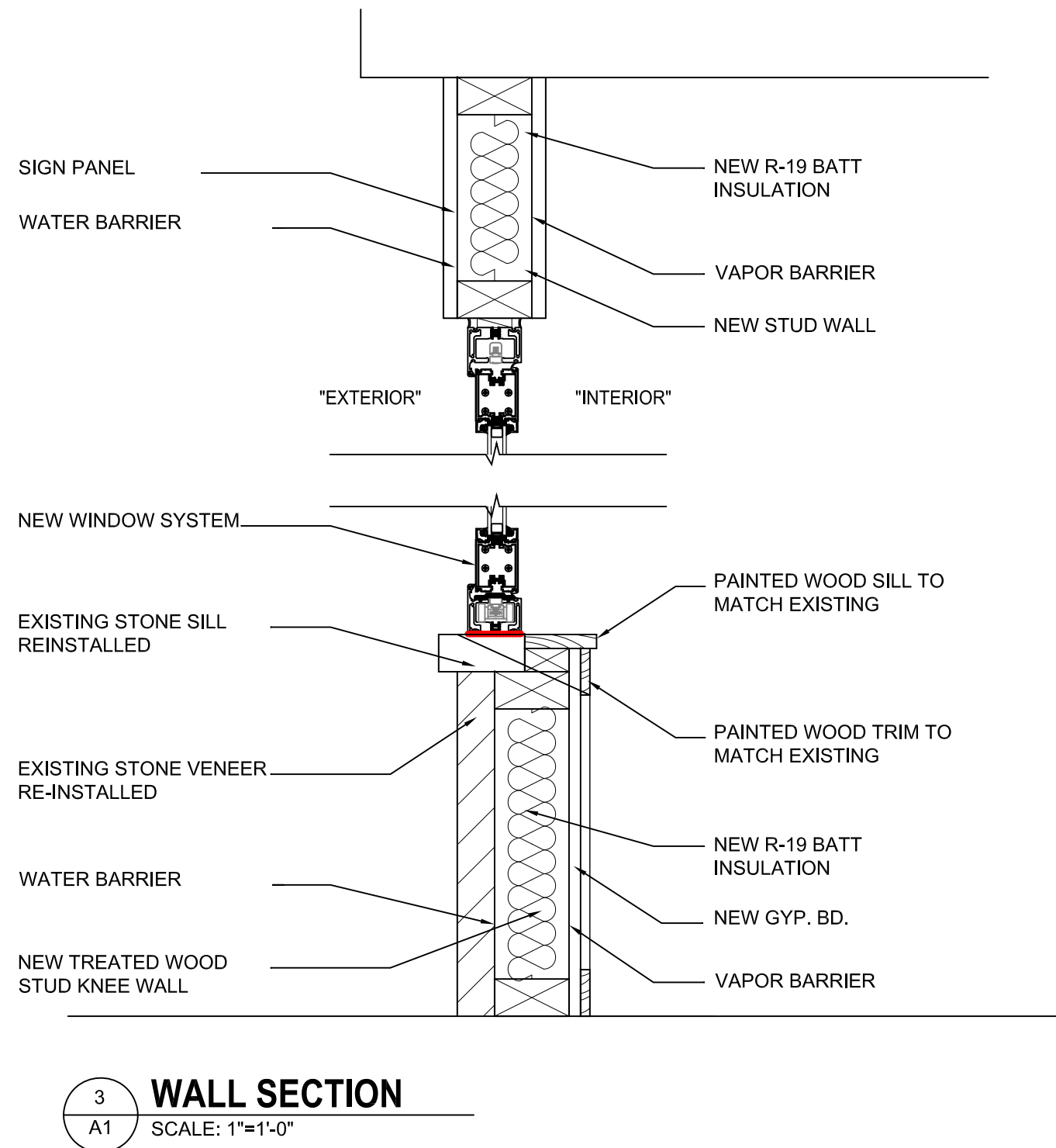
SHEET NAME

A1

SHEET NUMBER

A

ISSUE



FIRST FLOOR PLAN

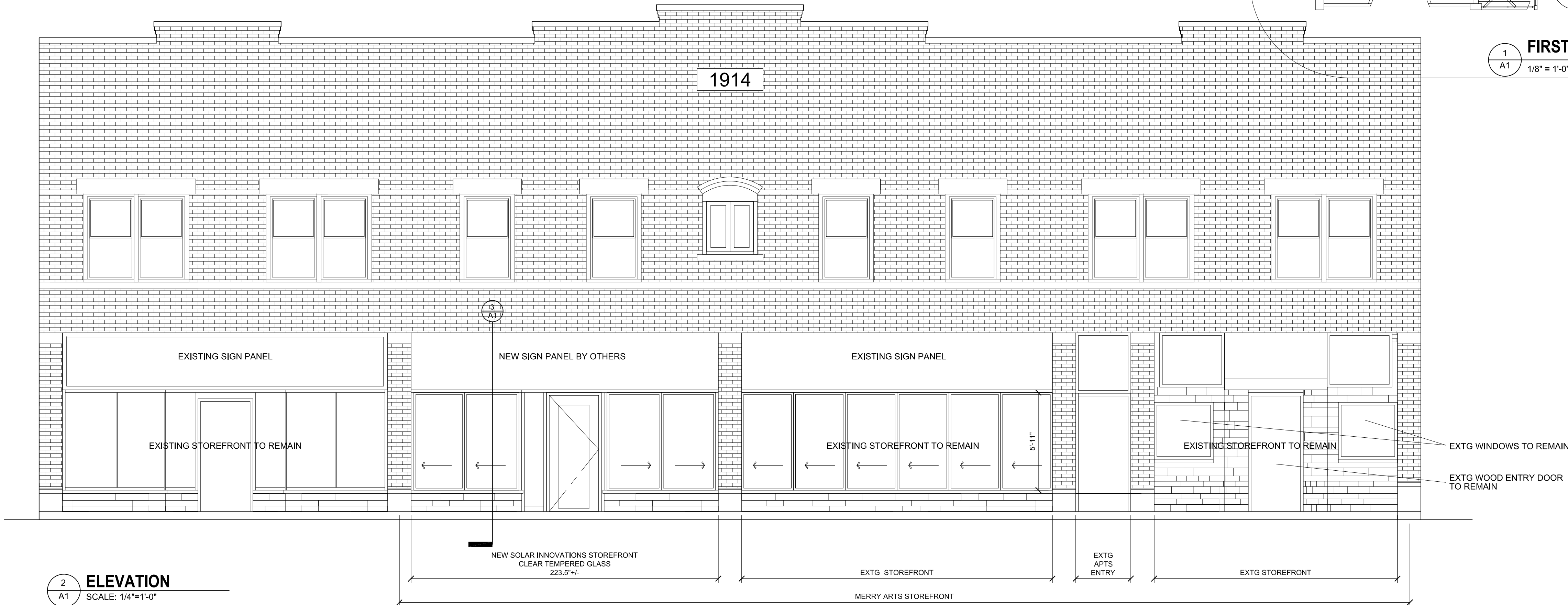
1/8" = 1'-0"

STOREFRONT GLASS SPECIFICATIONS

STOREFRONT GLAZING: SOLAR INNOVATIONS,
1" INSULATING GLASS, LoE 272, W3/16" GLASS,
ARGON FILLED, U-VALUE .25, SOLAR HEAT GAIN
COEFFICIENT .38.

PROJECT DESCRIPTION

REPLACEMENT OF THE EXISTING
STOREFRONT IN THE FORMER ROMAN
FOUNTAIN PIZZA SHOP. WORK
INCLUDES REMOVAL OF THE EXISTING
STOREFRONT AND FORMER
ENTRANCE. THE ADDITION OF A NEW
STOREFRONT SYSTEM BY SOLAR
INNOVATIONS AND NEW EMERGENCY
EXIT, THE EXISTING STONE VENEER
AND STONE SILLS ON THE ANGLED
WALLS THAT ARE BEING REMOVED IS
TO BE SALVAGED FOR REUSE ON THE
NEW KNEE WALL.



ELEVATION

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



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-82-26

Permit No.: BBS26-000073

Applicant Name: Jeff Evans, Architect, Jeff A Evans

Project Address: 864 Beach Rd.

Project Name: N/A

Project: Applicant proposes improvements to the front elevation and third level outside terrace.

Sh. A. Evans



864 Beach Rd

External

Inbox x



Tad Sullivan

2:11 PM (9 minutes ago)



to me ▼

To whom it may concern:

I am the owner of the above referenced property and hereby consent to
as my agent to submit drawings to the city on my behalf to meet the requirements
initiating the process with the Architectural Board of Review.

Thank you,
Edward and Nancy Sullivan
Sent from my iPhone



to Jeff Evans acting
requirements for



View of front, from the NE



View of front entrance stoop



View of existing front entrance door



View of existing screen wall & garage door



View of front, from the SE



View of front, from the E



View of existing roof / trellis at front



View of existing patio / terrace space



JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT
1580
Rockland
Ave.
Rocky River
OH 44116
T:202.494.9573

PROJECT
SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

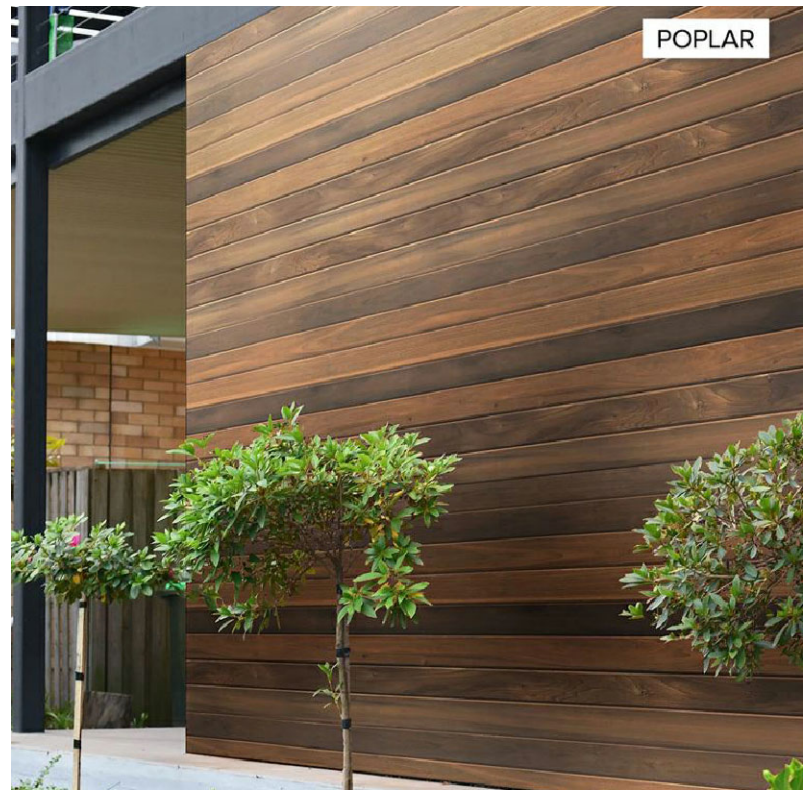
NOT FOR
CONSTRUCTION

SHEET TITLE
Existing Conditions
Photographs

DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE

SHEET NO.
PH-1.0



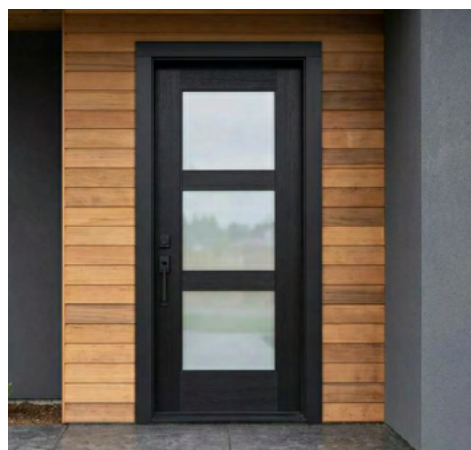
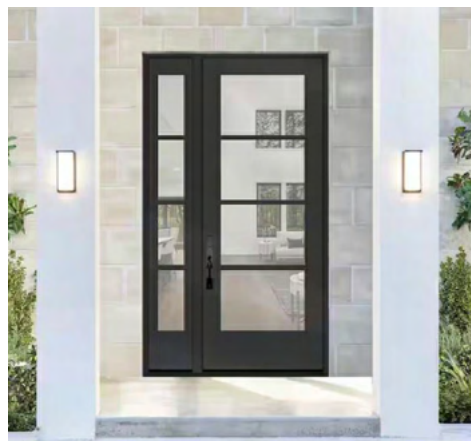
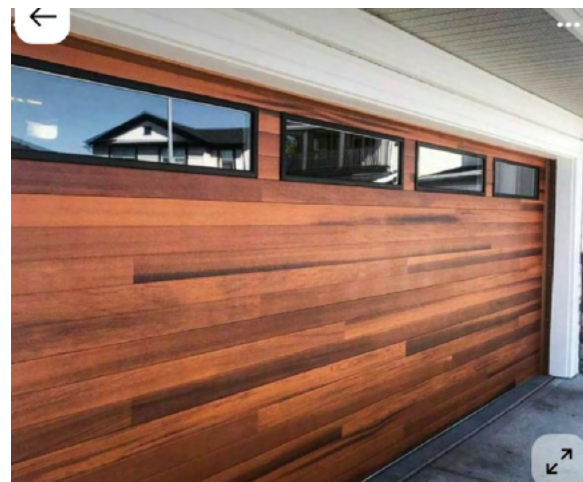
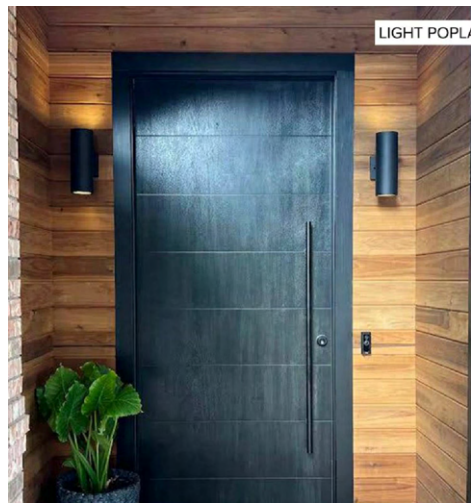
EXTERIOR CLADDING (Horizontal)



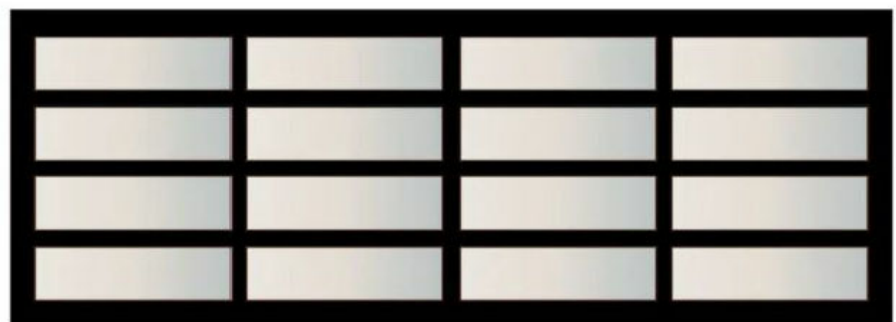
SCREEN WALLS (Plants)



EXTERIOR CLADDING (Vertical)



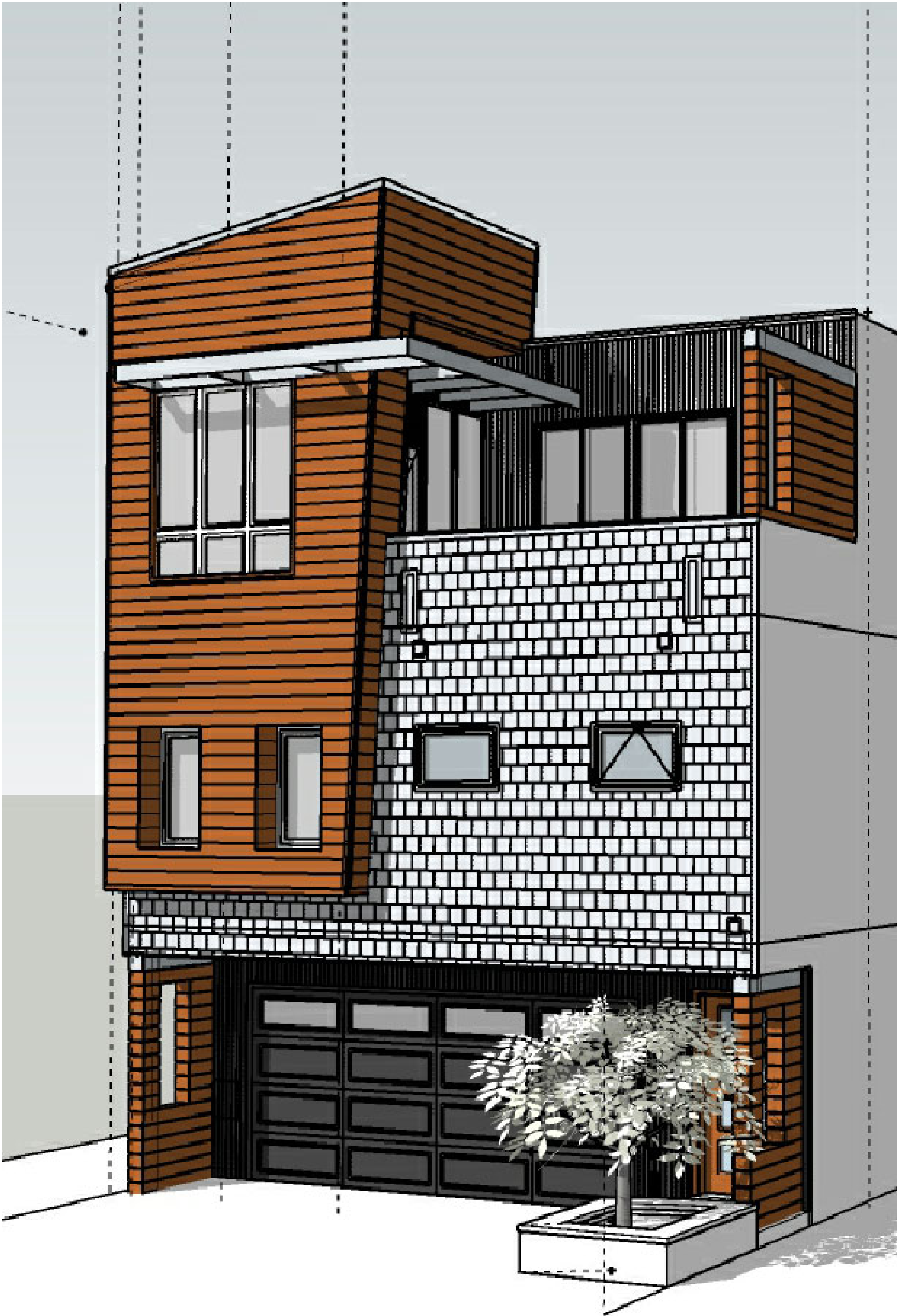
GARAGE DOORS (Wood)



GARAGE DOORS (Glass)



MISC. ENTRY



1 MASSING MODEL - Proposed
NTS



JEFF A. EVANS
RESIDENTIAL DESIGN

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Ave.
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OH 44116
T:202.494.9573

PROJECT
SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR
CONSTRUCTION

SHEET TITLE
Schematic Design
Massing Model &
Materials / Products

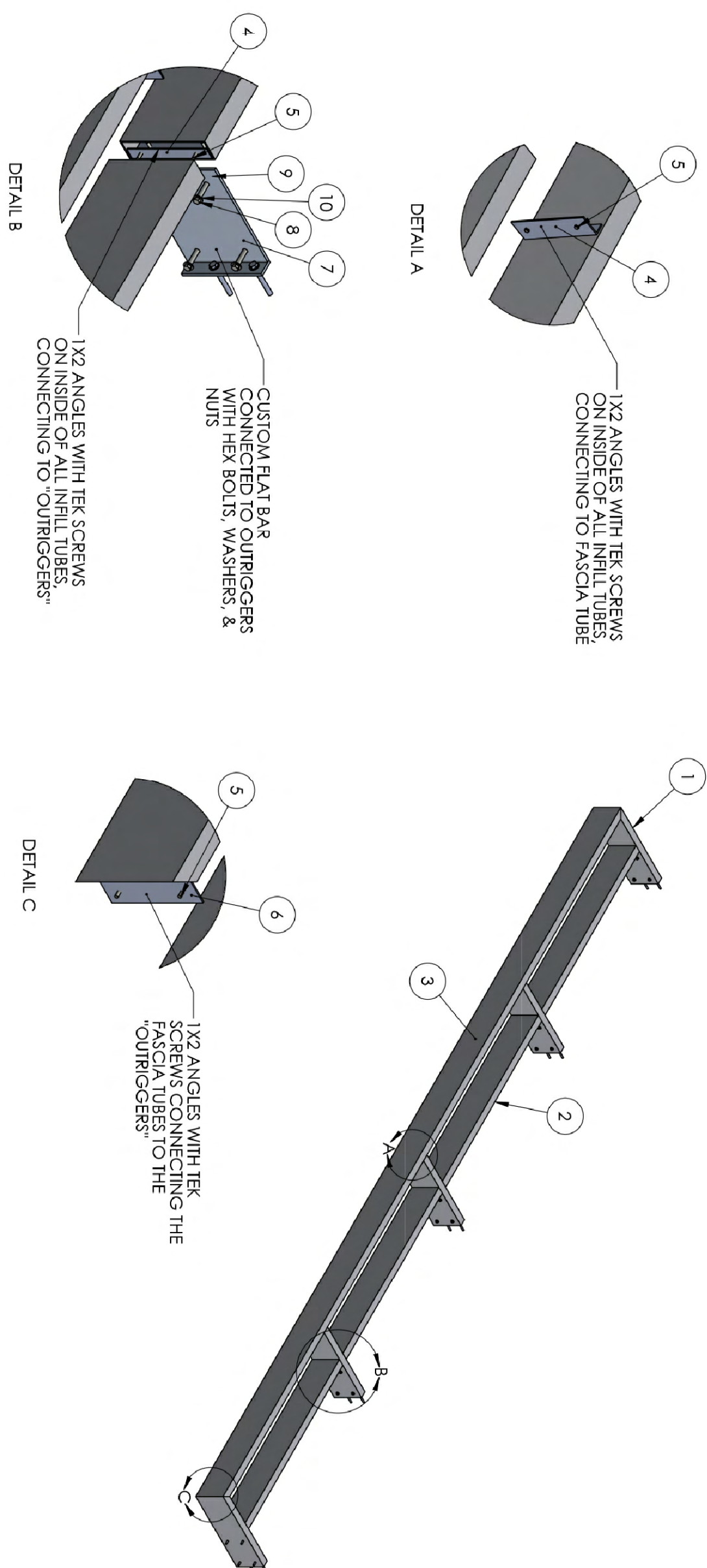
DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE
NTS

SHEET NO.
SD-0.1

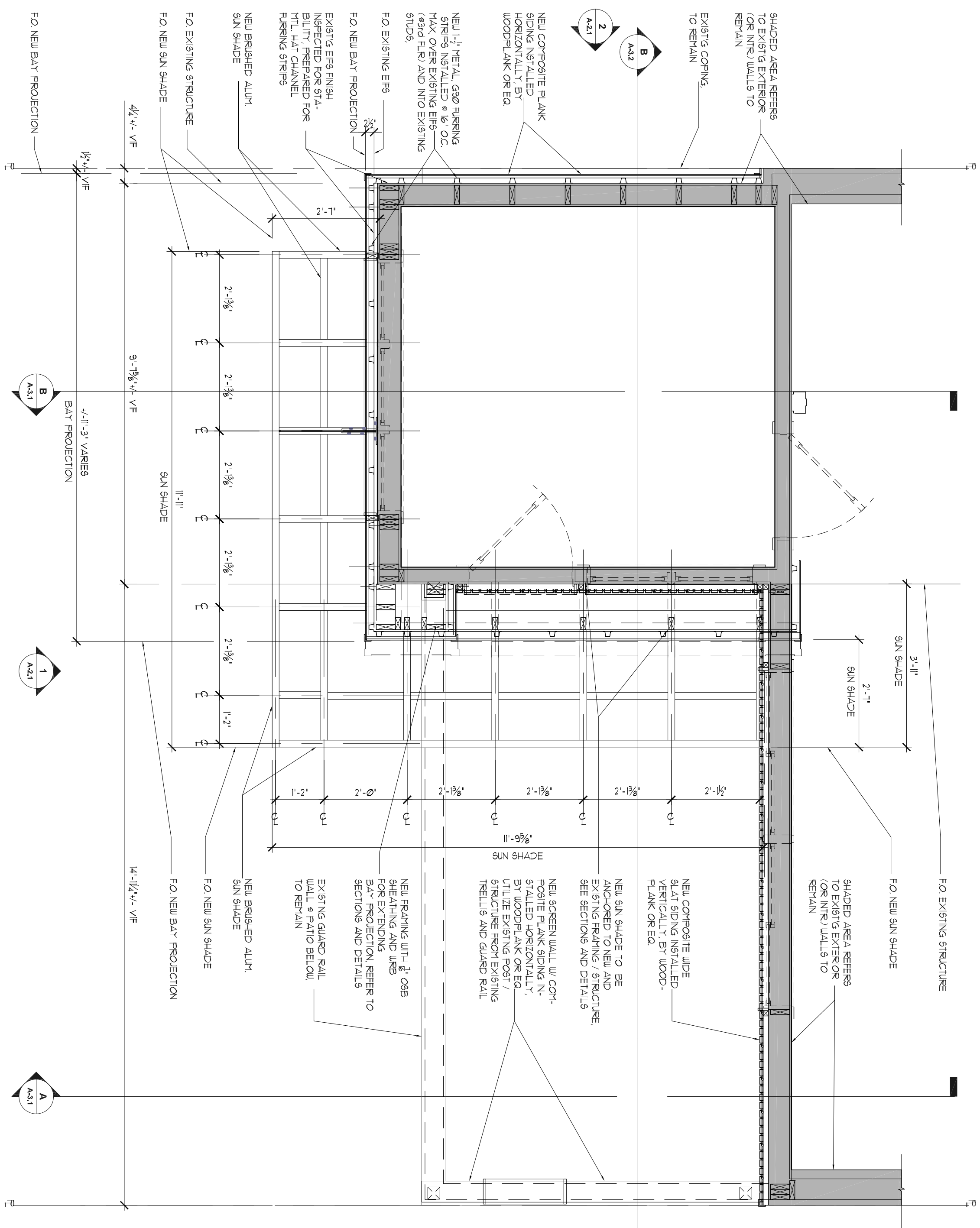
ITEM NO.	DESCRIPTION	MATERIAL
1	2" x 8" Tube Outriggers for RL-0216	
2	2" x 8" Tube Infill for RL-0216	
3	2" x 8" Trench Tube for RL-0179	
4	1" x 2" x 1/8" Alum Angle	6063-T5
5	#14 X 1/4" HWH Hex Screw	Zinc ACQUA Alloy/ AS Cast
6	2" x 2" x 1/8" Alum Angle	6063-T5
7	10 1/4" x 1 1/2" x 1/4" Flat Bar	Zinc ACQUA Alloy/ AS Cast
8	3/8" x 1" Hex Bol Zinc	Zinc ACQUA Alloy/ AS Cast
9	3/8" Hex Nut Zinc	Zinc ACQUA Alloy/ AS Cast
10	3/8" Flat Washer Zinc	Zinc ACQUA Alloy/ AS Cast

2" x 8" Trellis Frame w/ Concealed
Angles

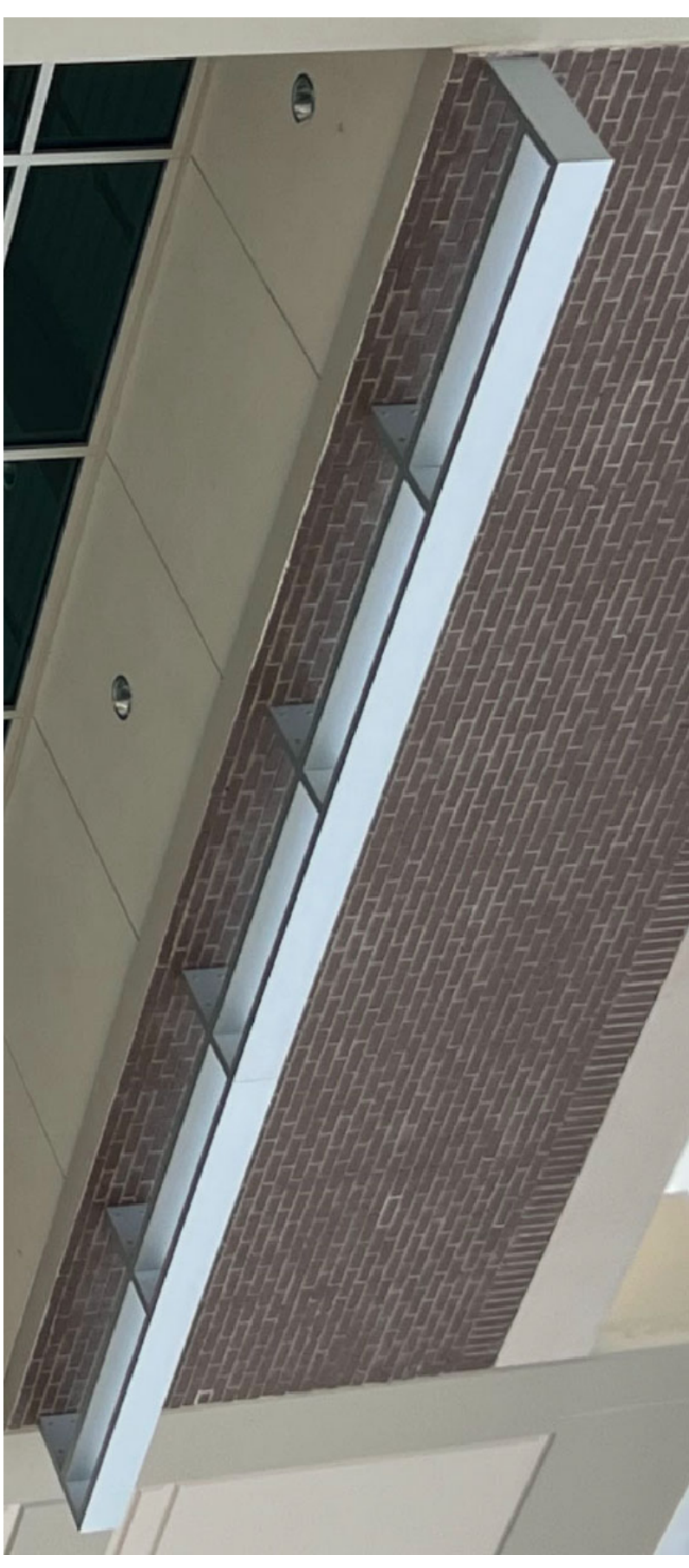
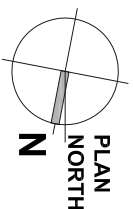


Sun Shade - Sample Parts & Connections

NTS

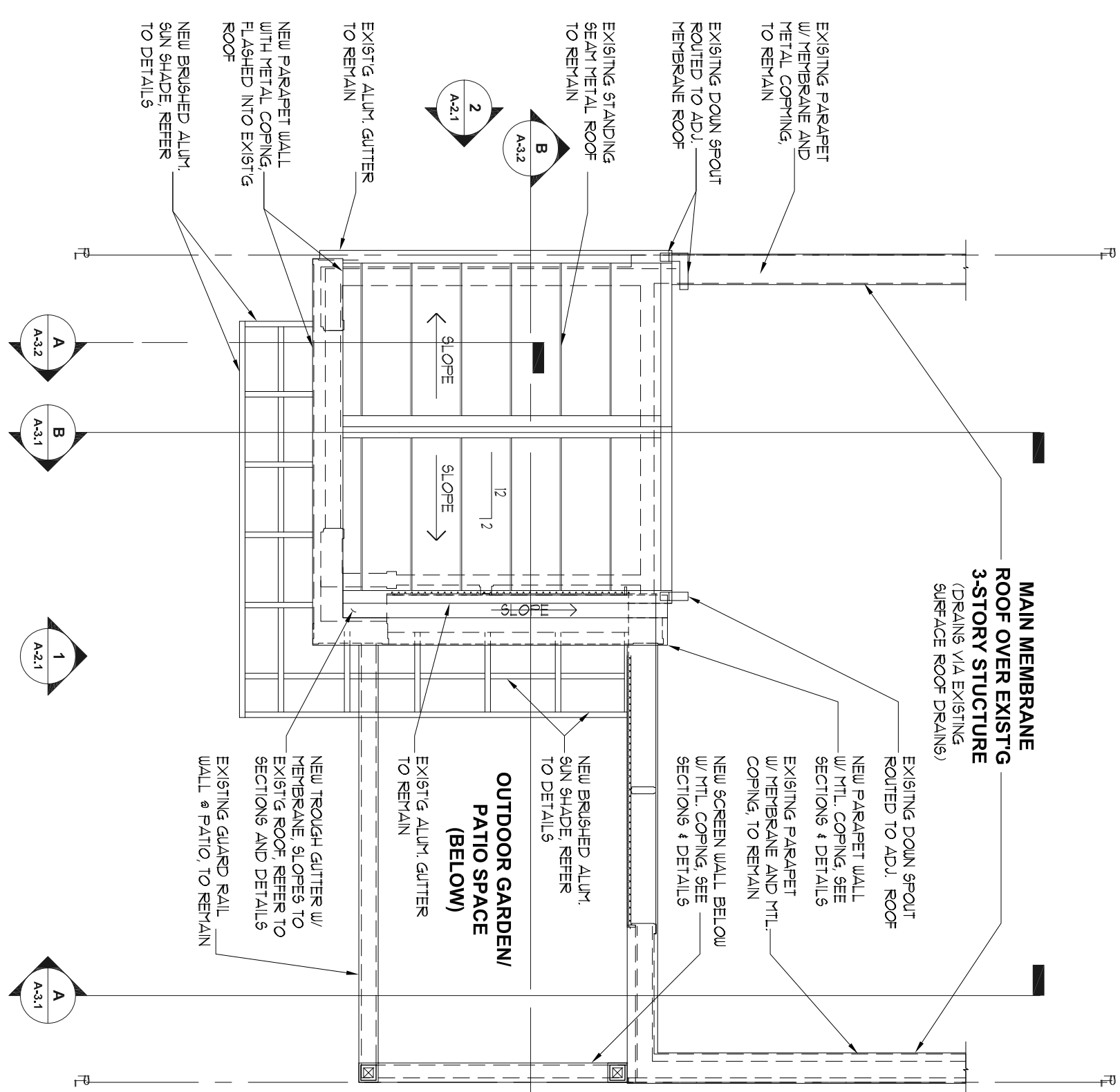


Sun Shade Plan - Proposed

$$\frac{1}{2} = 1 - 0$$


Sun Shade - Sample Photograph

NTS



Partial Roof Plan - Proposed

1/4" = 1'-0"



CONTACT

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864 Beach Road
Lakewood, OH
44107

**NOT FOR
CONSTRUCTION**

SHEET TITLE

Plans

Roof & Sun Shade Plans

DATE	ISSUED FOR:
07/22/76	LAKEWOOD ABR

1/4" = 1'-0"

SHEET NO.

SD-0.2

OWNER:	Tad & Nancy Sullivan 864 Beach R Lakewood, OH 44107
ARCHITECTURAL:	Jeff A. Evans 1580 Rockland Ave Rocky River, OH 44116 t: 202.494.9573
STRUCTURAL:	Lewin & Associates 4110 Mayfield Road South Euclid, OH 44121 t: 216.291.3131
INTERIOR DESIGN:	NA
GENERAL CONTRACTOR:	TBD

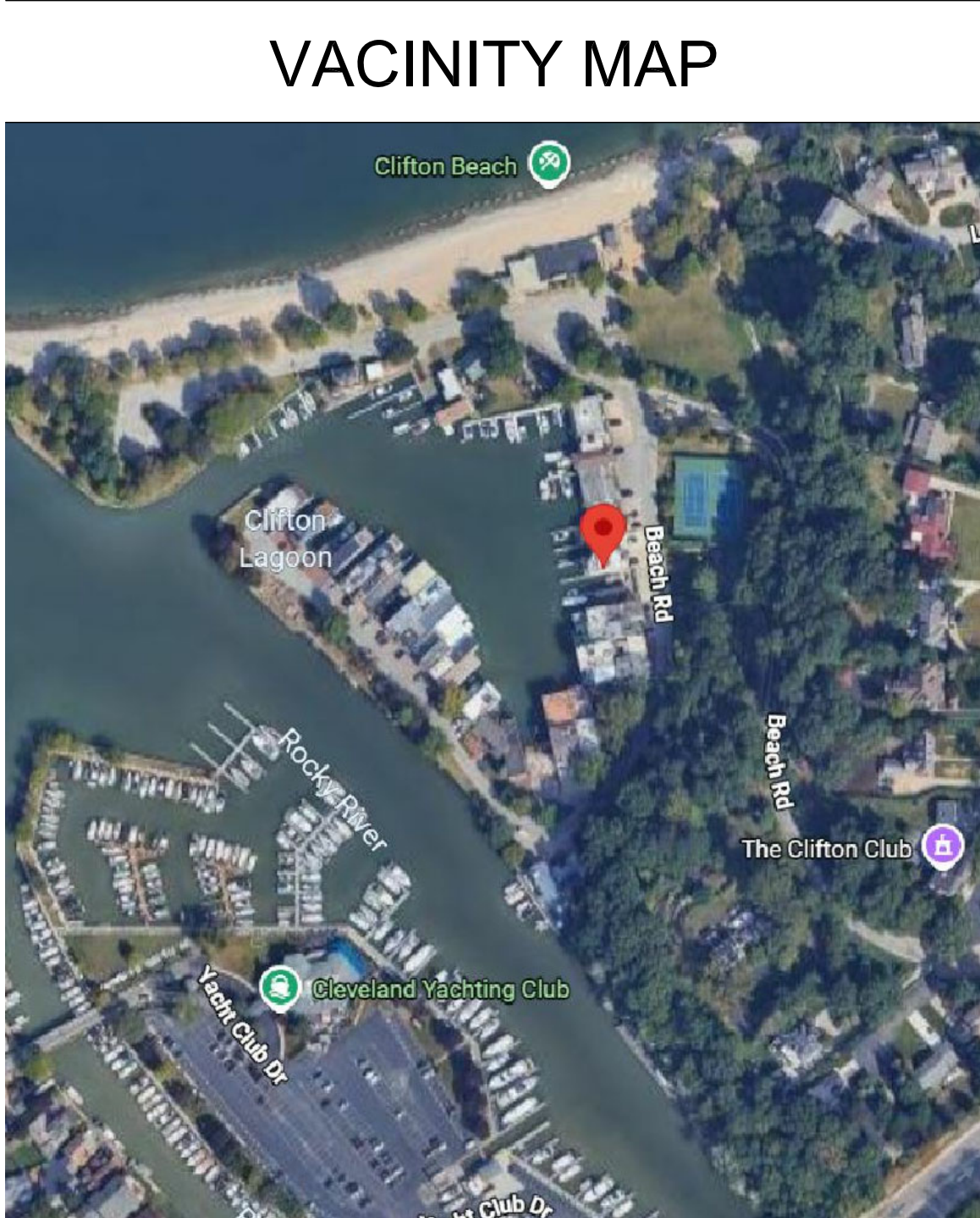
SULLIVAN RESIDENCE

864 Beach Road
Lakewood, OH
44107

DRAWING INDEX	
C1 D-1.1 D-2.1 A-0.1 A-1.1 A-1.2 A-2.1 A-3.1 A-3.2	COVER SHEET. GENERAL INFORMATION DEMOLITION-PLANS DEMOLITION-EAST ELEVATION & BLDG. SECTION MASSING MODEL & MATERIALS FLOOR PLANS-1st, 2nd, & 3rd FLOORS ROOF PLAN & SUN SHADE DETAIL PLAN ELEVATIONS - EAST & SOUTH BUILDING SECTIONS WALL SECTIONS



JEFF A. EVANS
RESIDENTIAL DESIGN



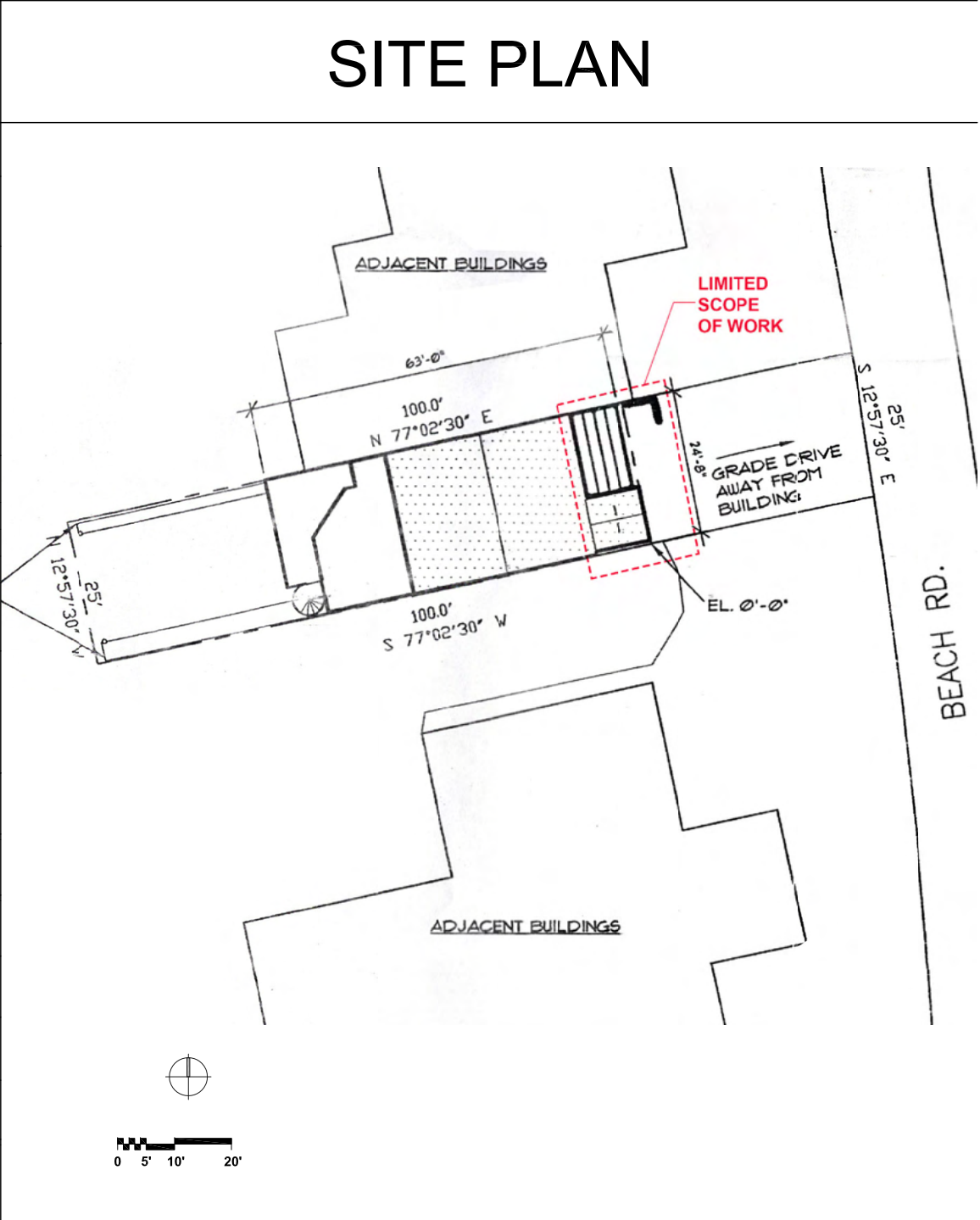
FRONT ELEVATION / MASSING

EXISTING

PROPOSED

NTS. NOTE, DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, SEE ARCHITECTURAL DRAWINGS

ZONING ANALYSIS			
	ALLOWABLE	EXISTING	PROPOSED
ZONING:	-	R - LAGOON	NO CHANGE
BUILDING HT:	<= 3 STORY or 35'	(3) STORY 32'-9" (MEAN)	(3) STORY (W/ GARAGE) 33'-9" (MEAN)
MIN. LOT AREA: MIN. LOT FRONTAGE: MIN. LOT WIDTH:	2,400 GSF 25'-0" 25'-0"	2,500 GSF 25'-0" 25'-0"	2,500 (NO CHANGE) 25'-0" (NO CHANGE) 25'-0" (NO CHANGE)
SETBACKS: FRONT REAR SIDE - NORTH - SOUTH		ex.house / ex. garage	proposed
	BLDG MAP	NO CHANGE	NO CHANGE
	NA (WATER)	NA (NO CHARGE)	NA (NO CHANE)
	0'-0" 0'-0"	0'-0" 0'-0"	0'-0" (NO CHANGE) 0'-0" (NO CHANGE)
SQUARE FOOTAGE			
★ NOTE: NO CHANGES TO ANY BUILDING AREA. ALL MODIFICATIONS ARE COSMETIC, APPLIED TO EXISTING STRUCTURE			
	Existing	Proposed	
Lot Area	2,500 GSF(.06 Ac)	2,500 GSF(.06 Ac)	
Basement/	NA	NA	
First Floor	1,575 GSF	* 1,575 GSF (w/garage)	
Second Floor	X,XXX GSF	* X,XXX GSF	
Third Floor	X,XXX GSF	* X,XXX GSF	
Total House	X,XXX GSF	* X,XXX GSF	



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PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

CODE STUDY
PROJECT NAME AND LOCATION: Sullivan Residence Lakewood, Ohio - Cuyahoga County
PROJECT DESCRIPTION: (1) The Project is Primarily Cosmetic, New Exterior Finishes on the East Elevation and the Outdoor Terrace (3rd Flr) (2) New Expanded Bay Projection at 2nd Floor (already exists at the 3rd Floor) (3) New Sun Shade over existing 3rd Floor Windows, integrated with new Bay Projection (4) New Garage Door & New Front Entrance Door (5) Minimal Demolition required to complete the work outlined in numbers (1) thru (4) above. See Demo Plan and Elevation
APPLICABLE CODES: Residential Building Code of Ohio (RCO 2019) National Electric Code (NEC 2023) Fire - Residential Code of Ohio (RCO 2019)
OCCUPANCY: Residential R-2
CONSTRUCTION TYPE: Type 5b (Vb), not sprinklered.
ZONING: Existing Zoning is Single Family "A", no proposed change. See Zoning Analysis This Sheet
DESIGN CRITERIA: See Structural Notes S-1.0

GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH RBC 2019 & ALL APPLICABLE OHIO BLDG CODES.
2. SHOULD THE GENERAL CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, HE SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS, THE GC SHALL BE RESPONSIBLE FOR VERIFYING IN THE FIELD ALL NECESSARY ROUGH, FINISH AND INSTALLATION DIMENSIONS FOR WINDOW AND DOOR FIXTURES, EQUIPMENT AND THE LIKE.
4. THE GC SHALL BE RESPONSIBLE FOR A THOROUGH CLEANUP OF THE JOBSITE, SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS, AND SHALL LEAVE THE SITE FREE AND CLEAR OF CONSTRUCTION MATERIALS AND EQUIP. UPON COMPLETION.
5. ALL STRUCTURES AND MATERIALS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM THE SITE IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE. ANY DAMAGE CAUSED TO EXISTING MATERIALS AND/OR STRUCTURAL ELEMENTS SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR. THE GC SHALL BE RESPONSIBLE FOR TEMPORARY BRACING OF EXISTING STRUCTURES WHERE STRUCTURAL ELEMENTS ARE SCHEDULED TO BE REPLACED. SEE STRUCTURAL DWGS.
6. THE GC SHALL BE RESPONSIBLE FOR ALL SAFETY AND SECURITY PRECAUTIONS THROUGH-OUT THE DURATION OF THE CONSTRUCTION.
7. AFTER DEMOLITION/RENOVATION, EXISTING WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED AS NECESSARY TO PROVIDE FLAT, SMOOTH SURFACES FOR FINISHING PER FINISH SCHEDULE.
8. DIMENSIONS GIVEN ON FLOOR PLANS ARE TO FACE OF FINISHED WALL (UNO) & SCHEDULES ARE NOMINAL UNO. CMU DIMENSIONS ARE NOMINAL UNO. GC AND MFG'S TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, AND OTHER OPENING PRIOR TO FABRICATION AND CONSTRUCTION / INSTALLATION.
9. GC/SUBCONTRACTOR SHALL APPLY FOR AND SECURE ALL NECESSARY TRADE/OTHER PERMITS.
10. PROVIDE 1/2" PREMOULDED JOINTS BETWEEN CONCRETE SLABS AND WALLS.
11. NOT USED
12. ALL WOOD LESS THAN 8" FROM GRADE SHALL BE PRESSURE TREATED. ALL WOOD PLATES ON SLABS / CMU TO BE PRESSURE TREATED.
13. PROVIDE SOUND ATTENUATION AT MECHANICAL / UTILITY ROOM(S) AND BATHROOMS.
14. ALL EXTERIOR WOOD TO BE PRESSURE TREATED OR PAINTED WITH A MINIMUM OF TWO COATS OF PAINT. BACK PRIME ALL EXPOSED TRIM TO BE PAINTED, & SEAL ALL JOINTS W/ADEQUATE & APPROPRIATE CAULK FOR THE SITUATION.
15. NOT USED.
16. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISH.
17. ALL GLASS 18" OR LESS FROM FLOOR LINE, OR HAZARDOUS AREAS TO BE TEMPERED GLASS.
18. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS.
19. MECH. VENTS TO BE METAL AND VENTED TO THE OUTSIDE. BATHROOMS ALSO TO BE VENTED TO THE OUTSIDE.
20. FLASHING TO BE PROVIDED AT ALL WINDOW AND DOOR HEADS. PROVIDE FLASHING AND/OR SEALANT AT ALL OPENINGS IN ROOF OR WALL TO PROVIDE A WEATHERTIGHT BUILDING.
21. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
22. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE W/NEC AND ALL LOCAL CODES.
23. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE W/NEC AN ALL LOCAL CODES.

SYMBOLS
EXIST'G WALL TO DEMO EXIST'G WALL TO REMAIN NEW WALL EARTH/COMPACT FILL POROUS FILL/GRAVEL CAST IN PLACE CONC CAST STONE CONC MASONRY UNIT BRICK MARBLE WOOD (DRESS) WOOD (ROUGH) PLYWOOD (LARGE SCALE) PLYWOOD (SMALL SCALE) GWB (L.S.) RIGID INSULATION BATT INSULATION INSUL. GLASS (L.S.)
DETAIL SECTION/ELEVATION INTERIOR ELEV'S NORTH POINT COLUMN LINE ROOM NAME/# DOOR DESIGNATION HT FIN CEIL'G AFF WINDOW TYPE PARTITION TYPE ELEV. SECT'S/ELEV'S SPOT ELEV. PLANS DOUBLE DOOR SWINGING DOOR ALIGNMENT PLAN NOTE ITEMS HIDDEN (ABOVE/BELOW)

ABBREVIATIONS			
ARCH AFF ALUM BC BLC BPL CLG CLEAR CO COL CONC CONT CMU DIA DS DR DW DWG ELEC EL EQ EOS ETR FIN FLR FO GA GALV GL GC GYP BD HC HM HW HDW HT	ARCHITECT ABOVE FINISH FLOOR ALUMINUM BRICK COURSE BLOCK COURSE BEARING PLATE CEILING CLEAR OPENING CASE OPENING COLUMN CONCRETE CONTINUOUS CONCRETE MASONRY UNIT DIAMETER DOWN SPOUT DOOR DRYWALL DRAWING ELECTRICAL ELEVATION EQUAL EDGE OF SLAB EXISTING TO REMAIN FINISH FLOOR FACE OF GAUGE GALVANIZED GLASS GENERAL CONTRACTOR GYPSUM BOARD HOLLOW CORE HOLLOW METAL HARDWARE HARDWOOD HEIGHT	HVAC MAX MDF MECH MO MFR MIN MTL MUL NIC NTS OC OH OPP P PTD PLAM PT REQ'D RO SECT SC SIM SS STL STRL TBD TYP UNO VIF W/ WIN WD XX'G	HEATING, VENT. AND AIR CONDITION'G MAXIMUM MEDIUM DENSITY MECHANICAL MASONRY OPENING MANUFACTURER MINIMUM METAL MULLION NOT IN CONTRACT NOT TO SCALE ON CENTER OVERHANG OPPOSITE HAND POST PAINTED PLASTIC LAMINATE PRESSURE TREATED REQUIRED ROUGH OPENING SECTION SOLID CORE SIMILAR STAINLESS STEEL STEEL STRUCTURAL TO BE DETERMINED TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD WITH WINDOW WOOD ING

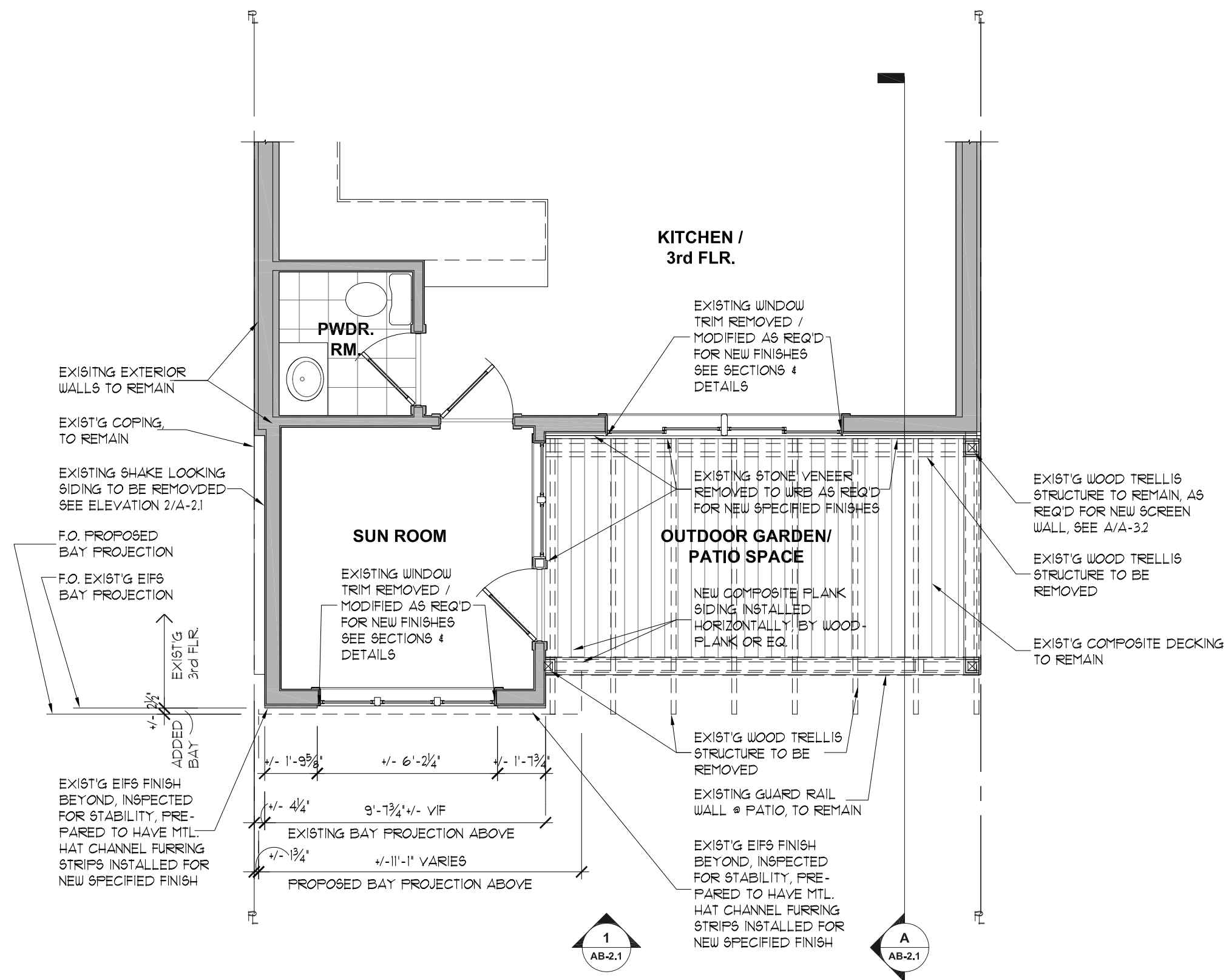
NOT FOR
CONSTRUCTION

SHEET TITLE
Cover Sheet, Code Study
Zoning & General
Information

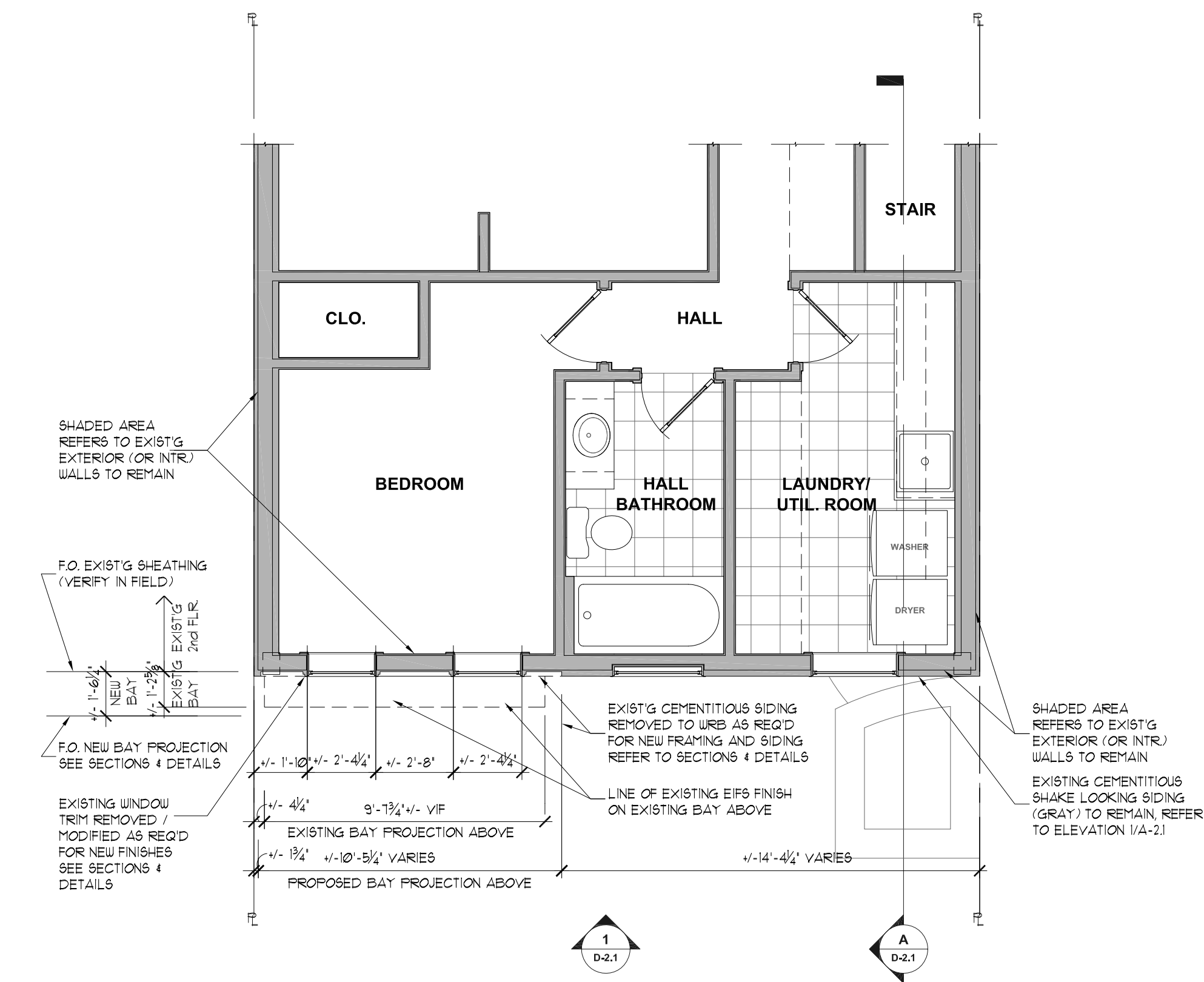
DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE

SHEET NO.
C1



3 Partial 3rd Floor Plan - Existing/Demolition
1/4" = 1'-0"



2 Partial 2nd Floor Plan - Existing/Demolition
1/4" = 1'-0"

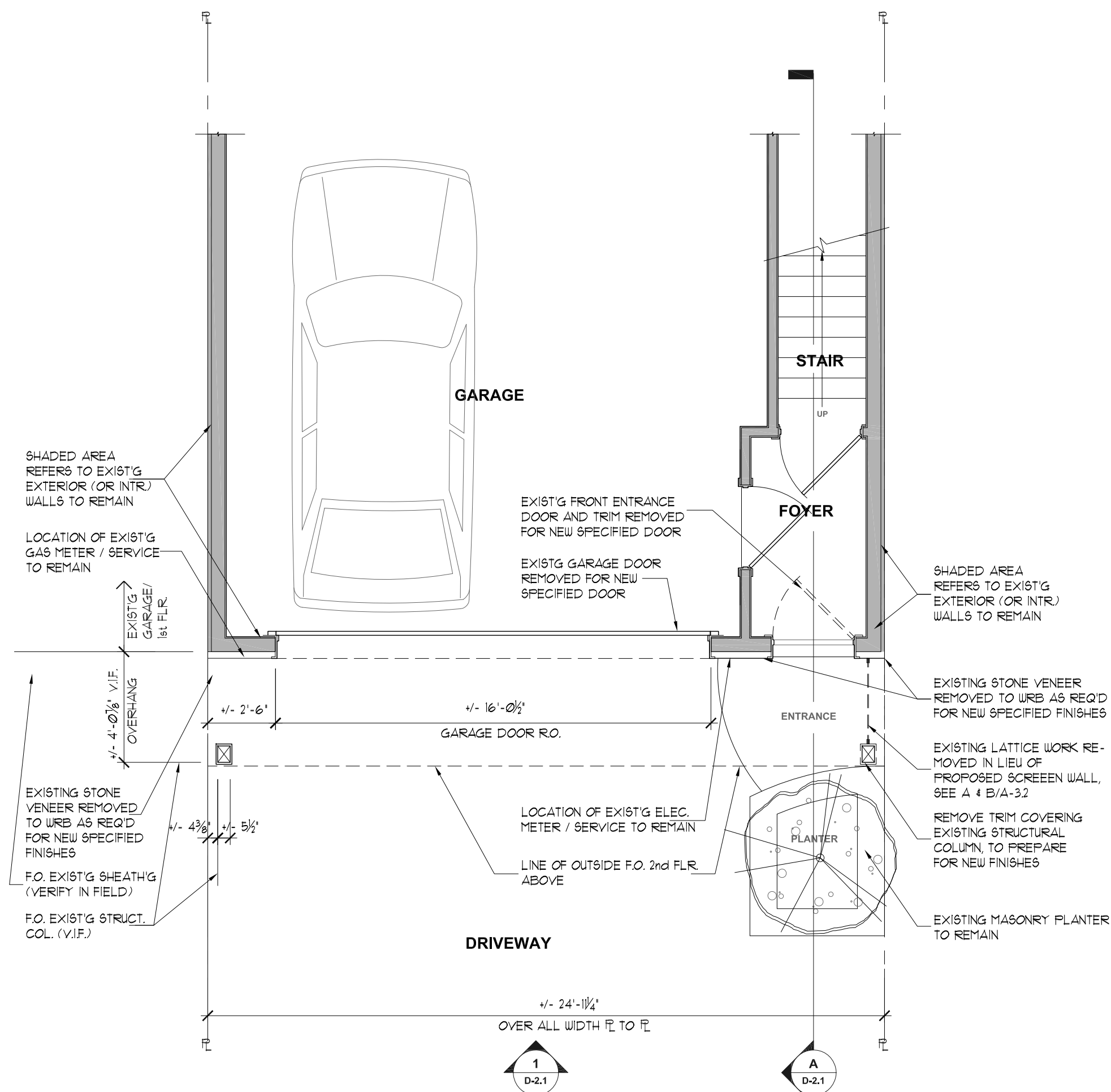


GENERAL DEMOLITION NOTES

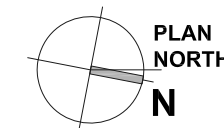
- COORDINATE ALL DEMOLITION WITH NEW WORK.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION.
- ALL DIMENSIONS RELATED TO EXISTING WALLS, OR OTHERWISE, ARE APPROXIMATE. DISCREPANCIES SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING.
- DEMOLITION DRAWINGS ARE DIAGRAMMATIC. REFER ALL DRAWINGS AND DISCIPLINES FOR FULL SCOPE OF WORK.
- REMOVE ALL ITEMS INDICATED UNO.
- ITEMS NOT SPECIFICALLY INDICATED TO BE REMOVED SHALL REMAIN AND BE PROTECTED.
- REMOVE WALLS, CEILINGS, FLOORS, FIXTURES, AND EQUIPMENT / APPLIANCES AS INDICATED ON THE DRAWINGS.
- REMOVE FINISHES (DRYWALL, PLASTER, TILE, FLOORING, ETC.) AS REQUIRED FOR NEW WORK.
- SAW-CUT AND REMOVE PORTIONS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW OPENINGS AND SYSTEMS.
- NOTE: THE SCOPE OF DEMOLITION WORK DOES INCLUDE NEW DOOR OPENINGS IN EXISTING LOAD BEARING WALLS. GC/FRAMING CONTRACTOR TO PROVIDE TEMP. SHORING AS REQUIRED FOR THE EXISTING LOAD BEARING WALLS UNTIL NEW HEADERS AND JACK STUDS CAN BE INSTALLED. REFER TO GENERAL NOTES ON COVER SHEET G1 AND STRUCTURAL NOTES ON S-10.
- PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING DEMOLITION.
- MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. PROVIDE TEMPORARY SHORING, BRACING, AND WEATHER PROTECTION AS REQUIRED.
- FOR ALL DEMOLITION OF ANY PART OF ANY WALLS, FLOORS, CEILINGS AND OTHER SURFACES ADJACENT TO ANY WALLS, FLOORS, CEILINGS AND OTHER SURFACES TO REMAIN, ALL WORK SHALL BE PATCHED / REPAIRED AS NECESSARY FOR SMOOTH/FLUSH FINISH AND TO MATCH EXISTING UNO.
- REMOVE ABANDONED MATERIALS, DEBRIS, AND UNUSED EQUIPMENT FROM SITE. COORDINATE WITH OWNER / DRAWINGS FOR ANY EXISTING DOORS, MATERIALS, EQUIPMENT OR APPLIANCES TO BE REUSED OR KEPT ON SITE.
- LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION / CONSTRUCTION.
- DISCONNECT AND CAP ALL UTILITIES (WATER, GAS, ELECTRICAL) SERVING REMOVED ITEMS.
- COORDINATE ALL SHUTDOWNS WITH OWNER.
- EXISTING ELECTRICAL DEVICES AND FIXTURES IN AREAS OF DEMOLITION AND NOT SHOWN ON PROPOSED ELECTRICAL PLANS ARE TO BE REMOVED AND WIRING REMOVED AND PULLED BACK TO PANEL, UNLESS OTHERWISE NOTED. MAINTAIN CONTINUITY OF ELECTRICAL SYSTEM(S) SERVING AREAS OUTSIDE THE SCOPE OF WORK.
- ALL PLUMBING FIXTURES, PIPING AND ACCESSORIES SHOWN DASHED ARE TO BE REMOVED UNO.
- GC / PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING PLUMBING LOCATIONS, SIZES, AND CONDITIONS PRIOR TO DEMOLITION.
- PLUMBING CONTRACTOR TO CAP AND SEAL ALL ABANDONED WATER SUPPLY, WASTE, AND VENT LINES IN ACCORDANCE WITH LOCAL CODE.
- PLUMBING CONTRACTOR TO MAINTAIN CONTINUITY OF PLUMBING SYSTEMS SERVING AREAS OUTSIDE THE SOW.

GENERAL PLAN NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING (RESIDENTIAL) CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS, OR FIT WITHIN EXISTING DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNO.
- EXISTING CONDITIONS ARE BASED ON AVAILABLE INFORMATION AND MAY VARY. FIELD VERIFICATION IS REQUIRED.
- PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- E.T.R. = EXISTING TO REMAIN. UNO = UNLESS NOTED OTHERWISE.
- PATCH AND REPAIR ADJACENT SURFACES DISTURBED BY RENOVATION WORK, TO MATCH EXISTING.
- BASEMENT FLOOR IS CONCRETE FINISH.
- CROSS HATCHING IN WALLS REPRESENTS MASONRY. DIAGONAL HATCH REPRESENTING BRICK AND DIAGONAL CROSS HATCH WHERE CONCRETE BLOCK IS ASSUMED.
- MOST EXISTING INTERIOR WALLS ARE ASSUMED PLASTER ON LATH ON WOOD FRAMING (NO HATCHING ON PLANS).
- THE AREA GIVEN FOR EACH FLOOR IS TO THE OUTSIDE OF EXTERIOR WALLS (GSP). THE AREA FOR THE STAIRS IS COUNTED ON EACH FLOOR.
- SOLID GRAY HATCHED WALLS / OTHER = EXISTING UNLESS NOTED OTHERWISE.



1 Partial Ground / 1st Floor Plan - Existing/Demolition
1/4" = 1'-0"



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RESIDENTIAL DESIGN

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Lakewood, OH
44107

NOT FOR
CONSTRUCTION

SHEET TITLE

Demolition
Floor Plans
1st, 2nd, & 3rd Floors

DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE

1/4" = 1'-0"

SHEET NO.

D-1.1

GENERAL SECTION NOTES

1. SECTIONS ARE DIAGRAMMATIC AND INTENDED TO ILLUSTRATE DESIGN INTENT. REFER TO PLANS AND DETAILS FOR COMPLETE INFORMATION.

2. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS OR FIT WITHIN EXISTING DIMENSIONS.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.

4. NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

5. FLOOR TO FLOOR DIMENSIONS TO BE VERIFIED IN THE FIELD.
6. ALL VERTICAL DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUGH OPENINGS OF DOORS & WINDOWS WITHIN GIVEN DIMENSIONS. ALERT ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINISH MATERIALS WITHIN PLAN DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY POTENTIAL CONFLICTS DUE TO MISCELLANEOUS TRADES OR OTHERWISE.

9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.
10. COORDINATE ALL SECTIONS AND ELEVATIONS WITH STRUCTURAL AND FRAMING REQUIREMENTS.

11. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.

12. SOLID GRAY HATCHED WALLS / OTHER + NEW WORK UNLESS NOTED OTHERWISE

13. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.

GENERAL ELEVATION NOTES

1. ELEVATIONS ARE DIAGRAMMATIC AND INTENDED TO ILLUSTRATE DESIGN INTENT. REFER TO PLANS AND DETAILS FOR COMPLETE INFORMATION.

2. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS OR FIT WITHIN EXISTING DIMENSIONS.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.

4. NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

5. FLOOR TO FLOOR DIMENSIONS TO BE VERIFIED IN THE FIELD.
6. ALL VERTICAL DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUGH OPENINGS OF DOORS & WINDOWS WITHIN GIVEN DIMENSIONS. ALERT ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINISH MATERIALS WITHIN PLAN DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY POTENTIAL CONFLICTS DUE TO MISCELLANEOUS TRADES OR OTHERWISE.

9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.
10. COORDINATE ALL SECTIONS AND ELEVATIONS WITH STRUCTURAL AND FRAMING REQUIREMENTS.

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12. SOLID GRAY HATCHED WALLS / OTHER + NEW WORK UNLESS NOTED OTHERWISE

13. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.

GENERAL DEMOLITION NOTES

1. COORDINATE ALL DEMOLITION WITH NEW WORK.

2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION.

3. ALL DIMENSIONS RELATED TO EXISTING WALLS, OR OTHERWISE, ARE APPROXIMATE. DISCREPANCIES SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING.

4. DEMOLITION DRAWINGS ARE DIAGRAMMATIC. REFER ALL DRAWINGS AND DISCIPLINES FOR FULL SCOPE OF WORK.

5. REMOVE ALL ITEMS INDICATED UNO.

6. ITEMS NOT SPECIFICALLY INDICATED TO BE REMOVED SHALL REMAIN AND BE PROTECTED.
7. REMOVE WALLS, CEILINGS, FLOORS, FIXTURES, AND EQUIPMENT / APPLIANCES AS INDICATED ON THE DRAWINGS.

8. REMOVE FINISHES (DRYWALL, PLASTER, TILE, FLOORING, ETC.) AS REQUIRED FOR NEW WORK

9. SAW - CUT AND REMOVE PORTIONS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW OPENINGS AND SYSTEMS.

10. NOTE: THE SCOPE OF DEMOLITION WORK DOES INCLUDE NEW DOOR OPENINGS IN EXISTING LOAD BEARING WALLS. GC/FRAMING CONTRACTOR TO PROVIDE TEMP SHORING AS REQUIRED FOR THE EXISTING LOAD BEARING WALLS, UNTIL NEW HEADERS AND JACK STUDS CAN BE INSTALLED. REFER TO GENERAL NOTES ON COVER SHEET C1, AND STRUCTURAL NOTES ON S-10.
11. PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING DEMOLITION.

12. MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. PROVIDE TEMPORARY SHORING, BRACING, AND WEATHER PROTECTION AS REQUIRED.

13. FOR ALL DEMOLITION OF ANY PART OF ANY WALLS, FLOORS, CEILINGS AND OTHER SURFACES ADJACENT TO ANY WALLS, FLOORS, CEILINGS AND OTHER SURFACES TO REMAIN, ALL WORK SHALL BE PATCHED / REPAIRED AS NECESSARY FOR SMOOTH-FLUSH FINISH AND TO MATCH EXISTING UNO.

14. REMOVE ABANDONED MATERIALS, DEBRIS, AND UNUSED EQUIPMENT FROM SITE. COORDINATE WITH OWNER / DRAWINGS FOR ANY EXISTING DOORS, MATERIALS, EQUIPMENT OR APPLIANCES TO BE REUSED OR KEPT ON SITE.
15. LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION / CONSTRUCTION.

16. DISCONNECT AND CAP ALL UTILITIES (WATER, GAS, ELECTRICAL) SERVING REMOVED ITEMS.

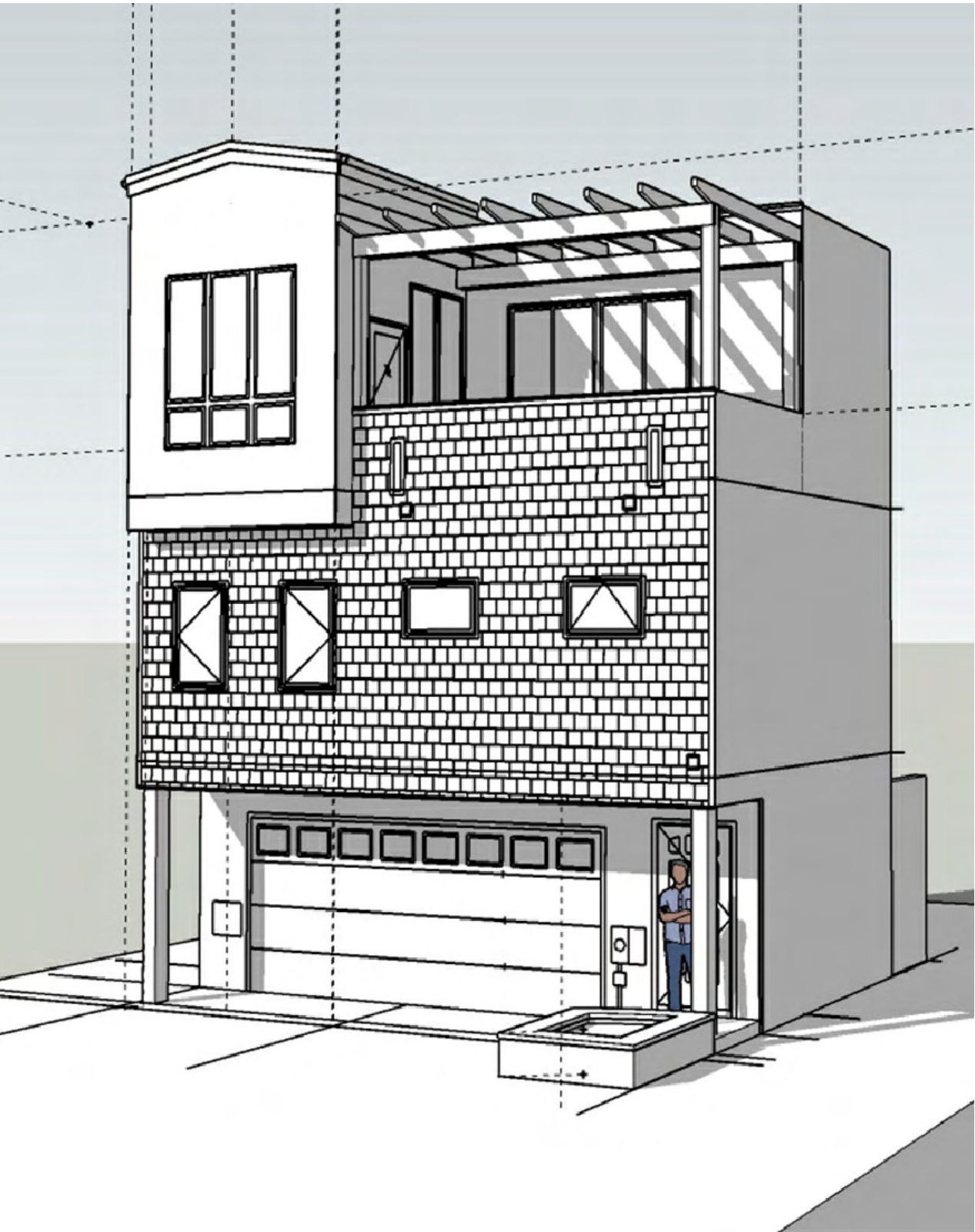
17. COORDINATE ALL SHUTDOWNS WITH OWNER.

18. EXISTING ELECTRICAL DEVICES AND FIXTURES IN AREAS OF DEMOLITION AND NOT SHOWN ON PROPOSED ELECTRICAL PLANS ARE TO BE REMOVED, AND WIRING REMOVED AND PULLED BACK TO PANEL (UNLESS OTHERWISE NOTED). MAINTAIN CONTINUITY OF ELECTRICAL SYSTEM(S) SERVING AREAS OUTSIDE THE SCOPE OF WORK.

19. ALL PLUMBING FIXTURES, PIPING AND ACCESSORIES SHOWN DASHED ARE TO BE REMOVED UNO.
20. GC / PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING PLUMBING LOCATIONS, SIZES, AND CONDITIONS PRIOR TO DEMOLITION.

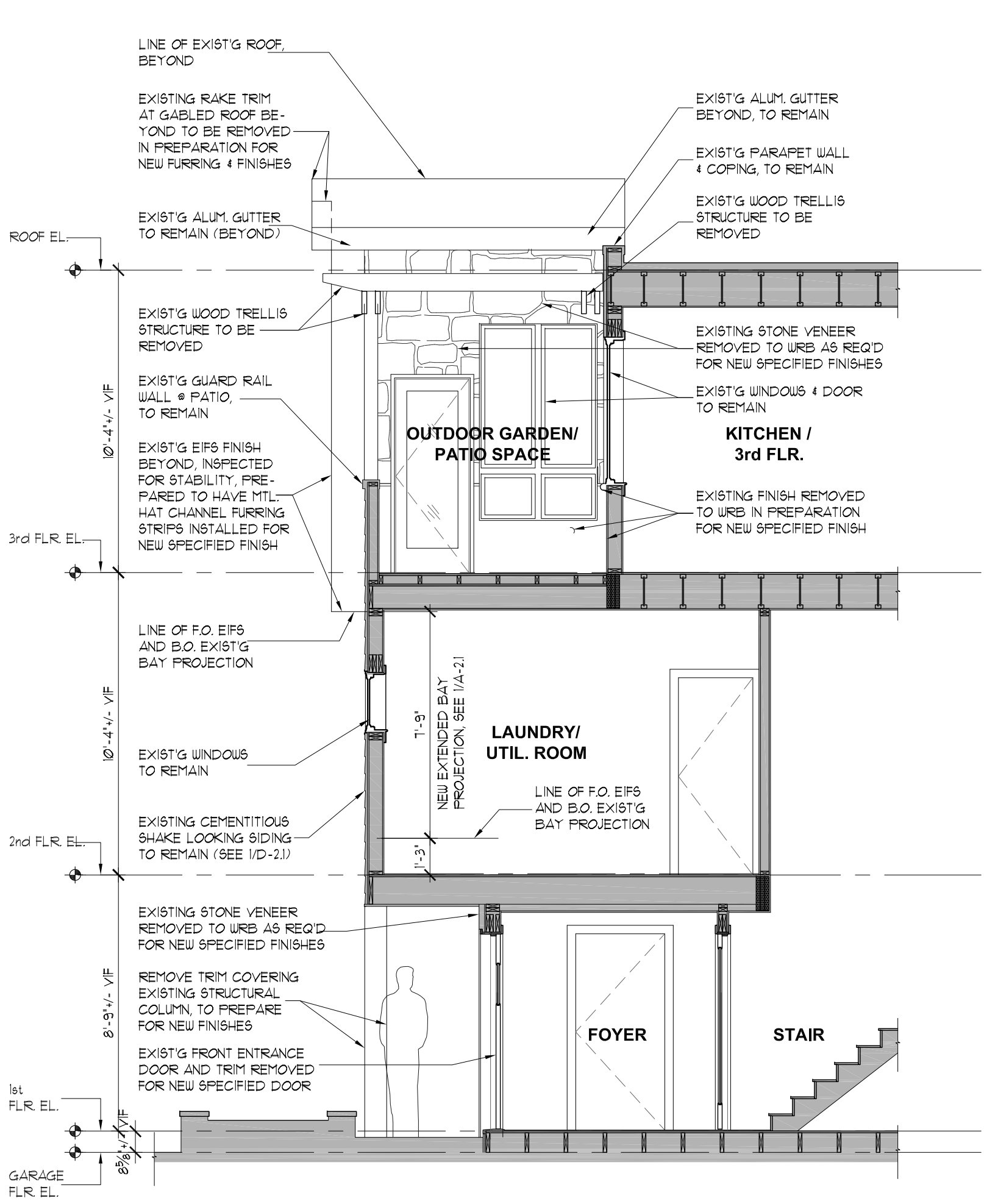
21. PLUMBING CONTRACTOR TO CAP AND SEAL ALL ABANDONED WATER SUPPLY, WASTE, AND VENT LINES IN ACCORDANCE WITH LOCAL CODE.

22. PLUMBING CONTRACTOR TO MAINTAIN CONTINUITY OF PLUMBING SYSTEM(S) SERVING AREAS OUTSIDE THE S.O.W.

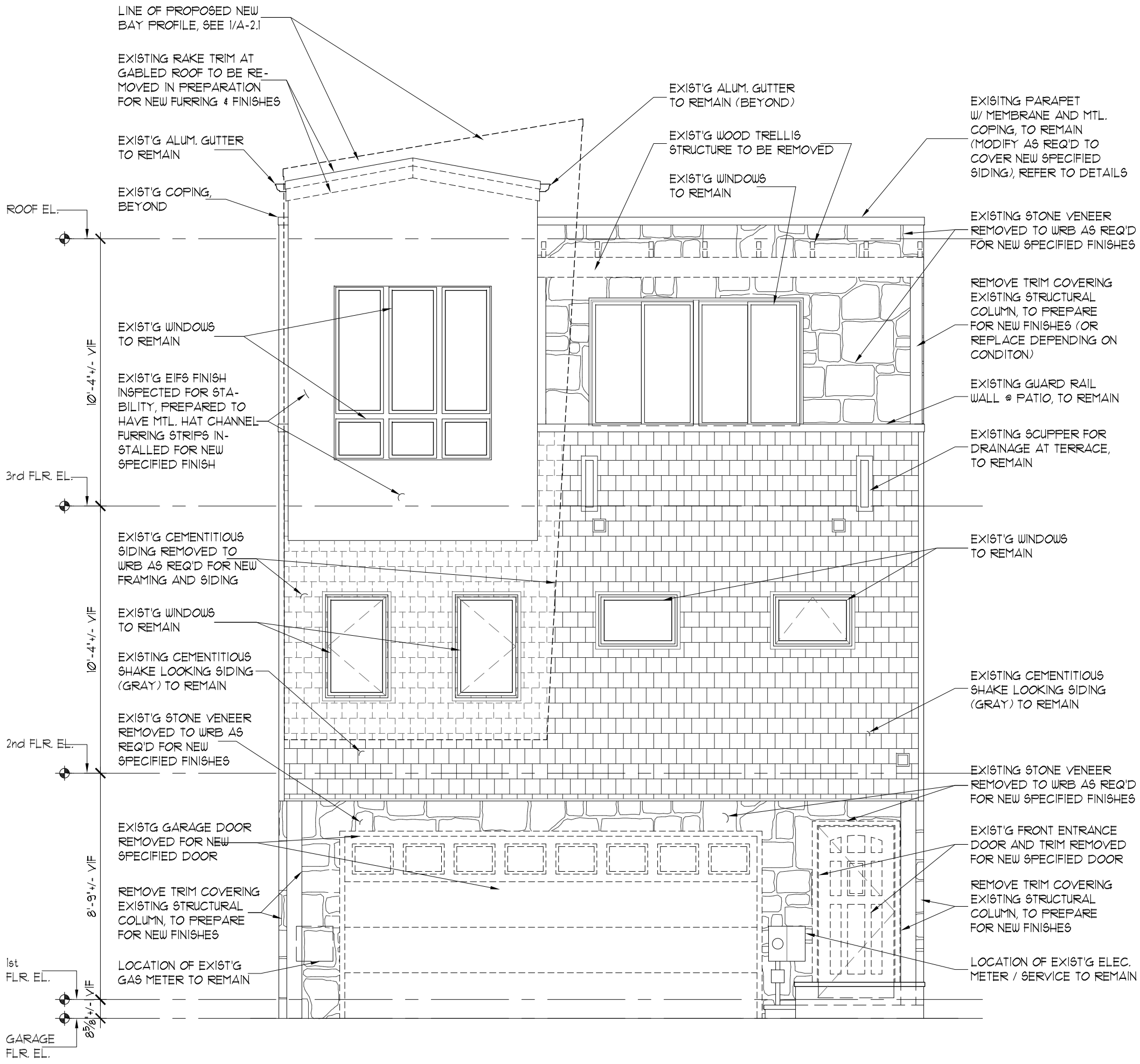


EXISTING MASSING MODEL

NTS



A Partial Building Section - Existing/Demolition
1/4" = 1'-0"



1 East Elevation - Existing/Demolition
1/4" = 1'-0"



East Elevation - Photo Existing Conditions
NTS



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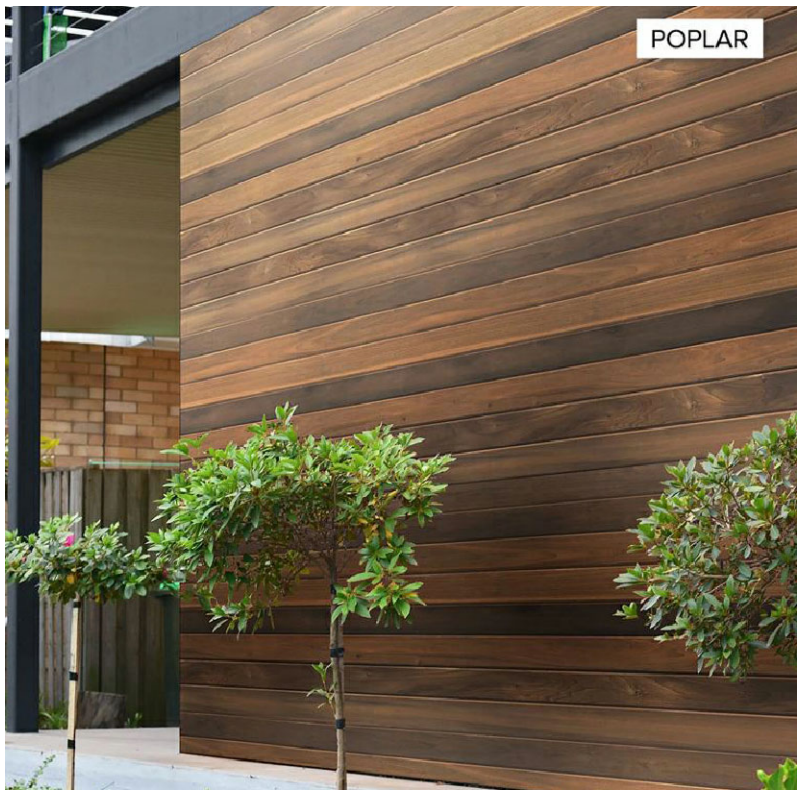
NOT FOR
CONSTRUCTION

SHEET TITLE
Demolition
East Elevation
Partial Building Section

DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE
1/4" = 1'-0"

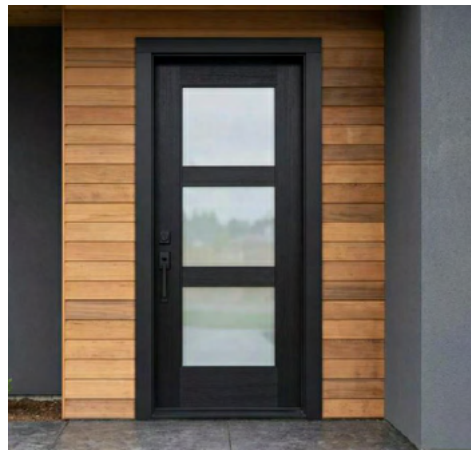
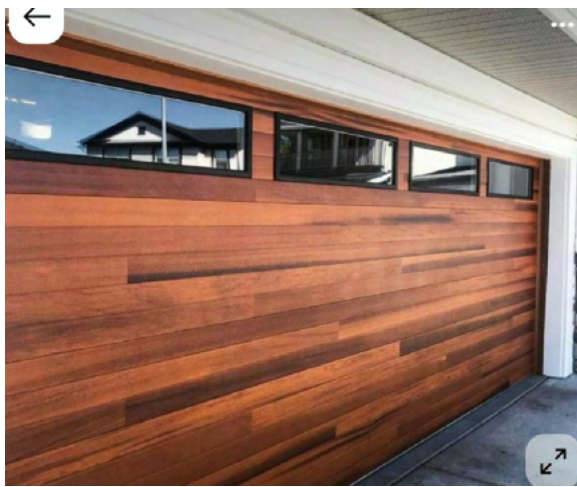
SHEET NO.
D-2.1



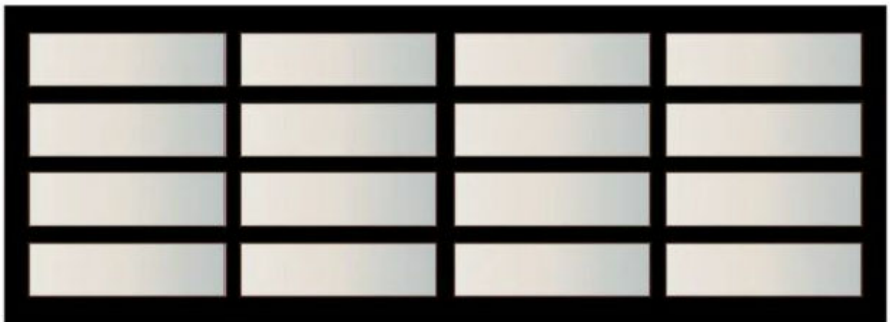
EXTERIOR CLADDING (Horizontal)



EXTERIOR CLADDING (Vertical)



GARAGE DOORS (Wood)



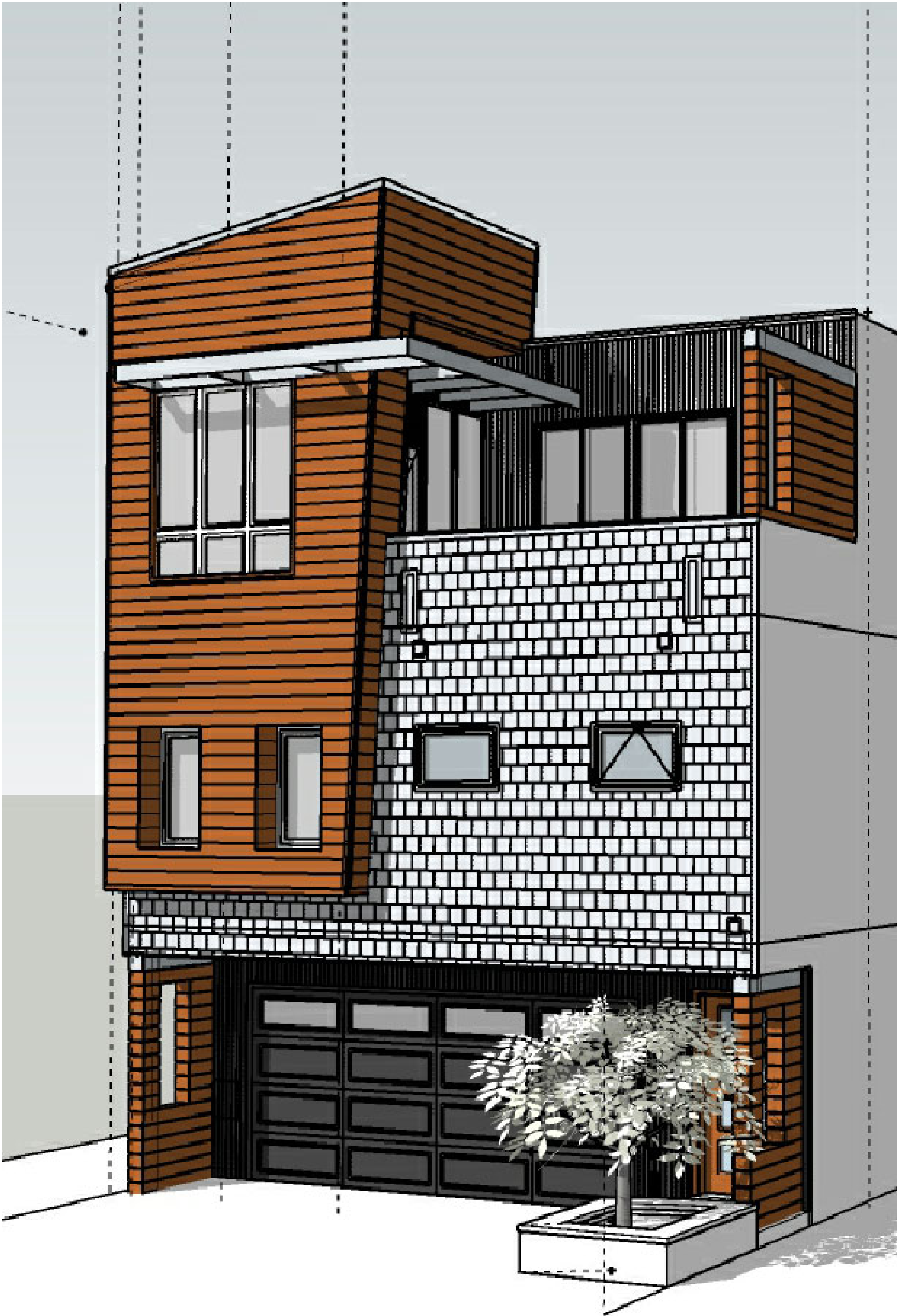
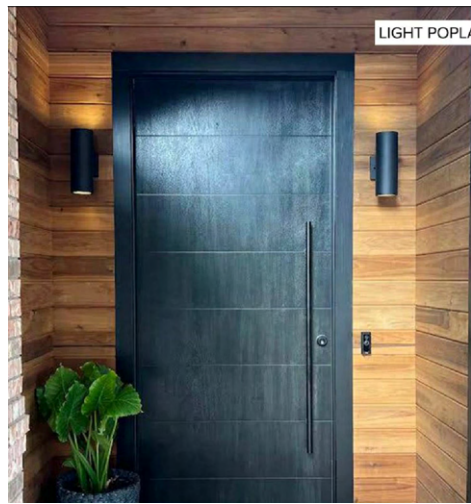
GARAGE DOORS (Glass)



MISC. ENTRY



SCREEN WALLS (Plants)



1

MASSING MODEL - Proposed
NTS



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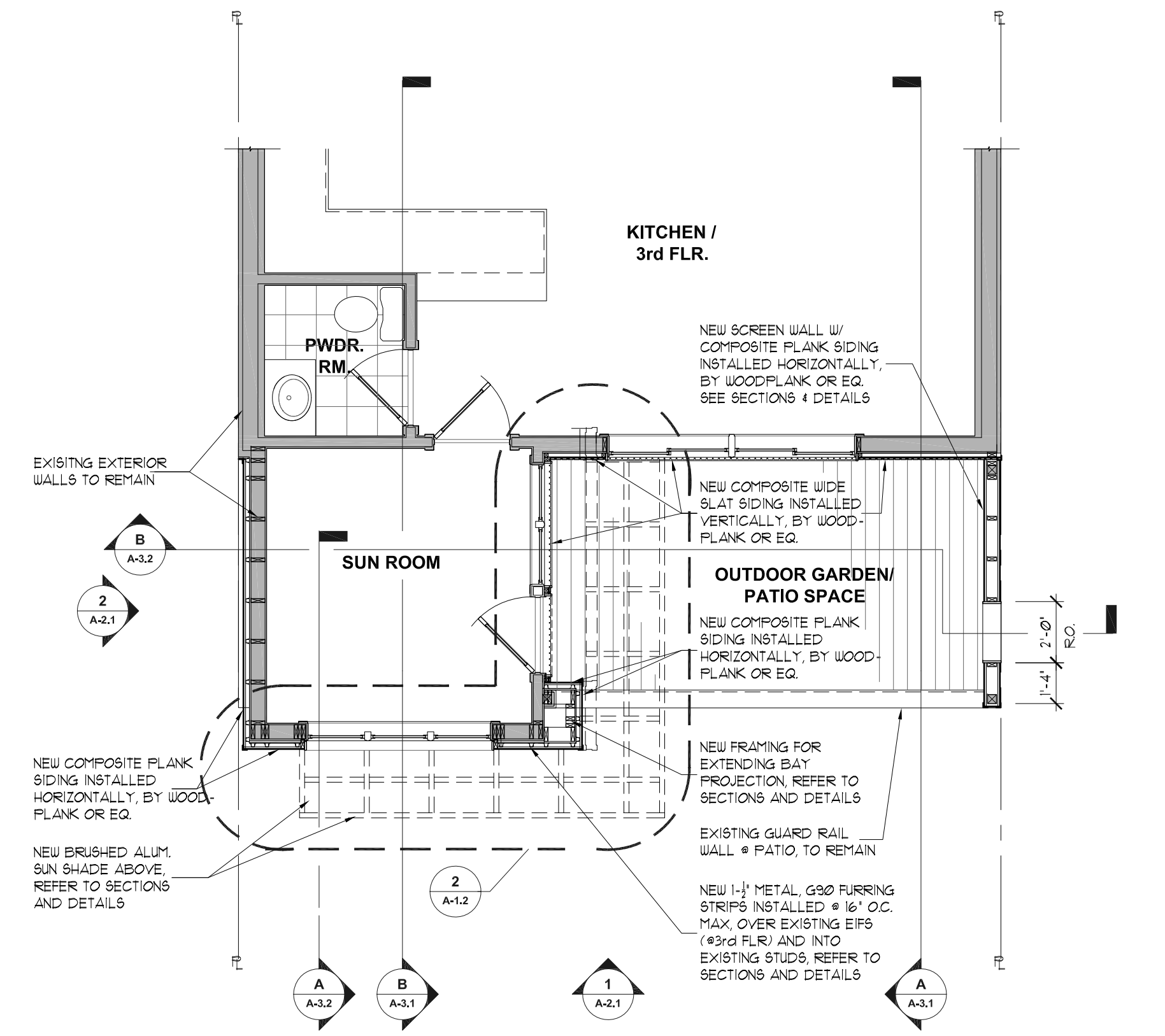
NOT FOR
CONSTRUCTION

SHEET TITLE
Schematic Design
Massing Model &
Materials / Products

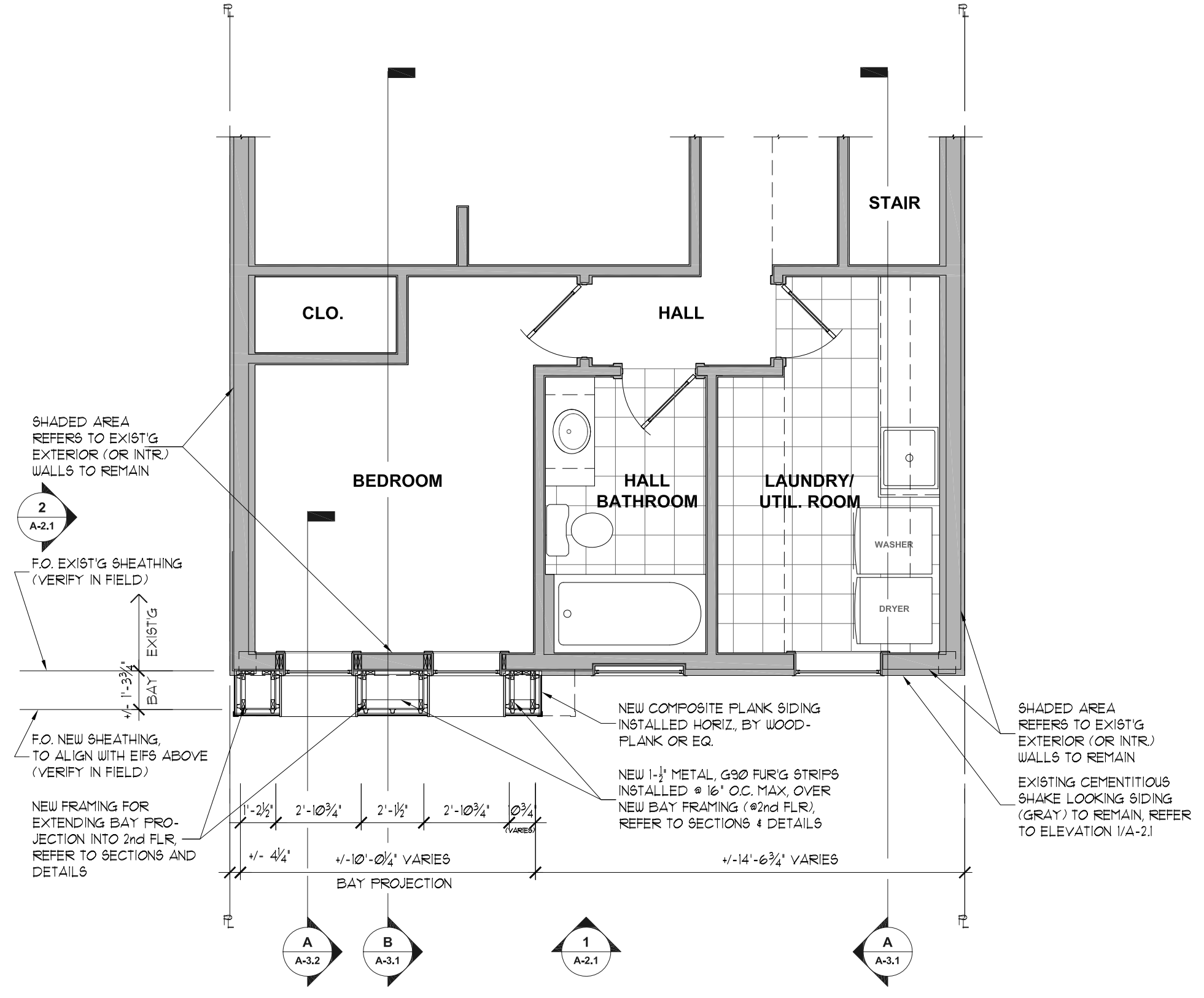
DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE
NTS

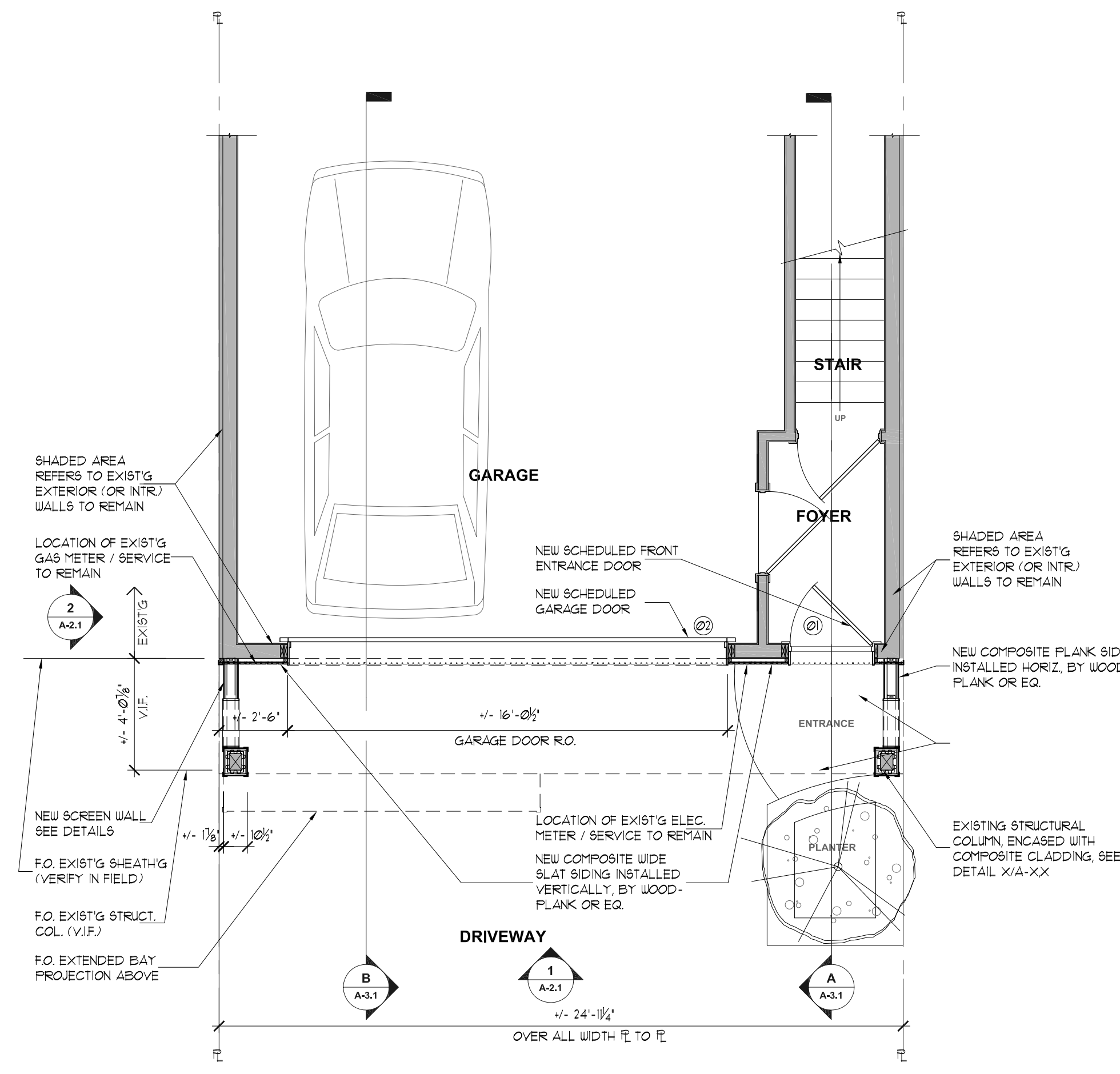
SHEET NO.
A-0.1



3 Partial 3rd Floor Plan - Proposed
1/4" = 1'-0"



2 Partial 2nd Floor Plan - Proposed
1/4" = 1'-0"



1 Partial Ground / 1st Floor Plan - Proposed
1/4" = 1'-0"

- GENERAL PLAN NOTES**
1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING (RESIDENTIAL) CODES AND REGULATIONS.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
 3. NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
 4. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS, OR FIT WITHIN EXISTING DIMENSIONS.
 5. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES.
 6. EXISTING CONDITIONS ARE BASED ON AVAILABLE INFORMATION AND MAY VARY. FIELD VERIFICATION IS REQUIRED.
 7. PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 8. E.T.R. = EXISTING TO REMAIN
UNO = UNLESS NOTED OTHERWISE
 9. PATCH AND REPAIR ADJACENT SURFACES DISTURBED BY RENOVATION WORK TO MATCH EXISTING.
 10. BASEMENT FLOOR IS CONCRETE FINISH.
 11. SOLID GRAY HATCHED WALLS / OTHER = NEW WORK
 12. CROSS HATCHING IN WALLS REPRESENTS MASONRY. DIAGONAL HATCH REPRESENTING BRICK AND DIAGONAL CROSS HATCH WHERE CONCRETE BLOCK IS ASSUMED.
 13. MOST EXISTING INTERIOR WALLS ARE ASSUMED PLASTER ON LATH ON WOOD FRAMING (NO HATCHING ON PLANS).
 14. THE AREA GIVEN FOR EACH FLOOR IS TO THE OUTSIDE OF EXTERIOR WALLS (GOF). THE AREA FOR THE STAIRS IS COUNTED ON EACH FLOOR.



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NOT FOR
CONSTRUCTION

SHEET TITLE
Floor Plans
1st, 2nd & 3rd Floors

DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE
1/4" = 1'-0"

SHEET NO.
A-1.1



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Lakewood, OH
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**NOT FOR
CONSTRUCTION**

Plans

Roof & Sun Shade Plans

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

A-1.2

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING (RESIDENTIAL) CODES AND REGULATIONS.
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7. PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
8. E.T.R. + EXISTING TO REMAIN UNO + UNLESS NOTED OTHERWISE
9. PATCH AND REPAIR ADJACENT SURFACES DISTURBED BY RENOVATION WORK, TO MATCH EXISTING.
10. BASEMENT FLOOR IS CONCRETE FINISH.
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12. CROSS HATCHING IN WALLS REPRESENTS MASONRY. DIAGONAL HATCH REPRESENTS BRICK AND DIAGONAL CROSS HATCH WHERE CONCRETE BLOCK IS ASSUMED.
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GENERAL ELEVATION NOTES

1. SECTIONS ARE DIAGRAMMATIC AND INTENDED TO ILLUSTRATE DESIGN INTENT. REFER TO PLANS AND DETAILS FOR COMPLETE INFORMATION.
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5. FLOOR TO FLOOR DIMENSIONS TO BE VERIFIED IN THE FIELD.
6. ALL VERTICAL DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUGH OPENINGS OF DOORS & WINDOWS WITHIN GIVEN DIMENSIONS. ALERT ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINISH MATERIALS WITHIN PLAN DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY POTENTIAL CONFLICTS DUE TO MISCELLANEOUS TRADES OR OTHERWISE.
9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.
10. COORDINATE ALL SECTIONS AND ELEVATIONS WITH STRUCTURAL AND FRAMING REQUIREMENTS.
11. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.
12. SOLID GRAY HATCHED WALLS / OTHER = NEW WORK UNLESS NOTED OTHERWISE.
13. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.



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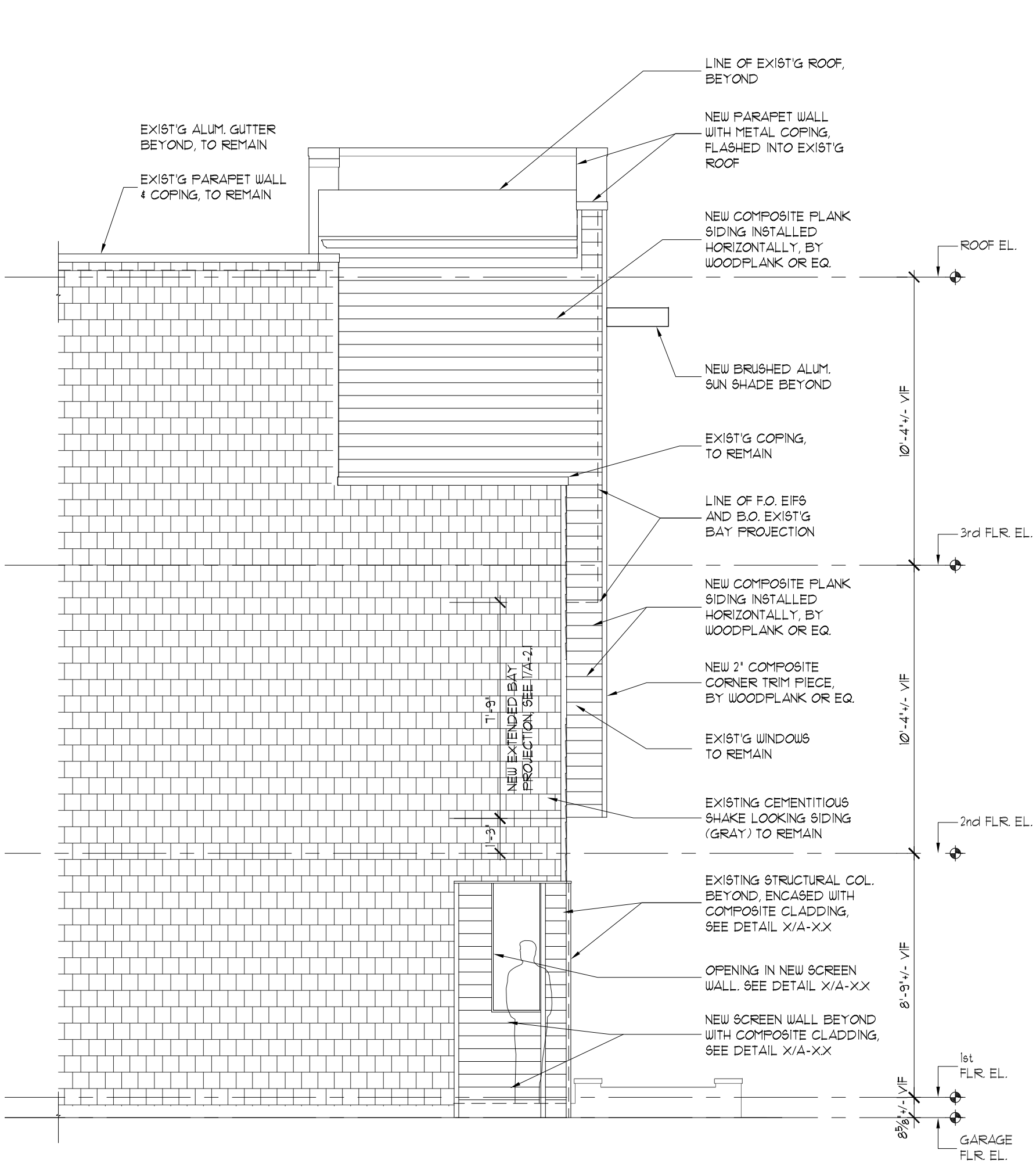
NOT FOR
CONSTRUCTION

SHEET TITLE
Elevations
East Elevation
South Elevation

DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE
1/4" = 1'-0"

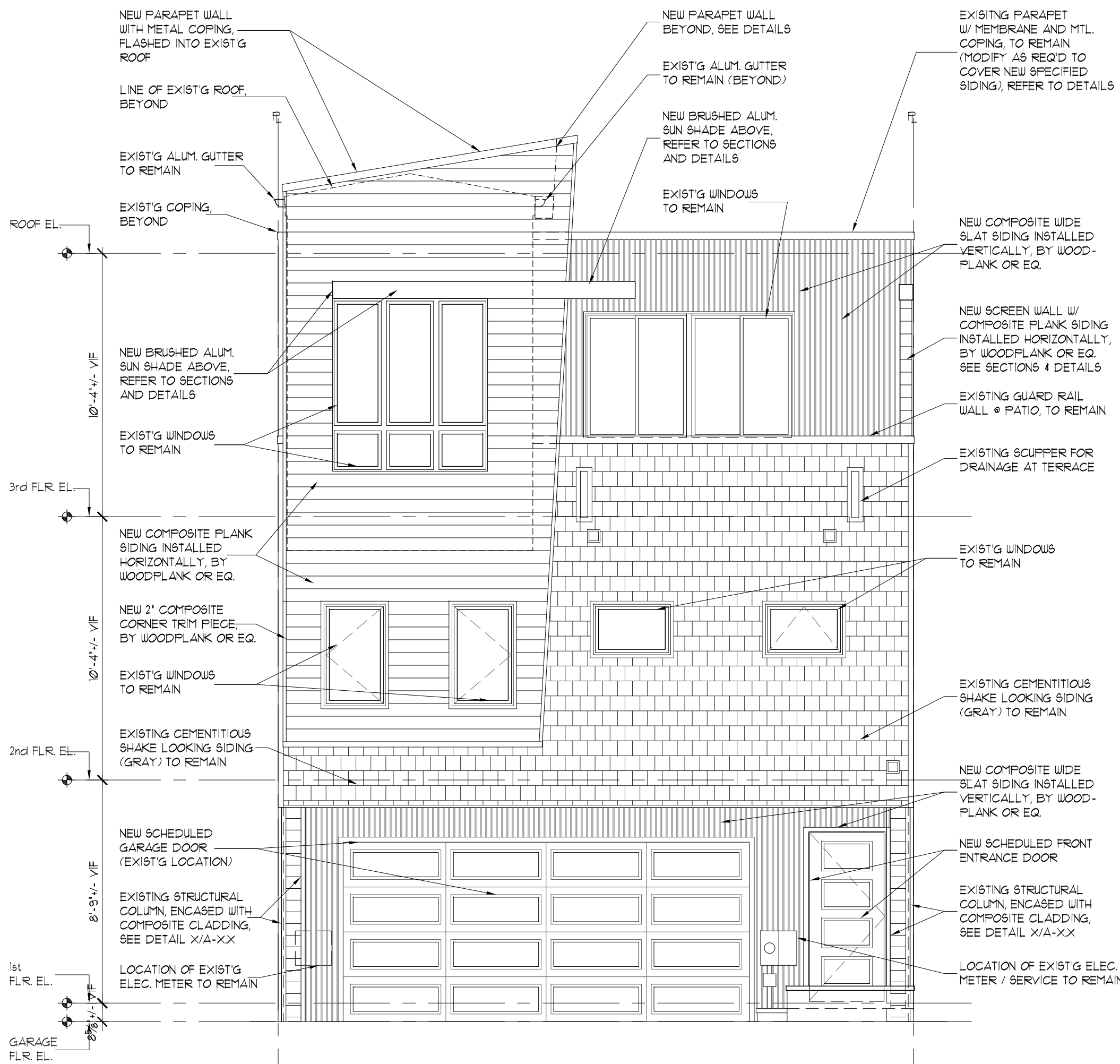
SHEET NO.
A-2.1



2

South Elevation - Proposed

1/4" = 1'-0"



1

East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Photo

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NOT FOR
CONSTRUCTION

SHEET TITLE	
Building Sections	
DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE
1/4" = 1'-0"

SHEET NO.
A-3.1

- GENERAL SECTION NOTES
1. SECTIONS ARE DIAGRAMMATIC AND INTENDED TO ILLUSTRATE DESIGN INTENT. REFER TO PLANS AND DETAILS FOR COMPLETE INFORMATION.

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4. NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

5. FLOOR TO FLOOR DIMENSIONS TO BE VERIFIED IN THE FIELD.

6. ALL VERTICAL DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUGH OPENINGS OF DOORS & WINDOWS WITHIN GIVEN DIMENSIONS. ALERT ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINISH MATERIALS WITHIN PLAN DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY POTENTIAL CONFLICTS DUE TO MISCELLANEOUS TRADES OR OTHERWISE.

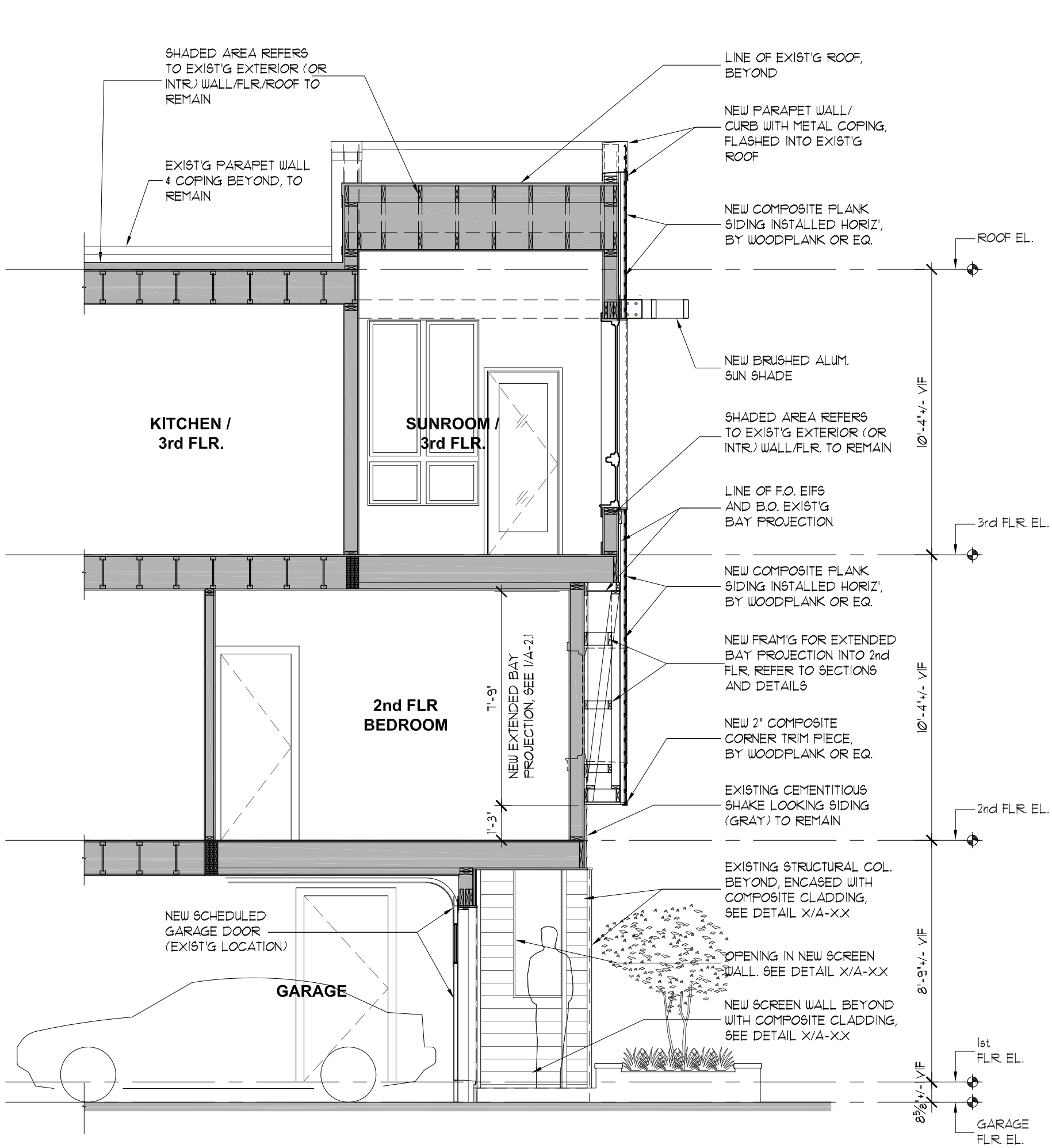
9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.

10. COORDINATE ALL SECTIONS AND ELEVATIONS WITH STRUCTURAL AND FRAMING REQUIREMENTS.

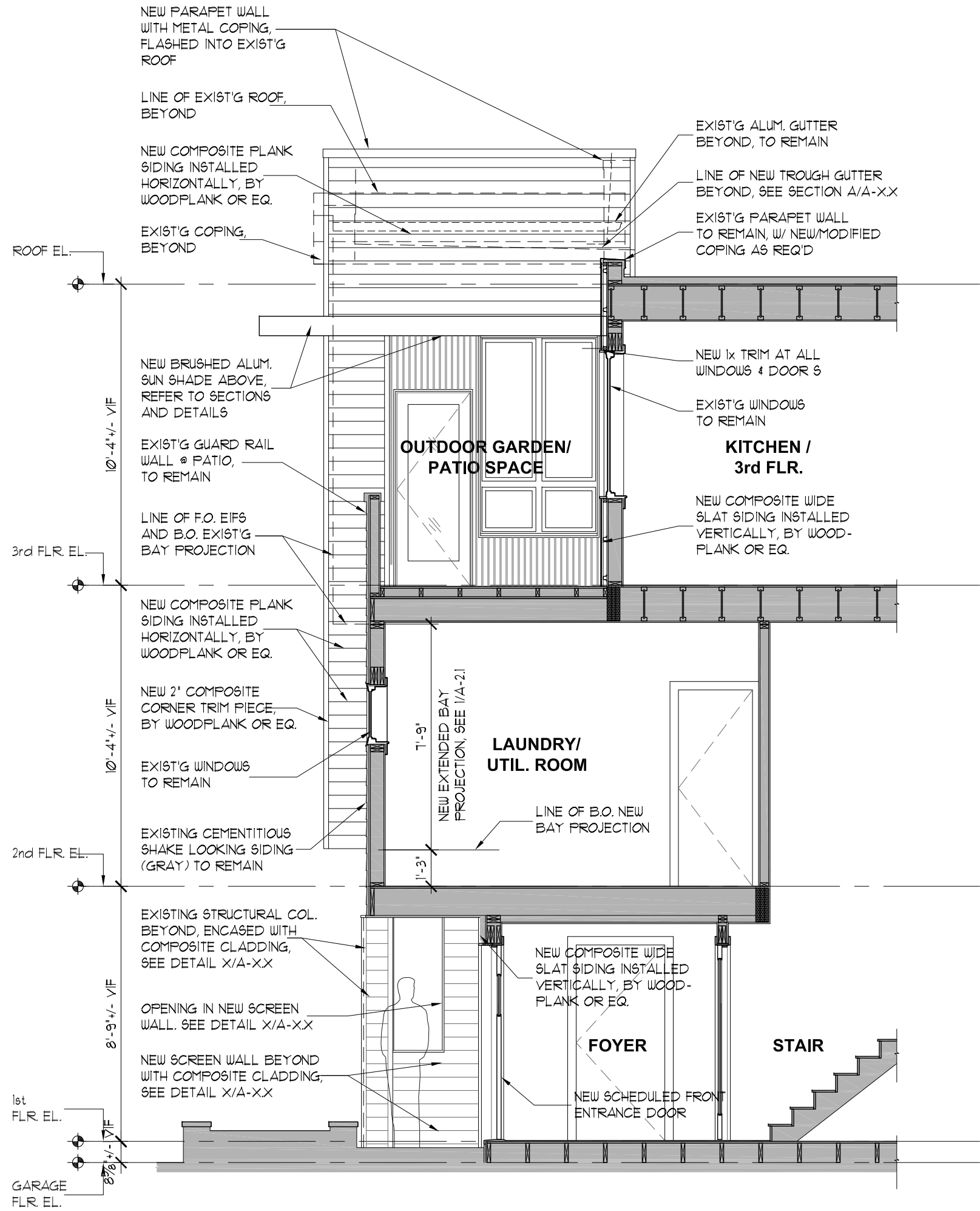
11. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.

12. SOLID GRAY HATCHED WALLS / OTHER = NEW WORK UNLESS NOTED OTHERWISE.

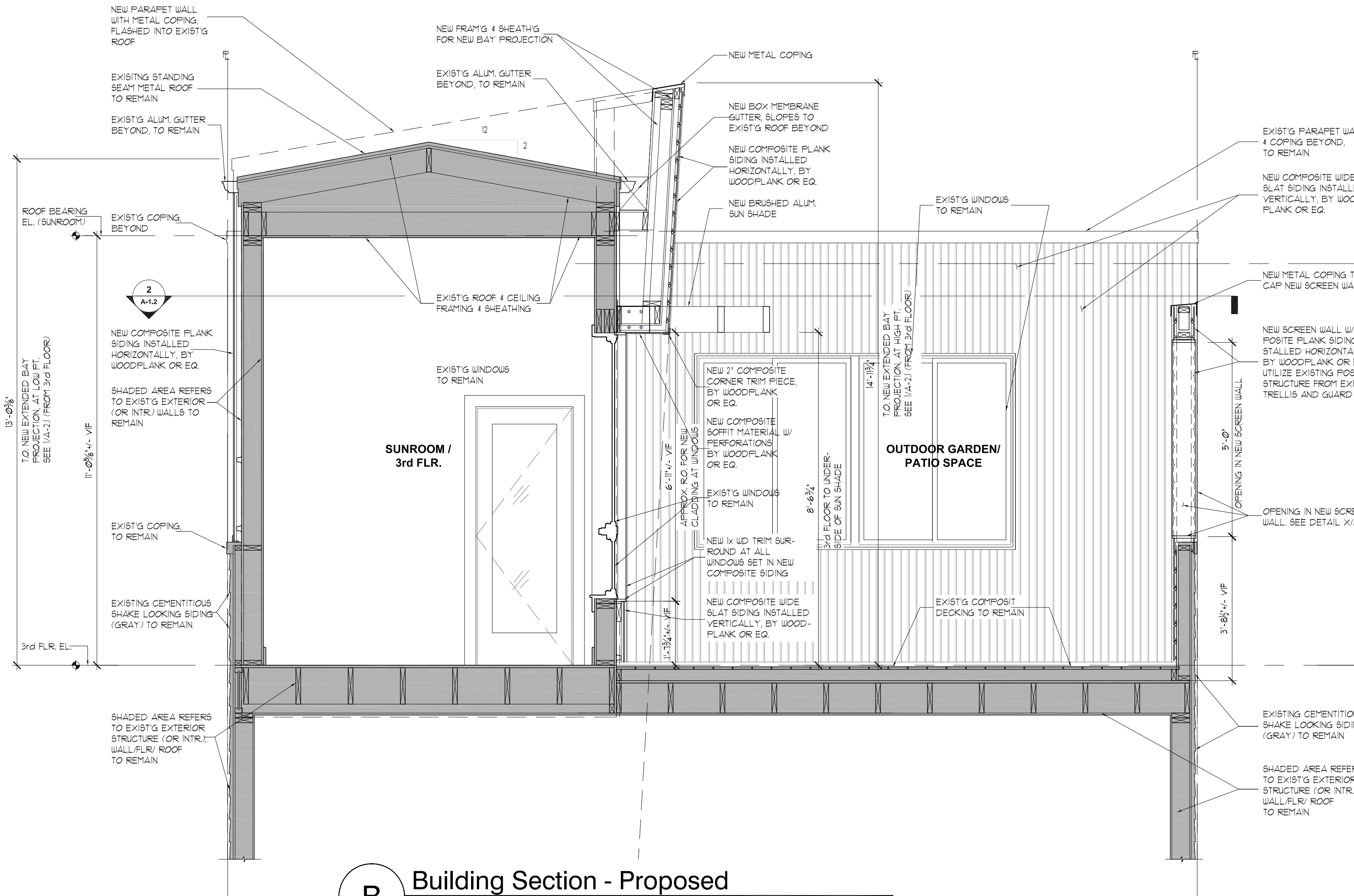
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B Partial Building Section - Proposed
1/4" = 1'-0"



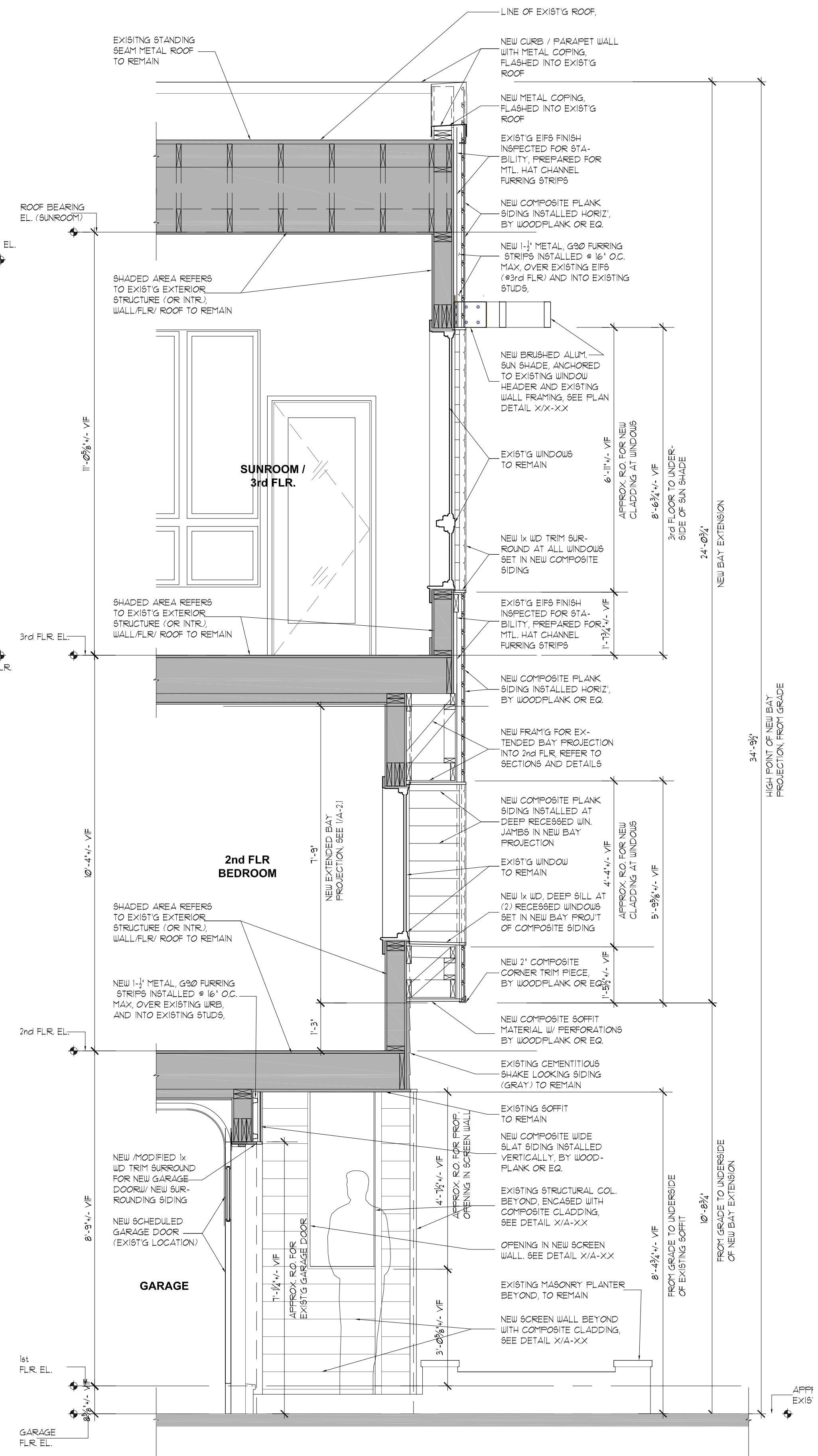
A Partial Building Section - Proposed
1/4" = 1'-0"



B Building Section - Proposed
1/2" = 1'-0"

GENERAL SECTION NOTES

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A Wall Section - Proposed
1/2" = 1'-0"



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**NOT FOR
CONSTRUCTION**

SHEET TITLE

Detail Sections

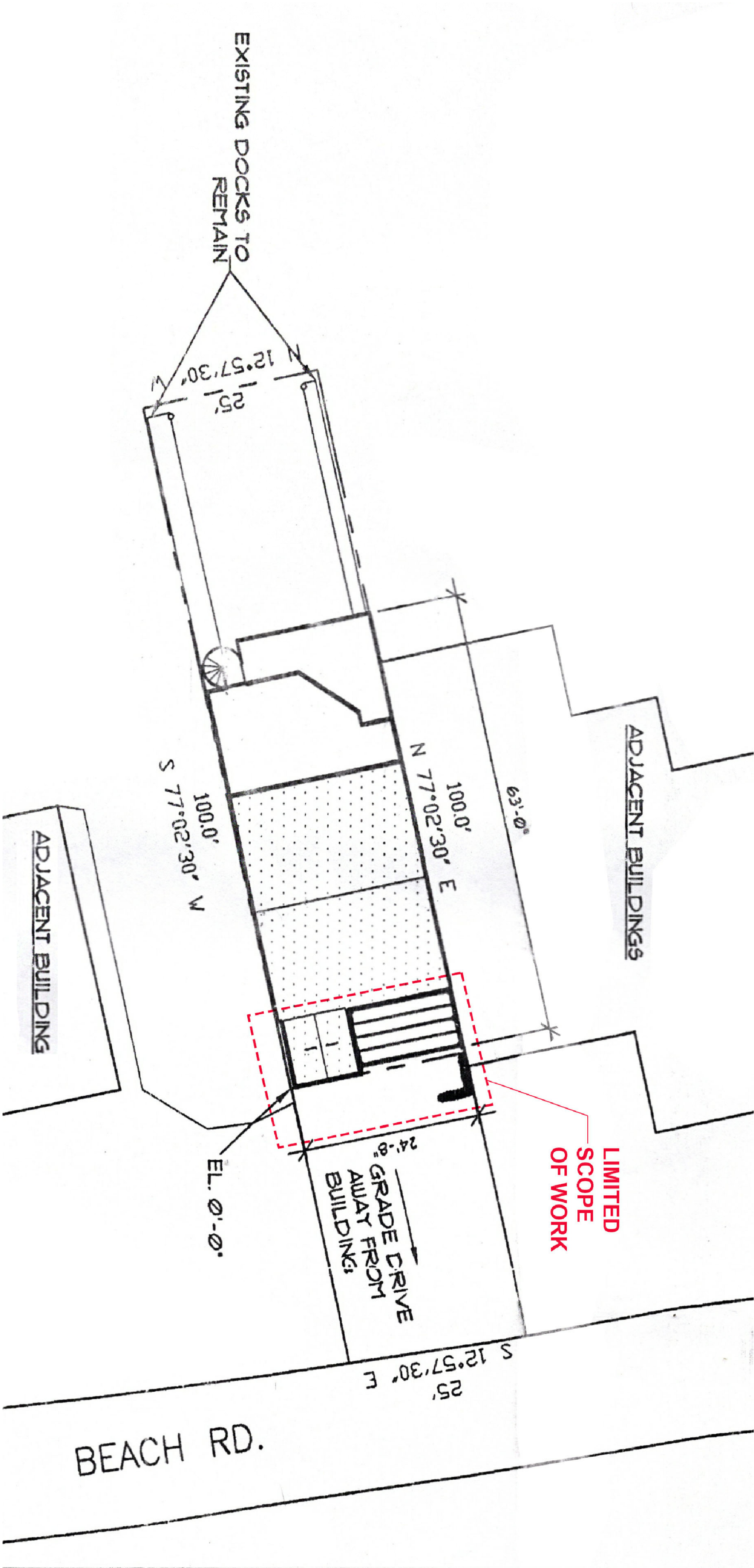
DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE

1/2" = 1'-0"

SHEET NO.

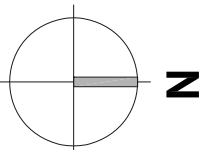
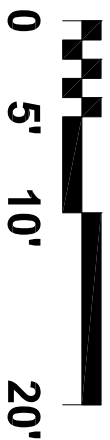
A-3.2



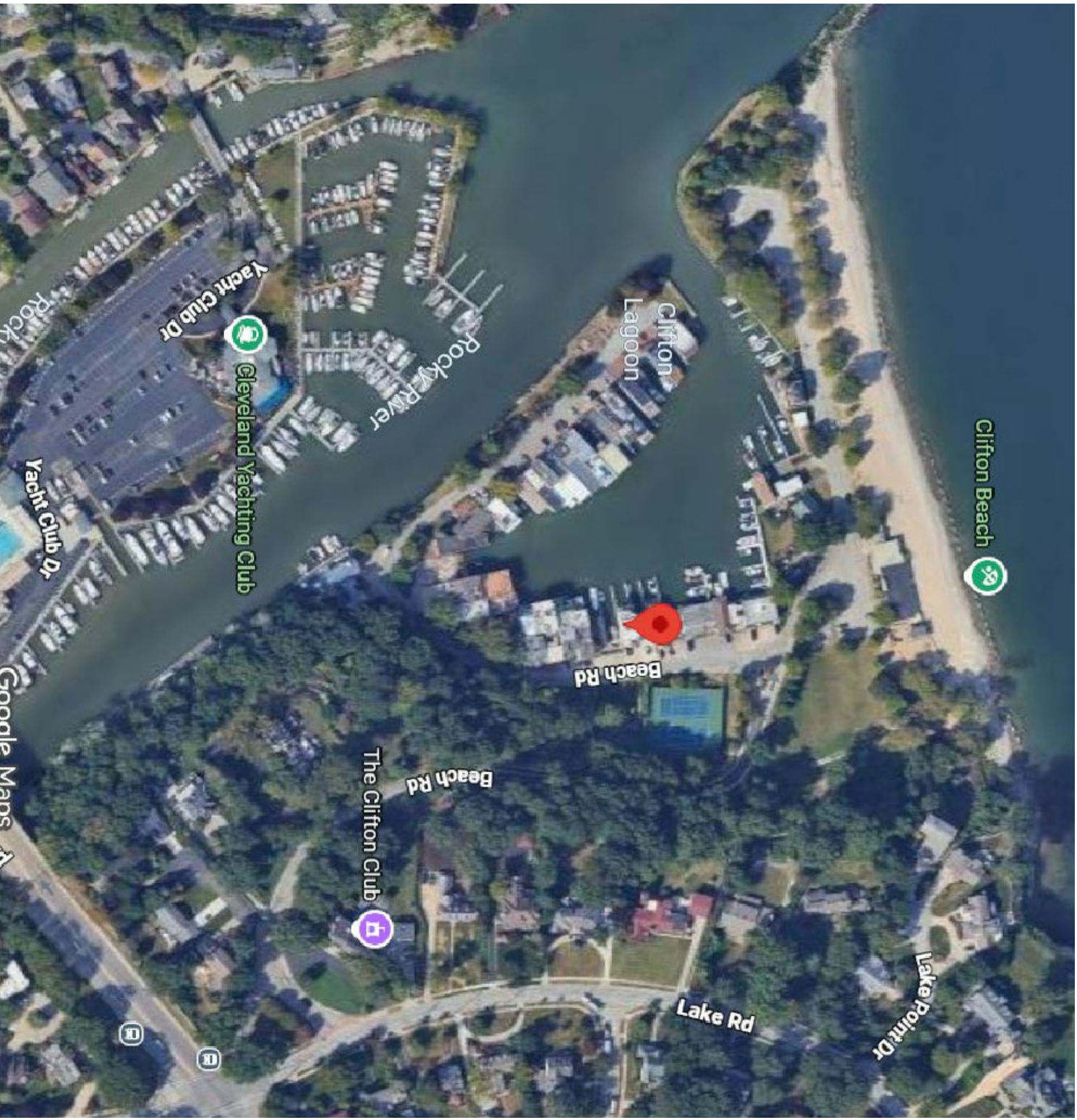
2

Site Plan

1"=10'-0"



NOTE: THE IMPROVEMENTS IN THIS PROPOSED PROJECT ARE COSMETIC IN NATURE. THERE ARE NO PROPOSED STRUCTURAL ADDITIONS TO THE FOOTPRINT, AND NO INTERIOR ALTERATIONS. EXTERIOR WORK IS LIMITED TO AESTHETIC IMPROVEMENTS OF THE EAST ELEVATION.



1

NTS

Vicinity Plan - Aerial View



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NOT FOR
CONSTRUCTION

SHEET TITLE
Site Plan

DATE	ISSUED FOR:
07/22/26	LAKEWOOD ARB

SCALE

SHEET NO.

SP-1.0